FINAL

Rezoning
for

Suncliff Phase 5

Submitted to:

City of Peoria
8401 West Monroe Street
Peoria, AZ 85345

By:

Suncliff 5 El Mirage L.L.C.
4435 South Eastern Ave.
Las Vegas, Nevada 89119

and

Coe & Van Loo Consultants, Inc.
4550 N. 12th Street
Phoenix, AZ 85014

August 22, 2000
Revised: September 25, 2000
Revised: October 30, 2000
Revised: November 16, 2000

Case # Z00-14

DEC 2000
Received
Planning Division
Z00-14
4th Sub

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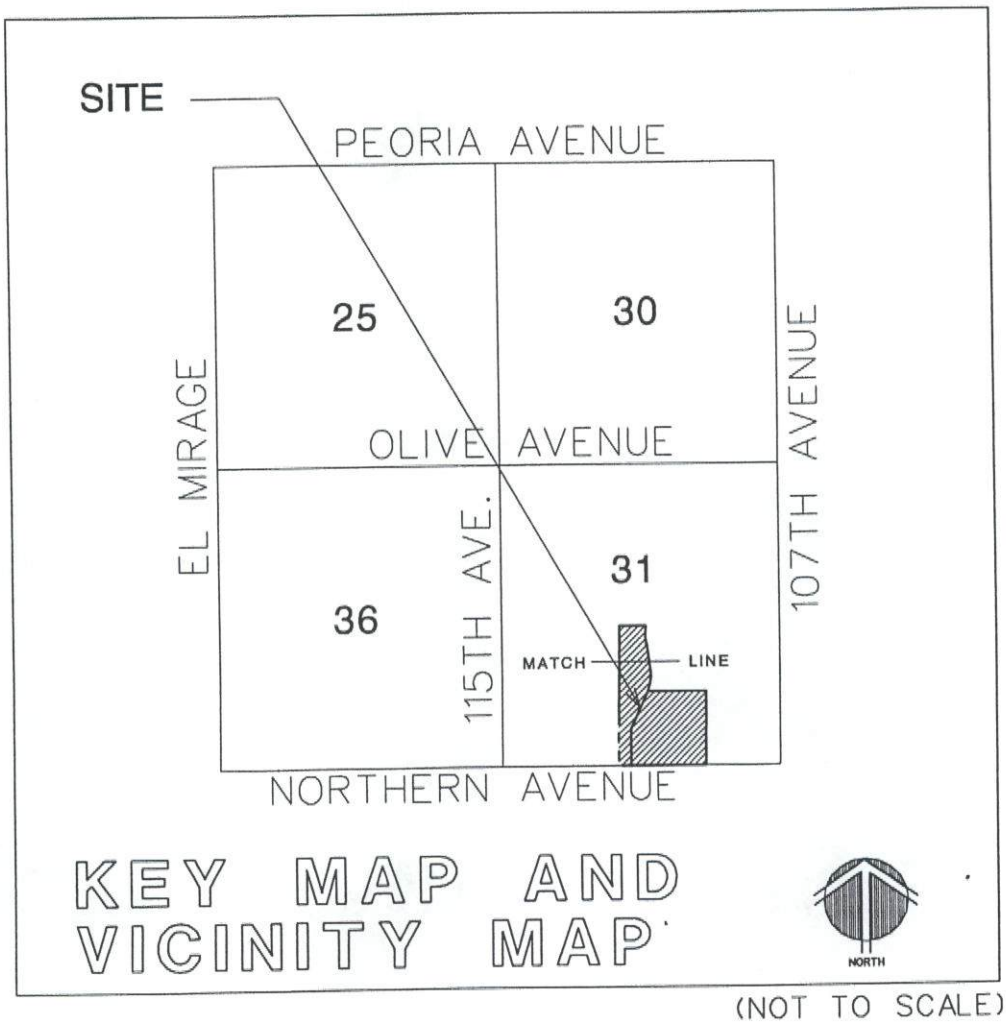


KEY MAP AND VICINITY MAP

(NOT TO SCALE)

List of Property Ownership

Suncliff 5 El Mirage L.L.C.
4435 South Eastern Ave
Las Vegas, Nevada
89119

Contact : Chris Ellis
480-816-8999

Parcel Numbers

142-73-003J, 142-73-003K & a portion of 142-73-003G,
A portion of 142-74-007B.

September 19, 2000

LEGAL DESCRIPTION FOR
SUNCLIFF PHASE 5
WEST PARCEL

That part of the South half of Section 31, Township 3 North, Range 1 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 31;

Thence South 89°03'42" West, along the South line of the Southwest Quarter of said Section 31, a distance of 224.02 feet;

Thence North 00°19'22" West, a distance of 71.25 feet to the Southeast corner of Lot 292 of "Barclays Suncliff", as recorded in Book 276 of Maps, Page 50, Maricopa County Records, said point also being the True Point of Beginning;

Thence continuing North 00°19'22" West, along the East line of said "Barclays Suncliff", a distance of 2,337.03 feet;

Thence North 88°54'44" East, a distance of 435.39 feet to the right-of-way line of "111th Avenue", as recorded in Instrument No. 86-218290, Maricopa County Records;

Thence, along said right-of-way line of "111th Avenue", the following courses:

Thence South 01°05'16" East, a distance of 1.02 feet;

Thence South 04°59'00" East, a distance of 73.60 feet to a point on a 2,030.00 foot radius non-tangent curve, whose center bears North 88°54'44" East;

Thence Southerly, along said curve, through a central angle of 06°23'12", a distance of 226.28 feet;

Thence South 07°28'28" East, a distance of 461.02 feet to the beginning of a tangent curve of 670.00 foot radius, concave Westerly;

Thence Southerly, along said curve, through a central angle of 23°08'15", a distance of 270.56 feet;

Thence South 15°39'47" West, a distance of 423.78 feet to the beginning of a tangent curve of 730.00 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 15°59'09", a distance of 203.67 feet;

Thence South 00°19'22" East, a distance of 411.28 feet;
Thence South 02°32'36" West, a distance of 100.00 feet;

Thence South 00°19'22" East, a distance of 180.72 feet to the beginning of a tangent curve of 20.00 foot radius, concave Northwesterly;

Thence Southwesterly, along said curve, through a central angle of 89°25'01", a distance of 31.21 feet to a point on the Northerly right-of-way line of "Northern Avenue";

Thence, along said right-of-way line of "Northern Avenue", the following courses:

Thence South 89°05'39" West, a distance of 99.92 feet;

Thence North 89°20'31" West, a distance of 224.04 feet to the True Point of Beginning.

Containing 22.679 Acres, more or less.

LEGAL DESCRIPTION FOR
SUNCLIFF 5

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 292, BARCLAYS SUNCLIFF, ACCORDING TO BOOK 276 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

THENCE NORTH 00°19'22" WEST, ALONG THE EAST LINE OF SAID BARCLAYS SUNCLIFF, 2337.03 FEET; THENCE NORTH 88°54'44" EAST, 435.39 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 111TH AVENUE, AS RECORDED IN DOCUMENT NO. 86-218290, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSES:

THENCE SOUTH 01°05'16" EAST, 1.02 FEET; THENCE SOUTH 04°59'00" EAST, 73.60 FEET (73.59 FEET, RECORD) TO A POINT ON A NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 88°54'44" EAST, 2030.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°23'12", AN ARC DISTANCE OF 226.28 FEET; THENCE SOUTH 07°28'28" EAST, 416.02 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 670.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°08'15", AN ARC DISTANCE OF 270.56 FEET (250.57 FEET, RECORD); THENCE SOUTH 15°39'47" WEST, 423.78 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 730.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'09", AN ARC DISTANCE OF 203.67 FEET; THENCE SOUTH 00°19'22" EAST, 411.28 FEET; THENCE SOUTH 02°32'36" WEST, 100.00 FEET; THECNE SOUTH 00°19'22" EAST, 180.72 FEET (18.11 FEET, RECORD) TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET; THECNE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°25'01": (89°25'11", RECORD), AN ARC DISTANCE OF 31.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF NORTHERN AVENUE; THENCE SOUTH 89°05'39" WEST, 99.92 FEET (SOUTH 89°05'49" WEST, 100.10 FEET, RECORD) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°20'31" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 224.04 FEET (224.03 FEET, RECORD) TO THE POINT OF BEGINNING.

OVERVIEW

Purpose

This rezone request proposes the development of a single family detached residential project, *Suncliff Phase 5*, totaling 59.13 acres. The single family units will be located on 5,500 square foot minimum lots. Open space is also provided in this development as the only other use. Currently the property is vacant. All Development within the *Suncliff Phase 5* P.A.D. will conform to the City of Peoria Design Review Ordinance. A preliminary plat for single family detached lots will follow the re-zone request for processing through the City of Peoria. This request represents a proposal which reflects the character and intent of the adjacent neighborhoods in a more consistent manner than the high density zoning which is currently in place.

Location

Suncliff Phase 5 is located on the north side of Northern Avenue at 111th Avenue on both the east and west sides. (See Exhibit A)

Zoning History

Currently the property is zoned RM-1 and C-1. This zoning allows for a high density residential use (412 units) that is not consistent with the surrounding neighborhood and the Peoria Comprehensive Plan. The surrounding neighborhood consists of mainly single family residences. In meetings with the neighborhood on previous multi-family proposals for this site, the neighbors voiced opposition to the high density residential use. The applicant has met numerous times with the neighbors in the surrounding developments and has received support for the lower density use of this property as reflected in this submittal.

SITE CONDITIONS

Surrounding Land Uses

The uses that surround *Suncliff Phase 5* mainly consist of single family dwelling units. To the east lies Country Meadow Estates with 6,000 square foot minimum lots and Country Meadows Condos Unit 3. To the south is Country Meadows Unit 10 with 5,775 square foot minimum lots and Country Meadows Condos Unit 2. To the west is Suncliff 4 with 6,000 square foot minimum lots and to the north is Coyote Ridge Golf Course.

Existing and Proposed Area Circulation

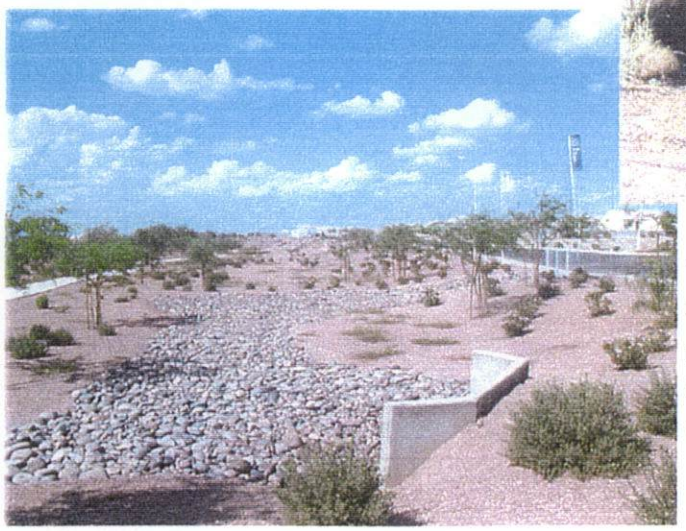
Suncliff Phase 5 is approximately 3-½ miles south of Grand Avenue and 2-½ miles west of the 101 Loop. The lower density use of 164 single family residences as opposed to 412 multi-family dwellings is expected to reduce the original anticipated traffic by almost 250%. The property is situated north of Northern Avenue at 111th Avenue and proposes to use both roads for access to the development. Full right-of -way dedication and improvements will be made to 111th Avenue with bike lanes along the site's frontage. Half street improvements will be made to Northern Avenue. No access is planned from 109th Avenue in order to reduce cut-through traffic. However, the applicant agrees to build a turn-around at the end of 109th Avenue for the benefit of the condominium owners.

Community Services

Suncliff Phase 5 is served by Peoria Unified School District. The school district has been contacted and an agreement has been negotiated to pay an impact fee by the developer. This agreement will be finalized prior to the rezoning of the property. Fire and Police protection will be provided by the City of Peoria.

Drainage

Suncliff Phase 5 drains to the southwest where a retention basin will be constructed at the northwest corner of Northern Avenue and 111th Avenue and will flow across 111th Avenue through culverts. Drainage from the north is cut off due to the existing perimeter wall adjacent to the Golf Course.



To the left is an example of a retention basin built for Suncliff Phase 4. This project proposes to utilize a similar xeriscape in its treatment of a portion of the open space and retention areas.

UTILITIES

Sewer

There is an existing 8" sewer line in Northern Avenue located approximately 350' west of the intersection of 111th Avenue. The project will connect with the appropriate sized line. Since all property north of *Suncliff Phase 5* is currently developed with sewer, no provisions have been made to extend sewer in 111th Avenue.

Water

Water lines currently exist in both 111th Avenue and Northern Avenue. All water lines within the subdivision will be 8 inches. An 8" waterline will be extended north in 111th Avenue to connect to the existing waterline at the school site.

Telephone

Qwest will provide telephone service to the area.

Electric Power

Arizona Public Service will provide power to the development. Power lines run along 111th Avenue and all lines less than 69kv will be installed underground.

LAND USE PLAN

The Peoria Land Use Plan indicates that this site is designated residential 2-5 (2.0-5.0 DU/AC) with a target density of 3.0 units per acre. This proposal is consistent with the Land Use Plan since a rezone to R1-6 would allow for densities within the 2-5 units per acre range. The preliminary development plan also provides for 164 single family lots which meet the target density of 3.0 units per acre.

One of the most significant design issues facing *Suncliff Phase 5* is the overhead transmission lines located on the west side of 111th Avenue. This posed a unique design challenge which needed to be addressed. The solution was to set this area aside as open space giving this project over 40% of open space and creating an area for the *Suncliff Phase 5* neighborhood to enjoy. This area will include walking paths and benches. A tot lot, and a ramada with a bar-b-que will be located at the southeast corner of 111th Avenue and Northern Avenue. This site can be utilized by the entire *Suncliff Phase 5* neighborhood without crossing a major road. In total, the open space provided is almost 25 acres (24.95) or 42% of the site. Useable open space totals over 7 acres or more than 11% of the site meeting the requirements of the City of Peoria.

Suncliff Phase 5 has 59.13 gross acres. (See Exhibit D for Preliminary Development Plan) The 164 lots of 50' X 110' with a minimum square footage of 5,500 square feet, and an average of 5,914 sq. ft., will give this development a gross density of 2.77 du/ac which is well within the density proposed by the Peoria Land Use Plan for this area.

Land Use Chart

	% of Total Area	Gross Acreage
Right-of-way (Arterial)	9%	5.24 Ac.
Open space	42%	24.79 Ac.
Residential	49%	29.10 Ac.
Total	100%	59.13 Ac.

The preliminary development plan shows a minimum 45 foot open space buffer along Northern Avenue which is in keeping with the open space buffer for Country Meadows to the east. Additionally, there will be a large open space tract on the west side of 111th Avenue. These areas will buffer this project for the existing single family developments to the south and west.

The project design also includes the construction of a wall and curb on the west side of 109th Avenue. *Suncliff Phase 5* is not taking access from that street, therefore, no traffic impact will be created that will affect the existing subdivision to the east. Additionally, a turnaround will be provided at the north end of 109th Avenue.

Suncliff Phase 5 will include a 6' wide meandering sidewalk along Northern Avenue in the same likeness as was developed within Suncliff Phase 4 as shown to the left.

SINGLE FAMILY RESIDENTIAL DEVELOPMENT

Development Standards

Suncliff Phase 5 is designed to meet the City of Peoria standards unless otherwise stated in this PAD.

Development Standards	PAD	R1-6 Requirements
Minimum Lot Size	5,500	6,000
Min. Lot Width	50'	50'
Min. Lot Depth	110'	100'
Front Setback	20' (1)	20'
Side Setback	5'	5' & 8'
Total Side Setback	10'	13'
Corner Setback	10'	10'
Rear Setback	15' (2)	15'
Max. Lot Coverage	50 %	45 %
Max. Bld. Height	25'	25'

(1) Staggered setbacks will be provided per the City of Peoria guidelines

(2) Per section 14-33-2 building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than twenty (20) feet.

Note: Group Care Facilities shall be subject to the following conditions (per Ord. No. 97-41):

A. All vehicular access to the facility shall be from arterial or collector streets.

B. Compliance with the standards of this Chapter (14-33-3.P), and all building and fire codes.

C. No such facility is located on a lot with a property line within One Thousand, Three Hundred Twenty (1,320) feet, measured in a straight line in any direction, of the lot line of another facility.

D. In the event that the appropriate state licensing agency revokes or terminates an applicant's license, the certificate of registration filed with the city shall be deemed to be revoked as of the date of the license revocation or termination.

Note: Accessory Buildings shall be subject to the following conditions

A. Accessory Buildings greater than 8' high shall conform with the principle building setbacks.

B. Accessory Buildings less than 8' must be a minimum of 3' from the property line with a solid fence or masonry wall of not less than 6' shielding the view.

C. Accessory Buildings less than 7' high must be for storage purposes only.

D. Accessory Buildings less than 120 sq. ft. and less than 7' high may be located adjacent to the property line. Must have a solid masonry wall not less than 6' high and extending 3' in both directions. Must be located 6' from other on-site buildings. Shall not be served by utilities. All roof drainage must flow back onto the owners property.

Architectural Character

Suncliff Phase 5 will provide five housing plans with three elevations each (See Appendix B). Roof tiles and the color palette will provide diverse options for the home buyer and variety in the development. Suncliff Phase 5 will conform to the requirements of the City of Peoria Design Review Manual. The applicant is aware that all housing plans will be approved through the design review process.

Signage

Suncliff Phase 5 will conform to the City of Peoria Zoning Ordinance 14-34-8. Entry monuments are proposed at the Northern Avenue entrance and the 111th Avenue entrance. (See Exhibit H)

Lighting

Arizona Public Service will provide the standard Street Lighting for the project with no other lighting anticipated. Lighting structures will not exceed 16' in height in a residential district and all lighting in *Suncliff Phase 5* will comply with the Dark Sky Ordinance.

LANDSCAPING

Design Specifications

Design Specification will be specified in the *Suncliff Phase 5* CC&R's.

General/Overall Character

The character of the *Suncliff Phase 5* landscaping will seek to unify the development and provide an overall amenity that will benefit the entire community. The proposed open space will encompass more than 40% of the development.

Due to the transmission lines on the west side of 111th Avenue, the design places the majority of the open space in that location in order to site the houses on the east side of 111th Avenue. The portion of land west of 111th Avenue is entirely set aside for open space. This area will allow for retention and will create a large amount of space for the enjoyment of the entire neighborhood. The open space to be provided on the west side of 111th Avenue will not be walled off from the surrounding neighborhoods. Suncliff Phase 4 will have access to the open space from 111th Lane. The design for this P.A.D. proposes to provide buffers along both sides of 111th Avenue. The north is buffered by the existing Golf Course. To the east the homes will not take access from 109th Avenue and a perimeter wall will be built so that the placement of the homes will not intrude on the existing homes on the east side of 109th Avenue. A minimum 45' landscape buffer is proposed along Northern Avenue, not only to provide the residents of *Suncliff Phase 5* a separation from the arterial but also to continue the open space provided by Country Meadows

Estates. This use of open space will help the development fit into the surrounding neighborhoods seamlessly. In order to meet the City of Peoria requirements of 11% open space, the applicant has provided amenities within the open space to make it more inviting and useable. All retention basins will comply with the 100-year, two-hour storm. The retention area on the west side of 111th Avenue will be improved with a multi-purpose path made up of 4" stabilized decomposed granite that is 6' to 8' wide. This path will also have connections to the adjacent neighborhood. Benches will be placed around the walking path. A tot lot and a ramada with a bar-b-que is proposed at the northeast corner of 111th Avenue and Northern Avenue.

Landscape Standards

All open space tracts will be dedicated to and maintained by the *Suncliff Phase 5* Homeowners Association.

Amenities

Suncliff Phase 5 will provide amenities interspersed throughout the open space. These amenities include benches around the walking trail, a ramada with two bar-b-ques, and a proposed tot lot.

Fences and Walls

An existing view fence abuts the Golf Course. A 4" CMU wall will be constructed around the remainder of the project with theme columns. The 6' high masonry wall will comply with the undulation requirements of the City of Peoria (See preliminary wall layout). The 4" CMU wall adjacent to Northern Avenue will be 8' high. However, the tot lot at the west end of the development will be constructed with a view wall/fence.

Street Lights

Arizona Public Service will provide the standard Street Lighting for the project with no other lighting anticipated. Lighting structures will not exceed 16' in height in a residential district and all lighting in *Suncliff Phase 5* will comply with the Dark Sky Ordinance.

Plant Schedule

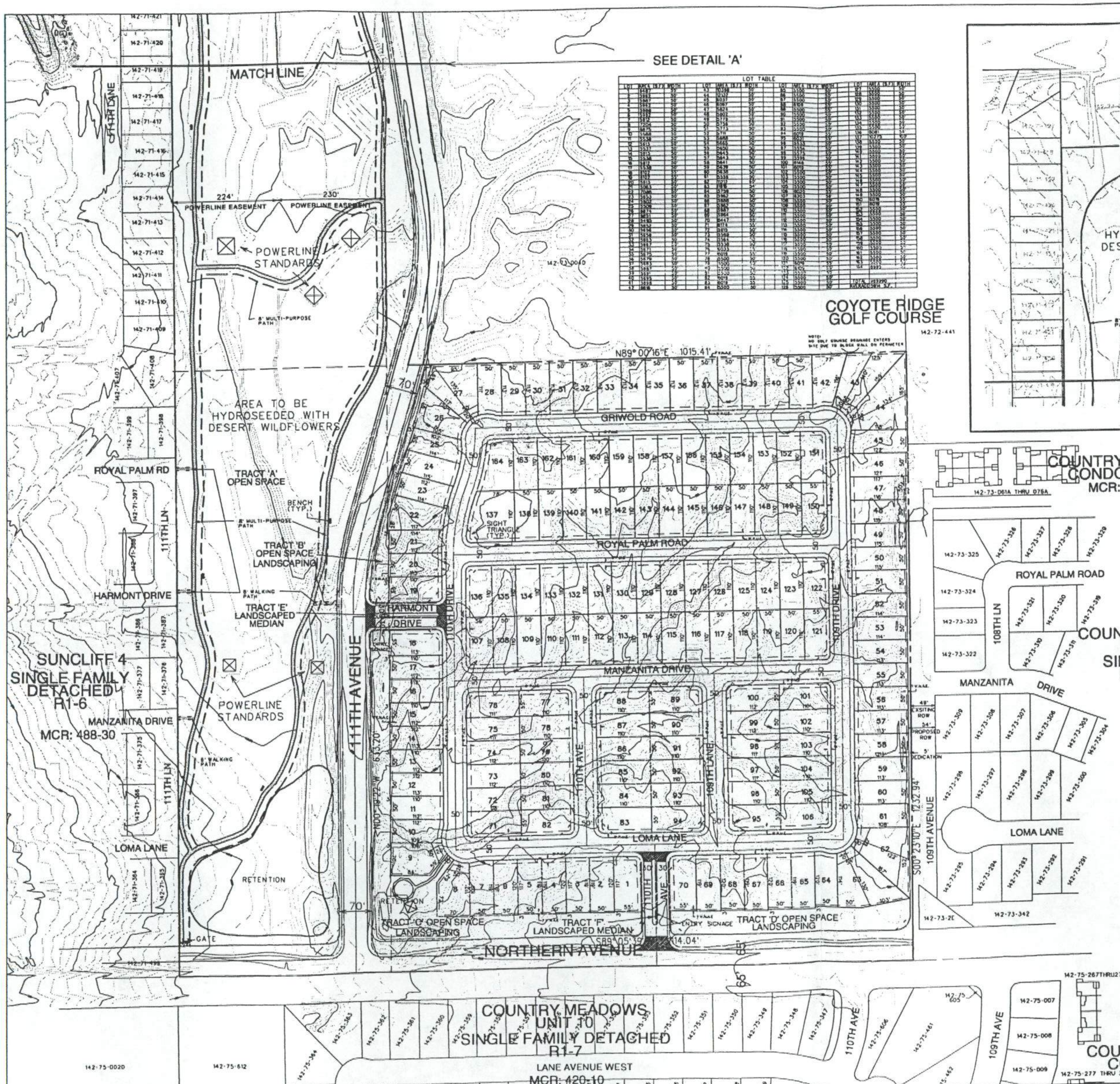
See Conceptual Landscape Plan.

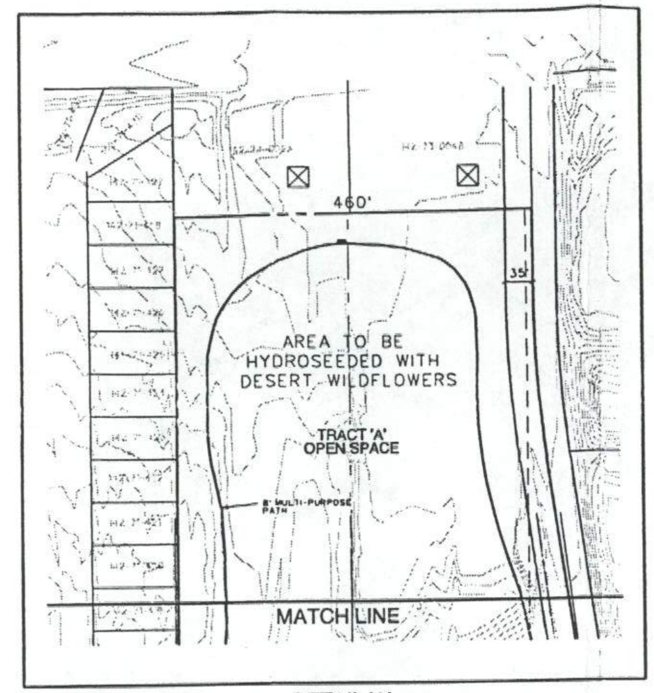
Maintenance

All open space will be dedicated to and maintained by the *Suncliff Phase 5* Homeowners Association.

PHASING

Suncliff Phase 5 is proposed to be built in one phase.





DETAIL 'A'

PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT FOR SUNCLIFF PHASE 5

PREPARED FOR:

SUNCLIFF 5 EL MIRAGE L.L.C
4435 SOUTH EASTERN AVE.
LAS VEGAS NEVADA 89009
(480) 816-8999
CONTACT: CHRIS ELLIS

PREPARED BY:

COE & VAN LOO
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4304 (FAX)
CONTACT: JOE WALSH

SITE DATA:

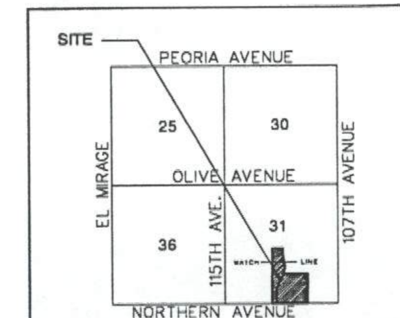
EXISTING ZONING	RM-1 & C-1
PROPOSED ZONING	PAD
GROSS AREA	59.13 AC
NET AREA	54.25 AC.
TYPICAL LOT SIZE	50' X 110'
MINIMUM LOT AREA	5,500 S.F.
AVERAGE LOT SIZE	5,914 S.F.
AVERAGE LOT WIDTH	51 L.F.
NUMBER OF LOTS	164 LOTS
DENSITY GROSS	2.77 DU/AC
DENSITY NET	3.02 DU/AC

UTILITIES:

WATER	CITY OF PEORIA
SEWER	CITY OF PEORIA
REFUSE DISPOSAL	CITY OF PEORIA
ELECTRIC	APS
SCHOOL DISTRICT	PEORIA UNIFIED S.D.
TELEPHONE	QWEST
FIRE PROTECTION	CITY OF PEORIA
POLICE	CITY OF PEORIA
CABLE	COX CABLE

TRACT TABLE

TRACT	AREA	USAGE
A	22.68 AC.	OPEN SPACE / RETENTION
B	0.21 AC.	LANDSCAPE
C	1.48 AC.	LANDSCAPE / RETENTION
D	0.58 AC.	LANDSCAPE / RETENTION
E	0.30 AC.	LANDSCAPE
F	0.30 AC.	LANDSCAPE



KEY MAP AND VICINITY MAP

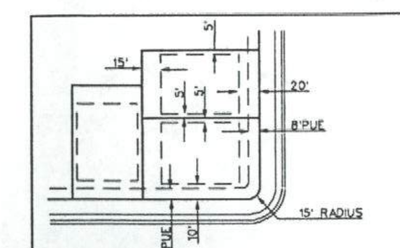
(NOT TO SCALE)

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTE:

1. PROJECT TO BE CONSTRUCTED IN ONE PHASE.
2. ALL TRACTS TO BE OWNED AND MAINTAINED BY SUNCLIFF 5 HOMEOWNERS ASSOCIATION.
3. ALL LOTS WILL BE SINGLE FAMILY DETACHED.
4. STREETS DO NOT EXCEED 900' IN LENGTH.
   GRISWOLD ROAD 759'
   ROYAL PALM ROAD 810'
   MANZANITA DRIVE 812'
   LOMA LANE 812'
   109TH DRIVE 900'
5. ALL CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
6. ALL OPEN SPACE AND RETENTION AREAS WILL BE DEDICATED TO AND MAINTAINED BY THE SUNCLIFF PHASE 5 HOMEOWNERS ASSOCIATION.
7. STAGGERED SETBACKS WILL BE PROVIDED PER THE CITY OF PEORIA GUIDELINES.
8. PER SECTION 14-33-2 BUILDING SETBACKS FROM ALL PROPERTY LINES WHICH FORM THE PERIMETER OF THE P.A.D. SHALL BE NO LESS THAN TWENTY (20) FEET.
9. ALL OVERHEAD ELECTRICAL LINES LESS THAN 69 KV SHALL BE INSTALLED UNDERGROUND AT THE DEVELOPERS EXPENSE.
10. ROYAL PALM BLOCK LENGTH IS 812' WHICH IS LESS THAN THE MAX. BLOCK LENGTH ALLOWED OF 816' WHICH IS 16 X 51' (AVE. LOT WIDTH).



MAXIMUM LOT COVERAGE 50%

SETBACKS

FRONT	20'
REAR	15'
SIDE	5'
STREETSIDE	10'

TYPICAL LOT DETAIL

(NOT TO SCALE)

SCALE: 1" - 100'

P00-25
JOB# 000070-01
DATE: 9-6-00
REVISION DATE 9-25-00
REVISION DATE 10-25-00
REVISION DATE 11-14-00

CVL

NORTH

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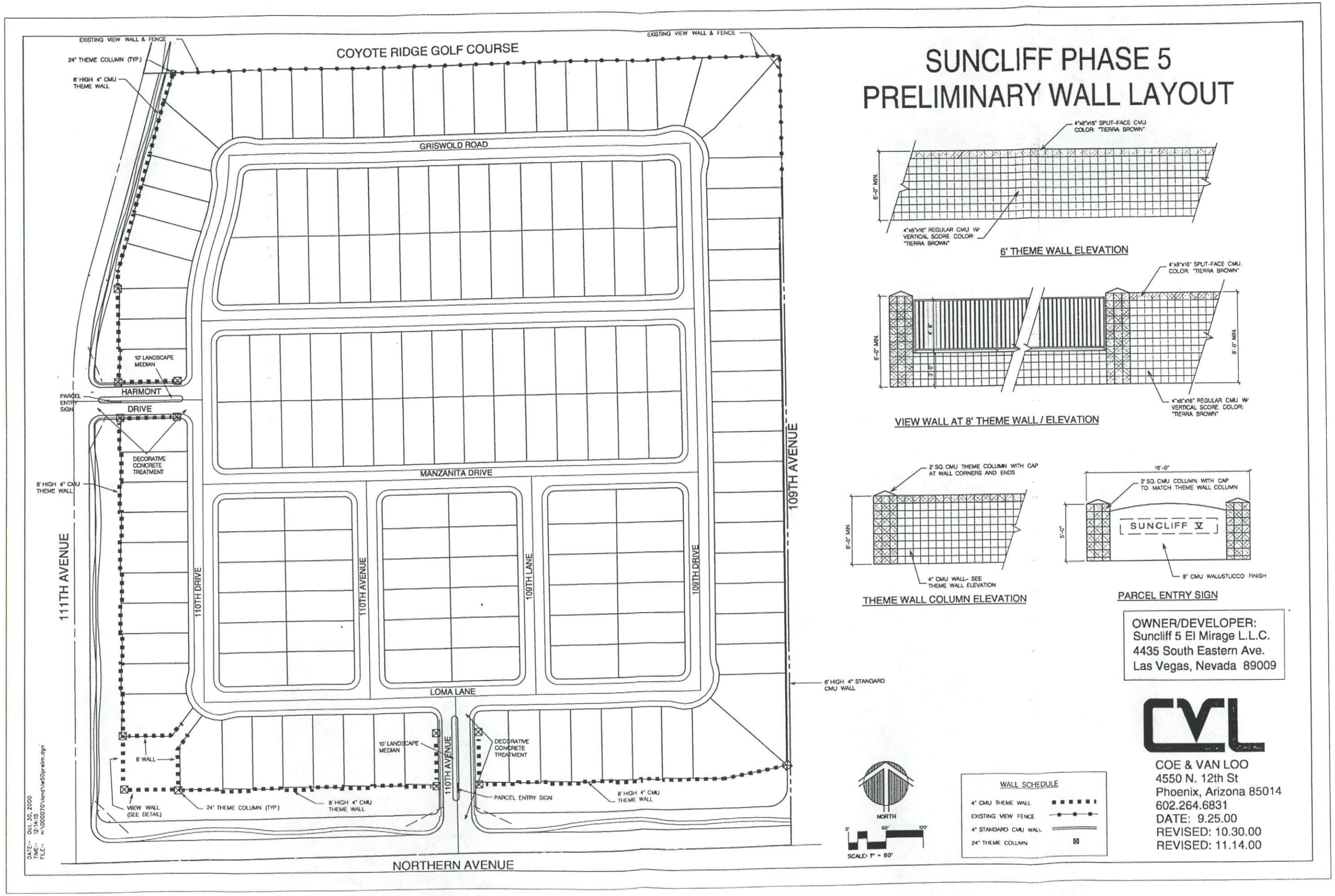
SUNCLIFF PHASE 5
PRELIMINARY WALL LAYOUT



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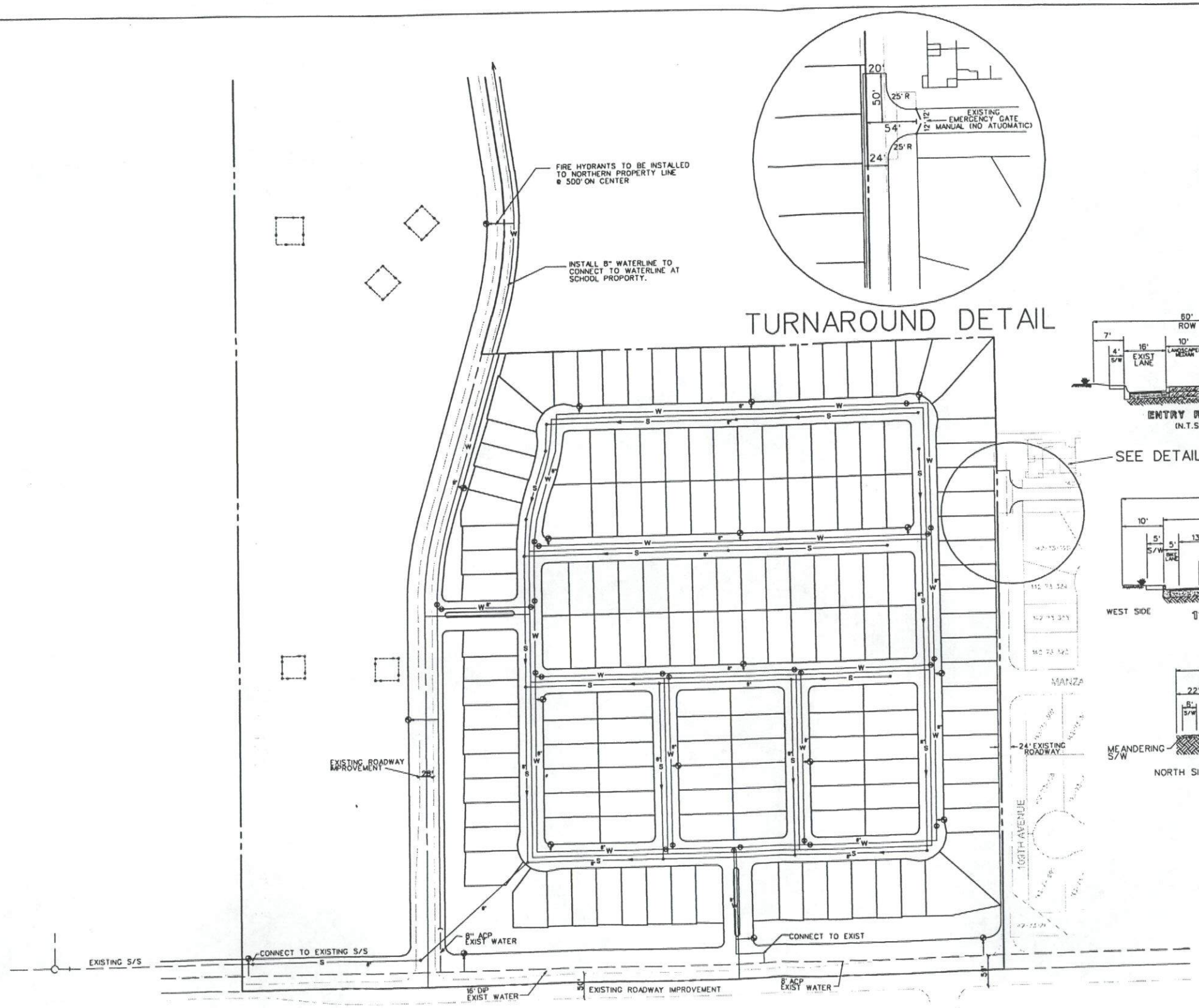
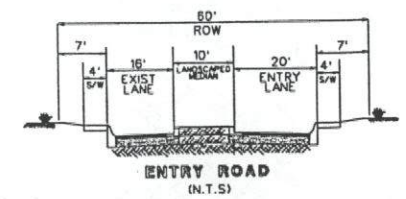
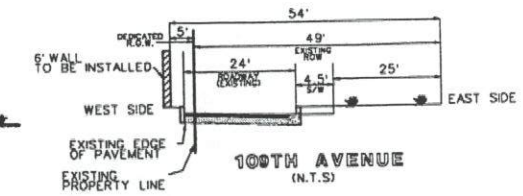
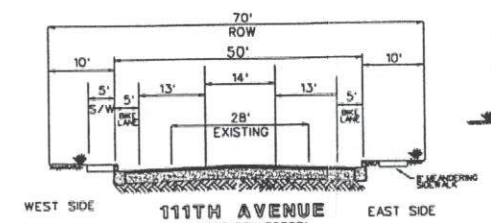
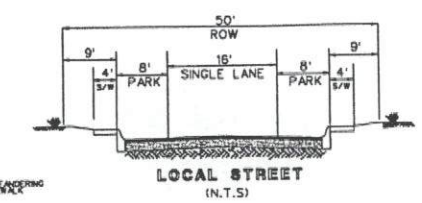
PRELIMINARY UTILITY PLAN FOR SUNCLIFF PHASE 5

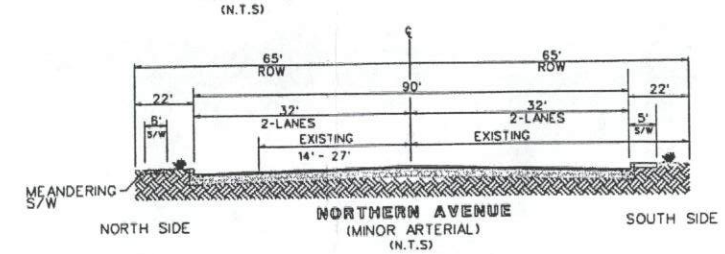












LEGEND:

EXISTING WATER	—— W ——
EXISTING SEWER	—— S ——
PROPOSED WATER	—— W ——
PROPOSED SEWER	—— S ——
PROPOSED VALVE	—— ⊗ ——
PROPOSED MANHOLE	—— ○ ——
FIRE HYDRANT	

0' 25' 100' 200'

SCALE: 1" = 100'

CVL

DATE: 9-26-00
CVL JOB#: 00-0070-01
REVISION DATE: 10-25-00
REVISION DATE: 11-14-00

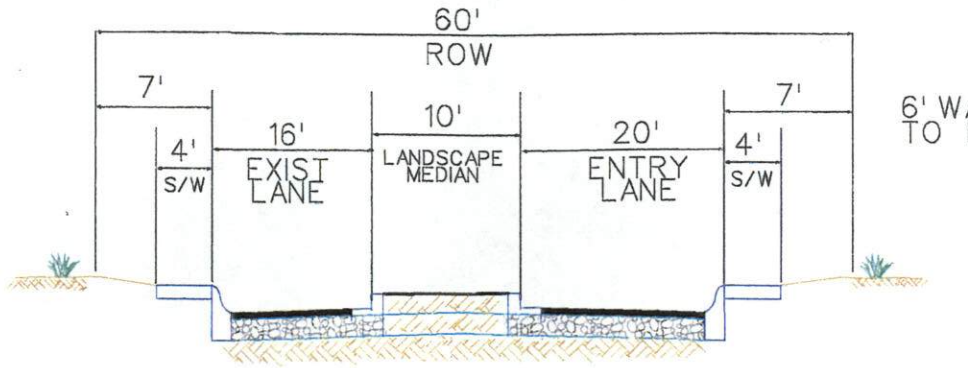
NORTH

DATE:- Sep 26, 2000
TIME:- 15:05:52
FILE:- n:\000070\land\pwspl.dgn

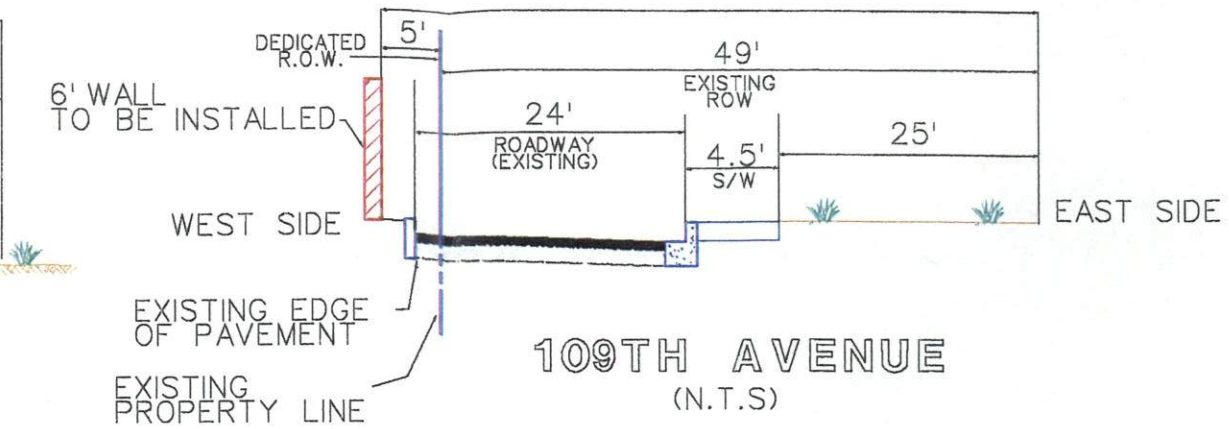
n:/000070/land/pwspl.dgn Nov. 14, 2000 08:53:15

SUNCLIFF PHASE 5

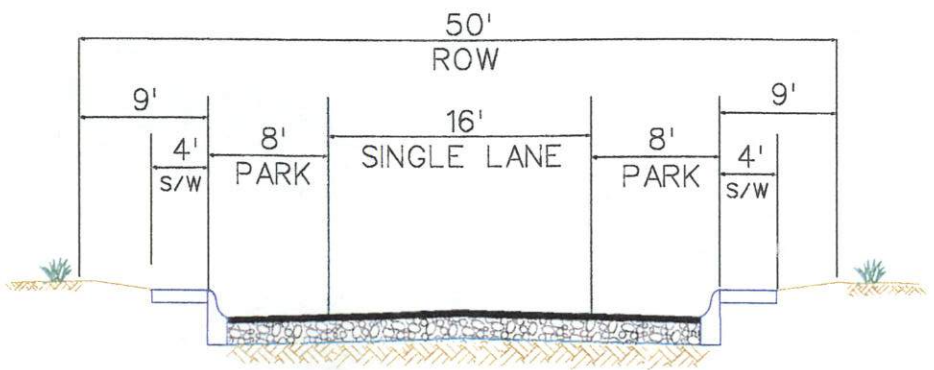
STREET SECTION



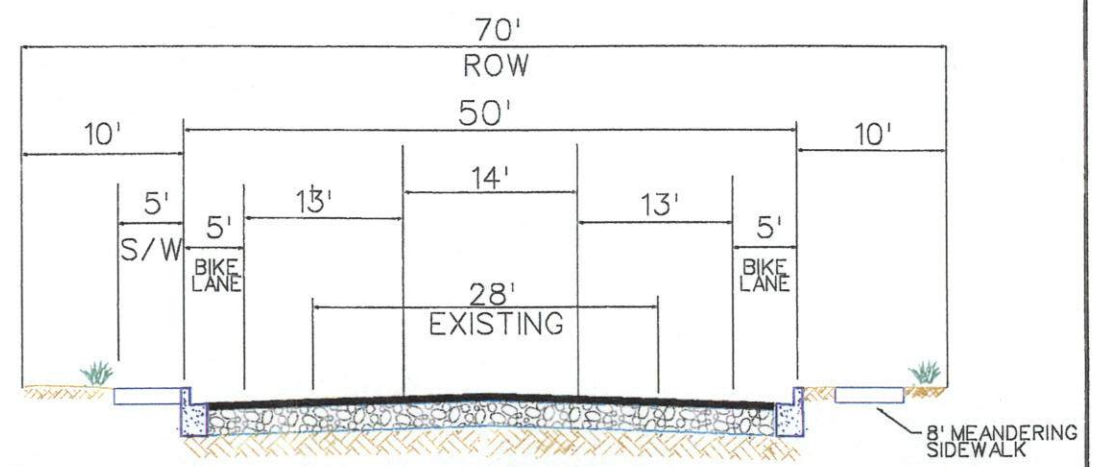
ENTRY ROAD
(N.T.S)



109TH AVENUE
(N.T.S)



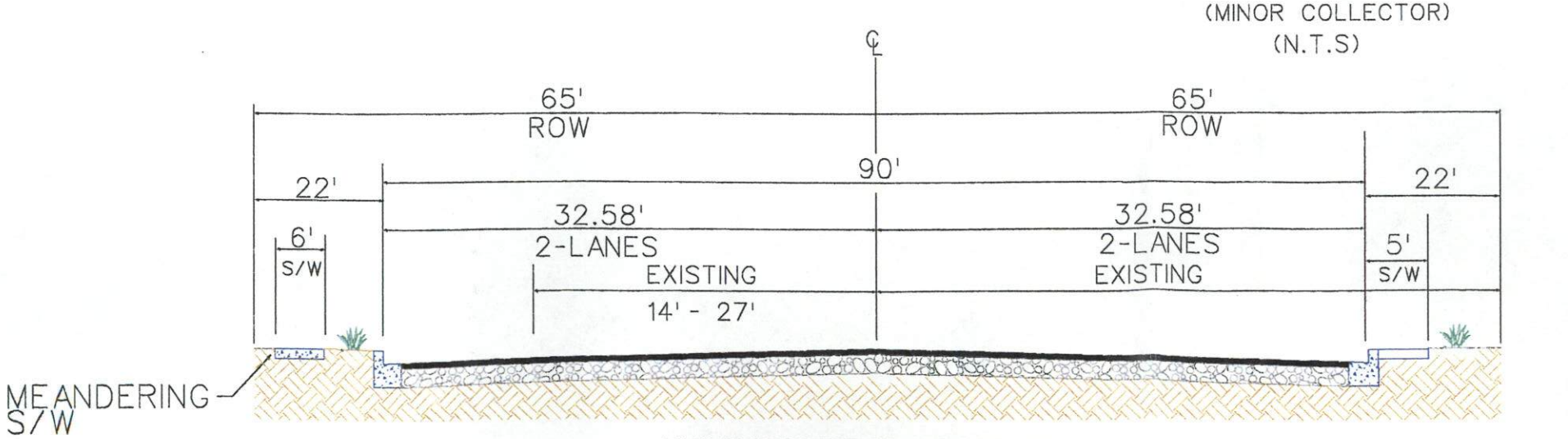
LOCAL STREET
(N.T.S)



WEST SIDE

111TH AVENUE
(MINOR COLLECTOR)
(N.T.S)

EAST SIDE



NORTH SIDE

NORTHERN AVENUE
(MINOR ARTERIAL)
(N.T.S)

SOUTH SIDE

NOT TO SCALE

CVL

DATE: 04/25/00
REVISED 9/25/00
REVISED 10-25/00
REVISED 11/14/00
CVL JOB# - 00-0070-01

NORTH

TIME:-
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08:35:23
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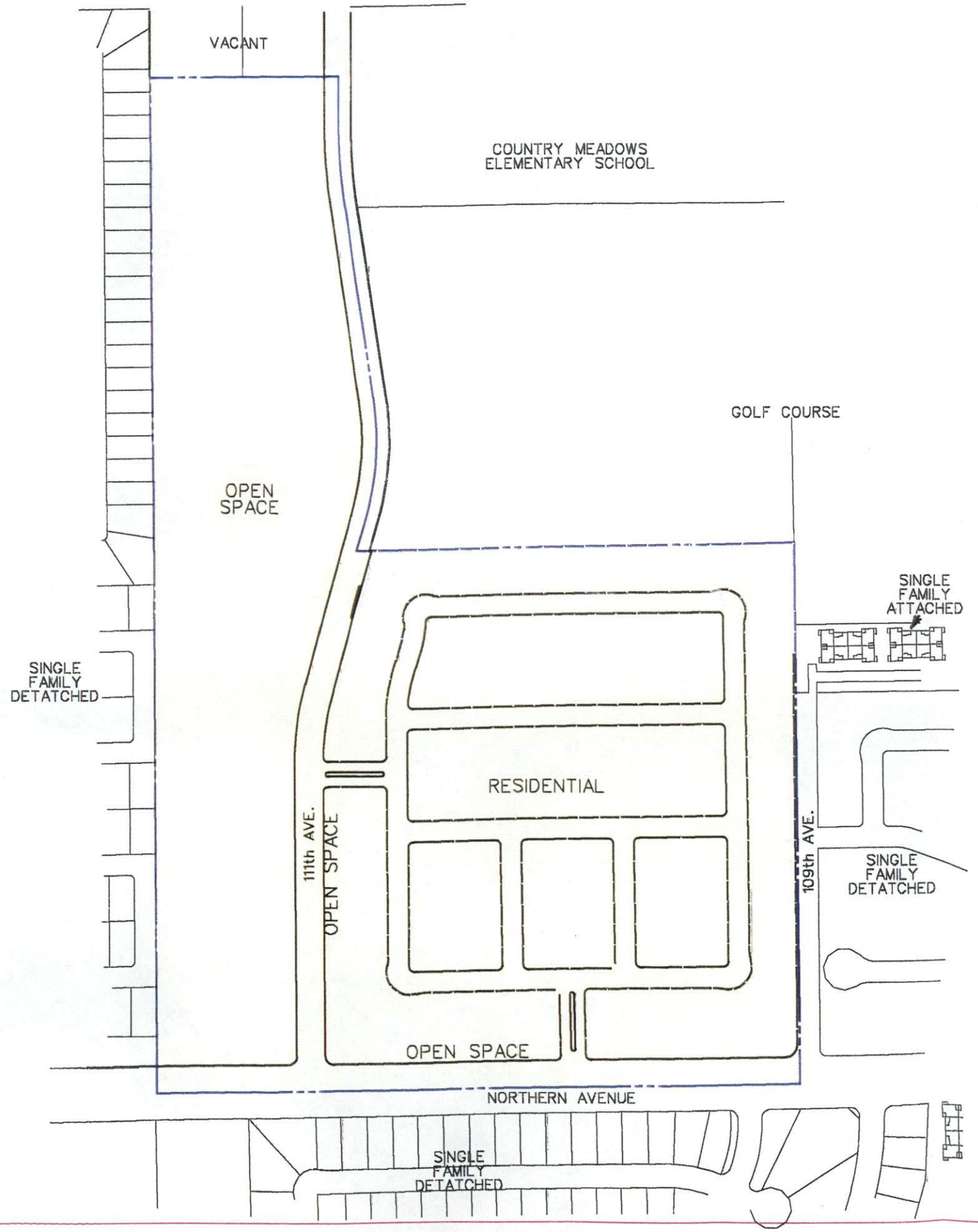
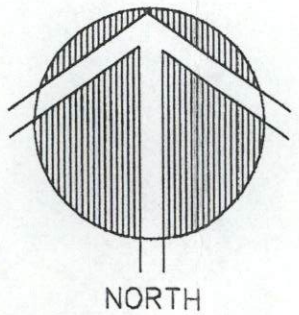


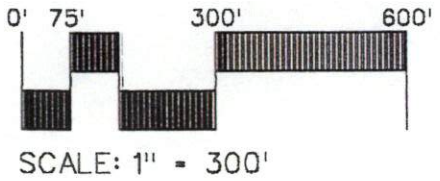
SUNCLIFF PHASE 5

CONCEPT PLAN

LAND USE SUMMARY TABLE

PROPOSED LAND USE	GROSS AREA	PROPOSED DENSITY	% OF TOTAL PROJECT AREA
RESIDENTAL	59.13 AC.	3.0 DU/AC	100%





CVL

DATE: 8-22-00
REVISED: 10-25-00
CVL JOB# - 00-0070-01

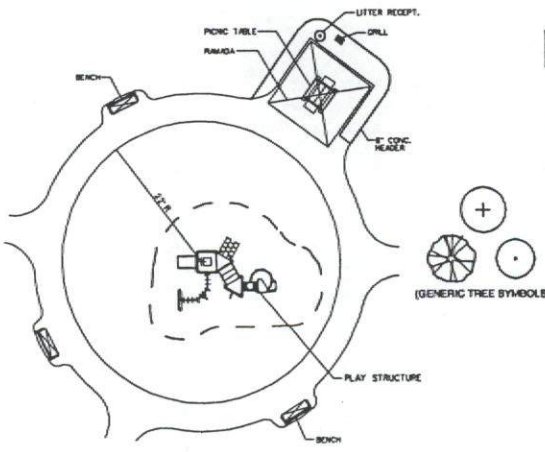
TIME:- 14:39:19
FILE:- n:\000025\land\ehec-c.dgn

SUNCLIFF PHASE 5 PRELIMINARY LANDSCAPE PLAN

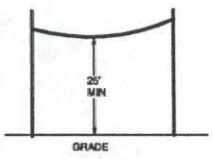
Preliminary Legend

BOTANICAL NAME:	COMMON NAME:	SIZE:
TREES:		
Acacia smallii	Sweet Acacia	24" box
Cercidium floridum	Blue Palo Verde	15 gal.
Prosopis sp. "Phoenix"	Thornless Mesquite	24" box
Cercidium hybrid 'Desert Museum'	'Desert Museum' Palo Verde	24" box
Ulmus parvifolia	Evergreen Elm	15 gal.
Acacia Schaffneri	Twisted Acacia	15 gal.
Caesalpina Cacalaco	Cascalote	15 gal.
SHRUBS:		
Calliandra californica	Baja Fairy Duster	5 gal
Leucophyllum laevigatum	'Rio Bravo' Sage	5 gal
Leucophyllum"Green Cloud"	Green Cloud Texas Sage	5 gal
Dodonea viscosa	Green Hopbush	5 gal
Tecoma stans angustifolia	Arizona Yellowbells	5 gal
Ruellia peninsularis	Baja Ruellia	5 gal
GROUNDCOVERS & ACCENTS		
Acacia redolens	Desert Carpet Acacia	5 gal
Agave vilmoriniana	Octopus Agave	5 gal
Bacharis sp.Thompsonii	Starn's Desert Broom	1 gal
Convolvulus cneorum	Bush Morningory	5 gal
Dalea greggii	Trailing Indigo	1 gal
Hesperaloe parviflora	Red Yucca	5 gal
Lantana sp. "New Gold"	"New Gold" Lantana	1 gal
Rosmarinus officinalis	Trailing Rosemary	1 gal

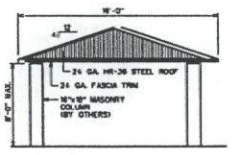
LANDSCAPE SUMMARY		
REQUIRED LANDSCAPING	REQUIRED	PROVIDED
STREET FRONTAGE:		
1 TREE PER 30 FEET	326	326
3 SHRUBS PER 30 FEET	567	567
RETENTION:		
1 TREE PER 30 FEET	48	48
3 SHRUBS PER 30 FEET	145	145
TOTAL TREES:	244	244
TOTAL SHRUBS:	732	732
25% OF TREES 24" BOX	61	61
80% OF RIGHT OF WAY	1475	1475
LANDSCAPED AT MATURITY		
TOTAL OPEN SPACE AREA -24.67 ACRES		



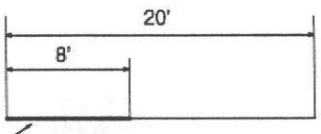
TOT LOT DETAIL



POWERLINE MIDSPAN MINIMUM CLEARANCE DETAIL



RAMADA DETAIL



ACCESSWAY SECTION

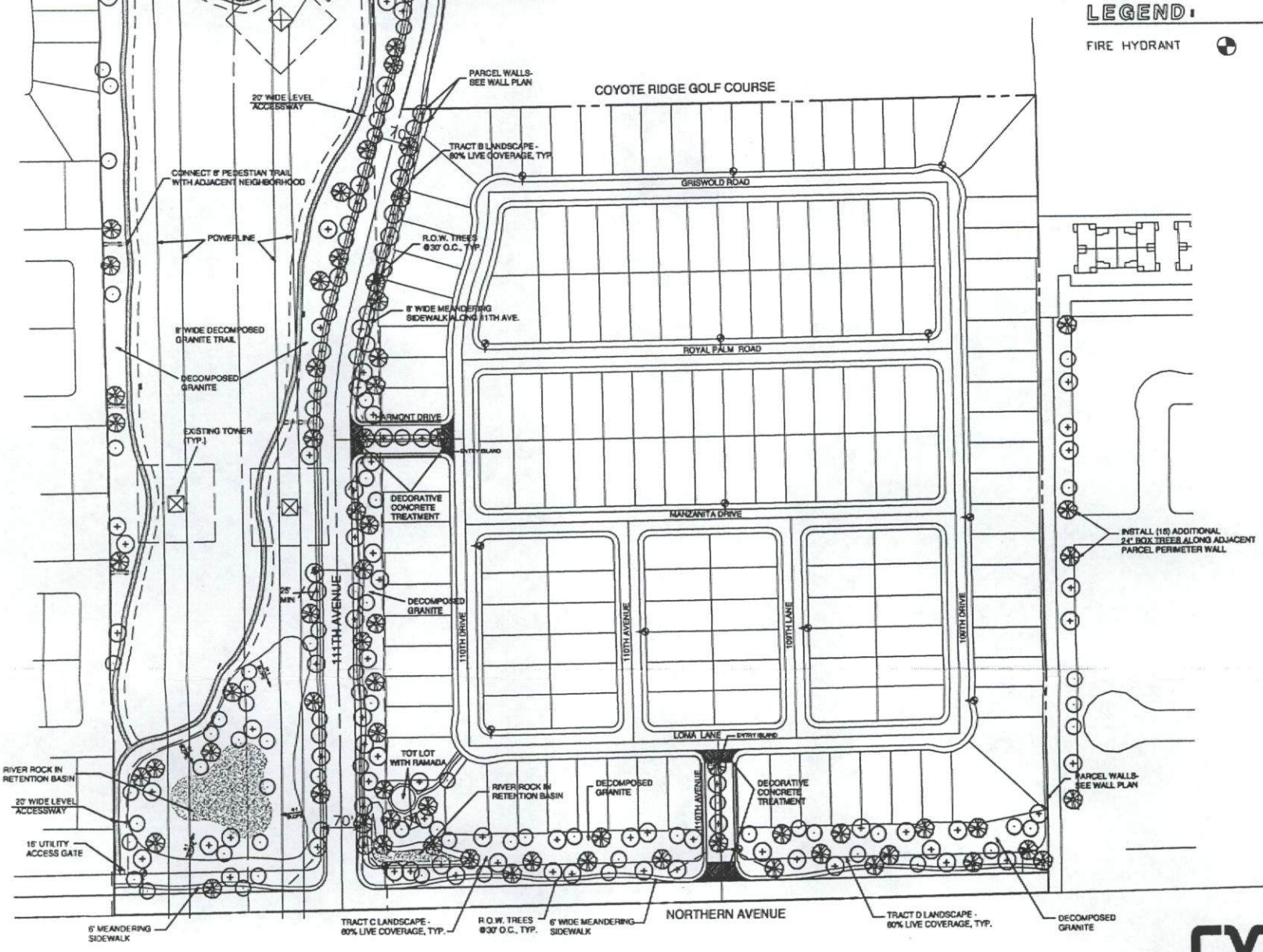
(N.T.S)

NOTE:

1. 3' CLEARANCE SHALL BE LOCATED AROUND ALL FIRE HYDRANTS
2. 25% OF ALL TREES SHALL BE 24" BOX
3. TREES AND SHRUBS PLANTED WITHIN THE POWER EASEMENT SHALL NOT EXCEED 15 FEET IN HEIGHT AT FULL GROWTH AND WILL HAVE APPROPRIATE SETBACKS FROM THE 20' ACCESSWAY AND THE 50' AREAS AROUND THE TOWERS. TREES TO BE USED IN THE POWER EASEMENTS TO BE TWISTED ACAICA AND CASCALOTE

LEGEND:

FIRE HYDRANT



CVL

0' 100' 200'

SCALE: 1" = 100'

NORTH

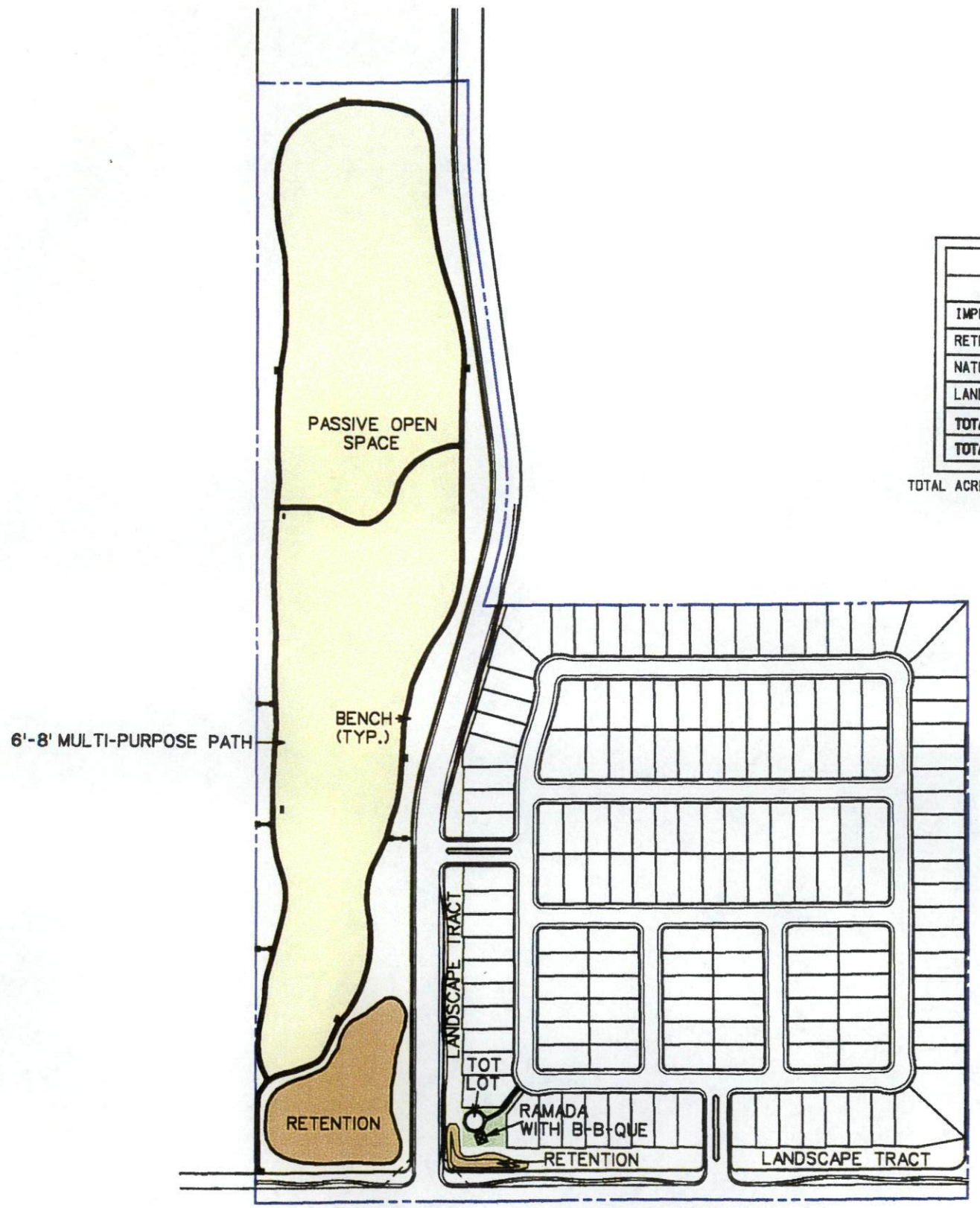
OWNER/DEVELOPER:
Suncliff 5 El Mirage L.L.C.
4435 South Eastern Ave.
Las Vegas, Nevada 89009

COE & VAN LOO
4550 N. 12th St
Phoenix, Arizona 85014
602.264.6831
DATE: 10.30.00
REVISED: 11.14.00

n:/000070/land/ls50prelim.dgn Dec. 11, 2000 15:37:22

SUNCLIFF PHASE 5

OPEN SPACE EXHIBIT



OPEN SPACE SUMMARY TABLE			
USE	AREA	OPEN SPACE %	TOTAL SITE %
IMPROVED OPEN SPACE	5.52 AC.	22 %	9 %
RETENTION	1.86 AC.	8 %	3 %
NATURAL OPEN SPACE	15.31 AC.	61 %	26%
LANDSCAPE TRACT	2.10 AC	9 %	4 %
TOTAL	24.79 AC.	100 %	42%
TOTAL SITE	59.13 AC.		

TOTAL ACRES OPEN SPACE = 24.79 ACRES, 42% OF TOTAL PROJECT ACRERAGE 59.13 AC.
IMPROVED OPEN SPACE WITH RETENTION AREA IS 12%

AMMENITIES SCHEDULE:

TOT LOT	1
RAMADA WITH B-B-QUE	1
BENCHES	6
6'-8' MULTI-PURPOSE PATH WITH 4" STABILIZED D.G.	1

TURF AREA

IMPROVED OPEN SPACE

PASSIVE OPEN SPACE

RETENTION

0' 75' 300' 600'

SCALE: 1" = 300'

CVL

DATE: 04/25/00
REVISED 9/25/00
REVISED 10-25/00
REVISED 11/14/00
CVL JOB# - 00-0070-01

NORTH

TIME:- 09:43:53
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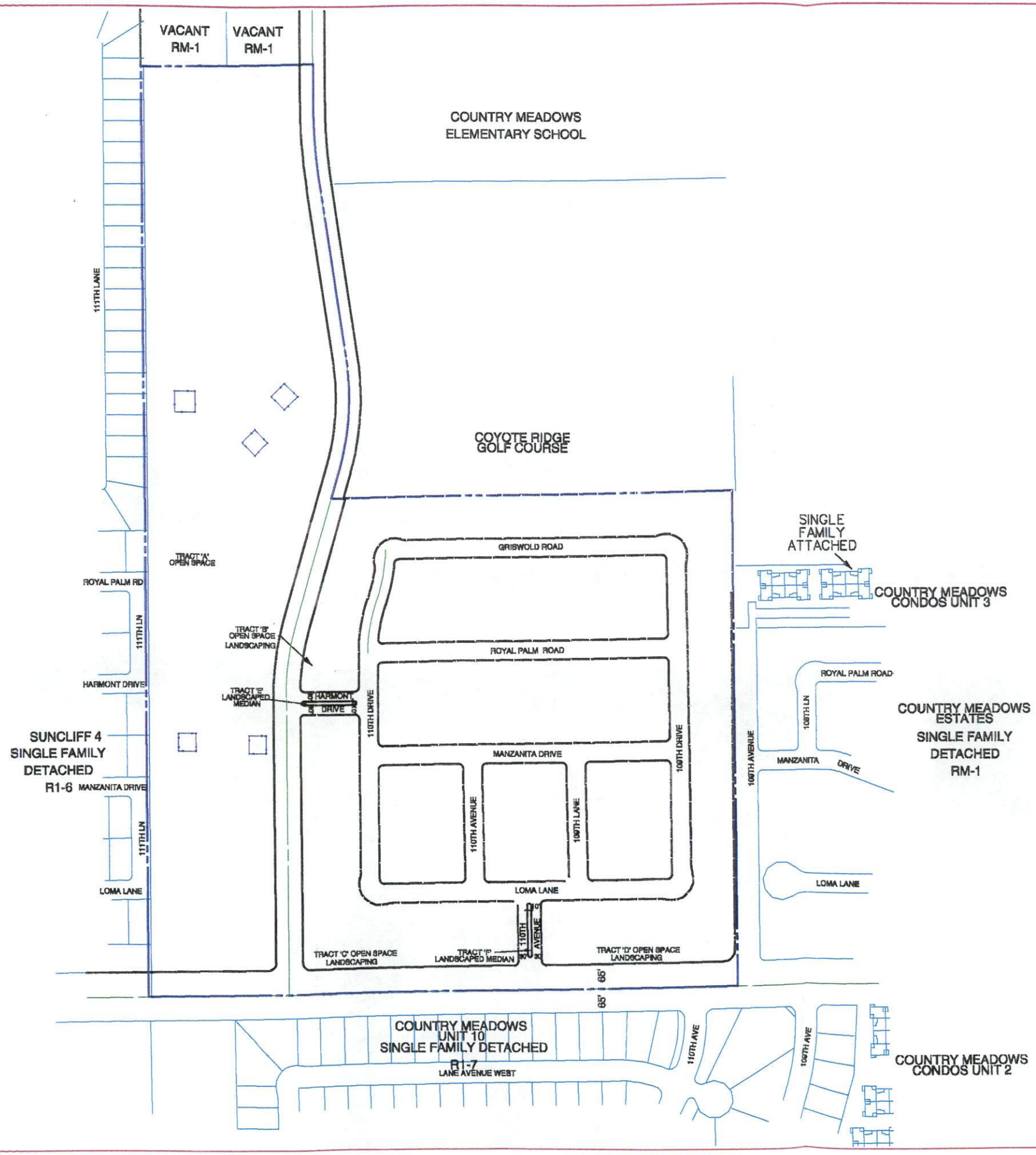
SUNCLIFF PHASE 5

ADJACENT LAND USE EXHIBIT



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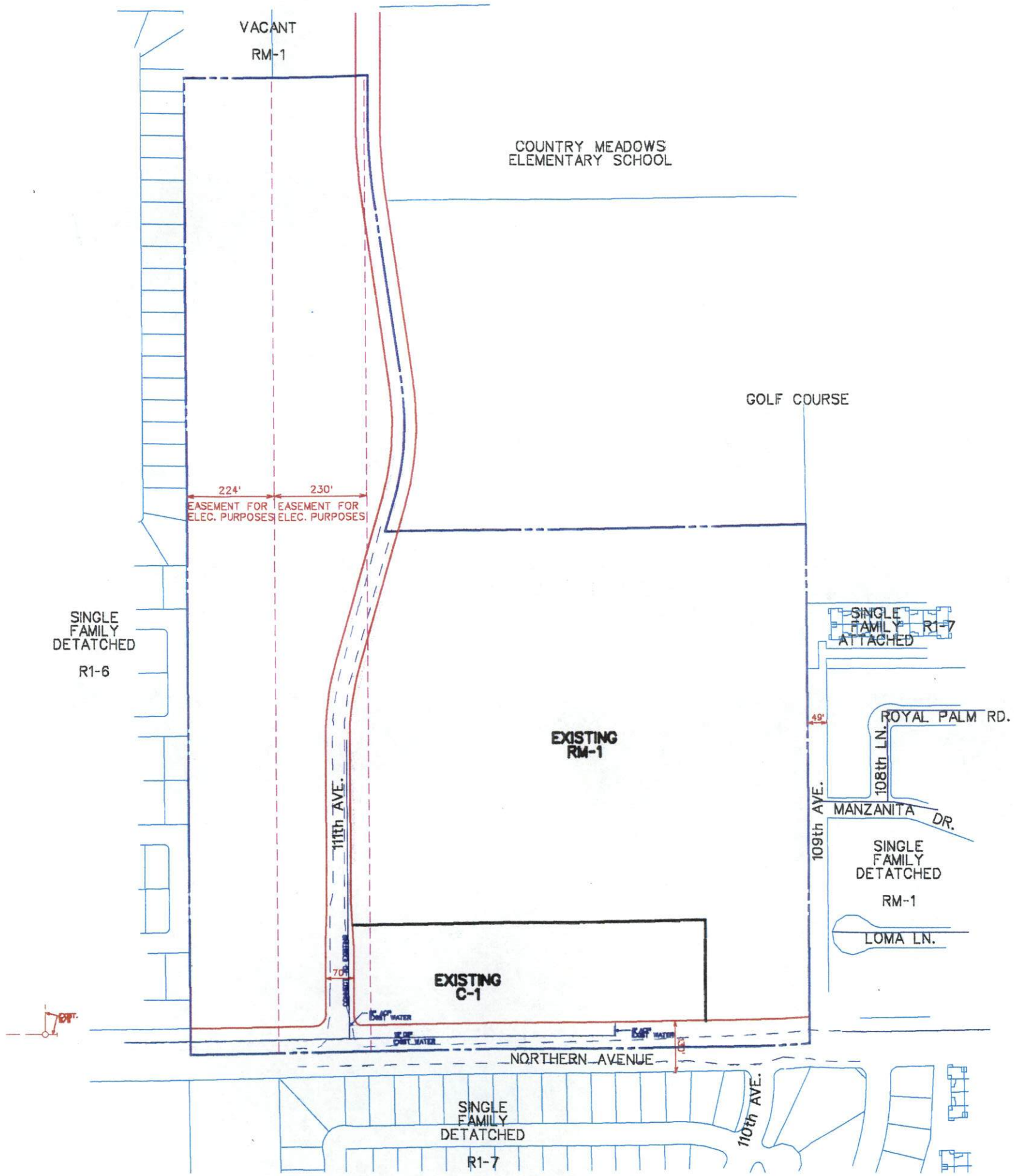
REVISED 9/25/00
REVISED 10-25/00
CVL JOB# - 00-0070-01



SUNCLIFF PHASE 5

EXISTING CONDITIONS MAP

0' 75' 300' 600'

SCALE: 1" = 300'

CVL

NORTH

DATE: 04/25/00
REVISED 9/25/00
REVISED 10-25/00
CVL JOB# - 00-0070-01

TIME:-
FILE:- n:\000070\land\ehec-b.dgn
12:53:10

Appendix A

UTILITIES:

WATER	CITY OF PEORIA
SEWER	CITY OF PEORIA
REFUSE DISPOSAL	CITY OF PEORIA
ELECTRIC	APS
SCHOOL DISTRICT	PEORIA UNIFIED S.D.
TELEPHONE	QWEST
FIRE PROTECTION	CITY OF PEORIA
POLICE	CITY OF PEORIA
CABLE	COX CABLE

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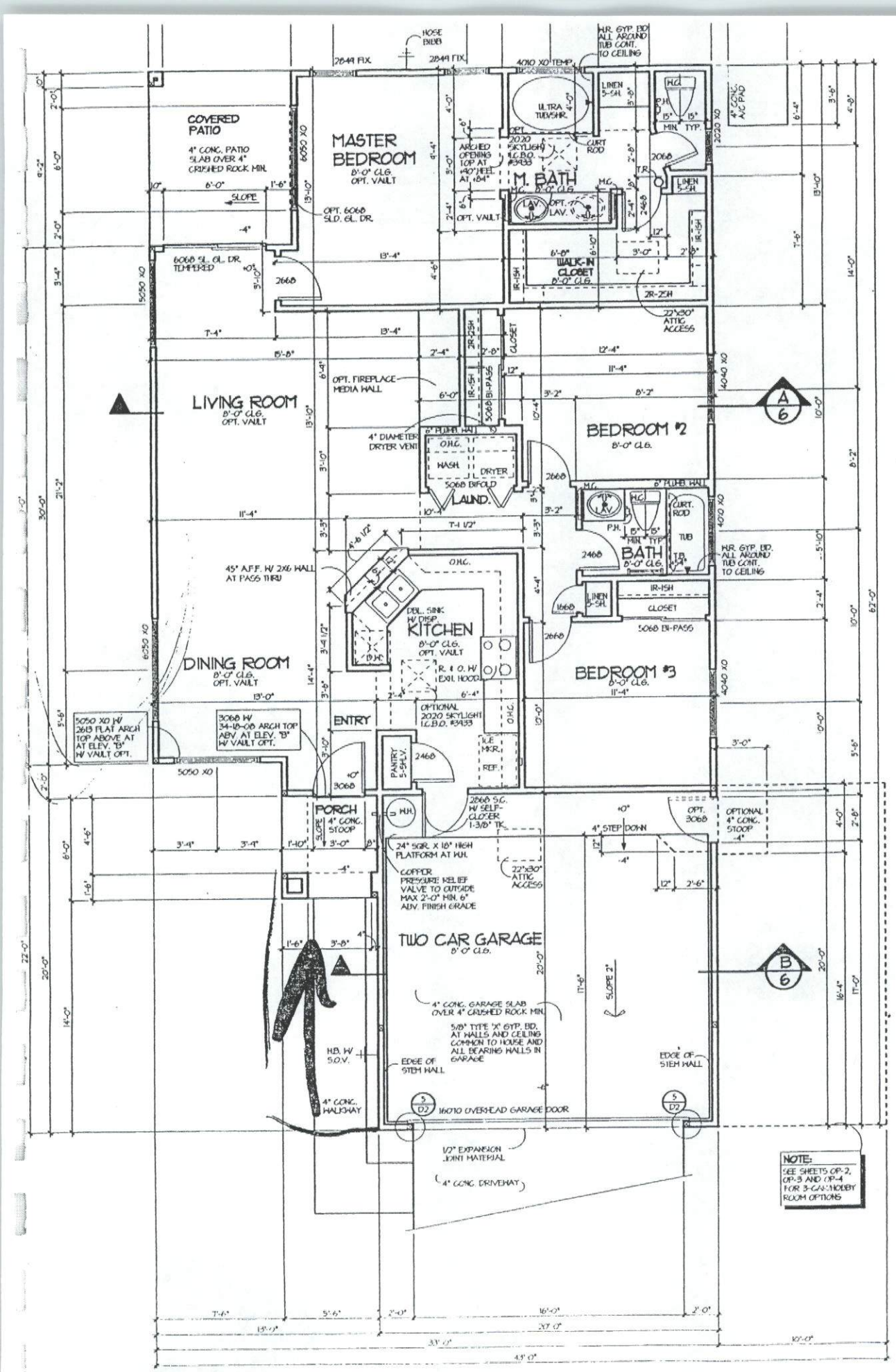
Appendix B



RST FLOOR PLAN

IMAGE WEST DESIGNS UNLIMITED
HOME DESIGNS BY MARK S. W
2920 EAST NORTHERN AVE., SUITE #101 PHOENIX, AZ. 85028 (

PLAN NO. OL-1

BROWN FAMILY COMMUNITIES
2164 East Broadway Road Suite 300
Tempe, Arizona 85282
(480) 921-1400 • FAX (480) 921-0545

FIRST FLOOR PLAN

BFC

DRAWN BY:	IMAGE WEST
JOB NO.	99102
DATE:	04-18-00

REVISIONS

1	ROLLOVER FROM ET-1 5-9-00
2	
3	
4	
5	
6	

SHEET 2

:

ENTIONALLY FRAMED RAFTERS TO
FULL BEARING ON 2" THICK VALLEY
AIES PLACED OVER TRUSSES, RAFTERS,
SHEATHING, AND BE CONNECTED TO
VALLEY PLATE BY AN APPROVED
NNECTOR. COLLAR OR RAFTER TIES ARE
REQUIRED AT 48" O.C.
.B.C. 2326.12.3, 2326.12.5, 2326.12.7

OTE:

CO HEEP SCREED - SEE DETAIL
ET D2 FOR SPECIFICATIONS.

OTE:

ANY BEARING WALLS ABOVE
" HIGH TO BE 2X6 @ 16" O.C.

ALL VALLEY FLASHING
ALL BE 26 GA. G1.

TE:

AND CORNICE VENT AREAS SHALL NOT
LOCATED WITHIN 3'-0" MEASURED LATERALY
OVE A WINDOW OR DOOR IN THE STORY
OW NOR WHERE INSULATION WILL BLOCK
NTILATION ACTION.

OTE:

TERIOR DOOR AND WINDOW OPENINGS SHALL
LASHED PER (IRRT UBC SEC. 706, & 1091.B)

OTE:

VES OVER REQUIRED BEDROOM EGRESS
DOWS SHALL BE NOT LESS THAN 30"
M THE SIDE AND REAR PROPERTY LINES
UBC SEC. 1204).

OTE:

OOF VENTILATION SHALL COMPLY PER IRRT U.B.C.
SEC. 1505.3

OAM APPLICATIONS SHALL COMPLY PER IRRT U.B.C.
SEC. 2602.4.4 & 6051 6015.2

OTE:

3-COAT STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE
O LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING
PER OVER ALL WOOD BASED WALL SHEATHING
EC. 2506.1-2506.5), OR PROVIDE ONE LAYER OF TYPE 15
SPHALT-SATURATED ORGANIC FELT PAPER.

OTE:

E EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED
T EACH END OF IRSHLE AND OUTSIDE CORNERS, ALONG WITH
GNS BRACED AT LEAST EVERY 25'-0" IN HORIZONTAL LENGTH
NT UBC SEC. 2320.11.3 AS AMD). WHERE 1X4 LET-IN BRACING
NOT BE UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF
" PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO
BEYOND THE WALL OPENING (OR TO THE NEXT CORNER
WHEVER COMES FIRST).

OTE:

HERMALL STUCCO SYSTEM # 3604
" WESTERN ONE-KOTE STUCCO OVER POLYSTYRENE WITH
O LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING
APER OVER ALL WOOD BASED WALL SHEATHING
R PROVIDE ONE LAYER OF TYPE 15 ASPHALT-SATURATED
RGANIC FELT PAPER. WHEN THINCOAT STUCCO IS USED AT
TTIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OR IN LIEU
F THE FOAM SHALL BE USED PER IRRT U.B.C. SEC. 2602.4.4

ATTIC VENT CALCULATIONS

TTIC SPACE: 1684 SQ. FT. DIVIDED BY 300 = 5.63 SQ. FT.
2 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.

V. "A" = 10.71 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 7.7 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 3.01 SQ. FT. TOTAL NET FREE AREA PROVIDED -
.41 SQ. FT. NET FREE AREA PROVIDED BY (1) FULL SCREENED VENT AT .41 N.F.A. EA.
2.60 SQ. FT. NET FREE AREA PROVIDED BY (6-2) 3-HOLE VENTED BLOCKS

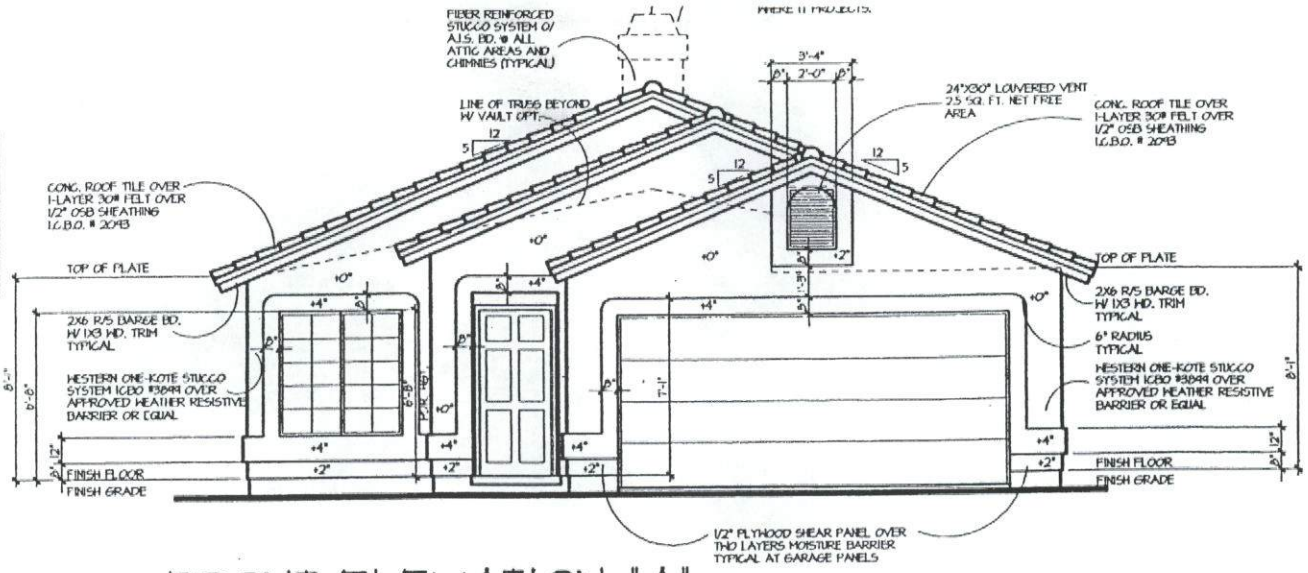
TTIC SPACE: 1105 SQ. FT. DIVIDED BY 300 = 5.68 SQ. FT.
54 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.

V. "B" = 10.75 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 7.75 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 2.91 SQ. FT. TOTAL NET FREE AREA PROVIDED -
.41 SQ. FT. NET FREE AREA PROVIDED BY (1) FULL SCREENED VENT AT .41 N.F.A. EA.
2.50 SQ. FT. NET FREE AREA PROVIDED BY (6) 3-HOLE VENTED BLOCKS

TTIC SPACE: 1105 SQ. FT. DIVIDED BY 300 = 5.68 SQ. FT.
54 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.

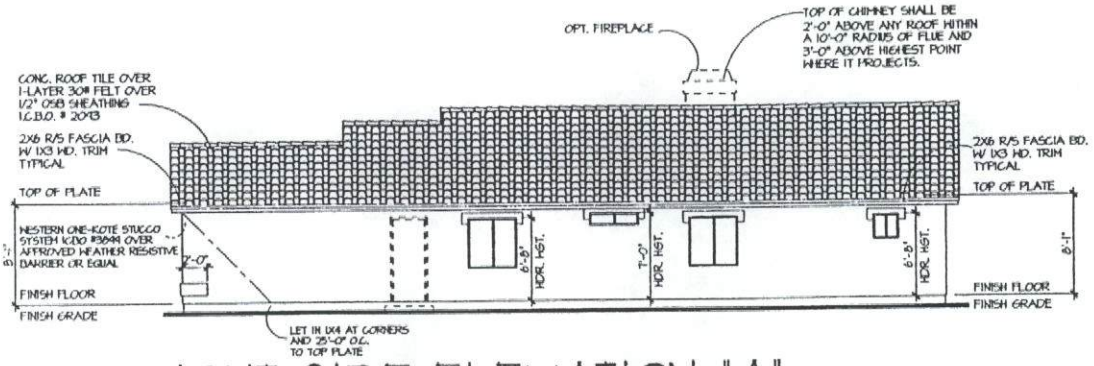
V. "C" = 12.09 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 9.10 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 3.19 SQ. FT. TOTAL NET FREE AREA PROVIDED -
3.19 SQ. FT. NET FREE AREA PROVIDED BY (76) 3-HOLE VENTED BLOCKS

* PROVIDE (2) 2" DIA. HOLES IN VENTED BLOCKS BETWEEN EACH
TRUSS. SEE ROOF FRAMING PLAN FOR TRUSS LOCATION (IF REQ.)
AT 0.033 N.F.V.A. EACH
I.C.B.O. #4833 (TYPE "RV" FOR TILE / TYPE "AM" FOR SHINGLE)
SEE ROOF FRAMING PLAN FOR PLAN LOCATION OF "COMBA-VENT" (IF REQ.)



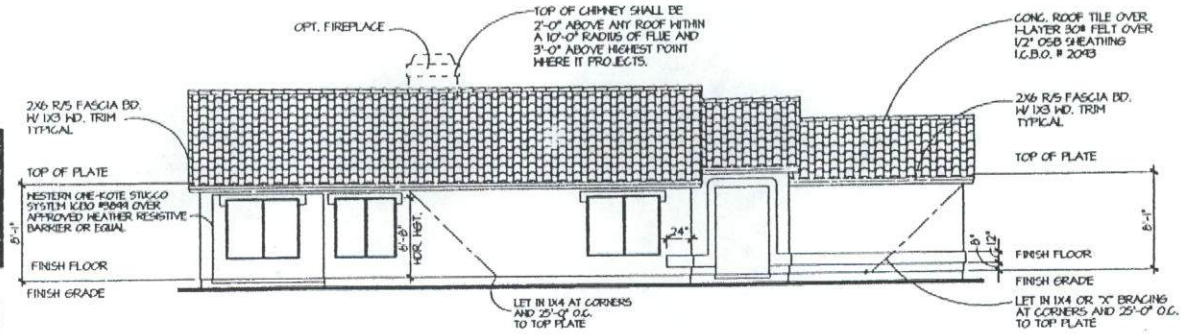
FRONT ELEVATION "A"

SCALE : 1/4" = 1'-0"



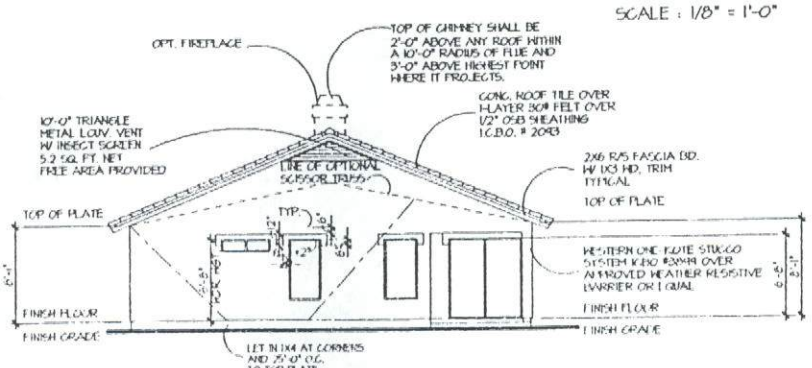
RIGHT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

OTE:

CONVENTIONALLY FRAMED RAFTERS TO HAVE FULL BEARING ON 2" THICK VALLEY PLATES PLACED OVER TRUSSES, RAFTERS, SHEATHING, AND BE CONNECTED TO VALLEY PLATE BY AN APPROVED NNECTOR. COLLAR OR RAFTER TIES ARE E REQUIRED AT 48" O.C. 1 U.B.C. 2326.12.3, 2326.12.5, 2326.12.7

OTE:

GCO WEEP SCRTED - SEE DETAIL HEET D2 FOR SPECIFICATIONS.

OTE:

TE: ANY BEARING WALLS ABOVE 0" HIGH TO BE 2X6 @ 16" O.C. TYP.)

NOTE: ALL VALLEY FLASHING HALL BE 26 GA. G.I.

NOTE:

AVE AND CORNICE VENT AREAS SHALL NOT E LOCATED WITHIN 3'-0" MEASURED LATERALY OVE A WINDOW OR DOOR IN THE STORY OW NOR WHERE INSULATION WILL BLOCK NTILATION ACTION.

NOTE:

TERIOR DOOR AND WINDOW OPENINGS SHALL FLASHED PER (1997 UBC SEC. 106, # 1091.8)

OTE:

VES OVER REQUIRED BEDROOM EGRESS DOWS SHALL BE NOT LESS THAN 30" M THE SIDE AND REAR PROPERTY LINES 1997 UBC SEC. 1204).

OTE:

ROOF VENTILATION SHALL COMPLY PER 1997 U.B.C. SEC. 1505.3

2. FOAM APPLICATIONS SHALL COMPLY PER 1997 U.B.C. SEC. 2602.4.4 # 6015.1-6015.2

OTE:

AT 3-COAT STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE TWO LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING PAPER OVER ALL WOOD BASED WALL SHEATHING (1997 UBC SEC. 2506.1-2506.5), OR PROVIDE ONE LAYER OF TYPE 15 ASPHALT-SATURATED ORGANIC FELT PAPER.

NOTE:

E EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED EACH END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH NG BRACED AT LEAST EVERY 25'0" IN HORIZONTAL LENGTH ST UBC SEC. 2320.11.3 AS AMD.). WHERE 1X4 LET-IN BRACING NNOT BE UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF " PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO 4'0" BEYOND THE WALL OPENING (OR TO THE NEXT CORNER WHICHEVER COMES FIRST).

OTE:

POWERWALL STUCCO SYSTEM # 3804
1/2" WESTERN ONE-KOTE STUCCO OVER POLYSTYRENE WITH TWO LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING PAPER OVER ALL WOOD BASED WALL SHEATHING R PROVIDE ONE LAYER OF TYPE 15 ASPHALT-SATURATED RGANIC FELT PAPER. WHEN THINCOAT STUCCO IS USED AT TIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OR IN LIEU THE FOAM SHALL BE USED PER 1997 U.B.C. SEC. 2602.4.4

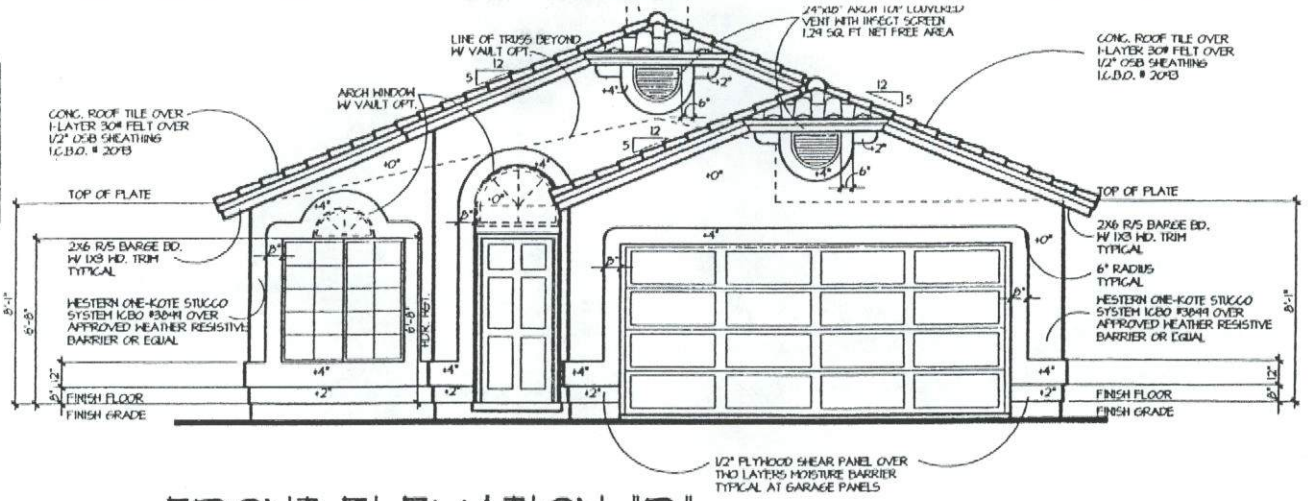
ATTIC VENT CALCULATIONS

TIC SPACE: 1684 SQ. FT. DIVIDED BY 300 = 5.63 SQ. FT.
2 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.
V. "A" = 10.71 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 7.7 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 3.01 SQ. FT. TOTAL NET FREE AREA PROVIDED -
.41 SQ. FT. NET FREE AREA PROVIDED BY (1) FULL SCREENED VENT AT .41 N.F.A. EA.
2.60 SQ. FT. NET FREE AREA PROVIDED BY (62) 3-HOLE VENTED BLOCKS

TIC SPACE: 1105 SQ. FT. DIVIDED BY 300 = 5.68 SQ. FT.
4 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.
V. "B" = 10.75 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 7.78 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 2.97 SQ. FT. TOTAL NET FREE AREA PROVIDED -
.41 SQ. FT. NET FREE AREA PROVIDED BY (1) FULL SCREENED VENT AT .41 N.F.A. EA.
2.56 SQ. FT. NET FREE AREA PROVIDED BY (61) 3-HOLE VENTED BLOCKS

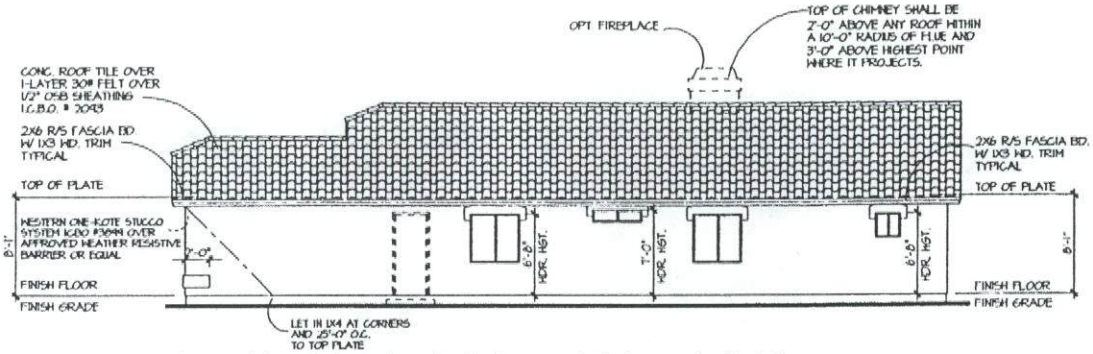
TTIC SPACE: 1108 SQ. FT. DIVIDED BY 300 = 5.69 SQ. FT.
4 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.
V. "C" = 12.09 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 9.10 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 3.19 SQ. FT. TOTAL NET FREE AREA PROVIDED -
3.19 SQ. FT. NET FREE AREA PROVIDED BY (76) 3-HOLE VENTED BLOCKS

* PROVIDE (2) 2" DIA. HOLES IN VENTED BLOCKS BETWEEN EACH TRUSS, SEE ROOF FRAMING PLAN FOR TRUSS LOCATION (IF REQ.) AT 0.0733 N.F.V.A. EACH
I.C.B.O. #4820 (TYPE 2-PIECE TILE / TYPE "N" FOR SHINGLE)
SEE ROOF FRAMING PLAN FOR PLACEMENT OF "COR-A-VENT" (IF REQ.)



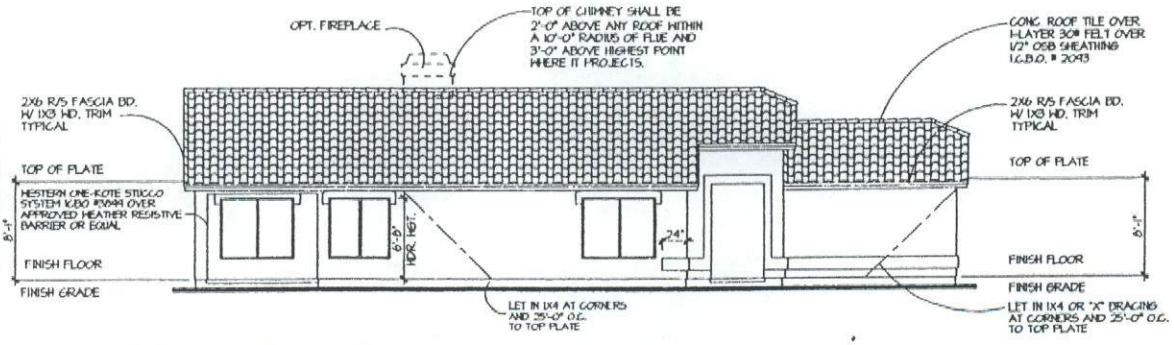
FRONT ELEVATION "B"

SCALE : 1/4" = 1'-0"



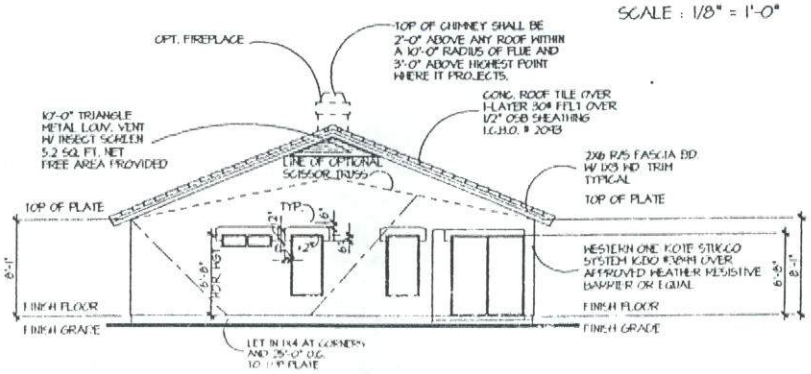
RIGHT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

NOTE:

CONVENTIONALLY FRAMED RAFTERS TO HAVE FULL BEARING ON 2" THICK VALLEY PLATES PLACED OVER TRUSSES, RAFTERS, OR SHEATHING, AND BE CONNECTED TO THE VALLEY PLATE BY AN APPROVED CONNECTOR. COLLAR OR RAFTER TIES ARE ARE REQUIRED AT 48" O.C. (1997 U.B.C. 2326.12.3, 2326.12.5, 2326.12.7)

NOTE:

STUCCO WEEP SCREED - SEE DETAIL 4 SHEET D2 FOR SPECIFICATIONS.

NOTE:

NOTE: ANY BEARING WALLS ABOVE 10'-0" HIGH TO BE 2X6 @ 16" O.C. (TYP.)

NOTE: ALL VALLEY FLASHING SHALL BE 26 GA. G.I.

NOTE:

EAVE AND CORNICE VENT AREAS SHALL NOT BE LOCATED WITHIN 3'-0" MEASURED LATERALY ABOVE A WINDOW OR DOOR IN THE STORY BELOW NOR WHERE INSULATION WILL BLOCK VENTILATION ACTION.

NOTE:

EXTERIOR DOOR AND WINDOW OPENINGS SHALL BE FLASHED PER (1997 UBC SEC. 1706, & 1704.8).

NOTE:

EAVES OVER REQUIRED BEDROOM EGRESS WINDOWS SHALL BE NOT LESS THAN 30" FROM THE SIDE AND REAR PROPERTY LINES (1997 UBC SEC. 1204).

NOTE:

1. ROOF VENTILATION SHALL COMPLY PER 1997 U.B.C. SEC. 1505.3
2. FOAM APPLICATIONS SHALL COMPLY PER 1997 U.B.C. SEC. 2602.4.4 & 6051-6015.2

NOTE:

AT 3-COAT STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE TWO LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING PAPER OVER ALL WOOD BASED WALL SHEATHING (1997 UBC SEC. 2506.1-2506.5) OR PROVIDE ONE LAYER OF TYPE 15 ASPHAULT-SATURATED ORGANIC FELT PAPER.

NOTE:

THE EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED AT EACH END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH BEING BRACED AT LEAST EVERY 25'0" IN HORIZONTAL LENGTH (1997 UBC SEC. 2320.11.3 AS AMD.). WHERE 1X4 LET-IN BRACING CANNOT BE UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF 1/8" PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO 4'0" BEYOND THE WALL OPENING (OR TO THE NEXT CORNER WHICHEVER COMES FIRST).

NOTE:

PONEBWALL STUCCO SYSTEM # 3604
1/2" WESTERN ONE-KOTE STUCCO OVER POLYSTYRENE WITH TWO LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING PAPER OVER ALL WOOD BASED WALL SHEATHING OR PROVIDE ONE LAYER OF TYPE 15 ASPHALT-SATURATED ORGANIC FELT PAPER. WHEN THINCOAT STUCCO IS USED AT ATTIC AREAS, A THERMAL BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM SHALL BE USED PER 1997 U.B.C. SEC. 2602.4.4

ATTIC VENT CALCULATIONS

ATTIC SPACE: 1684 SQ. FT. DIVIDED BY 300 = 5.63 SQ. FT.
.92 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.

REV. "A" = 10.71 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 7.7 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 3.01 SQ. FT. TOTAL NET FREE AREA PROVIDED -
.41 SQ. FT. NET FREE AREA PROVIDED BY (1) FULL SCREENED VENT AT .41 N.F.A. EA.
2.60 SQ. FT. NET FREE AREA PROVIDED BY (62) 3-HOLE VENTED BLOCKS

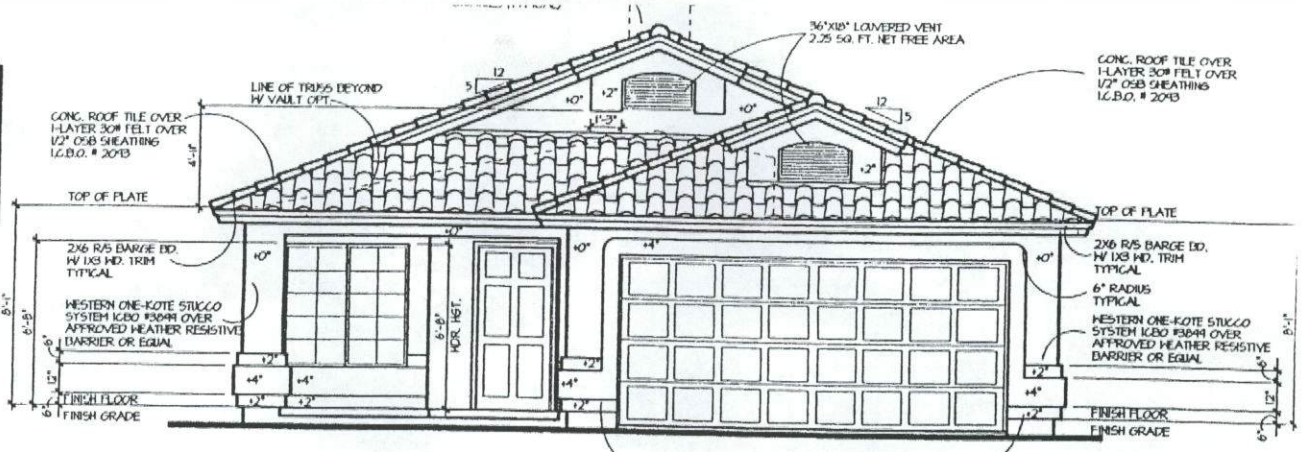
ATTIC SPACE: 1705 SQ. FT. DIVIDED BY 300 = 5.68 SQ. FT.
.91 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.

REV. "B" = 10.75 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 7.75 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 2.91 SQ. FT. TOTAL NET FREE AREA PROVIDED -
.41 SQ. FT. NET FREE AREA PROVIDED BY (1) FULL SCREENED VENT AT .41 N.F.A. EA.
2.56 SQ. FT. NET FREE AREA PROVIDED BY (61) 3-HOLE VENTED BLOCKS

ATTIC SPACE: 1708 SQ. FT. DIVIDED BY 300 = 5.69 SQ. FT.
.94 NET FREE AREA REQUIRED FOR UPPER AND LOWER VENTILATION EACH.

REV. "C" = 12.89 TOTAL NET FREE AREA PROVIDED
UPPER VENTILATION = 9.10 SQ. FT. NET FREE AREA PROVIDED BY LOUVERED VENTS
LOWER VENTILATION = 3.79 SQ. FT. TOTAL NET FREE AREA PROVIDED -
3.79 SQ. FT. NET FREE AREA PROVIDED BY (90) 3-HOLE VENTED BLOCKS

* PROVIDE (2) 2" DIA. HOLES IN VENTED BLOCKS BETWEEN EACH TRUSS. SEE ROOF FRAMING PLAN FOR TRUSS LOCATION (IF REQ.)
U.B.C. 448.36 (TYP. "PILTER TILE / TYP. "ANI" FOR SHINGLE)
SEE ROOF FRAMING PLAN FOR PLACEMENT OF "CORA-VENT" (IF REQ.)

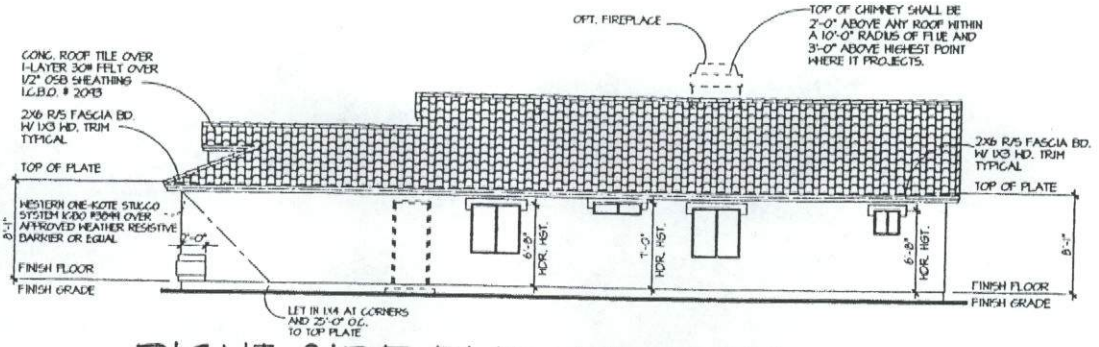


FRONT ELEVATION "C"

NOTE:

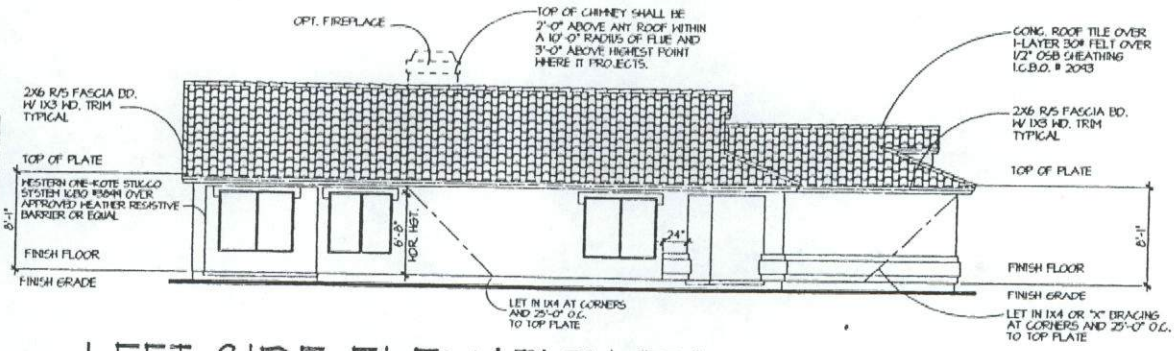
SEE SHEET OP1 FOR STONE VENEER OPTION

SCALE : 1/4" = 1'-0"



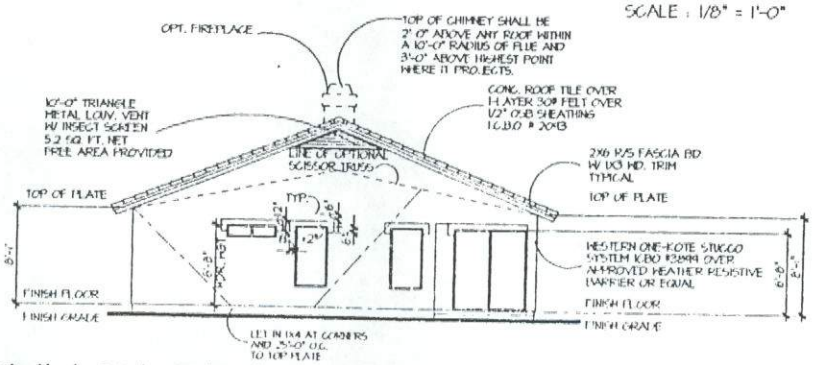
RIGHT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"



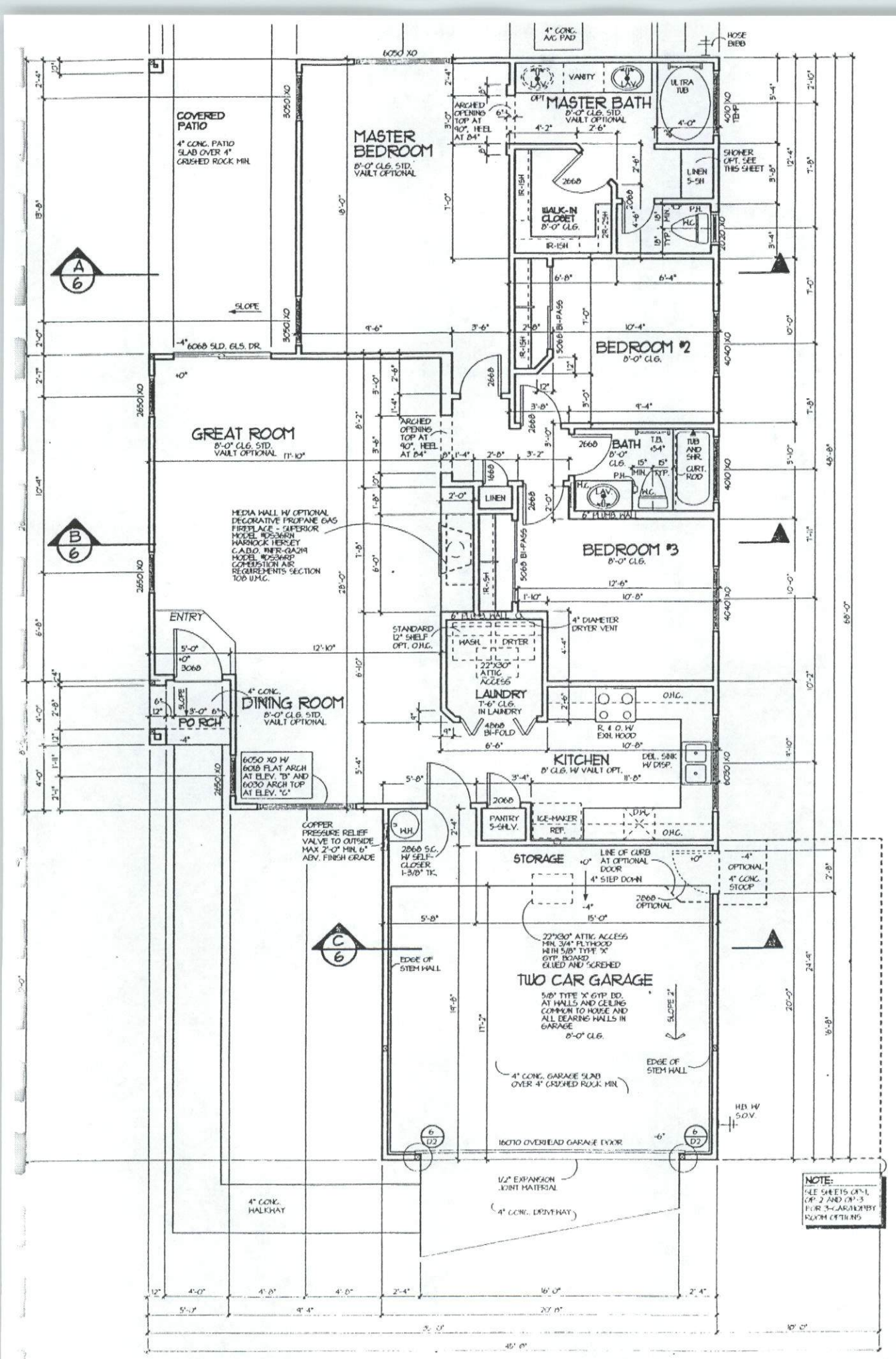
LEFT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"



FLOOR PLAN

IMAGE WEST DESIGNS UNLIMITED
HOME DESIGNS BY MARK S. W
2920 EAST NORTHERN AVE. SUITE 104, PHOENIX, AZ 85028

PLAN NO. OL-2

BROWN FAMILY COMMUNITIES
2164 East Broadway Road Suite 300
Tempe, Arizona 85282
(480) 921-1400 • FAX (480) 921-0545

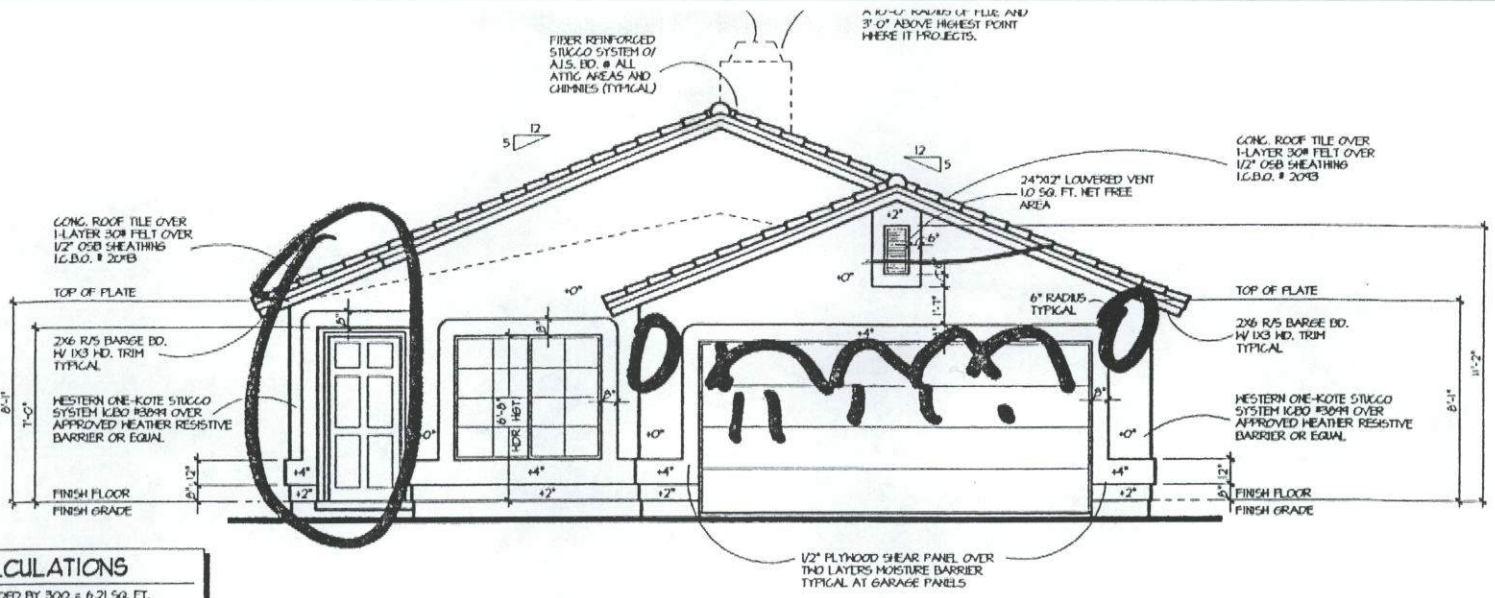
FLOOR PLAN

DRAWN BY:	IMAGE WEST
JOB NO.	99126A
DATE:	10-14-99

REVISIONS

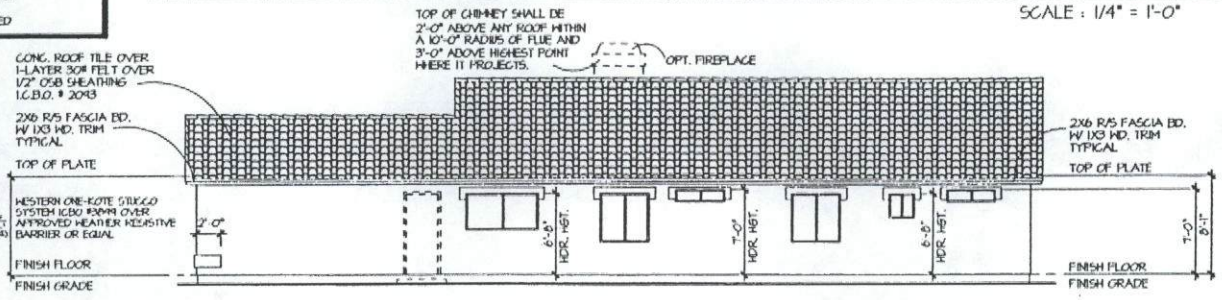
1	ROLLOVER FROM EY-2 03-16-00
2	GENERAL DES. REV 03-16-00
3	MSTR. BATH OPT. HDR. CHANGES 05-01-00
4	ENGINEERING REDLINES 05-04-00
5	
6	

SHEET 2 of 6



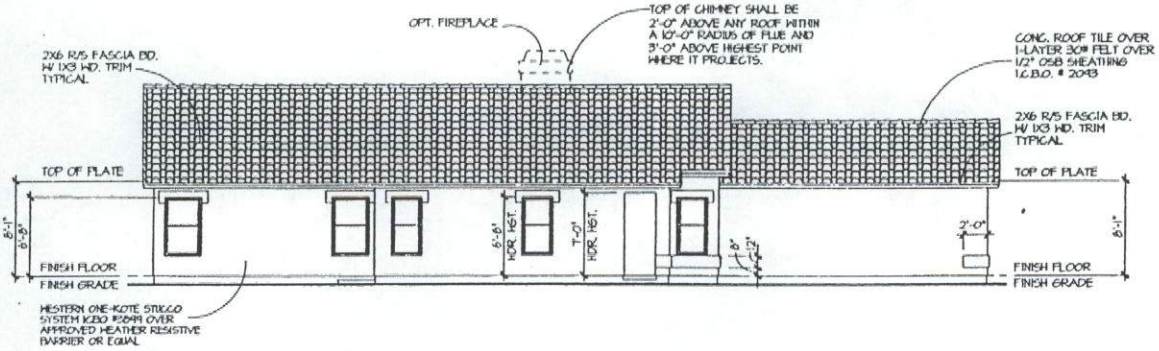
FRONT ELEVATION "A"

SCALE : 1/4" = 1'-0"



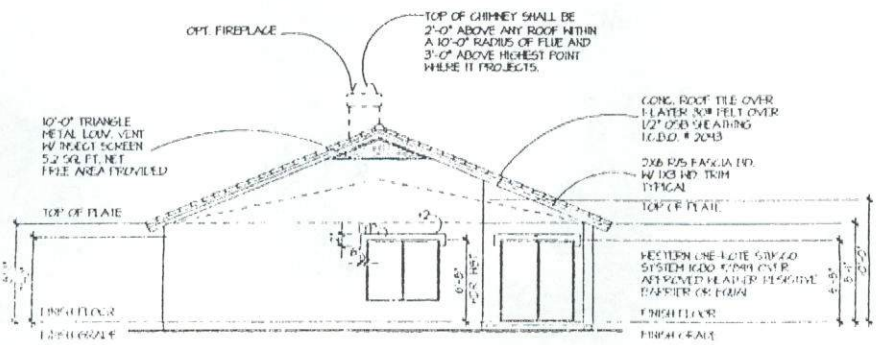
RIGHT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

VENT CALCULATIONS

...63 SQ. FT. DIVIDED BY 300 = 6.21 SQ. FT. REQUIRED.
PROVIDED BY GABLE END VENTS:
... SQ. FT. NET FREE AREA PROVIDED
PROVIDED BY 3) 2" DIA. HOLES IN FREIZE BOARDS ... TRUSS. SEE ROOF FRMG. FOR TRUSS LOCATION
.33 SQ. FT. NET FREE AREA PROVIDED
... PROVIDED:
... SQ. FT. NET FREE AREA PROVIDED

...LY FRAMED RAFTERS TO ...INS ON 2" THICK VALLEY ... OVER TRUSSES, RAFTERS, ...ND BE CONNECTED TO ...TE BY AN APPROVED ...LLAR OR RAFTER TIES ARE ... AT 48" O.C. ...6-12.3, 2326.12.5, 2326.12.7

...SCRED - SEE DETAIL ...R SPECIFICATIONS.

...ING WALLS ABOVE ...BE 2X6 @ 16" O.C.

...Y FLASHING ...6.1.

...E VENT AREAS SHALL NOT ...IN 3'-0" MEASURED LATERALY ... OR DOOR IN THE STORY ...E INSULATION WILL BLOCK ...ON.

... AND WINDOW OPENINGS SHALL ...R (1997 UBC SEC. 706, # 70PLB).

...UIRED BEDROOM EGRESS ...DE NOT LESS THAN 30" ... AND REAR PROPERTY LINES ...2004).

...ATION SHALL COMPLY PER 1997 U.B.C. ...3
...CATIONS SHALL COMPLY PER 1997 U.B.C. ...4 # 6051-6053.2

...CCO AND THIN COAT STUCCO SYSTEMS PROVIDE ... GRADE "D" KRAFT WATER PROOF BUILDING ...L WOOD BASED WALL SHEATHING (1997 UBC ...51) OR PROVIDE ONE LAYER OF TYPE 15 ...ATED ORGANIC FELT PAPER.

...E OF ALL EXTERIOR WALLS SHALL BE BRACED ... INSIDE AND OUTSIDE CORNERS, ALONG WITH ...T LEAST EVERY 25'0" IN HORIZONTAL LENGTH ...20.11.3 AS AND). WHERE 1X4 LET-IN BRACING ...ED DUE TO OPENINGS, PROVIDE A MIN. OF ...HEATHING FOR BRACING FROM THE CORNER TO ...E WALL OPENING (OR TO THE NEXT CORNER ...ES FIRST).

NOTE:

TOP PLATE TO TOP PLATE ... AT EXTERIOR CORNERS HA... SPLICED WITH A MINIMUM ... 20 GAUGE x 1-1/4" WIDE ST... THE STRAPS SHOULD HAVE ... ENOUGH LENGTH TO ALLOW ... 8d NAILS IN BOTH TOP PLA...

NOTE:

DESIGN TRUSSES TO CARRY EXTRA LOAD OF CRIPPLE WALL

NOTE:

DOUBLE KING STUDS ARE ... AT THE FOLLOWING CON...

1) WHERE 2X4 WALLS HA... HGT. OF 9'-0" OR LESS ... 6'-0" WIDE OPENING OR ...

2) WHERE 2X4 WALLS HA... HGT. OF 10'-0" OR GREA... HAVE A 5'-0" WIDE OPEN...

3) WHERE 2X6 WALLS HA... HGT. OF 10'-0" OR GREA... HAVE A 6'-0" WIDE OPEN...

NOTE:

NOTE: ATTIC ACCESS TO ... REMOVAL OF ATTIC HVAC ... FOR EXEMPTION.

NOTE:

SEE BEARING AND NON-BE... HEADER SCHEDULES FOR ...

ALL TRUSSES TO BE MAN... BY A CITY APPROVED FA...

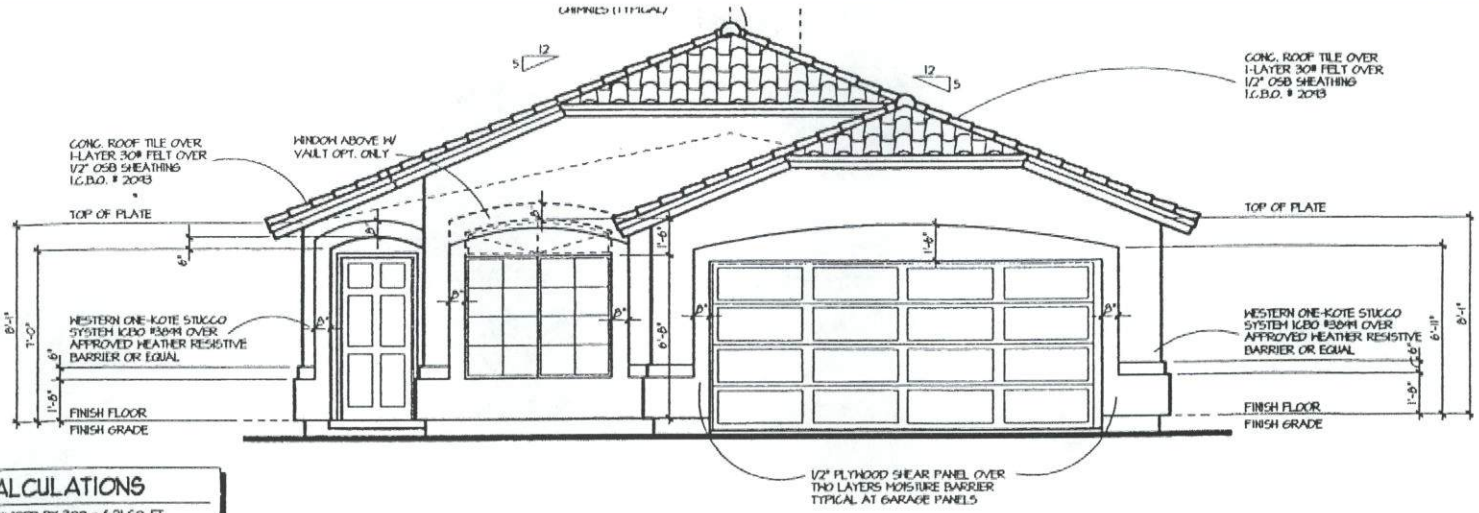
SEE ELEVATIONS FOR EA... BARGE SIZES - TYPICAL

HEADER

BEARING WALL
ROUGH OPENING WIDTH
UP TO 2'-0"
2'-1" - 4'-0"
4'-1" - 5'-0"
5'-1" - 7'-0"
7'-1" - 9'-0"

NON BRG. WALL
ROUGH OPENING WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0"
10'-1" OR MORE

UNLESS OTHER...

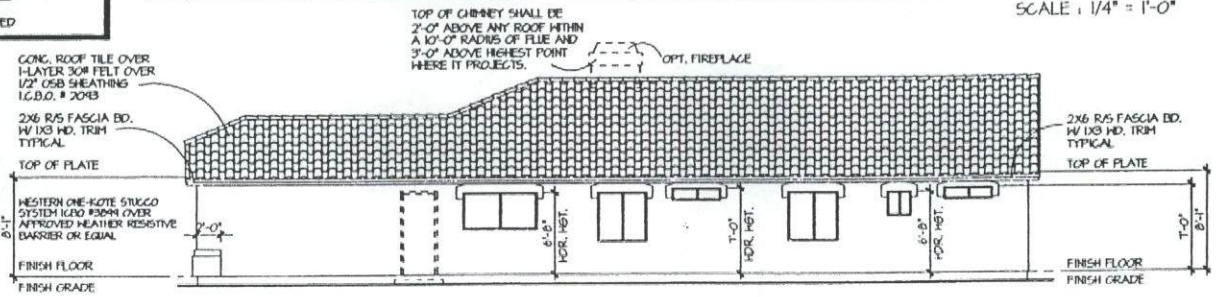


FRONT ELEVATION "B"

SCALE : 1/4" = 1'-0"

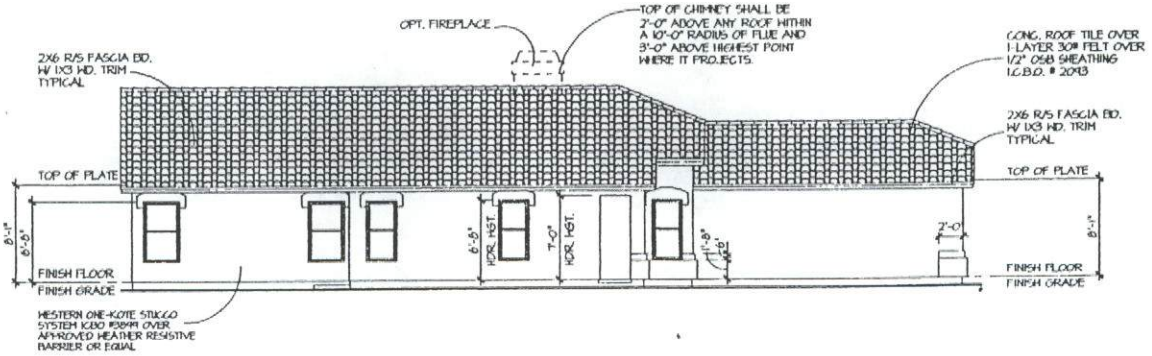
VENT CALCULATIONS

CE: 1863 SQ. FT. DIVIDED BY 300 = 6.21 SQ. FT.
AREA REQUIRED.
ENTING PROVIDED BY GABLE END VENTS:
5.2 SQ. FT. NET FREE AREA PROVIDED
ENTING PROVIDED BY 3) 2" DIA. HOLES IN FREIZE BOARDS
ACH TRUSS. SEE ROOF FRMG. FOR TRUSS LOCATION
3.3 SQ. FT. NET FREE AREA PROVIDED
TING PROVIDED:
8.5 SQ. FT. NET FREE AREA PROVIDED



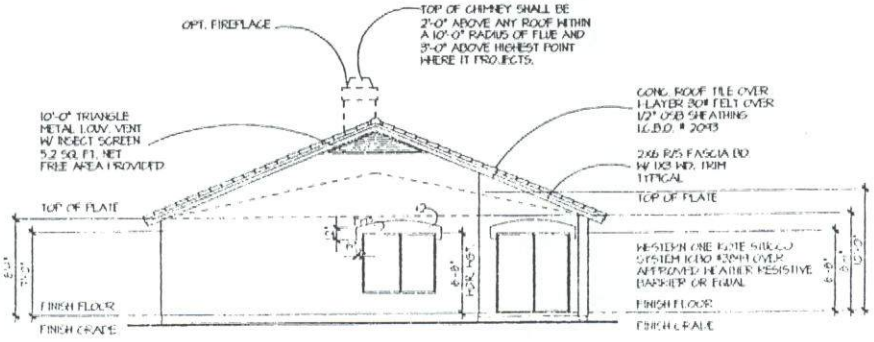
RIGHT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

ONALLY FRAMED RAFTERS TO
BEARING ON 2" THICK VALLEY
LACED OVER TRUSSES, RAFTERS,
THINS, AND BE CONNECTED TO
LEY PLATE BY AN APPROVED
TOR. COLLAR OR RAFTER TIES ARE
RED AT 48" O.C.
2326.12.3, 2326.12.5, 2326.12.7

EP SCREED - SEE DETAIL
2 FOR SPECIFICATIONS.

NY BEARING WALLS ABOVE
H TO BE 2X6 @ 16" O.C.

VALLEY FLASHING
26 GA. G.I.

CORNICE VENT AREAS SHALL NOT
ED WITHIN 3'-0" MEASURED LATERALY
WINDOW OR DOOR IN THE STORY
R WHERE INSULATION WILL BLOCK
ION ACTION.

R DOOR AND WINDOW OPENINGS SHALL
HED PER (1997 UBC SEC. 706, & 709.B).

R REQUIRED BEDROOM EGRESS
SHALL BE NOT LESS THAN 30"
SIDE AND REAR PROPERTY LINES
SEC. 1204).

VENTILATION SHALL COMPLY PER 1997 U.B.C.
1505.3
APPLICATIONS SHALL COMPLY PER 1997 U.B.C.
2602.4.4 & 6051-6053.2

T STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE
RS OF GRADE "D" KRAFT WATER PROOF BUILDING
ER ALL WOOD BASED WALL SHEATHING (1997 UBC
1-2065), OR PROVIDE ONE LAYER OF TYPE IS
1-SATURATED ORGANIC FELT PAPER.

IOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED
END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH
NGED AT LEAST EVERY 25'0" IN HORIZONTAL LENGTH
SEC. 2320.11.5 AS AMD.), WHERE DIAGONAL BRACING
S UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF
WOOD SHEATHING FOR BRACING FROM THE CORNER TO
ND THE WALL OPENING (OR TO THE NEXT CORNER
R COMES FIRST).

ALL STUCCO SYSTEM # 3894
TERN ONE-KOTE STUCCO OVER POLY-CLOTH THE 4TH
RS OF GRADE "D" KRAFT WATER PROOF BUILDING
VER ALL WOOD BASED WALL SHEATHING
SIDE ONE LAYER OF TYPE IS A ONE-PLY SATURATED
FELT PAPER. WHEN INSTALLED OVER ALL TYPE

NOTE:
TOP PLATE TO TOP
AT EXTERIOR CORNE
SPLICED WITH A MINI
20 GAUGE x 1-1/4" W
THE STRAPS SHOULD
ENOUGH LENGTH TO A
8d NAILS IN BOTH TO

NOTE:
DESIGN TRUSSES TO
CARRY EXTRA LOAD
OF CRIPPLE WALL.

NOTE:
DOUBLE KING STUD
AT THE FOLLOWING
1) WHERE 2X4 WALL
HGT. OF 9'-0" OR L
6'-0" WIDE OPENING
2) WHERE 2X4 WAL
HGT. OF 10'-0" OR
HAVE A 5'-0" WIDE
3) WHERE 2X6 WAL
HGT. OF 10'-0" OR
HAVE A 6'-0" WIDE

NOTE:
NOTE: ATTIC ACCES
REMOVAL OF ATTIC
FOR EXEMPTION.

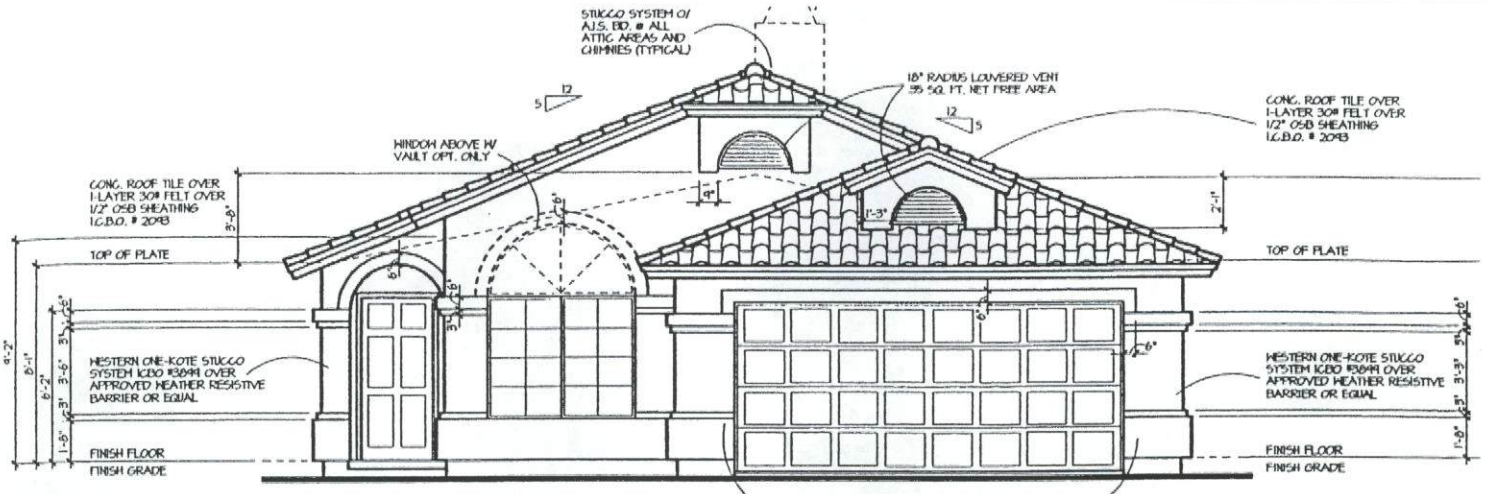
NOTE:
SEE BEARING AND
HEADER SCHEDULES
ALL TRUSSES TO BE
BY A CITY APPROV
SEE ELEVATIONS F
BARGE SIZES - TYP

HEADI

BEARING W
ROUGH OPENING WIDTH
UP TO 2'-0"
2'-1" - 4'-0"
4'-1" - 5'-0"
5'-1" - 7'-0"
7'-1" - 9'-0"

NON BRG. W
ROUGH OPENING WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0"
10'-1" OR MORE

UNLE



FRONT ELEVATION "C"

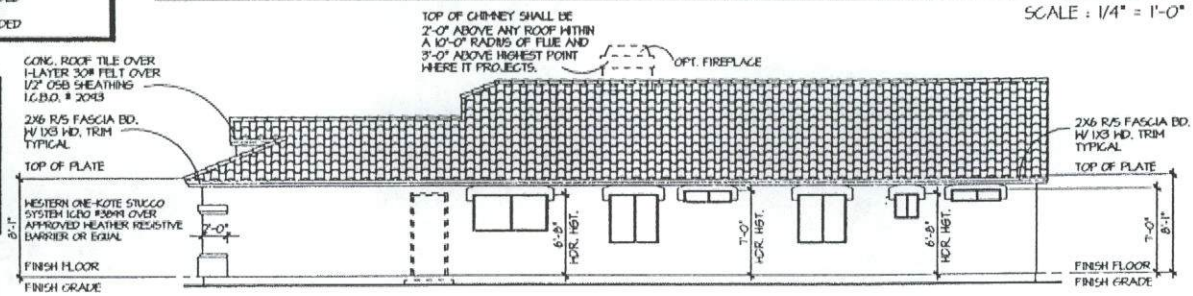
SCALE : 1/4" = 1'-0"

TIC VENT CALCULATIONS

IC SPACE: 1863 SQ. FT. DIVIDED BY 300 = 6.21 SQ. FT. FREE AREA REQUIRED.
VENTING PROVIDED BY GABLE END VENTS: 5.9 SQ. FT. NET FREE AREA PROVIDED
VENTING PROVIDED BY 3) 2" DIA. HOLES IN FREIZE BOARDS EN EACH TRUSS, SEE ROOF FRMG. FOR TRUSS LOCATION 3.9 SQ. FT. NET FREE AREA PROVIDED
AL VENTING PROVIDED: 9.8 SQ. FT. NET FREE AREA PROVIDED

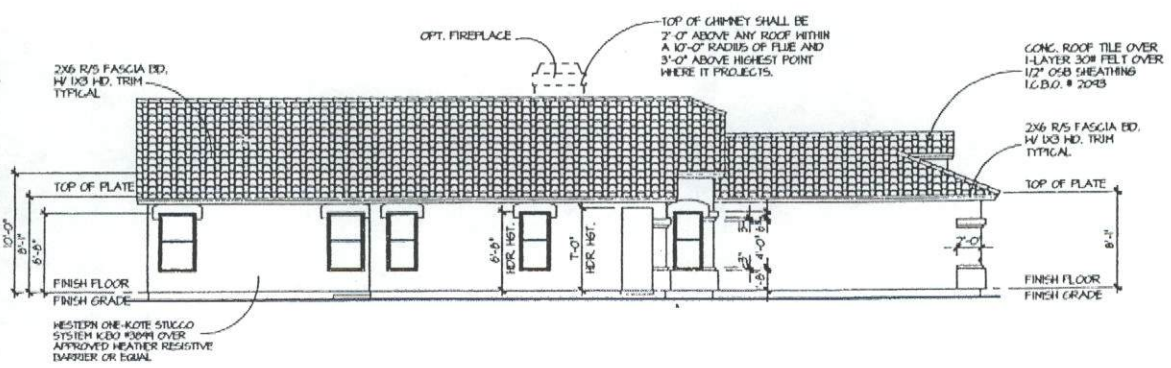
NOTE:

SEE SHEET OP-4 FOR STONE VENEER OPTION DIMS. AND DETAILS.



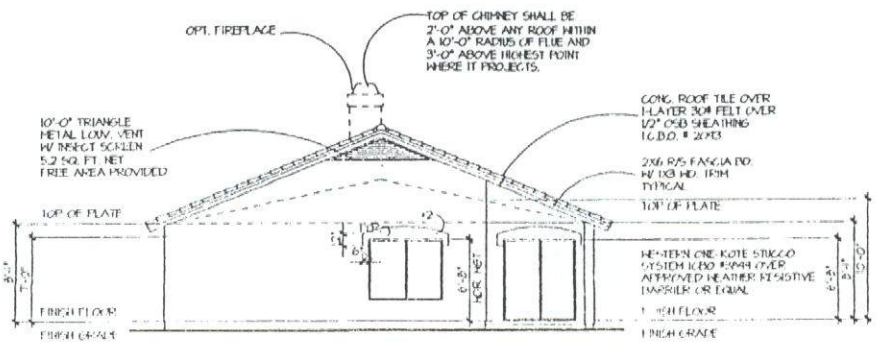
RIGHT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

NOTE:

TOP PLATE TO T
AT EXTERIOR CO
SPLICED WITH A
20 GAUGE x 1-1/
THE STRAPS SHO
ENOUGH LENGTH
8d NAILS IN BOT

NOTE:

DESIGN TRUSSES
CARRY EXTRA L
OF CRIPPLE WA

NOTE:

DOUBLE KING
AT THE FOLLO
1) WHERE 2X4
HGT. OF 9'-0"
6'-0" WIDE OP
2) WHERE 2X4
HGT. OF 10'-0"
HAVE A 5'-0"
3) WHERE 2X6
HGT. OF 10'-0"
HAVE A 6'-0"

NOTE:

NOTE: ATTIC AC
REMOVAL OF A
FOR EXEMPTION

NOTE:

SEE BEARING A
HEADER SCHED
ALL TRUSSES T
BY A CITY APP
SEE ELEVATION
BARGE SIZES -

HEAI

BEARING
ROUGH OPI WID
UP TO 2'-0
2'-1" - 4'-0
4'-1" - 5'-0
5'-1" - 7'-0
7'-1" - 9'-0
NON BRG
ROUGH OPEI WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0
10'-1" OR M

NOTE:

TE:
NVENTIONALLY FRAMED RAFTERS TO
VE FULL BEARING ON 2" THICK VALLEY
TES PLACED OVER TRUSSES, RAFTERS,
SHEATHING, AND BE CONNECTED TO
ALLEY PLATE BY AN APPROVED
CTOR. COLLAR OR RAFTER TIES ARE
EQUIRED AT 48" O.C.
B.C. 2326.2.3, 2326.2.5, 2326.2.7

NOTE:

TE:
O KEEP SCREED - SEE DETAIL
ET D2 FOR SPECIFICATIONS.

NOTE:

TE:
ANY BEARING WALLS ABOVE
HIGH TO BE 2X6 @ 16" O.C.
E. ALL VALLEY FLASHING
LL BE 26 GA. G.I.

NOTE:

TE:
E AND CORNICE VENT AREAS SHALL NOT
OCATED WITHIN 3'-0" MEASURED LATERALY
M A WINDOW OR DOOR IN THE STORY
NOR WHERE INSULATION WILL BLOCK
ATION ACTION.

NOTE:

OTE:
RIOR DOOR AND WINDOW OPENINGS SHALL
ASHED PER (1997 UBC SEC. 706, # 709.B).

NOTE:

OTE:
OVER REQUIRED BEDROOM EGRESS
HS SHALL BE NOT LESS THAN 30"
THE SIDE AND REAR PROPERTY LINES
BC SEC. 1204).

NOTE:

TE:
OF VENTILATION SHALL COMPLY PER 1997 UBC.
EC. 1505.3
OAM APPLICATIONS SHALL COMPLY PER 1997 UBC.
SEC. 2602.4.4 # 6051-6053.2

NOTE:

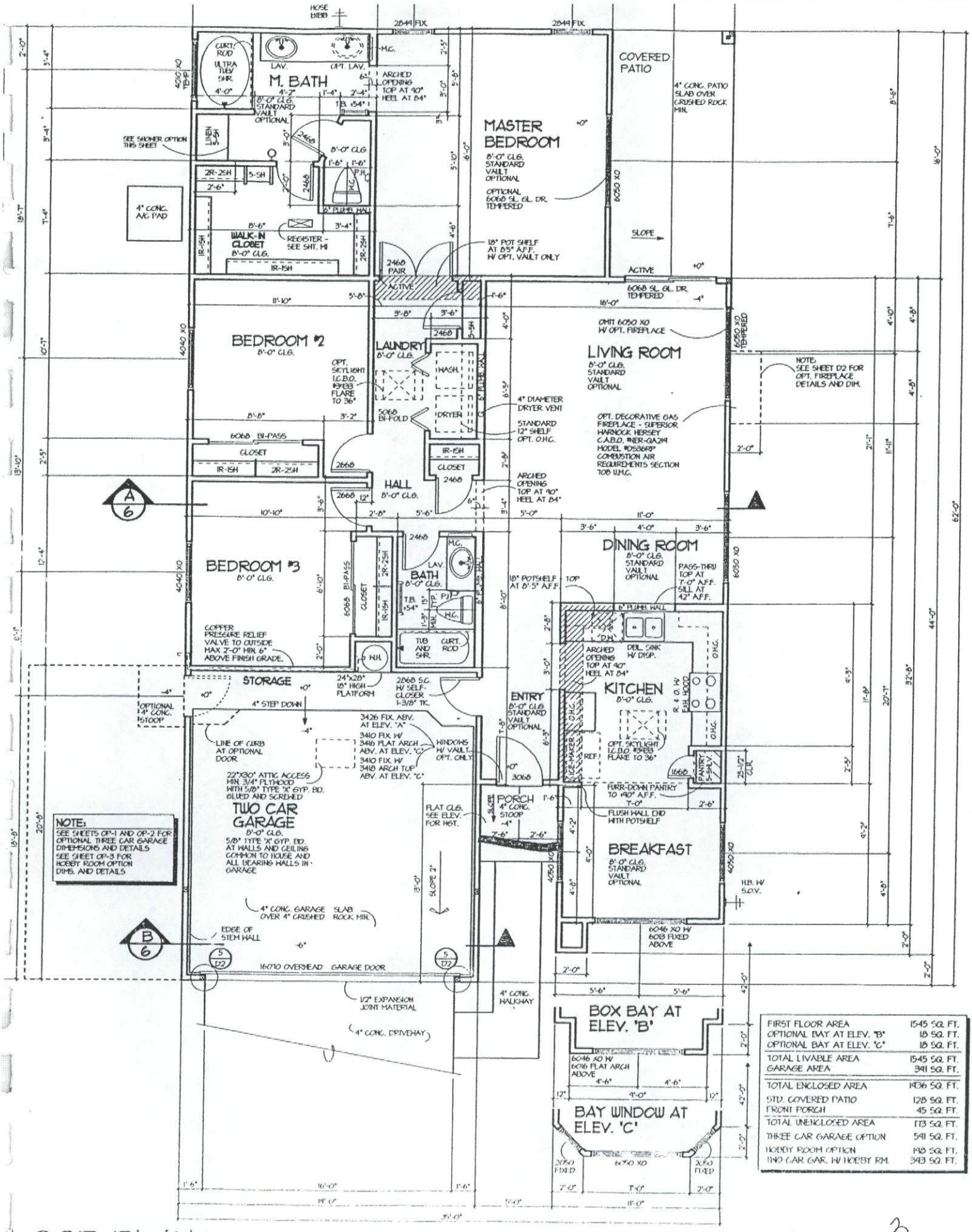
TE:
-COAT STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE
LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING
R OVER ALL WOOD BASED WALL SHEATHING (1997 UBC
2506.1-2506.5), OR PROVIDE ONE LAYER OF TYPE 15
ALT-SATURATED ORGANIC FELT PAPER.

NOTE:

OTE:
EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED
CH END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH
BRACED AT LEAST EVERY 25'-0" IN HORIZONTAL LENGTH
BC SEC. 2320.11.3 AS APPL.) WHERE 1X4 LET-IN BRACING
T BE UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF
PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO
EXTEND THE WALL OPENING (OR TO THE NEXT CORNER
WHICHEVER COMES FIRST).

NOTE:

TE:
STUCCO SYSTEM # 9204
WESTERN ONE-KOTE STUCCO



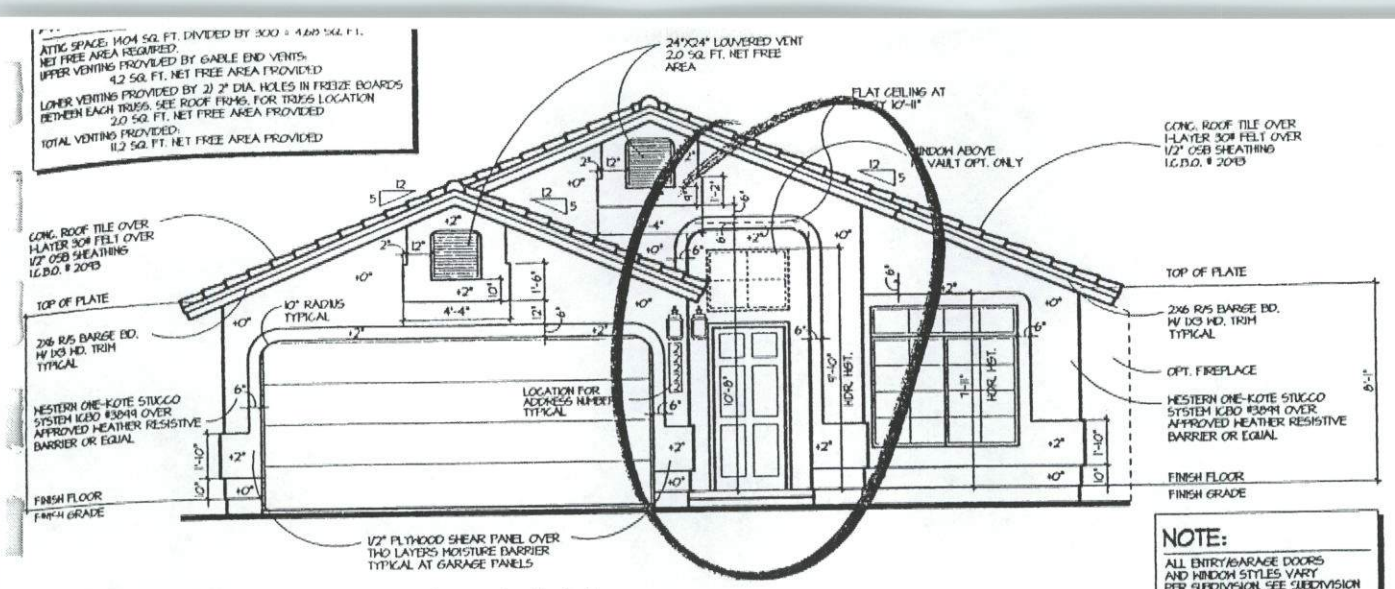
FIRST FLOOR AREA	1545 SQ. FT.
OPTIONAL BAY AT ELEV. 'B'	18 SQ. FT.
OPTIONAL BAY AT ELEV. 'C'	18 SQ. FT.
TOTAL LIVABLE AREA	1545 SQ. FT.
GARAGE AREA	341 SQ. FT.
TOTAL ENCLOSED AREA	1886 SQ. FT.
STD. COVERED PATIO	128 SQ. FT.
FRONT PORCH	45 SQ. FT.
TOTAL UNENCLOSED AREA	173 SQ. FT.
THREE CAR GARAGE OPTION	541 SQ. FT.
HOBBY ROOM OPTION	192 SQ. FT.
TWO CAR GAR. W/ HOBBY RM.	343 SQ. FT.

LOOR PLAN

OL-3

SCALE : 1/4" = 1'-0"

ATTIC SPACE: 1404 SQ. FT. DIVIDED BY 300 = 4.68 SQ. FT.
NET FREE AREA REQUIRED.
UPPER VENTING PROVIDED BY GABLE END VENTS:
4.2 SQ. FT. NET FREE AREA PROVIDED
LOWER VENTING PROVIDED BY 2) 2" DIA. HOLES IN FREIZE BOARDS BETWEEN EACH TRUSS. SEE ROOF FRMG. FOR TRUSS LOCATION
2.0 SQ. FT. NET FREE AREA PROVIDED
TOTAL VENTING PROVIDED:
11.2 SQ. FT. NET FREE AREA PROVIDED

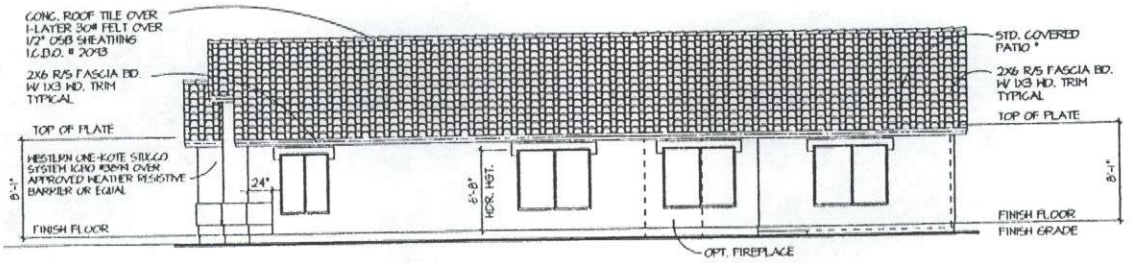


NOTE:
ALL ENTRY/GARAGE DOORS AND WINDOW STYLES VARY PER SUBDIVISION. SEE SUBDIVISION SPECS FOR STDS./UPGRADE OPTS.

FRONT ELEVATION "A"

SCALE : 1/4" = 1'-0"

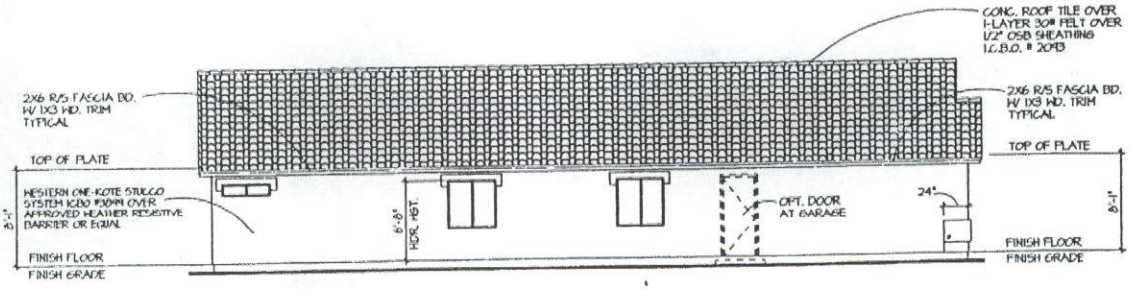
PRE-FAB WD COMMON TRUSSES AT 24" O.C.



RIGHT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"

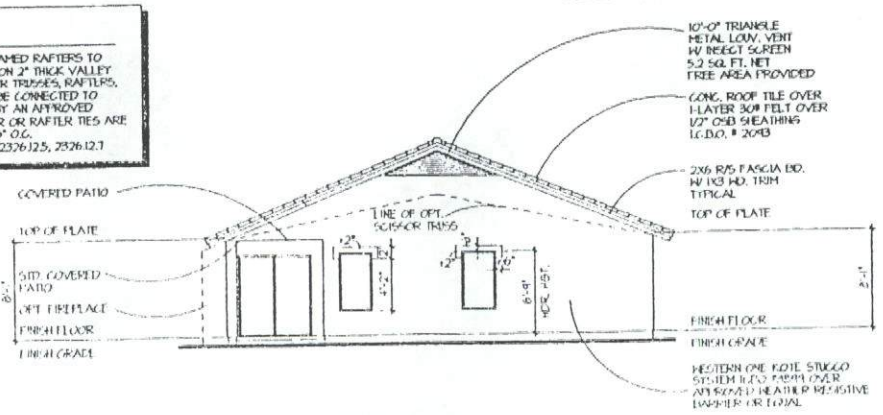
PRE-FAB WD COMMON TRUSSES AT 24" O.C.



LEFT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"

NOTE:
CONVENTIONALLY FRAMED RAFTERS TO HAVE FULL BEARING ON 2" THICK VALLEY PLATES PLACED OVER TRUSSES, RAFTERS, OR SHEATHING, AND BE CONNECTED TO THE VALLEY PLATE BY AN APPROVED CONNECTOR. COLLAR OR RAFTER TIES ARE ARE REQUIRED AT 48" O.C.
1997 U.B.C. 2326.12.3, 2326.12.5, 2326.12.7



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

NOTE:
DESIGN TRUSSES TO CARRY EXTRA LOAD OF CRIPPLE WALL

NOTE:
NOTE: ATTIC ACCESS REMOVAL OF ATTIC H FOR EXEMPTION.

NOTE:
SEE BEARING AND W HEADER SCHEDULES

ALL TRUSSES TO BE BY A CITY APPROVE

SEE ELEVATIONS FO GARAGE SIZES - TYP

NOTE:
KEEP SCREED - SEE DETAIL 02 FOR SPECIFICATIONS.

NOTE:
ANY BEARING WALLS ABOVE GEH TO BE 2X6 @ 16" O.C.

NOTE:
VALLEY FLASHING
26 GA. G.I.

NOTE:
CORNICE VENT AREAS SHALL NOT ED WITHIN 3'-0" MEASURED LATERALY WINDOW OR DOOR IN THE STORY OR WHERE REGULATION WILL BLOCK TION ACTION.

NOTE:
R DOOR AND WINDOW OPENINGS SHALL SHED PER (1997 UBC SEC. 106, & 104.D).

NOTE:
VER REQUIRED BEDROOM EGRESS S SHALL BE NOT LESS THAN 30" E SIDE AND REAR PROPERTY LINES Y. SEC. 1204).

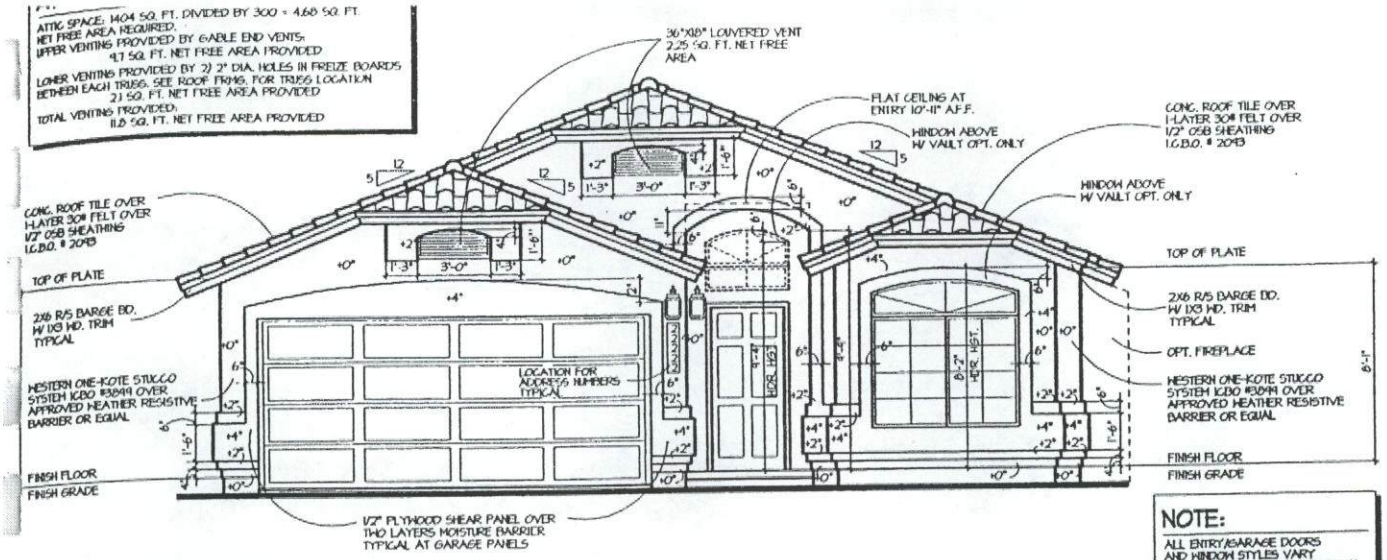
NOTE:
VENTILATION SHALL COMPLY PER 1997 U.B.C. 1505.3
APPLICATIONS SHALL COMPLY PER 1997 U.B.C. 2602.4.4 & 6015.1-6015.2

NOTE:
AT STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE ERS OF GRADE "D" KRAFT WATER PROOF BUILDING VER ALL WOOD BASED WALL SHEATHING (1997 UBC 561-2506.5), OR PROVIDE ONE LAYER OF TYPE 15 T-SATURATED ORGANIC FELT PAPER.

NOTE:
RIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH WALL AT LEAST EVERY 25'0" IN HORIZONTAL LENGTH Y. SEC. 2320.11.3 AS AMD.). WHERE 1X4 LET IN BRACING E PRE UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF THROUGH BRACING FOR BRACING FROM THE CORNER TO OND THE WALL OPENING (OR TO THE NEXT CORNER ER COMES FIRST).

NOTE:
NAL STUCCO SYSTEM #3004
TERN ONE KOTE STUCCO OVER 1-LAYER 30# FELT OVER ERS OF GRADE "D" KRAFT WATER PROOF BUILDING OVER ALL WOOD BASED WALL SHEATHING
VIDE ONE LAYER OF TYPE 15 ASPHALT SATURATED S FELT PAPER. WHEN THIN COAT STUCCO SYSTEM AS AS A THERMAL BARRIER SHALL BE PROVIDED AS FOAM SHALL BE USED, THE FOLLOWING

ATTIC SPACE: 1404 SQ. FT. DIVIDED BY 300 = 4.68 SQ. FT.
NET FREE AREA REQUIRED.
UPPER VENTING PROVIDED BY 6-GABLE END VENTS-
9.7 SQ. FT. NET FREE AREA PROVIDED
LOWER VENTING PROVIDED BY 2) 2" DIA. HOLES IN FREIZE BOARDS BETWEEN EACH TRUSS. SEE ROOF FRAME FOR TRUSS LOCATION
2.1 SQ. FT. NET FREE AREA PROVIDED
TOTAL VENTING PROVIDED:
11.8 SQ. FT. NET FREE AREA PROVIDED

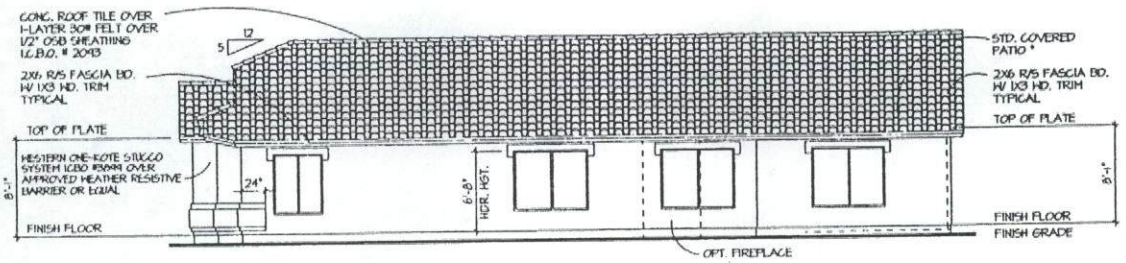


NOTE:
ALL ENTRY/GARAGE DOORS AND WINDOW STYLES VARY PER SUBDIVISION. SEE SUBDIVISION SPECS FOR STDS./UPGRADE OPTS.

FRONT ELEVATION "B"

SCALE : 1/4" = 1'-0"

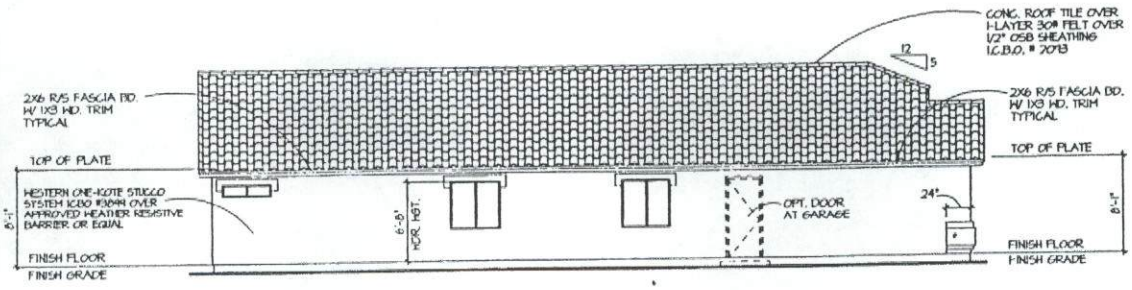
PRE-FAB HD. COMMON TRUSSES AT 24" O.C.



RIGHT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"

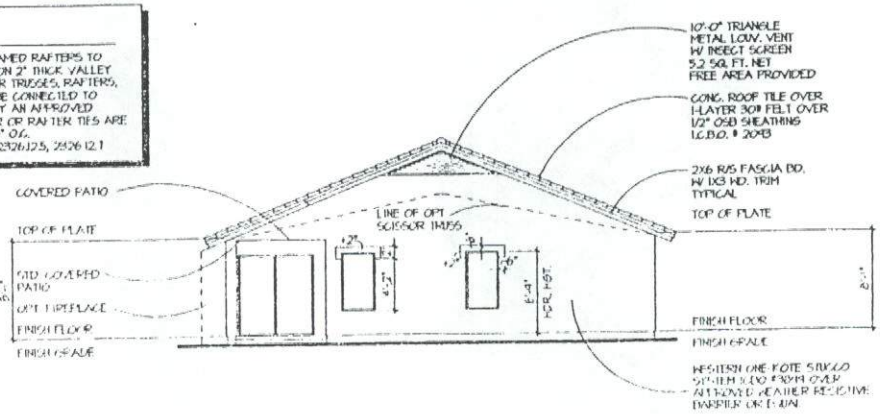
PRE-FAB HD. SCISSOR TRUSSES AT 24" O.C.



LEFT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"

NOTE:
CONVENTIONALLY FRAMED RAFTERS TO HAVE FULL BEARING ON 2" THICK VALLEY PLATES PLACED OVER TRUSSES, RAFTERS, OR SHEATHING, AND BE CONNECTED TO THE VALLEY PLATE BY AN APPROVED CONNECTOR. COLLAR OR RAFTER TIES ARE ARE REQUIRED AT 48" O.C.
1997 U.B.C. 2326.12.3, 2326.12.5, 2326.12.1



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

...EP SCREED - SEE DETAIL ...D FOR SPECIFICATIONS.

...NY BEARING WALLS ABOVE ...GH TO BE 2x6 @ 16" O.C.

...VALLEY FLASHING ...26 GA. GI.

...CORNICE VENT AREAS SHALL NOT ...D WITHIN 3'-0" MEASURED LATERALY ...INDOW OR DOOR IN THE STORY ...E WHERE INSULATION WILL BLOCK ...TION ACTION.

...X DOOR AND WINDOW OPENINGS SHALL ...HED PER 1997 UBC SEC. 106, & 1094.B).

...VER REQUIRED BEDROOM EGRESS ... SHALL BE NOT LESS THAN 30" ...E SIDE AND REAR PROPERTY LINES ... SEC. 1204).

...VENTILATION SHALL COMPLY PER 1997 U.B.C. ...C. 1505.3

...APPLICATIONS SHALL COMPLY PER 1997 U.B.C. ...2602.4.4 & 6015.1-6015.2

...T STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE ...ERS OF GRADE "D" KRAFT WATER PROOF BUILDING ...ER ALL WOOD BASED WALL SHEATHING (1997 UBC ...1-2506.5), OR PROVIDE ONE LAYER OF TYPE 15 ...-SATURATED ORGANIC FELT PAPER.

...RIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED ...ND OF INSIDE AND OUTSIDE CORNERS, ALONG WITH ...RACED AT LEAST EVERY 25'-0" IN HORIZONTAL LENGTH ... SEC. 2320.11.3 AS AMD.) WHERE 1X4 LET IN BRACING ...BE UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF ...WOOD SHEATHING FOR BRACING FROM THE CORNER TO ...ND THE WALL OPENING (OR TO THE NEXT CORNER ...R COMES FIRST).

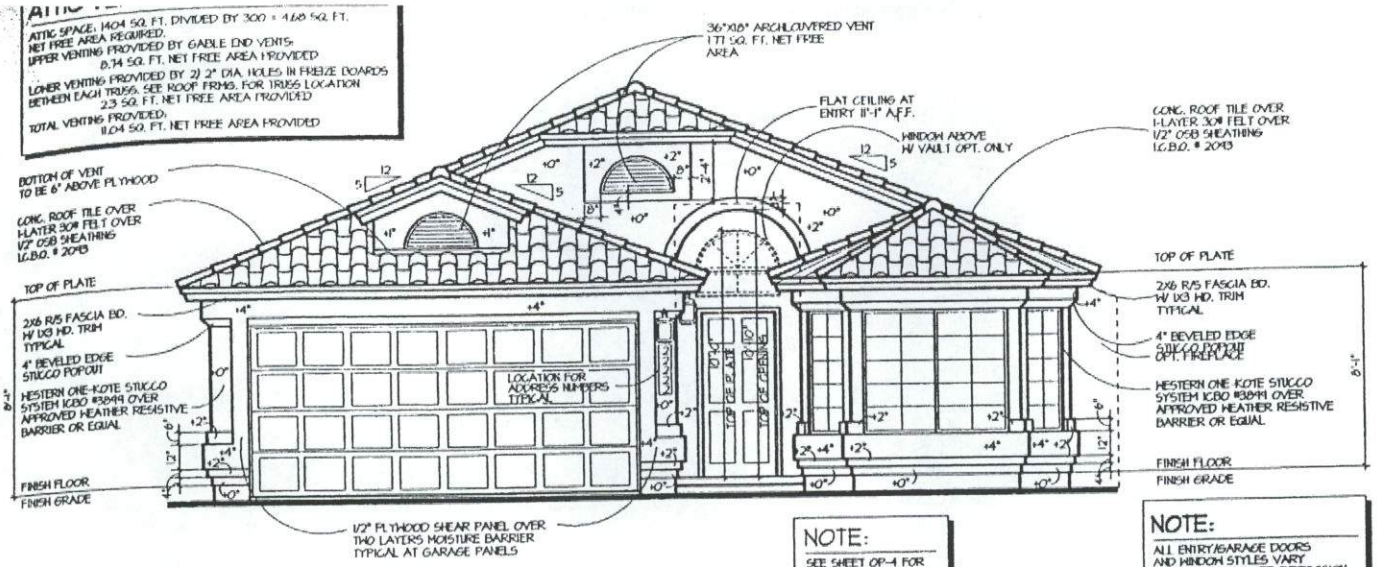
...WALL STUCCO SYSTEM # 3894 ...R ONE-KOTE STUCCO OVER TYVEK STRIPE WITH ...ERS OF GRADE "D" KRAFT WATER PROOF (UBC 1997 ...ER ALL WOOD BASED WALL SHEATHING ...E ONE LAYER OF TYPE 15 SATURATED ...ELT PAPER. WHEN THROUGH STUCCO IS USED AT ...EAS, A THERMAL BARRIER MEETING THE PROVISIONS ...

NOTE:
DESIGN TRUSSES TO CARRY EXTRA LOAD OF CRIPPLE WALL

NOTE:
NOTE: ATTIC ACCESS REMOVAL OF ATTIC H... FOR EXEMPTION.

NOTE:
SEE BEARING AND NO... HEADER SCHEDULES F...
ALL TRUSSES TO BE M... BY A CITY APPROVED
SEE ELEVATIONS FO... BARGE SIZES - TYPIC...

ATTIC VENTING:
ATTIC SPACE: 1404 SQ. FT. DIVIDED BY 300 = 4.68 SQ. FT.
NET FREE AREA REQUIRED.
UPPER VENTING PROVIDED BY GABLE END VENTS:
8.74 SQ. FT. NET FREE AREA PROVIDED
LOWER VENTING PROVIDED BY 2) 2" DIA. HOLES IN FREIZE BOARDS BETWEEN EACH TRUSS. SEE ROOF FRMG. FOR TRUSS LOCATION
2.3 SQ. FT. NET FREE AREA PROVIDED
TOTAL VENTING PROVIDED:
11.04 SQ. FT. NET FREE AREA PROVIDED

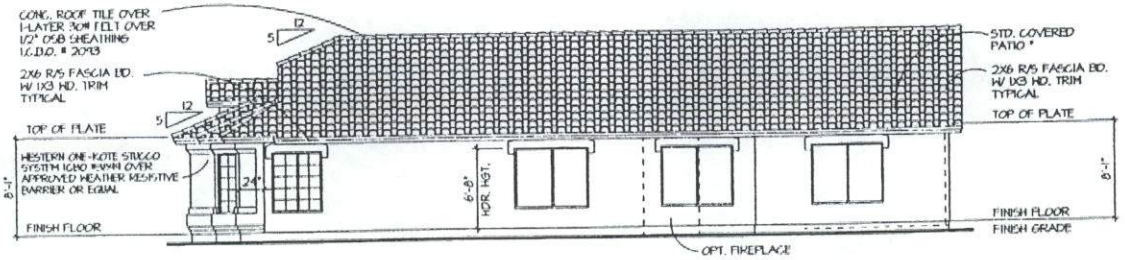


NOTE:
SEE SHEET OP-4 FOR STONE VENEER OPTION DIMS. AND DETAILS

NOTE:
ALL ENTRY/GARAGE DOORS AND WINDOW STYLES VARY PER SUBDIVISION. SEE SUBDIVISION SPECS FOR STDS./UPGRADE OPTS.

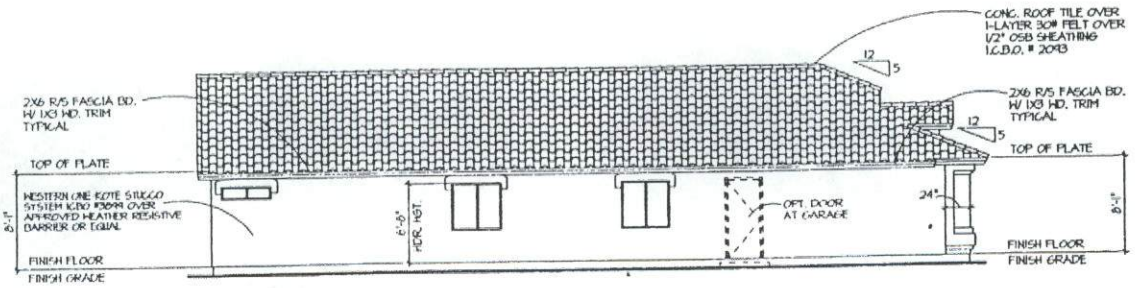
FRONT ELEVATION "C"

SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION "C"

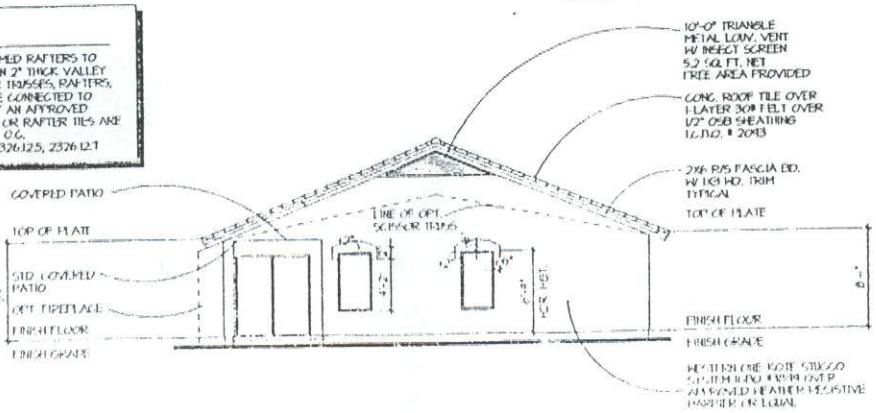
SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"

NOTE:
CONVENTIONALLY FRAMED RAFTERS TO HAVE FULL BEARING ON 2" THICK VALLEY PLATES PLACED OVER TRUSSES, RAFTERS, OR SHEATHING, AND BE CONNECTED TO THE VALLEY PLATE BY AN APPROVED CONNECTOR. COLLAR OR RAFTER TIES ARE ARE REQUIRED AT 48" O.C. 1997 U.B.C. 2326.12.3, 2326.12.5, 2326.12.7



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

NOTE:
CONC. JEEP SCREED - SEE DETAIL SHEET D2 FOR SPECIFICATIONS.

NOTE:
...TE, ANY BEARING WALLS ABOVE ...0" HIGH TO BE 2X6 @ 16" O.C.
ALL VALLEY FLASHING ...L BE 26 GA. G.I.

NOTE:
...AND CORNICE VENT AREAS SHALL NOT ...OCATED WITHIN 3'-0" MEASURED LATERALY ...E A WINDOW OR DOOR IN THE STORY ...UM NOR WHERE INSULATION WILL BLOCK ...NTILATION ACTION.

NOTE:
...TERIOR DOOR AND WINDOW OPENINGS SHALL ...FLASHED PER (1997 UBC SEC. 706, & 1014.5).

NOTE:
...VES OVER REQUIRED BEDROOM EGRESS ...OOMS SHALL BE NOT LESS THAN 30" ...M THE SIDE AND REAR PROPERTY LINES ...UBC SEC. 1204).

NOTE:
...ROOF VENTILATION SHALL COMPLY PER 1997 U.B.C. ...SEC. 1505.3
...OAM APPLICATIONS SHALL COMPLY PER 1997 U.B.C. ...SEC. 2602.4.4 & 6015.1-6015.2

NOTE:
...-COAT STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE ...LAYERS OF GRADE "D" KRAFT WATER PROOF BUILDING ...R OVER ALL WOOD BASED WALL SHEATHING (1997 UBC ...2506.1-2506.5), OR PROVIDE ONE LAYER OF TYPE 15 ...WALL FELT-SATURATED ORGANIC FELT PAPER.

NOTE:
...EXTERIOR SIDE OF ALL EXTERIOR WALLS SHALL BE BRACED ...EACH END OF INSIDE AND OUTSIDE CORNERS, ALONG WITH ...NS BRACED AT LEAST EVERY 25'0" IN HORIZONTAL LENGTH ...UBC SEC. 2320.11.3 AS AMD.) WHERE 1X4 LET-IN BRACING ...NOT BE UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF ...PLYWOOD SHEATHING FOR BRACING FROM THE CORNER TO ...BEYOND THE WALL OPENING (OR TO THE NEXT CORNER ...WHICHEVER COMES FIRST).

NOTE:
...STUCCO SYSTEM # ABOVE ...ONE-KOTE STUCCO OVER ... WITH ...LAYERS OF GRADE "D" ... WALLS DO NOT ... ALL WOOD BASED ... PROVIDE ONE LAYER OF ... FELT PAPER WHEN THIN COAT STUCCO ... AREAS A SEPARATE BARRIER ...

NOTE:
DESIGN TRUSSES T... CARRY EXTRA LO... OF CRIPPLE WALL

NOTE:
NOTE: ATTIC ACC... REMOVAL OF AIT... FOR EXEMPTION

NOTE:
SEE BEARING W... HEADER SCHEDU...
ALL TRUSSES TO ... BY A CITY APPR...
SEE ELEVATIONS ... BARGE RAFTERS ...

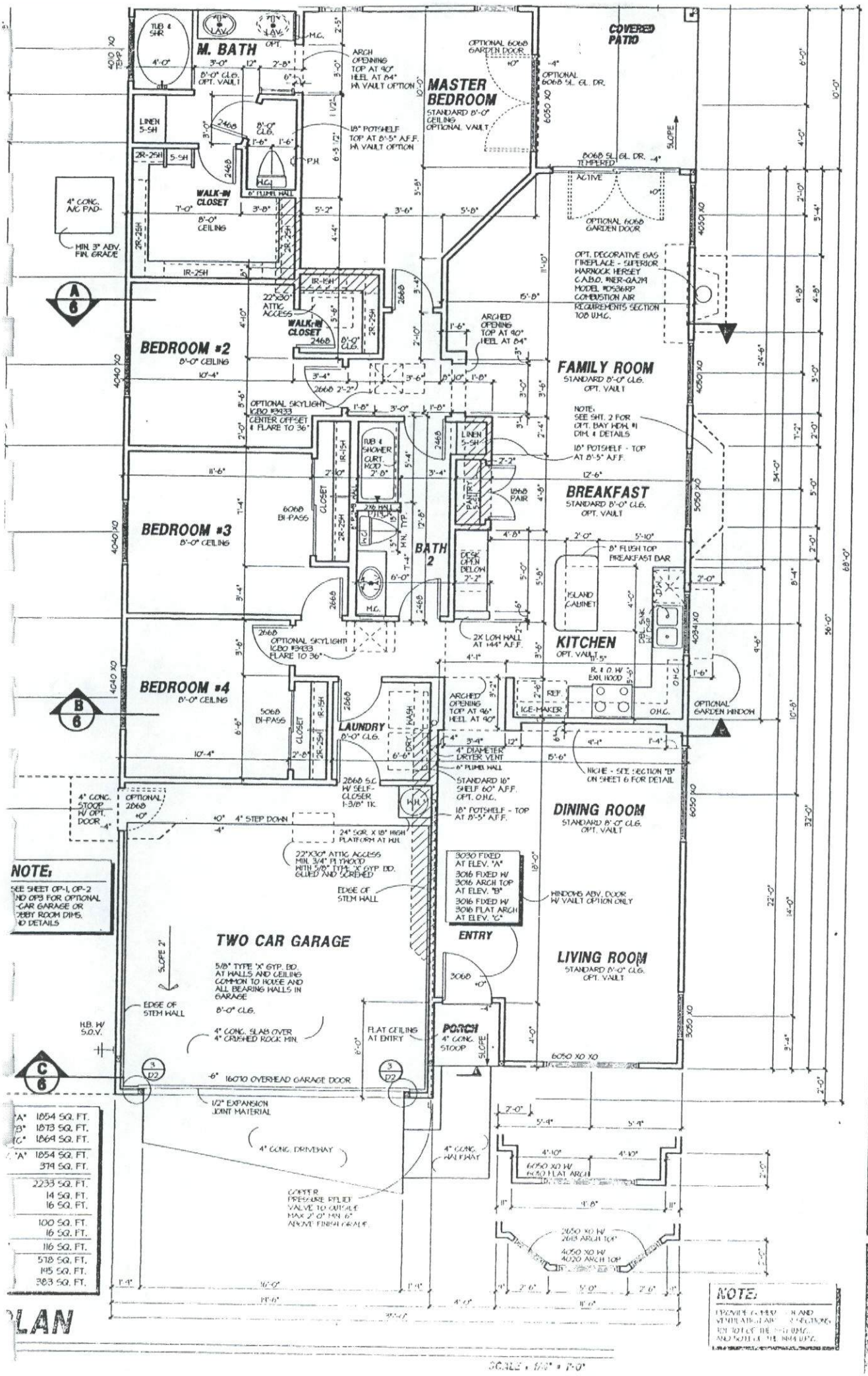


IMAGE WEST
DESIGNS UNLIMITED
HOME DESIGNS BY MARK S. W
2920 EAST NORTHERN AVE., SUITE #101 PHOENIX, AZ. 85028

PLAN NO. OL-4

BROWN FAMILY COMMUNITIES
2164 East Broadway Road Suite 300
Tempe, Arizona 85282
(480) 921-1400 • FAX (480) 921-0545

FLOOR PLAN

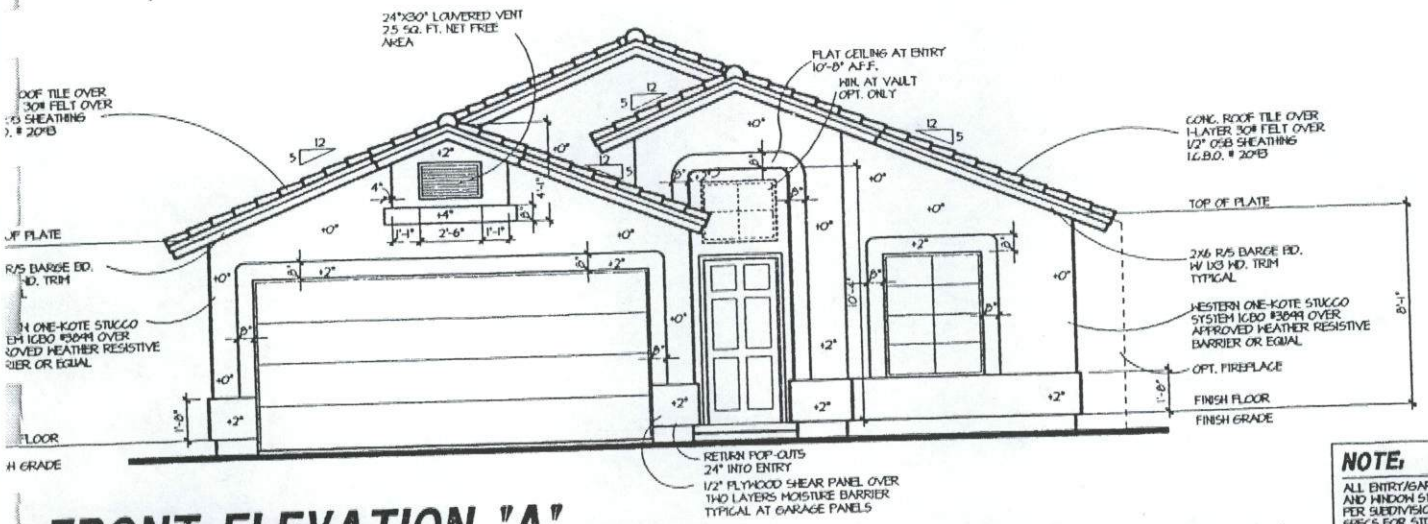
BFC

DRAWN BY:	IMAGE WEST
JOB NO.	410114A
DATE:	4-23-91

REVISIONS

1. ROLLOVER FROM EY-5 03-24-00
2. GENERAL DES. REV. 03-24-00
3. ADDED TOWER AT ELEV. "A" 03-24-00
4. MSTR. BATH OPT. HDW. CHANGES 05-01-00
5. ENGINEERING REVISION 05-01-00
6.

SHEET 2 OF 6

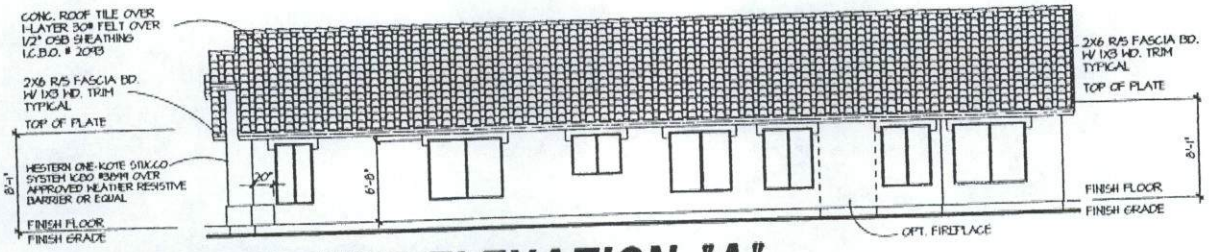


FRONT ELEVATION "A"

SCALE : 1/4" = 1'-0"

NOTE:
DOUBLE KING STUD
AT THE FOLLOWING
1) WHERE 2X4 WALL
HGT. OF 9'-0" OR
6'-0" WIDE OPENI
2) WHERE 2X4 WA
HGT. OF 10'-0" OR
HAVE A 5'-0" WIDE
3) WHERE 2X6 WA
HGT. OF 10'-0" OR
HAVE A 6'-0" WIDE

NOTE:
ALL ENTRY/GARAGE DOORS AND WINDOW STYLES VARY PER SUBDIVISION. SEE SUBDIVISION SPECS FOR STDS/UPGRADE OPTS.



RIGHT SIDE ELEVATION "A"

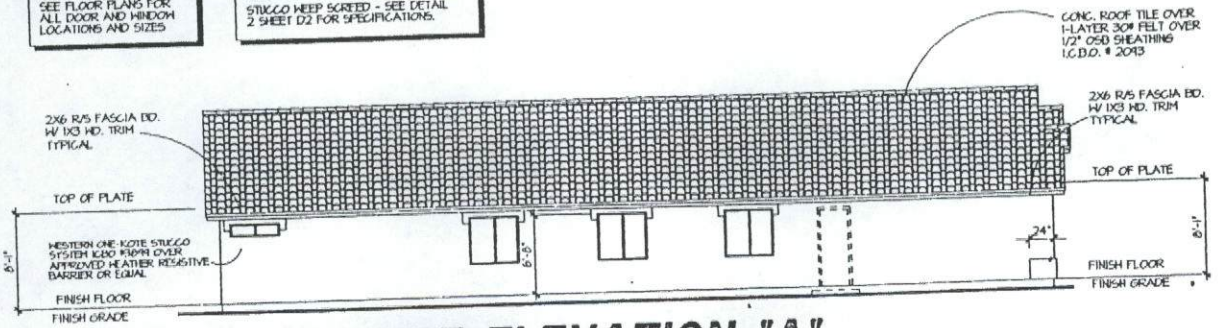
SCALE : 1/8" = 1'-0"

HEADER SCHE

BEARING WALL - CONCRE	
ROUGH OPENING WIDTH	
UP TO 2'-0"	
2'-1" - 4'-0"	
4'-1" - 5'-0"	
5'-1" - 7'-0"	
7'-1" - 9'-0"	
NON BRG. WALL - CONCRE	
ROUGH OPENING WIDTH	
UP TO 3'-0"	
3'-1" - 6'-0"	
6'-1" - 8'-0"	
8'-1" - 10'-0"	
10'-1" OR MORE	
UNLESS OTHERWISE NOTE	

NOTE:
SEE FLOOR PLANS FOR ALL DOOR AND WINDOW LOCATIONS AND SIZES

NOTE:
STUCCO WEEP SCREED - SEE DETAIL 2 SHEET D2 FOR SPECIFICATIONS.



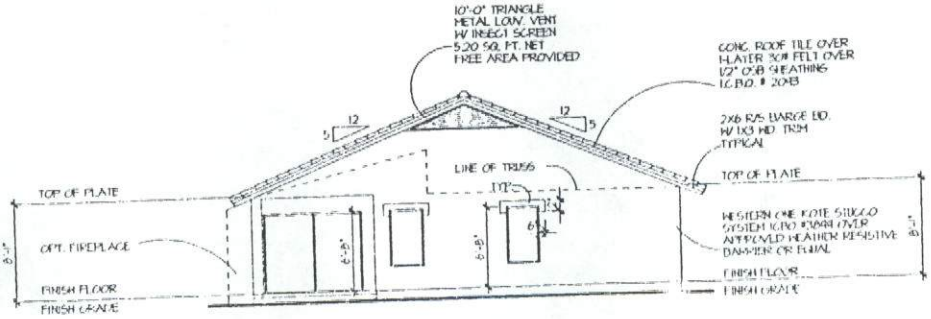
LEFT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"

LCULATIONS

VIDED BY 300 = 7.93 SQ. FT.
ATION "A"
.25 SQ. FT.)= 5.0 SQ. FT.
5.2 SQ. FT.)= 5.2 SQ. FT.
D (AT .049 SQ. FT. EA.)= 2.15 SQ. FT.
H SQ. FT.)= .82 SQ. FT.
ELEV. "A" = 8.31 TOTAL SQ. FT.
VIDED BY 300 = 7.93 SQ. FT.
EVATION "B"
AT 1.29 SQ. FT.)= 1.29 SQ. FT.
5.2 SQ. FT.)= 5.2 SQ. FT.
D (AT .049 SQ. FT. EA.)= 2.15 SQ. FT.
LEV. "B" = 8.64 TOTAL SQ. FT.
VIDED BY 300 = 7.93 SQ. FT.
EVATION "C"
N. (AT 2.25 SQ. FT.)= 2.25 SQ. FT.
5.2 SQ. FT.)= 5.2 SQ. FT.
D (AT .049 SQ. FT. EA.)= 2.15 SQ. FT.
LEV. "C" = 9.6 TOTAL SQ. FT.

THIN COAT STUCCO SYSTEMS PROVIDE
KRAFT WATER PROOF BUILDING
ASED WALL SHEATHING 1994 U.B.C. SEC.
E ONE LAYER OF TYPE 15 ASPHALT-SATURATED
N THINCOAT STUCCO IS USED AT ATTIC AREAS,
D THE FOAM OR IN LIEU OF THE FOAM SHALL
C. 2602.4

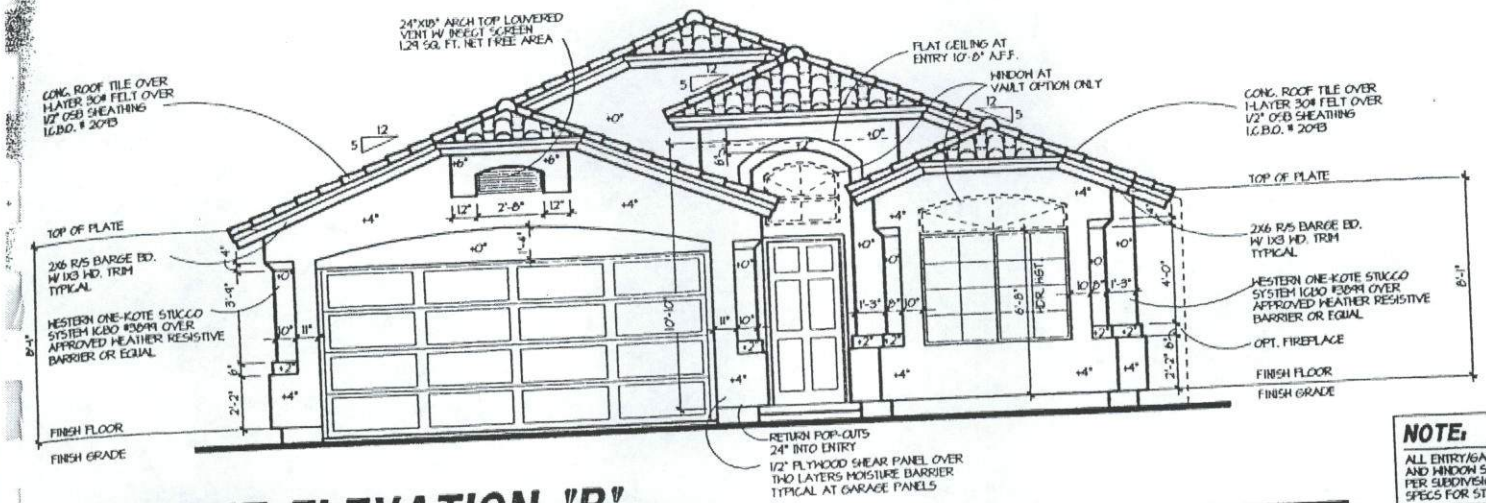


COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

NOTE:
- SEE BEARING AND NON-BEA HEADER SCHEDULES FOR SI
- ALL TRUSSES TO BE MANUF BY A CITY APPROVED FAC
- SEE ELEVATIONS FOR GAR BARGE SIZES - TYPICAL

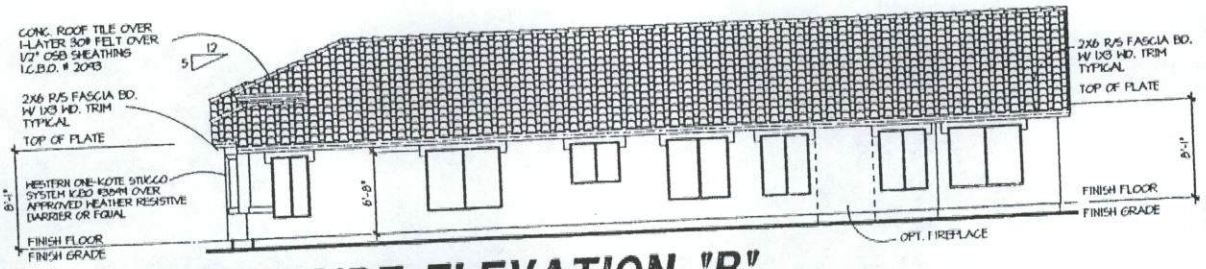
NOTE:
CONVENTIONALLY FRAMED R HAVE FULL BEARING ON 2" TI PLATES PLACED OVER TRUS OR SHEATHING, AND BE CONN THE VALLEY PLATE BY AN A CONNECTOR. CONTAR OR E ARE REQUIRED AT 48" O.C. 1994 U.B.C. 2326.12.3, 2326.1



FRONT ELEVATION "B"

SCALE : 1/4" = 1'-0"

NOTE:
ALL ENTRY/GARAGE DOORS AND WINDOW STYLES VARY PER SUBDIVISION. SEE SUBDIVISION SPECS FOR STDS./UPGRADE OPTS.

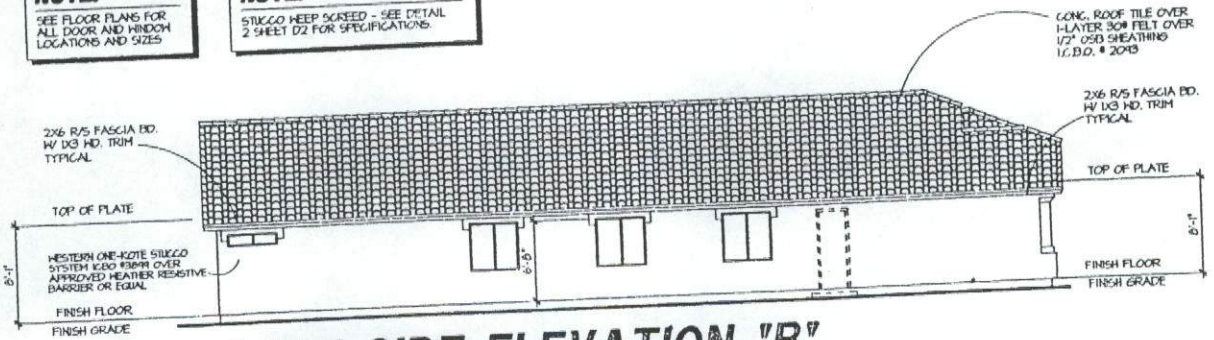


RIGHT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"

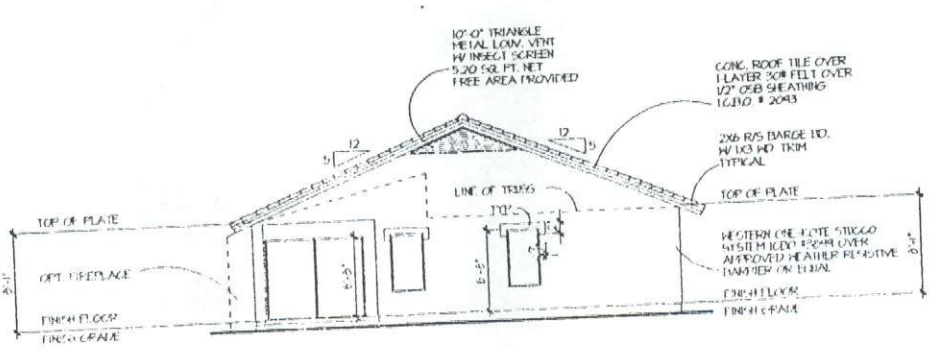
NOTE:
SEE FLOOR PLANS FOR ALL DOOR AND WINDOW LOCATIONS AND SIZES

NOTE:
STUCCO WEEP SCREED - SEE DETAIL 2 SHEET D2 FOR SPECIFICATIONS.



LEFT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

NOTE:
- SEE BEARING HEADER SCH
- ALL TRUSSES BY A CITY A
- SEE ELEVATI BARGE SIZE

NOTE:
CONVENTIONAL HAVE FULL PE PLATES PLAC OR SHEATHING THE VALLEY CONNECTOR ARE REQUIRED 1994 UBC

NOT
DOUBLE AT THE
1) WHERE HGT. OF 6'-0" HI
2) WHER HGT. OF HAVE A
3) WHER HGT. OF HAVE A

HEADER S

BEARING WALL -
ROUGH OPENING WIDTH
UP TO 2'-0"
2'-1" - 4'-0"
4'-1" - 5'-0"
5'-1" - 7'-0"
7'-1" - 9'-0"

NON BRG. WALL -
ROUGH OPENING WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0"
10'-1" OR MORE
UNLESS OTHE

HALLS ABOVE
x6 @ 16" O.C.
FLASHING
BL

AND WINDOW OPENINGS SHALL
R (1994 UBC SEC. 1402.2).

VENT AREAS SHALL NOT
IN 3'-0" MEASURED LATERALY
W OR DOOR IN THE STORY
RE INSULATION WILL BLOCK
TION.

ALL REQUIRED OPENINGS SHALL BE
N 30" WHEN PROPERTY LINE SETBACKS
EATER. THE SETBACK TO EAVES
UT WINDOWS IS 2'-0" MINIMUM.
LINE SETBACKS ARE LESS THAN
FIREPLACE PROJECTIONS, ETC.,
OR FIRE RATED CONSTRUCTION
ALL EAVES MUST BE ONE-HOUR
O EAVES, TRIM, OR GUTTERS MAY
R A PROPERTY LINE.
.5093 AND 1204).

LATION SHALL COMPLY PER 1994 U.B.C.
5)-1505.3
CATIONS SHALL COMPLY PER 1994 U.B.C.
. FOR TRIM SEE SEC. 6015.5

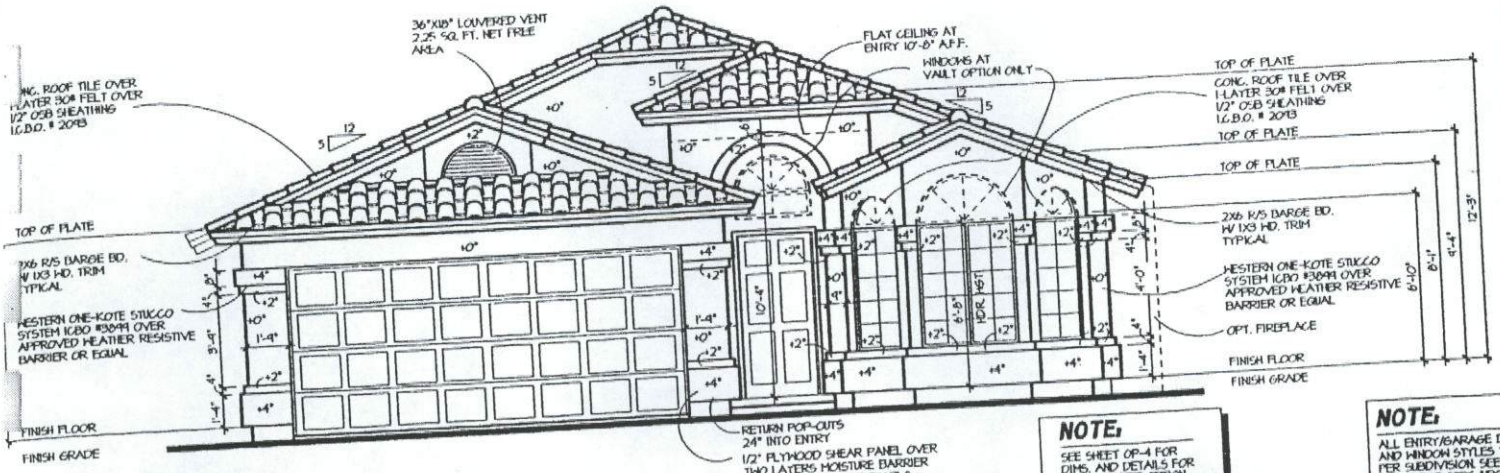
ENT CALCULATIONS

2374 SQ. FT. DIVIDED BY 300 = 7.93 SQ. FT.
REQUIRED. ELEVATION "A"
TAL LOUV. (AT 2.5 SQ. FT.)= 5.0 SQ. FT.
GLE VENT (AT 5.2 SQ. FT.)= 5.2 SQ. FT.
FREEZE BOARD (AT .049 SQ. FT. EA.)= 2.15 SQ. FT.
N VENTS (AT .41 SQ. FT.)= .82 SQ. FT.
A PROVIDED ELEV. "A" = 13.17 TOTAL SQ. FT.

2374 SQ. FT. DIVIDED BY 300 = 7.93 SQ. FT.
A REQUIRED. ELEVATION "B"
CH TOP LOUV. (AT 1.29 SQ. FT.)= 1.29 SQ. FT.
GLE VENT (AT 5.2 SQ. FT.)= 5.2 SQ. FT.
FREEZE BOARD (AT .049 SQ. FT. EA.)= 2.15 SQ. FT.
A PROVIDED ELEV. "B" = 8.64 TOTAL SQ. FT.

2374 SQ. FT. DIVIDED BY 300 = 7.93 SQ. FT.
REQUIRED. ELEVATION "C"
ALF ROUND LOUV. (AT 2.25 SQ. FT.)= 2.25 SQ. FT.
IANGLE VENT (AT 5.2 SQ. FT.)= 5.2 SQ. FT.
FREEZE BOARD (AT .049 SQ. FT. EA.)= 2.15 SQ. FT.
A PROVIDED ELEV. "C" = 9.6 TOTAL SQ. FT.

STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE
OF GRADE "D" KRAFT WATER PROOF BUILDING
ALL WOOD BASED WALL SHEATHING 1994 U.B.C. SEC.
NES OR PROVIDE ONE LAYER OF TYPE IS ASPHALT SATURATED
LT PAPER. WHEN THINCOAT STUCCO IS USED AT ATTIC AREAS,
BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM SHALL
R 1994 U.B.C. SEC. 2602.4



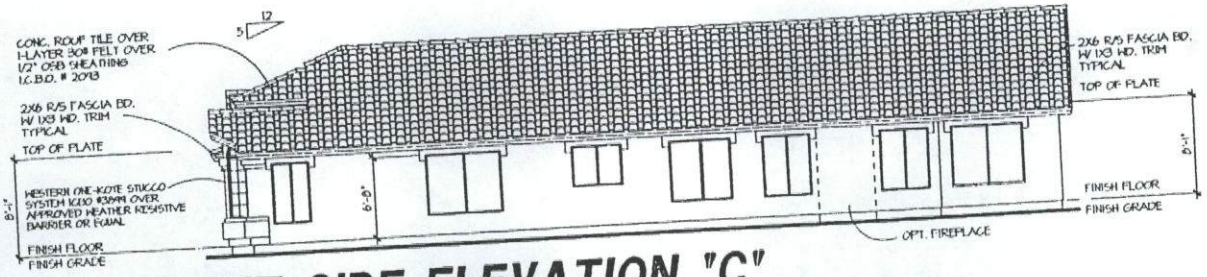
NOTE:
SEE SHEET OP-4 FOR DIMS. AND DETAILS FOR STONE VENEER OPTION

NOTE:
ALL ENTRY/GARAGE DOORS AND WINDOW STYLES VARY PER SUBDIVISION. SEE SUBDIVISION SPECS FOR STDS/UPGRADE OPTS.

NOTE:
DOUBLE KING AT THE FOLLO
1) WHERE 2X4 HGT. OF 9'-0" 6'-0" WIDE OF
2) WHERE 2X4 HGT. OF 10'-0 HAVE A 5'-0"
3) WHERE 2X4 HGT. OF 10'-0 HAVE A 6'-0"

FRONT ELEVATION "C"

SCALE : 1/4" = 1'-0"

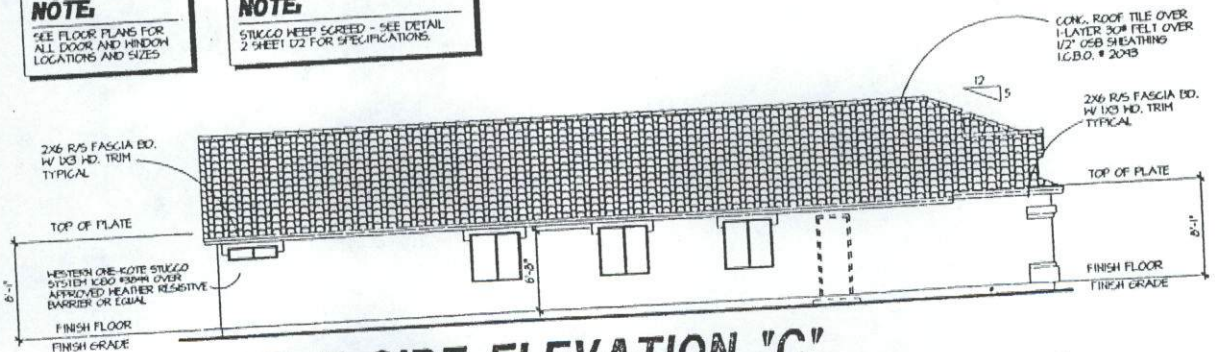


RIGHT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"

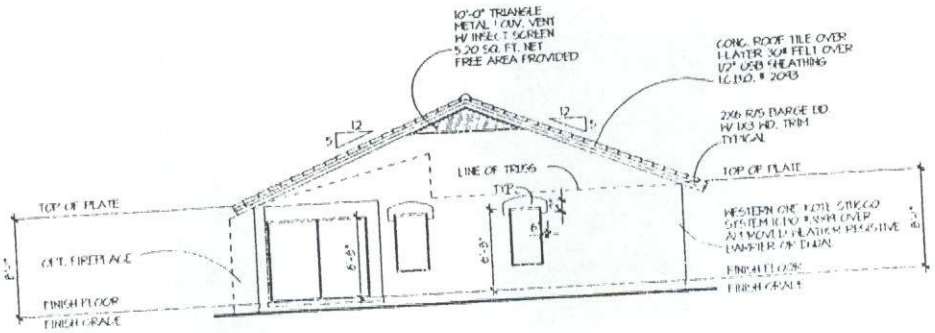
NOTE:
SEE FLOOR PLANS FOR ALL DOOR AND WINDOW LOCATIONS AND SIZES

NOTE:
STUCCO WEEP SCREED - SEE DETAIL 2 SHEET D2 FOR SPECIFICATIONS.



LEFT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

NOTE:
- SEE BEARING W HEADER SCHED
- ALL TRUSSES T BY A CITY AP
- SEE ELEVATION BARGE SIZES

NOTE:
CONVENTIONALL HAVE FULL BEAR PLATES PLACED OR SHEATHING, A THE VALLEY PLA CONTRACTOR, C ARE REQUIRED 1994 U.B.C. 2306

HEADER SC

BEARING WALL - CO

ROUGH OPENING WIDTH
UP TO 2'-0"
2'-1" - 4'-0"
4'-1" - 5'-0"
5'-1" - 7'-0"
7'-1" - 9'-0"

NON BRG. WALL - C

ROUGH OPENING WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0"
10'-1" OR MORE

UNLESS OTHERWI

LS ABOVE 16" O.C.
ASHING

D WINDOW OPENINGS SHALL 94 UBC SEC. 1407.2).

VENT AREAS SHALL NOT 3'-0" MEASURED LATERALY DOOR IN THE STORY SULATION WILL BLOCK

REQUIRED OPENINGS SHALL BE WHEN PROPERTY LINE SETBACKS ER THE SETBACK TO EAVES WINDOWS IS 2'-0" MINIMUM. E SETBACKS ARE LESS THAN REPLACE PROJECTIONS, ETC... IRE RATED CONSTRUCTION ALL EAVES MUST BE ONE-HOUR AVES, TRIM, OR GUTTERS MAY PROPERTY LINE. 3.1 AND 1204).

TION SHALL COMPLY PER 1994 U.B.C. 505.3
TIONS SHALL COMPLY PER 1994 U.B.C. OR TRIM SEE SEC. 6015.5

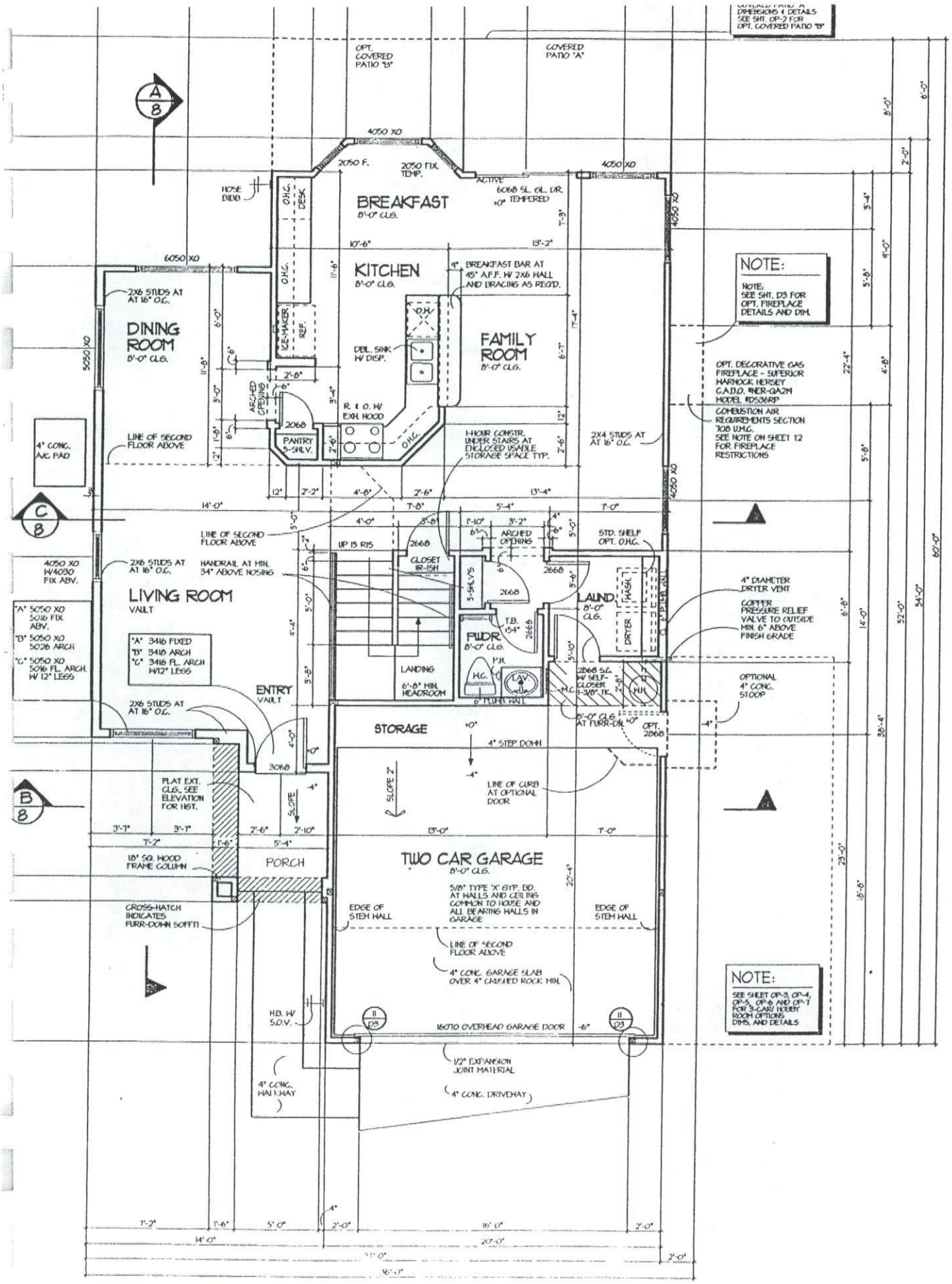
NT CALCULATIONS

SQ. FT. DIVIDED BY 300 = 1.83 SQ. FT.
QUIRED. ELEVATION "A"
L LOUV. (AT 2.5 SQ. FT.)= 5.0 SQ. FT.
E VENT (AT 5.2 SQ. FT.)= 5.2 SQ. FT.
REEZE BOARD (AT .049 SQ. FT. EA)= 2.15 SQ. FT.
N VENTS (AT .41 SQ. FT.)= .82 SQ. FT.
PROVIDED ELEV. "A" = 13.31 TOTAL SQ. FT.

SQ. FT. DIVIDED BY 300 = 1.83 SQ. FT.
QUIRED. ELEVATION "B"
TOP LOUV. (AT 1.24 SQ. FT.)= 1.24 SQ. FT.
LE VENT (AT 5.2 SQ. FT.)= 5.2 SQ. FT.
REEZE BOARD (AT .049 SQ. FT. EA)= 2.15 SQ. FT.
PROVIDED ELEV. "B" = 8.64 TOTAL SQ. FT.

SQ. FT. DIVIDED BY 300 = 1.83 SQ. FT.
REQUIRED ELEVATION "C"
LF ROUND LOUV. (AT 2.25 SQ. FT.)= 2.25 SQ. FT.
LE VENT (AT 5.2 SQ. FT.)= 5.2 SQ. FT.
REEZE BOARD (AT .049 SQ. FT. EA)= 2.15 SQ. FT.
PROVIDED ELEV. "C" = 9.6 TOTAL SQ. FT.

TUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE OF GRADE "D" KRAFT WATER PROOF BUILDING ALL WOOD BASED WALL SHEATHING 1994 U.B.C. SEC 5 OR PROVIDE ONE LAYER OF TYPE IS ASPHALT-SATURATED PAPER. WHEN THIN COAT STUCCO IS USED AT ATTIC AREAS, BARRIER BEHIND THE FOAM OR IN LIEU OF THE FOAM WALL 1994 U.B.C. SEC. 2602.4



FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

IMAGE WEST DESIGNS UNLIMITED
HOME DESIGNS BY MARK C

PLAN NO. C1-5

BROWN FAMILY COMMUNITIES
2164 East Broadway Road Suite 300
Tempe, Arizona 85282
(480) 921-1400 • FAX (480) 921-0545

FIRST FLOOR PLAN

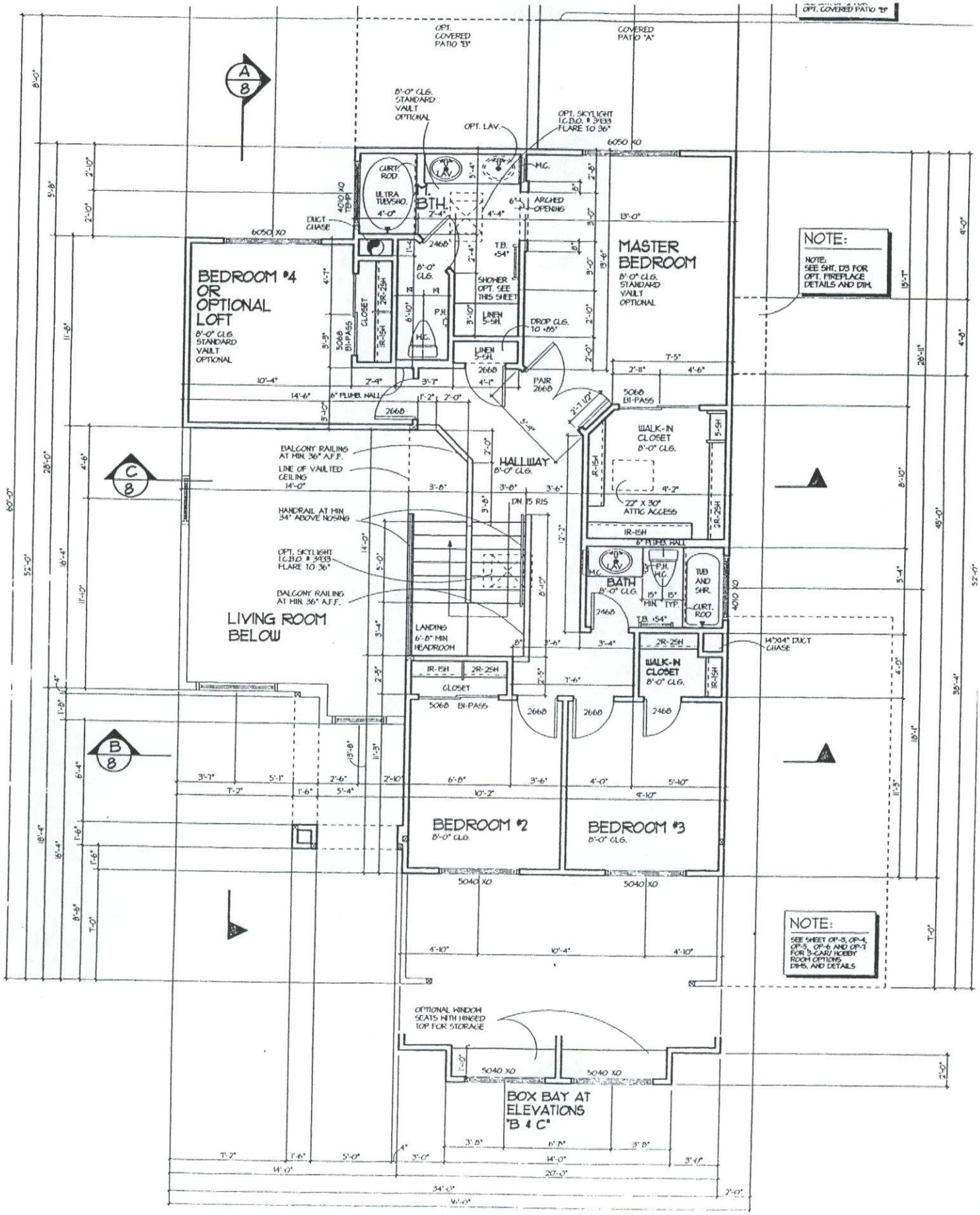
BFC

DRAWN BY: IMAGE WEST
JOB NO.
DATE:

REVISIONS

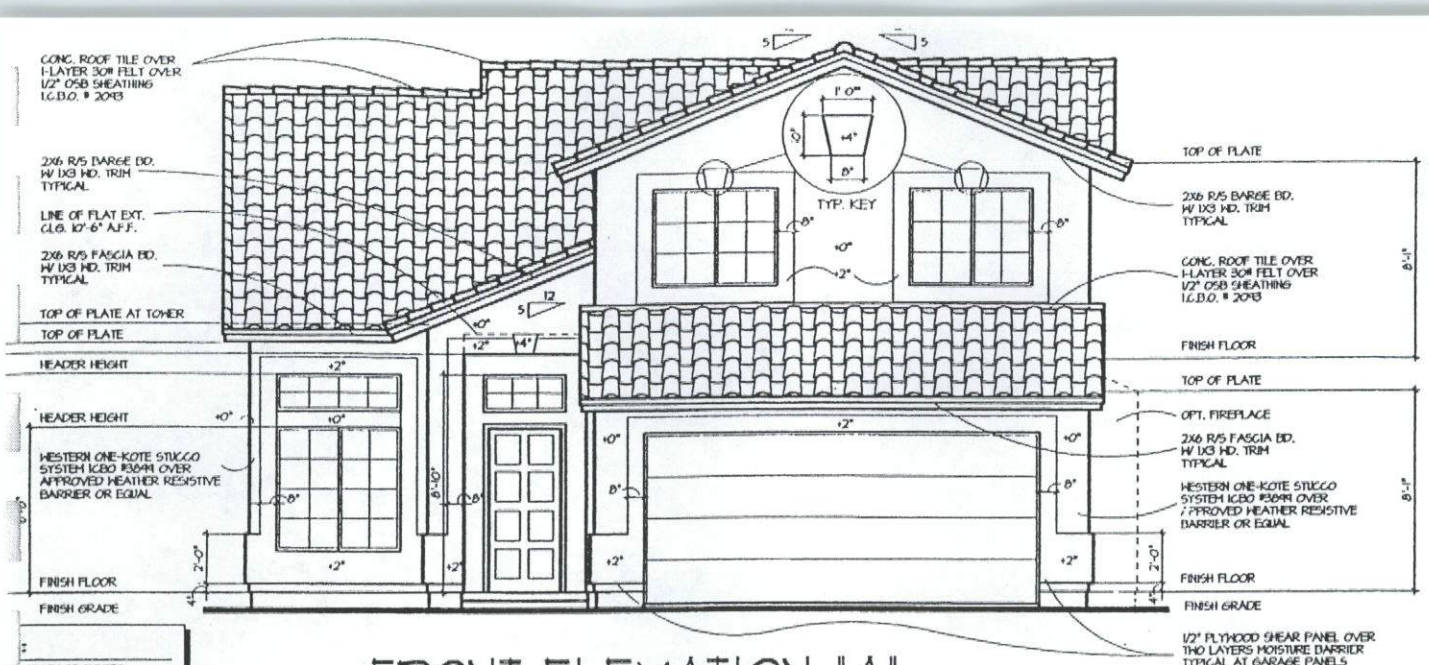
1	ROLLOVER FROM ET-2 03-17-00
2	GENERAL DES. REV. 03-17-00
3	MSTR. BATH OPT. ROM CHANGES 05-01-00
4	DRAINE RING REV. CHANGES 05-09-00
5	
6	

SHEET 2 OF 8



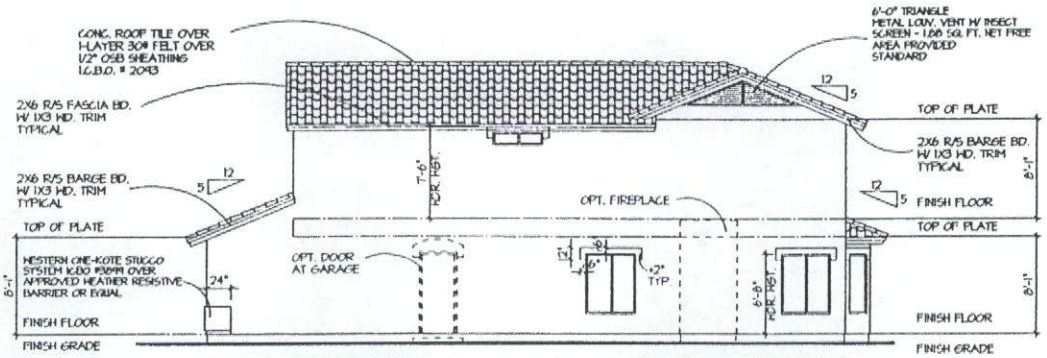
SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"



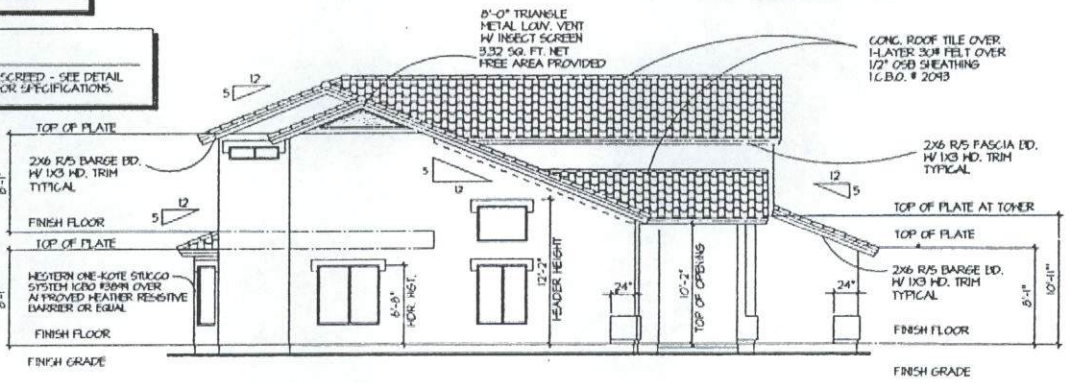
FRONT ELEVATION "A"

SCALE : 1/4" = 1'-0"



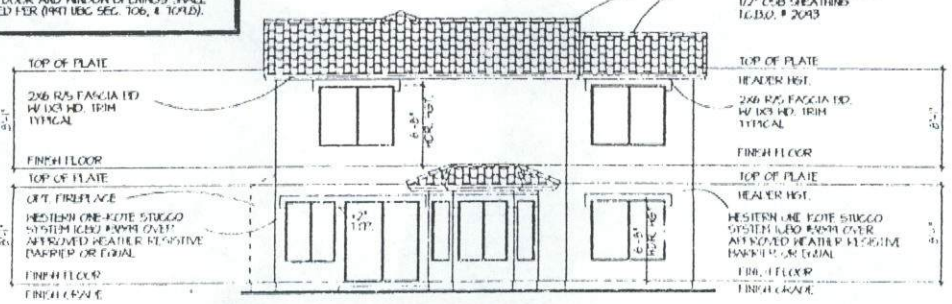
RIGHT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "A"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

NOTE:

DOUBLE KING STUD
AT THE FOLLOWING
1) WHERE 2X4 WALL
HGT. OF 9'-0" OR L
6'-0" WIDE OPENING
2) WHERE 2X4 WALL
HGT. OF 10'-0" OR
HAVE A 5'-0" WIDE
3) WHERE 2X6 WALL
HGT. OF 10'-0" OR
HAVE A 6'-0" WIDE

NOTE:

SEE FLOOR PLANS FOR
ALL DOOR AND WINDOW
LOCATIONS AND SIZES

NOTE:

STUCCO WEEP SCREED - SEE DETAIL
10 SHEET D3 FOR SPECIFICATIONS.

NOTE:

EXTERIOR DOOR AND WINDOW OPENINGS SHALL
BE FLASHED PER (1997 UBC SEC. 706, & 1709D).

VENT CALCULATIONS

AGE: 1323 SQ. FT. DIVIDED BY 300 = 4.41 SQ. FT.
AREA REQUIRED.

TING:
SQ. FT. NET FREE AREA PROVIDED

ENTING:
24 SQ. FT. NET FREE AREA PROVIDED
(72-3) 2" DIA. HOLES IN FREIZE BOARD
BETWEEN EACH TRUSS. SEE ROOF FRMG.
R TRUSS LOCATION

TING:
4 SQ. FT. NET FREE AREA PROVIDED

Y/GARAGE DOORS
DOM STYLES VARY
IVISION. SEE SUBDIVISION
OR STDS./UPGRADE OPTS.

NY BEARING WALLS ABOVE
SH TO BE 2X6 @ 16" O.C.

ALL VALLEY FLASHING
HE 26 GA. G.I.

ONALLY FRAMED RAFTERS TO
BEARING ON 2" THICK VALLEY
NCED OVER TRUSSES, RAFTERS,
NG, AND BE CONNECTED TO
Y PLATE BY AN APPROVED
L COLLAR OR RAFTER TIES ARE
RED AT 48" O.C.
2326.12.3, 2326.12.5, 2326.12.7

ER REQUIRED BEDROOM EGRESS
SHALL BE NOT LESS THAN 30"
SIDE AND REAR PROPERTY LINES
SEC. 1204).

VENTILATION SHALL COMPLY PER 1997 U.B.C.
1505.3
PPLICATIONS SHALL COMPLY PER 1997 U.B.C.
1602.4.4 & 6015.1-6015.2

T STUCCO AND THIN COAT STUCCO SYSTEMS PROVIDE
RS OF GRADE "D" KRAFT WATER PROOF BUILDING
ER ALL WOOD BASED WALL SHEATHING (1997 UBC
1-2506.5), OR PROVIDE ONE LAYER OF TYPE 15
SATURATED ORGANIC FELT PAPER.

OR SIDE OF ALL EXTERIOR WALLS SHALL BE WRAPPED
ND OF INSIDE AND OUTSIDE CORNERS, ALONG WITH
ACED AT LEAST EVERY 25'-0" IN HORIZONTAL LENGTH
SEC. 2320.11.3 AS AMD). WHERE 1X4 LET-IN BRACING
E UTILIZED DUE TO OPENINGS, PROVIDE A MIN. OF
OOD SHEATHING FOR BRACING FROM THE CORNER TO
ND THE WALL OPENING (OR TO THE NEXT CORNER
COMES FIRST).

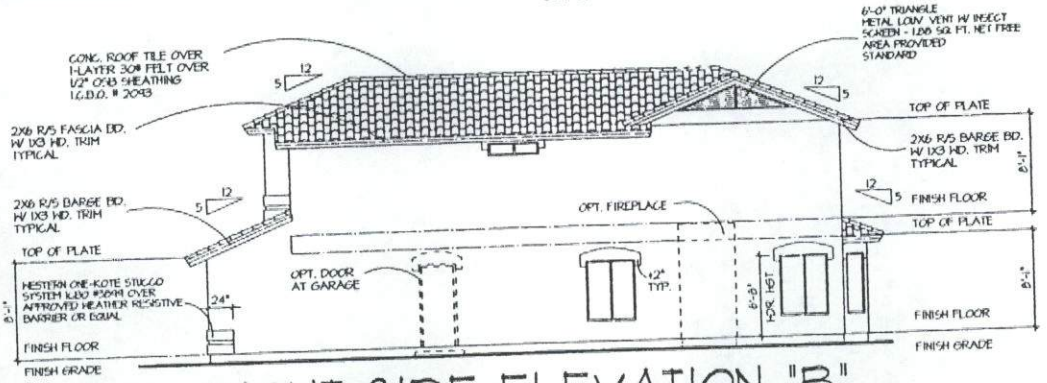
L STUCCO SYSTEM # 3694
FIN ONE KOTE STUCCO OVER POLYSTYRENE WITH
RS OF GRADE "D" KRAFT WATER PROOF BUILDING
ER ALL WOOD BASED WALL SHEATHING
ONE LAYER OF TYPE 15 SATURATED SATURATED
FELT PAPER WHEN THIN COAT STUCCO SYSTEM

HEAD
BEARING W
ROUGH OPENI
WIDTH
UP TO 2'-0"
2'-1" - 4'-0"
4'-1" - 5'-0"
5'-1" - 7'-0"
7'-1" - 9'-0"
NON BRG. W
ROUGH OPENI
WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0"
10'-1" OR MORE

ROC

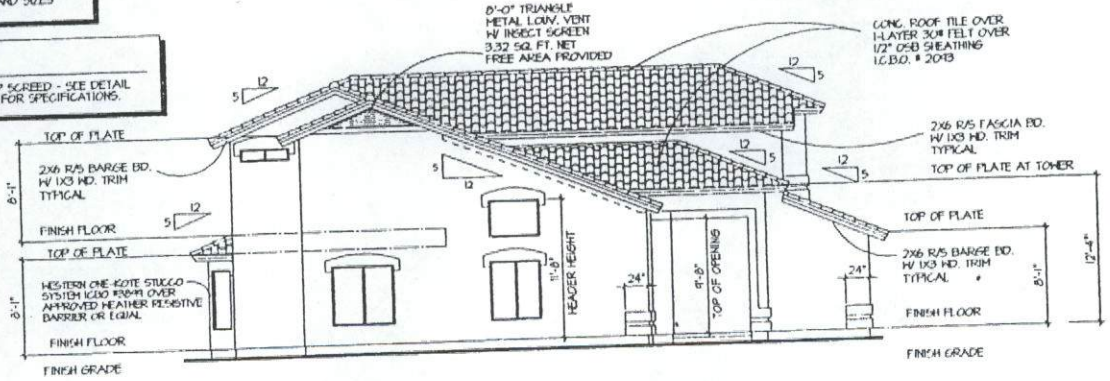
FRONT ELEVATION "B"

SCALE : 1/4" = 1'-0"



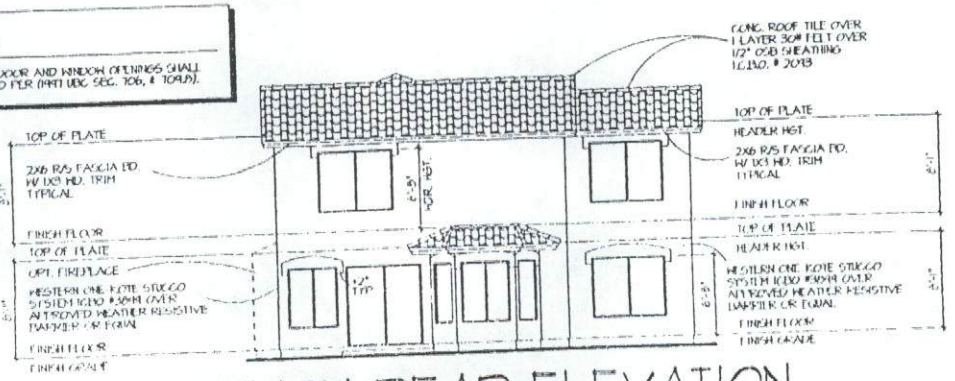
RIGHT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"



LEFT SIDE ELEVATION "B"

SCALE : 1/8" = 1'-0"



COMMON REAR ELEVATION

SCALE : 1/8" = 1'-0"

NOTE:

DOUBLE KING STUDS ARE REQUIRE
AT THE FOLLOWING CONDITIONS
1) WHERE 2X4 WALLS HAVE A PLA
HGT. OF 9'-0" OR LESS AND HAVE
6'-0" WIDE OPENING OR GREATER.
2) WHERE 2X4 WALLS HAVE A PL
HGT. OF 10'-0" OR GREATER AND
HAVE A 5'-0" WIDE OPENING OR E
3) WHERE 2X6 WALLS HAVE A PL
HGT. OF 10'-0" OR GREATER AND
HAVE A 6'-0" WIDE OPENING OR E

CALCULATIONS

2. FT. DIVIDED BY 300 = 4.5 SQ. FT.
VIRED.

FREE AREA PROVIDED

NET FREE AREA PROVIDED
DIA. HOLES IN FRIEZE BOARD
H TRUSS. SEE ROOF FRMG.
OCATION

ET FREE AREA PROVIDED

S WALLS ABOVE
2X6 @ 16" O.C.

Y FLASHING
G.I.

RAMED RAFTERS TO
S ON 2" THICK VALLEY
ER TRUSSES, RAFTERS,
BE CONNECTED TO
BY AN APPROVED
R OR RAFTER TIES ARE
8" O.C.
, 2326.1.2.5, 2326.1.2.7

SED BEDROOM EGRESS
E NOT LESS THAN 30"
D REAR PROPERTY LINES
4).

TION SHALL COMPLY PER MMI U.B.C.

STIONS SHALL COMPLY PER MMI U.B.C.
4 # 6051-6015.2

NOTE:

SEE FLOOR PLANS FOR ALL DOOR AND WINDOW LOCATIONS AND SIZES

NOTE:

STUCCO WEEP SCREED - SEE DETAIL 10 SHEET D3 FOR SPECIFICATIONS.

CCO AND THIN COAT STUCCO SYSTEMS PROVIDE
GRADE "D" KRAFT WATER PROOF BUILDING
L WOOD BASED WALL SHEATHING (MMI UBC
.5), OR PROVIDE ONE LAYER OF TYPE B
LATED ORGANIC FELT PAPER.

NOTE:

EXTERIOR DOOR AND WINDOW OPENINGS SHALL BE FLASHED PER (MMI UBC SEC. 706, # 704.1).

DE OF ALL EXTERIOR WALLS SHALL BE BRACED
INSIDE AND OUTSIDE CORNERS, ALONG WITH
AT LEAST EVERY 25'-0" IN HORIZONTAL LENGTH
2320.11.3 AS AMD.). WHERE DUE LET IN BRACING
IZED DUE TO OPENINGS, PROVIDE A MIN. OF
SHEATHING FOR BRACING FROM THE CORNER TO
E WALL OPENING (OR TO THE NEXT CORNER
RS FIRST).

STUCCO SYSTEM # 3804
WESTERN ONE-KOTE STUCCO OVER
OF GRADE "D" KRAFT WATER PROOF BUILDING
AL WOOD BASED WALL SHEATHING
OF LAYER OF TYPE B ASTM D-4869 ORGANIC
PAPER. WHEN THIN COAT STUCCO IS USED AT
A THERMAL BARRIER (FOAM) OR FOAM OR IN LIEU
SHALL BE USED PER MMI BUILDING CODE

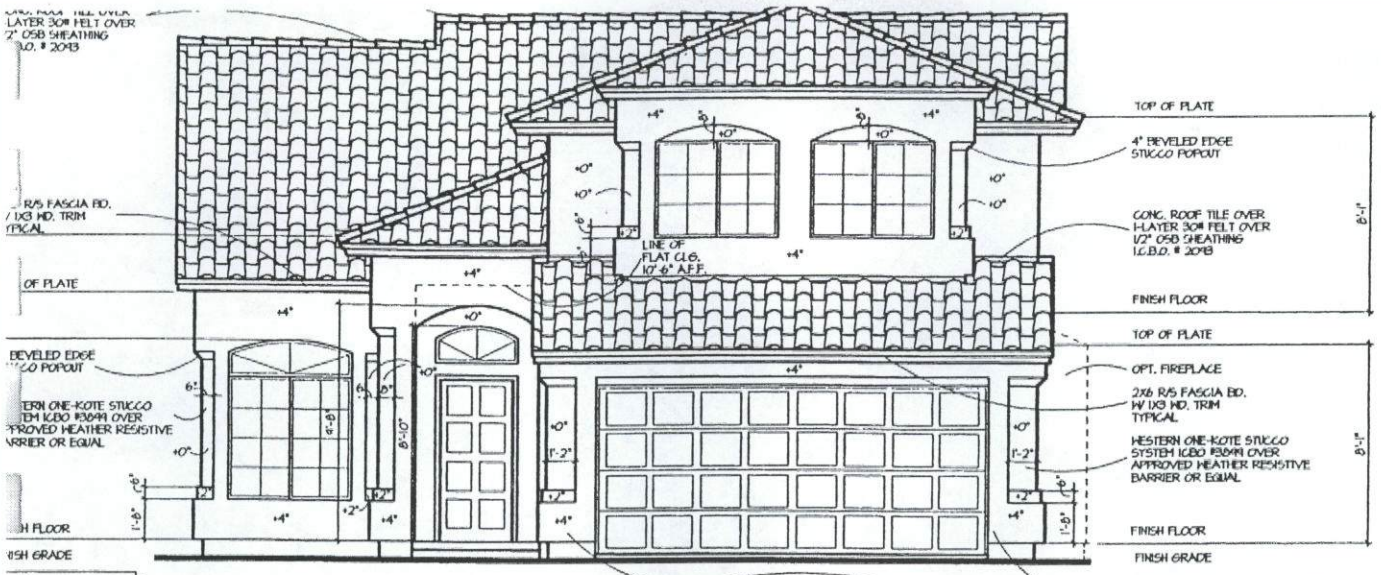
HEADER

BEARING WALL
ROUGH OPENING WIDTH
UP TO 2'-0"
2'-1" - 4'-0"
4'-1" - 5'-0"
5'-1" - 7'-0"
7'-1" - 9'-0"

NON BRG. WAL
ROUGH OPENING WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0"
10'-1" OR MORE

UNLESS O

ROO



FRONT ELEVATION "C"

SCALE : 1/4" = 1'-0"

NOTE:

DOUBLE KING STUDS ARE T
AT THE FOLLOWING CONDIT
1) WHERE 2X4 WALLS HAVE HGT. OF 9'-0" OR LESS AN 6'-0" WIDE OPENING OR GR
2) WHERE 2X4 WALLS HAVE HGT. OF 10'-0" OR GREATE HAVE A 5'-0" WIDE OPENIN
3) WHERE 2X6 WALLS HAVE HGT. OF 11'-0" OR GREATER HAVE A 6'-0" WIDE OPENIN

NT CALCULATIONS

51 SQ. FT. DIVIDED BY 300 = 4.5 SQ. FT. REQUIRED.

NET FREE AREA PROVIDED

. NET FREE AREA PROVIDED
2" DIA. HOLES IN FREIZE BOARD EACH TRUSS. SEE ROOF PLAN 5 LOCATION

. NET FREE AREA PROVIDED

ING WALLS ABOVE E 2X6 @ 16" O.C.

LEY FLASHING A. 61.

FRAMED RAFTERS TO 6 ON 2" THICK VALLEY VER TRUSSES, RAFTERS, BE CONNECTED TO BY AN APPROVED AR OR RAFTER TIES ARE 6" O.C. 2326.125, 2326.127

RED BEDROOM EGRESS NOT LESS THAN 30" D REAR PROPERTY LINES 4).

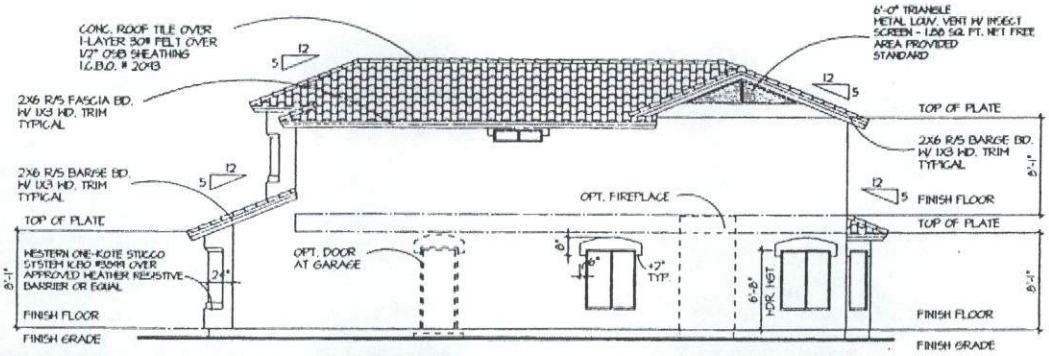
ION SHALL COMPLY PER 1997 U.B.C.

ATIONS SHALL COMPLY PER 1997 U.B.C. 6051-6015.2

O AND THIN COAT STUCCO SYSTEMS PROVIDE RADE "D" KRAFT WATER PROOF BUILDING OOD BASED WALL SHEATHING (1997 UBC) OR PROVIDE ONE LAYER OF TYPE S ED ORGANIC FELT PAPER

OF ALL EXTERIOR WALLS SHALL BE BRACED IDE AND OUTSIDE CORNERS, ALONG WITH LEAST EVERY 25'-0" IN HORIZONTAL LENGTH 0113 AS AMD.). WHERE 1X4 LET-IN BRACING D DUE TO OPENINGS, PROVIDE A MIN. OF ATHING FOR BRACING FROM THE CORNER TO WALL OPENING (OR TO THE NEXT CORNER FIRST).

GO SYSTEM # 3604 ONE STUCCO OVER ROLL PUTTEDE WITH ADE "D" KRAFT WATER PROOF BUILDING OOD BASED WALL SHEATHING ATER OF TYPE IS AVAILABLE FABRICATED R WHEN THIN COAT STUCCO IS USED AT ERNAL BARRIER DETAILS THE FOAM OR METAL L BE USED PER ICBO UBC SEC. 2512.4



RIGHT SIDE ELEVATION "C"

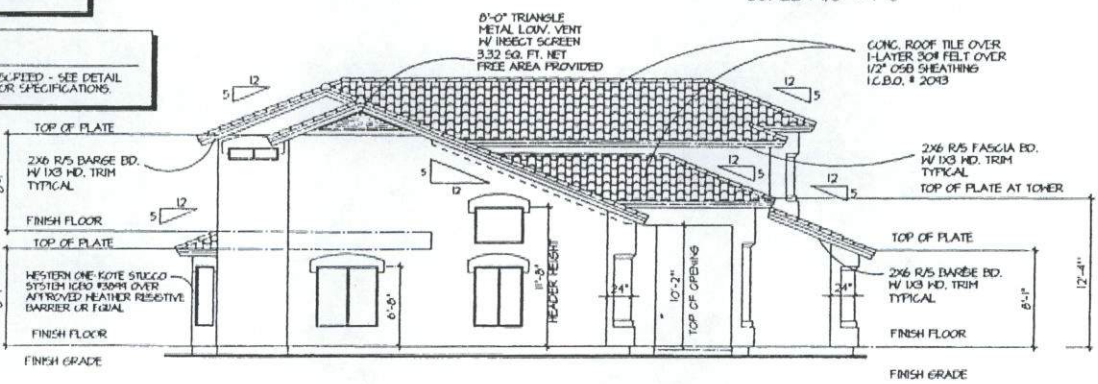
SCALE : 1/8" = 1'-0"

NOTE:

SEE FLOOR PLANS FOR ALL DOOR AND WINDOW LOCATIONS AND SIZES

NOTE:

STUCCO WEEP SCREED - SEE DETAIL K/ SHEET D3 FOR SPECIFICATIONS.

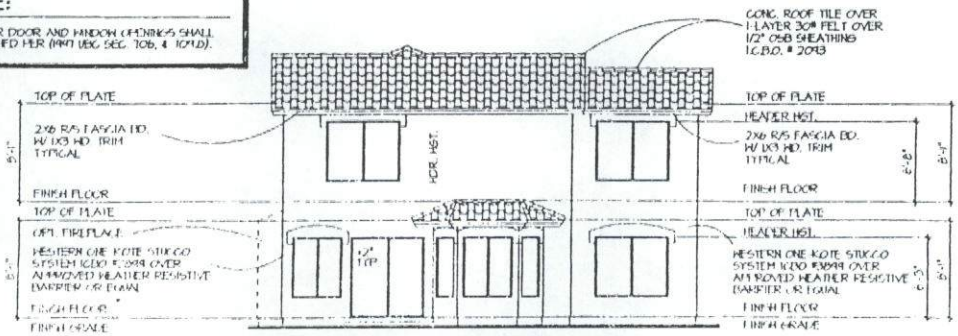


LEFT SIDE ELEVATION "C"

SCALE : 1/8" = 1'-0"

NOTE:

EXTERIOR DOOR AND WINDOW OPENINGS SHALL BE FLASHED PER (1997 UBC SEC. 706, & 1014D).



COMMON REAR ELEVATION

HEADER

BEARING WALL -

ROUGH OPENING WIDTH
UP TO 2'-0"
2'-1" - 4'-0"
4'-1" - 5'-0"
5'-1" - 7'-0"
7'-1" - 9'-0"

NON BRG. WALL -

ROUGH OPENING WIDTH
UP TO 3'-0"
3'-1" - 6'-0"
6'-1" - 8'-0"
8'-1" - 10'-0"
10'-1" OR MORE

UNLESS OTHERWISE

ROOF

Appendix C

WASTEWATER SYSTEM ANALYSIS REPORT

FOR THE DEVELOPMENT KNOWN AS "SUNCLIFF PHASE 5"

The proposed "Suncliff Phase 5" DEVELOPMENT contains 164 lots

LOCATION: A Portion Of The Southeast Quarter Of Section 31, Township 3 North, Range 1 East, The Gila and Salt River Base And Meridian, Maricopa County, Arizona.

Wastewater Flow Calculations

- The average daily flow is 76.7 gallons per day per capita (76.7 gpcd)
- The peaking factor to be used is 4.0
- The average population per dwelling unit is 2.74 persons

The average daily flow per dwelling unit is:

(76.7 gal/capita/day) * (2.74 persons/du) = 210 gal/day/du

- The maximum day is equal to 4.0 times the average day flow.

The maximum daily flow per dwelling unit is:
(210.6 gal/day/du) * (4.0) = 841 gal/day/du

The maximum daily flow for "Suncliff Phase 5" Development is:
(164 du) * (841 gal/day/du) = 137,924 gal/day

Registered Professional Engineer (Civil)
CERTIFICATE NO
34665
R. STUART
BARNEY
Date Signed 11-15-08
ARIZONA U.S.A.

WATER SYSTEM ANALYSIS REPORT

FOR THE DEVELOPMENT KNOWN AS "SUNCLIFF PHASE 5"

The proposed "Suncliff Phase 5" DEVELOPMENT contains 164 lots

LOCATION: A Portion Of The Southeast Quarter Of Section 31, Township 3 North, Range 1 East, The Gila and Salt River Base And Meridian, Maricopa County, Arizona.

Domestic Water Demand Calculation

- The average daily demand is 240 gallons per day per capita (240 gpcd)
- The lost and unaccounted water factor is 0.88
- The average population per dwelling unit is 2.74 persons

The average daily demand per dwelling unit is:

(240 gal/capita/day) * (2.74 persons/du) / (0.88) = 747 gal/day/du

- The maximum day is equal to 1.8 times the average day demand.

The maximum daily demand per dwelling unit is:
(747 gal/day/du) * (1.8) = 1345 gal/day/du

The maximum daily demand for "Suncliff Phase 5" Development is:
(164 du) * (1345 gal/day/du) = 220,580 gal/day

- The peak hour demand is equal to 1.7 times the maximum day demand.

The peak hour demand per dwelling unit is:
(1345 gal/day/du) * (1.7) * (day/24 hour) * (hour/60 min) = 1.59 gal/min/du

The maximum hour demand for "Suncliff Phase 5" Development is:
(164 du) * (1.59 gal/min/du) = 261 gal/min

In addition to the maximum hour Domestic Water Demand the system will be required to provide for Fireflow requirements as determined by the Peoria Fire Department, Fire Prevention Division.

Appendix D

SUNCLIFF PHASE 5

CONCEPTUAL GRADING AND DRAINAGE PLAN

LEGEND

EXISTING 1' CONTOURS

PROPOSED 5' CONTOURS

DRAINAGE FLOW

CVL

0' 25' 100' 200'

SCALE: 1" = 100'

NORTH

DATE: 04/26/00

CVL JOB#: 00-0070-01

DATE:- Sep 26, 2000
TIME:- 10:01:59
FILE:- n:\000070\land\plec-grading.dgn

n:/000070/land/plec-grading.dgn Nov. 17, 2000 11:19:03

Appendix E

LARRY P. SIROIS
COUNTRY MEADOWS HOME OWNER'S ALLIANCE
8140 NORTH 107TH AVENUE #150
PEORIA, ARIZONA 85345
PHONE/FAX: (623)544-5920

OCTOBER 18, 2000

MR. TIM LONGREN
PLANNING & ZONING COMMISSION
8401 WEST MONROE STREET
PEORIA, ARIZONA 85345

RE: SUNCLIFF PHASE 5

DEAR MR. LONGREN AND COMMISSION MEMBERS:

THIS LETTER IS IN REFERENCE TO THE PROPOSED DEVELOPMENT OF 165 SINGLE FAMILY, DETACHED RESIDENTIAL HOUSES TO BE BUILT IN THE AREA BORDERED BY NORTHERN, BUTLER, 109TH AND 111TH AVENUES IN PEORIA, ARIZONA.

THIS PROJECT IS SCHEDULED TO BE UNDER CONSIDERATION AT YOUR MEETING TO BE HELD ON OCTOBER 19, 2000 AS WELL AS THE AGENDA FOR THE PEORIA CITY COUNCIL MEETING SCHEDULED FOR NOVEMBER 7, 2000.

I AM THE CHAIRMAN OF THE COUNTRY MEADOWS HOMEOWNERS ALLIANCE COMMITTEE WHICH REPRESENTS THREE HOME OWNER'S ASSOCIATIONS CONSISTING OF OVER 1800 HOMEOWNERS WHO RESIDE IN THE IMMEDIATE AREA SURROUNDING THE ABOVE MENTIONED PROPOSED PROJECT.

THE COUNTRY MEADOWS HOMEOWNERS ALLIANCE COMMITTEE MET WITH CHRIS ELLIS, THE PROJECT MANAGER OF THE ABOVE MENTIONED SINGLE-FAMILY HOUSING DEVELOPMENT, SUNCLIFF 5. WE FULLY SUPPORT AND ENDORSE THIS HOUSING DEVELOPMENT AS PRESENTED TO US BY CHRIS ELLIS WITH TWO SMALL EXCEPTIONS:

THE HOMEOWNERS WE REPRESENT HAVE ASKED

1. THAT ALL HOUSES BUILT ON 109TH AVENUE BE ONE-STORY ONLY.
2. THAT 24" BOX TREES BE PLANTED EVERY 50 FEET ALONG 109TH AVENUE WHERE IT BORDERS THIS DEVELOPMENT.

NOTE: WE UNDERSTAND THERE WILL BE NO EXITS OR ENTRIES TO THIS DEVELOPMENT LOCATED ON 109TH AVENUE; THIS IS ACCEPTABLE TO US.

THANK YOU FOR CONSIDERING OUR INPUT; IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME AT (623) 544-5920.

SINCERELY,

LARRY P. SIROIS
COMMITTEE CHAIRMAN

LPS/has

cc: DEBRA STARK, DIRECTOR OF COMMUNITY DEVELOPMENT
CARLO LEONE AND COUNCIL MEMBERS, PEORIA, ARIZONA