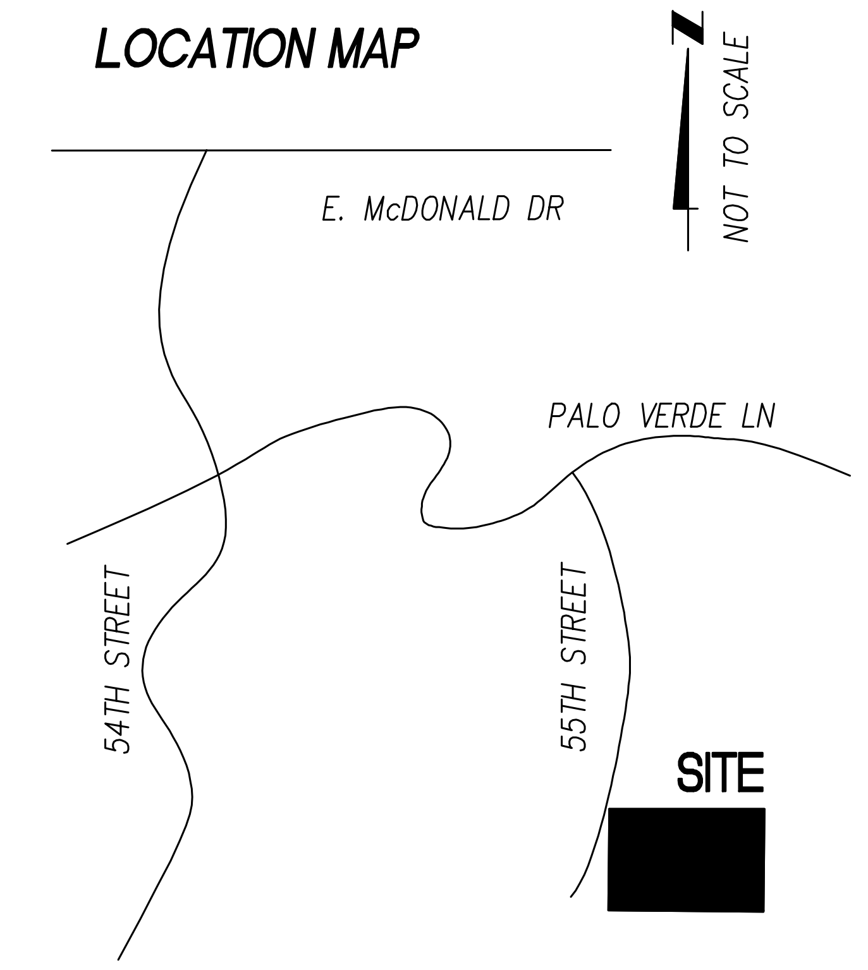
SHOUMAKER RESIDENCE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LOCATION MAP


NOT TO SCALE
E. McDONALD DR
PALO VERDE LN
54TH STREET
55TH STREET
SITE

SURVEYOR

PROFESSIONAL LAND SURVEYORS OF ARIZONA
10505 NORTH 69th STREET, SUITE 101
SCOTTSDALE, AZ 85253
DAVID H. HORNOR, RLS 14187

TOPO SURVEY COMPLETED 06/06/16

BENCHMARK

BRASS CAP IN A HANDHOLE AT THE NORTHEAST CORNER OF SECTION 17, T.2N., R.4E., HAVING AN ELEVATION OF 1417.525 FEET '88 NAVD, ACCORDING TO MARICOPA COUNTY GEODETIC DENSIFICATION (GDAC 24544–11)

ENGINEER

S S E
P.O. BOX 20012
FOUNTAIN HILLS, ARIZONA 85269
SSEAZ@Cox.Net
PRINCIPLE: STEVE SEITZ
PROJECT MANAGER: CLINT SCHERF (480) 225–4920

SLOPE ANALYSIS

Slope (%)	Area (SqFt)	% Allowable Dist	Allowable Dist (SqFt)
< 10	14,385.91	100.00	14,385.91
10	1,089.46	60.00	653.68
11	1,267.39	53.66	680.08
12	1,556.50	47.94	746.19
13	1,558.12	42.81	667.03
14	1,772.05	38.21	677.10
15	1,569.44	34.11	535.34
16	1,250.14	30.48	381.04
17	1,136.18	27.27	309.84
18	1,113.41	24.46	272.34
19	1,184.33	22.01	260.67
20	947.90	19.88	188.44
21	1,164.96	18.04	210.16
22	973.72	16.48	160.47
23	652.66	15.16	98.94
24	685.28	14.05	96.28
25	579.36	13.13	76.07
26	553.11	12.37	68.42
27	523.23	11.76	61.53
28	435.97	11.28	49.18
29	386.93	10.90	42.18
30	447.87	10.62	47.56
31	495.52	10.41	51.58
32	363.47	10.25	37.26
33	438.15	10.15	44.47
34	419.01	10.08	42.24
35	402.94	10.04	40.46
36	313.50	10.02	31.41
37	330.39	10.01	33.07
38	352.61	10.00	35.26
39	282.68	10.00	28.27
40	350.69	10.00	35.07
41	335.23	10.00	33.52
42	289.85	9.90	28.70
43	252.24	9.80	24.72
44	281.95	9.70	27.35
45	251.29	9.60	24.12
46	212.38	9.50	20.18
47	302.89	9.40	28.47
48	203.19	9.30	18.90
49	265.28	9.20	24.41
50	213.33	9.10	19.41
51	197.02	9.00	17.73
52	201.90	8.90	17.97
53	211.79	8.80	18.64
54	154.15	8.70	13.41
55	178.24	8.60	15.33
56	184.37	8.50	15.67
57	211.25	8.40	17.75
58	134.69	8.30	11.18
59	136.27	8.20	11.17
60	2,158.72	8.10	174.86
	45,358.91		21,611.01

SURVEYOR

BLACK MOUNTAIN SURVEYING
17308 WEST WOODROW LANE
SURPRISE, AZ 85288
DALE A. MATTINGLY, RLS 36888

SURVEY COMPLETED 04/15/16

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE SOUTH LINE OF LOT 12 AS MESURED BETWEEN THE RECOVERED MONUMENTS SHOWN HEREON, HAVING A BEARING OF S81°03'23"E

SURVEY NOTES

THE FOLLOWING MONUMENTS WERE RECOVERED DURING THE COURSE OF THIS SURVEY AND WERE FOUND TO BE WITHIN STATE ACCEPTABLE TOLERANCE UNLESS OTHERWISE NOTE:

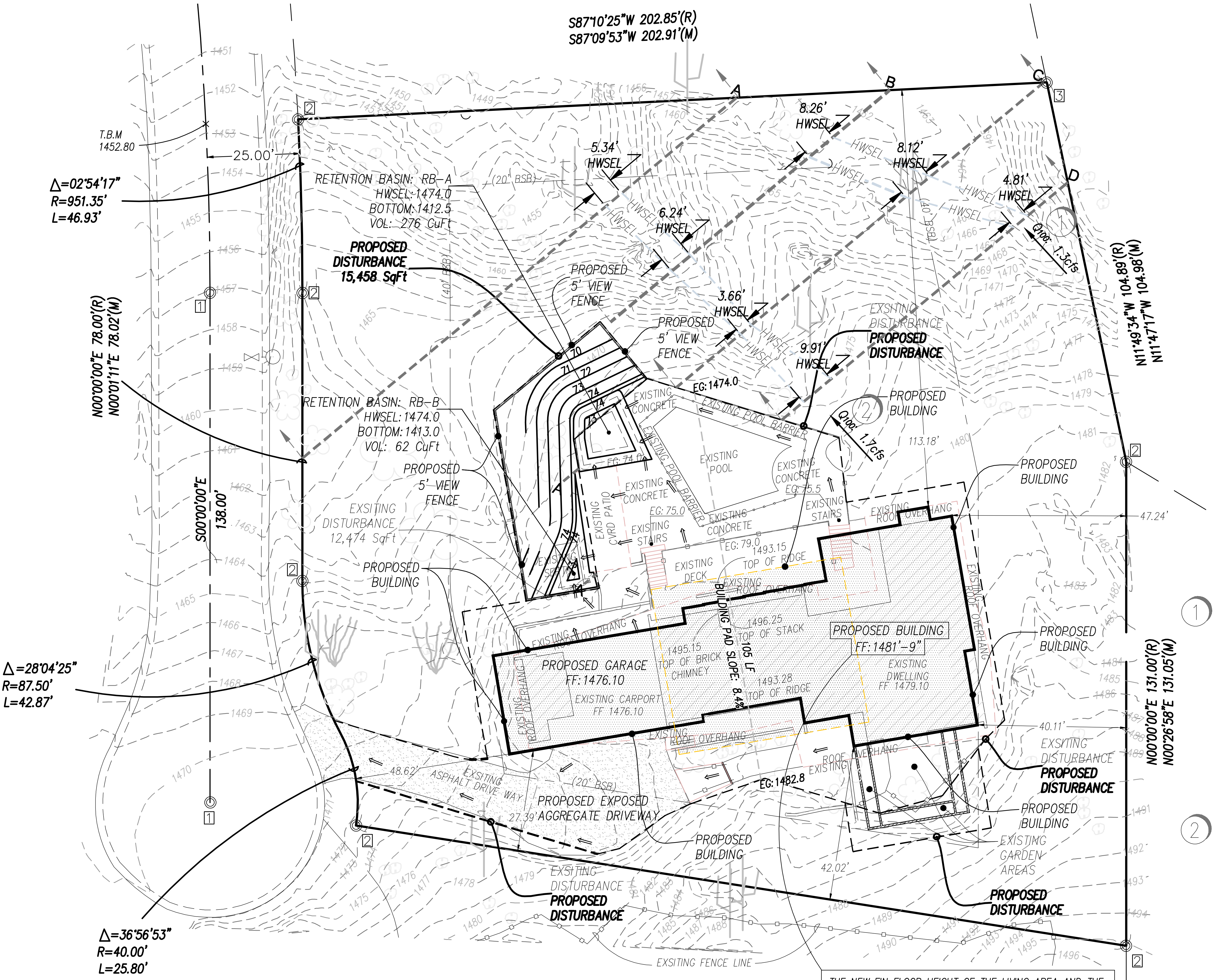
1. FOUND A 3" MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP 0.2' BELOW PAVEMENT
2. THE PREVIOUS SURVEYOR FOUND A 1" IRON PIPE WITHOUT IDENTIFICATION. ACCEPTED IT AS THE ORIGINAL CORNER MONUMENT AND AFFIXED A BRASS TAG STAMPED RLS 36888.
3. THE PREVIOUS SURVEYOR FOUND A 1/2" REBAR WITHOUT IDENTIFICATION. AFFIXED A BRASS TAG STAMPED RLS 36888.

LEGEND

◎	FOUND MONUMENT AS NOTED
◉	SET 1/2" "PK" NAIL WITH A BRASS TAG STAMPED RLS 36888
(R)	RECORD
(M)	MEASURED
MCR	MARICOPA COUNTY RECORDER
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
X84.2	SPOT ELEVATION (ADD 1400)
——□——	FENCE
⋈◯	FIRE HYDRANT
	OCCOTILLO
	SAGUARO
	TREE
	BOULDER

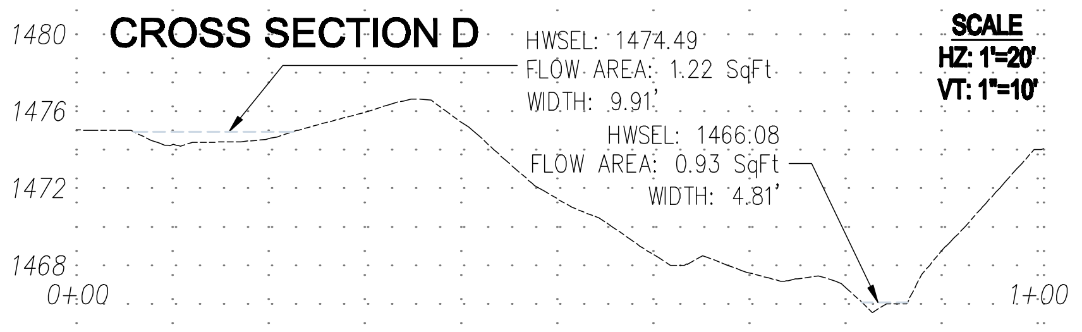
Scale in feet: 0 20 30 40

SCALE: 1" = 20'


S87°10'25"W 202.85'(R)
S87°09'53"W 202.91'(M)
T.B.M 1452.80
25.00'
Δ=02°54'17"
R=951.35'
L=46.93'
N00°00'00"E 78.00'(R)
N00°01'11"E 78.02'(M)
S00°00'00"E 138.00'
Δ=28°04'25"
R=87.50'
L=42.87'
Δ=36°56'53"
R=40.00'
L=25.80'
RETENTION BASIN: RB–A
HWSEL:1474.0
BOTTOM:1412.5
VOL: 276 CuFt
PROPOSED DISTURBANCE 15,458 SqFt
RETENTION BASIN: RB–B
HWSEL:1474.0
BOTTOM:1413.0
VOL: 62 CuFt
PROPOSED 5' VIEW FENCE
EXSITING DISTURBANCE 12,474 SqFt
PROPOSED BUILDING
(20' BSB)
(40' BSB)
5.34' HWSEL
6.24' HWSEL
3.66' HWSEL
8.26' HWSEL
8.12' HWSEL
4.81' HWSEL
9.91' HWSEL
A
B
C
D
Q100: 1.3cfs
Q100: 1.7cfs
EG:1474.0
EXISTING POOL BARRIER
EXISTING POOL
EXISTING CONCRETE
EG: 75.5
EG: 75.0
EG: 74.0
EXISTING CVRD PATIO
EXISTING STAIRS
EXISTING SEPTIC
EXISTING DECK
EG: 79.0
1493.15 TOP OF RIDGE
EXISTING ROOF OVERHANG
BUILDING PAD SLOPE: 8.4%
105 LF
1495.15 TOP OF BRICK CHIMNEY
1496.25 TOP OF STACK
1493.28 TOP OF RIDGE
PROPOSED GARAGE FF:1476.10
EXISTING CARPORT FF 1476.10
PROPOSED BUILDING FF:1481'–9"
EXISTING DWELLING FF 1479.10
113.18'
47.24'
40.11'
42.02'
48.62'
27.39'
EXISTING ASPHALT DRIVE WAY
PROPOSED EXPOSED AGGREGATE DRIVEWAY
EG:1482.8
EXSITING DISTURBANCE
PROPOSED DISTURBANCE
EXISTING GARDEN AREAS
EXSITING FENCE LINE
N11°49'34"W 104.89'(R)
N11°47'17"W 104.98'(M)
N00°00'00"E 131.00'(R)
N00°26'58"E 131.05'(M)
S81°07'01"E 210.95'(R)
S81°03'23"E 209.98'(M)
1
2
3

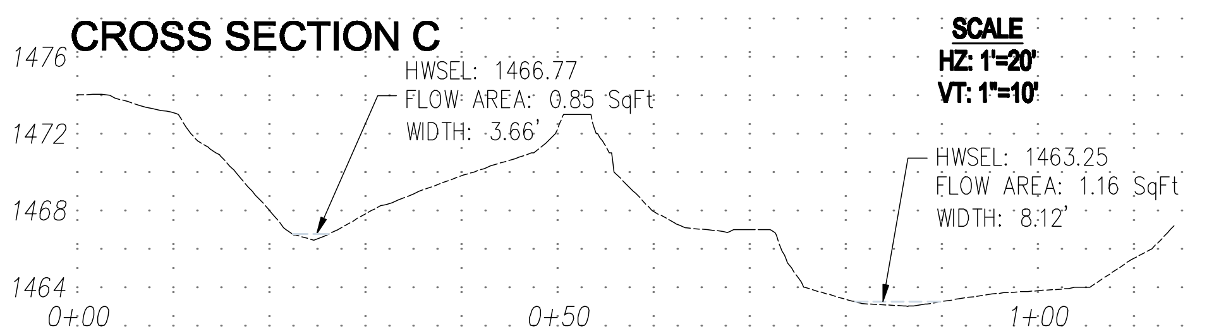
THE NEW FIN FLOOR HEIGHT OF THE LIVING AREA AND THE BEDROOMS WILL BE RAISED 2'–8" ABOVE THE CURRENT ELEVATION OF THE EXISTING CONCRETE SLAB. THE DESIRE FOR A NEW FINISHED FLOOR ELEVATION THAT IS HIGHER THAN THE EXISTING FLOOR ELEVATION IS PRIMARILY TO BETTER ENSURE THAT WATER/DRAINAGE FROM THE HILLSIDE WILL NOT BE AN ISSUE. THE FIN FLOOR HEIGHT OF THE EXISTING GARAGE WILL REMAIN THE SAME

CROSS SECTION D


HWSEL: 1474.49
FLOW AREA: 1.22 SqFt
WIDTH: 9.91'
HWSEL: 1466:08
FLOW AREA: 0.93 SqFt
WIDTH: 4.81'
1480
1476
1472
1468
1464
0+00
1+00

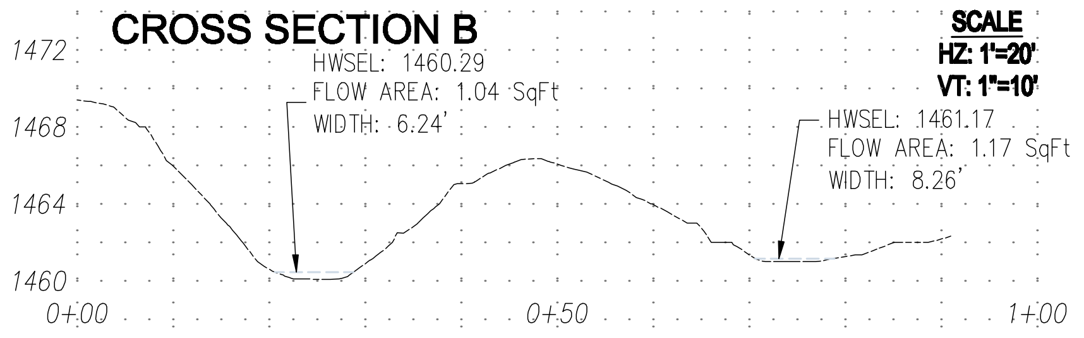
SCALE
HZ: 1"=20'
VT: 1"=10'

CROSS SECTION C


HWSEL: 1466.77
FLOW AREA: 0.85 SqFt
WIDTH: 3.66'
HWSEL: 1463.25
FLOW AREA: 1.16 SqFt
WIDTH: 8.12'
1476
1472
1468
1464
0+00
0+50
1+00

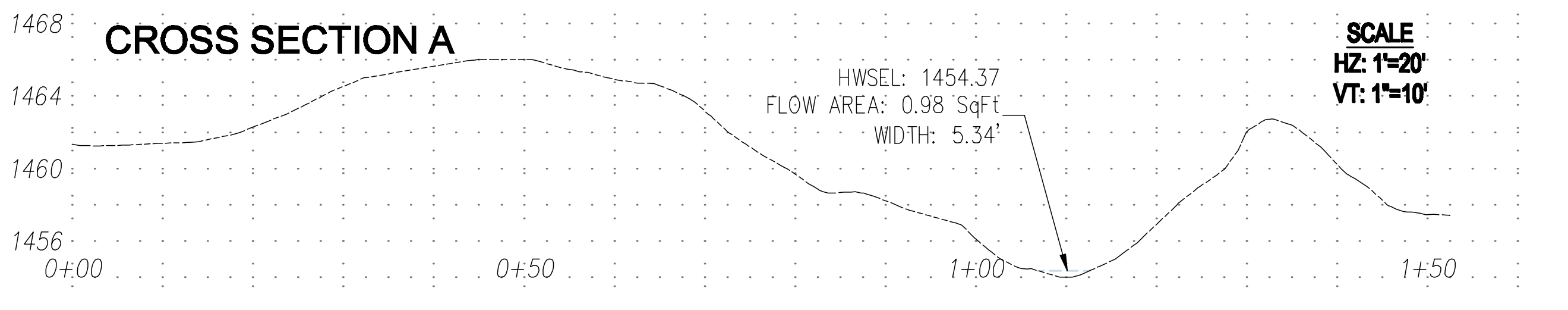
SCALE
HZ: 1"=20'
VT: 1"=10'

CROSS SECTION B


HWSEL: 1460.29
FLOW AREA: 1.04 SqFt
WIDTH: 6.24'
HWSEL: 1461.17
FLOW AREA: 1.17 SqFt
WIDTH: 8.26'
1472
1468
1464
1460
0+00
0+50
1+00

SCALE
HZ: 1"=20'
VT: 1"=10'

CROSS SECTION A


HWSEL: 1454.37
FLOW AREA: 0.98 SqFt
WIDTH: 5.34'
1468
1464
1460
1456
0+00
0+50
1+00
1+50

SCALE
HZ: 1"=20'
VT: 1"=10'

ON-SITE RETENTION

RETENTION BASIN CALCULATION SUMMARY (100-YR, 2-HR)						
RETENTION REQUIRED			Town of Paradise Valley Drainage Standards - Pre vs Post			
		VOL				
		$VOL_{REQ} = \frac{A*D*C_W}{12}$				
		Existing Development Area			12,474	Sq.Ft.
		Proposed Development Area			15,458	Sq.Ft.
		Drainage Area		A=	2,984	Sq.Ft.
Per Town Reqm'ts		100-yr, 1-hr Rainfall Depth		D =	2.80	in.
Per Town Reqm'ts		Rougness Coefficient		C_W=	0.45	
		VOLUME RETENTION REQUIRED			**313**	**Cu.Ft.**
RETENTION PROVIDED						
RB - A	Ft	Area (Sq.Ft.)	Ave Area/Depth			
DEPTH =	0	315	(Cu.Ft.)	Vol/Depth		
			133.25	(Cu.Ft.)		
	0.5	218		133.25		
			89.00			
	1	138		222.25		
			53.50			
	1.5	76		275.75		
		VOLUME RETENTION PROVIDED			***276***	**Cu.Ft.**
RB - B	Ft	Area (Sq.Ft.)	Ave Area/Depth			
DEPTH =	0	130	(Cu.Ft.)	Vol/Depth		
			45.50	(Cu.Ft.)		
	0.5	52		45.50		
			16.00			
	1	12		61.50		
		VOLUME RETENTION PROVIDED			***62***	**Cu.Ft.**
Summary of Individual Onsite Retention						
		Volume Provided				
		Retention Basin A	276	Cu.Ft.		
		Retention Basin B	62	Cu.Ft.		
		TOTAL Provided:	**337**	**Cu.Ft.**	**Adequate Retention**	

SITE DATA

PROPERTY OWNER:
SHOUMAKER PV, LLC
5715 NORTH 55th PLACE
PARADISE VALLEY, ARIZONA

LEGAL DESCRIPTION:
LOT 12, STONE CANYON EAST, ACCORDING TO BOOK 18 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA.

NET AREA:	45,655 Sq.Ft. (1.05 Ac.)
ADDRESS:	5715 NORTH 55th PLACE PARADISE VALLEY, ARIZONA
A.P.N.:	172–47–057
ALLOWABLE DISTURBANCE:	27,379 SqFt
EXISTING DISTURBANCE:	12,474 SqFt
PROPOSED DISTURBANCE:	15,458 SqFt

EARTHWORK CALCS:
TOTAL CUT 16
TOTAL FILL 374
NET 358 Cu. Yd. (IMPORT)
*APPROXIMATE TOTALS
–GRADING CONTRACTOR TO VERIFY
– S S E MAKES NO ASSURANCES AS TO THE FINAL EARTHWORK QUANTITIES

HILLSIDE ASSURANCE:
$25.00 x 16 CuYd (CUT) = $400.00
$25.00 x 374 CuYd (FILL) = $9,350.00
TOTAL $9,750.00

DRAINAGE NOTES:
NO OFF–SITE STORM WATERCOURSES EFFECT SAID PROPERTY.
NO ON–SITE STORM WATERCOURSES EFFECT SAID PROPERTY.

DRAINAGE CALCS

100–YR FLOWS; Q = CiA

① SURFACE FLOW
C = 0.43 (R1–18 zoning, Hydrologic Soil Group A)
i = 7 in/hr; Tc = 10 MIN.
A = 0.25 acres (10,890 sqft From northwest half of southeastern adjacent lot)
Q = 0.75 cfs

ROOF RUN–OFF
C = 0.95
i = 7 in/hr; Tc = 10 MIN.
A = 0.08 acres (3,600 From ½ of roof and hard surface area from contributing area to southeast)
Q = 0.53 cfs
Total Q100 = 1.28 cfs

② SURFACE FLOW
C = 0.43 (R1–18 zoning, Hydrologic Soil Group A)
i = 7 in/hr; Tc = 10 MIN.
A = 0.26 acres (11,414 sqft From southeast half of subject lot)
Q = 0.78 cfs

ROOF RUN–OFF
C = 0.95
i = 7 in/hr; Tc = 10 MIN.
A = 0.14 acres (6,200 From ½ of roof and hard surface area from contributing area to southeast)
Q = 0.95 cfs
Total Q100 = 1.74 cfs

WORK LOG		
DSN	DESCRIPTION	DATE
CBS	FINAL DRAFT – TOWN OF PARADISE VALLEY	12/16/16
CBS	FINAL DRAFT – TOWN OF PARADISE VALLEY	12/21/16
CBS	FINAL DRAFT – TOWN OF PARADISE VALLEY	07/27/17
CBS	FINAL DRAFT – TOWN OF PARADISE VALLEY	10/31/17
CBS	FINAL DRAFT – TOWN OF PARADISE VALLEY	11/10/17
CBS	FINAL DRAFT – TOWN OF PARADISE VALLEY	11/20/17

GRADING AND DRAINAGE NOTES

1. AN APPROVED GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
2. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, PIPES, PROTECTIVE BERMS OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO ANY STRUCTURE BEING BUILT.
3. FOUNDATIONS SHALL BEAR ON NATIVE SOIL OR COMPACTED FILL w/ MIN 95% COMPACTION PER ASTM D698.
4. PREPARATION OF GROUND: THE AREA OVER WHICH FILLS ARE TO BE MADE SHALL BE CLEARED OF ALL TRASH, TREES, STUMPS, DEBRIS OR OTHER MATERIAL NOT SUITABLE AS A FOUNDATION FOR FILL. WHERE EXCAVATION IS TO OCCUR THE TOP FOUR (4) INCHES OF EXCAVATED NATIVE SOIL SHALL REMAIN ON THE SITE AND SHALL BE REUSED IN A MANNER THAT TAKES ADVANTAGE OF THE NATURAL SOIL SEED BANK IT CONTAINS.
5. LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON INFORMATION SUPPLIED TO THE ENGINEER BY A FIELD SURVEY OR AVAILABLE MAPS. NO GUARANTEE ON LOCATIONS OR ACCURACY IS IMPLIED OR GIVEN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUE STAKE (263–1100) AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
6. ALL NEW CONSTRUCTION AND ADDITIONS ADDING MORE THAN 50% OF EXISTING STRUCTURE SUBMITTED FROM MARCH 1, 2001 ON, MUST HAVE FIRE SPRINKLING WITH REVIEW AND APPROVAL BY FIRE MARSHALL FOR TOWN OF PARADISE VALLEY (RURAL METRO FIRE DEPARTMENT, FIRE PREVENTION DIVISION).
7. CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ON–SITE CONDITIONS.
8. ALL DRAINAGE SWALES SHALL BE MAINTAINED BY OWNER TO BE FREE OF TRASH, SILT, VEGETATION AND DEBRIS.
9. CONTRACTOR SHALL VERIFY PROPERTY LINE LOCATIONS PRIOR TO PROCEEDING WITH WORK.
10. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING ARE NOT A PART OF THIS SITE PLAN.
11. LOCATIONS OF ANY VEGETATION NOTED ARE APPROXIMATE AND SHOULD NOT BE USED FOR ARCHITECTURAL LANDSCAPE PLANNING.
12. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA.
13. ALL PROPERTY LINES TO BE IDENTIFIED BY AN ARIZONA REGISTERED LAND SURVEYOR PRIOR TO FIRST FOOTING INSPECTION. REF. P.V. MINIMUM SUBMITTAL REQUIREMENTS.
14. SWIMMING POOLS, SPAS, FENCES, SITE WALLS, AND RETAINING WALLS REQUIRE SEPARATE PERMITS.
15. ALL MECHANICAL EQUIPMENT (AIR CONDITIONER, POOL EQUIPMENT, ETC.) SHALL BE SCREENED A MINIMUM OF ONE FOOT HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL BE COMPATIBLE WITH THE ADJACENT BUILDING.
16. GUESTHOUSES ON LOTS LESS THAN 35,000 Sq. Ft. SHALL NOT PROVIDE COOKING FACILITIES AND WILL NEVER BE OFFERED FOR RENT. GUESTHOUSES ON LOTS GREATER THAN 35,000 Sq. Ft. MAY PROVIDE COOKING FACILITIES.

HILLSIDE NOTES:

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLDISE STIPULATIONS AND ALL TOWN CODE REQUIREMENTS ARE COMPLIED INCLUDING, BUT NOT LIMITED TO LANDSCAPING, GROUND RESTORATION, FIRE FLOW, FIRE SAFETY AND ALL ONSITE AND OFFSITE IMPROVEMENTS.
2. ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF TOWN ZONING ORDINANCE.
3. ALL EXCESS FILL MATERAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
4. THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLR BACK UP WARNING DEVICES SHALL BE LIMITED TO USE BETWEEN THE HOURS OF 7:00AM OR SUNRISE, WHICHEVER IS LATER, AND 6:00PM OR SUNSET, WHICHEVER IS EARLIER, MONDAY THROUGH FRIDAY, WITH LIMITED WORK ON SATURDAY AND NO WORK ON SUNDAY OR LEGAL HOLIDAYS.
5. CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL

ENGINEERING NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY WAS DONE BY OTHERS, S S E MAKES NO ASSURANCES TO THE ACCURACY OF CONTOURS, BOUNDARY LOCATIONS, OR EASEMENT LOCATIONS WITHIN SAID SURVEY.
2. THE BUILDING SETBACKS, ENVELOPE AND LOT COVERAGE ARE SHOWN PER THE ZONING DISTRICT. SETBACKS AND OTHER RESTRICTIONS CREATED BY AMENDED STANDARDS OR COVENANTS MAY BE APPLICABLE. FINAL INTERPRETATION IS THE RESPONSIBILITY OF THE OWNER OF SAID PROPERTY AND THE CORRESPONDING GOVERNMENTAL AGENCY OVERSEEING SAID PROPERTY.
3. WATERMAIN AND SEWER LOCATIONS ARE BASED ON INFORMATION PROVIDED BY THE TOPOGRAPHIC/BOUNDARY AND MONUMENTS FOUND IN THE FIELD MAY NOT BE EXACT. CONTRACTOR TO VERIFY ACTUAL SIZES, LOCATIONS AND TYPES OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM BUILDING FOUNDATION FOR A MINIMUM OF 5% SLOPE FOR 10 FEET, NOTIFY ENGINEER OF ANY DISCREPANCIES.
5. ALL COMPACTION, EXCAVATION AND BACK FILL SHALL BE DONE IN ACCORDANCE WITH GEOTECHNICAL REPORT OR AT MINIMUM A 95% COMPACTION RATE IS REQUIRES PER ASTM D698.
6. ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING ARE NOT A PART OF THIS GRADING AND DRAINAGE PLAN.
7. CONTRACTOR SHALL VERIFY PROPERTY LINE LOCATIONS PRIOR TO PROCEEDING WITH WORK.
8. ALL DRAINAGE SWALES SHALL BE MAINTAINED BY OWNER TO BE FREE OF TRASH, SILT, VEGETATION AND DEBRIS.
9. CONTRACTOR/BUILDER SHALL NOTIFY THE ENGINEER OF ANY VARIANCES BETWEEN THESE PLANS AND ON–SITE CONDITIONS.
10. NO PORTIONS OF THIS LOT HAS NATURAL SLOPES GREATER THAN 15%.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
040049	1765	L	10/16/13	X	N/A

A FEDERAL EMERGENCY MANAGMENT AGENCY (FEMA) ELEVATION CERTIFICATION BASED ON FINISHED CONSTRUCTION MUST BE REVIEWED AND APPROVED BY FLOOD MANAGEMENT FORE EACH NEW AND SUBSTANTIAL IMPROVEMENT STRUCTURE CONSTRUCTED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY. A COPY OF THE ELEVATION CERTIFICATION MUST BE SUBMITTED TO THE GENERAL AND STRUCTURAL INSPECTOR.

UTILITIES

SEWER:	TOWN OF PARADISE VALLEY
ELECTRIC:	APS
WATER:	ARIZONA AMERICAN WATER
TELEPHONE:	QWEST/COX COMMUNICATIONS
GAS:	SOUTHWEST GAS
CABLE:	COX & QWEST COMMUNICATIONS

CALL TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUESTAKES
263–1100
BLUE STAKE CENTER
CALL COLLECT

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION R4–30–301 OF THE RULES OF THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE REVIEW OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY MARICOPA COUNTY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

CIVIL ENGINEER

S J Seitz

33562
STEVEN J. SEITZ
11-20-17
Expires: 3/31/20

PROJECT MANAGER:
CLINT SCHERF (480) 225-4920

(480) 225-4920 SSEAZ@COX.NET

CIVIL ~ STRUCTURAL
S S E
RESIDENTIAL ~ COMMERCIAL

15021 EAST WINDYHILL ROAD
FOUNTAIN HILLS, ARIZONA 85268

Grading & Drainage Plan

LOT 12 - STONE CANYON EAST
PARADISE VALLEY, ARIZONA

PROJECT No. SSE-557-2016
SHEET: C1

PERMIT TRACKING No.

abbreviations PLEASE NOTE: NOT ALL ABBREVIATIONS APPLY TO THIS PROJECT

AB	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGGR	AGGREGATE
AH	AIR HANDLER
ALUM	ALUMINUM
ALT	ALTERNATE
AP	ACOUSTICAL PANEL
APPROX	APPROXIMATE
ASPH	ASPHALT
BBQ	BARBEQUE
BC	BOTTOM OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BU	BUILT UP
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CHAN	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CG	CORNER GUARD
CLG	CEILING
CLKG	CAULKING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
CTSK	COUNTERSUNK
CW	COLD WATER
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
DRWR	DRAWER
(E)	EXISTING
E	EAST
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQPT	EQUIPMENT
EWH	ELECTRICAL WATER HEATER
EXST	EXISTING
EXP	EXPANSION
EXP AGGR	EXPOSED AGGREGATE
EXT	EXTERIOR
EXTR	EXTRUSION
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER (SURFACE)
FEC	FIRE EXTINGUISHER CABINET
FCO	FLOOR CLEAN OUT
FF	FINISH FLOOR
FG	FINISH GLASS
FH	FIRE HOSE
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASHING
FLOUR	FLOURESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUDS
FPRF	FIRE PROOF
FS	FIRE SPRINKLER
FSD	FIRE/SMOKE DAMPER
FT	FOOT
FTG	FOOTING
FR	FRAME
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GND	GROUND
GR	GRADE
GSM	GALVANIZED SHEET METAL
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HD	HEAD
HDR	HEADER
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HAND RAIL
HW	HOT WATER
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE
MACH	MACHINE
MAG	MAGNETIC
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MBL	MARBLE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS.
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MUL	MULLION
N/A	NOT AVAILABLE
NA	NOT ACCESSIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPER	OPERABLE
OPNG	OPENING
OPP	OPPOSITE
PAV	PAVING
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PR	PAIR
PRCST	PRECAST
PROP	PROPERTY
PT	POST-TENSIONED
PTD	PAINTED
PTN	PARTITION
QTY	QUANTITY
RAD	RADIUS
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATION
REINF	REINFORCED
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISION
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER
S	SOUTH
SAD	SEE ARCHITECTURAL DRAWINGS
SC	SOLID CORE
SCHED	SCHEDULE
SED	SEE ELECTRICAL DRAWINGS
SECT	SECTION
SF	SUPPLY FAN
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SLIDING
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SQ	SQUARE
SR	SPRINKLER RISER
SSD	SEE STRUCTURAL DRAWINGS
S STL	STAINLESS STEEL
STL	STEEL
STD	STANDARD
STOR	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
TC	TOP OF CURB
TEL	TELEPHONE
TEMP	TEMPERED
TER	TERRAZZO
T&G	TONGUE AND GROOVE
THRU	THROUGH
TO	TOP OF
TOP	TOP OF PAVEMENT
TV	TELEVISION
TOW	TOP OF WALL
TYP	TYPICAL
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VER	VERIFY
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER/DRYER
WDW	WINDOW
WG	WIRE GLASS
WH	WATER HEATER
WM	WALL MOUNT
WO	WHERE OCCURS
W/O	WITHOUT
WP	WATERPROOF
WSP	WET STANDF PIPE
WWF	WIRE WELDED FABRIC
WWM	WOVEN WIRE MESH

town of pv - hillside info

PROPOSED RESIDENCE NARRATIVE:

2

PROPOSED RESIDENCE IS A REMODEL OF AN EXISTING 3,169 SQ FT RESIDENCE WITH A 900 SQ FT CARPORT (TOTAL 4,069 SQ FT). THE PROPOSED RESIDENCE WITH AN ENCLOSED GARAGE IS 4,737 SQ FT. THE INCREASE IN THE SQUARE FOOTAGE IS DUE TO A PROPOSED LARGER MASTER BEDROOM IN THE ALREADY DISTURBED AREA AND EXPANSION OF THE EXISTING GARAGE BY 180 SF

THE NEW FIN FLOOR HEIGHT OF THE LIVING AREA AND THE BEDROOMS WILL BE RAISED 2'-8" ABOVE THE CURRENT ELEVATION OF THE EXISTING CONCRETE SLAB. THE DESIRE FOR A NEW FINISHED FLOOR ELEVATION THAT IS HIGHER THAN THE EXISTING FLOOR ELEVATION IS PRIMARILY TO BETTER ENSURE THAT WATER/DRAINAGE FROM THE HILLSIDE WILL NOT BE AN ISSUE. THE FIN FLOOR HEIGHT OF THE EXISTING GARAGE WILL REMAIN THE SAME.

THE EXISTING GABLE ROOF WILL BE REMOVED AND REPLACED WITH A NEW 'FLAT' ROOF. THE EXISTING TOP OF ROOF HEIGHT IS AT 11'-0" AFF AT ITS HIGHEST POINT. THE NEW ROOF HEIGHTS ARE 13'-4" AFF AT THE LIVING ROOM AND 11'-4" AFF AT THE GARAGE AND THE BEDROOM AREAS. ALL HEIGHTS CONFORM WITH THE HILLSIDE ORDINANCE.

BUILDING PAD SLOPE

BUILDING PAD SLOPE: 8.4%

LOT SIZE:

45,633 SQ FT

DRIVEWAY:

DRIVEWAY SLOPE: 6%
DRIVEWAY WIDTH: 14'
DRIVEWAY COLOR: GRAY EXPOSED AGGREGATE CONCRETE (EXISTING DRIVEWAY LOCATION TO BE USED)

ZONING (PREVIOUSLY APPROVED):

R-43

FRONT:	40'-0"
SIDE (EAST):	20'-0"
SIDE (WEST):	20'-0"
REAR:	40'-0"

DISTURBANCE TABLE:

▪▪▪▪▪▪▪▪▪▪ DASHED LINE AREA INDICATES EXISTING/PROPOSED LIMIT OF DISTURBED AREA

2

DISTURBANCE:	QUANTITY (SF):
EXISTING AMOUNT OF DISTURBANCE	12,474 SF (GROSS) – 5,371 SF (BLDG FOOTPRINT) = 7,103 SF
ALLOWABLE AMOUNT OF DISTURBANCE	SLOPE CATEGORY = 10% THEREFORE ALLOWABLE DISTURBANCE = 60% 60% X LOT AREA (45,633 SF) = 27,379 SF
PROPOSED AMOUNT OF DISTURBANCE	14,437 SF + 993 SF (TEMPORARY DISTURBANCE AREA) = 15,458 SF
PROPOSED NET DISTURBANCE	15,458 SF – 4,737 SF – 993 SF – 2,082 SF (DRIVEWAY) = 7,646 SF

SQUARE FOOTAGES & FAR OF THE HOUSE:

TYPE	QUANTITY (SF):	FAR (MAX BUILDING AREA)
EXISTING HOUSE	5,371 SF	5,371 SF / 45,633 SF = 11.7%
ALLOWABLE HOUSE	25% = 25% X LOT AREA = 11,408.25	25% = 25% X LOT AREA = 11,408.25
PROPOSED HOUSE	4,737 SF	4,737 SF / 45,633 SF = 10.4%

AFFECTED SF: PLEASE NOTE THAT THE AFFECTED SQUARE FOOTAGE IS THE REQUESTED FENCED IN AREA FOR THEIR DOGS TO BE OUTDOORS AND PROTECTED WHILE THE FENCED IN AREA ALSO PROVIDES POOL PROTECTION. THE REMAINDER OF THE AFFECTED SQUARE FOOTAGE HAS ALREADY BEEN DISTURBED BY THE EXISTING HOUSE. THE NEW AREA THAT IS REQUESTED AS A GRASS AREA ADJACENT TO THE POOL AREA COMPRISES 1,671 SF (PREVIOUSLY APPROVED BY HILLSIDE) AND AN ADDITIONAL 180 SF FOR THE EXPANSION OF THE GARAGE.

RETAINING WALLS:

NUMBER OF RETAINING WALLS = 12

TOTAL LENGTH OF RETAINING WALLS = 337'-5 1/2"

MAXIMUM HEIGHT OF RETAINING WALLS = 6' @ MASTER BEDROOM PATIO/ EXST POOL DECK JUNCTION

MAXIMUM CONTINUOUS LENGTH OF RETAINING WALLS = 54'-4 1/2" – EXST PATIO DECK TO BE CONVERTED TO EXTERIOR STORAGE

MAXIMUM LENGTH OF VISIBLE RETAINING WALL MEASURED FROM ANY POINT AROUND THE PROPERTY = 116'-3" FROM NW CRNR OF LOT LOOKING SE

SQUARE FOOTAGES:

2

TYPE	QUANTITY (SF):
LIVABLE	3,324 SF
GARAGE & STORAGE	1,413 SF
COVERED PATIO	831 SF
EXISTING DECK	3,194 SF (WITHIN EXISTING DISTURBED AREA)
NEW DECK AREA W/ HOT TUB	313 SF (WITHIN EXISTING DISTURBED AREA)

TRENCHING:

THERE WILL BE NO TRENCHING FOR UTILITY FOR THE PROPOSED RESIDENCE. ALL UTILITIES ARE EXISTING IN THE CURRENT RESIDENCE.

DISTURBED AREA CALCULATION:

PROPOSED RESIDENCE DOES NOT DISTURB ADDITIONAL NATURAL LANDSCAPE. PROPOSED RESIDENCE REMAINS WITHIN THE FOOTPRINT OF EXISTING RESIDENCE. EXISTING POOL, DECKS & DRIVEWAY TO REMAIN

PROPOSED DRAINAGE:

THE EXISTING DRAINAGE DRAINS FROM THE SOUTH SIDE OF THE PROPERTY FROM THE CONTINUED HILLSIDE THAT EXTENDS UP TO BECOME CAMELBACK MOUNTAIN. DRAINAGE THAT FALLS ON TO THE PROPERTY AT THE SOUTH SIDE OF THE HOUSE FLOWS ALONG THE DRIVEWAY'S SOUTH EDGE TO WEST TO THE STREET OR ALONG THE SOUTH SIDE OF THE HOUSE TO THE EAST AROUND THE HOUSE AND CONTINUES TO THE NATURAL UNDISTURBED WASH LOCATED TO THE EAST OF THE HOUSE. THIS WASH IS LOCATED PARTIALLY ON THE PROPERTY.

IT IS IMPORTANT TO NOTE THAT EXISTING DRAINAGE PATTERNS AND FLOWS ARE TO REMAIN, SINCE NO ADDITIONAL LANDSCAPE IS TO BE DISTURBED OR ALTERED.

DUE TO THE CURRENT REQUIRMENTS FOR ON SITE RETENTION, THIS REQUIREMENT WILL BE ADDRESSED FORMALLY BY A CIVIL ENGINEER FOR THE FORMAL HILLSIDE REVIEW WITH ADDITIONAL CROSS SECTIONS, A GRADING AND DRAINAGE PLAN, DRAINAGE REPORT, AND ALL OTHER REQUIRED DOCUMENTATION.

consultants

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BUILDER:

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MECHANICAL ENGINEER & PLUMBING ENGINEER:

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PHONE: 480.225.4920
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CONTACT: CLINT SCHERF

project data

PROJECT NAME & ADDRESS

SHOUMAKER RESIDENCE
5715 NORTH 55TH PLACE
PARADISE VALLEY, AZ 85253

SUBMITTED BY:

SHOUMAKER PV LLC
5715 NORTH 55TH PLACE
PARADISE VALLEY, AZ 85253

APPLICABLE CODES:

1

2015 INTERNATIONAL RESIDENTIAL BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL ENERGY CODE

ZONING (PREVIOUSLY APPROVED):

R-43

SETBACKS (PREVIOUSLY APPROVED):

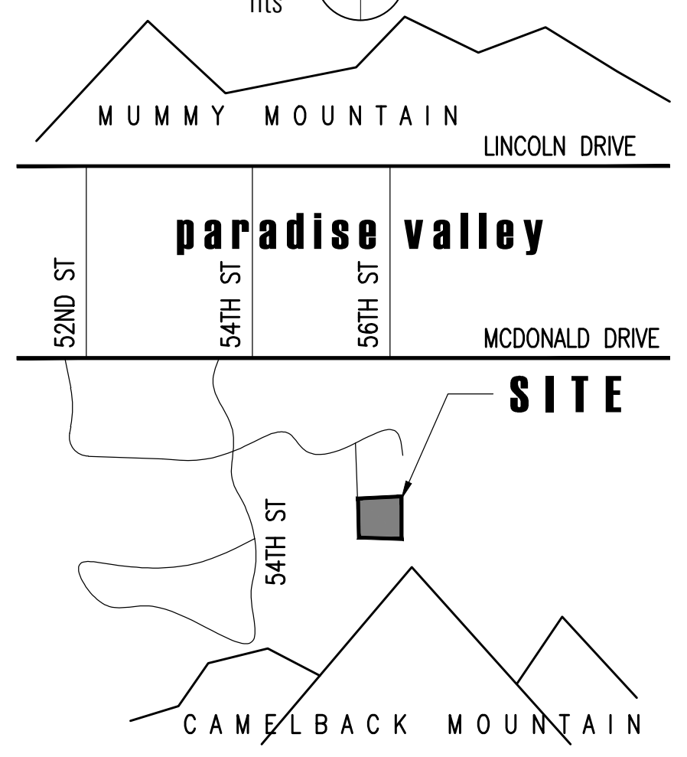
FRONT:	40'-0"
SIDE (EAST):	20'-0"
SIDE (WEST):	20'-0"
REAR:	40'-0"

LOT SIZE:

45,633 SQ FT

vicinity map

nts



general notes

1. FOR ALL STRUCTURAL REQ – REF STRUCTURAL DRAWINGS
2. FOR ALL MECHANICAL REQ – REF MECHANICAL DRAWINGS
3. FOR ALL PLUMBING REQ – REF PLUMBING DRAWINGS
4. ALL GLAZING TO BE TEMPERED FOR SAFETY
5. FOR ALL WINDOW INFORMATION – REF WINDOW SCHEDULE
6. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF CONCRETE OR GRIDLINE
7. CONTRACTOR TO COORDINATE ROUTING OF MECHANICAL DUCTWORK & PIPING AS REQ'D – REF TO MECHANICAL & STRUCTURAL DRAWINGS
8. PROVIDE CLOSED CELL ISOCYANATES SPRAY FOAM INSULATION @ NEW ADDITION ROOF ONLY – ALL ROOFS SHALL HAVE A MIN R-VALUE OF R-38
9. EXTERIOR CLADDING IS 16" WIDE STANDING SEAM MTL PAN SYSTEM W/ KYNAR 500 FIN OVER SELF-HEALING WP MEMB OVER PLYWOOD @ NEW WALLS & ROOF
10. EXTERIOR CONC SHALL HAVE A BROOM FIN W/ 1/4" CARPET EDGE
11. PROVIDE BATT INSULATION W/MIN R-13 VALUE @ ALL 2X6 WD STUD EXTERIOR WALLS
12. AT LOCATIONS WHERE TWO DISSIMILAR METALS ARE ADJACENT TO ONE ANOTHER, THE CONTRACTOR TO PROVIDE A 10 MIL RUBBER MEMBRANE SEPARATING THE TWO DISSIMILAR METALS DUE TO ISSUES OF GALVANIC ACTION (TYP)
13. AT ALL CONCRETE SLAB ON GRADE CONDITIONS, CONTRACTOR TO PROVIDE 'FLORPRUFE' VAPOR BARRIER & ALL APPLICABLE ACCESSORIES BY WR GRACE OR APPROVED EQUAL
14. THE EMERGENCY ESCAPE/RESCUE UNITS (WINDOWS OR DOORS) SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SEPERATE TOOLS AND SHALL PROVIDE A FULL, CLEAR OPENING
15. ALL WALL FRAMING @ MAIN RESIDENCE TO BE 2X WOOD STUD FRAMING – REF STRUCTURAL
16. PROVIDE A COPY OF THE COUNTY DUST CONTROL PERMIT TO THE INSPECTOR
17. ALL STEEL TO BE PAINTED TO MATCH KYNAR 500 FIN UNLESS NOTED OTHERWISE
18. ALL WELDS TO BE HIDDEN WHERE POSSIBLE
19. ALL FASTENERS TO BE CONCEALED WHERE POSSIBLE
20. ALL VISIBLE WELDS TO BE ARCHITECTURAL IN APPEARANCE
21. HOUSE SHALL BE FULLY SPRINKLED

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SHOUMAKER RENOVATION

5715 n 55th place
paradise valley, az 85253

59927
THAMARIT SUCHART
Date Signed 18 OCTOBER 2017
EXPIRES 6-30-2018

architects:

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mobile : 480.332.1704 [tommy]
mobile : 480.332.1706 [patricia]
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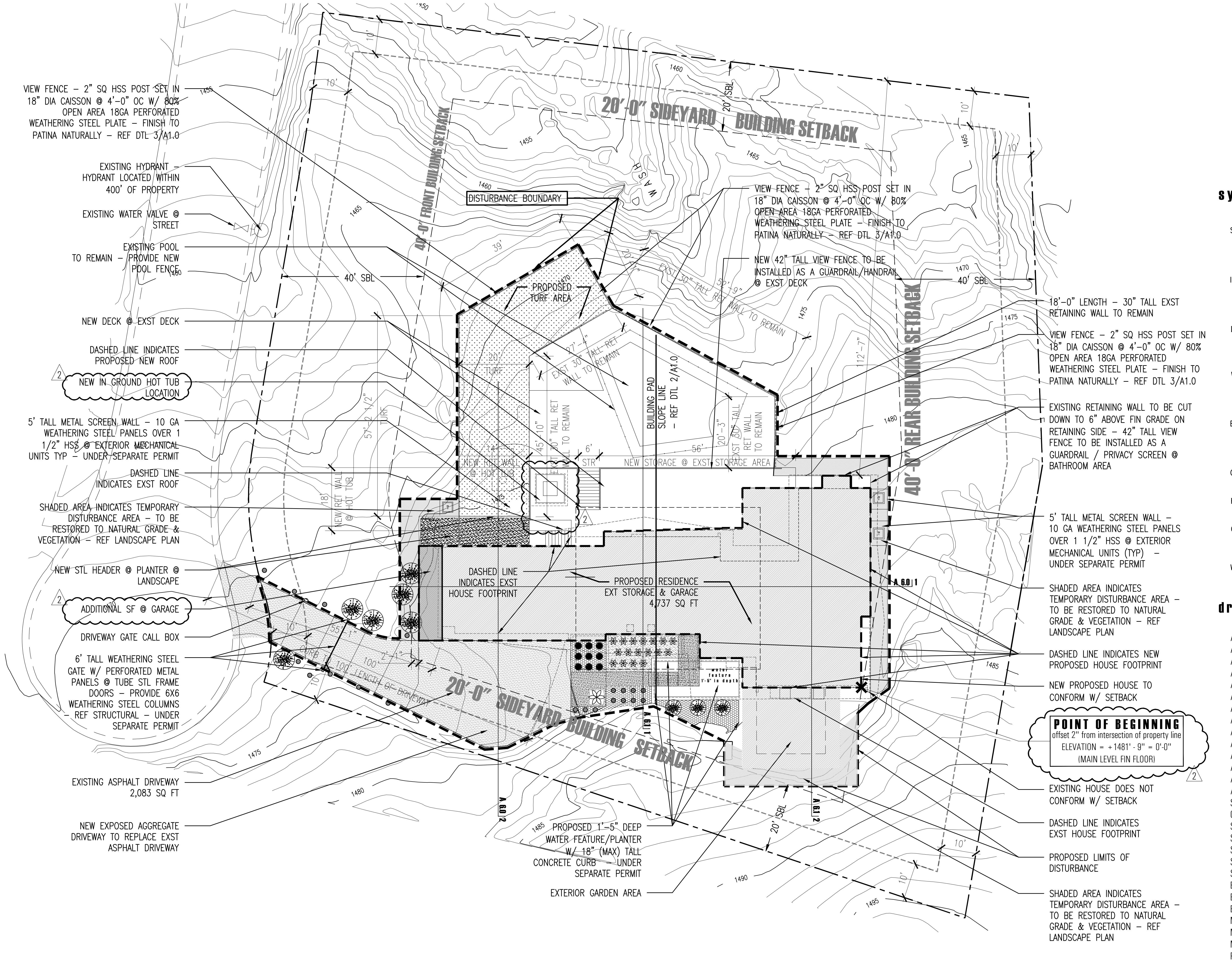

20'-0" SIDEYARD BUILDING SETBACK
40'-0" FRONT BUILDING SETBACK
40'-0" REAR BUILDING SETBACK
DISTURBANCE BOUNDARY
WASH
40' SBL
20' SBL
PROPOSED TURF AREA
BUILDING PAD SLOPE LINE – REF DTL 2/A1.0
30" TALL RET WALL TO REMAIN
EXST 30" TALL RET WALL TO REMAIN
NEW STORAGE @ EXST STORAGE AREA
A 6.0 1
PROPOSED RESIDENCE EXST STORAGE & GARAGE 4,737 SQ FT
DASHED LINE INDICATES EXST HOUSE FOOTPRINT
PROPOSED 1'-5" DEEP WATER FEATURE/PLANTER W/ 18" (MAX) TALL CONCRETE CURB – UNDER SEPARATE PERMIT
EXTERIOR GARDEN AREA
52'-9"
56'
20'-3"
112'-7"
10'

VIEW FENCE – 2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'-0" OC W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY – REF DTL 3/A1.0

EXISTING HYDRANT – HYDRANT LOCATED WITHIN 400' OF PROPERTY

EXISTING WATER VALVE @ STREET

EXISTING POOL TO REMAIN – PROVIDE NEW POOL FENCE

NEW DECK @ EXST DECK

DASHED LINE INDICATES PROPOSED NEW ROOF

2 NEW IN GROUND HOT TUB LOCATION

5' TALL METAL SCREEN WALL – 10 GA WEATHERING STEEL PANELS OVER 1 1/2" HSS @ EXTERIOR MECHANICAL UNITS TYP – UNDER SEPARATE PERMIT

DASHED LINE INDICATES EXST ROOF

SHADED AREA INDICATES TEMPORARY DISTURBANCE AREA – TO BE RESTORED TO NATURAL GRADE & VEGETATION – REF LANDSCAPE PLAN

NEW STL HEADER @ PLANTER @ LANDSCAPE

2 ADDITIONAL SF @ GARAGE

DRIVEWAY GATE CALL BOX

6' TALL WEATHERING STEEL GATE W/ PERFORATED METAL PANELS @ TUBE STL FRAME DOORS – PROVIDE 6X6 WEATHERING STEEL COLUMNS – REF STRUCTURAL – UNDER SEPARATE PERMIT

EXISTING ASPHALT DRIVEWAY 2,083 SQ FT

NEW EXPOSED AGGREGATE DRIVEWAY TO REPLACE EXST ASPHALT DRIVEWAY

VIEW FENCE – 2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'-0" OC W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY – REF DTL 3/A1.0

NEW 42" TALL VIEW FENCE TO BE INSTALLED AS A GUARDRAIL/HANDRAIL @ EXST DECK

18'-0" LENGTH – 30" TALL EXST RETAINING WALL TO REMAIN

VIEW FENCE – 2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'-0" OC W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY – REF DTL 3/A1.0

EXISTING RETAINING WALL TO BE CUT DOWN TO 6" ABOVE FIN GRADE ON RETAINING SIDE – 42" TALL VIEW FENCE TO BE INSTALLED AS A GUARDRAIL / PRIVACY SCREEN @ BATHROOM AREA

5' TALL METAL SCREEN WALL – 10 GA WEATHERING STEEL PANELS OVER 1 1/2" HSS @ EXTERIOR MECHANICAL UNITS (TYP) – UNDER SEPARATE PERMIT

SHADED AREA INDICATES TEMPORARY DISTURBANCE AREA – TO BE RESTORED TO NATURAL GRADE & VEGETATION – REF LANDSCAPE PLAN

DASHED LINE INDICATES NEW PROPOSED HOUSE FOOTPRINT

NEW PROPOSED HOUSE TO CONFORM W/ SETBACK

POINT OF BEGINNING
offset 2'' from intersection of property line
ELEVATION = +1481' - 9'' = 0'-0''
(MAIN LEVEL FIN FLOOR)
2

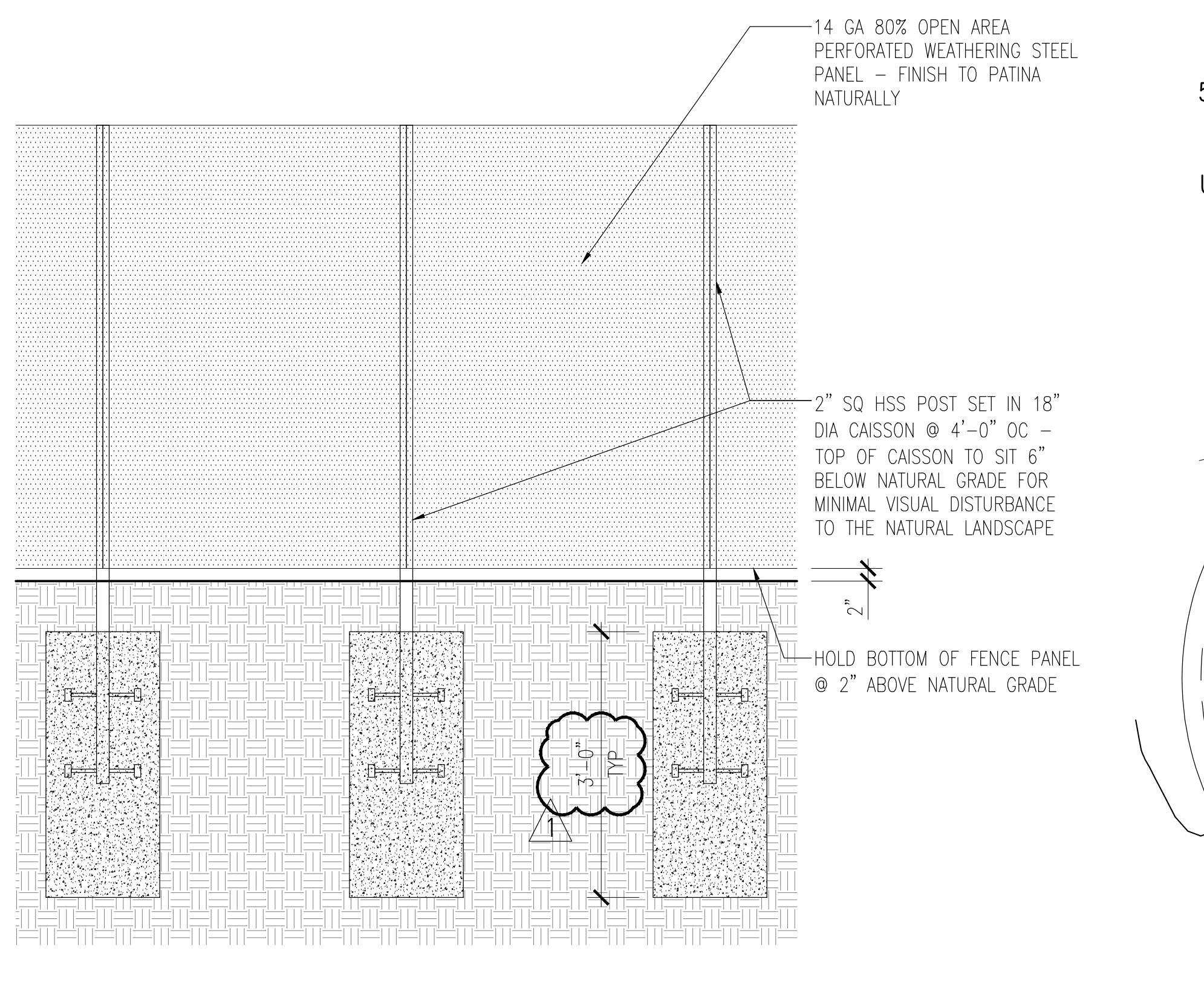
EXISTING HOUSE DOES NOT CONFORM W/ SETBACK

DASHED LINE INDICATES EXST HOUSE FOOTPRINT

PROPOSED LIMITS OF DISTURBANCE

SHADED AREA INDICATES TEMPORARY DISTURBANCE AREA – TO BE RESTORED TO NATURAL GRADE & VEGETATION – REF LANDSCAPE PLAN

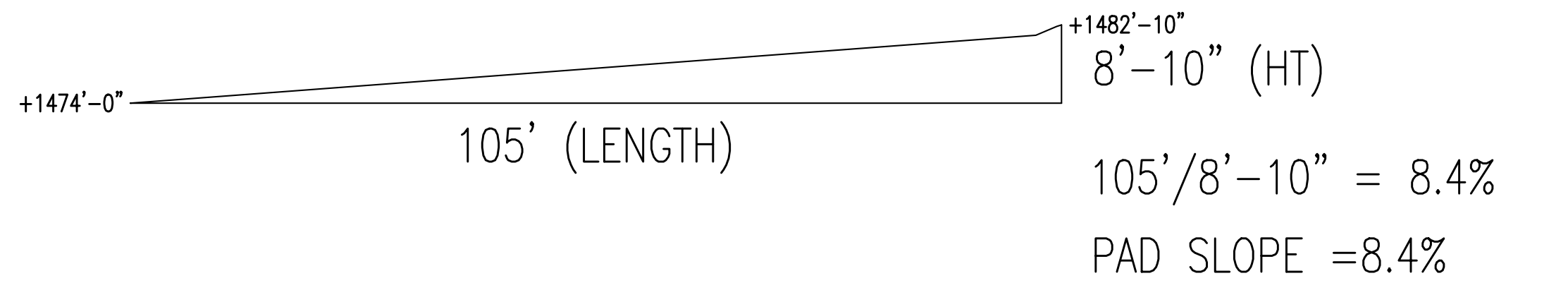
SITE PLAN 1


14 GA 80% OPEN AREA PERFORATED WEATHERING STEEL PANEL – FINISH TO PATINA NATURALLY

2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'-0" OC – TOP OF CAISSON TO SIT 6" BELOW NATURAL GRADE FOR MINIMAL VISUAL DISTURBANCE TO THE NATURAL LANDSCAPE

HOLD BOTTOM OF FENCE PANEL @ 2" ABOVE NATURAL GRADE

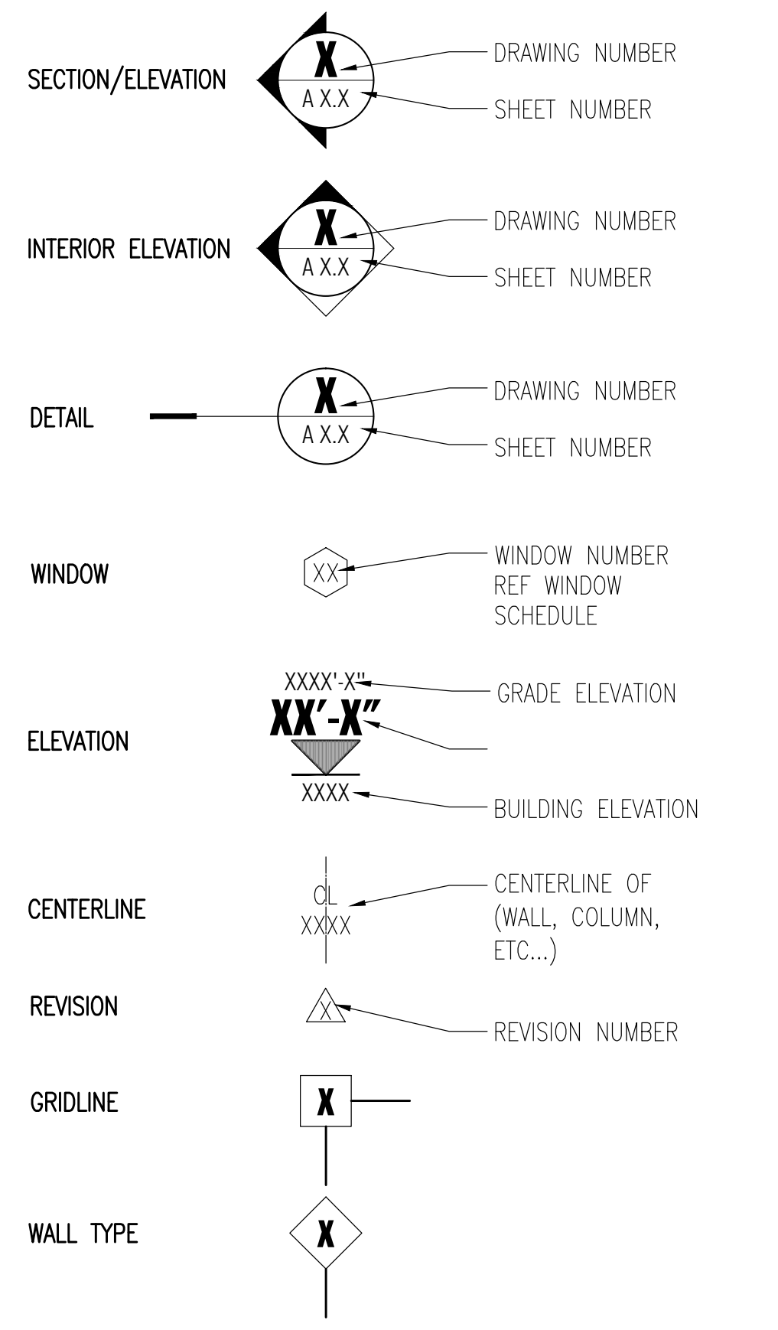
TYPICAL VIEW FENCE DETAIL 3
SCALE: 1/2" = 1'-0"



105'/8'-10" = 8.4%
PAD SLOPE =8.4%

BUILDING PAD SLOPE LINE 2

symbols legend



drawing index

	COVER SHEET
A 1.0	SITE PLAN + PROJECT DATA
A 1.1	DEMOLITION PLAN
A 2.0	FLOOR PLAN
A 2.1	HORIZONTAL CONTROL PLAN
A 3.0	REFLECTED CEILING PLAN
A 4.0	ROOF PLAN
A.5.0	BUILDING ELEVATIONS
A.5.1	BUILDING ELEVATIONS + WINDOW SCHEDULE
A 6.0	BUILDING SECTIONS
A 6.1	BUILDING SECTIONS
A 7.0	INTERIOR ELEVATIONS + DOOR SCHEDULE
A 7.1	INTERIOR ELEVATIONS
A 7.2	INTERIOR ELEVATIONS
A 8.0	DETAILS
SURVEY	
C1	CIVIL - GRADING AND DRAINAGE PLAN
S100	GENERAL NOTES
S200	FOUNDATION PLAN
S201	ROOF FRAMING PLAN
S300	FOUNDATION DETAILS
S400	FRAMING DETAILS
E 0.1	ELECTRICAL PLAN
E 1.0	GENERAL NOTES
E 2.0	ONE-LINE DIAGRAM + PANEL SCHEDULE
MP 0	MECHANICAL AND PLUMBING - GENERAL NOTES
M 1.0	MECHANICAL PLAN
M 2.0	MECHANICAL DETAILS + SCHEDULES
P 1.0	PLUMBING PLAN
P 2.0	PLUMBING DETAILS + SCHEDULES
L1.0	LANDSCAPE PLAN
L1.1	EXTERIOR LIGHTING - BUILDING

TOWN OF PV COMMENTS/REVISIONS 17_0714 1
SITE / CLIENT REVISIONS 17_1018 2

site plan + project data
scale : 1/16'' = 1'-0''

A1.0

100% construction documents
18 october 2017

north

general notes

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SHOUMAKER RENOVATION

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THAMARIT SUCHART
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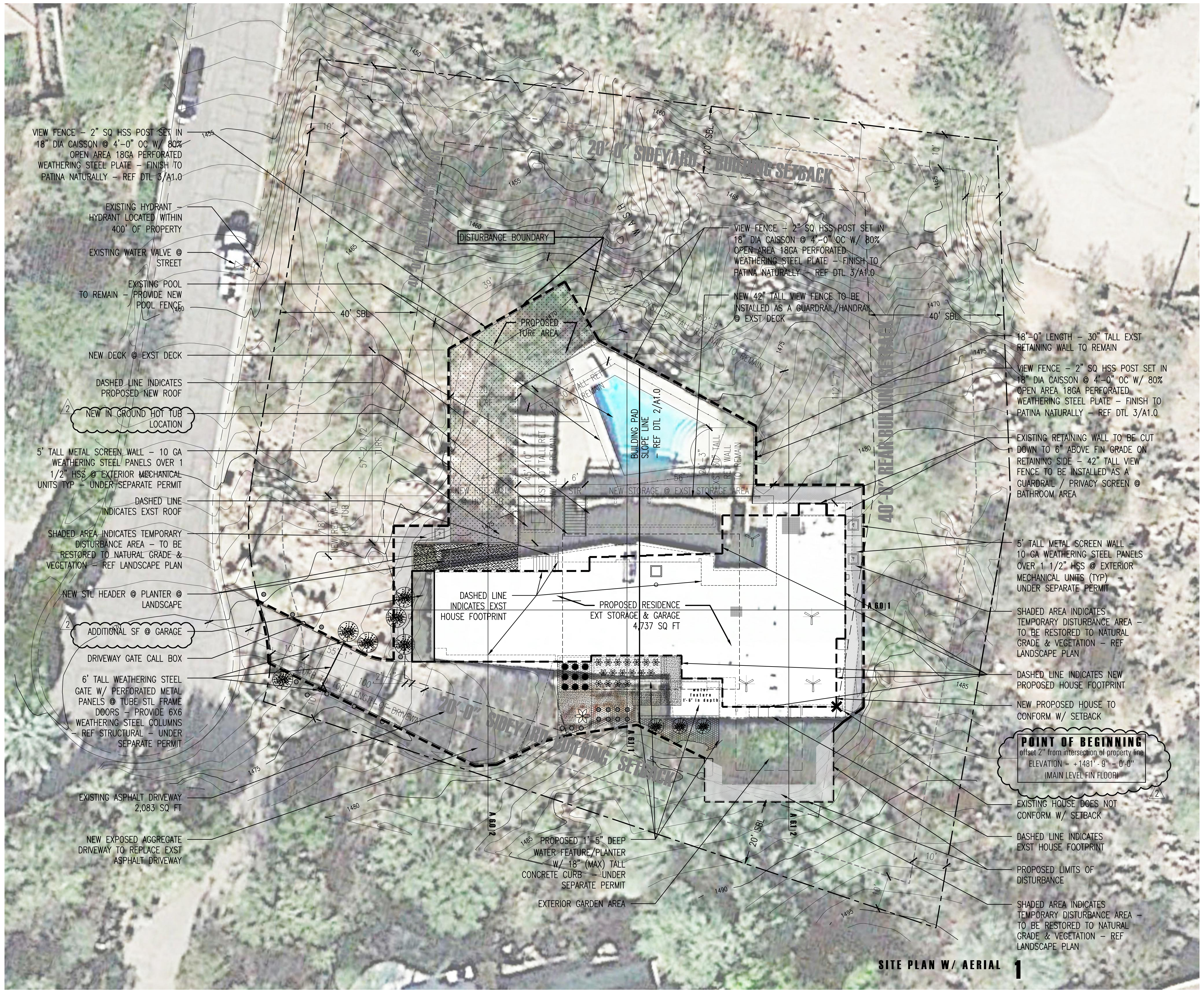
VIEW FENCE – 2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'-0" OC W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY – REF DTL 3/A1.0
EXISTING HYDRANT – HYDRANT LOCATED WITHIN 400' OF PROPERTY
EXISTING WATER VALVE @ STREET
EXISTING POOL TO REMAIN – PROVIDE NEW POOL FENCE
NEW DECK @ EXST DECK
DASHED LINE INDICATES PROPOSED NEW ROOF
NEW IN GROUND HOT TUB LOCATION
5' TALL METAL SCREEN WALL – 10 GA WEATHERING STEEL PANELS OVER 1 1/2" HSS @ EXTERIOR MECHANICAL UNITS TYP – UNDER SEPARATE PERMIT
DASHED LINE INDICATES EXST ROOF
SHADED AREA INDICATES TEMPORARY DISTURBANCE AREA – TO BE RESTORED TO NATURAL GRADE & VEGETATION – REF LANDSCAPE PLAN
NEW STL HEADER @ PLANTER @ LANDSCAPE
ADDITIONAL SF @ GARAGE
DRIVEWAY GATE CALL BOX
6' TALL WEATHERING STEEL GATE W/ PERFORATED METAL PANELS @ TUBE STL FRAME DOORS – PROVIDE 6X6 WEATHERING STEEL COLUMNS – REF STRUCTURAL – UNDER SEPARATE PERMIT
EXISTING ASPHALT DRIVEWAY 2,083 SQ FT
NEW EXPOSED AGGREGATE DRIVEWAY TO REPLACE EXST ASPHALT DRIVEWAY
20'-0" SIDEYARD BUILDING SETBACK
40'-0" FRONT BUILDING SETBACK
40'-0" REAR BUILDING SETBACK
DISTURBANCE BOUNDARY
WASH
40' SBL
20' SBL
PROPOSED TURF AREA
20' TURF
EXST 30" TALL RET WALL TO REMAIN
BUILDING PAD SLOPE LINE – REF DTL 2/A1.0
NEW RET WALL @ HOT TUB
STR
NEW STORAGE @ EXST STORAGE AREA
VIEW FENCE – 2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'-0" OC W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY – REF DTL 3/A1.0
NEW 42" TALL VIEW FENCE TO BE INSTALLED AS A GUARDRAIL/HANDRAIL @ EXST DECK
DASHED LINE INDICATES EXST HOUSE FOOTPRINT
PROPOSED RESIDENCE EXT STORAGE & GARAGE 4,737 SQ FT
water feature 1'-5" in depth
LENGTH OF DRIVEWAY
A 6.0 1
A 6.0 2
A 6.1 1
A 6.1 2
1455
1460
1465
1470
1475
1480
1485
1490
1495
PROPOSED 1'-5" DEEP WATER FEATURE/PLANTER W/ 18" (MAX) TALL CONCRETE CURB – UNDER SEPARATE PERMIT
EXTERIOR GARDEN AREA
18'-0" LENGTH – 30" TALL EXST RETAINING WALL TO REMAIN
VIEW FENCE – 2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'-0" OC W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY – REF DTL 3/A1.0
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DASHED LINE INDICATES NEW PROPOSED HOUSE FOOTPRINT
NEW PROPOSED HOUSE TO CONFORM W/ SETBACK
POINT OF BEGINNING
offset 2" from intersection of property line
ELEVATION = +1481' - 9" = 0'-0"
(MAIN LEVEL FIN FLOOR)
EXISTING HOUSE DOES NOT CONFORM W/ SETBACK
DASHED LINE INDICATES EXST HOUSE FOOTPRINT
PROPOSED LIMITS OF DISTURBANCE
SHADED AREA INDICATES TEMPORARY DISTURBANCE AREA – TO BE RESTORED TO NATURAL GRADE & VEGETATION – REF LANDSCAPE PLAN

SITE PLAN W/ AERIAL 1

TOWN OF PV COMMENTS/REVISIONS 17_0714 △1
SITE / CLIENT REVISIONS 17_1018 △2

site plan with aerial
scale : 1/16" = 1'-0"

A1.2

100% construction documents
18 october 2017

north

VIEW 1

VIEW 5

VIEW 6

VIEW 7

general notes

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VIEW 20

VIEW 21

VIEW 22

SHOUMAKER RENOVATION

5715 n 55th place
paradise valley, az 85253

59927
THAMARIT SUCHART
18 OCTOBER 2018
EXPIRES 6-30-2018

architects:
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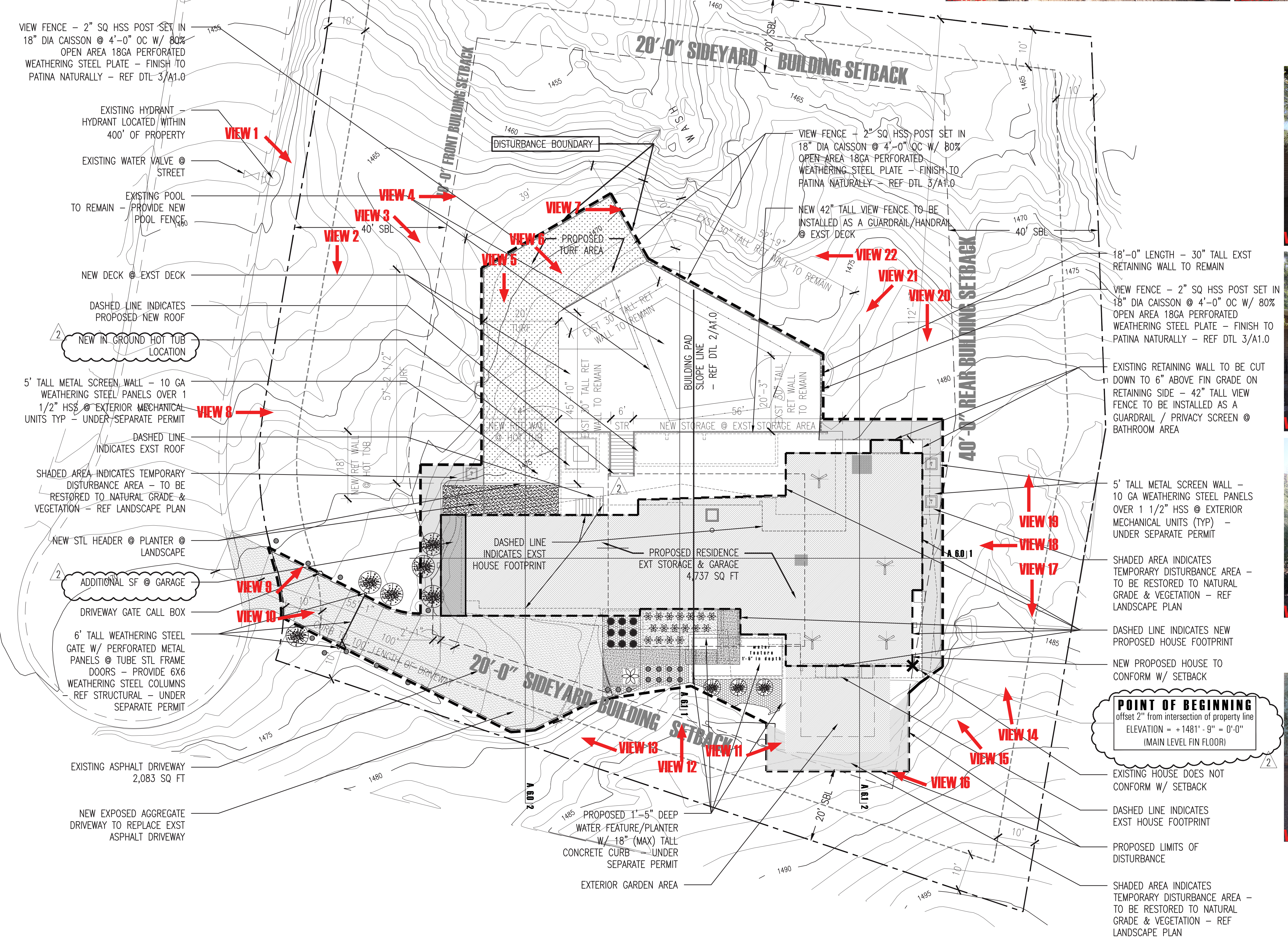
VIEW 2

VIEW 3

VIEW 4

VIEW 8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EXISTING WATER VALVE @ STREET
EXISTING POOL TO REMAIN – PROVIDE NEW POOL FENCE
NEW DECK @ EXST DECK
DASHED LINE INDICATES PROPOSED NEW ROOF
2
NEW IN GROUND HOT TUB LOCATION
5' TALL METAL SCREEN WALL – 10 GA WEATHERING STEEL PANELS OVER 1 1/2" HSS @ EXTERIOR MECHANICAL UNITS TYP – UNDER SEPARATE PERMIT
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40'-0" FRONT BUILDING SETBACK
40'-0" REAR BUILDING SETBACK
20'-0" SIDEYARD BUILDING SETBACK
DISTURBANCE BOUNDARY
VIEW 1
VIEW 2
VIEW 3
VIEW 4
VIEW 5
VIEW 6
VIEW 7
VIEW 8
VIEW 9
VIEW 10
VIEW 11
VIEW 12
VIEW 13
VIEW 14
VIEW 15
VIEW 16
VIEW 17
VIEW 18
VIEW 19
VIEW 20
VIEW 21
VIEW 22
40' SBL
20' SBL
10'
PROPOSED TURF AREA
VIEW FENCE – 2" SQ HSS POST SET IN 18" DIA CAISSON @ 4'–0" OC W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY – REF DTL 3/A1.0
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52'-9"
TALL RET WALL TO REMAIN
112'
BUILDING PAD SLOPE LINE – REF DTL 2/A1.0
56'
20'–3"
EXST 30" TALL RET WALL TO REMAIN
NEW STORAGE @ EXST STORAGE AREA
DASHED LINE INDICATES EXST HOUSE FOOTPRINT
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100'
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A 6.0 2
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NEW PROPOSED HOUSE TO CONFORM W/ SETBACK
POINT OF BEGINNING
offset 2" from intersection of property line
ELEVATION = +1481' - 9" = 0'-0"
(MAIN LEVEL FIN FLOOR)
2
EXISTING HOUSE DOES NOT CONFORM W/ SETBACK
DASHED LINE INDICATES EXST HOUSE FOOTPRINT
PROPOSED LIMITS OF DISTURBANCE
SHADED AREA INDICATES TEMPORARY DISTURBANCE AREA – TO BE RESTORED TO NATURAL GRADE & VEGETATION – REF LANDSCAPE PLAN

SITE PLAN 1

VIEW 19

VIEW 18

VIEW 17

VIEW 16

VIEW 15

VIEW 14

VIEW 9

VIEW 10

VIEW 13

VIEW 12

VIEW 11

TOWN OF PV COMMENTS/REVISIONS 17_0714 1
SITE / CLIENT REVISIONS 17_1018 2

site plan with site photos
scale : 1/16" = 1'-0"

A1.3

100% construction documents
18 october 2017

north

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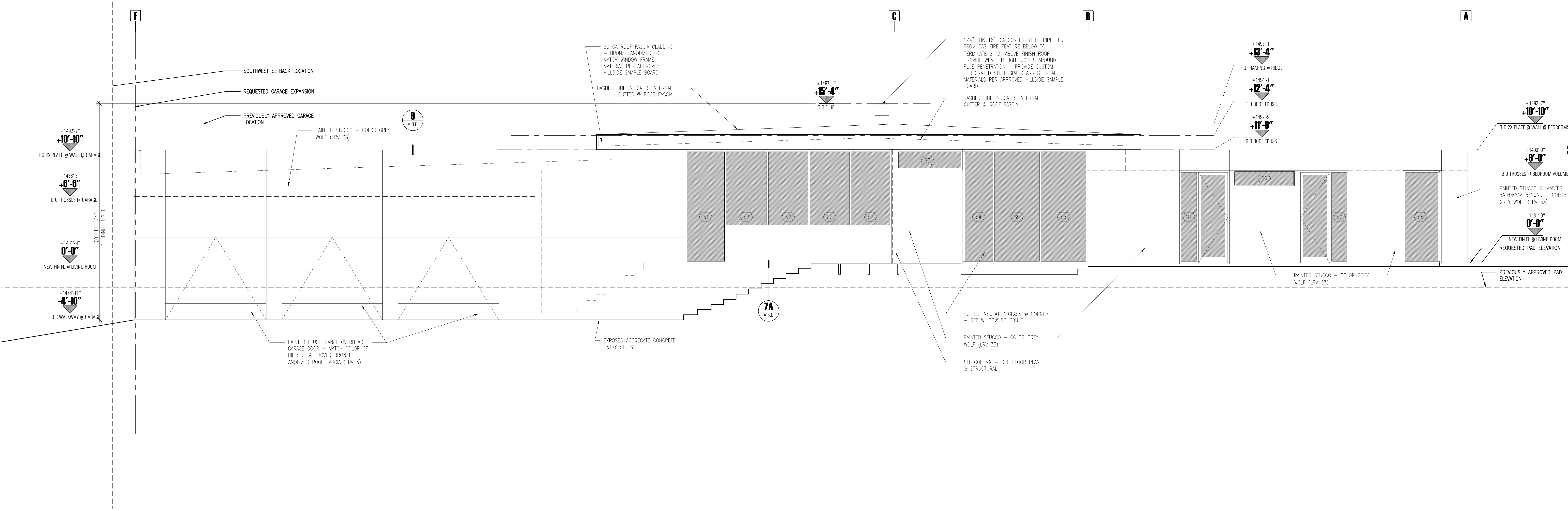
F
C
B
A
SOUTHWEST SETBACK LOCATION
REQUESTED GARAGE EXPANSION
PREVIOUSLY APPROVED GARAGE LOCATION
+1492'-7" +10'-10" T O 2X PLATE @ WALL @ GARAGE
+1488'-3" +6'-6" B O TRUSSES @ GARAGE
20'-11 1/4" BUILDING HEIGHT
+1481'-9" 0'-0" NEW FIN FL @ LIVING ROOM
+1476'-11" -4'-10" T O C WALKWAY @ GARAGE
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
9 A 8.0
20 GA ROOF FASCIA CLADDING – BRONZE ANODIZED TO MATCH WINDOW FRAME MATERIAL PER APPROVED HILLSIDE SAMPLE BOARD
DASHED LINE INDICATES INTERNAL GUTTER @ ROOF FASCIA
+1497'-1" +15'-4" T O FLUE
1/4" THK 16" DIA CORTEN STEEL PIPE FLUE FROM GAS FIRE FEATURE BELOW TO TERMINATE 2'-0" ABOVE FINISH ROOF – PROVIDE WEATHER TIGHT JOINTS AROUND FLUE PENETRATION – PROVIDE CUSTOM PERFORATED STEEL SPARK ARREST – ALL MATERIALS PER APPROVED HILLSIDE SAMPLE BOARD
DASHED LINE INDICATES INTERNAL GUTTER @ ROOF FASCIA
+1495'-1" +13'-4" T O FRAMING @ RIDGE
+1494'-1" +12'-4" T O ROOF TRUSS
+1492'-9" +11'-0" B O ROOF TRUSS
+1492'-7" +10'-10" T O 2X PLATE @ WALL @ BEDROOMS
+1490'-9" +9'-0" B O TRUSSES @ BEDROOM VOLUME
PAINTED STUCCO @ MASTER BATHROOM BEYOND – COLOR GREY WOLF (LRV 33)
+1481'-9" 0'-0" NEW FIN FL @ LIVING ROOM
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION
S1
S2
S2
S2
S2
S3
S4
S5
S5
S6
S7
S7
S8
7A A 8.0
PAINTED FLUSH PANEL OVERHEAD GARAGE DOOR – MATCH COLOR OF HILLSIDE APPROVED BRONZE ANODIZED ROOF FASCIA (LRV 5)
EXPOSED AGGREGATE CONCRETE ENTRY STEPS
BUTTED INSULATED GLASS @ CORNER – REF WINDOW SCHEDULE
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
STL COLUMN – REF FLOOR PLAN & STRUCTURAL
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)

ELEVATION - SOUTH 2

SHOUMAKER RENOVATION

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Date Signed 18 OCTOBER 2016
EXPIRES 6-30-2018

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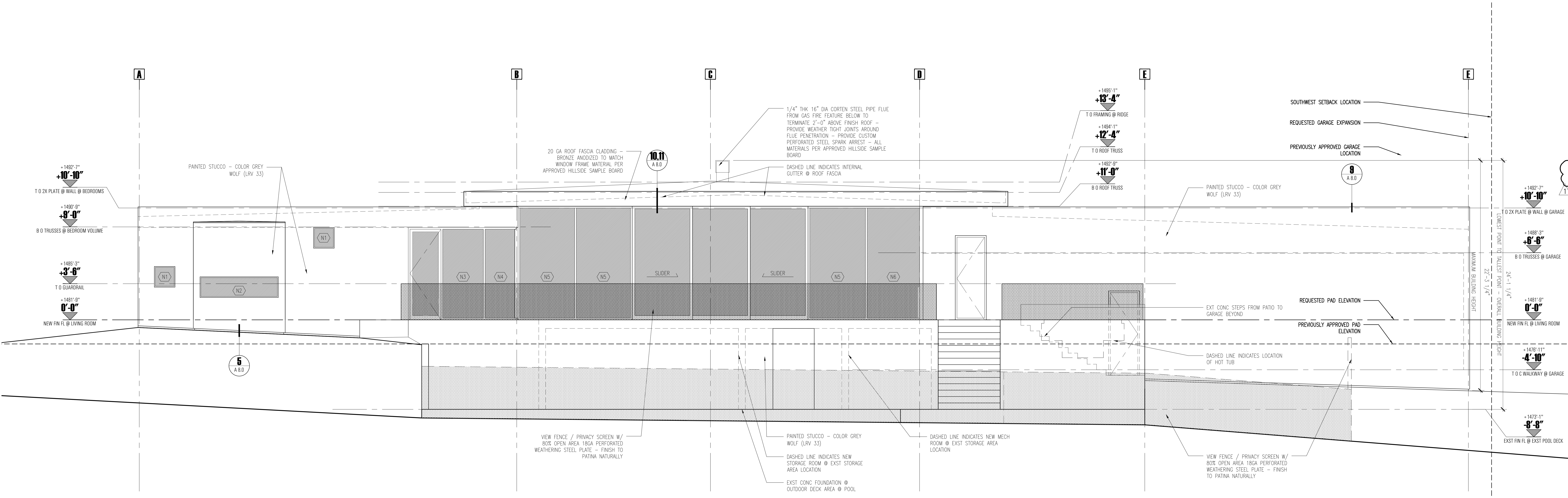
6. ALL GLAZING THICKNESSES ARE TO BE CONFIRMED BY THE GLAZING SUBCONTRACTOR
7. PROVIDE WEATHER TIGHT JOINTS, WEATHERFLASHING WEATHERPROOFING @ ALL EXTERIOR WALLS PENETRATIONS/OPNGS
8. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR FACE OF CONCRETE UNO
9. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INTERIOR GLAZING
10. A588 WEATHERING STEEL PLATE WALL CLADDING @ MAIN RESIDENCE TO HAVE WATERPROOFING MEMBRANE AS GOLLOWS: GRACE ULTRA (ICBO#3997) BY GRACE CONSTRUCTION PRODUCTS – NO SUBSTITUTION
11. PROVIDE POLYISOCYNURATE SPRAY FOAM INSULATION
    R–38 IN ALL CEILINGS
    R–15 IN ALL 2X4 WD STUD WALLS
    R–21 IN ALL 2X6 WD STUD WALLS
12. ALL STEEL PLATE CLADDING LOCATED @ EXTERIOR OF RESIDENCE TO BE A588 OR A606 WEATHERING STEEL–STEEL PLATE IN GA AS NOTED ON DRAWINGS UNO
13. ALL STEEL PLATE CLADDING TO RUST NATURALLY PER APPROVED HILLSIDE MEETINGS

1


A
B
C
D
E
E
+1492'-7" +10'-10" T O 2X PLATE @ WALL @ BEDROOMS
+1490'-9" +9'-0" B O TRUSSES @ BEDROOM VOLUME
+1485'-3" +3'-6" T O GUARDRAIL
+1481'-9" 0'-0" NEW FIN FL @ LIVING ROOM
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
20 GA ROOF FASCIA CLADDING – BRONZE ANODIZED TO MATCH WINDOW FRAME MATERIAL PER APPROVED HILLSIDE SAMPLE BOARD
10,11 A 8.0
1/4" THK 16" DIA CORTEN STEEL PIPE FLUE FROM GAS FIRE FEATURE BELOW TO TERMINATE 2'-0" ABOVE FINISH ROOF – PROVIDE WEATHER TIGHT JOINTS AROUND FLUE PENETRATION – PROVIDE CUSTOM PERFORATED STEEL SPARK ARREST – ALL MATERIALS PER APPROVED HILLSIDE SAMPLE BOARD
DASHED LINE INDICATES INTERNAL GUTTER @ ROOF FASCIA
+1495'-1" +13'-4" T O FRAMING @ RIDGE
+1494'-1" +12'-4" T O ROOF TRUSS
+1492'-9" +11'-0" B O ROOF TRUSS
SOUTHWEST SETBACK LOCATION
REQUESTED GARAGE EXPANSION
PREVIOUSLY APPROVED GARAGE LOCATION
9 A 8.0
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
N1
N1
N2
N3
N4
N5
N5
SLIDER
SLIDER
N5
N6
5 A 8.0
EXT CONC STEPS FROM PATIO TO GARAGE BEYOND
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION
DASHED LINE INDICATES LOCATION OF HOT TUB
MAXIMUM BUILDING HEIGHT 22'-3 1/4"
LOWEST POINT TO TALLEST POINT – OVERALL BUILDING HEIGHT 24'-1 1/4"
+1492'-7" +10'-10" T O 2X PLATE @ WALL @ GARAGE
+1488'-3" +6'-6" B O TRUSSES @ GARAGE
+1481'-9" 0'-0" NEW FIN FL @ LIVING ROOM
+1476'-11" -4'-10" T O C WALKWAY @ GARAGE
+1473'-1" -8'-8" EXST FIN FL @ EXST POOL DECK
VIEW FENCE / PRIVACY SCREEN W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
DASHED LINE INDICATES NEW STORAGE ROOM @ EXST STORAGE AREA LOCATION
EXST CONC FOUNDATION @ OUTDOOR DECK AREA @ POOL
DASHED LINE INDICATES NEW MECH ROOM @ EXST STORAGE AREA LOCATION
VIEW FENCE / PRIVACY SCREEN W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY

TOWN OF PV COMMENTS/REVISIONS 17_0714 1
TOWN OF PV COMMENTS/REVISIONS 17_0914
MATERIAL COLOR & FINISH CLARIFICATIONS 2
SITE / CLIENT REVISIONS 17_0920 3

elevations
scale : 1/4" = 1'-0"

A5.0

18 october 2017

ELEVATION - NORTH 1

glazing type (uno)

TYPE A (UNO) = 1" INSULATED GLASS, TEMPERED
(1/4" CLEAR + 1/2" AIR SPACE + 1/4" CLEAR) W/ SOLARBAN–70 LOW–E COATING BY PPG @ SURFACE 2 – U–FACTOR = 0.29 – VERIFY W/ GLAZING MANF

INSTALLED IN BRONZE ANODIZED ALUMINUM STOREFRONT TYPE FRAME

TYPE B = THERMALLY IMPROVED ALUMINUM SERIES BY MILGARD W/ LOW–E INSULATED GLAZING, BRONZE ANODIZED, TEMPERED

window schedule

FINAL ROUGH OPNG, SIZES & TYPE TO BE VERIFIED IN THE FIELD

FRAME MARK	GLAZING TYPE	GLAZING WIDTH	GLAZING HEIGHT	DTL	REMARKS
N1	B	2'–0"	9'–0"	–	
N2	B	1'–8"	5'–6"	–	–
N3	A	4'–11"	5'–6"	–	–
N4	A	1'–4"	9'–0"	–	IG BUTT GLAZED @ CRNR TO ADJACENT IG UNIT
N5	A	4'–11"	5'–6"	–	–
N6	A	1'–4"	9'–0"	–	IG BUTT GLAZED @ CRNR TO ADJACENT IG UNIT
S1	A	4'–0"	11'–0"	–	
S2	A	4'–0"	7'–6"	–	
S3	A	6'–0"	2'–0"	–	
S4	A	2'–8"	11'–0"	–	
S5	A	4'–4"	11'–0"	–	
S6	B	5'–10"	1'–6"	–	–
S7	A	1'–6"	9'–0"	–	–
S8	A	3'–2"	9'–0"	–	IG BUTT GLAZED @ CRNR TO ADJACENT IG UNIT
E1	A	3'–2"	9'–0"	–	IG BUTT GLAZED @ CRNR TO ADJACENT IG UNIT
E2	B	3'–1"	9'–0"	–	–
E3	B	2'–6"	9'–0"	–	–
W1	A	2'–8"	9'–0"	–	IG BUTT GLAZED @ CRNR TO ADJACENT IG UNIT
W2	A	2'–0"	9'–0"	–	
W3	A	4'–0"	2'–0"	–	TRANSOM
W4	A	1'–4"	11'–0"	–	IG BUTT GLAZED @ CRNR TO ADJACENT IG UNIT

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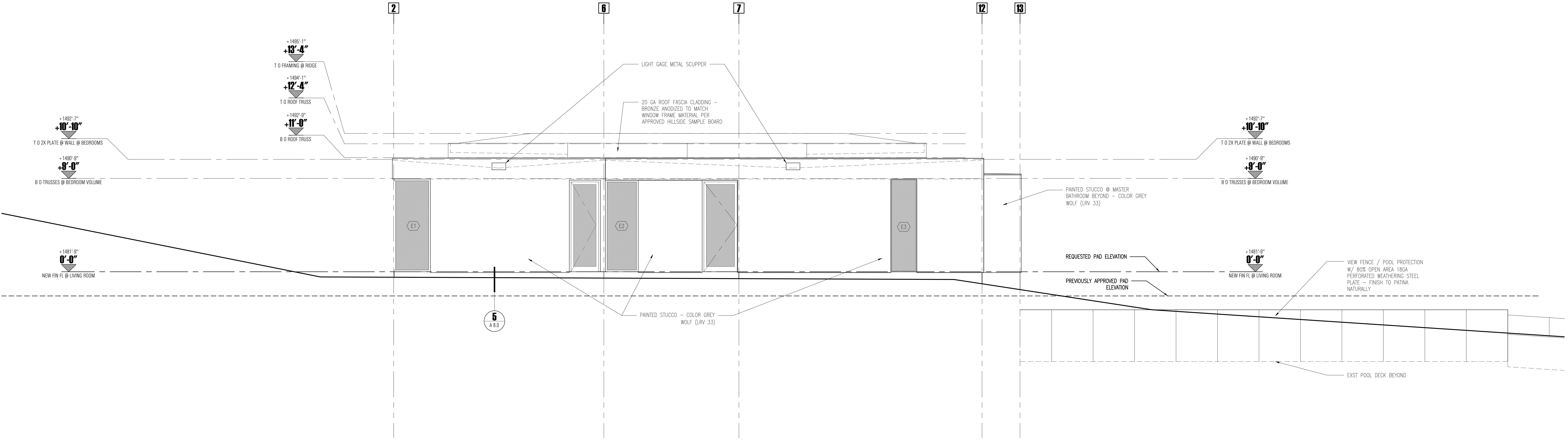
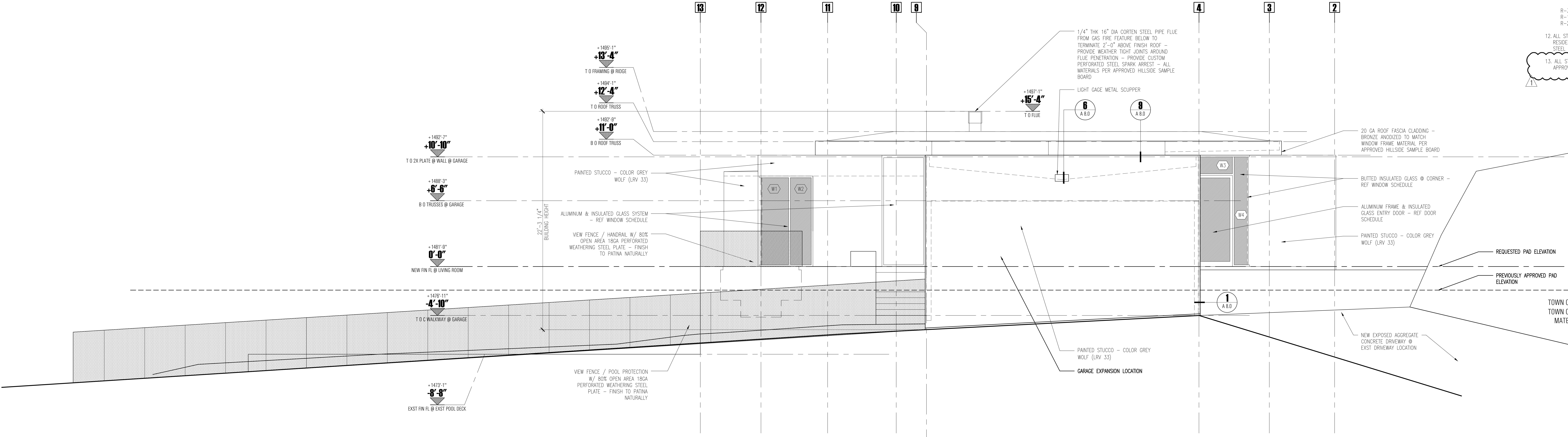

2
6
7
12
13
+1495'-1"
+13'-4"
T O FRAMING @ RIDGE
+1494'-1"
+12'-4"
T O ROOF TRUSS
+1492'-9"
+11'-0"
B O ROOF TRUSS
+1492'-7"
+10'-10"
T O 2X PLATE @ WALL @ BEDROOMS
+1490'-9"
+9'-0"
B O TRUSSES @ BEDROOM VOLUME
+1481'-9"
0'-0"
NEW FIN FL @ LIVING ROOM
LIGHT GAGE METAL SCUPPER
20 GA ROOF FASCIA CLADDING – BRONZE ANODIZED TO MATCH WINDOW FRAME MATERIAL PER APPROVED HILLSIDE SAMPLE BOARD
E1
E2
E3
PAINTED STUCCO @ MASTER BATHROOM BEYOND – COLOR GREY WOLF (LRV 33)
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION
VIEW FENCE / POOL PROTECTION W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY
5
A 8.0
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
EXST POOL DECK BEYOND

ELEVATION - EAST **2**


13
12
11
10
9
4
3
2
+1495'-1"
+13'-4"
T O FRAMING @ RIDGE
+1494'-1"
+12'-4"
T O ROOF TRUSS
+1492'-9"
+11'-0"
B O ROOF TRUSS
+1492'-7"
+10'-10"
T O 2X PLATE @ WALL @ GARAGE
+1488'-3"
+6'-6"
B O TRUSSES @ GARAGE
+1481'-9"
0'-0"
NEW FIN FL @ LIVING ROOM
+1476'-11"
-4'-10"
T O C WALKWAY @ GARAGE
+1473'-1"
-8'-8"
EXST FIN FL @ EXST POOL DECK
22'-3 1/4"
BUILDING HEIGHT
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
ALUMINUM & INSULATED GLASS SYSTEM – REF WINDOW SCHEDULE
VIEW FENCE / HANDRAIL W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY
VIEW FENCE / POOL PROTECTION W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY
W1
W2
W3
W4
1/4" THK 16" DIA CORTEN STEEL PIPE FLUE FROM GAS FIRE FEATURE BELOW TO TERMINATE 2'–0" ABOVE FINISH ROOF – PROVIDE WEATHER TIGHT JOINTS AROUND FLUE PENETRATION – PROVIDE CUSTOM PERFORATED STEEL SPARK ARREST – ALL MATERIALS PER APPROVED HILLSIDE SAMPLE BOARD
LIGHT GAGE METAL SCUPPER
+1497'-1"
+15'-4"
T O FLUE
6
A 8.0
9
A 8.0
1
A 8.0
20 GA ROOF FASCIA CLADDING – BRONZE ANODIZED TO MATCH WINDOW FRAME MATERIAL PER APPROVED HILLSIDE SAMPLE BOARD
BUTTED INSULATED GLASS @ CORNER – REF WINDOW SCHEDULE
ALUMINUM FRAME & INSULATED GLASS ENTRY DOOR – REF DOOR SCHEDULE
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
GARAGE EXPANSION LOCATION
NEW EXPOSED AGGREGATE CONCRETE DRIVEWAY @ EXST DRIVEWAY LOCATION
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION

ELEVATION - WEST **1**

TOWN OF PV COMMENTS/REVISIONS 17_0714 △1
TOWN OF PV COMMENTS/REVISIONS 17_0914 △2
MATERIAL COLOR & FINISH CLARIFICATIONS △2
SITE / CLIENT REVISIONS 17_0920 △3

elevations + window schedule
scale : 1/4" = 1'-0"

A5.1

18 october 2017

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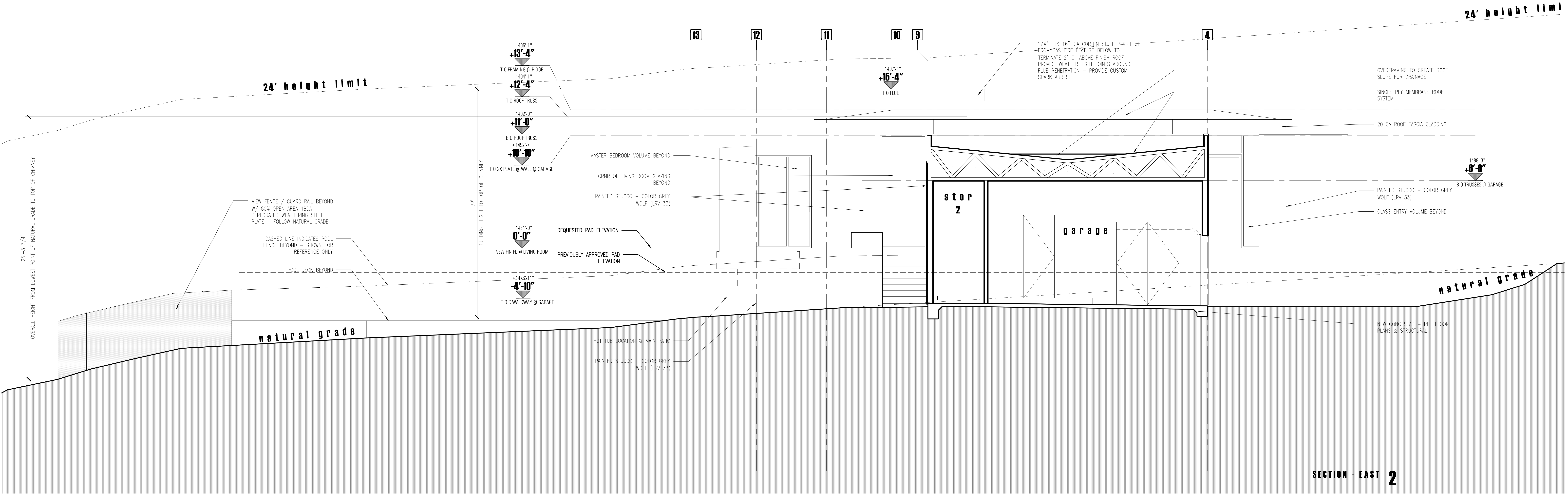
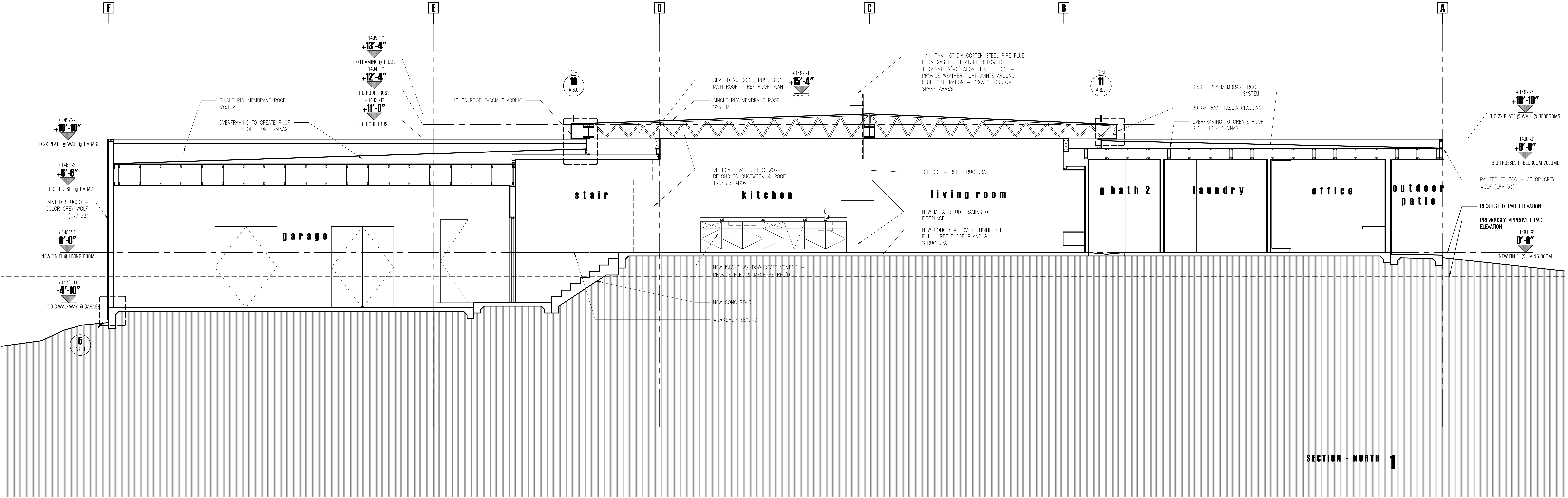

24' height limit
24' height limi
13
12
11
10
9
4
+1495'-1"
+13'-4"
T O FRAMING @ RIDGE
+1494'-1"
+12'-4"
T O ROOF TRUSS
+1492'-9"
+11'-0"
B O ROOF TRUSS
+1492'-7"
+10'-10"
T O 2X PLATE @ WALL @ GARAGE
+1481'-9"
0'-0"
NEW FIN FL @ LIVING ROOM
+1476'-11"
-4'-10"
T O C WALKWAY @ GARAGE
+1497'-1"
+15'-4"
T O FLUE
+1488'-3"
+6'-6"
B O TRUSSES @ GARAGE
25'-3 3/4"
OVERALL HEIGHT FROM LOWEST POINT OF NATURAL GRADE TO TOP OF CHIMNEY
22'
BUILDING HEIGHT TO TOP OF CHIMNEY
VIEW FENCE / GUARD RAIL BEYOND W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FOLLOW NATURAL GRADE
DASHED LINE INDICATES POOL FENCE BEYOND – SHOWN FOR REFERENCE ONLY
POOL DECK BEYOND
natural grade
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION
MASTER BEDROOM VOLUME BEYOND
CRNR OF LIVING ROOM GLAZING BEYOND
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
HOT TUB LOCATION @ MAIN PATIO
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
1/4" THK 16" DIA CORTEN STEEL PIPE FLUE FROM GAS FIRE FEATURE BELOW TO TERMINATE 2'–0" ABOVE FINISH ROOF – PROVIDE WEATHER TIGHT JOINTS AROUND FLUE PENETRATION – PROVIDE CUSTOM SPARK ARREST
OVERFRAMING TO CREATE ROOF SLOPE FOR DRAINAGE
SINGLE PLY MEMBRANE ROOF SYSTEM
20 GA ROOF FASCIA CLADDING
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
GLASS ENTRY VOLUME BEYOND
NEW CONC SLAB – REF FLOOR PLANS & STRUCTURAL
stor 2
garage
natural grade

SECTION - EAST **2**


F
E
D
C
B
A
+1495'-1"
+13'-4"
T O FRAMING @ RIDGE
+1494'-1"
+12'-4"
T O ROOF TRUSS
+1492'-9"
+11'-0"
B O ROOF TRUSS
+1492'-7"
+10'-10"
T O 2X PLATE @ WALL @ GARAGE
+1488'-3"
+6'-6"
B O TRUSSES @ GARAGE
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
+1481'-9"
0'-0"
NEW FIN FL @ LIVING ROOM
+1476'-11"
-4'-10"
T O C WALKWAY @ GARAGE
5
A 8.0
SINGLE PLY MEMBRANE ROOF SYSTEM
OVERFRAMING TO CREATE ROOF SLOPE FOR DRAINAGE
20 GA ROOF FASCIA CLADDING
SIM
16
A 8.0
SHAPED 2X ROOF TRUSSES @ MAIN ROOF – REF ROOF PLAN
SINGLE PLY MEMBRANE ROOF SYSTEM
+1497'-1"
+15'-4"
T O FLUE
1/4" THK 16" DIA CORTEN STEEL PIPE FLUE FROM GAS FIRE FEATURE BELOW TO TERMINATE 2'–0" ABOVE FINISH ROOF – PROVIDE WEATHER TIGHT JOINTS AROUND FLUE PENETRATION – PROVIDE CUSTOM SPARK ARREST
SIM
11
A 8.0
VERTICAL HVAC UNIT @ WORKSHOP BEYOND TO DUCTWORK @ ROOF TRUSSES ABOVE
STL COL – REF STRUCTURAL
NEW METAL STUD FRAMING @ FIREPLACE
NEW CONC SLAB OVER ENGINEERED FILL – REF FLOOR PLANS & STRUCTURAL
NEW ISLAND W/ DOWNDRAFT VENTING – PROVIDE ELEC & MECH AS REQ'D
NEW CONC STAIR
WORKSHOP BEYOND
SINGLE PLY MEMBRANE ROOF SYSTEM
20 GA ROOF FASCIA CLADDING
OVERFRAMING TO CREATE ROOF SLOPE FOR DRAINAGE
+1492'-7"
+10'-10"
T O 2X PLATE @ WALL @ BEDROOMS
+1490'-9"
+9'-0"
B O TRUSSES @ BEDROOM VOLUME
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION
+1481'-9"
0'-0"
NEW FIN FL @ LIVING ROOM
garage
stair
kitchen
living room
g bath 2
laundry
office
outdoor patio

SECTION - NORTH **1**

SHOUMAKER RENOVATION
5715 n 55th place
paradise valley, az 85253

59927
THAMARIT SUCHART
Date Signed 18 OCTOBER 2016
EXPIRES 6-30-2018

architects:
CHEN+SUCHART STUDIO,LLC
7070 east third avenue
scottsdale, arizona 85212
mobile : 480.332.1704 [tommy]
mobile : 480.332.1706 [patricia]
email : thamarit@chensuchartstudio.com

general notes

1. FOR ALL STRUCTURAL REQ – REF STRUCTURAL DRAWINGS
2. FOR ALL MECHANICAL REQ – REF MECHANICAL DRAWINGS
3. ALL GLAZING TO BE TEMPERED FOR SAFETY – REF GLAZING SCHEDULE
4. PROVIDE FIRE BLOCKING AS REQ'D
5. LOCATION OF DUCTWORK AFFECTS FIN. CEILING HEIGHT – CONFIRM LAYOUT OF DUCTWORK & AIR DIFFUSERS & RETURN AIR GRILLS W/ DESIGNER PRIOR TO INSTALLATION
6. PROVIDE WEATHER TIGHT JOINTS, WEATHERFLASHING & WEATHERPROOFING @ ALL EXTERIOR WALL PENEDTRATIONS/OPNGS
7. PROVIDE HORIZONTAL SUPPORT ACROSS TOP OF CORTEN STEEL PLATE WINDOW BOXES AS REQ'D
8. CONTRACTOR TO COORDINATE ROUTING OF MECHANICAL DUCTWORK & PIPING AS REQ'D – REF TO MECHANICAL & STRUCTURAL DRAWINGS
9. PROVIDE 2X6 BLOCKING FOR ALL WALL MOUNTED MILLWORK & HANDRAILS & BATHROOM ACCESSORIES & APPLICANCES
10. PROVIDE MOISTURE RESISTANT GYP BD @ ALL BATHROOM LOCATIONS – CEILING FRAMING @ THESE LOCATIONS TO BE 12" O.C.
11. AT ALL CONCRETE SLAB ON GRADE CONDITIONS – CONTRACTOR TO PROVIDE VAPOR BARRIER & ALL APPLICABLE ACCESSORIES OVER ABC
12. ALL GLAZING THICKNESSES ARE TO BE CONFIRMED BY THE GLAZING SUBCONTRACTOR
13. A588 WEATHERING STEEL PLATE WALL CLADDING @ MAIN RESIDENCE TO HAVE WATERPROOFING MEMBRANE AS GOLLOWS: GRACE ULTRA (ICBO#3997) BY GRACE CONSTRUCTION PRODUCTS – NO SUBSTITUTION
14. PROVIDE POLYISOCYNURATE SPRAY FOAM INSULATION

    R–38 IN ALL CEILINGS
    R–15 IN ALL 2X4 WD STUD WALLS
    R–21 IN ALL 2X6 WD STUD WALLS

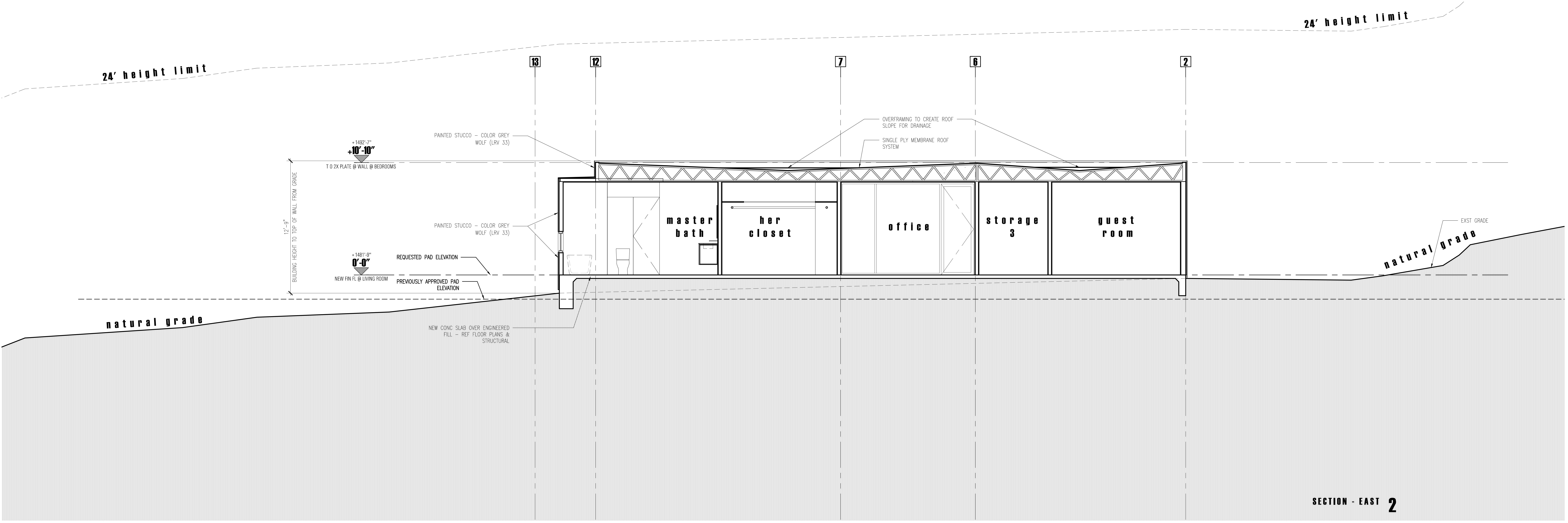
15. ALL STEEL PLATE LOCATED @ EXTERIOR LF RESIDENCE TO BE A588 WEATHERING STEEL STEEL PLATE IN GA AS NOTED ON DRAWINGS UNO

TOWN OF PV COMMENTS/REVISIONS 17_0714 △1
SITE / CLIENT REVISIONS 17_1018 △2

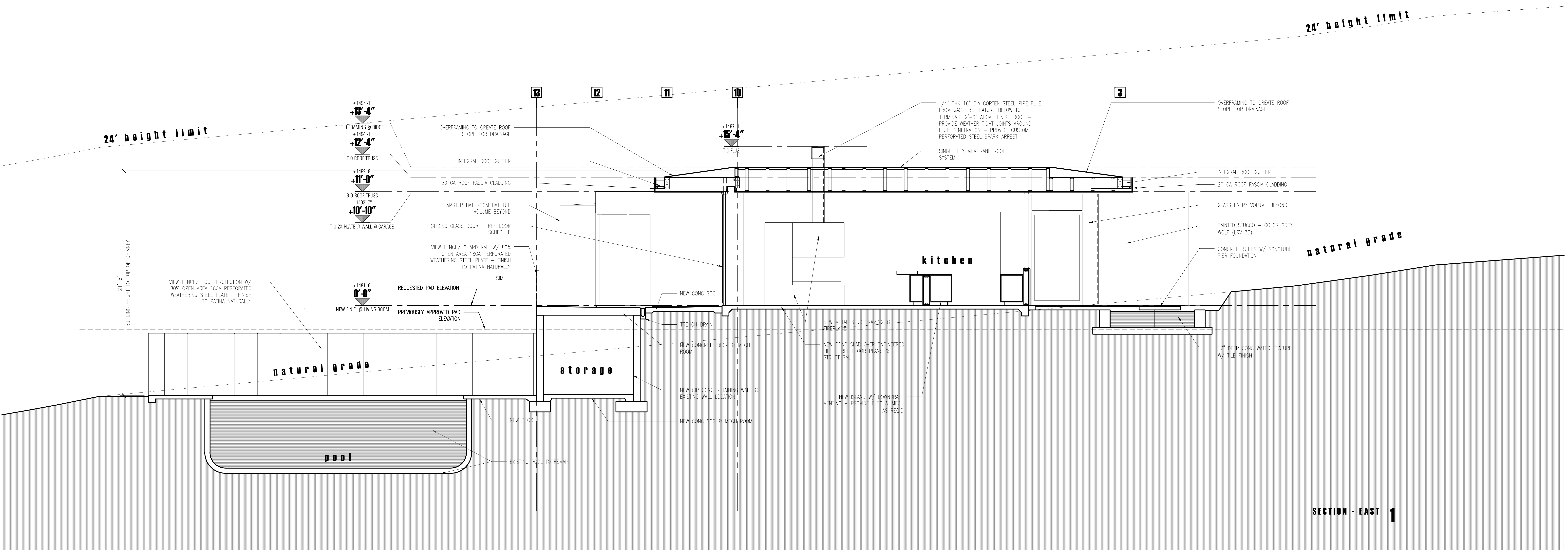
building sections
scale : 1/4" = 1'-0"

A6.0

18 october 2017


24' height limit
24' height limit
13
12
7
6
2
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
+1492'-7"
+10'-10"
T O 2X PLATE @ WALL @ BEDROOMS
OVERFRAMING TO CREATE ROOF SLOPE FOR DRAINAGE
SINGLE PLY MEMBRANE ROOF SYSTEM
12'-9"
BUILDING HEIGHT TO TOP OF WALL FROM GRADE
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
master bath
her closet
office
storage 3
guest room
+1481'-9"
0'-0"
NEW FIN FL @ LIVING ROOM
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION
EXST GRADE
natural grade
natural grade
NEW CONC SLAB OVER ENGINEERED FILL – REF FLOOR PLANS & STRUCTURAL

SECTION - EAST 2


24' height limit
24' height limit
13
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10
3
+1495'-1"
+13'-4"
T O FRAMING @ RIDGE
+1494'-1"
+12'-4"
T O ROOF TRUSS
+1492'-9"
+11'-0"
B O ROOF TRUSS
+1492'-7"
+10'-10"
T O 2X PLATE @ WALL @ GARAGE
+1497'-1"
+15'-4"
T O FLUE
OVERFRAMING TO CREATE ROOF SLOPE FOR DRAINAGE
INTEGRAL ROOF GUTTER
20 GA ROOF FASCIA CLADDING
MASTER BATHROOM BATHTUB VOLUME BEYOND
SLIDING GLASS DOOR – REF DOOR SCHEDULE
VIEW FENCE/ GUARD RAIL W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY
SIM
1/4" THK 16" DIA CORTEN STEEL PIPE FLUE FROM GAS FIRE FEATURE BELOW TO TERMINATE 2'-0" ABOVE FINISH ROOF – PROVIDE WEATHER TIGHT JOINTS AROUND FLUE PENETRATION – PROVIDE CUSTOM PERFORATED STEEL SPARK ARREST
SINGLE PLY MEMBRANE ROOF SYSTEM
OVERFRAMING TO CREATE ROOF SLOPE FOR DRAINAGE
INTEGRAL ROOF GUTTER
20 GA ROOF FASCIA CLADDING
GLASS ENTRY VOLUME BEYOND
PAINTED STUCCO – COLOR GREY WOLF (LRV 33)
CONCRETE STEPS W/ SONOTUBE PIER FOUNDATION
21'-8"
BUILDING HEIGHT TO TOP OF CHIMNEY
VIEW FENCE/ POOL PROTECTION W/ 80% OPEN AREA 18GA PERFORATED WEATHERING STEEL PLATE – FINISH TO PATINA NATURALLY
+1481'-9"
0'-0"
NEW FIN FL @ LIVING ROOM
REQUESTED PAD ELEVATION
PREVIOUSLY APPROVED PAD ELEVATION
kitchen
NEW CONC SOG
TRENCH DRAIN
NEW CONCRETE DECK @ MECH ROOM
NEW METAL STUD FRAMING @ FIREPLACE
NEW CONC SLAB OVER ENGINEERED FILL – REF FLOOR PLANS & STRUCTURAL
17" DEEP CONC WATER FEATURE W/ TILE FINISH
natural grade
natural grade
storage
NEW CIP CONC RETAINING WALL @ EXISTING WALL LOCATION
NEW ISLAND W/ DOWNDRAFT VENTING – PROVIDE ELEC & MECH AS REQ'D
NEW DECK
NEW CONC SOG @ MECH ROOM
pool
EXISTING POOL TO REMAIN

SECTION - EAST 1

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SHOUMAKER RENOVATION

5715 n 55th place
paradise valley, az 85253

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THAMARIT
SUCHART
18 OCTOBER 2016
EXPIRES 6-30-2018

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mobile : 480.332.1704 [tommy]
mobile : 480.332.1706 [patricia]
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14. PROVIDE POLYISOCYNURATE SPRAY FOAM INSULATION

    R–38 IN ALL CEILINGS
    R–15 IN ALL 2X4 WD STUD WALLS
    R–21 IN ALL 2X6 WD STUD WALLS

15. ALL STEEL PLATE LOCATED @ EXTERIOR LF RESIDENCE TO BE A588 WEATHERING STEEL STEEL PLATE IN GA AS NOTED ON DRAWINGS UNO

TOWN OF PV COMMENTS/REVISIONS 17_0714 △1
SITE / CLIENT REVISIONS 17_1018 △2

building sections
scale : 1/4" = 1'-0"

A6.1

18 october 2017