

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. The most inclusive 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, specs., 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 operable area of 5.7 sq. ft. The min. net clear operable height dimension shall be 24 inches. The min. net clear operable 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 24" x 30" min. clear headroom above the access opening. Attic access panel shall not be located in garage if this does occur, it shall comply with 1994 U.B.C. section 3024 exception 3 or section 3024 exception 4.
- See attic ventilation calculations on sheet #4 for breakdown of ventilation calculations.
- Roof sheathing under over framing shall be removed to allow unobstructed ventilation thru attic area.
- Where finished studs are 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. 1905.3

LOCATION FOR REQUIRED FIREBLOCKING & DRAFTSTOPS:

- Fire blocks and draft stops must comply with sec 2616(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 clogs, soffits, & cove cels.
- 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 unfired fiber-glass insulation.
- At 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 proximity line. Sec 1204, 1994 UBC.
- Finish grade shall slope 2% for a distance of 10'-0" to approved water disposal area.

OCCUPANCY SEPARATIONS

- Provide 5/8" type "X" gypsum board in usable enclosed space under any stairs U.B.C. SEC. 1008.15
- Garage walls and ceiling to have a min. of 5/8" type "X" gypsum 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 kitchen and lavatory sinks shall be finished with water resistant gypsum board and shower and tubs with ceramic tile or equal to a min. 70" above drain.
- Exterior rated gypsum board shall weather exposed surfaces (patios, porches, carports, etc. if installed).

FIREPLACES

- Fireplace chimney shall terminate a min. of 2'-0" above the roofline w/ in 10'-0" measured horiz. 1994 U.B.C. TABLE 31-8 and 1991 U.B.C. TABLE 37-B.
- Fireplace hearth, lintel, hearth extensions, & firestopping shall comply to section 3102.10, 1994 UBC and section 3707.(1) - (m) 1991 U.B.C.
- Provide a copy of mfr. installation instructions & an approved report to the inspector of fireplace.
- Fireplaces shall be filled w/ fire proofing material.
- Fireplace not permitted on 10' sideyard setback.
- Spark arrestors are required on all fireplaces.
- Fireplaces shall be finished with an approved 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:
 - plywood platform for unit w/ cure clearances
 - light changeable 10 unit & 10v outlet
 - 2 condenser lines
 - 24" wire catwalk to unit to exceed 20'-0" in length
 - condenser unit to be located in rear 18" 1994 UBC and section 3707.(1) - (m) 1991 U.B.C.
 - 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 1/4" 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 or condensing fuel-burning appliances, respectively.
 - condensate or waste water shall not drain over a public way
 - 3/4" 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 water-tight pan of corrosion-resistant metal shall be installed beneath the cooling coil or unit top to catch the overflow condensate due to a clogged drain.
 - condensate drain, or one pan with a standing overflow and a separate secondary drain may be provided in lieu of secondary drain pan, provided the additional pan or the standing overflow shall be provided with a drain pipe, minimum 3/4" nominal pipe size, discharging at a point above the finished grade.
 - 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 U.B.C. 2602.2 and 50 sq. in. of combustion air for water heater per U.B.C. SEC. 701 & 702. DISCONNECT TO COMPLY WITH NEC SEC. 110-116 8422-2108 OR 440 PART B

PLUMBING

- Water heater pressure relief line to be full size steel pipe or hard drawn copper tubing extending to the top of the full size steel pipe or hard drawn copper tubing not more than 2'-0" nor less than 0'-6" above grade. The pressure relief line shall not terminate near hallways 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 @ 1/8" joints.

UNIFORM BUILDING SECURITY CODE REQUIREMENTS

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 USE AND CARE MANUAL.

(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.

(c) EXTERIOR DOORS, ALL MAIN OR FRONT ENTRY DOORS SHALL BE PROVIDED BY A FOUR VEWER 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 REQUIREMENT 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 DIMENSIONED EXTENDING NOT LESS THAN TWELVE (12) INCHES ABOVE & BELOW THE DEADBOLT STRIKE PLATE DEADBOLT 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.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 OPERABLE 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.

* PLUMBING FIXTURES TO COMPLY WITH LOW FLOW FIXTURE GRADNANCE AND INCLUDE THE FOLLOWING:

- WATER CLOSETS, 1.5 GALLONS PER FLUSH
- SINKS AND SHOWER HEADS, 2.75 GALLONS PER MINUTE
- 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 4107 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 NOT EXCEED 48" BY 60" MIN. CLEARANCE.
- 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) SOLI-LUMS, TREATMENT FOR 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 ADAPTED UBC & SHALL HAVE EQUIVALENT TO A 3 PLY BUILT UP ROOF AS NOTED IN THE 1991 UBC TABLE 22-4F, TABLE 19-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, TEN SQU. 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. WALL SPACE SHALL BE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERTOPS OR BALUNGS, SHALL BE INCLUDED IN THE 6'-0" MEASUREMENT. N.E.C. SECTION 210-52.
- RECEPTABLES 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 LOCATIONS SPECIFIED IN SECTION 210-52(b)(1). ADDITIONAL SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTABLES 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 OF COUNTERTOPS AT A BATHROOM LOCATION.
- AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-0" ABOVE GRADE SHALL BE INSTALLED AT THE FRONT ENTRANCE TO 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 AND 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 RECEPTABLES INSTALLED IN THE LOCATIONS SPECIFIED BELOW SHALL HAVE GROUND-FAULT-CIRCUIT INTERRUPTER PROTECTION OR PERSONAL:
 - BATHROOMS.
 - GARAGES AND GRADE-LEVEL PORTIONS OF UNFINISHED ACCESSORY BUILDINGS USED FOR STORAGE OR WORK AREAS.
 - OUTDOORS.
 - CRAMM SPACES: WHERE THE CRAMM SPACE IS AT OR BELOW GRADE LEVEL.
 - UNFINISHED BASEMENTS, UNFINISHED BASEMENTS ARE PORTIONS OR AREAS OF THE BASEMENT NOT INTENDED AS HABITABLE ROOMS AND LIMITED TO STORAGE AREAS, WORK AREAS, AND LIKE.
 - KITCHENS, WHERE THE RECEPTABLES ARE INSTALLED TO SERVE THE COUNTERTOP SURFACES.
 - WET BAR SINKS, WHERE THE RECEPTABLES 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 ULL 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 DWELING UNITS WHERE 1 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.
- SMOKE 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:
 - SURFACE-MOUNTED INCANDESCENT FIXTURES INSTALLED ON 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.
 - 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.
 - 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.

2/25/98

PLAN 1045 REPUBLIC HOMES 1845 S. DOBSON ROAD, SUITE 101 MESA, ARIZONA 85202

STRUCTURAL INFORMATION

SOIL:

- ALL EXCAVATION, FILL, COMPACTION & SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANTS RECOMMENDATIONS.
- 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%.
- TREAT ALL AREAS OF INTERIOR 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, MIN. DESIGN AS FOLLOWS:

- FOUNDATIONS - 2500 P.S.I. @ 28 DAYS, TYPE I, CONC. = 5 BAG MIN.
- FLOOR SLABS - 2500 P.S.I. @ 28 DAYS, MAX. SLAB = 5'-1/2" NO FLY ASH.
- PROVIDE CONSTRUCTION JOINTS @ 400 SQ. FT. MAX. (IF REQUIRED)
- WALKS & DRIVES - 3000 P.S.I. @ 28 DAYS, NO FLY ASH.

MASONRY:

- CONC. BLOCK UNITS - GRADE N. F'm = 1300 P.S.I.
- BRICK UNITS - GRADE A. F'm @ 2500 P.S.I.
- GROUT - 2000 P.S.I.
- MORTAR - TYPE S - 1800 P.S.I.
- PROVIDE CURED-0-WIRE @ 16" O.C. VERT. IN HORZ. JOINTS 9 GAUGE WIRE OR EQUIVALENT U.L. TYPE WITH 30% EXPANSIVE WEAR ACTION.
- ALL CELLS WITH REBAR TO BE GROUDED SOLID.

STRUCTURAL STEEL:

- ASTM A-36, F_y = 36 KSI, STRUCTURAL TUBES SHALL BE ASTM A-500 (F_y = 46 KSI).
- BOLTS - ASTM A-307, LATEST AISC AND AWS CODES APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK. MIN. EMBELEMNT OF ALL BOLTS IN MASONRY, GROUT OR CONC. TO BE 7" UNL. ON PLANS.

3. SEE DETAILS FOR SIZES.

WELDING:

- EPOX LOW HYDROGEN RODS.

LUMBER:

- ALL SAWN LUMBER SHALL BEAR STAMP OF WPA OR APPLTS TESTING AGENCY.
- ROOF JOISTS, FLOOR JOIST, BEAMS, LEDGERS, AND PLATES TO BE DOUGLAS-FIR, #2 OR BETTER.
- 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.
- AT NON-BRC EXTERIOR CABLE ENDNAILS 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 16'-0".
- SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED LUMBER.

TRUSSES:

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

GLU-LAM BEAM:

- BEST COST DOUG. FIR/DOUG. FIR W/ F=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 BIRD EXPOSED DIRECTLY TO RAIN WATER-PROOF GLUE. BEAMS TO BEAR A.T.C. STAMP AND CERTIFICATE AND GRADE STAMP. STANDARD CAMBER R=2000 UNLESS OTHERWISE ON PLANS.

SHEATHING:

- 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).
- ALL ROOF SHEATHING SHALL HAVE: 8# COMMON @ 6" O.C. AT EDGES AND BOUNDARY. 8# AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS OR 14 GA. 11-3/4" 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).
- FLOOR SHEATHING TO BE 3/4" TONGUE AND GROOVE UNDERLAMENT (45/24) GROUP 1 W/ 4" HANG & MINIMUM ONE-INCH BOLT THROW AND RECEIVING STRIKE PLATE HOLE ONE-QUARTER INCH DEEPER THAN THE PROJECTED BOLT THROW, AND 2. HAVE A WEAR-RESISTANT COATING, AND 3. HAVE FASTENERS WHICH THREAD INTO THE CYLINDER BODY, 4. BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY.
- 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 EXTING. (CITY OF PEORIA REQUIREMENT)
- ALL EXT. WINDOWS ADJACENT TO LIVABLE AREAS SHALL BE DUAL PANE WITH U.B.C. STANDARD 10-5, PART II. (CITY OF PEORIA REQUIREMENT)
- ALL WINDOWS, EXTERIOR WINDOWS SHALL BE CONSTRUCTED AND INSTALLED SO AS TO PREVENT 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.

FRAMING:

- JOIST HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUIT.
- 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).
- ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES.
- ROOF AND FLOOR PLYWOOD SHEATHING PANEL EDGES SHALL BEAR ON FRAMING MEMBERS AND BUTT ALONG THEIR CENTER LINES WITH PANEL EDGES STAGGERED AND FACE GRAB PERPENDICULAR TO SUPPORT.
- SEE FRAMING PLANS FOR HEADERS OVER ALL OPENINGS IN EXTERIOR WALLS-VENTILATING POSITION. ANY LOCKING DEVICE USED ON WINDOWS IN THE EXTERIOR, USE TAB. STUDS UNDER BRG. POINTS OF GRADER AND BEAMS-LIN. ON PLANS.
- BRACED WALLS SHALL CONSIST OF BRACED WALL PANELS WHICH MEET THE REQUIREMENTS FOR LOCATION, TYPE AND AMOUNT OF BRACING AS SPECIFIED IN TABLE 23-11-R 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 THAN 8" FROM EACH END OF A BRACED WALL LINE. ALL BRACED PANELS SHALL COMPLY WITH 1991 UBC 2517(g), 1994 UBC 2326.1.1, 1997 UBC 2322.1.1, OR ENGINEER DESIGN.
- 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

GOLD SEALED CERTIFIED | PERFECT PLANS

[i] PLAN

THE FOUNDATION FOR A BETTER HOME

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.	1993	1993	1997
Goodyear	1994	1991	1991	1993		1994
MariCopa County	1991	1991	1991	1993		1994
Mesa	1994	1994	1994	1993		1994
Peoria	1994	1991	1994	1993		1994
Payson	1994	1994	1994	1996	1997	1997
Phoenix	1997	1997	1994 With Amend.	1996		1997
Scottsdale	1997	1997	1991 With Amend.	1996		1997
Surprise	1997	1997	1994 With Amend.	1996		1997
Tempe	1994	1991	1991	1990		1988

ELECTRICAL, MECHANICAL, AND PLUMBING DOCUMENTS ARE NOT REVIEWED NOR APPROVED BY THE CITY OF PHOENIX'S FIELD INSPECTORS.

ALL FENCES, RETAINING WALLS, SWIMMING POOLS, SPAS, AND DETACHED STRUCTURES SHALL REQUIRE A SEPARATE PERMIT.

Drafting Firm
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Structural Engineer
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Truss Engineer
VALLEY TRUSS FABRICATORS
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Mechanical Engineer
Chaz Roberts
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CONSTRUCTION TYPE

CONSTRUCTION TYPE: VII

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

SHEET INDEX

NO.	DESCRIPTION
C1	COVER SHEET
A1	FLOOR PLAN
A1.1	SHEAR WALL / DIM. PLAN
A2	FOUNDATION PLAN
A3	ROOF FRAMING PLAN
A4	ELEVATIONS
A4.1	ELEVATIONS
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E1	ELECTRICAL PLAN
P1	PLUMBING PLAN
M1	MECHANICAL PLAN
SD1	FOUNDATION DETAILS
SD2	DETAILS
SD3	DETAILS

PROJECT NO.: RH99-1018

DRAWN BY: [i] PLAN

DATE: 19 OCT 99

REVISIONS

NO.	DATE
1	
2	
3	
4	

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GENERAL SPECIFICATIONS
 SHEET CONTENT:

PROJECT NO.: RH99-1018
 DRAWN BY: [i] PLAN
 DATE: 19 OCT 99
 REVISIONS
 NO. DATE

PLAN 1045
 SHEET G-1