

6210 E. Hummingbird Lane

Lyon Residence

Project Data

Property Address:

6210 E. Hummingbird Ln.
Paradise Valley, AZ 85253

Scope of Work:

Addition of a Master Bedroom
Remodel of Existing Bathroom and Closet
Addition of Exercise and "Dog Room" at Lower Level
Addition of Terrace Deck Off Of Lower Deck

APN:

169-49-026

Zoning:

R-43

Net Site Area:

+/- 46,880 sf or +/- 1.076ac

Setbacks:

Front - Street / Rear: 40'-0"
Sides: 20'-0"

Existing Building SF:

Lower Level: 1,650 sf
Upper Level: 2,585 sf
Upper Level Balcony: 524 sf
Garage: 468 sf

Proposed Addition:

Lower Level: 226 sf (Non-Disturbed)
Lower Level Deck: 317 sf (289 sf Disturbed - Partially Cantilevered)
Upper Level: 269 sf (Non-Disturbed)
Upper Level Patch: 132 sf (Non-Disturbed)
Total Upper Level: 2854 sf Conditioned
Total Lower Level: 1876 sf Conditioned
Total Conditioned: 4730 sf

FAR Calculations:

Existing: Area Under Roof: 2,585 + 468 +1,080 (Roof Overhangs) = 4,133 sf
Second Story: +2,585 sf
= 6,718 sf / 46,880 sf = 14.3%

Proposed:

Area Under Roof: 2,854 + 468 + 1,130 (Roof Overhangs) = 4,452 sf
Second Story: +2,854 sf
=7,306 sf / 46,880 sf=15.6%

Disturbed Area Calculations:

Building Site Slope:
13 ft Vertical / 52.75 ft Horizontal = 24.6%
Allowable Disturbance:
13.5% = 6, 328sf

Existing:

Gross Disturbance: 10,182 sf
Liveable Footprint: 2,585 sf (Credit)
Garage Footprint: 468 sf (Credit)
Half Cantilever Balcony: 262 sf (Credit)
Decorative Driveway: 3,469 sf (Credit)
Net: 3,398 sf

Proposed

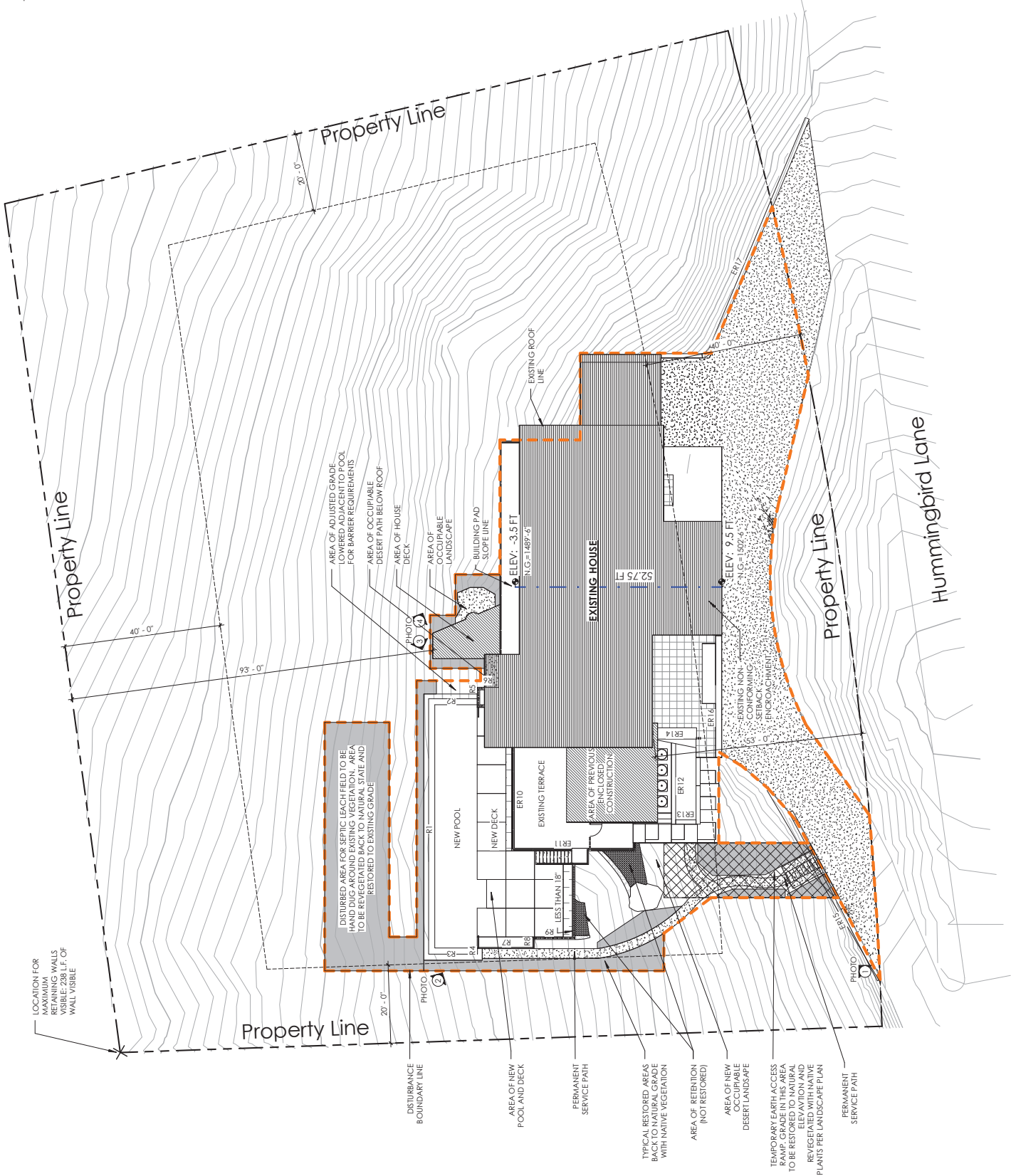
Gross Disturbance: 14,610 sf
Revegetated Area: 1,890 sf (Credit)
Liveable Footprint: 2,585 sf (Credit)
Liveable Footprint Addition: 368 sf (Credit)
Garage Footprint: 468 sf (Credit)
Half Cantilever Balcony: 262 sf- 88sf (Portion Over New Deck)
Decorative Driveway: + 28 sf New = 210 (Credit)
Net: 5,805 sf

RETAINING WALLS:

R1- R9= NEW WALLS

R1: 7'-11" HIGH (STACKED), 48'-0" LONG
R2: 7'-11" HIGH (STACKED), 13'-7" LONG
R3: 7'-8" HIGH (STACKED), 14'-10" LONG
R4: 7'-2" HIGH, 2'-11" LONG
R5: 7'-2" HIGH, 1'-9" LONG
R6: 7'-0" HIGH, 5'-6" LONG
R7: 6'-7" HIGH, 13'-4 1/2" LONG
R8: 4'-0" HIGH, 2'-4" LONG
R9: 3'-0" HIGH, 10'-4" LONG

ER10-ER17= EXISTING WALLS



1 Site Plan / Roof Plan

SCALE: 1/16" = 1'-0"

Site Plan, Project Data

Project Issue Date:	20170306
Project Number:	AP 1504
Checked By:	Checker
Drawn By:	J.FERRICK



A001

Dec 31, 2016

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**6210 E. Hummingbird
Lane**

Lyon Residence

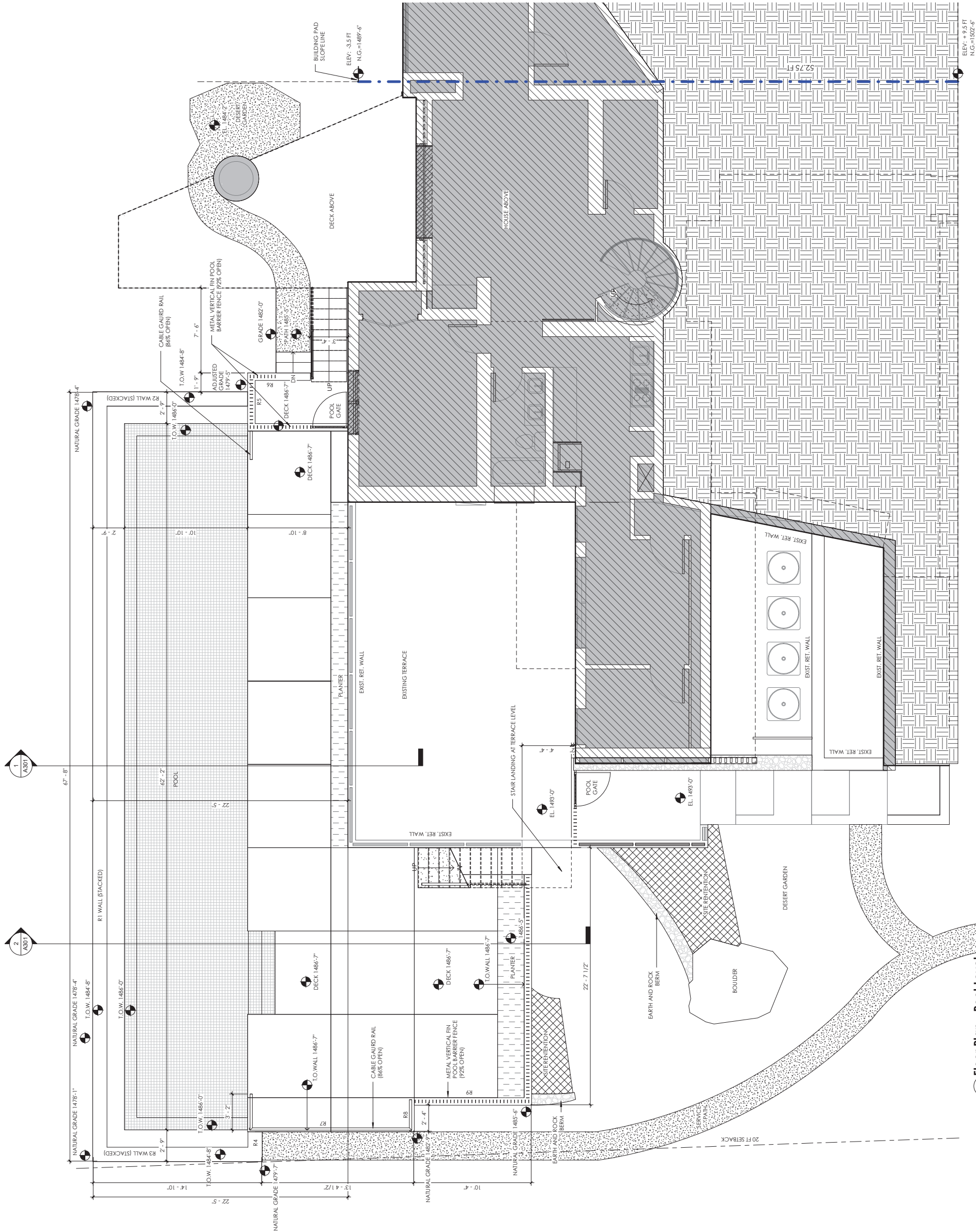
NUM	ISSUE TITLE	DATE
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Pool Level

Project Issue Date:	20170306
Project Number:	AP 1504
Checked By:	Checker
Drawn By:	Author

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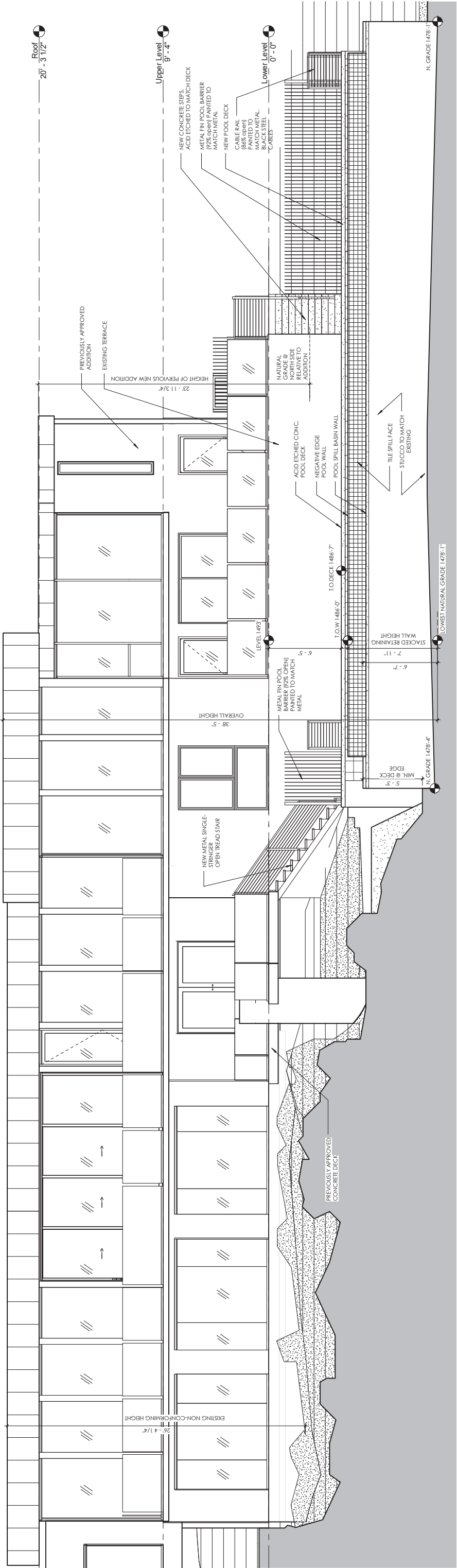
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1 **Floor Plan - Pool Level**
SCALE: 1/4" = 1'-0"

6210 E. Hummingbird
Lane

Lyon Residence



1 North Elevation
SCALE: 1/4" = 1'-0"



NUM	ISSUE TITLE	DATE
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Exterior Elevations

Project Issue Date:	20170306
Project Number:	AP 1504
Checked By:	Checker
Drawn By:	JFERICK



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6210 E. Hummingbird
Lane

Lyon Residence



PHOTO 2



PHOTO 4



PHOTO 1



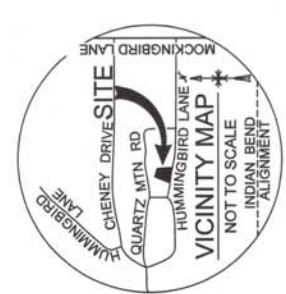
PHOTO 3

NUM	ISSUE TITLE	DATE
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PHOTOS

Project Issue Date:	20170306
Project Number:	AP 1504
Checked By:	Checker
Drawn By:	JFERICK





OWNER

CHRISTOPHER M. GREULICH AND MATTHEW M. BOLAND
6210 EAST HUMMINGBIRD LANE
PARADISE VALLEY, ARIZONA 85253

SITE ADDRESS

6210 EAST HUMMINGBIRD LANE
PARADISE VALLEY, ARIZONA 85253

LEGAL DESCRIPTION

LOT ONE HUNDRED SEVENTEEN (117), MUMMY MOUNTAIN PARK
UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF
THE MARICOPA COUNTY RECORDER IN BOOK 71, OF MAPS, PAGE
34.

AREA

46,880 SQUARE FEET OR 1.0762 ACRES ±

A.P.N.

189-49-026

ZONING

R-43

BASIS OF BEARING

SOUTH 07°28'19" EAST, BETWEEN THE NORTHWEST CORNER OF LOT
113 OF MUMMY MOUNTAIN PARK UNIT II, AS RECORDED IN BOOK 71,
PAGE 34, M.C.R. (WHICH IS THE NORTHEAST CORNER OF LOT 114 OF
MUMMY MOUNTAIN PARK) MONUMENTED BY A FOUND HALF-INCH
IRON BAR WITH PLASTIC CAP LS 33851, THE SOUTHWEST CORNER OF
CORNER 01-4 AND LOT ONE NORTHWEST CORNER OF LOT 117 OF
MUMMY MOUNTAIN PARK) MONUMENTED BY A FOUND HALF-INCH
IRON BAR WITH PLASTIC CAP LS 33851.

RESEARCH NOTES

1. THIS IS NOT AN A.L.T.A. SURVEY. A COMPLETE TITLE REPORT
WAS NOT PROVIDED TO THE SURVEYOR FOR THIS SURVEY.
2. BOUNDARY INFORMATION COLLECTED FROM RECORDED PLAT
AND FOUND MONUMENTS.
3. PROPERTY BOUNDARIES OBTAINED FROM THE FOLLOWING
DOCUMENTS OF RECORD:
 - MUMMY MOUNTAIN PARK UNIT II - BOOK 71, PAGE 34, M.C.R.
 - WARRANTY DEED 2011022592, M.C.R.
 - DEANGELIS PROPERTY RESULTS OF SURVEY - BOOK 981, PAGE
28, M.C.R.
 - MARK AND JULIE ONO PROPERTY RESULTS OF SURVEY - BOOK
994, PAGE 4, M.C.R.
 - DEANGELIS RESIDENCE 6201 EAST QUARTZ MOUNTAIN ROAD
BOUNDARY SURVEY - BOOK 1058, PAGE 40, M.C.R.
4. NO OTHER SURVEYS WERE LOCATED FROM AN INTERNET
SEARCH.
5. BENCHMARK PROVIDED BY A CAD FILE FROM COE & VAN LOO FOR
AN UNRECORDED A.L.T.A. SURVEY OF THE DE ANGELS
PROPERTY, JOB NO. 1-01-0102002, DATED 7-8-08.
6. EXISTING UTILITIES OBTAINED FROM ONSITE OBSERVATION AND
FROM FACILITIES QUARTER SECTION MAPS PROVIDED BY APS,
COX COMMUNICATIONS, CITY OF PHOENIX AND SOUTHWEST GAS.
CENTURY LINK DOES NOT PROVIDE FACILITIES MAPS.
7. THIS SURVEY IS LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

THE HALF-INCH IRON BAR WITH 2" ALUMINUM CAP FLUSH STAMPED
"T2N R4E 1/4 S4 S3 2004 RLS 21782" AT THE EAST QUARTER CORNER
OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 4 EAST GILA AND SALT
RIVER MERIDIAN
ELEVATION = 1373.058 (NAVD '88) (AS SURVEYED BY COE AND VAN
LOO). GOOKIN NOTE: THIS CORRESPONDS TO GDAACS CORNER
24515 1M, BOOK 734, PAGE 10, M.C.R.

SITE BENCHMARK

THE HALF-INCH IRON BAR WITH PLASTIC CAP RLS 33851 AT THE
NORTHEAST CORNER OF LOT 114, MUMMY MOUNTAIN PARK, UNIT II
ELEVATION = 1433.53 (NAVD '88) (AS SURVEYED BY COE AND VAN
LOO). ADD 1400 FT. TO ALL SPOT GRADES SHOWN ON THIS
SURVEY.

Q.S. 23-42

LYON RESIDENCE
HILLSIDE GRADING AND DRAINAGE
6210 E. HUMMINGBIRD LANE
PARADISE VALLEY, ARIZONA

EDWARD
GOOKIN
35743
Professional Engineer
State of Arizona

Scale: 1"=5'
Date: 4-27-17
Rev: 1
Designed: EAG
Drawn: EAG

GOOKIN ENGINEERS
ENGINEERS - HYDROLOGISTS - PLANNERS - SURVEYORS
4320 NORTH BROWN AVENUE
SCOTTSDALE, ARIZONA 85251
480-947-3741
TEL: 480-417-1749

SHEET 2
of
2 SHEETS
JOB NO.
2561A

EDWARD
GOOKIN
35743
Professional Engineer
State of Arizona

EXPIRES 12-31-18

Two working days before you dig
CALL FOR THE BLUE STAKES
Within Maricopa County
602-263-1100
Outside Maricopa County
480-947-3741
BLUE STAKE CENTER



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER (PANEL DATE)	SUFFIX (INDEX DATE)	DATE OF FIRM (DATE)	FIRM ZONE	BASIN FLOOD ELEVATION (IN AO ZONE, USE DEPTH)	UNSH. "X"	N/A
040049	1690	"G"	9-30-05	9-30-05			

CUT AND FILL

133 CUBIC YARDS OF FILL
THIS NUMBER IS APPROXIMATE, AND DOES NOT
ACCOUNT FOR SHRINK OR SWELL OF MATERIAL

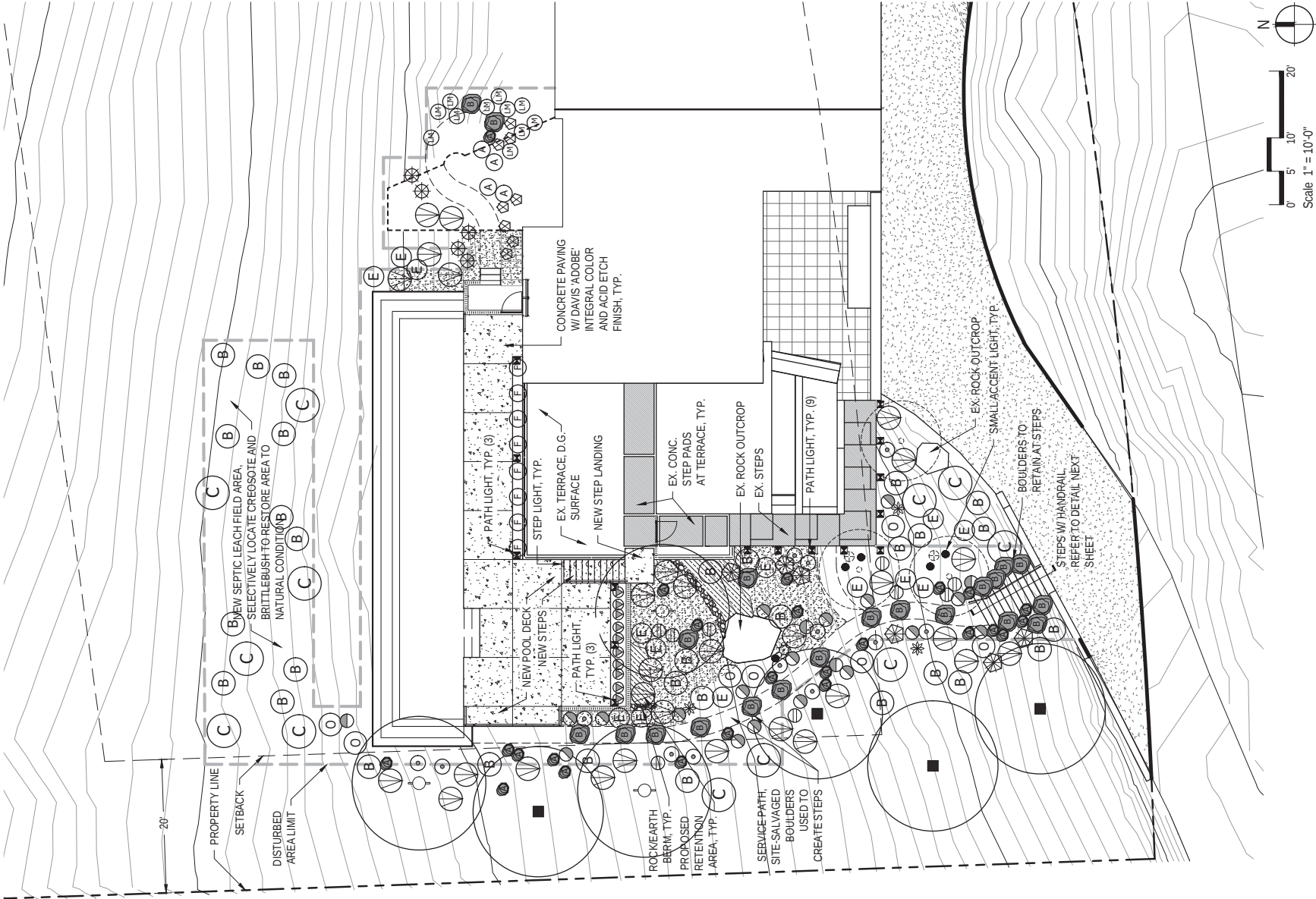
RETENTION CALCULATIONS

RETENTION IS PRE VS POST RETENTION UNDER NEW DISTURBED AREA ONLY.
NEW POOL AREA REQUIRES 0 RETENTION AND STORES 100% OF WATER WHICH
FALLS ON IT.
IMPERVIOUS AREA = 880 SQUARE FEET @ 0.95
 $C_{POST} - C_{PREV} = 0.95 - 0.09 = 0.26$
 $C = 0.26$

A = 880 SQUARE FEET
D = 2.2 INCHES (100 YEAR/2 HOUR) (PER FIGURE A.56 MCFCD HYDROLOGY MANUAL)
 $V_{REQ} = A \cdot D \cdot C = 880 \cdot 2.2 \cdot 0.26 = 41$ CUBIC FEET
 $V_{PROVIDED} =$ BASIN 1 7 CUBIC FEET
TOTAL 45 CUBIC FEET

LEGEND

- AC AIR CONDITIONING
- BAR BARREL
- BBL BUILDING SETBACK LINE
- CAP PLASTIC CAP
- C.O. CLEANOUT
- EM ELECTRIC METER
- EUC. EUCLYPTUS
- EX. EXISTING
- FD FOUND
- FF FINISHED FLOOR
- FB FIRE HYDRANT
- G.B. GRADE BREAK
- GM GAS METER
- IB/IP IRON BARIIRON PIPE
- (M) MEASURED
- M.C.R. MARICOPA COUNTY RECORDER
- MESQ MESQUITE TREE
- MB MAILBOX
- OCO OCOTILLO
- OHE OVERHEAD ELECTRIC
- PE POOL EQUIPMENT
- PL PROPERTY LINE
- PP POWER POLE
- P.U.E. PUBLIC UTILITY EASEMENT
- PV PALOVERDE TREE
- ROW RIGHT OF WAY
- SAG SAGUARO
- SFM SEWER FORCE MAIN
- SOV SHUTOFF VALVE
- SUMAC AFRICAN SUMAC TREE
- T TREE
- TAG BRASS TAG
- V.B. VALVE BOX
- WM WATER METER
- WM MONUMENT FOUND AS DESCRIBED
- O MONUMENT SET AS DESCRIBED
- LANDSCAPE LIGHT- POWER POLE
- TRANSFORMER PAD
- PAD TELEPHONE RISER
- I.V. IRRIGATION VALVE
- WM WATER METER
- TREE



PLANT LEGEND				
	Existing Palo Verde to remain (protect in place)			
	Existing Saguaro to remain (protect in place)			
TREES				
BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
Parkinsonia praecox	Palo brea	24" Box MIN.	3	Low-breaking multi-trunk
Prosopis juliflora	Native Mesquite	24" Box MIN.	4	Low-breaking multi-trunk
SHRUBS / GROUNDCOVERS				
	Baileya multiradiata	5 gal.	17	
	Fairy Duster	5 gal.	14	
	Brittlebush	5 gal.	31	
	Chuparosa	5 gal.	30	
	Cresosote	5 gal.	12	
	Lily Turf	5 gal.	11	
	Evening Primrose	5 gal.	13	
	Firecracker Penstemon	5 gal.	9	
	Elephant's Food (dwarf var.)	5 gal.	4	
	Blue Glow Agave	5 gal.	5	
	Desert Milkweed	5 gal.	6	
	Saguaro	3'-tall spear	1	
	Fishhook Barrel Cactus	5 gal.	4	
	Prickly Pear	5 gal.	7	
	Mexican Fence Post (upright character, multi-stem)	4' tall 3' tall	4 6	
	Dwarf Tropical Bird of Paradise	5 gal.	8	
	Soaptree Yucca	5 gal.	3	
	Creeping Fig Vine (staked)	5 gal.	8	
VINES				
OTHER				
	Decomposed Granite	1/2"-minus 'Oracle Brown', 2" deep at two pool deck planters and at service path and steps down from drive		
	Decomposed Granite	3"-minus 'Oracle Brown', 2" deep, where indicated and also at retention areas (there shall be no decomposed granite placed in restoration areas)		
	Boulders	Site-salvaged, supplemented with surface select granite as needed		1-Ton (approx. 2'W x 2'L x 2'H)* 21 1/2-Ton (approx. 3'W x 3'L x 2'H)* 24 (quantities approx.) Note: All boulders to be buried min. 6" for an average installed height of 18"

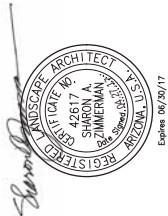
LANDSCAPE STRATEGY NOTES:

- EXISTING VEGETATION ON SITE AND SURROUNDINGS IS A MONOCHROMATIC MIX OF PRIMARILY PALO VERDE, BRITTLEBUSH, CHOLLA AND OPUNTIA.
- OVERALL LANDSCAPE APPROACH IS TO RESTORE DISTURBED DESERT VEGETATION, ADDING SEVERAL NATIVE SPECIES AT SOUTH, WEST AND NORTH SIDES OF POOL AREA TO PROVIDE ENHANCED COLOR AND TEXTURE.
- AT AREA EAST OF POOL AND UNDER OVERHEAD NEW DECK, WHERE SHADE IS AN ISSUE, NON-DESERT PLANTS ARE INTRODUCED DUE TO MICRO-CLIMATE CONDITIONS.
- TREES AT WEST SIDE AND OTHER MINIMAL UNDERSTORY VEGETATION ARE ADDED OUTSIDE THE DISTURBANCE LIMITS TO PROVIDE TRANSITION TO NATURAL DESERT BEYOND AND SCREENING FROM ADJACENT NEIGHBOR.
- NO PROCURED D.G. SHALL BE PLACED IN RESTORATION AREAS. INSTEAD, SITE SALVAGED NATURAL DESERT PAVEMENT SHALL BE PRESERVED AND SPREAD IN THESE AREAS.
- AN AUTOMATIC DRIP IRRIGATION SYSTEM WILL BE INSTALLED TO ALL NEW PLANT MATERIALS.

LANDSCAPE LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	SPECIFICATION	QTY	WATTS	LUMENS
	Step Light	FX Luminaire - MS	6	2	50
	Path Light	FX Luminaire - PR (with opaque lens cover)	15	2	39
	Directional Uplight	FX Luminaire - CC (with frosted lens cover)	5	4.2	123

* Recommend adding Luxor ZD technology to fixtures to enhance zoning and dimming capabilities.
Note: Luxor is a lighting control package and does not affect maximum fixture wattage or lumen output.



HUMMINGBIRD RESIDENCE
6210 E. Hummingbird Lane
PARADISE VALLEY, AZ

April 27, 2017

PLANTING / LANDSCAPE LIGHTING PLAN

L1.1

