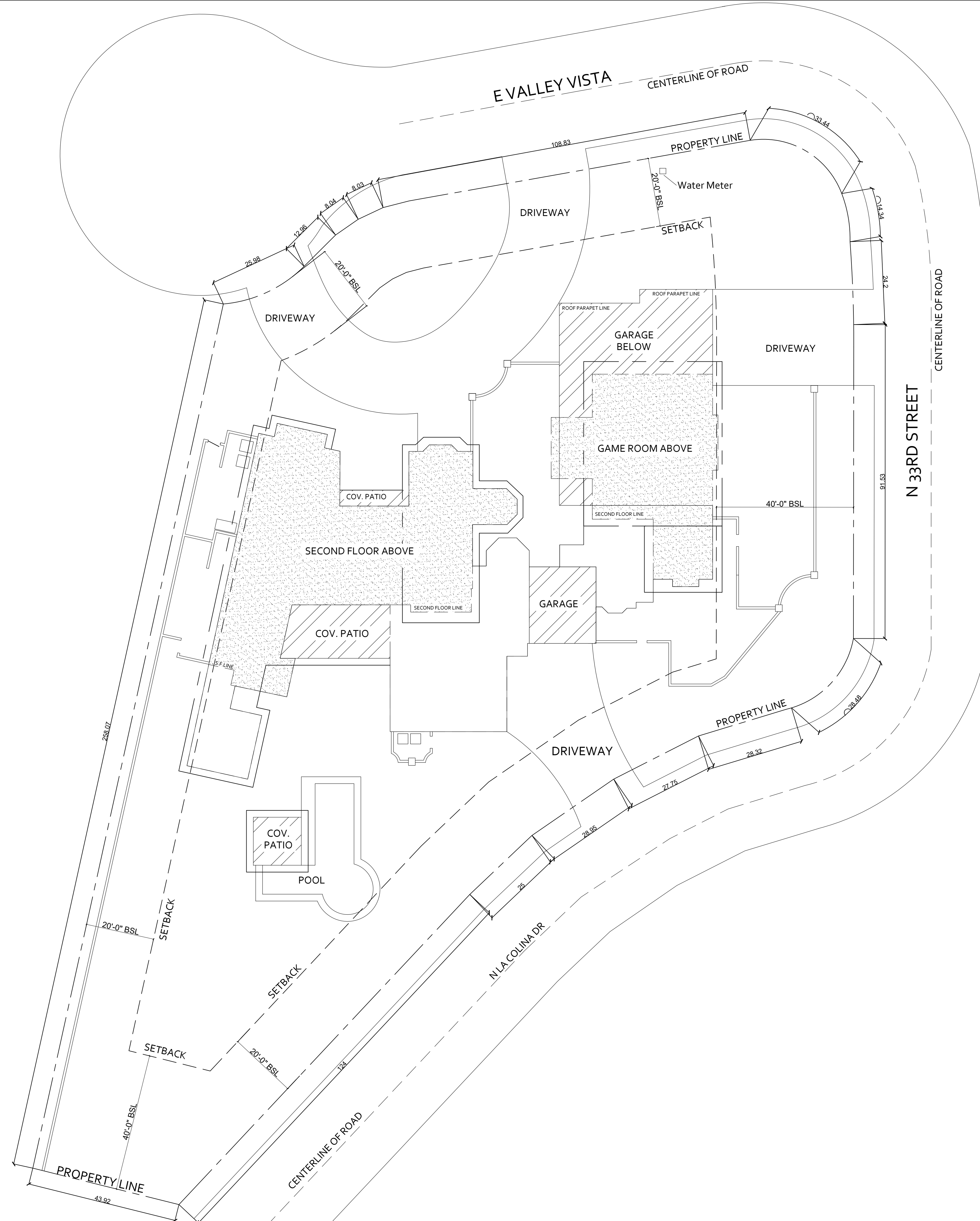
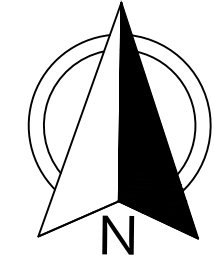
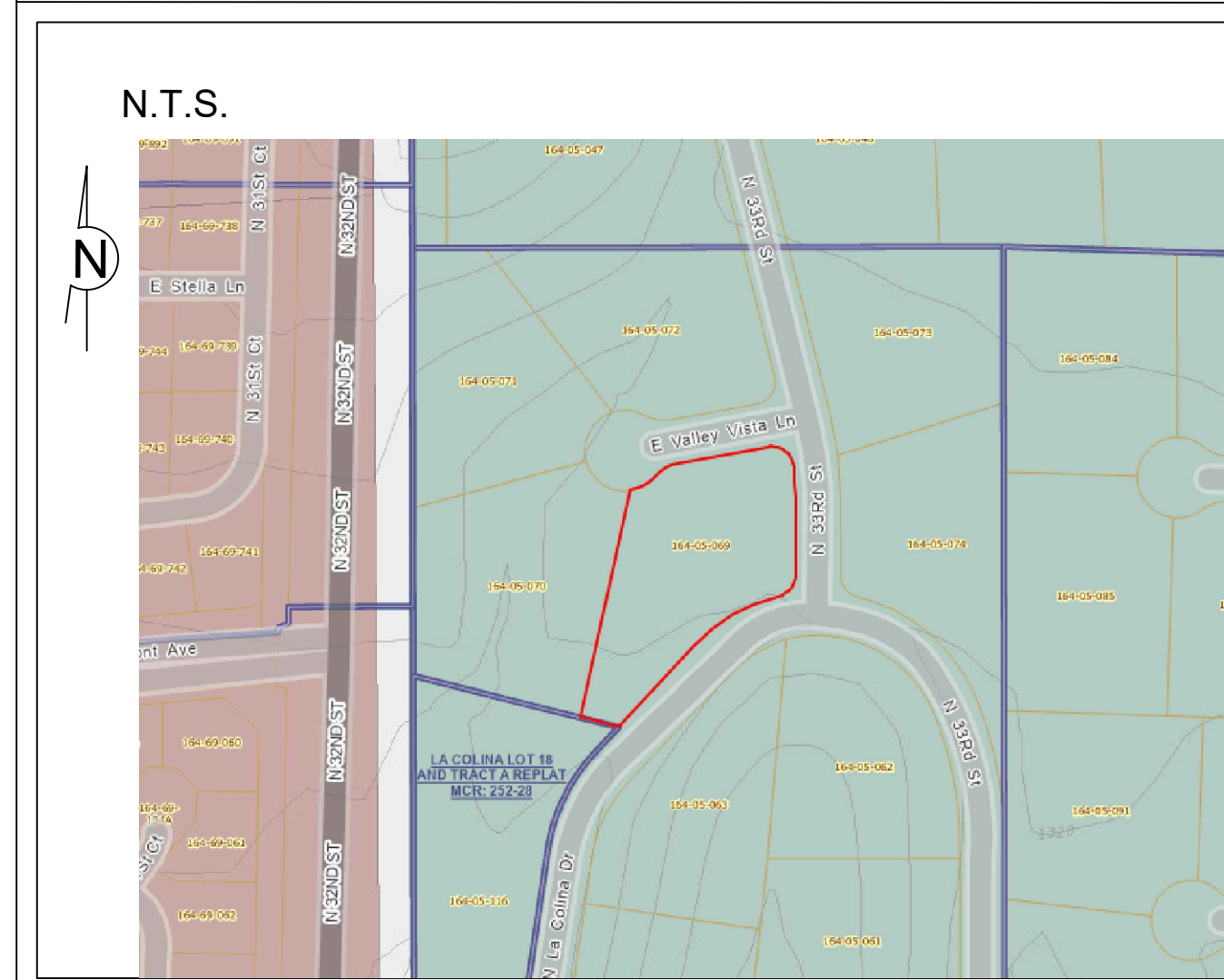


# SITE PLAN



# VICINITY MAP



# REZIO

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## NOTES:

## SITE INFORMATION

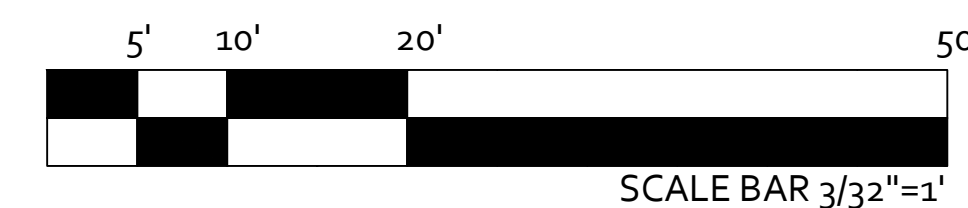
APN	164-05-069
ADDRESS	3265 E VALLEY VISTA LN PARADISE VALLEY 85253
MCR	17735
LOT	19
SUBDIVISION	LA COLINA
LOT AREA	44181 sq. ft.
ZIP	85253
ZONING	R-43

## SHEET INDEX

C1.0	SITE PLAN
C1.1	BUILDING CODES
A0.0	ORIGINAL LAYOUT (FIRST FLOOR)
A0.2	ORIGINAL LAYOUT (SECOND FLOOR)
A1.0	DESIGN LAYOUT (FIRST FLOOR)
A1.1	DESIGN LAYOUT (SECOND FLOOR)
A2.0	ELEVATIONS

## AREA CALCULATION

	EXISTING	DEMO	ADD	TOTAL
LIVABLE (FIRST FLOOR)	6639 sq.ft.	-	-	6639 sq.ft.
LIVABLE (SECOND FLOOR)	5005 sq.ft.	-	-	5005 sq.ft.
GARAGE	3184 sq.ft.	-	-	3184 sq.ft.
COVERED PATIO	764 sq.ft.	-	-	764 sq.ft.
TOTAL UNDERROOF	12408 sq.ft.			12408 sq.ft.
TOTAL BUILDING FOOTPRINT	7403 sq.ft.			
NOTE: MAXIMUM PERMISSIBLE COVERAGE IS 25%				
7403 DIVIDED BY LOT SQ. FT. 44181 EQUALS				
NEW FLOOR AREA RATIO				16%



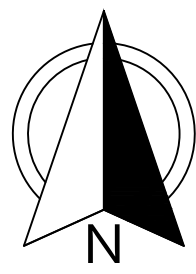
SHEET: **SITE PLAN**

PROJECT: 3265 E VALLEY VISTA LN

CLIENT: LINEAR COMPANIES LLC

ADDRESS: 3265 E VALLEY VISTA LN, PARADISE VALLEY, 85253

SCALE: 1/16"= 1'      DATE: 03.10.2023      SHEET NO: C1.0



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## NOTES:

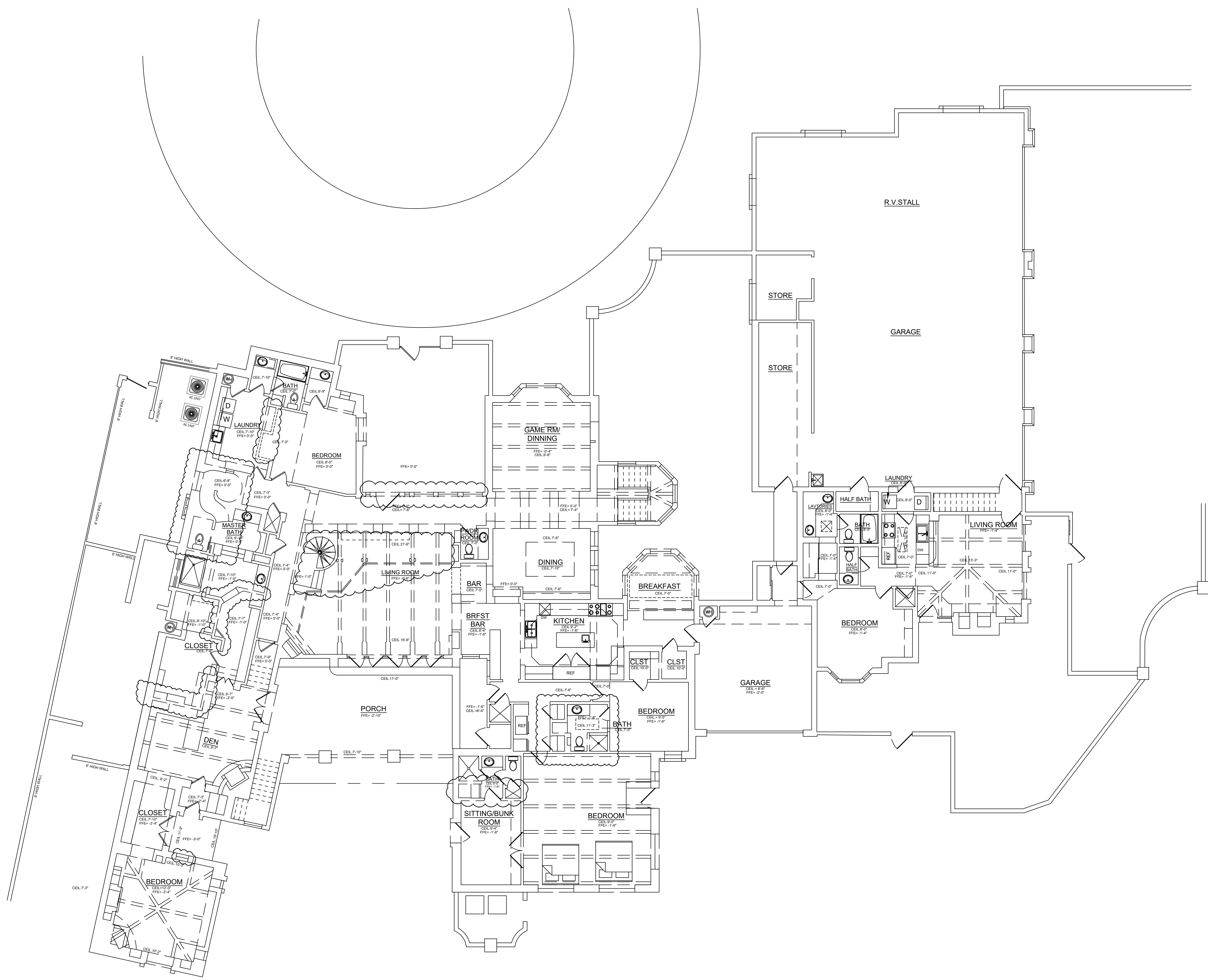
SHEET: **EXISTING LAYOUT**

PROJECT: 3265 E VALLEY VISTA LN

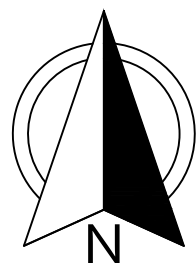
CLIENT: LINEAR COMPANIES LLC

ADDRESS: 3265 E VALLEY VISTA LN,  
PARADISE VALLEY, 85253

SCALE: 1/8"=1'	DATE: 03.10.2023	SHEET NO: Ao.0
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## FIRST FLOOR PLAN



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## NOTES:

SHEET: **EXISTING LAYOUT**

PROJECT: 3265 E VALLEY VISTA LN

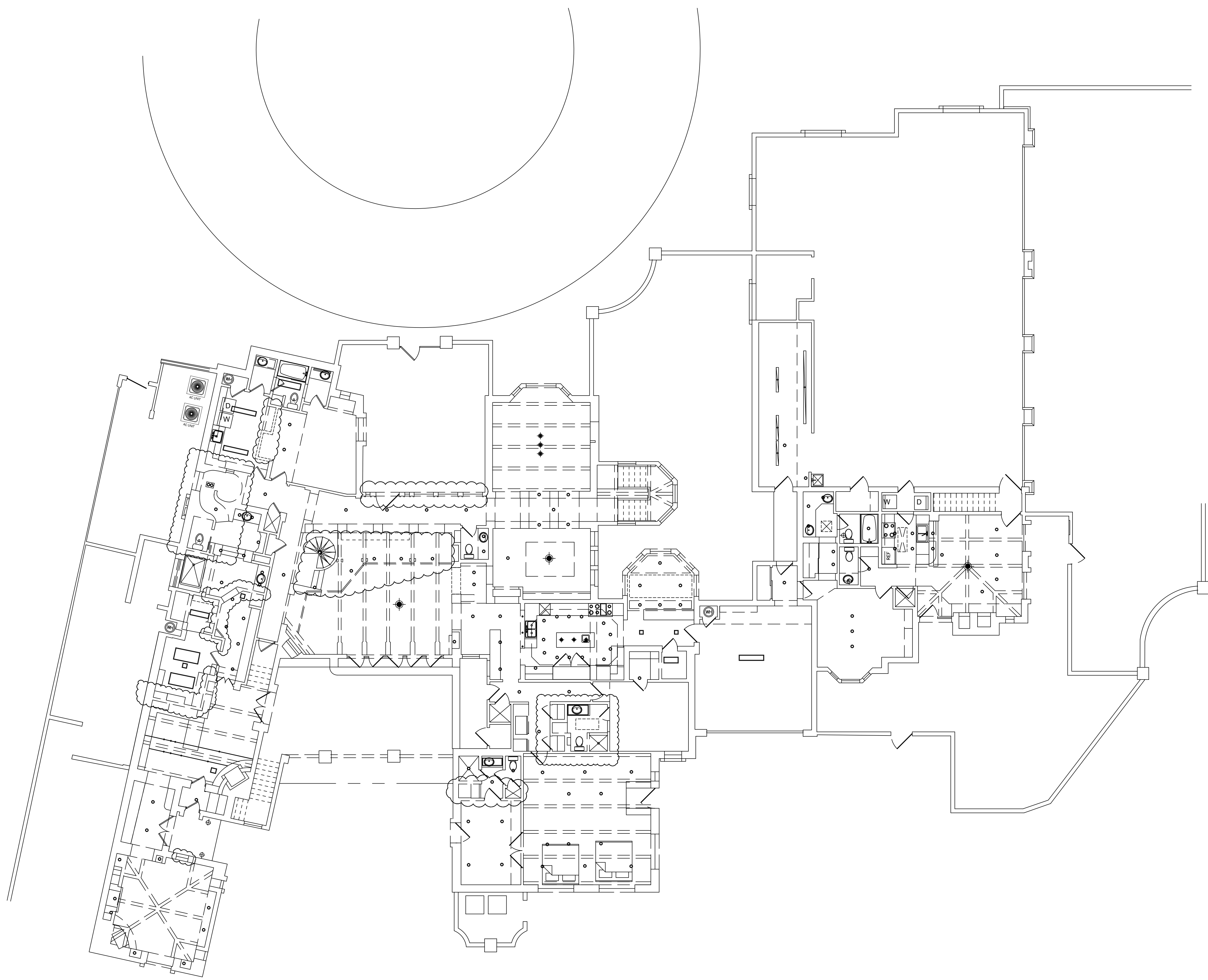
CLIENT: LINEAR COMPANIES LLC

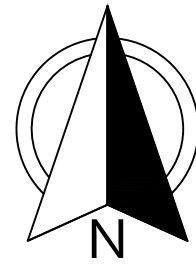
ADDRESS: 3265 E VALLEY VISTA LN,  
PARADISE VALLEY, 85253

SCALE:  
1/8"=1'

DATE:  
03.10.2023

SHEET NO:  
Ao.0





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## NOTES:

Solid filling indicates new walls

Shower area walls shall be finished with a smooth, hard non-absorbent surface, such as ceramic tile, to a height of not less than 72 inches above the drain inlet. Cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas. (R702.4.2)

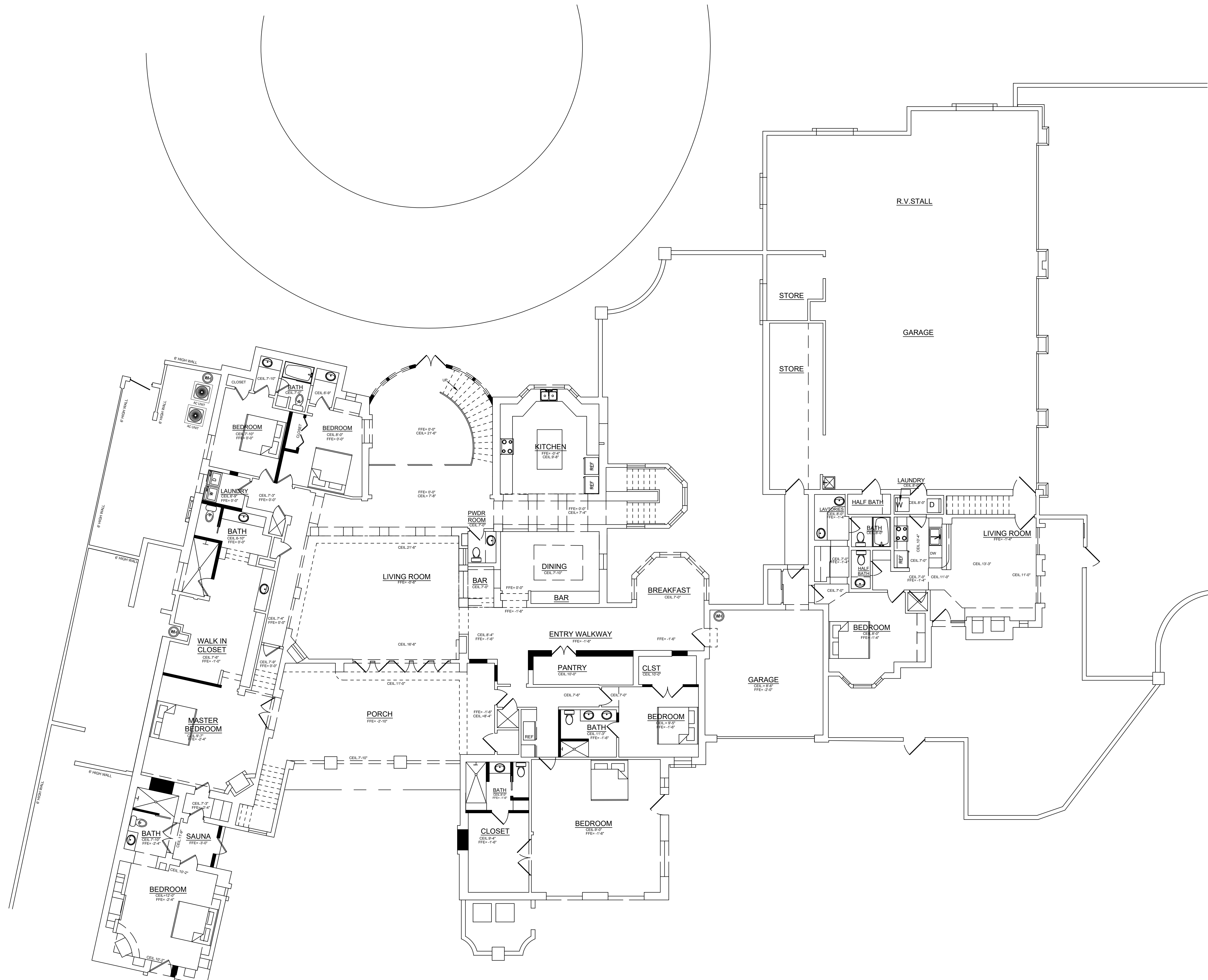
Shower doors shall have safety glazing; hinged shower doors shall open outward. (R308.4.5 & P2708.1)

Existing 1-3/8" solid wood / solid 20-minute fire-rated self-closing doors between residence and garage. (R302.5.1)

Emergency escape and rescue openings exist in all bedrooms. (R310.1)

Walls to be extended up with 2x4 framing connected with hurricane straps.

VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.



## FIRST FLOOR PLAN

SHEET: **DESIGN LAYOUT**

PROJECT: 3265 E VALLEY VISTA LN

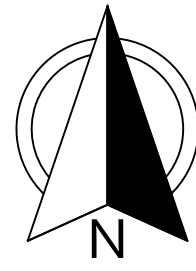
CLIENT: LINEAR COMPANIES LLC

ADDRESS: 3265 E VALLEY VISTA LN,  
PARADISE VALLEY, 85253

SCALE:  
1/8"=1'

DATE:  
03.10.2023

SHEET NO:  
A1.0



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## NOTES:

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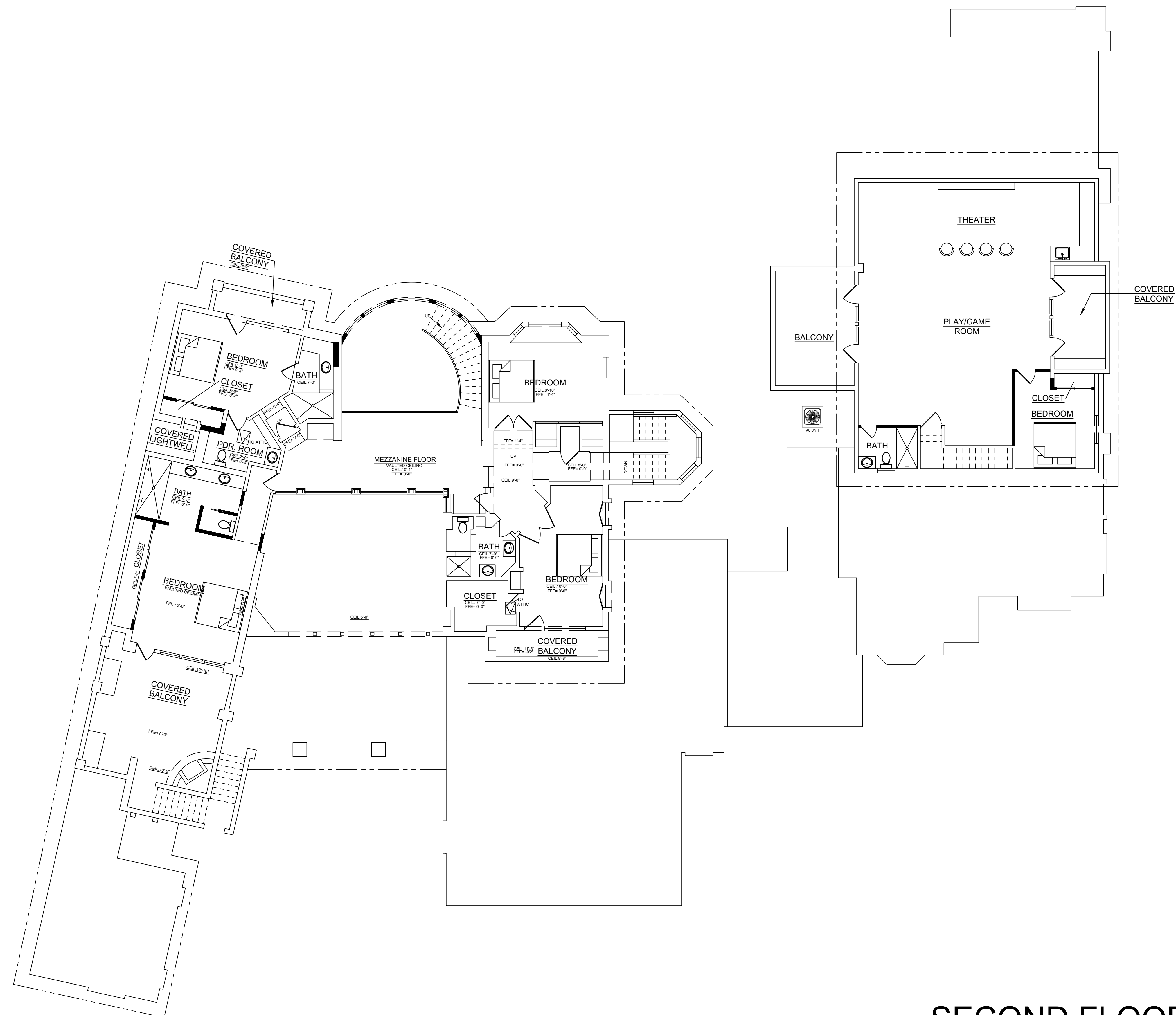
Shower doors shall have safety glazing; hinged shower doors shall open outward. (R308.4.5 & P2708.1)

Existing 1-3/8" solid wood / solid 20-minute fire-rated self-closing doors between residence and garage. (R302.5.1)

Emergency escape and rescue openings exist in all bedrooms. (R310.1)

Walls to be extended up with 2x4 framing connected with hurricane straps.

VERIFY AND MAINTAIN REQUIRED HORIZONTAL AND VERTICAL CLEARANCES ABOVE THE FINISHED COUNTERTOP SURFACE BEFORE ORDERING OR INSTALLING CABINETS.



## SECOND FLOOR PLAN

SHEET: **DESIGN LAYOUT**

PROJECT: 3265 E VALLEY VISTA LN

CLIENT: LINEAR COMPANIES LLC

ADDRESS: 3265 E VALLEY VISTA LN,  
PARADISE VALLEY, 85253

SCALE:  
1/8"=1'

DATE:  
03.10.2023

SHEET NO:  
A1.0