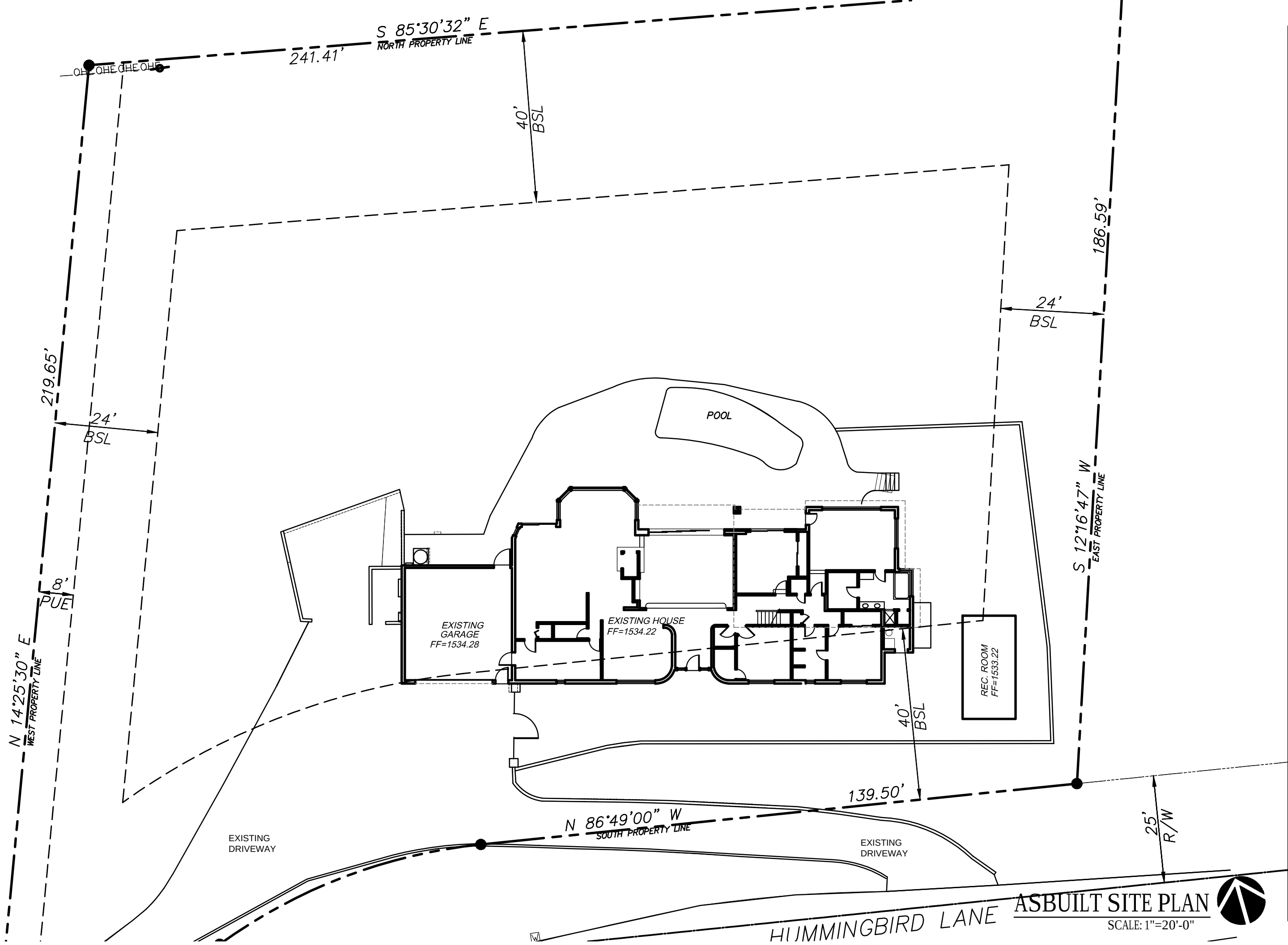




HUMMINGBIRD LANE

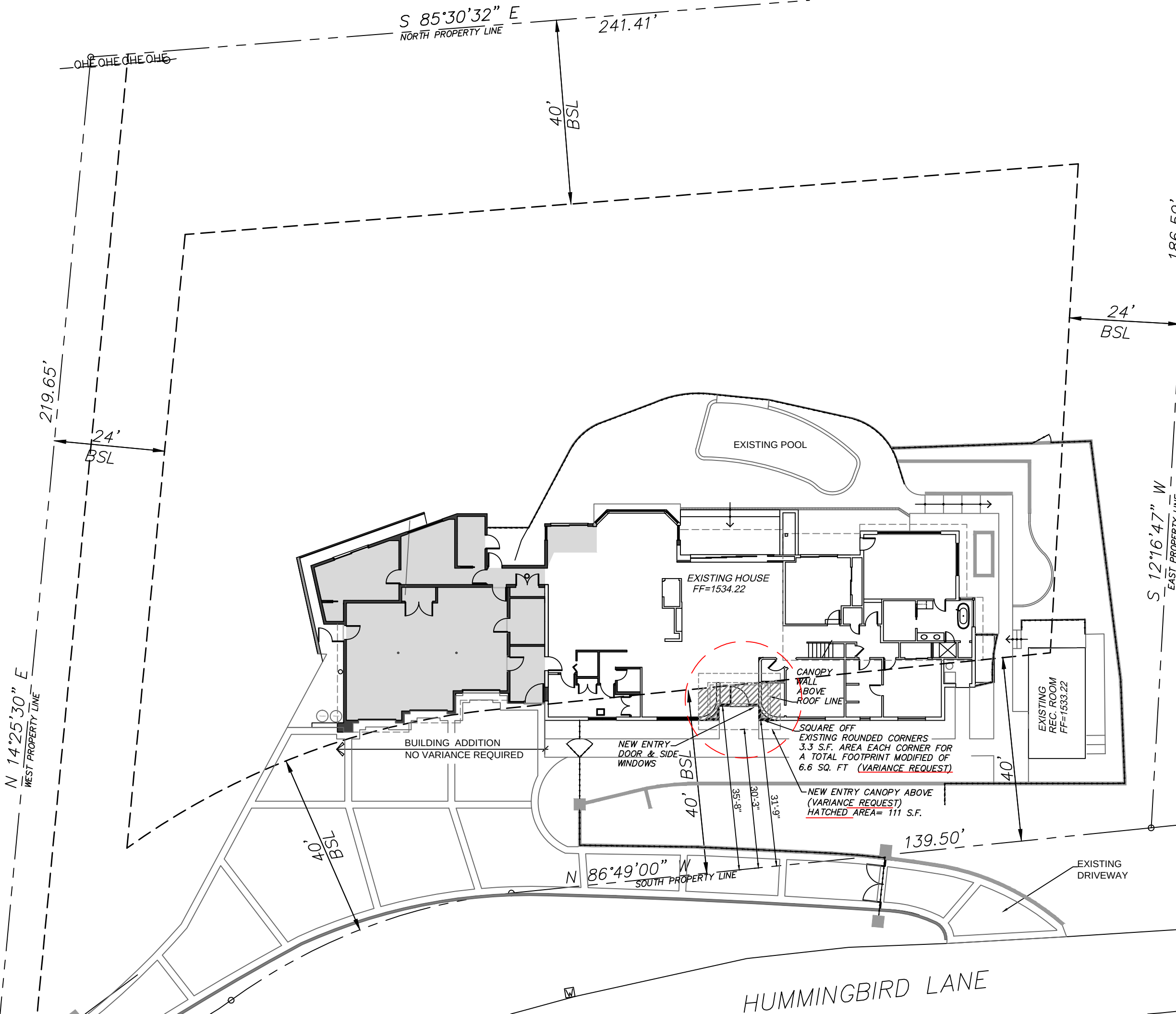
ASBUILT SITE PLAN

SCALE: 1"=20'-0"

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REMODEL & ADDITION TO
THE TASHMAN RESIDENCE
6010 E. HUMMINGBIRD LANE
PARADISE VALLEY, ARIZONA

Revisions:	
Date:	1-15-19
Project:	
Drawn by :	JMN.
Checked by:	D.W.
Revisions:	
Sheet	A1



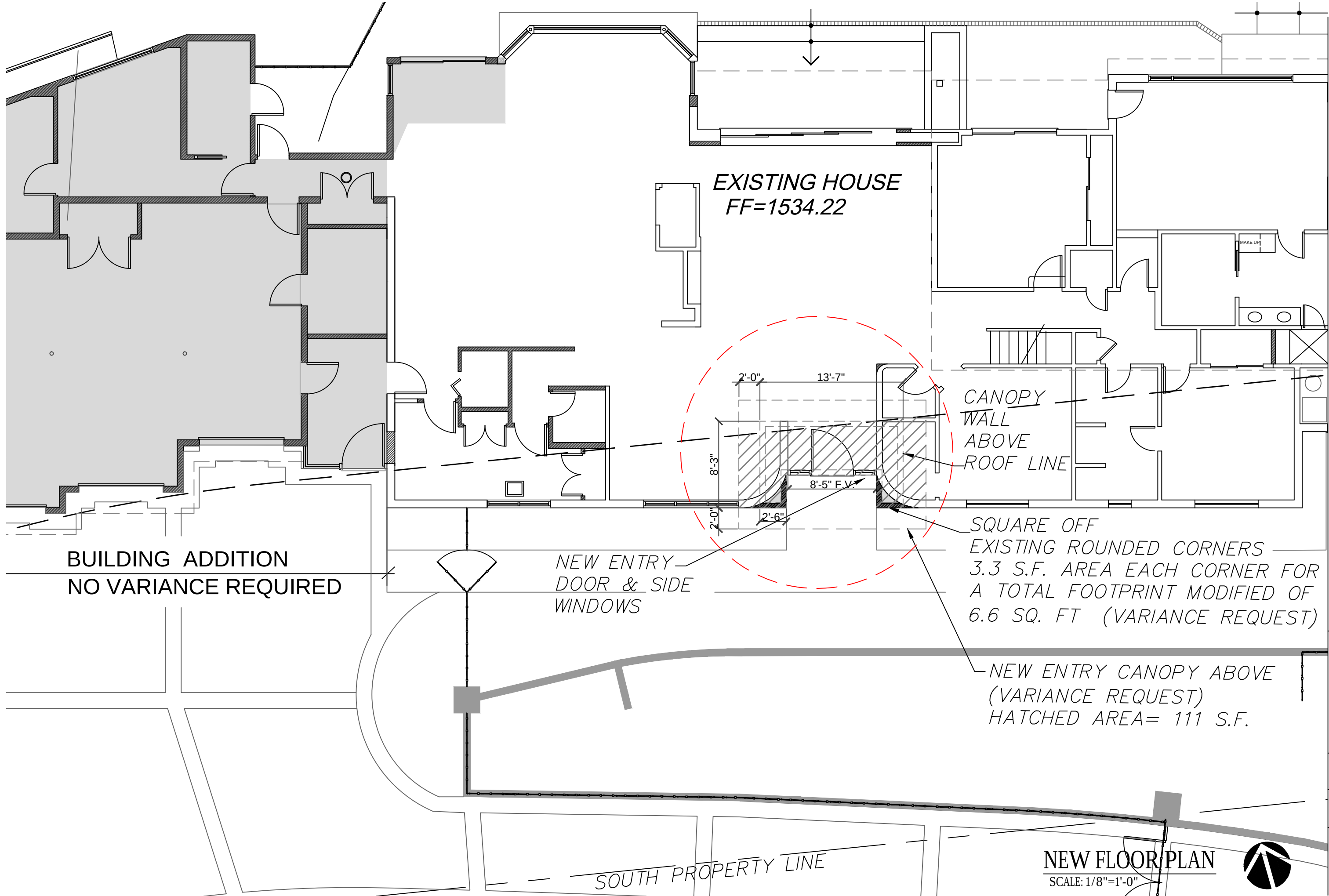
PROJECT DATA

EXISTING	
EXISTING LIVABLE AREA	4821 SF
EXISTING GARAGE	706 SF (TO BE DEMOE'D)
TOTAL UNDER ROOF	5527 SF
50% OF 5527=	2763.5 SF
BUILDING ADDITION	
GARAGE	1119 SF
GYM / BATHROOM	565 SF
BREAKFAST ADDITION	73.5 SF
SQUARE OFF ROUNDED CORNERS	6.6 SF
TOTAL FOOTPRINT ADDITION	1764 SF
MODIFIED / TRIBUTARY AREAS	
BREAKFAST	144 S.F.
KITCHEN/POWDER/LAUNDRY	344 S.F.
LAUNDRY WINDOW	27 S.F.
DINING CURVED WALL	75 S.F.
ENTRY WALL/ CURVED CORNERS	71 S.F.
LIVING RM WING WALL EAST	10 S.F.
LIVING RM WING WALL WEST	18 S.F.
LIVING RM/HALLWAY EAST WALL	74 S.F.
MASTER BATH 1	18 S.F.
MASTER BATH 2	153 S.F.
2ND FLOOR WINDOW	14 S.F.
TOTAL MODIFIED	948 S.F.
948 S.F. < 2763.5 S.F. (50% OF ORIGINAL SQUARE FOOTAGE)	
THEREFORE SECTION 2307 VARIANCE NOT REQUIRED	

- LEGEND
- EXISTING WALL
 - NEW WALL CONSTRUCTION
 - EXISTING HOUSE
 - NEW CONSTRUCTION

NEW SITE PLAN
SCALE: 1"=20'-0"



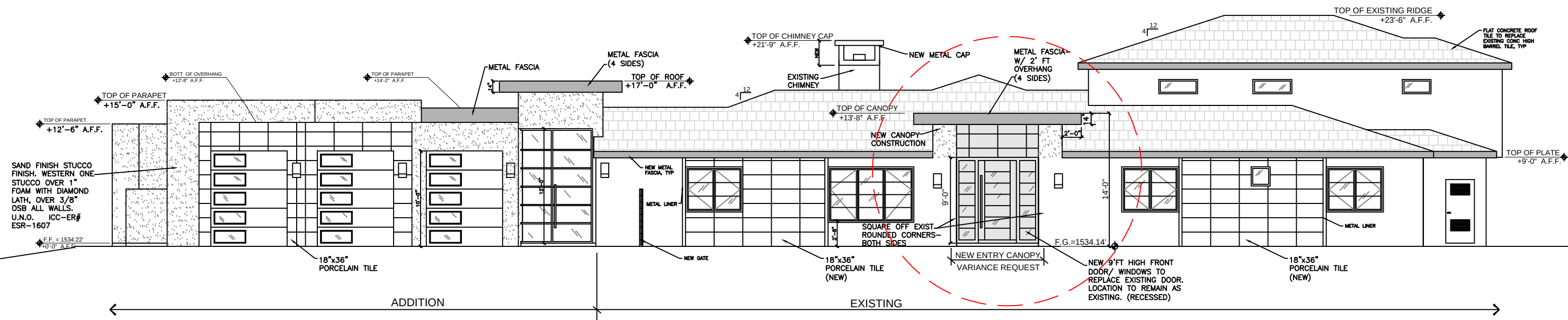


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REMODEL & ADDITION TO
THE TASHMAN RESIDENCE
6010 E. HUMMINGBIRD LANE
PARADISE VALLEY, ARIZONA

Revisions:	
Date:	1-15-19
Project:	
Drawn by :	JMN.
Checked by:	D.W.
Revisions:	
Sheet	A3

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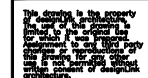
FRONT ELEVATION
SCALE: 3/32"=1'-0"

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REMODEL & ADDITION TO
THE TASHMAN RESIDENCE
6010 E. HUMMINGBIRD LANE
PARADISE VALLEY, ARIZONA

Revisions:



Date: 1-15-19
Project:
Drawn by : JMN.
Checked by: D.W.
Revisions:

Sheet A4



NEIGHBORHOOD PROPERTIES ENCROACHING INTO THE SETBACKS:

- A 5921 E QUARTZ MTN RD
- B 6030 E HUMMINGBIRD LN
- C 5841 E HUMMINGBIRD LN
- D 6308 E HUMMINGBIRD LN
- E 6305 E HUMMINGBIRD LN
- F 6220 E HUMMINGBIRD LN
- G 6210 E HUMMINGBIRD LN
- H 6108 E HUMMINGBIRD LN

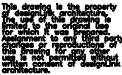
* 6010 E HUMMINGBIRD LN- VARIANCE REQUEST APPLICATION

NON CONFORMING NEIGHBORHOOD
PROPERTIES
CRITERIA NO.6

SCALE: NTS



Revisions:



Date: 1-15-19
Project:
Drawn by : JMN.
Checked by: D.W.
Revisions:

Sheet A5

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REMODEL & ADDITION TO
THE TASHMAN RESIDENCE
6010 E. HUMMINGBIRD LANE
PARADISE VALLEY, ARIZONA

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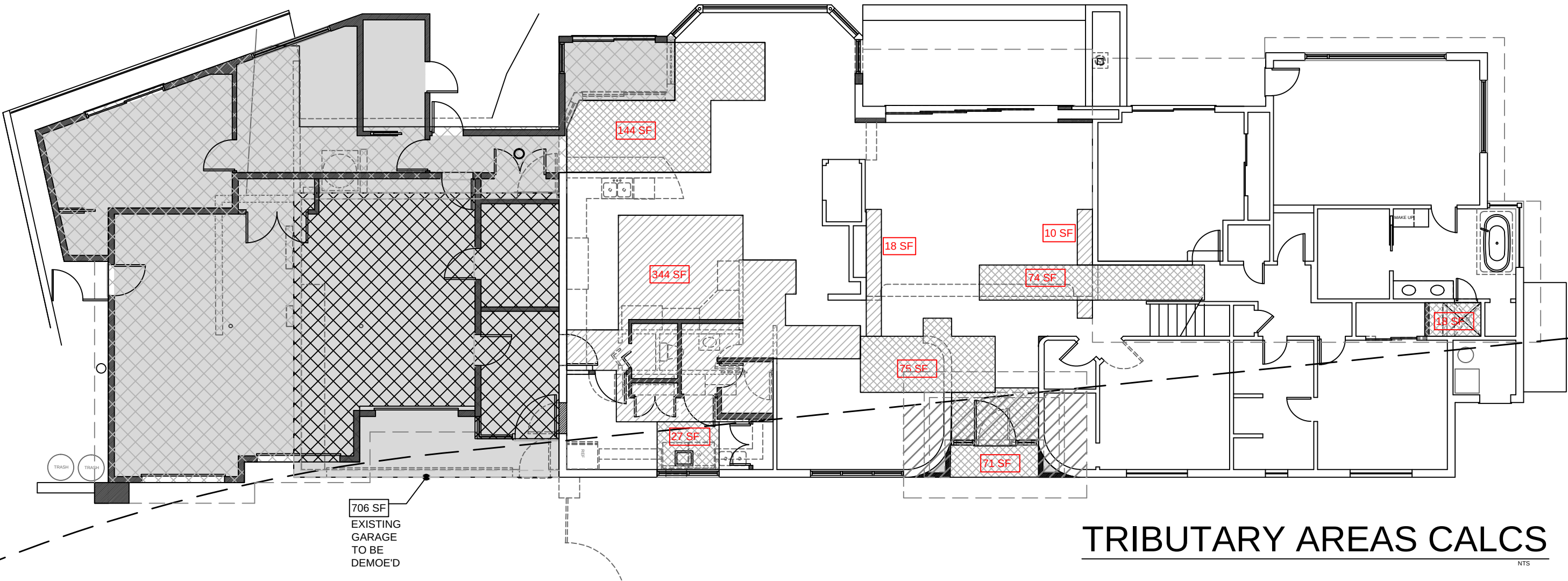
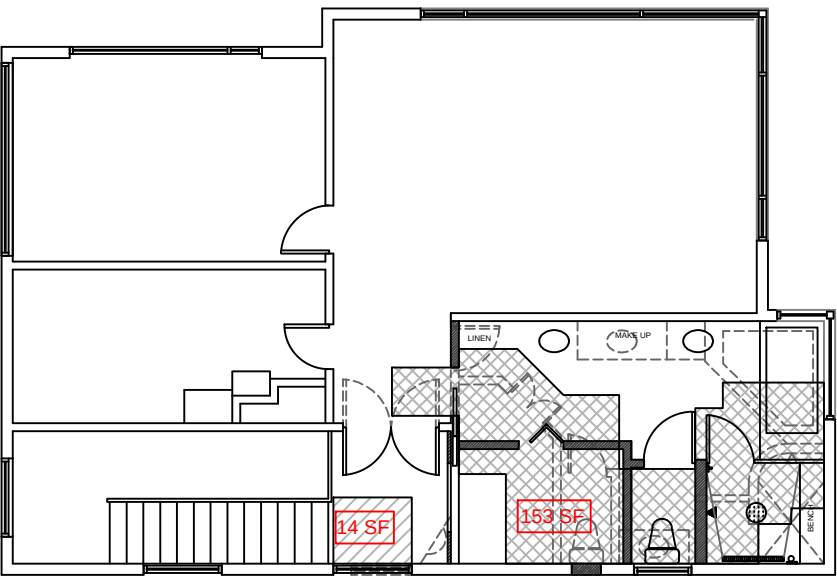
MODIFIED / TRIBUTARY AREAS

BREAKFAST	144 S.F.
KITCHEN/POWDER/LAUNDRY	344 S.F.
LAUNDRY WINDOW	27 S.F.
DINING CURVED WALL	75 S.F.
ENTRY WALL/ CURVED CORNERS	71 S.F.
LIVING RM WING WALL EAST	10 S.F.
LIVING RM WING WALL WEST	18 S.F.
LIVING RM/HALLWAY EAST WALL	74 S.F.
MASTER BATH 1	18 S.F.
MASTER BATH 2	153 S.F.
2ND FLOOR WINDOW	14 S.F.

TOTAL MODIFIED 948 S.F.

948 S.F. < 2763.5 S.F. (50% OF ORIGINAL SQUARE FOOTAGE)

THEREFORE SECTION 2307 VARIANCE NOT REQUIRED



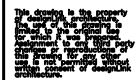
TRIBUTARY AREAS CALCS



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REMODEL & ADDITION TO
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PARADISE VALLEY, ARIZONA

Revisions:

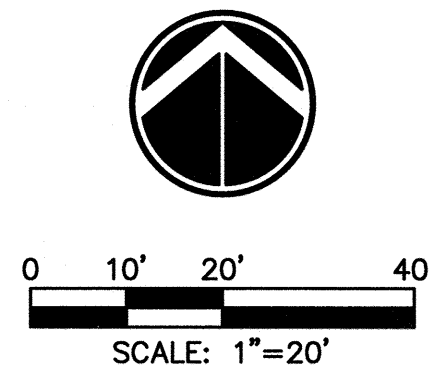
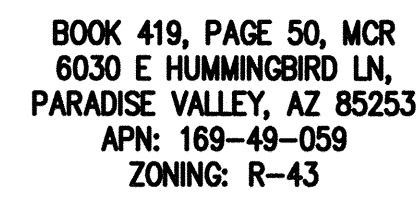


Date: 1-15-19
Project:
Drawn by : JMN.
Checked by : D.W.
Revisions:

Sheet A7

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BOOK 71, PAGE 22, MCR
5949 E QUARTZ MOUNTAIN RD,
PARADISE VALLEY, AZ 85253
APN: 169-48-004A
ZONING: R-43



-
- SEE ARCHITECTURAL PLANS FOR FINISHED IMPROVEMENTS IN THIS AREA
- 0.6 CY (8)
- 12" INV=31.5
- (2) 12 LF
S=0.0333 FT/FT
- BASIN, GR=34.0
INV=32.0 IN
INV=31.9 OUT
- 0.6 CY (8)
- C 34.0
- C 34.0
- C 33.8
- EXIST. GARAGE
FF: 1534.28
- FF: 1534.22
- C 34.2
- C 33.9
- C 35.5
- EXISTING CONC TO REMAIN
- L=65.85'
R=125.00'
- N86°49'00"W 139.50'
- SCALE: 1"=10'

REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____

Identity of properties that are encroaching into the setbacks.

1.Exhibit A-5921 E. Quartz Mountain

less than 40 feet from Hummingbird Lane road.

2. Exhibit B- 6030 E. Hummingbird Lane.(2 photos.)

Circular building that comes closer than 40 feet from Hummingbird next to the Tashman house. Flying buttress that is really an eyesore to the surrounding neighborhood.

3. Exhibit C-5841 E. Hummingbird Lane

feet.

Front set back is less than 40

4. Exhibit D- 6308 E. Hummingbird Lane

closer to the road with the garage.

Variance obtained to come

5. Exhibit E- 6305 E. Hummingbird Lane

to the wall of the house.

Less than 40 feet to the road

6. Exhibit F-6220 E. Hummingbird Lane

Large flying perimeter buttress perimeter wall that has no relationship to the house. This is closer to the street than 40 feet. Id anything, this is very intrusive into the style of the surrounding houses.

7. Exhibit G-6210 E. Hummingbird Lane

relationship to the house in front of the house, and closer than 40 feet to the road.

Tensile structure with no

8. Exhibit H-6108 E. Hummingbird Lane

road.

House very close to the





B



C



D



E



F



G



G

