

Bell Residence

Paradise Valley, AZ

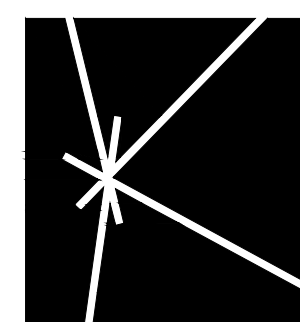


ARCHITECTURAL SUBMITTALS
ARCHITECTURAL SUBMITTALS, SHOP DRAWINGS, SAMPLES AND MOCK-UPS ARE TO BE PROVIDED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PURCHASE AND INSTALLATION. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
INTERIOR FINISHES: ALL FLOOR, WALL AND CEILING FINISHES INCLUDING 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, AV 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 BARBEQUES.
FIRE SPRINKLERS: SPRINKLER HEAD LOCATIONS AND SPRINKLER HEAD CUT-SHEETS

PROJECT DATA			
ADDRESS:	6740 NORTH SILVER MOUNTAIN ROAD PARADISE VALLEY, AZ 85253	SURVEY:	PROFESSIONAL LAND SURVEYS OF ARIZONA, LLC. 10505 N. 69TH STREET, SUITE 101 SCOTTSDALE, ARIZONA 85253 (480) 905-1126
LEGAL:	LOT 2, MIRADOR, ACCORDING TO THE PLAY OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 67 OF MAPS, PAGE 15.	CIVIL:	LDG CIVIL ENGINEER/SURVEYING 8808 N CENTRAL AVE SUITE 288 PHOENIX, ARIZONA 85020 (602) 889-1984
ZONING:	R-43 (HILLSIDE)	ELECTRICAL:	
LOT AREA:	46,507 SQ FT (1.06 AC.)	STRUCTURAL:	
PARCEL #:	169-53-028	MECHANICAL:	
OWNER:	BELL FAMILY LIVING TRUST 6740 NORTH SILVER MOUNTAIN ROAD PARADISE VALLEY, AZ 85253	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)
6,005 LIVABLE SQUARE FOOT CUSTOM SINGLE FAMILY RESIDENCE, LOCATED AT 6740 NORTH SILVER MOUNTAIN ROAD, PARADISE VALLEY, AZ 85253. THIS CONFORMS TO ALL RELEVANT CODES.

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MARK	DATE	DESCRIPTION

ISSUE: 03/13/2026 PV HS CONCEPT

PROJECT NO:	
CAD DWG FILE:	
DRAWN BY: RV	
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	
		EDGE (INCHES)	INTERMEDIATE SUPPORT (INCHES)
ROOF			
Blocking between joists or rafters to top plate, toe nail	3-8d (2-1/2"x0.131")	-	-
Ceiling joists to plate, toe nail	3-8d (2-1/2"x0.131")	-	-
Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	-	-
Collar tie to rafter, face nail of 1-1/4"x20 gauge 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")	-	-
Frame 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 edge 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	
		EDGE (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) 8d common (2-1/2"x0.131") nail (roof)	6	12"
1/2" - 1"	8d common (2-1/2"x0.131")	6	12"
1 1/8" - 1 1/4"	10d common (3"x0.148") nail or 8d (2-1/2"x0.131") deformed nail	6	12"
OTHER WALL SHEATHING³			
1/2" structural cellulose fiberboard sheathing	1-1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1-1/2" 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	8d deformed (2"x0.127") nail or 8d common (2-1/2"x0.131") nail	6	12
7/8" - 1"	8d common (2-1/2"x0.131") nail or 8d deformed (2-1/2"x0.127") nail	6	12
1-1/8" - 1-1/4"	10d common (3"x0.148") nail or 8d deformed (2-1/2"x0.127") 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:

- 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: 90 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.
- Staples are 16 gauge wire and have a minimum 7/16" diameter crown width.
- Nails shall be placed at not more than 7" c. c. at all supports where spans are 48" or greater.
- Four foot by eight foot by nine foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- 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.
- 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.
- Gypsum sheathing shall conform to ASTM C 79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- 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 provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- 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 two 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)	R-38 (MIN)
2. FRAME WALL R-VALUE = R-13 (MIN)	R-13 (MIN)
3. MASONRY WALL R-VALUE = R-4 (MIN)	R-4 (MIN)
4. WINDOW U-VALUE = 0.40 (MAX)	0.40 (MAX)
5. SOLAR HEAT GAIN COEFFICIENT = 0.25 (MAX)	0.25 (MAX)
6. SUPPLY & RETURN AIR DUCT R-VALUE = R-6 (MIN)	R-6 (MIN)

NOTES:

- A PERMANENT ENERGY CERTIFICATE WILL BE REQUIRED AT TIME OF FINAL TO BE POSTED IN THE ELECTRICAL DISTRIBUTION PANEL (R, U, & SHGIC 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. DEVELOPMENT AND BENDING OF BARS PER ACI 308	
4. LAP REINFORCEMENT MIN. OF 48 BAR DIAMETERS	
5. CONCRETE PROTECTION FOR BARS PER ACI 308	
6. ANCHOR BOLTS SHALL BE 3/8" DIA. 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, GRAPE AND COLOR PER FINISH NOTES ON EXTERIOR ELEVATIONS. MORTAR JOINTS SHALL BE FULL DEPTH HEAD AND BED JOINTS WITH COMPRESSED TOOLED 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 EXTERIOR SURFACES IN ACCORDANCE WITH SEALER MANUFACTURERS INSTRUCTIONS. APPLY MASONRY MANUFACTURERS APPROVED FLUID APPLIED AIR AND WATER-RESISTIVE BARRIER TO ALL ABOVE GRADE INTERIOR 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). SUBMIT MATERIALS AND SAMPLES TO ARCHITECT FOR REVIEW, PROVIDE SAMPLE APPLICATION AREAS TO RECEIVE SEALER FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS. PROVIDE WRITTEN MATERIALS 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 fc = 1900 PSI DESIGN fm = 1500 PSI	
2. MASONRY WALLS SHALL HAVE 1-85 VERT. BARS AT CORNERS, ENDS, JAMBS AND AT 32" O.C. ELSEWHERE	
3. ALL WALLS TO HAVE AN 8" CONTINUOUS BOND BEAM WITH 2-45 BAR 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" fc = 1800 PSI	
6. GROUT SHALL HAVE A MIN. STRENGTH OF 2500 PSI IN 28 DAYS	
7. REINFORCING STEEL SHALL BE INTERMEDIATE GRADE ASTM 615-40 (Fy = 60 KSI)	
8. LAP REINFORCING MIN. OF 52 BAR DIAMETERS	
9. ADD 1-85 BAR ABOVE AND BELOW ALL OPENINGS UNO, EXTEND PAST JAMB 24" MIN.	
10. MASONRY BED AND HEAD JOINTS SHALL BE FULL DEPTH WITH 1/2" THICKNESS AT 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 FROM THE SPECIFIED DIMENSIONS: 1. BED JOINT: + 1/8 INCH, 2. HEAD JOINT: 1/4 INCH + 3/8 INCH, 3. COLLAR JOINTS: 1/4 INCH + 3/8 INCH, (R607.2.1)	

WOOD				
VERIFY BELOW NOTES WITH STRUCTURAL REQUIREMENTS				
1. ALL LUMBER, FRAMING LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENT, JOISTS, LEDGERS, BEAMS, ETC. SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:				
DIMENSION LUMBER	#2	1000	180	1,600,000
BEAMS > 4" WIDE	#1	1350	170	1,600,000
POSTS > 5X5"	#1	1200	170	1,600,000
STUDS	STUD	700	180	1,400,000
2. PLYWOOD - ALL PLYWOOD SHALL BE APA RATED SHEATHING, EXPOSURE 1 AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER JOINTS. ALL NAILING OF JOISTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING THICKNESS, SPAN / INDEX RATIO AND SHALL BE NAILED AS FOLLOWS:				
USE	THICKS	SI RATIO	NAILING (EDGE)	NAILING (INTERM)
ROOF	1/2"	32/16	8d @ 6"	8d @ 12"
FLOOR (N/A)	1-1/8" T&G	40/20	SCREWS @ 6"	SCREWS @ 12"

ALL FLOOR SHEATHING SHALL BE SCREWED AND GROUTED WITH #10 X 2-1/2" LONG SCREWS AND APA AFG - 01 QUALIFIED GLUE

GLUE/LAM BEAMS - GLUE/LAM BEAMS SHALL BE DOUGLAS FIR/LARCH COMBINATION 24F-V4 WITH THE FOLLOWING PROPERTIES:

Fv = 2400 PSI Fy = 265 PSI E = 1,800,000 PSI

ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE, FABRICATION AND HANDLING PER LATEST AISC AND WCLMA STANDARDS. BEAMS TO BEAR ATIC STAMP AND CERTIFICATE AND GRADE STAMP. CAMBER AS SHOWN ON DRAWINGS.

4. PRE-FABRICATED ROOF TRUSSES - DESIGN, FABRICATION AND ERECTION IN ACCORDANCE WITH TRUSS PLATE INSTITUTES DESIGN SPECIFICATION FOR METAL PLATE CONNECTED TO TRUSS TRUSS; ALL TRUSSES SHALL BE DESIGNED TO CARRY A TOTAL LOAD OF 55 PSF MIN. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS COMPLETE WITH STRESS ANALYSIS, STRESS DIAGRAMS AND PLACING DRAWINGS FOR REVIEW PRIOR TO MANUFACTURE. ICE RESEARCH RECOMMENDATION REPORT FOR THE METAL PLATE CONNECTIONS USED SHALL BE SUBMITTED ALSO.

NOTE: FLOOR TRUSSES TO CARRY A TOTAL LOAD OF 100 PSF MIN. W/L DEF = 1/900 GENERAL - DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER. DOUBLE UP FLOOR JOISTS UNDER PARTITIONS. PROVIDE 1X3 OR METAL CROSS BRIDGING AT MIDSPAN OF ALL JOISTS. PROVIDE 2X SOLID BLOCKING AT SUPPORTS OF ALL JOIST. DOUBLE UP STUDS AT JAMBS AND UNDER BEAMS IN BEARING WALLS. PROVIDE MID HEIGHT BLOCKING. ALL NAILING OF JOISTS SHALL BE COMMON OR SMOOTH BOX NAILS. ALL DIAPHRAGM ATTACHMENTS SHALL BE ASSUMED AS COMMON NAILS WITH ACCEPTABLE ALTERNATIVES AS SHOWN IN ICC-ES EVALUATION REPORT ESR-1539 FOR THE SAME ALLOWABLE LATERAL STRENGTH AS GIVEN FOR NAILING SPECIFIED ON DRAWINGS. NAILING NOT NOTED SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE

STEEL	
1. STRUCTURAL - ASTM A-36, Fy = 36,000 PSI, W-SECTIONS - Fy = 50,000 PSI, PIPE STEEL - WELDABLE, WITH Fy = 35,000 PSI MINIMUM, BOLTS - ASTM A-307 UNLESS OTHERWISE NOTED.	
LATEST AISC AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK. FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.	

EMERGENCY ESCAPE AND RESCUE OPENINGS	
1. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44", WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.	
2. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH OF 20"	
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.	

MEANS OF EGRESS	
1. NOT LESS THAN ONE EXIT DOOR CONFORMING TO IRC SECTION R311 SHALL BE PROVIDED FOR EACH DWELLING UNIT.	
2. THE REQUIRED EXIT DOOR SHALL BE A SIDE HINGED DOOR NOT LESS THAN 3'-0" IN WIDTH AND 4'-0" IN HEIGHT. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.	
3. THE EXTERIOR LANDING AT AN EXTERIOR DOOR WAY SHALL NOT BE MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD. PROVIDE THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING.	
4. EXTERIOR LANDINGS WITH SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 30" MEASURED IN THE DIRECTION OF TRAVEL.	
5. ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT.	

SMOKE ALARMS	
SMOKE ALARMS SHALL BE INSTALLED IF THE FOLLOWING LOCATIONS:	
1. IN EACH SLEEPING ROOM.	
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	
3. IN EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.	
4. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.	
5. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.	

HANDRAILS	
1. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.	
2. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38"	
3. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE BOTTOM RISER.	
4. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.	
5. HANDRAILS ADJACENT TO WALLS SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE WALL AND HANDRAIL.	
6. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIMENSION OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2-1/4"	
7. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE NEAREST PROFILE AND EXTEND A DEPTH OF AT LEAST 5/16" FROM THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.	
8. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST PROFILE AND EXTEND A DEPTH OF AT LEAST 5/16" FROM THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.	
9. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS IN ITEMS 2 AND 8 ABOVE THAT MEETS ALL OF THE FOLLOWING CONDITIONS:	
7.1. EXPOSED AREA OF AN INDIVIDUAL PANE LARGER THAN 9 SQUARE FEET.	
7.2. BOTTOM EDGES LESS THAN 18" ABOVE THE FLOOR.	
7.3. TOP EDGE MORE THAN 96" ABOVE THE FLOOR.	
7.4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.	

GUARDS	
1. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.	
2. REQUIRED GUARDS ON OPEN STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.	

AIR CONDITIONING	
1. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING ROOM TEMPERATURES BETWEEN 70F AND 90F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS OR COOLERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS REQUIREMENT.	

TOILET, BATH AND SHOWER SPACES	
1. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING AND COOLING FACILITIES CAPABLE OF MAINTAINING ROOM TEMPERATURES BETWEEN 70F AND 90F AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS OR COOLERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS REQUIREMENT.	

GYPSUM WALL BOARD (CEILINGS)	
1. WHEN APPLYING A WATER BASED TEXTURE MATERIAL TO GYPSUM WALL BOARD AFFIXED TO A CEILING THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8-INCH TO 1/2-INCH FOR 16" ON CENTER FRAMING, AND FROM 1/2-INCH TO 5/8-INCH FOR 24-INCH ON CENTER FRAMING. SAG RESISTANT PER R702.3.	

FACTORY BUILT (PREFAB) FIREPLACES	
1. FACTORY BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.C. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL 127) AND/OR HAVE AN ACTIVE I.C.C. E.N.R. LISTING REPORT.	
2. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS.	
3. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL, CENTERED ABOUT THE PREFAB FIREPLACE OPENING.	
4. HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL RESISTIVE BARRIER WHICH COMPLES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.	
5. ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PREFAB FIREPLACE OPENING AND/OR WITHIN 12" OF THE PREFAB FIREBOX SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL.	
6. PROVIDE A SCORED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX.	
7. A FIREPLACE OR WOOD STOVE THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUEL SHALL NOT BE APPROVED TO BE INSTALLED OR CONSTRUCTED. THE INSTALLATION OF A PERMANENT GAS ELECTRIC LOG INSERT WILL BE REQUIRED. A GAS OR ELECTRIC STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.	

LUMBER	
1. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.	
2. BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD.	
3. FIRE BLOCK LISTED AND APPROVED SHALL BE USED AT MAXIMUM 16" INTERVALS.	
4. INTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN. 2x6s AT 16" O.C.	
5. PROVIDE MINIMUM 2"x30" ATTIC SCUTTLE TO ALL ATTIC AREAS WITH A MIN. 30" CLEAR HEIGHT.	

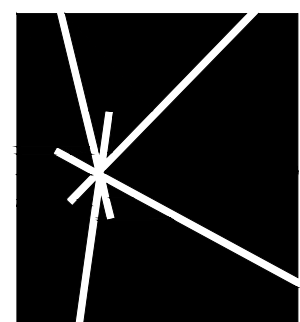
CEILING JOIST SCHEDULE					
SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	24" O.C.	7'-2"	2x8	24" O.C.	13'-3"
2x6	24" O.C.	10'-6"	2x10	24" O.C.	16'-3"

CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER. LL-20#PSF. ϕ = #240

EXTERIOR FRAME WALL ASSEMBLY	
WESTERN ONE-KOTE STUCCO SYSTEM, ESR-1807 (ON 1" THICK 1.5 P.C.F. DENSITY TYPE 2 T&G EXPANDED POLYSTYRENE INSULATION BOARD OVER ANIS BOARD AT TTC AREAS) OVER 2 LAYERS GRADE 1' BUILDING PAPER OR FLAYER OF TYPE 15 ASPHALT SATURATED ORGANIC FELT PAPER OVER 3/8	

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
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.
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>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 THE 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 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 WATER'S 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 1/2 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 WHICH 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>
WALLS SURROUNDING AN INDOOR SWIMMING POOL SHALL COMPLY WITH ITEM 8.
BARRIERS SHALL BE LOCATED TO PROHIBIT PERMANENT STRUCTURES, EQUIPMENT OR SIMILAR OBJECTS FROM BEING USED TO CLIMB THEM.
SPAS OR HOT TUBS WITH A SAFETY COVER WHICH COMPLIES WITH ASTM F 1346 SHALL BE EXEMPT FROM THE PROVISIONS OF THIS SECTION.

PROJECT INFO			
AREA SUMMARY			
INTERIOR			
LIVABLE	MECH/ UNCONDITIONED	GARAGE/ STORAGE	TOTALS
LOWER LEVEL	533 SQ FT	557 SQ FT	1,178 SQ FT 2,268 SQ FT
MAIN LEVEL	5,081 SQ FT	77 SQ FT	1,243 SQ FT 6,901 SQ FT
TOTAL	6,114 SQ FT	634 SQ FT	2,421 SQ FT 9,169 SQ FT
LOT COVERAGE			
TOTAL ENCLOSED AREA	-		
MAIN HOUSE AREA UNDER ROOF	-		
CAR BARN AREA UNDER ROOF	-		
TOTAL AREA UNDER ROOF	-		
AREA OF LOT	-		
LOT COVERAGE:	-		
TOTAL AREA UNDER ROOF/AREA OF LOT	-		
MAX LOT COVERAGE:	25%		



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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MARK	DATE	DESCRIPTION

ISSUE: 03/13/2026 PV HS CONCEPT

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

SHEET TITLE:

**GENERAL
NOTES**

A-0.2

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 100B 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.
- LOWES FLOOR ELEVATION CERTIFICATE (LFE) IS REQUIRED AND SHALL BE UPLOADED TO YOUR PERMIT DOCUMENTS PRIOR TO SCHEDULING SHEET 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 PROVIDE 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 OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARC PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #61 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 ADJACENT PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT 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 DISTURBE 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.
- 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.
- LOWES FLOOR ELEVATION CERTIFICATE (LFE) IS REQUIRED AND SHALL BE UPLOADED TO YOUR PERMIT DOCUMENTS PRIOR TO SCHEDULING SHEET 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 PROVIDE 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 OR JOB SITE PROPERTY. IF A STAGING AREA IS NEEDED ON A PROPERTY OTHER THAN THE CONSTRUCTION SITE FOR CONSTRUCTION SUPPLIES AND EQUIPMENT, THE PERMITTEE MUST OBTAIN PROPERTY OWNER AND TOWN APPROVAL FIRST AND MUST INFORM THE ADJACENT PROPERTY OWNERS OF THE LOCATION OF STAGING AREA, AND TIME AND HOURS DURING THE DAY THE AREA WILL BE USED.
- EXCEPT AS OUTLINED IN ITEM 4, ALL CONSTRUCTION DEBRIS AND EQUIPMENT MUST BE CONTAINED ON SITE AT ALL TIMES. CONTRACTOR AND PROPERTY OWNER MUST MAINTAIN THE JOB SITE FREE OF LITTER AND UNSIGHTLY MATERIALS AT ALL TIMES. CONSTRUCTION MATERIALS ARC PROHIBITED IN THE TOWN RIGHT-OF-WAY OR NEAR ADJACENT PROPERTIES.
- BUILDING CONSTRUCTION MUST NOT START SOONER THAN SUNRISE AND MUST STOP NO LATER THAN SUNSET. ALSO, ORDINANCE #61 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 ADJACENT PROPERTIES ARE RESTORED TO ORIGINAL CONDITION, OR UNTIL SUCH TIME THAT 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 DISTURBE FRIABLE ASBESTOS CONTAINING MATERIALS MUST BE REPORTED TO THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT.

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

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

SHEET INDEX

- C-1 COVER SHEET
- C-2 PRELIMINARY GRADING AND DRAINAGE IMPROVEMENT PLAN DETAILS

PRELIMINARY GRADING & DRAINAGE PLAN

BELL RESIDENCE

6740 N SILVER MOUNTAIN RD., PARADISE VALLEY, AZ 85253

LOT 28 - PARADISE HIGHLANDS

A SUBDIVISION PLAT RECORDED IN BOOK 84 OF MAPS, PAGE 36, MCR, LOCATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, T.2N, R.4E OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- FOUND REBAR OR AS NOTED
- SET REBAR OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- WM WATER METER
- ELM ELECTRIC METER
- OM GAS METER
- CTV TELEPHONE PEDESTAL
- STV STORM DRAIN INLET
- TRV CABLE TV RISER
- POOL EQUIPMENT
- STORM DRAIN PIPE
- CHAINLINK FENCE
- G GAS LINE
- S SEWER LINE
- W WATER LINE
- E ELECTRIC LINE
- C COMMUNICATIONS LINE
- 1452- EXISTING CONTOUR
- EXIST. DRAINAGE FLOW
- CITRUS TREE
- PALM TREE
- TREE
- MESQUITE TREE
- PALO VERDE
- SAGUARO
- AFRICAN SUMAC
- FRICKLY PEAR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- EXISTING DISTURBED AREA
- PROPOSED DISTURBED AREA
- STORM DRAIN PIPE
- CATCH BASIN
- RETAINING WALL
- TP:XX.XX TOP OF PARAPET
- TR:XX.XX TOP OF WALL
- TRW:XX.XX TOP OF RETAINING WALL
- FG:XX.XX FINISH GRADE
- BW:XX.XX BOTTOM OF WALL
- TF:XX.XX TOP OF FOOTING

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS MEASURED
- (M) MARICOPA COUNTY RECORDER
- MCR PAVEMENT
- P, PWMT PUBLIC UTILITY EASEMENT
- PUE RECORDED
- (R), REC. CALCULATED
- (C) RIGHT OF WAY
- R/W TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER

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.

DISTURBED AREA CALCULATIONS

EXISTING LOT AREA:	45,258 S.F. (1.039 AC.)
AREA UNDER FOOT:	9,169 SF
FLOOR AREA RATIO:	20.3% < 25%
BUILDING PAD SLOPE:	16.8%
VERTICAL:	32 FT
HORIZONTAL:	190 FT
ALLOWABLE DISTURBED AREA:	27.27%
ALLOWABLE DISTURBED AREA:	12,342 S.F.
EXISTING DISTURBED AREA:	69.3%
EXISTING DISTURBED AREA:	31,364 S.F.
PROPOSED DISTURBED AREA:	67.57%
PROPOSED DISTURBED AREA:	30,582 S.F.
TOTAL LIVABLE FOOTPRINT:	5,568 S.F.
ATTACHED GARAGE FOOTPRINT:	1,364 S.F.
RESTORED AND REVEG AREA:	3,243 S.F.
RETENTION BASIN CREDIT @50% 1,160 S.F. X50%=580 S.F.	
NET PROPOSED DISTURBED AREA:	19,827 S.F. (43.81%)
PERCENT OF LOT STEEPER THAN NATURAL GRADE (5% MAX):	2,215 S.F. (4.89%)
VOLUME OF CUT:	6,484 C.Y.
VOLUME OF FILL:	377 C.Y.
TOTAL CUT&FILL:	6,861 C.Y.
HILLSIDE ASSURANCE = 35 TIMES THE GRADING PERMIT FEE.	
GRADING PERMIT FEE:	\$6,696
(\$168 FIRST 100 CY / \$96 EA. ADDITIONAL 100 CY)	
ASSURANCE AMOUNT:	\$234,360

EARTHWORK QUANTITIES

CUT:	6,484 C.Y.
FILL:	377 C.Y.
NET CUT:	6,107 C.Y.

ALL QUANTITIES LISTED ON THESE PLANS ARE ESTIMATES ONLY. NO SHRINK OR SWELL IS ASSUMED. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF THE QUANTITIES AND BASE THEIR BIDS ON THEIR ESTIMATES.

PROJECT DESCRIPTION

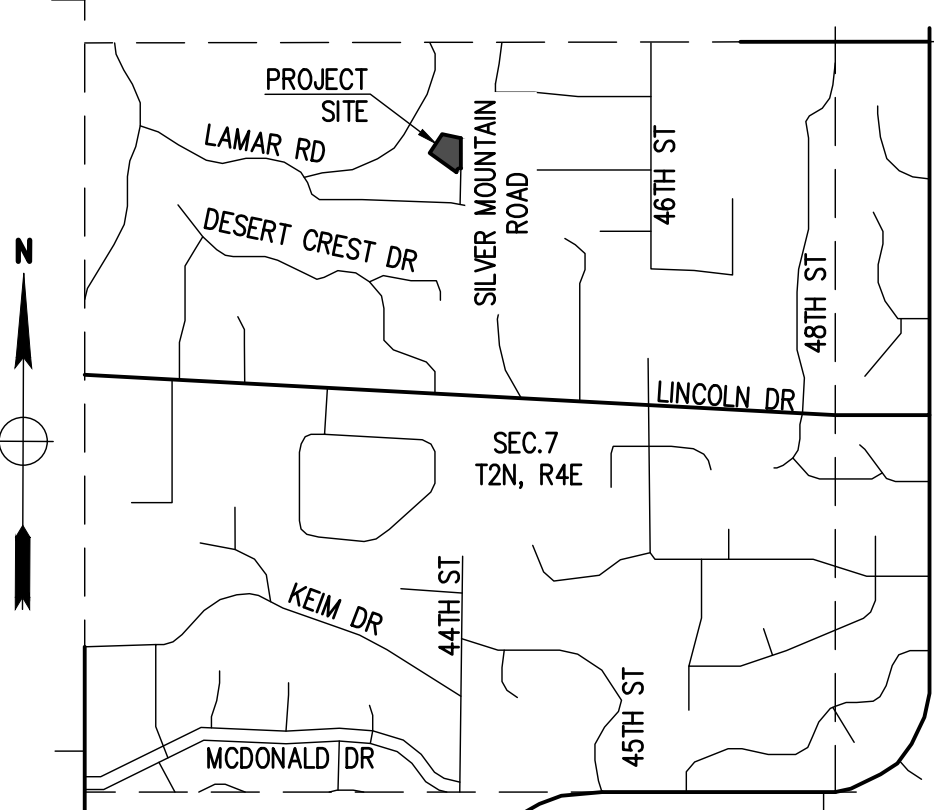
NEW SINGLE FAMILY RESIDENCE, NEW GARAGE, NEW DRIVEWAY, NEW POOL & SPA AND SITE IMPROVEMENTS WITH ON-SITE RETENTION.

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.
- 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 LEVELLED 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/OF FENCING SHALL BE PLACED AROUND THE CONSTRUCTION SITE SO AS TO PROTECT THE UNDISTURBED NATURAL AREAS.

DRAINAGE STATEMENT

- ULTIMATE STORM OUTFALL IS AT THE SOUTHEASTERLY PROPERTY CORNER AT ELEVATION OF 1420.53.
- NEW SINGLE FAMILY RESIDENCE, NEW DRIVEWAY, NEW GARAGE, 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

N.T.S.

OWNER

BELL FAMILY LIVING TRUST
6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253

ARCHITECT

KENDLE DESIGN COLLABORATIVE
6115 N CATTLETRACK,
SCOTTSDALE, AZ 85250
P: 480-951-8558
BRENT@KENDLEDESIGN.COM

SITE DATA

APN: 169-53-028
ADDRESS: 6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43(HILLSIDE)
LOT AREA: 45,258 S.F. (1.039 AC.)
CONSTRUCTION YEAR: 1962
QS #: 22-37

CIVIL ENGINEER

LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE, SUITE 228
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

LANDSCAPE ARCHITECT

CREATIVE ENVIRONMENTS DESIGN,
POOL & LANDSCAPE INC
8820 S HARDY DR.,
TEMPE, AZ 85284
P: 480-777-9305

EXIST. DISTURBED AREA: 31,364 S.F. (0.720 AC.)
PROPOSED DISTURBANCE: 30,582 S.F. (0.677 AC.)

LEGAL DESCRIPTION

LOT 28, OF PARADISE HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 84 OF MAPS, PAGE 36.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND ROAD AND 48TH STREET, HAVING AN ELEVATION OF 1419.80 NAVD 88 DATUM, GDACS# 24521-2.

BASIS OF BEARINGS

THE EAST PROPERTY LINE OF SUBJECT PROPERTY, ALSO BEING THE EAST SUBDIVISION LINE AS RECORDED IN BOOK 84, PAGE 36 MCR, THE BEARING OF WHICH IS N00°04'00".

FLOOD INSURANCE RATE MAP (FIRM) DATA

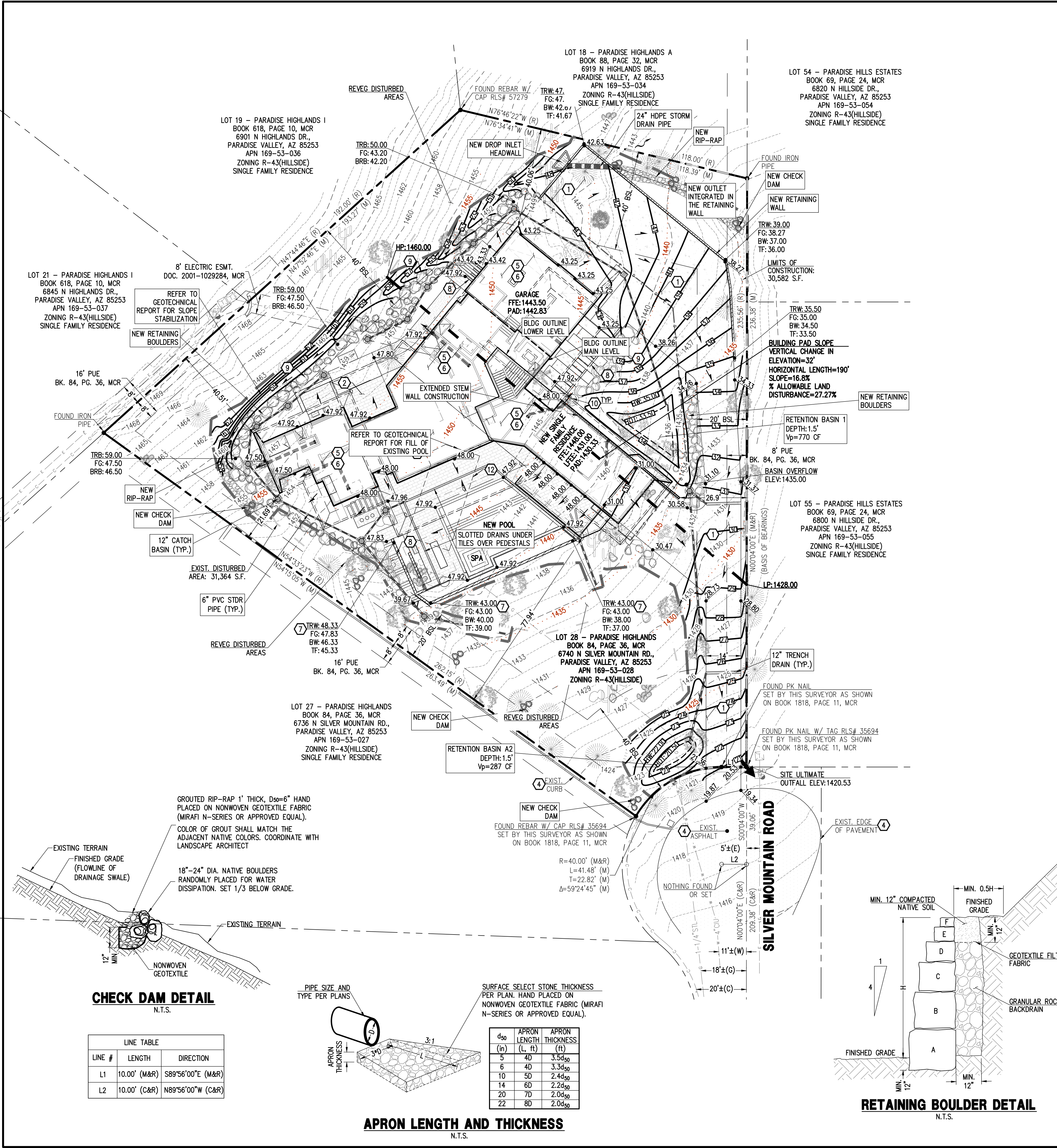
COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
040049	1765 OF 4425	L	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	10/16/2013	11/04/2015	X*

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

FINISH FLOOR CERTIFICATION

I HEREBY CERTIFY THAT FINISHED FLOOR ELEVATIONS SHOWN ON THE PLAN OF 1431.00, 1448.00 AND 1443.50 ARE MINIMUM OF 12" ABOVE THE 100-YEAR STORM ELEVATION OF 1430.00 ACCORDING TO THE TOWN OF PARADISE VALLEY CODE OF ORDINANCE.

Nick Prodano</



RETENTION CALCULATIONS

ON-SITE RETENTION FOR THE PRE VS. POST DEVELOPMENT RUNOFF FROM 100-YEAR, 2-HOUR STORM EVENT

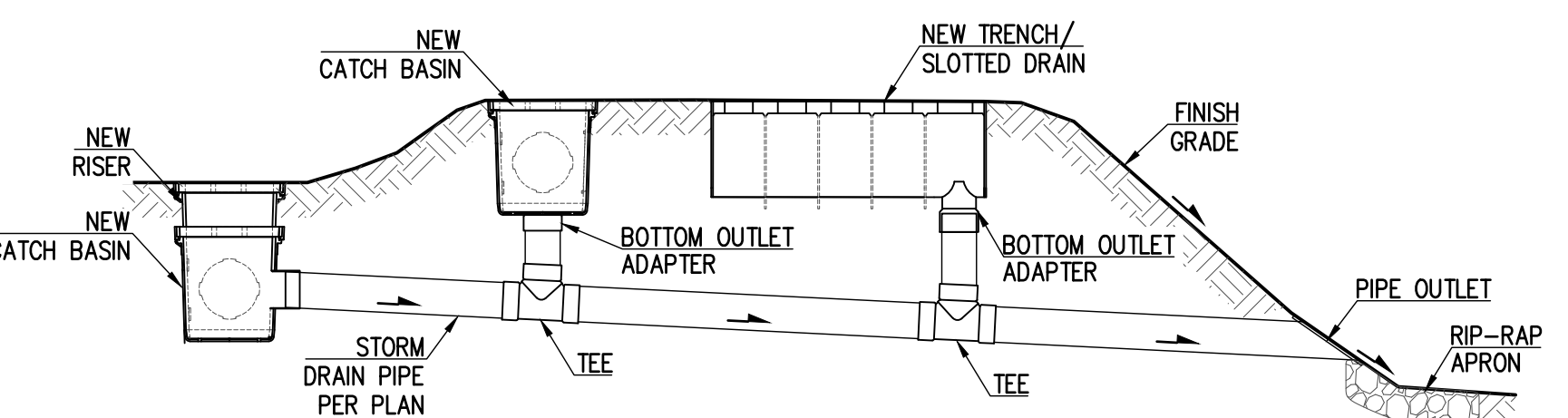
$V = D \times A \times (C_w \text{ post} - C_w \text{ pre}) / 12$ | D - RAINFALL DEPTH = 2.23" | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

$V_f = (D \times A \times C_w \text{ post}) / 12$ | D_f - RAINFALL DEPTH = 0.5" FIRST FLUSH | A - TRIBUTARY AREA, SF | C_w - WEIGHTED RUNOFF COEFFICIENT

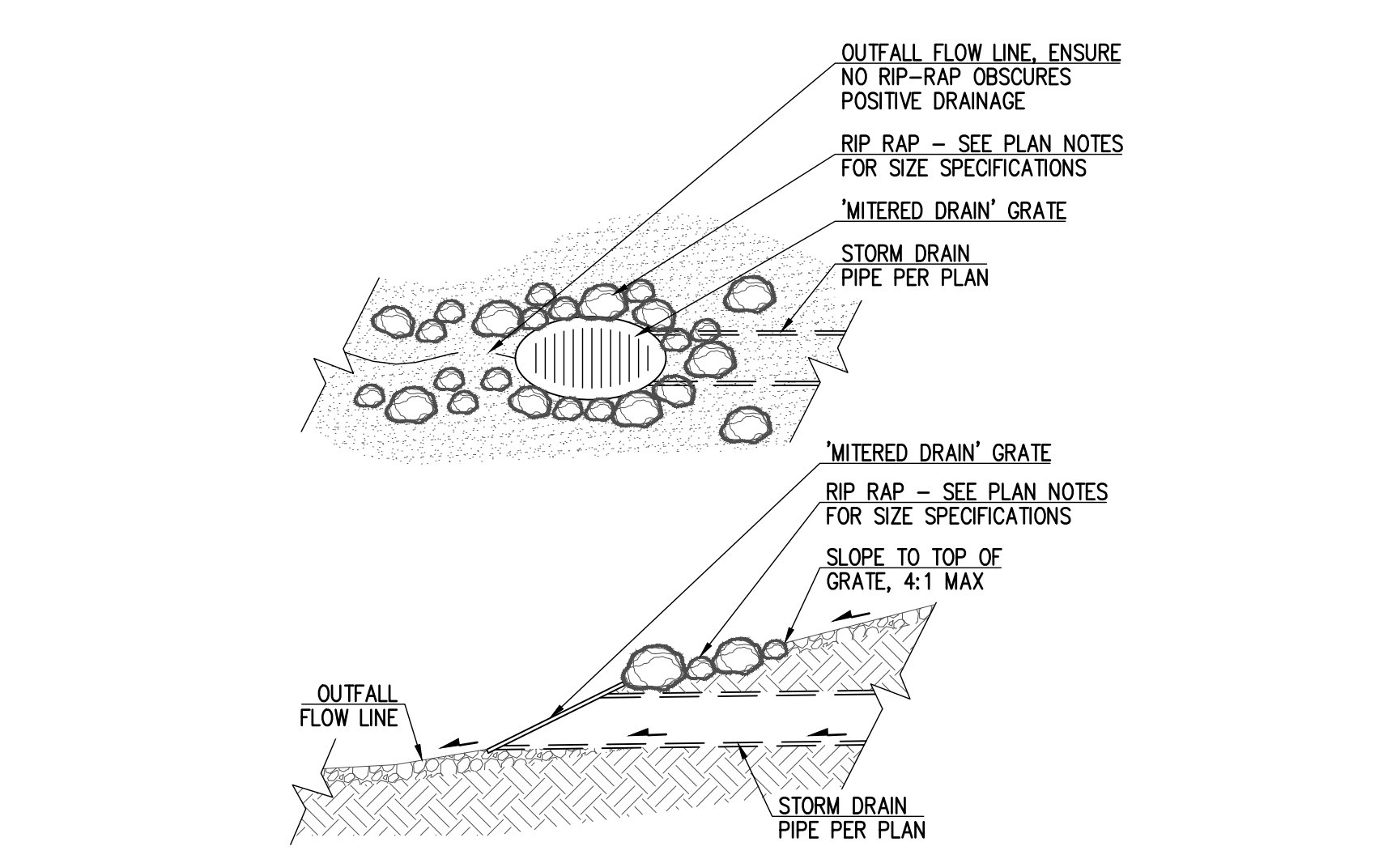
DRAINAGE AREA	AREA S.F.	RUNOFF COEFFICIENT C _w	VOLUME REQUIRED PRE VS POST C.F.	VOLUME REQUIRED FIRST FLUSH C.F.	RETENTION BASIN ID	CONTOUR AREA		DEPTH FT.	VOLUME PROVIDED C.F.	AS-BUILT VOLUME PROVIDED C.F.
						S.F.	FT.			
A	27,339	0.05	254	991 (GOVERNS)	HW	1,435.00	840	1.50	770	
					BOTTOM	1,433.50	187			
					A2	HW	1,422.00	319	1.50	287
BOTTOM	1,420.50	63								
TOTAL			254	991					1,057	

(1) RAINFALL DEPTH IS PER NOAA ATLAS 14, VOLUME 1, VERSION 5.
 *RETENTION VOLUME IS CALCULATED FOR THE AREAS OF NEW DISTURBANCE.
 AREAS (3,847 S.F.) THAT CONVEYS OFFSITE FLOWS ARE EXCLUDED FROM THE CALCULATIONS.

WEIGHTED RUNOFF COEFFICIENT, C _w PRE-DEVELOPMENT				WEIGHTED RUNOFF COEFFICIENT, C _w POST-DEVELOPMENT			
SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA	SURFACE TYPE	RUNOFF COEFFICIENT C	AREA SF	C*AREA
PAVEMENT & ROOF	0.95	14,189	13,480	PAVEMENT & ROOF	0.95	19,797	18,807
NATIVE HILLSIDE	0.70	13,150	9,205	NATIVE HILLSIDE	0.70	7,542	5,279
TOTAL		27,339	22,685	TOTAL		27,339	24,087
C _w = C * AREA / TOTAL AREA = 0.83				C _w = C * AREA / TOTAL AREA = 0.88			



SCHEMATIC STORM DRAIN SYSTEM
N.T.S.



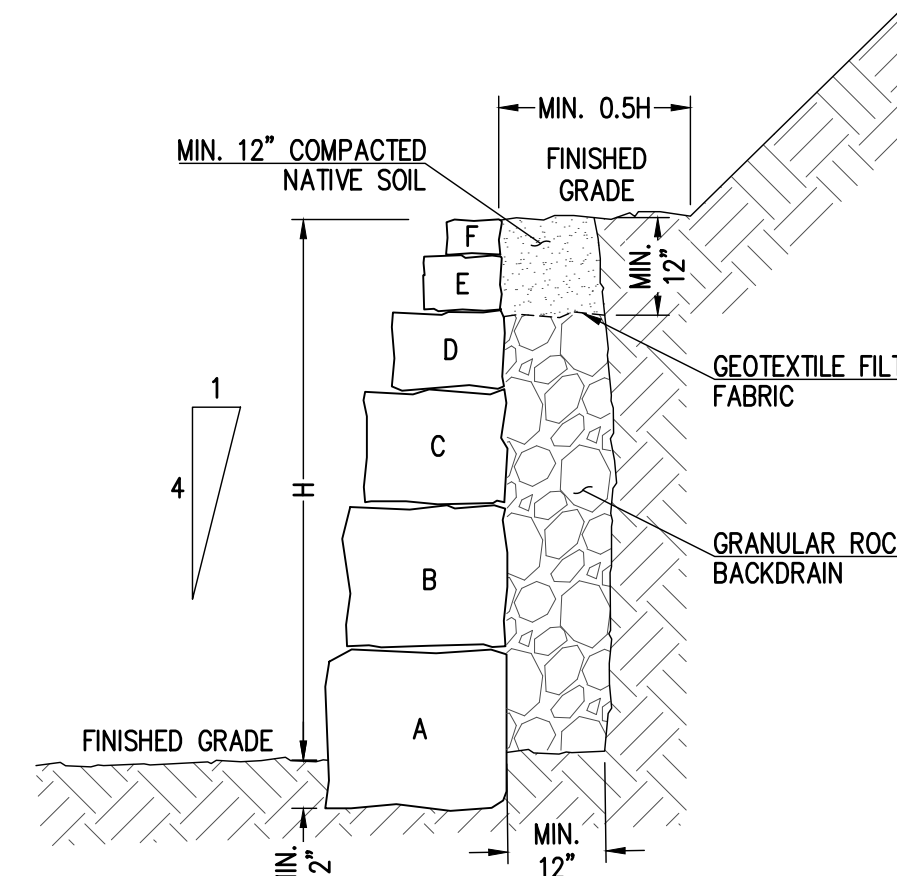
PIPE OUTLET DETAIL
N.T.S.

ROCK SIZE (PERSON)	ROCK WEIGHT (POUNDS)	AVERAGE DIMENSIONS (FT.)
1	50 TO 200	0.7 TO 1.1
2	200 TO 650	1.1 TO 1.6
3	650 TO 1950	1.6 TO 2.3
4	1950 TO 3900	2.3 TO 2.9

ROCK SIZE DESIGNATION	A	B	C	D	E	F
WALL HEIGHT H (FT.)	3	2	-	-	-	-
3	3	2	-	-	-	-
6	4	3	2	-	-	-

PERCENT PASSING	SIZE	D ₅₀ CLASS, INCHES
100 TO 90	1.5 D ₅₀	6 8 12 18
85 TO 70	1.3 D ₅₀	5 7 10 16
50 TO 30	1.0 D ₅₀	4 6 8 12
15 TO 5	0.67 D ₅₀	3 4 5 8
5 TO 0	0.50 D ₅₀	2 4 4 6 6

RIP-RAP GRADATION TABLE
N.T.S.



RETAINING BOULDER DETAIL
N.T.S.

CHECK DAM DETAIL
N.T.S.

LINE #	LENGTH	DIRECTION
L1	10.00' (M&R)	S89°56'00"E (M&R)
L2	10.00' (C&R)	N89°56'00"W (C&R)

APRON LENGTH AND THICKNESS
N.T.S.

d ₅₀ (in)	APRON LENGTH (L, ft)	APRON THICKNESS (ft)
5	40	3.5d ₅₀
6	40	3.3d ₅₀
10	50	2.4d ₅₀
14	60	2.2d ₅₀
20	70	2.0d ₅₀
22	80	2.0d ₅₀

DATE: 03/20/26
 JOB: 2507249
 VERSION: 1.1
 PLOT DATE: 03/20/26

SCALE: 1"=20'
 DESIGNED BY: NP
 DRAWN BY: DL
 CHECKED BY: JL

REVISIONS:

PRELIMINARY GRADING & DRAINAGE IMPROVEMENT PLAN

BELL RESIDENCE
 6740 N SILVER MOUNTAIN RD.,
 PARADISE VALLEY, AZ 85253

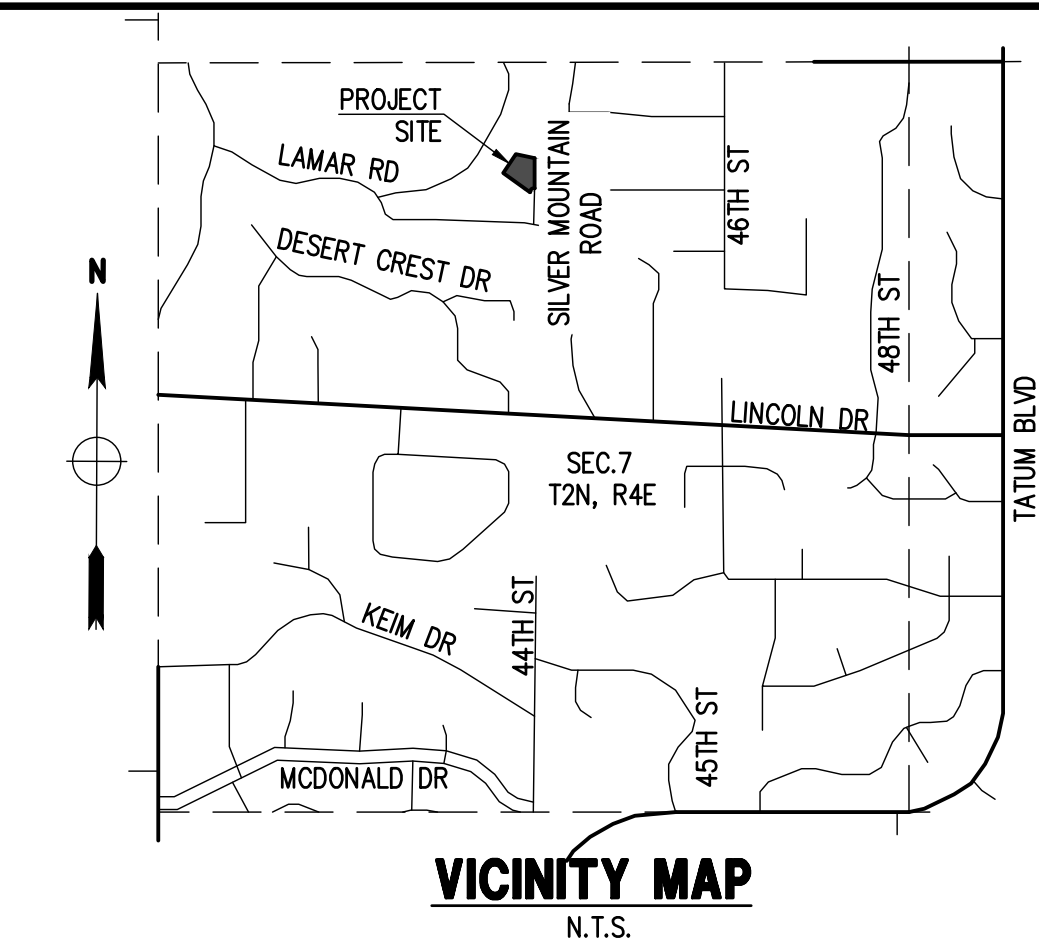
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 8608 N CENTRAL AVE., SUITE 288
 PHOENIX, AZ 85020
 PHOENIX@LDGEN.COM

Land DEVELOPMENT GROUP

ARIZONA PROFESSIONAL ENGINEERING SEAL
 PRELIMINARY PLAN
 100% COMPLETE
 100% COMPLETE

C-2
 2 OF 2

**AERIAL MAP EXHIBIT
BELL RESIDENCE
6740 N SILVER MOUNTAIN RD., PARADISE VALLEY, AZ 85253
LOT 28 - PARADISE HIGHLANDS**
A SUBDIVISION PLAT RECORDED IN BOOK 84 OF MAPS, PAGE 36, MCR.,
LOCATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER
BELL FAMILY LIVING TRUST
6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253

ARCHITECT
KENDLE DESIGN COLLABORATIVE
6115 N CATTLETRACK,
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CIVIL ENGINEER
LAND DEVELOPMENT GROUP, LLC
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
CONTACT: NICK PRODANOV, PE
P: 602-889-1984

SITE DATA
APN: 169-53-028
ADDRESS: 6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43(HILLSIDE)
LOT AREA: 45,258 S.F. (1.039 AC.)
CONSTRUCTION YEAR: 1962
QS #: 22-37

LEGAL DESCRIPTION
LOT 28, OF PARADISE HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 84 OF MAPS, PAGE 36.

BENCHMARK
BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND ROAD AND 48TH STREET, HAVING AN ELEVATION OF 1419.804 NAVD 88 DATUM, GDACS# 24521-2.

BASIS OF BEARINGS
THE EAST PROPERTY LINE OF SUBJECT PROPERTY, ALSO BEING THE EAST SUBDIVISION LINE AS RECORDED IN BOOK 84, PAGE 36 MCR, THE BEARING OF WHICH IS N00°04'00"E.

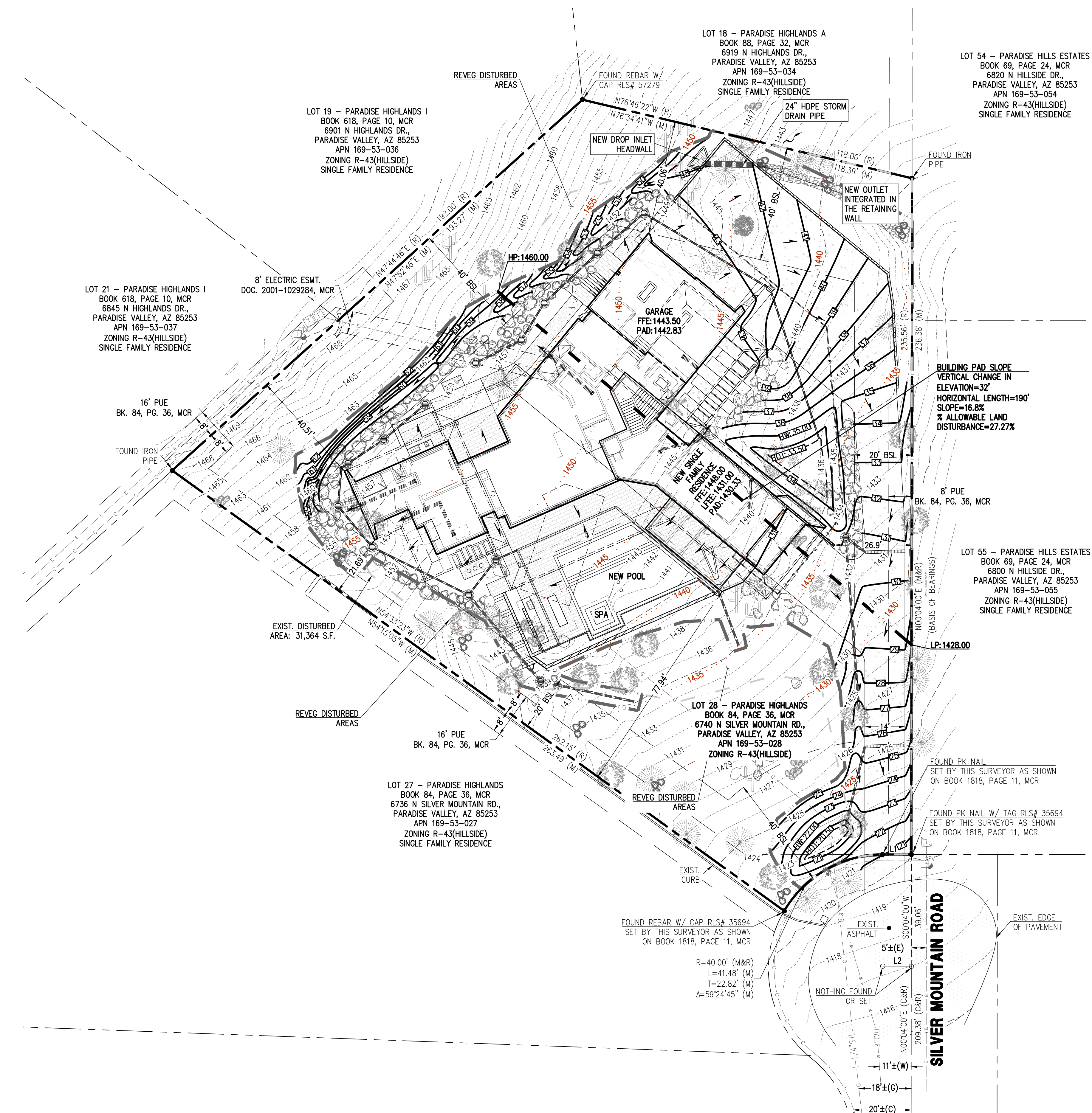
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASE FLOOD ELEVATION
040049	1765 OF 4425		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.

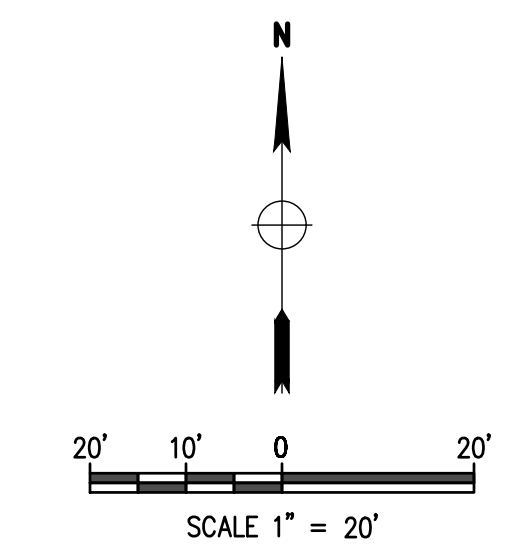
LEGEND

- 1462- EXISTING CONTOUR
- 1462- EXISTING CONTOUR



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	10.00' (M&R)	S89°56'00"E (M&R)
L2	10.00' (C&R)	N89°56'00"W (C&R)



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

Call 811 or click Arizona811.com

AERIAL MAP EXHIBIT

**BELL RESIDENCE
6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253**

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Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
41005
NICKOLA J. PRODANOV
Arizona State Board of Engineers and Architects
No. 19380
AE

1 OF 1

DATE: 03/20/26
JOB: 2507249
VERSION: 1.1
PLOT DATE: 03/20/26

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DL
CHECKED BY: JJ

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN

BELL RESIDENCE

6740 N SILVER MOUNTAIN RD., PARADISE VALLEY, AZ 85253

LOT 28 - PARADISE HIGHLANDS

A SUBDIVISION PLAT RECORDED IN BOOK 84 OF MAPS, PAGE 36, MCR.,
LOCATED IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 7, T.2N, R.4E
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.00' (M&R)	S89°56'00"E (M&R)
L2	10.00' (C&R)	N89°56'00"W (C&R)

NOTE

- NO WORK OF ANY KIND CAN COMMENCE UNTIL ALL STORM WATER POLLUTION BMP'S ARE IN PLACE AND INSPECTED BY THE TOWN. ONLY UNTIL THE TOWN HAS APPROVED THE STORM WATER BMP'S MAY ANY CONSTRUCTION BEGIN.
- SEDIMENTATION CONTROL DEVICES (SILT BARRIERS) SHALL REMAIN IN PLACE AT ALL TIME. SEDIMENTATION CONTROL DEVICES SHALL BE KEPT IN GOOD REPAIR, INSPECTED MONTHLY, INSPECTED AFTER EACH RAIN EVENT, AND MAINTAINED AS NEEDED BY THE APPLICANT/OWNER.
- SEDIMENTATION CONTROL DEVICE INSPECTION LOG SHALL BE MAINTAINED BY APPLICANT AND/OR OWNER AND MADE AVAILABLE TO THE TOWN UPON REQUEST.

GENERAL NOTES

- THIS PROJECT IS SUBJECT TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONSTRUCTION SITES UNDER THE ENVIRONMENTAL PROTECTION AGENCY (EPA) GENERAL PERMIT FOR ARIZONA. OWNERS, DEVELOPERS, ENGINEERS, AND/OR CONTRACTORS ARE REQUIRED TO PREPARE ALL DOCUMENTS REQUIRED BY THIS REGULATION, INCLUDING BUT NOT LIMITED TO STORM WATER POLLUTION PROTECTION PLAN (SWPPP), NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT).
- A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER POLLUTION PROTECTION PLAN (SWPPP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWPPP SHALL BE CONSIDERED A PART OF THE SWPPP.
- COMMUNITY DEVELOPMENT DEPARTMENT'S FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, AT (480) 348-3692.
- THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST. ALL PERMITTEES MUST SUBMIT A TENTATIVE CONSTRUCTION SCHEDULE AND COMPLETION TIME.
- THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF AN INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWPPP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.
- THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS, WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.
- THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWPPP PERMIT.
- THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWPPP, NOT, AND INSPECTION REPORTS, ON FILE FOR A MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.
- THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.
- THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWPPP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWPPP PERMIT ISSUED IN THEIR NAME.
- 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. THE NATURAL FLOW OF RAINWATER AND OTHER SURFACE DRAINAGE FROM THE PROPERTY MAY NOT BE ALTERED IN ANY WAY.
- CONTRACTOR SHALL PROVIDE STABILIZATION FABRIC TO ALL SLOPES EQUAL TO OR GREATER THAN 3H:1V.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ALL LOCATIONS WHERE CONSTRUCTION VEHICLES WILL ENTER AND EXIT THE CONSTRUCTION SITE.
- REFER TO SHEET 2 FOR STANDARD DETAILS OF BEST MANAGEMENT PRACTICES.
- 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.

SWPPP KEY-NOTES

- STABILIZED CONSTRUCTION ENTRANCE PER FDCMC BMP-37 THROUGH BMP-40 AND DETAILS ON SHEET SP-2
- DUST CONTROL PER FDCMC BMP-43 THROUGH BMP-46
- SILT FENCE PER FDCMC BMP-63 THROUGH BMP-68, EPA STANDARDS AND DETAILS, AND DETAILS ON SHEET SP-2 OR STRAW MATS PER MARICOPA COUNTY EROSION CONTROL MANUAL SPC-1 ORGANIC FILTER BARRIER.
- DESIGNATED CONCRETE WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- DUMPSTER/TRASH CONTAINER
- DESIGNATED PAINT/SOLVENT WASHOUT VESSEL PER FDCMC BMP-99 THROUGH BMP-100 AND DETAILS ON SHEET SP-2
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA. SEGREGATE POTENTIALLY HAZARDOUS WASTE FROM NON-HAZARDOUS CONSTRUCTION SITE WASTE. HAZARDOUS WASTES ARE NOT TO BE DISPOSED OF IN DUMPSTER AND SHALL BE HAULED TO AN APPROPRIATE DISPOSAL AND/OR RECYCLING FACILITY.
- DROP INLET PROTECTION.
- RETENTION/SEDIMENTATION BASIN.

UTILITIES

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

LEGEND

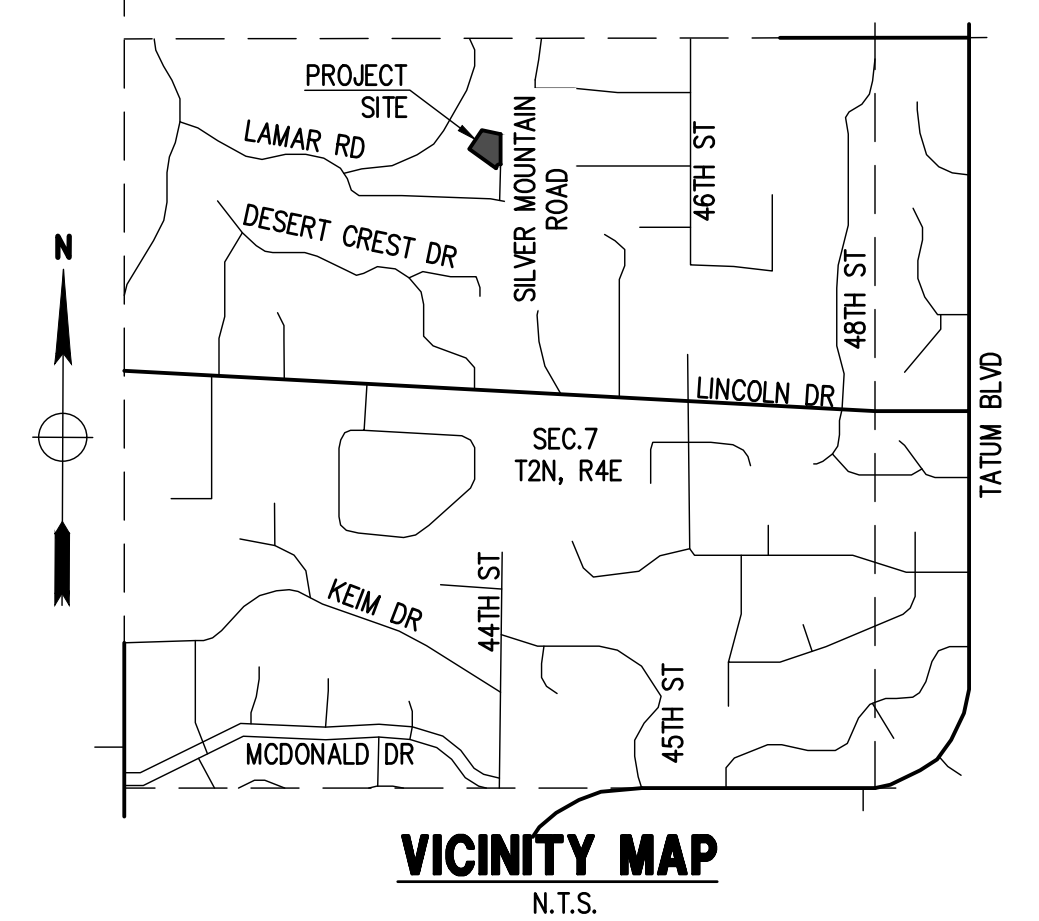
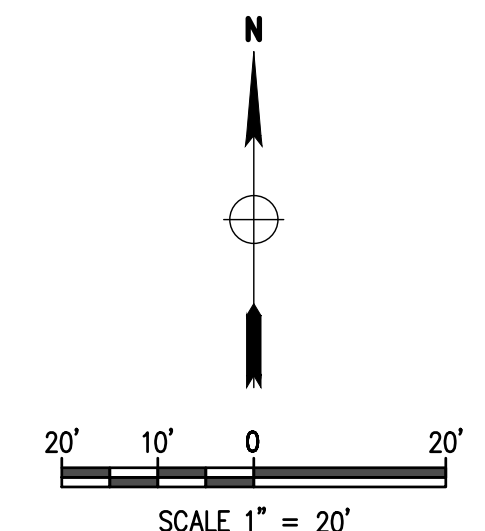
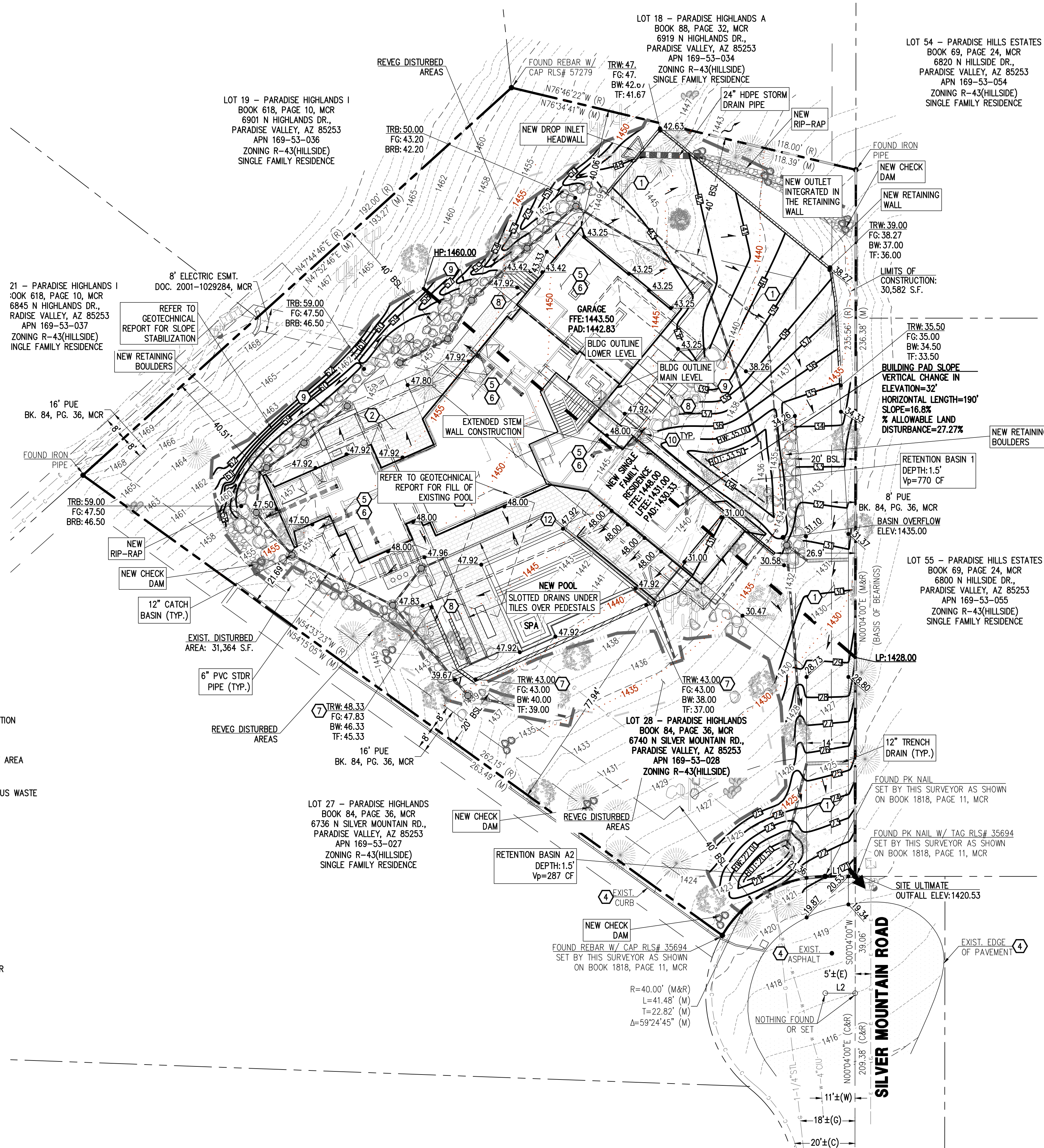
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- DESIGNATED WASHOUT AREA
- DESIGNATED HAZARDOUS WASTE CONTAINMENT AREA
- TRASH CONTAINER

ABBREVIATIONS

- BSL BUILDING SETBACK LINE
- EL, ELEV ELEVATION
- EP EDGE OF PAVEMENT
- EX, EXIST. EXISTING
- G GUTTER, GAS
- (M) MEASURED
- MCR MARICOPA COUNTY RECORDER
- P, PVMT PAVEMENT
- PUE PUBLIC UTILITY EASEMENT
- (R), REC. RECORDED
- (C) CALCULATED
- R/W RIGHT OF WAY
- T TANGENT, TELEPHONE
- W WEST, WATERLINE
- WM WATER METER

SHEET INDEX

- SP1 - COVER SHEET/SWPPP PLAN
- SP2 - DETAILS



OWNER

BELL FAMILY LIVING TRUST
6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253

ARCHITECT

KENDLE DESIGN COLLABORATIVE
6115 N CATTLETRACK,
SCOTTSDALE, AZ 85250
P: 480-951-8558
BRENT@KENDLEDESIGN.COM

SITE DATA

APN: 169-53-028
ADDRESS: 6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253
ZONING: R-43(HILLSIDE)
LOT AREA: 45,258 S.F. (1,039 AC.)
CONSTRUCTION YEAR: 1962
QS #: 22-37

CIVIL ENGINEER

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

LEGAL DESCRIPTION

LOT 28, OF PARADISE HIGHLANDS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 84 OF MAPS, PAGE 36.

BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF INDIAN BEND ROAD AND 48TH STREET, HAVING AN ELEVATION OF 1419.804 NAVD 88 DATUM, GDACS# 24521-2.

BASIS OF BEARINGS

THE EAST PROPERTY LINE OF SUBJECT PROPERTY, ALSO BEING THE EAST SUBDIVISION LINE AS RECORDED IN BOOK 84, PAGE 36 MCR, THE BEARING OF WHICH IS N00°04'00\"/>

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.

CONSTRUCTION SEQUENCE

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CLEAR AND GRUB.
- CONSTRUCT RETENTION/SEDIMENTATION BASINS.
- ROUGH GRADE SITE WHILE PROVIDING POSITIVE DRAINAGE TO BASINS.
- STABILIZE DENuded AREAS AND STOCKPILES AS SOON AS PRACTICABLE.
- FINAL GRADE AND CONSTRUCT BUILDING PADS.
- INSTALL UNDERGROUND STORM DRAIN PIPES AND ALL UNDERGROUND UTILITIES.
- COMPLETE BUILDING CONSTRUCTION.
- CONSTRUCT PAVING AND SIDEWALKS.
- COMPLETE FINAL GRADING, INSTALL PERMANENT SEEDING AND LANDSCAPING.

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

DATE: 03/20/26
JOB: 2507249
VERSION: 1.1
PLOT DATE: 03/20/26

SCALE: 1"=20'
DESIGNED BY: NP
DRAWN BY: DL
CHECKED BY: JL

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN

BELL RESIDENCE
6740 N SILVER MOUNTAIN RD.,
PARADISE VALLEY, AZ 85253

P. 602.889.1984 | F. 602.445.9482
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PHOENIX@LDGENG.COM

Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
CIVIL
11005
NICKOLA J. PRODANOV
P.E. 000007018
LICENSED IN THE U.S.A.

SP-1
1 OF 2



STORM WATER POLLUTION PREVENTION PLAN

BEST MANAGEMENT PRACTICES DETAILS

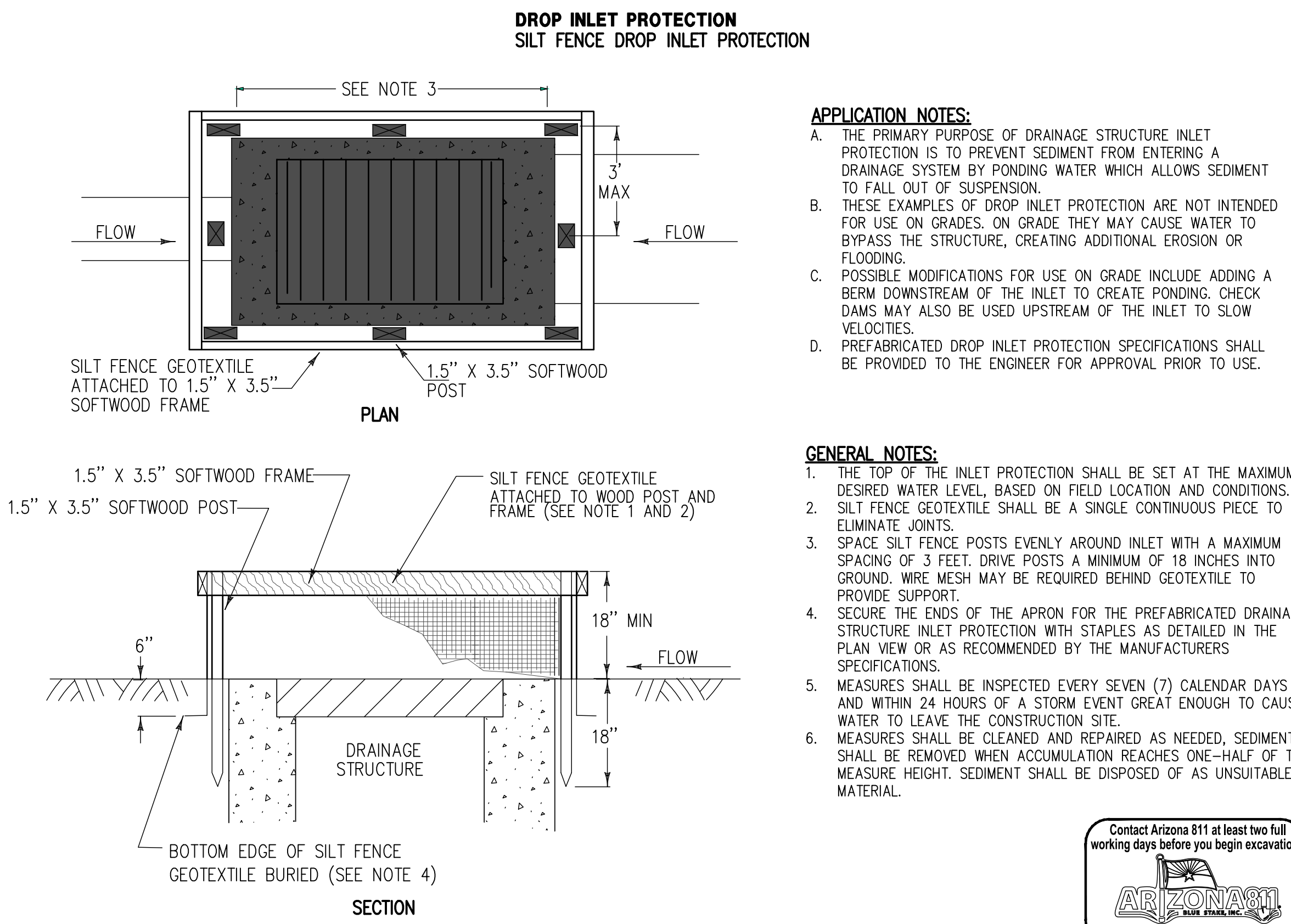
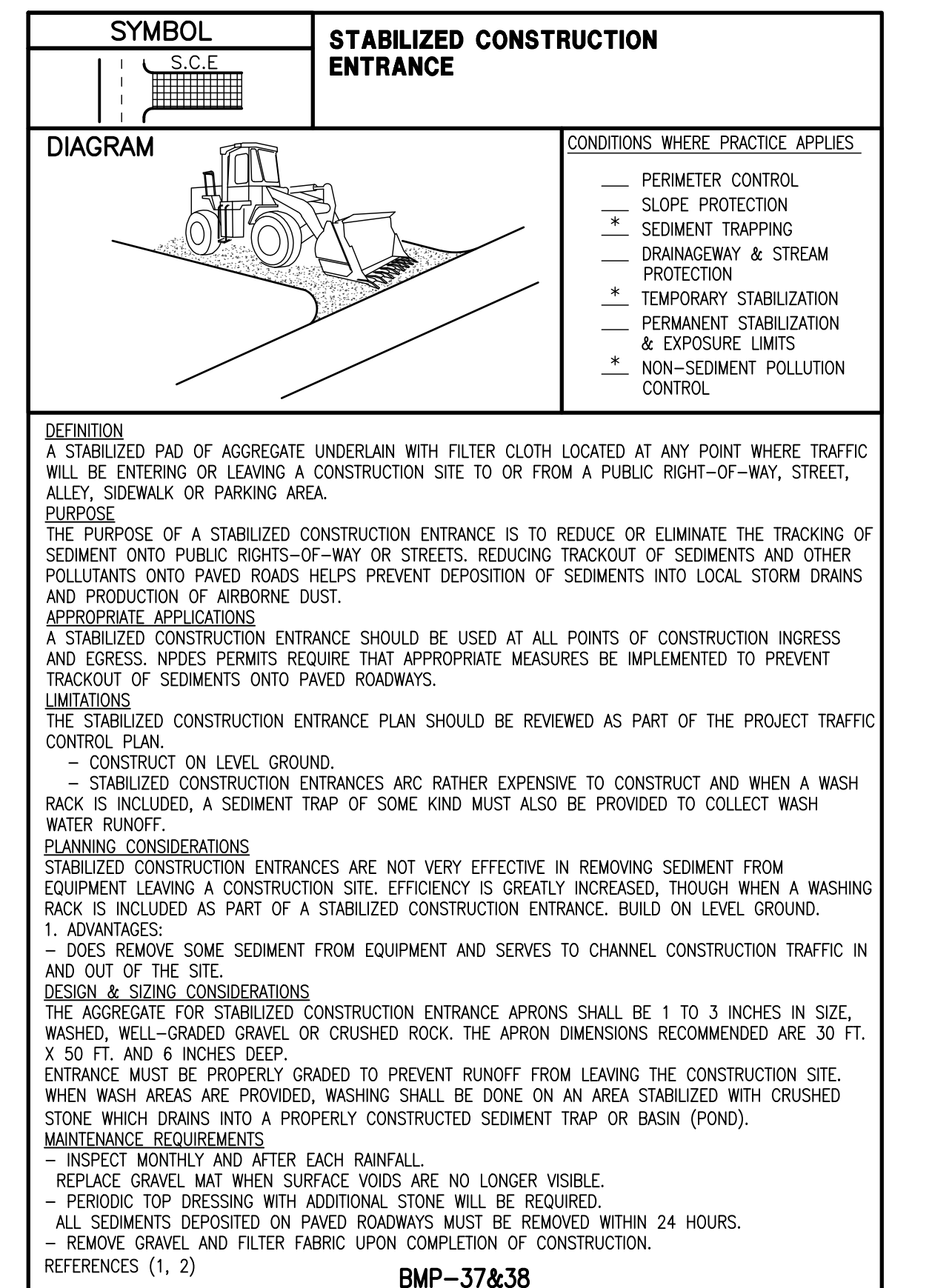
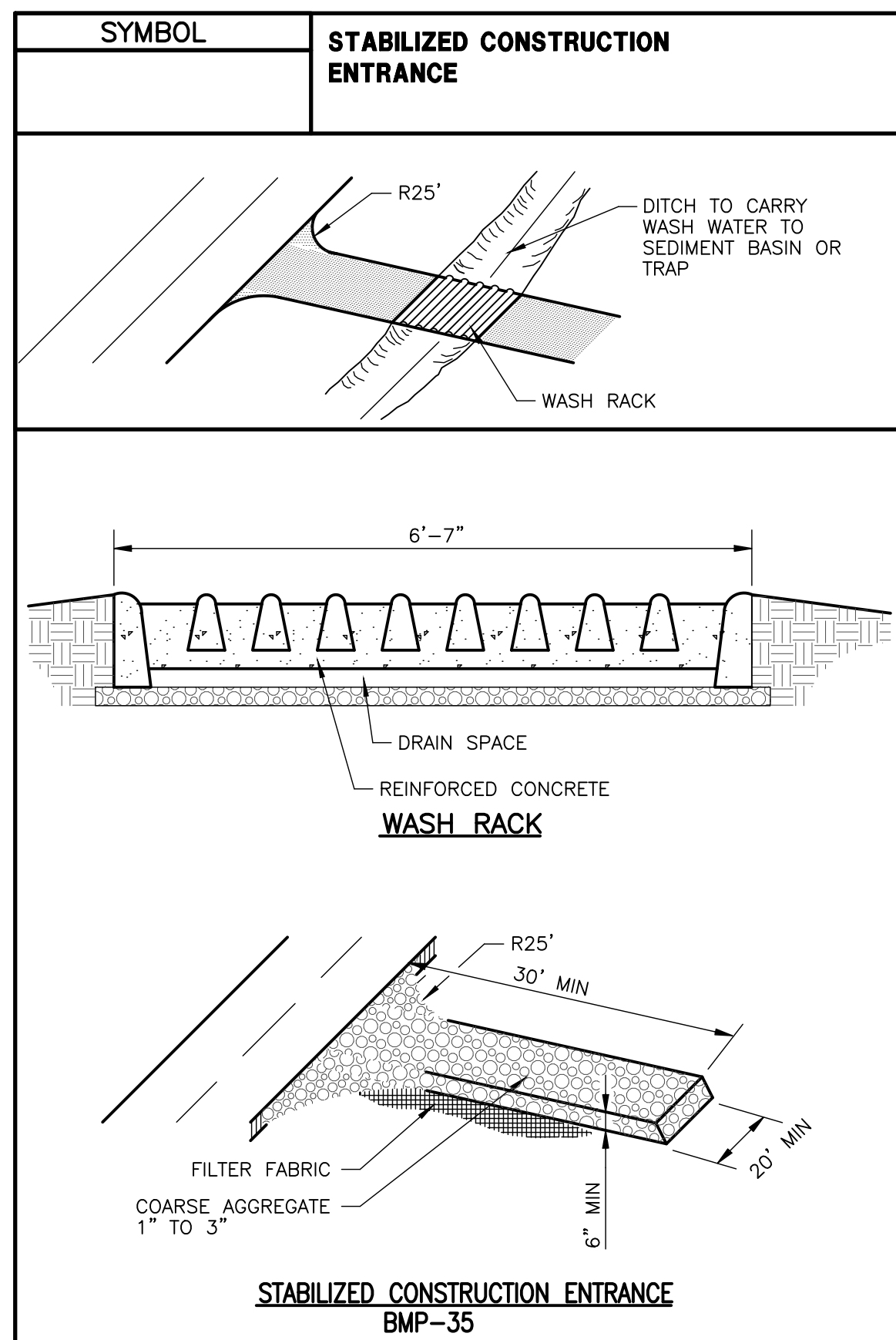
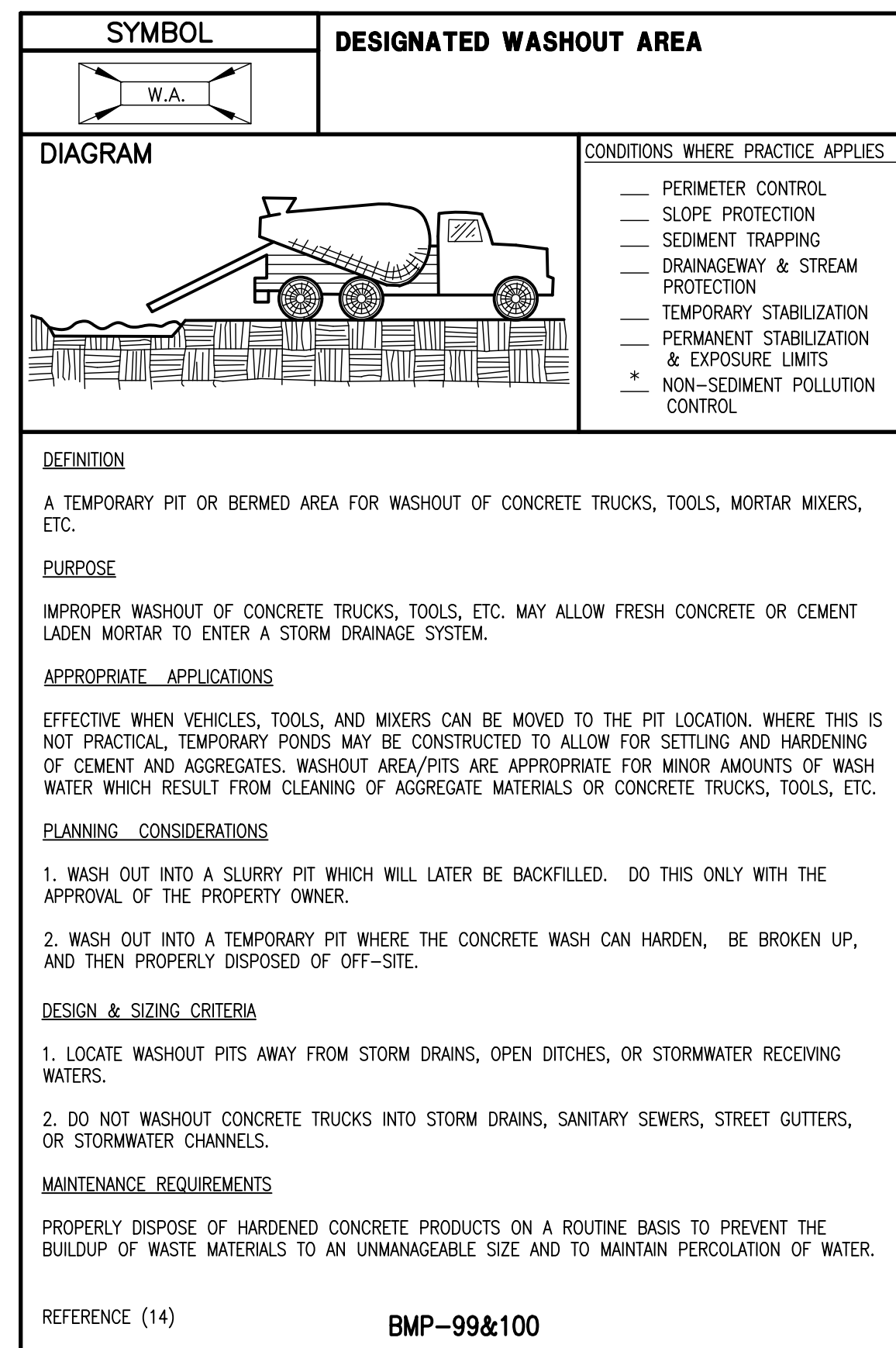
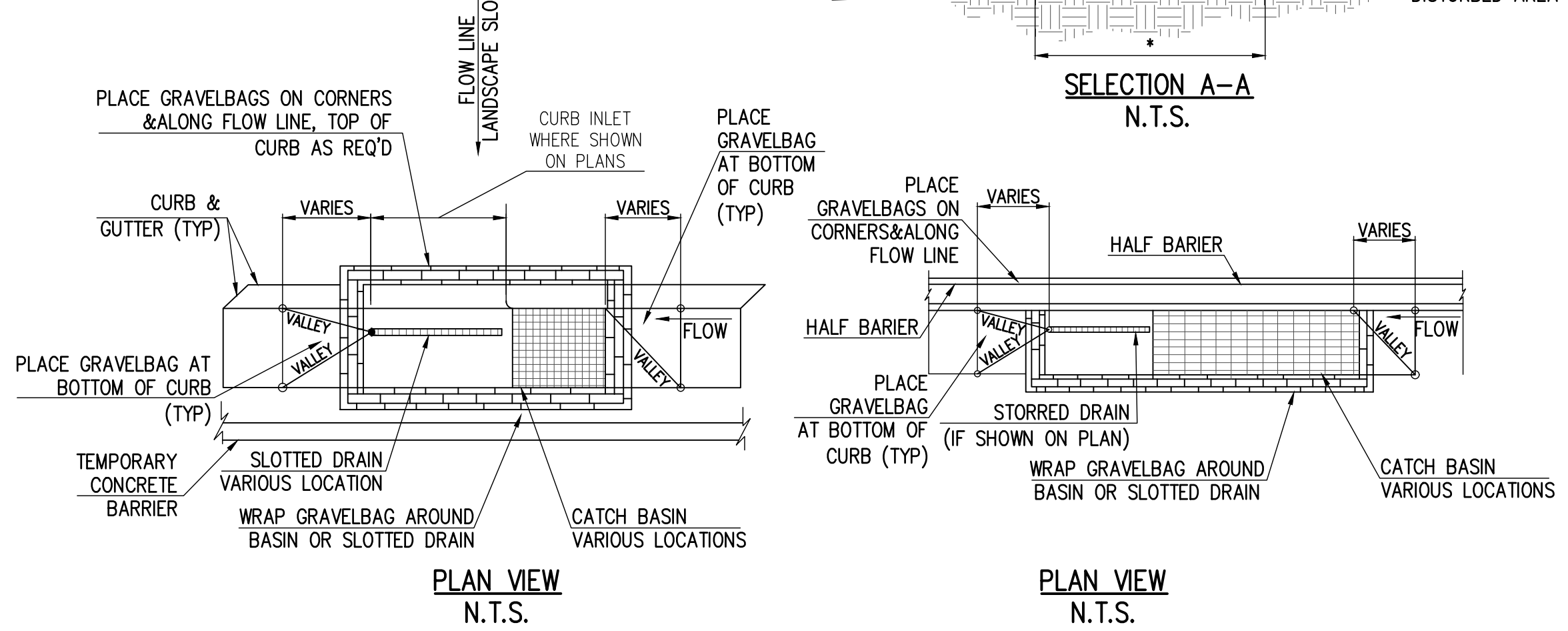
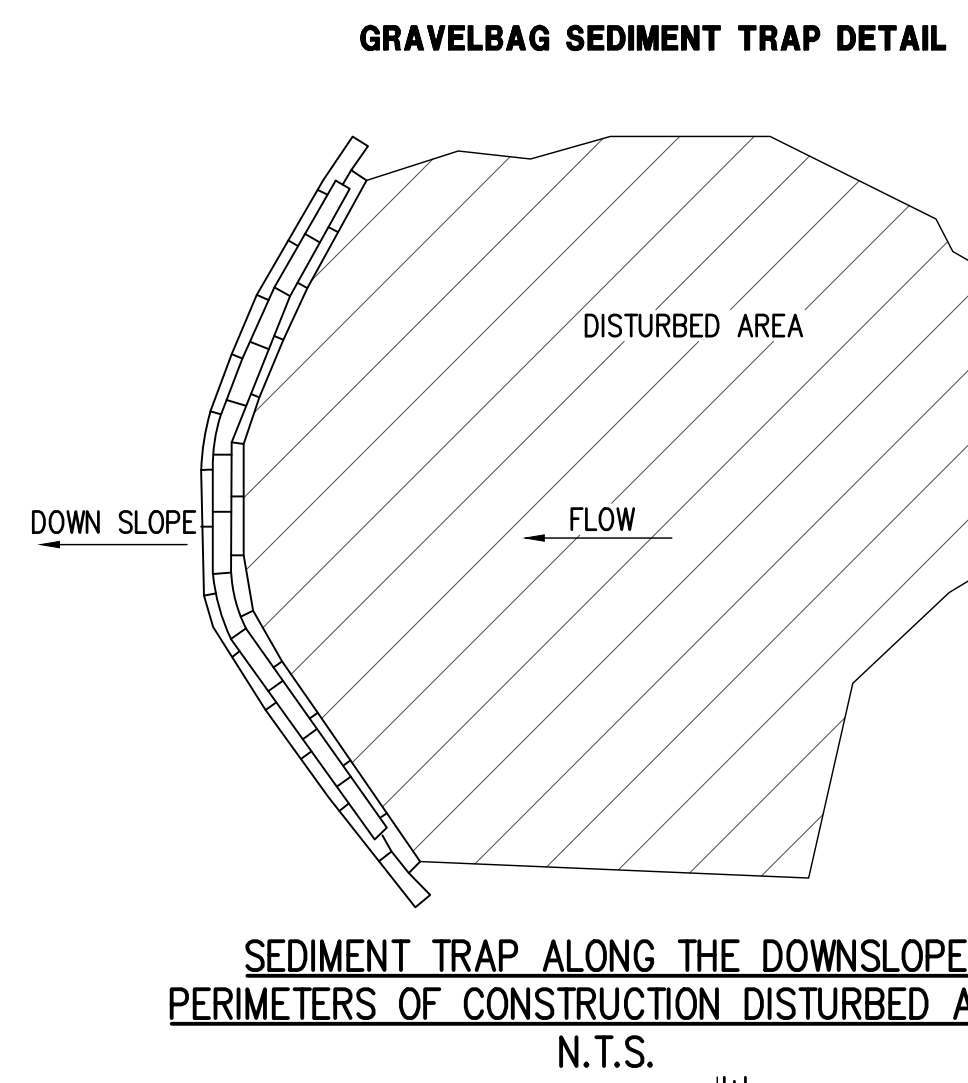
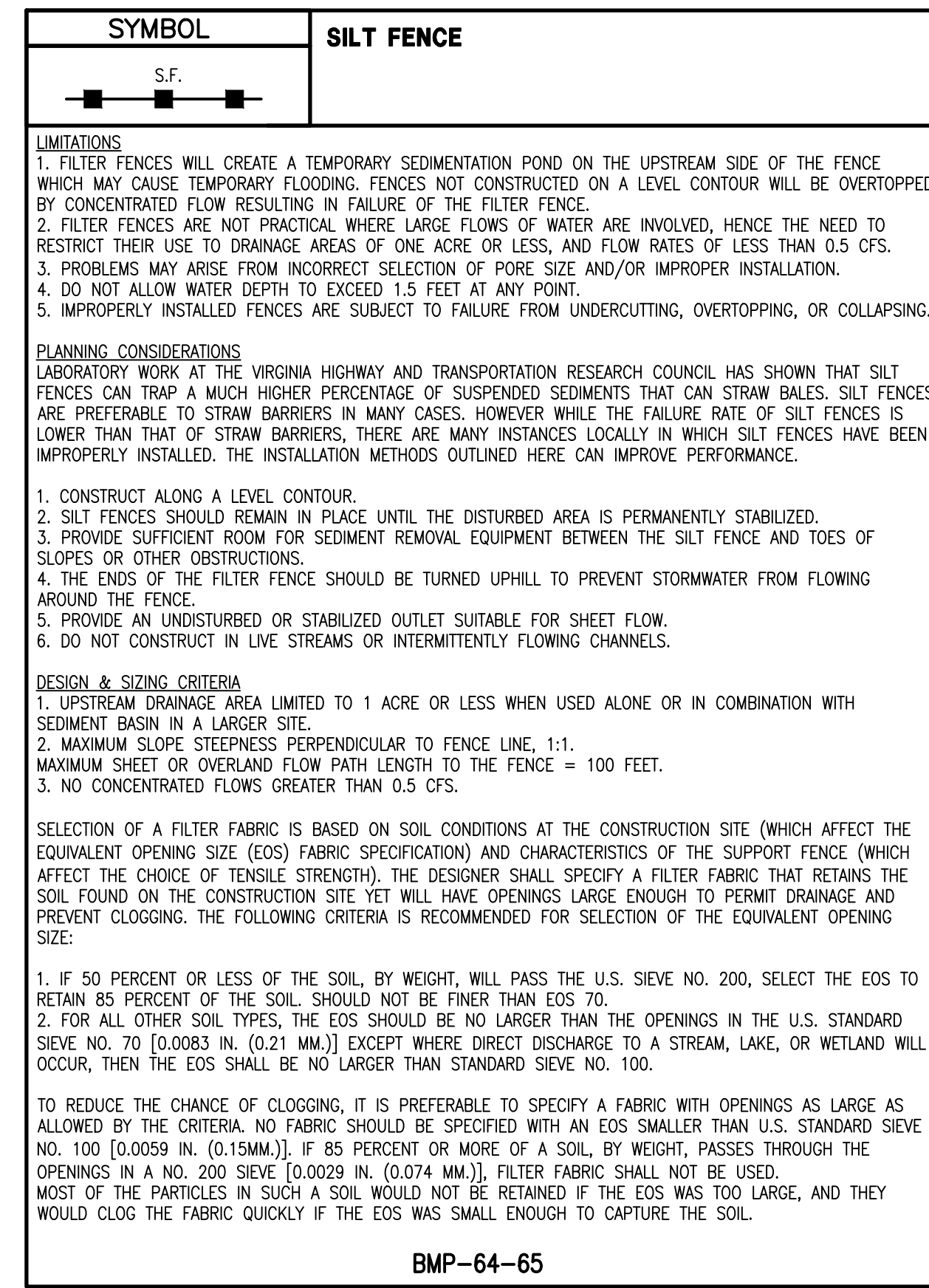
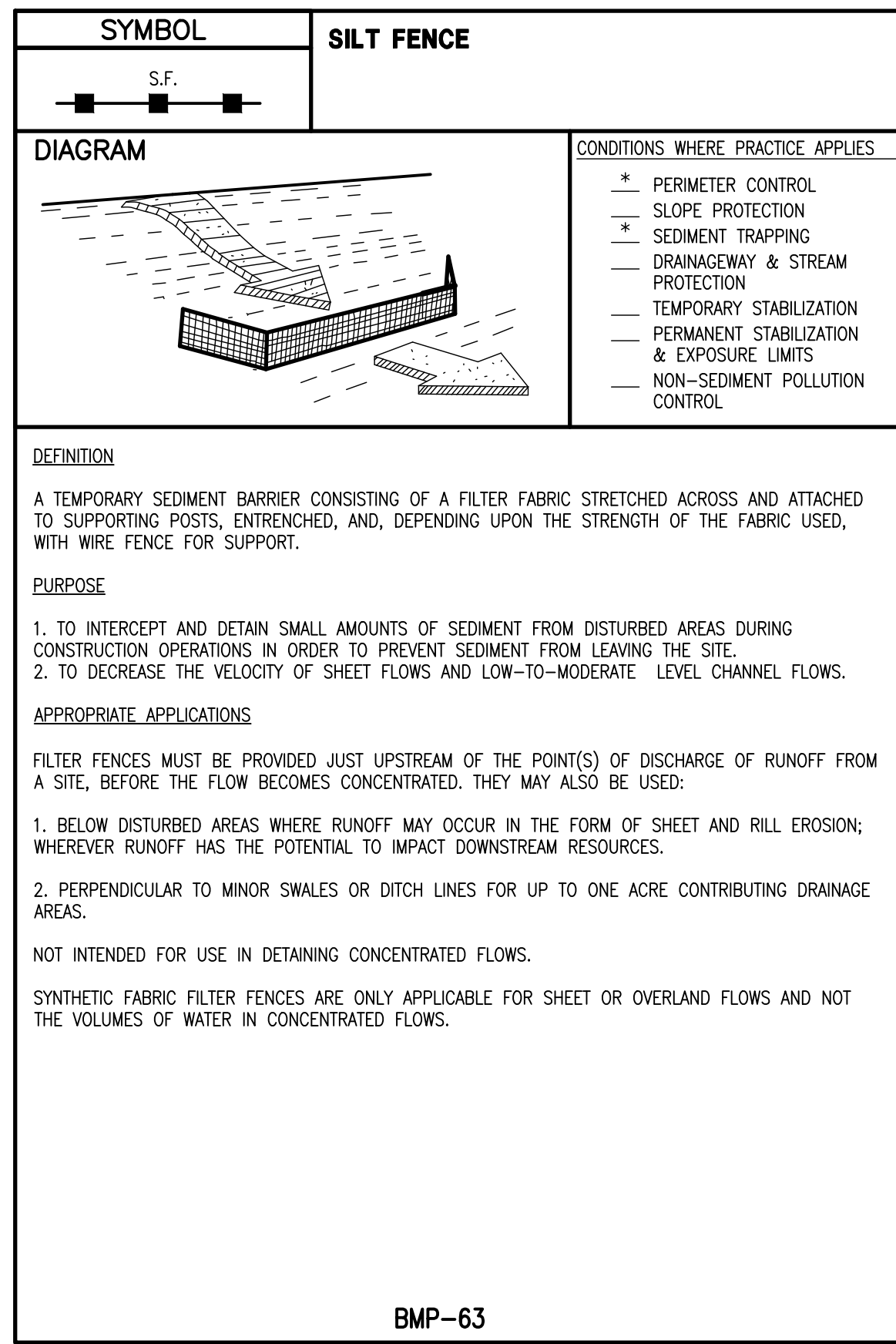
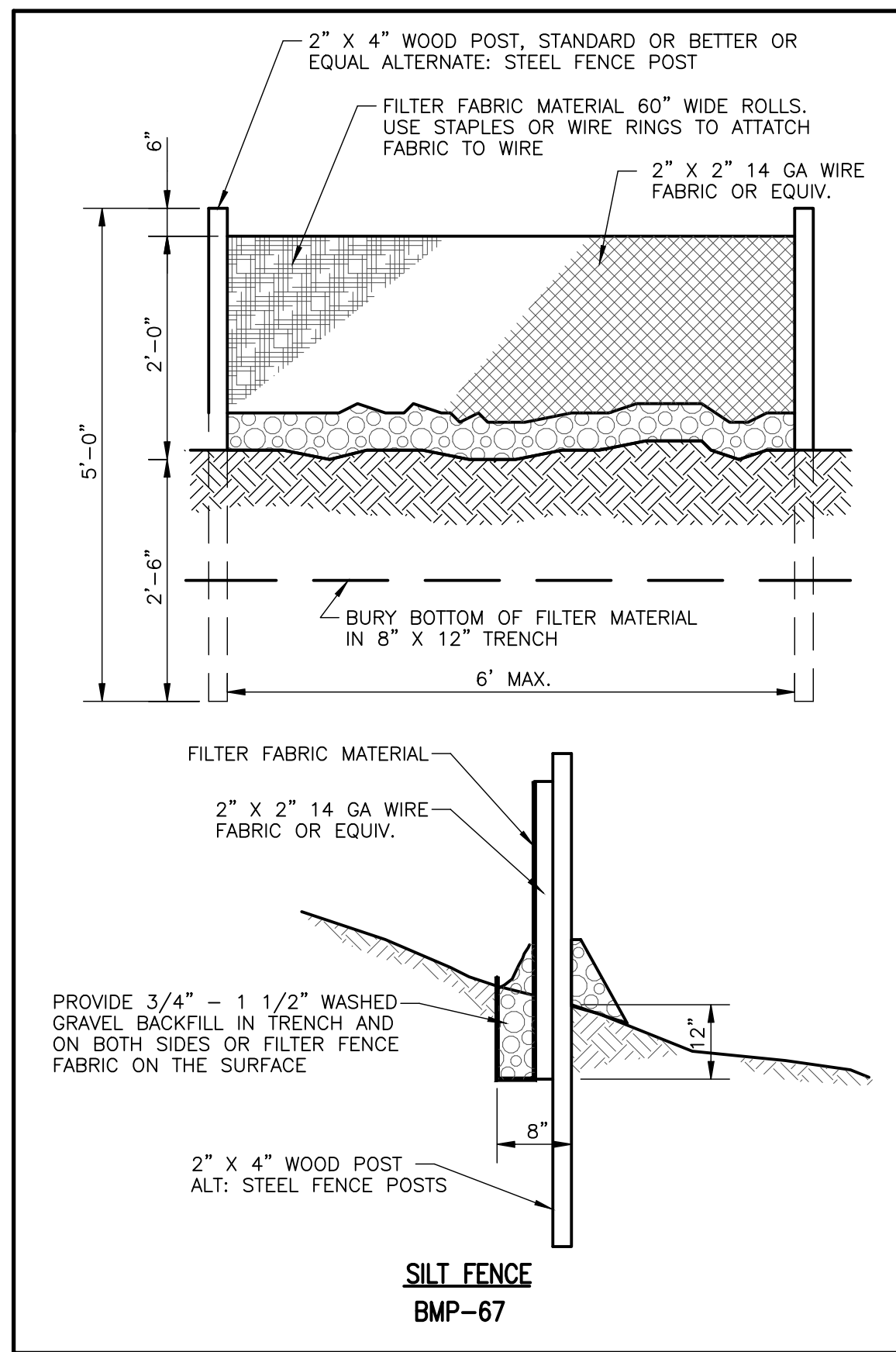
SELECTION OF FABRIC TENSILE STRENGTH AND BURSTING STRENGTH CHARACTERISTICS SHALL BE SUPPORTED WITH WIRE MESH IN AND AS RECOMMENDED BY THE FABRIC MANUFACTURER. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF SIX MONTHS OF EXPECTED USABLE LIFE AT A TEMPERATURE RANGE OF 0° F. TO 120° F.

1. TYPICAL INSTALLATION:

- FILTER FENCES ARE TO BE CONSTRUCTED ON A LEVEL CONTOUR TO MAXIMIZE THE AVAILABLE PONDING AREA AND PREVENT CONCENTRATION OF FLOW AGAINST THE FENCE.
- A. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES.
- B. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- C. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES.
- D. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT WIRED DIRECTLY TO THE FENCE AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
- E. THE USE OF JOINTS SHOULD BE AVOIDED. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- F. THE TRENCH SHALL BE BACKFILLED WITH 3/4-INCH MINIMUM DIAMETER WASHED GRAVEL OR COMPACTED NATIVE MATERIAL.

NOTES:

- SEE SPECIAL PROVISIONS.
- GRAVELBAG MATERIAL SHALL BE FROM POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN FABRIC. SEE SPECIAL PROVISIONS FOR MULLEN BURST STRENGTH AND ULTRAVIOLET STABILITY REQUIREMENTS.
- WHEN SEDIMENT DEPTH REACHES 3 INCHES, REMOVE AND PROPERLY DISPOSE OF ACCUMULATED MATERIAL.
- TOP OF GRAVELBAG TO BE 2 INCHES BELOW TOP OF ADJACENT ROADWAY TO ALLOW DRAINAGE INTO THE CATCH BASIN.
- GRAVELBAG BMP SHALL NOT BE APPLIED IN THE AREA OF OPEN TRAFFIC.
- THE INSTALLATION AND MAINTENANCE OF GRAVELBAG BMPs SHALL NOT NEGATIVELY IMPACT TRAFFIC SAFETY, AS WELL AS THE DESIGN FUNCTION OF ROADWAY OR BRIDGE DRAINAGE FACILITIES. FOR EROSION/SEDIMENT CONTROL PURPOSES, GRAVELBAG BMPs SHALL BE INSTALLED AND MAINTAINED TO CARRY THE STORM WATER OF AT LEAST 2-YEAR, 24-HOUR EVENTS.
- THE GRAVELBAG BMPs PAY/BID ITEM SHALL INCLUDE ALL MATERIALS USED FOR THIS BMP, ALL GROUND PREPARATION, FURNISHING, INSTALLING, FINAL REMOVAL, AND DISPOSAL OF THIS TEMPORARY BMP, AS WELL AS RETURNING THE AREA TO AN ACCEPTABLE CONDITION AS APPROVED BY THE ENGINEER.



APPLICATION NOTES:

- 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.
- THESE EXAMPLES OF DROP INLET PROTECTION ARE NOT INTENDED FOR USE ON GRADES ON GRADE. THEY MAY CAUSE WATER TO BYPASS THE STRUCTURE, CREATING ADDITIONAL EROSION OR FLOODING.
- 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.
- PREFABRICATED DROP INLET PROTECTION SPECIFICATIONS SHALL BE PROVIDED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.

GENERAL NOTES:

- THE TOP OF THE INLET PROTECTION SHALL BE SET AT THE MAXIMUM DESIRED WATER LEVEL, BASED ON FIELD LOCATION AND CONDITIONS.
- SILT FENCE GEOTEXTILE SHALL BE A SINGLE CONTINUOUS PIECE TO ELIMINATE JOINTS.
- 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.
- SECURE THE ENDS OF THE APRON FROM THE PREFABRICATED DRAINAGE STRUCTURE INLET PROTECTION WITH STAPLES AS DETAILED IN THE PLAN VIEW OR AS RECOMMENDED BY THE MANUFACTURERS SPECIFICATIONS.
- 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.
- 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.

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

ARIZONA811

Call 811 or click Arizona811.com

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JOB: 2507249
VERSION: 1.1
PLOT DATE: 03/20/26

SCALE: N.T.S.
DESIGNED BY: NP
DRAWN BY: DL
CHECKED BY: JL

REVISIONS:

STORM WATER POLLUTION PREVENTION PLAN DETAILS

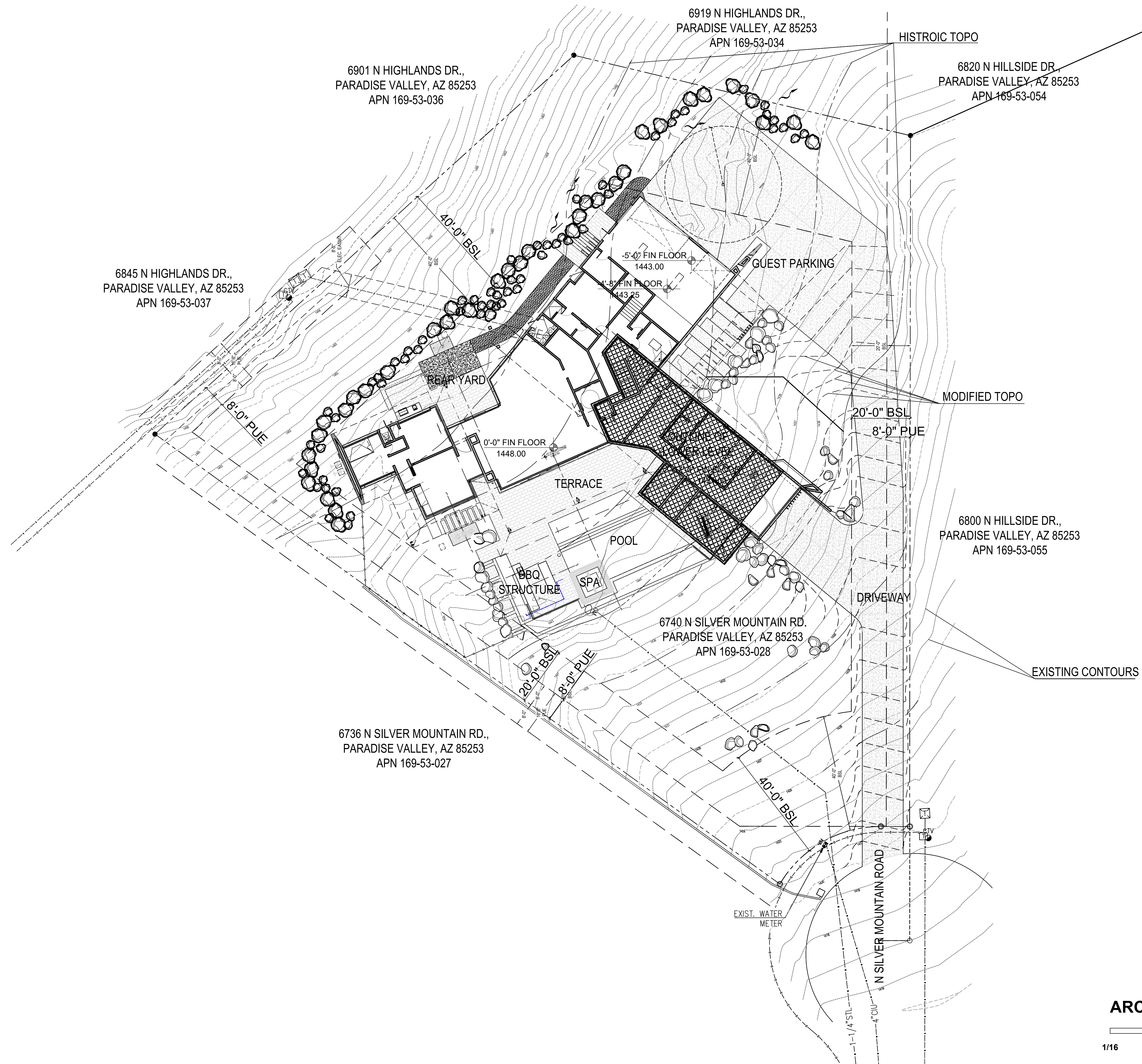
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P. 602.869.1984 | F. 602.445.9482
8608 N CENTRAL AVE., SUITE 208
PHOENIX, AZ 85020
PHOENIX@LDGENC.COM

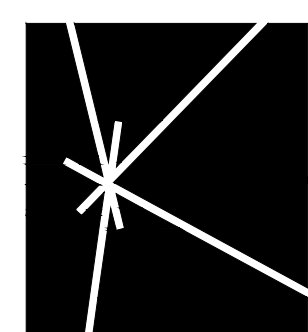
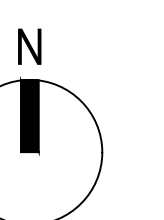
Land DEVELOPMENT GROUP

REGISTERED PROFESSIONAL ENGINEER
NO. 11005
NICKOLA J. PRODANOV
LICENSED UNDER THE SPEED 07/08
STATE OF ARIZONA

SP-2
2 OF 2



ARCHITECTURAL SITE PLAN



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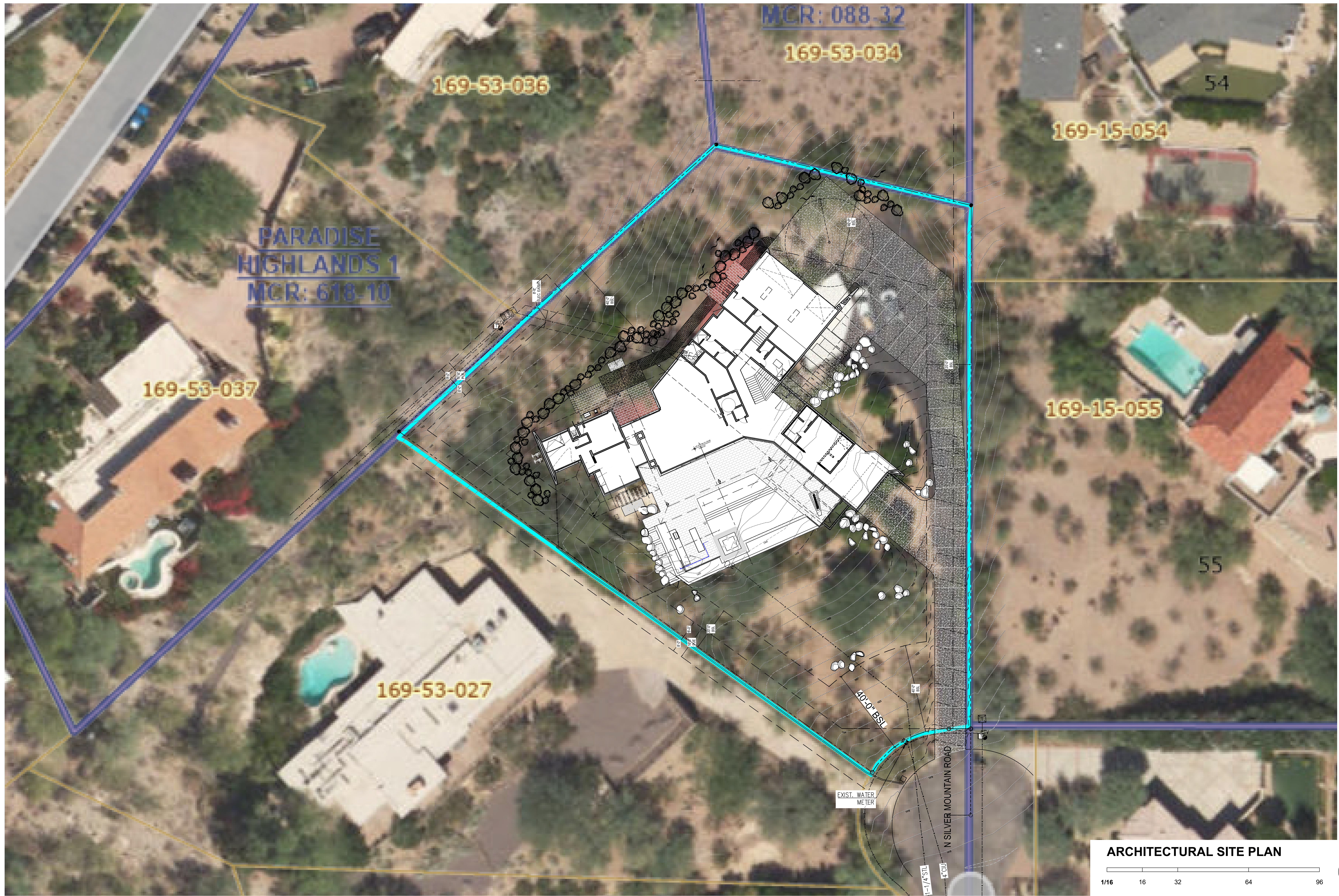
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CHECKED BY: BK

SHEET TITLE:

ARCHITECTURAL SITE PLAN

A-1.0



ARCHITECTURAL SITE PLAN

1/16 16 32 64 96

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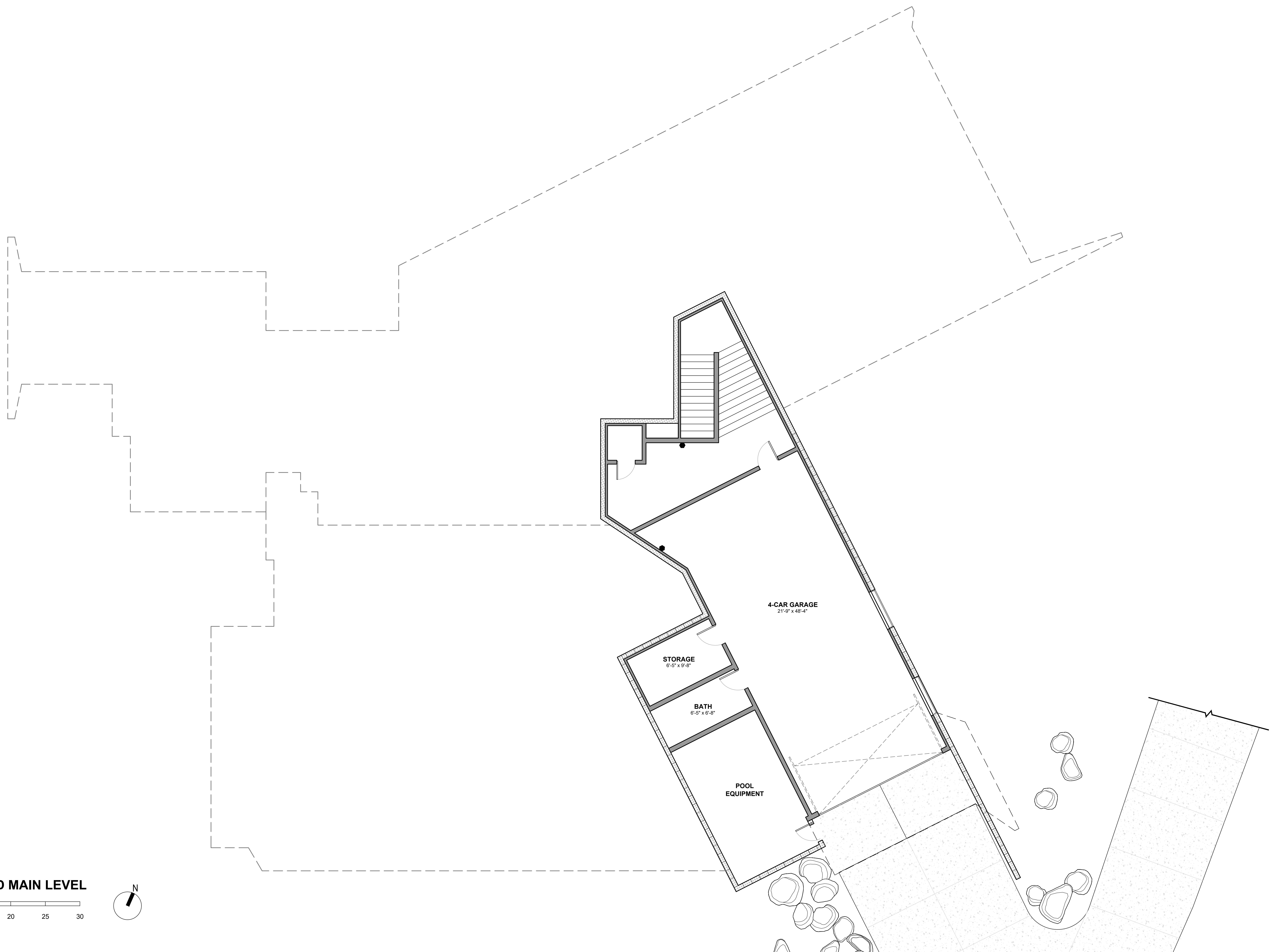
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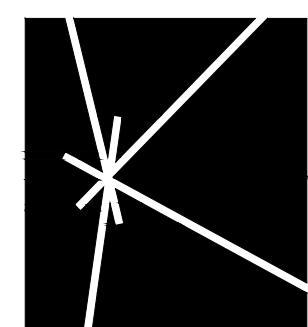
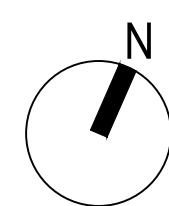
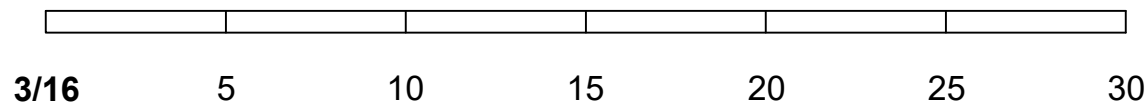
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AERIAL OVERLAY

A-2.0



FLOOR PLAN NOTED MAIN LEVEL



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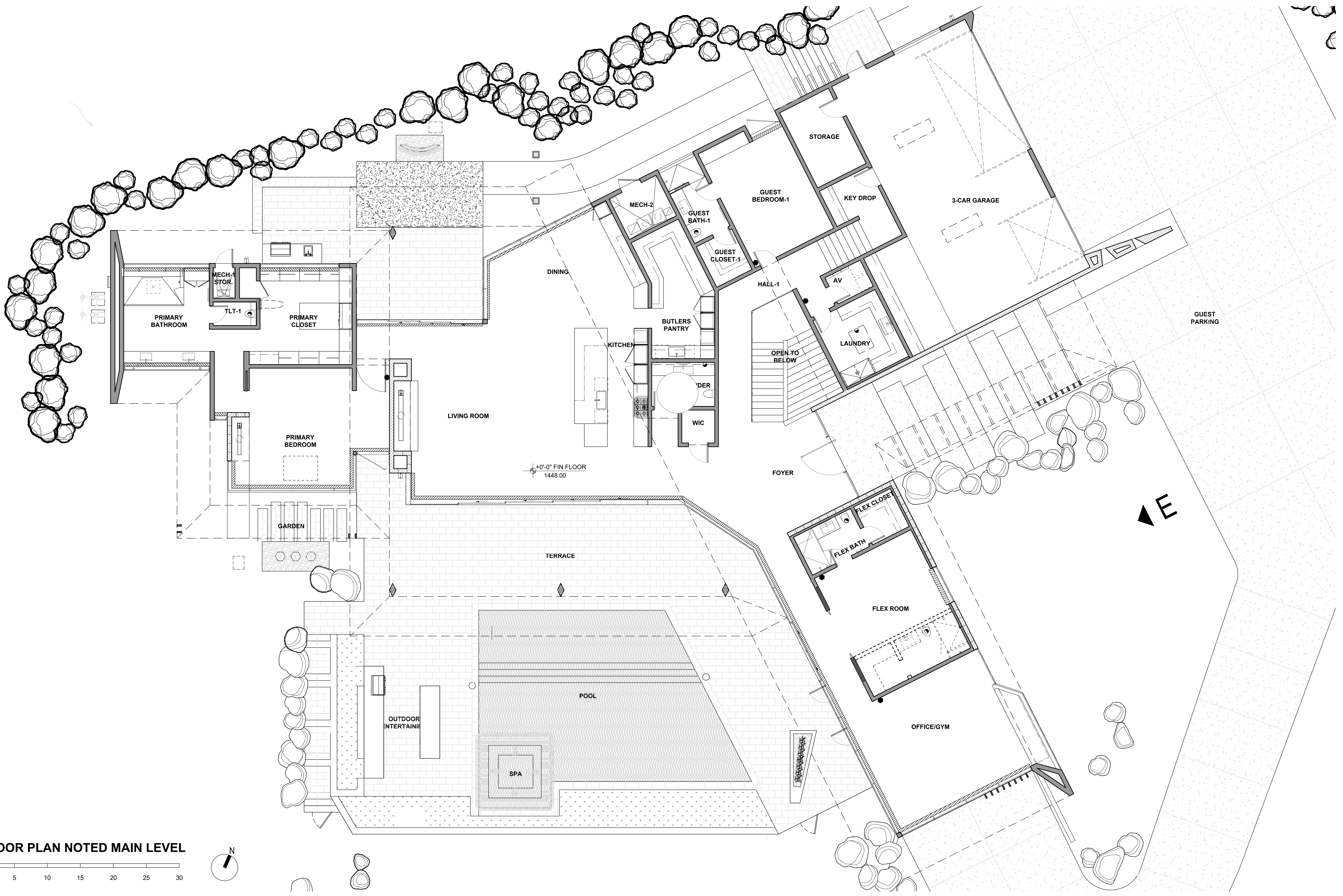
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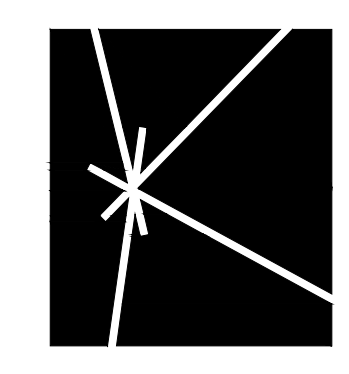
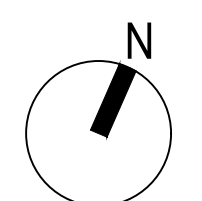
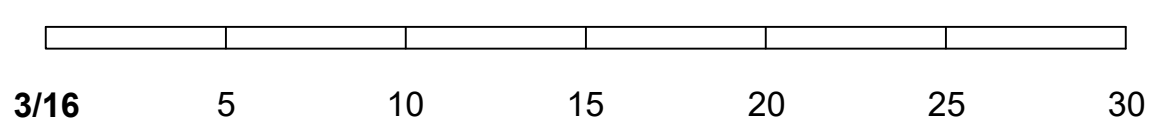
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SHEET TITLE:
**FLOOR PLAN
 NOTED LOWER
 LEVEL**

A-3.0



FLOOR PLAN NOTED MAIN LEVEL



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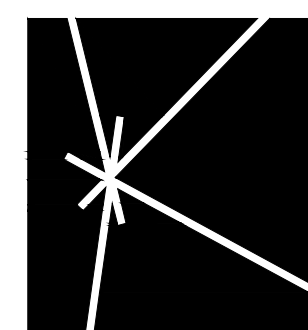
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FLOOR PLAN NOTED MAIN LEVEL

A-3.1



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RENDERING

A-4.0

GENERAL NOTES

- NOTES:
- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
 - SEE DETAIL # ON A-#.# FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING AND DETAILING.
 - SEE DETAIL # ON A-#.# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL @ STANDING SEAM METAL FINISH.
 - SEE DETAIL # ON A-#.# FOR TYPICAL EXTERIOR INNER CORNER DETAIL @ STANDING SEAM METAL FINISH.
 - SEE DETAILS # ON A-#.# FOR CONNECTION INFORMATION @ DISSIMILAR WALL MATERIAL CORNERS.
 - SEE DETAIL # ON A-#.# FOR TYPICAL EXTERIOR CORNER DETAIL @ STUCCO-FINISHED WALL.
 - SEE DETAIL # ON A-#.# FOR WEEP SCREED DETAIL @ STUCCO WALL.
 - SEE DETAIL # ON A-#.# FOR BASE DETAIL @ STONE FINISH OVER CMU WALL.
 - 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 2X8S 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: BRAKE METAL FINISH 22 GAUGE MIN. METAL. FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAIL 1 ON A-8.1 FOR INTENT. ESR-4730
MTL-3: PAINTED METAL PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT. COLOR: P000-BK247 (FS 37038 BLACK FLAT). VERIFY COLOR W/ OWNER AND ARCHITECT. SEE STRUCTURAL DRAWINGS FOR BEAM AND COLUMN SIZING. SEE OPENING DETAILS FOR WINDOW AND DOOR CONDITIONS.
MTL-4: METAL SPARK ARRESTOR 3/8" ROUND ON 1/2" STAGGERED CENTERS (51% OPEN AREA) PERFORATED METAL SCREEN COVER. SEE DETAIL # ON A-#.#. FINISH TO GLAZING SYSTEM. (VERIFY COLOR W/ OWNER AND ARCHITECT).
MTL-5: ROOF DRAIN DOWNSPOUT MAJESTIC WATER SPOUTS "HUGO" 6 INCH ROOF DRAINAGE SCUPPER. STAINLESS STEEL FINISH. SEE DETAIL # ON A-#.#. SEE ROOF AND FLOOR FINISH PLANS FOR DRAIN LOCATIONS AND INFORMATION
MTL-6: BRAKE METAL FINISH 22 GAUGE MIN. METAL. FINISH TO MATCH MTL-1. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAILS # & # ON A-#.# FOR INTENT.

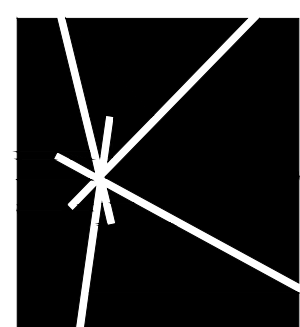
MASONRY:
CMU-1: 4x8x16 "BLOCKLITE" COLOR: DOESKIN. FINISH: GROUND BOND. RUNNING BOND. VERTICAL JOINTS: TOOLED. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILLS 1#610. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

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.

STUCCO:
STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (WALLS) SMOOTH SAND FINISH. COLOR: TBD. NOT TO EXCEED LRV.
STC-2: 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 THE INTERIOR CEILING. NOT TO EXCEED LRV

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.
OVERHEAD GARAGE DOOR FINISH TO MATCH MTL-1. JACKSHAFT OPENER. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

WOOD:
CLG-1: WOOD CEILING 3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. 5-1/2" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL # ON A-#.#. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.



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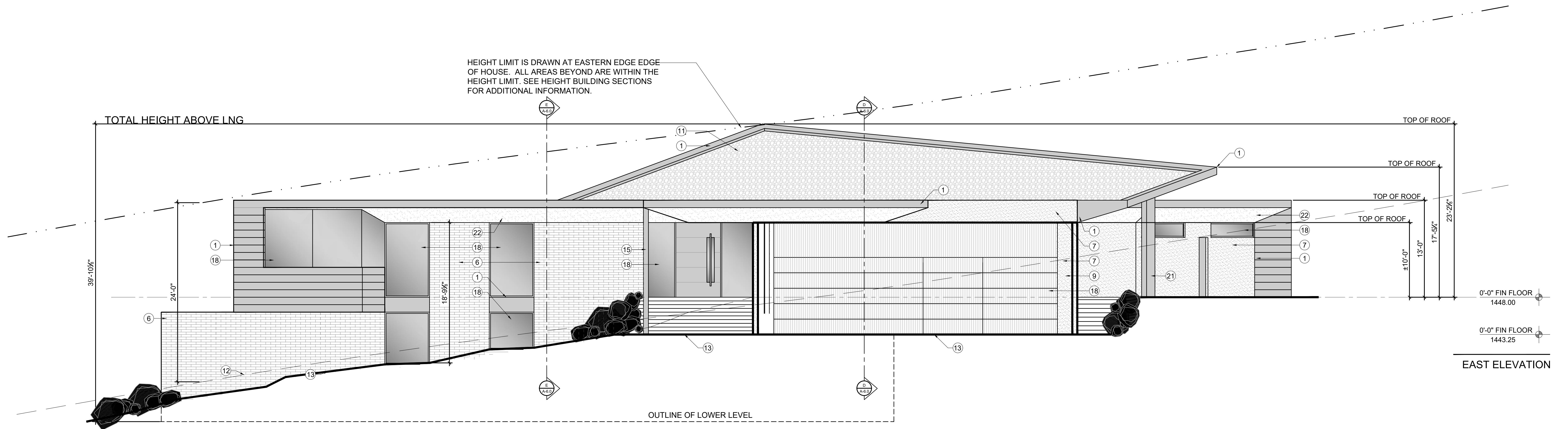
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NOTE
SEE LANDSCAPE DRAWINGS FOR LANDSCAPE SPECIFICATIONS

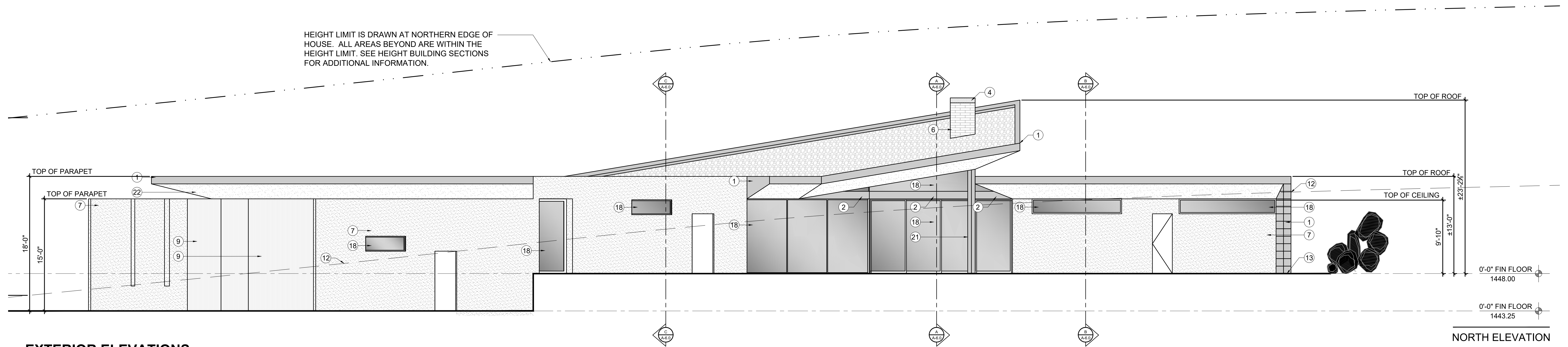
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EXTERIOR MATERIAL SPECIFICATIONS

A-5.0

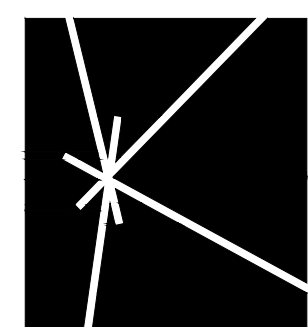
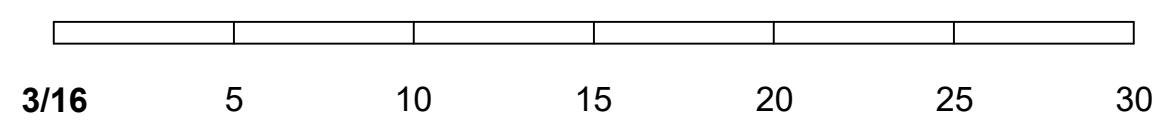
HEIGHT LIMIT IS DRAWN AT EASTERN EDGE OF HOUSE. ALL AREAS BEYOND ARE WITHIN THE HEIGHT LIMIT. SEE HEIGHT BUILDING SECTIONS FOR ADDITIONAL INFORMATION.



HEIGHT LIMIT IS DRAWN AT NORTHERN EDGE OF HOUSE. ALL AREAS BEYOND ARE WITHIN THE HEIGHT LIMIT. SEE HEIGHT BUILDING SECTIONS FOR ADDITIONAL INFORMATION.



EXTERIOR ELEVATIONS



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NOTE
SEE LANDSCAPE DRAWINGS
FOR LANDSCAPE
SPECIFICATIONS

SHEET TITLE:

**EXTERIOR
ELEVATIONS**

A-5.1

GENERAL NOTES	
NOTES:	
1.	SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
4.	SEE DETAIL # ON A-# FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING AND DETAILING.
5.	SEE DETAIL # ON A-# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL @ STANDING SEAM METAL FINISH.
6.	SEE DETAIL # ON A-# FOR TYPICAL EXTERIOR INNER CORNER DETAIL @ STANDING SEAM METAL FINISH.
7.	SEE DETAILS # ON A-# FOR CONNECTION INFORMATION @ DISSIMILAR WALL MATERIAL CORNERS.
8.	SEE DETAIL # ON A-# FOR TYPICAL EXTERIOR CORNER DETAIL @ STUCCO-FINISHED WALL.
9.	SEE DETAIL # ON A-# FOR WEEP SCREED DETAIL @ STUCCO WALL.
9.	SEE DETAIL # ON A-# FOR BASE DETAIL @ STONE FINISH OVER CMU WALL.
10.	CONTRACTOR TO PROVIDE FULL-SIZED MOCK-UP OF ALL FINISH FOR REVIEW AND APPROVAL BY OWNER & ARCHITECT.
11.	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	

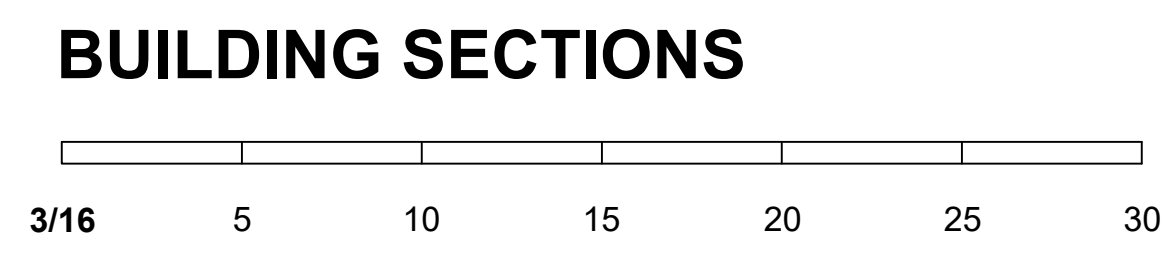
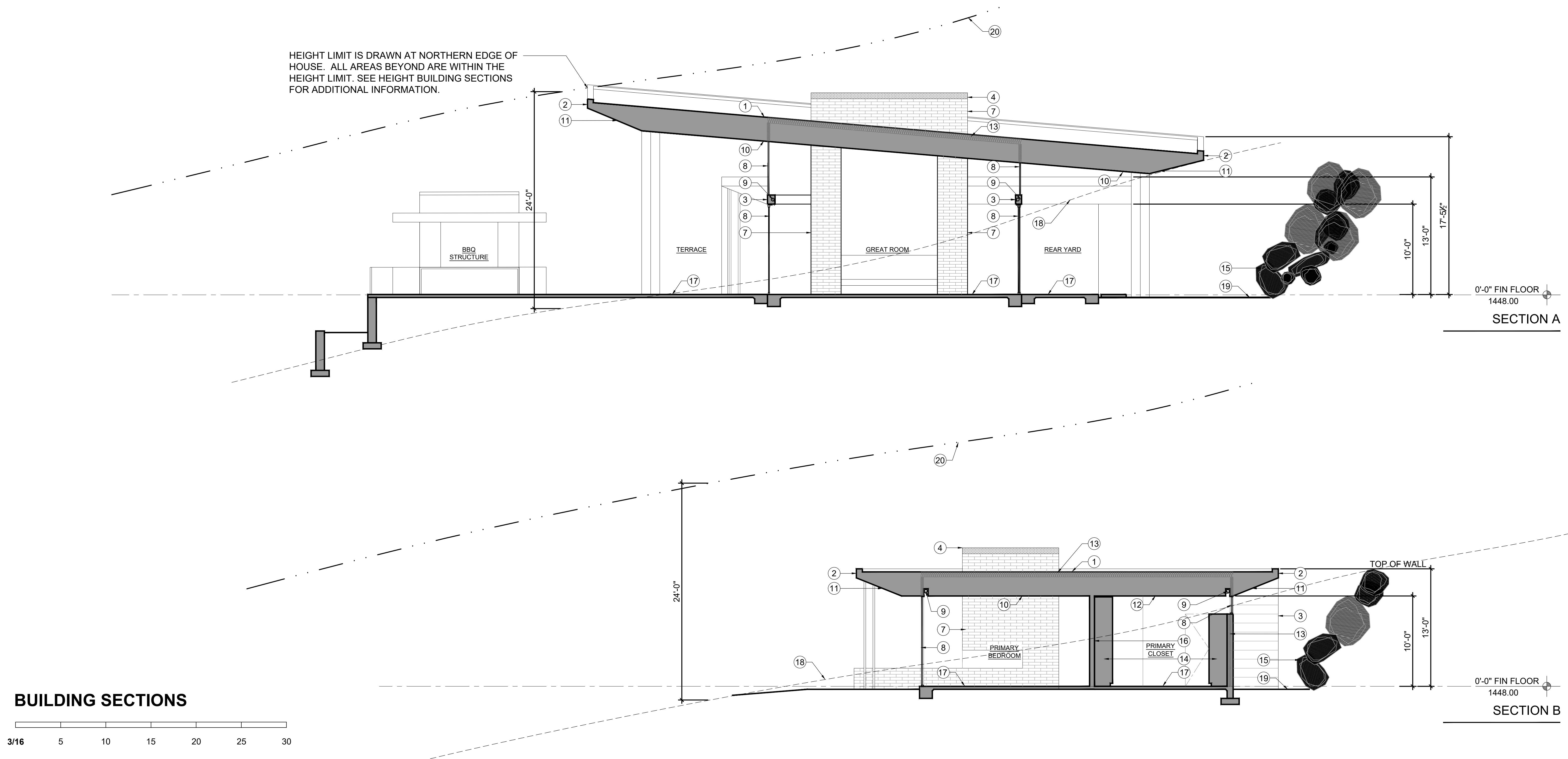
FRAME EXTERIOR WALL ASSEMBLY	
WESTERN ONE-KOTE STUCCO SYSTEM, ICC-ES ESR-2729, OVER 1" THICK 1.5 P.C. DENSITY TYPE 2 T&G E.P. BOARD (ON AIS BOARD AT ATTIC AREAS) OVER 2 LAYERS OF GRADE 1' BUILDING PAPER OR 1 LAYER TYPE 15 ASPHALT SATURATED ORGANIC FELT OVER 3/8" O.S.B. OVER 2X6'S AT 16" O.C. STAGGER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

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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: BRAKE METAL FINISH 22 GAUGE MIN. METAL FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAIL 1 ON A-8.1 FOR INTENT. ESR-4730 MTL-3: PAINTED METAL PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 (FS 37038 BLACK FLAT). VERIFY COLOR W/ OWNER AND ARCHITECT. SEE STRUCTURAL DRAWINGS FOR BEAM AND COLUMN SIZING. SEE OPENING DETAILS FOR WINDOW AND DOOR CONDITIONS. MTL-4: METAL SPARK ARRESTOR 3/8" ROUND ON 1/2" STAGGERED CENTERS (51% OPEN AREA) PERFORATED METAL SCREEN COVER. SEE DETAIL # ON A-#. FINISH TO GLAZING SYSTEM. (VERIFY COLOR W/ OWNER AND ARCHITECT). MTL-5: ROOF DRAIN DOWNSPOUT MAJESTIC WATER SPOUTS "HUGO" 6 INCH ROOF DRAINAGE SCUPPER, STAINLESS STEEL FINISH. SEE DETAIL # ON A-#. SEE ROOF AND FLOOR FINISH PLANS FOR DRAIN LOCATIONS AND INFORMATION. MTL-6: BRAKE METAL FINISH 22 GAUGE MIN. METAL FINISH TO MATCH MTL-1. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAILS # & # ON A-# FOR INTENT.	STUCCO: STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (WALLS) SMOOTH SAND FINISH. COLOR: TBD. NOT TO EXCEED LRV. STC-2: 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 THE INTERIOR CEILING. NOT TO EXCEED LRV 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. OVERHEAD GARAGE DOOR FINISH TO MATCH MTL-1. JACKSHAFT OPENER. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE. WOOD: CLG-1: WOOD CEILING 3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR, STAIN TBD. 5-1/2" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL # ON A-#. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.
MASONRY: CMU-1: 4x8x16 "BLOCKLITE" COLOR: DOESKIN. FINISH: GROUND. BOND: RUNNING BOND. VERTICAL JOINTS: TOOLED. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILLS 1#610. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.	
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 KEYNOTES	
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3	MTL-2: BRAKE METAL FINISH SYSTEM
4	MTL-3: PAINTED METAL
5	MTL-4: METAL SPARK ARRESTOR
6	FIRE FEATURE, SEE FLOOR PLAN FOR SPEC. AND DETAIL INFORMATION
7	CMU-1: 8x8x16
8	1" LOW-E INSULATED DOOR OR WINDOW GLAZING
9	WINDOW ROLLERSHADE, SEE OPENING DETAILS FOR MORE INFO
10	WD-1: WOOD CEILING
11	EXTERIOR SOFFIT W/ STUCCO FINISH, SEE RCP FOR SPEC.
12	CEILING, SEE RCP FOR SPEC
13	INSULATION, SEE INSULATION SPEC ON THIS SHEET
14	MILLWORK, SEE INTERIOR ELEVATIONS FOR FINISH INFORMATION
15	BOULDER RETAINING WALL. SEE CIVIL DRAWINGS
16	TYP. INT. WALL: 5/8" PAINTED GYP. BOARD (U.N.O. ON INTERIOR ELEVATIONS) OVER 2x6'S AT 16" O.C.
17	4" CONCRETE OVER 4" TERMITRE TREATED ABC, SEE FLOOR FINISH PLANS FOR SPEC
18	PRE DISTURBED GRADE
19	PROPOSED TOPOGRAPHY
20	24' SLOPING HEIGHT LIMITS & 24' MAXIMUM BUILDING HEIGHT ABOVE LOWEST ADJACENT NATURAL GRADE FOR TOWN OF PARADISE VALLEY
21	STC-2 STUCCO FINISH SYSTEM




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MARK	DATE	DESCRIPTION

ISSUE: 03/13/2026 PV HS CONCEPT

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

NOTE
SEE LANDSCAPE DRAWINGS FOR LANDSCAPE SPECIFICATIONS
NOTE
INTERIORS SHOWN FOR DESIGN INTENT ONLY, SEE INTERIOR ELEVATION SHEETS

SHEET TITLE:

BUILDING SECTIONS

A-6.0

GENERAL NOTES

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STATE SOUND ATTENUATION REQUIREMENTS PER ARS 28-8482

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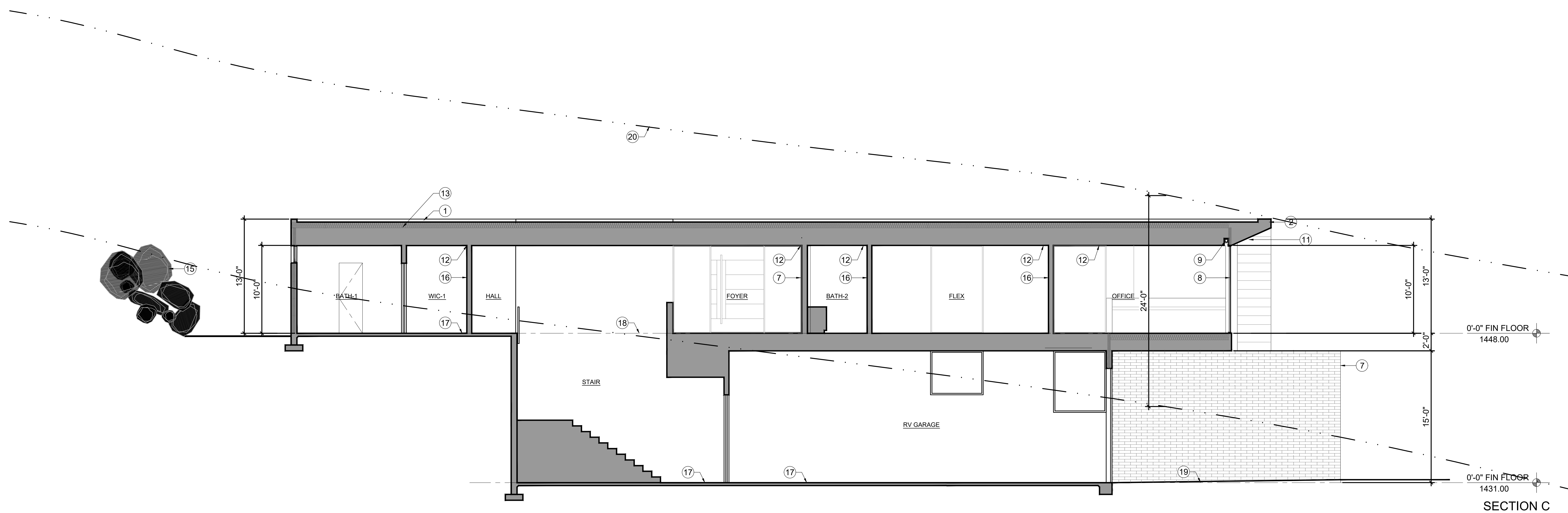
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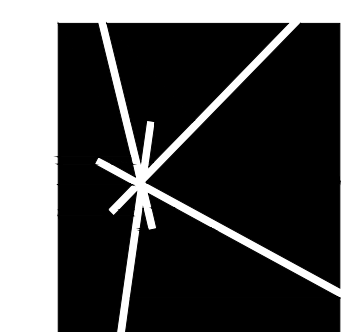
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NOTES:
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 - MTL-3: PAINTED METAL
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 - FIRE FEATURE, SEE FLOOR PLAN FOR SPEC. AND DETAIL INFORMATION
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 - WINDOW ROLLERSHADE, SEE OPENING DETAILS FOR MORE INFO
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 - STC-2 STUCCO FINISH SYSTEM



BUILDING SECTIONS



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MARK	DATE	DESCRIPTION
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ISSUE: 03/13/2026 PV HS CONCEPT

PROJECT NO:
CAD DWG FILE:
DRAWN BY: RV
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NOTE
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BUILDING SECTIONS

A-6.1

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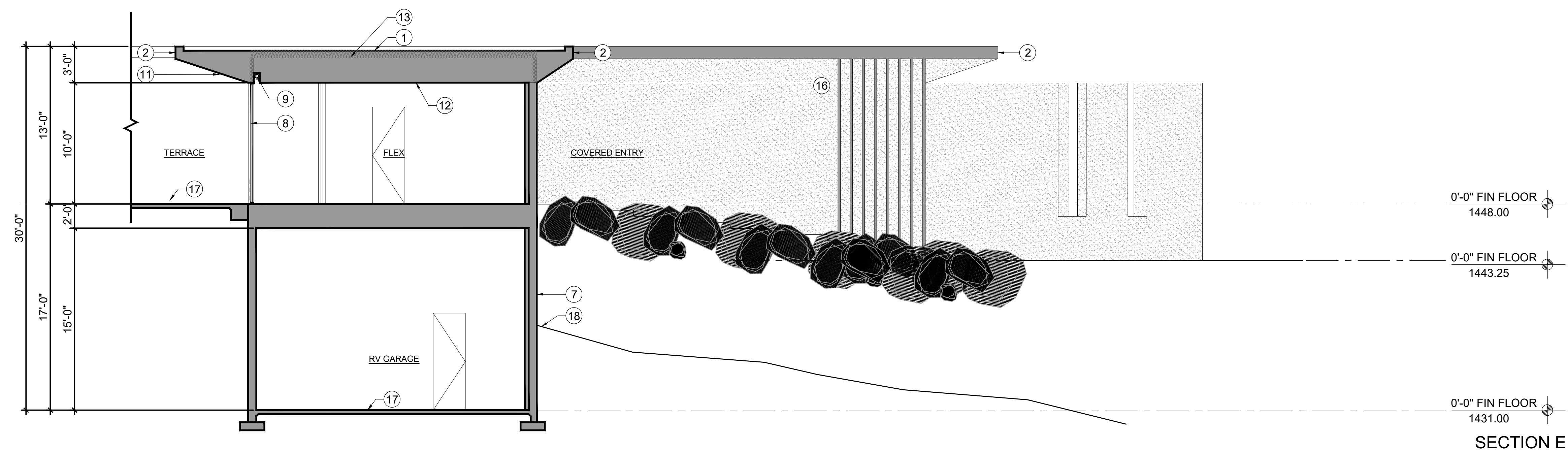
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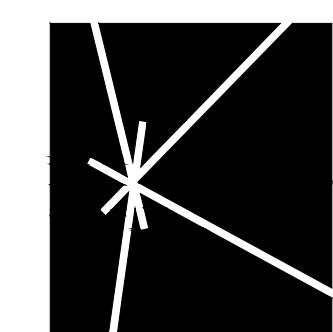
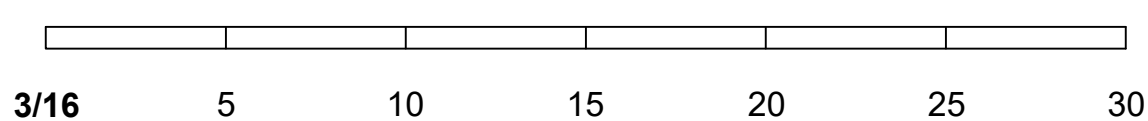
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METAL: MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL". SEE DETAILS ## AND ## ON A-# FOR ASSEMBLY AND SPACING INFORMATION. 22 GAUGE. SEE MEMBRANE UNDERLAYMENT SPECIFICATION ON THIS SHEET. SEE DETAIL ## ON A-# FOR ADDITIONAL ASSEMBLY INFORMATION. MTL-2: BRAKE METAL FINISH 22 GAUGE MIN. METAL FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAIL 1 ON A-8.1 FOR INTENT. ESR-4730 MTL-3: PAINTED METAL 22 GAUGE MIN. METAL FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAIL 1 ON A-8.1 FOR INTENT. ESR-4730 MTL-4: METAL SPARK ARRESTOR 3/8" ROUND ON 1/2" STAGGERED CENTERS (51% OPEN AREA) PERFORATED METAL SCREEN COVER. SEE DETAIL # ON A-#.#. FINISH TO GLAZING SYSTEM. (VERIFY COLOR W/ OWNER AND ARCHITECT). MTL-5: ROOF DRAIN DOWNSPOUT MAJESTIC WATER SPOUTS "HUGO" 6 INCH ROOF DRAINAGE SCUPPER. STAINLESS STEEL FINISH. SEE DETAIL # ON A-#.#. SEE ROOF AND FLOOR FINISH PLANS FOR DRAIN LOCATIONS AND INFORMATION MTL-6: BRAKE METAL FINISH 22 GAUGE MIN. METAL FINISH TO MATCH MTL-1. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAILS # & # ON A-#.# FOR INTENT.	STUCCO: STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (WALLS) SMOOTH SAND FINISH. COLOR: TBD. NOT TO EXCEED LRV. STC-2: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS) 5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENSGLOSS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH THE INTERIOR CEILING. NOT TO EXCEED LRV 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. OVERHEAD GARAGE DOOR FINISH TO MATCH MTL-1. JACKSHAFT OPENER. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE. WOOD: CLG-1: WOOD CEILING 3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR. STAIN TBD. 5-1/2" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL # ON A-#.#. WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.
MASONRY: CMU-1: 4x8x16 "BLOCKLITE" COLOR: DOESKIN. FINISH: GROUND. BOND: RUNNING BOND. VERTICAL JOINTS: TOOLED. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILLS 1#610. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.	
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 KEYNOTES	
1	ROOFING, SEE ROOF PLAN FOR SPEC
2	MTL-1: FLAT METAL FINISH SYSTEM
3	MTL-2: BRAKE METAL FINISH SYSTEM
4	MTL-3 PAINTED METAL
5	MTL-4: METAL SPARK ARRESTOR
6	FIRE FEATURE, SEE FLOOR PLAN FOR SPEC. AND DETAIL INFORMATION
7	CMU-1: 8x8x16
8	1" LOW-E INSULATED DOOR OR WINDOW GLAZING
9	WINDOW ROLLERSHADE, SEE OPENING DETAILS FOR MORE INFO
10	WD-1: WOOD CEILING
11	EXTERIOR SOFFIT W/ STUCCO FINISH, SEE RCP FOR SPEC.
12	CEILING, SEE RCP FOR SPEC
13	INSULATION, SEE INSULATION SPEC ON THIS SHEET
14	MILLWORK, SEE INTERIOR ELEVS FOR FINISH INFORMATION
15	BOULDER RETAINING WALL. SEE CIVIL DRAWINGS
16	TYP. INT. WALL: 5/8" PAINTED GYP. BOARD (U.N.O. ON INTERIOR ELEVATIONS) OVER 2x6'S AT 16" O.C.
17	4" CONCRETE OVER 4" TERMITE TREATED ABC, SEE FLOOR FINISH PLANS FOR SPEC
18	PRE DISTURBED GRADE
19	PROPOSED TOPOGRAPHY
20	24' SLOPING HEIGHT LIMITS & 24' MAXIMUM BUILDING HEIGHT ABOVE LOWEST ADJACENT NATURAL GRADE FOR TOWN OF PARADISE VALLEY
21	STC-2 STUCCO FINISH SYSTEM



BUILDING SECTIONS



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MARK	DATE	DESCRIPTION

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PROJECT NO:	
CAD DWG FILE:	
DRAWN BY: RV	
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NOTE
SEE LANDSCAPE DRAWINGS FOR LANDSCAPE SPECIFICATIONS
NOTE
INTERIORS SHOWN FOR DESIGN INTENT ONLY, SEE INTERIOR ELEVATION SHEETS

SHEET TITLE:

BUILDING SECTIONS

A-6.2

GENERAL NOTES

- NOTES:
- SEE A-4 SHEETS FOR HEAD, JAMB AND SILL DETAILS FOR EACH EXTERIOR OPENING.
 - SEE DETAIL # ON A-# FOR TYPICAL STANDING SEAM METAL FINISH PATTERNING AND DETAILING.
 - SEE DETAIL # ON A-# FOR TYPICAL EXTERIOR OUTER CORNER DETAIL @ STANDING SEAM METAL FINISH.
 - SEE DETAIL # ON A-# FOR TYPICAL EXTERIOR INNER CORNER DETAIL @ STANDING SEAM METAL FINISH.
 - SEE DETAILS # ON A-# FOR CONNECTION INFORMATION @ DISSIMILAR WALL MATERIAL CORNERS.
 - SEE DETAIL # ON A-# FOR TYPICAL EXTERIOR CORNER DETAIL @ STUCCO-FINISHED WALL.
 - SEE DETAIL # ON A-# FOR WEEP SCREED DETAIL @ STUCCO WALL.
 - SEE DETAIL # ON A-# FOR BASE DETAIL @ STONE FINISH OVER CMU WALL.
 - 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 F.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: BRAKE METAL FINISH
22 GAUGE MIN. METAL FINISH TO MATCH MTL. GLAZING SYSTEM ON HOUSE. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAIL 1 ON A-8.1 FOR INTENT. ESR-4730

MTL-3: PAINTED METAL
PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 (FS 37038 BLACK FLAT). VERIFY COLOR W/ OWNER AND ARCHITECT. SEE STRUCTURAL DRAWINGS FOR BEAM AND COLUMN SIZING. SEE OPENING DETAILS FOR WINDOW AND DOOR CONDITIONS.

MTL-4: METAL SPARK ARRESTOR
3/8" ROUND ON 1/2" STAGGERED CENTERS (51% OPEN AREA) PERFORATED METAL SCREEN COVER. SEE DETAIL # ON A-# FOR FINISH TO GLAZING SYSTEM. (VERIFY COLOR W/ OWNER AND ARCHITECT).

MTL-5: ROOF DRAIN DOWNSPOUT
MAJESTIC WATER SPOUTS "HUGO" 6 INCH ROOF DRAINAGE SCUPPER. STAINLESS STEEL FINISH. SEE DETAIL # ON A-# FOR ROOF AND FLOOR FINISH PLANS FOR DRAIN LOCATIONS AND INFORMATION

MTL-6: BRAKE METAL FINISH
22 GAUGE MIN. METAL FINISH TO MATCH MTL-1. VERTICAL JOINTS TO USE A GROOVED FLAT LOCK SEAM. HORIZONTAL BUTT-JOINTS W/ A BACK SLICE SEAM AND 1/8" TO 1/4" GAP BETWEEN FOR EXPANSION. SEE DETAILS # & # ON A-# FOR INTENT.

MASONRY:

CMU-1: 4x8x16
"BLOCKLITE" COLOR: DOESKIN. FINISH: GROUND. BOND: RUNNING BOND. VERTICAL JOINTS: TOOLED. HORIZONTAL JOINTS: V-JOINT. MORTAR COLOR: COHILLS 1#610. SEE GENERAL NOTES ON SHEET A-0.1 FOR SPECIFICATIONS.

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.

STUCCO:

STC-1: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (WALLS)
SMOOTH SAND FINISH. COLOR: TBD. NOT TO EXCEED LRV.

STC-2: INTEGRAL COLOR SYNTHETIC STUCCO FINISH SYSTEM (SOFFITS)
5/8" EXTERIOR GRADE FIBERGLASS MAT-FACED GYPSUM BOARD W/ MOISTURE & MOLD RESISTANCE SUCH AS DENGLASS "GOLD" SHEATHING. INTEGRALLY COLORED SYNTHETIC STUCCO W/ FREESTYLE FINISH & COLOR TO MATCH THE INTERIOR CEILING. NOT TO EXCEED LRV

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.

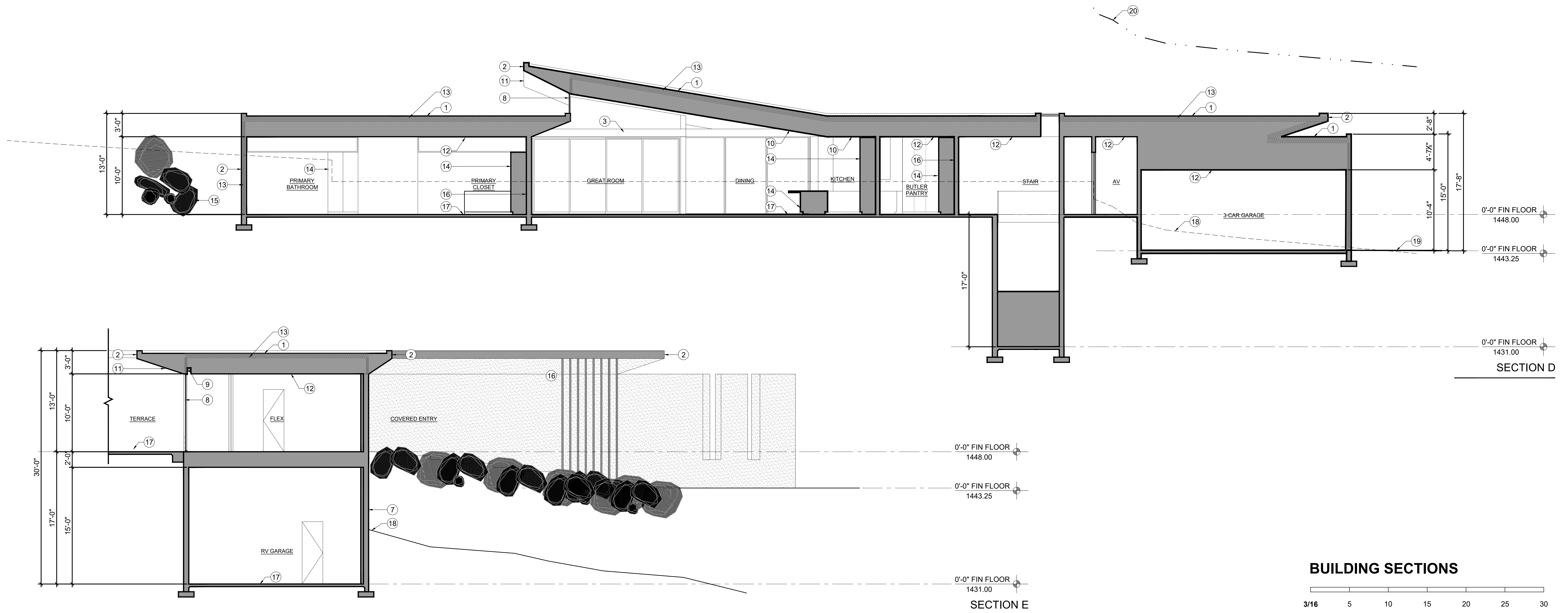
OVERHEAD GARAGE DOOR
FINISH TO MATCH MTL-1. JACKSHAFT OPENER. SATIN ETCH SECOND SURFACE WHERE OCCURS PER WINDOW AND DOOR SCHEDULE.

WOOD:

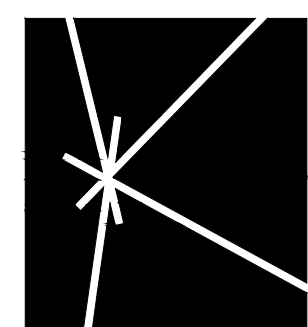
CLG-1: WOOD CEILING
3/4" T&G CLEAR VERTICAL GRAIN DOUGLASS FIR. STAIN TBD. 5-1/2" T&G PLANKS MILLED TO CREATE 1/8" GAP BETWEEN PLANKS WHEN INSTALLED. SEE DETAIL # ON A-# FOR WOOD GRAIN TO CONTINUE WHEN TURNING A CORNER. SEALER: CLEAR WATER-BASED SEALER W/ UV PROTECTION.

BUILDING SECTION KEYNOTES

- ROOFING, SEE ROOF PLAN FOR SPEC
- MTL-1: FLAT METAL FINISH SYSTEM
- MTL-2: BRAKE METAL FINISH SYSTEM
- MTL-3: PAINTED METAL
- MTL-4: METAL SPARK ARRESTOR
- FIRE FEATURE, SEE FLOOR PLAN FOR SPEC. AND DETAIL INFORMATION
- CMU-1: 8x8x16
- 1" LOW-E INSULATED DOOR OR WINDOW GLAZING
- WINDOW ROLLERSHADE, SEE OPENING DETAILS FOR MORE INFO
- WD-1: WOOD CEILING
- EXTERIOR SOFFIT W/ STUCCO FINISH, SEE RCP FOR SPEC.
- CEILING, SEE RCP FOR SPEC
- INSULATION, SEE INSULATION SPEC ON THIS SHEET
- MILLWORK, SEE INTERIOR ELEVATIONS FOR FINISH INFORMATION
- BOULDER RETAINING WALL. SEE CIVIL DRAWINGS
- TYP. INT. WALL: 5/8" PAINTED GYP. BOARD (U.N.O. ON INTERIOR ELEVATIONS) OVER 2x6'S AT 16" O.C.
- 4" CONCRETE OVER 4" TERMITE TREATED ABC. SEE FLOOR FINISH PLANS FOR SPEC
- PRE DISTURBED GRADE
- PROPOSED TOPOGRAPHY
- 24' SLOPING HEIGHT LIMITS & 24' MAXIMUM BUILDING HEIGHT ABOVE LOWEST ADJACENT NATURAL GRADE FOR TOWN OF PARADISE VALLEY
- STC-2 STUCCO FINISH SYSTEM



BUILDING SECTIONS



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

NOTE
SEE LANDSCAPE DRAWINGS FOR LANDSCAPE SPECIFICATIONS

NOTE
INTERIORS SHOWN FOR DESIGN INTENT ONLY, SEE INTERIOR ELEVATION SHEETS

SHEET TITLE:

BUILDING SECTIONS

A-6.3



VIEW 1



VIEW 4



VIEW 2



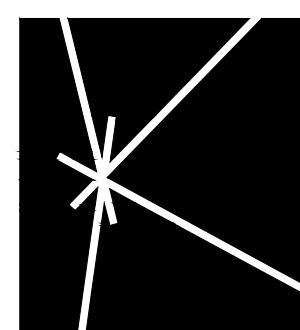
VIEW 5



VIEW 3



VIEW 6



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SHEET TITLE:

MASSING
MODEL

A-7.0

METAL 4
 PAINTED FINISH TO MATCH GLAZING SYSTEM. CARDINAL PAINT, COLOR: P000-BK247 FS 37038 BLACK FLAT



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



3/8" EXPOSED AGGREGATE COLORED CONCRETE PAVING, COLOR DAVIS: DUNE
 6058. 1/4" RADIUS EDGES, SAW CUT JOINTS. FINISH ALL SIDES. LRV: 25



POOL
 PEBBLE-TEC. PEBBLE-SHEEN. COLOR: BLACK ONYX LRV: 6.84.



MASONRY
 BLOCKLITE. DOE SKIN W/ GROUND FACE, STACKED BOND. LRV: 28 (CONFIRMED WITH TOWN)



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



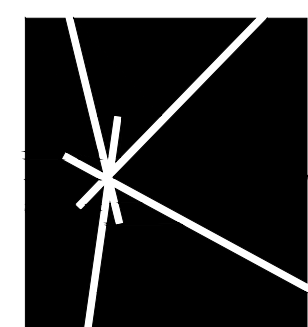
METAL 1
 MTL-1: BRAKE METAL FINISH KG RUSTIC METAL FINISHES "VULCAN STEEL", LRV: 7.86



GUARDRAIL
 42" STEEL BAR GUARDRAIL PAINTED MATCH MTL-1



STC-1
 PTD TO MATCH MATCH MTL-1 LRV: 7.86



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 CHECKED BY: BK

NOTE: THE EXTERIOR MATERIAL PALETTE SHALL BE IN ACCORDANCE WITH SECTION 2207.II.D.

SHEET TITLE:

EXTERIOR MATERIALS

A-8.0