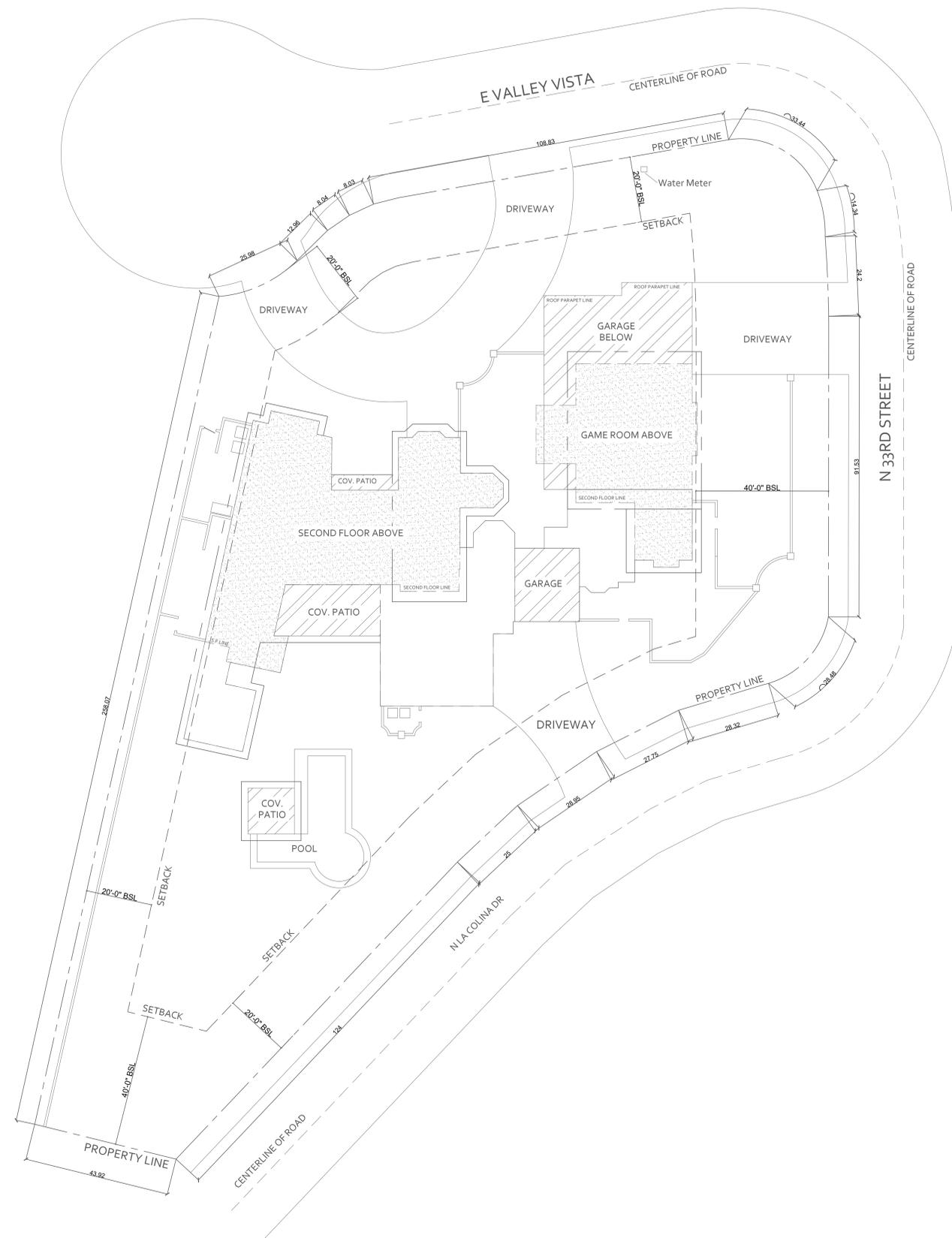
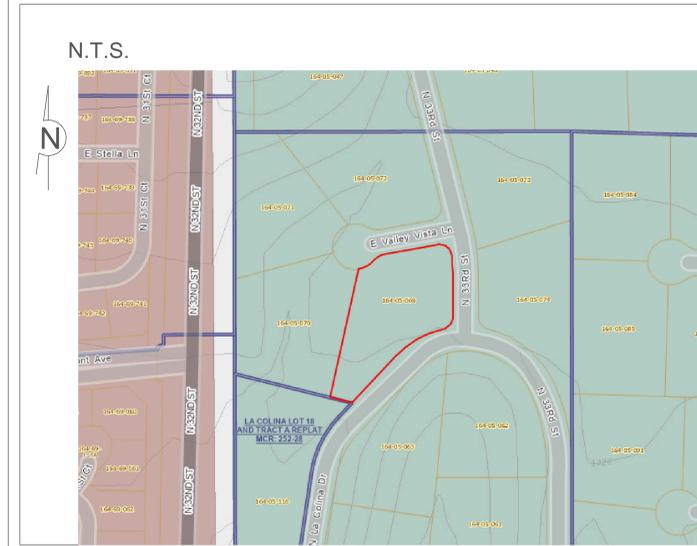


SITE PLAN



VICINITY MAP



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

01	SITE PLAN
02	BUILDING CODES
03	ORIGINAL LAYOUT (FIRST FLOOR)
04	ORIGINAL LAYOUT (SECOND FLOOR)
05	REFLECTED CEILING PLAN (FIRST FLOOR)
06	REFLECTED CEILING PLAN (SECOND FLOOR)
07	ELEVATIONS
08	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%

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NOTES:

Occupancy Classification: Residential
 Type of Construction: Residential
 Building Height: Highest : 34'-0"
 Lowest : 9'-3"
 Number of Stories: 2

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'-0"	DATE: 02.03.2023	SHEET NO: 1
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Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within +/- 3", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC.



NOTES:

CODES IN EFFECT

2015 International Residential Code 2015 International Building Code
2015 International Mechanical Code 2015 International Plumbing Code
2015 International Fuel Gas Code 2015 International Fire Code
2015 Int'l Property Maintenance Code 2014 National Electric Code
2015 International Energy Conservation Code

INTERNATIONAL RESIDENTIAL CODE

Table R301.2 (1) data:

Ground Snow Load: 0 psf
Wind Design: Speed 115 mph (3 second gust method)
Exposure B (site specific)
Topographic effects No
Seismic Design Category: B
Weathering: Negligible
Frost Depth: 12 inches below finished grade.
Termite: Moderate to Heavy
Winter Design Temperature: 34° F
Ice Barrier Underlayment Req'd: No
Flood Hazards: NFIP 040049
Air Freezing Index: 0
Mean Annual Temperature: 71.2° F

INTERNATIONAL BUILDING CODE

Spectral Response Acceleration: 0.2 sec = 28.9%g
1.0 sec = 8.5%g
At rest Soil Press (Equivalent fluid weight): 60 psf/ft w/o soils report
Active Soil Press (Equivalent fluid weight): 35 psf/ft w/o soils report

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BUILDING CODES

PROJECT: 3265 E VALLEY VISTA LN

CLIENT: LINEAR COMPANIES LLC

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

SCALE:	DATE:	SHEET NO:
N/A	02.03.2023	2

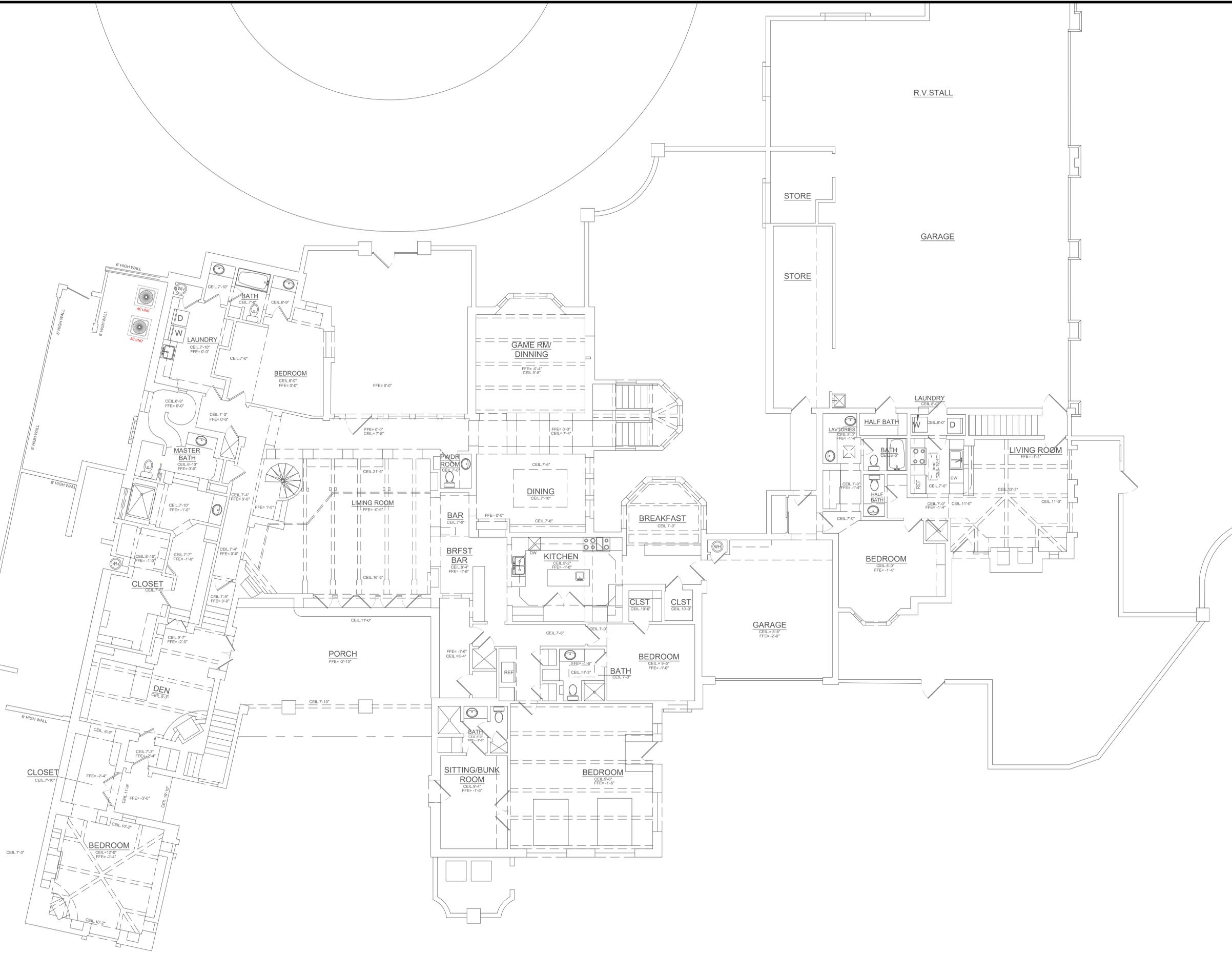


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NOTES:

- Roof and Roof Trusses to Remain
- Dash line indicates Demo Wall
- All Existing Windows to Remain



FIRST FLOOR PLAN

Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within +/- 2", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC.

ORIGINAL LAYOUT

PROJECT: 3265 E VALLEY VISTA LN
 CLIENT: LINEAR COMPANIES LLC

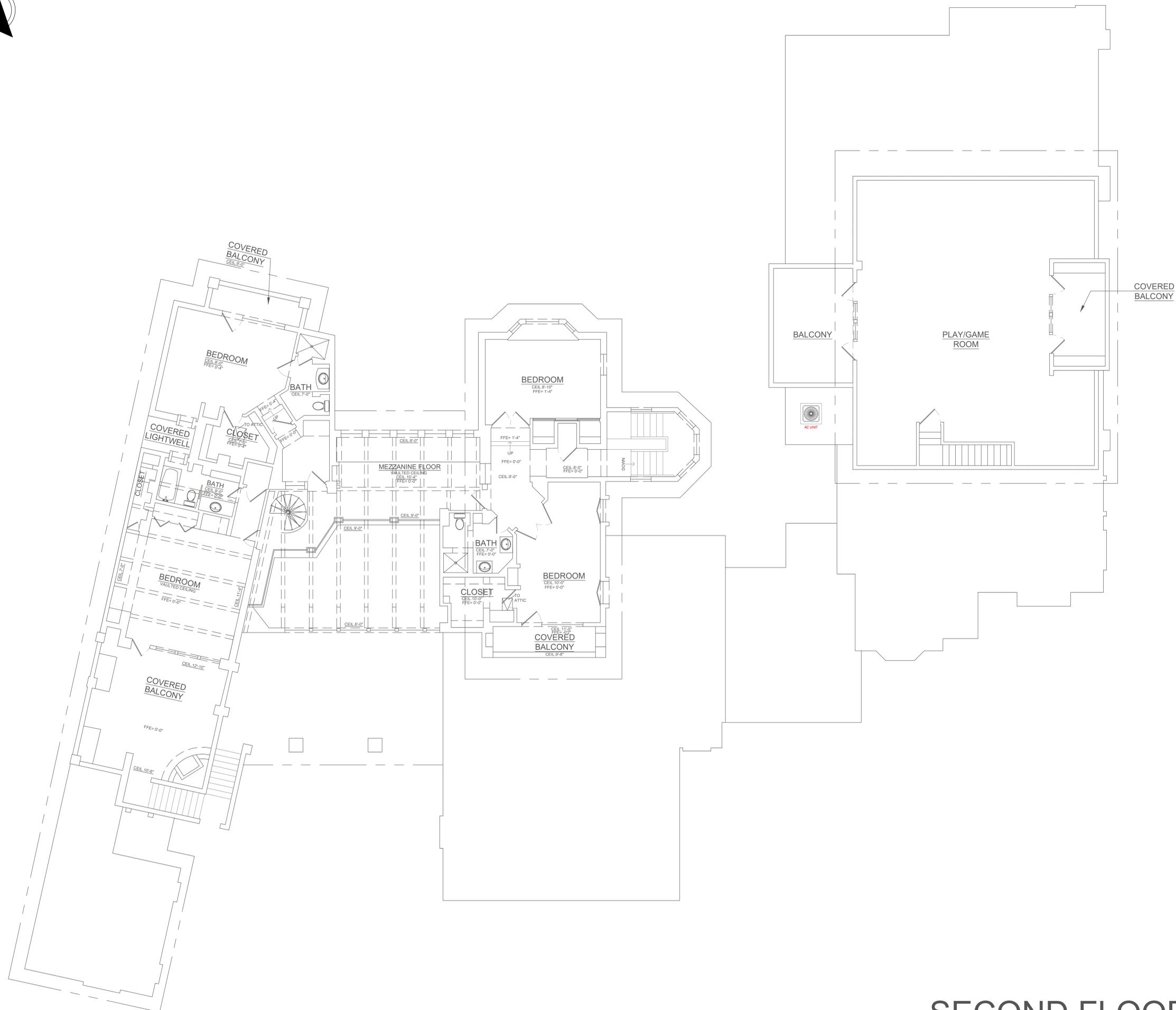
ADDRESS: 3265 E VALLEY VISTA LN,
 PARADISE VALLEY, 85253

SCALE:	DATE:	SHEET NO:
3/16"=1'-0"	02.03.2023	3



NOTES:

- Roof and Roof Trusses to Remain
- Dash line indicates Demo Wall
- All Existing Windows to Remain



Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within +/- 1/4", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC.

ORIGINAL LAYOUT

PROJECT: 3265 E VALLEY VISTA LN

CLIENT: LINEAR COMPANIES LLC

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

SCALE: 3/16"=1'-0"	DATE: 02.03.2023	SHEET NO: 4
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SECOND FLOOR PLAN



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NOTES:

Solid filling indicates new walls.

Showers 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)

Showers 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)

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

Contractor must verify all dimensions at project before proceeding with work. Dimensions intended for general permit use within +/- 3", anything requiring tighter tolerances requires field verification. These documents are instruments of professional service and the information contained within is incomplete unless used in conjunction with Rezio LLC. Use or reproduction of these documents in whole or in part without written consent of Rezio LLC is in violation of common law, copyrights, statutes and other reserved rights. These plans are on notice as copyrighted property of Rezio LLC.

DESIGN LAYOUT

PROJECT: 3265 E VALLEY VISTA LN

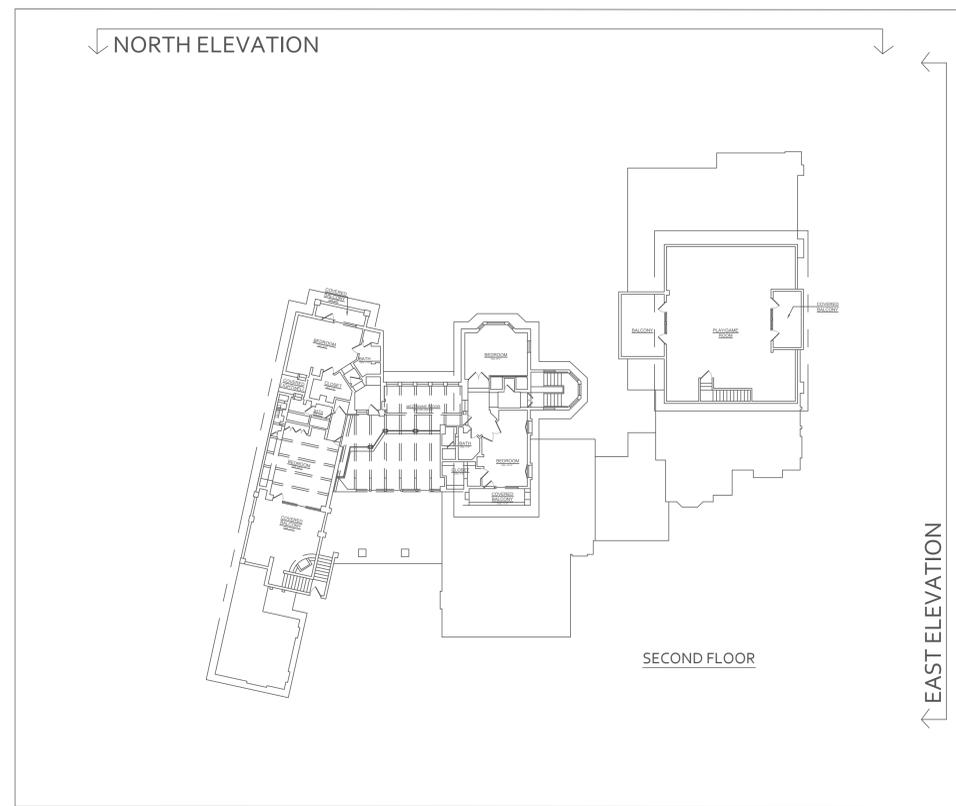
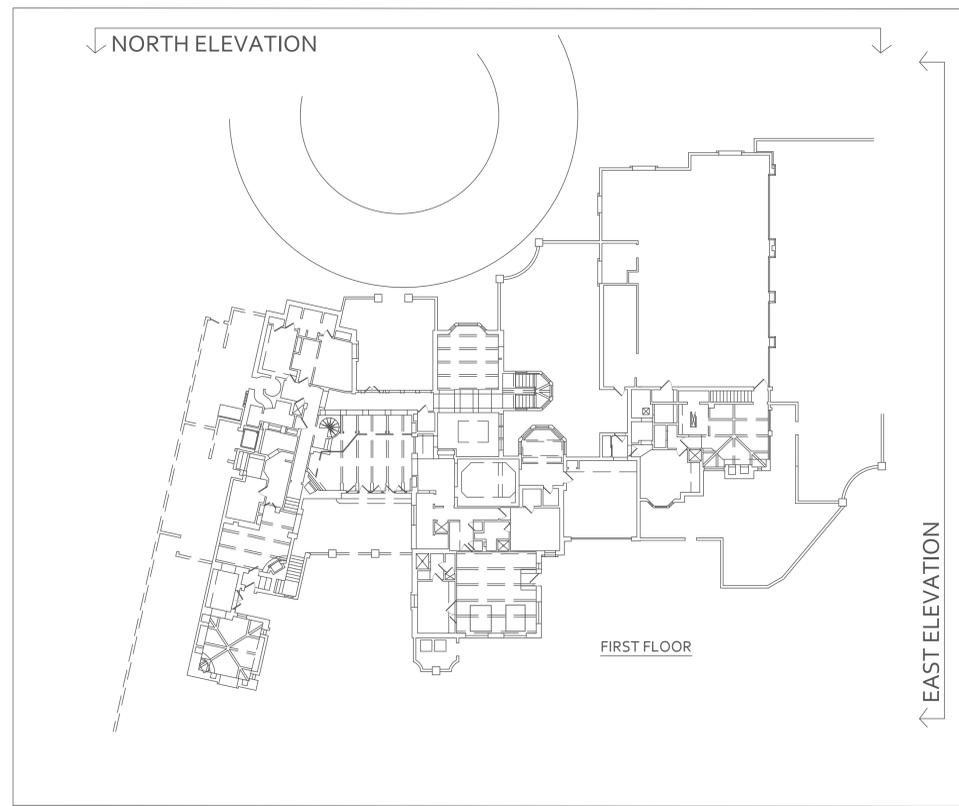
CLIENT: LINEAR COMPANIES LLC

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

SCALE:
1/4"=1'

DATE:
02.03.2023

SHEET NO:
4



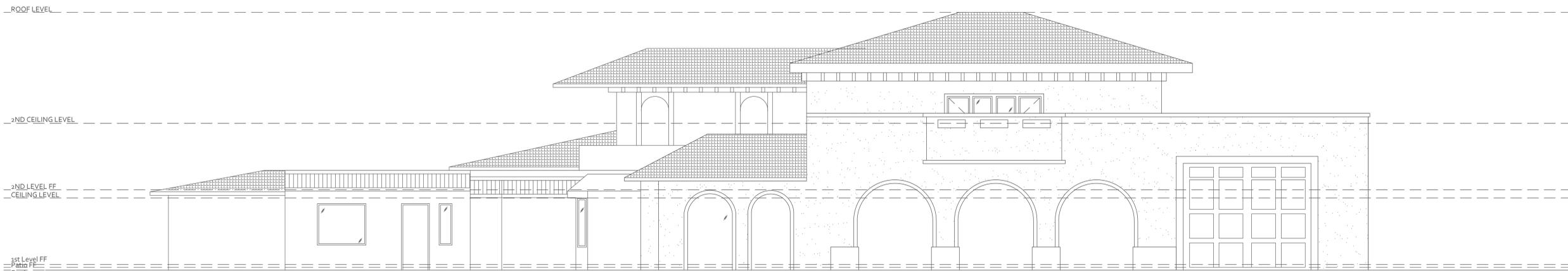
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NOTES:



NORTH ELEVATION



EAST ELEVATION

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ELEVATIONS

PROJECT: 3265 E VALLEY VISTA LN

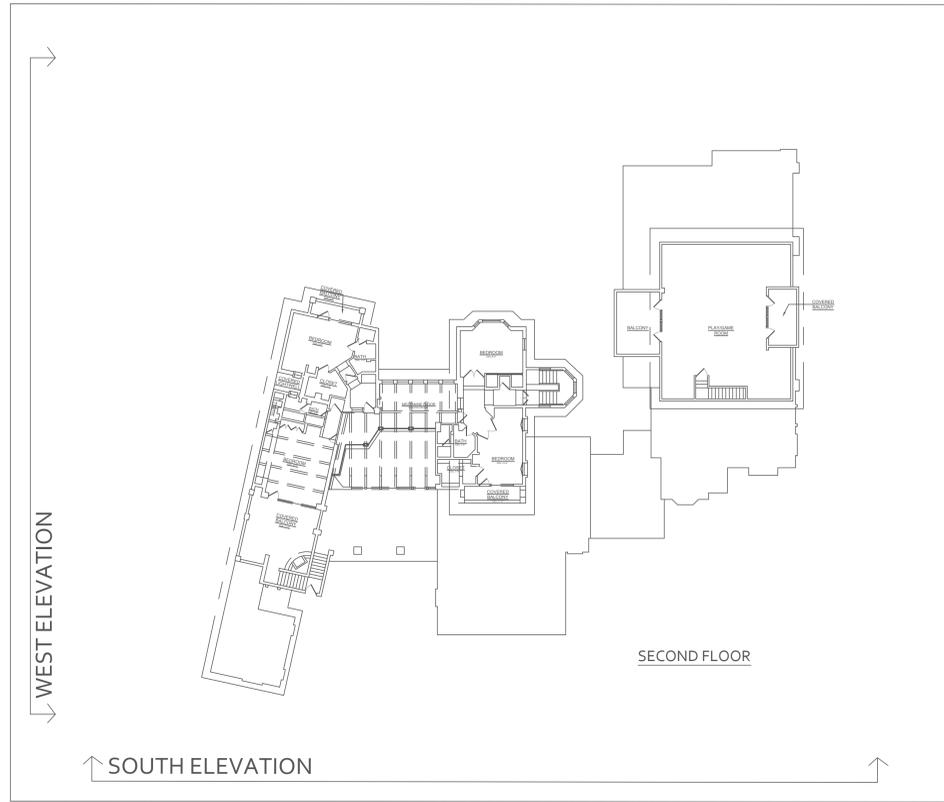
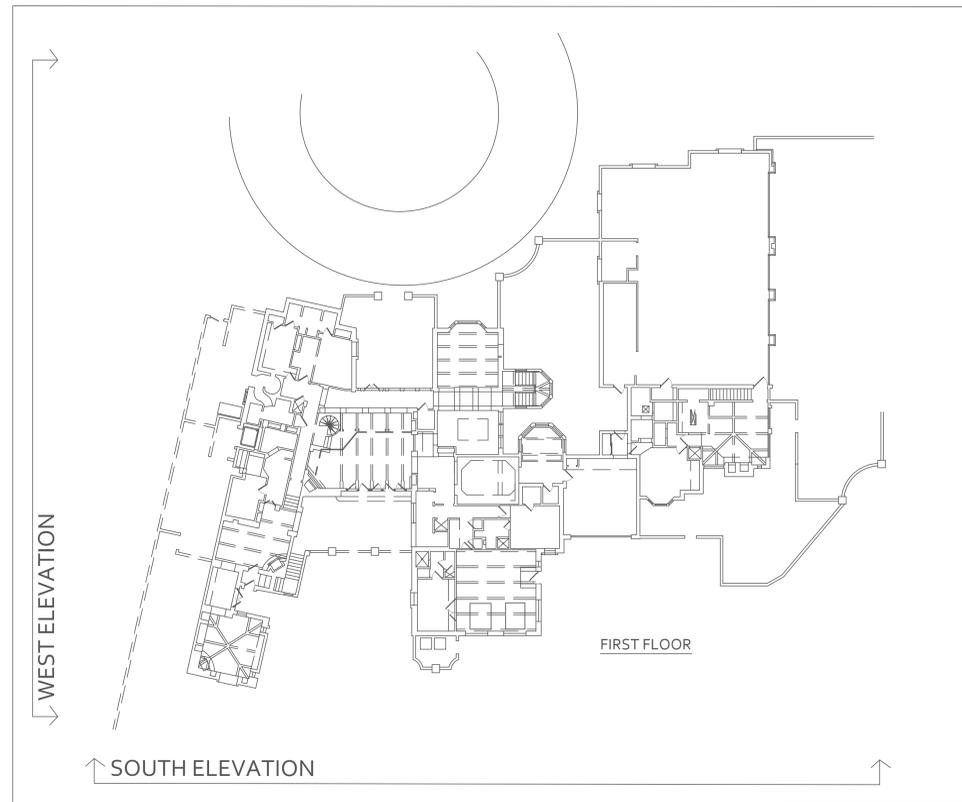
CLIENT: LINEAR COMPANIES LLC

ADDRESS: 3265 E VALLEY VISTA LN,
PARADISE VALLEY, 86253

SCALE:
3/16" = 1'

DATE:
02.03.2023

SHEET NO:
7



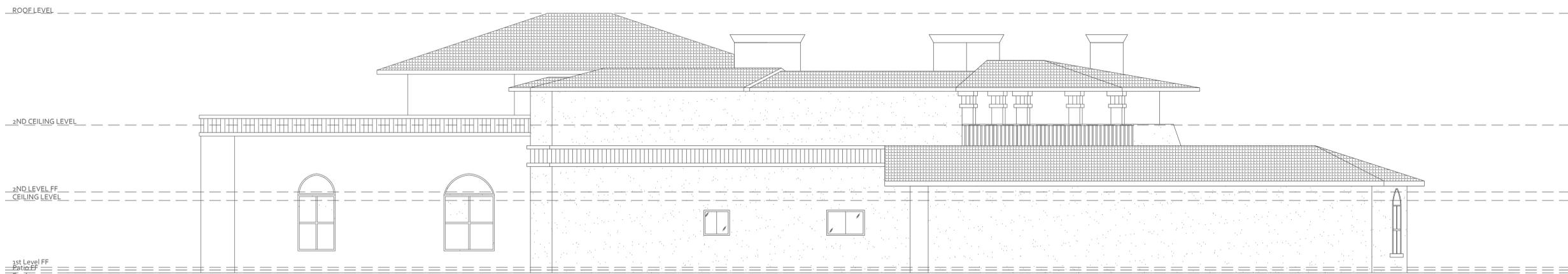
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NOTES:



SOUTH ELEVATION



WEST ELEVATION

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ELEVATIONS

PROJECT: 3265 E VALLEY VISTA LN

CLIENT: LINEAR COMPANIES LLC

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

SCALE:
3/16" = 1'

DATE:
02.03.2023

SHEET NO:
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