

GLEN RESIDENCE

Paradise Valley, AZ

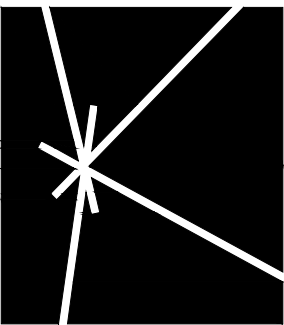


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ARCHITECTURAL SUBMITTALS
ARCHITECTURAL SUBMITTALS, SHOP DRAWINGS, SAMPLES AND MOCK-UPS ARE TO BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
INTERIOR FINISHES: ALL FLOOR, WALL AND CEILING FINISHES INCLUDING MILLWORK, TILE, MASONRY, STONE, METAL, CONCRETE, WOOD, DOOR AND DOOR HARDWARE
EXTERIOR FINISHES: ALL EXTERIOR SURFACES INCLUDING ROOFING, GLAZING SYSTEMS, GATES AND FENCE MATERIAL, STUCCO, TILE, MASONRY, STONE, METAL, CONCRETE, AND WOOD
STRUCTURAL: WOOD AND STEEL (COLUMNS, BEAMS, AND TRUSSES)
MECHANICAL: EQUIPMENT, DIFFUSERS, GRILLS, THERMOSTAT AND TEMPERATURE SENSORS (TYPES AND LOCATIONS)
ELECTRICAL: LIGHT FIXTURE CUT-SHEETS, SWITCH PLATES, OUTLET COVERS, CONTROL SYSTEMS, SPEAKER LOCATIONS, A/V SYSTEMS, AND SECURITY COMPONENTS
PLUMBING: FIXTURES
LANDSCAPE / HARDSCAPE: ALL EXTERIOR SURFACES INCLUDING TILE, MASONRY, STONE, METAL, CONCRETE AND WOOD
APPLIANCES: ALL INDOOR AND OUTDOOR APPLIANCES INCLUDING SPECIALTY ITEMS SUCH AS PIZZA OVENS, GRILLS, AND BARBQUES.
FIRE SPRINKLERS: SPRINKLER HEAD LOCATIONS AND SPRINKLER HEAD CUT-SHEETS

PROJECT DATA			
ADDRESS:	5712 EAST GLEN DRIVE PARADISE VALLEY, AZ 85253	SURVEY:	LDG CIVIL ENGINEER/SURVEYING 8808 N CENTRAL AVE SUITE 288 PHOENIX, ARIZONA 85020 (602)889-1984
LEGAL:	A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR., LOCATED IN A PORTION OF THE SW ¼ OF THE OF THE SW ¼ OF THE SW ¼ OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA	CIVIL:	LDG CIVIL ENGINEER/SURVEYING 8808 N CENTRAL AVE SUITE 288 PHOENIX, ARIZONA 85020 (602)889-1984
ZONING:	RE-43	ELECTRICAL:	
LOT AREA:	44,786 SQ FT (1.028 AC.)	STRUCTURAL:	
PARCEL #:	169-55-026A	MECHANICAL:	
OWNER:	5712 E GLEN LLC	LANDSCAPE:	
ARCHITECT:	KENDLE DESIGN COLLABORATIVE 6115 N. CATTLETRACK SCOTTSDALE, ARIZONA 85250 (480) 951-8558		

TOWN OF PARADISE VALLEY CODES
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2014 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FUEL GAS CODE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
SCOPE OF WORK (PER R106.1.1)
5,746 LIVABLE SQUARE FOOT CUSTOM SINGLE FAMILY RESIDENCE WITH AN ATTACHED THREE-CAR GARAGE, LOCATED AT 5712 E. GLEN DRIVE, PARADISE VALLEY, AZ 85253. THIS CONFORMS TO ALL RELEVANT CODES.



K E N D L E D E S I G N C O L L A B O R A T I V E

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K E N D L E D E S I G N . C O M

Glen
Residence
5712 East Glen Drive
Paradise Valley, AZ 85253

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MARK	DATE	DESCRIPTION

ISSUE: 5/30/2025 PV CONCEPT
REVIEW

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PROJECT NO:
CAD DWG FILE:
DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:

COVER SHEET

A-0

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS (TABLE R602.3(1))			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{1, 2, 3}		SPACING OF FASTENERS
	ROOF		
Blocking between joists or rafters to top plate, toe nail	3-8d (2-1/2"x0.113")	-	
Ceiling joists to plate, toe nail	3-8d (2-1/2"x0.113")	-	
Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	-	
Collar tie to rafter, face nail or 1-1/4"x20 gage ridge strap	3-10d (3"x0.128")	-	
Rafter or roof truss to plate, toe nail	3-16d box nails (3-1/2"x0.135") or 3-10d common nails (3"x0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss	
Roof rafters to ridge, valley or hip rafters; toe nail face nail	4-16d (3-1/2"x0.135") 3-16d (3-1/2"x0.135")	-	
WALL			
Build-up studs-face nail	10d (3"x0.128")	24" O.C.	
Abutting studs at intersecting wall corners, face nail	16d (3-1/2"x0.135")	12" O.C.	
Build-up header, two pieces with 1/2" spacer	16d (3-1/2"x0.135")	16" O.C. along each edge	
Continued header, two pieces	16d (3-1/2"x0.135")	16" O.C. along each edge	
Continuous header to stud, toe nail	4-8d (2-1/2"x0.133")	-	
Double studs, face nail	10d (3"x0.128")	24" O.C.	
Double top plates, face nail	10d (3"x0.128")	24" O.C.	
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3-1/2"x0.135")	-	
Sole plate to joist or blocking, face nail	16d (3-1/2"x0.135")	16" O.C.	
Sole plate to joist or blocking at braced wall panels	3-16d (3-1/2"x0.135")	16" O.C.	
Stud to sole plate, toe nail	3-8d (2-1/2"x0.113") or 2-16d (3-1/2"x0.135")	-	
Top or sole plate to stud, end nail	2-16d (3-1/2"x0.135")	-	
Top plates, laps at corners and intersections, face nail	2-10d (3"x0.128")	-	
1" brace to each stud and plate, face nail	2-8d (2-1/2"x0.113") 2 staples 1-3/4"	-	
1"x6" sheathing to each bearing, face nail	2-8d (2-1/2"x0.113") 2 staples 1-3/4"	-	
1"x8" sheathing to each bearing, face nail	2-8d (2-1/2"x0.113") 3 staples 1-3/4"	-	
Wider than 1"x8" sheathing to each bearing, face nail	3-8d (2-1/2"x0.113") 4 staples 1-3/4"	-	
FLOOR			
Joist to sill or girder, toe nail	3-8d (2-1/2"x0.113")	-	
Rim joist to top plate, toe nail (roof applications also)	8d (2-1/2"x0.113")	6" O.C.	
Rim joist or blocking to sill plate, toe nail	8d (2-1/2"x0.113")	6" O.C.	
1"x6" subfloor or less to each joist, face nail	2-8d (2-1/2"x0.113") 2 staples 1-3/4"	-	
2" subfloor to joist or girder, blind and face nail	2-16d (3-1/2"x0.135")	-	
2" planks (plank & beam - floor & roof)	2-16d (3-1/2"x0.135")	At each bearing	
Build-up girders and beams, 2-inch lumber layers	10d (3"x0.128")	Nail each layer as follows: 32" O.C. at top and bottom and staggered. Two nails at ends and at each splice.	
Ledger strip supporting joists or rafters	3-16d (3-1/2"x0.135")	At each joist or rafter	
DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{1, 2, 3}	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORT (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
3/8" - 1/2"	6d common (2"x0.113") nail (subfloor, wall) ¹ 8d common (2-1/2"x0.131") nail (roof)	6	12 ²
19/32" - 1"	8d common (2-1/2"x0.131")	6	12 ²
1 1/8" - 1 1/4"	10d common (3"x0.148") nail or 8d (2-1/2"x0.131") deformed nail	6	12 ²
OTHER WALL SHEATHINGS ³			
1/2" structural cellulose fiberboard sheathing	1-1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1-1/4" long	3	6
25/32" structural cellulose fiberboard sheathing	1-3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1-1/2" long	3	6
1/2" gypsum sheathing ⁴	1-1/2" galvanized roofing nail; staple galvanized, 1-1/2" long; 1-1/4" screws, Type W or S	7	7
5/8" gypsum sheathing ⁴	1-3/4" galvanized roofing nail; staple galvanized, 1-5/8" long; 1-5/8" screws, Type W or S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" and less	6d deformed (2"x0.120") nail or 8d common (2-1/2"x0.113") nail	6	12
7/8" - 1"	8d common (2-1/2"x0.113") nail or 8d deformed (2-1/2"x0.120") nail	6	12
1-1/8" - 1 1/4"	10d common (3"x0.148") nail or 8d deformed (2-1/2"x0.120") nail	6	12
For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.			
NOTES:			
a. All nails are smooth - common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.			
b. Staples are 16 gage wire and have a minimum 7/16" on diameter crown width.			
c. Nails shall be placed at not more than 6" o.c. at all supports where spans are 48" or greater.			
d. Four foot by eight foot or four foot by nine foot panels shall be applied vertically.			
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).			
f. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48" distance from gable end walls, if mean roof height is more than 25' up to 35' maximum.			
g. For regions having basic wind speed of 100 mph or less, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" o.c. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" o.c. for minimum 48" distance from ridges, eaves and gable end walls; and 4" o.c. to gable wall framing.			
h. Gypsum sheathing shall conform to ASTM C 779 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.			
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all four perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provide except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.			
j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.			

ENERGY CODE

CITY OF PARADISE VALLEY PRESCRIPTIVE (MINIMUM) ENERGY REQUIREMENTS:

1. CEILING/ATTIC R-VALUE = R-38 (MIN)

2. FRAME WALL R-VALUE = R-13 (MIN)

3. MASONRY WALL R-VALUE = R-4 (MIN)

4. WINDOW U-VALUE = 0.40 (MAX)

5. SOLAR HEAT GAIN COEFFICIENT = 0.25 (MAX)

6. SUPPLY & RETURN AIR DUCT R-VALUE = R-3 (MIN)

NOTES:

A PERMANENT ENERGY CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL TO BE POSTED IN THE ELECTRICAL DISTRIBUTION PANEL (R, U, & SHG VALUES OF EQUIPMENT). THESE PRESCRIPTIVE REQUIREMENTS ARE THE CODE-REQUIRED MINIMUM. HIGHER ENERGY PERFORMANCE STANDARDS MAY BE SPECIFIED BY THESE PLANS.

FIRE SUPPRESSION

1. AUTOMATIC SPRINKLERS REQUIRED PER IFC AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 13D

2. ALL SPRINKLER LOCATIONS TO BE CONCEALED HEADS.

3. FINISH OF SPRINKLER HEAD COVERS TO MATCH ADJACENT SURFACE OR AS SELECTED BY ARCHITECT.

4. SPRINKLER HEADS TO BE ALIGNED WITH AND CENTERED BETWEEN LIGHT FIXTURES & MECHANICAL DIFFUSERS.

5. CONTRACTOR TO PROVIDE A DRAWING WITH SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO INSTALLATION.

6. CONTRACTOR TO USE STRING LINE LAYOUT FOR ACCURACY AND ALIGNMENT OF SPRINKLER HEADS, LIGHT FIXTURES & MECHANICAL DIFFUSERS.

CONCRETE

1. MINIMUM 28 DAY CONCRETE COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS FOOTINGS AND FOUNDATIONS: 3000 PSI

2. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM 615-40 (Fy = 60KSI)

3. ARRANGEMENT AND BENDING OF BARS PER ACI MANUAL

4. LAP REINFORCEMENT MIN. OF 48 BAR DIAMETERS

5. CONCRETE PROTECTION FOR BARS PER ACI 318

6. ANCHOR BOLTS SHALL BE ASTM A307 (Fy = 33,000 PSI)

**VERIFY ABOVE NOTES WITH STRUCTURAL REQUIREMENTS

7. INTEGRAL WATER REPELLANT ADD-MIXTURE FOR ALL BUILDINGS

8. APPLY MANUFACTURERS APPROVED FLUID APPLIED AIR AND WATER-RESISTIVE BARRIER TO ALL ABOVE GRADE INTERIOR WALL SURFACES (EXCLUDING CONDITIONS WHERE THE CONCRETE WALL IS EXPOSED ON BOTH SIDES). SPRAY ON APPLICATION PRIOR TO ANY WOOD FRAMING/FURRING, IN ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS (SIMILAR TO PROSCOCO R-GUARD CAT 5 AIR AND WATERPROOF BARRIER)

MASONRY

ABOVE-GRADE, SINGLE-WYTHE MASONRY SPECIFICATION:
MASONRY SIZE, COLOR, FINISH, ANCHOR, JOINT, GRADE AND COLOR PER FINISH NOTES ON EXTERIOR ELEVATIONS. MORTAR JOINTS SHALL BE FULL DEPTH HEAD AND BED JOINTS WITH COMPRESSED, TIGHTED JOINTS (CONCAVE OR V-JOINT) PER EXTERIOR FINISH NOTES. SOLID CAP BLOCK AT PARAPETS AND WINDOW SILLS. ALL CELLS TO BE FULLY GROUTED. MASONRY GROUT, AND MORTAR TO HAVE MANUFACTURERS' APPROVED INTEGRAL WATER-REPELLENT ADMIXTURE. APPLY MASONRY MANUFACTURERS' APPROVED CLEAR, MATTE WATER-REPELLENT SEALER TO ALL EXPOSED SURFACES IN ACCORDANCE WITH SEALER MANUFACTURER'S INSTRUCTIONS. APPLY MASONRY MANUFACTURERS' APPROVED FLUID WATER-REPELLENT SEALER TO ALL ABOVE GRADE INTERIOR SURFACES (EXCLUDING CONDITIONS WHERE THE MASONRY IS EXPOSED ON BOTH SIDES). SPRAY ON APPLICATION PRIOR TO ANY WOOD FRAMING/FURRING, IN ACCORDANCE WITH SEALER MANUFACTURER'S INSTRUCTIONS (SIMILAR TO PROSCOCO R-GUARD CAT 5 AIR AND WATERPROOF BARRIER). SUBMIT PRODUCT LITERATURE FOR ALL ADD-MIXTURES AND SEALERS TO ARCHITECT FOR REVIEW. PROVIDE SAMPLE APPLICATION AREAS TO RECEIVE SEALER FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS. PROVIDE WRITTEN MAINTENANCE INSTRUCTIONS TO OWNER. MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE MUNICIPALITY'S ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE.

**VERIFY BELOW NOTES WITH STRUCTURAL REQUIREMENTS

1. MASONRY UNITS SHALL BE GRADE "N" (ASTM C-90) CONCRETE UNITS f'c = 1900 PSI DESIGN f'm = 1500 PSI

2. MASONRY WALLS SHALL HAVE 1 - #5 VERT. BARS AT CORNERS, ENDS, JAMBS AND AT 32" O.C. ELSEWHERE UNO.

3. ALL WALLS TO HAVE AN 8" CONTINUOUS BOND BEAM WITH 2-#5 BARS AT ROOF AND FLOOR LINE

4. PROVIDE STD. #9 GA. JOINT REINFORCEMENT AT 16" O.C. IN HORIZONTAL JOINTS

5. MORTAR SHALL BE TYPE "S" f'c = 1800 PSI

6. GROUT SHALL HAVE A MIN. STRENGTH OF 2500 PSI IN 28 DAYS

7. GROUTING STEEL SHALL BE INTERMEDIATE GRADE ASTM 615-60 (Fy = 60 KSI)

8. LAP REINFORCING MIN. OF 52 BAR DIAMETERS

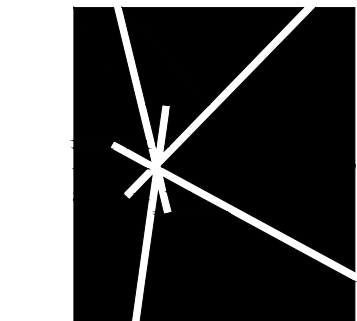
9. ADD 1-#5 BAR ABOVE AND BELOW ALL OPENINGS UNO, EXTEND PAST JAMB 24" MIN.

10. MASONRY BED AND HEAD JOINTS SHALL BE 3/8" INCH THICK. THE THICKNESS OF THE BED JOINT OF THE STARTING COURSE PLACED OVER FOUNDATIONS SHALL NOT BE LESS THAN 1/4" INCH AND NOT MORE THAN 3/4" INCH. MORTAR JOINT THICKNESS SHALL BE WITHIN THE FOLLOWING TOLERANCES: HEAD JOINTS: 1/8" INCH, 1/4" INCH, 3/8" INCH, 1/2" INCH, 5/8" INCH, 3/4" INCH, 1" INCH, 1 1/4" INCH, 1 1/2" INCH, 1 3/4" INCH, 2" INCH, 2 1/4" INCH, 2 1/2" INCH, 2 3/4" INCH, 3" INCH, 3 1/4" INCH, 3 1/2" INCH, 3 3/4" INCH, 4" INCH, 4 1/4" INCH, 4 1/2" INCH, 4 3/4" INCH, 5" INCH, 5 1/4" INCH, 5 1/2" INCH, 5 3/4" INCH, 6" INCH, 6 1/4" INCH, 6 1/2" INCH, 6 3/4" INCH, 7" INCH, 7 1/4" INCH, 7 1/2" INCH, 7 3/4" INCH, 8" INCH, 8 1/4" INCH, 8 1/2" INCH, 8 3/4" INCH, 9" INCH, 9 1/4" INCH, 9 1/2" INCH, 9 3/4" INCH, 10" INCH, 10 1/4" INCH, 10 1/2" INCH, 10 3/4" INCH, 11" INCH, 11 1/4" INCH, 11 1/2" INCH, 11 3/4" INCH, 12" INCH, 12 1/4" INCH, 12 1/2" INCH, 12 3/4" INCH, 13" INCH, 13 1/4" INCH, 13 1/2" INCH, 13 3/4" INCH, 14" INCH, 14 1/4" INCH, 14 1/2" INCH, 14 3/4" INCH, 15" INCH, 15 1/4" INCH, 15 1/2" INCH, 15 3/4" INCH, 16" INCH, 16 1/4" INCH, 16 1/2" INCH, 16 3/4" INCH, 17" INCH, 17 1/4" INCH, 17 1/2" INCH, 17 3/4" INCH, 18" 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TOWN OF PARADISE VALLEY POOL BARRIER REQUIREMENTS
SWIMMING POOLS, SPAS AND HOT TUBS
SWIMMING POOL IS DEFINED AS ANY CONTAINED BODY OF WATER 18 INCHES (457 MM) OR MORE IN DEPTH AT ANY POINT AND THAT IS WIDER THAN 8 FEET (2400 MM) AT ANY POINT. THIS INCLUDES IN-GROUND, ABOVE GROUND AND ON-GROUND SWIMMING POOLS AND HOT TUBS AND SPAS.
BARRIER REQUIREMENTS
<p>THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN OF BARRIERS FOR RESIDENTIAL SWIMMING POOLS, SPAS AND HOT TUBS. THESE DESIGN CONTROLS ARE INTENDED TO PROVIDE PROTECTION AGAINST POTENTIAL DROWNINGS AND NEAR DROWNINGS BY RESTRICTING ACCESS TO SWIMMING POOLS, SPAS AND HOT TUBS.</p> <p>AN OUTDOOR SWIMMING POOL, INCLUDING AN IN-GROUND, ABOVE-GROUND OR ON-GROUND POOL, HOT TUB OR SPA SHALL BE SURROUNDED BY A BARRIER WHICH SHALL COMPLY WITH THE FOLLOWING:</p> <p>1. THE TOP OF THE BARRIER SHALL BE AT LEAST 60 INCHES (1524 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE TOP OF THE BARRIER THAT SEPARATES TEH SWIMMING POOL ONLY FROM HABITABLE SPACES ON THE SAME PROPERTY SHALL BE AT LEAST 48 INCHES (1219 MM) ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES (51 MM). THE MAXIMUM VERTICAL CLEARANCE AT THE BOTTOM OF THE BARRIER MAY BE INCREASED TO 4 INCHES (102 MM) WHEN GRADE IS A SOLID SURFACE SUCH AS CONCRETE. THE BARRIER SHALL BE AT LEAST 20 INCHES FROM THE WATERS EDGE.</p> <p>2. OPENINGS IN THE BARRIER SHALL NOT ALLOW PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE. ANY DECORATIVE DESIGN WORK SUCH AS PROTRUSIONS, INDENTATIONS OR CUTOUTS WHICH MAKE THE BARRIER EASILY CLIMBABLE IS PROHIBITED.</p> <p>3. SOLID BARRIERS WHICH DO NOT HAVE ANY OPENINGS, SUCH AS A MASONRY OR STONE WALL, SHALL NOT CONTAIN INDENTATIONS OR PROTRUSIONS EXCEPT FOR NORMAL CONSTRUCTION TOLERANCES AND TOOLED MASONRY JOINTS.</p> <p>4. THERE SHALL BE AT LEAST 45 INCHES BETWEEN HORIZONTAL ELEMENTS.</p> <p>5. MAXIMUM MESH SIZE FOR CHAIN LINK FENCES SHALL BE A 2-1/4 INCH (57 MM) SQUARE UNLESS THE FENCE HAS SLATS FASTENED AT THE TOP OR THE BOTTOM WHICH REDUCE THE OPENINGS TO NOT MORE THAN 1-3/4 INCHES (44 MM). CHAIN LINK FENCING SHALL NOT BE LESS THAN 11 GAUGE.</p> <p>6. WHERE THE BARRIER IS COMPOSED OF DIAGONAL MEMBERS, SUCH AS A LATTICE FENCE, THE MAXIMUM OPENING FORMED BY THE DIAGONAL MEMBERS SHALL NOT BE MORE THAN 1-3/4 INCHES (44 MM).</p> <p>7. ACCESS GATES SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 6, AND SHALL BE EQUIPPED TO ACCOMMODATE A LOCKING DEVICE. PEDESTRIAN ACCESS GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND HAVE A SELF-LATCHING DEVICE. GATES OTHER THAN PEDESTRIAN ACCESS GATES SHALL BE LOCKABLE. WHERE THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 54 INCHES (1372 MM) FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM AND OPENINGS SHALL COMPLY WITH THE FOLLOWING:</p> <p>7.1 THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3 INCHES (76 MM) BELOW THE TOP OF THE GATE; AND</p> <p>7.2 THE GATE AND BARRIER SHALL HAVE NO OPENINGS LARGER THAN 1/4 INCH (13 MM) WITHIN 18 INCHES (457 MM) OF THE RELEASE MECHANISM.</p> <p>8. WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING CONDITIONS SHALL BE MET:</p> <p>8.1 IN LIEU OF THE BARRIER BETWEEN THE DWELLING AND THE SWIMMING POOL, THE SWIMMING POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER IN COMPLIANCE WITH ASTM F1346; OR</p> <p>8.2 DOORS WITH A DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM WICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED IN ACCORDANCE WITH UL 2017. THE AUDIBLE ALARM SHALL ACTIVATE WITHIN 7 SECONDS AND SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AFTER THE DOOR AND/OR ITS SCREEN, IF PRESENT, ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SYSTEM SHALL BE EQUIPPED WITH A MANUAL MEANS, SUCH AS TOUCH PAD OR SWITCH, TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. DEACTIVATION SHALL LAST FOR NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH(ES) SHALL BE LOCATED AT LEAST 54 INCHES (1372 MM) ABOVE THE THRESHOLD OF THE DOOR; OR</p> <p>8.3 OTHER MEANS OF PROTECTION, SUCH AS SELF-CLOSING DOORS WITH SELF-LATCHING DEVICES, WHICH ARE APPROVED BY THE GOVERNING BODY, SHALL BE ACCEPTABLE SO LONG AS THE DEGREE OF PROTECTION AFFORDED IS NOT LESS THAN THE PROTECTION AFFORDED BY ITEM 8.1 OR 8.2 DESCRIBED ABOVE. SELF-CLOSING AND SELF-LATCHING DEVICES SHALL BE INSTALLED ON ALL DOORS WITH DIRECT ACCESS TO THE POOL AREA, WITH THE RELEASE MECHANISM LOCATED A MINIMUM OF FIFTY-FOUR INCHES ABOVE THE FLOOR.</p> <p>9. WHERE AN ABOVE-GROUND POOL STRUCTURE IS USED AS A BARRIER OR WHERE THE BARRIER IS MOUNTED ON TOP OF THE POOL STRUCTURE, AND THE MEANS OF ACCESS IS A LADDER OR STEPS:</p> <p>9.1 THE LADDER OR STEPS SHALL BE CAPABLE OF BEING SECURED, LOCKED OR REMOVED TO PREVENT ACCESS; OR</p> <p>9.2 THE LADDER OR STEPS SHALL BE SURROUNDED BY A BARRIER WHICH MEETS THE REQUIREMENTS OF THIS SECTION, ITEMS 1 THROUGH 9. WHEN THE LADDER OR STEPS ARE SECURED, LOCKED OR REMOVED, ANY OPENING CREATED SHALL NOT ALLOW THE PASSAGE OF A 4 INCH DIAMETER (102 MM) SPHERE.</p> <p>10. PET DOORS WHICH PROVIDE DIRECT ACCESS TO THE POOL AREA ARE PROHIBITED UNLESS THEY MEET THE REQUIREMENTS OF ITEM 2 OR ARE EQUIPPED WITH AN ALARM THAT MEETS ITEM 8.2.</p> <p>11. WINDOWS WITH ACCESS TO THE POOL AREAS WILL BE PROTECTED IN THE FOLLOWING WAYS:</p> <p>1. EMERGENCY ESCAPE OR RESCUE WINDOWS FROM SLEEPING AREAS WITH ACCESS TO THE SWIMMING POOL WILL BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR.</p> <p>2. ALL OTHER OPENABLE WINDOWS WITH SIMILAR ACCESS WILL ALSO BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR OR SHALL BE EQUIPPED WITH A LATCHING DEVICE NOT LESS THAN 54 INCHES (1372 MM) ABOVE THE FLOOR OR SHALL BE EQUIPPED WITH A KEY LOCK DEVICE THAT PREVENTS OPENING THE WINDOW MORE THAN 4 INCHES (102 MM).</p> <p>WALLS SURROUNDING AN INDOOR SWIMMING POOL SHALL COMPLY WITH ITEM 8.</p> <p>BARRIERS SHALL BE LOCATED TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THEM.</p> <p>SPAS OR HOT TUBS WITH A SAFETY COVER WHICH COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.</p>

PROJECT INFO

AREA SUMMARY				
INTERIOR				
	LIVABLE	MECH/ UNCONDITIONED	GARAGE/ STORAGE	TOTALS
MAIN LEVEL	1,635 SQ FT	377 SQ FT	941 SQ FT	2,953 SQ FT
UPPER LEVEL	4,089 SQ FT	0 SQ FT	-	4,089 SQ FT
TOTAL	5,724 SQ FT	377 SQ FT	941 SQ FT	7,042 SQ FT



K E N D L E D E S I G N C O L L A B O R A T I V E

6115 NORTH CATTLETRACK
SCOTTSDALE, ARIZONA 85250
PH 480.951.8558
BRENT@KENDLEDESIGN.COM
KENDLEDESIGN.COM

Glen
Residence
5712 East Glen Drive
Paradise Valley, AZ 85253

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MARK	DATE	DESCRIPTION

ISSUE: 5/30/2025 PV CONCEPT
REVIEW

-
PROJECT NO:
CAD DWG FILE:
DRAWN BY: RvH
CHECKED BY: BK

SHEET TITLE:

GENERAL
NOTES

A-0.2

GENERAL SALVAGE NOTES:

1. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.
2. ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.
3. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
4. ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.

COLOR CODE AS FOLLOWS:

RED - SALVAGE AND RELOCATE

WHITE - PRESERVE AND PROTECT IN PLACE

BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE
5. ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.
6. ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.
7. UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
9. CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

ID	Variety	Inventory Designation	Tree Height-Ft.	Caliper Inches	Salvageability Comments	Tree Width-Ft.	Cacti Height-Ft
1	Palo Verde	Remove	8	5	Poor Location	14	
2	Palo Verde	Remove	8	6	Poor Location	15	
3	Palo Verde	Salvage	8	6		16	
4	Palo Verde	Remove	8	5	Poor Location	14	
5	Palo Verde	Remain	9	4	Poor Location	15	
6	Saguaro	Remain		12			3
7	Palo Verde	Remove	8	5	Poor Location	15	

Summary

Salvage Plants

- 1 Trees on this site to be salvaged totaling 6 caliper inches
- 0 Cacti on this site to be salvaged totaling 00 caliper inches
- 1 Total Plants to Salvage

Unsalvageable Plants (Destroy)

- 4 Trees on this site that are not salvageable (destroy) totaling 21 caliper inches
- 0 Cactus on this site that are not salvageable (destroy) totaling 00 caliper inches
- 4 Total Plants to Destroy (Unsalvageable)

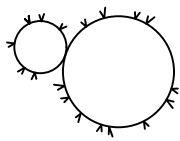
Plants to Remain

- 1 Trees to Remain in Place
- 1 Cacti to Remain in Place
- 2 Total Plants to Remain in Place

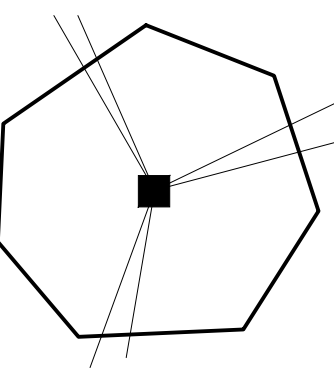
Abbreviation Legend

Abb	Botanical Name	Common Name
PLO	<i>Parkinsonia microphylla</i>	Palo Verde
SAG	<i>Carnegiea gigantea</i>	Saguaro

PLANT SYMBOL LEGEND:



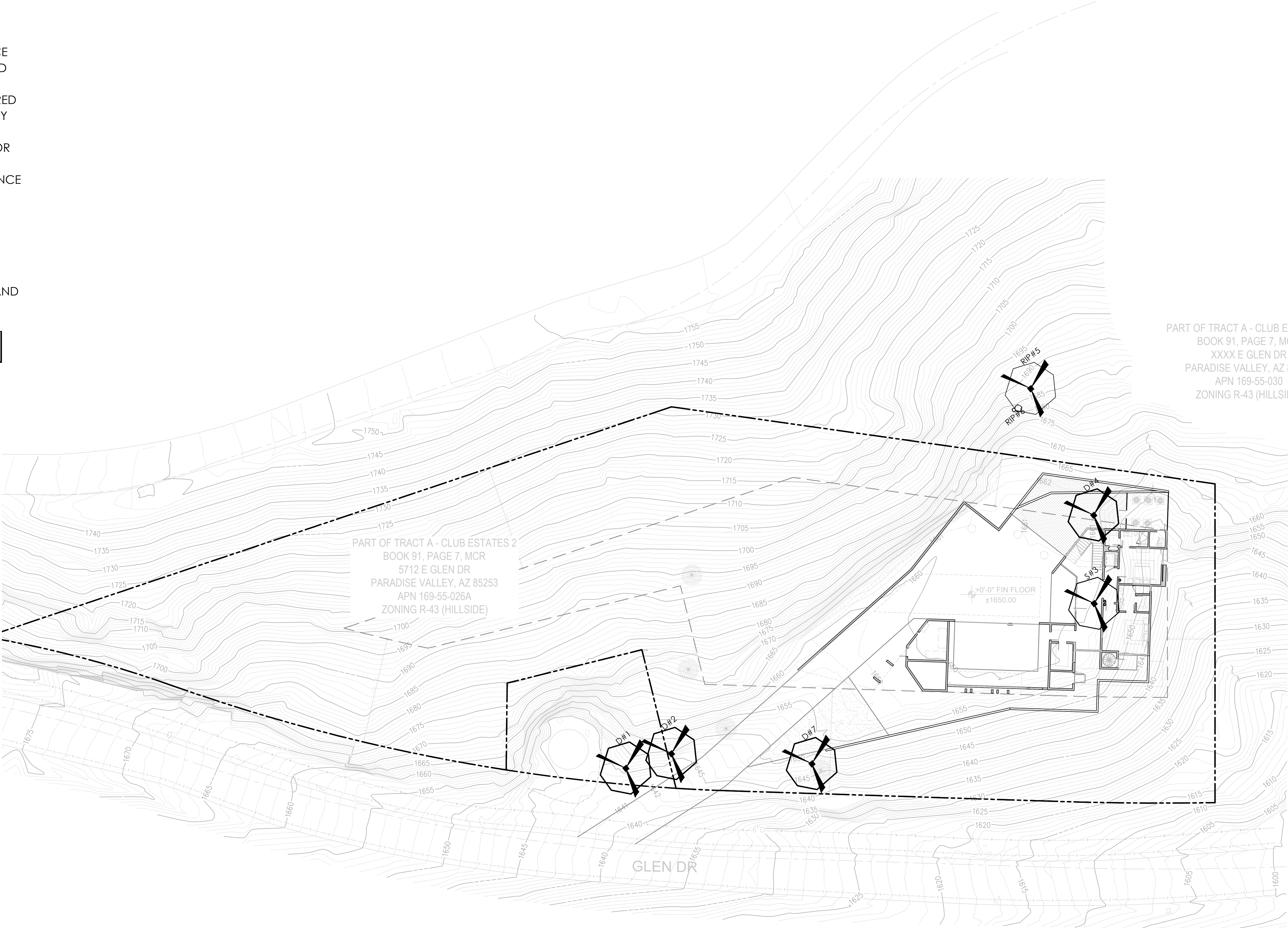
Carnegiea gigantea Saguaro



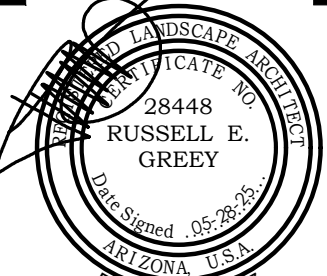
Parkinsonia Palo Verde

INVENTORY COMPLETED BY:

ARIZONA SPECIALTY CACTUS
PHONE: 602-694-3496
E-MAIL: AZSPECIALTYCACTUS@GMAIL.COM
CONTACT: ALEX GREY




GREY|PICKETT
landscape architecture community design
7144 e glen dr suite 205
paradise valley, az 85253
480.609.0009p 480.609.0068t



28448
RUSSELL E.
GREY
Expired 02/28/25

CALL TWO WORKING DAYS
BEFORE VISIT
(602) 363-1100
1-800-STAKE-IT
(DOWD-MARCOPA.COM)



project #:
KDC020

scale:
1" = 20'-0"

issued for:
SUBMITTAL

drawn by:
TEAM

date:
05/28/2025

drawing:
Native Plant Inventory

revisions:

0'
20'
40'
60'

Scale: 1" = 20'-0"

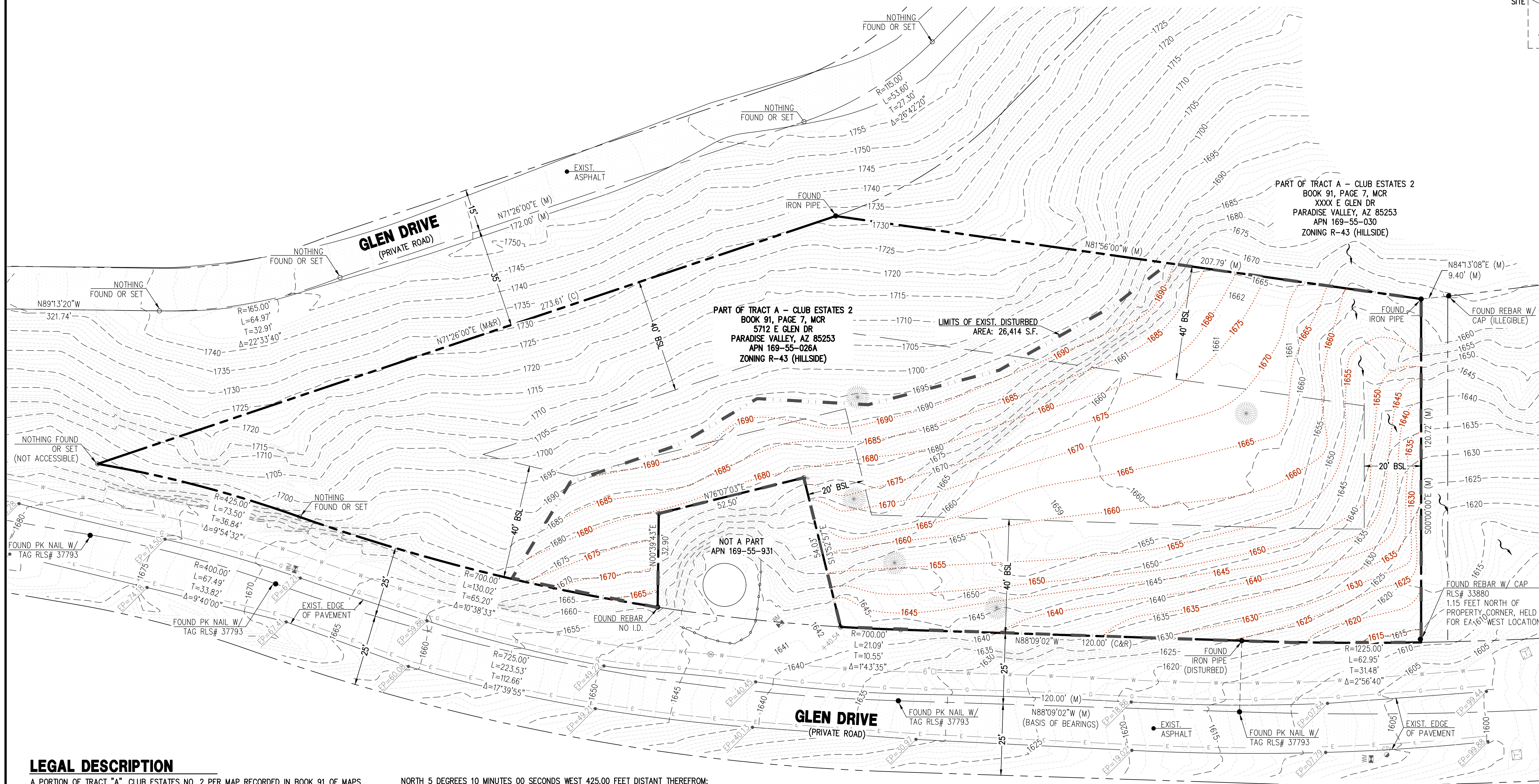
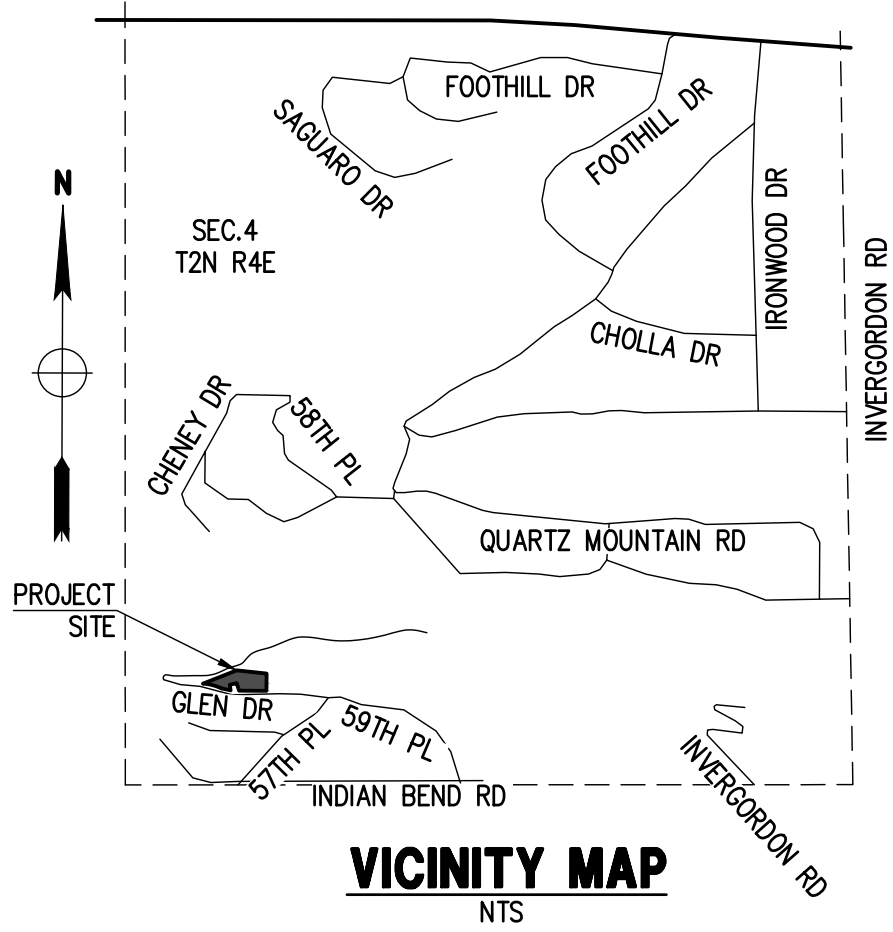
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of

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HISTORIC DISTURBANCE EXHIBIT
5712 E GLEN DR., PARADISE VALLEY, AZ 85253
PART OF TRACT "A" - CLUB ESTATES NO. 2

**A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR.,
LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA**



LEGAL DESCRIPTION

PARTION OF TRACT "A", CLUB ESTATES NO. 2 PER MAP RECORDED IN BOOK 91 OF MAPS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; COMMENCING AT THE NORTHEAST CORNER OF LOT TWELVE, (12), SECTION FOUR (4), TOWNSHIP (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 3 DEGREES, 03 MINUTES, 34 SECONDS WEST 560.79 FEET;

THENCE NORTH 69 DEGREES, 9 MINUTES, 30 SECONDS WEST 263.79 FEET;

THENCE SOUTH 74 DEGREES, 28 MINUTES, 40 SECONDS WEST 124.35 FEET;

THENCE NORTH 84 DEGREES, 54 MINUTES, 20 SECONDS WEST 239.32 FEET;

THENCE NORTH 89 DEGREES, 56 MINUTES, 30 SECONDS WEST 261.72 FEET;

THENCE NORTH 86 DEGREES, 58 MINUTES, 50 SECONDS WEST 310 FEET;

THENCE NORTH 155.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF UPPER GLEN DRIVE;

THENCE WESTERLY 743.84 FEET ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE 268.87 FEET TO THE JUNCTION WITH THE NORTH LINE OF LOWER GLEN DRIVE;

THENCE EASTERLY ALONG THE NORTH LINE OF LOWER GLEN DRIVE 467.89 FEET;

THENCE NORTH 120.00 FEET TO A POINT;

THENCE NORTH 81 DEGREES 56 MINUTES 00 SECONDS WEST 207.79 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE TRACT "A" CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT COMMON TO LOT 50, LOT 51 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 57TH PLACE AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2; THENCE NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT ON THE CENTERLINE OF SAID 57TH PLACE SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, THE CENTRAL POINT OF WHICH BEARS NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST, 275.00 FEET DISTANT THEREFROM;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 54 MINUTES 30 SECONDS FOR A DISTANCE OF 100.34 FEET TO THE POINT OF INTERSECTION OF SAID 57TH PLACE WITH THE CENTERLINE OF GLEN DRIVE, SAID POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS

NORTH 5 DEGREES 10 MINUTES 00 SECONDS WEST 425.00 FEET DISTANT THEREFROM;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17 DEGREES 50 MINUTES 00 SECONDS FOR A DISTANCE OF 132.28 FEET TO A POINT MARKING THE BEGINNING OF GLEN DRIVE AS A PRIVATE ROAD AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2;
THENCE NORTH 12 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE LINE DELINEATING THE CENTER OF THE DEDICATED ROAD AND BEGINNING OF THE PRIVATE ROAD FOR A DISTANCE OF 125.00 FEET;
THENCE NORTH 77 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD 110.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY THE CENTRAL POINT OF WHICH BEARS SOUTH 12 DEGREES 40 MINUTES 00 SECONDS WEST 500.00 FEET DISTANT THEREFROM;
THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD THROUGH A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 00 SECONDS FOR A DISTANCE OF 160.35 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE THE CENTER OF WHICH BEARS NORTH 5 DEGREES 30 MINUTES 00 SECONDS WEST 1225.00 FEET DISTANT THEREFROM;
THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 00 SECONDS FOR A DISTANCE OF 160.35 FEET;
THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 120.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE CONCAVE NORTHERLY THE CENTRAL POINT OF WHICH BEARS NORTH 2 DEGREES 00 MINUTES 00 SECONDS EAST 700.00 FEET DISTANT THEREFROM;
THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 1 DEGREE 46 MINUTES 00 SECONDS FOR A DISTANCE OF 21.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 5 DEGREES 18 MINUTES 16 SECONDS A DISTANCE OF 64.81 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 13 MINUTES 32 SECONDS WEST 125.00 FEET;
THENCE NORTH 75 DEGREES 13 MINUTES 48 SECONDS EAST 52.49 FEET;
THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS EAST 54.32 FEET TO THE TRUE POINT OF BEGINNING.

OWNER

5712 E GLEN LLC
15610 E SIERRA MADRE DR
FOUNTAIN HILLS, AZ 85268

SITE DATA

APN: 169-55-026A
ADDRESS: 5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 44,786 S.F. (1.028 AC.)
CONSTRUCTION YEAR: VACANT LOT
QS #: 23-41

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984
EMAIL: NICK@LDGENG.COM

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN
BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS#
24524-01

BASIS OF BEARINGS

THE MONUMENT LINE OF GLEN DRIVE, THE BEARING OF WHICH IS N88°09'02"W

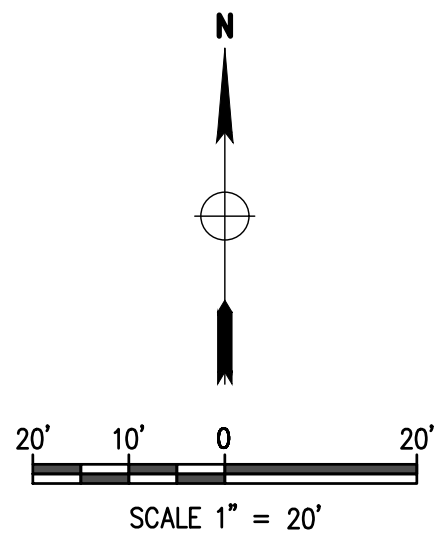
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY # 040049	PANEL # 1765 OF 4425		SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	FIRM INDEX DATE 11/04/2015	ZONE X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITIES

WATER: EPCOR
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS



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HISTORIC DISTURBANCE EXHIBIT

**PART OF TRACT 'A' -
CLUB ESTATES NO. 2
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253**

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM



Land
DEVELOPMENT GROUP



HE-1

TOWN OF PARADISE VALLEY NOTES

- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC.
- PRIOR TO FIRST FOOTING INSPECTION OF ANY TYPE, ALL PROPERTY PINS SHALL BE PLACED BY A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA, AND PROPERTY LINES MUST BE PHYSICALLY IDENTIFIED PRIOR TO INSPECTION.
- WHERE EXCAVATION IS TO OCCUR THE TOP 4" 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.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH REQUIREMENTS OF SECTION 2208 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES FOR FUTURE TYPE, LOCATION, HEIGHT, WATTAGE BASED UPON FIXTURES INSTALLED.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- 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.
- EAVE PROJECTIONS INTO REQUIRED SETBACKS ARE LIMITED TO A MAXIMUM OF 24" PURSUANT TO SECTION 1008 OF THE TOWN OF PARADISE VALLEY ZONING ORDINANCES.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL NEW AND EXISTING ELECTRICAL SERVICE TO BE BURIED UNDERGROUND PER THE TOWN OF PARADISE VALLEY STANDARDS.
- POOL, SPA, BARBECUE AND ANY PROPOSED STRUCTURES OVER 8 INCHES ABOVE GRADE REQUIRE SEPARATE PERMIT APPLICATIONS.
- POOLS SHALL BE CONSTRUCTED BY SEPARATE PERMIT AND SECURED FROM UNWANTED ACCESS PER SECTION 5-2-2 OF THE TOWN OF PARADISE VALLEY ORDINANCES.
- A SETBACK CERTIFICATION IS REQUIRED AND MUST BE GIVEN TO TOWN INSPECTOR AT STEM WALL INSPECTION.
- MAIL BOX TO COMPLY WITH THE TOWN OF PARADISE VALLEY STANDARDS FOR MAIL BOXES IN THE R.O.W. FOR HEIGHT, WIDTH AND BREAK AWAY FEATURES.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- SOILS COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED. THIS INFORMATION MUST BE SUPPLIED PRIOR TO REQUEST FOR FINAL INSPECTION.
- TRENCH BED SHALL BE FREE OF ROCKS AND DEBRIS.
- FINISHED FLOOR ELEVATION CERTIFICATION IS REQUIRED AND SHALL BE PROVIDED TO TOWN INSPECTOR PRIOR TO STRAP AND SHEAR INSPECTION.
- REGULATION II RULE 20-3 OF THE MARICOPA COUNTY HEALTH DEPARTMENT, BUREAU OF AIR POLLUTION CONTROL SHALL BE OBSERVED AND ENFORCED.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION.
- THE TOWN ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE TOWN.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS; IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE TOWN FOR RE-APPROVAL.
- A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE TOWN OF PARADISE VALLEY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 602-263-1100, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT. CALL "COLLECT" IF NECESSARY.
- ENCROACHMENT PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. AN ENCROACHMENT PERMIT WILL BE ISSUED BY THE TOWN ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO CHAPTER 70, EXCAVATION AND GRADING, OF THE LATEST EDITION OF THE IBC BY THE ICC. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE TOWN FOR A FEE ESTABLISHED BY THE UNIFORM BUILDING CODE.
- EXCAVATIONS SHALL COMPLY WITH REQUIREMENTS OF OSHA EXCAVATION STANDARDS (29 CFR, PART 1926, SUBPART P). UNDER NO CIRCUMSTANCES WILL THE CONTRACTORS BE ALLOWED TO WORK IN A TRENCH LOCATED WITHIN THE TOWN'S RIGHT-OF-WAY WITHOUT PROPER SHORING OR EXCAVATION METHODS.
- ON DEMOLITION, GRADING, REMODELING AND NEW CONSTRUCTION PROJECTS, PERMITTEE MUST NOTIFY ADJACENT PROPERTY OWNERS REGARDING THE NATURE OF THE PROJECT, THE TIME PERIOD FOR CONSTRUCTION, AND ANY UNUSUAL ACTIVITIES THAT MAY CAUSE DISRUPTION OF THE NORMAL COURSE OF TRAFFIC DURING CONSTRUCTION.
- ALL PERMITTEES MUST POST A 6 SQUARE FOOT (2'X3') IDENTIFICATION SIGN, MADE OF DURABLE MATERIAL, IN THE FRONT YARD OF SUBJECT PROPERTY AND NOT IN THE TOWN RIGHT-OF-WAY. THE SIGN MAY NOT EXCEED A MAXIMUM OF 6 FEET IN HEIGHT FROM GRADE TO TOP OF THE SIGN. THE SIGN MUST INCLUDE THE PERMITTEE OR COMPANY NAME, PHONE NUMBER, TYPE OF WORK, AND ADDRESS OF PROJECT.
- WHEN DEEMED NECESSARY, A 6-FOOT HIGH CHAIN LINK FENCE MUST BE INSTALLED AROUND THE CONSTRUCTION AREA TO PREVENT ANY POTENTIAL SAFETY HAZARD FOR THE PUBLIC. THE FENCE SHALL BE SETBACK AT LEAST 10 FEET FROM ALL RIGHTS-OF-WAY AND HAVE A 50-FOOT STREET CORNER SITE TRIANGLE WHERE APPLICABLE.
- CLEAR ACCESS FOR NEIGHBORING PROPERTIES AND EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. CONSTRUCTION RELATED VEHICLES MUST BE LEGALLY PARKED ONLY ON ONE SIDE OF THE STREET. SUNSET, ALSO, ORDINANCE #661 IMPOSES RESTRICTIONS ON CONSTRUCTION WORK ON SATURDAYS, SUNDAYS AND MAJOR BUSINESS HOLIDAYS. HILLSIDE PROJECTS MAY HAVE ADDITIONAL RESTRICTIONS. EQUIPMENT WITH AUDIBLE REVERSE DIRECTION WARNINGS MUST NOT BE OPERATED PRIOR TO 7:00 A.M.
- THE USE AND OPERATION OF FUEL-FIRED GENERATORS ON ANY CONSTRUCTION SITE, NEW, EXISTING OR REMODELING, IS PROHIBITED UNLESS DUE TO A HARDSHIP TOWN APPROVAL IS OBTAINED.
- THE CONTRACTOR AND PROPERTY OWNER WILL BE LIABLE FOR ANY DAMAGE DONE TO ANY PUBLIC PROPERTY AS A RESULT OF ANY CONSTRUCTION OR CONSTRUCTION RELATED ACTIVITIES. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL AFFECTED RIGHTS-OF-WAY ARE CLEANED AND/OR REPAIRED TO THEIR ORIGINAL CONDITION AND UNTIL ANY AND ALL DAMAGES TO AFFECTED PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT A WRITTEN, SIGNED AND LEGALLY BINDING AGREEMENT HAS BEEN REACHED BY THE PARTIES INVOLVED TO REMEDY ANY VIOLATION WITHIN A REASONABLE TIME PERIOD, AND UNTIL ALL REQUIRED FEES ARE PAID IN FULL.
- THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- A KEY SWITCH SHALL BE REQUIRED ON ALL NEW AND EXISTING ELECTRIC ENTRY CONTROL GATES. THE KEY SWITCH SHALL BE INSTALLED IN A LOCATION ON THE GATE CONTROL PANEL THAT IS READILY VISIBLE AND ACCESSIBLE. KNOX BOX ORDER FORMS ARE AVAILABLE AT THE PARADISE VALLEY BUILDING DEPARTMENT.
- ALL EQUIPMENT OF ALL TRADES ON OR AFFECTING THE JOB MUST BE CLEANED ONLY IN A PRE-DETERMINED AND DESIGNATED AREA. DEBRIS AND RUNOFF FROM SAID AREA MAY NOT EXTEND BEYOND THE BUILDING AREA.
- PROPERTY OWNER, BUILDER, OR GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CONTROLLING DUST FROM THE SITE AT ALL TIMES. ALL MEANS NECESSARY SHALL BE USED BY THE BUILDER OR GENERAL CONTRACTOR TO CONTROL THE EXISTENCE OF DUST CAUSED BY ANY EARTHWORK, SPRAY APPLICATION OF MATERIALS, OR OTHER DUST-CAUSING PRACTICES REQUIRED BY THE CONSTRUCTION PROCESS.
- AN INSPECTION FEE WILL BE CHARGED IF THE INSPECTION IS REQUIRED AS A RESULT OF A CODE VIOLATION.
- FOR DEMOLITION INSPECTION OWNER OR PERMITTEE SHALL NOTIFY OSHA FOR ASBESTOS INSPECTION. ALL DEMOLITIONS AND ALL RENOVATION ACTIVITIES THAT WILL DISTURB FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

ENGINEERS NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- GRADING SHALL BE IN CONFORMANCE WITH 2018 IBC SEC. 1803 AND APPENDIX J.
- 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM 10', U.N.O.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) SPECIFICATIONS AND STANDARD DETAILS.
- A DUST CONTROL PLAN MEETING THE REQUIREMENTS OF RULE 310 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL REGULATIONS, AS AMENDED, IS REQUIRED.
- A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
- 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.
- ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A 2 FOOT MAXIMUM HEIGHT.
- ALL PATIOS, WALKS, AND DRIVES TO SLOPE AWAY FROM BUILDING AND GARAGES AT A MINIMUM SLOPE OF 1/4" PER FOOT UNLESS SPECIFIED OTHERWISE. ALL LAWN AREAS ADJOINING WALKS OR SLABS WILL BE GRADED TO 2" BELOW THE TOP OF SLAB. TYPICAL FINISHED GRADE AROUND PERIMETER OF BUILDING IS MINUS 6" BELOW FINISHED FLOOR UNLESS SPECIFIED OTHERWISE.
- ALL MATERIAL TO BE UNDER SLABS AND WALKS SHALL BE COMPACTED TO NOT LESS THAN 95% PER ASTM D698.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO ERROR AND OMISSION. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT, FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECTURE'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE ANY REPORT DISCREPANCIES TO OWNER'S AGENT.
- THE COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- ALL ON-SITE UTILITIES PER OTHERS.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S) PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- IF A DISCREPANCY IS FOUND BETWEEN ENGINEER'S PLAN OR SURVEYOR'S STAKING AND THE ARCHITECTURAL PLAN, ENGINEER SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO NOTIFY ENGINEER SHALL NEGATE ENGINEER'S LIABILITY.
- ALL DISTURBED AREAS ARE TO BE ROPED AND ROPING MUST MATCH PLAN.
- VEGETATION OUTSIDE OF CONSTRUCTION AREA TO REMAIN.
- AREAS OUTSIDE THE WALL AND CUT AND FILL SLOPES SHALL BE REVEGETATED WITH SIMILAR PLANT TYPES AND DENSITIES FOUND ON THE SITE. REVEGETATION SHALL BE COMPLETED PRIOR TO OCCUPANCY AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- MECHANICAL EQUIPMENT SHALL BE SCREENED TO A MINIMUM OF ONE FOOT ABOVE TOP OF EQUIPMENT.
- ANY UTILITY IMPROVEMENTS SHOWN HEREON SHALL REQUIRE A SEPARATE PERMIT.
- ANY POINTS OF DRAINAGE CONCENTRATION SHOULD BE PROTECTED AGAINST EROSION WITH NATIVE STONE.
- THIS PLAN IS DESIGNED TO SHOW SITE GRADING AND DRAINAGE CONTRACTOR SHALL USE THE ARCHITECTURAL SITE PLAN TO DETERMINE FINAL HOUSE, WALL, STEP, ETC., LOCATIONS AND ELEVATIONS.
- ALL DRAINAGE FACILITIES TO BE MAINTAINED BY HOMEOWNER.
- SEE ARCHITECTURAL VERITY AND STRUCTURAL PLANS FOR SITE AND RETAINING WALLS LAYOUT, DIMENSIONS, AND DETAILS.
- TOP OF FOOTING ELEVATIONS SHOWN IN PLAN ARE APPROXIMATE ONLY. ACTUAL TOP OF FOOTINGS TO BE DETERMINED AT TIME OF CONSTRUCTION AND TO BE A MINIMUM OF SIX INCHES BELOW EXISTING NATURAL GRADE OR FINISHED GRADE WHICHEVER IS LOWER (TYPICAL).
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT, DIMENSIONS AND ELEVATIONS.
- REFER TO STRUCTURAL DRAWINGS, DETAILS AND CALCULATIONS FOR ALL PROPOSED RETAINING WALLS.
- FOR CHANGE IN ELEVATION THAT ARE GREATER THAN 30", PROVIDE 36" HIGH GUARDRAILS FOR TOTAL OF 42" FALL PROTECTION BARRIER U.N.O.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE - 5% MIN SLOPE FOR FIRST 10 FEET, U.N.O.
- ALL WATER AND SEWER LINES AND CONNECTIONS MUST BE INSTALLED PER IPC 2018, MAG AND TOWN OF PARADISE VALLEY SUPPLEMENT TO MAG.
- WATERPROOF ALL EXTERIOR WALLS 18" ABOVE FINISH GRADE-(BITUTHENE@ 3000 HC MEMBRANE W/ GRACE PROTECTION 03 OR APPROVED EQUAL).
- ALL PIPES AND FITTINGS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND DETAILS.
- ABANDONMENT OF EXISTING AND INSTALLATION OF NEW SEPTIC SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT RULES AND STANDARDS, AND WILL REQUIRE SEPARATE PERMIT.
- COORDINATE RIPRAP COLOR WITH LANDSCAPE PLANS AND DETAILS.
- VERIFY AND COORDINATE WITH LANDSCAPE PLANS FINAL LOCATION AND GRATE TYPE OF SPECIFIED AREA DRAINS AND TRENCH DRAINS.
- VERIFY AND COORDINATE WITH ARCHITECTURAL AND LANDSCAPE PLANS LOCATION AND HEIGHT OF ALL SITE WALLS.
- DISTURBED AREA: TOTAL ACRES = XXXX ACRES < 1 ACRE; NPDES PERMIT IS REQUIRED.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR DEMOLITION AND REMOVAL OF ANY EXISTING BUILDING STRUCTURES, SITE WALLS, POOL, AND PAVEMENT ETC.
- REFER TO GEOTECHNICAL REPORT FOR SPECIFIC RECOMMENDATIONS AND MAXIMUM ALLOWED FILL AND CUT SLOPES.
- THE PROPOSED POOL EQUIPMENT FOR THIS PROJECT SHALL BE EQUIPPED WITH CARTRIDGE FILTER IN ORDER TO AVOID THE BACKWASH
- THE SCOPE OF THIS GRADING AND DRAINAGE PLAN COVERS CERTAIN SITE DRAINAGE IMPROVEMENTS AS DELINEATED BY THE LIMITS OF THE CONSTRUCTION AND IN ACCORDANCE TO THE PREPARED BY THE ARCHITECT SITE PLAN, WHICH, HAS BEEN COORDINATED AND APPROVED BY THE OWNER. LAND DEVELOPMENT GROUP (LDG) ASSUMES NO LIABILITY FOR DRAINAGE ISSUES THAT MAY EXIST AND COULD CAUSE DAMAGE TO THE SUBJECT OR NEIGHBORING PROPERTIES BEYOND THE LIMITS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
- THE GRADING AND DRAINAGE DESIGN PRESENTED HEREIN IS BASED ON EVALUATING STORMWATER RUNOFF RESULTING FROM A STATISTICAL ANALYSIS OF STORM EVENTS OF PARTICULAR FREQUENCY, UP TO AND INCLUDING 100-YEAR EVENT AS REQUIRED BY THE CITY OF PHOENIX AND MARICOPA COUNTY DRAINAGE DESIGN MANUALS. A STORM EVENT EXCEEDING THE 100-YEAR EVENT MAY CAUSE OR CREATE THE RISK OF GREATER STORM IMPACT THAN IS PRESENTED AND ADDRESSED ON THIS PLAN.

FIRE SPRINKLER SYSTEM

FIRE SPRINKLER SYSTEM TO BE INSTALLED PER THE REQUIREMENTS OF THE TOWN OF PARADISE VALLEY AND IN ACCORDANCE WITH I.B.C. SECT. 904.2.2 AMD. AND 2018 IFC, SEC. 903.

UTILITIES NOTES

HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN ARE APPROXIMATE ONLY AND WILL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION WORK. CALL BLUE STAKE @ (602) 263-1100.

LEGEND

- BRASS CAP FLUSH
- FOUND REBAR OR AS NOTED
- SET REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CABLE TV RISER
- TRANSFORMER
- COMMUNICATIONS LINE
- CATV, PHONE
- SEWER LINE
- GAS LINE
- WATER LINE
- ELECTRIC LINE
- EXISTING CONTOUR
- EXIST. SPOT ELEVATION
- EXIST. DRAINAGE FLOW
- PALO VERDE
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- STORM DRAIN PIPE
- CATCH BASIN
- RETAINING WALL
- EXTENDED STEM
- TOP OF PARAPET
- TOP OF WALL
- TOP OF RETAINING WALL
- FINISH GRADE
- BOTTOM OF WALL
- TOP OF FOOTING

ABBREVIATIONS

- BC BACK OF CURB
- BSL BUILDING SETBACK LINE
- (C) CALCULATED
- EG EXISTING GRADE
- EL ELEV
- EP ELEVATION
- ED EDGE OF PAVEMENT
- EX EXIST.
- FG FINISH GRADE
- Q GUTTER, GAS
- INV INVERT
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PVMT PAVEMENT
- (R), REC. RECORDED
- R RADIUS
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER

SHEET INDEX

- C-1 - COVER SHEET
- C-2 - PRELIMINARY G&D PLAN MAIN LEVEL
- C-3 - STORM DRAIN PLAN
- C-4 - PRELIMINARY G&D PLAN UPPER LEVEL
- C-5 - GROSS SECTIONS & DETAILS
- AC1 - AERIAL EXHIBIT
- SP1 - SPIRAL EXHIBIT
- SP2 - SWPPP DETAILS

UTILITIES

- WATER: EPICOR
- SANITARY SEWER: SEPTIC
- ELECTRIC: APS
- TELEPHONE: CENTURY LINK, COX COMM.
- NATURAL GAS: SOUTHWEST GAS
- CABLE TV: CENTURY LINK, COX COMM.

PRELIMINARY GRADING & DRAINAGE PLAN

GLEN RESIDENCE

5712 E GLEN DR., PARADISE VALLEY, AZ 85253

PART OF TRACT 'A' - CLUB ESTATES NO. 2

A SUBDIVISION PLAT RECORDED IN BOOK 91 OF MAPS, PAGE 07, MCR., LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DISTURBED AREA CALCULATIONS

- EXISTING LOT AREA: 44,786 S.F. (1.028 AC.)
- TOTAL AREA UNDER ROOF: 6,958 S.F.
- FLOOR AREA RATIO: 15.54% < 25%
- (AREA UNDER ROOF/AREA OF LOT)
- BUILDING PAD SLOPE: 36.11%
- VERTICAL: 39 FT
- HORIZONTAL: 108 FT
- ALLOWABLE NET DISTURBED AREA: 10.1%
- ALLOWABLE NET DISTURBED AREA: 4,523.4 S.F.
- EXISTING GROSS DISTURBED AREA: 58.98%
- EXISTING GROSS DISTURBED AREA: 26,414 S.F.
- PROPOSED NEW DISTURBED AREA*: 15,427 S.F. (34.44%)
- LESS AREAS OF DISTURBANCE:
- TOTAL LIVABLE FOOTPRINT: 5,724 S.F.
- TOTAL GARAGE FOOTPRINT: 941 S.F.
- DRIVEWAY CREDIT: 0 S.F.
- RESTORED AREAS: 0 S.F.
- NET DISTURBED AREA: 8,762 S.F. (19.56%)
- PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX.): 1,906 S.F. (4.26%)
- VOLUME OF CUT: 3,429 C.Y.
- VOLUME OF FILL: 234 C.Y.
- TOTAL CUT&FILL: 3,663 C.Y.
- HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.
- GRADING PERMIT FEE: \$3,594
- (\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY).
- ASSURANCE AMOUNT: \$125,790

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

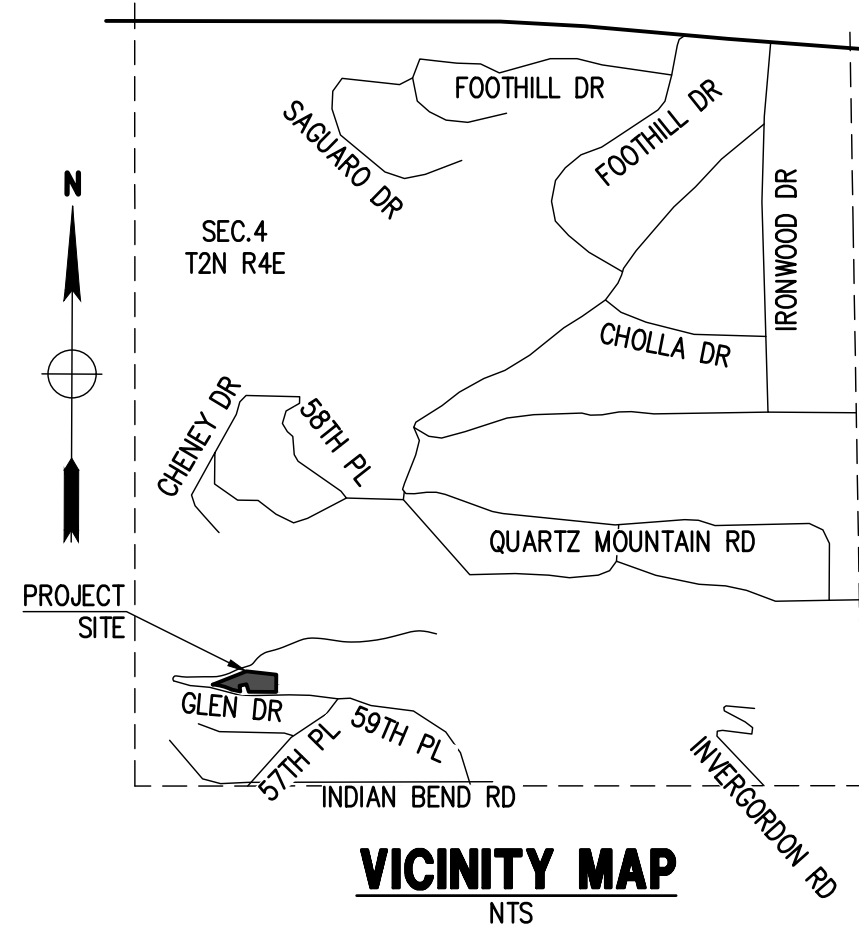
* ALL PROPOSED DISTURBANCE IS WITHIN THE EXISTING DISTURBED AREA

GRADING SPECIFICATIONS

- EXCAVATION AND GRADING OF THIS SITE IS CLASSIFIED AS "ENGINEERED GRADING" PER 2015 I.B.C. AND WILL BE PERFORMED ACCORDINGLY.
- THE CONTRACTOR WILL RETAIN A SOILS ENGINEER DURING CONSTRUCTION TO INSPECT PROGRESS OF CONSTRUCTION, CONCERNING PREPARATION OF GROUND TO RECEIVE FILLS, TESTING AND REQUIRED COMPACTION STABILITY OF ALL FINISH SLOPES INCLUDING CUT SLOPES.
- COMPACTION SHALL COMPLY WITH M.A.G. SECTION 601 AND PROVISIONS AS SET FORTH IN THE SOILS REPORT.
- BEARING MATERIALS FOR FILL UNDER RESIDENCE PAD IF NATIVE MATERIAL IS USED. LARGE ROCK FRAGMENTS MUST BE REMOVED THAT ARE IN EXCESS OF SIX INCHES. REMAINING MATERIAL MUST BE SMALLER PARTICLES OF SAND AND ROCK THAT CAN BE COMPACTED INTO A DENSE CONDITION.
- MAXIMUM PARTICLE SIZE: 6 INCHES
- PERCENT PASSING NO. 4 SIEVE: 35% TO 70%
- PERCENT PASSING NO. 200 SIEVE: 25% MAX.
- PLASTICITY INDEX: 10% MAX.
- CUT-SLOPES: MAXIMUM ROCK CUT SLOPE TO BE 1.0 FEET HORIZONTAL TO 3.0 FEET VERTICAL PER GEOTECHNICAL STUDY.
- FILL SLOPES: MAXIMUM FILL SLOPE TO BE 2.0 FEET HORIZONTAL TO 1.0 FEET VERTICAL.
- COMPACTION FILL MATERIAL MUST BE PLACED ON LEVELED BENCHES CUT INTO UNDISTURBED EXISTING HILLSIDE. PLACE FILL IN HORIZONTAL LIFTS OF THICKNESS COMPATIBLE WITH THE COMPACTION EQUIPMENT USED. COMPACT TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM A.S.T.M. DENSITY AT THE OPTIMUM MOISTURE CONTENT OF ± TWO PERCENT. THIS PERTAINS TO ALL ENGINEERED STRUCTURAL FILL SUPPORTING STRUCTURES AND INCLUDING FILL UNDER ANY OF THE RETAINING WALLS. COMPACTION TEST RESULTS SHALL BE SUBMITTED TO THE SOILS ENGINEER AND TOWN OF PARADISE VALLEY BUILDING AND SAFETY DEPARTMENT.
- ANY RETAINING WALLS ADJACENT TO THE PROPERTY LINES WILL BE UNDER THE SCOPE OF SPECIAL INSPECTION BY THE SOILS ENGINEER. THE DEVELOPER SHALL NOTIFY THE ADJOINING PROPERTY OWNERS IN WRITING, TEN DAYS PRIOR TO START OF CONSTRUCTION ON THESE WALLS PER SECTION 2903-B OF IBC. THE DEVELOPER WILL HAVE TO PROVIDE MEANS OF PROTECTION OF ADJACENT PROPERTY WHILE THIS WORK IS UNDER CONSTRUCTION.
- ALL EXPOSED CUT AND FILL SHALL BE TREATED WITH AN APPROVED AGING AGENT TO MINIMIZE TO VISUAL CONTINUITY.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL ALL HILLSIDE 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.
- ALL OUTDOOR LIGHTING SHALL BE IN CONFORMANCE WITH ARTICLE XXII OF THE TOWN ZONING ORDINANCE.
- ALL EXCESS FILL MATERIAL SHALL BE REMOVED FROM THE SITE WITH NO NEW SPILL SLOPES.
- THE USE OF HYDRAULIC RAM HAMMERS, OR OTHER HEAVY EQUIPMENT USED TO CUT THROUGH ROCK, INCLUDING MACHINERY WITH AUDIBLE 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.
- CONSTRUCTION STAKING AND/OR FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS LOCATED AT THE SOUTHEASTERLY PROPERTY CORNER AT ELEVATION OF 1611.55.
- NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS ARE PROPOSED WITH THIS PROJECT.
- PROPOSED DEVELOPMENT DOES NOT IMPACT DRAINAGE CONDITIONS OF ADJOINING LOTS.
- HISTORIC DRAINAGE PATTERNS ARE RESTORED AND PRESERVED.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHOWN ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED PER THE APPROVED CIVIL PLANS.
- PROPOSED STORM DRAIN SYSTEM SHALL BE INSPECTED AND CLEANED FROM DEBRIS AND SILT AFTER EVERY MAJOR STORM EVENT.
- CHECK DAMS, RIPRAP AND BOULDERS ARE SPECIFIED AT ALL POINTS OF DISCHARGE TO MITIGATE EROSION AND TO CONVERT CONCENTRATED FLOWS BACK TO SHEET FLOWS.
- ON-SITE RETENTION IS PROVIDED FOR THE FIRST FLUSH STORM EVENT FOR THE LIMITS OF DISTURBANCE.



VICINITY MAP

OWNER

5712 E GLEN LLC
15610 E SIERRA MADRE DR
FOUNTAIN HILLS, AZ 85268

ARCHITECT

KENDLE DESIGN COLLABORATIVE
6115 N CATTLETRACK ROAD,
SCOTTSDALE, AZ 85250
CONTACT: RICHARD VAN HORNE
P: 480-951-8558
WWW.KENDLEDESIGN.COM

SITE DATA

APN: 169-55-026A
ADDRESS: 5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 44,786 S.F. (1.028 AC.)
QS #: 23-41

AREA SUMMARY
MAIN LEVEL:
LIVABLE: 1,635 S.F.
MECH./UNCONDITIONED: 377 S.F.
GARAGE/STORAGE: 941 S.F.
TOTAL: 2,953 S.F.
UPPER LEVEL:
LIVABLE: 4,089 S.F.
TOTAL: 4,089 S.F.
TOTAL ENCLOSED AREA: 7,330 S.F.
TOTAL AREA UNDER ROOF: 6,958 S.F.
LOT COVERAGE: 15.54% < 25%
DISTURBED AREA: 15,427 S.F. (0.354 AC.)

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM. GDACS# 24524-01

BASIS OF BEARINGS

THE MONUMENT LINE OF GLEN DRIVE, THE BEARING OF WHICH IS N88°09'02".

FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROJECT DESCRIPTION

NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1650.00 & 1662.00 ARE MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Prodanov

REGISTERED CIVIL ENGINEER DATE: 05/01/25

APPROVAL

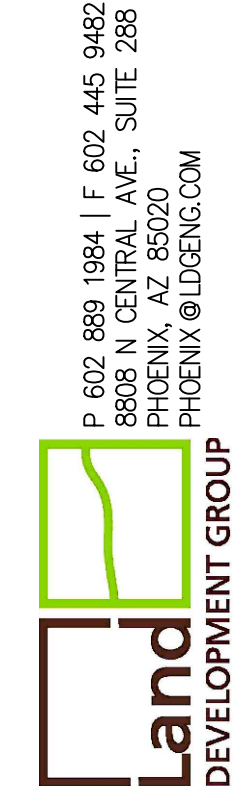
THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH TOWN OF PARADISE VALLEY REQUIREMENTS PRIOR TO ISSUANCE OF PERMIT. THE TOWN NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE TOWN ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN THE PLANS TO BE FOUND IN VIOLATION OF LAWS OR ORDINANCES.

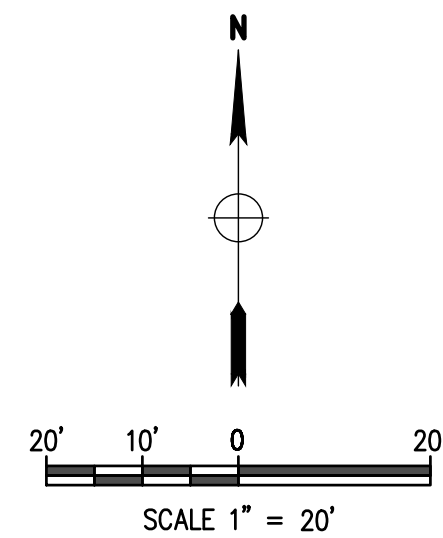
TOWN ENGINEER DATE: _____
TOWN OF PARADISE VALLEY



PRELIMINARY
GRADING & DRAINAGE
IMPROVEMENT PLAN
ON HILLSIDE LOT

GLEN RESIDENCE
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253



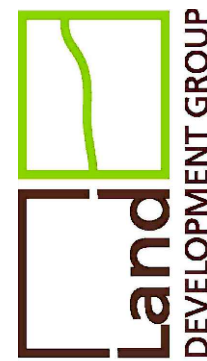


Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

P 602 889 1384 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDG.COM



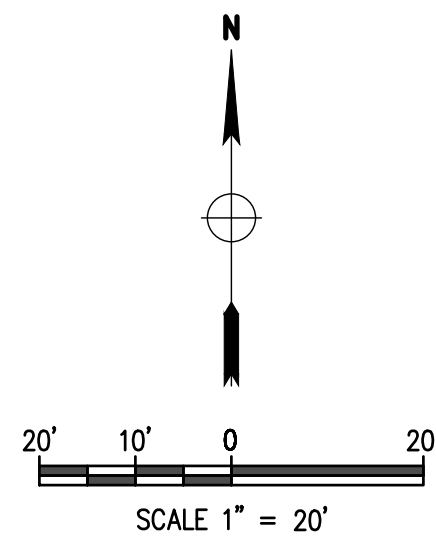
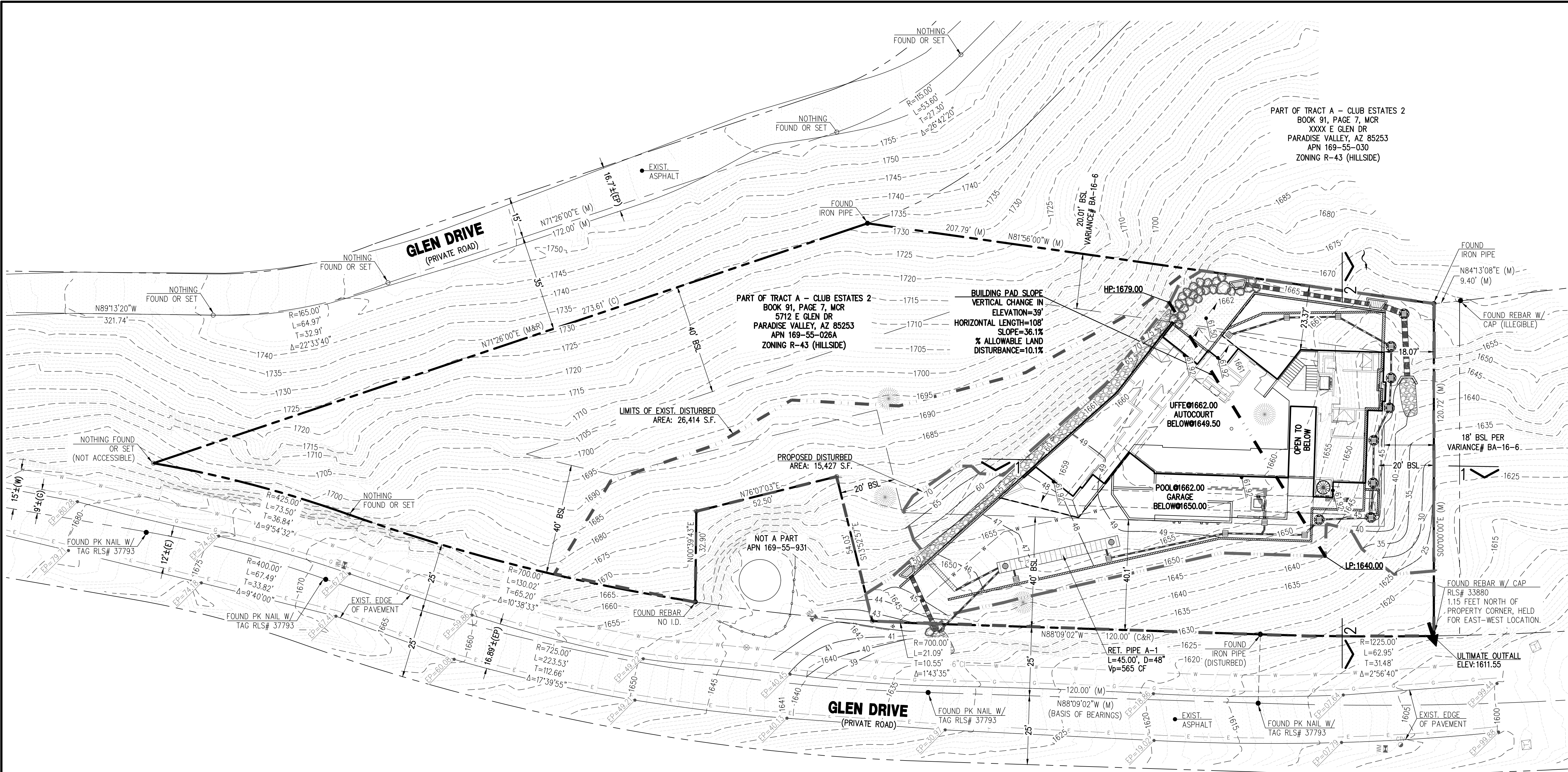
C-3
OF 5

**PRELIMINARY
GRADING & DRAINAGE
STORM DRAIN PLAN
ON HILLSIDE LOT**

**GLEN RESIDENCE
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253**

REVISIONS:	DATE:	SCALE: 1"=20'	DATE: 05/01/25
		DESIGNED BY: NP	JOB: 2411339
		DRAWN BY: CM	VERSION: 1.1
		CHECKED BY: JL	PLOT DATE: 05/01/25

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DATE: 05/01/25	SCALE: 1"=20'	DESIGNED BY: NP	CHECKED BY: JL
JOB: 241139	DATE:	DRAWN BY: CM	
VERSION: 1.1	REVISIONS:		
PLOT DATE: 05/01/25			

**PRELIMINARY
GRADING & DRAINAGE
IMPROVEMENT PLAN
ON HILLSIDE LOT
UPPER LEVEL**

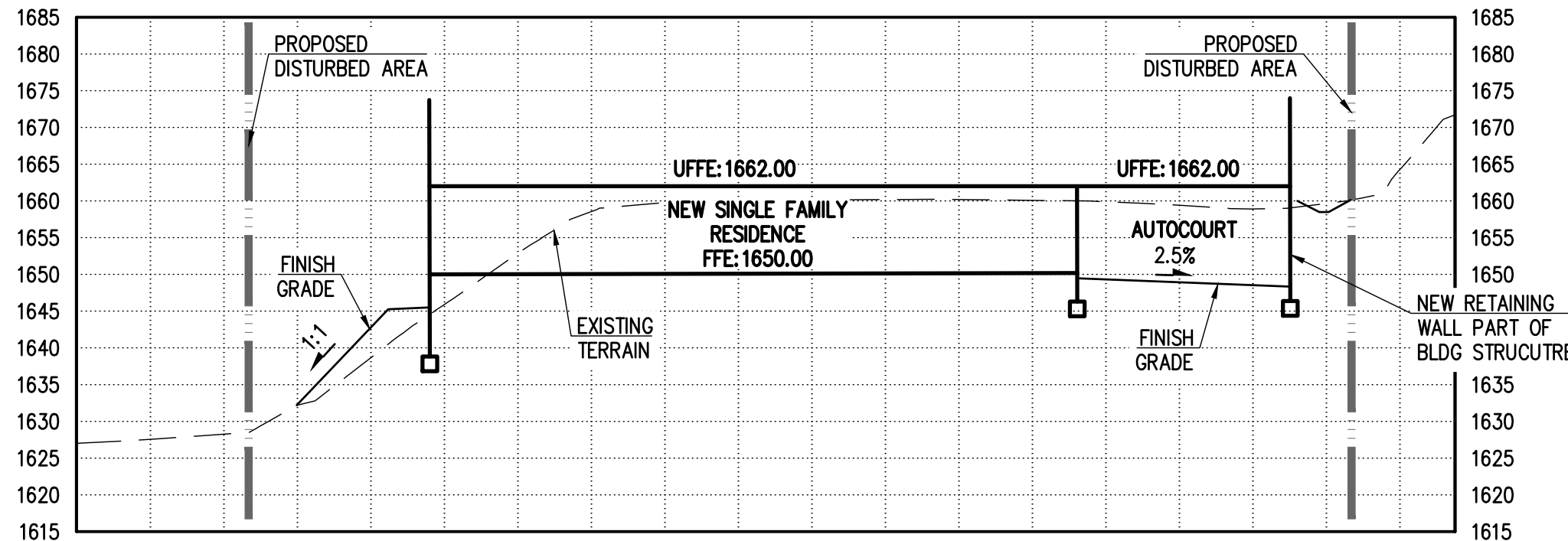
**GLEN RESIDENCE
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253**

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGNG.COM

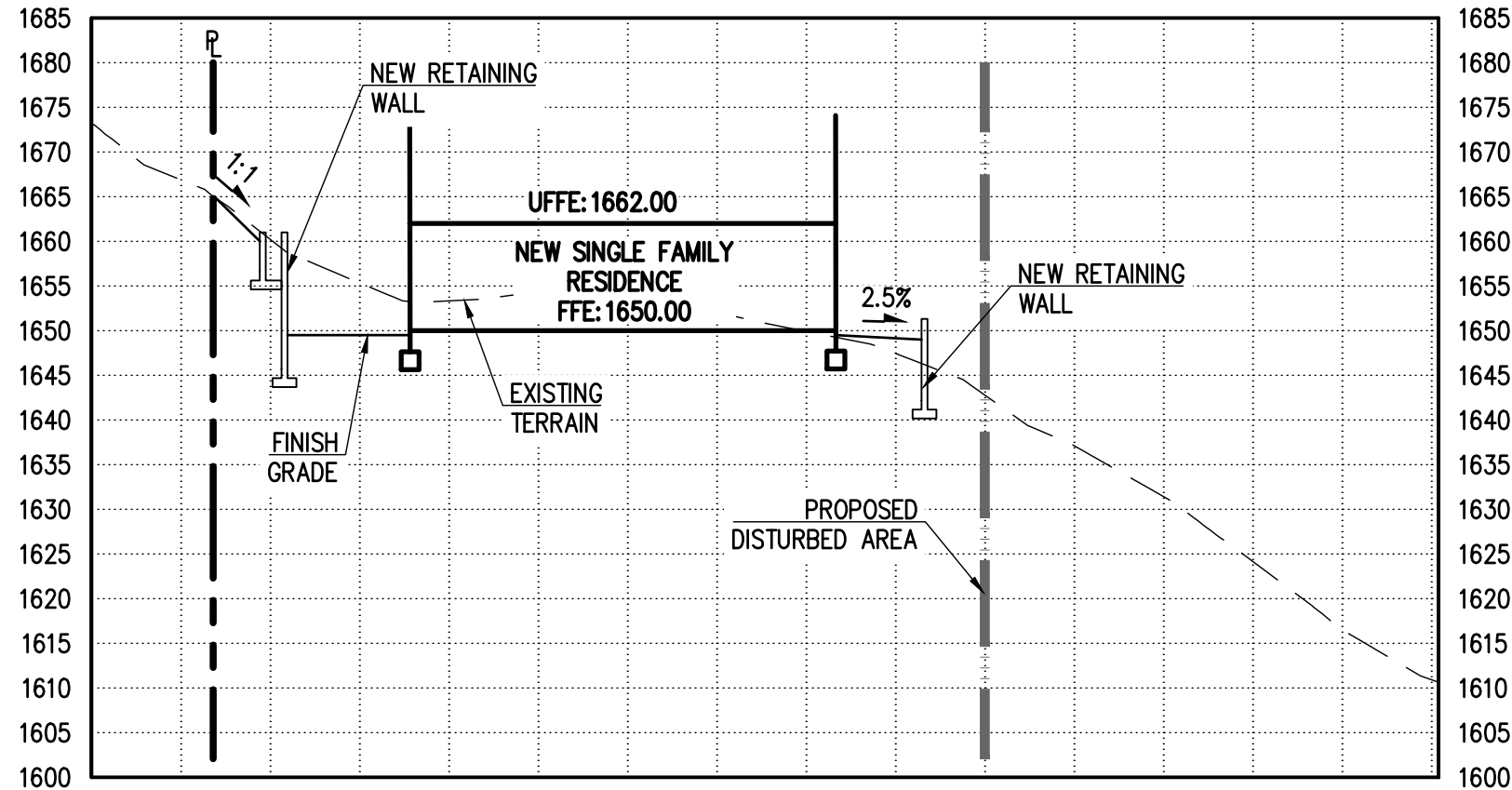
Land
DEVELOPMENT GROUP

PRELIMINARY
NOT FOR CONSTRUCTION

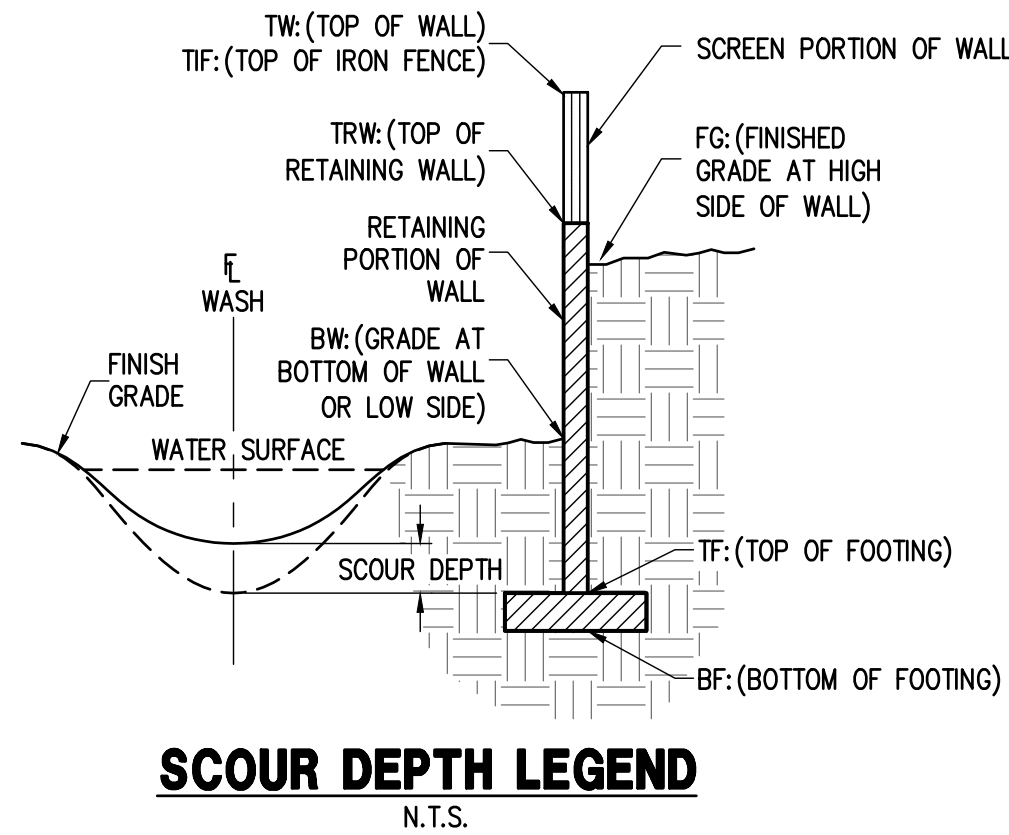
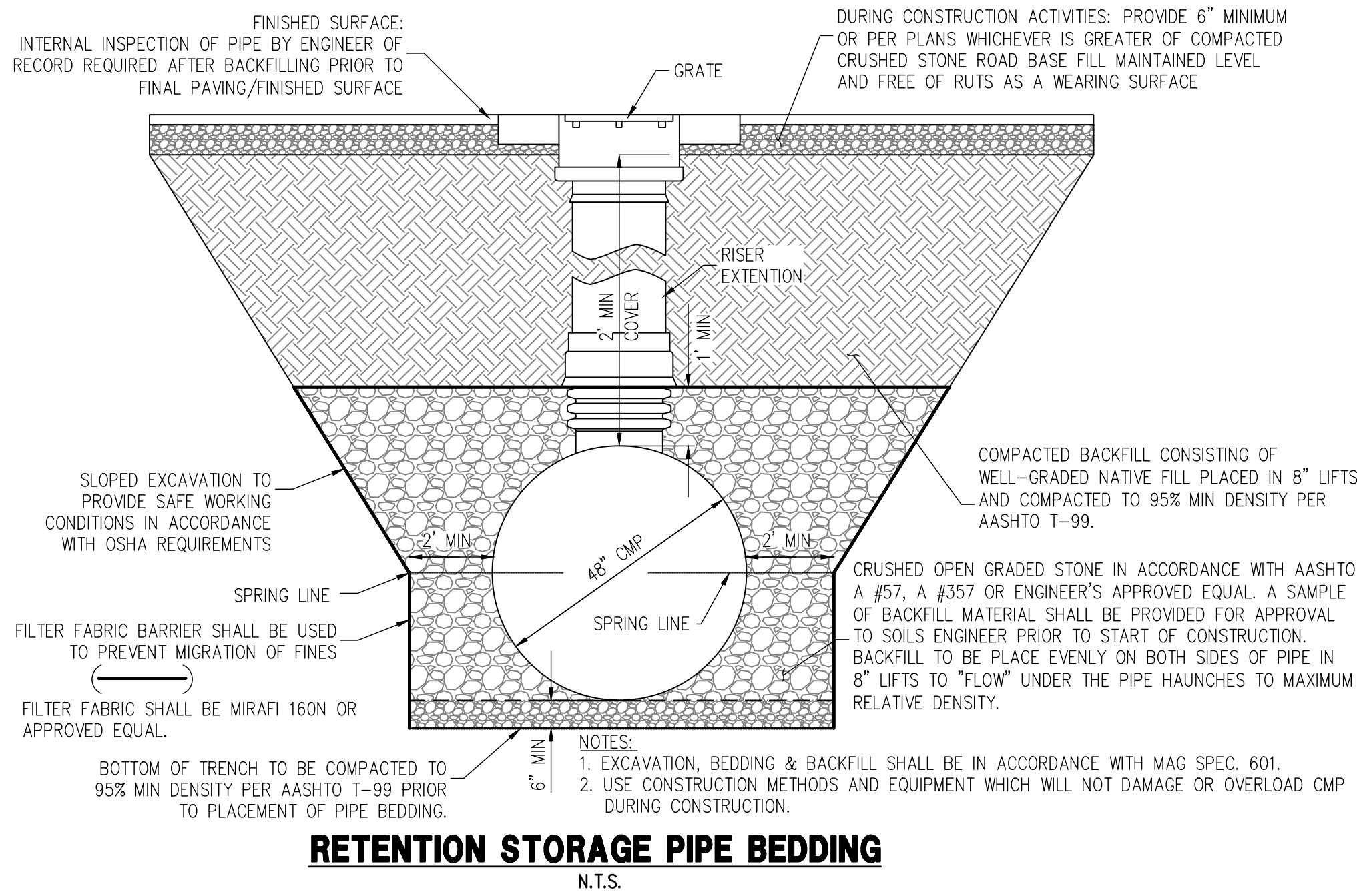
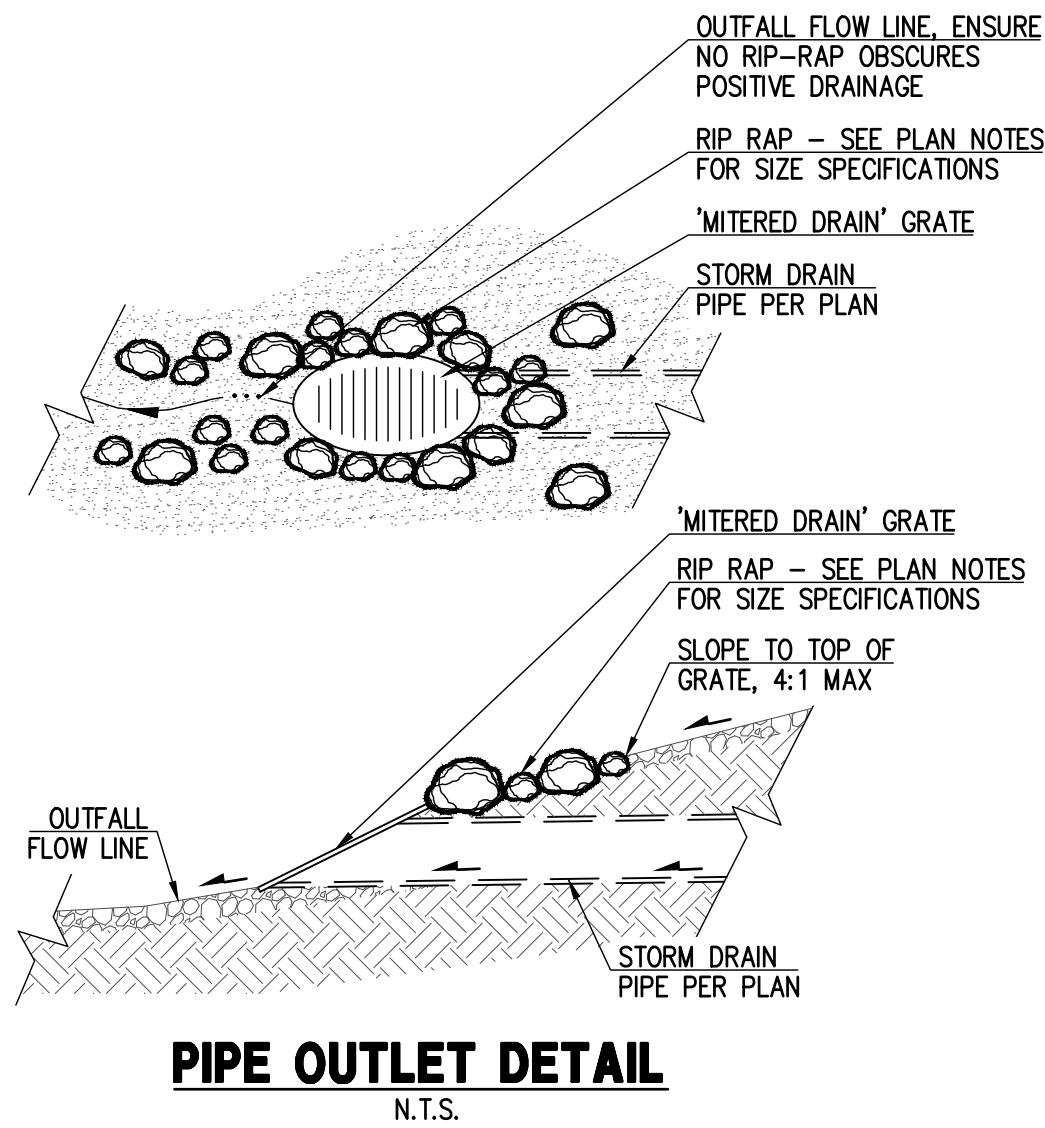
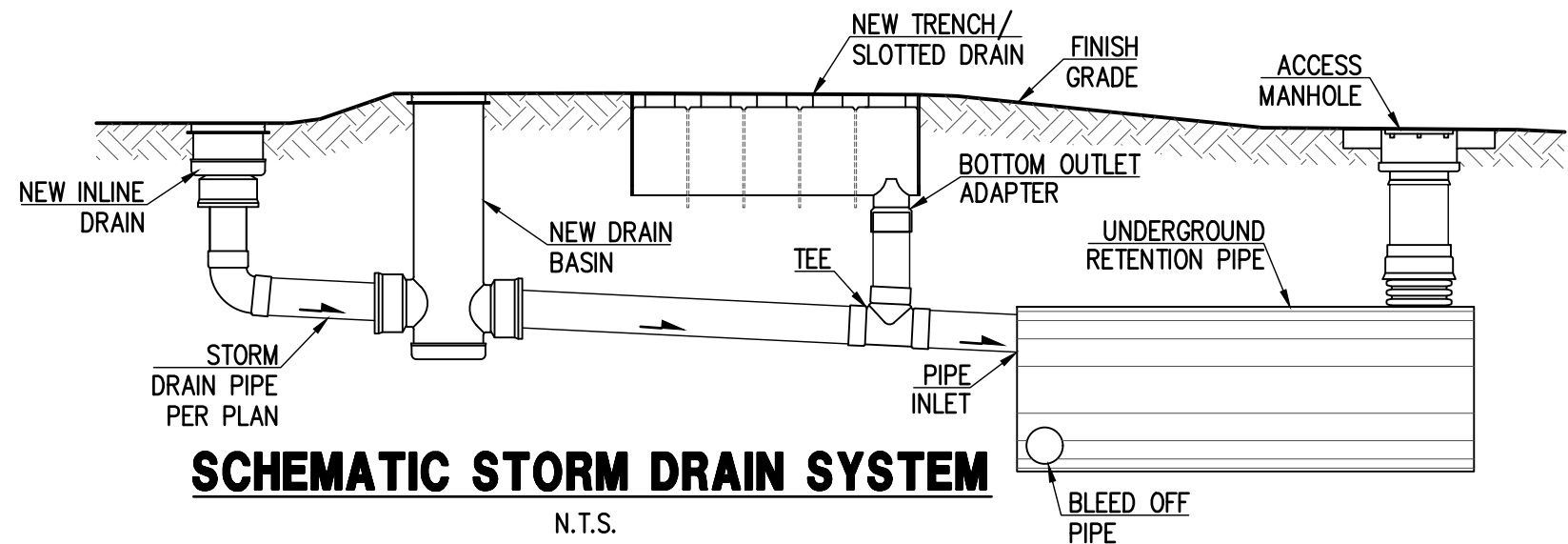
C-4
4 OF 5



CROSS SECTION 1 - 1
SCALE HOR. 1" = 20', VER. 1" = 20'

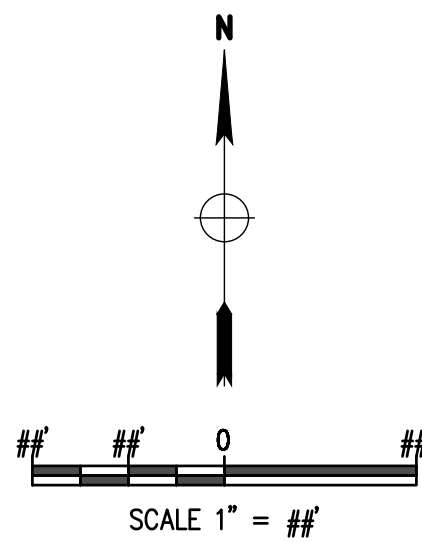
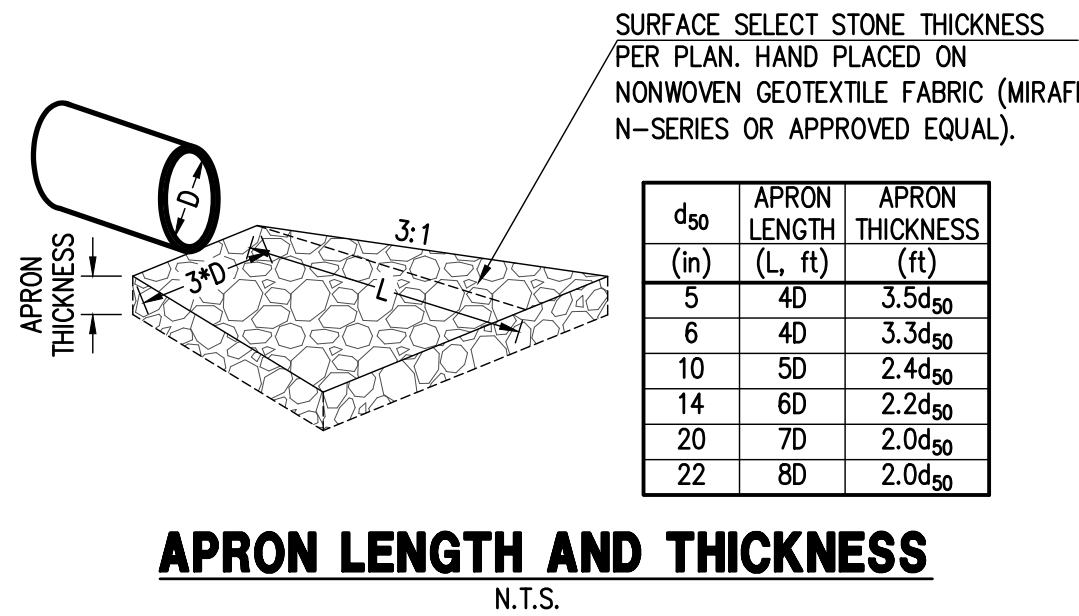


CROSS SECTION 2 - 2
SCALE HOR. 1" = 20', VER. 1" = 20'



PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES			
100 TO 90	1.5 D ₅₀	4	6	8	12
85 TO 70	1.3 D ₅₀	6	8	12	18
50 TO 30	1.0 D ₅₀	5	7	10	16
15 TO 5	0.67 D ₅₀	4	6	8	12
5 TO 0	0.50 D ₅₀	3	4	5	8

RIP-RAP GRADATION TABLE
N.T.S.



PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN ON HILLSIDE LOT CROSS SECTIONS & DETAILS

GLEN RESIDENCE
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGNG.COM



REVISIONS:	DATE:	SCALE: AS NOTED	DATE: 05/01/25
		DESIGNED BY: NP	JOB: 241139
		DRAWN BY: CM	VERSION: 1.1
		CHECKED BY: JL	PLOT DATE: 05/01/25

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PART OF TRACT 'A' - CLUB ESTATES NO. 2

A vicinity map showing the project site location. The map includes a north arrow pointing upwards, labeled 'N'. The project site is marked with a black rectangle and labeled 'PROJECT SITE'. Surrounding roads include SAGUARO DR, FOOTHILL DR, IRONWOOD DR, INVERGORDON RD, CHOLLA DR, QUARTZ MOUNTAIN RD, 58TH PL, 59TH PL, GLEN DR, and INDIAN BEND RD. The map also indicates 'SEC. 4 T2N R4E' and 'NTS' (Not To Scale).

KENDLE DESIGN COLLABORATIVE
6115 N CATTLETRACK ROAD,
SCOTTSDALE, AZ 85250
CONTACT: RICHARD VAN HORNE
P: 480-951-8558
WWW.KENDLEDESIGN.COM

APN: 169-55-026A
ADDRESS: 5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253
ZONING: R-43 (HILLSIDE)
LOT AREA: 44,786 S.F. (1.028 AC.)
QS #: 23-41

BRASS CAP FLUSH AT THE INTERSECTION OF 60TH STREET AND E INDIAN
BEND ROAD HAVING AN ELEVATION OF 1423.87 NAVD 88 DATUM, GDACS#
24524-01

THE MONUMENT LINE OF GLEN DRIVE, THE BEARING OF WHICH IS N88°09'02"W.

COMMUNITY # 040049	PANEL # 1765 OF 4425		SUFFIX L	BASE FLOOD ELEVATION N/A
MAP # 04013C	PANEL DATE 10/16/2013	FIRM INDEX DATE 11/04/2015	ZONE X*	

*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

WATER: EPCOR
SANITARY SEWER: SEPTIC
ELECTRIC: APS
TELEPHONE: CENTURY LINK, COX COMMUNICATIONS
NATURAL GAS: SOUTHWEST GAS
CABLE TV: CENTURY LINK, COX COMMUNICATIONS

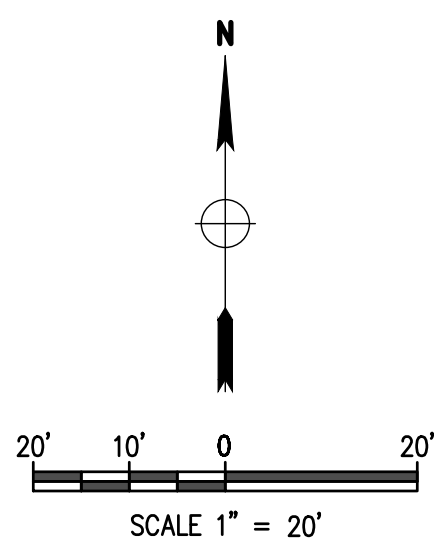
A PORTION OF TRACT "A", CLUB ESTATES NO. 2 PER MAP RECORDED IN BOOK 91 OF MAPS, PAGE 7, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; COMMENCING AT THE NORTHEAST CORNER OF LOT TWELVE (12), SECTION FOUR (4), TOWNSHIP (2) NORTH, RANGE FOUR (4) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 3 DEGREES, 03 MINUTES, 34 SECONDS WEST 560.79 FEET;
THENCE NORTH 69 DEGREES, 9 MINUTES, 30 SECONDS WEST 263.79 FEET;
THENCE SOUTH 74 DEGREES, 28 MINUTES, 40 SECONDS WEST 124.35 FEET;
THENCE NORTH 84 DEGREES, 54 MINUTES, 20 SECONDS WEST 239.32 FEET;
THENCE NORTH 89 DEGREES, 56 MINUTES, 30 SECONDS WEST 261.72 FEET;
THENCE NORTH 86 DEGREES, 58 MINUTES, 50 SECONDS WEST 310 FEET;
THENCE NORTH 155.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF UPPER GLEN DRIVE;
THENCE WESTERLY 743.84 FEET ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF SAID UPPER GLEN DRIVE 268.87 FEET TO THE JUNCTION WITH THE NORTH LINE OF LOWER GLEN DRIVE;
THENCE EASTERLY ALONG THE NORTH LINE OF LOWER GLEN DRIVE 467.89 FEET;
THENCE NORTH 120.00 FEET TO A POINT;
THENCE NORTH 81 DEGREES 56 MINUTES 00 SECONDS WEST 207.79 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF THE TRACT "A" CLUB ESTATES NO. 2, ACCORDING TO BOOK 91 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N/C COMMON TO LOT 50, LOT 51 AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 57TH PLACE AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2; THENCE NORTH 32 DEGREES 20 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT ON THE CENTERLINE OF SAID 57TH PLACE SAID POINT MARKING THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 100.34 FEET, AN ARC OF 32 DEGREES 20 MINUTES 00 SECONDS WEST, 275.00 FEET DISTANT THEREFROM; THENCE NORTHEAST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 54 MINUTES 30 SECONDS FOR A DISTANCE OF 100.34 FEET TO THE POINT OF TANGENCY OF SAID 57TH PLACE WITH THE CENTERLINE OF SAID 57TH PLACE, MARKING THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS

NORTH 5 DEGREES 10 MINUTES 00 SECONDS WEST 425.00 FEET DISTANT THEREFROM;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 17 DEGREES 50
MINUTES 00 SECONDS FOR A DISTANCE OF 132.28 FEET TO A POINT MARKING THE BEGINNING
OF GLEN DRIVE AS A PRIVATE ROAD AS SHOWN ON SAID MAP OF CLUB ESTATES NO. 2;
THENCE NORTH 12 DEGREES 40 MINUTES 00 SECONDS EAST ALONG THE LINE DELINEATING
THE END OF THE DEDICATED ROAD AND BEGINNING OF THE PRIVATE ROAD FOR A DISTANCE
OF 25.00 FEET;
THENCE NORTH 77 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY
RIGHT-OF-WAY LINE OF SAID PRIVATE ROAD 110.00 FEET TO A POINT MARKING THE
BEGINNING OF A CURVE CONCAVE SOUTHERLY THE CENTRAL POINT OF WHICH BEARS SOUTH
12 DEGREES 40 MINUTES 00 SECONDS WEST 500.00 FEET DISTANT THEREFROM;
THENCE ALONG THE ARC OF SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID
PRIVATE ROAD THROUGH A CENTRAL ANGLE OF 18 DEGREES 10 MINUTES 00 SECONDS FOR
A DISTANCE OF 158.53 FEET TO A POINT MARKING THE BEGINNING OF A REVERSE CURVE THE
CENTRAL POINT OF WHICH BEARS NORTH 5 DEGREES 30 MINUTES 00 SECONDS WEST 1225.00 FEET
DISTANT THEREFROM;
THENCE ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE THROUGH A
CENTRAL ANGLE OF 7 DEGREES 30 MINUTES 00 SECONDS FOR A DISTANCE OF 160.35 FEET;
THENCE NORTH 88 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY
RIGHT-OF-WAY LINE 120.00 FEET TO A POINT MARKING THE BEGINNING OF A CURVE
CONCAVE NORTHERLY THE CENTRAL POINT OF WHICH BEARS NORTH 2 DEGREES 00 MINUTES
00 SECONDS EAST 700.00 FEET DISTANT THEREFROM;
THENCE ALONG SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE
THROUGH A CENTRAL ANGLE OF 1 DEGREE 46 MINUTES 00 SECONDS FOR A DISTANCE OF
21.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL
ANGLE OF 5 DEGREES 18 MINUTES 16 SECONDS A DISTANCE OF 64.81 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 0 DEGREES 13 MINUTES 32 SECONDS
WEST 32.90 FEET;
THENCE NORTH 75 DEGREES 13 MINUTES 48 SECONDS EAST 52.49 FEET;
THENCE SOUTH 14 DEGREES 46 MINUTES 12 SECONDS EAST 54.32 FEET TO THE TRUE POINT
OF BEGINNING;



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BLUE STAKE, INC.

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AERIAL MAP EXHIBIT

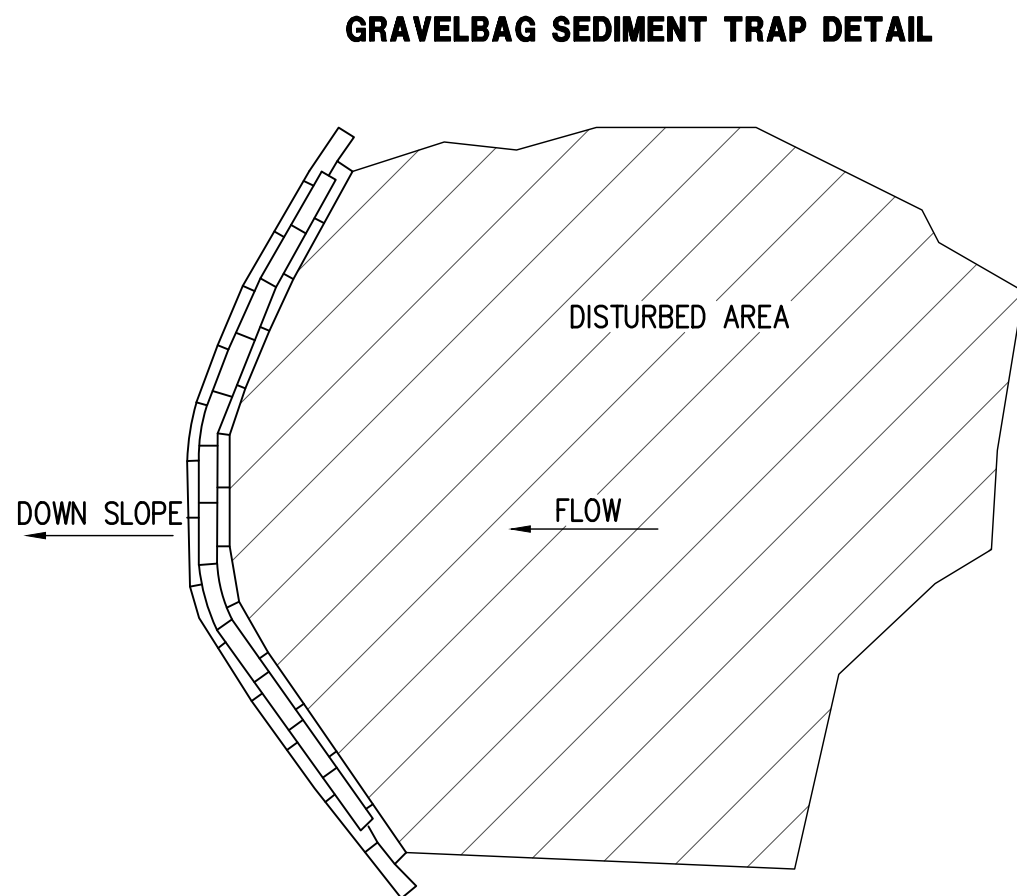
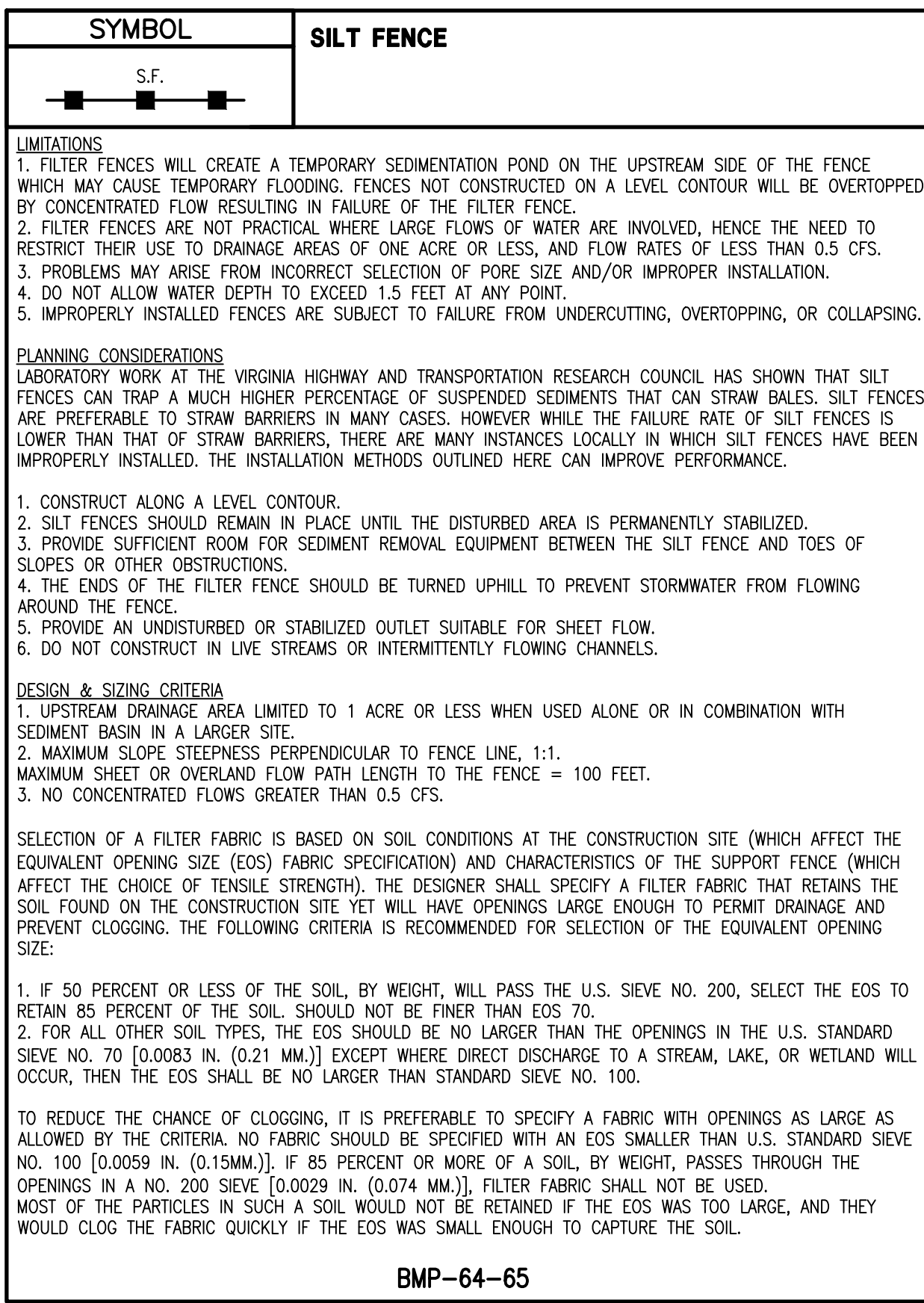
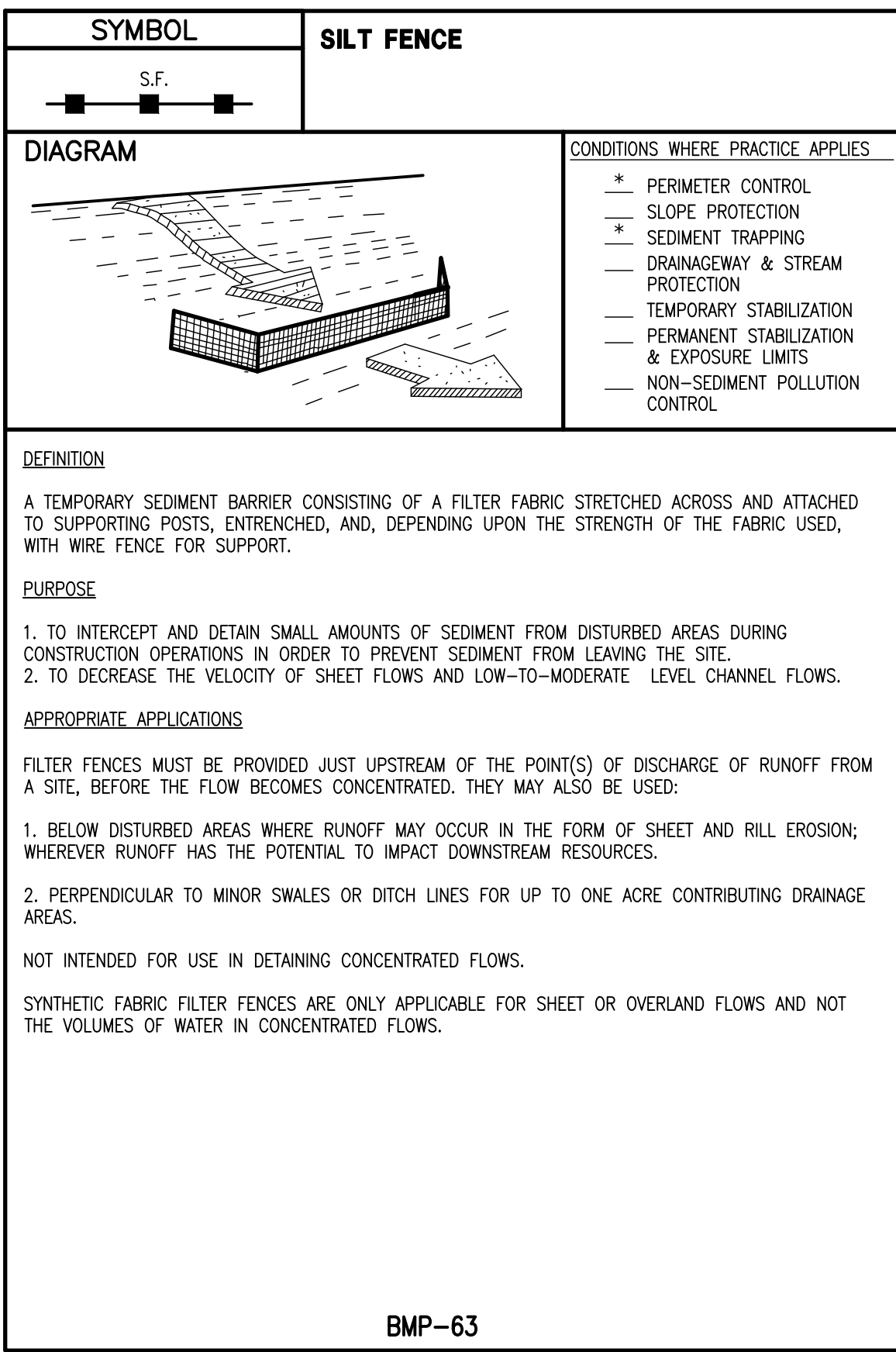
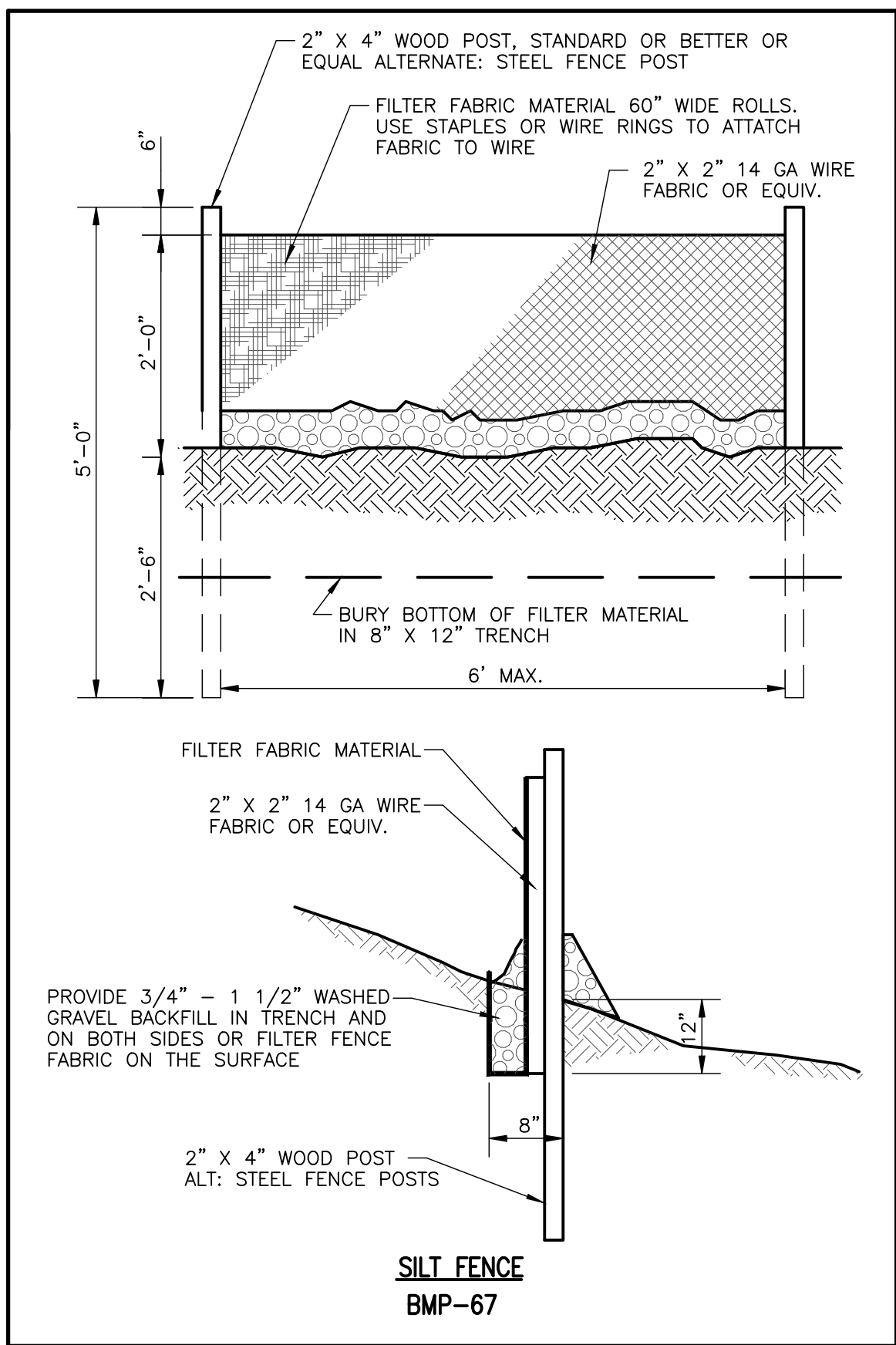
**GLEN RESIDENCE
5712 E GLEN DR.,
PARADISE VALLEY, AZ 85253**

P 602 889 1984 | F 602 445 9482
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PHOENIX@LDGENG.COM

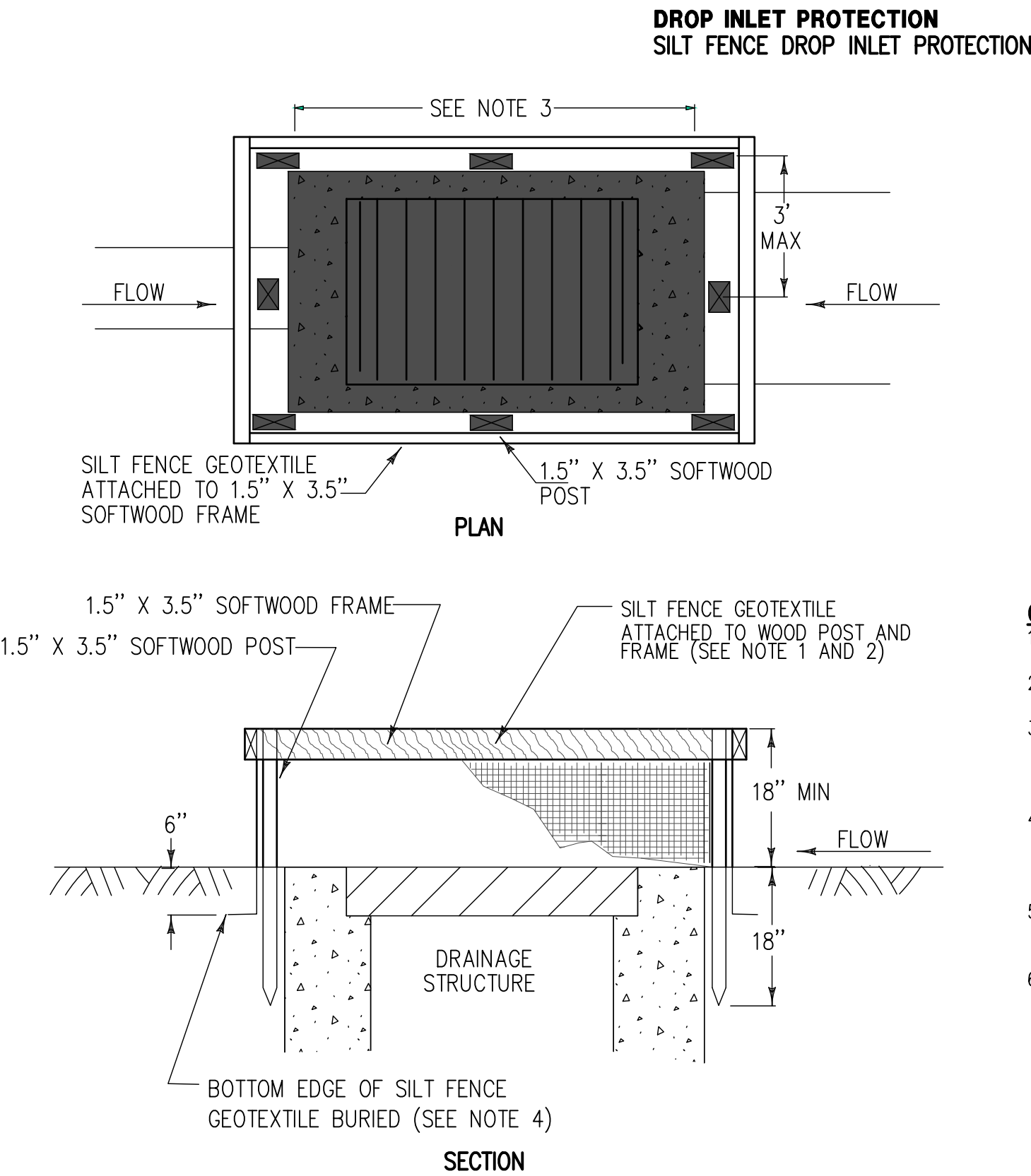
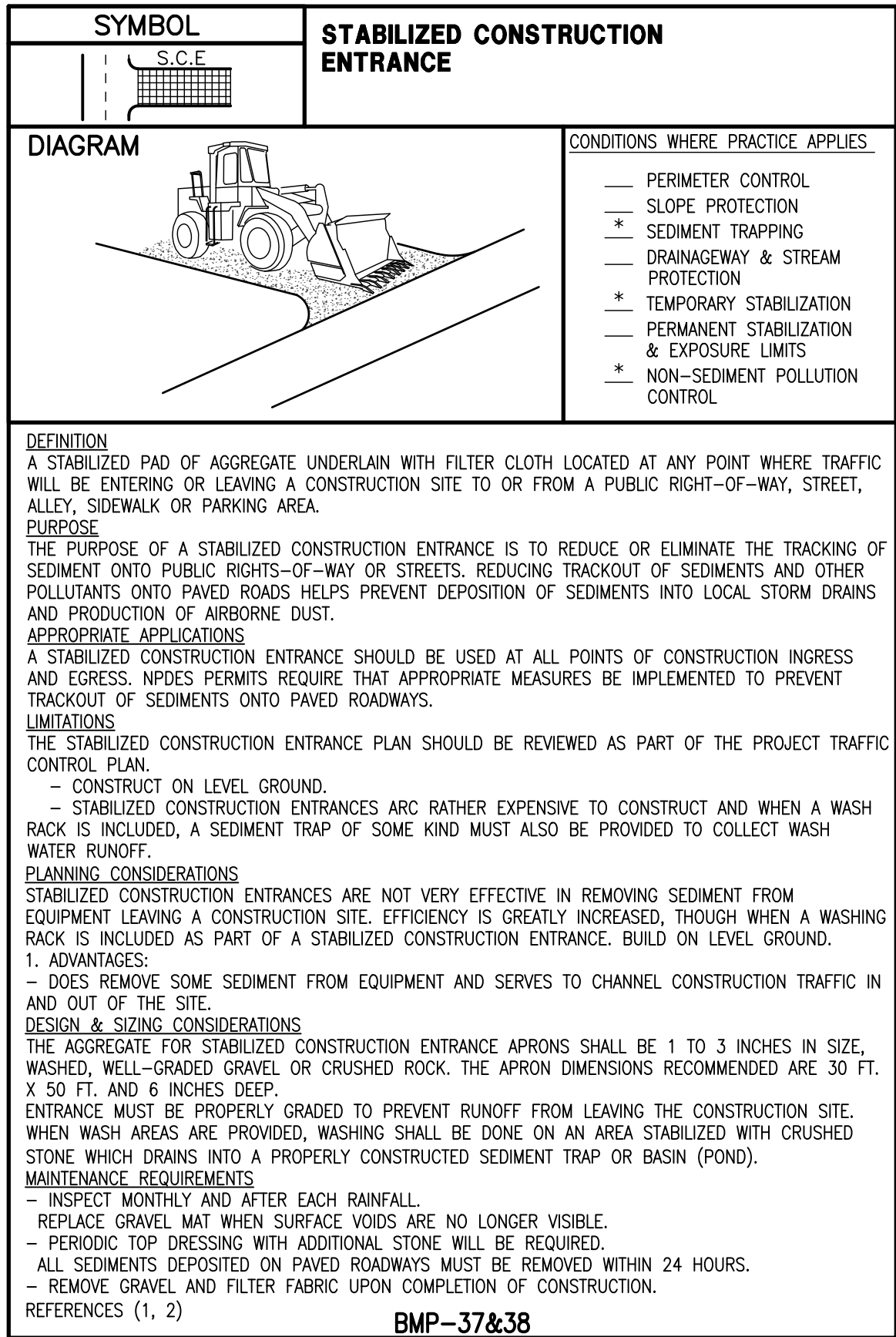
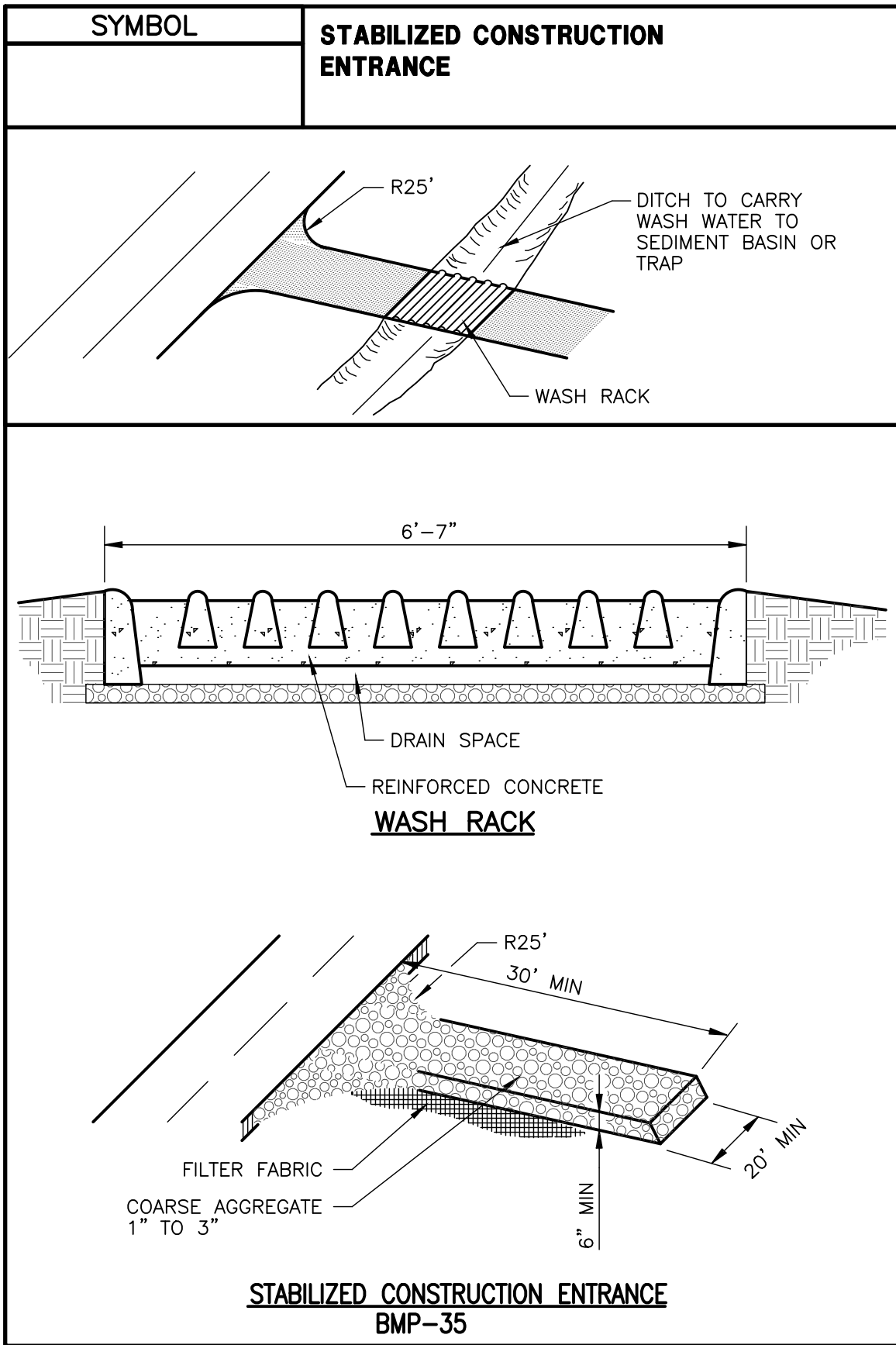
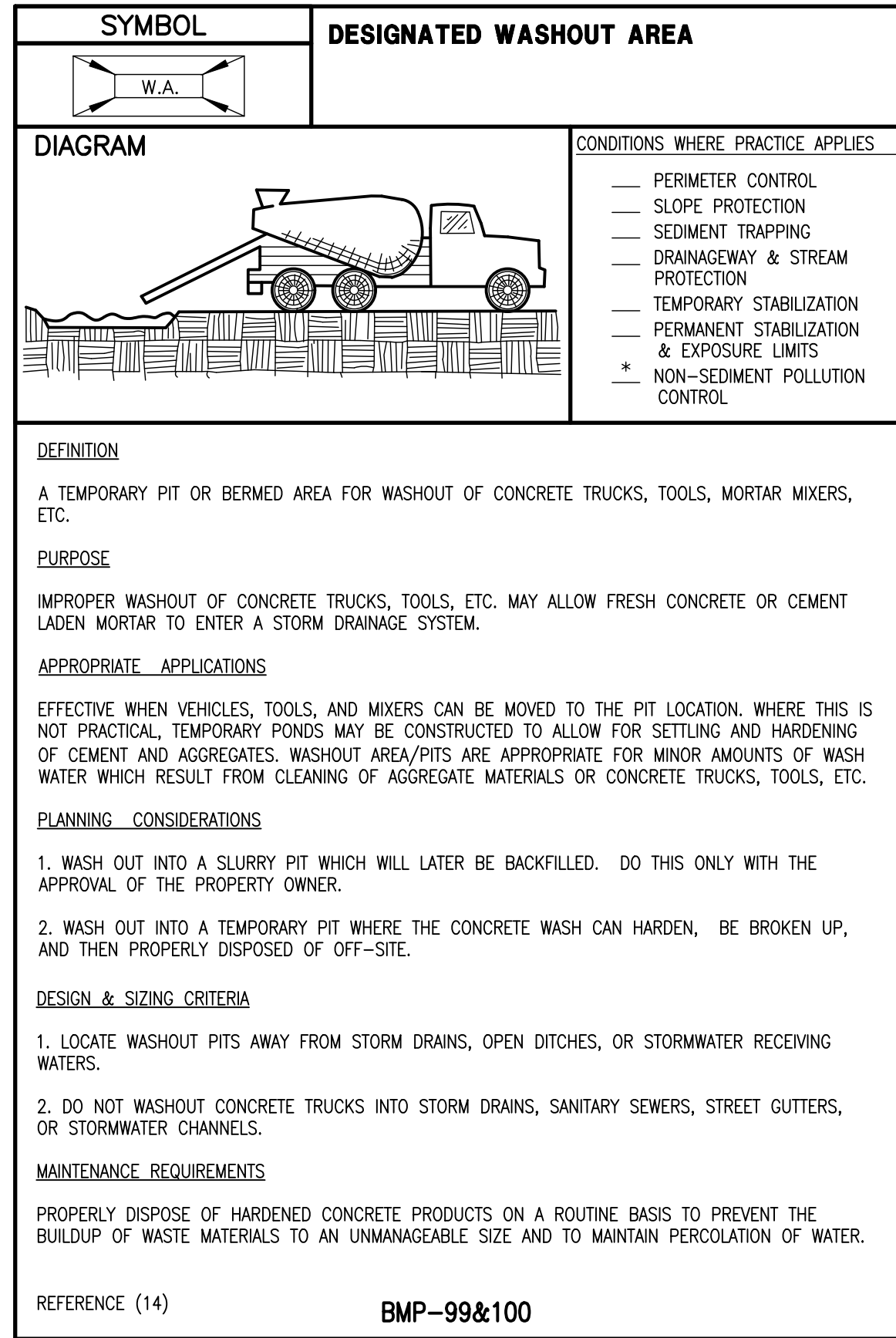
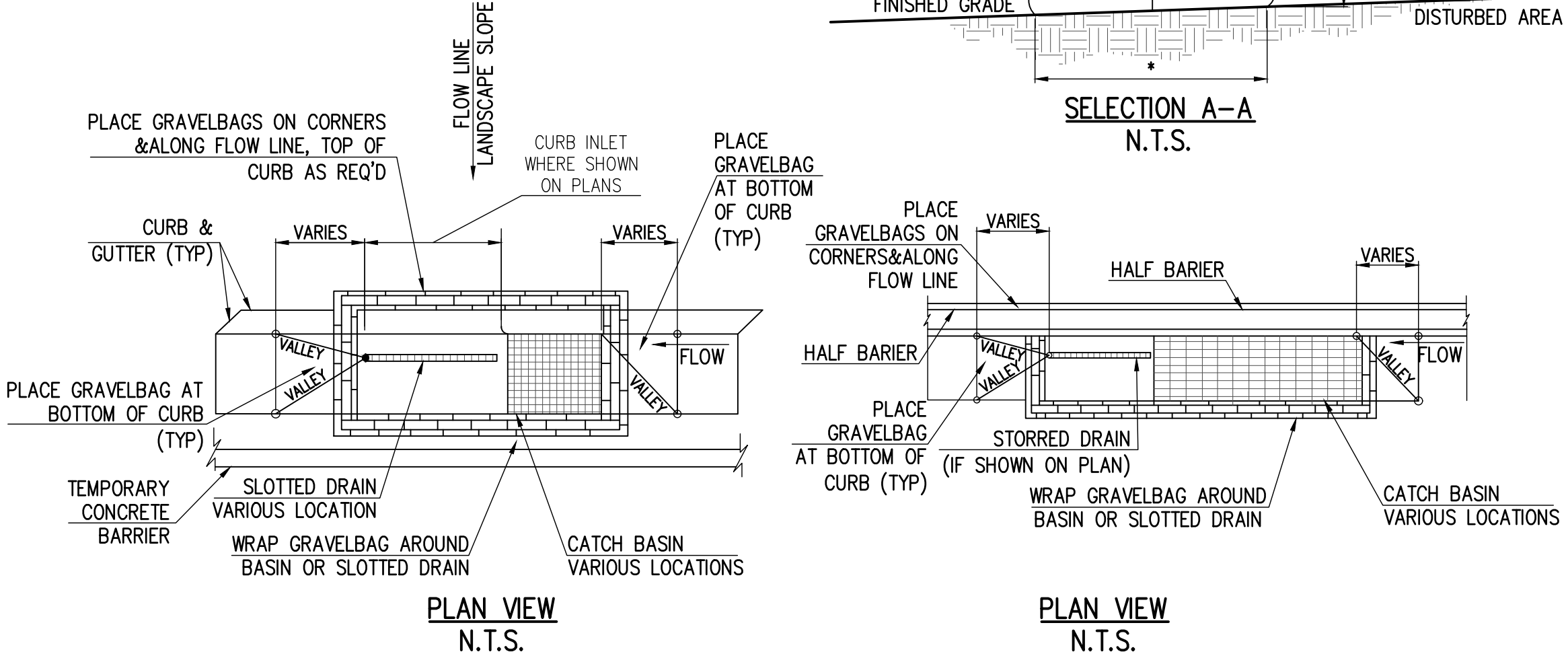


STORM WATER POLLUTION PREVENTION PLAN

BEST MANAGEMENT PRACTICES DETAILS



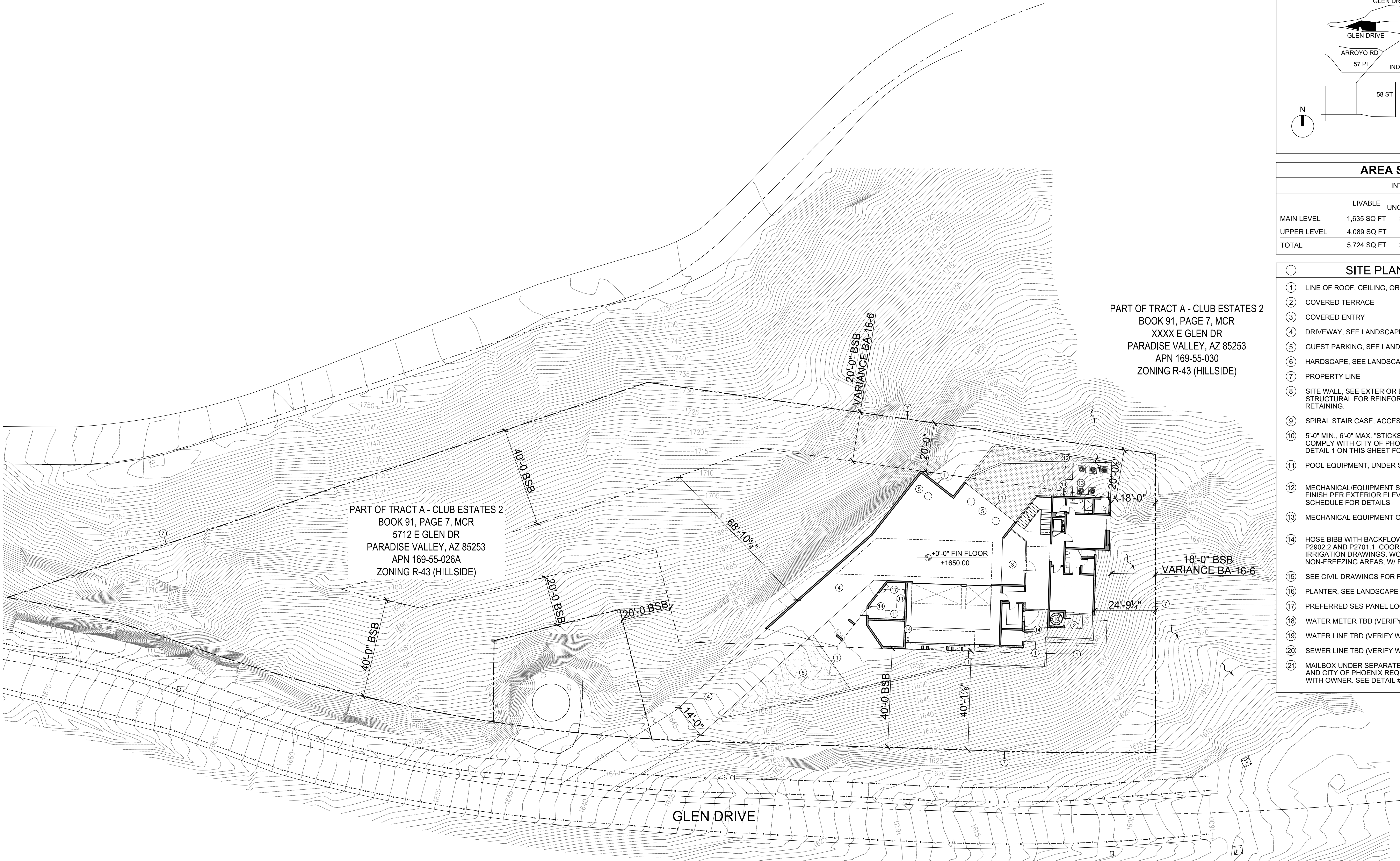
SEDIMENT TRAP ALONG THE DOWNSLOPE
PERIMETERS OF CONSTRUCTION DISTURBED AREA
N.T.S.



- APPLICATION NOTES:**
1. THE PRIMARY PURPOSE OF DRAINAGE STRUCTURE INLET PROTECTION IS TO PREVENT SEDIMENT FROM ENTERING A DRAINAGE SYSTEM BY PONDING WATER WHICH ALLOWS SEDIMENT TO FALL OUT OF SUSPENSION.
 2. THESE EXAMPLES OF DROP INLET PROTECTION ARE NOT INTENDED FOR USE ON GRADES OR ON GRADE THEY MAY CAUSE WATER TO BYPASS THE STRUCTURE, CREATING ADDITIONAL EROSION OR FLOODING.
 3. POSSIBLE MODIFICATIONS FOR USE ON GRADE INCLUDING ADDING A BERM DOWNSTREAM OF THE INLET TO CREATE PONDING. CHECK DAMS MAY ALSO BE USED UPSTREAM OF THE INLET TO SLOW VELOCITIES.
 4. PREFABRICATED DROP INLET PROTECTION SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.

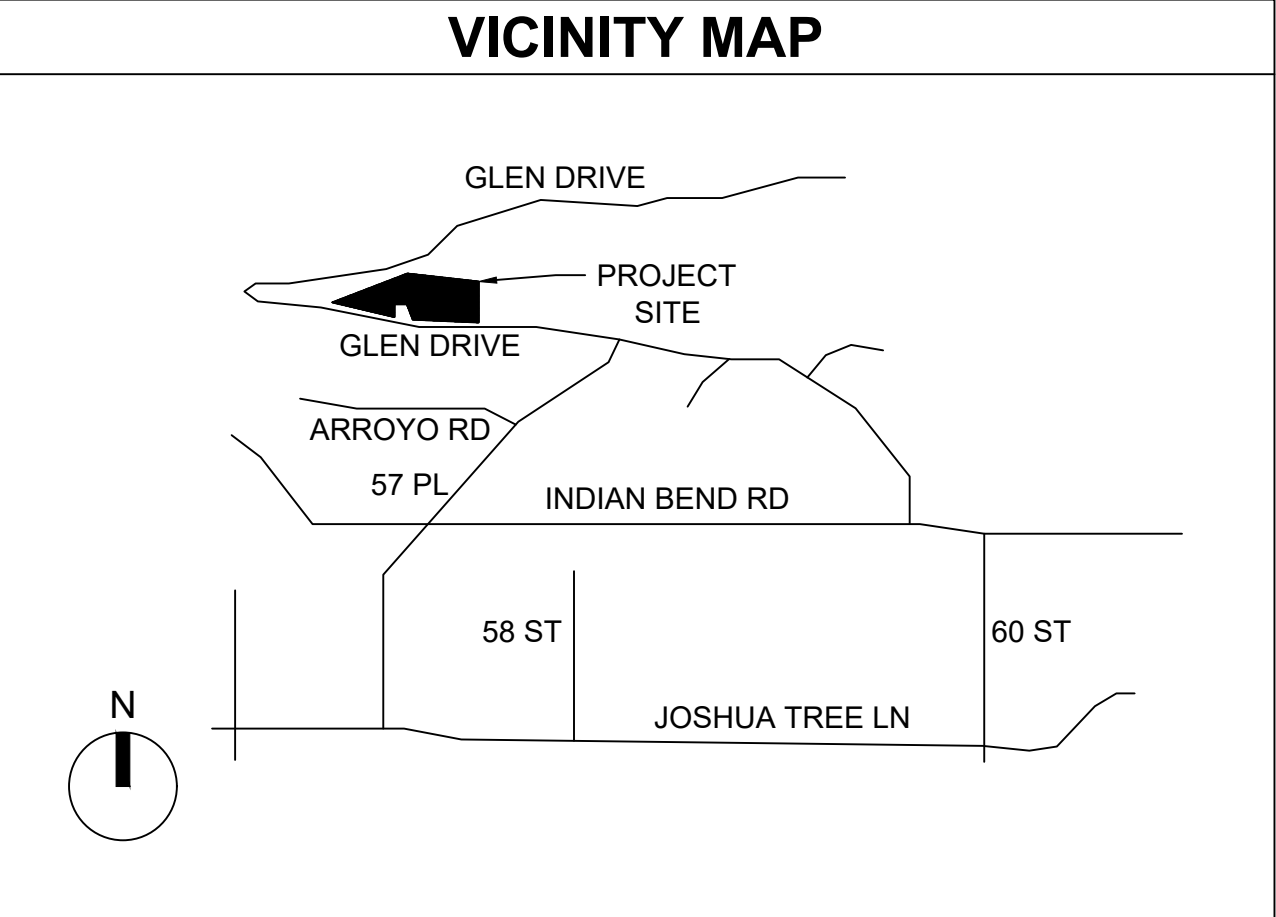
- GENERAL NOTES:**
1. THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL, BASED ON FIELD LOCATION AND CONDITIONS.
 2. SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS.
 3. SPACE SILT FENCE POSTS EVENLY AROUND INLET WITH A MAXIMUM SPACING OF 3 FEET. DRIVE POSTS A MINIMUM OF 18 INCHES INTO GROUND. WIRE MESH MAY BE REQUIRED BEHIND GEOTEXTILE TO PROVIDE SUPPORT.
 4. SECURE THE ENDS OF THE APRON FOR THE PREFABRICATED DRAINAGE STRUCTURE INLET PROTECTION WITH STAPLES AS DETAILED IN THE PLAN VIEW OR AS RECOMMENDED BY THE MANUFACTURERS SPECIFICATIONS.
 5. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
 6. MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED, SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.





PART OF TRACT A - CLUB ESTATES 2
BOOK 91, PAGE 7, MCR
5712 E GLEN DR
PARADISE VALLEY, AZ 85253
APN 169-55-026A
ZONING R-43 (HILLSIDE)

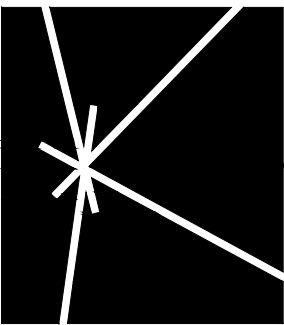
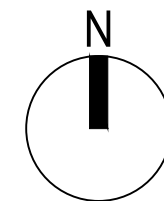
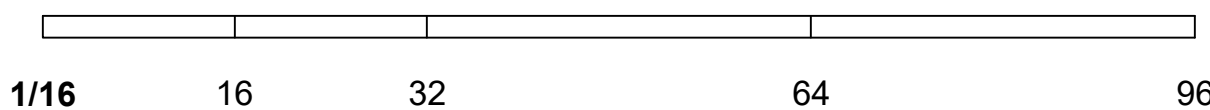
PART OF TRACT A - CLUB ESTATES 2
BOOK 91, PAGE 7, MCR
XXXX E GLEN DR
PARADISE VALLEY, AZ 85253
APN 169-55-030
ZONING R-43 (HILLSIDE)



AREA SUMMARY				
INTERIOR				
	LIVABLE	MECH/ UNCONDITIONED	GARAGE/ STORAGE	TOTALS
MAIN LEVEL	1,635 SQ FT	377 SQ FT	941 SQ FT	2,953 SQ FT
UPPER LEVEL	4,089 SQ FT	0 SQ FT	-	4,089 SQ FT
TOTAL	5,724 SQ FT	377 SQ FT	941 SQ FT	7,042 SQ FT

- SITE PLAN KEYNOTES**
- LINE OF ROOF, CEILING, OR FLOOR ABOVE
 - COVERED TERRACE
 - COVERED ENTRY
 - DRIVEWAY, SEE LANDSCAPE DRAWINGS FOR FINISH SPECS.
 - GUEST PARKING, SEE LANDSCAPE DRAWINGS FOR FINISH SPECS.
 - HARDSCAPE, SEE LANDSCAPE DRAWINGS FOR FINISH SPECS.
 - PROPERTY LINE
 - SITE WALL, SEE EXTERIOR ELEVATIONS FOR FINISH SPECS, SEE STRUCTURAL FOR REINFORCING REQUIREMENTS WHERE RETAINING
 - SPIRAL STAIR CASE, ACCESS FOR POOLSERVICE
 - 5'-0" MIN., 8'-0" MAX. "STICKS IN THE DESERT" POOL FENCE TO COMPLY WITH CITY OF PHOENIX BARRIER REQUIREMENTS, SEE DETAIL 1 ON THIS SHEET FOR DETAIL AND HEIGHT INFORMATION
 - POOL EQUIPMENT, UNDER SEPARATE PERMIT
 - MECHANICAL/EQUIPMENT SCREEN WALL, 6'-0" MAXIMUM HEIGHT, FINISH PER EXTERIOR ELEVATIONS OR W&D SCHEDULE. SEE W&D SCHEDULE FOR DETAILS
 - MECHANICAL EQUIPMENT ON CONCRETE PAD
 - HOSE BIBB WITH BACKFLOW PREVENTER INSTALLED. SEE IRC P2902.2 AND P2701.1. COORDINATE HOSE BIBB LOCATIONS WITH IRRIGATION DRAWINGS. WOODFORD MODEL B74 BOX FOR NON-FREEZING AREAS, W/ FLAT DOOR, FINISH: TBD, P INLET OPTION
 - SEE CIVIL DRAWINGS FOR ROOF DRAIN CONTINUATION
 - PLANTER, SEE LANDSCAPE DOCUMENTS
 - PREFERRED SES PANEL LOCATION
 - WATER METER TBD (VERIFY W/ G&D)
 - WATER LINE TBD (VERIFY W/ G&D)
 - SEWER LINE TBD (VERIFY W/ G&D)
 - MAILBOX UNDER SEPARATE PERMIT. TO BE INSTALLED PER USPS AND CITY OF PHOENIX REQUIREMENTS. COORDINATE LOCATION WITH OWNER. SEE DETAIL # ON A-## FOR DESIGN INTENT.

SITE PLAN



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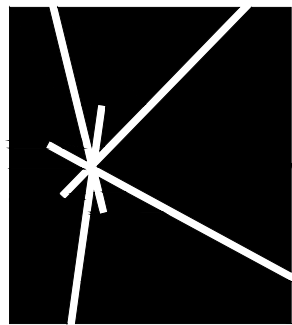
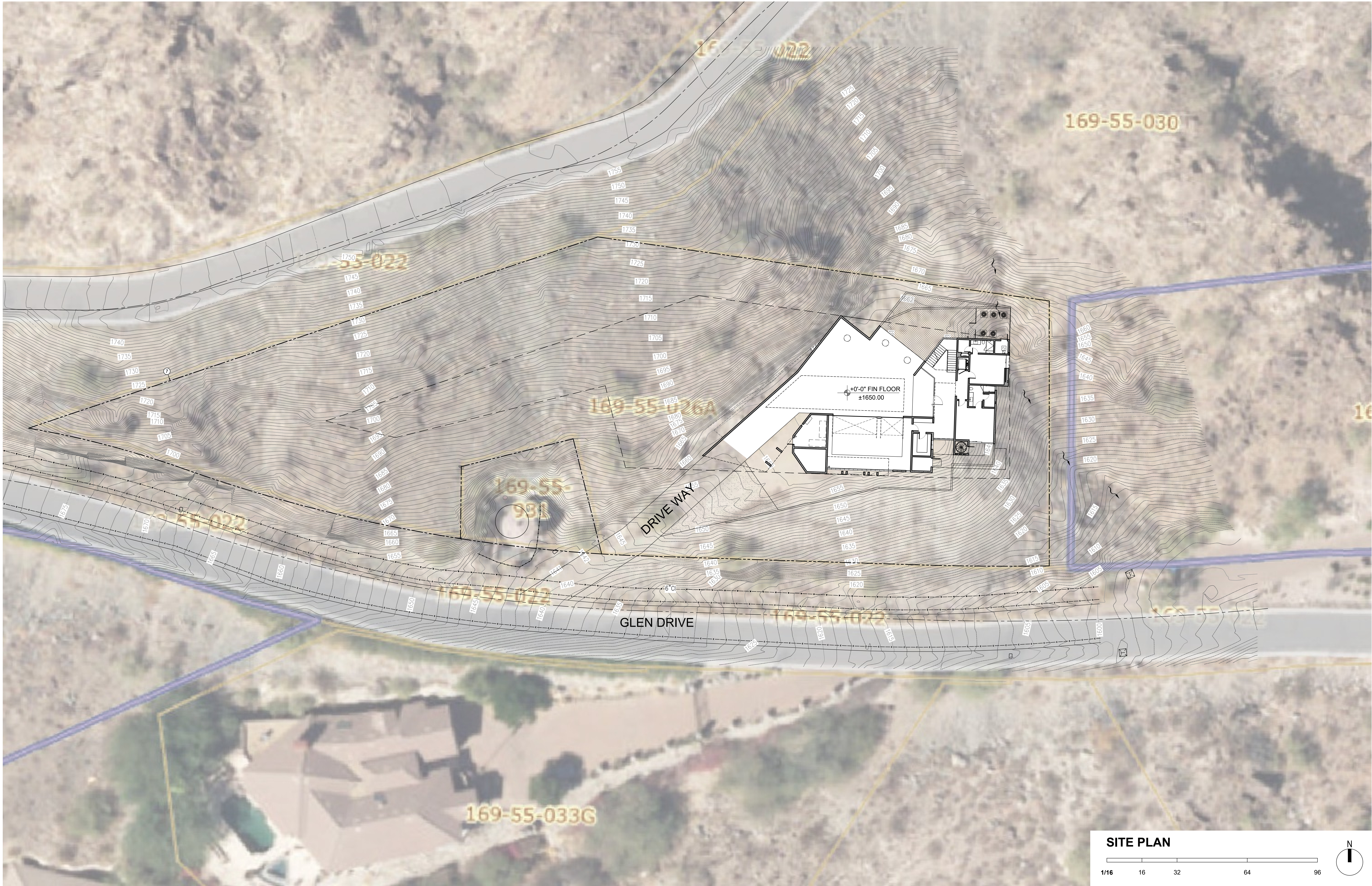
PROJECT NO:
CAD DWG FILE:

DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:

ARCHITECTURAL
SITE PLAN

A-1.0



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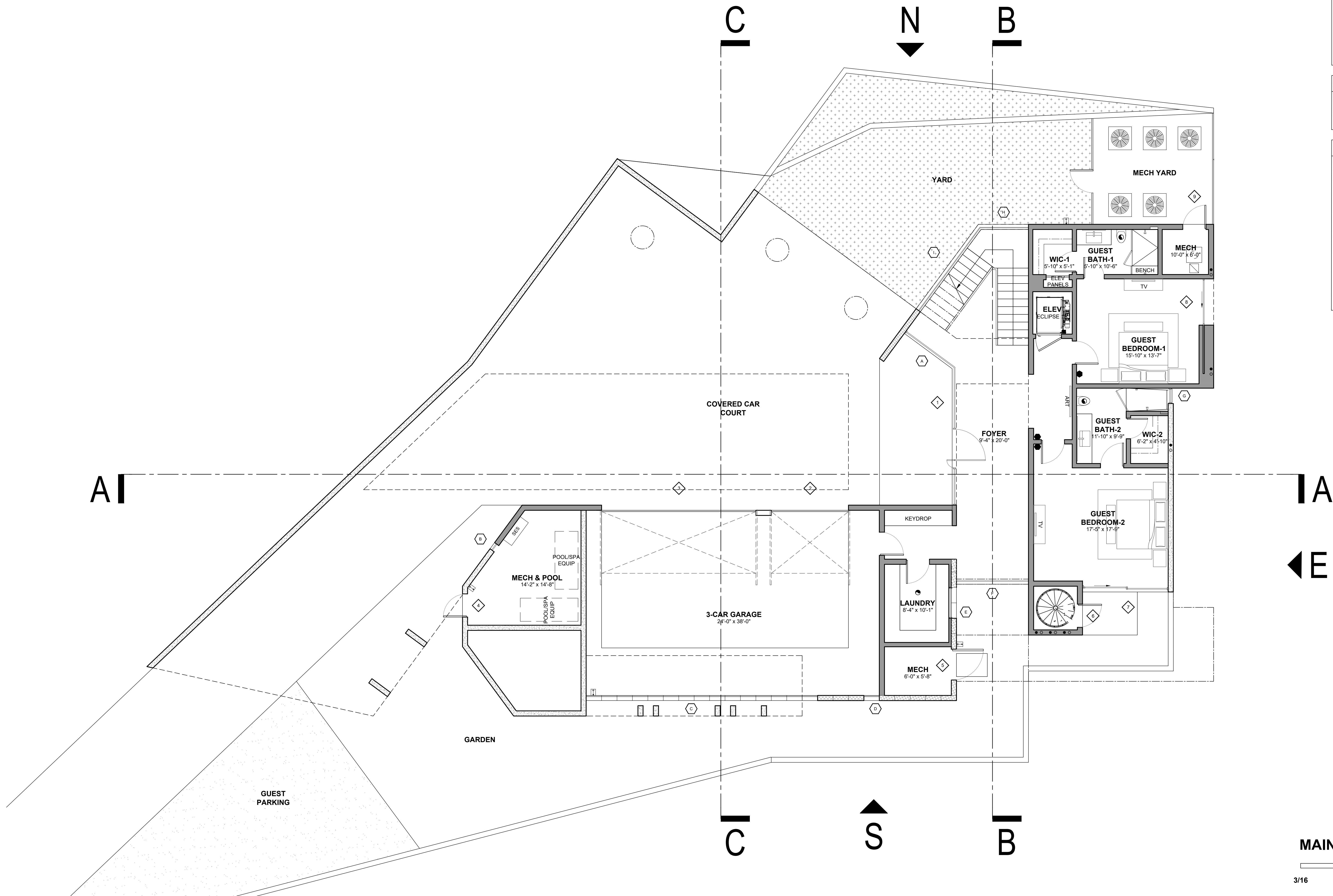
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SHEET TITLE:
**AERIAL
PHOTO AND
TOPOGRAPHY**
A-2.0



STAIR AND HANDRAIL NOTES

STAIR WIDTH
SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH (IRC-R311.7.1)
TREADS & RISERS
THE MAX. RISER HEIGHT SHALL BE 7 3/4" AND THE MIN. TREAD DEPTH SHALL BE 10" (IRC-R311.7.5.1)
WINDER TREADS
SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE SIDE HERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MIN. TREAD DEPTH OF 6" AT ANY POINT IRC-R311.7.5.2)
LANDING WIDTH
SHALL NOT BE LESS THAN THE STAIRWAY OR DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. DIM. OF 36" MEASURED IN THE DIRECTION OF TRAVEL (IRC-R311.7.6)
HANDRAIL HEIGHT
SHALL BE A MIN. OF 34" AND A MAX. OF 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, AND SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS (IRC-R311.7.8.1)
GUARDRAIL HT.
SHALL NOT BE LESS THAN 36" (IRC-R312.1)
RAIL SPACING
RAILS SHALL BE SPACED SO AS NOT TO ALLOW PASSAGE OF A SPHERE 4" IN DIA. (IRC-R312.1.3)

WALL BLOCKING

PROVIDE BLOCKING FOR FUTURE GRAB BARS IN ALL BATHROOMS ALONG SHOWER AND WATER CLOSET WALLS. PROVIDE SOLID BLOCKING FROM +1'-9" AFF TO +3'-9" AFF.

FIRE PLACE NOTES

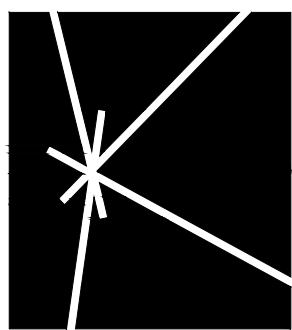
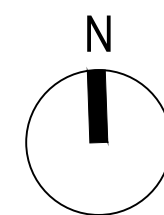
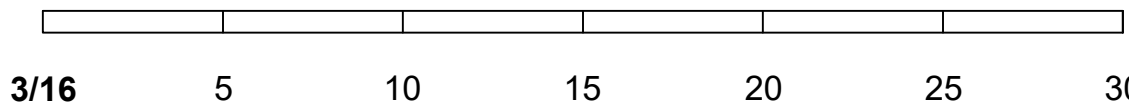
PER IRC. R1004.1 FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

PER IRC 1005.1 FACTORY-BUILT CHIMNEYS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED AND TERMINATED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

PER IRC 1006.1 COMBUSTION AIR. FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ENSURE PROPER FUEL COMBUSTION UNLESS THE ROOM IS MECHANICALLY VENTILATED AND CONTROLLED SO THAT THE INDOOR PRESSURE IS NEUTRAL OR POSITIVE.

COPIES OF APPROVED LISTINGS SHALL BE KEPT ON SITE FOR BUILDING INSPECTORS AT THE TIME OF INSPECTION.

MAIN LEVEL FLOOR PLAN NOTED



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CHECKED BY: BK

SHEET TITLE:

LOWER LEVEL
FLOOR PLAN
NOTED

A-3.0

STAIR AND HANDRAIL NOTES

STAIR WIDTH
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HANDRAIL HEIGHT
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SHALL NOT BE LESS THAN 36" (IRC-R312.1)
RAIL SPACING
RAILS SHALL BE SPACED SO AS NOT TO ALLOW PASSAGE OF A SPHERE 4" IN DIA. (IRC-R312.1.3)

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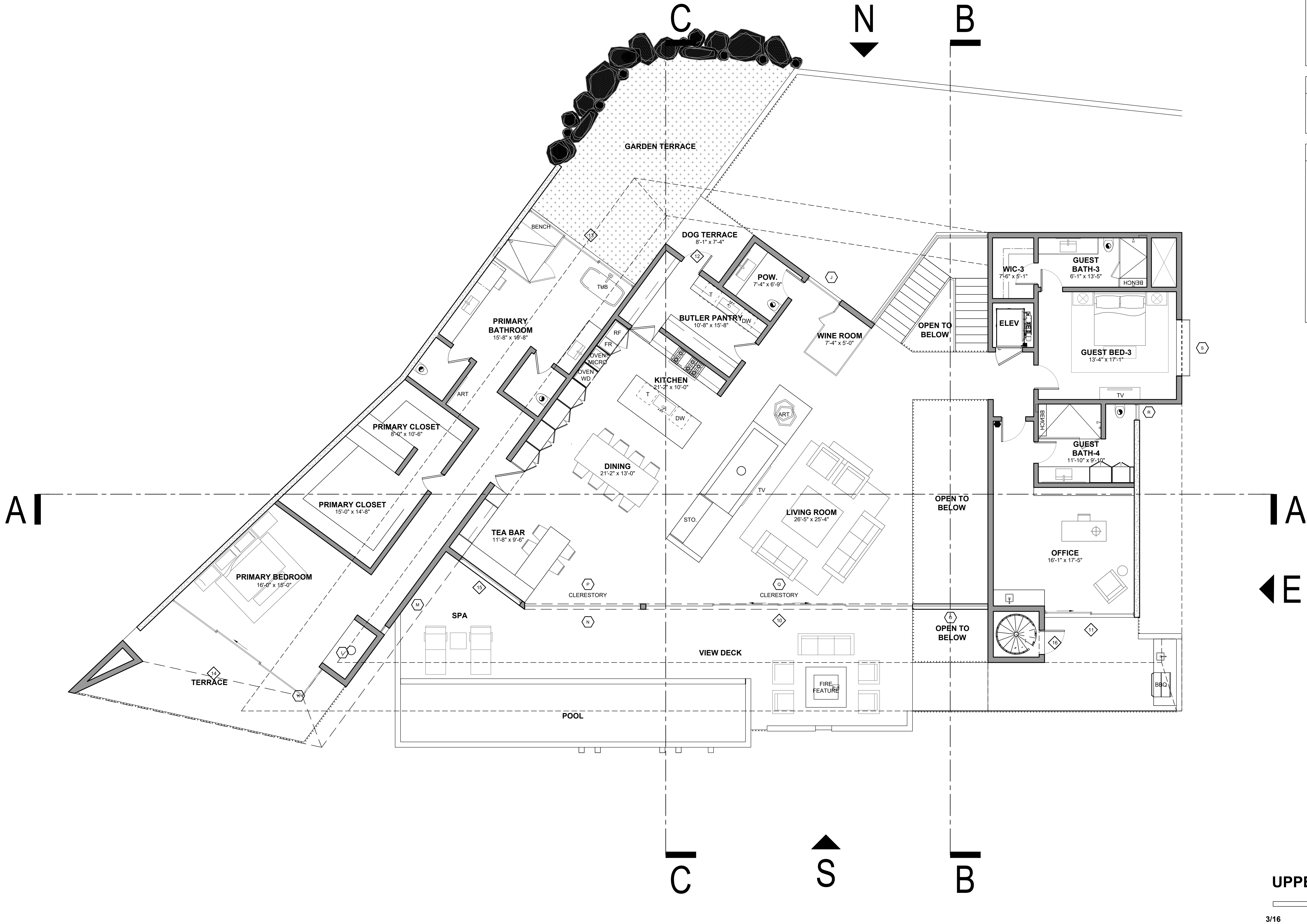
FIRE PLACE NOTES

PER IRC. R1004.1 FACTORY BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127.

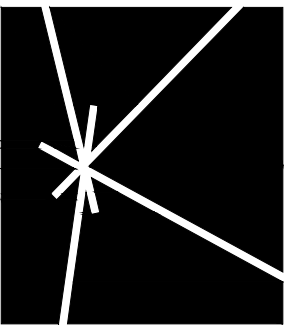
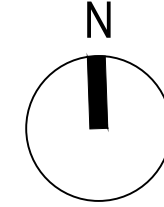
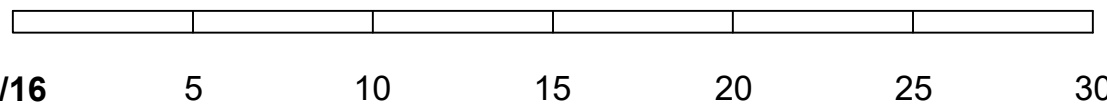
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COPIES OF APPROVED LISTINGS SHALL BE KEPT ON SITE FOR BUILDING INSPECTORS AT THE TIME OF INSPECTION.



UPPER LEVEL FLOOR PLAN NOTED



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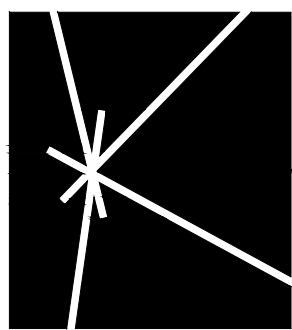
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SHEET TITLE:
**MAIN LEVEL
FLOOR PLAN
NOTED**
A-3.1



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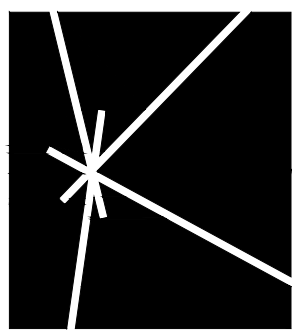
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SHEET TITLE:

RENDERING

A-4.0



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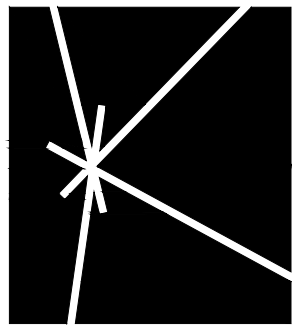
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SHEET TITLE:

RENDERING

A-4.1



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SHEET TITLE:

RENDERING

A-4.2

GENERAL NOTES

NOTES:

- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
- SEE DETAIL ## ON A-#-# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-#-# FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-#-# FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING.
- SEE DETAIL ## ON A-#-# FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH.
- CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT.
- SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

INSULATION SPECIFICATIONS

BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE, SEE IECC SECTION 402.4.

ROOF:

R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

WALLS:

R-VALUE R-13 MINIMUM. ICYNENE CLASIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

FRAME EXTERIOR WALL ASSEMBLY

WESTERN ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2X8'S AT 16" O.C. STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT.

PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY 'FRY REGLET CORPORATION' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PLACED A MINIMUM 3/4 INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4 INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS.

CORNER REINFORCEMENT - 'K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS).

ONE-COAT STUCCO SYSTEM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

THE BUILDING DEVELOPMENT DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER.

A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.

MEMBRANE UNDERLAYMENT SPECIFICATION

THE WEATHER RESISTIVE BARRIER SHALL BE A HIGH-TEMPERATURE, SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE UNDERLAYMENT WITH SPLIT-RELEASE FILM SIMILAR TO CARLISLE WIP 300 HT. INSTALL AND OVERLAP JOINTS PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH SPECIFICATIONS

METAL:

MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-#-# FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-#-# FOR ADDITIONAL ASSEMBLY INFORMATION.

MTL-2: FLAT METAL FINISH
22 GAUGE MIN. METAL, FINISH: TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-3: BRAKE METAL FINISH
22 GAUGE MIN. METAL, FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-4: METAL SPARK ARRESTOR
METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 FS 37038 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

CONCRETE:

CONC-1: CAST-IN-PLACE CONCRETE
INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

MASONRY:

CMU-1: 8x8x24 TRENDSTONE
COLOR: MALIBU SAND LRV: 37.
FINISH: GROUND. BOND: STACKED. VERTICAL JOINTS: V-JOINT. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

STUCCO:

STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS)
5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENSGLASS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

GLAZING/OPENINGS:

1" LOW-E INSULATED DOOR OR WINDOW GLAZING
DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

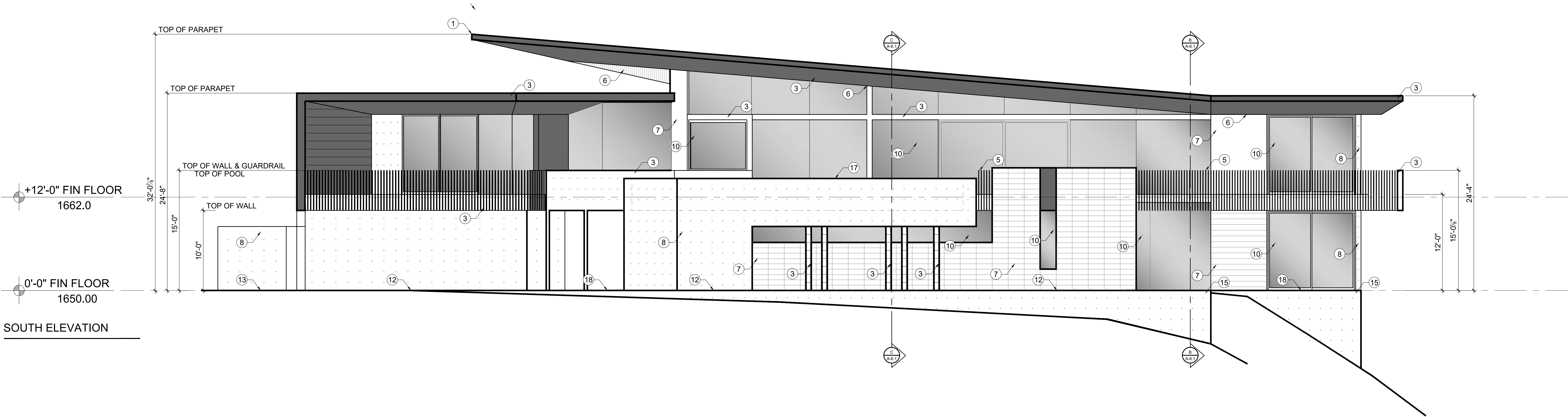
WOOD:

WD-1: WOOD CEILING
3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. COMBINATION OF 2", 4", AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-#-# FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

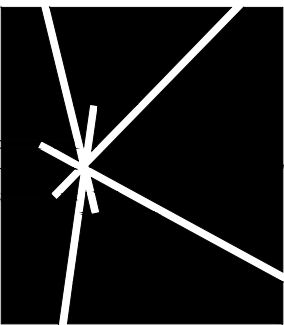
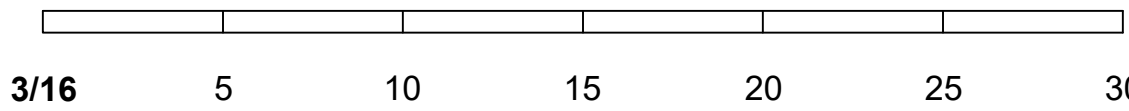
NOTES:

- VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT.
- ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

- EXTERIOR ELEVATION KEYNOTES
- MTL-1: STANDING SEAM METAL FINISH SYSTEM
 - MTL-2: FLAT METAL FINISH
 - MTL-3: BRAKE METAL FINISH
 - MTL-4: METAL SPARK ARRESTOR
 - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" 4" O.C.
 - WD-1: WOOD CEILING
 - CMU-1 MASONRY FINISH.
 - CONC-1: CAST-IN-PLACE CONCRETE
 - STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH
 - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - DRIVEWAY, SEE LANDSCAPE PLANS, REFER TO CIVIL DRAWINGS
 - MTL-DOOR SEE WINDOW AND DOOR SCHEDULE
 - CONC-1 SITE WALLS
 - OVERHEAD GARAGE DOOR
 - POOL & WATER FEATURE, UNDER SEPARATE PERMIT.
 - HARDSCAPE



EXTERIOR ELEVATIONS



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CAD DWG FILE:

DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:

EXTERIOR
ELEVATIONS

A-5.0

GENERAL NOTES

NOTES:

- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING.
- SEE DETAIL ## ON A-# FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH.
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- SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

INSULATION SPECIFICATIONS

BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE, SEE IECC SECTION 402.4.

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R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

WALLS:

R-VALUE R-13 MINIMUM. ICYNENE CLASIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

FRAME EXTERIOR WALL ASSEMBLY

WESTERN ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2X6'S AT 16" O.C. STAGGER JOINTS LAPPED MINIMUM 6" VERTICAL AND 2" HORIZONTAL WITH BUILDING PAPER OR FELT.

PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY 'FRY REGLET CORPORATION' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PLACED A MINIMUM 3/4 INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4 INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS.

CORNER REINFORCEMENT - 'K-LATH CORP.' KWIK CORNER FOR EXTERIOR ANGLES (PER MANUFACTURER'S INSTALLATION INSTRUCTIONS).

ONE-COAT STUCCO SYSTEM

ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MANUFACTURER APPROVED INSTALLERS. ALL WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED OVER ALL FRAMING AND WOOD BASED SHEATHING.

THE BUILDING DEVELOPMENT DIVISION WILL REQUIRE THE INSTALLATION CARD FROM THE STUCCO MANUFACTURER'S APPROVED APPLICATOR BE ON THE JOB SITE BEFORE THE APPLICATION OF THE WEATHER-RESISTIVE BARRIER.

A COPY OF THE INSTALLATION CARD MUST BE PRESENTED TO THE BUILDING INSPECTOR AFTER COMPLETION OF THE WORK AND BEFORE FINAL INSPECTION. A COPY OF THE INSTALLATION CARD SHALL BE LEFT AT THE JOB SITE FOR THE PROPERTY OWNER.

MEMBRANE UNDERLAYMENT SPECIFICATION

THE WEATHER RESISTIVE BARRIER SHALL BE A HIGH-TEMPERATURE, SELF-ADHERING RUBBERIZED ASPHALT MEMBRANE UNDERLAYMENT WITH SPLIT-RELEASE FILM SIMILAR TO CARLISLE WIP 300 HT. INSTALL AND OVERLAP JOINTS PER MANUFACTURER'S SPECIFICATIONS.

EXTERIOR FINISH SPECIFICATIONS

METAL:

MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-# FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-# FOR ADDITIONAL ASSEMBLY INFORMATION.

MTL-2: FLAT METAL FINISH
22 GAUGE MIN. METAL, FINISH: TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-3: BRAKE METAL FINISH
22 GAUGE MIN. METAL, FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM.

MTL-4: METAL SPARK ARRESTOR
METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 FS 37038 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

CONCRETE:

CONC-1: CAST-IN-PLACE CONCRETE
INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

MASONRY:

CMU-1: 8x8x24 TRENDSTONE
COLOR: MALIBU SAND LRV: 37.
FINISH: GROUND. BOND: STACKED. VERTICAL JOINTS: V-JOINT. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

STUCCO:

STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS)
5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENSGLASS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.

GLAZING/OPENINGS:

1" LOW-E INSULATED DOOR OR WINDOW GLAZING
DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

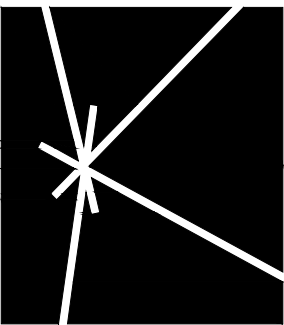
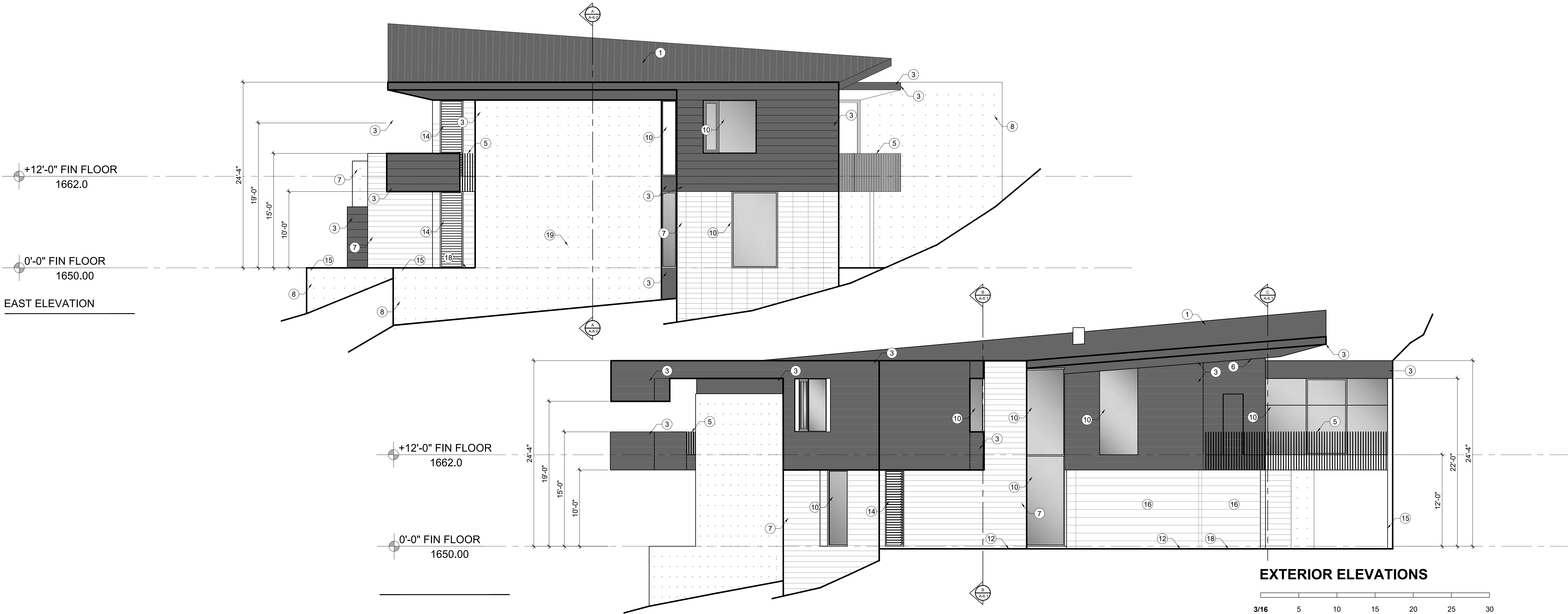
WOOD:

WD-1: WOOD CEILING
3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. COMBINATION OF 2", 4", AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-# FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

NOTES:

- VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT.
- ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

- EXTERIOR ELEVATION KEYNOTES
- MTL-1: STANDING SEAM METAL FINISH SYSTEM
 - MTL-2: FLAT METAL FINISH
 - MTL-3: BRAKE METAL FINISH
 - MTL-4: METAL SPARK ARRESTOR
 - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" 4" O.C.
 - WD-1: WOOD CEILING
 - CMU-1 MASONRY FINISH.
 - CONC-1: CAST-IN-PLACE CONCRETE
 - STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH
 - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - DRIVEWAY, SEE LANDSCAPE PLANS, REFER TO CIVIL DRAWINGS
 - MTL-DOOR SEE WINDOW AND DOOR SCHEDULE
 - CONC-1 SITE WALLS
 - OVERHEAD GARAGE DOOR
 - POOL & WATER FEATURE, UNDER SEPARATE PERMIT.
 - HARDSCAPE



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MARK	DATE	DESCRIPTION
ISSUE: 5/30/2025 PV CONCEPT REVIEW		

PROJECT NO:
CAD DWG FILE:

DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:

EXTERIOR
ELEVATIONS

A-5.1

GENERAL NOTES

NOTES:

- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
- SEE DETAIL ## ON A-# # FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH.
- SEE DETAIL ## ON A-# # FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH.
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- SEE DETAIL ## ON A-# # FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH.
- CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT.
- SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

INSULATION SPECIFICATIONS

BUILDING THERMAL ENVELOPE MUST BE DURABLY SEALED TO LIMIT INFILTRATION OR LEAKAGE, SEE IECC SECTION 402.4.

ROOF:

R-VALUE R-38 MINIMUM. INSTALLED AT UNDERSIDE OF ROOF DECK. ICYNENE CLASIC MAX SELECT SPRAY-IN-PLACE LOW DENSITY OPEN CELLED POLYURETHANE FOAM INSULATION MANUFACTURED BY ICYNENE, INC. INSULATION SPRAYED FROM INSIDE OF BUILDING TO FILL ALL CRACKS, VOIDS AND TO COVER ALL SURFACES OF THE ROOF ASSEMBLY. ICC REPORT ESR 1826

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STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

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PROVIDE A GALVANIZED CORROSION RESISTANT METAL WEEP SCREED AS MANUFACTURED BY 'FRY REGLET CORPORATION' LOS ANGELES, CA. OF EXTRUDED ALUMINUM .050" THICK WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PLACED A MINIMUM 3/4 INCH BELOW THE FOUNDATION PLATE LINE ON ALL FRAME WALLS AND A MINIMUM 4 INCHES ABOVE ADJACENT FINISH GRADE. INSTALL PER TOWN APPROVED DETAILS.

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METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 FS 37038 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).

CONCRETE:

CONC-1: CAST-IN-PLACE CONCRETE
INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

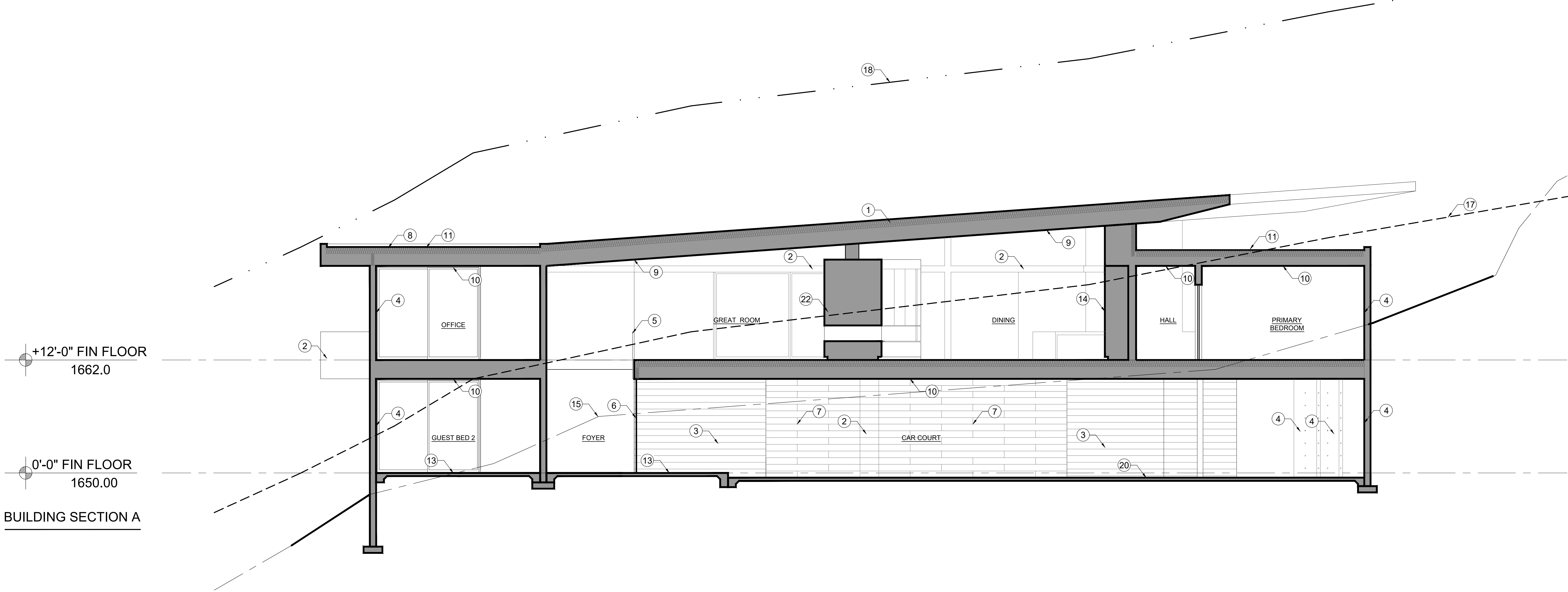
MASONRY:

CMU-1: 8x8x24 TRENDSTONE
COLOR: MALIBU SAND LRV: 37.
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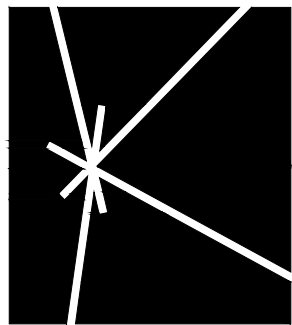
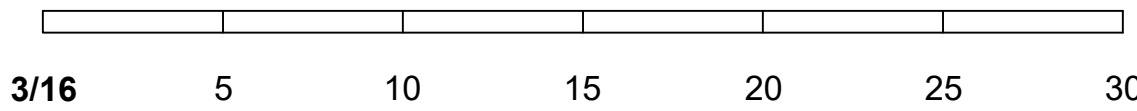
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- BUILDING SECTION KEYNOTES
- MTL-1: STANDING SEAM METAL FINISH SYSTEM
 - MTL-3: BRAKE METAL FINISH
 - CMU-1 MASONRY FINISH.
 - CONC-1: CAST-IN-PLACE CONCRETE
 - STEEL PLATE GUARDRAIL. 3'-4" AFF. 1/2" x 2" x 4" O.C.
 - 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
 - OVERHEAD GARAGE DOOR
 - FLAT ROOF. SEE ROOF PLAN FOR MORE INFORMATION
 - WD-1: WOOD CEILING
 - CEILING. SEE RCP FOR SPEC
 - INSULATION. SEE INSULATION SPEC ON THIS SHEET
 - FLOOR FRAMING. SEE STRUCTURE PLANS, SEE FLOOR FINISH PLAN FOR FINISH INFO
 - 4" CONCRETE OVER 4" TERMITE TREATED ABC, SEE FLOOR FINISH PLANS FOR SPEC
 - MILLWORK. SEE INTERIOR ELEVS FOR FINISH INFORMATION
 - EXISTING TOPOGRAPHY
 - PROPOSED TOPOGRAPHY
 - NATURAL EXISTING (HISTORIC) TOPOGRAPHY
 - 24' SLOPING HEIGHT LIMITS HISTORIC GRADE FOR TOWN OF PARADISE VALLEY
 - POOL & SPA, UNDER SEPARATE PERMIT. SEE LANDSCAPE DRAWINGS FOR FINISH AND DETAIL INFORMATION
 - DRIVEWAY, SEE LANDSCAPE PLANS, REFER TO CIVIL DRAWINGS
 - BOULDER RETAINING, SEE CIVIL DRAWINGS FOR MORE INFORMATION
 - FIREPLACE
 - TYP. INT. WALL: 5/8" PAINTED GYP. BOARD (U.N.O. ON INTERIOR ELEVATIONS) OVER 2x6's AT 16" O.C.
 - FLAT ROOF, SEE ROOF PLAN FOR MORE INFORMATION



BUILDING SECTIONS



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MARK	DATE	DESCRIPTION
ISSUE: 5/30/2025 PV CONCEPT REVIEW		

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PROJECT NO:
CAD DWG FILE:
DRAWN BY: RVH
CHECKED BY: BK

SHEET TITLE:

BUILDING
SECTIONS

A-6.0

○	BUILDING SECTION KEYNOTES
①	MTL-1: STANDING SEAM METAL FINISH SYSTEM
②	MTL-3: BRAKE METAL FINISH
③	CMU-1 MASONRY FINISH.
④	CONC-1: CAST-IN-PLACE CONCRETE
⑤	STEEL PLATE GUARDRAIL, 3'-4" AFF. 1/2" x 2" 4" O.C.
⑥	1" LOW-E INSULATED DOOR OR WINDOW GLAZING
⑦	OVERHEAD GARAGE DOOR
⑧	FLAT ROOF, SEE ROOF PLAN FOR MORE INFORMATION
⑨	WD-1: WOOD CEILING
⑩	CEILING, SEE RCP FOR SPEC
⑪	INSULATION, SEE INSULATION SPEC ON THIS SHEET
⑫	FLOOR FRAMING, SEE STRUCTURE PLANS, SEE FLOOR FINISH PLAN FOR FINISH INFO
⑬	4" CONCRETE OVER 4" TERMITE TREATED ABC, SEE FLOOR FINISH PLANS FOR SPEC
⑭	MILLWORK, SEE INTERIOR ELEVS FOR FINISH INFORMATION
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GENERAL NOTES
NOTES: 1. SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING. 2. SEE DETAIL ## ON A-## FOR TYPICAL EXTERIOR OUTER CORNER DETAIL AT STANDING SEAM METAL FINISH. 3. SEE DETAIL ## ON A-## FOR TYPICAL EXTERIOR INNER CORNER DETAIL AT STANDING SEAM METAL FINISH. 4. SEE DETAIL ## ON A-## FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING. 5. SEE DETAIL ## ON A-## FOR BASE FLASHING DETAIL AT STANDING SEAM METAL FINISH. 6. CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT. 7. SEE ROOF PLANS (A-7 SHEETS) FOR ROOF SLOPES.

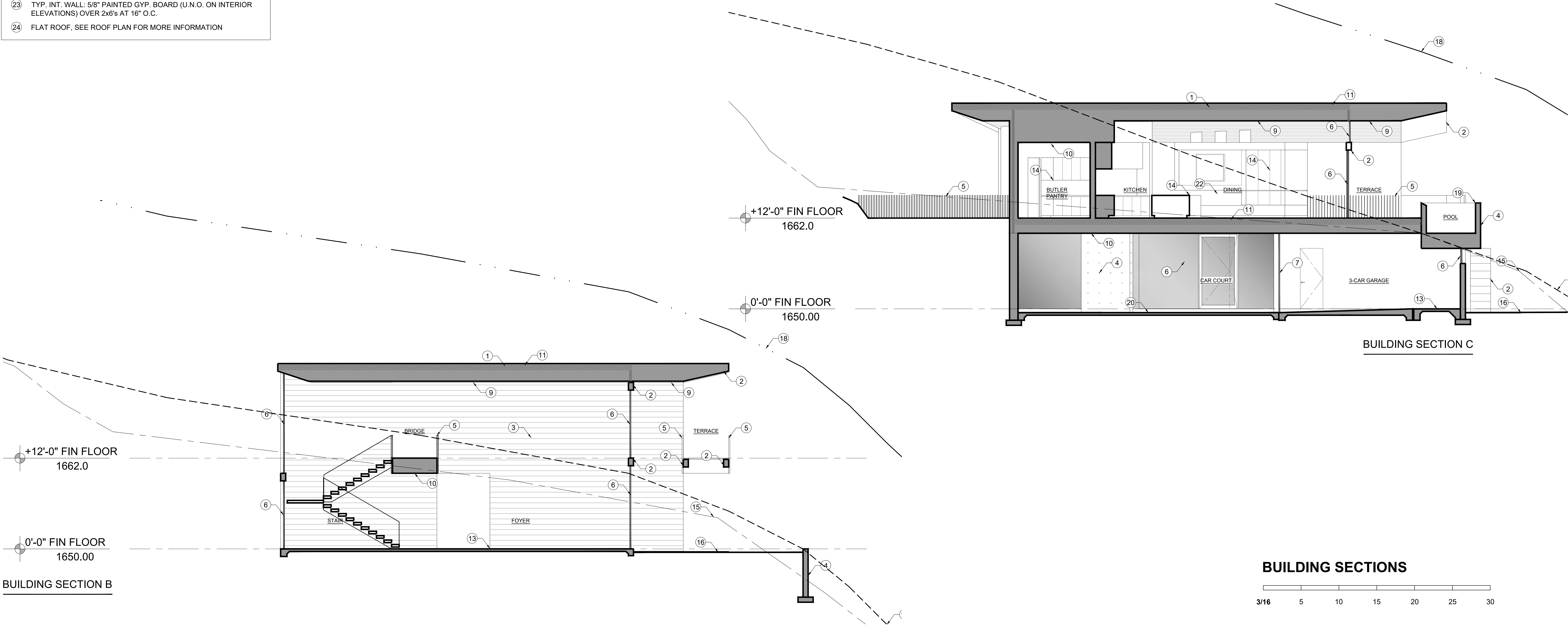
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METAL: MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-## FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-## FOR ADDITIONAL ASSEMBLY INFORMATION. MTL-2: FLAT METAL FINISH 22 GAUGE MIN. METAL, FINISH: TO MATCH MTL-1. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM. MTL-3: BRAKE METAL FINISH 22 GAUGE MIN. METAL, FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. HORIZONTAL JOINTS TO USE A PITTSBURGH SEAM. MTL-4: METAL SPARK ARRESTOR METAL SCREEN COVER PAINTED TO MATCH GLAZING FRAMES. SEE ROOF PLAN FOR DETAIL. PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 FS 37038 BLACK FLAT (VERIFY COLOR W/ OWNER AND ARCHITECT).
CONCRETE: CONC-1: CAST-IN-PLACE CONCRETE INTEGRAL COLOR: DAVIS PEWTER LRV: 31. COORDINATE CONTROL JOINT LOCATIONS, PANEL LAYOUT, & SNAP TIE LAYOUT W/ ARCHITECT & ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR TO ALSO PROVIDE SAMPLE WALL MOCK-UP. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.
MASONRY: CMU-1: 8x8x24 TRENDSTONE COLOR: MALIBU SAND LRV: 37. FINISH: GROUND, BOND, STACKED. VERTICAL JOINTS: V-JOINT, HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILL'S TBD. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.
STUCCO: STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS) 5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENSGLASS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH STC-1. SEE DETAILS TAGGED ON RCP FOR CEILING REVEAL(S) AT SELECT EXTERIOR WALLS.
GLAZING/OPENINGS: 1" LOW-E INSULATED DOOR OR WINDOW GLAZING DARK BRONZE ANODIZED ALUMINUM FRAMES/CLEAR TEMP. GLASS. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.
WOOD: WD-1: WOOD CEILING 3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. COMBINATION OF 2", 4", AND 6" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL ## ON A-## FOR LAYOUT. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.
NOTES: 1. VERIFY ALL FINISHES W/ OWNER AND ARCHITECT. CONTRACTOR TO PROVIDE MINIMUM 24"x24" SAMPLE FINISHES ON SITE FOR REVIEW & APPROVAL BY OWNER AND ARCHITECT. 2. ARCHITECT TO REVIEW SHOP DRAWINGS FOR FLASHING CONDITIONS. CONTRACTOR TO PROVIDE MOCK-UP OF FLASHING CONDITIONS FOR ARCHITECT'S REVIEW.

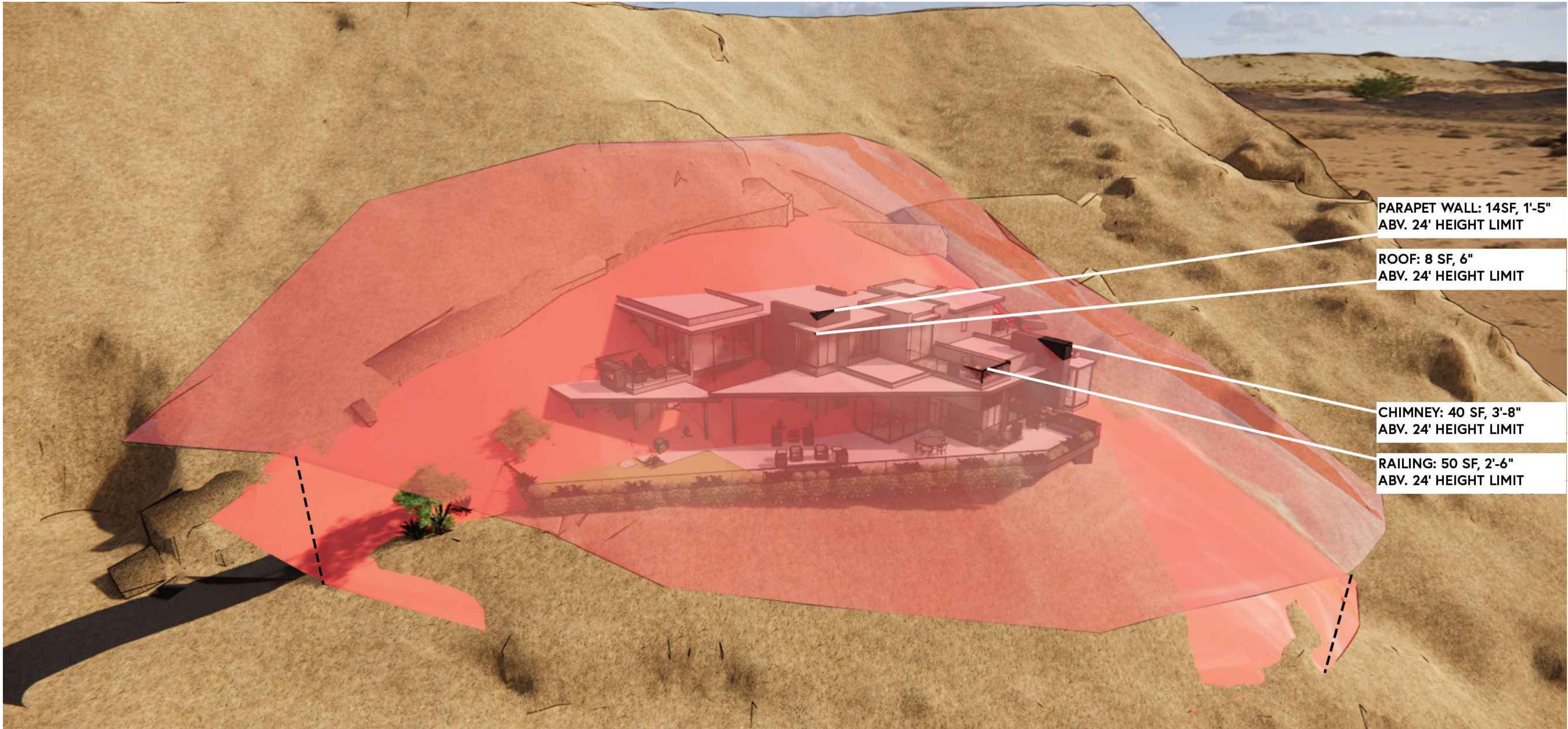


BUILDING SECTION B

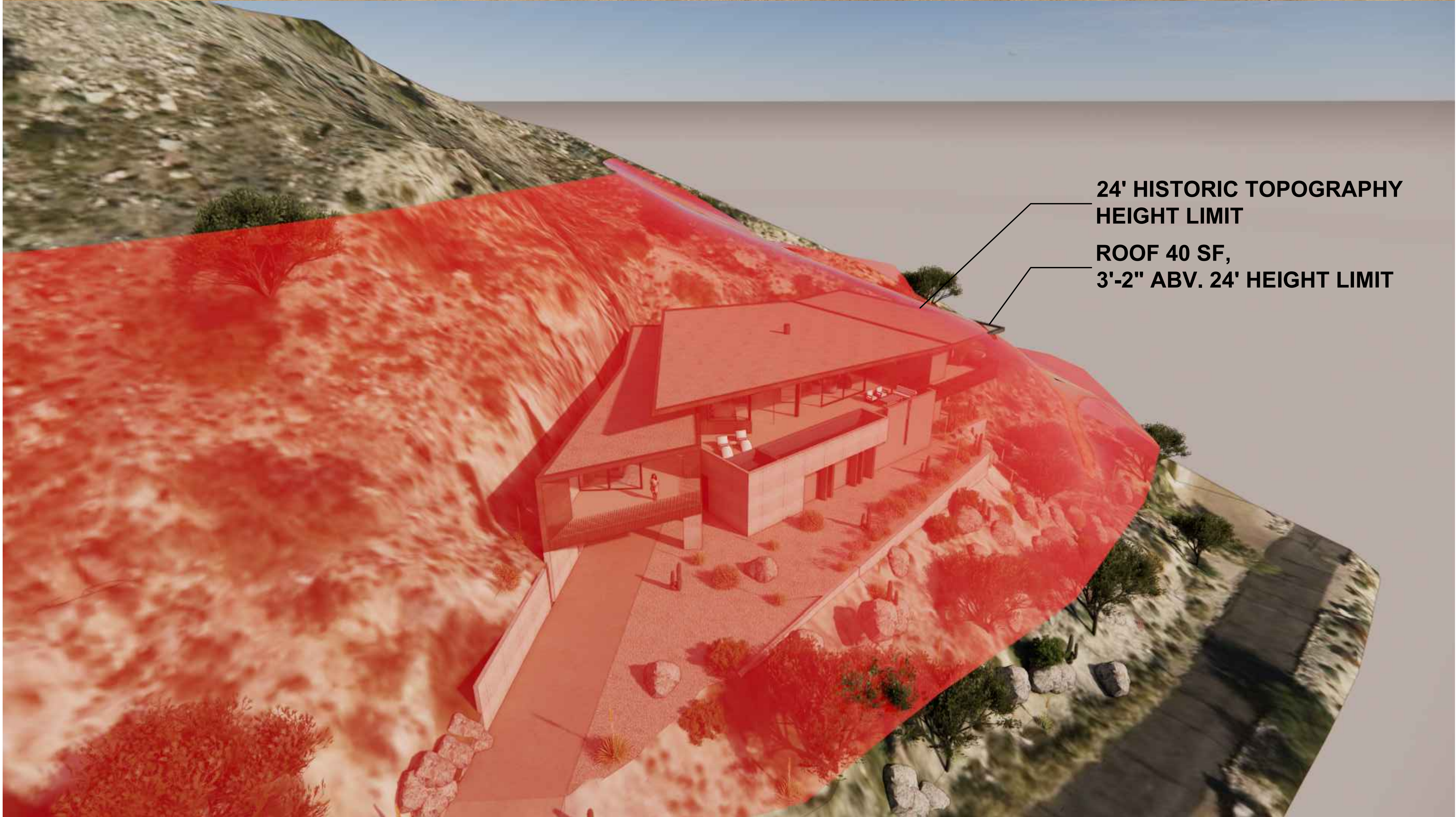
BUILDING SECTION C

BUILDING SECTIONS

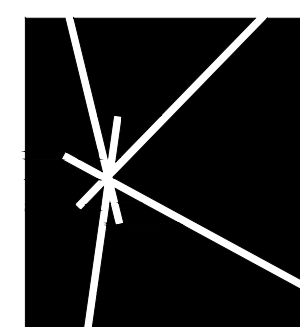
3/16 5 10 15 20 25 30



**PREVIOUSLY APPROVED VARIANCE EXHIBIT
FOR INCREASED HEIGHT LIMIT
BA-16-6**



PROPOSED DESIGN EXHIBIT



KENDLE DESIGN COLLABORATIVE

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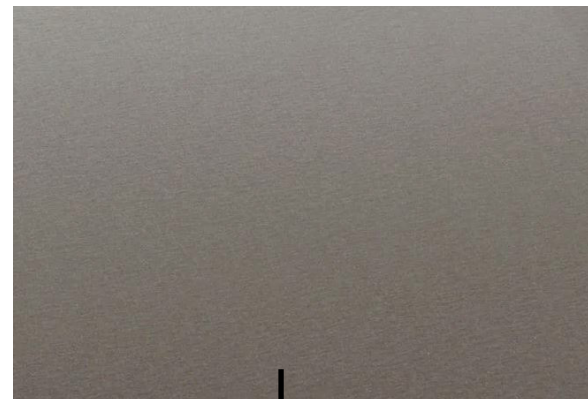
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CAD DWG FILE:
DRAWN BY: RVH
CHECKED BY: BK

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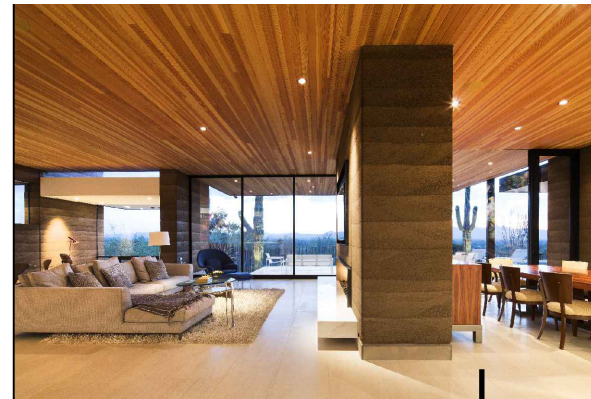
**HEIGHT LIMIT
VARIANCE**

A-7.0

METAL 1
BREAK METAL WALL FINISH.
K6: RUSTIC METAL FINISHES
"VULCAN STEEL". LRV 7.86



WOOD CEILING
3/4" T&G CLEAR VERTICAL GRAIN
DOUGLASS FIR W/ CLEAR SEALER
LRV: 32.4



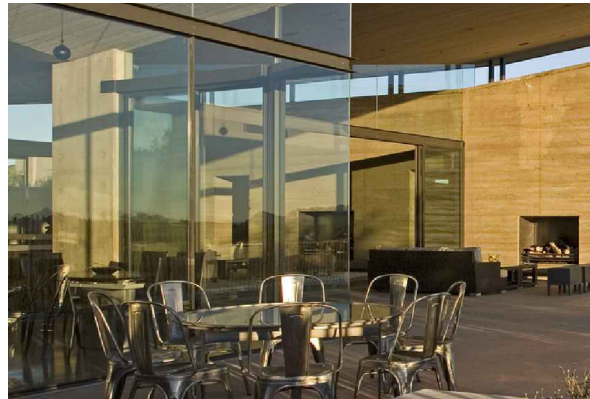
MASONRY
ECHOLON MASONRY, TRENDSTONE.
MALIBU SAND/ GROUND FINISH
STACKED BOND. LRV 37.0



METAL 3
BRAKE METAL. FINISH TO MATCH
GLAZING SYSTEM
LRV: 2.5



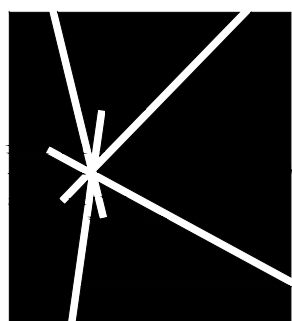
GLAZING
CLEAR, LOW-E INSULATED GLAZING
IN DARK BRONZE ANODIZED FRAME



CAST IN PLACE CONCRETE WALLS
INTEGRAL COLOR, DAVIS SANDSTONE
5237. SMOOTH FINISH
LRV 34.81



METAL 3
VERTICAL RECTANGULAR ALUMINUM
TUBES ANODIZED TO MATCH MTL-1
LRV: 7.86



K E N D L E D E S I G N C O L L A B O R A T I V E

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MATERIALS

A-8.0