

PLOTTED BY: John Stout DATE: Dec. 07, 2022 02:59:10 PM FILE: P:\2022\15-22118\Cover Sheets\IBC-22118_COV_L_SHEET_LIST.dwg

ASHER

SUNSTONE PARCEL "G"

CITY OF LAS VEGAS, NEVADA

(PLAN 1248)

LENNAR HOMES

9275 WEST RUSSELL ROAD, SUITE #400

LAS VEGAS, NV 89148

(800) 509.9720

PROJECT INFORMATION

A. PROJECT LOCATION:

NORTH OF TRAILBLAZER FALLS STREET
SOUTH OF LOG CABIN WAY
EAST OF US 95
WEST OF O'HARE ROAD

B. PROJECT DESCRIPTION:

THIS PROJECT CONSIST OF 132 ONE AND TWO STORY SINGLE FAMILY DETACHED HOMES

C. LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 23; THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 23, NORTH 00°22'12" EAST, 730.29 FEET A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US-95; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID US-95, SOUTH 36°36'24" EAST, 910.24 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 23; THENCE ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 23, NORTH 89°57'20" WEST, 547.51 FEET TO THE POINT OF BEGINNING.

D. FIRE SPRINKLERS

YES

SQUARE FOOTAGE

PLAN 1248-A, B & C SQ. FOOTAGE

3 BEDROOM / 2 BATHS / 1-CAR GARAGE

FLOOR PLAN

1,248 SQ. FT.

1-CAR GARAGE

243 SQ. FT.

COVERED ENTRY

9 SQ. FT.

SHEET INDEX

ARCHITECTURAL

GENERAL

COVER SDK COVER SHEET - INDEX

GN-1 SDK GENERAL NOTES 01

GN-2 SDK GENERAL NOTES 02

GN-3 SDK GENERAL NOTES 03

FOR REFERENCE

TM-1 TENTATIVE MAP COVER SHEET

TM-2 TENTATIVE MAP

TM-3 TENTATIVE MAP

PLAN 1248

A1-0 SLAB PLANS - "A", "B" & "C"

A1-1 FLOOR PLAN - "A"

A1-2 ROOF PLAN - "A"

A1-3 EXTERIOR ELEVATIONS "A"

A1-4 FLOOR PLAN ADDENDUM "B"

A1-5 ROOF PLAN - "B"

A1-6 EXTERIOR ELEVATIONS "B"

A1-7 FLOOR PLAN ADDENDUM "C"

A1-8 ROOF PLAN - "C"

A1-9 EXTERIOR ELEVATIONS "C"

A1-10 SECTIONS

ARCHITECTURAL DETAILS

D101 GENERAL DETAILS

D102 GENERAL DETAILS

D103 PLI-DEK DETAILS

D104 PLI-DEK DETAILS

D201 DOOR DETAILS

D301 AVANTI WINDOW FLASHING DETAILS

D302 WINDOW DETAILS

D401 GENERAL ROOF DETAILS

STRUCTURAL

PLAN 1248

S1 STRUCTURAL GENERAL NOTES

S2.1 PLAN 1248 - FOUNDATION PLAN

S2.2 PLAN 1248 - P.T. TENDON DIMENSION PLAN

S2.3 PLAN 1248 - ROOF FRAMING PLAN

S2.4 PLAN 1248 - SHEAR WALL PLAN

SD-1 STRUCTURAL DETAILS

SD-2 STRUCTURAL DETAILS

SD-3 STRUCTURAL DETAILS

SD-4 STRUCTURAL DETAILS

SD-5 STRUCTURAL DETAILS

SD-6 STRUCTURAL DETAILS

SD-7 STRUCTURAL DETAILS

SD-8 STRUCTURAL DETAILS

SD-9 STRUCTURAL DETAILS

ELECTRICAL, MECHANICAL & PLUMBING

PLAN 1248

E0.0 ELECTRICAL SPECIFICATIONS, LEGEND AND SHEET INDEX

E1.1 ELECTRICAL PLAN

E2.1 ELECTRICAL LOAD CALCULATIONS

M0.1 MECHANICAL CALCULATIONS

M1.1 MECHANICAL PLAN

P0.1 PLUMBING NOTES AND DETAILS

P1.1 PLUMBING PLAN

PROJECT TEAM

BUILDER / DEVELOPER :

LENNAR HOMES

9275 WEST RUSSELL ROAD, SUITE #400

LAS VEGAS, NV 89148

PHONE: 702.821.4627

FAX: 702.736.9200

CONTACT : STEPHEN JONES

E-MAIL : STEVE.JONES@LENNAR.COM

STRUCTURAL:

VECTOR ENGINEERING

651 W. GALENA BLVD. SUITE 101

DRAPER, UTAH 84020

PHONE: 801.990.1775

CONTACT : JUSTIN BAUMANN

E-MAIL : JBAUMANN@VECTORSE.COM

ELECTRICAL:

LOVE ENGINEERING

5740 N. TEE PEE LANE

LAS VEGAS, NV 89149

PHONE: 702.658.2587

CONTACT : JOSEPH JUN PARK

E-MAIL : JOSEPH@LOVEENGR.COM

DESIGN :

SDK ATELIER

9100 IRVINE CENTER DRIVE

IRVINE, CA 92618

PHONE: 949.585.9167 EXT. 210

CONTACT : JOHN STOUT

E-MAIL : JSTOUT@SDKATELIER.COM

MECHANICAL:

LOVE ENGINEERING

5740 N. TEE PEE LANE

LAS VEGAS, NV 89149

PHONE: 702.658.2587

CONTACT : JOSEPH JUN PARK

E-MAIL : JOSEPH@LOVEENGR.COM

CIVIL ENGINEER :

WESTWOOD PROFESSIONAL SERVICES, INC.

5725 W. BADURA AVE. SUITE 111

LAS VEGAS, NV 89118

PHONE: 702.284.5300

FAX: 702.284.5399

CONTACT :

E-MAIL : WESTWOODPS.COM

PLUMBING:

LOVE ENGINEERING

5740 N. TEE PEE LANE

LAS VEGAS, NV 89149

PHONE: 702.658.2587

CONTACT : JOSEPH JUN PARK

E-MAIL : JOSEPH@LOVEENGR.COM

BUILDING ANALYSIS

A. BUILDING OCCUPANCY GROUP:

R-3/U

B. TYPE OF CONSTRUCTION:

TYPE VB

C. SPRINKLER SYSTEM:

REQUIRED

D. FIRE HAZARD SEVERITY ZONE:

NOT APPLICABLE

E. EXTERIOR WALLS/ OPENING PROTECTION:

LESS THAN 5' TO PROPERTY LINE TO BE 1 HR CONSTRUCTION
3' OR LESS TO PROPERTY LINE NO OPENINGS ALLOWED (IRC 302)

F. PROJECTIONS:

LESS THAN 2' TO PROPERTY LINE NOT ALLOWED (IRC 302)
2' OR GREATER TO LESS THAN 5' TO PROPERTY LINE TO BE 1 HR CONSTRUCTION
5' OR GREATER TO PROPERTY LINE NOT RATED

G. APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 UNIFORM MECHANICAL CODE
2018 UNIFORM PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2019 CITY OF LAS VEGAS ADMINISTRATIVE CODE

VICINITY MAP

(N.T.S.)

TYPICAL LOT PLOTTING (35'X95')

ATELIER

SDK

LENNAR

LENNAR HOMES

9275 W. RUSSELL RD., STE. 400
LAS VEGAS, NEVADA 89148
WWW.LENNAR.COM

ASHER

SUNSTONE PARCEL "G"

CITY OF LAS VEGAS, NEVADA

T22-00090

© 2022 SDK ATELIER, INC.

DELTA REVISIONS

2022_12_07-FIRST B.D. COMMENTS

DRAWN BY

JS

JOB NUMBER

115-21119

ERNEST B. CORRILL

REGISTERED

No. 8528

ARCHITECT

STATE OF NEVADA

COVER

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

ABBREVIATIONS

A/C	AIR CONDITIONING	JT.	JOINT	V.R.	VAPOR RESISTANT
ABV.	ADJUSTABLE	KIT.	KITCHEN	V.T.R.	VENT THROUGH ROOF
AL.	ALUMINUM	L.	LENGTH	W.	WITH
ALT.	ALTERNATE	LAV.	LAVATORY	W.H.	WATER HEATER
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	MSP.	MOTION SENSOR & ARCHITECT/ARCHED	W.D.	WOOD
ARCH.	ARCHITECT	M.	MASTER	W.I.	WROUGHT IRON
AUTO.	AUTOMATIC	M.C.	MEDICINE CABINET	W.P.	WALK IN CLOSET
AW.	AWNING	M.S.	MASONRY	W.R.	WATER RESISTANT
BA.	BATH	MAT.	MATERIAL	WT.	WEIGHT
B.O.	BOTTOM OF	MAX.	MAXIMUM	XO.	SLIDER
BD.	BOARD	MECH.	MECHANICAL		
BDRM.	BEDROOM	MEMB.	MEMBRANE		
BLDG.	BUILDING	MFR.	MANUFACTURER		
BLK.	BLOCK	MIN.	MINIMUM		
BLDG.	BLOCKING	MIR.	MIRROR		
BM.	BEAM	MISC.	MISCELLANEOUS		
		MTD.	MOUNTED		
C.	CARPET	MT.	METAL THRESHOLD		
CAB.	CABINET	MTL.	METAL		
CEM.	CEMENT	NA.	NOT APPLICABLE		
CER.	CERAMIC	NAT.	NATURAL		
CHG.	CHANGE	N.A.A.M.	NATIONAL ASSOCIATION OF ARCHITECTS		
CL.	CONTROL JOINT	N.E.C.	NATIONAL ELECTRIC CODE		
CL.	CENTER LINE	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION		
CLR.	CLEAR	N.I.C.	NOT IN CONTRACT		
CM.	CASEMENT	N.O.	NUMBER		
CL.	CASED OPENING	N.T.S.	NOT TO SCALE		
COL.	COLUMN	O.	OVER		
COMP.	COMPOSITION COMPACTOR	O.C.	OPPOSITE		
CONC.	CONCRETE	OC.	ON CENTER		
COND.	CONDENSER	O.D.	OUTSIDE DIAMETER		
CONSTR.	CONSTRUCTION	OPNG.	OPENING		
CONT.	CONTINUOUS	O.P.	OPPOSITE		
CTR.	CURTAIN ROD	OPT.	OPTIONAL		
C.W.	COLD WATER	O.S.	OUTSIDE AIR		
		O.S.A.	OUTSIDE AIR		
D.	DRYER/DIMMER/DEPTH	O.S.A.	OUTSIDE AIR		
D.	DOUBLE	O.S.A.	OUTSIDE AIR		
D.F.	DOUGLAS FIR	O.S.A.	OUTSIDE AIR		
DIA.	DIAMETER	O.S.A.	OUTSIDE AIR		
DIM.	DIMENSION	O.S.A.	OUTSIDE AIR		
DN.	DOWN	O.S.A.	OUTSIDE AIR		
DR.	DOOR	O.S.A.	OUTSIDE AIR		
D.S.	DOWNSPOUT	O.S.A.	OUTSIDE AIR		
DET.	DETAIL	O.S.A.	OUTSIDE AIR		
DISH.	DISHWASHER	O.S.A.	OUTSIDE AIR		
D.W.	DRAIN	O.S.A.	OUTSIDE AIR		
EA.	EACH	O.S.A.	OUTSIDE AIR		
E.A.	EXPANSION JOINT	O.S.A.	OUTSIDE AIR		
ELEC.	ELECTRIC	O.S.A.	OUTSIDE AIR		
ENCL.	ENCLOSURE	O.S.A.	OUTSIDE AIR		
EQ.	EQUAL	O.S.A.	OUTSIDE AIR		
EQT.	EQUIPMENT	O.S.A.	OUTSIDE AIR		
EX.	EXHAUST	O.S.A.	OUTSIDE AIR		
EXT.	EXISTING	O.S.A.	OUTSIDE AIR		
EXP.	EXPOSED	O.S.A.	OUTSIDE AIR		
EXT.	EXTERIOR	O.S.A.	OUTSIDE AIR		
		O.S.A.	OUTSIDE AIR		
F.	FAHRENHEIT/FLOORFINISH	O.S.A.	OUTSIDE AIR		
F.A.U.	FORCED AIR UNIT	O.S.A.	OUTSIDE AIR		
F.F.	FINISH FLOOR	O.S.A.	OUTSIDE AIR		
F.G.	FINISH GRADE/FUEL GAS	O.S.A.	OUTSIDE AIR		
FGL.	FIBERGLASS	O.S.A.	OUTSIDE AIR		
FIX.	FIXTURE	O.S.A.	OUTSIDE AIR		
FL.	FLUORESCENT	O.S.A.	OUTSIDE AIR		
FLASH.	FLASHING	O.S.A.	OUTSIDE AIR		
FND.	FOUNDATION	O.S.A.	OUTSIDE AIR		
F.O.C.	FACE OF CONCRETE	O.S.A.	OUTSIDE AIR		
F.O.F.	FACE OF FINISH	O.S.A.	OUTSIDE AIR		
F.O.M.	FACE OF MASONRY	O.S.A.	OUTSIDE AIR		
F.O.S.	FACE OF STUD	O.S.A.	OUTSIDE AIR		
FP.	FIXED PANEL	O.S.A.	OUTSIDE AIR		
FR.	FRENCH	O.S.A.	OUTSIDE AIR		
FT.	FOOT OR FEET	O.S.A.	OUTSIDE AIR		
FTG.	FOOTING	O.S.A.	OUTSIDE AIR		
FX.	FIXED	O.S.A.	OUTSIDE AIR		
		O.S.A.	OUTSIDE AIR		
G.	GALVANIZED	O.S.A.	OUTSIDE AIR		
GA.	GAUGE	O.S.A.	OUTSIDE AIR		
GAR.	GARAGE	O.S.A.	OUTSIDE AIR		
G.D.	GARBAGE DISPOSAL	O.S.A.	OUTSIDE AIR		
GFI.	GROUND FAULT INTERRUPTER	O.S.A.	OUTSIDE AIR		
GL.	GALVANIZED IRON	O.S.A.	OUTSIDE AIR		
GL.	GLASS	O.S.A.	OUTSIDE AIR		
G.L.B.	GLASS BEAM	O.S.A.	OUTSIDE AIR		
GND.	GROUND	O.S.A.	OUTSIDE AIR		
GR.	GRADE	O.S.A.	OUTSIDE AIR		
GYP. BD.	GYPSUM BOARD	O.S.A.	OUTSIDE AIR		
H.	HIGH	O.S.A.	OUTSIDE AIR		
H.B.	HOSE BIB	O.S.A.	OUTSIDE AIR		
H.C.	HOLLOW CORE	O.S.A.	OUTSIDE AIR		
HDR.	HEADER	O.S.A.	OUTSIDE AIR		
HGT.	HEIGHT	O.S.A.	OUTSIDE AIR		
HOR.	HORIZONTAL	O.S.A.	OUTSIDE AIR		
HR.	HOUR	O.S.A.	OUTSIDE AIR		
H.S.	HARD SURFACE	O.S.A.	OUTSIDE AIR		
HT.	HEIGHT	O.S.A.	OUTSIDE AIR		
HVAC.	HEATING VENTILATION & AIR CONDITIONING	O.S.A.	OUTSIDE AIR		
H.W.	HOT WATER	O.S.A.	OUTSIDE AIR		
		O.S.A.	OUTSIDE AIR		
I.B.C.	INTERNATIONAL RESIDENTIAL CODE	O.S.A.	OUTSIDE AIR		
I.C.C.	INTERNATIONAL CODE COUNCIL	O.S.A.	OUTSIDE AIR		
I.D.	INSIDE DIAMETER	O.S.A.	OUTSIDE AIR		
I.E.C.	INTERNATIONAL ELECTRICAL CODE	O.S.A.	OUTSIDE AIR		
I.F.C.	INTERNATIONAL FIRE CODE	O.S.A.	OUTSIDE AIR		
I.M.C.	INTERNATIONAL MECHANICAL CODE	O.S.A.	OUTSIDE AIR		
IN.	INCH	O.S.A.	OUTSIDE AIR		
INT.	INTERIOR	O.S.A.	OUTSIDE AIR		
I.P.C.	INTERNATIONAL PLUMBING CODE	O.S.A.	OUTSIDE AIR		
I.R.C.	INTERNATIONAL RESIDENTIAL CODE	O.S.A.	OUTSIDE AIR		
J.	JUNCTION BOX	O.S.A.	OUTSIDE AIR		
JST.	JOIST	O.S.A.	OUTSIDE AIR		
		O.S.A.	OUTSIDE AIR		

GENERAL NOTES

- These drawings, details and general notes setting forth the requirements for the construction of the project in sufficient detail to enable Client to obtain a building permit, and to enable a knowledgeable and experienced general contractor familiar with building codes and INTERNATIONAL statutory requirements, with established industry practices and with projects similar to the project, to bid and complete construction with all routine inquires, corrections and clarifications. These Construction Documents will delineate only the locations, dimensions, types of materials and general methods of assembling and fastening of the project's major components; and the general notes will contain performance specifications addressing specific functionality requirements. These drawings will not direct or require specific materials, products or details of construction except where specifically noted or required by governmental authorities; and unless so noted, the responsibility for the selection, fabrication and installation of any particular material, product or assemblage will not be the responsibility of the architect, but rather with the responsibility of the Builder or Contractor making and implementing these decisions.
- The Builder shall take full and final responsibility for constructing a final product of appropriate quality and serviceability consistent with the information and requirements contained in the construction documents or reasonably inferable therefrom, and/or contained in the requirements of any governmental entity with jurisdiction over the project; and in this regard the Builder shall take full responsibility for all construction means, methods, techniques, sequences or procedures including without limitation demolition, excavation and erection procedures, for safety precautions and programs in connection with the project; and for the timeliness or quality of all of the work performed pursuant to this agreement. In this regard, the Builder shall indemnify to the fullest extent allowed by law the project's design team, and their respective officers, directors, principals and employees, of and from any and all claims, liability and/or losses which are caused or contributed to by the failure of the Builder to honor these obligations, including liability claims and/or losses involving any indemnities actual or alleged active negligence or design defects, and excluding only any indemnities sole negligence or willful misconduct.
- Any Contractor who agrees to construct the project pursuant to these plans assumes the risk of all errors and omissions which should have been detected by during a thorough review by a knowledgeable Licensed Contractor. The risk includes any errors and omissions issues that were not resolved during the bidding or negotiation process. In addition the Builder shall carefully review these documents as the work progresses in order to identify any significant errors and omissions, and to validate all necessary information before proceeding with the affected work. The Contractor assumes the risk of any and all loss, including delay, which may be caused or contributed to by the failure to ascertain the correct or necessary information in a timely manner.
- The Builder shall verify all conditions and dimensions in the field; and all questions as to dimensions and field conditions shall be resolved before the affected work proceeds. No dimensions shall be obtained by scaling these plans.
- The general building permit and plan check fee shall be secured and paid for by the Builder. All of the permits shall be applied for and paid for by the Builder or by such Subcontractor as the Builder may direct.
- The Builder shall be responsible for providing and maintaining temporary water supply, light/power, toilet facilities and jobsite office with telephone and fax machine.
- The Builder shall furnish all laboratory tests, inspections and reports that are required by these plans or by law.
- The Builder shall provide shop drawing submittals for those aspects of the work identified roof trusses, floor trusses...; and each submittal shall contain five copies of the involved documentation.
- No substitutions shall be submitted to the architect unless it has first been approved in writing by the owner.
- All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work, and at the completion of the work shall remove all rubbish from and about the jobsite and all their tools, scaffolding and surplus materials, and shall leave the job broom clean, including removing all labels, stickers, paint smears, etc., from lighting fixtures, plumbing fixtures, glass surfaces, finish hardware, cabinets, counter tops, etc.
- The International is required to comply with all provisions and requirements of the INTERNATIONAL RESIDENTIAL CODE.

SECTION 01035 - MODIFICATION PROCEDURES

- GENERAL
- Changes in the Work: The Architect will issue instructions authorizing changes in the Work on the Architects format.
- COORDINATION
- Client-Initiated Change Orders: The Architect will issue a written description of proposed changes in the Work that require adjustment to the Construction Documents or Specifications. The description may include supplemental or revised Drawings and Specifications.
- Sub-Contractor-Initiated Proposals: When unforeseen conditions require modifications, the Sub-Contractor may submit a written request for a change to the Client and Architect for approval.
- Describe the proposed change. Indicate reasons for the change and the effect of the change on the Construction Documents, Specifications or Schedule.
- PRODUCTS (Not Applicable)
- EXECUTION (Not Applicable)

END OF SECTION

SECTION 01040 - COORDINATION

- GENERAL
- This Section includes the Builder, Contractor's, and Sub-Contractor requirements for coordinating construction operations including, but not necessarily limited to, the following:
 - Coordination drawings.
 - Administrative and supervisory personnel.
 - Cleaning and protection.
- COORDINATION
- It shall be the Builder, Contractor's, and Sub-Contractor responsibility to coordinate construction to assure efficient and orderly installation of each part of the Work in a manner consistent with the requirements of the plans and specifications, applicable building codes and ordinances manufacturer requirements and industry standards. Coordinate operations that depend on each other for proper installation, connection, and operation.
 - Schedule operations in the sequence required to obtain the best results where installation of one part depends on installation of other components, before or after its own installation.
 - Coordinate installation of different components to assure maximum accessibility for maintenance, service, and repair.
 - Make provisions to accommodate items scheduled for later installation.
- Where necessary, it shall be the Builders responsibility to prepare a memorandum for distribution to each party involved, outlining procedures required for coordination. Include such items as required notices, reports, and attendance at meetings.
- Administrative Procedures: It shall be the Builders responsibility to coordinate scheduling and timing of required procedures with other activities to avoid conflicts and assure orderly progress. Such activities include, but are not limited to, the following:
 - Preparation of schedules.
 - Delivery and processing of submittals.
 - Progress meetings.
 - Project closeout activities.
- Conservation: It shall be the Builders responsibility to coordinate construction to assure that operations are carried out with consideration for conservation of energy, water, and materials.
- PRODUCTS (Not Applicable)
- EXECUTION
- Inspection of Conditions: Require installers of any components to inspect substrate and conditions under which Work is to be performed. Do not proceed until unsatisfactory conditions have been corrected.

- Clean and protect construction in progress and adjoining materials, during handling and installation. Apply protective covering to assure protection from damage.
- Clean and maintain completed construction as necessary through the construction period. Ad-just and lubricate operable components to assure operability without damaging effects.
- Limiting Exposures: Supervise construction to assure that no part is subject to harmful, dangerous, or damaging exposure. Such exposures include, but are not limited to, the following:
 - Excessive static or dynamic loading.
 - Excessive internal or external pressures.
 - Excessively high or low temperatures.
 - Water or ice.
 - Solvents and chemicals.
 - Abrasion.
 - Solling, staining, and corrosion.
 - Combustion.
 - Ultraviolet rays.
- All references to Inspector, or Inspections within these documents is and to be performed by an Inspector with an I.C.B.O. (INTERNATIONAL Conference of Building Officials) Certification, or an equivalent Certification such as a Registered Professional Engineer, Licensed General Contractor, or a Licensed Architect.

END OF SECTION

SECTION 01300 - SUBMITTALS

- GENERAL
- Submittal Procedures: It shall be the Builder, Contractor, and Sub-Contractor's responsibility to coordinate operations. Transmit (7) days prior to commencement of construction operations to avoid delay.
 - Coordinate submittals for related operations to avoid delay because of the need to review submittal preparation with construction, fabrication, and other submittals, and activities that require sequential submittals concurrently for coordination. The Architect reserves the right to withhold action on a submittal requiring coordination until related submittals are received.
 - Submittal Preparation: Place a permanent label on each submittal for identification. Provide a label or beside title the block to record review and approval markings and action taken. Include the following information on the label for processing and recording action taken.
 - Project name.
 - Date.
 - Name and address of the Architect.
 - Name and address of the Client.
 - Name and address of the Subcontractor.
 - Name and address of the supplier.
 - Name of the manufacturer.
 - Number and title of appropriate Specification Section.
 - Drawing number and detail references, as appropriate.
 - Statement of compliance with manufacturer requirements.
 - Submittal Transmittal: Package each submittal appropriately. Transmit with a transmittal form.
 - Review by the Architect is for the limited purpose of assessing the submittal's general conformance with the design intent of the initial concept of the project and general compliance with the plans and specifications.
- Shop Drawings: Submit newly prepared information drawn to scale. Promptly indicate deviations from the Construction Documents. Do not reproduce Construction Documents or copy standard information. Include the following information:
 - Dimensions.
 - Identification of products and materials included by sheet and detail number.
 - Compliance with standards.
 - Notation of coordination requirements.
 - Notation of dimensions established or field measurement.
- Review by the Architect is for the limited purpose of assessing the submittal's general conformance with the design concept of the project and general compliance with the plans and specifications. Do no use shop drawings without an appropriate final stamp indicating action taken.
- Product Data: Collect Product Data into a single submittal for each element of construction.

SECTION 04720 - CAST STONE

- GENERAL
- Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionally requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.
- PRODUCTS
- Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - As approved by the Client
- Cast Stone Units: Provide units complying with ASTM C 1364.
 - Provide units that are resistant to freezing and thawing as determined by laboratory testing according to ASTM C 666, Procedure A, as modified by ASTM C 1564.
 - Slope exposed horizontal surfaces at least 1:12, unless otherwise indicated.
 - Provide raised fillets at backs of sills and at ends indicated to be built into jambs.
 - Provide drips on projecting elements, unless otherwise indicated.
 - Cure units in totally enclosed curing room under dense fog and water spray at 95 percent relative humidity for 24 hours.
 - Yard cure units until the sum of the mean daily temperatures for each day equals or exceeds 350 deg F.
 - Acid etch units to remove cement film from surfaces indicated to be finished.
 - Colors and Textures: As selected by Architect.
- Anchor and Dowels: Hot-dip galvanized steel.
- Proprietary Acidic Cleaner: Manufacturer's standard-strength, general-purpose cleaner, expressly approved for intended use by cast stone manufacturer and expressly approved by cleaner manufacturer for use on cast stone and adjacent masonry materials.
- Mortar Mixes: Comply with requirements in IRC Section 2103 "Unit Masonry."
- EXECUTION
- Install cast stone units to comply with written manufacturer's instructions.
 - Rake out joints for pointing with mortar to depths of not less than 3/4 inch. Rake joints to uniform depths with square bottoms and clean sides. Scrub faces of units to remove excess mortar as joints are raked.
 - Point mortar joints by placing and compacting mortar in layers not greater than 3/8 inch. Compact each layer thoroughly and allow to become thumbprint hard before applying next layer.
 - Tool exposed joints slightly concave when thumbprint hard.
- Remove and replace stained and otherwise damaged units and units not matching approved Samples. Cast stone may be repaired if methods and results are approved by Architect.
 - Replace units in a manner that results in cast stone matching approved Samples, complying with other requirements, and showing no evidence of replacement.
- Cleaning: Clean cast stone as work progresses. Remove mortar fins and smears before tooling joints and assure mortar is thoroughly set and cured, clean exposed cast stone as follows:
 - Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
 - Protect adjacent surfaces from contact with cleaner.
 - Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing thoroughly with clear water.
 - Clean cast stone with proprietary acidic cleaner applied according to manufacturer's written instructions.
- A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 04810 - CLAY UNIT MASONRY ASSEMBLIES

- GENERAL
- Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.
- Cold-Weather Requirements: Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in Section 2104.3 of the INTERNATIONAL RESIDENTIAL CODE.
- Hot-Weather Requirements: When ambient temperature exceeds 100 deg F, or 90 deg F with a wind velocity greater than 8 mph, do not spread mortar beds more than 48 inches ahead of masonry. Set masonry units within one minute of spreading mortar.
- PRODUCTS
- Color and Texture: Match Architect's samples.
- Brick, General: Provide shapes indicated and as follows:
 - Provide units without cores or frogs and with exposed surfaces finished for ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces.
 - Provide special shapes for applications requiring brick of size, form, color, and texture on exposed surfaces that cannot be produced by sawing.
- Face Brick: < INSERT MANUFACTURER'S NAME, PRODUCT, SIZE & COLOR >
- Detailed: As required by the INTERNATIONAL RESIDENTIAL CODE (IRC) Section 2103.
- Reinforcement: As required by IRC Chapter 21.
- Ties and Anchors, General: As required by IRC Section 1604 and Chapter 21.
- Embedded Flashing Materials: As follows:
 - Metal Flashing: Fabricate from the following metal complying with requirements specified in Division 7 Section "Sheet Metal Flashing and Trim" and below:
 - Galvanized Steel: 0.0156 inch thick.
 - Metal drip edges from sheet metal indicated above. Extend at least 3 inches into wall and 1/2 inch out from wall, with a hemmed outer edge bent down 30 degrees.
- Masonry Cleaners: As follows:
 - Job-Mixed Detergent Solution: Solution of 1/2-cup dry measure tetrasodium polyphosphate and 1/2-cup dry measure laundry detergent dissolved in 1 gal. of water.
 - Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by cleaner manufacturer and manufacturer of masonry units being cleaned.
- Mortar and Grout Mixes: Do not use admixtures, unless otherwise indicated. Do not use calcium chloride in mortar or grout.
- Mortar for Unit Masonry: Comply with IRC Chapter 21.

- EXECUTION
- Cut masonry units with motor-driven saws. Allow units cut with water-cooled saws to dry before placing, unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.
- Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures.
- Wetting of Brick: Wet brick before laying if the initial rate of absorption exceeds 30 g/30 sq. in per minute when tested per ASTM C 67. Allow units to absorb water so they are damp but not wet at the time of laying.
- Comply with tolerances in ACI 530.1/ASCE 6/TMS 602 and the following:
 - For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/4 inch in 20 feet, nor 1/2 inch maximum.
 - For conspicuous horizontal lines, such as exposed lintels, sills, parapets, and reveals, do not vary from level by more than 1/4 inch in 20 feet, nor 1/2 inch maximum.
- Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- Bond Pattern for Exposed Masonry: Lay exposed masonry in bond pattern indicated; do not use units with less than nominal 4-inch horizontal face dimensions at corners or jambs.
- Slush brick-side masonry units with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.
- Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than the joint thickness, unless otherwise indicated.
- Keep cavities clean of mortar droppings and other materials during construction.
- Use wood strips temporarily placed in cavity to collect mortar droppings. As work progresses, remove strips, clean off mortar droppings, and replace in cavity.
- Anchor masonry to structural members where masonry abuts or faces structural members to comply with the requirements of IRC Section 1403.
- Install embedded flashing and weep holes as indicated on the drawings.
- Grouting: Do not place grout until entire height of masonry to be grouted has attained sufficient strength to resist grout pressure.
 - Comply with requirements of Section 2102 and 2104 of the INTERNATIONAL RESIDENTIAL CODE for cleanouts and for grout placement, including minimum grout space and maximum pour height.
- Cleaning: Clean unit masonry as follows:
 - By dry brushing to remove mortar fins and smears before tooling joints, as work progresses.
- Mortar Mixes: Comply with requirements in IRC Section 2103 "Unit Masonry."

END OF SECTION

SECTION 05500 - METAL FABRICATIONS

- GENERAL
- Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionally requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.
- PRODUCTS
- Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," for lumber and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review.
- Softwood Plywood: Comply with DOC PS 1, "U.S. Product Standard for Construction and Industrial Plywood."

1.2 PRODUCTS

- General: Provide materials with smooth, flat surfaces without blemishes.
- Ferrous Metals: As follows:
 - Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
 - Bolts, Nuts and Screws: ASTM A 307 Grade A.
 - Steel Tubing: Cold-formed steel tubing complying with ASTM A 500.
 - Steel Pipe: ASTM A 53, standard weight (Schedule 40), unless otherwise indicated.
 - Iron Castings: ASTM A 47, Grade 32510 malleable iron or ASTM A 48, Class 30 gray iron.
 - Concrete Inserts: Threaded or wedge type; galvanized ferrous castings, either ASTM A 47 malleable iron or ASTM A 27/A 27M cast steel. Provide bolts, washers, and shims as needed, hot-dip galvanized per ASTM A 153/A 153M.
- Aluminum: As follows:
 - Extrusions: ASTM B 221, alloy 6063-T6.
- Shop Primer for Ferrous Metal: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with performance requirements in FS TT-P-464 and compatible with finish paint systems indicated.
- Galvanizing Repair Paint: High-zinc-dust-content paint for regalanizing welds in steel, complying with SSPC-Paint 20.
- Fasteners: Provide Type 304 or 316 stainless-steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B 633, Class Fe/Zn 5, where built into exterior walls. Select fasteners for type, grade, and class required.
- Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107.
- Fabrication, General: Use connections that maintain structural value of joined pieces. Shear and punch metals cleanly and accurately. Remove burrs.
 - Weld corners and seams continuously. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals. Obtain fusion without undercut or overlap. Remove welding flux immediately. Finish exposed welds smooth and blended.
 - Fabricate joints that will be exposed to weather in a manner to exclude water, or provide weep holes.
 - Form exposed connections with hairline joints. Flush and smooth, using concealed fasteners where possible. Locate joints where least conspicuous.
- Miscellaneous Framing and Supports: Provide steel framing and supports that are not a part of structural steel framework or as necessary to complete the Work. Fabricate from structural steel of welded construction. Cut, drill, and tap units to receive hardware, hangers, and similar items.
- Miscellaneous Steel Trim: Fabricate units with continuously welded joints and smooth exposed edges. Miller corners and use concealed splices where possible. Provide cutouts, fittings, and anchorages; coordinate assembly and installation with other work.
- Pipe Bollards: Fabricate from Schedule 40 steel pipe.
- Finish metal fabrications after assembly. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes. Shop prime ferrous-metal items not indicated to be galvanized.
 - Hot-dip galvanize items indicated to be galvanized to comply with ASTM A 123 or ASTM A 153/A 153M as applicable.
 - Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with SSPC-SP 3, "Power Tool Cleaning."
 - Apply shop primer to comply with SSPC-PA 1, "Paint Application Specification No. 1," for shop painting.

1.3 EXECUTION

- All welding used in fabrication and installation will conform to the standards of the AWS for its intended use.
- Installation, General: Provide anchorage devices and fasteners for securing metal fabrications to in-place construction. Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, with edges and surfaces level, plumb, and true.
 - Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
 - Fit exposed connections accurately together. Weld connections, unless otherwise indicated. Do not weld, cut, or abrade galvanized surfaces.
- Set bearing and leveling plates on cleaned surfaces using wedges, shims, or leveling nuts. After bearing members have been positioned and plumbed, tighten anchor bolts and pack with nonshrink, nonmetallic grout.
- Anchor bollards in place with concrete footings. Support and brace bollards in position in footing excavations until concrete has been placed and cured.
- Fill bollards solidly with concrete, mounding top surface.
- Touch up shop paint after erection. Clean field welds, bolted connections, and abraded areas and paint with the same material as used for shop painting.
- Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780.
- A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 06100 - ROUGH CARPENTRY
(REFER TO STRUCTURAL ENGINEERS SPECIFICATIONS FOR ADDITIONAL INFORMATION)

- GENERAL
- Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionally requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.
- Refer to Structural Engineers drawings and calculations for all product requirements and specifications.

END OF SECTION

SECTION 06200 - FINISH CARPENTRY

1.1 GENERAL

- Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionally requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.
- PRODUCTS
- Lumber Standards: Comply with DOC PS 20, "American Softwood Lumber Standard," for lumber and with applicable grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review.
- Softwood Plywood: Comply with DOC PS 1, "U.S. Product Standard for Construction and Industrial Plywood."

SDK ATELIER

C. Hardwood Plywood: Comply with HPVA HP-1, "Interim Voluntary Standard for Hardwood and Decorative Plywood."

D. Preservative Treatment: Comply with NWDMA I.S. 4 for exterior finish carpentry to receive water-repellent preservative treatment.

E. Fasteners for Exterior Finish Carpentry: Provide nails of stainless steel, hot-dip galvanized steel, or noncorroding aluminum.

1.3 EXECUTION

A. Condition finish carpentry to average prevailing humidity conditions in installation areas before installation, for a minimum of 24 hours.

B. Prime and backprime lumber for painted finish exposed on the exterior. Comply with requirements for surface preparation and application in Section 09900 - Painting.

C. Install finish carpentry plumb, level, true, and aligned with adjacent materials. Use concealed shims where required for alignment. Scribe and cut finish carpentry to fit adjoining work. Re-finish and seal cuts as recommended by manufacturer.

D. Standing and Running Trim: Install with minimum number of joints practical, using full-length pieces from maximum lengths of lumber available. Stagger joints at adjacent and related trim. Copse at returns and miter at corners.

E. Paneling: Install paneling to manufacturer's written instructions. Select and arrange units on each wall for best match of adjacent units where grain character or color variations are noticeable. Install with uniform tight joints between units.

F. Siding: Install siding and flashing according to manufacturer's written instructions. Do not allow nails to penetrate more than one thickness of siding, unless otherwise recommended by siding manufacturer. Seal joints at inside and outside corners and at trim locations.

G. Repair damaged or defective finish carpentry where possible to eliminate functional or visual defects. Where not possible to repair, replace finish carpentry. Adjust joinery for uniform appearance.

H. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Interior architectural woodwork includes wood furring, blocking, shims, base, case, finish moldings, and hanging strips unless concealed within other construction prior to woodwork installation.

C. Rough carriages for stairs are a part of interior architectural woodwork. Platform framing and other rough framing associated with stairwork are specified in Section 06100 - "Rough Carpentry."

D. Not Used:

E. AIA Quality Standard: Comply with "Architectural Woodwork Quality Standards" of the Architectural Woodwork Institute.

F. WIC Quality Standard: Comply with "Manual of Millwork" of the Woodwork Institute of California.

G. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, work is completed, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.

1.2 PRODUCTS

A. Woodwork fabricators: subject to compliance with requirements provided Architect cabinets as selected by the Builder.

1.3 EXECUTION

A. Preparation: Condition woodwork to average prevailing humidity conditions in installation areas, and examine and complete work as required, including back priming and removal of packing, before installing.

B. Install woodwork to comply with AIA Standard 1700 for the same grade specified above for type of woodwork involved.

C. Install woodwork to comply with WIC Section 26 for the same grade specified above for type of woodwork involved.

1. Install woodwork plumb, level, true, and straight with no distortions. Shim as required with concealed shims. Install to a tolerance of 1/8 inch in 36 inches (3 mm in 2400 mm).

2. Scribe and cut woodwork to fit adjoining work and refinish cut surfaces or repair damaged finish at cuts.

D. Standing and Running Trim: Install with minimum number of joints, using full-length pieces to the greatest extent possible. Stagger joints in adjacent and related members. Fill gaps, if any, between top of base and wall with plastic wood filler and sand smooth.

E. Tops: Anchor securely to base units. Seal space between backsplash and wall.

F. Paneling: Anchor paneling to supporting substrate with concealed panel-hanger clips and by blind nailing on backup strips, splined-connection strips, and similar associated trim and framing members.

G. Stairwork and Rails: Cut carriages to accurately fit treads and risers and securely anchor to supporting substrates. Glue treads to risers, and glue and screw treads and risers to carriages. Glue and wedge treads and risers to housed stringers. Glue and dowel or pin balusters to treads and railings, and railings to newel posts as required per manufacturer printed installation instructions.

H. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 07210 - BUILDING INSULATION

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not Applicable)

C. Fire-Test-Response Characteristics: Provide insulation and related materials with the fire-test-response characteristics indicated as determined by testing identical products per ASTM E 84, ASTM E 119, or ASTM E 136 by UL, or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.

1.2 PRODUCTS

A. General: Provide insulating materials that comply with requirements by the IECC Consultant's calculations and with referenced standards.

1. Preformed Units: Sizes to fit applications indicated; selected from manufacturer's standard thicknesses, widths, and lengths.

B. Provide R-values as indicated in the IECC calculations.

1.3 EXECUTION

A. Installation, General: Comply with insulation manufacturer's written instructions applicable to products and application indicated.

1. Install insulation that is undamaged, dry, unsoiled, and has not been exposed at any time to ice and snow.

2. Extend insulation in thickness indicated to envelop entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.

3. Apply single layer of insulation to produce thickness indicated, unless multiple layers are otherwise shown or required to make up thin thickness.

B. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 07320 - CONCRETE ROOFING TILES

PART 1 - GENERAL

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. SUBMITTALS as follows:

1. Product data for each type of product specified, including details of construction relative to materials, dimensions of individual components, profiles, textures, and colors.

2. Samples for verification purposes in form of two full-size units of each type of roofing tile required.

C. PROJECT CONDITIONS

A. Weather Conditions: Proceed with Work only when existing and forecasted weather conditions will permit Work to be installed in compliance with manufacturer's recommendations and when substrate is completely dry.

1.2 PRODUCTS

A. Provide concrete tiles manufacturer by "INSERT MANUFACTURER AND REPORT NO."

B. Concrete Tile: Molded concrete roofing tile units of shape and configuration indicated, with integral color, and free from surface imperfections. Include specially shaped, color-matched units as indicated or required for eaves, rakes, ridges, hips, valleys, and other conditions. Provide with fastening holes predrilled at site of manufacture.

C. Colors, Blends, and Patterns: Where manufacturer's standard products are indicated, provide roofing tiles that match the color schedule.

1.3 EXECUTION

A. Examine substrate for compliance with requirements for substrates, installation tolerances, and other conditions affecting performance of Work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

B. Clean substrates of projections and substances detrimental to application. Cover knotholes or other minor voids in substrate with sheet metal flashing secured with noncorrosive roofing nails.

C. Coordinate installation with flashing, gutters, and other adjoining Work to ensure proper sequencing. Do not install roofing materials until all vent stacks and other penetrations through roof sheathing have been installed and are securely fastened against movement.

D. Comply with manufacturer's installation instructions and recommendations, but not less than recommended by "The NRCA Steel Roofing Manual."

E. Roofing Tile Installation: Beginning at eaves, install roofing tiles in accordance with manufacturer's written instructions and with details and recommendations of "The NRCA Steel Roofing Manual." Unless otherwise indicated, provide minimum 5/16-in lap between succeeding courses of tile. Drive nails to clear the tile so that the tile hangs from the nail and is not drawn up.

F. Install with color blend approved by Architect. Install matching, specially shaped units at rakes, ridges, and hips.

G. Cut and fit tile at valleys to form a straight border.

H. Cut and fit tile at roof vents and other roof penetrations.

I. Installation of Accessories: Install roof accessories in coordination with roofing tile installation and in strict accordance with installation instructions and specified requirements.

K. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 07620 - SHEET METAL FLASHING AND TRIM

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not applicable)

1.2 PRODUCTS

A. Provide sheet metal flashing and trim for the following:

- Through-Wall Flashing
- Reglets
- Roof Flashing
- Door and Window Flashing
- Through the wall beam and outcorner projections.
- Penetrations through horizontal surfaces.
- Changes of surfaces.

B. Galvanized Steel Sheet: ASTM A 526, G 90, commercial quality, or ASTM A 527, G 90, lock-forming quality, hot-dip galvanized, mill phosphatized where indicated for painting; not less than 0.0396 inch thick, unless otherwise indicated.

C. Reglets: Profile indicated; 0.0187-inch-thick stainless steel.

D. Miscellaneous Materials and Accessories as follows:

- Solder: ASTM B 32, Grade S50.
- Fasteners: Noncorrosive metal. Match finish of exposed heads with material being fastened.
- Asphalt Mastic: SSPC-Paint 12, asbestos free, solvent type.
- Roofing Cement: ASTM D 4586, Type I, asbestos free, asphalt based.
- Mastic Sealant: Polyisobutylene, nonhardening, nonshrinking, nondrying, nonmigrating sealant.
- Elastomeric Sealant: As specified in Division 7 Section "Joint Sealants."
- Epoxy Seam Sealer: 2-part, noncorrosive, aluminum seam-cementing compound.
- Adhesives: Type recommended for waterproof and weather-resistant seaming and adhesive.
- Clips, Straps, Anchoring Devices, and Similar Accessories: Compatible with material being installed.

G. Fabricate sheet metal flashing and trim to comply with recommendations of SMACNA's "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.

I. Shop Finish: All galvanized metal should be shop primed with 1 coat of zinc dust zinc-oxide primer over all surfaces.

1.3 EXECUTION

A. Installation: Comply with manufacturer's written instructions and SMACNA's "Architectural Sheet Metal Manual" allow for thermal expansion; set true to line and level as indicated. Install Work with laps, joints, and seams permanently watertight and weatherproof; conceal fasteners where possible.

1. Roof-Edge Flashings: Secure metal flashings at roof edges according to FM Loss Prevention Data Sheet 1-49 for specified wind zone.

B. Expansion Provisions: Provide for thermal expansion of exposed sheet metal Work. Space movement joints at maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped or bayonet-type expansion provisions in Work cannot be used or would not be sufficiently weatherproof and waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

C. Soldered Joints: Clean surfaces to be soldered, removing oils and foreign matter. Prein edges of sheets to be soldered to a width of 1-1/2 inches, except where preinformed surface would show in finished Work.

D. Do not solder aluminum.

D. Sealed Joints: Form nonexpansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards. Fill joint with sealant and form metal to completely conceal sealant.

E. Seams: Fabricate nonmoving seams in sheet metal with flat-lock seams. Tin edges to be seamed, form seams, and solder.

F. Seams: Fabricate nonmoving seams in aluminum with flat-lock seams. Form seams and seal with epoxy seam sealer. Rivet joints for additional strength.

G. Separators: Separate noncompatible metals or corrosive substrates with a coating of asphalt mastic or other permanent separation as recommended by manufacturer.

H. Counterflashings: Coordinate installation with installation of assemblies to be protected by counterflashing. Install counterflashings in reglets or receivers. Secure in a waterproof manner by means of snap-in installation and sealant, lead wedges and sealant, interlocking folded seam, or blind rivets and sealant. Lap counterflashing joints a minimum of 2 inches and bed with sealant.

I. Equipment Support Flashing: Coordinate installation with roofing and equipment installation. Weld or seal flashing to equipment support member.

J. Roof-Penetration Flashing: Coordinate installation with roofing and installation of items penetrating roof.

K. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 07900 - JOINT SEALERS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. DELIVERY, STORAGE, AND HANDLING:

A. Deliver materials to Project site in original unopened containers or bundles with labels informing about manufacturer, product name and designation, color, expiration period for use, pot life, curing time, and mixing instructions for multicomponent materials.

B. Store and handle materials in compliance with manufacturers' written instructions to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants, or other causes.

C. PROJECT CONDITIONS:

A. Environmental Conditions: Do not proceed with installation of joint sealers under the following conditions:

- When ambient and substrate temperature conditions are outside the limits permitted by joint sealer manufacturers written instructions.
- When ambient and substrate temperature conditions are outside the limits permitted by joint sealer manufacturer or below 40 deg F (4 deg C).
- When joint substrates are wet due to rain, frost, condensation, or other causes.

B. Joint Width Conditions: Do not proceed with installation of joint sealers where joint widths are less than allowed by joint sealer manufacturer for application indicated.

C. Joint Substrate Conditions: Do not proceed with installation of joint sealers until contaminants capable of interfering with their adhesion are removed from joint substrates.

1.2 - PRODUCTS

A. Manufacturers: Subject to compliance with requirements, manufacturers providing products which may be incorporated.

- Do Corning.
- General Electric Co.
- Tremco.

B. Compatibility: Provide joint sealers, joint fillers and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by testing and field experience.

C. Colors: Provide colors of exposed joint sealers to match adjacent surfaces.

D. SEALANT MATERIALS

1. Type I Sealant: Acrylic base, single component, solvent curing; capable of being continuously immersed in water; withstand movement of up to 7.5 percent of joint width and satisfactorily applied throughout a temperature range of 40 to 80 degrees F; shore A hardness of maximum 5; nonshrinking, nonbleeding, nonsagging, color as selected; Sonosic manufactured by Sonobond Chemstruction systems, or equal.

2. Type II sealant: Polyurethane base, multi-component, chemical curing; self-leveling type for application in horizontal joints; capable of being continuously immersed in water; withstand movement of up to 25 percent of joint width and satisfactorily applied throughout a temperature range of 40 to 80 degrees F; uniform, homogeneous, and free from lumps, skins, and coarse particles when mixed; Shore A hardness of minimum 25 and maximum 35; nonshrinking, nonbleeding, color as selected; TBC-300 manufactured by Tremco, or equal.

3. Type III Sealant: Polyurethane base, multi-component, chemical curing; non-sagging type for application in vertical joints; withstand movement of up to 40 percent of joint width and satisfactorily applied throughout a temperature range of 40 to 80 degrees F; Shore A hardness of minimum 25 and maximum 35; nonsagging, nonbleeding, color as selected; Dymec manufactured by Tremco, or equal.

E. JOINT SEALANT BACKING:

1. General: Provide sealant backings of material and type which are non-staining; are compatible with joint substrates, sealants, primers and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

2. Plastic Foam Joint-Fillers: Preformed, compressible, resilient, non-waving, non-extruding strips of plastic foam of material indicated below, and of size, shape and density to control sealant depth and otherwise contribute to producing optimum sealant performance.

3. Either flexible, open cell polyurethane foam or non-sagging, closed-cell polyethylene foam, unless otherwise indicated; subject to approval of sealant manufacturer.

4. Bond-Breaker Tape: Polyethylene tape or other plastic tape as recommended by sealant manufacturer for preventing bond between sealant and joint or other materials at back (3rd) surface of joint. Provide self-adhesive tape where applicable.

F. MISCELLANEOUS MATERIALS:

1. Primer: Provide type recommended by joint sealer manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint sealer-substrate and field tests.

2. Cleaners for Nonporous Surfaces: Provide non-staining, chemical cleaner of type acceptable to manufacturer of sealant and sealant backing materials which are not harmful to substrates and adjacent nonporous materials.

3. Masking Tape: Provide non-staining, non-absorbent type compatible with joint sealants and to surfaces adjacent to joints.

1.3 - EXECUTION

A. Require Installer to inspect joints indicated to receive joint sealers for compliance with requirements for joint configuration, installation tolerances and other conditions affecting joint sealer performance.

1. Sand must be clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter.

2. Sampling and testing must comply with ASTM C144 or C887.

3. Sand must be graded in accordance with ASTM C144 or C887 or within the following limits:

A. Surface cleaning of joints: Clean out joints immediately before installing joint sealers to comply with recommendations of joint sealer manufacturers and the following requirements:

B. Remove all foreign material from joint substrates which could interfere with adhesion of joint sealer, including dust, paints, except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer, oil, grease, waterproofing, water repellents, wax, surface dirt and frost.

C. Clean concrete, masonry, unglazed surfaces of ceramic tile and similar porous joint substrate surfaces, by brushing, grinding, blast cleaning, mechanical abrading, acid washing or a combination of these methods to produce a clean, smooth substrate capable of developing optimum bond with joint sealers. Remove loose particles remaining after above cleaning operations by vacuuming or blowing out joints with oil-free compressed air.

D. Remove latices and form release agents from concrete.

E. Clean metal, glass, porcelain enamel, glazed surfaces of ceramic tile and other non-porous surfaces by chemical cleaners or other means which are not harmful to substrates or leave residues capable of interfering with adhesion of joint sealers.

F. INSTALLATION OF JOINT SEALERS:

A. General: Comply with joint sealer manufacturer's printed installation instructions applicable to products and applications indicated, except where more stringent requirements apply.

B. Installation of Sealant Backings: Install sealant backing to comply with the following requirements:

C. Installation of Sealants: Install sealants using techniques that result in sealants directly contacting and fully wetting joint substrates, completely filling recesses provided for each joint configuration and providing uniform, cross-sectional shapes and depths relative to joint widths which allow optimum sealant movement capability.

D. Tooling of Nonslag Sealants: Immediately after sealant application and prior to joint skinning or curing begins, tool sealants to form smooth, uniform beads of configuration indicated, to eliminate air pockets and to ensure contact and adhesion of sealant with sides of joint. Remove excess sealants from surfaces adjacent to joint. Do not use tooling agents which discolor sealants or adjacent surfaces or are not approved by sealant manufacturer.

E. Protect joint sealers during and after curing period from contact with contaminating substances or from damage resulting from construction operations or other causes so that they are without deterioration or damage at time of substantial completion. If, despite such protection, damage or other causes occur, cut out and remove damaged or deteriorated joint sealers immediately and reseat joints with new materials to produce joint sealer installations with repaired areas indistinguishable from original work.

F. Clean off excess sealants or sealant smears adjacent to joints as work progresses by methods and with cleaning materials approved by manufacturers of joint sealers and of products in which joints occur.

JOINT SEALER SCHEDULE:

- | | |
|---|-------------------------|
| 1.) Type I: | 6.) Type III: |
| 2.) Type II: | 7.) Masonry to masonry. |
| 3.) Type III: | 8.) Masonry to metal. |
| 4.) Type I: | 9.) Wood to wood. |
| 5.) Type II: | 10.) Wood to metal. |
| Horizontal joints in floors and paving. | |

G. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 08212 - WOOD DOORS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not applicable)

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products as selected by the Builder.

C. Glazing in all ingress and egress doors, fixed and sliding panels of sliding door assemblies and panels in swing doors shall meet the requirements for safety glazing set forth in IRC CH-24.

D. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting. Comply with requirements of NFPA 80 for fire-rated doors.

E. Factory machine doors for hardware that is not surface applied.

F. Shop prime exposed portions of doors for paint finish with one coat of wood primer specified in Division 9 Section "Painting."

G. Shop seal faces and edges of doors for transparent finish with stain (if required), other required pretreatments, and first coat of finish as specified in Division 9 Section "Painting."

1.3 EXECUTION

A. Install wood doors to comply with manufacturer's written instructions, referenced quality standard.

1. Install fire-rated doors in corresponding fire-rated frames according to NFPA 80.

B. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

C. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 08600 - ALUMINUM CLAD WOOD ARCHITECTURAL WINDOWS, MFR: SIERRA PACIFIC

SECTION 09220 - ONE COAT STUCCO SYSTEM

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: Product Data for each product specified and Samples for each type of finish indicated.

C. Fire-Test-Response Characteristics: Where indicated, provide materials and construction identical to those tested per ASTM E 119.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products by following manufacturers: Omega Diamond Wall Insulating One Coat System, see manuf. specifications.

B. System description

• General: The Diamond Wall Insulating One Coat System is an exterior stucco system and is comprised of an approved water-resistive barrier, optional sheathing, foam insulation board, metal, Diamond Wall base coat, and a finish coat.

• Application Methods: applied directly to a structure at the construction site or may be applied to prefabricated panels.

C. One coat stucco base coat

• Diamond Wall is available in a concentrate or sanded.

1. Diamond Wall Concentrate: A factory prepared blend of portland cement complying with C150, chopped fibers, and proprietary ingredients manufactured by Omega Products International, Inc.

2. Diamond Wall Sanded: A factory prepared blend of portland cement complying with C150, sand, chopped fibers, and proprietary ingredients manufactured by Omega Products International, Inc.

• Sand: (omit this section if Diamond Wall Sanded is used)

1. Sand must be clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter.

2. Sampling and testing must comply with ASTM C144 or C887.

3. Sand must be graded in accordance with ASTM C144 or

SHEETROCK Brand Gypsum Panels, FIRECODE C Core, United States Gypsum Co.

2. Exterior Gypsum Soffit Board: ASTM C 931, with manufacturer's standard edges, in thickness indicated.

a. Type: Regular, unless otherwise indicated.

b. Type: Type X where required for fire-resistance-rated assemblies and where indicated.

3. Water-Resistant Gypsum Backing Board: ASTM C 630, in thickness indicated.

a. Type: Regular, unless otherwise indicated.

b. Type: Type X where required for fire-resistance-rated assemblies and where indicated.

C. Cementitious Backer Units: ANSI A118.9, in maximum lengths available to minimize end-to-end butt joints.

D. Accessories for Interior Installation: Cornerbead, edge trim, and control joints complying with ASTM C 1047, formed metal or plastic, with metal compounding with the following requirement:

1. Steel sheet zinc coated by hot-dip process or rolled zinc.

E. Accessories for Exterior Installations: Cornerbead, edge trim, and control joints formed from steel sheet zinc coated by hot-dip process or rolled zinc complying with ASTM C 1047.

F. Aluminum Accessories: Where indicated, provide manufacturer's standard extruded-aluminum accessories of profile indicated.

1. Primed Finish: Manufacturer's standard corrosion-resistant primer compatible with joint compound and finish materials specified.

G. Joint Treatment Materials: Provide joint treatment materials complying with ASTM C 475 and the recommendations of both the manufacturers of sheet products and of joint treatment materials for each application indicated.

1. Joint Tape for Gypsum Board: Subject to compliance with requirements, provide joint reinforcing tape with compatible joint compound where recommended by manufacturer of gypsum board and joint treatment materials for the application indicated.

2. Joint Tape for Cementitious Backer Units: As recommended by cementitious backer unit manufacturer.

3. Drying-Type Joint Compounds for Gypsum Board: Factory-packaged vinyl-based products complying with the following requirements for formulation and intended use:

a. Ready-Mixed Formulation: Factory-mixed product.

4. Joint Compound for Cementitious Backer Units: Material recommended by cementitious backer unit manufacturer.

H. Acoustical Sealant for Exposed and Concealed Joints: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 534 but that is effective in reducing airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.

I. Acoustical Sealant for Concealed Joints: Manufacturer's standard nonshrinking, nonhardening, nonskinning, nonslumping, gummable, synthetic-rubber sealant recommended for sealing interior concealed joints to reduce transmission of airborne sound.

J. Miscellaneous Materials: Provide auxiliary materials for gypsum board construction that comply with referenced standards and recommendations of gypsum board manufacturer.

1. Fastening Adhesive for Wood: ASTM C 557.

2. Steel drill screws complying with ASTM C 1002 for the following applications:

a. Fastening gypsum board to wood members.

b. Fastening gypsum board to gypsum board.

3. Steel drill screws of size and type recommended by unit manufacturer for fastening cementitious backer units.

4. Gypsum Board Nails: ASTM C 514.

K. Texture Finish: As follows:

1. Walls: Light orange-peel texture.

2. Ceilings: Light orange-peel texture.

1.3 EXECUTION

A. Gypsum Board Application and Finishing Standards: Install and finish gypsum panels to comply with ASTM C 840 and GA-216.

1. Install sound-attenuation blankets, where indicated, prior to installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

2. Install ceiling board panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in the central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.

3. Form control and expansion joints at locations indicated and as detailed, with space between edges of adjoining gypsum panels, as well as supporting framing behind gypsum panels.

4. Isolate perimeter of nonload-bearing gypsum board partitions at structural abutments, except floors, as detailed. Provide 1/4- to 1/2-inch-wide spaces at these locations and trim edges with U-lead edge trim where edges of gypsum panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

5. Where STC-rated gypsum board assemblies are indicated, seal construction at perimeters, behind control and expansion joints, openings, and penetrations with a continuous bead of acoustical sealant including a bead at both faces of the partitions. Comply with ASTM C 919 and manufacturer's recommendations for location of edge trim and closing of sound-dampening paths around or through gypsum board assemblies.

6. Space fasteners in gypsum panels according to referenced gypsum board application and finishing standard and manufacturer's recommendations.

7. Space fasteners in panels that are the substrates a maximum of 8 inches o.c.

8. Install cementitious backer units to comply with ANSI A108.11.

9. Install water-resistant gypsum backing board panels at showers, tubs, and where indicated. Install with 1/4-inch open space where panels abut other construction or penetrations.

B. Exterior Soffits and Ceilings: Apply exterior gypsum soffit board panels perpendicular to supports, with end joints staggered over supports. Install with 1/4-inch open space where panels abut other construction or structural penetrations. Fasten with corrosion-resistant screws.

C. Installing Trim Accessories: For trim accessories with back flanges, fasten to framing with the same fasteners used to fasten gypsum board. Otherwise, fasten trim accessories according to accessory manufacturer's directions for type, length, and spacing of fasteners.

1. Install cornerbead at external corners.

2. Install edge trim where edge of gypsum panels would otherwise be exposed. Provide edge trim type with face flange formed to receive joint compound, except where other trim types are indicated.

a. Install LC-bead where gypsum panels are tightly abutted to other construction and back flange can be attached to framing or supporting substrate.

b. Install L-bead where edge trim is not applied after gypsum panels are installed.

c. Install aluminum trim and other accessories where indicated.

D. Finishing Gypsum Board Assemblies: Treat gypsum board joints, interior angles, flanges of cornerbead, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration as recommended by the manufacturer's written instructions.

E. Applying Texture Finishes: As follows:

1. Surface Preparation and Primer: Prepare and apply primer to gypsum panels and other surfaces receiving texture finishes according to texture finish manufacturer's instructions. Apply primer only to surfaces that are clean, dry, and smooth.

2. Texture Finish Application: Mix and apply finish to gypsum panels and other surfaces indicated to receive texture finish according to texture finish manufacturer's directions. Using powered spray equipment, produce a uniform texture free of starved spots or other evidence of thin application or of application patterns.

3. Prevent texture finishes from coming into contact with surfaces not indicated to receive texture finish by covering them with masking agents, polyethylene film, or other means. If, despite these precautions, texture finishes contact these surfaces, immediately remove droppings and overspray as recommended by texture finish manufacturer to prevent damage.

F. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 09310 - CERAMIC TILE

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

1.2 PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products to match the selection as indicated on the interior design drawings

B. ANSI Ceramic Tile Standard: Provide tile that complies with Standard Grade requirements of ANSI A137.1, "Specifications for Ceramic Tile," for types, compositions, and other characteristics indicated.

C. ANSI Standards for Tile Installation Materials: Provide materials complying with referenced ANSI standards.

D. Colors, Textures, and Patterns: For tile, grout, and other products requiring selection of colors, surface textures, patterns, and other appearance characteristics, comply with the following requirements:

1. Match colors, textures, and patterns indicated by referencing manufacturer's standard designations for these characteristics.

2. Provide Interior Designer's selections from manufacturer's full range of colors, textures, and patterns for products of type indicated.

E. Factory Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, blend tile in the factory and package so the units taken from one package show the same range in colors as those taken from other packages and match approved Samples.

F. Factory-Applied Temporary Protective Coating: Where indicated under tile type, protect exposed surfaces of tile against adherence of mortar and grout by precoating them with a continuous film of petroleum paraffin wax, applied hot. Do not coat unexposed tile surfaces.

G. Trim Units: Provide tile trim units to match characteristics of adjoining flat tile and to comply with the following requirements:

1. Size: As indicated, coordinated with sizes and coursing of adjoining flat tile where applicable.

H. Waterproofing for Thin-Set Tile Installations: Provide products that comply with ANSI A108.10.

I. Portland Cement Mortar Installation Materials: Provide materials complying with ANSI A108.1A, composed as follows:

a. Factory-Prepared, Dry-Gout Mixture: Factory-prepared mixture of portland cement, dry, redispersible, ethylene vinyl acetate additive, and other ingredients to produce the following:

1. Unsanded grout mixture for joints 1/8 inch and narrower.

2. Sanded grout mixture for joints 1/8 inch and wider.

K. Elastomeric Sealants: Provide manufacturer's standard chemically curing, elastomeric sealants of base polymer and characteristics indicated that comply with applicable requirements of Division 7 Section "Joint Sealants."

L. Cementitious Backer Units: Provide products complying with ANSI A118.9, of thickness and with indicated, and in maximum lengths available to minimize end-to-end butt joints.

1.3 EXECUTION

A. Provide concrete substrates for the floor installed with dry-set or latex-portland cement mortars that comply with flatness tolerances specified in referenced ANSI A108 series of tile installation standards for installations indicated.

1. Use trowelable leveling and patching compounds per tile-setting material manufacturer's written instructions to fill cracks, holes, and depressions.

2. Remove protrusions, bumps, and ridges by sanding or grinding.

B. Blending: For tile exhibiting color variations within the ranges selected during Sample submittals, verify that the tile has been blended in the factory and packaged so the units taken from one package show the same range in colors as those taken from other packages and match approved Samples.

C. Tile Installation Standards: Comply with parts of ANSI A108 series of tile installation standards in "Specifications for Installation of Ceramic Tile" that apply to types of setting and grouting materials and to methods indicated.

D. Extend tile work into recesses and under or behind equipment and fixtures to form a complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.

E. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind out edges of the abutting trim, finish, or bulk-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.

F. Joining Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints where adjoining tiles on floor, base, walls, and trim are the same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting. Provide uniform joint widths, unless otherwise indicated.

G. Expansion Joints: Install expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.

1. Locate joints in tile surfaces directly above joints in concrete substrates.

2. Prepare joints and apply sealants to comply with requirements of Division 7 Section "Joint Sealants."

H. Grout tile to comply with the requirements of the following tile installation standards:

1. For ceramic tile grouts (sand-portland cement, dry-set, commercial portland cement, and latex-portland cement grouts), comply with ANSI A108.10.

I. At showers, tubs, and where indicated, install cementitious backer units and treat joints to comply with ANSI A108.11 and manufacturer's written instructions for type of application indicated.

J. Install waterproofing to comply with waterproofing manufacturer's written instructions to produce a waterproof membrane of uniform thickness bonded securely to substrate.

K. Do not install tile over waterproofing until waterproofing has cured and been tested to determine that it is watertight.

L. Floor Tile Installation: Install tile to comply with requirements indicated, including those referencing TCA installation methods and ANSI A108 series of tile installation standards.

M. Wall Tile Installation: Install types of the designated for wall installations to comply with requirements indicated, including those referencing TCA installation methods and ANSI setting standards.

1. Install metal lath and scratch coat to walls to comply with ANSI A108.1A, Section 4.1.

2. Back Buttering: For installations indicated, obtain 100 percent mortar coverage by complying with applicable special requirements for back buttering of tile in referenced ANSI A108 series of tile installation standards.

N. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter. Use cleaning materials and methods that comply with tile and grout manufacturers' written instructions.

1. Remove temporary protective coating by method recommended by coating manufacturer that is acceptable to brick and grout manufacturer. Tap and remove coating to prevent it from dogging drain.

F. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 09652 - SHEET VINYL FLOOR COVERINGS

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Submittals: (Not applicable)

1.2 PRODUCTS

A. Available Products: Subject to compliance with requirements, sheet vinyl floor coverings that shall be incorporated into the Work will be as selected by the Interior Designer in the Interior Design drawings and specifications.

B. Sheet Vinyl Floor Coverings with Backing: Products complying with ASTM F 1303 and with requirements specified in the Sheet Vinyl Floor Covering Schedule.

C. Trowelable Leveling and Patching Compounds: Latex-modified, portland-cement-based formulation provided or approved by floor covering manufacturer for applications indicated.

D. Adhesives: Water-resistant type recommended by manufacturer to suit sheet vinyl floor covering and substrate conditions indicated.

E. Heat-Welding Bead: Solid-stand provide of floor covering manufacturer for heat-welding seams in color and pattern selected by Architect from manufacturer's full range of colors and patterns.

1.3 EXECUTION

A. Examine substrates, areas, and conditions where installation of sheet vinyl floor coverings will occur, with installer present, for compliance with manufacturer's requirements. Verify that substrates and conditions are satisfactory for floor covering installation and comply with requirements specified.

B. Preparation: Comply with sheet vinyl floor covering manufacturer's written installation instructions for preparing substrates indicated to receive sheet vinyl floor coverings.

C. Installation: Comply with sheet vinyl floor covering manufacturer's written installation instructions

1. Lay out sheet vinyl floor coverings to comply with the following requirements:

a. Maintain uniformity of sheet vinyl floor covering direction.

b. Arrange for a minimum number of seams and place them in inconspicuous and low-traffic areas, and not less than 6 inches away from parallel joints in flooring substrates.

c. Match edges of sheet vinyl floor coverings for color shading and pattern at seams.

d. Avoid cross seams.

2. Heat-Welded Seams: Rout joints and heat weld with welding bead, permanently fusing sections into a seamless floor covering.

3. Hand roll sheet vinyl floor coverings in both directions from center out to embed floor coverings in adhesive and sealant trapped air.

D. Clean and protect sheet vinyl floor coverings according to manufacturer's written recommendations. Clean floor coverings after installation and not more than 4 days before dates scheduled for inspections intended to establish date of Substantial Completion in each area of Project.

E. A qualified inspector shall review the assembly for compliance with the INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

SECTION 09660 - CARPET

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

END OF SECTION

SECTION 09660 - CARPET

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, INTERNATIONAL RESIDENTIAL CODE requirements, manufacturer recommendations and industry standards applicable to their work and that their work will be performed to the highest applicable standards, and to the functionality requirements of the INTERNATIONAL RESIDENTIAL CODE. Builder, Contractor and Subcontractor's further warrant that any concerns regarding the requirement of the plans and specifications, and any inconsistency of conflicts with Code, manufacturer or industry standards have been resolved prior to the fabrication of the work.

B. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

C. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

D. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

E. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

F. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

G. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

H. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

I. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

J. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

K. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

L. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

M. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

N. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

O. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

P. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

Q. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

R. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

S. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

T. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

U. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

V. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

W. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

X. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

Y. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

Z. Do not install carpet over concrete slab units slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

1.1 GENERAL

A. Examine substrates, areas, and conditions under which painting will be performed for compliance with paint application requirements. Do not begin to apply paint until unsatisfactory conditions have been corrected and surfaces receiving paint are thoroughly dry.

B. Coordination of Work: Review other Sections in which primers are provided to ensure compatibility of the total system for various substrates.

C. Preparation: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of the size or weight of the item, provide surface-applied protection before surface preparation and painting. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.

D. Cleaning: Before applying paint or other surface treatments, clean the substrates of substances that could impair the bond of the various coatings. Remove oil and grease before cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

E. Surface Preparation: Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition.

1. Cementitious Materials: Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Roughen as required to remove glaze. If hardeners or sealers have been used to improve curing, use mechanical methods of surface preparation. Use abrasive blast-cleaning methods if recommended by paint manufacturer.

a. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition. Do not paint surfaces where moisture content exceeds that permitted in manufacturer's written instructions.

2. Wood: Clean surfaces of dirt, oil, and other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand surfaces exposed to view smooth and dust off.

a. Scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac or other recommended knot sealer before applying primer. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood filler. Sand smooth when dried.

b. Prime, stain, or seal wood to be painted immediately on delivery. Prime edges, ends, faces, undersides, and backings of wood, including cabinets, counters, cases, and paneling.

c. Back prime all exposed wood trim as indicated on drawings prior to installation.

d. Seal tops, bottoms, and ends of unpainted wood with a heavy coat of varnish or sealer immediately on delivery.

3. Ferrous Metals: Clean unpainted ferrous-metal surfaces that have not been shop coated, remove oil, grease, dirt, loose mill scale, and other foreign substances. Use solvent or mechanical cleaning methods that comply with the Steel Structures Painting Council's (SSPC) recommendations.

a. Touch up bare areas and shop-applied prime coats that have been damaged. Wire-brush, clean with solvents recommended by paint manufacturer, and touch up with the same primer as the shop coat.

4. Galvanized Surfaces: Clean galvanized surfaces with nonpetroleum-based solvents so surface is free of oil and surface contaminants. Remove pretreatment from galvanized steel fabricated from coil stock by mechanical methods.

F. Materials Preparation: Mix and prepare paint materials according to manufacturer's written instructions.

1. Stir material before application to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into material. If necessary, remove surface film and strain material before use.

2. Use only thinners approved by paint manufacturer and only within recommended limits.

G. Application: Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.

3. Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and where application of another coat of paint does not cause the undercoat to lift or lose adhesion.

I. Application Procedures: Apply paints and coatings by brush, roller, spray, or other applicators according to manufacturer's written instructions.

J. Minimum Coating Thickness: Apply paint materials no thinner than manufacturer's recommended spreading rate. Provide the total dry film thickness of the entire system as recommended by the manufacturer.

K. Block Fillers: Apply block fillers to concrete masonry block at a rate to ensure complete coverage with pores filled.

L. Prime Coats: Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to material that is required to be painted or finished and that has not been prime coated by others. Recoat primed and sealed surfaces where evidence of suction spots or unsealed areas in first coat appears, to ensure a finish coat with no burn through or other defects due to insufficient sealing.

M. Completed Work: Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not complying with requirements.

N. Field Quality Control: The Client reserves the right to engage the services of an independent testing agency to sample the paint material being used. Samples of material delivered to the Project will be taken, identified, sealed, and certified in the presence of the Sub-Contractor.

1. The testing agency will perform appropriate tests as required by the Client.

2. If tests show material being used does not comply with specified requirements, the Sub-Contractor shall remove noncomplying paint from the site, pay for testing, and repaint surfaces previously coated with the rejected paint. If necessary, the Sub-Contractor may be required to remove rejected paint from previously painted surfaces if, on repainting with specified paint, the 2 coatings are incompatible.

O. Cleanup: At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from the site.

1. After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping. Be careful not to scratch or damage adjacent finished surfaces.

2. Protect work of other trades, whether being painted or not, against damage by painting. Correct damage by cleaning, repairing or replacing, and repainting.

Q. Provide "Wet Paint" signs to protect newly painted finishes. Remove temporary protective wrappings provided by others to protect their work after completing painting operations.

1. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in PDCA P1.

R. A qualified inspector shall review the assembly for compliance with INTERNATIONAL BUILDING CODE.

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

B. Furnish all products, materials, accessories, and labor necessary to provide a complete installation of the factory built fireplaces within the specifications, drawings and other guidelines set forth for this project. All work shall also be performed within the scope of the manufacturer's warranty.

C. Delivery of all products shall be scheduled so as to allow for prompt installation immediately following delivery. All materials shall be fully protected from damage from other trades as well as damage from inclement weather and other unforeseen job site hazards.

1.2 PRODUCTS

A. All fireplaces and required accessories shall be as manufactured by Heatlator, 1915 W. Saunders Street, Mt. Pleasant, IA 52641

B. Model number: NDV4236H with all indicated and required accessories as stated within the drawings and specifications.

1.3 EXECUTION

A. Install in accordance with the recommend manufacturer's written instructions.

B. Upon completion of this installation, visually inspect all exposed surfaces. Touch up scratches and abrasions with touch up paint recommended by the manufacturer, making imperfection invisible to the unaided eye from a distance of five feet.

C. Adjust and clean for proper operation.

D. A qualified inspector shall review the assembly for compliance with INTERNATIONAL RESIDENTIAL CODE.

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

END OF SECTION

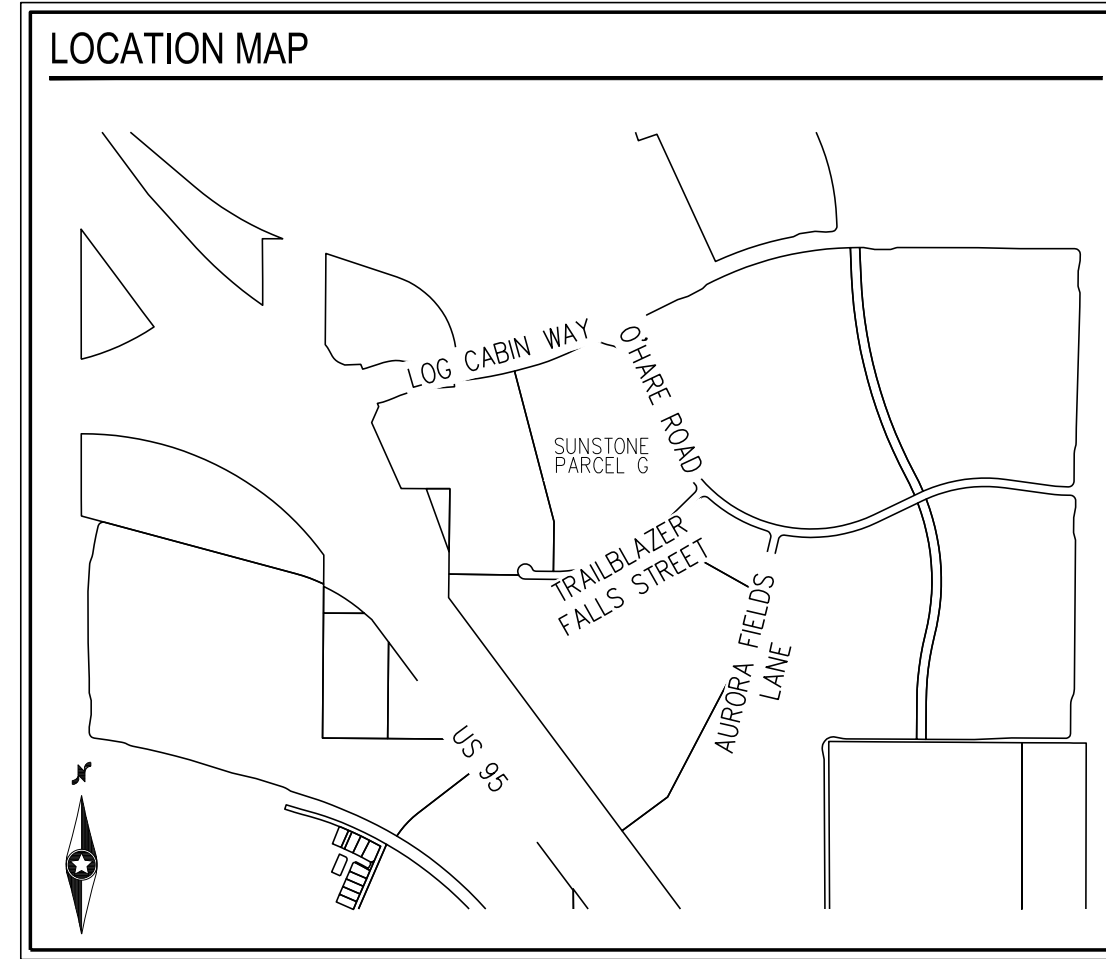
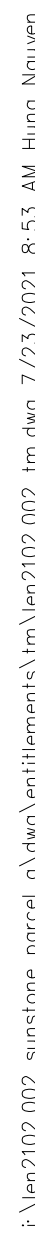
END OF SECTION

J. Cleanouts shall be placed inside the building near the connections between the building drain and the building sewer or installed outside the building at the lower end of the building drain and extended to grade.

K. Gas piping shall be installed in accordance with UNIFORM PLUMBING CODE.

L. Provide bonding from cold to hot water piping to comply with UNIFORM PLUMBING CODE.

M. No domestic dishwasher shall be connected to a



DEVIATIONS FROM STANDARD
NONE

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

**ESTIMATED AVERAGE DAILY
SEWER CONTRIBUTIONS**

132 UNITS X 250 GPD/UNITS = 33,000 GPD
TOTAL AVERAGE CONTRIBUTION = 33,000 GPD = 0.0330 MGD
TOTAL PEAK FLOW = 0.0330 MGD X 3.58 (PEAK FACTOR) = 0.11814 MGD

DEVELOPER INFORMATION	
GREYSTONE NEVADA, LLC 9275 W RUSSELL ROAD, SUITE 400 LAS VEGAS, NV 89148 CONTACT: EFRAM BALIZAN	

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 23;
THENCE ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 23, NORTH
00°22'12" EAST, 730.28 FEET A POINT ON THE NORTHEASTERLY
RIGHT-OF-WAY LINE OF US-95; THENCE ALONG THE NORTHEASTERLY
RIGHT-OF-WAY OF SAID US-95, SOUTH 36°36'24" EAST, 910.24 FEET TO
A POINT ON THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 23; THENCE
ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 23, NORTH
89°57'20" WEST, 547.51 FEET TO THE POINT OF BEGINNING.

BENCHMARK

MONUMENT ID: USDA (1934) 19

U.S. DEPARTMENT OF AGRICULTURE BRASS DISC AT SOUTHWEST CORNER OF U.S. 95 AND KYLE CANYON ROAD

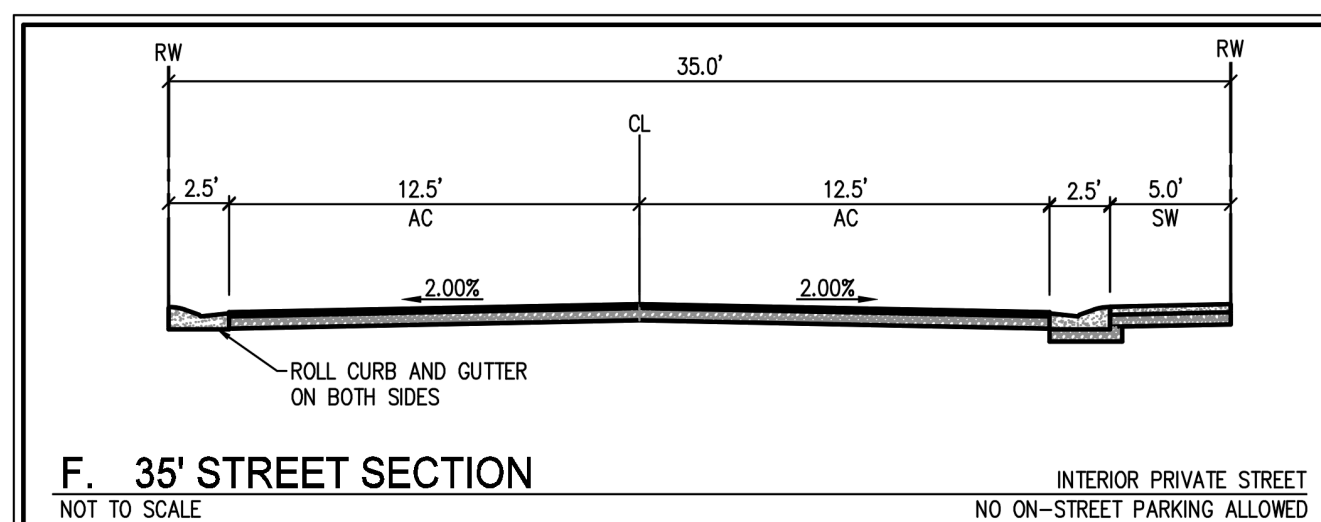
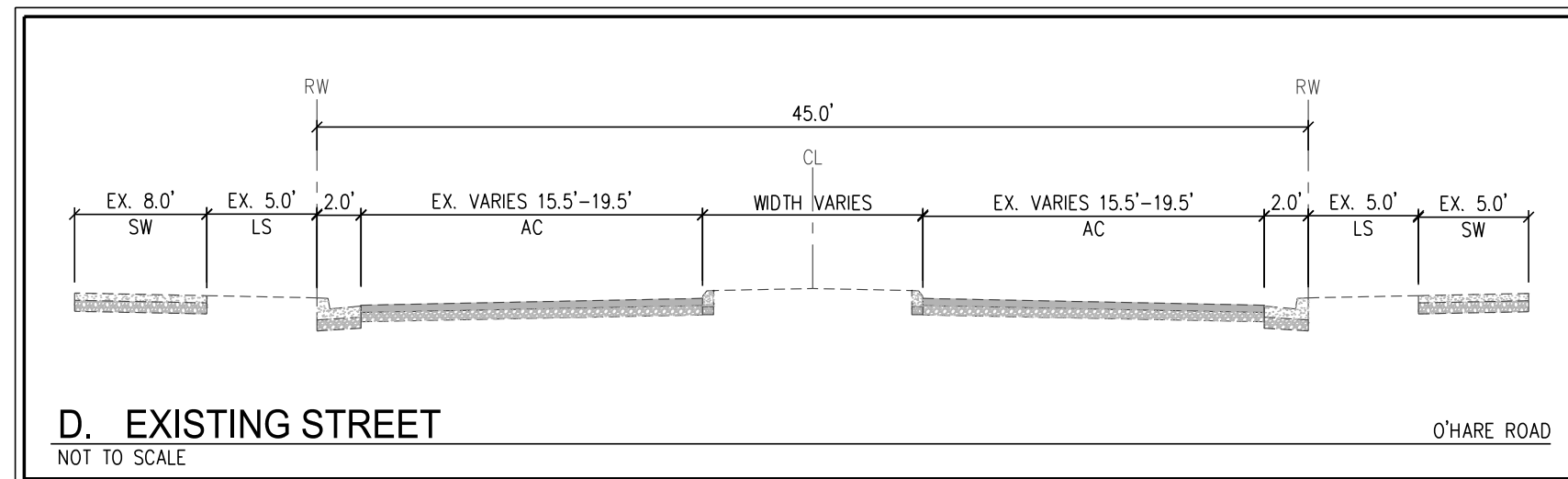
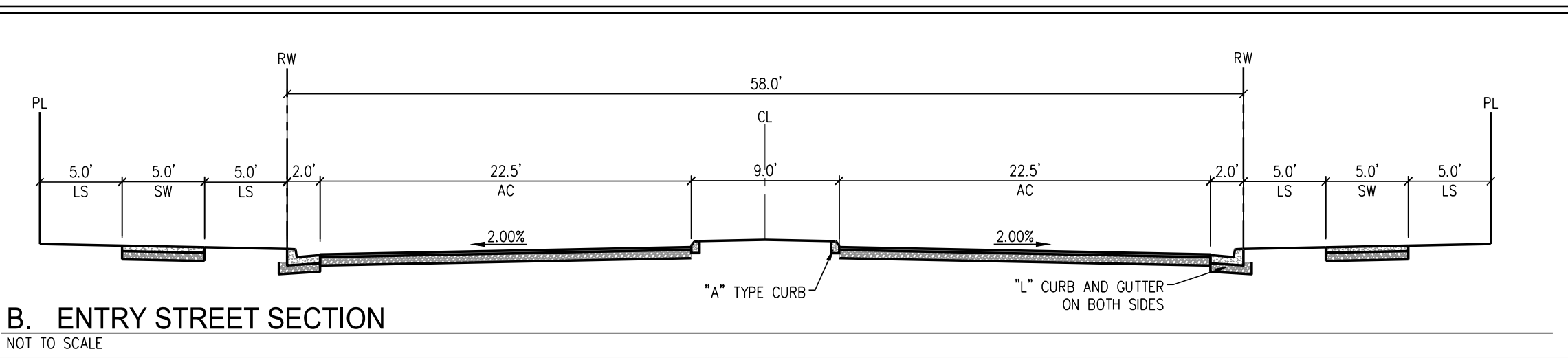
ELEVATION = 2817.61 FEET, 858.810 METERS
NAVD 88 DATUM

PER THE CITY OF LAS VEGAS BENCHMARK BOOK--
2008 ADJUSTMENT (UPDATED 05/24/2010)

PARKING ANALYSIS	
NO OF UNITS	= 132
RESIDENT PARKING	= 2 SPACES/LOT
REQUIRED PARKING	= 264 SPACES**
***MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING	

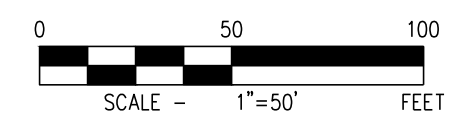
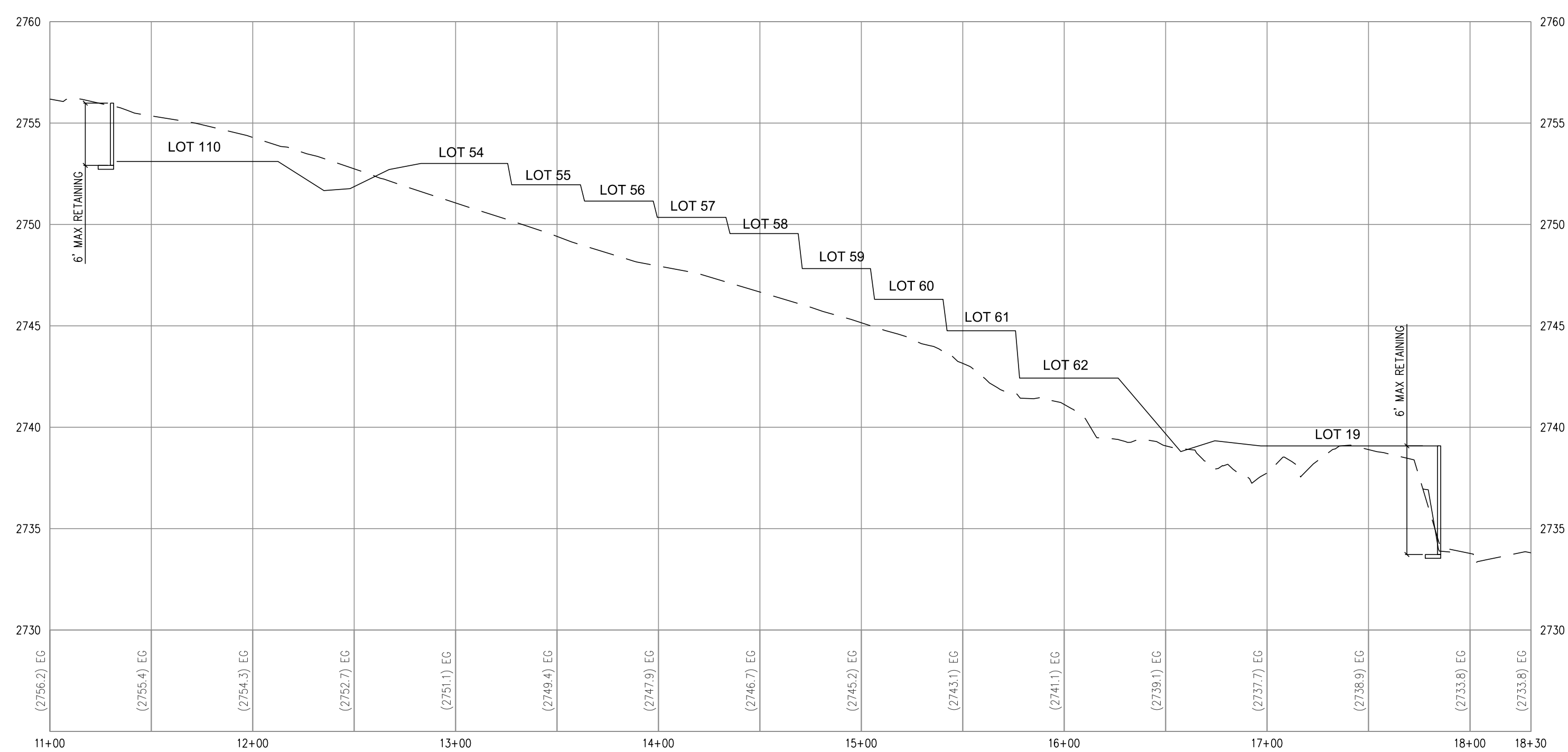
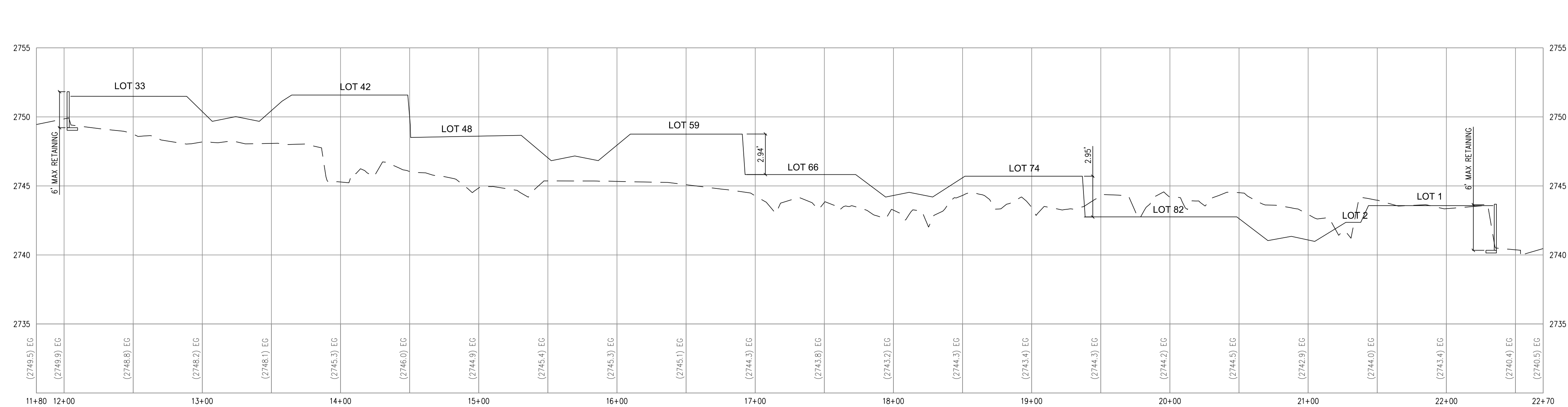
NOTES

1. THERE IS NO KNOWN FAULT WITHIN THE VICINITY OF THE SUBDIVISION.
2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.
3. THERE WILL BE A HOA AND CCA&S ESTABLISHED FOR THIS SUBDIVISION.
4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.
5. THE SITE SLOPES ARE LESS THAN 12% STREET GRADES WILL TYPICALLY BE LESS THAN 5%.
6. EASEMENTS REQUIRED FOR STORM DRAIN, UTILITY DRATES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. CONNECTION TO EXISTING THIS PROJECT WILL BE SUPPLIED BY WATER TO SERVICE 12" WATER MAIN LOCATED IN OHARE ROAD AND CROWN WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 6" STUBS LOCATED IN OHARE RD.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.








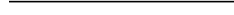















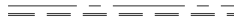

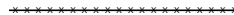





FOR REFERENCE





LEGEND

			MATCHLINE
			ROADWAY CENTERLINE
			RIGHT-OF-WAY
			PROPERTY LINE
			CURB AND GUTTER
			EXISTING CURB AND GUTTER
	PROPOSED ELEVATION		
	EXISTING ELEVATION		
	PROPOSED GRADE & ARROW		
	EXISTING CONTOUR (5-FT)		
	EXISTING CONTOUR (1-FT)		
	PROPOSED SEWER LINE		
	EXISTING SEWER LINE		
	PROPOSED WATER LINE		
	EXISTING WATER LINE		
	SEWER MANHOLE		
	SEWER FLOW DIRECTION		
	FIRE HYDRANT		
	WATER POINT OF CONNECTION		
	SEWER POINT OF CONNECTION		
			EXISTING STORM DRAIN
			EXISTING STORM DRAIN
			SIGHT VISIBILITY ZONE
			WROUGHT IRON FENCE
			RETAINING WALL
			DECORATIVE PERIMETER WALL
			DECORATIVE PERIMETER RETAINING WALL

j:\len2102.002 sunstone parcel g\dwg\entitlements\lm\len2102.002 tm.dwg 7/23/2021 8:54 AM Hung Nguyen

FOR REFERENCE

Westwood

Phone (702) 284-5300
Fax (702) 284-5399
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

[illegible]

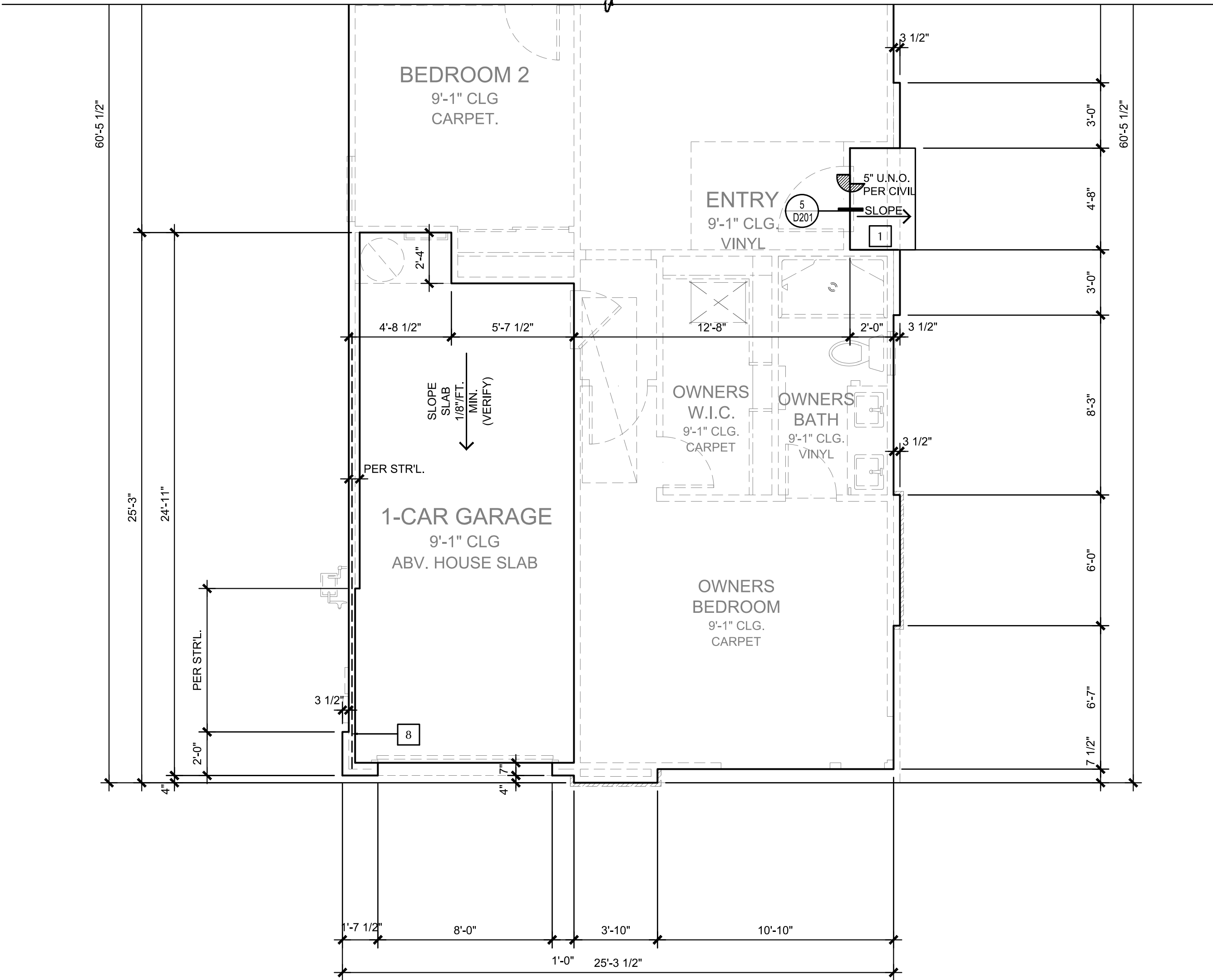
AR[®]
LAS VEGAS, NV

LENNAR®

SUNSTONE PARCEL G
TENTATIVE MAP III

DATE: 7/22/2021
DRAFTER: AMM
DESIGNER: HN
CHECKED: HN
PROJECT NO.
LEN2102.002

TM-3
SHEET 3 OF 3



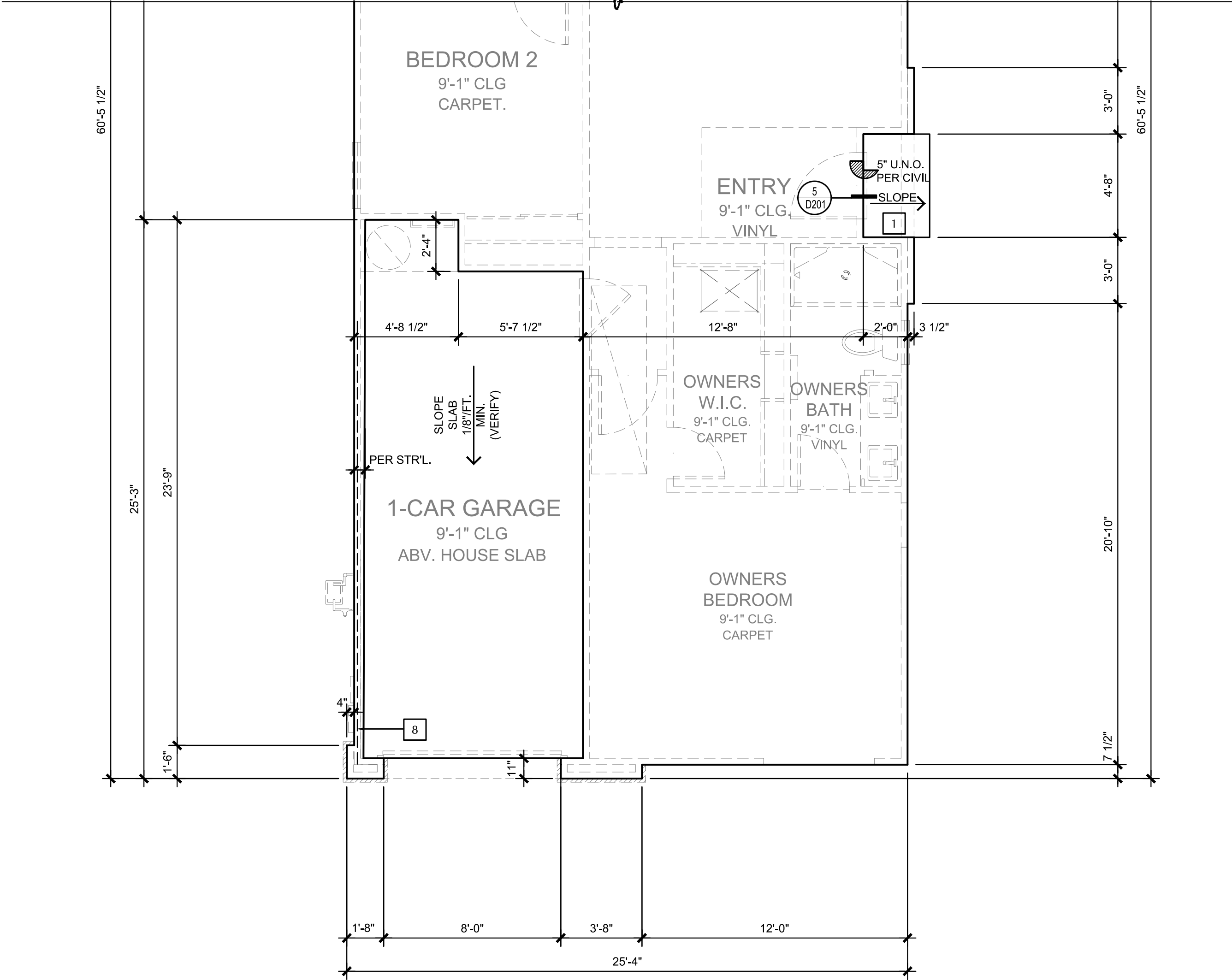
SLAB PLAN

PLAN 1248-C

MODERN PRAIRIE

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

ADDENDUM PLANS ARE DRAWN TO SHOW INFORMATION WHICH DIFFERS FROM MAIN PLANS. REFER TO MAIN PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.



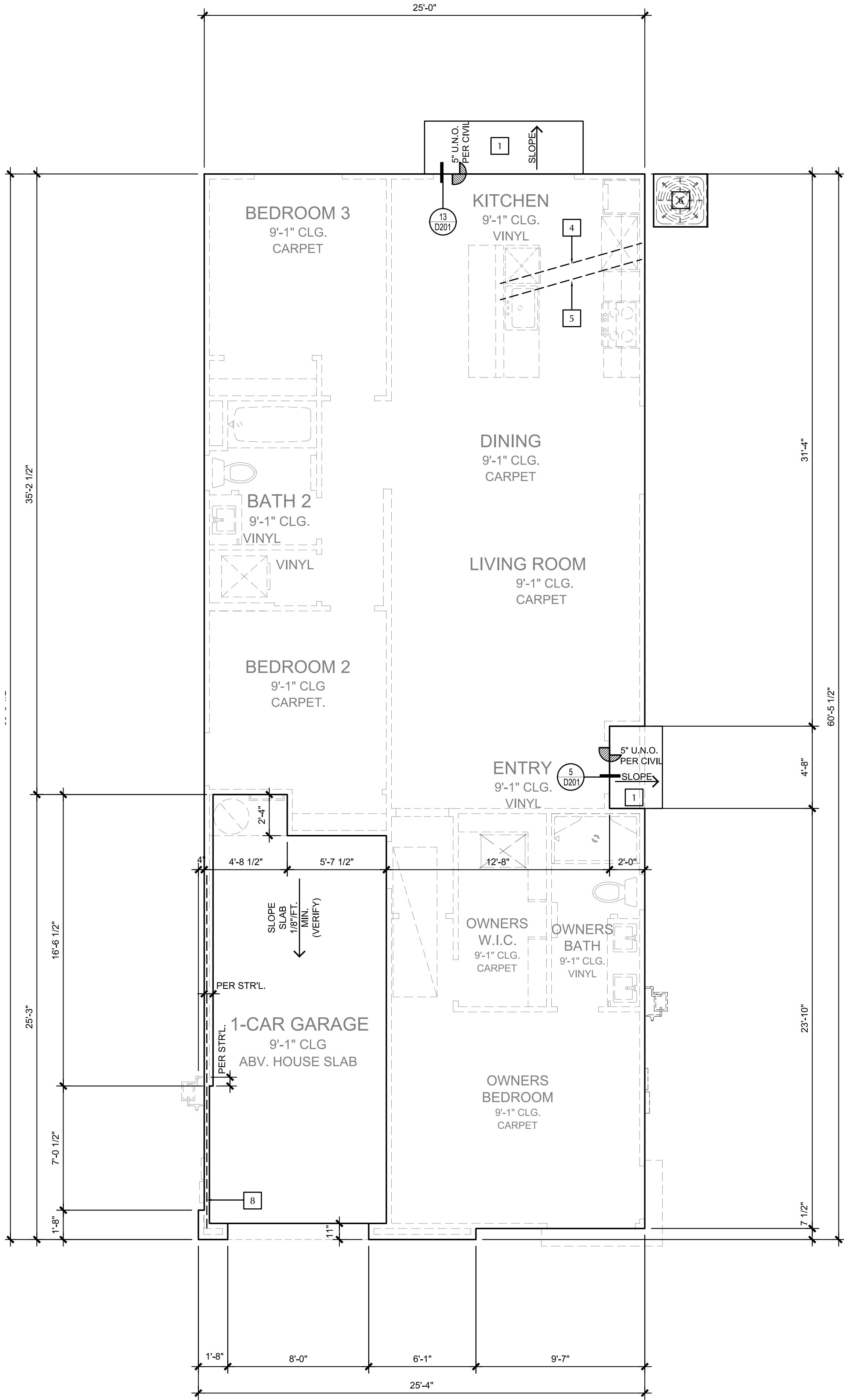
SLAB PLAN

PLAN 1248-B

WESTERN CONTEMPORARY

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

ADDENDUM PLANS ARE DRAWN TO SHOW INFORMATION WHICH DIFFERS FROM MAIN PLANS. REFER TO MAIN PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.



SLAB PLAN

PLAN 1248-A

MID CENTURY MODERN

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

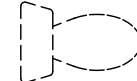



SLAB EDGE NOTES

THIS PLAN IS FOR DIMENSIONAL INFORMATION ONLY. REFER TO THE STRUCTURAL DRAWINGS AND POST-TENSION DRAWINGS FOR ALL ADDITIONAL REQUIREMENTS. ANY DISCREPANCY WITH THE DRAWINGS PREPARED BY THE STRUCTURAL ENGINEER SHALL BE BROUGHT TO THE ARCHITECTS IMMEDIATE ATTENTION.

INSTALL ALL SIMPSON (OR APPROVED EQUAL) WOOD TO CONCRETE CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.

KEYNOTES:

1. PROVIDE A CONCRETE STOOP 36" DEEP, SLOPE AWAY FROM HOUSE @ MIN. 1/4" PER FOOT
2. CONCRETE PORCH OR PATIO, SLOPE AWAY FROM DOORS @ MIN. 1/4" PER FOOT.
3. 36" WIDE CONCRETE WALK, MINIMUM STANDARD. SEE LANDSCAPE PLANS OR CIVIL ENGINEERS DRAWING FOR ALTERNATIVE.
4. PROVIDE CONDUIT UNDER SLAB FOR ISLAND COUNTER ELECTRICAL.
5. PROVIDE WATER LINE SLEEVE FROM KITCHEN SINK TO REFRIGERATOR FOR ICE MAKER.
6. LOCATION OF CONCRETE PAD FOR CONDENSER UNITS.
7. INDIRECT WASTE RECEPTACLE DRAIN, TIE INTO WASTE LINE
8. PROVIDE ONE #4 REBAR (EXTRA) IN FOUNDATION FOOTING FOR ELECTRICAL GROUND. VERIFY LOCATION OF ELECTRICAL METER WITH ELECTRICAL SUB-CONTRACTOR.

-  INDICATES FIRST FLOOR PLUMBING
-  INDICATES SECOND FLOOR PLUMBING
-  INDICATES CHANGE IN SLAB HEIGHT. SEE PLAN FOR DIMENSION OR DROP TO LEVEL LANDING AT DOORS.
-  INDICATES DOWNSPOUT LOCATION - BLOCK OUT FOOTING.

ASHER
 SUNSTONE PARCEL "G"
 CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATTELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATTELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATTELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDIES FOR DAMAGES OCCURRED.

© 2022 SDK ATTELIER INC.

DELTA REVISIONS

2022_12_07-FIRST B.D. COMMENTS

DRAWN BY JS
JOB NUMBER 115-21119



PLAN 1248-1A, 1B & 1C
SLAB PLANS

A1-0

PLOT DATE: 12-07-2022

ATELIER

SDK

LENNAR

LENNAR HOMES

9375 W. BUESEL RD., STE. 400
LAS VEGAS, NEVADA 89118
WWW.LENNAR.COM

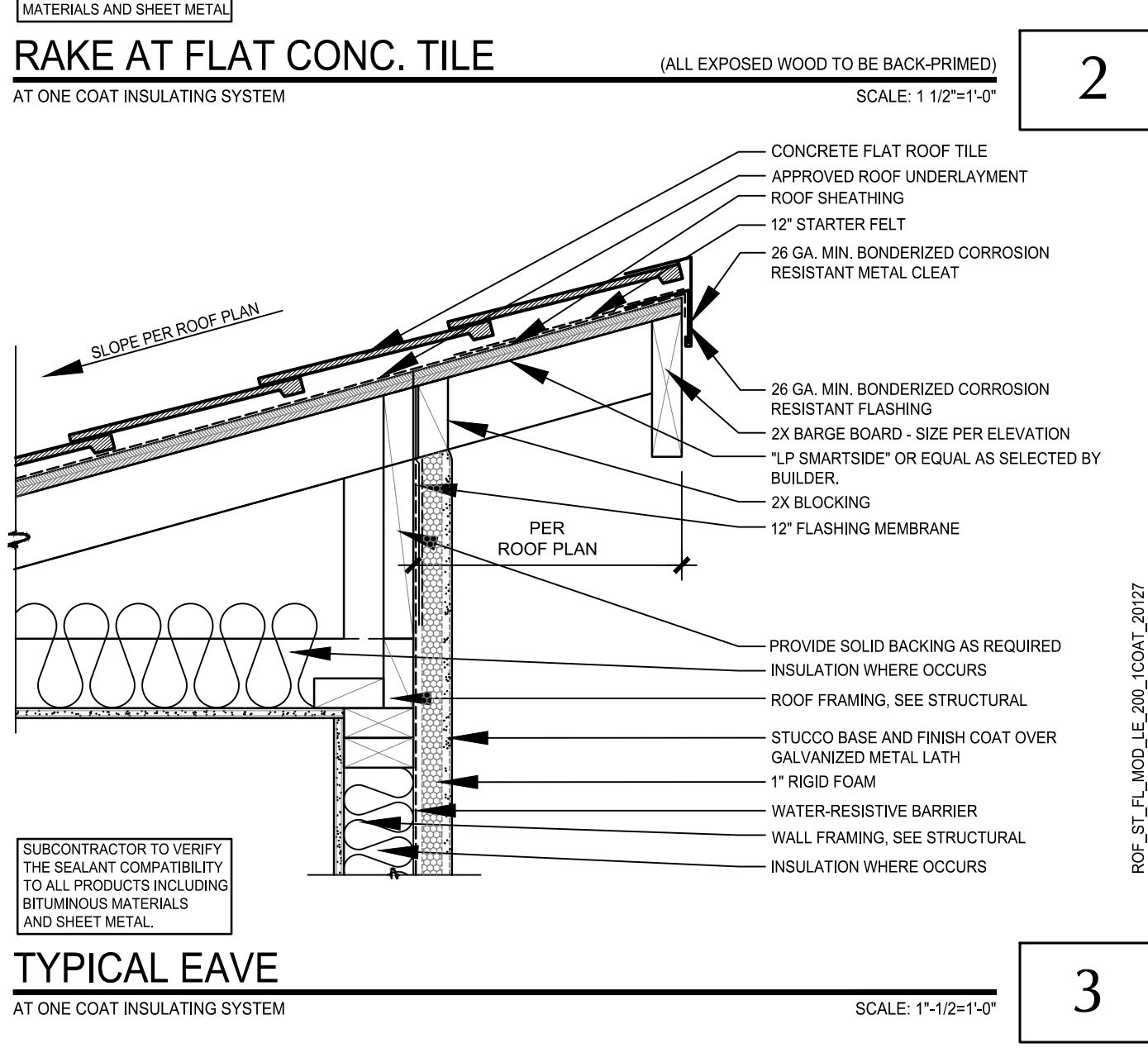
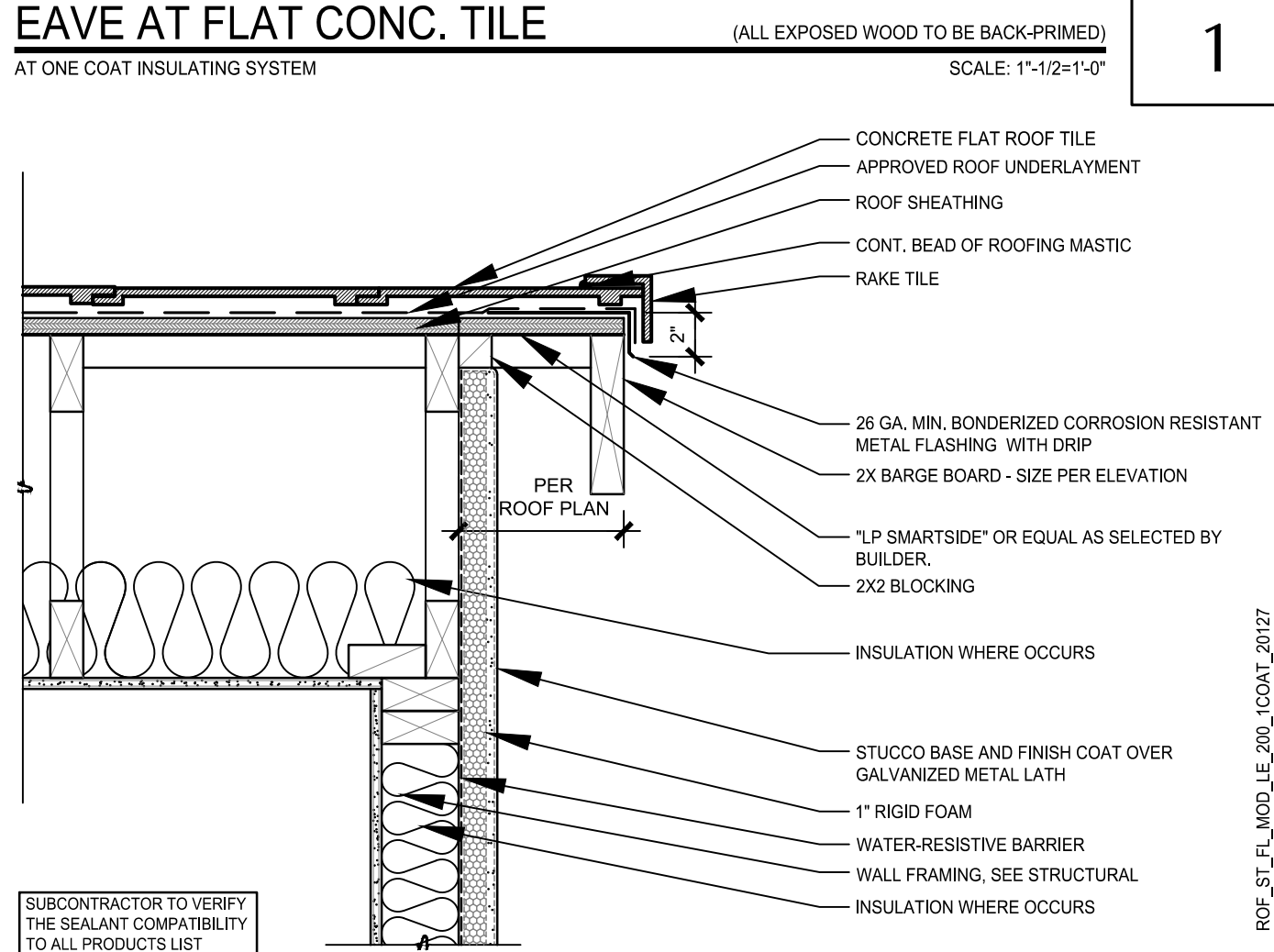
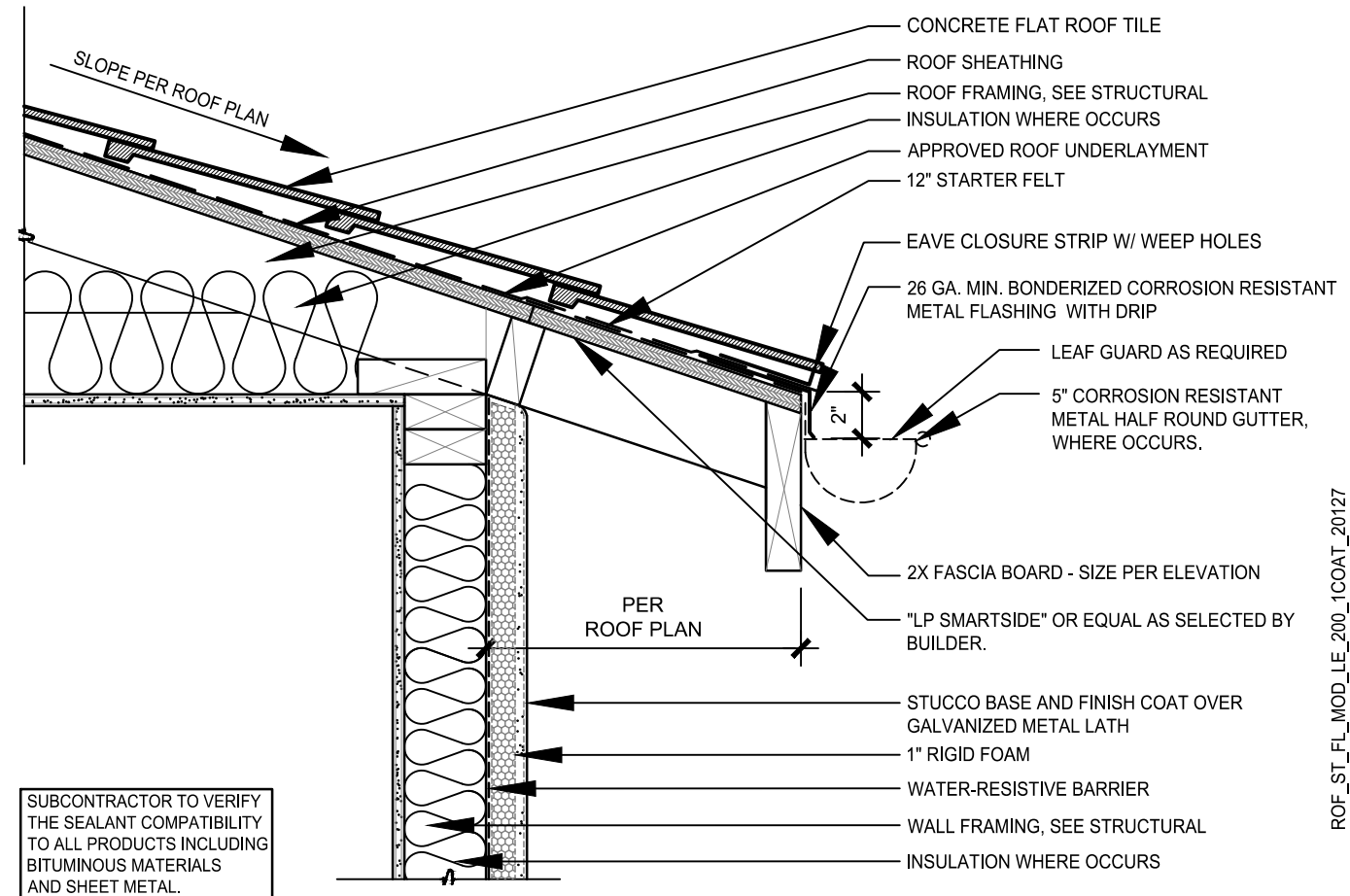
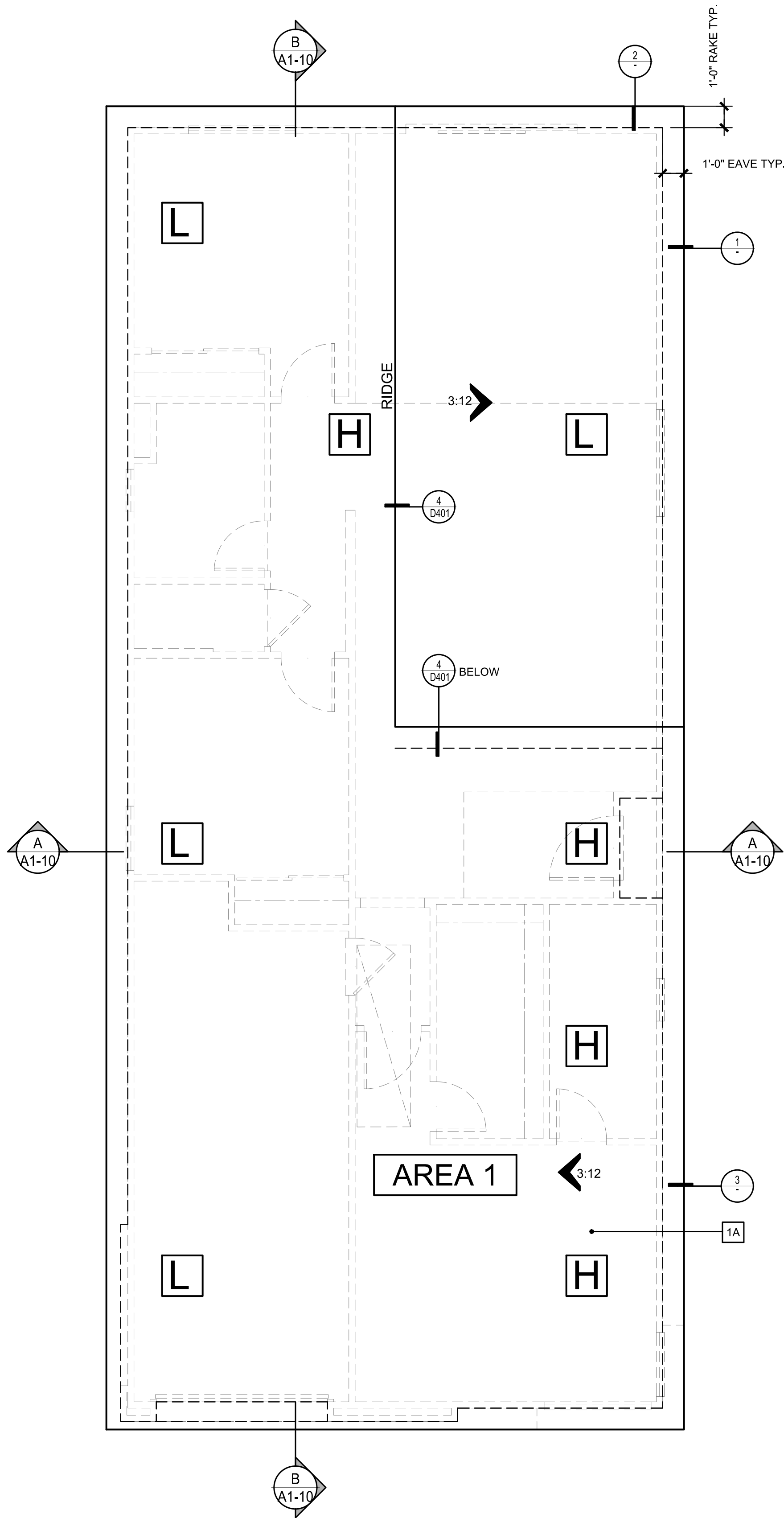
SDK Atelier Inc.
9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949-585-9167
www.SDKatelier.com

ROOF PLAN

PLAN 1248-A

MID CENTURY MODERN

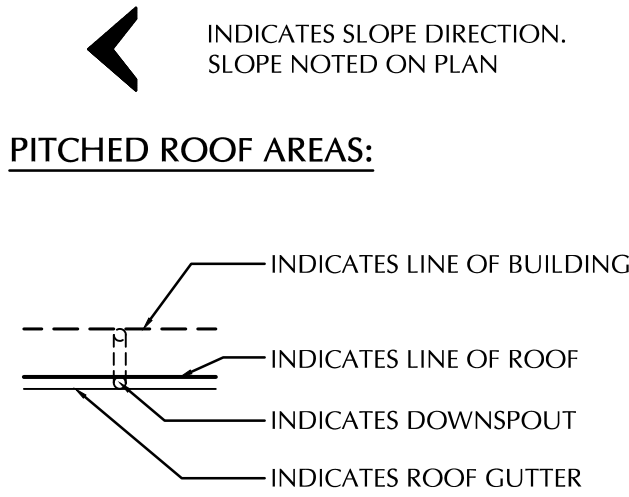
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES

- TYPICAL ROOF MATERIAL
ALL COLOR MATERIAL SELECTION AND SCHEDULE TO BE DETERMINED PER LOT.
- APPLICABLE FOR PITCHED ROOFS:
1A. FLAT CONCRETE TILE BY: "EAGLE" (SEE EVALUATION REPORT # 1900)
OR BUILDER APPROVED MFR.
2. ROOF NAILING SHALL BE PER THE MANUFACTURERS SPECIFICATIONS WITH THE FOLLOWING AS MINIMUM REQUIREMENTS.
A. 11 GAUGE CORROSION RESISTANT NAILS WITH MINIMUM 3/4"
PENETRATION INTO SHEATHING.
B. THE HEADS SHALL BE NAILED
C. THE NOSES OF ALL EAVE COURSES SHALL BE PER MFR. INSTRUCTIONS
D. N/A
E. THE NOSES OF ALL RIDGES & HIPS SHALL BE SET IN A BED OF APPROVED ROOFER'S MASTIC.
F. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS
3. PROVIDE MINIMUM 26 GAUGE GALVANIZED IRON FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS
4. PROVIDE 26 GAUGE GALVANIZED SADDLE AT CHIMNEYS
5. PROVIDE ATTIC VENTILATION AT ALL ENCLOSED ATTICS USING APPROPRIATE ATTIC VENTILATION. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION OF ENCLOSED SPACE
6. 50% OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC AND AT LEAST THREE FEET ABOVE THE EAVE AND CORNER OR SOFFIT VENTS
7. ALL VENT OPENINGS SHALL BE COVERED W/ CORROSION RESISTANT METAL MESH W/ OPENINGS MAXIMUM 1/4" IN DIMENSION.
8. ALL SHEET METAL FLASHING, VENTS AND PIPES TO BE COLORED TO MATCH THE MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROTECT.
9. WHEN RADIANT BARRIER IS INSTALLED IN ENCLOSED RAFTER SPACES A MINIMUM AIR SPACE OF 1" MUST BE PROVIDED AND VENTILATION BE PROVIDED AT UPPER AND LOWER END OF EVERY RAFTER BARRIER.
10. ALL PLUMBING VENT STACKS TO LOCATED AWAY FROM THE FRONT OF THE HOME, OR FROM FRONT AND SIDE IF HOME PLOTTED ON A CORNER.
11. ALL PLUMBING VENT STACKS TO BE LOCATED AWAY FROM SOLAR PANEL LOCATIONS.
12. ALL PLUMBING VENT STACKS AND SOLAR PANEL LOCATIONS TO BE VERIFIED WITH FIELD SUPERINTENDENT PRIOR TO INSTALLATION OR ROOF PENETRATION.
13. PROVIDE 26 GAUGE GALVANIZED CRICKET.

ROOF SYMBOLS



VENTING NOTES

- PITCHED ROOF AREAS:
- VENTING DETERMINATION:
- FOR EACH AREA, TAKE TOTAL HORIZONTAL SQUARE FOOTAGE AND:
- DIVIDE AREA BY 300
 - THEN MULTIPLY BY 144 TO GET TOTAL NET FREE VENTING AREA.
 - DIVIDE THIS TOTAL BY 2 TO GET LOW AND HIGH VENTING REQUIRED.
- FOR AREAS WHERE HIGH & LOW VENTING CAN'T BE ACHIEVED, DIVIDE AREA BY 150, THEN MULTIPLY BY 144 FOR TOTAL VENT FREE VENTING AREA REQ'D.

AREA 1 IDENTIFIES CALCULATED AREA

NET FREE AREA, 0'HAGIN VENT NET FREE AREAS:
FLAT TILE = 98.75 SQUARE INCHES OF N.F.A. PROVIDED PER VENT
"S" TILE = 97.50 SQUARE INCHES OF N.F.A. PROVIDED PER VENT

- H INDICATES HIGH 0'HAGIN VENT, ICC-ES LEGACY REPORT, 9650-A
- L INDICATES LOW 0'HAGIN, ICC-ES LEGACY REPORT, 9650-A
- X INDICATES ROOF VENT IN AREA/150 ZONE

NOTE: ROOF VENTS TO BE PAINTED TO MATCH THE COLOR OF THE ROOF MATERIAL.

VENTING AREA

AREA	ATTIC AREA	REQUIRED VENTING	NET FREE AREA PER VENT	0'HAGIN' ROOF AIR VENTS (PROVIDED)	TOTAL VENTING PROVIDED
1	1,496 FT ²	718 IN ²	98.75 IN ²	98.75 (8)	790 IN ²

* - INDICATES AREAS TO BE DIVIDED BY 150.

ATELIER

SDK

LENNAR HOMES

LENNAR HOMES

9375 W. BUESEL RD., STE. 400
LAS VEGAS, NEVADA 89148
WWW.LENNAR.COM

ASHER

SUNSTONE PARCEL "G"

CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK, ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK, ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK, ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDIES FOR DAMAGES OCCURRED.

© 2022 SDK, ATELIER INC.

REVISION	DATE	DESCRIPTION
1	2022.12.07	FIRST B.D. COMMENTS

DRAWN BY	JS
JOB NUMBER	115-21119

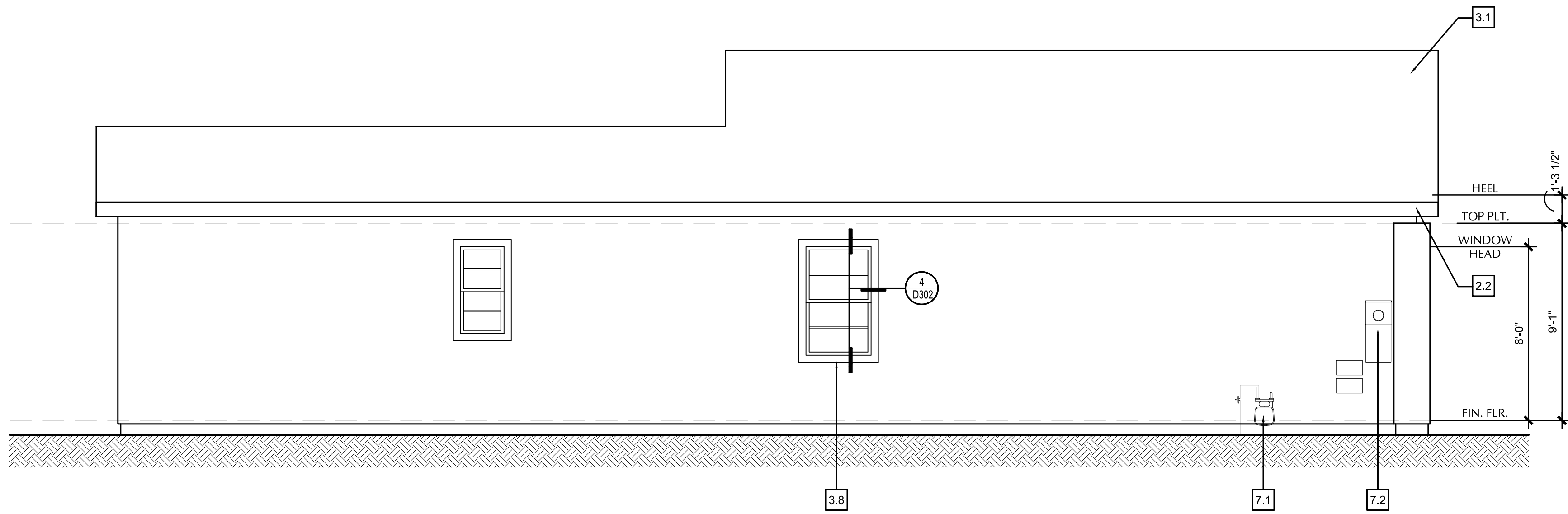


PLAN 1248-A
ROOF PLAN

A1-2

PLOT DATE: 12-07-2022

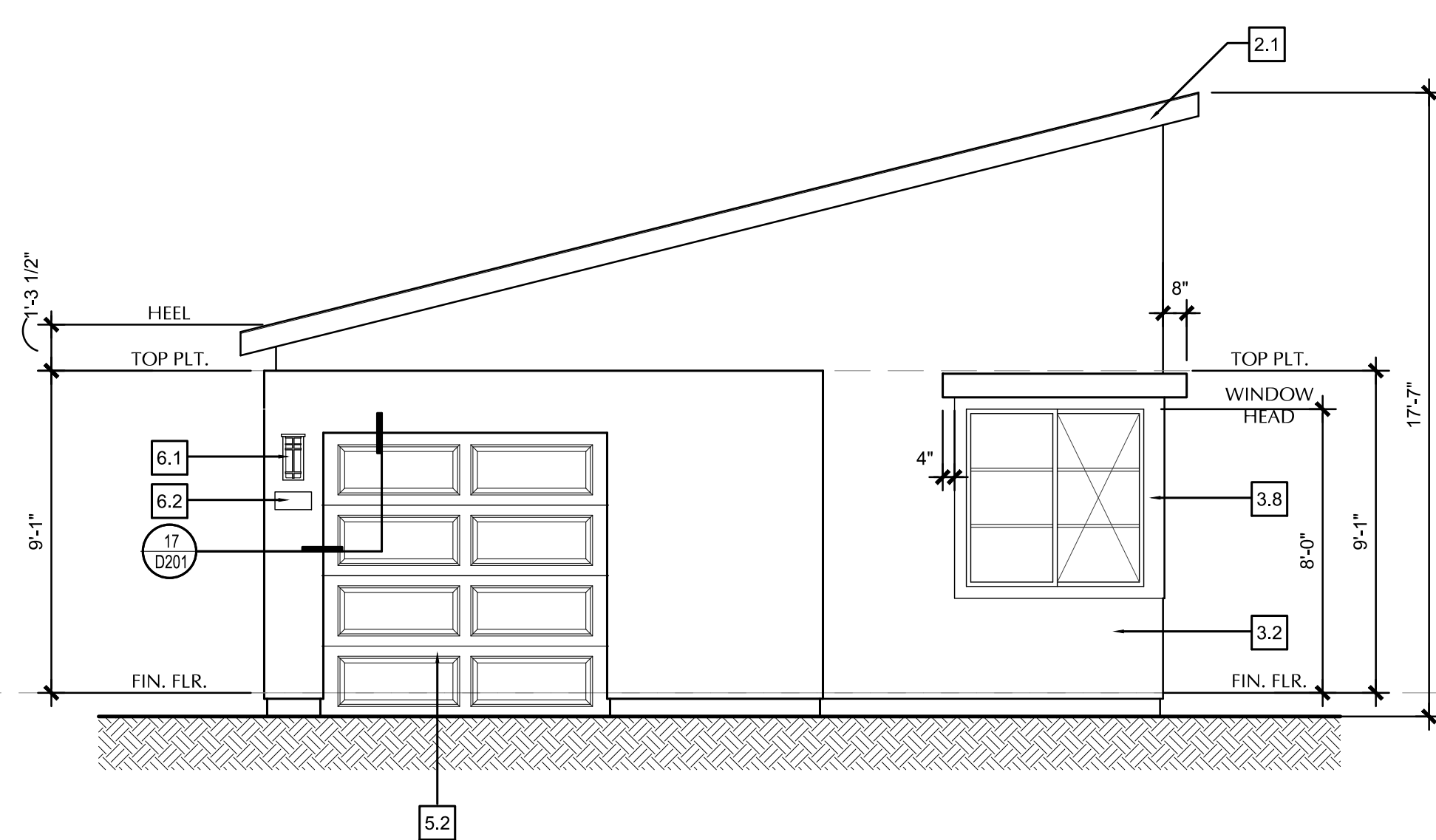
SECOND BUILDING DEPARTMENT SUBMITTAL



LEFT ELEVATION
MID CENTURY MODERN

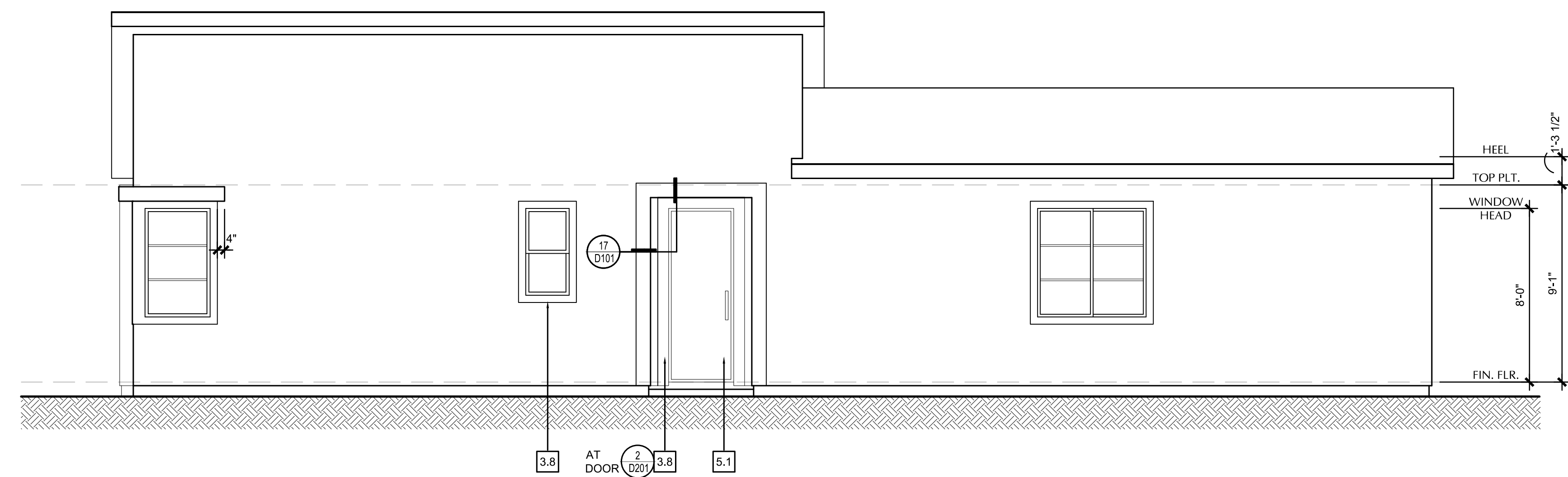
PLAN 1248-A

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



FRONT ELEVATION

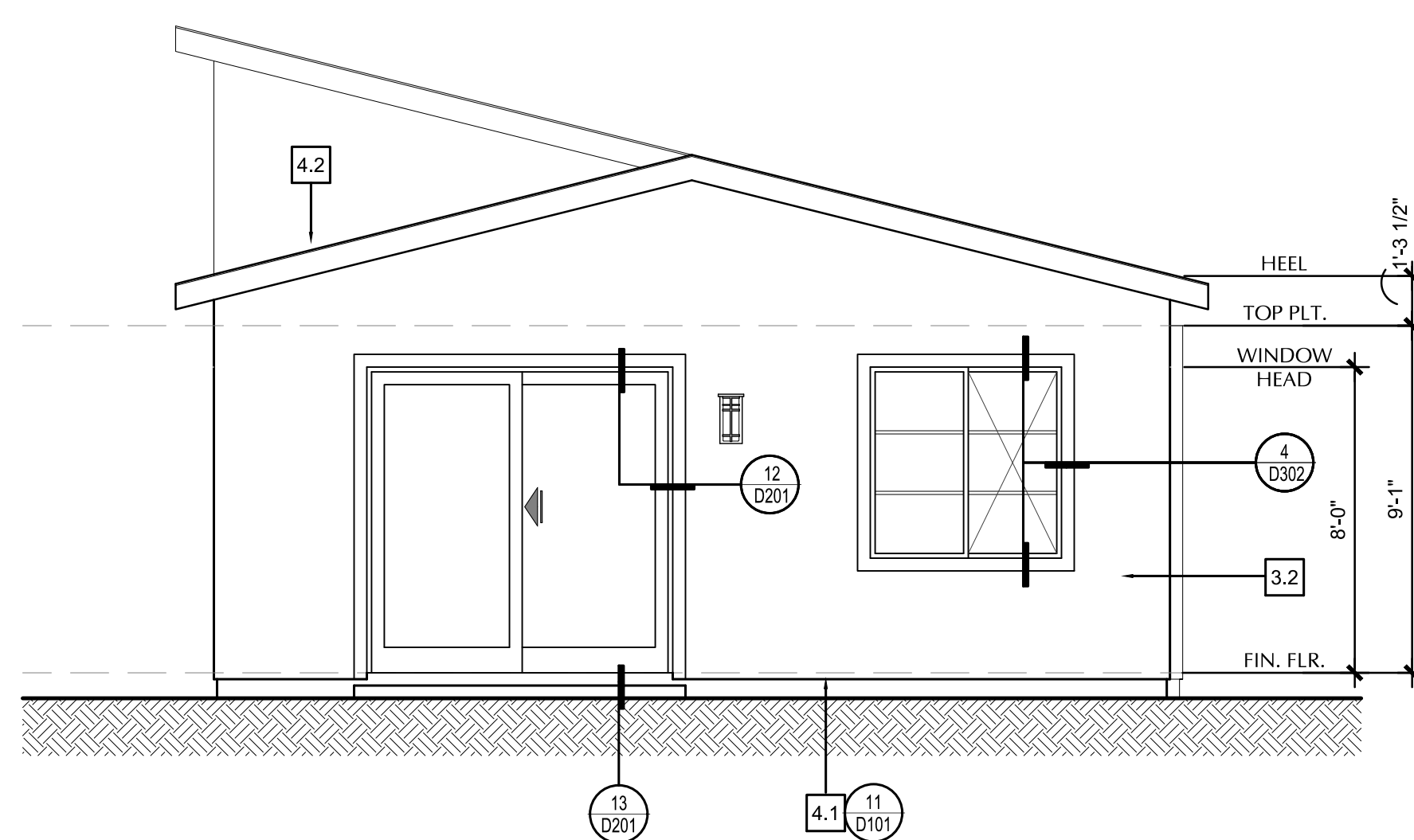
PLAN 1248-A
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
MID CENTURY MODERN

PLAN 1248-A

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



REAR ELEVATION

MID CENTURY MODERN

PLAN 1248-A

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

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

KEYNOTES:

- 1.1 ADHERED STONE VENEER
- 1.2 ADHERED STONE CAP
- 1.3 ADHERED BRICK VENEER (FLEMISH BOND COURSE)

2. WOOD

- 2.1 2X6 WOOD BARGE BOARD.
2.2 2X6 WOOD FASCIA BOARD.
2.3 8X8 EXPOSED WOOD POST, SEE STRUCTURAL
2.4 8X EXPOSED WOOD BEAM, SEE STRUCTURAL

3. EXTERIOR FINISHES

- 3.1 ROOFING MATERIAL
- 3.1.1 STUCCO STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-1194" IN LIEU OF CONTROL JOINTS. REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO.
- 3.1.2 STUCCO SLOPE / CEILING
- 3.1.3 STUCCO SILL, SLOPE MIN: 1" PER FT. U.N.O.
- 3.1.4 NOT USED
- 3.1.5 STUCCO RECESS
- 3.1.6 STUCCO WAINSCOT: STUCCO OVER 1 1/2" FOAM FURNISHING.
- 3.1.7 TRIM: STUCCO OF HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL.
- 3.1.8 STUCCO SHAPED FOAM CORBELLS 5' LENGTH OF RECESS
- 3.1.9 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "A" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.1.10 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "H" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.1.11 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "H" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.1.12 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "H" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS.

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

- 4.1 WEEP SCREED
4.2 FLASHING AT INTERSECTION
4.3 METAL RAILING, 42" HIGH MIN.
4.4 2" SQUARE MICRO-GUTTER WITH CANALE FLOW SPOUT
4.5 CONTROL JOINT (FOR COLOR BLOCKING / DESIGN. REFER TO DETAIL 5/D40
AND REFER ALSO TO KEYNOTE # 3.2 ABOVE)
4.6 DECK SCUPPER

5. DOORS

- 5.1 ENTRY DOOR (AS SELECTED BY BUILDER)
5.2 SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)


6. ELECTRICAL

- 6.1 LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
6.2 LIGHTED ADDRESS SIGN, +60" AFF (U.N.O.)
SWITCHED BY PHOTOCELL

MISCELLANEOUS

- 7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
- 7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

ATELIER



LENNAR®

LENNAR HOMES

9275 W. RUSSELL RD., STE. 400
LAS VEGAS, NEVADA 89148
WWW.IFNAR.COM

ASHER
SUNSTONE PARCEL "G"
CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWING, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

[illegible]

DRAWN BY	JS
JOB NUMBER	115-21119

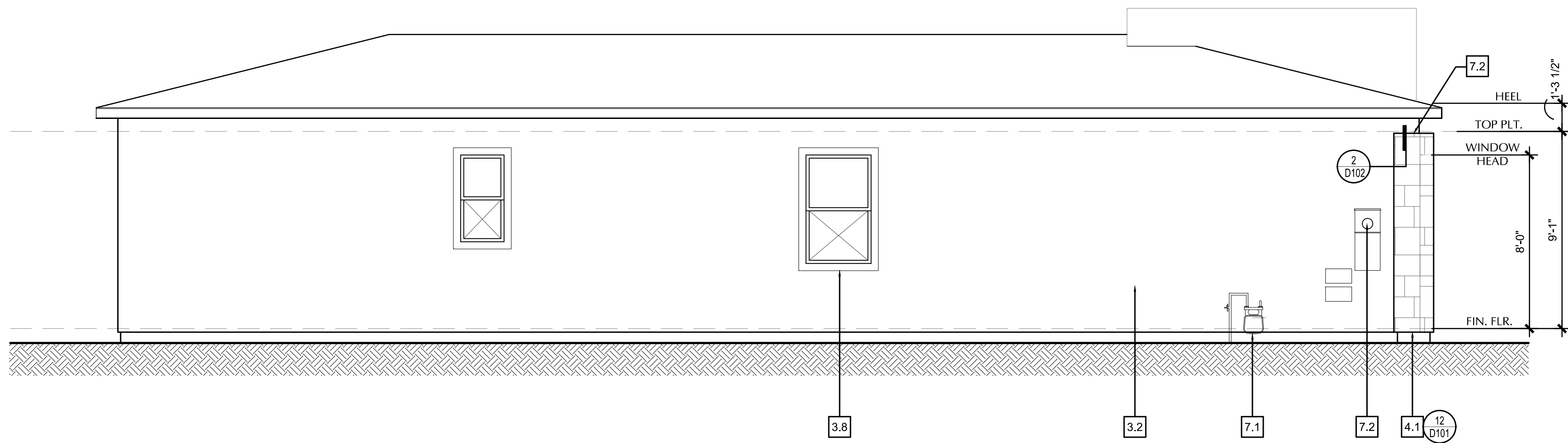


PLAN 1248-A
EXTERIOR ELEVATIONS

A1-3

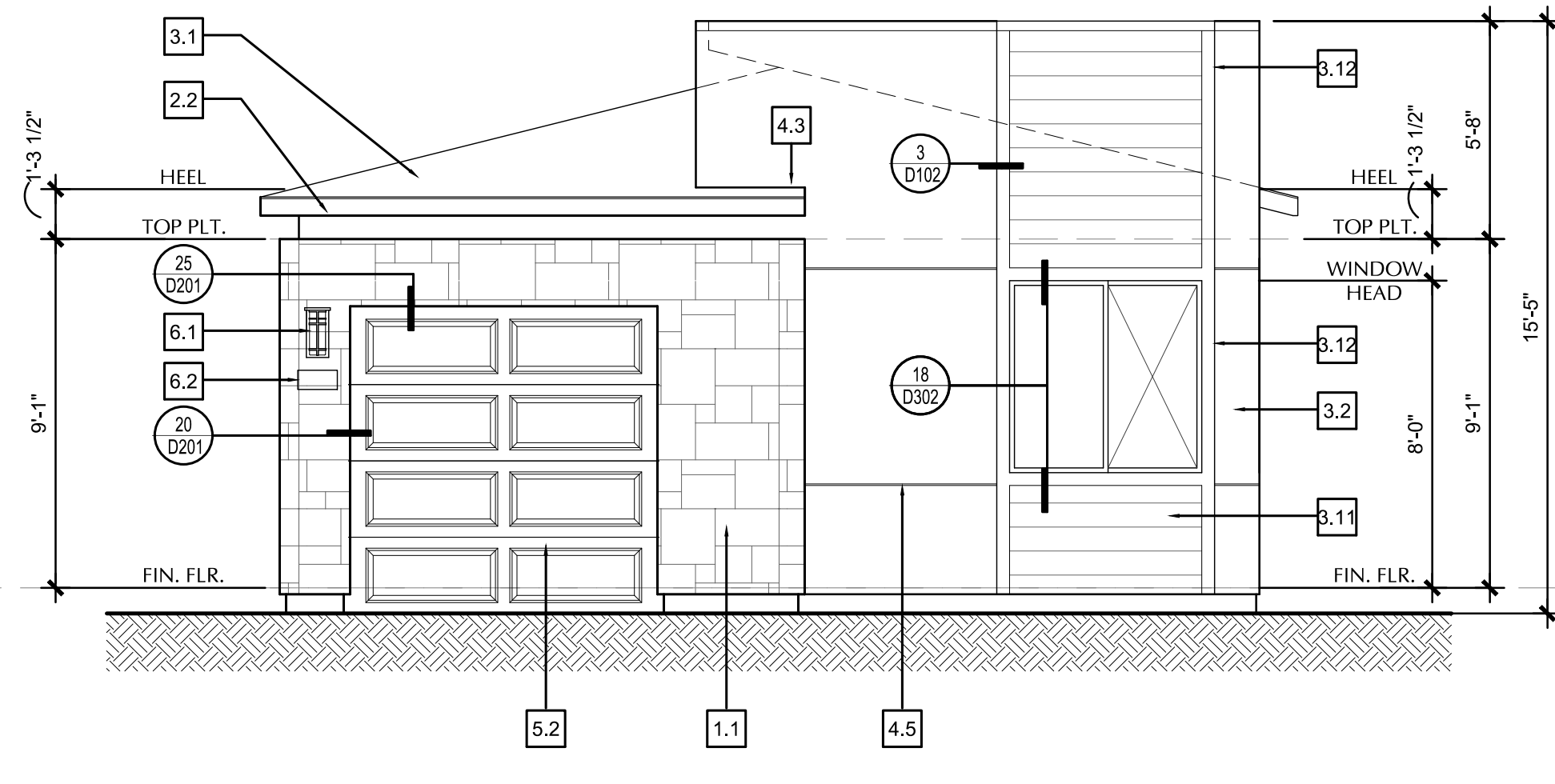
PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL



LEFT ELEVATION
WESTERN CONTEMPORARY

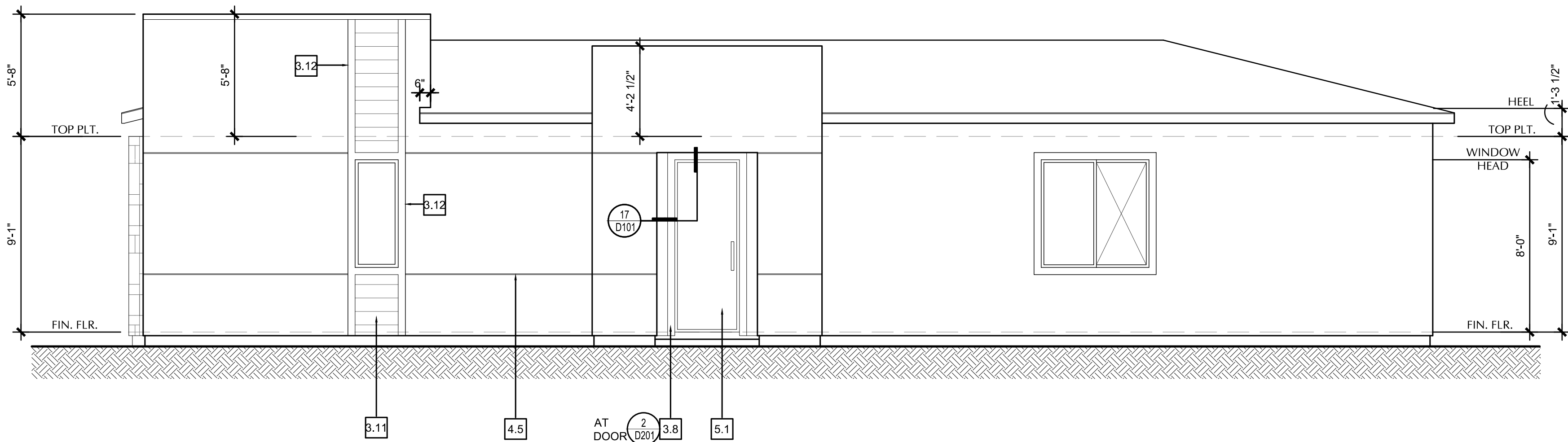
PLAN 1248-B
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
WESTERN CONTEMPORARY

PLAN 1248-B

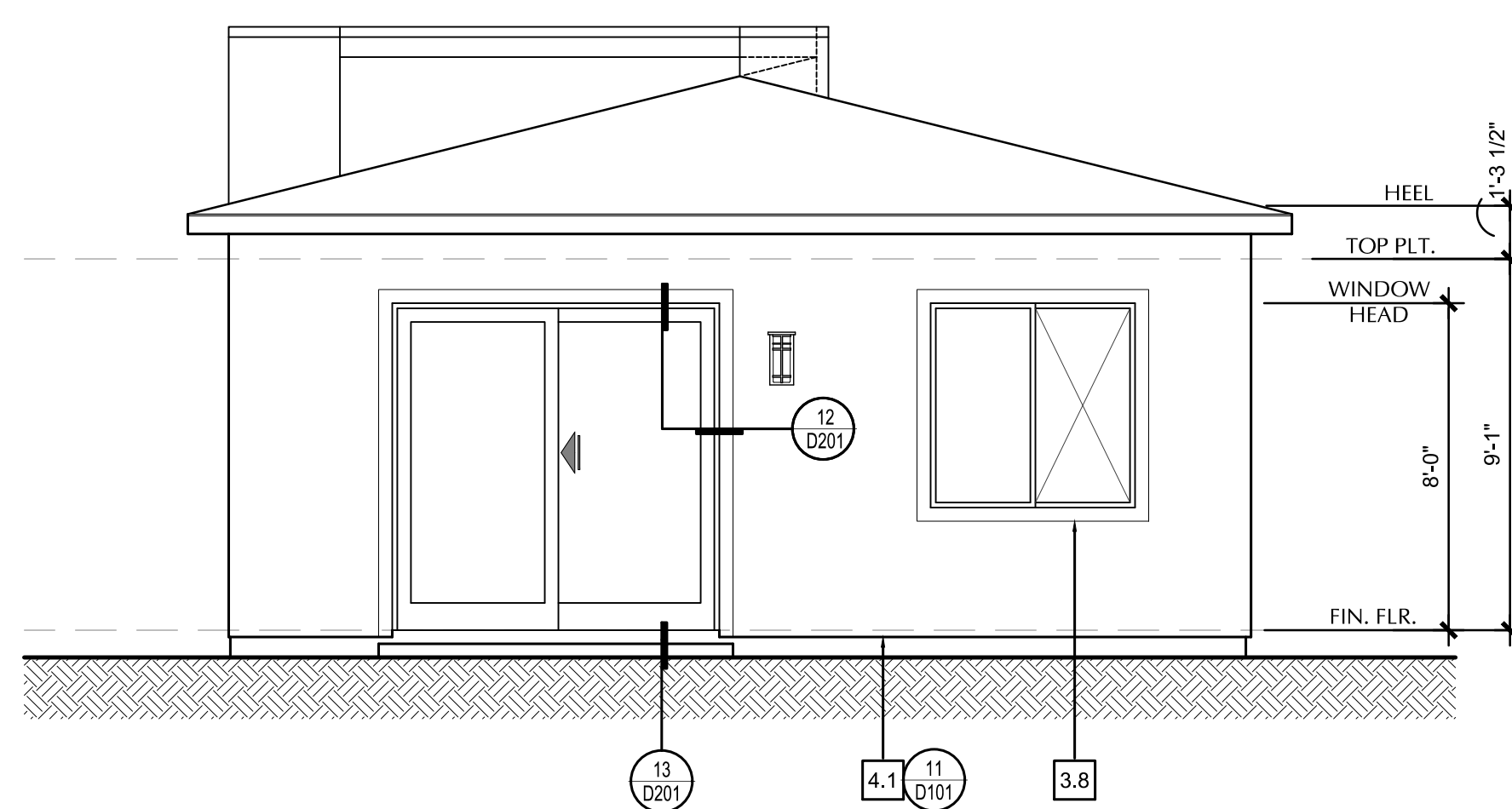
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
WESTERN CONTEMPORARY

PLAN 1248-B

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



REAR ELEVATION
WESTERN CONTEMPORARY

PLAN 1248-B

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

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

KEYNOTES:

1. MASONRY
 - 1.1 ADHERED STONE VENEER
 - 1.2 ADHERED STONE CAP
 - 1.3 ADHERED BRICK VENEER (FLEMISH BOND COURSE)

2. WOOD

- 2.1 2X6 WOOD BARGE BOARD.
2.2 2X6 WOOD FASCIA BOARD.
2.3 8X8 EXPOSED WOOD POST, SEE STRUCTURAL
2.4 8X EXPOSED WOOD BEAM, SEE STRUCTURAL

3. EXTERIOR FINISHES

- 3.1 STUCCO FINISH
- 3.2 LOCAT STUCCO SYSTEM BY "OMEGA DIAMOND WALL-ESR-114" IN JEU
OF THE CONTRACT. SEE SPEC. REF. TO COLOR AND MATERIALS FOR ADDITIONAL
INFO.
- 3.3 STUCCO S1, S10% MIN. PER FT. U.N.O.
- 3.4 STUCCO S1, S10% MIN. PER FT. U.N.O.
- 3.5 NOT USED
- 3.6 STUCCO RECESS
- 3.7 STUCCO WAINSCOT: STUCCO OVER 1 1/2" FOAM FURRING.
- 3.8 TRIM: STUCCO OF HIGH DENSITY FOAM TRIM WITH SAND FINISH.
REF. TO DETAIL.
- 3.9 STUCCO OF SHAPED FOAM CORBELS FULL DEPTH OF RECESS
- 3.10 SMOOTH HORIZONTAL SIDING: "HARDI PLAC SIDING" WITH 4" EXPOSURE
BY JAMES HARDIE SIDING PRODUCT* INSTALL PER MER'S INSTRUCTIONS.
- 3.11 SMOOTH HORIZONTAL SIDING: "HARDI PLAC SIDING" WITH 6" EXPOSURE
BY JAMES HARDIE SIDING PRODUCT* INSTALL PER MER'S INSTRUCTIONS.
- 3.12 SMOOTH VERTICAL SIDING: "HARDI PLAC SIDING" WITH 6" EXPOSURE
BY JAMES HARDIE SIDING PRODUCT* INSTALL PER MER'S INSTRUCTIONS.

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

- 4.1 WEEP SCREED
4.2 FLASHING AT INTERSECTION
4.3 METAL RAILING, 42" HIGH MIN.
4.4 2" SQUARE MICRO-GUTTER WITH CANALE FLOW SPOUT
4.5 CONTROL JOINT (FOR COLOR BLOCKING / DESIGN. REFER TO DETAIL 5/D401
AND REFER ALSO TO KEYNOTE # 3.2 ABOVE)
4.6 DECK SCUPPER


5. DOORS

- 5.1 ENTRY DOOR (AS SELECTED BY BUILDER)
5.2 SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)

6. ELECTRICAL

- 6.1 LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
6.2 LIGHTED ADDRESS SIGN, +60" AFF (U.N.O.)
SWITCHED BY PHOTOCELL
- MISCELLANEOUS
- 7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER
CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR
- 7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO
MATCH ADJACENT WALL COLOR.

ATELIER



LENNAR®

LENNAR HOMES

9275 W. RUSSELL RD., STE. 400
LAS VEGAS, NEVADA 89148
WWW.LENNAR.COM

ASHER
SUNSTONE PARCEL "G"
CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWING, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

© 2022 SDK ATELIER INC

[illegible]

DRAWN BY

JOB NUMBER	115-21119
------------	-----------

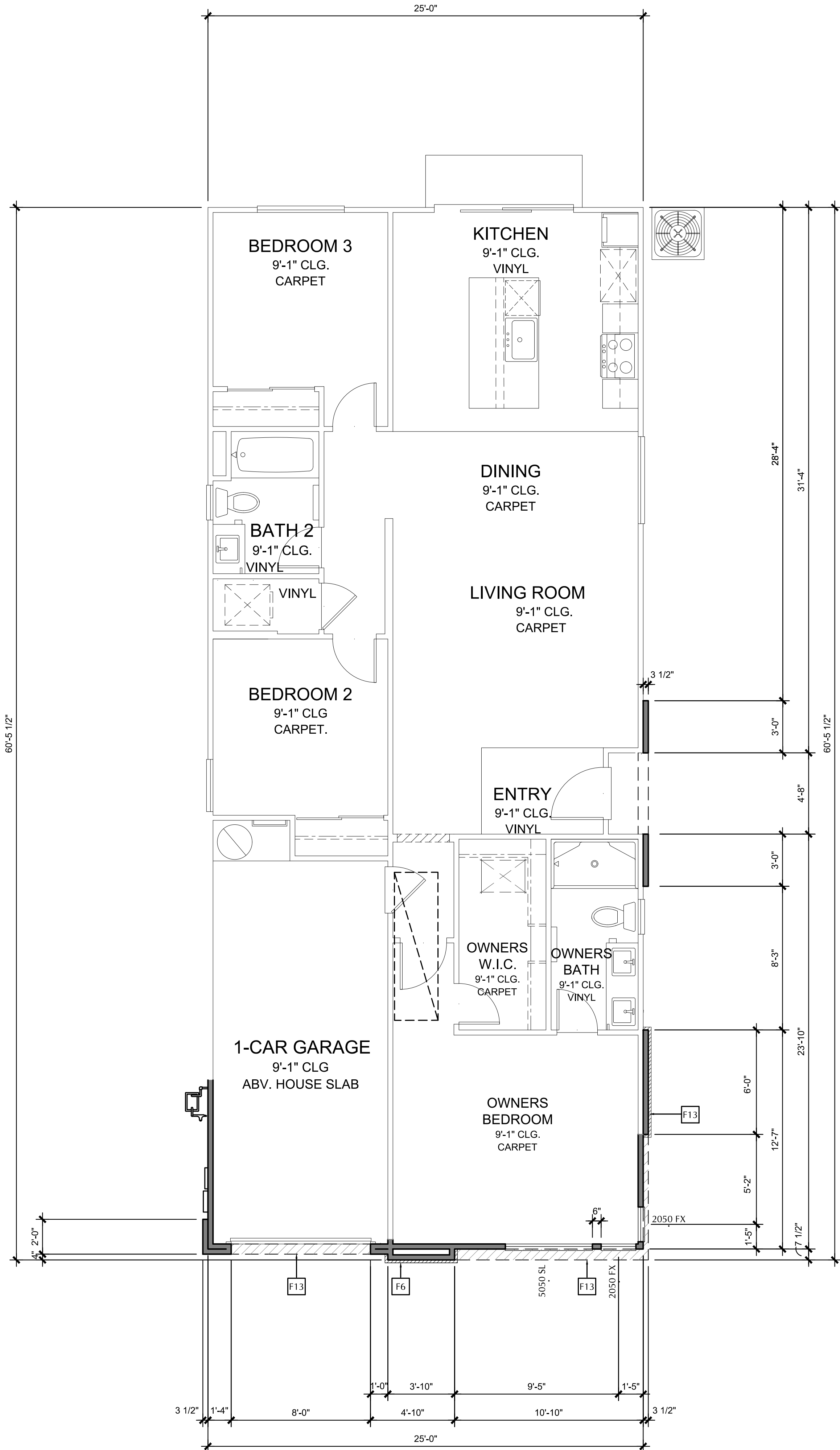


PLAN 1248-B
EXTERIOR ELEVATIONS

A1-6

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL



FLOOR PLAN
MODERN PRAIRIE

PLAN 1248-C
SCALE: 1/4" = 1'-0"

ADDENDUM PLANS ARE DRAWN TO SHOW INFORMATION WHICH DIFFERS FROM MAIN PLANS. REFER TO MAIN PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE. REFER TO SHEET A1-1

FLOOR PLAN NOTES

- GENERAL NOTES:
- FINAL CABINET DRAWINGS BY CABINET MANUFACTURER
 - ALL EQUIPMENT, APPLIANCES, MATERIALS AND FIXTURES AS SELECTED BY BUILDER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS
- ▲ TEMPERED GLASS TYPICAL
- EMERGENCY EGRESS WINDOW
- PROVIDE THE FOLLOWING:
- 5.7 SQUARE FEET OF CLEAR OPERABLE AREA
 - NET OPERABLE HEIGHT SHALL BE 24" MINIMUM
 - NET OPERABLE WIDTH SHALL BE 20" MINIMUM
 - BOTTOM OF CLEAR OPENING SHALL BE A MAXIMUM HEIGHT OF +44" ABOVE FINISH FLOOR
- KEYNOTES:
- A. KITCHEN
- A1 KITCHEN SINK W/ GARBAGE DISPOSAL
- A2 BUILT-IN DISHWASHER - VERIFY CLEAR OPENING REQUIREMENTS
- A3 BUILT-IN DOUBLE OVEN - VERIFY CLEAR OPENING
- A4 36" REFRIGERATOR WITH 24" DEEP (VERIFY) CABINET ABOVE- PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER
- A5 REFRIGERATOR WITH 24" DEEP (VERIFY) CABINET ABOVE- PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER
- A6 TRASH COMPACTOR
- A7 BUILT-IN MICROWAVE OVEN
- A8 SINK W/ GARBAGE DISPOSAL
- A9 NOT USED
- A10 KITCHEN ISLAND
- A11 2X6 LOW WALL BELOW ISLAND, VERIFY WITH CABINET DRAWINGS.
- A12 RECYCLE BIN
- A13 NOT USED
- A14 24" UNDER - COUNTER WINE CHILLER OR BEVERAGE CENTER.
- A15 UNDER COUNTER REFRIGERATOR SPACE, VERIFY WIDTH AND DEPTH.
- A16 36" CLR, FULL HEIGHT SUB ZERO REFRIGERATION SPACE MODULE OR ALTERNATE WINE STORAGE , FREEZER OR REFRIGERATOR
- A17 30" SLIDE - IN RANGE/ OVEN W/ MICROWAVE HOOD ABOVE W/ LIGHT AND FAN, (MIN. 100 C.F.M. AND VENTED TO OUTSIDE AIR).
- A18 NOT USED
- A19 NOT USED
- A20 NOT USED
- A21 BUILT - IN BBQ GRILL, VERIFY WIDTH AND DEPTH.
- A22 DATA HUB LOCATION, PROVIDE CABINET PER BUILDER.
- A23 WINE COOLER OR BEVERAGE SPACE.
- B. BATHROOM / LAUNDRY
- B1 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. R307.2
- B2 NOT USED
- B3 48"x36" PRE-FABRICATED SHOWER W/ SUBWAY PATTERN BY "FIBERCARE", PROVIDE TEMPERED GLASS ENCLOSURE. INSTALL PER MFR.
- B4 60"x34" PRE-FABRICATED SHOWER W/ SEAT AND SUBWAY PATTERN BY "FIBERCARE", PROVIDE TEMPERED GLASS ENCLOSURE. INSTALL PER MFR.
- B5 32"x60" PRE-FABRICATED COMBINATION TUB SHOWER W/ SUBWAY PATTERN BY "FIBERCARE". INSTALL PER MFR. PROVIDE CURTAIN ROD. FLOOR SHOWER HEAD AT +78" PROVIDE CURTAIN ROD
- B6 NOT USED
- B7 NOT USED
- B8 PEDESTAL SINK
- B9 30" WIDE X 24" DEEP CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET
- B10 MEDICINE CABINET
- B11 TOWEL HOOK
- B12 24" TOWEL BAR
- B13 TOILET PAPER HOLDER
- B14 LAUNDRY SINK
- B15 WASHER: PROVIDE RECESSED HOT & COLD WATER BIBBS AND WASTE DRAIN, PROVIDE WASHER PAN AT SECOND FLOOR CONDITION. WASHER SPACE SHALL BE LOCATED TO THE LEFT OF THE DRYER REGARDLESS OF GRAPHIC REPRESENTATION ON PLANS.
- B16 DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR W/ BACK DRAFT DAMPER (MAXIMUM LENGTH 14 FEET LENGTH INCLUDING (2) 90 DEGREE ELBOWS
- B17 MAKE UP AIR AT LAUNDRY ROOM, PROVIDE 100 SQUARE INCHES MINIMUM OPENING, REFER TO DETAIL 5-D101
- B18 STACKED WASHER AND DRYER. REFER TO PLUMBING DRAWINGS.
- B19 NOT USED
- B20 SHATTERPROOF GLASS SHOWER ENCLOSURE. SHOWER DOOR TO BE A MIN. 22" CLEAR.
- B21 NOT USED.
- B22 MIN. 4" DIA. DRYER VENT TO OUTSIDE AIR W/ BACKDRAFT DAMPER. REFER TO MECHANICAL.
- B23 NOT USED.
- B24 NOT USED.
- B25 MASTER BATH ROOM SHOWER DRAIN-TO BE LINEAR DRAIN (LOCATE AT EDGE ALONG SHOWER HEAD WALL) SHOWER DRAIN SPEC: EFENDI 36"
- C. CARPENTRY
- C1 BUILT-IN EQUALLY SPACED SHELVES
- C2 BASE CABINET. REFER TO CABINET DRAWINGS.
- C3 BASE AND UPPER CABINETS - REFER TO CABINET DRAWINGS.
- C4 SOFFIT ABOVE - SEE PLAN FOR HEIGHT.
- C5 LINEN CABINETS - REFER TO CABINET DRAWINGS.
- C6 ARCHED SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT/SHAPE.
- C7 SHELF - REFER TO CABINET DRAWINGS.
- C8 BUILT-IN PANTRY - REFER TO CABINET DRAWINGS
- D. STAIR / RAILING
- D1 HANDRAIL SHALL BE 34"-38" ABOVE NOSING
- D2 GUARDRAIL - 42" MIN. HEIGHT ABOVE ADJACENT F.F.
- D3 NEVEL POST
- D4 RATED ASSEMBLY UNDER USABLE STAIRS. APPLY (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AT ENCLOSED SIDE OF STAIRWAY (WALLS & CEILING) OF USABLE SPACE
- F. FINISHES
- F1 LOW WALL - REFER TO PLAN FOR HEIGHT ABOVE FINISH FLOOR
- F2 LINE OF FLOOR ABOVE
- F3 LOW STUCCO WALL W/ ELASTOMERIC APPLIED SILL
- F4 ELASTOMERIC WATERPROOF DECKING SYSTEM, SLOPE 1/4" PER FOOT MINIMUM TOWARD EXTERIOR. REFER TO SHEETS D103 & D104
- F5 STONE VENEER
- F6 MASONRY VENEER
- F7 SELF-CLOSING, SELF LATCHING, TIGHT FITTING, SOLID WOOD 1-3/4" THICK DOOR OR A 20 MINUTE RATED DOOR AT OPENINGS TO DWELLING, W/ A SINGLE CYLINDER DEADBOLT LOCK.
- F8 LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF RAIL SHALL NOT BE LESS THAN 42" HGT. ABOVE ADJACENT FINISH FLOOR. OPEN GUARDRAIL SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER I.R.C. R312.1.
- F9 8X8 EXPOSED POST- REFER TO STRUCTURAL.
- F10 8X10 EXPOSED POST- REFER TO STRUCTURAL
- F11 LINE OF 2x4 STUD WALL BELOW STAIRS.
- F12 SLOPING SILL - SEE ELEVATION FOR FINISH DETAIL.
- F13 EXTERIOR SOFFIT SEE ELEVATION.
- G. GARAGE
- G1 SEPARATION CEILING BETWEEN 2ND FLOOR & GARAGE APPLY (1) LAYER OF 5/8" THICK TYPE 'X' GYPSUM BOARD
- G2 DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS. SOLID OR HONEYCOMB- CORE STEEL DOORS NOT LESS THAN 1/ 3/4 INCHES THICK, OR 20- MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF - CLOSING AND SELF-LATCHING DEVICES. I.R.C. R302.5.1. AND W/ A SINGLE CYLINDER DEADBOLT LOCK.
- G3 SEPARATION WALL BETWEEN GARAGE AND HOUSE NOT LESS THAN LAYER 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WALLS.
- M. MECHANICAL / ELECTRICAL / PLUMBING
- M1 FORCED AIR UNIT. PROVIDE CLEARANCE AND COMBUSTION AIR PER CURRENT UMC. PROVIDE FUEL GAS, LIGHT AND SWITCH. EXACT LOCATION TO BE DETERMINED BY BUILDER AND HVAC CONTRACTOR
- M2 ATTIC ACCESS. ROUGH FRAMED AT 22"x30" W/ 30" CLEAR HEAD SPACE ABOVE OPENING PANEL. ATTIC ACCESS MUST BE WITHIN 20 FEET OF F.A.U. AND SHALL HAVE A SOLID WALKWAY 24" MINIMUM WIDTH
- M3 DUCT CHASE
- M4 A/C CONDENSER UNIT LOCATION
- M5 DRYER VENT TERMINATION
- M6 NOT USED
- M7 NOT USED
- M8 NOT USED
- M9 SOFT WATER LOOP. REFER TO PLUMBING DRAWINGS.
- M10 ELECTRICAL SERVICE PANEL. REFER TO ELECTRICAL DRAWINGS AND LOAD CALCULATIONS.
- M11 WATER HEATER ON 18" HIGH PLATFORM. REFER TO PLUMBING DRAWINGS.
- M12 TEMPERATURE AND PRESSURE RELIEF VALVE.
- BUILDING DEPARTMENT NOTE: ▲ SOUTHERN NEVADA 2019 PERFORMANCE REQUIREMENTS ALL GLAZING ON A WINDOW / DOOR SHALL BE: SHGC = 0.25 U VALUE = 0.3 R-3 AT DOOR ENERGY REQUIREMENTS FOR BUILDING ENVELOPE "R" VALUES SHALL BE: R-30 AT CEILING R-17 AT ABOVE GRADE WALLS R-19 AT EXPOSED FLOOR
- INDICATES EXTERIOR SOFFIT ABOVE
- INDICATES SOFFIT ABOVE
- INDICATES 2X4 STUD WALL
- INDICATES 2X6 STUD WALL
- INDICATES OCCUPANCY SEPARATION PER I.R.C. R302.6.; WALLS REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE.

ATELIER

SDK

LENNAR

LENNAR HOMES

SDK Atelier Inc.

9100 Irvine Center Dr.

Irvine, California 92618

Tel: 949.585.9167

www.sdkatelier.com

9375 W. BUESEL RD., STE. 400

LAS VEGAS, NEVADA 89118

WWW.LENNAR.COM

ASHER

SUNSTONE PARCEL "G"

CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDATIONS FOR DAMAGES OCCURRED.

© 2022 SDK ATELIER INC.

DELTA REVISIONS

2022_12_07-FIRST B.D. COMMENTS

DRAWN BY JS

JOB NUMBER 115-21119

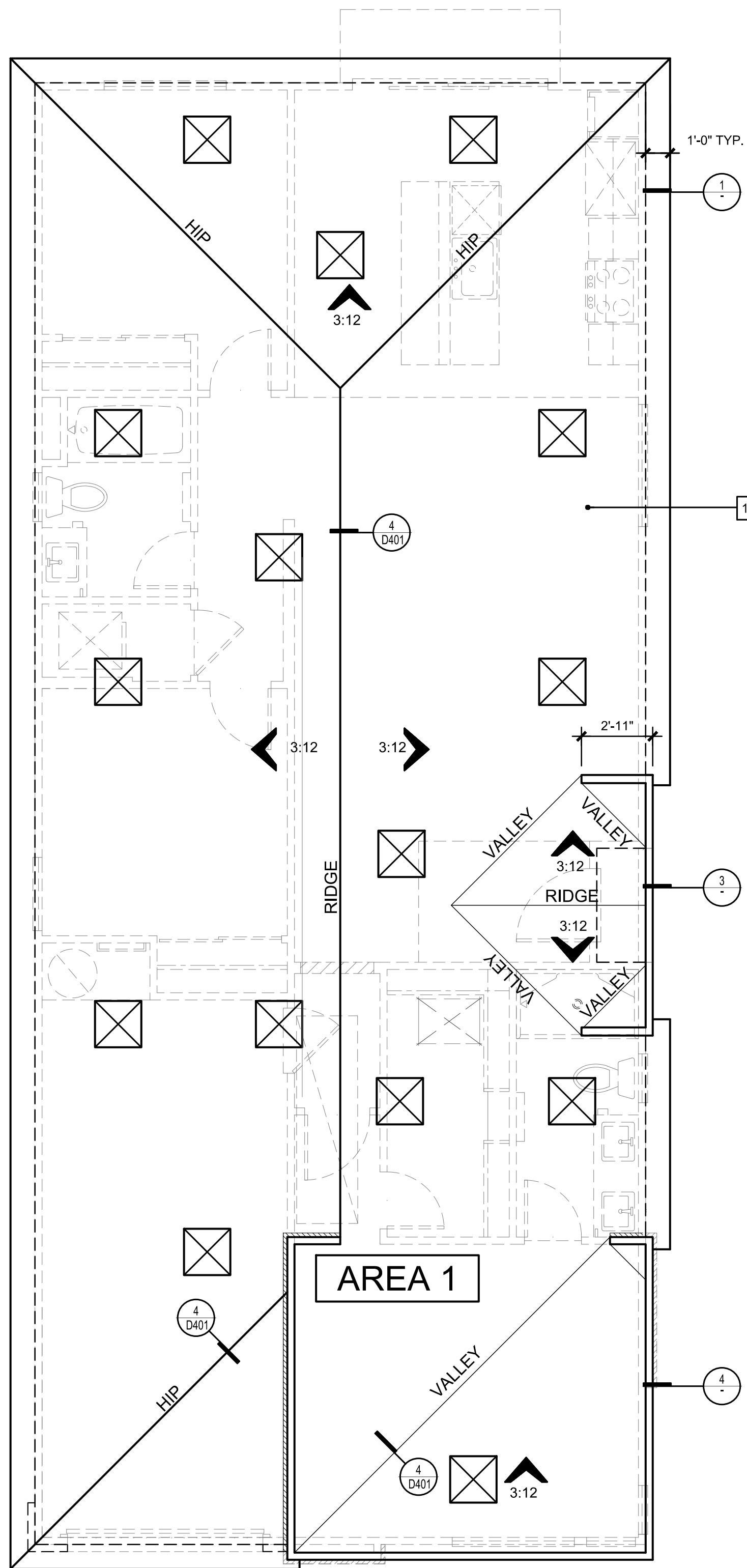
ERNEST B. GORILL REGISTERED ARCHITECT No. 8528 STATE OF NEVADA

PLAN 1248-C FLOOR PLAN

A1-7

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

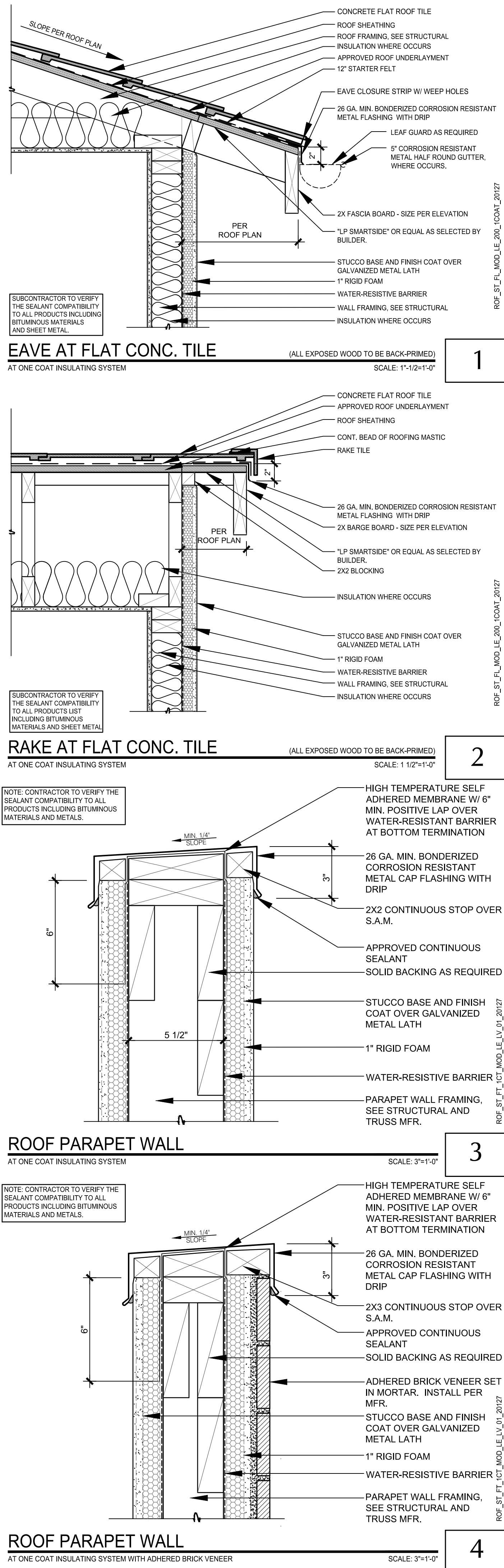


ROOF PLAN

MODERN PRAIRIE

PLAN 1248-C

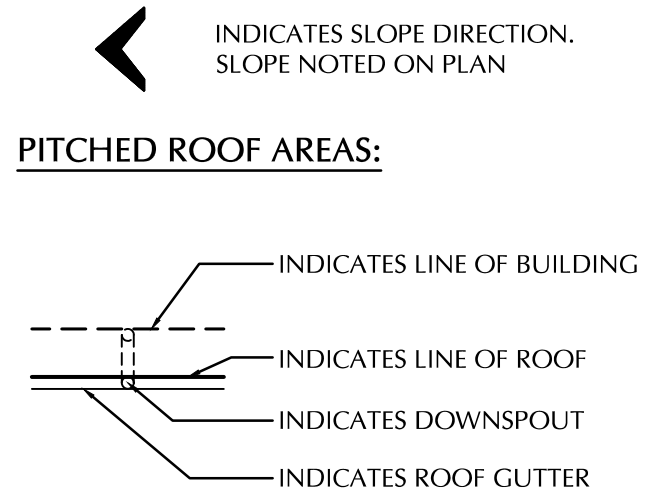
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES

- TYPICAL ROOF MATERIAL**
ALL COLOR MATERIAL SELECTION AND SCHEDULE TO BE DETERMINED PER LOT.
- APPLICABLE FOR PITCHED ROOFS**
1. FLAT OR ATTIC VENT BY TEAM AT ALL EVALUATED ATTICS PER § 1900.1 OR BUILDER APPROVED MR.
2. ROOF RAILING SHALL BE PER THE MANUFACTURERS SPECIFICATIONS WITH THE FOLLOWING MINIMUMS:
- A. 11 GAUGE CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING
- B. THE HEADS SHALL BE NAILED
- C. THE NOSES OF ALL EAVE COURSES SHALL BE PER MFRS. INSTRUCTIONS
- D. N/A
- E. THE NOSES OF ALL RIDGES & HIPPS SHALL BE SET IN A BED OF APPROVED ROOFING FELT OR MAT
- F. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS
3. PROVIDE MINIMUM 26 GAUGE GALVANIZED IRON FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS
4. PROVIDE 26 GAUGE GALVANIZED SADDLE AT CHIMNEYS
5. PROVIDE 26 GAUGE GALVANIZED FLASHING AT ALL VALLEYS USING APPROPRIATE ATTIC VENTILATION. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION OF ENCLOSED SPACE.
6. ALL VENT OPENINGS SHALL BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC AND AT LEAST THREE FEET ABOVE THE EAVE AND CORNICE OR SOFFIT VENTS.
7. ALL VENT OPENINGS SHALL BE COVERED W/ CORROSION RESISTANT METAL MESH VENT OPENINGS MAXIMUM 1/4" IN DIMENSION.
8. ALL SHEET METAL FLASHING, VENTS AND PIPES TO BE COLORED TO MATCH THE MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROTECT.
9. WHEN RADIANT BARRIER IS INSTALLED IN ENCLOSED RAFTER SPACES A MINIMUM AIR SPACE OF 1" MUST BE PROVIDED AND VENTILATION BE PROVIDED TO THE UPPER PORTION OF EVERY BATTED BARRIER.
10. ALL PLUMBING VENT STACKS TO LOCATED AWAY FROM THE FRONT OF THE HOME, OR FROM FRONT AND SIDE IF HOME PLOTTED ON A CORNER.
11. ALL PLUMBING VENT STACKS TO BE LOCATED AWAY FROM SOLAR PANEL LOCATIONS.
12. ALL PLUMBING VENT STACKS AND SOLAR PANEL LOCATIONS TO BE VERIFIED WITH FIELD SUPERINTENDENT PRIOR TO INSTALLATION OR ROOF PENETRATION.
13. PROVIDE 26 GAUGE GALVANIZED CRICKET.

ROOF SYMBOLS



VENTING NOTES

PITCHED ROOF AREAS:

VENTING DETERMINATION:




- FOR EACH AREA, TAKE TOTAL HORIZONTAL SQUARE FOOTAGE AND:
1. DIVIDE AREA BY 300
 2. THEN MULTIPLY BY 144 TO GET TOTAL NET FREE VENTING AREA.
 3. DIVIDE THIS TOTAL BY 2 TO GET LOW AND HIGH VENTING REQUIRED.

FOR AREAS WHERE HIGH & LOW VENTING CAN'T BE ACHIEVED, DIVIDE AREA BY 150, THEN MULTIPLY BY 144 FOR TOTAL VENT FREE VENTING AREA REQ'D.

AREA 1

IDENTIFIES CALCULATED AREA

NET FREE AREA: O'HAGIN VENT NET FREE AREAS:
 FLAT TILE = 98.75 SQUARE INCHES OF N.F.A. PROVIDED PER VENT
 "5" TILE = 97.50 SQUARE INCHES OF N.F.A. PROVIDED PER VENT

	INDICATES HIGH O'HAGIN VENT. ICC-ES LEGACY REPORT, 9650-A
	INDICATES LOW O'HAGIN. ICC-ES LEGACY REPORT, 9650-A
	INDICATES ROOF VENT IN AREA/150 ZONE

NOTE: ROOF VENTS TO BE PAINTED TO MATCH THE COLOR OF THE ROOF MATERIAL.

VENTING AREA

AREA	ATTIC AREA	REQUIRED VENTING	NET FREE AREA PER VENT	"OHAGIN" ROOF AIR VENTS (PROVIDED)	TOTAL VENTING PROVIDED
1*	1,496 FT. ²	1,436 IN. ²	98.75 IN. ²	98.75 (15) IN. ²	1,481 IN. ²

* - INDICATES AREAS TO BE DIVDED BY 150.

ASHER
SUNSTONE PARCEL "G"
CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

© 2022 SDK ATELIER INC.

[illegible]

DRAWN BY

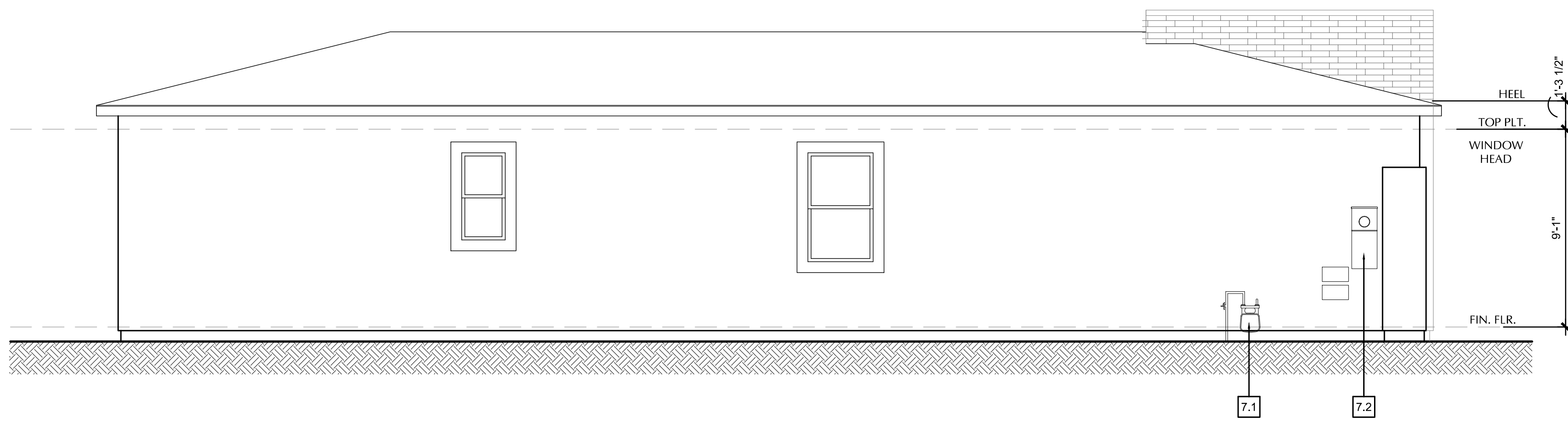
JOB NUMBER	115-21119
------------	-----------



PLAN 1248-C
ROOF PLAN

A1-8

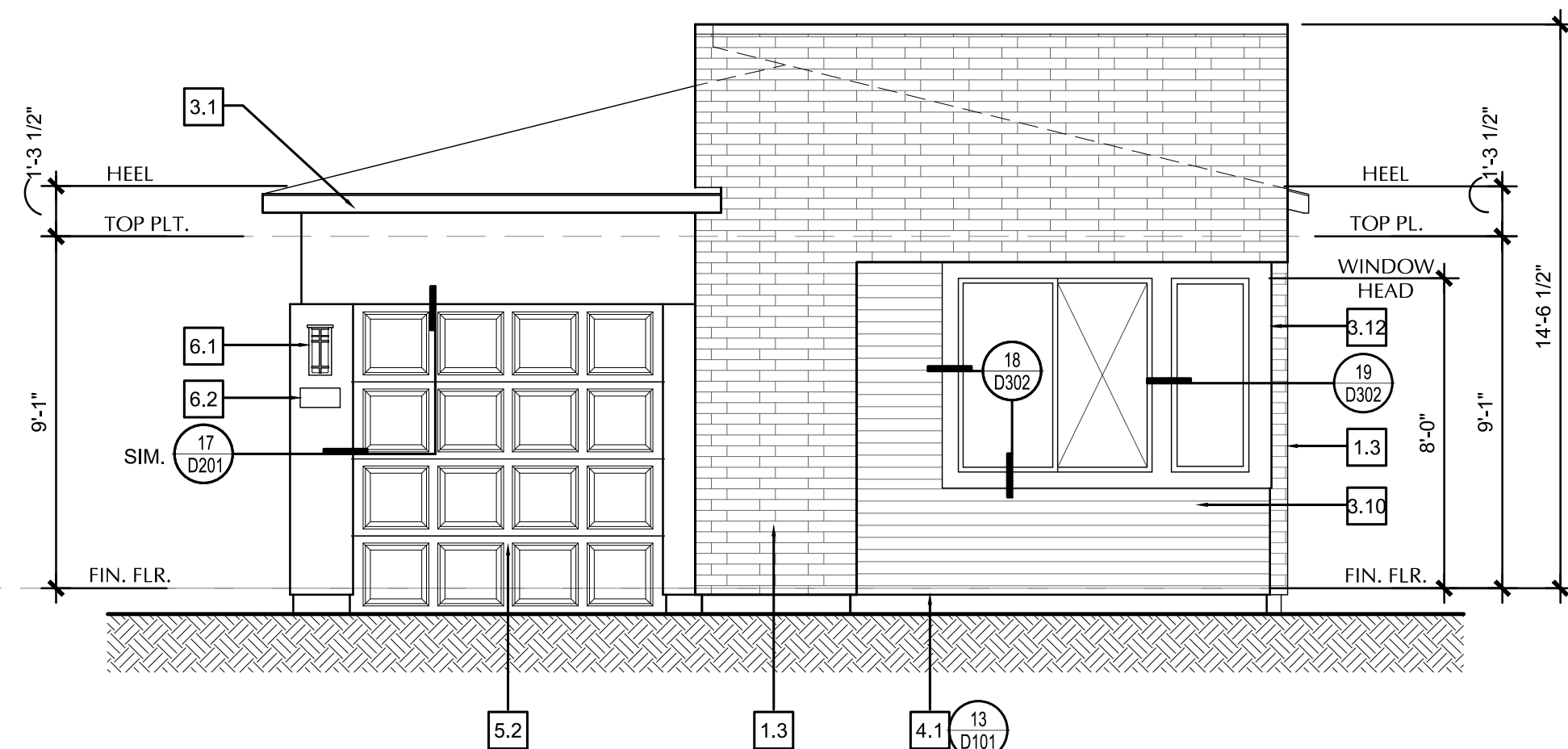
PLOT DATE: 12-07-2022



LEFT ELEVATION
MODERN PRAIRIE

PLAN 1248-C

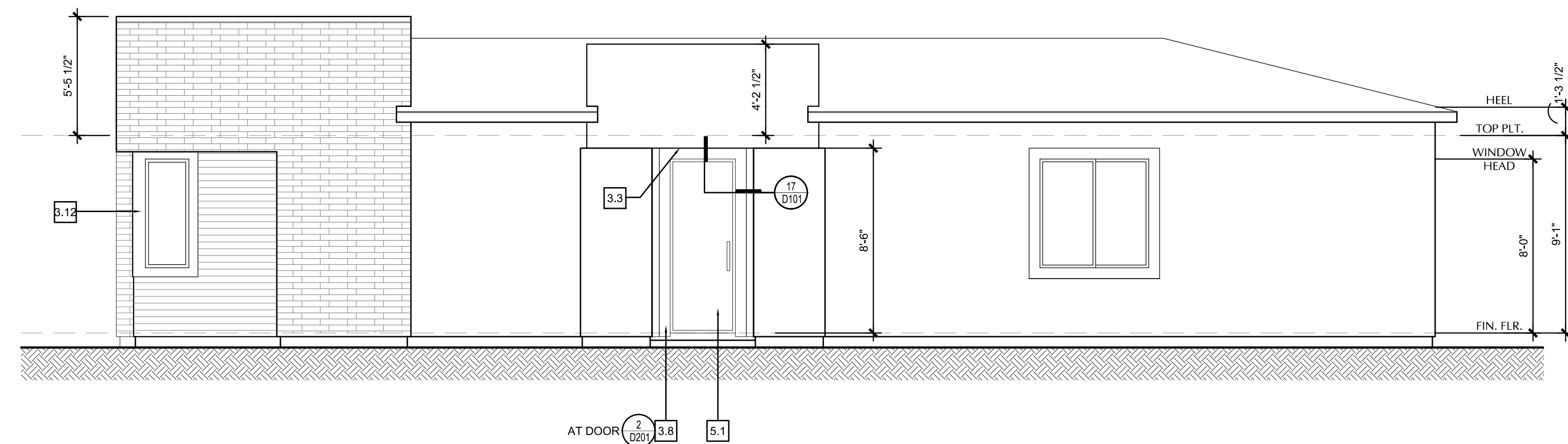
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

PLAN 1248-C

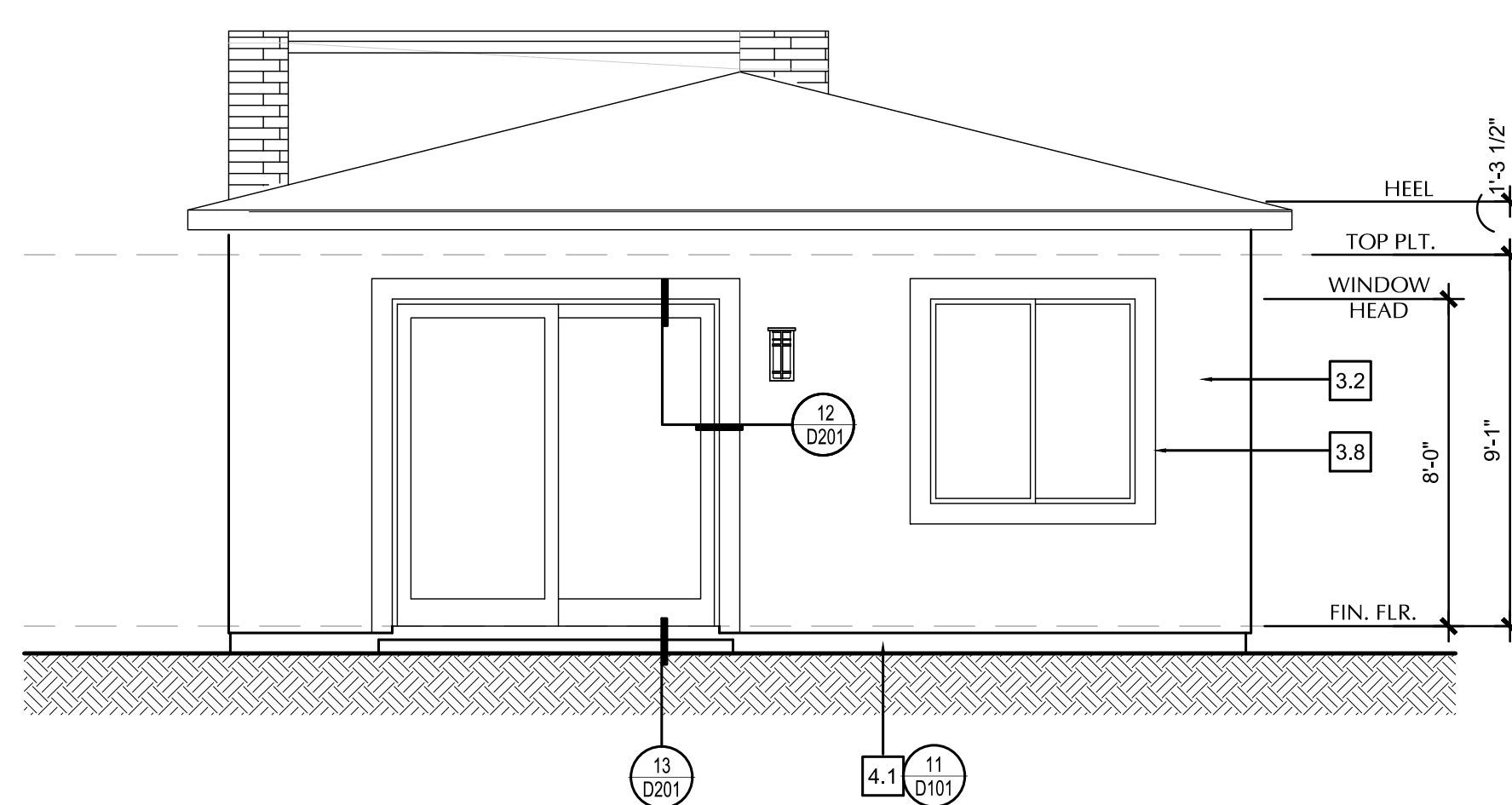
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
MODERN PRAIRIE

PLAN 1248-C

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



REAR ELEVATION

MODERN PRAIRIE

PLAN 1248-C

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

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

KEYNOTES:

- 1.1 ADHERED STONE VENEER
- 1.2 ADHERED STONE CAP
- 1.3 ADHERED BRICK VENEER (FLEMISH BOND COURSE)

2. WOOD

- 2.1 2X6 WOOD BARGE BOARD.
2.2 2X6 WOOD FASCIA BOARD.
2.3 8X8 EXPOSED WOOD POST, SEE STRUCTURAL
2.4 8X EXPOSED WOOD BEAM, SEE STRUCTURAL

3. EXTERIOR FINISHES

- 3.1 ROOFING MATERIAL
- 3.1.1 STUCCO STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-1194" IN LIEU OF CONTROL JOINTS. REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO.
- 3.1.2 STUCCO SLOPE / CEILING
- 3.1.3 STUCCO SILL, SLOPE MIN: 1" PER FT. U.N.O.
- 3.1.4 NOT USED
- 3.1.5 STUCCO RECESS
- 3.1.6 STUCCO WAINSCOT: STUCCO OVER 1 1/2" FOAM FURNISHING.
- 3.1.7 TRIM: STUCCO OF HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL.
- 3.1.8 STUCCO SHAPED FOAM CORBELLS 5' LENGTH OF RECESS
- 3.1.9 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "A" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.1.10 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "H" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.1.11 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "H" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.1.12 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "H" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS.

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

- 4.1 WEEP SCREED
4.2 FLASHING AT INTERSECTION
4.3 METAL RAILING, 42" HIGH MIN.
4.4 2" SQUARE MICRO-GUTTER WITH CANALE FLOW SPOUT
4.5 CONTROL JOINT (FOR COLOR BLOCKING / DESIGN. REFER TO DETAIL 5/D40
AND REFER ALSO TO KEYNOTE # 3.2 ABOVE)
4.6 DECK SCUPPER

5. DOORS:

- 5.1 ENTRY DOOR (AS SELECTED BY BUILDER)
5.2 SECTIONAL ROLL-UP GARAGE DOOR (AS SELECTED BY BUILDER)

6. ELECTRICAL

- 6.1 LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
6.2 LIGHTED ADDRESS SIGN, +60" AFF (U.N.O.)
SWITCHED BY PHOTOCELL
- MISCELLANEOUS
- 7.1 GAS METER - VERIFY LOCATION OR ENCLOSED IN APPROVED METER
CABINET. CABINET TO BE PAINTED TO MATCH ADJACENT WALL COLOR
7.2 ELECTRICAL PANEL - VERIFY LOCATION. PANEL FACE TO BE PAINTED TO
MATCH ADJACENT WALL COLOR.

ATELIER

LENNAR®

LENNAR HOMES

9275 W. RUSSELL RD., STE. 400
LAS VEGAS, NEVADA 89148
WWW.IFENR.COM

ASHER
SUNSTONE PARCEL "G"
CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL RAMIFICATIONS FOR DAMAGES OCCURRED.

© 2022 SDK ATELIER INC

[illegible]

DRAWN BY	JS
JOB NUMBER	115-21119

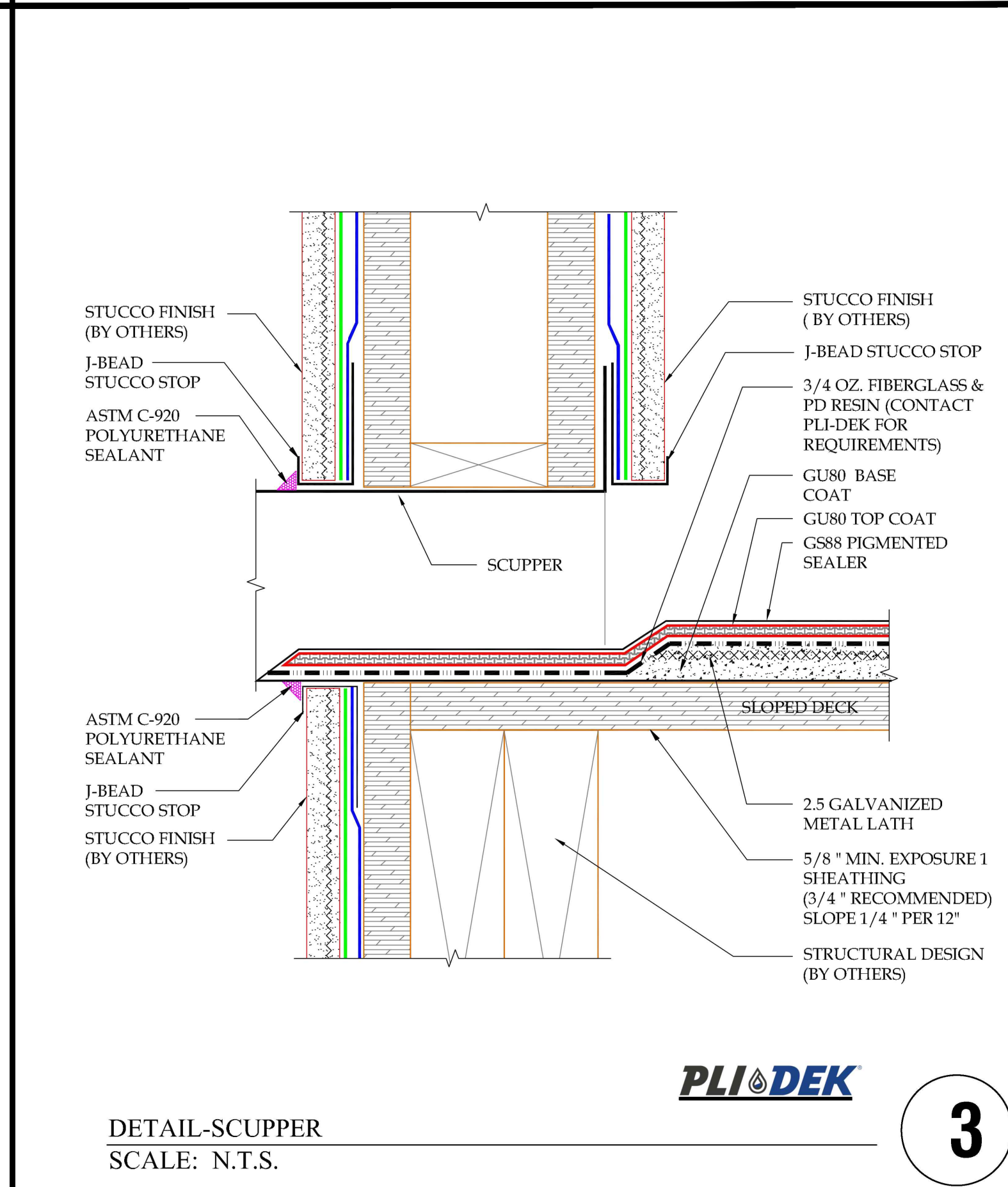
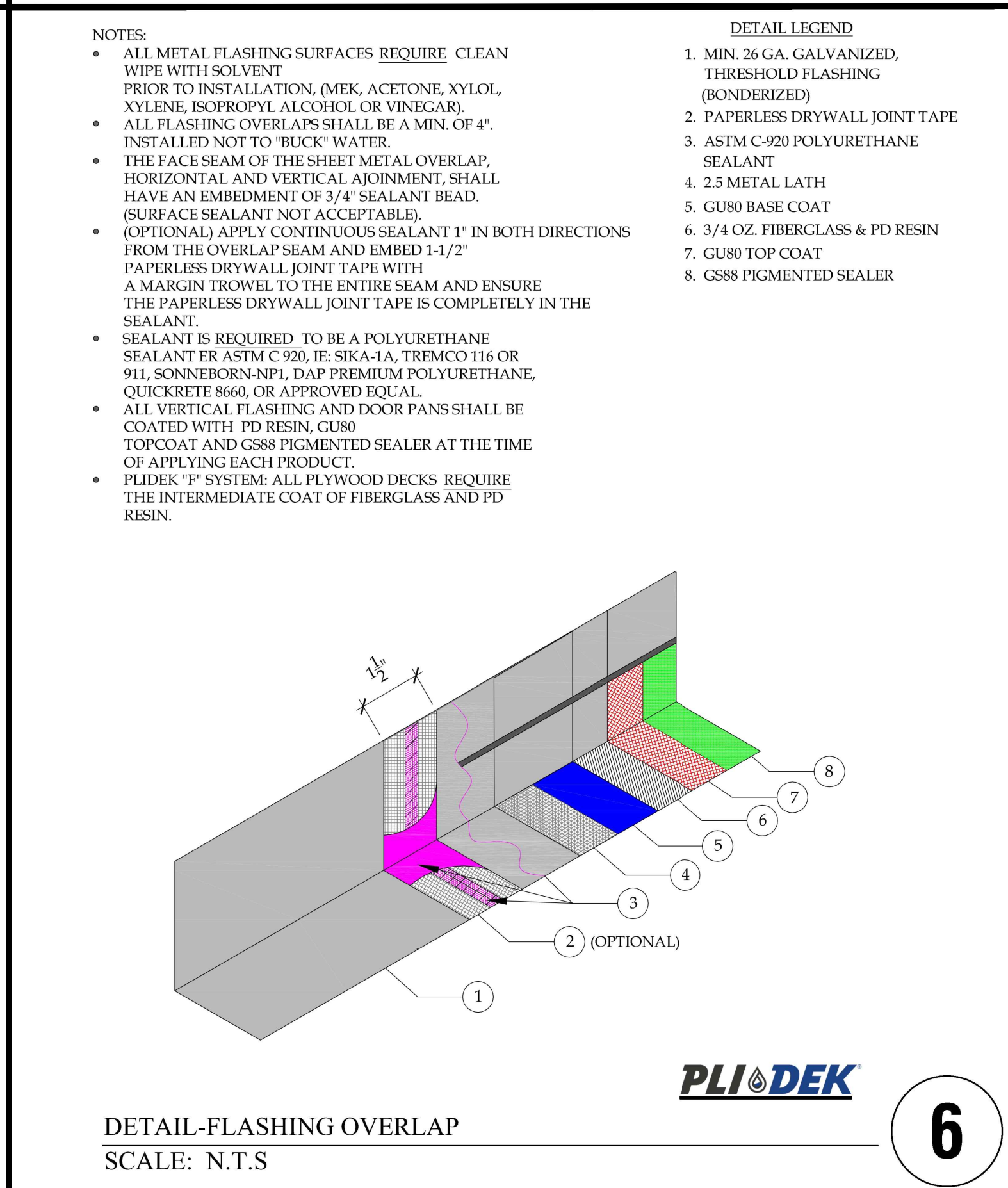
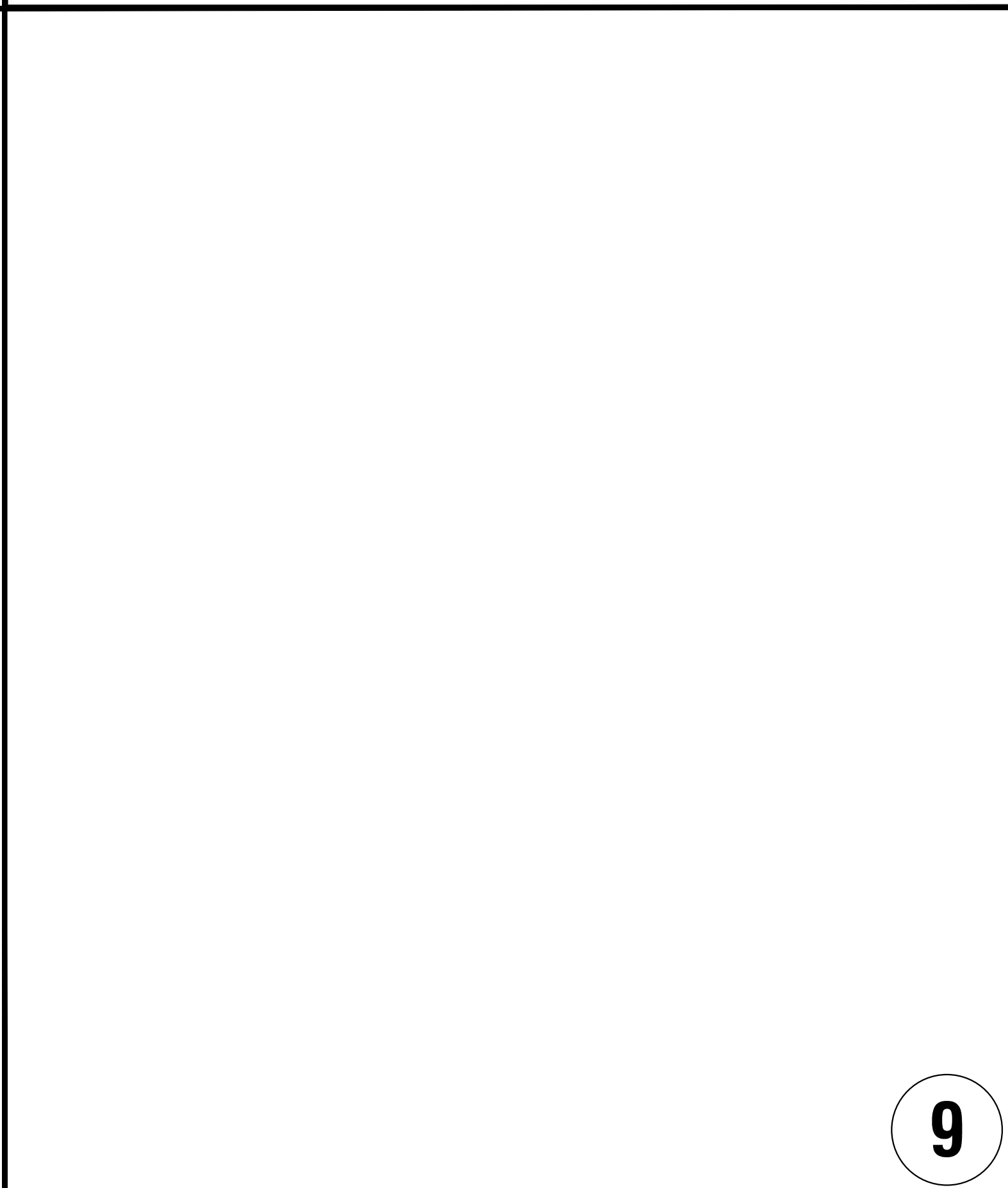
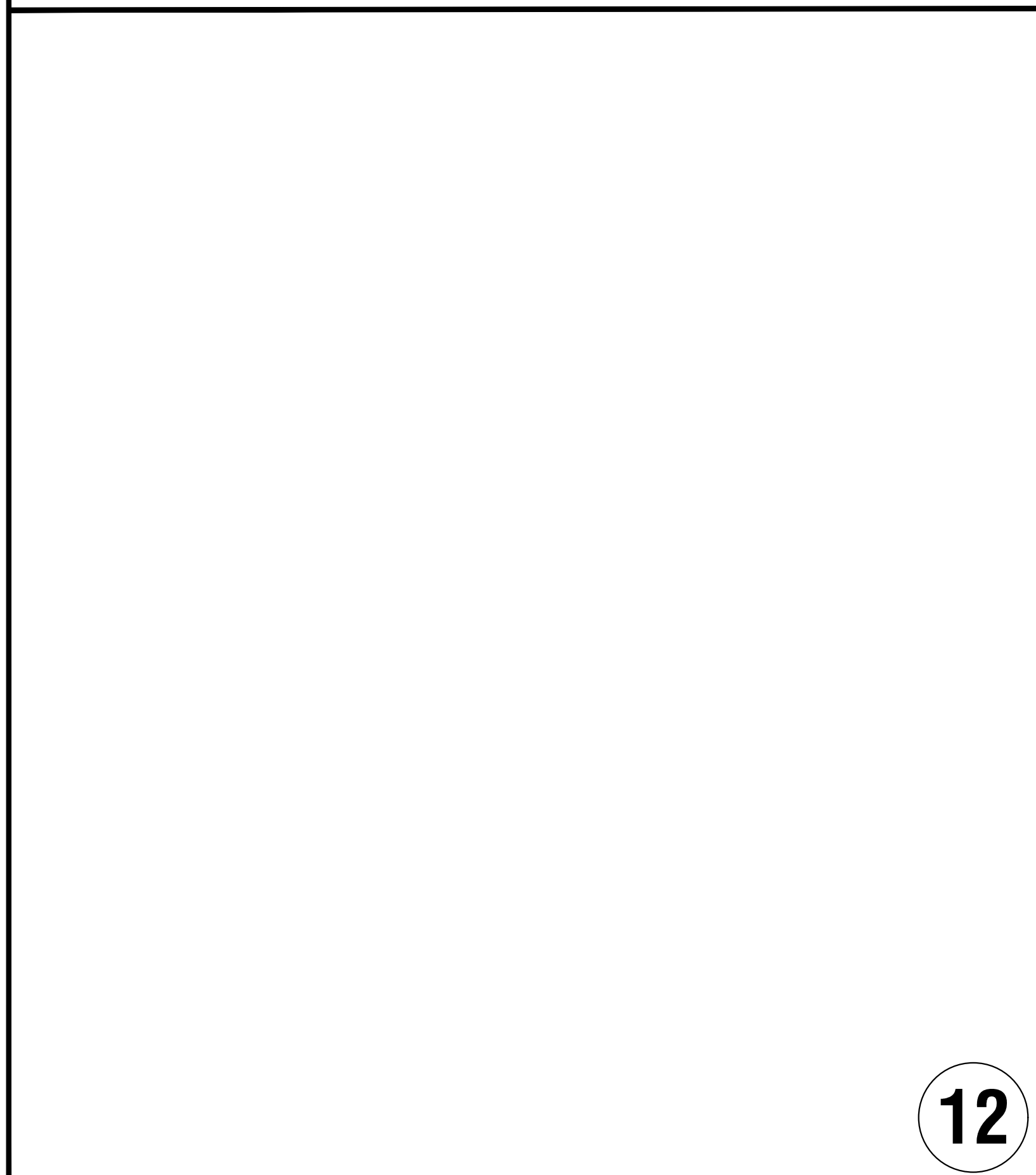
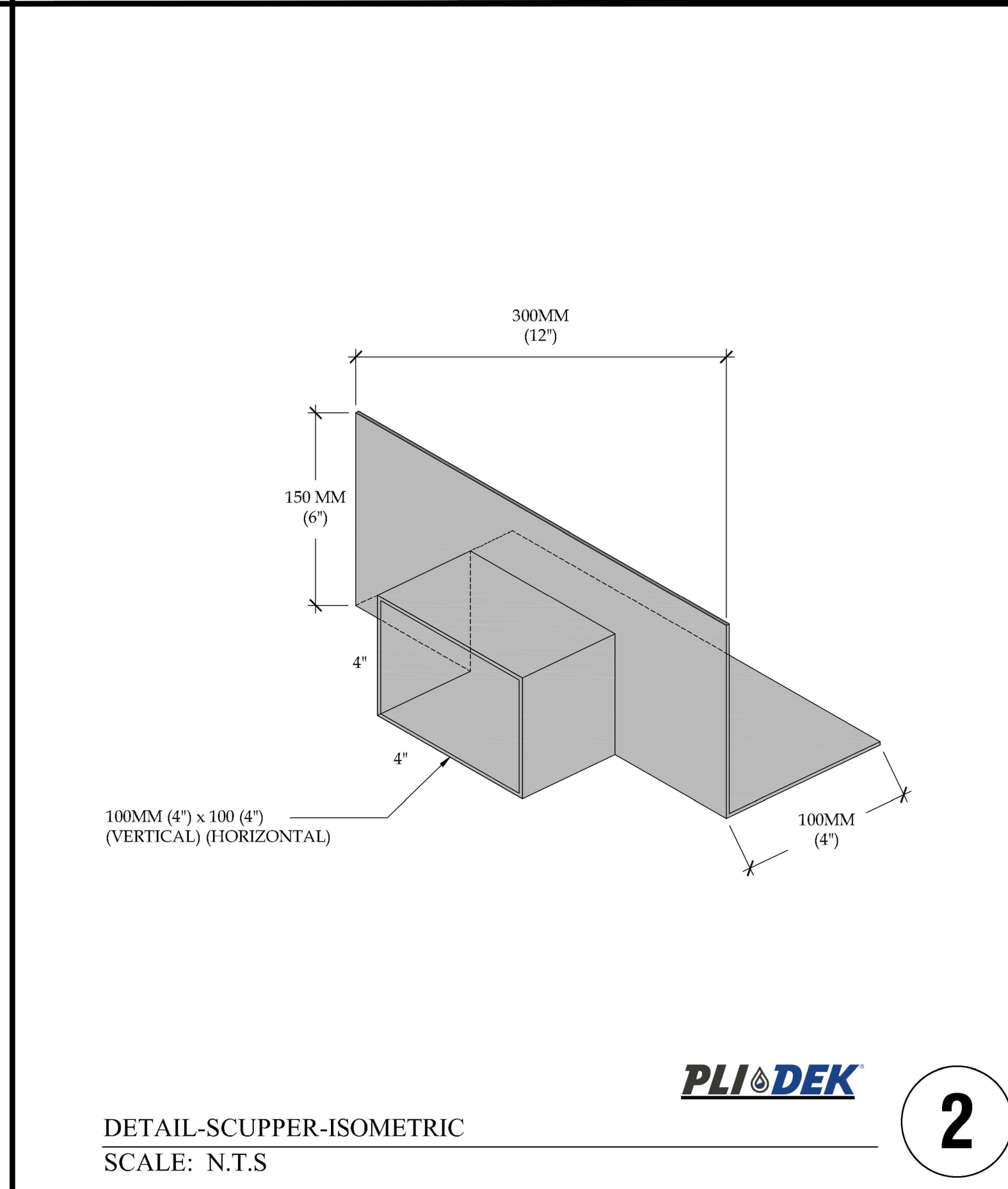
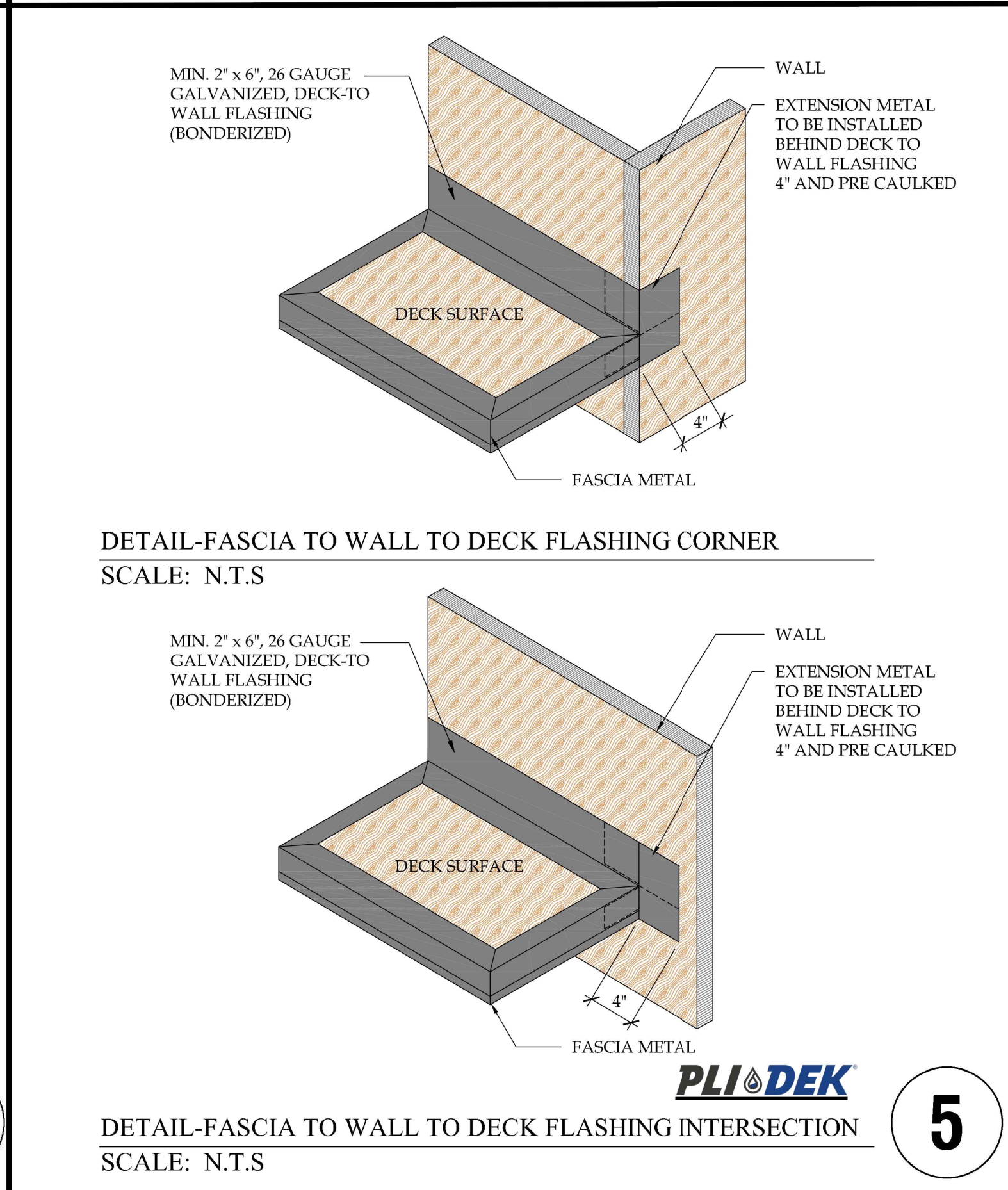
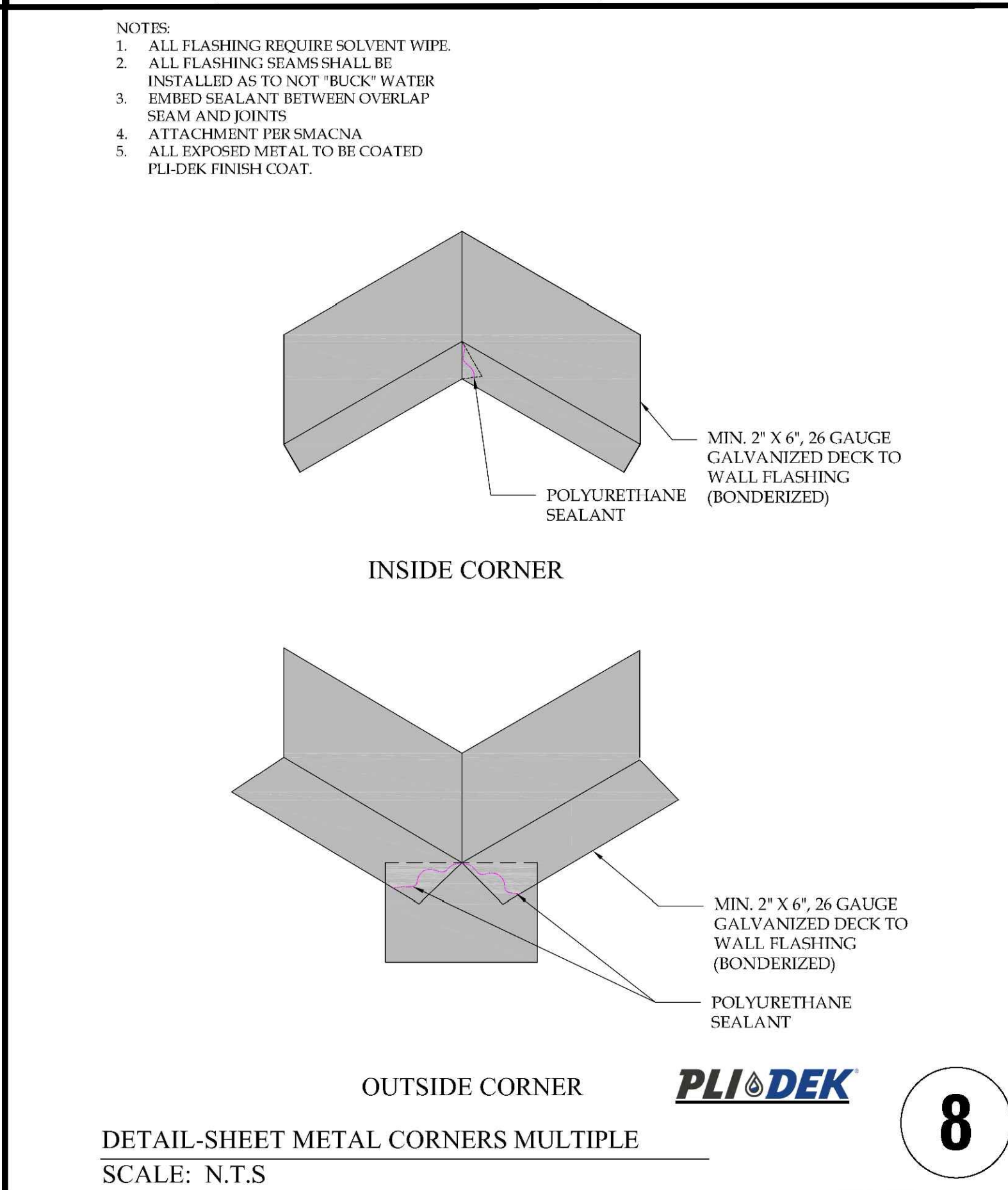
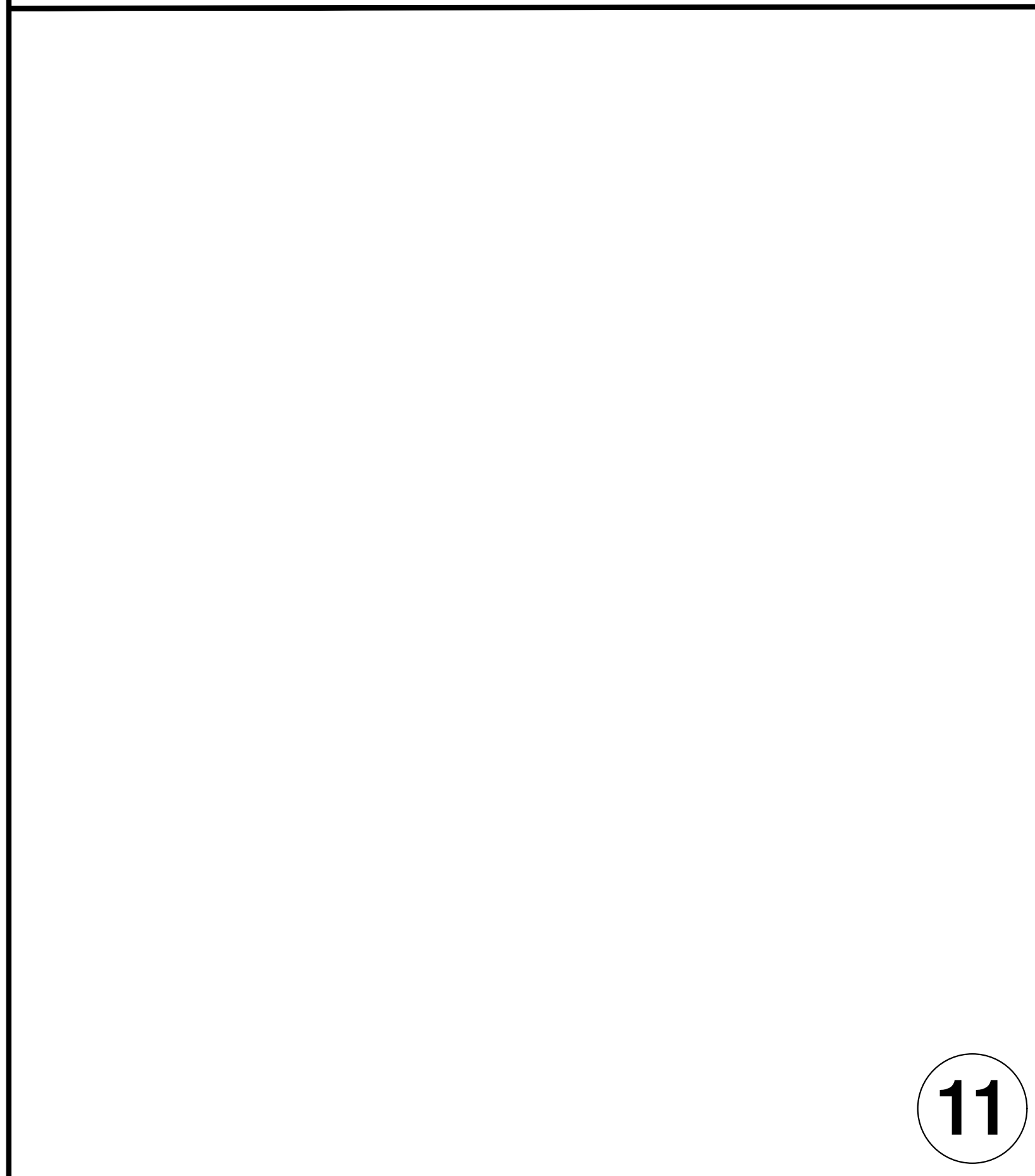
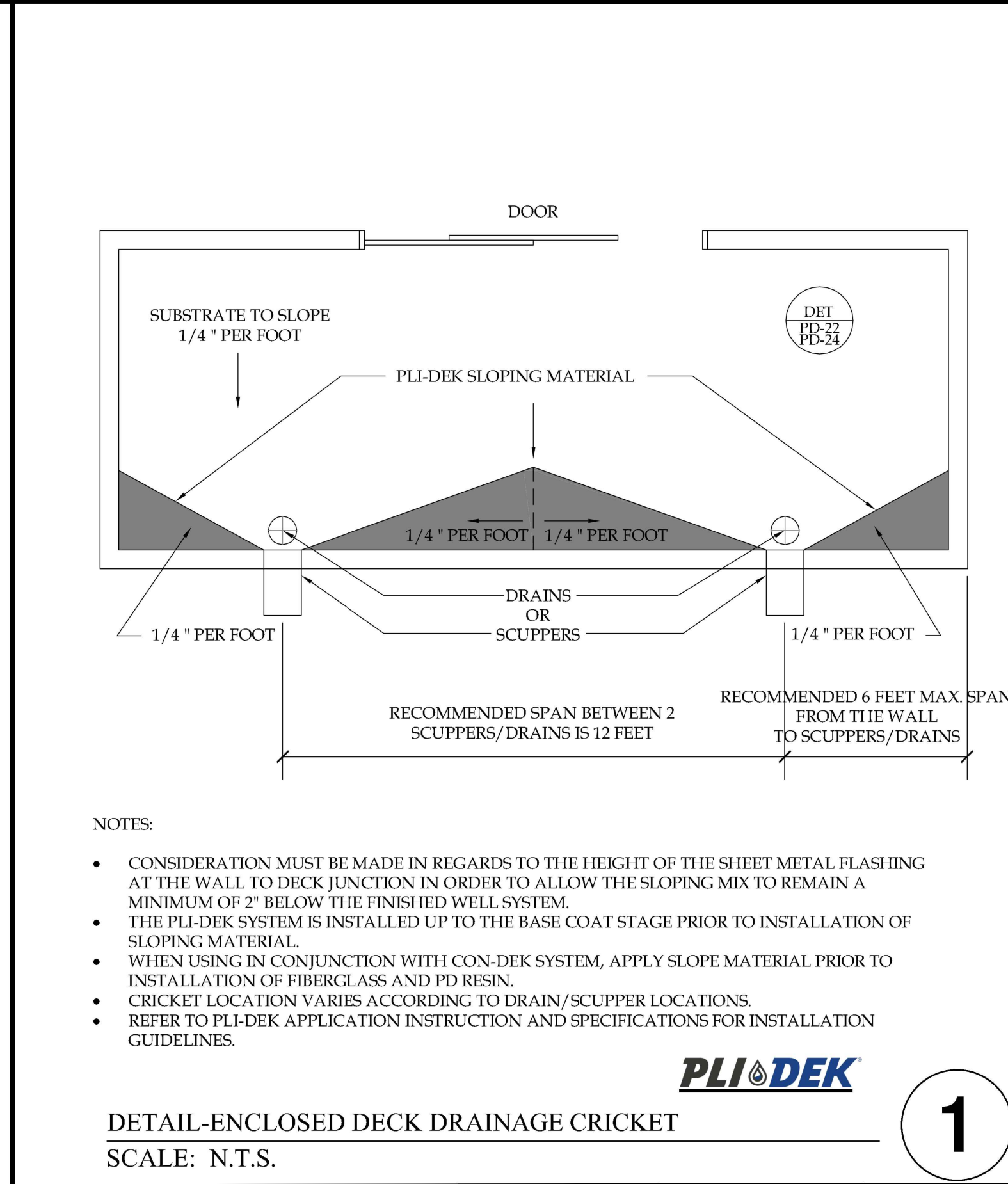
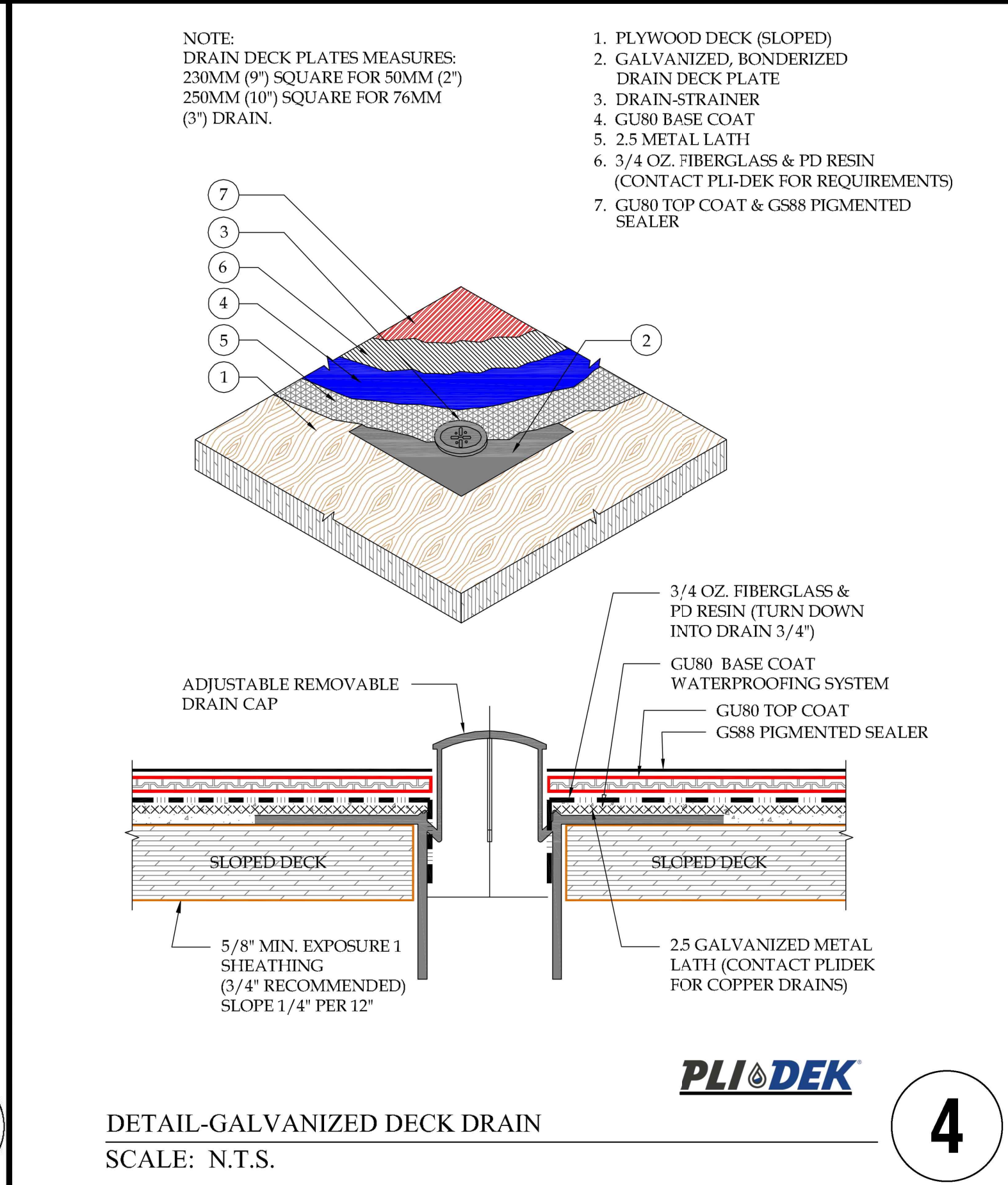
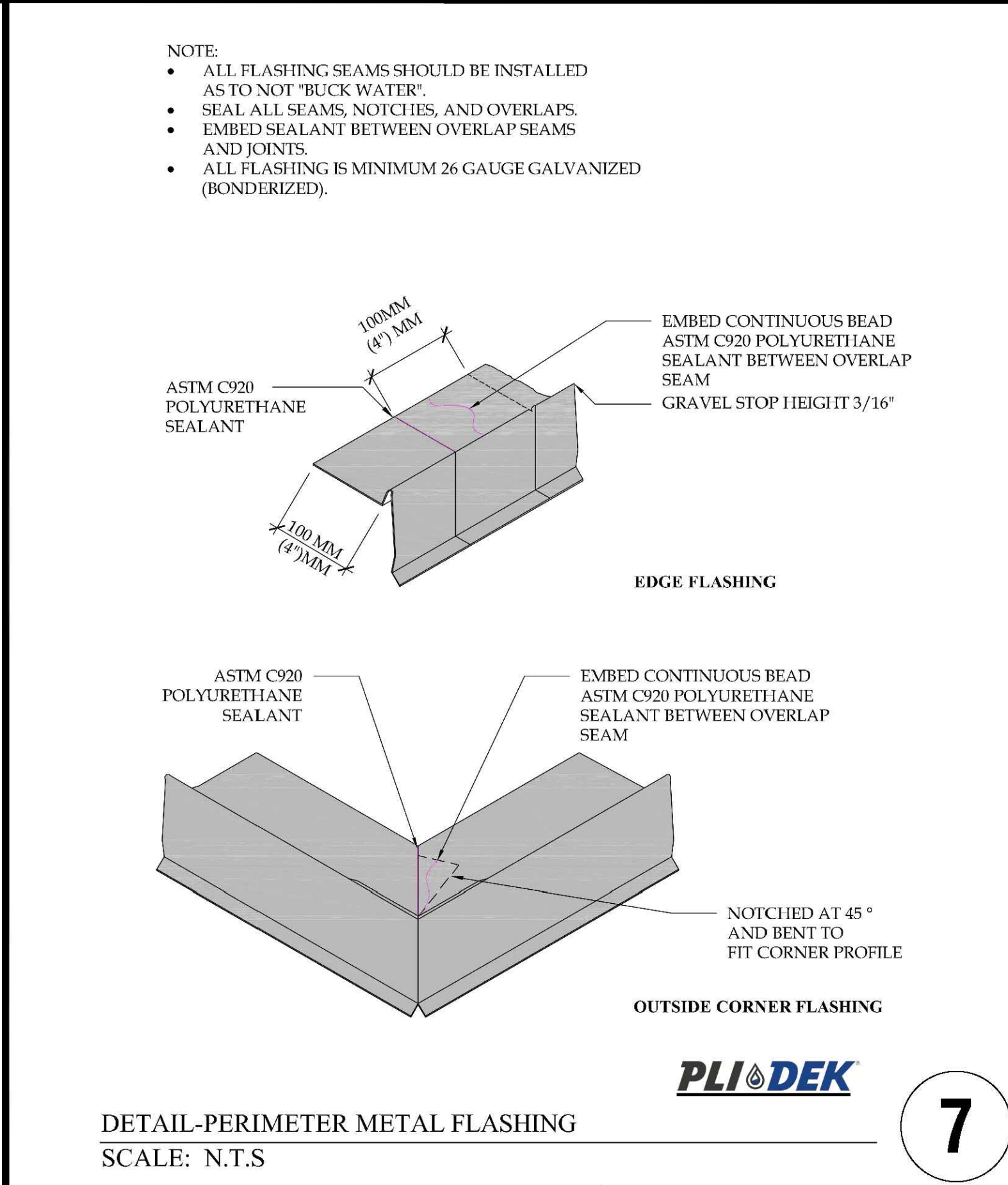
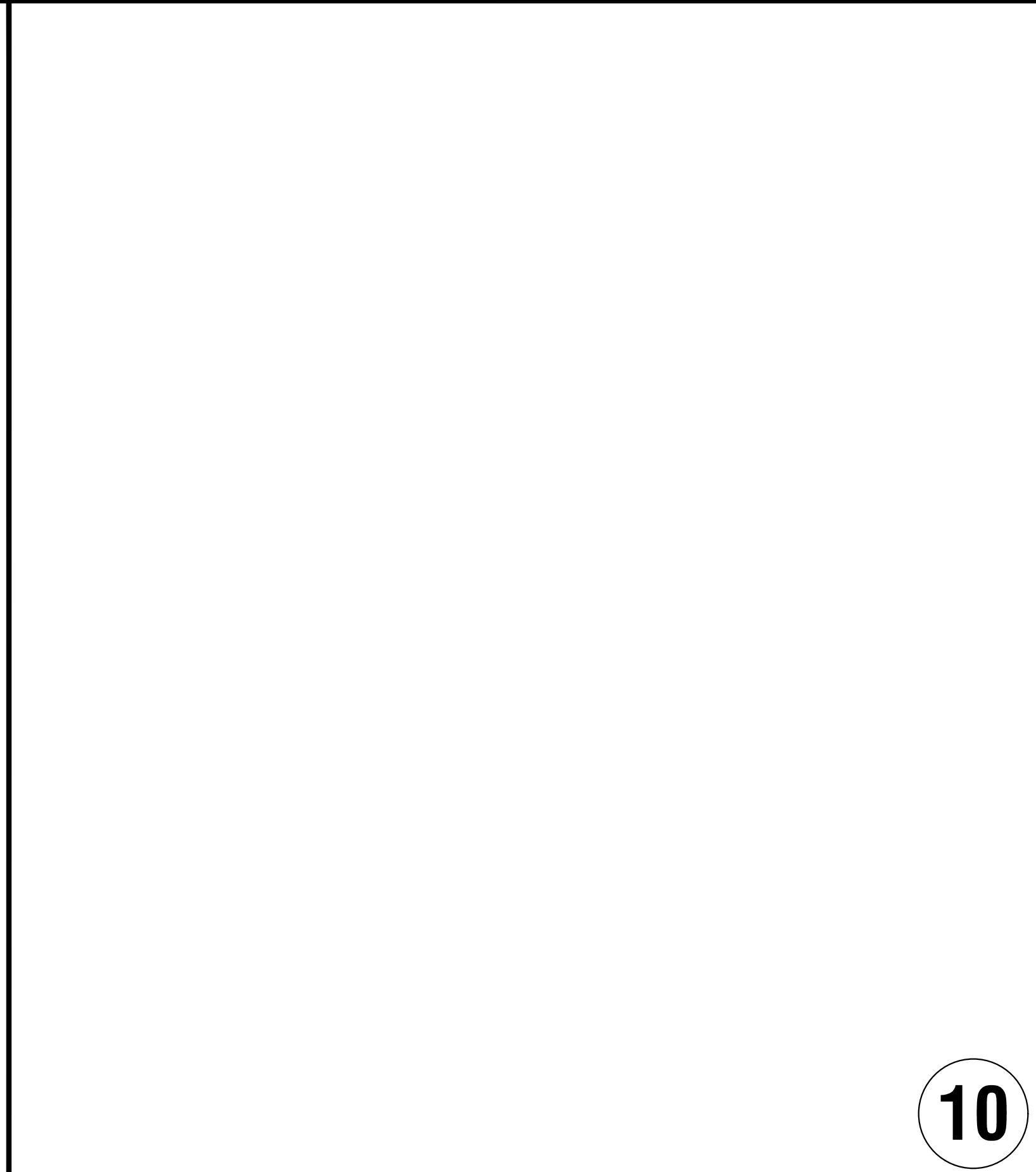


PLAN 1248-C
EXTERIOR ELEVATIONS

A1-9

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL



ATELIER

SDK

LENNAR

LENNAR HOMES

9100 Irvine Center Dr.
Irvine, California 92618
Tel: 949.582.5167
www.sdkatelier.com

ASHER

SUNSTONE PARCEL "G"

CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDIES FOR DAMAGES OCCURRED.

© 2022 SDK ATELIER INC.

DELTA REVISIONS

2022_12_07-FIRST B.D. COMMENTS

DRAWN BY JS

JOB NUMBER 115-21119

ERNEST B. CORRILL
REGISTERED
No. 8528
ARCHITECT
STATE OF NEVADA

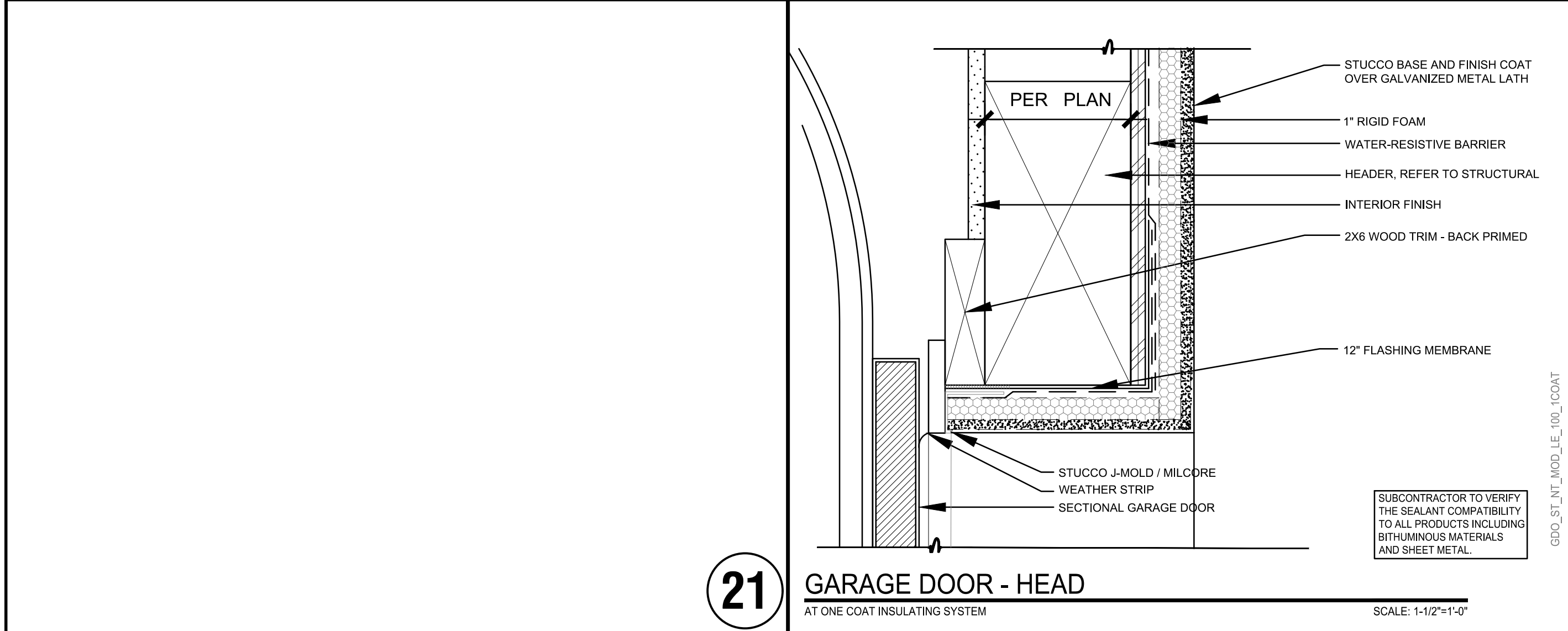
PLI-DEK DETAILS

D104

PLOT DATE: 12-07-2022

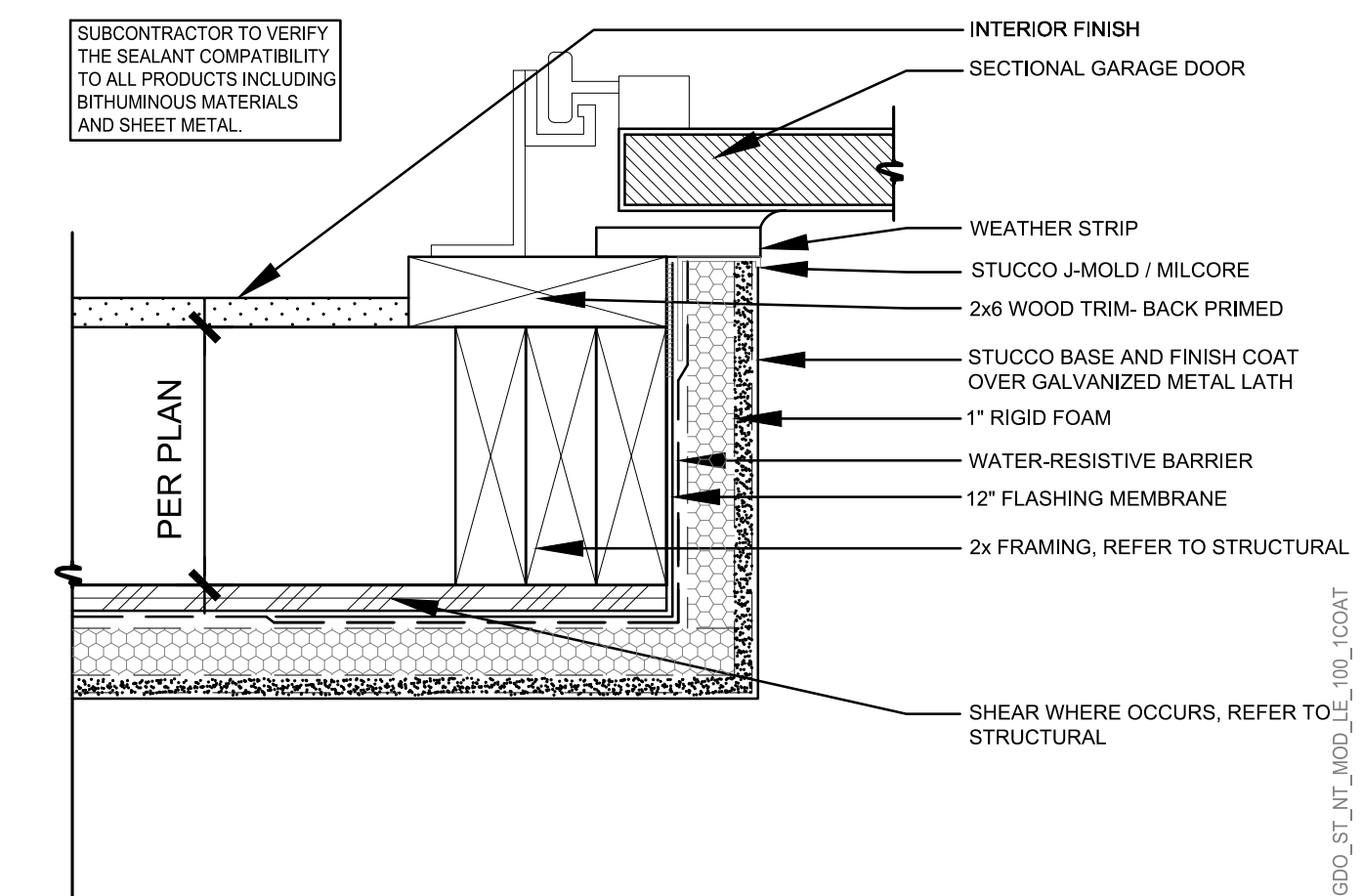
SECOND BUILDING DEPARTMENT SUBMITTAL

PLOTTED BY: John Slat DATE: Dec. 07, 2022 03:08:37 PM FILE: P:\2022\115-22118\Details\2118-D200 Gen Door Details.dwg



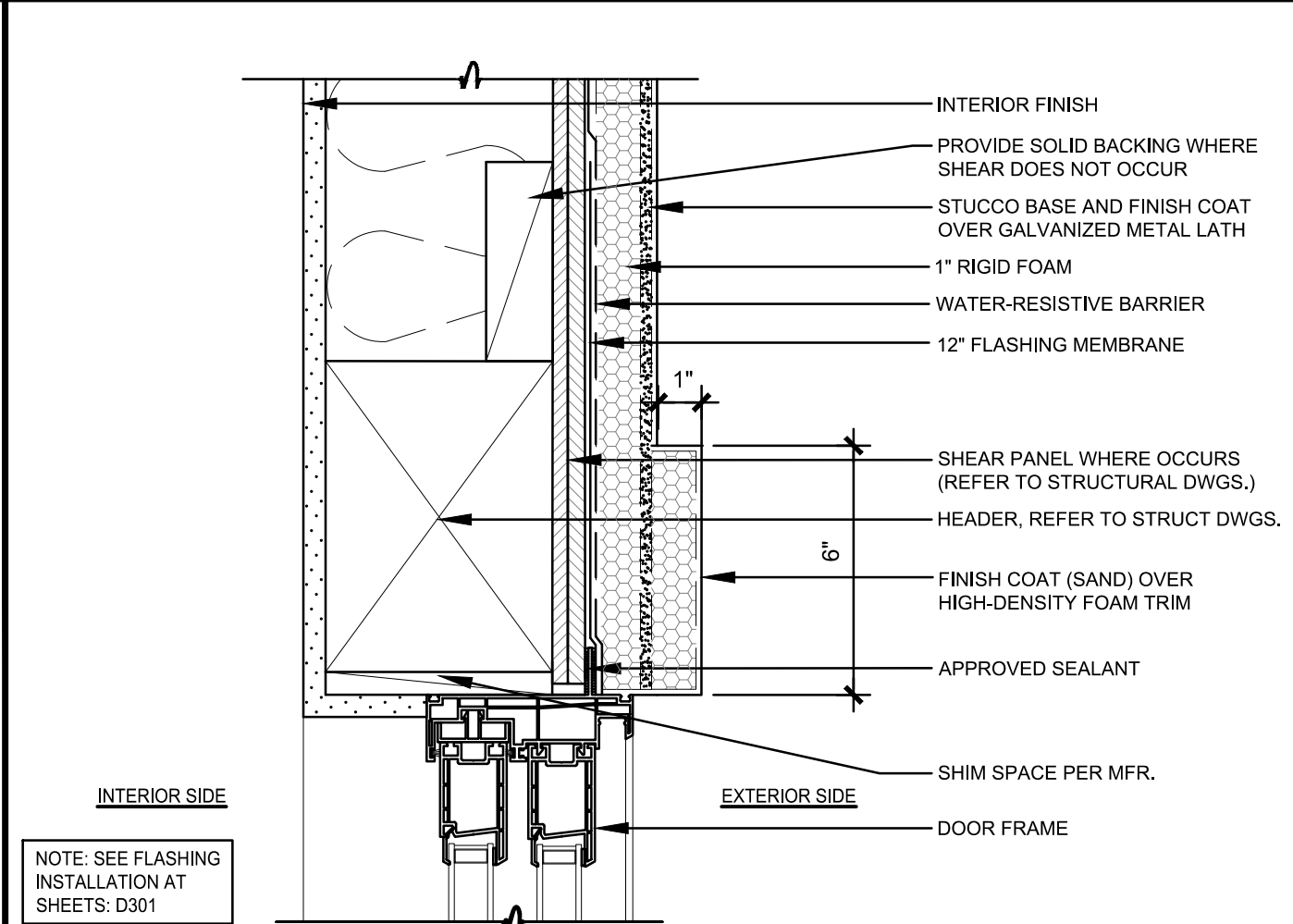
21 GARAGE DOOR - HEAD

SCALE: 1-1/2"=1'-0"



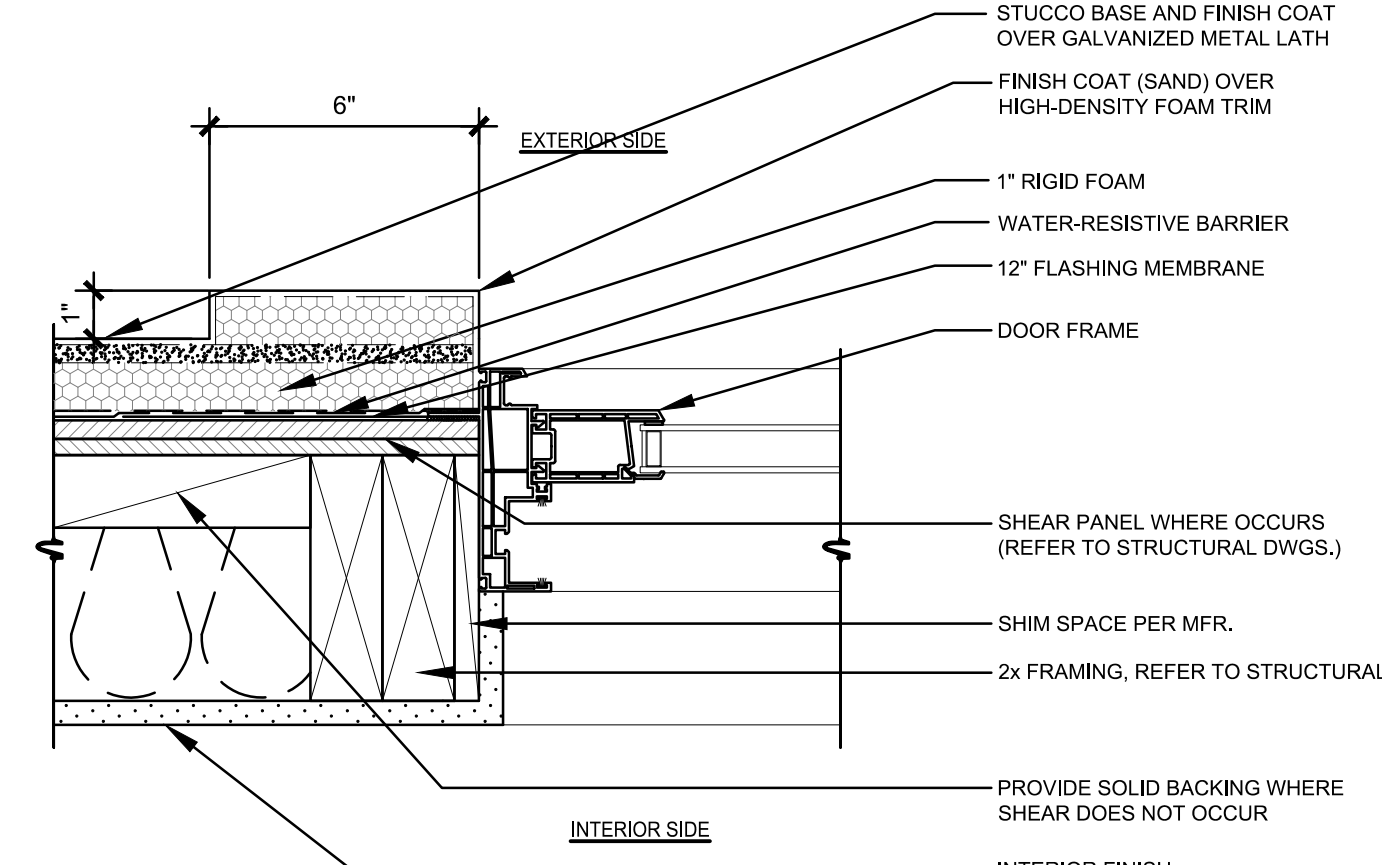
22 GARAGE DOOR - JAMB

SCALE: 1-1/2"=1'-0"



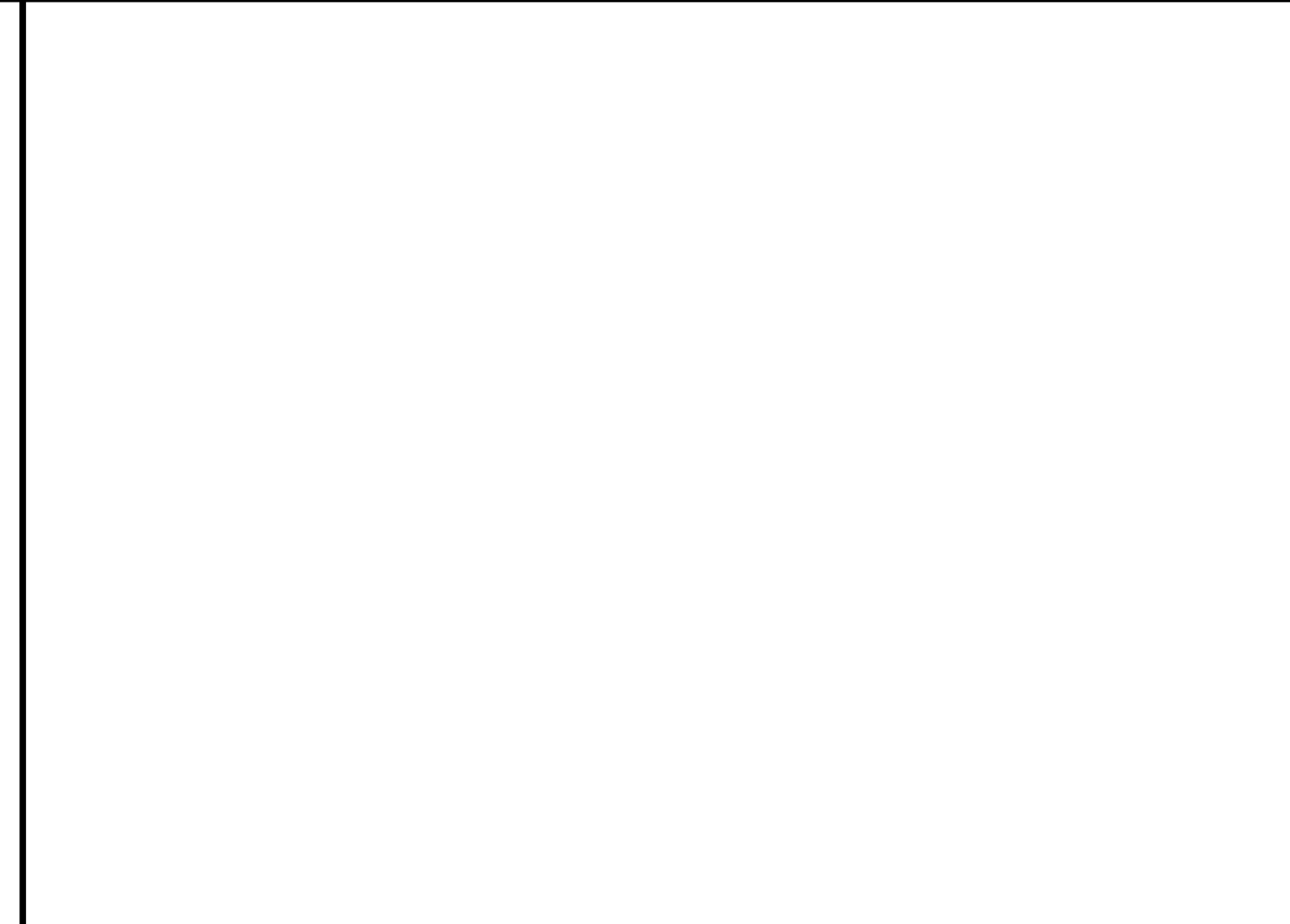
17 SLIDING GLASS DOOR HEAD

SCALE: 3"=1'-0"



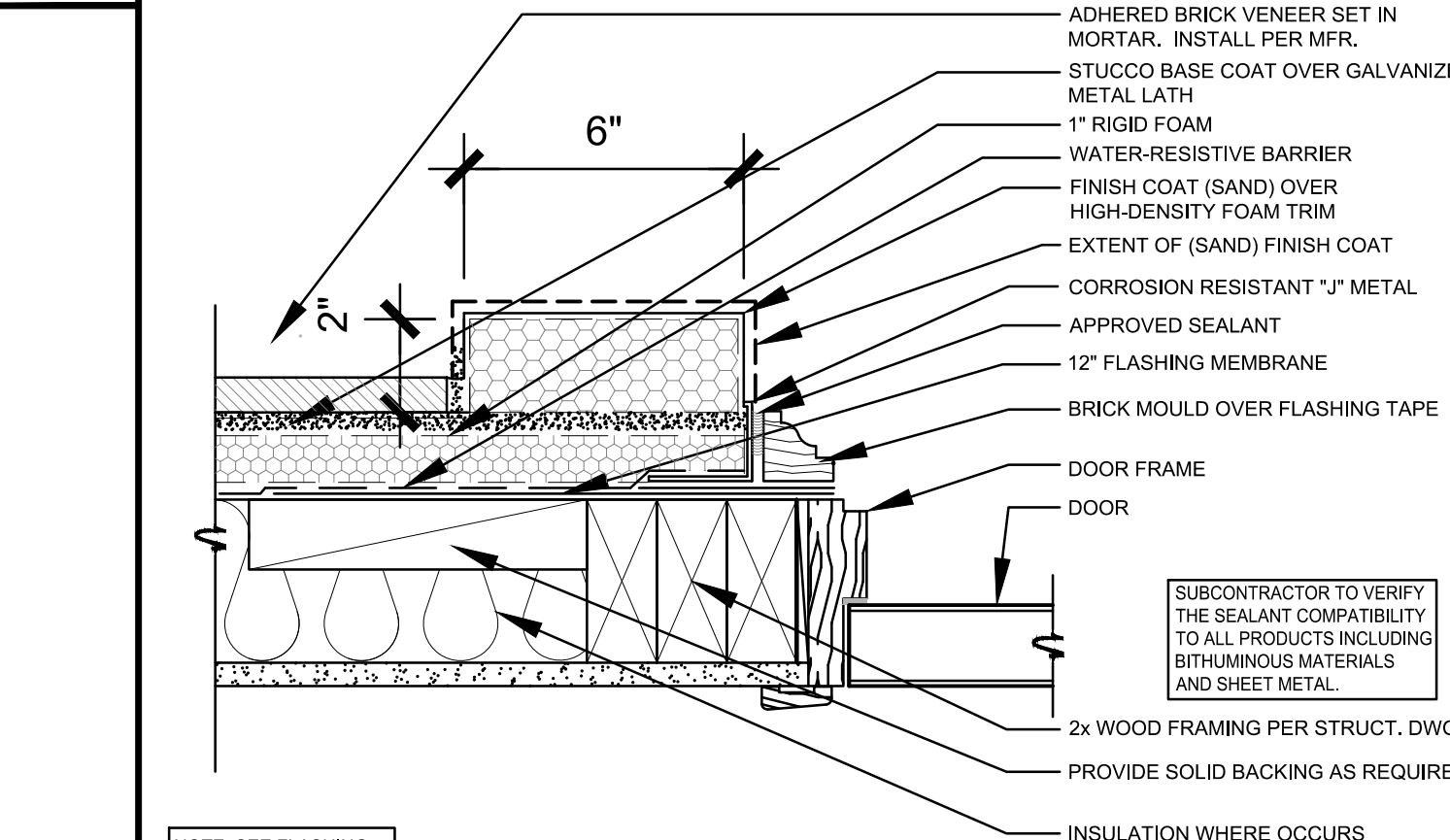
17 SLIDING GLASS DOOR JAMB

SCALE: 3"=1'-0"



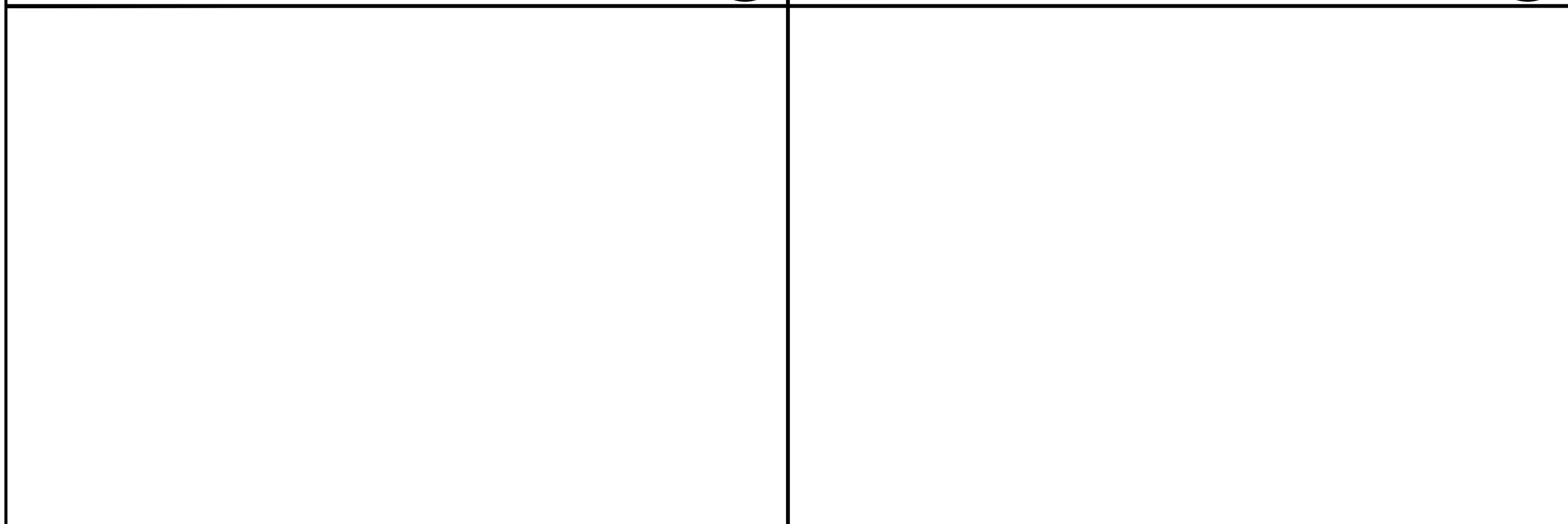
6 FLUSH DOOR HEAD (IN-SWING)

SCALE: 3"=1'-0"



7 FLUSH DOOR JAMB (IN-SWING)

SCALE: 3"=1'-0"

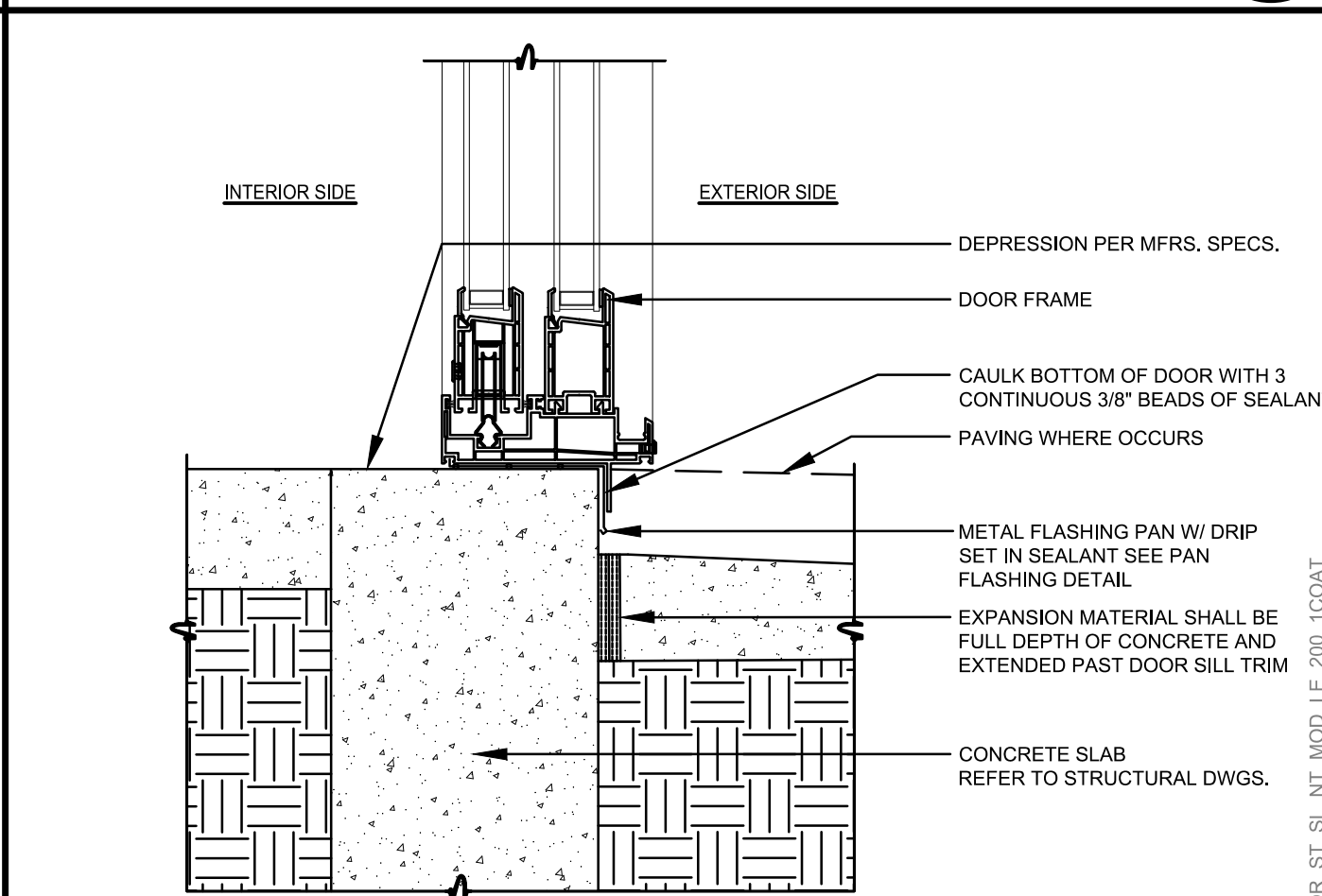


23



24 GARAGE DOOR - JAMB

SCALE: 1-1/2"=1'-0"



18 SLIDING DOOR AT THRESHOLD

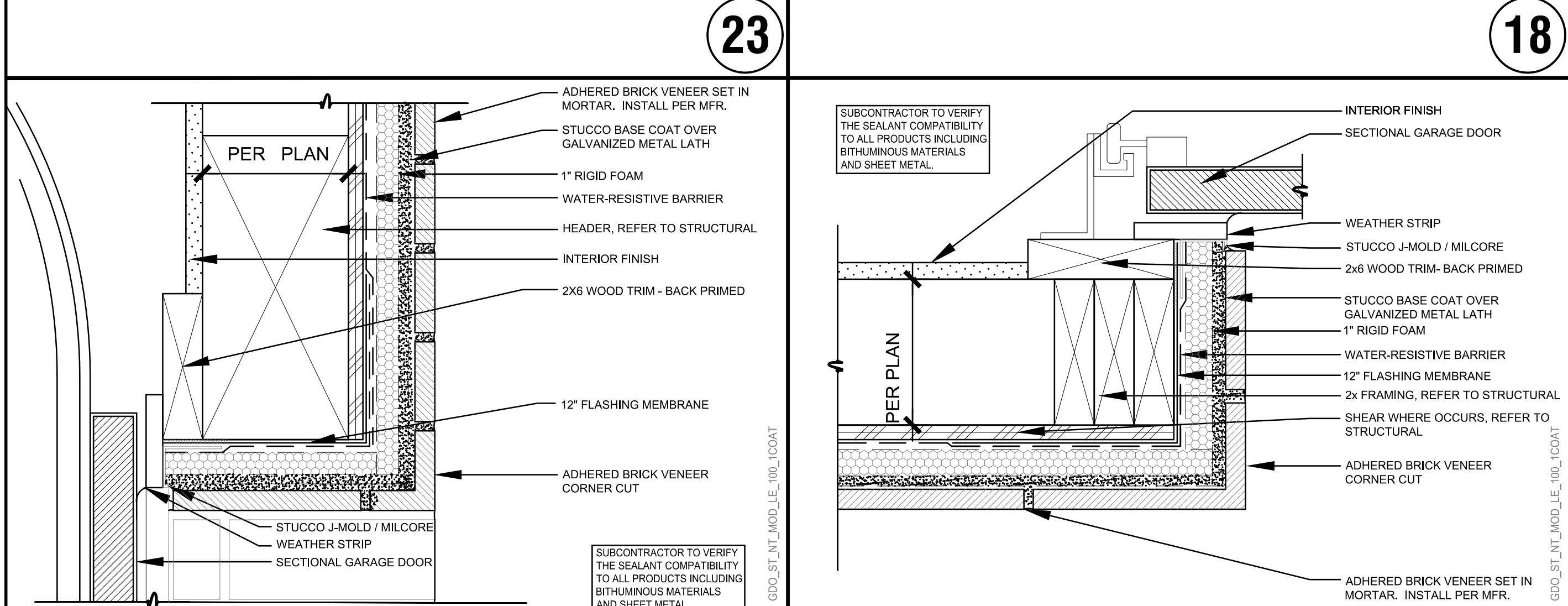
SCALE: 3"=1'-0"



8

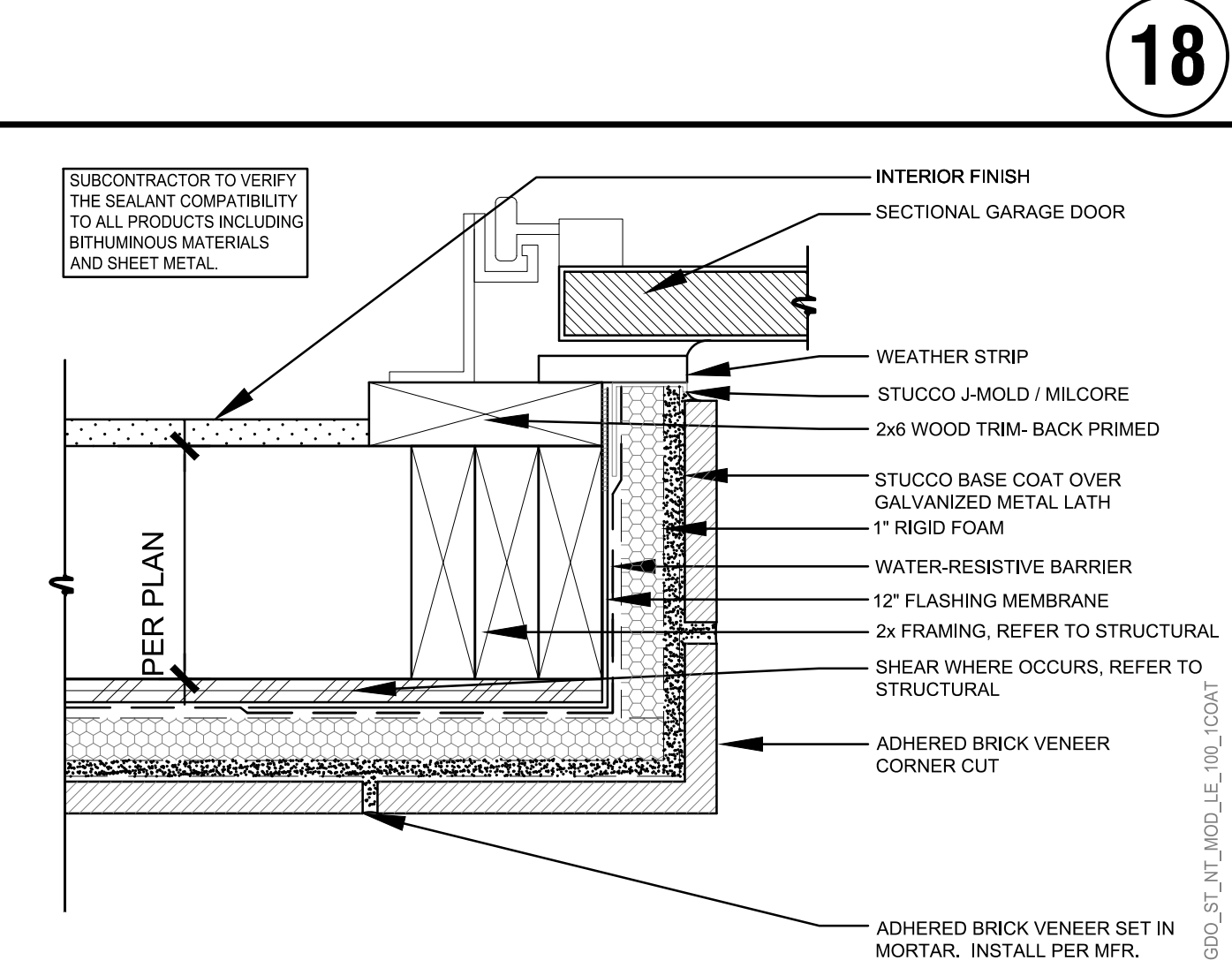


3



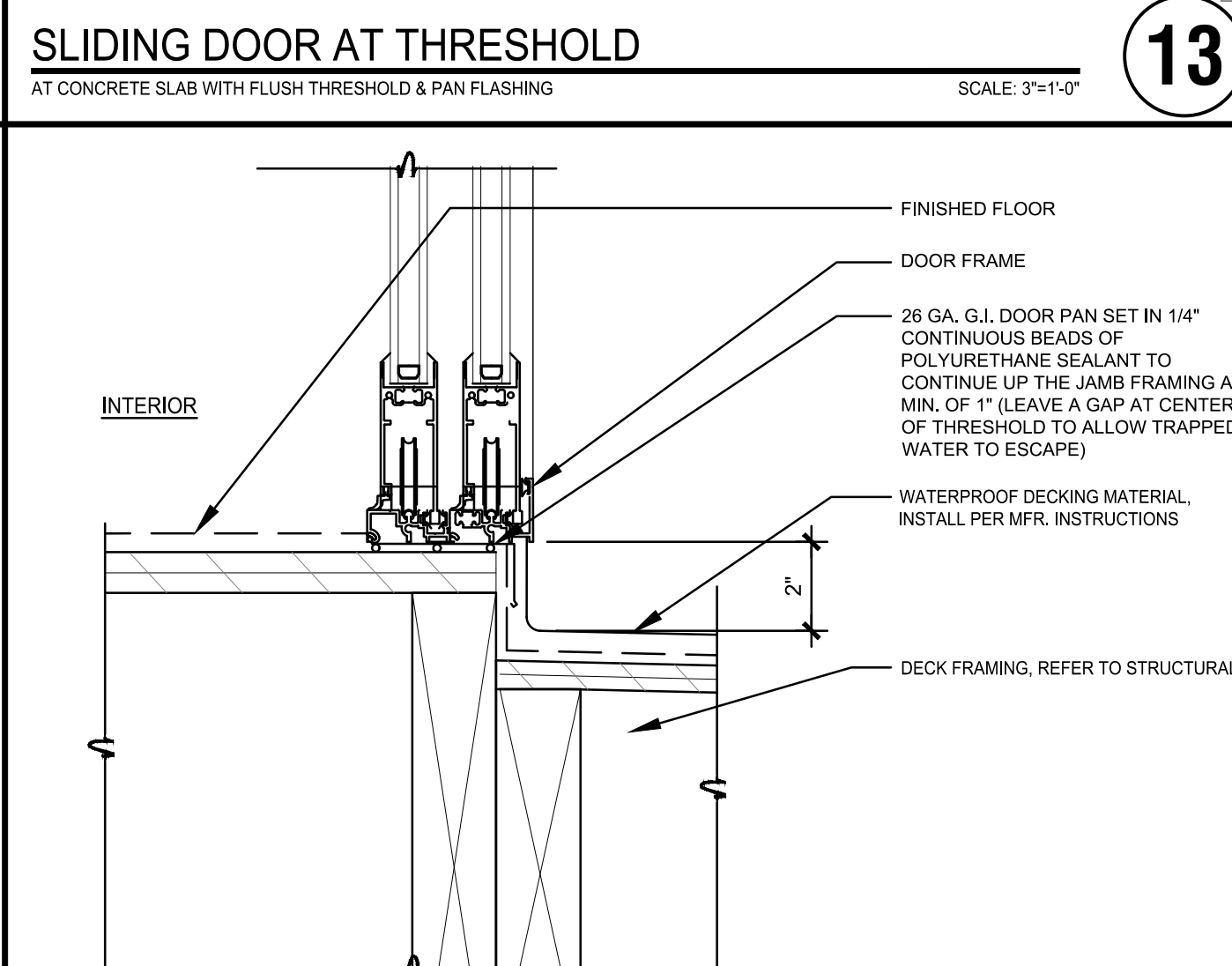
24 GARAGE DOOR - HEAD

SCALE: 1-1/2"=1'-0"



19 GARAGE DOOR - JAMB

SCALE: 1-1/2"=1'-0"



14 SLIDING DOOR AT THRESHOLD

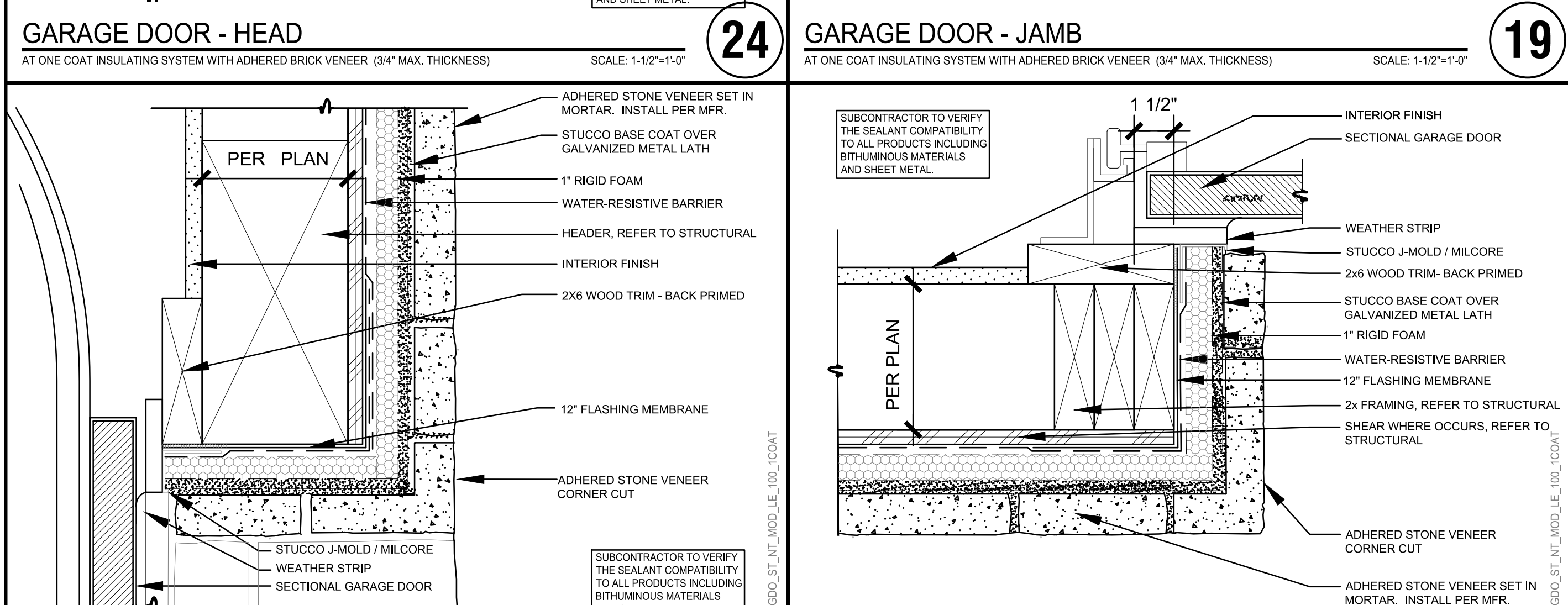
SCALE: 3"=1'-0"



9

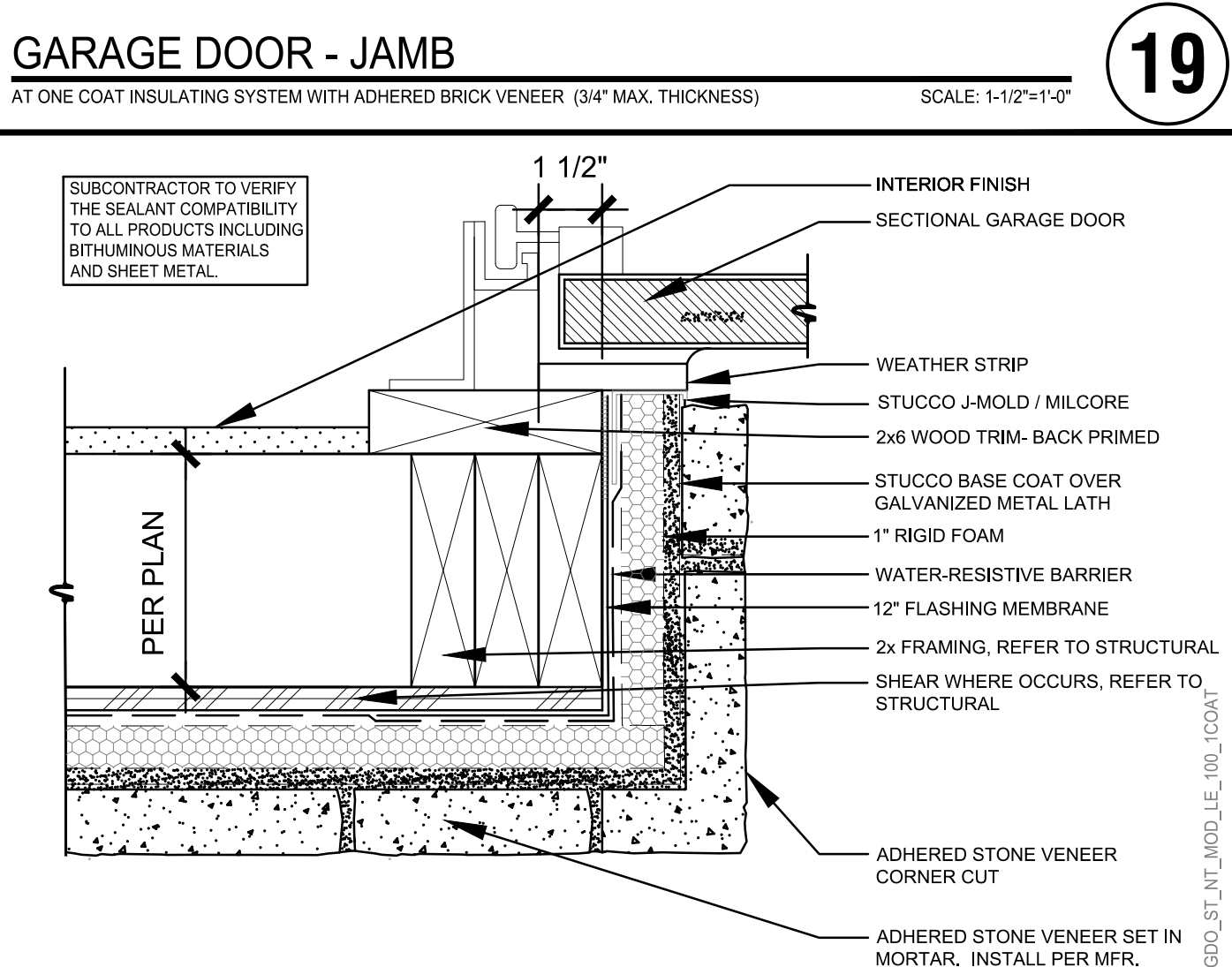


4



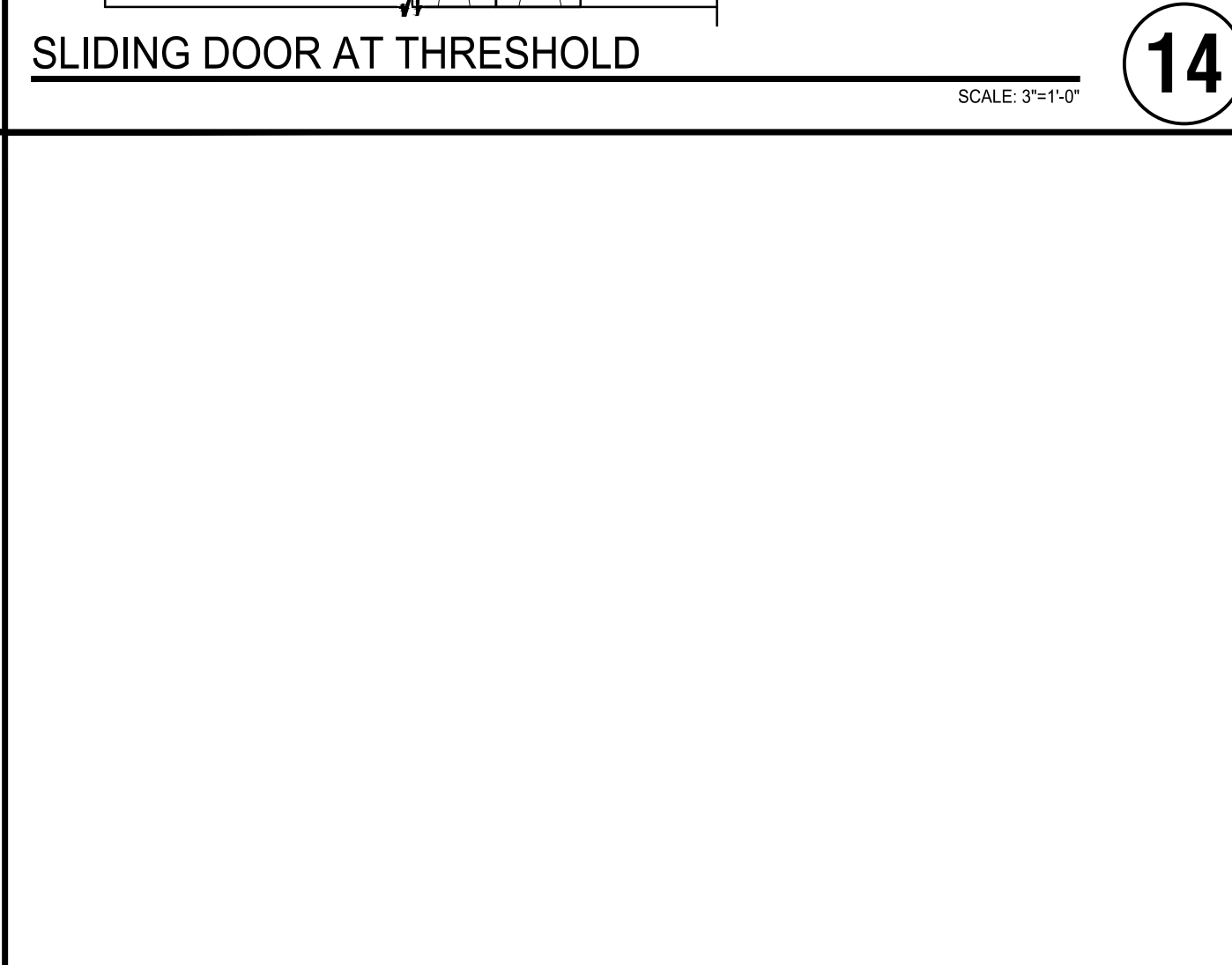
25 GARAGE DOOR - HEAD

SCALE: 1-1/2"=1'-0"

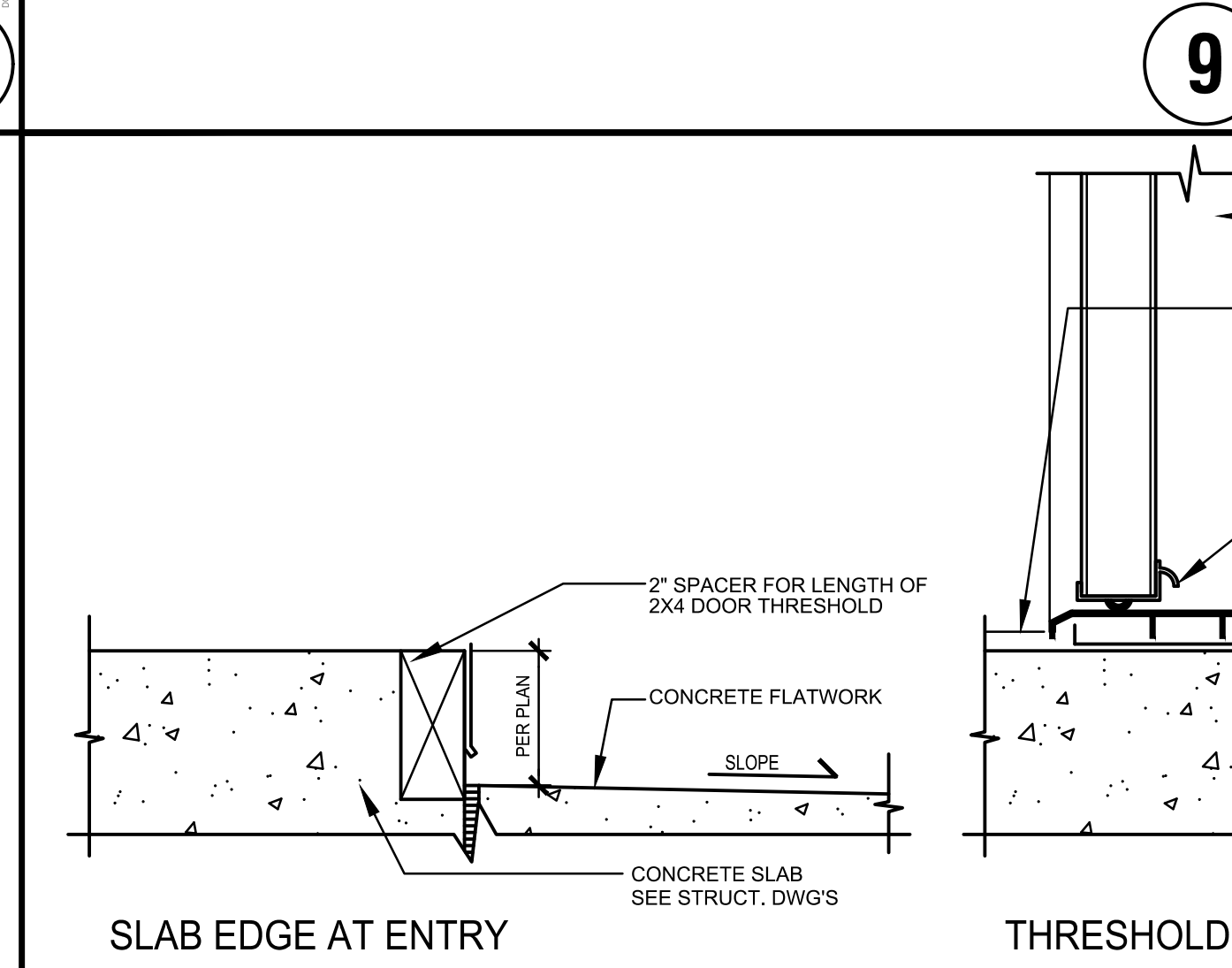


20 GARAGE DOOR - JAMB

SCALE: 1-1/2"=1'-0"



15

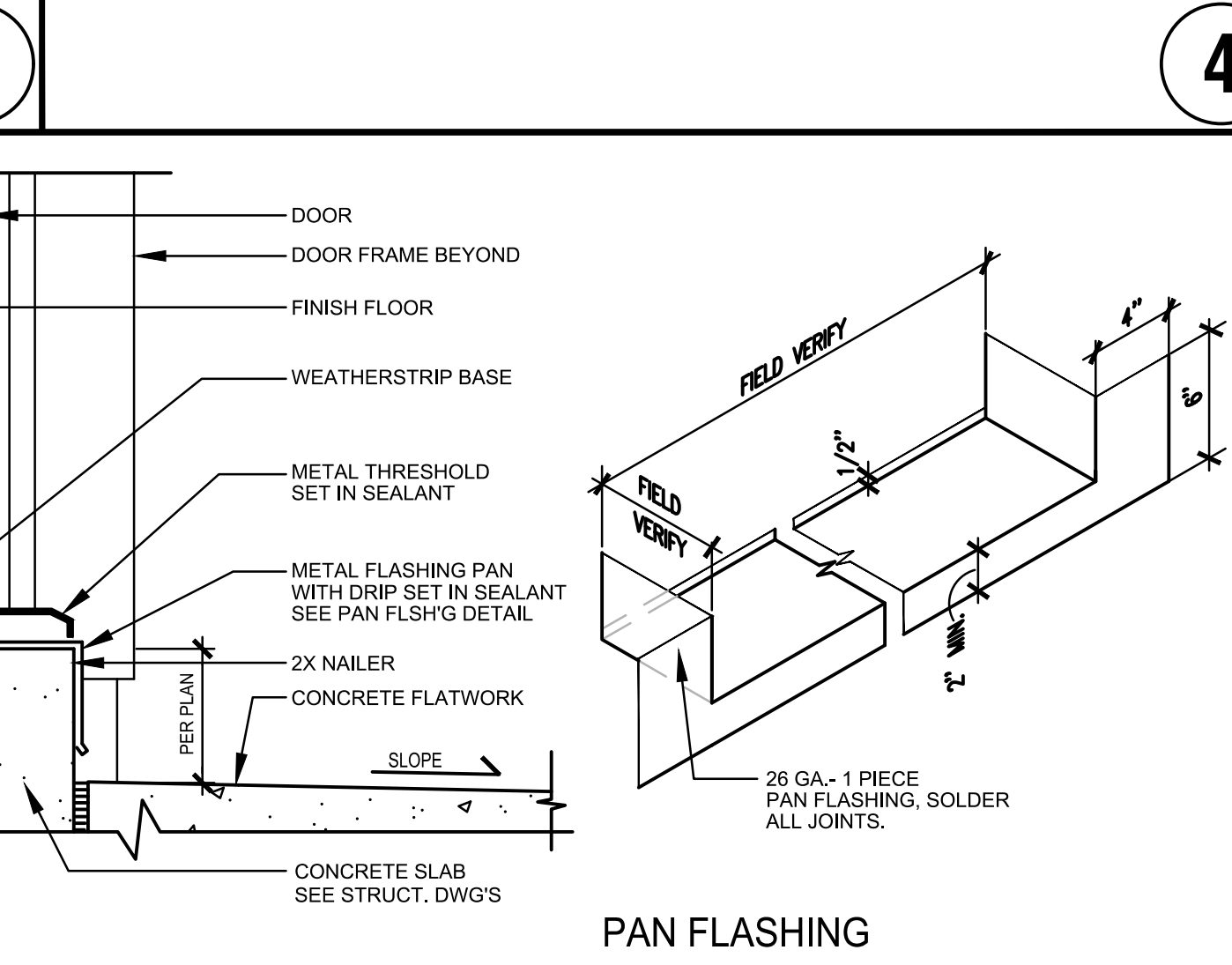


SLAB EDGE AT ENTRY

THRESHOLD

PAN FLASHING

A. TYPICAL SWING -IN DOOR THRESHOLD DETAIL



5

ATELIER

SDK

LENNAR

LENNAR HOMES

9735 W. RUSSELL RD., STE. 400
LAS VEGAS, NEVADA 89148
WWW.LENNAR.COM

ASHER

SUNSTONE PARCEL "G"

CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER

SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDIES FOR DAMAGES OCCURRED.

© 2022 SDK ATELIER INC.

DELTA REVISIONS

2022_12_07-FIRST B.D. COMMENTS

DRAWN BY JS

JOB NUMBER 115-21119

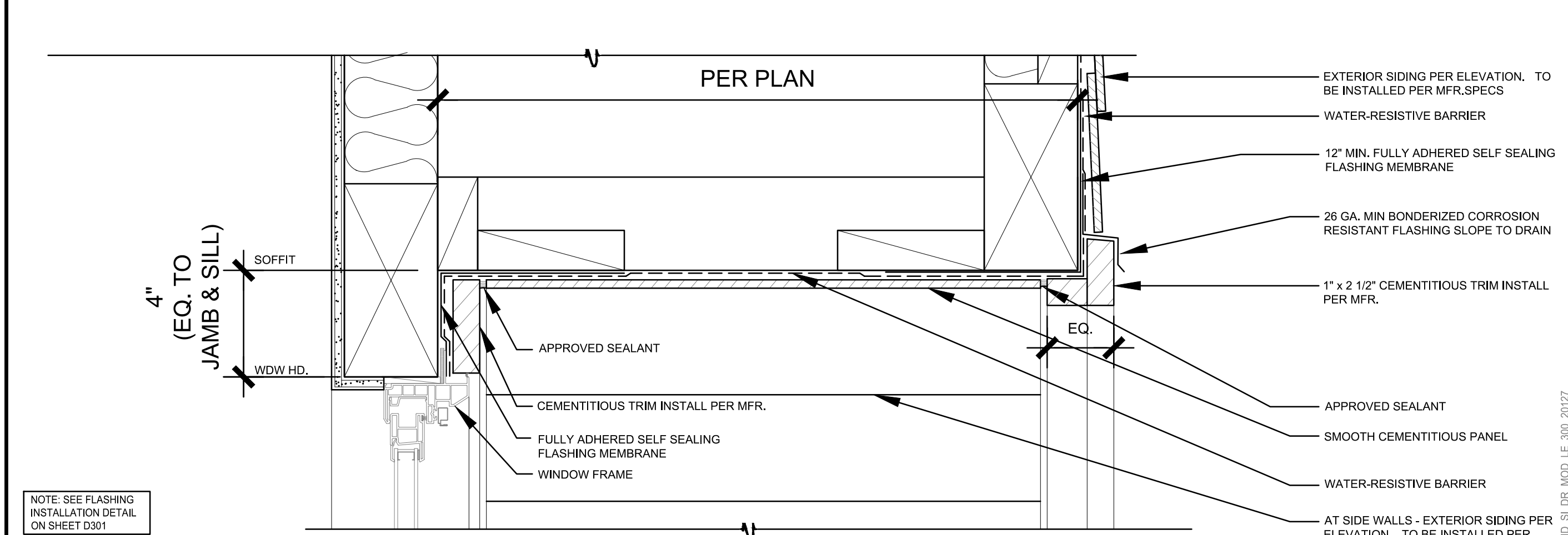
ERNEST B. CORRILL
No. 8528
ARCHITECT
STATE OF NEVADA

DOOR DETAILS

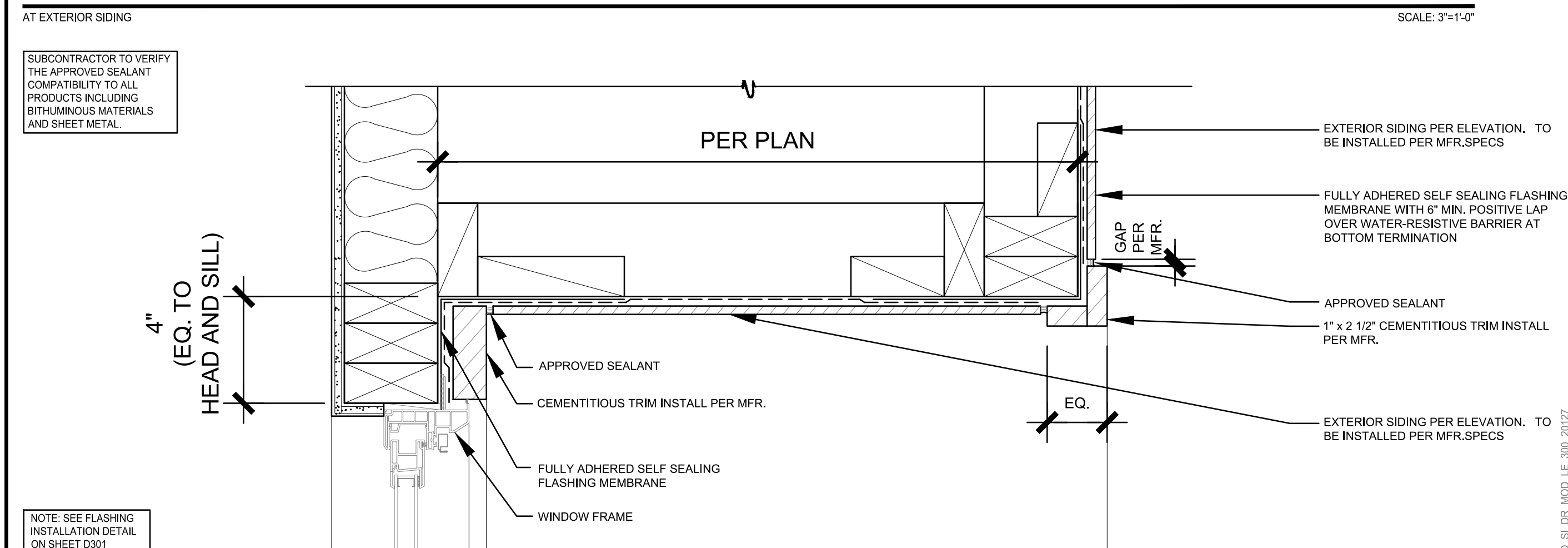
D201

PLOT DATE: 12-07-2022

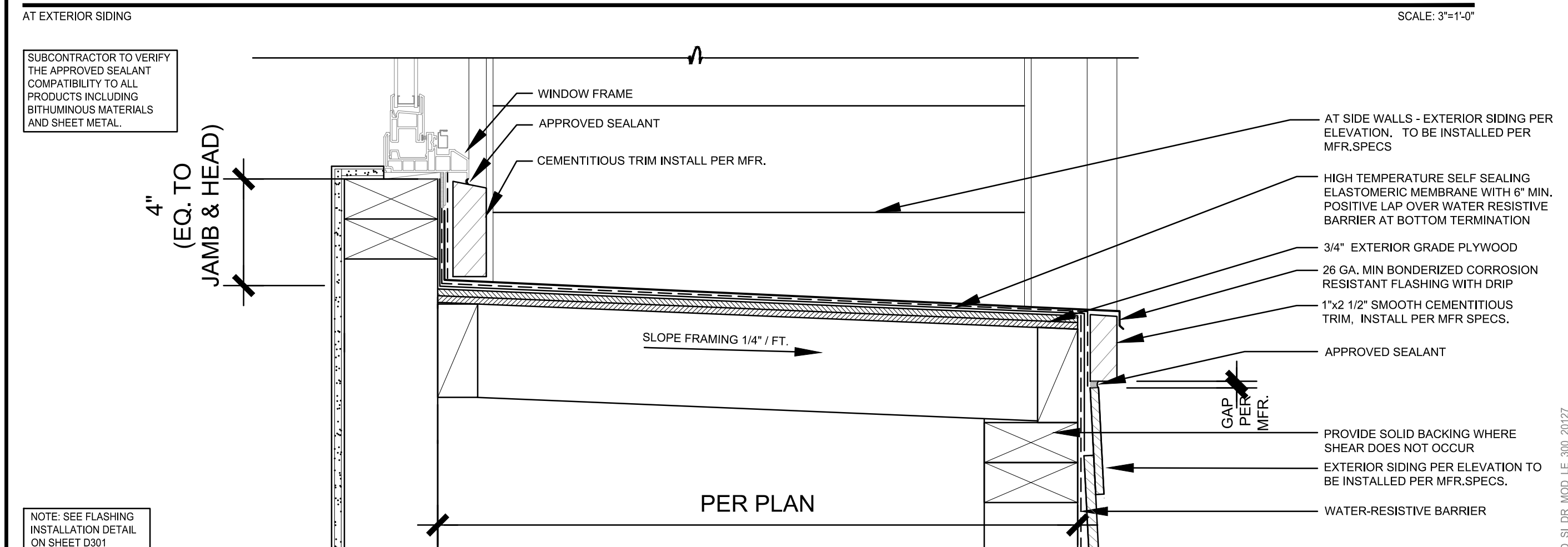
SECOND BUILDING DEPARTMENT SUBMITTAL



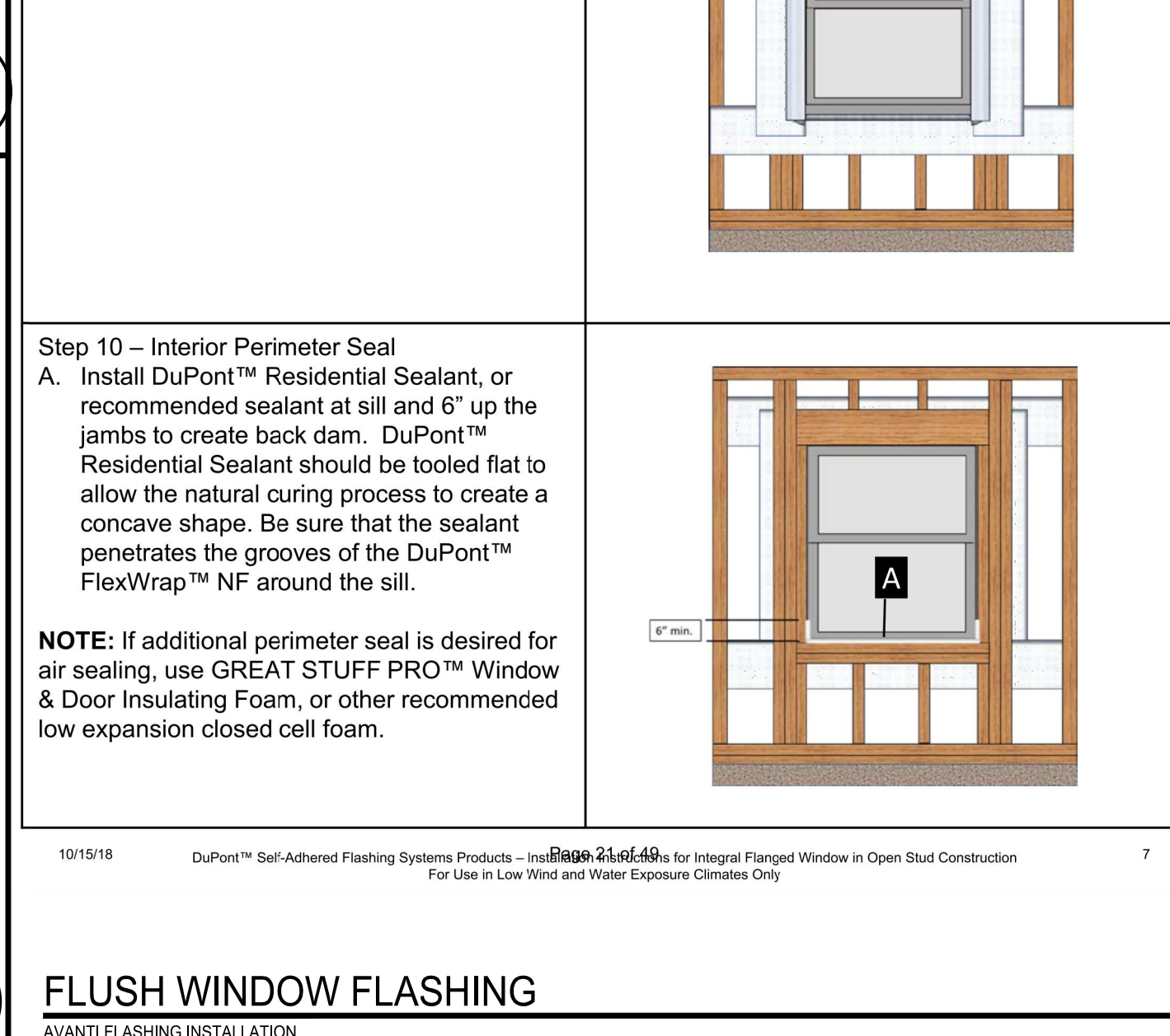
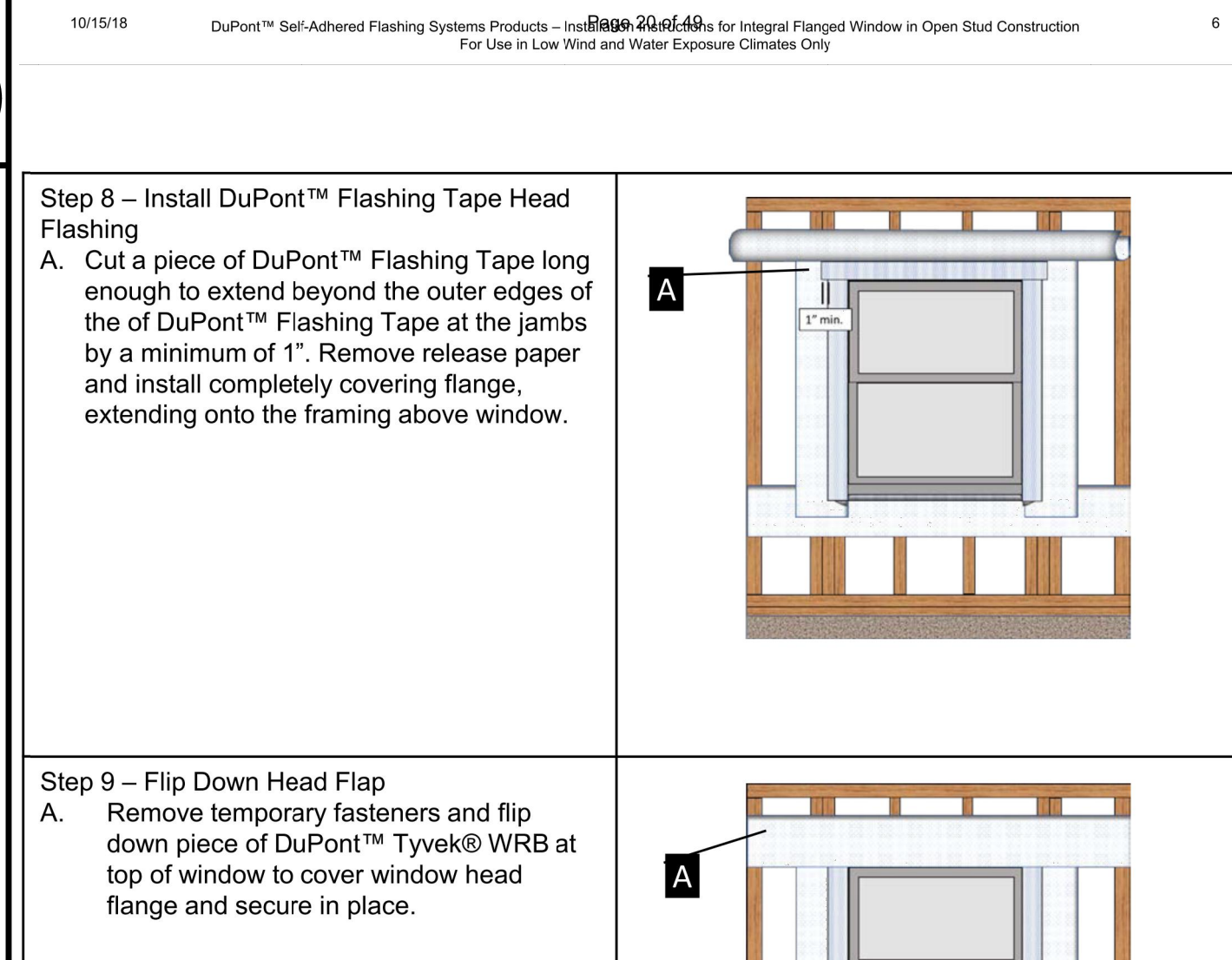
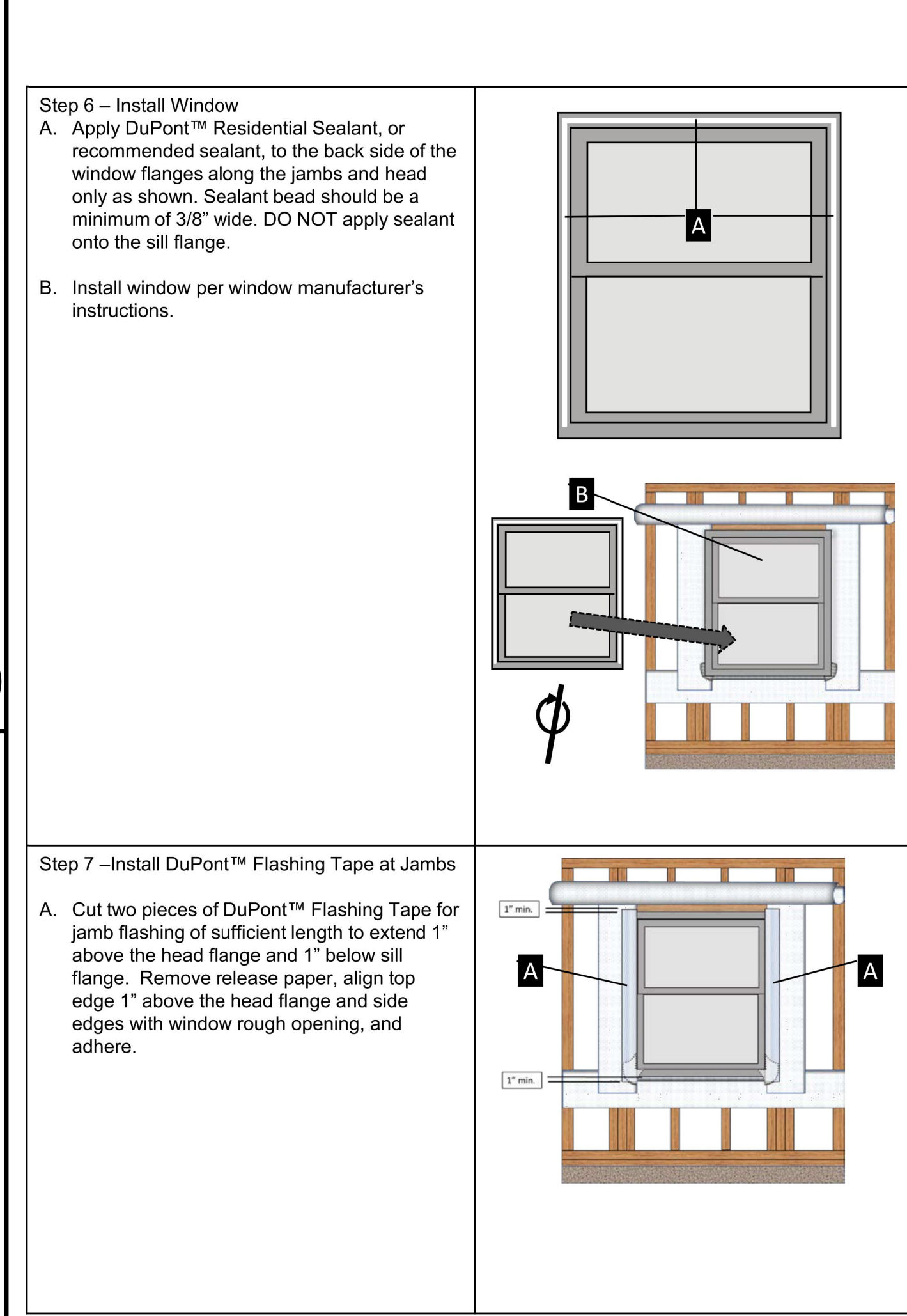
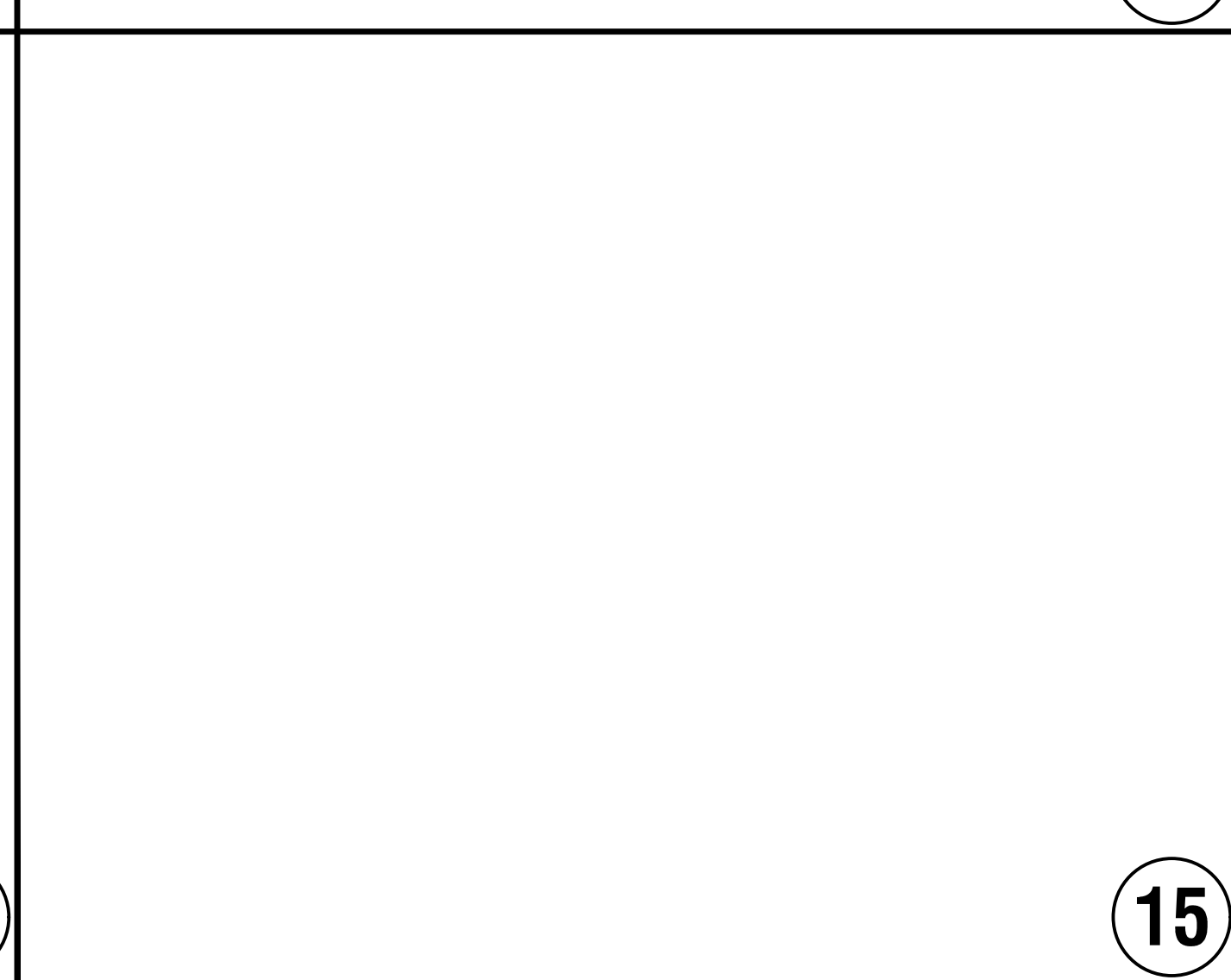
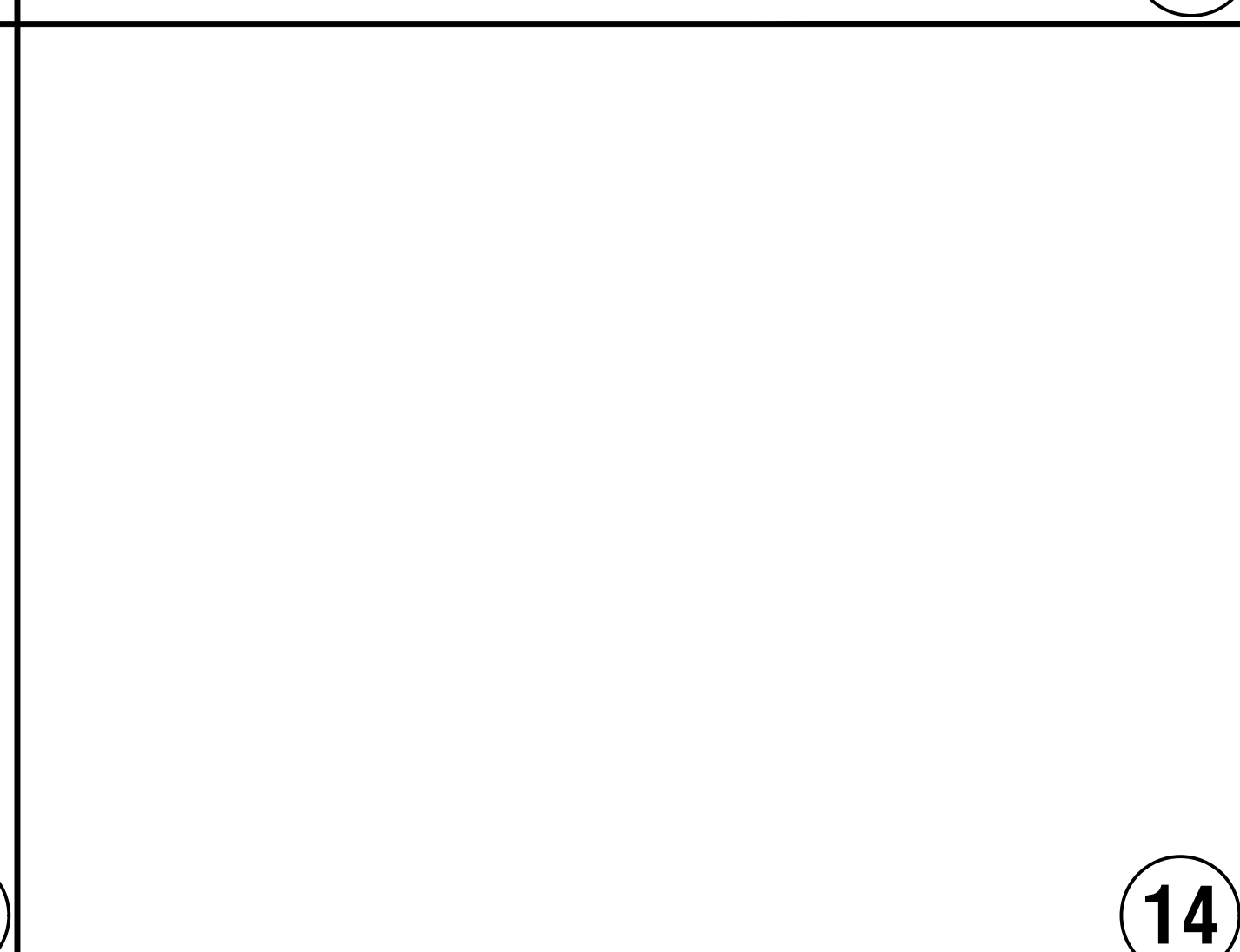
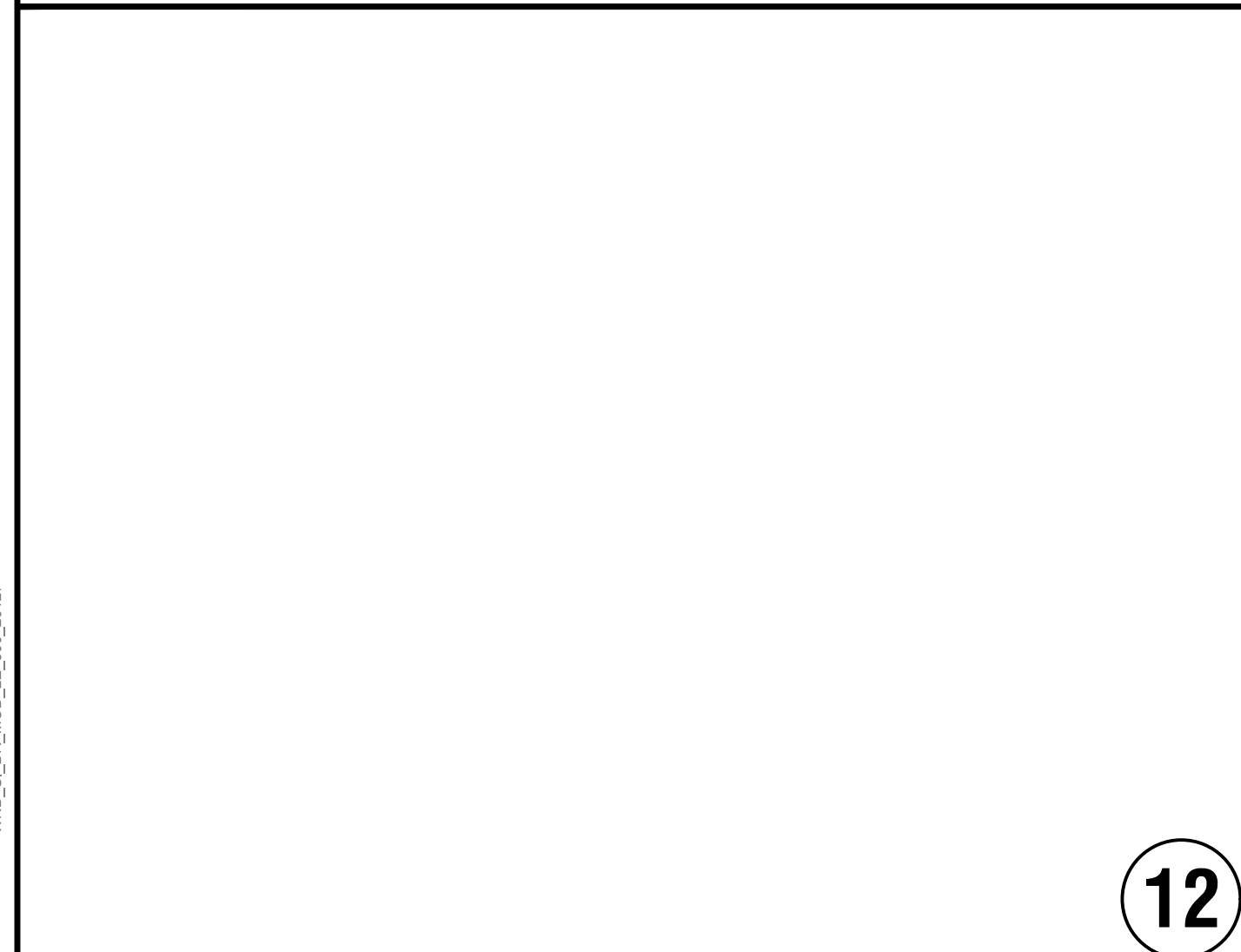
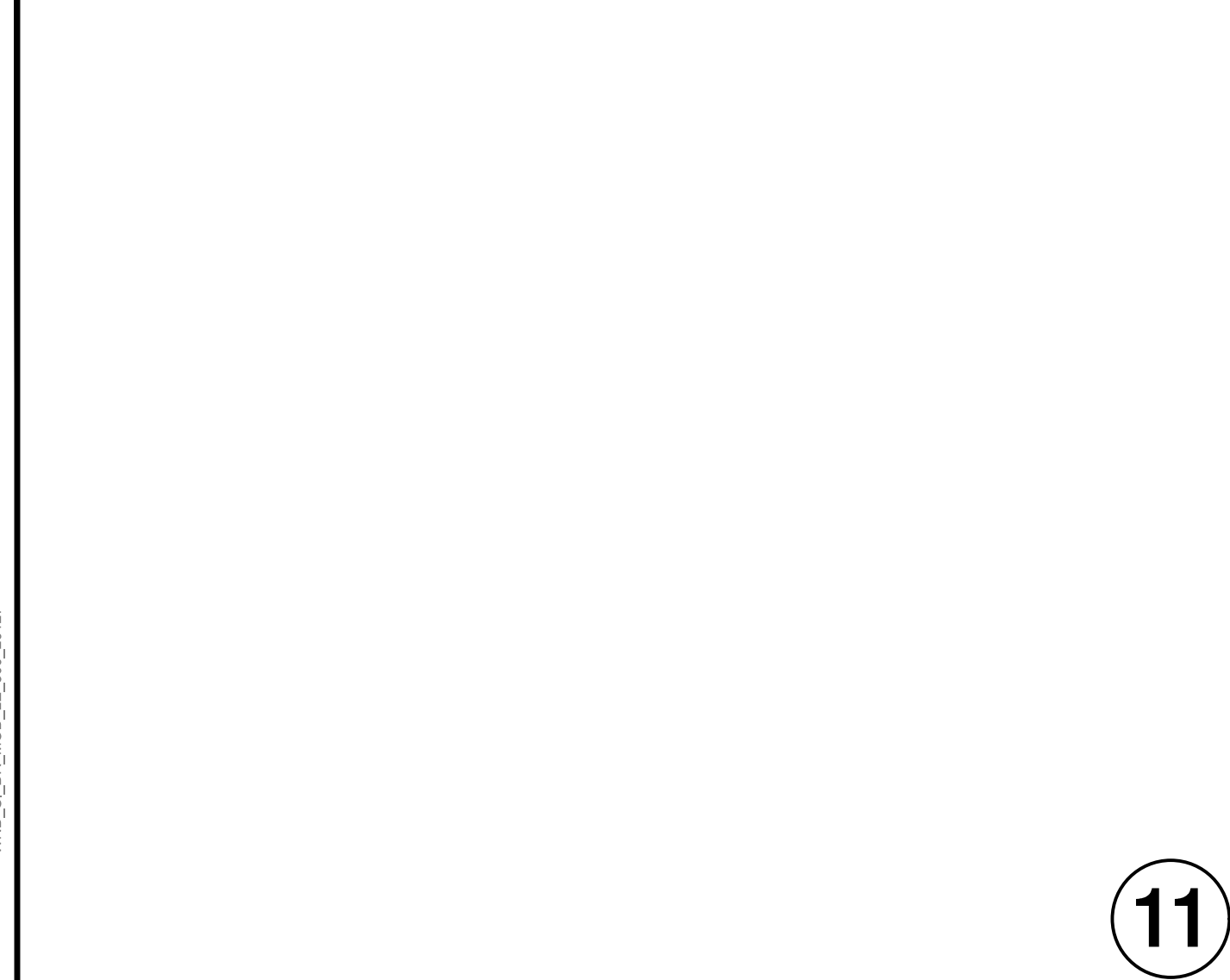
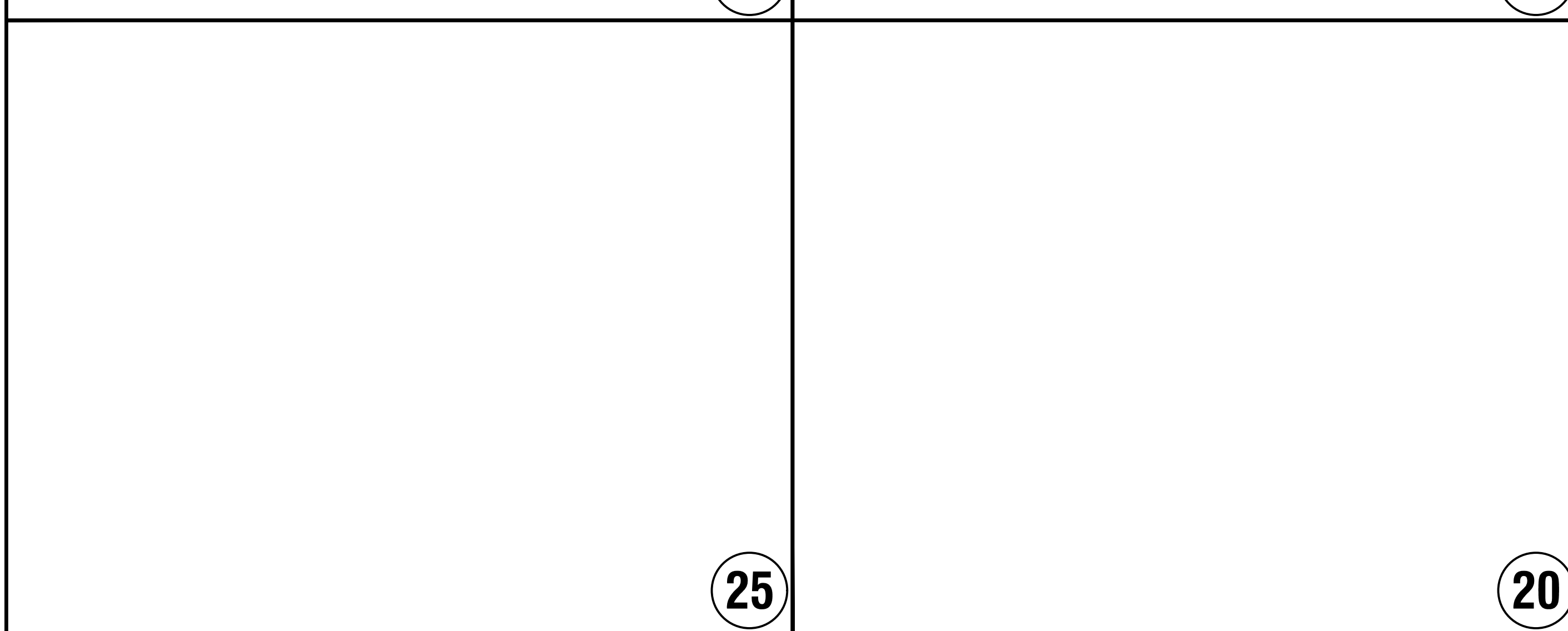
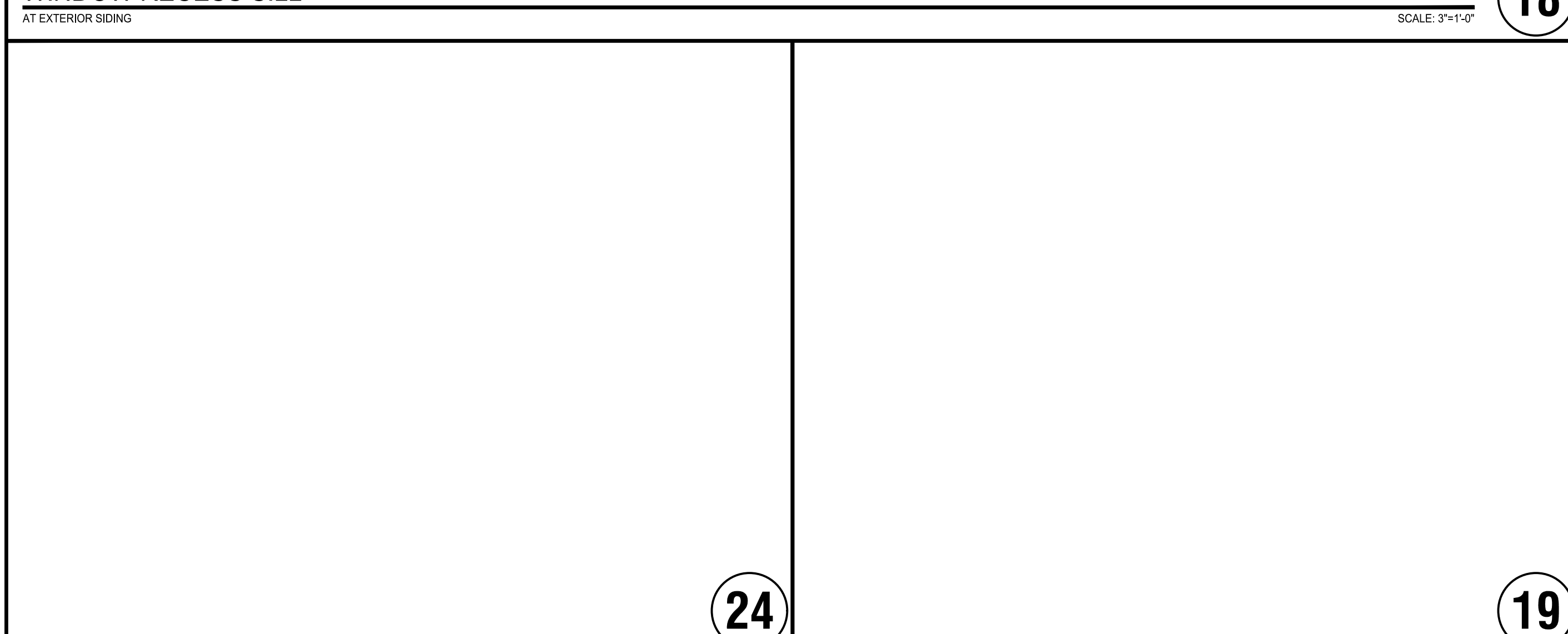
WINDOW RECESS HEAD



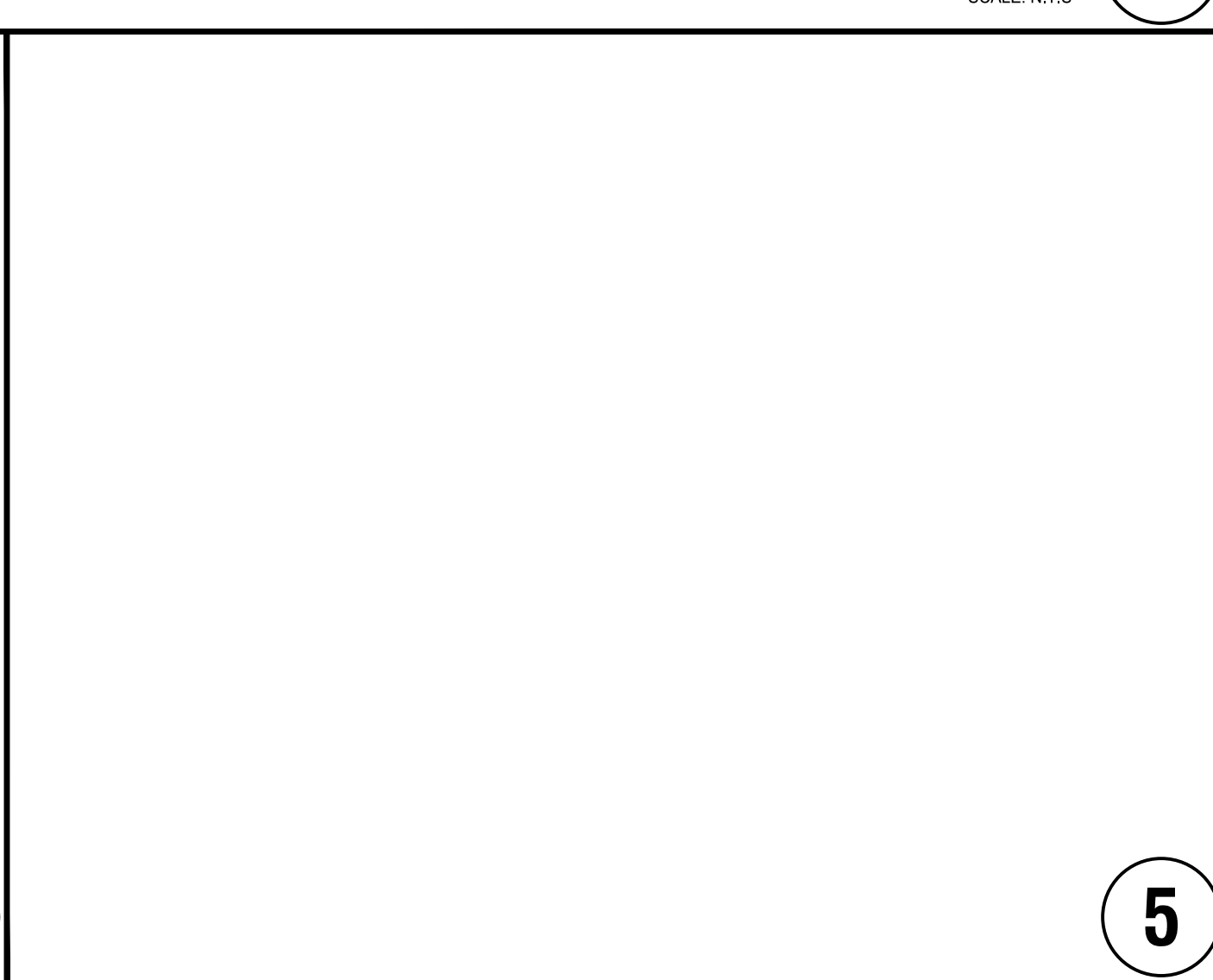
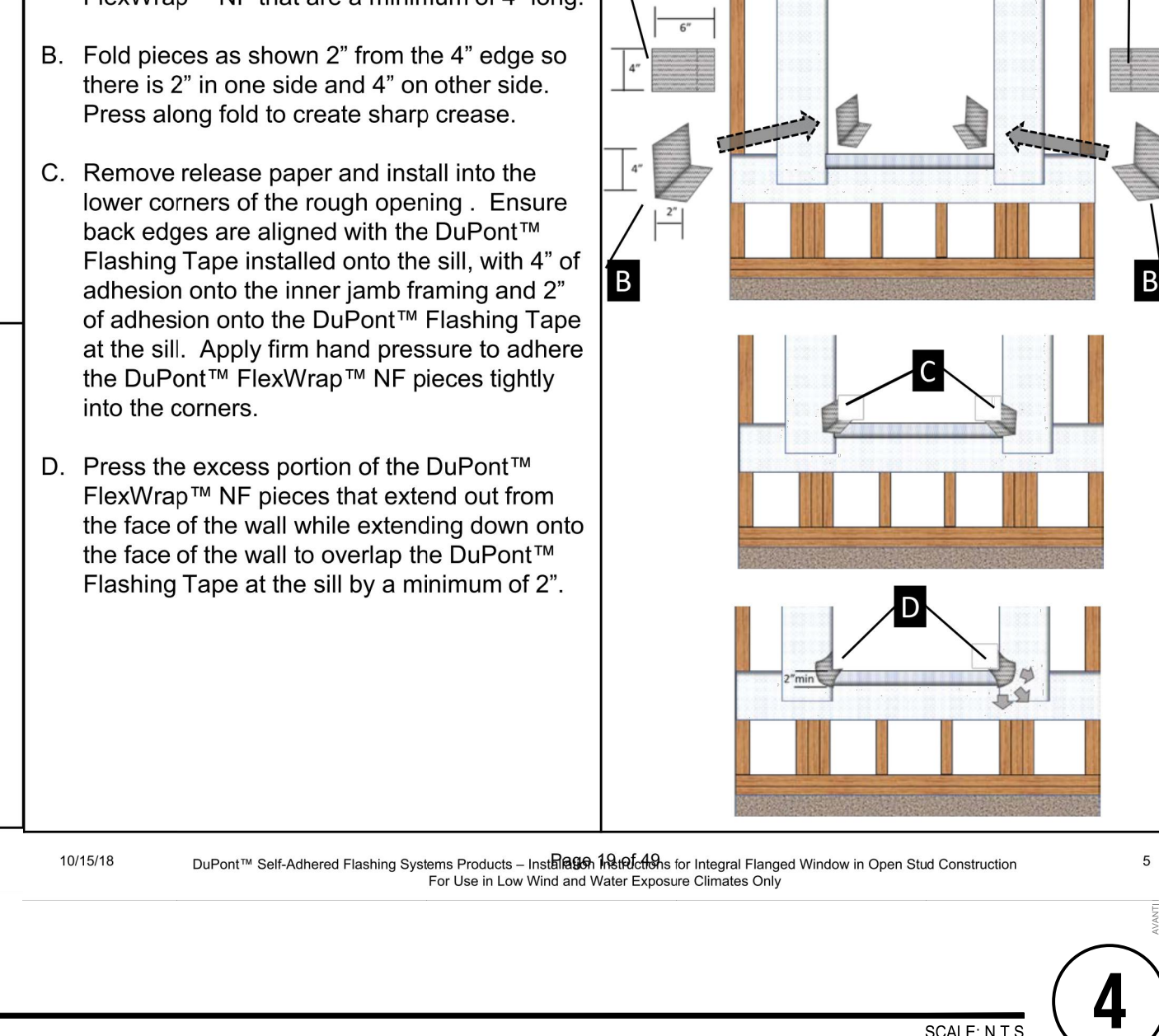
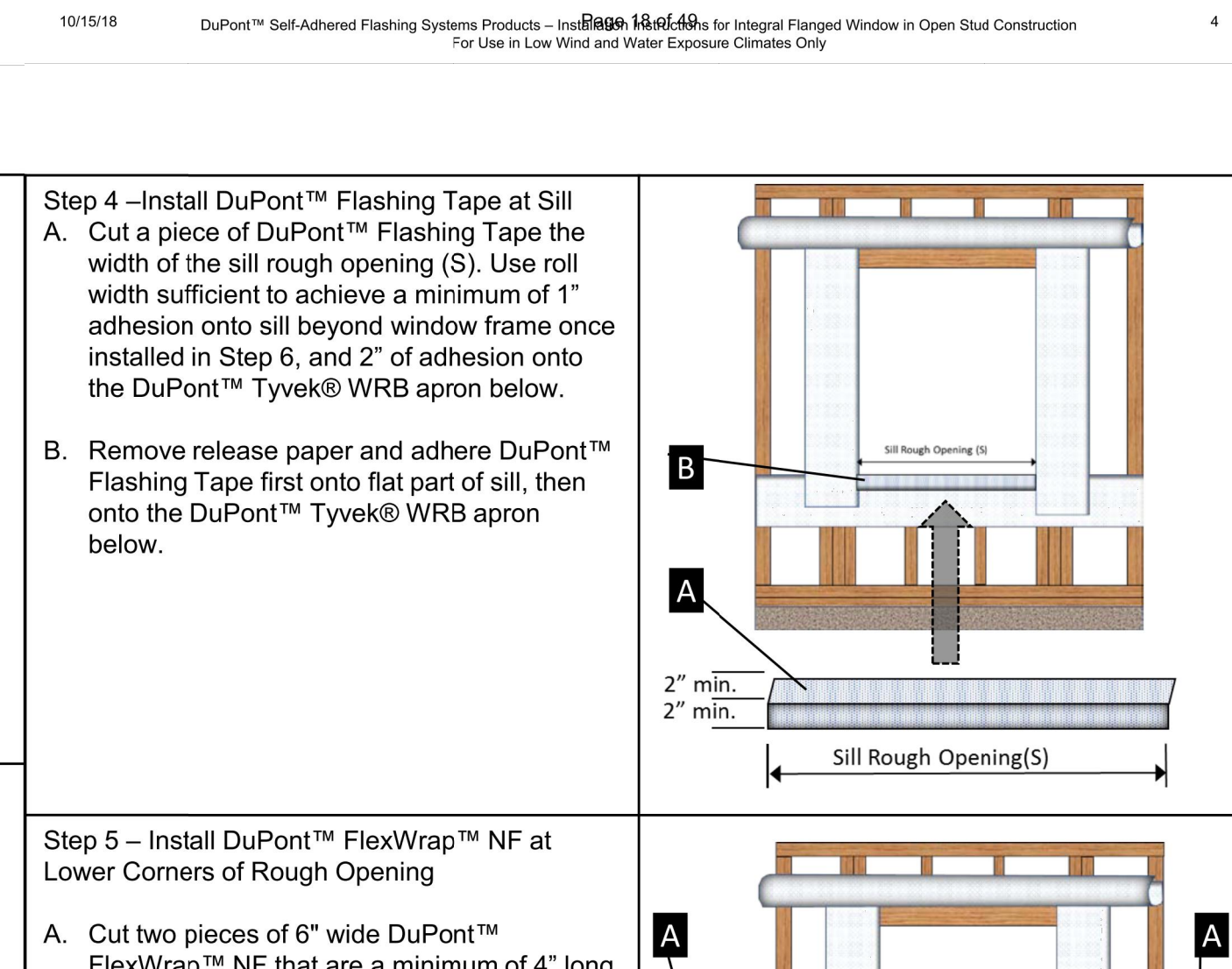
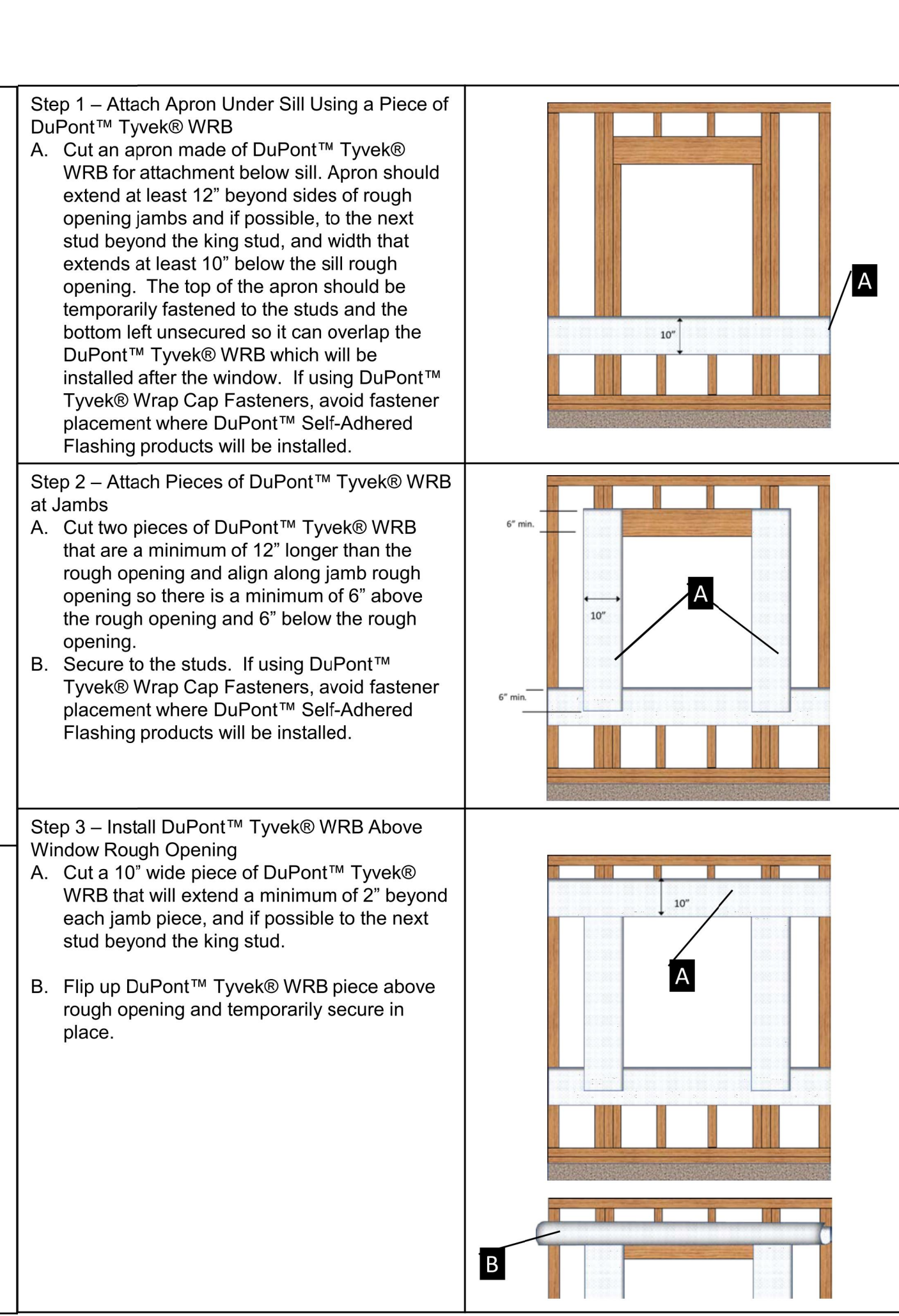
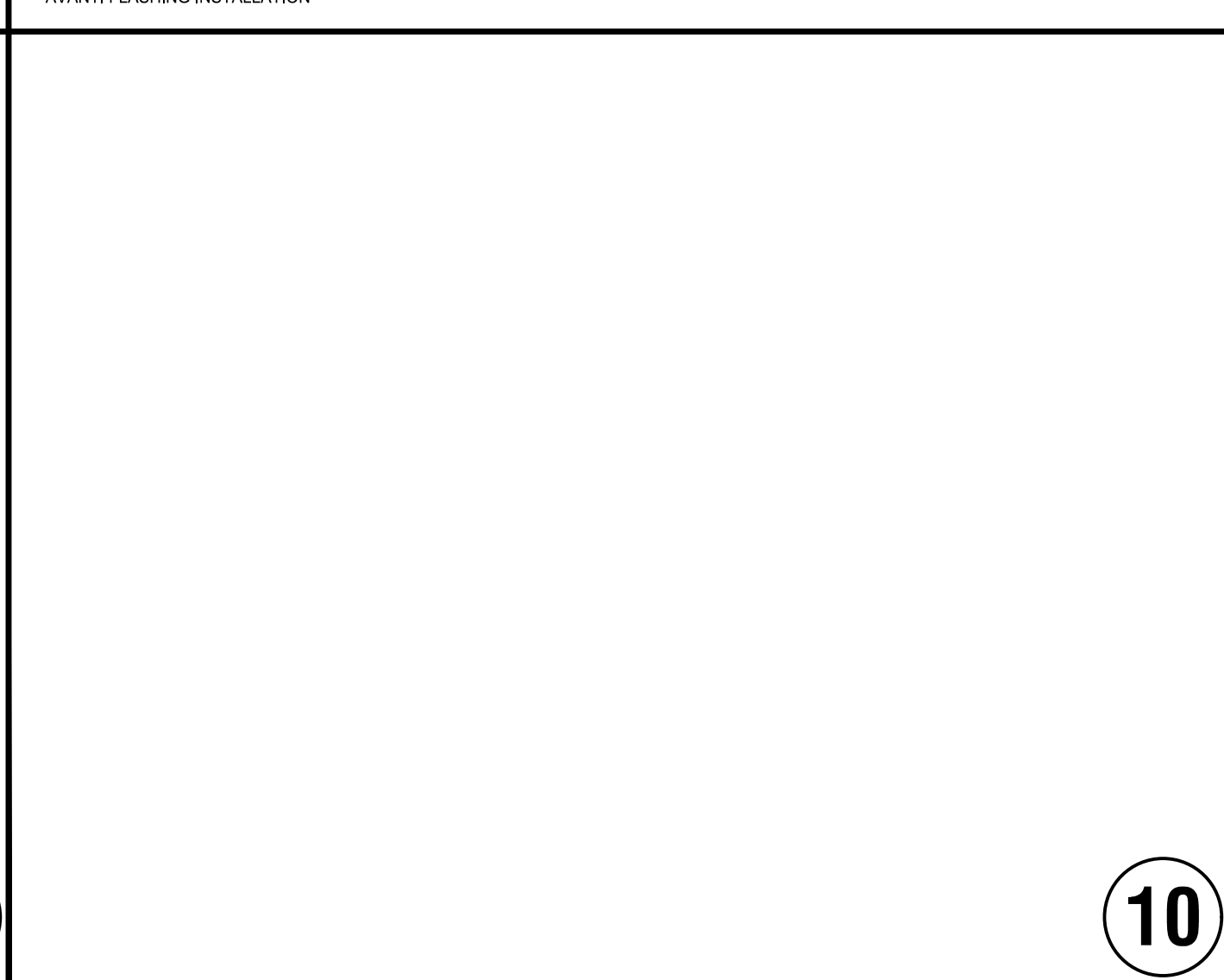
WINDOW RECESS JAMB



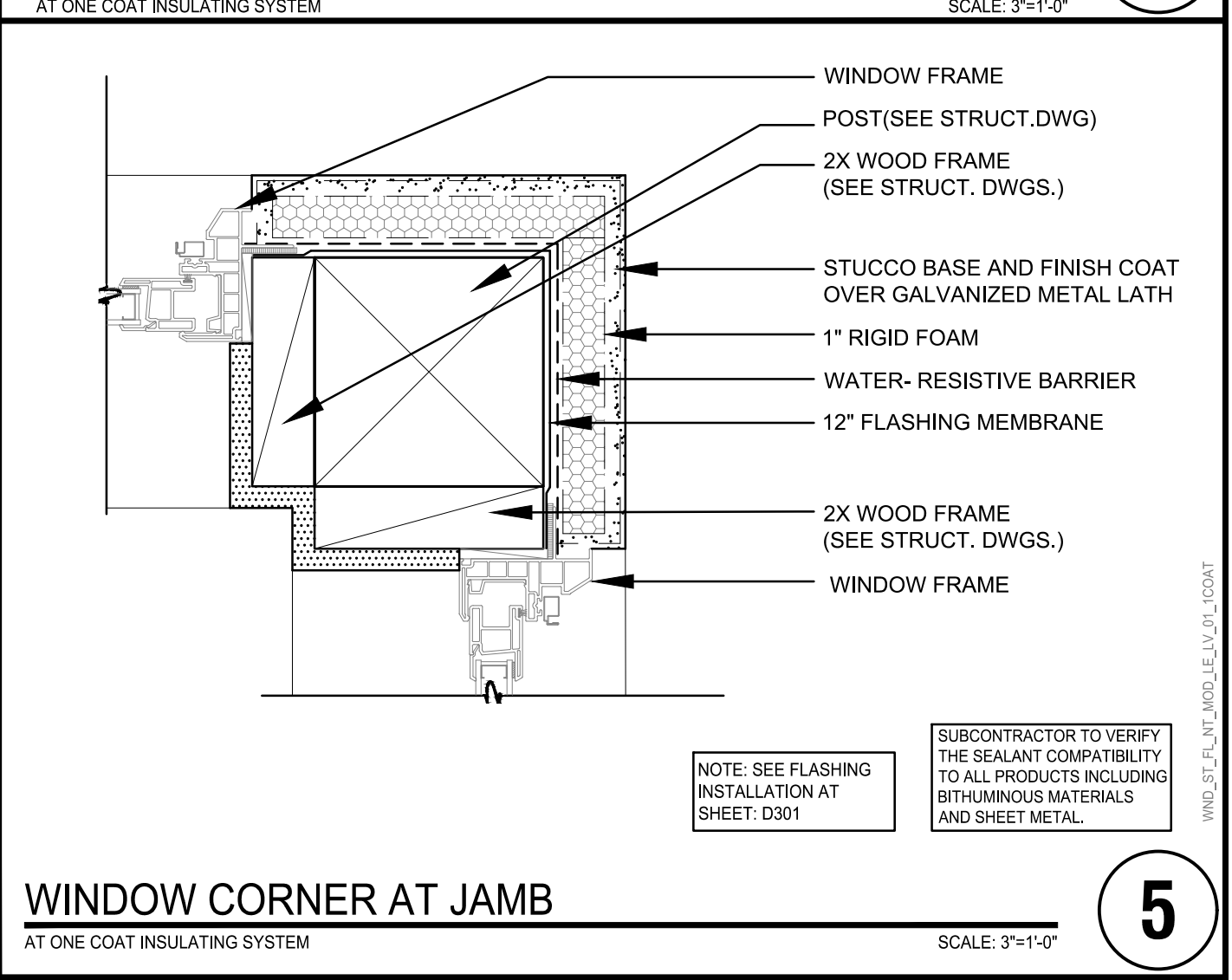
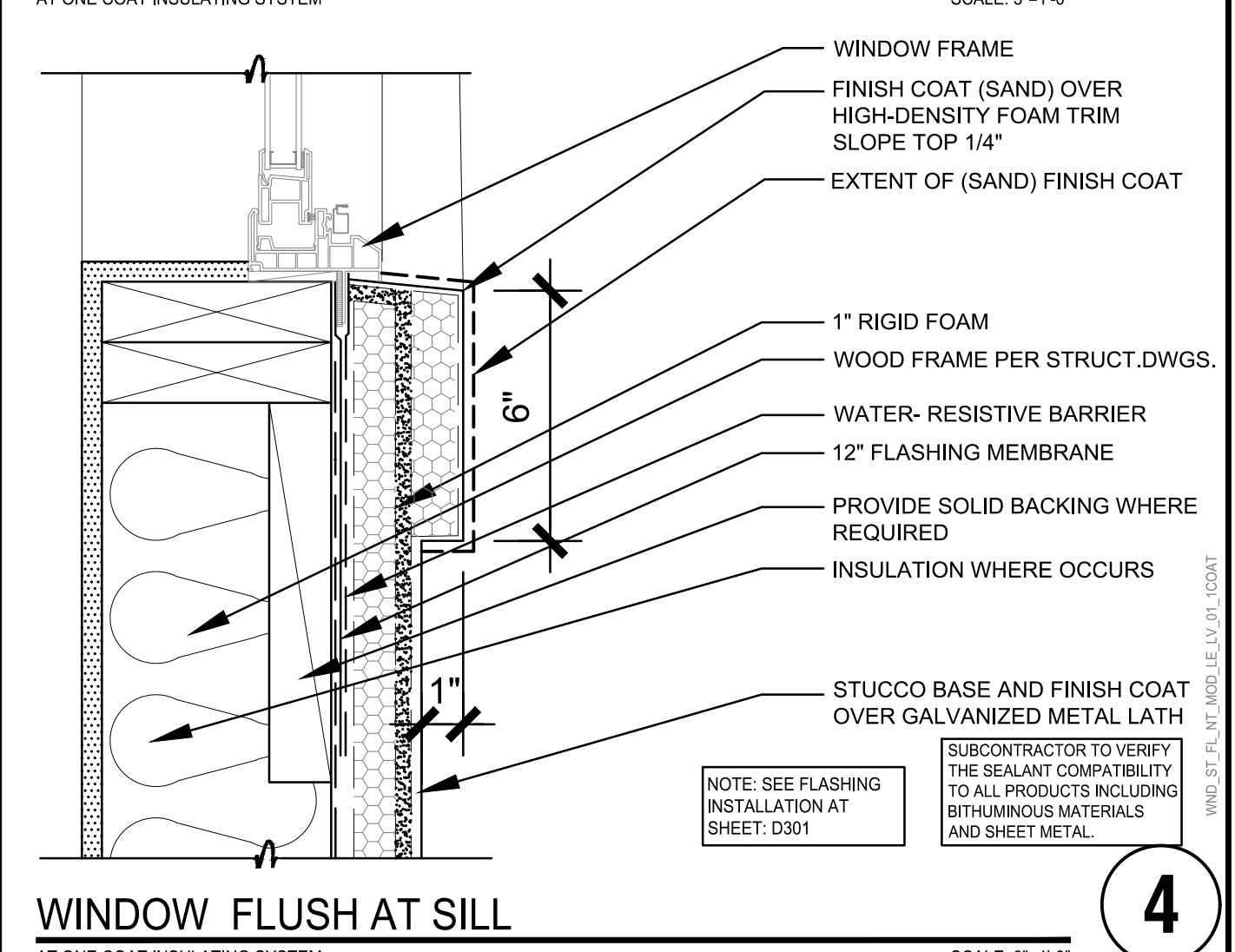
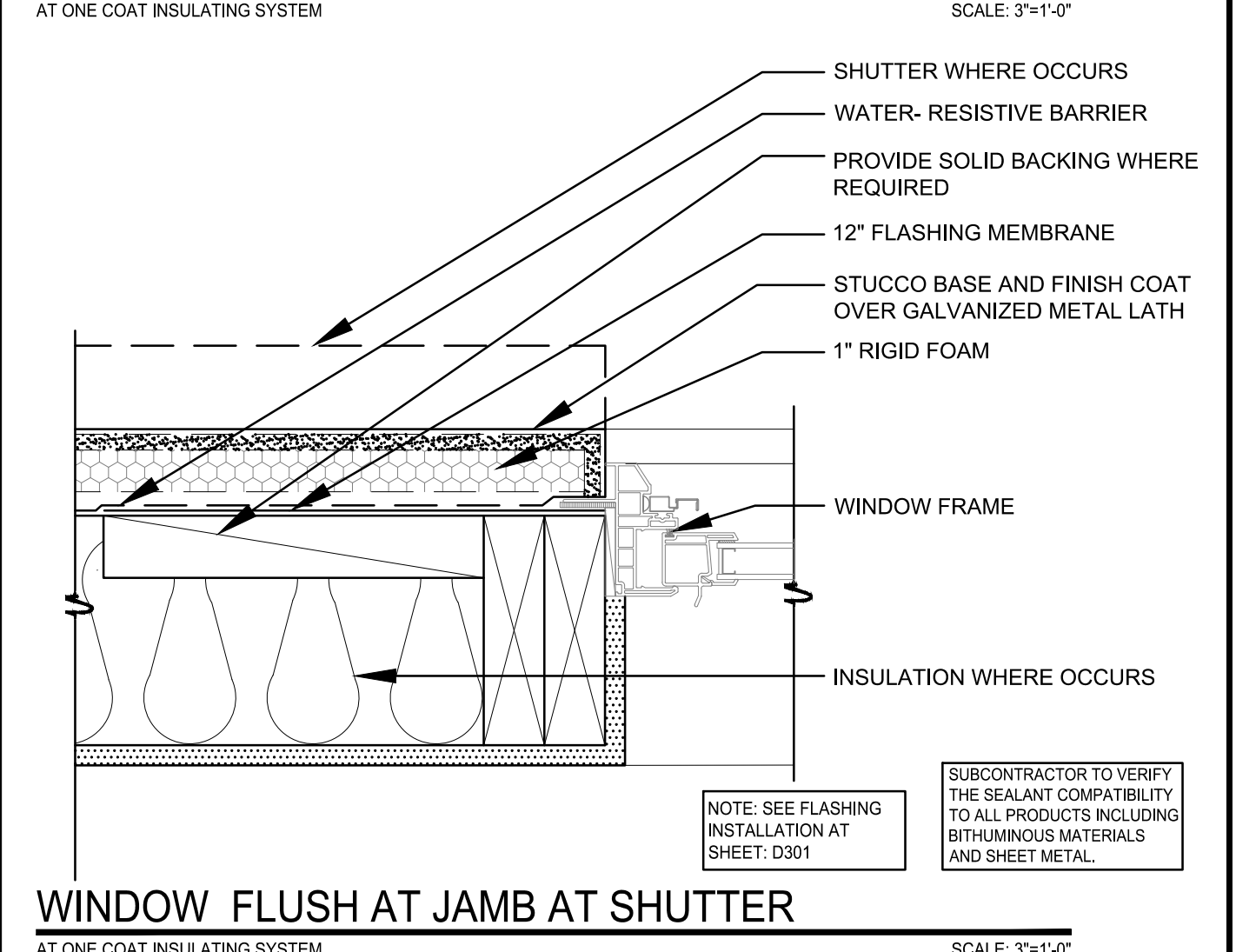
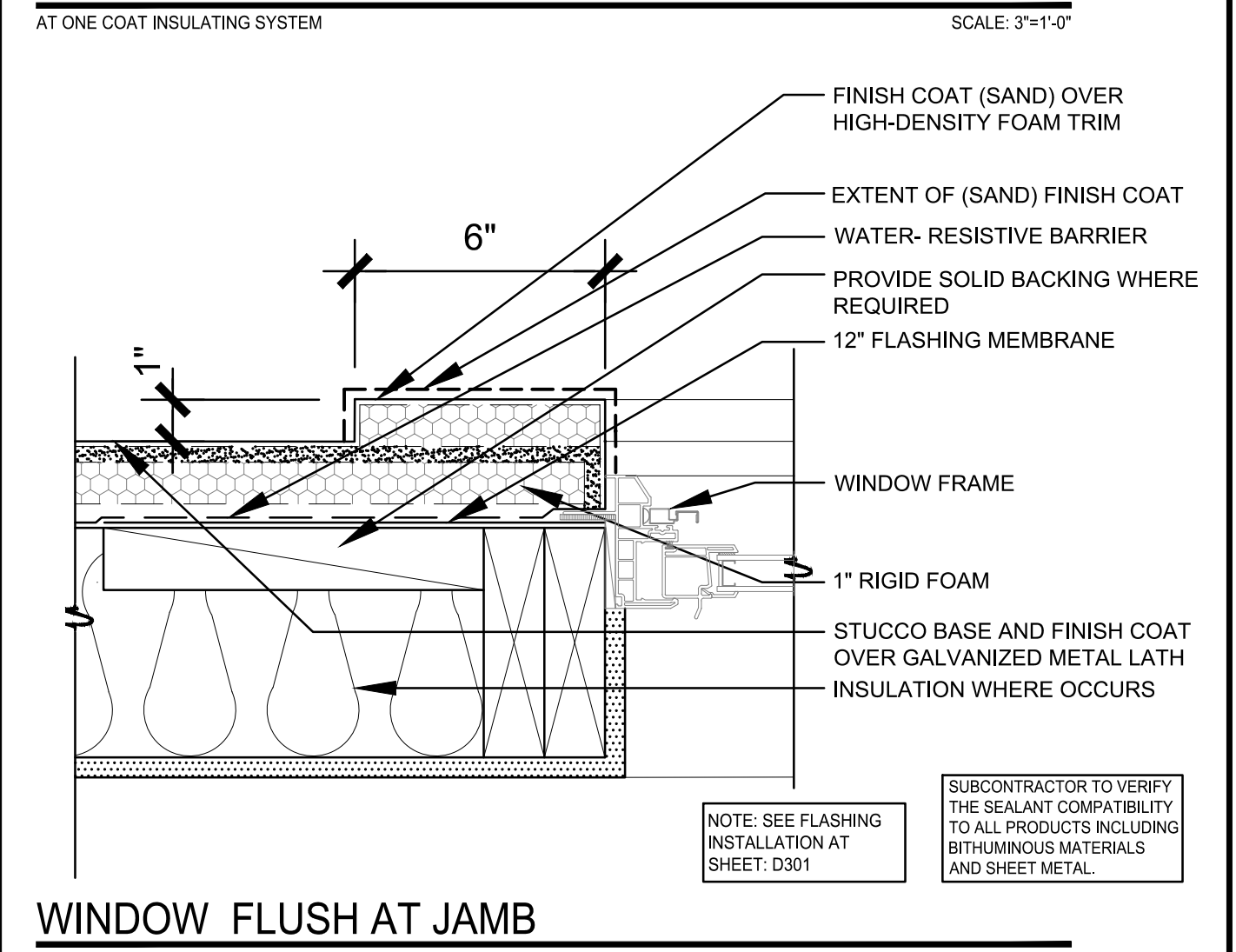
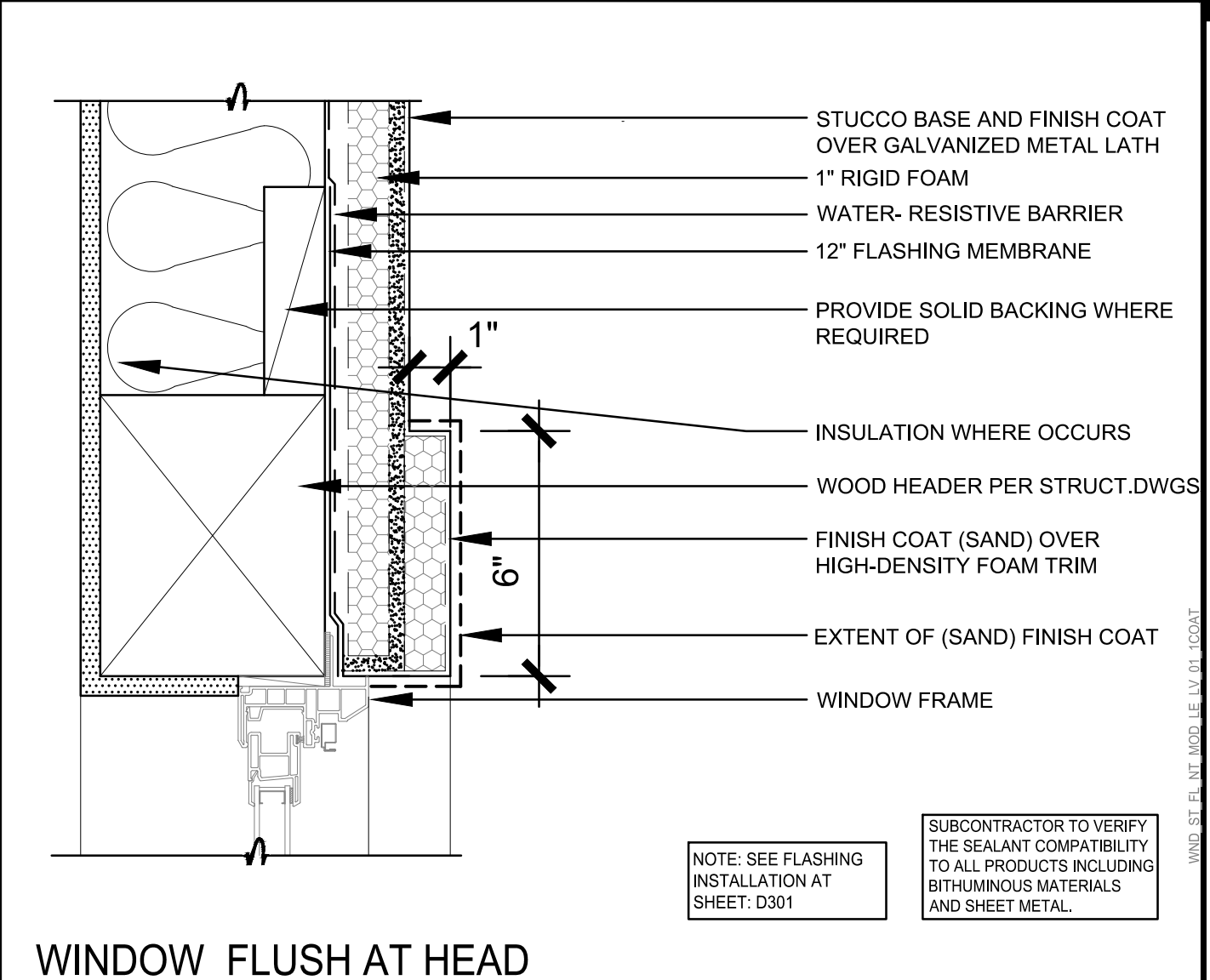
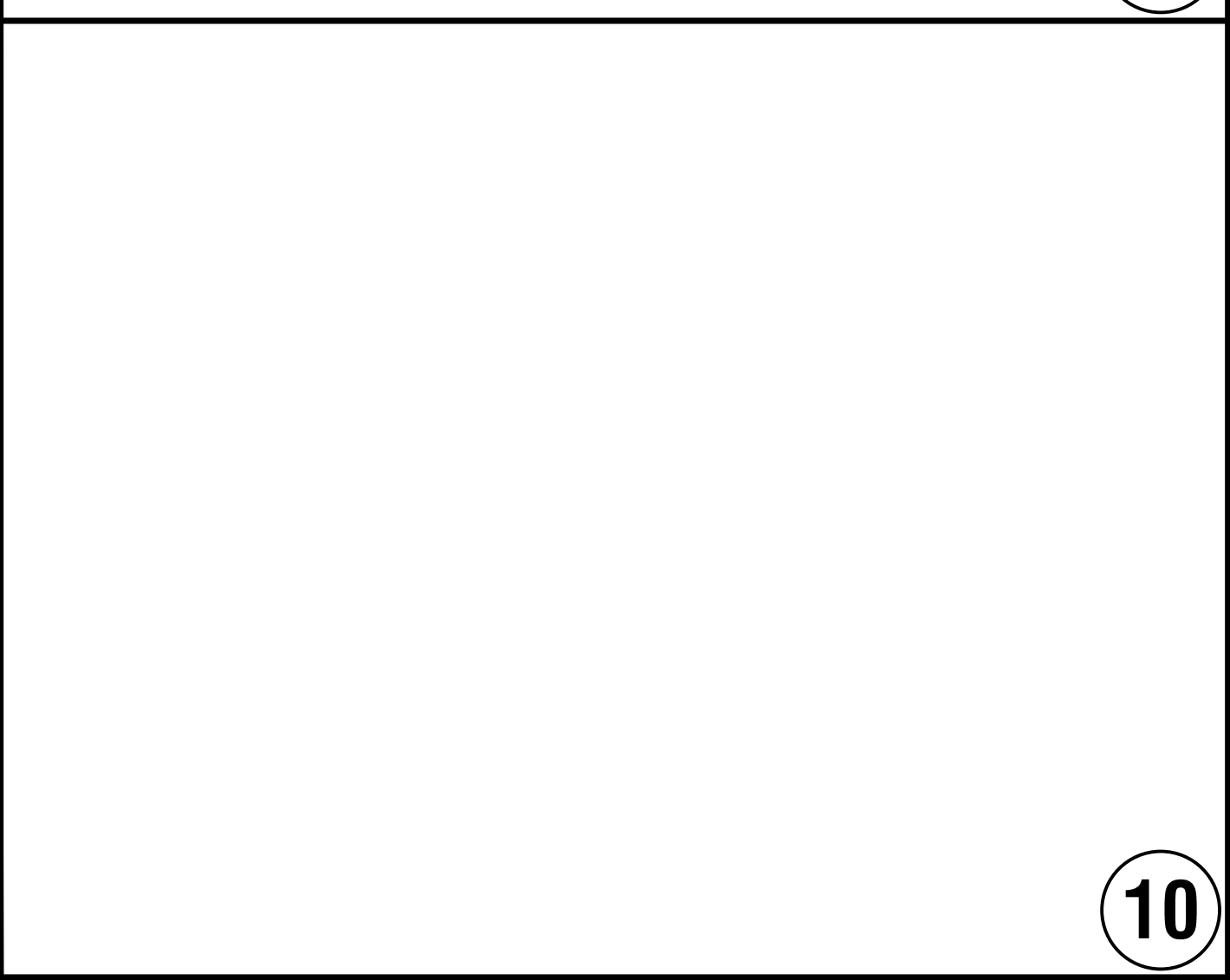
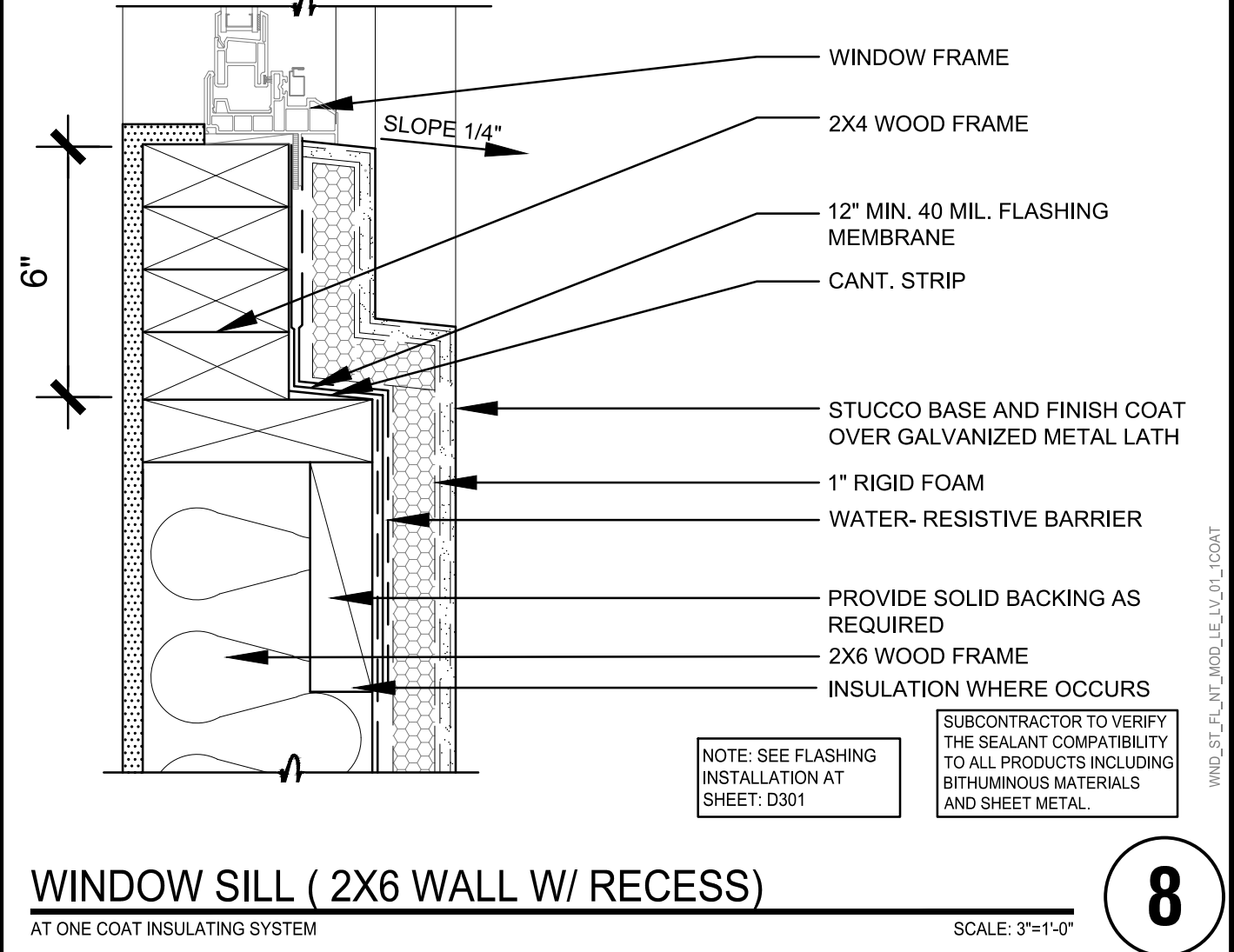
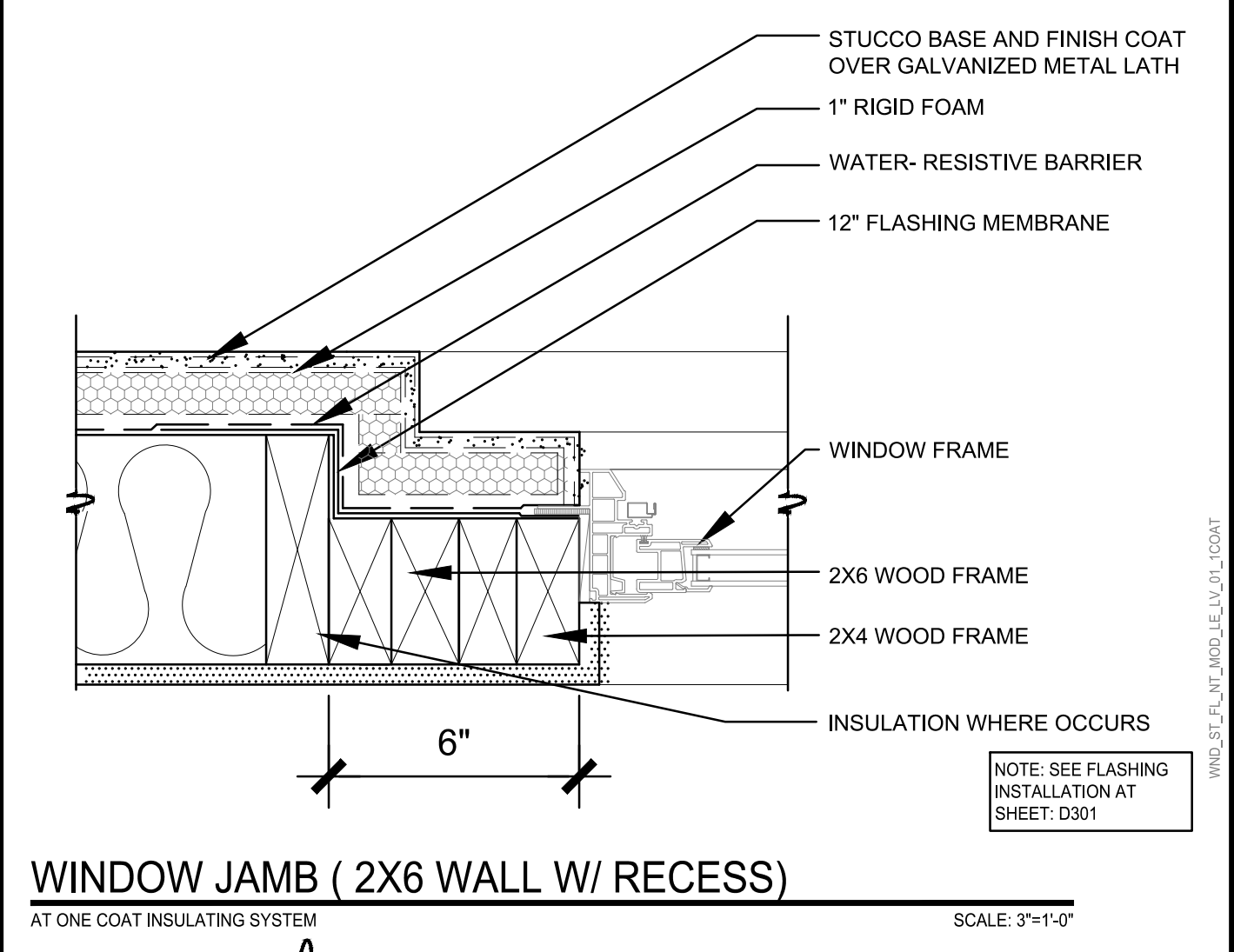
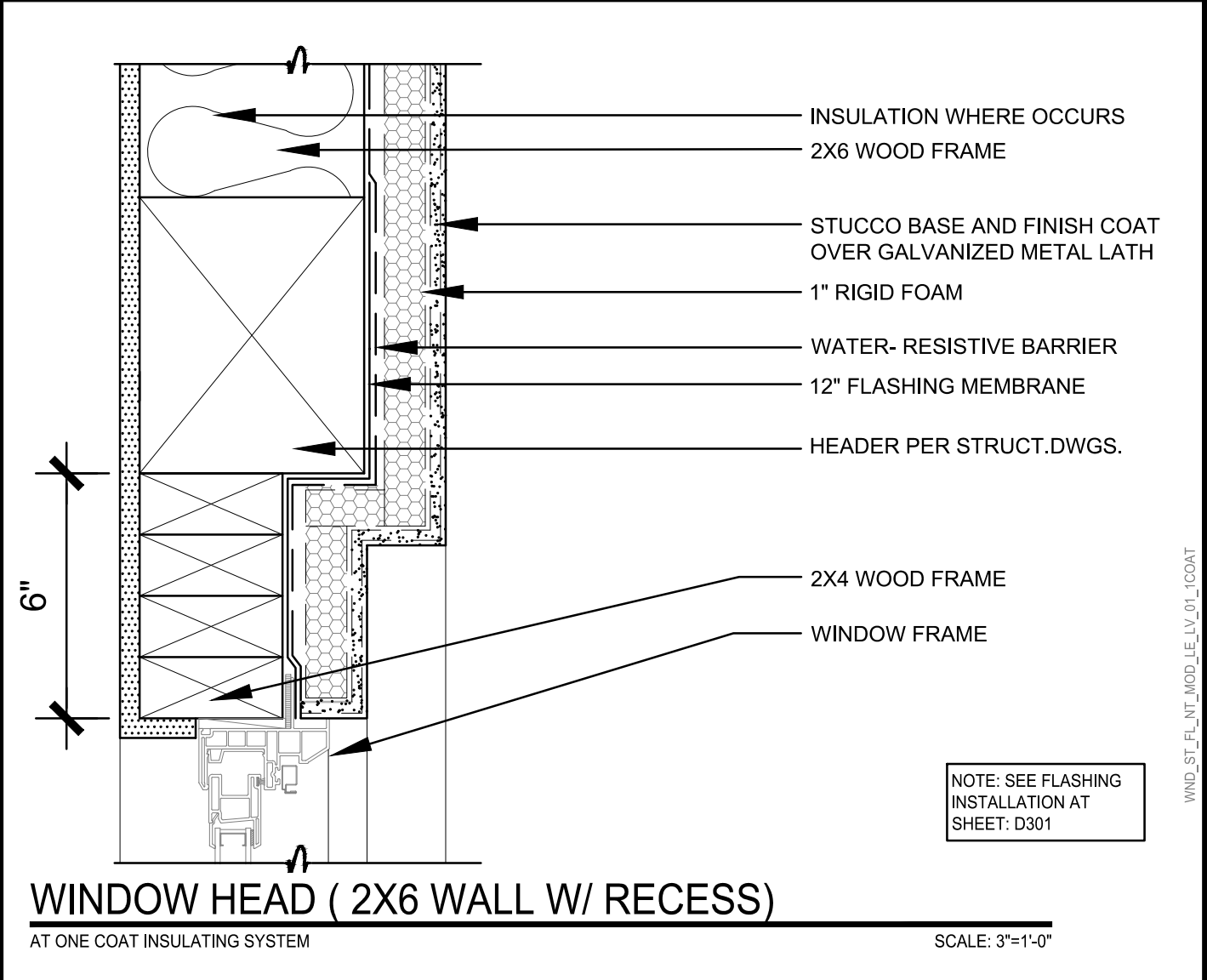
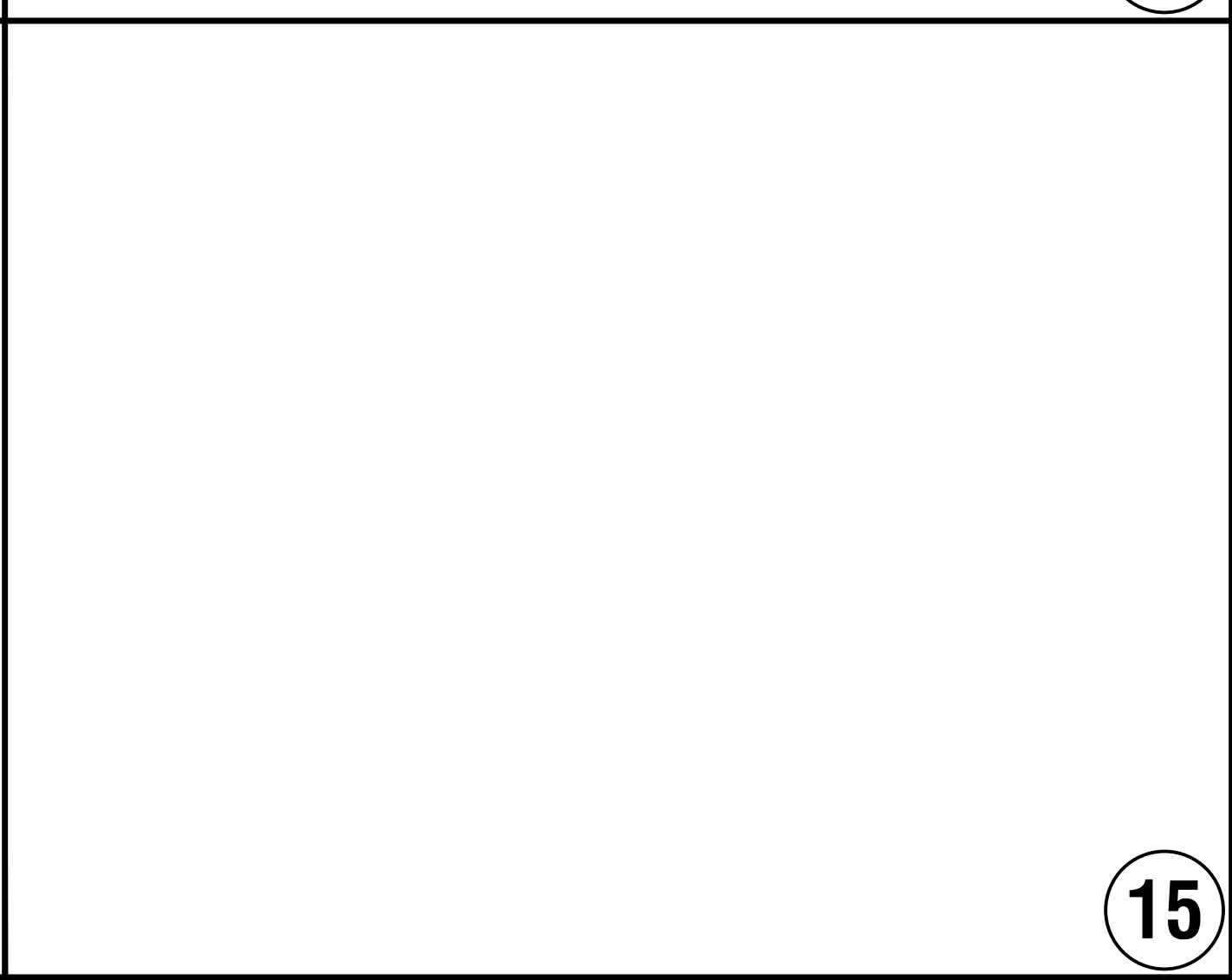
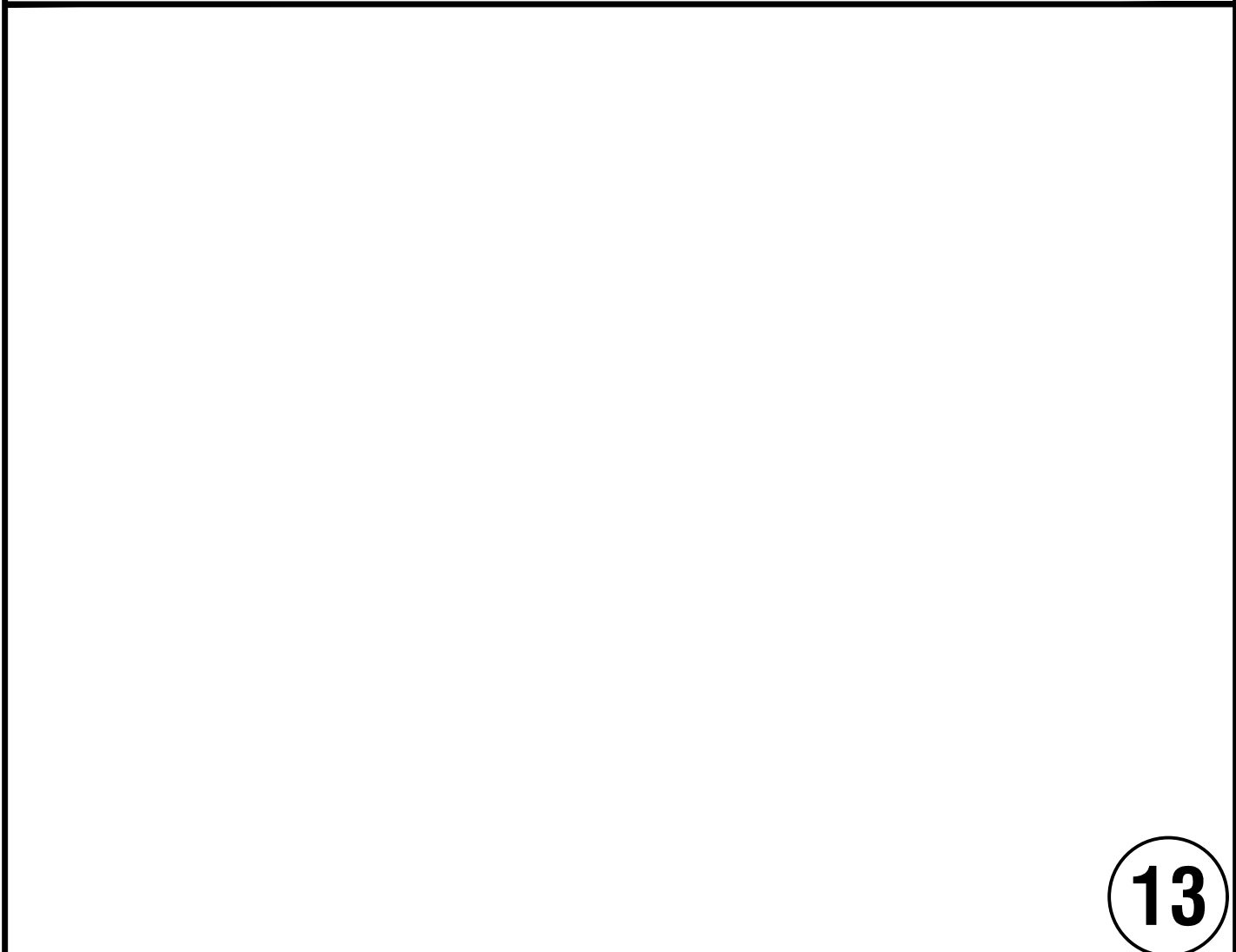
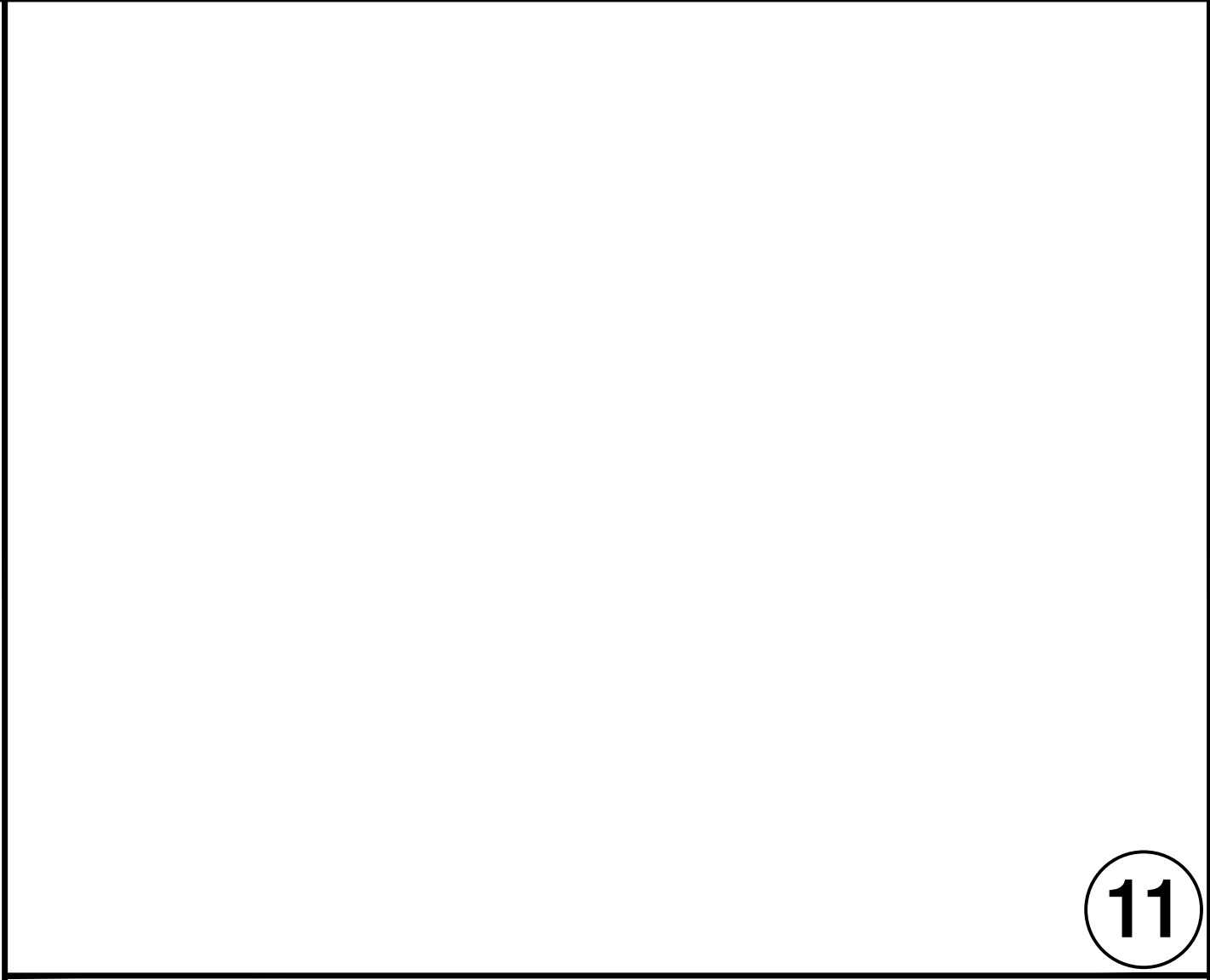
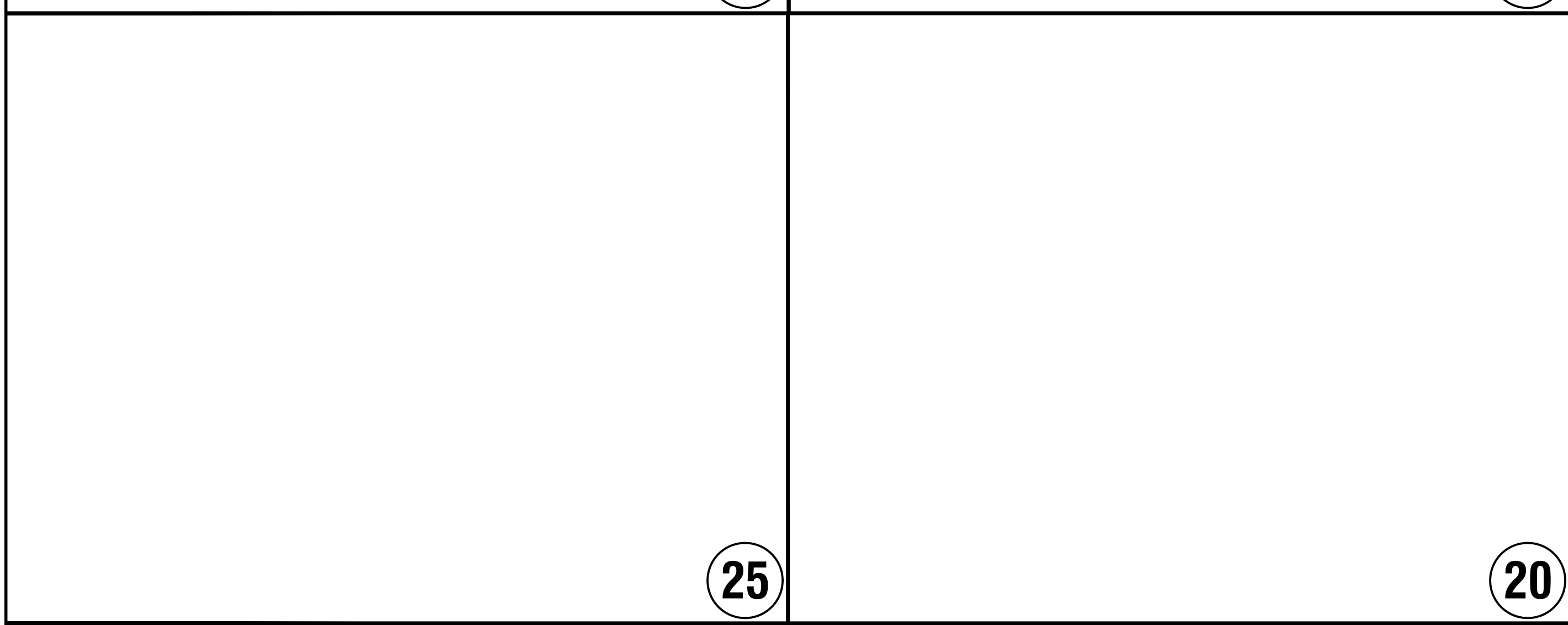
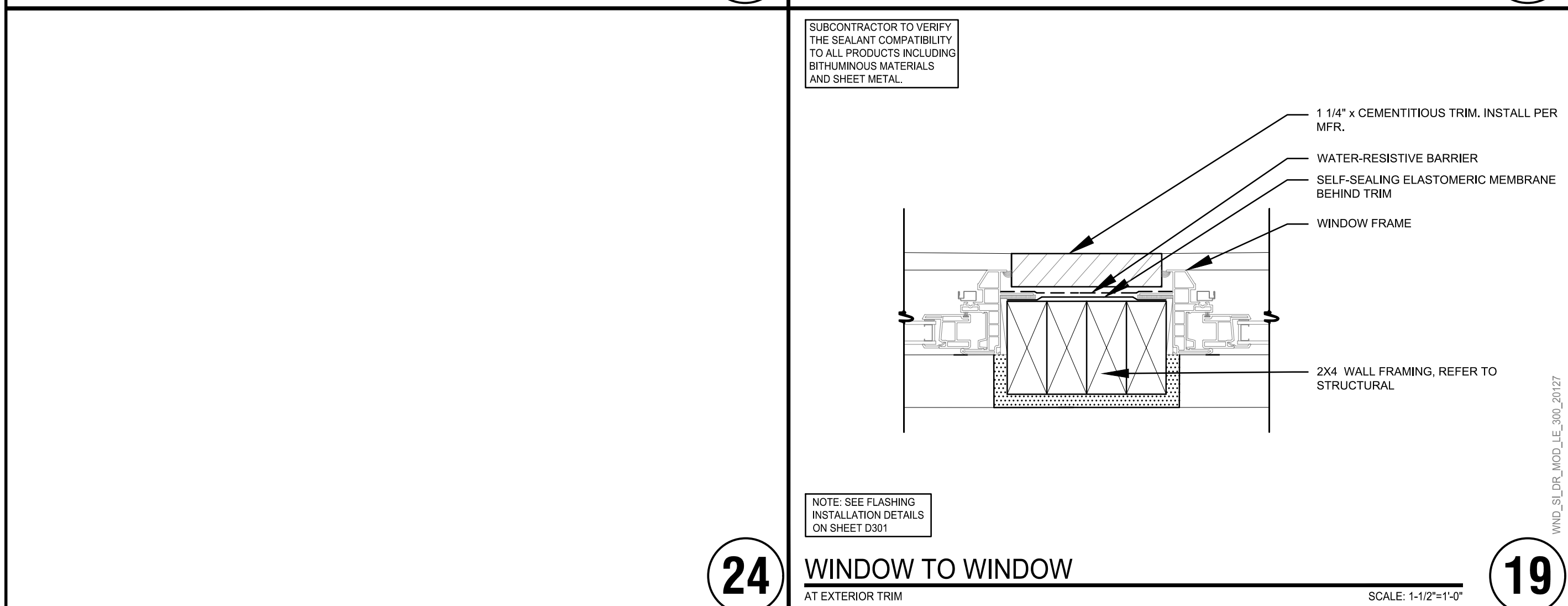
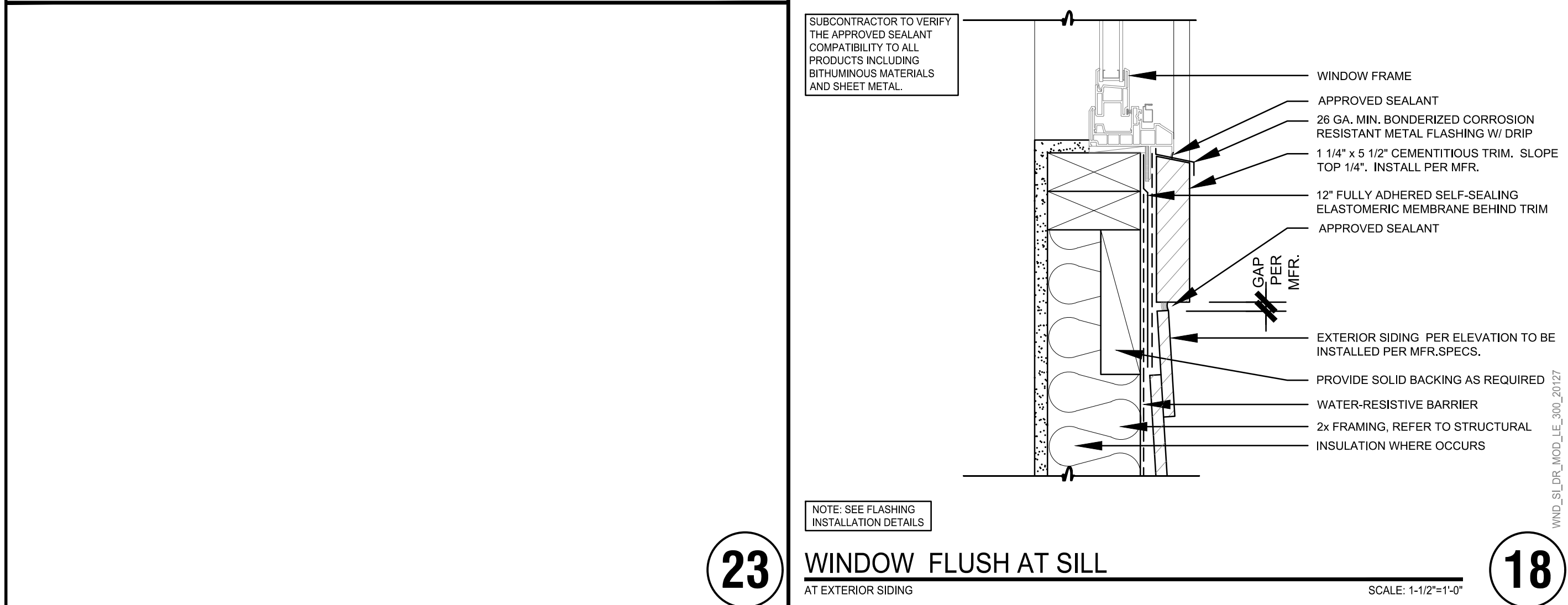
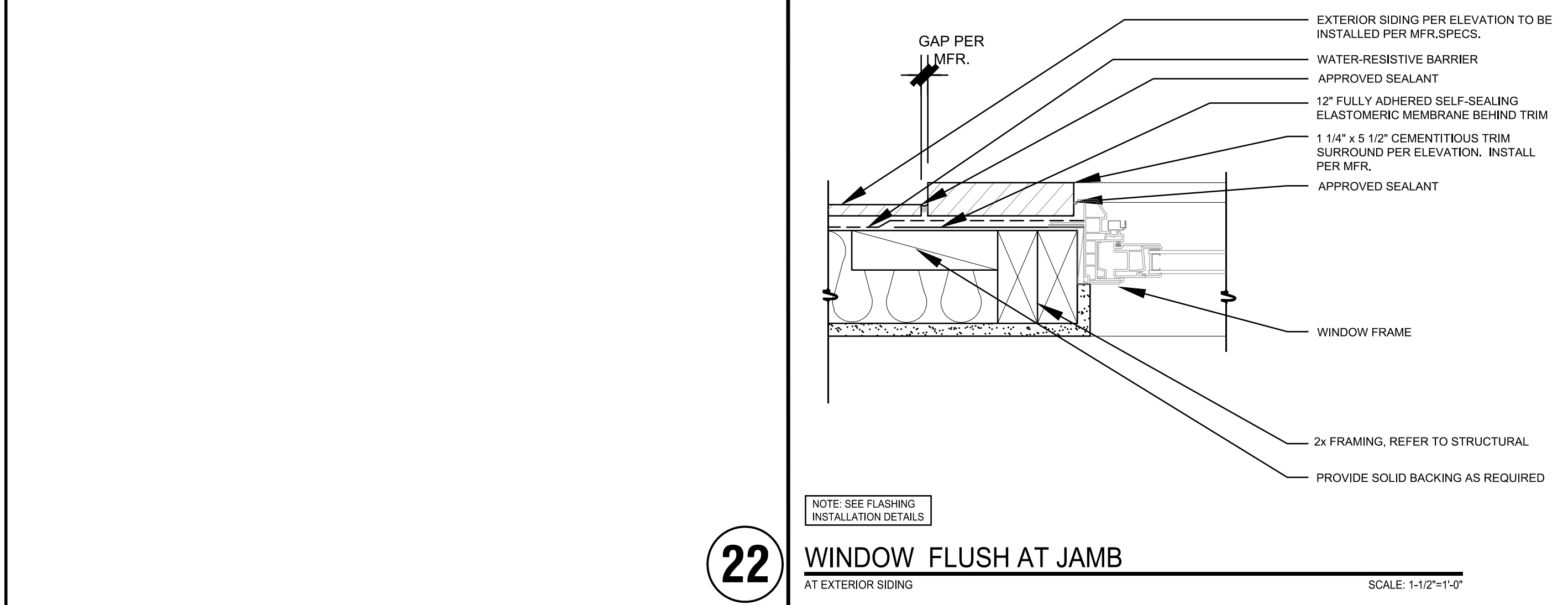
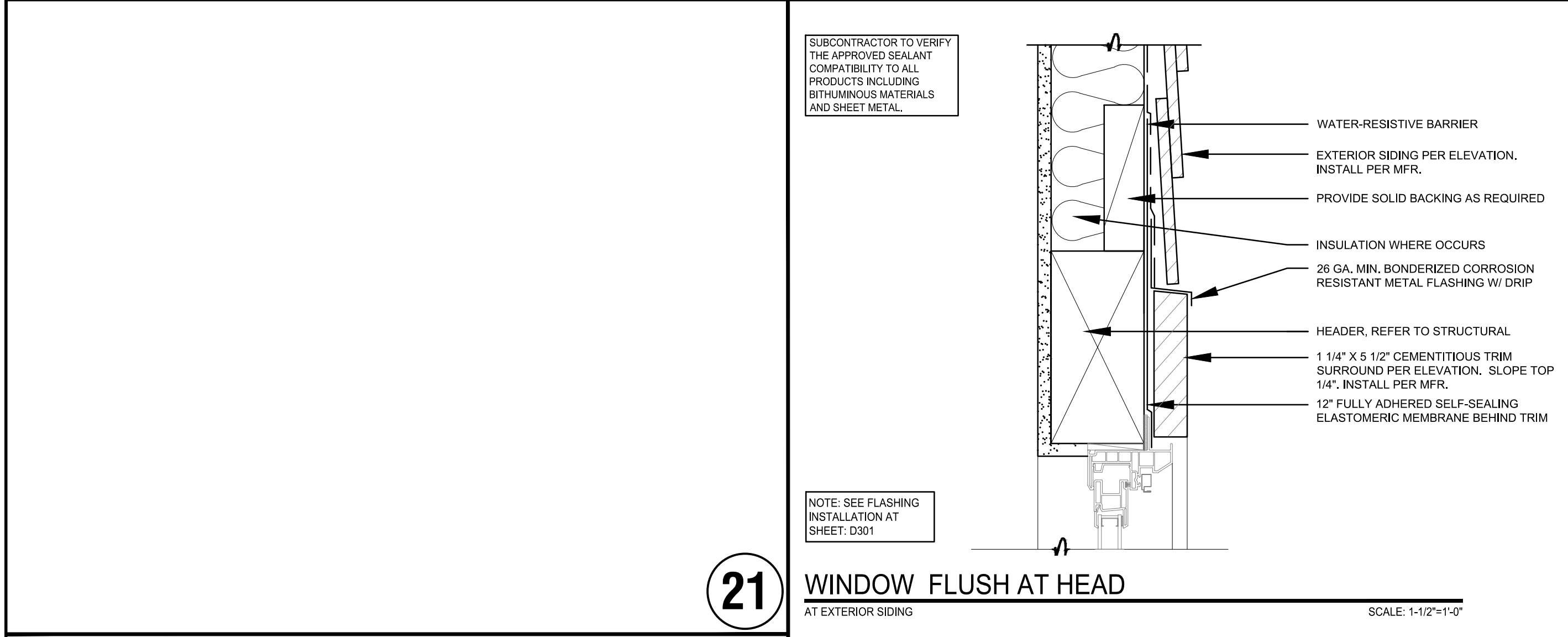
WINDOW RECESS SILL



FLUSH WINDOW FLASHING



PLOTTED BY: John Stout DATE: Dec. 07, 2022 03:07:02 PM FILE: P-20221115-221181Details2118-D300 Gen Window Details.dwg



ATELIER

SDK

LENNAR HOMES

LENNAR HOMES
9775 W. RUSSELL RD., STE. 400
LAS VEGAS, NEVADA 89148
WWW.LENNAR.COM

ASHER
SUNSTONE PARCEL "G"
CITY OF LAS VEGAS, NEVADA

LEGAL DISCLAIMER
SDK ATELIER INC. RESERVES ITS COPYRIGHT IN THESE DRAWINGS. DRAWINGS ARE NOT TO BE REPRODUCED, ALTERED OR COPIED IN ANY FORM OR DISTRIBUTED TO A THIRD PARTY WITHOUT OBTAINING THE WRITTEN CONSENT OF SDK ATELIER INC. IN THE EVENT OF UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, SDK ATELIER INC. HAS THE RIGHT TO SEEK LEGAL REMEDIES FOR DAMAGES OCCURRED.

© 2022 SDK ATELIER INC.
DELTA REVISIONS
2022_12_07-FIRST B.D. COMMENTS

DRAWN BY JS
JOB NUMBER 115-21119

ERNEST B. CORRILL
No. 8528
ARCHITECT
STATE OF NEVADA

WINDOW DETAILS
D302
PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

