PLAN #: 3402

GENERAL SPECIFICATIONS

SUBSTITUTIONS
* THE SUBCONTRACTOR SHALL BASE HIS PROPOSAL ON THE EXACT BRANDS, SYSTEMS, METHODS, AND MATERIALS SHOWN, IF THE SUBCONTRACTOR DESIRES TO MAKE SUBSTITUTIONS, HE SHALL LIST THEM w/ HIS BID & IN HIS CONTRACT. THE LISTING SHALL BE IN SUFFICIENT DETAIL TO AFFORD THE OWNER MEANS OF COMPARISON & MUST INCLUDE THE MONETARY DIFFERENCE IN CONTRACT PRICE IF THE SUBSTITUTION IS ACCEPTED. SUBSTITUTIONS AFTER SIGNING THE CONTRACT SHALL BE BY CHANGE ORDER ONLY.

ERRORS AND OMISSIONS
* IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPEC'S, OR OTHER DOCUMENTS, THE SUBCONTRACTOR SHALL NOTIFY RICHMOND AMERICAN CORP. IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE SUBCONTRACTORS FAILURE TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE SUBCONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED w/ RICHMOND AMERICAN CORP. PRIOR TO SUBMITTING A BID; OTHERWISE RICHMOND AMERICAN CORP. INTERPRETATION SHALL BE FINAL.

WINDOWS
* ALL BEDROOM ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR.
* LIGHT & VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY w/ SECTION 1203 U.B.C. GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18" OF THE FLOOR SHALL BE SAFETY GLASS. U.B.C. SEC. 2406

ATTIC VENTILATION, ACCESS, AND VENTS
* ATTIC ACCESS SHALL BE NOT LESS THAN 22"x30" & 30" MIN. CLEAR HEADROOM ABOVE THE ACCESS OPENING. ATTIC ACCESS PANEL SHALL NOT BE BE LOCATED IN GARAGE IF THIS DOES OCCUR, IT SHALL COMPLY WITH 1994 U.B.C. SECTION 302.4 EXCEPTION 3 OR SECTION 503(d)3 1991 U.B.C.
* SEE ATTIC VENTILATION CALCULATIONS ON SHEET A4 FOR BREAKDOWN OF VENTILATION CALCULATIONS.
* ROOF SHEATHING UNDER OVER FRAMING SHALL BE REMOVED TO ALLOW UNOBSTRUCTED VENTILATION THRU ATTIC AREA.
* WHERE THINCOAT STUCCO IS USED AT ATTIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM SHALL BE USED – SEC 2602.4 UBC. PROVIDE CORROSION RESISTANT METAL MESH @ EXTERIOR VENTS w/ MESH OPENINGS LESS THAN 1/4" – SEC. 1505.3.

LOCATION FOR REQUIRED FIREBLOCKING & DRAFTSTOPS:
* FIRE BLOCKS AND DRAFT STOPS MUST COMPLY WITH SEC 2516(F) OF 1991 UBC OR SEC 708 OF 1994 UBC.
* CONCEALED SPACES OF STUD WALLS AT CEILING AND FLOOR LEVELS FURRED SPACES AND SOFFITS @ 10' LEVELS BOTH VERT. & HORIZ. ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR @ DROP CLGS, SOFFITS, & COVE CLGS.
* BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF RUN & BETWEEN STUDS ALONG AND IN LINE WITH THE STRINGERS
* OPENINGS AROUND PIPES, DUCTS, VENTS AND CHIMNEYS w/ NON-COMBUSTIBLE MATERIALS SUCH AS UNFACED FIBERGLASS INSULATION.
* @ OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.

LOCATION ON LOT, GRADING AND DRAINAGE
* EAVES SHALL BE A MINIMUM OF 30" TO PROPERTY LINE, SEC 1204, 1994 UBC.
* FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10'-0" TO APPROVED WATER DISPOSAL AREA.

OCCUPANCY SEPARATIONS
* PROVIDE 5/8" TYPE 'X' GYP. BD. IN USABLE ENCLOSED SPACE UNDER ANY STAIRS U.B.C. SEC 1006.13.
* GARAGE WALLS AND CEILING TO HAVE A MIN. OF 5/8" TYPE 'X' GYP. BOARD PER 1997 AND 1994 U.B.C. SECTION 302.4 EXCEPTION 3 AND 1991 U.B.C. SECTION 503(d) EXCEPTION 3.
* SELF CLOSING, 1-3/8" SOLID CORE DOORS MINIMUM.

WATER RESISTANT APPLICATIONS
* WALLS COMMON TO WASHER AND LAVATORY SINKS SHALL BE FINISHED WITH WATER RESISTANT GYP. BOARD AND SHOWER AND TUBS WITH CERAMIC TILE OR EQUAL TO A MIN. 70" ABOVE DRAIN.
* EXTERIOR RATED GYP BD IS REQUIRED ON ALL WEATHER EXPOSED SURFACES. (PATIOS, PORCHES, CARPORTS, ETC. IF INSTALLED)

FIREPLACES
* FIREPLACE CHIMNEY SHALL TERMINATE A MIN. OF 2'-0" ABOVE THE ROOF w/ IN 10'-0" MEASURED HORIZ. 1994 U.B.C. TABLE 31-B AND 1991 U.B.C. TABLE 37-B.
* FIREPLACE HEARTH, LINTEL, HEARTH EXTENSIONS, & FIRESTOPPING SHALL COMPLY TO SECTION 3102.7.10 – .13 1994 UBC AND SECTION 3707(j) – (m) 1991 U.B.C. PROVIDE A COPY OF MFR. INSTALLATION INSTRUCTIONS & AN I.C.B.O. REPORT TO THE INSPECTOR OF FIREPLACE.
* THE PROPER REPORT NUMBER TO BE PULLED IS F/P AGA ANSI Z21.50B.
* FIREPLACE NOT PERMITTED ON 10' SIDEYARD SETBACK.
* SPARK ARRESTORS ARE REQUIRED ON ALL FIREPLACES.
* FIREPLACES SHALL BE PROVIDED WITH AN OUTSIDE COMBUSTION AIR OPENING DIRECTLY INTO THE FIREBOX WITH NOT LESS THAN 1 SQ. IN. OF COMBUSTION AIR PER 100 SQ. IN OF FIREBOX OPENING.

MECHANICAL
* AIR HANDLER WHEN ATTIC MOUNTED SHALL INCLUDE:
  A. PLYWOOD PLATFORM FOR UNIT w/ CORE CLEARANCES
  B. LIGHT SWITCHABLE @ UNIT & 110v OUTLET
  C. 2 CONDENSER LINES
  D. 24" WIDE CATWALK TO UNIT NOT TO EXCEED 20'-0" IN LENGTH
* CONDENSER NOT TO BE LOCATED IN REQ. 10' SIDE YARD
* CONDENSATE FROM AIR-COOLING COILS, FUEL-BURNING CONDENSING APPLIANCES AND THE OVERFLOW FROM EVAPORATIVE COOLERS AND SIMILAR WATER-SUPPLIED EQUIPMENT SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR DISPOSAL AREA. THE WASTE PIPE SHALL HAVE A SLOPE OF NOT LESS THAN 1/8 UNIT VERTICAL IN 12 UNITS HORIZONTAL AND SHALL BE OF APPROVED CORROSION-RESISTANT MATERIAL NOT SMALLER THAN THE OUTLET SIZE AS REQUIRED FOR AIR-COOLING COILS OR CONDENSING FUEL-BURNING APPLIANCES, RESPECTIVELY.
* CONDENSATE OR WASTE WATER SHALL NOT DRAIN OVER A PUBLIC WAY.
* 3/4"ø COND. DRAIN (FROM EA. PAN) w/ P-TRAP & C.O. TO GRADE @ +6"
* WHEN A COOLING COIL OR COOLING UNIT IS LOCATED IN AN ATTIC OR FURRED SPACE WHERE DAMAGE MAY RESULT FROM CONDENSATE OVERFLOW, AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT METAL SHALL BE INSTALLED BENEATH THE COOLING COIL OR UNIT TOP TO CATCH THE OVERFLOW CONDENSATE DUE TO A CLOGGED PRIMARY CONDENSATE DRAIN, OR ONE PAN WITH A STANDING OVERFLOW AND A SEPARATE SECONDARY DRAIN MAY BE PROVIDED IN LIEU OF THE SECONDARY DRAIN PAN. THE ADDITIONAL PAN OR THE STANDING OVERFLOW SHALL BE PROVIDED WITH A DRAIN PIPE, MINIMUM 3/4" NOMINAL PIPE SIZE, DISCHARGING AT A POINT WHICH CAN BE READILY OBSERVED.
* DRYER VENT SHALL NOT EXCEED 14'-0" MAX. LENGTH UNLESS PER MANUFACTURER'S RECOMMENDATIONS.
* PROVIDE SCREENED OPENING @ 12" OF CEILING & FLOOR PER PLAN FOR GAS WATER HEATER AND GAS DRYER. PROVIDE 100 SQ. IN. OF MAKEUP AIR FOR DRYER PER U.M.C. 908.2, AND 50 SQ. IN. OF COMBUSTION AIR FOR WATER HEATER PER U.M.C. SEC. 701 & 702. DISCONNECT TO COMPLY WITH NEC SEC. 110-16 &422-21b OR 440 PART B

PLUMBING
* WATER HEATER PRESSURE RELIEF LINE TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXT. OF THE BLDG. & TERMINATING IN A DOWNWARD POSITION NOT MORE THAN 2'-0" NOR LESS THAN 0'-6" ABOVE GRADE. THE PRESSURE RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS OR OTHER SIMILAR AREAS AND MIN. 3" FROM ANY ENTRANCE OR EXIT.
* ALL DIRECT WASTE AND VENTING IS TO BE "ABS" SCHEDULE 40.
* ALL COPPER TUBING IN WATER PIPING ABOVE SLAB TO BE A MIN. TYPE 'M', & MIN. TYPE 'L' BELOW SLAB & INSTALLED w/o JOINTS.

* PLUMBING FIXTURES TO COMPLY WITH LOW FLOW FIXTURE ORDINANCE AND INCLUDE THE FOLLOWING:
  A. WATER CLOSETS, 1.5 GALLONS PER FLUSH
  B. SINKS AND SHOWER HEADS, 2.75 GALLONS PER MINUTE
  C. KITCHEN SINK TO HAVE DIRECT LINE TO HOT WATER HEATER
* SHOWER & SHOWER TUB COMBINATION SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SECTION 410.7 1994 UBC.
* ALL GAS PIPING (IF APPLICABLE) SHALL BE WROUGHT IRON OR STEEL.
* PROVIDE BACKFLOW PREVENTORS ON EACH HOSE BIBB.
* DISHWASHER SHALL HAVE AN AIR GAP FITTING.
* SHOWERS SHALL HAVE A FINISHED INTERIOR OF 1024 SQ. IN. MIN. AND BE CAPABLE OF ENCOMPASSING A 30" MIN. CIRCLE.
* SUPPLY AN APPROVED SHUT-OFF VALVE AT EACH GAS APPLIANCE.

MATERIALS
* CONCRETE, REINFORCING STEEL, CMU, BRICK, MORTAR, GROUT, LUMBER, (SPECIES & GRADE FOR JOISTS. RAFTERS, POSTS, STUDS, & BEAMS) GLU-LAMS, TREATED LUMBERS, PLYWOOD, WOOD SHINGLES, SHAKES, AND SIDING MUST COMPLY WITH THE MATERIAL STANDARDS OF THE APPLICABLE SECTION OF THE U.B.C.
* CONCRETE TILE ROOF MATERIAL PER SPECIFICATION ON THE ELEV. SHEET, VALLEY FLASHING TO BE NOT LESS THAN 0.016 INCHES. NO. 28 GALVANIZED SHEET GAUGE CORROSION RESISTANT SHEET METAL. SECTION 1508.4, 1994 U.B.C.
* BUILT-UP ROOFING SHALL CONSIST OF MATERIALS SPECIFIED WITHIN THE THE ADOPTED UBC & SHALL HAVE EQUIVALENT TO A 3 PLY BUILT UP ROOF AS NOTED IN THE 1991 UBC TABLE 32-E, TABLE 15-A, AND TABLE 15-E OF THE 1994 UBC AND TABLE 15-E AND 15-F OF THE 1997 UBC.

ELECTRICAL
* IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, PARLOR, LIBRARY, DEN, SUN ROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6'-0", MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2'-0" OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIX PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERS OR RAILINGS, SHALL BE INCLUDED IN THE 6'-0" MEASUREMENT. N.E.C. SECTION 210-52.
* RECEPTACLES INSTALLED IN THE KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT LESS THAN TWO SMALL APPLIANCE BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOMS SPECIFIED IN SECTION 210-52(b)(1). ADDITIONAL SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOMS SPECIFIED IN SECTION 210-52(b)(1).
* A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12" OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
* AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTING EDGE.
* COUNTERTOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTERTOP SPACES IN APPLYING THE REQUIREMENTS ABOVE.
* RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 18" ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLES OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.
* THE TWO OR MORE SMALL APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
* AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS ADJACENT TO EACH BASIN LOCATION. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN THE WORK SURFACES OR COUNTERTOPS IN A BATHROOM BASIN LOCATION.
* AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6" ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING AND SHALL NOT BE CONNECTED TO THE SMALL APPLIANCE BRANCH CIRCUIT.
* AT LEAST ONE 20-AMPERE RECEPTACLE OUTLET SHALL BE INSTALLED FOR THE LAUNDRY & SHALL HAVE NO OTHER OUTLETS.
* AT LEAST ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR LAUNDRY EQUIPMENT, SHALL BE IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER.
* HALLWAYS OF 10'-0" OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET.
* ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED BELOW SHALL HAVE GROUND-FAULT-CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL:
  1. BATHROOMS.
  2. GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS.
  3. OUTDOORS.
  4. CRAWL SPACES. WHERE THE CRAWL SPACE IS AT OR BELOW GRADE LEVEL.
  5. UNFINISHED BASEMENTS. UNFINISHED BASEMENTS ARE DEFINED AS PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND THE LIKE.
  6. KITCHENS. WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
  7. WET BAR SINKS. WHERE THE RECEPTACLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES AND ARE LOCATED WITHIN 6'-0" OF THE OUTSIDE EDGE OF THE WET BAR SINK.
* OUTLET BOXES IN THE WALL BETWEEN THE DWELLING & THE GARAGE SHALL BE OF METAL OR U.L. APPROVED FIRE-RESISTIVE PLASTIC. OUTLET BOXES IN GARAGE CEILING SHALL BE METAL. SECTION 709 1994 U.B.C.
* IN DWELLING UNITS, A SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY AND IN DWELLINGS WITH BASEMENTS, A DETECTOR SHALL BE INSTALLED ON EACH STORY AND IN THE BASEMENT. IN DWELLING UNITS WHERE A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, THE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED AND MUST BE INTERCONNECTED. SECTION 310.9.1.4 1994 U.B.C.
* SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND ALSO HAVE BATTERY BACK-UP & EMIT A SIGNAL WHEN BATTERIES ARE LOW.
* SMOKE DETECTORS – FOR ALL SLEEPING AREAS SHALL BE A MIN. OF 3'-0" FROM DUCT OPENINGS.
* J-BOXES TO BE U.L. LISTED.
* FIXTURES IN CLOSETS SHALL BE PERMITTED TO BE INSTALLED AS FOLLOWS:
  1. SURFACE-MOUNTED INCANDESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
  2. SURFACE-MOUNTED FLUORESCENT FIXTURES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 12" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
  3. RECESSED INCANDESCENT FIXTURES WITH A COMPLETELY ENCLOSED LAMP INSTALLED IN THE WALL OR THE CEILING, PROVIDED THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
  4. RECESSED FLUORESCENT FIXTURES INSTALLED IN THE WALL OR ON THE CEILING, PROVIDED THAT THERE IS A MINIMUM CLEARANCE OF 6" BETWEEN THE FIXTURE AND THE NEAREST POINT OF A STORAGE SPACE.
* WHERE CEILING FANS ARE INSTALLED, ONLY APPROVED OUTLET BOXES SHALL BE USED.

NOISE ATTENUATION:
1. EXT. WALL INSULATION SHALL BE EQUAL TO A VALUE OF R-11 WHERE ADJACENT TO LIVING AREAS
2. CEILING INSULATION SHALL BE EQUAL TO R-19 OVER LIVEABLE AREAS
3. ALL EXT. DOORS FROM LIVING AREAS SHALL BE SOLID CORE OR INSULATED W/WEATHER TIGHT GASKETS AND THRESHOLDS OR GASKETED GLASS
4. ALL EXT. WINDOWS ADJACENT TO LIVEABLE AREAS SHALL BE DUAL PANE
5. SOLE PLATES OF EXT. WALLS ADJACENT TO LIVEABLE AREAS SHALL BE CAULKED OR SEALED AT THE FLOOR LINE

UNIFORM BUILDING SECURITY CODE REQUIREMENTS

REQUIREMENTS FOR GROUP R OCCUPANCIES:

THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL DWELLING UNITS WITHIN GROUP R DIVISION 1 AND GROUP R, DIVISION 3 OCCUPANCIES.

"THE REQUIREMENTS OF THIS SECTION ARE NOT INTENDED TO PREVENT EGRESS, AND NO SECURITY DEVICE SHALL BE INSTALLED IN A MANNER WHICH WOULD PREVENT PROPER EGRESS THROUGH DOORS AND WINDOWS AS SPECIFIED IN THE U.B.C.

"(b) EXTERIOR DOORS. ALL MAIN OR FRONT ENTRY DOORS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER HAVING A FIELD OF VIEW OF NOT LESS THAN ONE HUNDRED EIGHTY (180°) DEGREES OR THROUGH A WINDOW.

"ALL EXTERIOR SWINGING DOORS SHALL BE OF SOLID CORE OR METAL SKIN CONSTRUCTION. EXTERIOR GLASS INSERT DOORS SHALL BE CORE OR METAL SKIN IN THE NON-GLAZED PORTION.

"SWINGING DOORS REGULATED BY THIS CHAPTER REQUIRED FOR SECURITY SHALL COMPLY WITH U.B.C. STANDARD 10-5, PART I. DOORS IN PAIRS SHALL BE TESTED IN PAIRS." (CITY OF PEORIA REQUIREMENT)

"OPEN SPACE BETWEEN TRIMMERS AND WOOD EXTERIOR DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN TWELVE (12") INCHES ABOVE & BELOW THE DEADBOLT STRIKE PLATE. DEAD-BOLT STRIKE PLATES FOR EXTERIOR DOOR LOCKS SHALL BE ATTACHED TO WOOD JAMBS WITH NOT LESS THAN FOUR (4) No. 8 BY THREE INCH SCREWS OR, WHEN ATTACHED TO METAL JAMBS, SHALL BE ATTACHED WITH NOT LESS THAN FOUR (4) No. 8 MACHINE SCREWS. MINIMUM PENETRATION IS 3/4 INCH INTO THE NEAREST STUD.

"EXTERIOR DOORS WITH HINGE PINS EXPOSED ON THE OUTSIDE SHALL USE HINGES w/ NONREMOVABLE PINS, OR STANDARD PIN HINGES TO PREVENT REMOVAL OF THE DOOR FROM EXTERIOR BY REMOVAL OF THE HINGE PINS NOT LESS THAN THREE (3) 4 1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME w/ NOT LESS THAN FOUR (4) No. 9 BY 3/4" WOOD SCREWS OR TO METAL w/ NOT LESS THAN FOUR (4) #8 MACHINE SCREWS. PER 1994 U.B.S.C.

"ALL EXTERIOR SLIDING DOORS SHALL BE CONSTRUCTED & INSTALLED OR EQUIPPED SO AS TO PROHIBIT THE RISING, SLIDING, OR REMOVAL OF THE SLIDING SECTION FROM THE TRACK WHILE IN THE CLOSED AND LOCKED POSITION. THE STATIONARY SECTION SHALL NOT BE REMOVABLE FROM THE OUTSIDE. SUCH SLIDING DOORS SHALL BE PROVIDED WITH AN AUXILIARY OR ADDITIONAL LOCKING DEVICE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

"STRIKE PLATES SHALL BE ATTACHED TO WOOD W/ NOT LESS THAN FOUR (4) NO.8 BY 3" SCREWS W/ MIN. PENETRATION OF 3/4" INTO NEAREST STUD.

"(C) EXTERIOR DOOR LOCKS. ALL EXTERIOR SWINGING DOORS, THE ACTIVE LEAF OF DOORS IN PAIRS AND DOORS FROM A DWELLING TO AN ATTACHED GARAGE SHALL BE EQUIPPED WITH A DEADBOLT LOCK. SUCH LOCKS SHALL:
1. HAVE A MINIMUM ONE-INCH BOLT THROW AND RECEIVING STRIKE PLATE HOLE ONE-QUARTER INCH DEEPER THAN THE PROJECTED BOLT THROW, AND
2. HAVE A WRENCH-RESISTANT COLLAR; AND
3. HAVE FASTENERS WHICH THREAD INTO THE CYLINDER BODY;
4. BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY.
5. SINGLE SWINGING DOORS AND THE ACTIVE LEAF OF DOORS IN PAIRS SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR KEY OPERATING DEADBOLT WHICH HAS BEEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD 10-5, PART I. SEE CHAPTER 10 OF THE BUILDING CODE FOR REQUIREMENTS ON DOOR OPERATION FOR EXITING. (CITY OF PEORIA REQUIREMENT)
6. SLIDING DOOR ASSEMBLIES REGULATED BY THIS CHAPTER SHALL WITH U.B.C. STANDARD 10-5, PART II. (CITY OF PEORIA REQUIREMENT)

"(d) WINDOWS. EXTERIOR WINDOWS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PROHIBIT RAISING, SLIDING OR REMOVAL OF THE MOVING SECTION WHILE IN THE CLOSED AND LOCKED POSITION. A PASSIVE WINDOW PANEL SHALL HAVE WEATHER STRIP MOLDING OR GLAZING BEAD WHICH IS NOT EASILY REMOVED FROM THE OUTSIDE TO PREVENT REMOVAL OF THE WINDOW GLASS.

"AN AUXILIARY LOCK SHALL BE INSTALLED ON ALL HORIZONTAL AND VERTICAL SLIDING WINDOWS TO ALLOW THE WINDOW TO BE LOCKED IN A PARTIALLY OPEN, VENTILATING POSITION. ANY LOCKING DEVICE USED ON WINDOWS IN A SLEEPING ROOM SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

"(e) GARAGE DOORS. ALL GARAGE DOORS NOT EQUIPPED WITH A POWER OPERATED MECHANISM SHALL BE EQUIPPED WITH AT LEAST TWO (2) LOCKING DEVICES OF THE FOLLOWING TYPES:

1.THROW BOLT OR FLUSH BOLT.
2.CYLINDER-TYPE LOCK.
3.PADLOCK AND HASP.

"ALL GARAGE DOORS SHALL BE CAPABLE OF BEING UNLOCKED AND OPENABLE FROM INSIDE THE GARAGE WITHOUT THE USE OF ELECTRICAL POWER.

"(f) ATTIC ACCESS. ACCESS DOORS TO ATTIC SPACE SHALL BE LOCATED IN THE INTERIOR OF THE DWELLING UNIT OR WITHIN A SECURED ENCLOSED ROOM OR GARAGE.

EXCEPTION: WHERE NO INTERIOR LOCATION IS AVAILABLE, AN ACCESS DOOR SECURED WITH A STEEL HASP AND A HEAVY-DUTY LOCK MAY BE LOCATED ON THE EXTERIOR.

"(g) ALTERNATE MATERIAL OR METHODS. THE REQUIREMENTS OF THIS SECTION ARE NOT INTENDED TO PREVENT THE USE OF ANY DEVICE, HARDWARE OR METHOD OF CONSTRUCTION NOT SPECIFICALLY PRESCRIBED WHEN SUCH ALTERNATE DEVICE, HARDWARE OR METHOD OF CONSTRUCTION PROVIDES EQUIVALENT SECURITY AND IS FIRST APPROVED BY THE POLICE CHIEF AND THE BUILDING OFFICIAL.

WINDAMERE HOMES
5855 E. MCDOWELL RD.
MESA, ARIZONA 85215

2/25/98

STRUCTURAL INFORMATION

SOIL:
1. ALL EXCAVATION, FILL, COMPACTION & SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANTS RECOMMENDATIONS.
2. THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2%.
3. TREAT ALL AREAS UNDER FLOOR SLAB ON GRADE & ADJACENT TO ALL STEM WALLS FOR TERMITE PROTECTION. PROVIDE A WRITTEN GUARANTEE AGAINST TERMITE INFESTATION TO BEGIN AT DATE OF SUBSTANTIAL COMPLETION.

CONCRETE:
DESIGNED FOR 2500 P.S.I. – HOWEVER, MIX DESIGNED AS FOLLOWS
1. FOUNDATIONS – 2500 P.S.I. @ 28 DAYS, TYPE II CONC. – 5 BAG MIN.
2. FLOOR SLABS – 2500 P.S.I. @ 28 DAYS, MAX, SLUMP = 5-1/2" NO FLY ASH.
3. PROVIDE CONSTRUCTION JOINTS @ 400 SQ. FT. MAX. (IF REQUIRED)
4. WALKS & DRIVES – 3000 P.S.I. @ 28 DAYS. NO FLY ASH.

MASONRY:
1. CONC. BLOCK UNITS – GRADE N: F'm = 1350 P.S.I. BRICK UNITS – GRADE A: F'm @ 2500 P.S.I.
2. GROUT – 2000 P.S.I.
3. MORTAR – TYPE S – 1800 P.S.I.
4. PROVIDE DURO-O-WIRE @ 16" O.C. VERT. IN HORIZ. JOINTS 9 GAUGE WIRE MIN. LAP REINFORCEMENT 16".
5. ALL CELLS WITH REBAR TO BE GROUTED SOLID.

STRUCTURAL STEEL:
1. ASTM A-36, Fy = 36 KSI, STRUCTURAL TUBES SHALL BE ASTM A-500 (Fy – 46 KSI).
2. BOLTS – ASTM A-307, LATEST AISC AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AIC HANDBOOK. MIM. EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT OR CONC TO BE 7" U.N.O. ON PLANS.
3. ALL EXPANSION BOLTS TO BE "WEJ-IT" RAM-SET OR RED HEAD PHILLIPS (I.C.B.O. APPROVED) TYPE WITH A 360 EXPANSIVE WEDGING ACTION.
4. SEE DETAILS FOR SIZES.

WELDING:
1. E70xx LOW HYDROGEN RODS.

LUMBER:
1. ALL SAWN LUMBER SHALL BEAR STAMP OF WWPA OR APPR'D TESTING AGENCY.
2. ROOF JOISTS, FLOOR JOIST, BEAMS, LEDGERS, AND PLATES TO BE DOUGLAS-FIR, #2 OR BETTER.
3. STUD LENGTH GREATER THAN 8'-1" TO BE HEMLOCK-FIR # 2 OR BETTER. STUD LENGTH LESS THAN 8'-1" TO BE STUD GRADE OR BETTER.
4. AT NON-BRG. EXTERIOR GABLE ENDWALLS USE 2X4 HEM-FIR #2 OR BETTER AT 16" O.C. TO T.O. PLATE FOR SPANS 9'-0" TO 13'-0"; USE 2X4 HEM-FIR #2 STUDS OR BETTER AT 12" O.C. TO T.O. PLATE FOR SPANS 13'-0" TO 15'-0".
5. SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED LUMBER.

TRUSSES:
1. ALL TRUSSES TO BE FABRICATED BY AN ARIZONA APPROVED FABRICATOR.
2. DESIGN SHALL BE SUBMITTED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE IS TO BE ERECTED.

GLU-LAM BEAM:
1. WEST COAST DOUG. FIR./DOUG. FIR W/ Fo=2400 P.S.I. STRUCT. GRADE COMBINATION 24F-V4 FOR SIMPLE SPANS OR 24F-V8 FOR CONTINUOUS SPANS & CANTILEVERS. FABRICATION AND HANDLING PER A.T.C. AND WCLA STANDARDS. ADHESIVE FOR INTERIOR BEAMS, WATER RESISTANT GLUE ADHESIVE FOR PART OR FULL BEAM EXPOSED DIRECTLY TO RAIN WATER-PROOF GLUE. BEAMS TO BEAR AITC STAMP AND CERTIFICATE AND GRADE STAMP. STANDARD CAMBER R=2000' UNLESS OTHERWISE ON PLANS.

SHEATHING:
1. ROOF SHEATHING SHALL BE 1/2" STD. GRADE SHEATHING (3-PLY) W/ EXTERIOR GLUE. SPAN INDEX RATIO 32/16 W/ STAMP OF APPROVED TESTING AGENCY OR ORIENTED STRAND BOARD (NER-108).
2. ALL ROOF SHEATHING SHALL HAVE: 8d COMMON AT 6" O.C. AT EDGES AND BOUNDARY. 8d AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS OR 14 GA. X 1-3/4" LONG X 7/16" O.D. CROWN GALVANIZED WIRE STAPLES AT 6" O.C. AT EDGES AND BOUNDARY, AT 12" O.C. AT INTERMEDIATE (NER-272).
3. FLOOR SHEATHING TO BE 3/4" TONGUE AND GROOVE UNDERLAYMENT. (48/24) GROUP 1 W/ EXTERIOR GLUE W/ STAMP OF AN APPROVED TESTING AGENCY OR ORIENTED STRAND BOARD (NER-108)
4. ALL FLOOR SHEATHING SHALL HAVE: 10d NAILS AT 6" O.C. AT EDGES AND BOUNDARY, 10" O.C. AT INTERMEDIATE.

FRAMING:
1. JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL.
2. ALL EXT. BEARING WALLS TO BE 2X4 STUDS @ 16" O.C.-INT BRG. TO BE 2X4 STUDS AT 16" O.C. AND INT. NON-BRG. STUDS AT 24" O.C. (UNLESS OTHERWISE NOTED).
3. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES.
4. ROOF AND FLOOR PLYWOOD SHEATHING PANEL EDGES SHALL BEAR ON FRAMING MEMBERS AND BUTT ALONG THEIR CENTER LINES WITH PANEL EDGES STAGGERED AND FACE GRAIN PERPENDICULAR TO SUPPORT.
5. SEE FRAMING PLAN(S) FOR HEADERS OVER ALL OPENINGS IN EXTERIOR WALLS- UNLESS OTHERWISE NOTED.
6. USE DBL. STUDS UNDER BRG. POINTS OF GIRDER AND BEAMS- U.N.O. ON PLANS.
7. BRACED WALLS SHALL CONSIST OF BRACED WALL PANELS WHICH MEET THE REQUIREMENTS FOR LOCATION, TYPE AND AMOUNT OF BRACING AS SPECIFIED IN TABLE 23-I-W AND ARE IN THE LINE OF OR OFFSET FROM EACH OTHER BY NOT MORE THAN 4 FEET. BRACED WALL PANELS SHALL START AT NO MORE THEN 8' FROM EACH END OF A BRACED WALL LINE. ALL BRACED PANELS SHALL COMPLY WITH 1991 UBC 2517(g)3, 1994 UBC 2326.11.3, 1997 UBC 2320.11.3, OR ENGINEERS DESIGN.
8. ALL FRAMING MEMBERS SHALL BE BLOCKED AND BRIDGED PER U.B.C.

DESIGN LOAD CRITERIA

	LIVE LOAD (PSF)	DEAD LOAD (PSF)
FLOOR	40	10
ROOF (4/12 AND GREATER)	16	21
FLAT ROOF	20	15
PATIO	20	10
BALCONIES	60	10
DECK	40	10

TABLE 23-I-Q--NAILING SCHEDULE

CONNECTION	NAILING 1
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1x6 SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6 SOLE PLATE TO JOIST OR BLOCKING, TYPICALFACE NAIL SOLE PLATE TO JOIST OR BLOCKING, @ BRACED WALL PANELS	16d @ 16" O.C. 3-16d PER 16"
7. TOP PLATE TO STUD, END.NAIL	2-16d
8. STUD TO SOLE PLATE	4-8, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLE TOP PLATES, LAP SPLICE	16d @ 16" O.C. 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d
12. RIM JOIST TO TOP PLATE ,TOENAIL	8d @ 6" O.C.
13. TOP PLATES, LAPS, AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS TO PLATE, TOE NAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d @ 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d @ 32" O.C. @ TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS & AT EA. SPLICE.
25. 2" PLANKS	2-16d @ EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: [2]	
SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	
1/2" AND LESS	6d [3]
19/32" -3/4"	8d [4] OR 6d [5]
7/8" – 1"	8d [3]
1-1/8" – 1-1/4"	10d [4] OR 8d [5]
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING)	
3/4" AND LESS	6d [3]
7/8" – 1"	8d [5]
1-1/8" – 1-1/4"	10d [4] OR 8d [5]
27. PANEL SIDING (TO FRAMING)	
1/2" AND LESS	6d [6]
5/8"	8d [6]
28. FIBERBOARD SHEATHING	
1/2"	NO. 11 GA. [3] 6d [4] NO. 16 GA. [9]
25/32"	NO. 11 GA. [3] 8d [4] NO. 16 GA. [9]
29. INTERIOR PANELING	
1/4"	4d [10]
3/8"	6d [11]

1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6" O.C. AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAMS AND SHEAR WALLS, REFER TO SECTION 2314.3. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK
4. COMMON
5. DEFORMED SHANK
6. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2325.1.
7. FASTENERS SPACED 3" O.C. AT EXT. EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS.
8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1-1/2" LENGTH FOR 1/2" SHEATHING AND 1-3/4" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.I.
9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1-1/8" LENGTH FOR 1/2" SHEATHING AND 1-1/2" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2325.I.
10. PANEL SUPPORTS AT 16" IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED. CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.
11. PANEL SUPPORTS AT 24". CASING OR FINISH NAILS SPACED 6" ON PANEL EDGES, 12" AT INTERMEDIATE SUPPORTS.

REINFORCING STEEL:
1. ASTM A-615 – 40 FY=40 KSI, NO TWIST.
2. LINTELS SHALL BE "POWERS" APPROVED STEEL LINTELS OVER MASONRY OPENINGS.
3. MASONRY VENEER SHALL BE ANCHORED PER ONE OF THE METHODS SPECIFIED IN THE CURRENT ADOPTED U.B.C. WITH A MINIMUM OF ONE 22 GA. GALVANIZED METAL ANCHOR FOR EACH TWO SQUARE FEET OF WALL AREA.
4. STEEL REINFORCING BARS SHALL BE DEFORMED GRADE 40. GRADE 60 FOR #6 AND LARGER. LAP VERT. BARS A MIN OF 36 BAR DIA – TIE WITH APPROVED WIRE TIES.
5. SOLID GROUT ALL MASONRY CELLS WHERE REBARS OCCUR.

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BUILDING CODES

THESE PLANS WERE PREPARED UNDER THE UNIFORM BUILDING CODE AND SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS OF THE FOLLOWING CODES AND AMENDMENTS:

CITY	UBC	UMC	UPC	NEC	UBSC	UFC
Avondale	1994	1994	1994	1993		1994
Chandler	1994 With Amend.	1994	1994 With Amend.	1993	1994	1997
Fountain Hills	1994	1994	1994	1993		1994
Gilbert	1994	1994	1994	1993	1994	1997
Glendale	1997	1991 With Amend.	1994 With Amend.	1996 With Amend.	1993	1997
Goodyear	1994	1991	1991	1993		1994
Maricopa County	1991	1991	1991	1993		1994
Mesa	1994	1994	1994	1993		1994
Payson	1994	1991	1994	1993		1994
Peoria	1994	1994	1994	1996	1997	1997
Phoenix	1997	1997	1994 With Amend.	1996 With Amend.		1997
Scottsdale	1997 (Ord. 3096)	1997 (Ord. 3097)	1994 (Ord. 2785)	1996 (Ord. 3099)		1997 (Ord. 3100)
Surprise	1997	1997	1994	1996	1997	1997
Tempe	1994	1991	1991	1990		1988

ELECTRICAL, MECHANICAL, AND PLUMBING DOCUMENTS ARE NOT REVIEWED NOR APPROVED BY THE CITY OF SCOTTSDALE'S FIELD INSPECTORS.
ALL FENCES, RETAINING WALLS, SWIMMING POOLS, SPAS, AND DETACHED STRUCTURES SHALL REQUIRE A SEPARATE PERMIT.

AREA CALCS.

MAIN LEVEL FLOOR	1395 SQ. FT.
GARAGE	417 SQ. FT.
COVERED PATIO	100 SQ. FT.
PORCH	20 SQ. FT.
OPT. SIDE PATIO	38 SQ. FT.
OPT. FIREPLACE/ MEDIA CENTER	36 SQ. FT.
OPT. BAY	16 SQ. FT.

CONTACTS

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Bingham
(602) 970-3033

Truss Engineer
VALLEY TRUSS FABRICATORS
(602) 273-7323

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Chaz Roberts
(602) 943-7291

CONSTRUCTION TYPE

CONSTRUCTION TYPE:
VII

OCCUPANCY TYPE:
1994 UNIFORM BUILDING CODE: R-3, U-1

SHEET INDEX

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COVER SHEET

DRAWN BY:
[i] PLAN
REL.DATE: 3-24-99

Rev.	DATE:
1	
2	
3	
4	
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PLAN #
3402

SHEET No.
C1
1 OF 15