

9275 WEST RUSSELL ROAD, SUITE #400  
LAS VEGAS, NV 89148  
(800) 509.9720

PLOT DATE: 12-07-2022



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.I.	WATER HEATER
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	MSP	MOTION SENSOR & ARCHITECT/ARCHED	W.D.	WOOD
ARCH.	ARCHITECT	M	MASTER	W.OUGHT 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	W.T.	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		
BLOCKING		MIR.	MIRROR		
BM.	BEAM	MISC.	MISCELLANEOUS		
		MNTD.	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	O.C.	ON CENTER		
COND.	CONDENSER	O.D.	OUTSIDE DIAMETER		
CONSTR.	CONSTRUCTION	O.PMG.	OPENING		
CONT.	CONTINUOUS	O.P.	OPPOSITE		
CTR.	CURTAIN ROD	O.P.T.	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		
EQU.	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		

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. Transmitt (7) days prior to commencement of construction operations to avoid delay.
- 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 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 1364.
- 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.

- 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."
- 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.

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.
- 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 >
- Fabrication, General: Use connections that maintain structural value of joined pieces. Shear and punch metals cleanly and accurately. Remove burrs.
- 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.
  - Fabricate 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.
- Layout out walls in advance for accurate spacing of surface bond patterns with uniform joint thickness 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.
- Slay solid brick-size 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."
- 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.

- 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 1364.
- 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.

- 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."
- 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.

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."
- 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.

1.2 PRODUCTS

- 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.
- 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.







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 834 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 elements, except floors, as detailed. Provide 1/4- to 1/2-inch-wide spaces at these locations and trim edges with U-head 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 floors 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 built-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. 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.

- M. 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 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 slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet manufacturer.

## SECTION 09900 - PAINTING

(SEE PAINTING SPECIFICATION BY OTHERS)

### 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. This Section includes surface preparation and field painting of exposed exterior and interior items and surfaces.
1. Surface preparation, priming, and finish coats specified in this Section are in addition to shop priming and surface treatment specified in other Sections.

- C. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to remain natural. If the paint schedules do not specifically mention an item or a surface, paint the item or surface the same as similar adjacent materials or surfaces whether or not schedules indicate colors. If the schedules do not indicate color or finish, the Architect will select from standard colors and finishes available.

- D. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels.
1. Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code-required labels or equipment name, identification, performance rating, or nameplate plates.

- E. Source Limitations: Obtain block fillers, primers, and undercoat materials for each coating system from the same manufacturer as the finish coats.

- F. Deliver materials to the Project Site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label.

- G. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F. Maintain containers in clean condition, free of foreign materials and residue. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.

- H. Project Conditions: Do not apply paint in snow, rain, fog, or mist; or when the relative humidity exceeds 85 percent; or at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

### 1.2 PRODUCTS

- A. Available Products: Subject to compliance with requirements, exterior paint colors that shall be incorporated into the Work will be as selected by the Interior Designer in the Architect.

- B. Material Compatibility: Provide block fillers, primers, undercoats, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

- C. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified. Paint-material containers not displaying manufacturer's product identification will not be acceptable.

- D. Colors: Provide exterior color selections as indicated in the Architect color schedule.

### 1.3 EXECUTION

- 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, refresh, 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

- G. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F. Maintain containers in clean condition, free of foreign materials and residue. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.

- H. Project Conditions: Do not apply paint in snow, rain, fog, or mist; or when the relative humidity exceeds 85 percent; or at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

### END OF SECTION

## SECTION 10305 - FACTORY BUILT FIREPLACES

### PART 1 GENERAL

#### 1.1 GENERAL

- A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, International Building 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. This Section includes surface preparation and field painting of exposed exterior and interior items and surfaces.
1. Surface preparation, priming, and finish coats specified in this Section are in addition to shop priming and surface treatment specified in other Sections.

- C. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to remain natural. If the paint schedules do not specifically mention an item or a surface, paint the item or surface the same as similar adjacent materials or surfaces whether or not schedules indicate colors. If the schedules do not indicate color or finish, the Architect will select from standard colors and finishes available.

- D. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels.
1. Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code-required labels or equipment name, identification, performance rating, or nameplate plates.

- E. Source Limitations: Obtain block fillers, primers, undercoats, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

- F. Deliver materials to the Project Site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label.

- G. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg F. Maintain containers in clean condition, free of foreign materials and residue. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.

- 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.

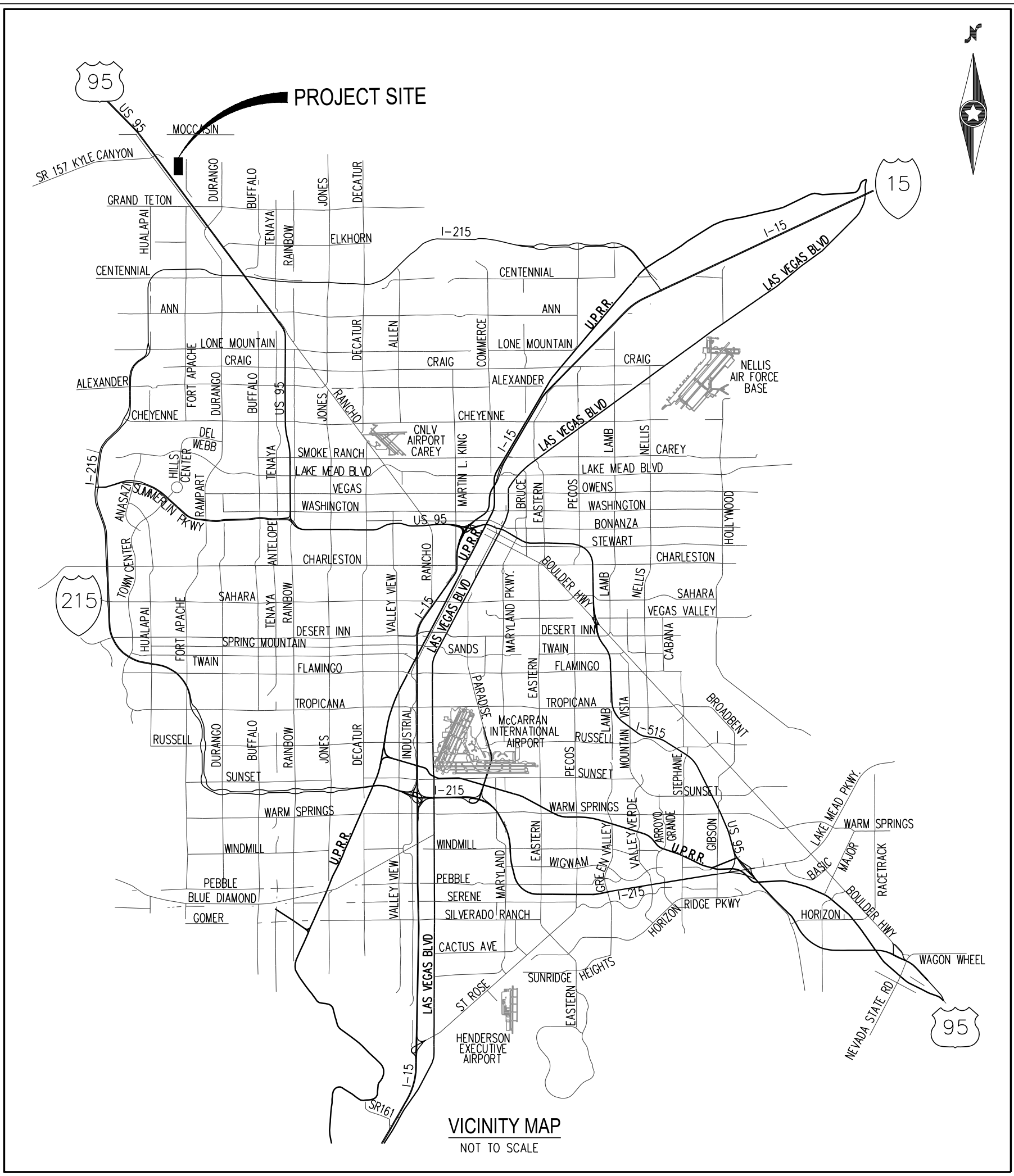
1. Stir material before application to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into material. If necessary, remove surface film and strain material before use.
2. Use only thinners approved by paint manufacturer and only within recommended limits.

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

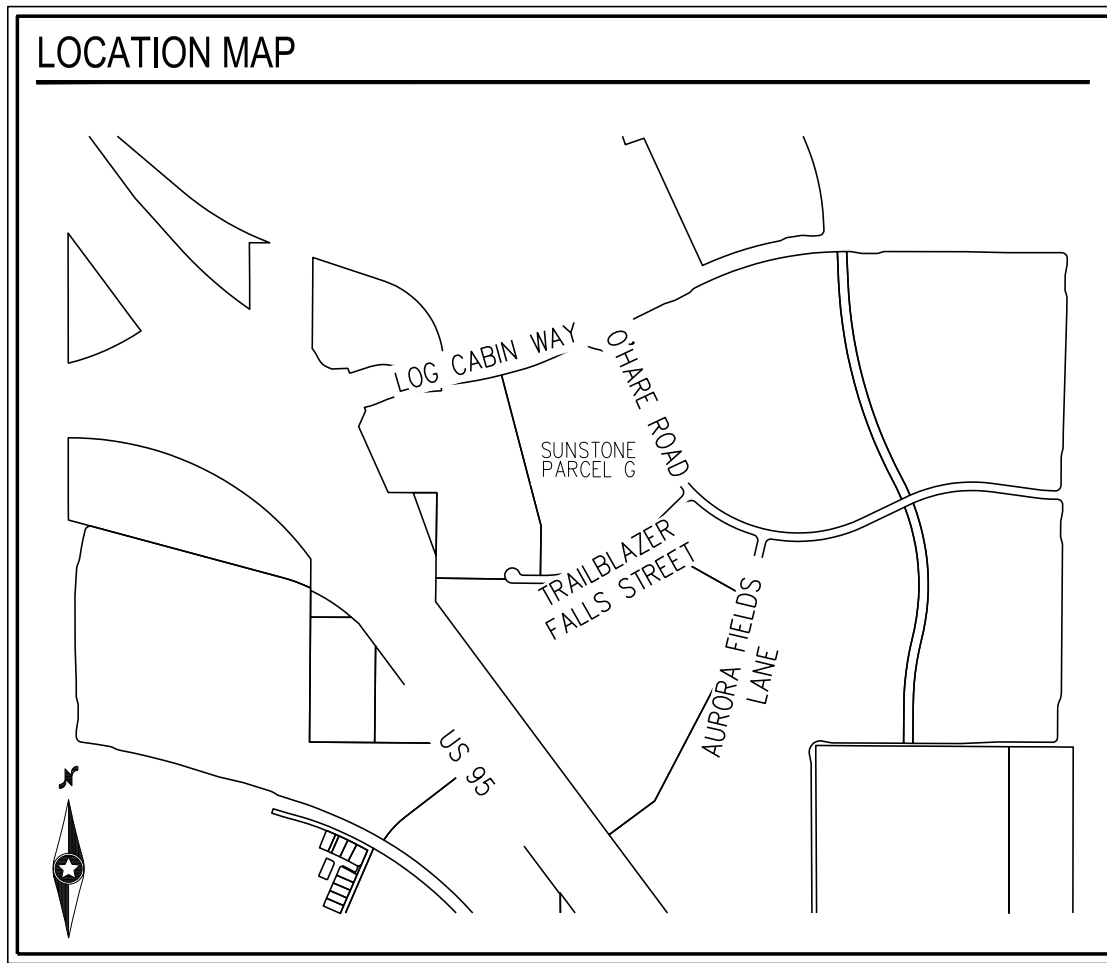
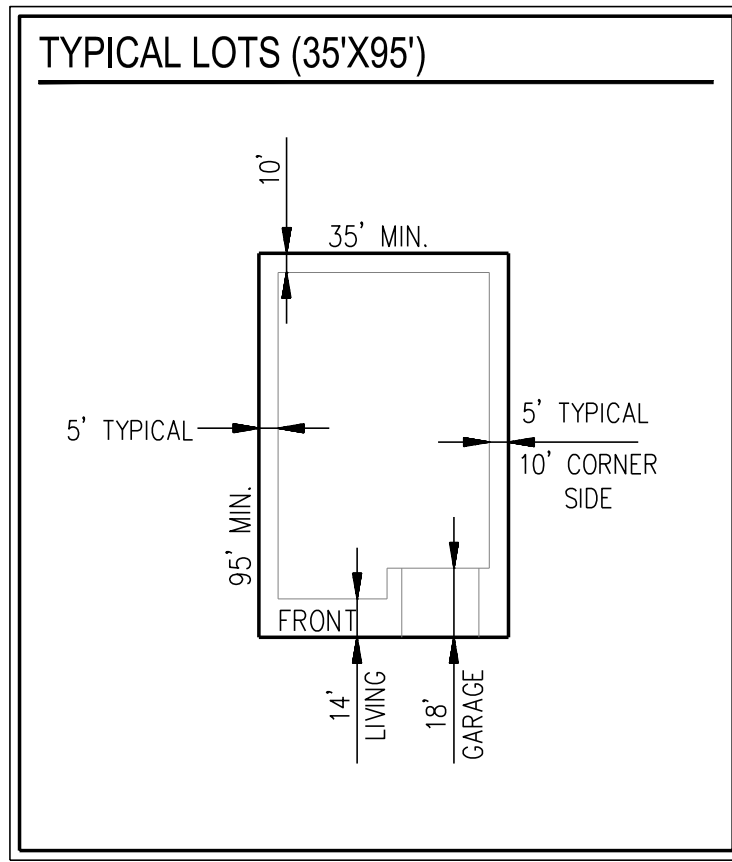
3. Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and where application of another coat of paint does not cause the undercoat to lift or lose adhesion.

- I. Application Procedures: Apply paints and





TENTATIVE MAP  
FOR  
SUNSTONE PARCEL G  
A SINGLE FAMILY PROJECT LOCATED IN  
THE CITY OF LAS VEGAS, NEVADA  
APN 125-06-710-001



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.

SETBACK (SUNSTONE R-SL)

FRONT (LIVING):	14'
GARAGE:	18'
SIDE YARD:	5'
CORNER SIDE:	10'
REAR:	10'

UTILITY SERVICES BY

WATER:	LAS VEGAS VALLEY WATER DISTRICT
SEWER:	CITY OF LAS VEGAS
GARBAGE:	REPUBLIC SERVICES OF SOUTHERN NEVADA
POWER:	NV ENERGY
TELEPHONE:	CENTURY LINK
NATURAL GAS:	SOUTHWEST GAS COMPANY

ESTIMATED AVERAGE DAILY  
SEWER CONTRIBUTIONS

132 UNITS X 250 GPD/UNIT = 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

OWNER INFORMATION

NORTHLAND, LLC  
9275 W RUSSELL ROAD, SUITE 400  
LAS VEGAS, NV 89148  
CONTACT: EFRAM BALIZAN

DEVELOPER INFORMATION

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

ENGINEER INFORMATION

WESTWOOD PROFESSIONAL SERVICES  
5725 W BADURA AVE, STE. 100  
LAS VEGAS, NV 89118  
PH: (702) 284-5300  
FX: (702) 284-5399  
CONTACT: MATT KEY

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 TO 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.

BASIS OF BEARING

SOUTH 00°22'12" WEST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 151, PAGE 14 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

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)

SITE DATA

APN NUMBERS:	125-06-710-001
GROSS AREA:	16.97± ACRES
NET AREA:	16.97± ACRES
CURRENT ZONING:	T-D
PROPOSED ZONING:	SUNSTONE R-SL
TOTAL LOT COUNT:	132
TOTAL DENSITY:	7.77 DU/AC
NO. OF COMMON ELEMENTS:	13
MINIMUM LOT SIZE:	3,325 SF
MAXIMUM LOT SIZE:	7,470 SF (LOT 89)
AVERAGE LOT SIZE:	3,798 SF

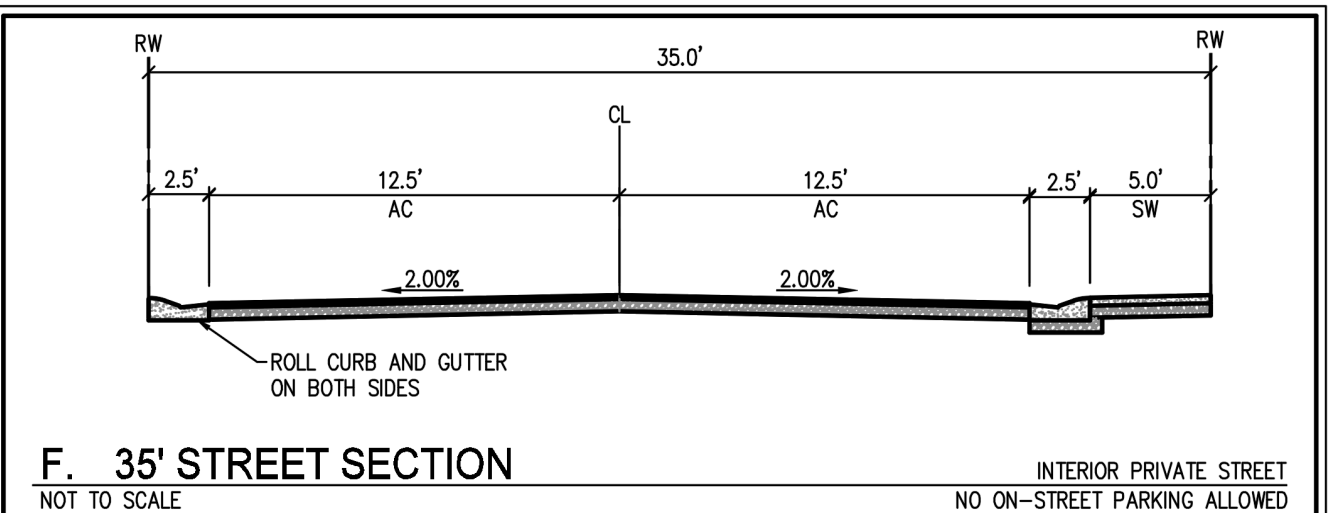
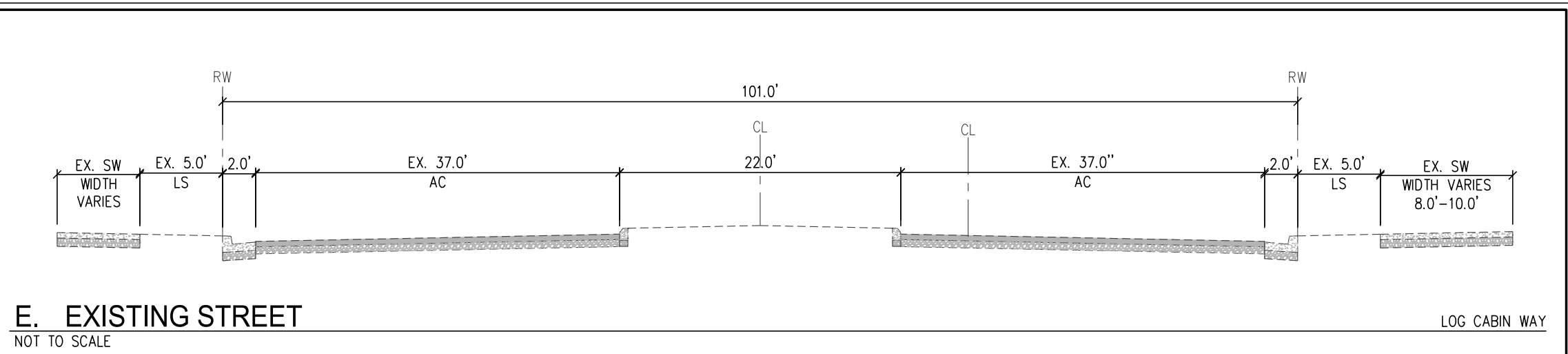
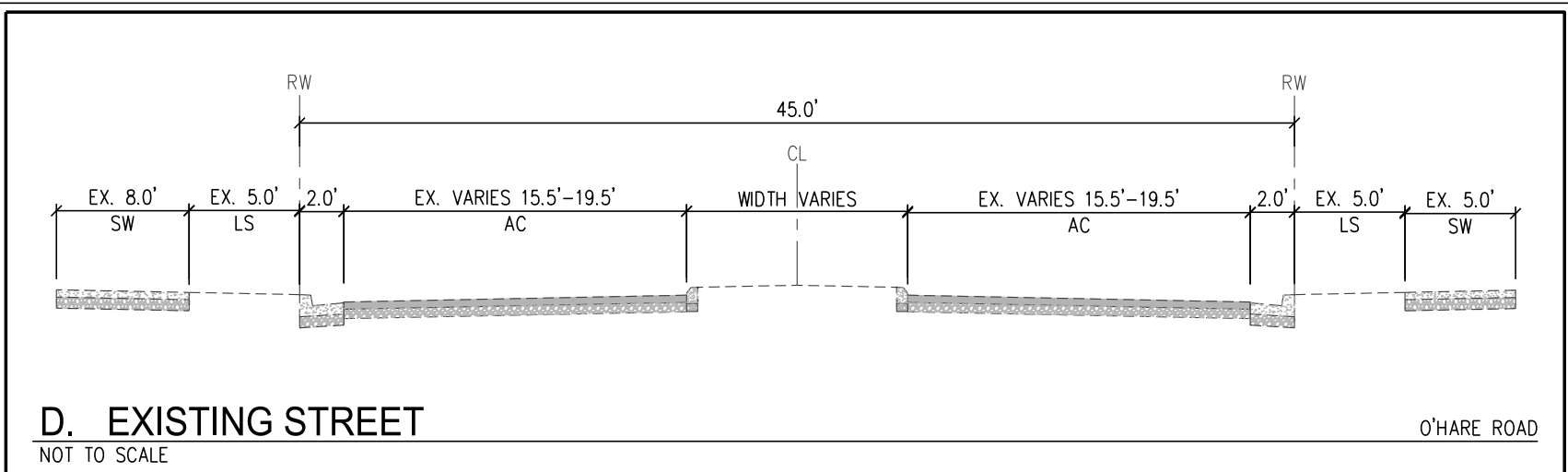
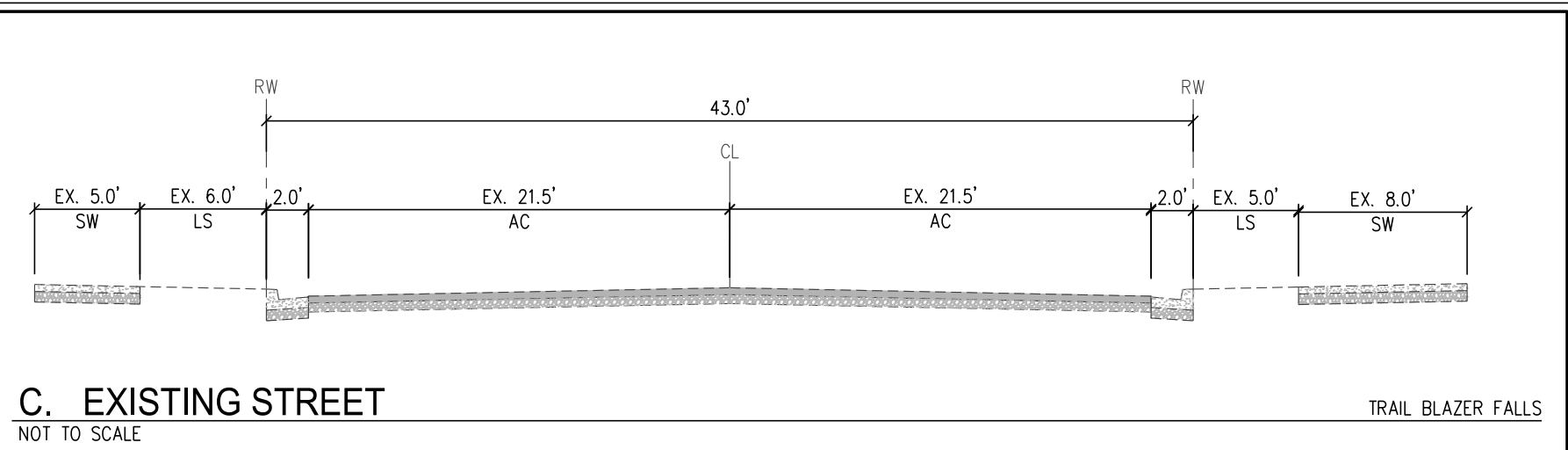
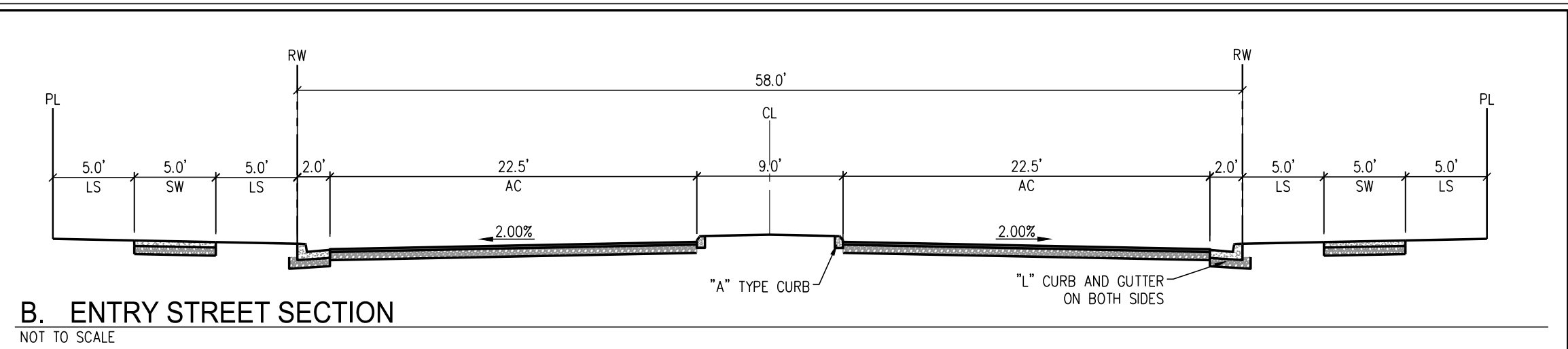
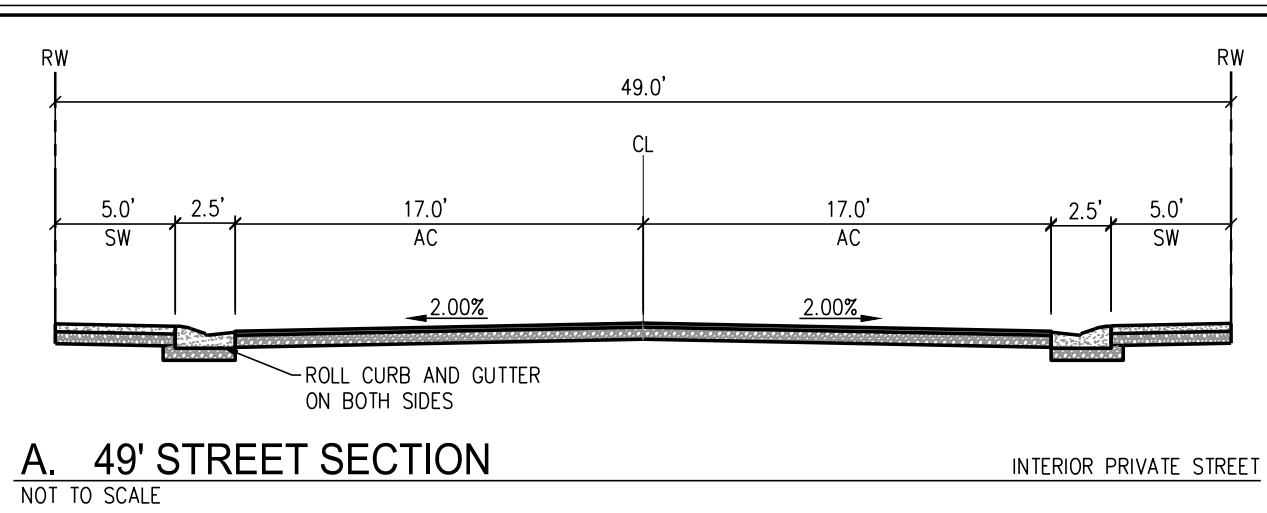
PARKING ANALYSIS

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 C&R'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, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.
7. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY CONNECTION TO EXISTING 12" WATER MAIN LOCATED IN O'HARE RD AND LOG CABIN WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 8" STUBS LOCATED IN O'HARE 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

Westwood

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

DATE: 7/22/2021

DRAFTER: AMM

DESIGNER: HN

CHECKED: HN

PROJECT NO.  
LEN2102.002

TM-1

SHEET 1 OF 3

LAS VEGAS, NEVADA

LENNAR

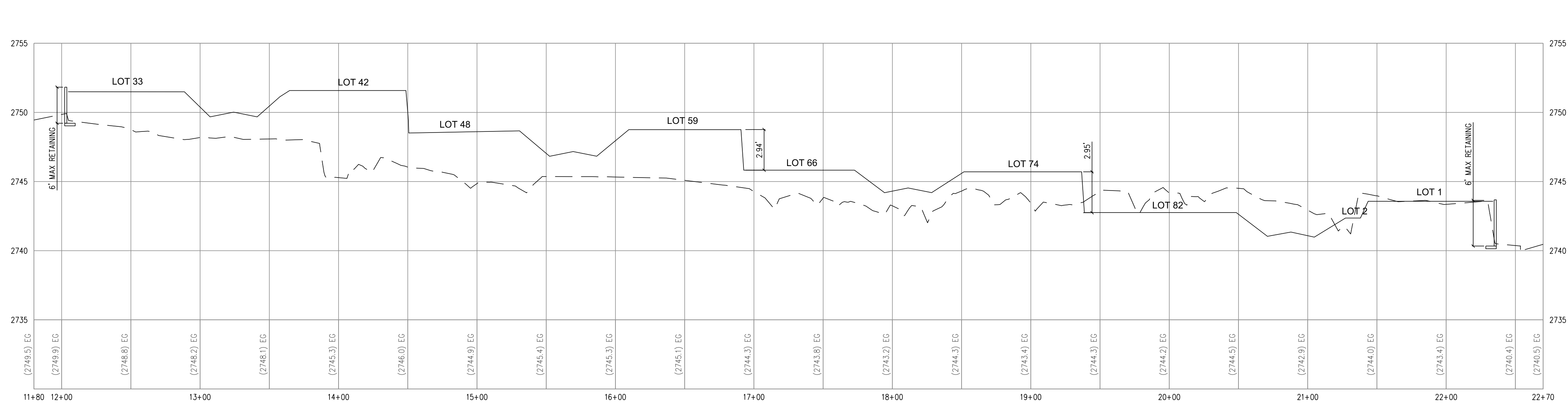
SUNSTONE PARCEL G  
COVER SHEET



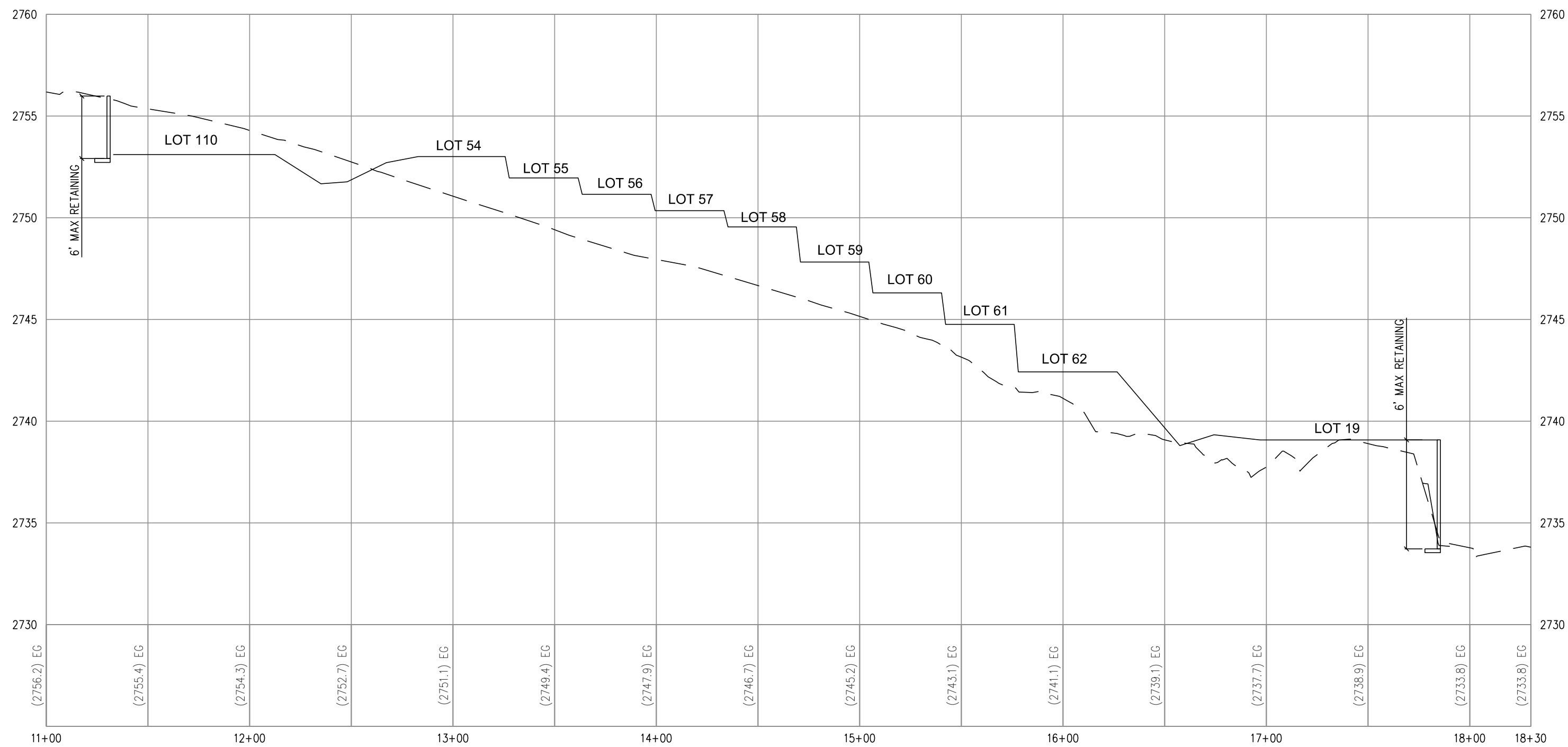




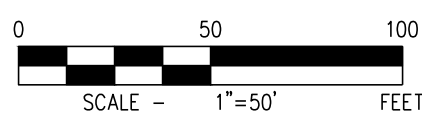
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1. NORTHWEST TO SOUTHEAST - PROFILE VIEW



2. WEST TO EAST - PROFILE VIEW



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
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	SIGHT VISIBILITY ZONE
	WROUGHT IRON FENCE
	RETAINING WALL
	DECORATIVE PERIMETER WALL
	DECORATIVE PERIMETER RETAINING WALL

**Westwood**

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

DATE	BY	APP.

DESCRIPTION	NO.

LAS VEGAS, NV

**LENNAR**

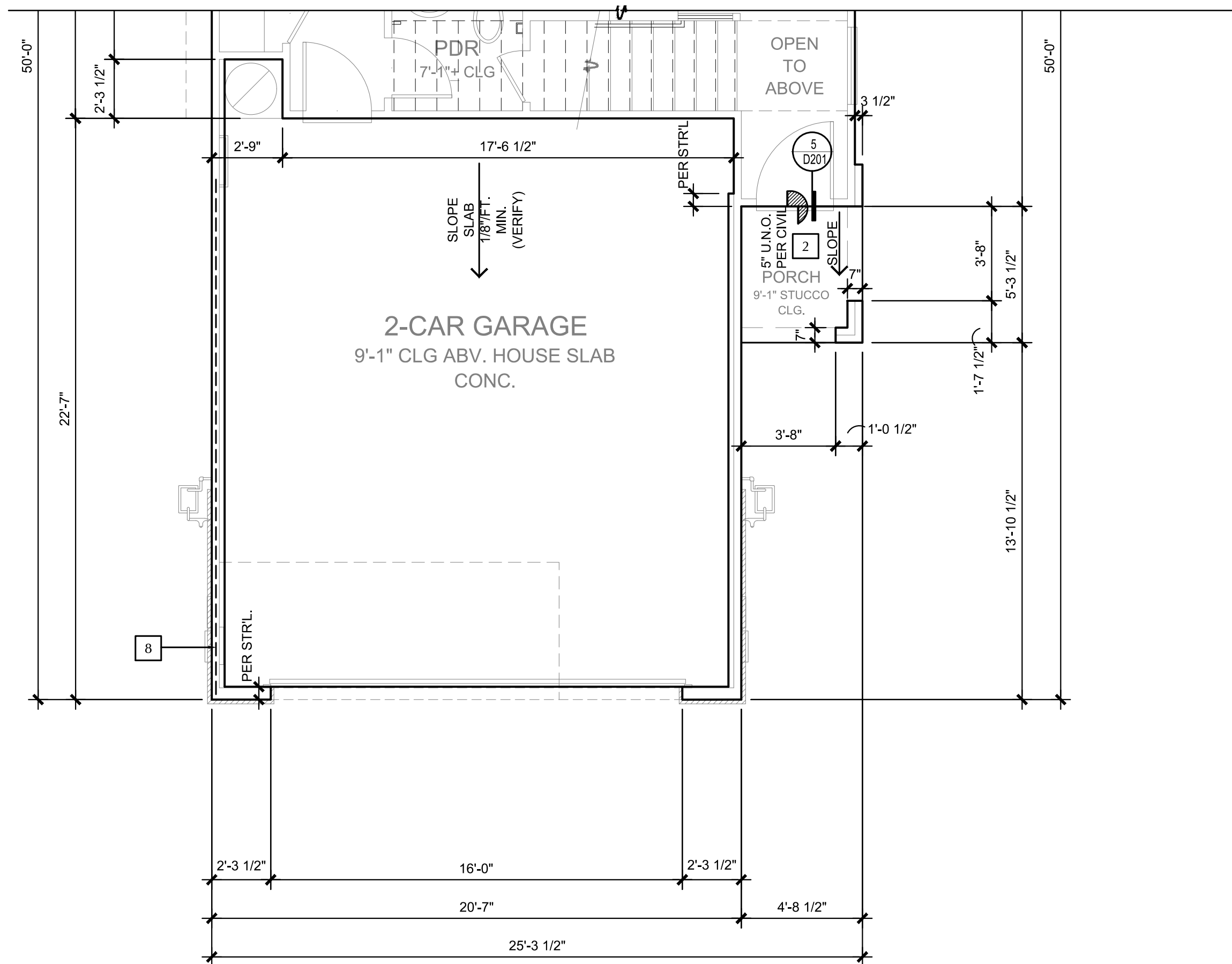
SUNSTONE PARCEL G  
TENTATIVE MAP III

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

TM-3
SHEET 3 OF 3

FOR REFERENCE

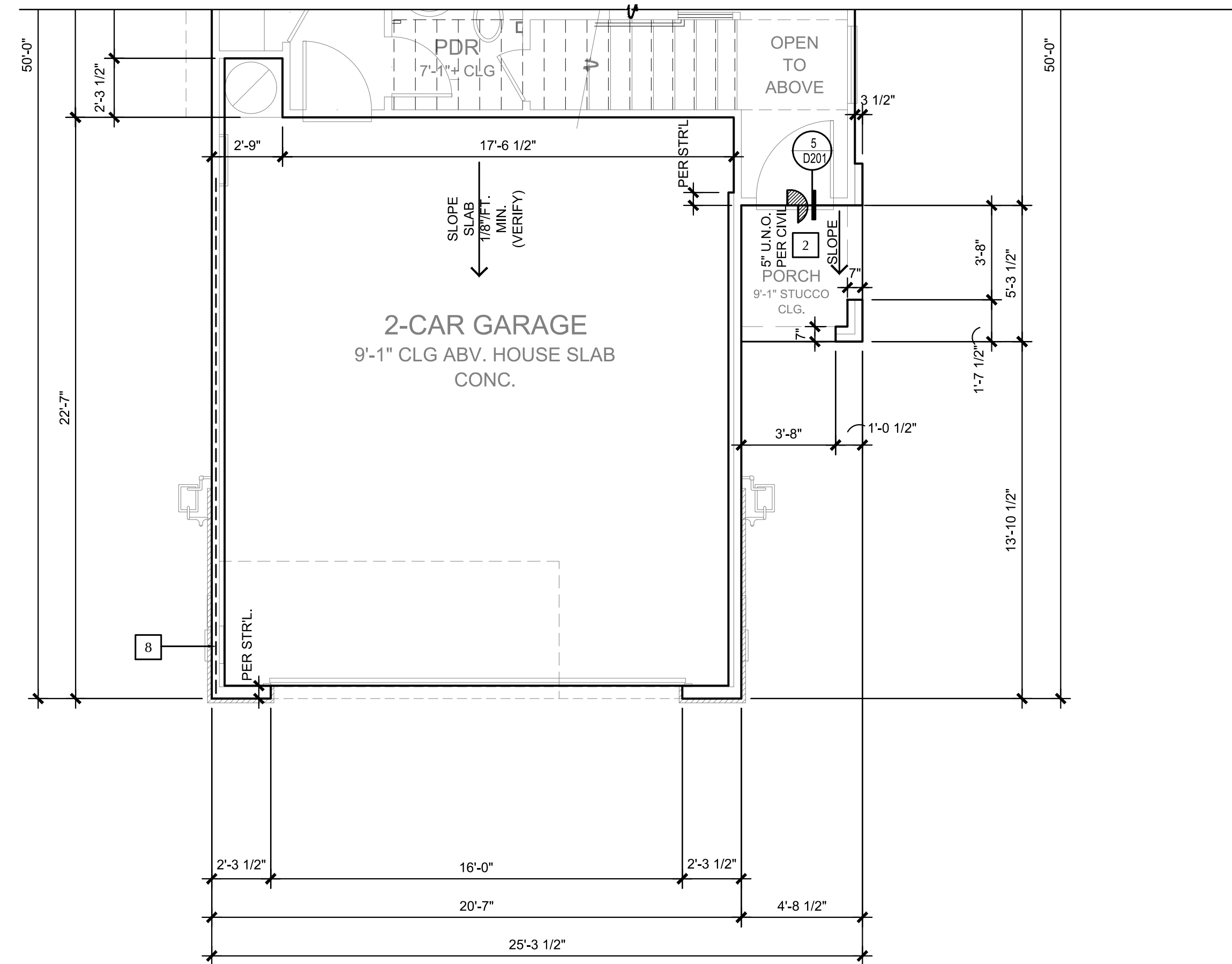




MODERN PRAIRIE

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

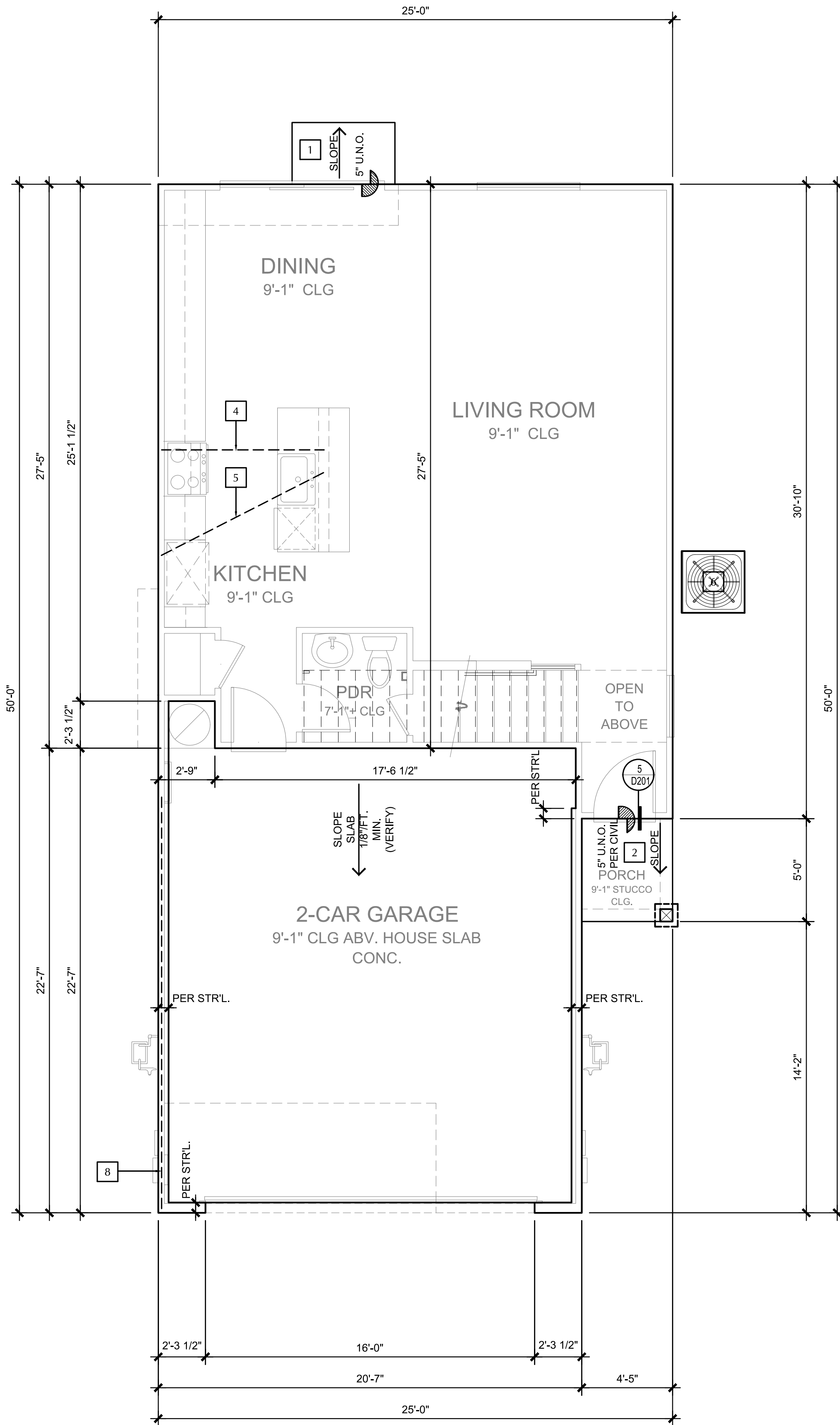
ADDENDUM PLANS ARE DRAWN TO SHOW INFORMATION WHICH  
DIFFERS FROM MAIN PLANS. REFER TO MAIN PLANS FOR ADDITIONAL  
INFORMATION NOT SHOWN HERE.



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.



## MID CENTURY MODERN

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

## 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. PROVIDE 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 OF  
DROP TO LEVEL LANDING AT DOORS.



INDICATES DOWNSPOUT LOCATION - BLOCK OUT FOOTING

ATELIER



**LENNAR®**

**LENNAR HOMES**

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

WWW.LENNAR.COM

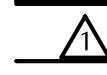
ASHER  
SUNSTONE PARCEL "G"  
CITY OF LAS VEGAS, NEVADA

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DELTA REVISIONS



2022\_12\_07-FIRST B.D. COMMENT

[illegible]

DRAWN BY	JS
JOB NUMBER	115-21119



PLAN 1624-4A, 4B & 4C  
SLAB PLANS

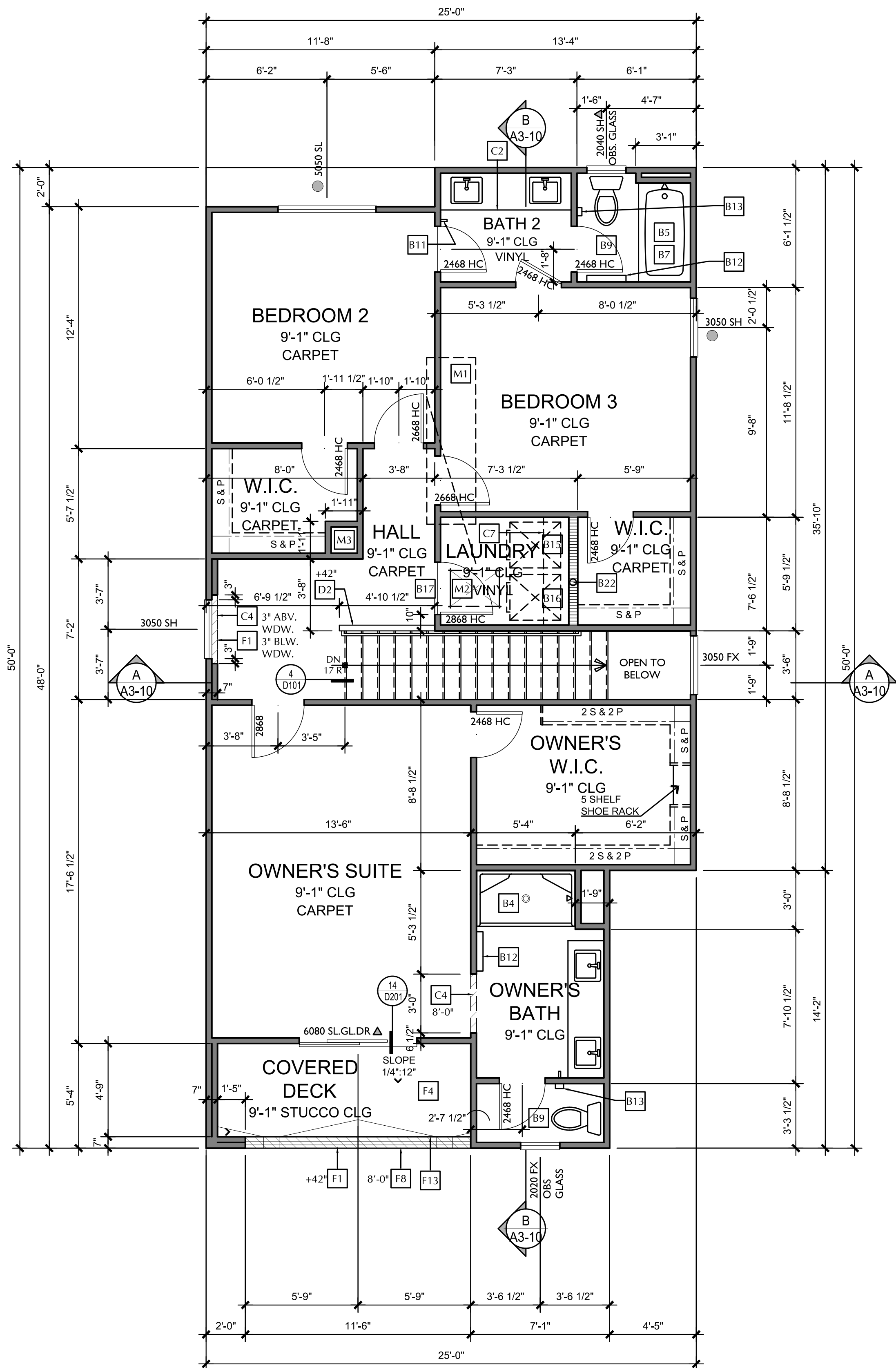
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PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

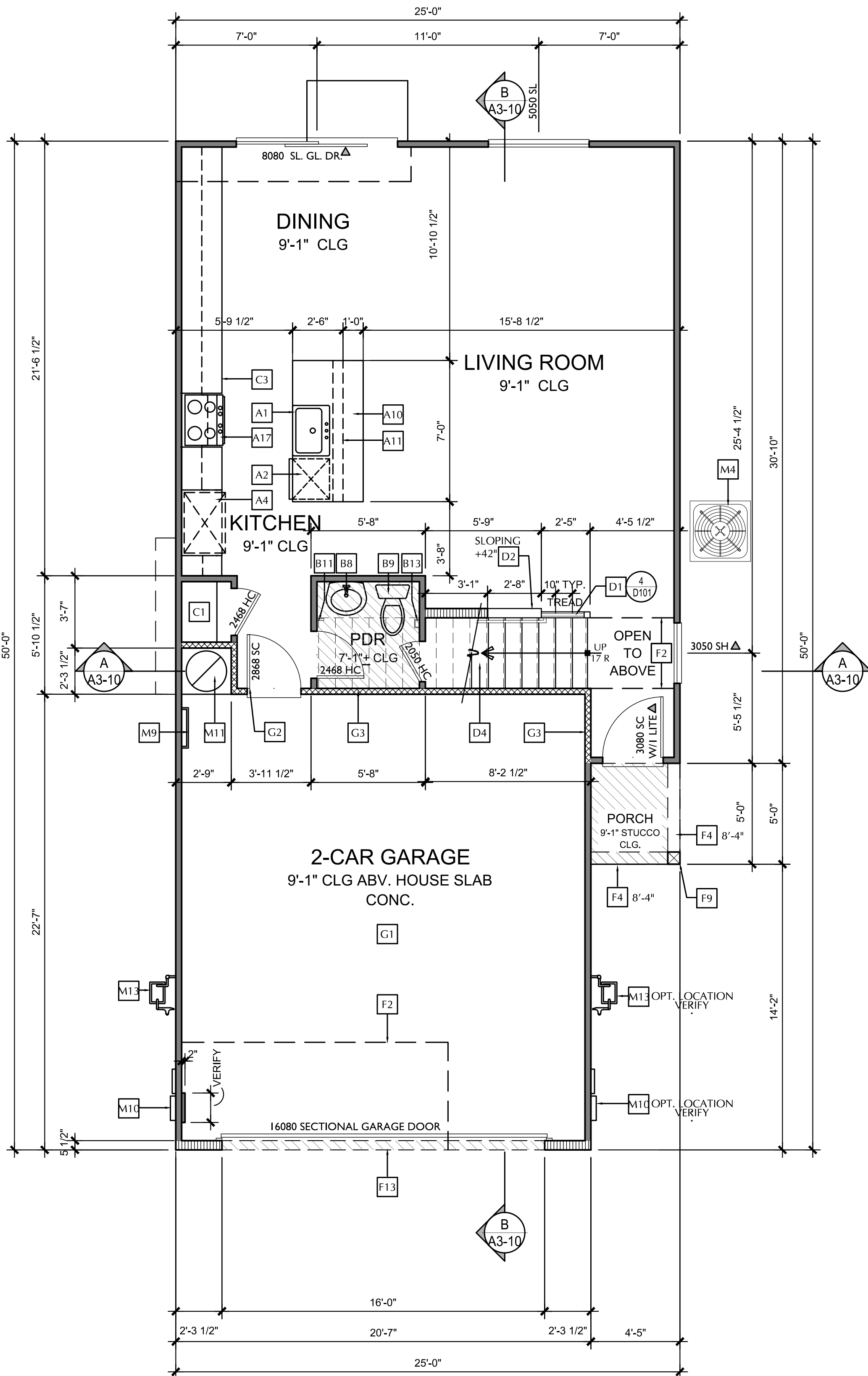


PLOTTED BY: John Situt DATE: Dec. 07, 2022 03:04:09 PM FILE: P-2022115-22118Production\22118\_A3-1\_3A FLOOR PLANS.dwg



SECOND FLOOR PLAN  
MID CENTURY MODERN

PLAN 1624-A  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
MID CENTURY MODERN

PLAN 1624-A  
SCALE: 1/4" = 1'-0"

PLAN 1624-A, B & C SQ. FOOTAGE

3 BEDROOM / 2.5 BATHS / 2-CAR GARAGE

FIRST FLOOR PLAN	695 SQ. FT.
SECOND FLOOR PLAN	1,029 SQ. FT.
TOTAL	1,724 SQ. FT.

2-CAR GARAGE	464 SQ. FT.
COVERED ENTRY ("A" & "C")	22 SQ. FT.
COVERED ENTRY ("B")	25 SQ. FT.

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: EFENZI 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 PANTY - 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.

- G1 GARAGE 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.

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LENNAR HOMES

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SUNSTONE PARCEL "C"  
CITY OF LAS VEGAS, NEVADA

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DELTA REVISIONS

2022\_12\_07-FIRST B.D. COMMENTS

PLAN 1624-A  
FLOOR PLAN

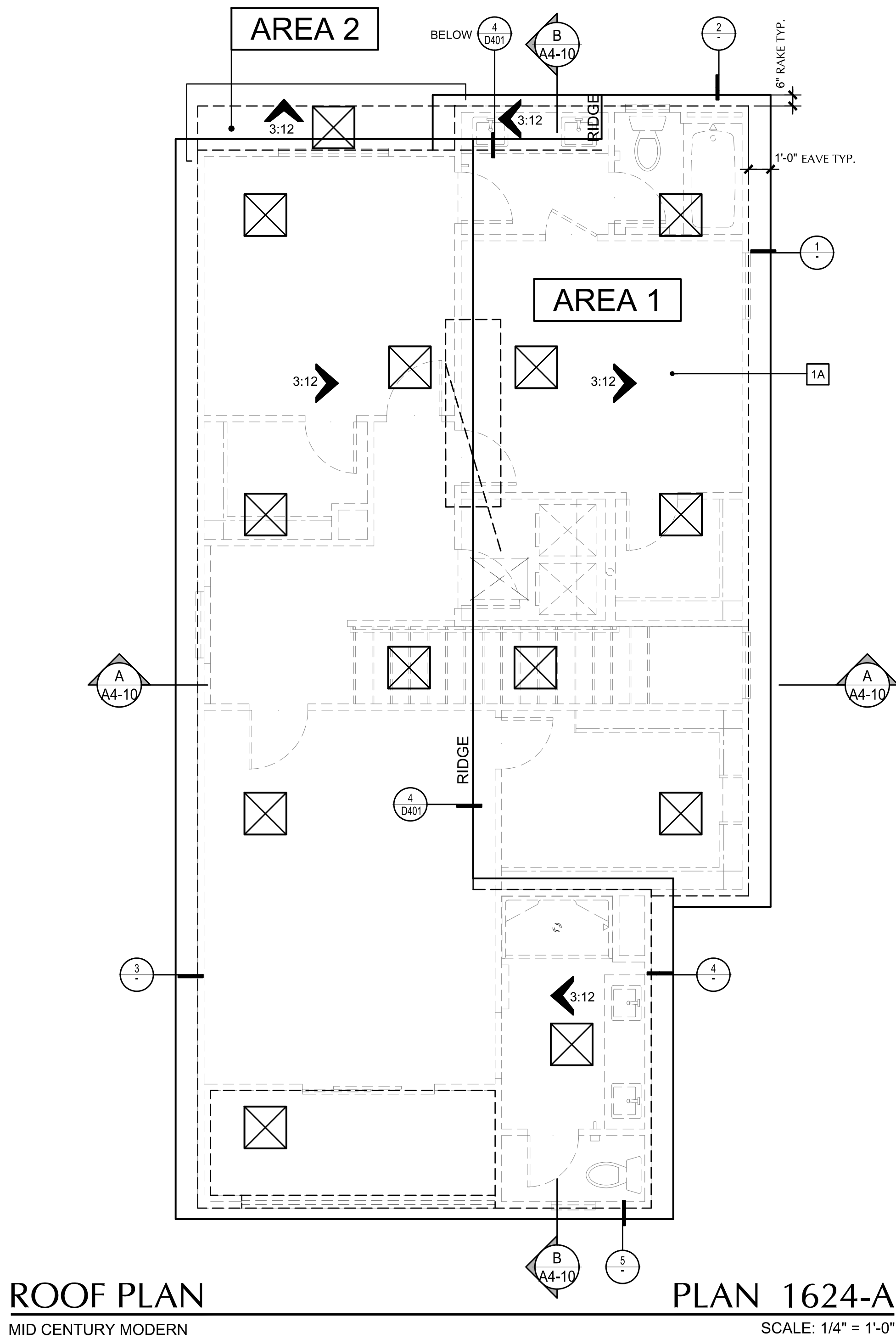
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PLOT DATE:

12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL



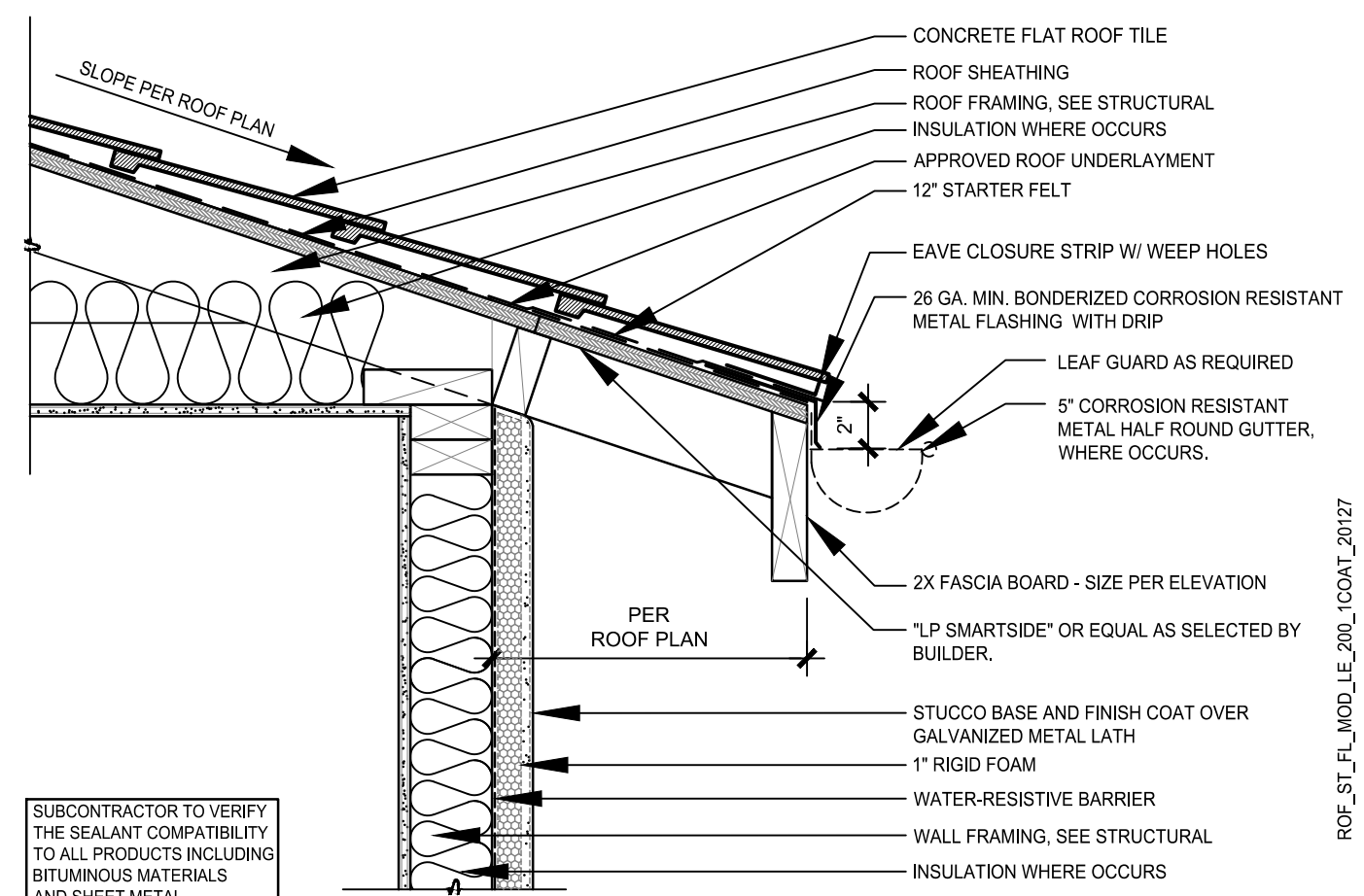


ROOF PLAN

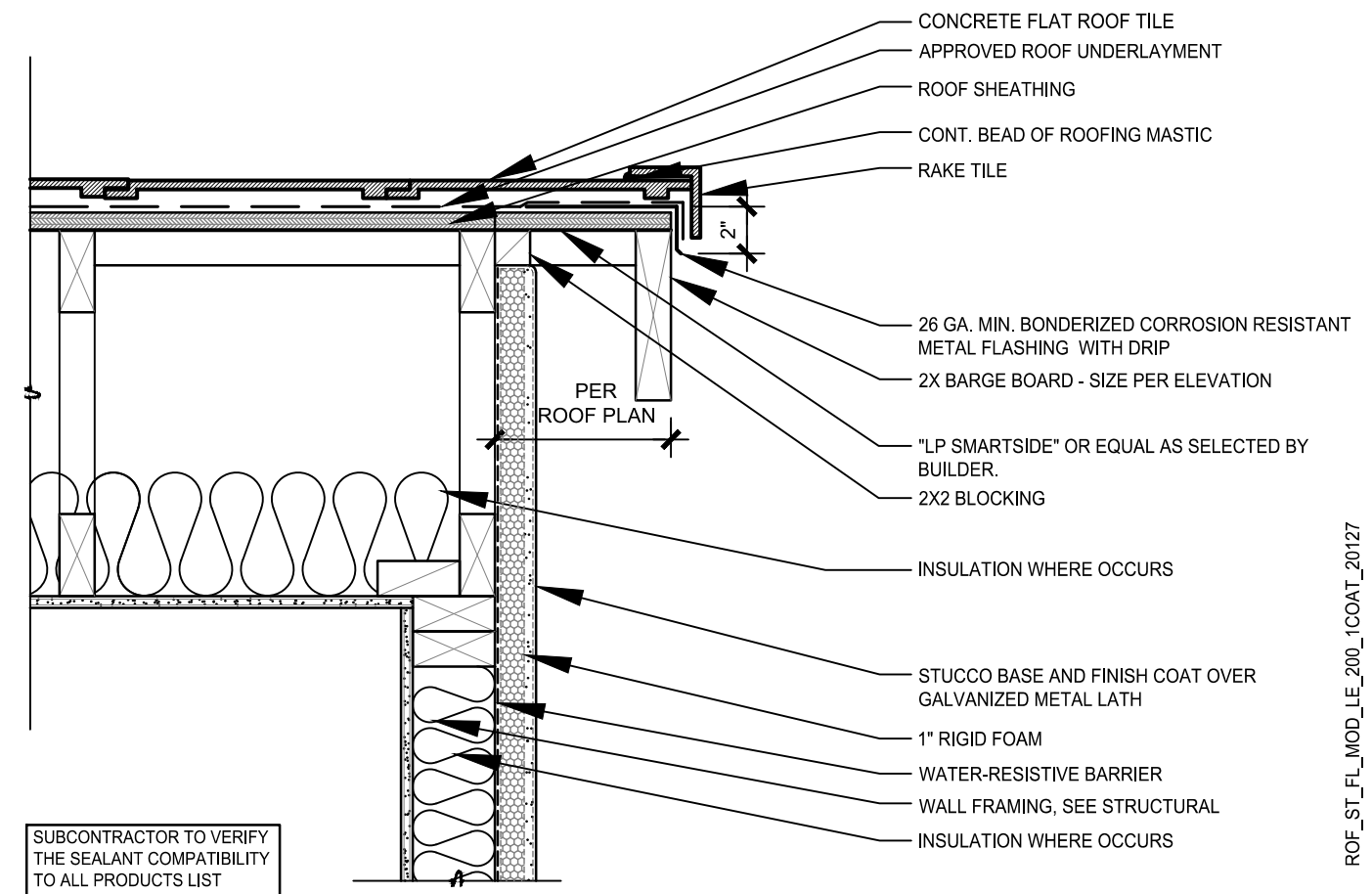
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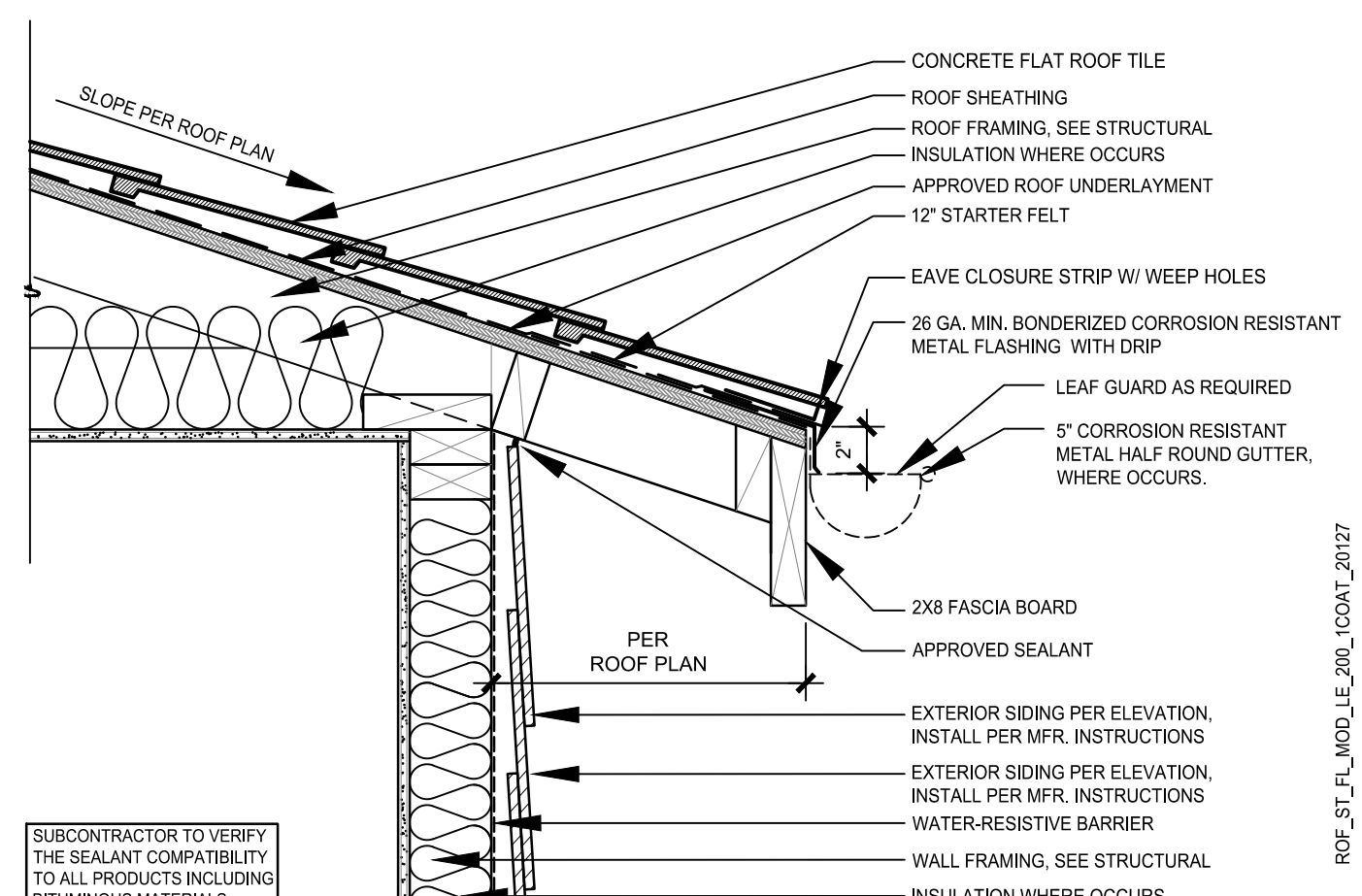
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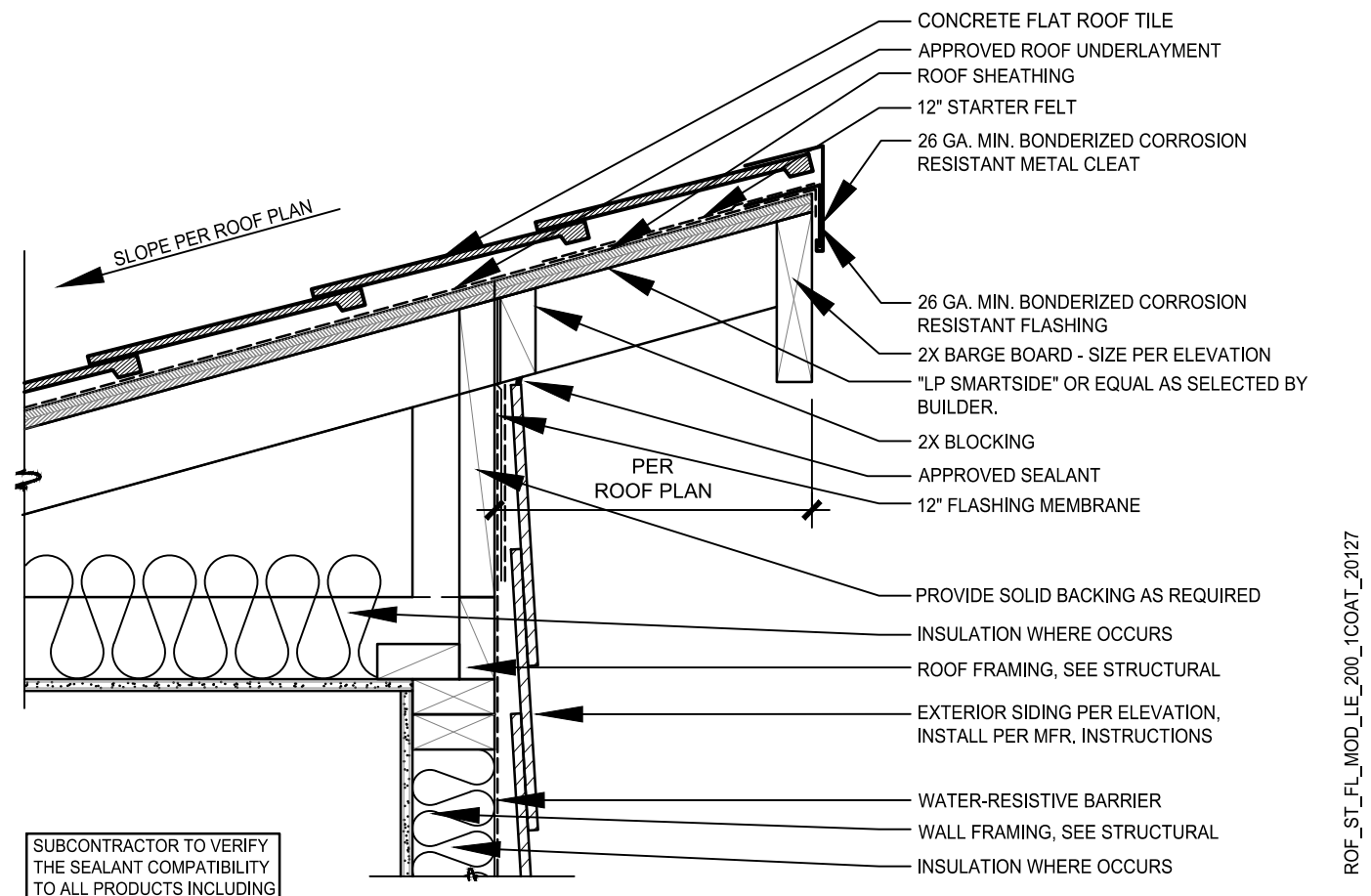
**EAVE AT FLAT CONC. TILE** (ALL EXPOSED WOOD TO BE BACK-PRIMED)  
 AT ONE COAT INSULATING SYSTEM SCALE: 1"=1/2"=1'-0"



**RAKE AT FLAT CONC. TILE** (ALL EXPOSED WOOD TO BE BACK-PRIMED)  
AT ONE COAT INSULATING SYSTEM SCALE: 1 1/2"=1'-0" **2**



EAVE AT FLAT CONC. TILE (ALL EXPOSED WOOD TO BE BACK-PRIMED)  
 AT EXTERIOR SIDING SCALE: 1"=12"=1'-0" 3

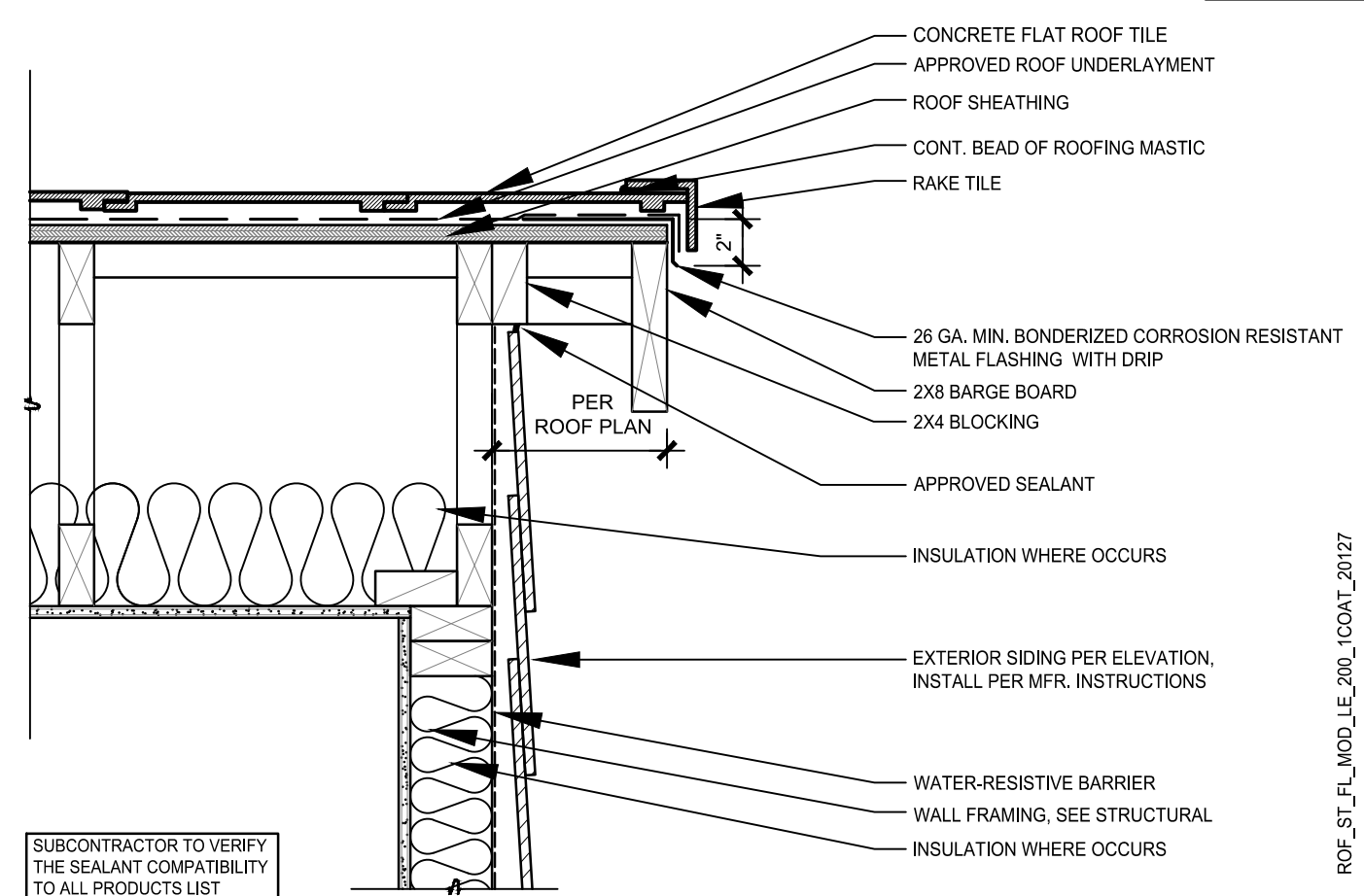


TYPICAL EAVE

AT EXTERIOR SIDING

SCALE: 1" = 12'-0"

4

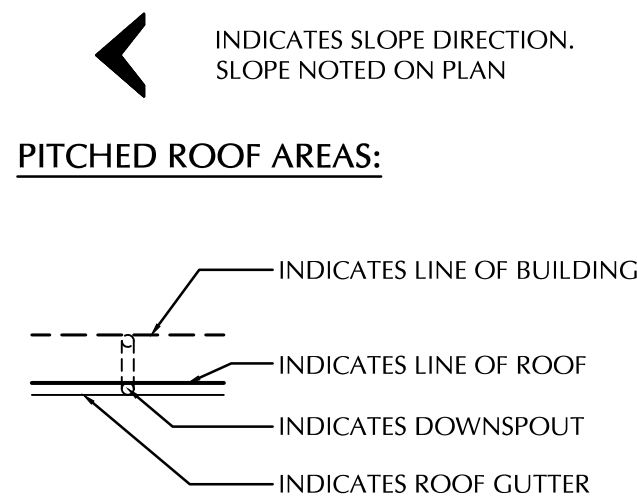


**RAKE AT FLAT CONC. TILE** (ALL EXPOSED WOOD TO BE BACK-PRIMED)  
AT EXTERIOR SIDING SCALE: 1/4"=1'-0"

## ROOF PLAN NOTES

- TYPICAL ROOF MATERIAL**  
**LOCAL MATERIAL SELECTION AND SCHEDULE TO BE DETERMINED PER LOT.**
- APPLICABLE FOR PITCHED ROOFS:**
- 1A. **FLAT ROOF CRACK RESISTANCE CRITERIA** (SEE EVALUATION REPORT # 1900) OR **BUILDER APPROVED MR.**
  2. **ROOF NAILING SHALL BE PER THE MANUFACTURERS SPECIFICATIONS WITH THE FOLLOWING AS MINIMUM REQUIREMENTS.**
  - 3A. **11 GAUGE CORROSION RESISTANT NAILED WITH MINIMUM 3/4" PENETRATION INTO SHEATHING**
  4. **THE HEADS SHALL BE NAILED**
  5. **THE NOSES OF ALL EAVE COURSES SHALL BE PER MRs. INSTRUCTIONS**
  6. **N/A**
  7. **THE NOSES OF ALL RIDGES & HIPs SHALL BE SET IN A BED OF APPROVED ROOFING FELT**
  8. **ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS**
  9. **PROVIDE MINIMUM 26 GAUGE GALVANIZED IRON FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS**
  10. **PROVIDE 26 GAUGE GALVANIZED SADDLE AT CHIMNEYS**
  11. **PROVIDE ATTIC VENTILATION AT ALL ENCLOSED ATTICS USING APPROVED ATTIC VENTILATION. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION OF ENCLOSED SPACE.**
  12. **50% OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY VENTILATORS LOCATED TO THE UPPER PORTION OF THE ATTIC AND AT LEAST THREE FEET ABOVE THE EAVE AND CORNICE OR SOFFIT VENTS.**
  13. **ALL VENT OPENINGS SHALL BE COVERED W/ CORROSION RESISTANT METAL FLASHING TO THE UPPER PORTION 1/4" IN DIMENSION.**
  14. **ALL SHEET METAL FLASHING, VENTS AND PIPES TO BE COLORED TO MATCH THE MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROTECT.**
  15. **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.**
  16. **ALL PLUMBING VENT STACKS TO BE LOCATED AWAY FROM THE FRONT OF THE HOME, OR FRONT PORCH AND IF HOME PLOTTED ON A CORNER.**
  17. **ALL PLUMBING VENT STACKS TO BE LOCATED AWAY FROM SOLAR PANEL LOCALS.**
  18. **ALL PLUMBING VENT STACKS AND SOLAR PANEL LOCATIONS TO BE VERIFIED WITH FIELD SUPERINTENDENT PRIOR TO INSTALLATION OR ROOF PITCH.**
  19. **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*	1,164 FT <sup>2</sup>	1,117 IN. <sup>2</sup>	98.75 IN. <sup>2</sup>	98.75 (12) IN. <sup>2</sup>	1,185 IN. <sup>2</sup>
2*	23 FT <sup>2</sup>	22 IN. <sup>2</sup>	98.75 IN. <sup>2</sup>	98.75 (1) IN. <sup>2</sup>	98.75 IN. <sup>2</sup>

\* - INDICATES AREAS TO BE DIVIDED BY 150

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JOB NUMBER	115-21119



PLAN 1624-A  
ROOF PLAN

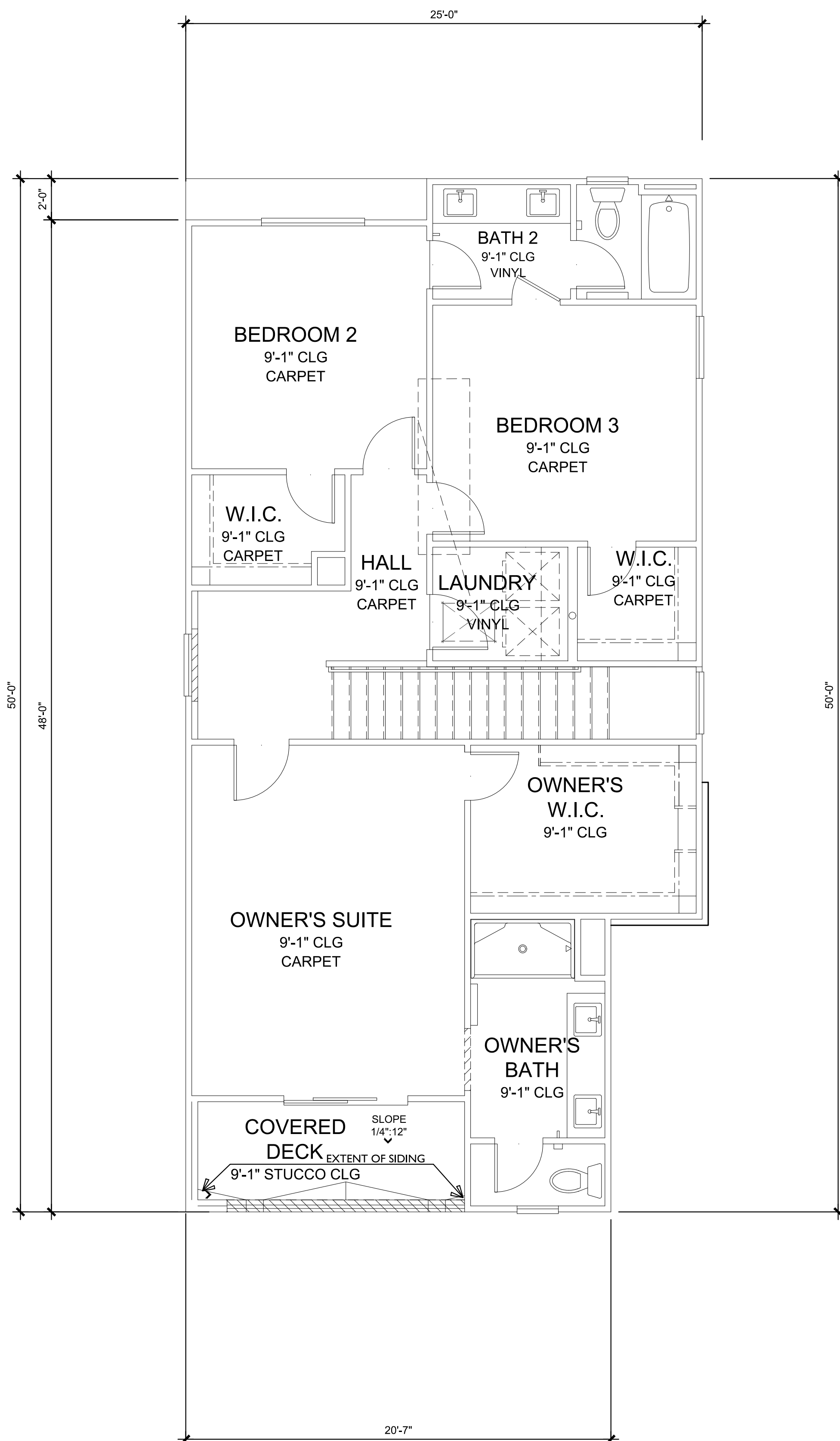
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PLOT DATE: 12-07-2022

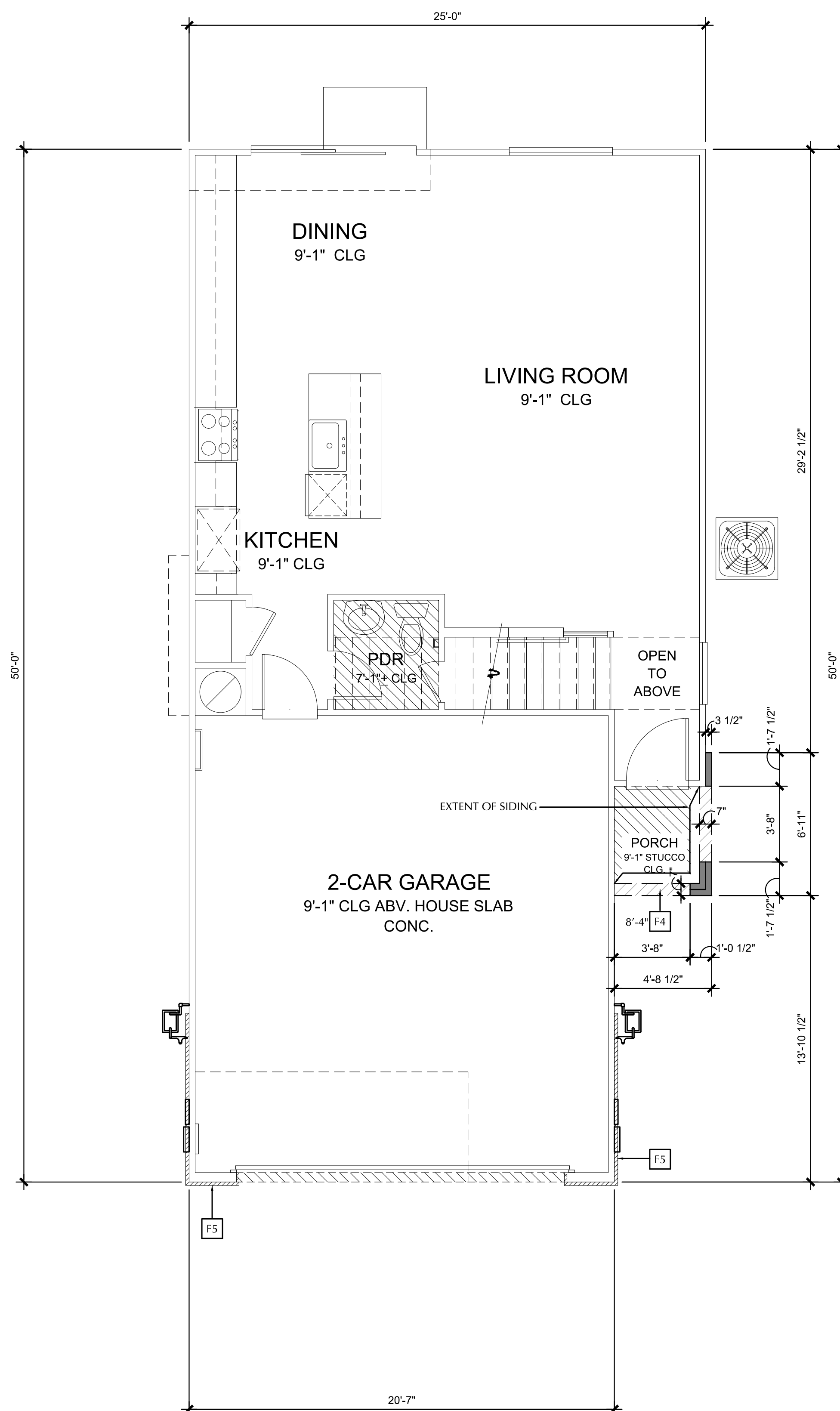








## SECOND FLOOR PLAN



# FIRST FLOOR PLAN


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## WESTERN CONTEMPORARY



- GENERAL NOTES:
1. FINAL CABINET DRAWINGS BY CABINET MANUFACTURER
  2. 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 OPERABLE AREA SHALL BE A MAXIMUM HEIGHT OF 44" ABOVE FINISH FLOOR
- KEYNOTES:
- A1 KITCHEN
- A2 BUILT-IN DISHWASHER - VERIFY CLEAR OPENING REQUIREMENTS
- A3 BUILT-IN DOUBLED SINK - VERIFY CLEAR OPENING REQUIREMENTS
- A4 36" REFRIGERATOR WITH 24" DEEP (VERIFY) CABINET ABOVE- PROVIDE RECESSED COLD WATER WITH BIF 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 WITH CABINET BELOW ISLAND. FREEZER OR REFRIGERATOR
- A9 NOT USED
- A10 KITCHEN ISLAND
- A11 LOW (NO HALL) 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 30" CLR. FUL. HEIGHT SUB ZERO REFRIGERATION SPACE MODULE OR ALTERNATE WINE STORAGE. - FREEZER OR REFRIGERATOR.
- A17 30" SLIDE - IN RANGE- OVEN / MICROWAVE HOOD ABOVE W/ LIGHT AND FAN. (MIN. 10" 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.
- B1 BATHROOM / LAUNDRY
- B2 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
- B3 NOT USED
- B4 NOT USED
- B5 PROVIDE PRE-FABRICATED SHOWER W/ SUBWAY PATTERN BY "BIERCARE".
- B6 40"x36" PRE-FABRICATED SHOWER ENCLOSURE. INSTALL PER MFR.
- B7 60"x36" PRE-FABRICATED SHOWER W/ SEAT AND SUBWAY PATTERN BY "BIERCARE".
- B8 40"x36" PRE-FABRICATED SHOWER W/ SEAT AND SUBWAY PATTERN BY "BIERCARE".
- B9 32"x60" PRE-FABRICATED COMBINATION TUB SHOWER W/ SUBWAY PATTERN BY "BIERCARE".
- B10 INSTALL PER MFR. PROVIDE CURTAIN ROD, FLOOR SHOWER HEAD - 47" ROD CURTAIN ROD
- B11 NOT USED
- B12 NOT USED
- B13 PEDISTAL SINK
- B14 30" WIDE X 24" DEEP CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET
- B15 MEDICINE CABINET
- B16 TOWEL HOOK
- B17 24" TOWEL BAR
- B18 TOWEL PAPER HOLDER
- B19 LAUNDRY SINK
- B20 WASTE, PROVIDE RECESSED HOT & COLD WATER BIBBS AND WASTE DRAIN, PROVIDE WASTE PAN AT SECOND FLOOR CONDITION. WASHBR SPACE SHALL BE LOCATED TO THE LEFT OF THE DRYER REGARDLESS OF DRYER REPRESENTATION ON PLANS
- B21 DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR W/ BACK DRAFT DAMPER (MAXIMUM LENGTH 14 FEET LENGTH) (SEE 210) (SEE 210) (SEE 210)
- B22 MAKE UP AIR AT LAUNDRY ROOM, PROVIDE 100 SQUARE INCHES MINIMUM OPENING, REFER TO DETAIL 5/D101
- B23 STACKED WASHER AND DRYER. REFER TO PLUMBING DRAWINGS.
- B24 NOT USED
- B25 SHATTERPROOF GLASS SHOWER ENCLOSURE. SHOWER DOOR TO BE A MIN. 36" WIDE
- B26 NOT USED
- B27 MIN. 4" DIA. DRYER VENT TO OUTSIDE AIR W/ BACKDRAFT DAMPER. REFER TO MECHANICAL.
- B28 NOT USED
- B29 NOT USED
- B30 MASTER BATH ROOM SHOWER DRAIN TO BE LINEAR DRAIN (LOCATE AT EDGE ALONG SHOWER HEAD WALL) SHOWER DRAIN SPEC: EFFENB 36"
- C1 CARPENTRY
- C2 BUILT-IN EQUALLY SPACED SHELVES
- C3 BASE CABINET. REFER TO CABINET DRAWINGS.
- C4 LINE AND UPPER CABINETS - REFER TO CABINET DRAWINGS.
- C5 SOFIT ABOVE - SEE PLAN FOR HEIGHT.
- C6 LINEN CABINETS - REFER TO CABINET DRAWINGS.
- C7 ARCHIT SPOFF - SEE PLANELEVELATION FOR HEIGHT/SHAPE.
- C8 SHELF - REFER TO CABINET DRAWINGS
- C9 BUILT-IN PANTRY - REFER TO CABINET DRAWINGS

- |     |  |
|-----|--|
| D1  | STAIR / RAILING  |
| D2  | HANDRAIL SHALL BE 34"-39" ABOVE NOSING   |
| D3  | GUARDRAIL - 42" MIN. HEIGHT ABOVE ADJACENT F.F.  |
| D4  | NEWEL POST   |
| D5  | REFER ASSEMBLY UNDER UPGRADE STAIRS. APPLY (1) LAYER OF 5/8" TYPE "Y" GYPSUM BOARD AT ENCLOSED SIDE OF STAIRWAY (WALLS & CEILING OF UPGRADE SPACE  |
| F1  | FINISHES   |
| F1  | LOW WALL - REFER TO PLAN FOR HEIGHT ABOVE FINISH FLOOR   |
| F2  | LINE OF FLOOR ABOVE  |
| F3  | LOW STUCCO WALL W/ ELASTOMERIC APPLIED SLIP  |
| F4  | ELASTOMERIC WATERPROOF DECKING SYSTEM, SLOPE 1/4" PER FOOT MINIMUM TOWARD EXTERIOR. REFER TO SHEETS S103 & S104  |
| F5  | STONE VENER  |
| F6  | MASONRY VENER  |
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| 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 RAIL WHICH THAT IS 3/8" DIA. 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 SLIP - SEE ELEVATION FOR FINISH DETAIL.  |
| F13 | EXTERIOR SOFFIT SEE ELEVATION.   |
| G1  | GARAGE   |
| G2  | SEPARATION CEILING BETWEEN 2ND FLOOR & GARAGE APPLY (1) LAYER OF 1/2" THICK TYPE "Y" GYPSUM BOARD  |
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| G4  | SEPARATION WALL BETWEEN GARAGE AND HOUSE NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WALLS.   |
| M1  | MECHANICAL / ELECTRICAL / PLUMBING   |
| M1  | FORCED AIR UNIT. PROVIDE CLEARANCE AND COMBUSTION AIR PER CURRENT UMC. PROVIDE FLUE, GAS, LIGHT AND SMOKE, EXACT LOCATION TO BE DETERMINED BY BUILDER AND HVAC CONTRACTOR  |
| M2  | ATTIC ACCESS. ROUGH FRAMED AT 22"x33" 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 | WATERLOO ON 18" HIGH PLATFORM. REFER TO PLUMBING DRAWINGS.   |
| M12 | TEMPERATURE AND PRESSURE RELIEF VALVE.   |

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ALL GLAZING ON A WINDOW / DOOR SHALL BE:  
SHGC = 0.23  
U VALUE = 0.15  
R-3 AT DOOR  
  
ENERGY REQUIREMENTS FOR BUILDING ENVELOPE "R" VALUES SHALL BE:  
R-20 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.

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↑	2022-12-07-FIRST R.D. COMMENT

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JOB NUMBER	115-21119

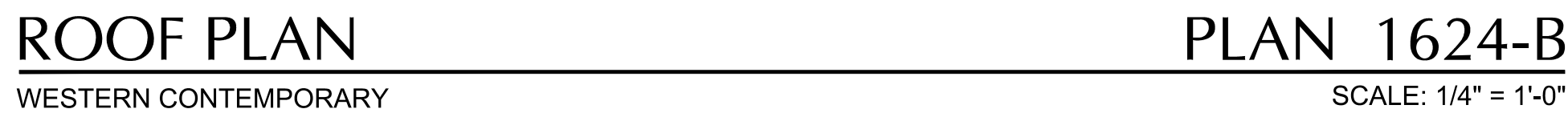


PLAN 1624-B  
FLOOR PLANS

A3-4

PLOT DATE: 12-07-2022

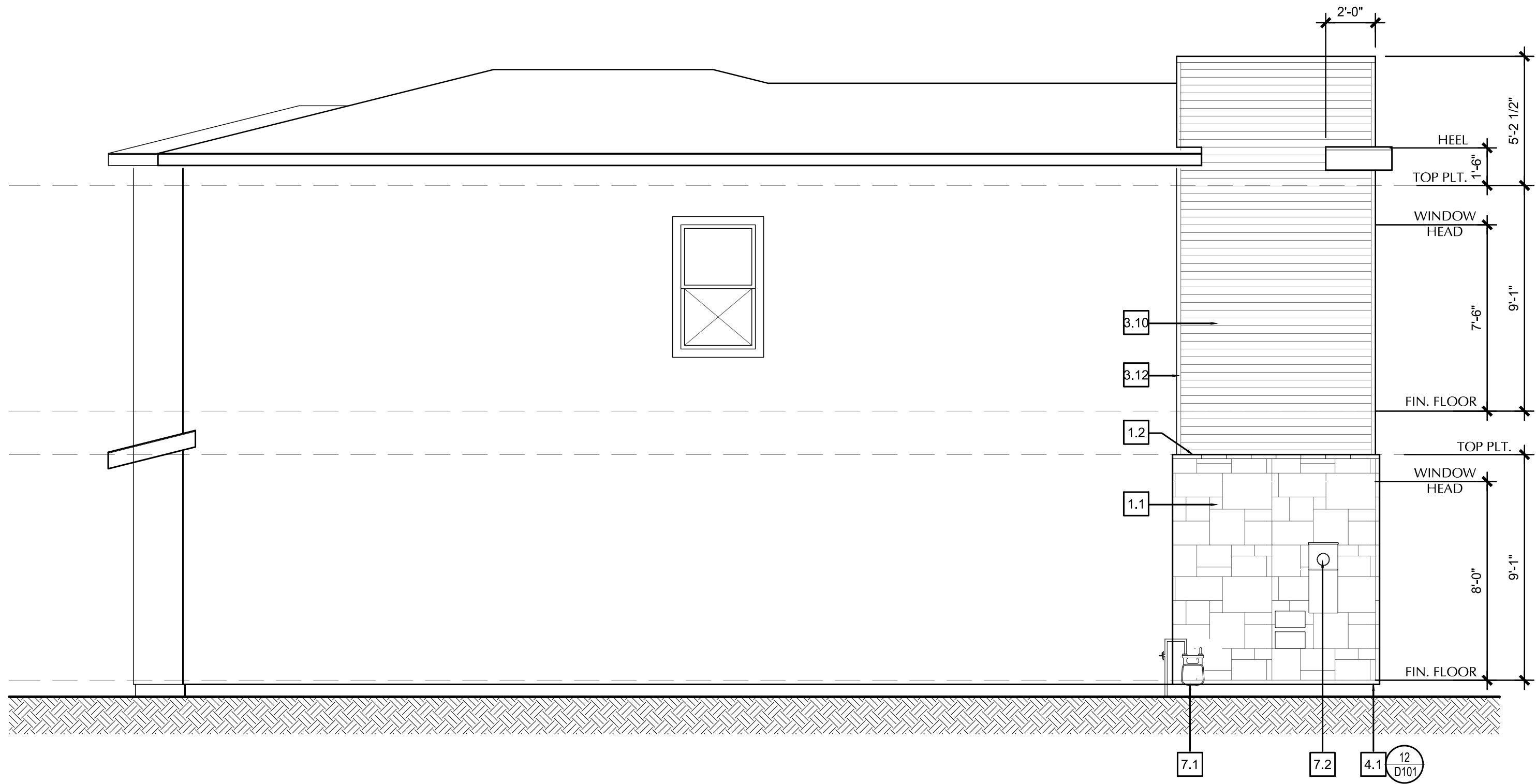




- NOTE: ROOF VENTS TO BE PAINTED TO MATCH THE COLOR OF THE ROOF MATERIAL.

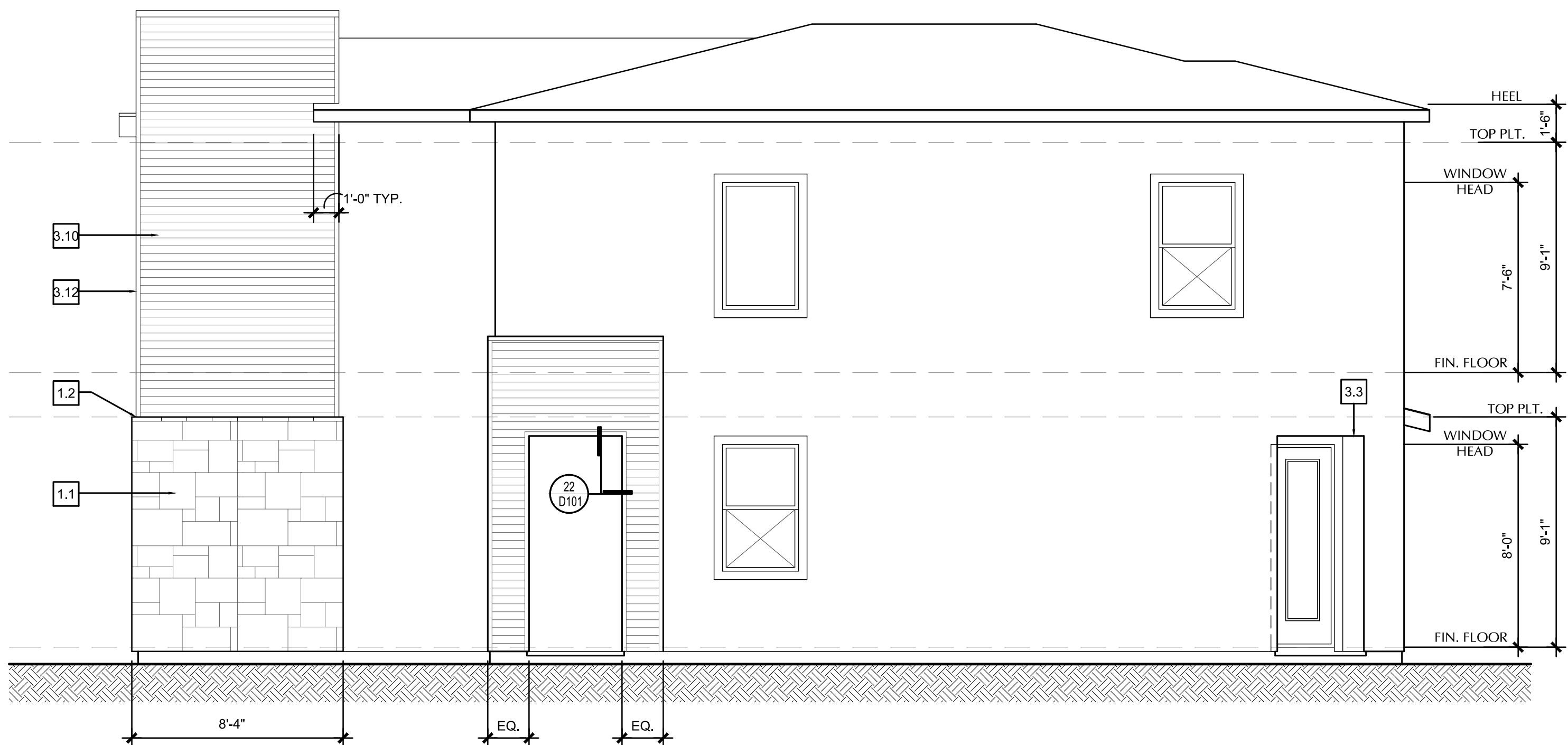
\* - INDICATES AREAS TO BE DIVIDED BY 150.





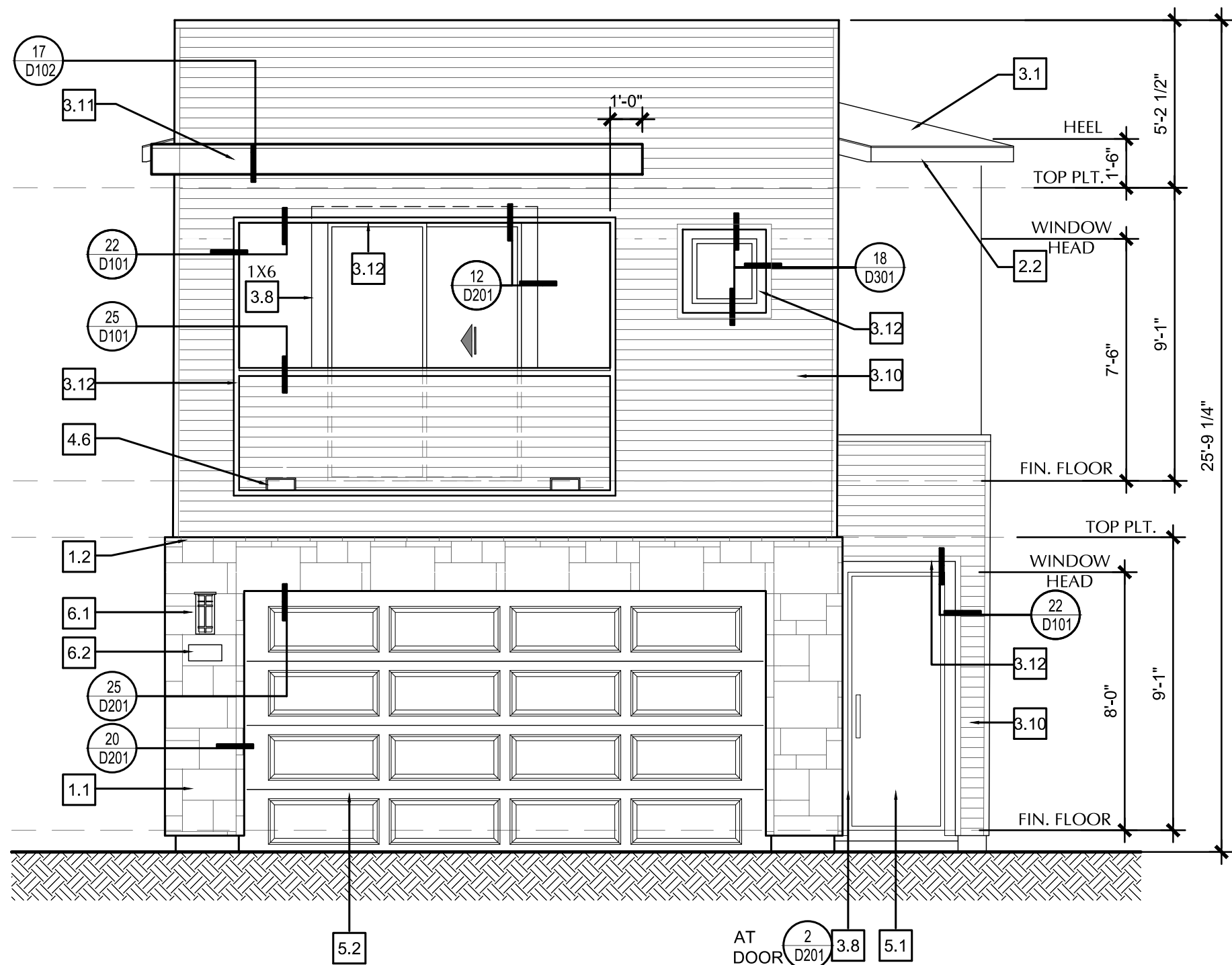
LEFT ELEVATION  
WESTERN CONTEMPORARY

PLAN 1624-B  
SCALE: 1/4" = 1'-0"



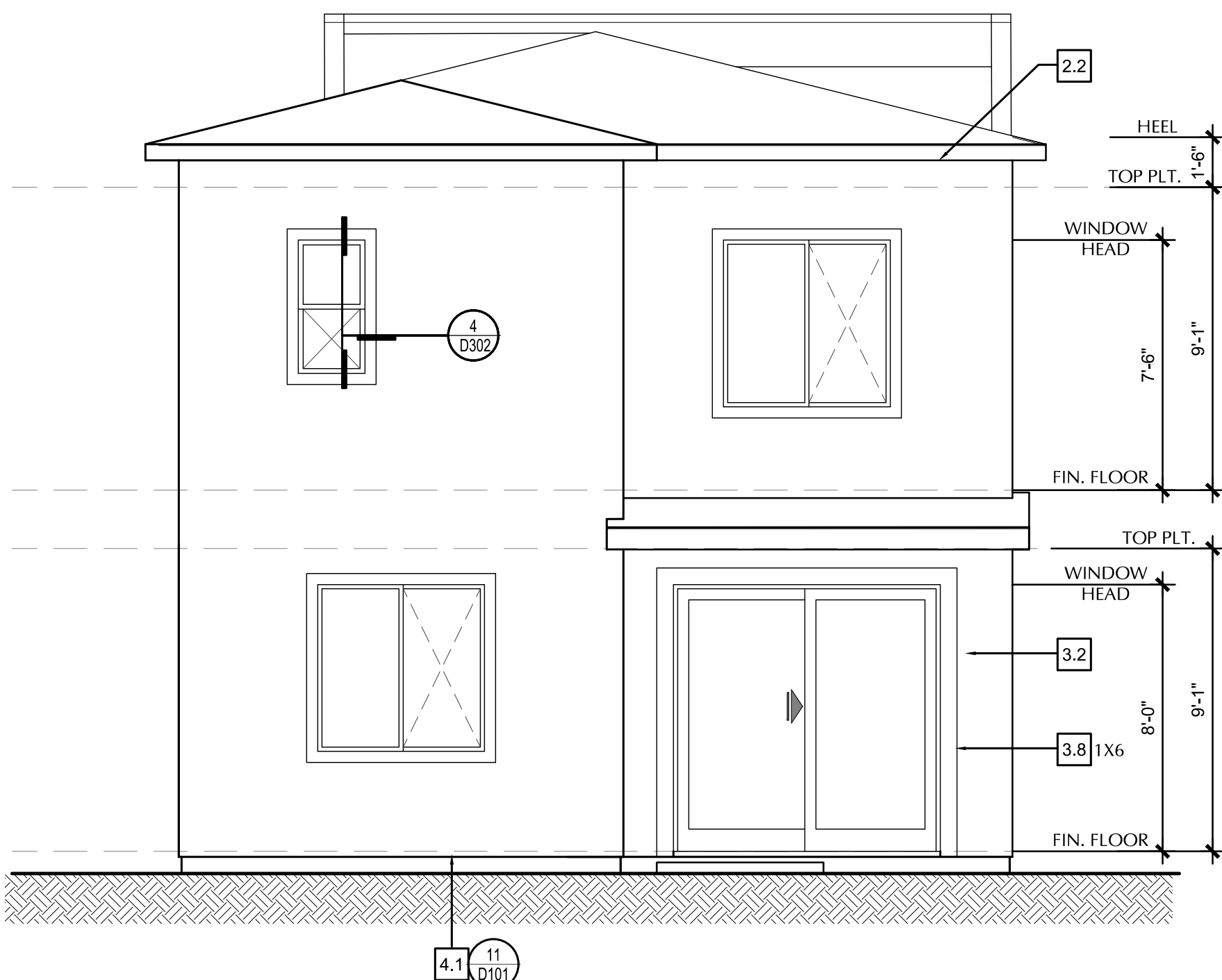
RIGHT ELEVATION  
WESTERN CONTEMPORARY

PLAN 1624-B  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
WESTERN CONTEMPORARY

PLAN 1624-B  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
WESTERN CONTEMPORARY

PLAN 1624-B  
SCALE: 1/4" = 1'-0"

## ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

### KEYNOTES:

#### 1. MASONRY

- ADHERED STONE VENEER
- ADHERED STONE CAP
- ADHERED BRICK VENEER (FLEMISH BOND COURSE)

#### 2. WOOD

- 2X6 WOOD BARGE BOARD.
- 2X6 WOOD FASCIA BOARD.
- 8X8 EXPOSED WOOD POST. SEE STRUCTURAL
- 8X EXPOSED WOOD BEAM. SEE STRUCTURAL

#### 3. EXTERIOR FINISHES

- ROOFING MATERIAL
- 1-COAT STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-1194" IN LIEU OF CONTROL JOINTS. (REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO.)
- STUCCO SOFFIT / CEILING
- STUCCO SILL, SLOPE MIN. 3" PER FT. U.N.O.
- NOT USED
- STUCCO RECESS
- STUCCO WANSICOAT: STUCCO OVER 1 1/2" FOAM FURRING.
- TRIM: STUCCO Q/ HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL.
- STUCCO Q/ SHAPED FOAM CORBELS FULL DEPTH OF RECESS
- SMOOTH HORIZONTAL SIDING: "HARDI LAP SIDING" WITH 4" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MFR'S INSTRUCTIONS.
- SMOOTH HORIZONTAL SIDING: "HARDI LAP SIDING" WITH 8" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MFR'S INSTRUCTIONS.
- SMOOTH TRIM BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MFR'S INSTRUCTIONS.

#### 4. METALS (ALL METALS TO BE CORROSION RESISTANT)

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

#### 5. DOORS

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

#### 6. ELECTRICAL

- LIGHT FIXTURE, 84" AFF (U.N.O.) - VERIFY
- LIGHTED ADDRESS SIGN, 460" AFF (U.N.O.) SWITCHED BY PHOTOCELL

#### MISCELLANEOUS

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

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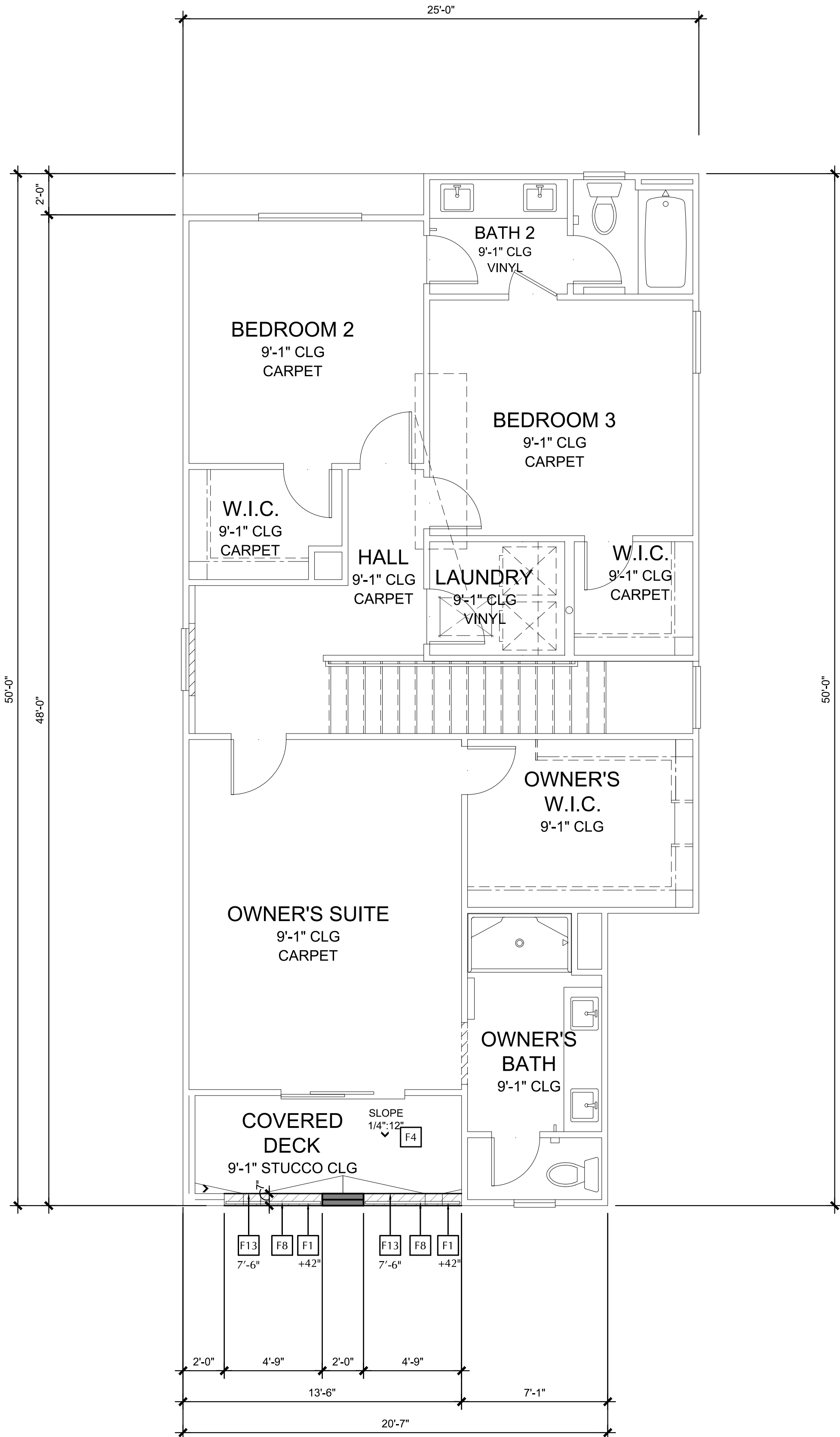
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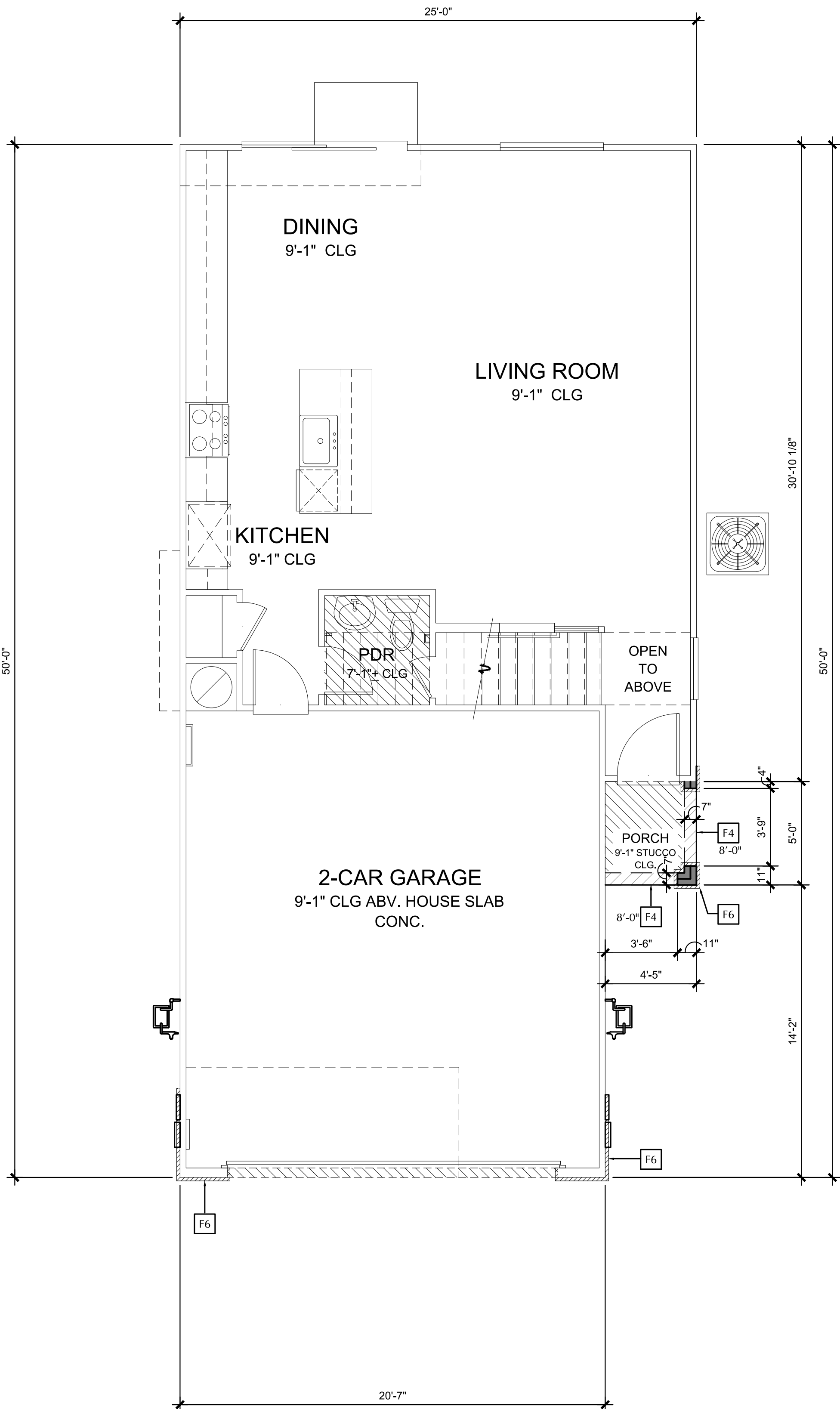




SECOND FLOOR PLAN  
MODERN PRAIRIE

PLAN 1624-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 A4-1



FIRST FLOOR PLAN  
WESTERN PRAIRIE

PLAN 1624-C  
SCALE: 1/4" = 1'-0"

## 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.

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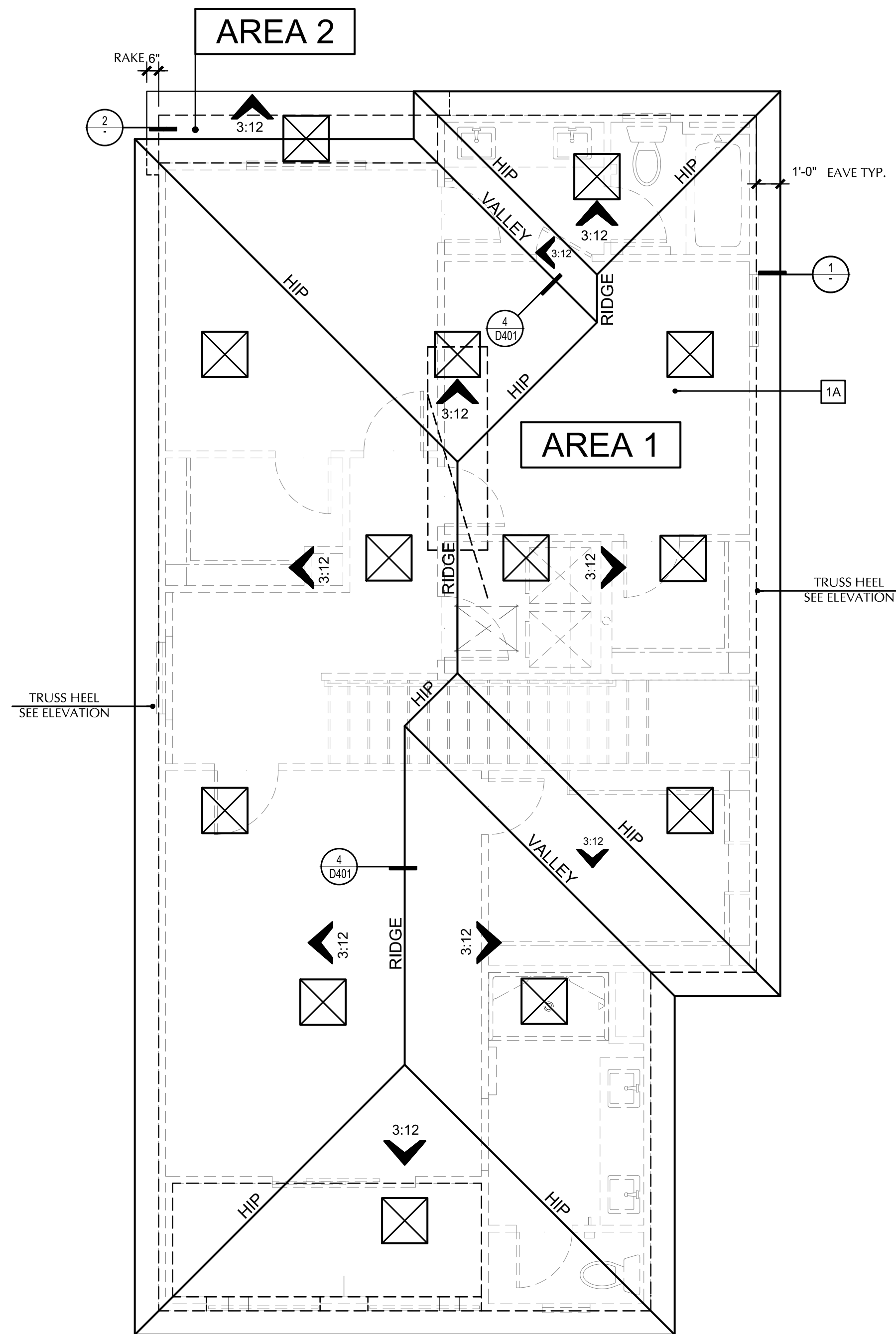
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PLAN 1624-C  
FLOOR PLAN

A3-7

PLOT DATE: 12-07-2022





# ROOF PLAN

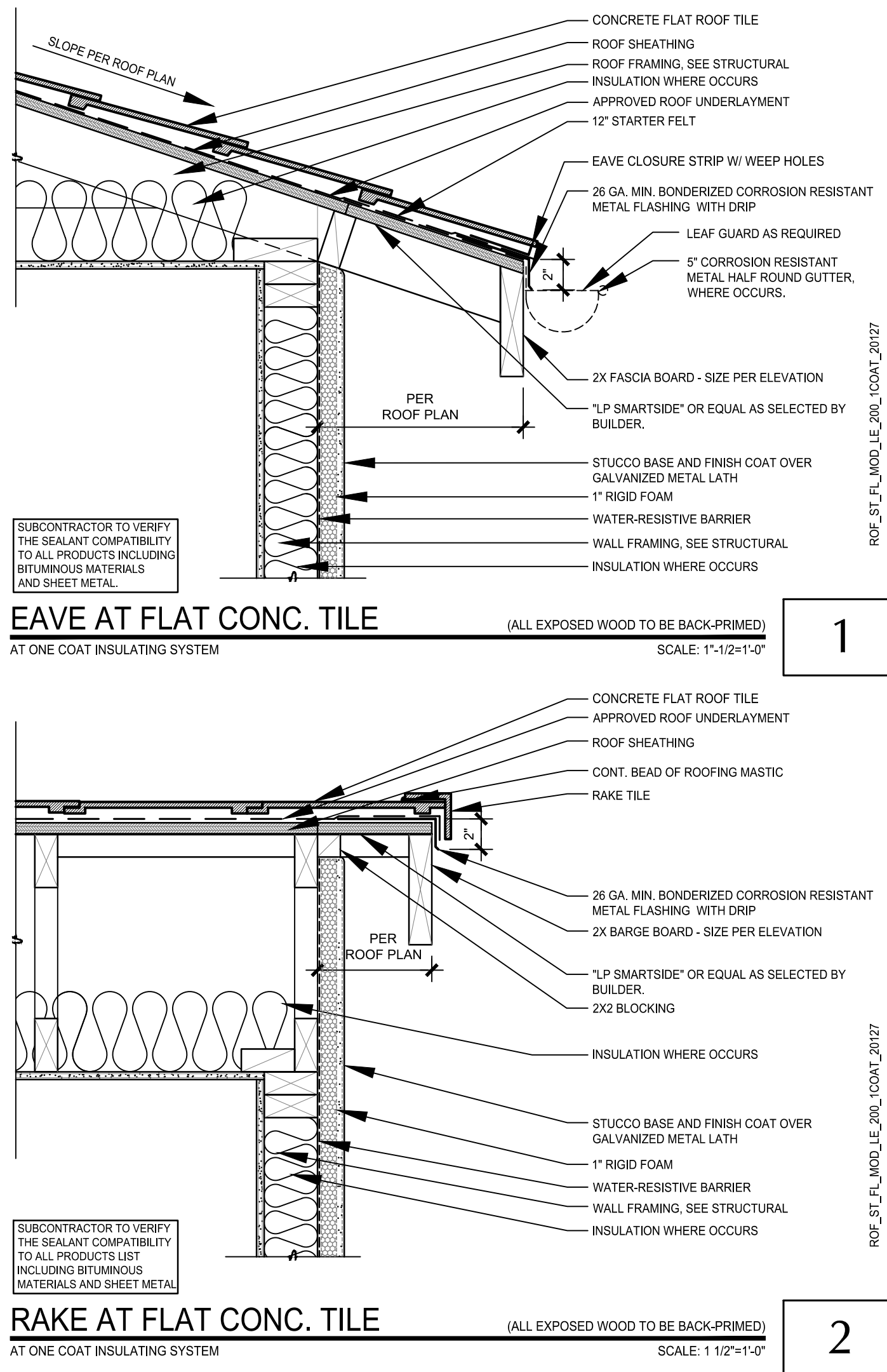
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## MODERN PRAIRIE

PLAN 1624-C

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



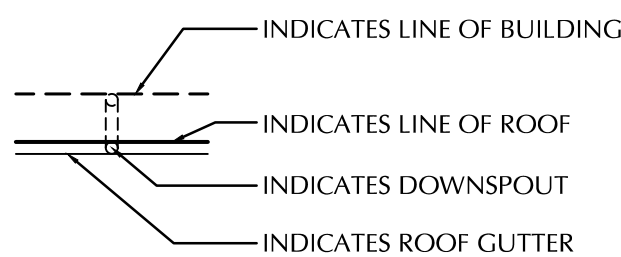
## ROOF PLAN NOTES

- TYPICAL ROOF MATERIAL**  
ALL COLOR MATERIAL SELECTION AND SCHEDULE TO BE DETERMINED PER LOCAL CODES
- APPLICABLE FOR PITCHED ROOFS:**
1. FLASHING AT ALL ROOF EAVES SHALL BE ENCLOSED RATED PER # 1900 OR RAILROAD APPROVED MFR.
2. ROOF NAILING SHALL BE PER THE MANUFACTURERS SPECIFICATIONS WITH THE FOLLOWING MINIMUM REQUIREMENTS:
3. 11 GAUGE CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING
4. THE HEADS SHALL BE NAILED
5. THE NOSES OF ALL EAVE COURSES SHALL BE PER MFR. INSTRUCTIONS
6. N/A
7. THE NOSES OF ALL RIDGES & HIPs SHALL BE SET IN A BED OF APPROVED ROOFING MANTLE
8. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS
9. PROVIDE 26 GAUGE GALVANIZED IRON FLASHING AT ALL VALLEYS AND ROOF TO WALL CONDITIONS
10. PROVIDE 26 GAUGE GALVANIZED SADDLE AT CHIMNEYS
11. PROVIDE ATTIC VENTING BY EAVES AT ALL ENCLOSED ATTICS USING APPROPRIATE ATTIC VENTILATION; VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION OF ENCLOSED SPACE
12. 50% OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY VENTILATOR LOCATED IN THE UPPER PORTION OF THE ATTIC AND AT LEAST THREE FEET ABOVE THE EAVE AND CORNICE OR SOFFIT VENTS
13. ALL VENT OPENINGS SHALL BE COVERED W/ CORROSION RESISTANT METAL FLASHING CRICKETS MINIMUM 1/4" IN DIMENSION
14. ALL SHEET METAL FLASHING, VENTS AND PIPES TO BE COLORED TO MATCH THE MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROTECT.
15. WHEN RADIANT BARRIER IS INSTALLED IN ENCLOSED RAFTER SPACES A MINIMUM AIR SPACE OF 1" MUST BE PROVIDED AND VENTILATION BE PROVIDED PER THE FOLLOWING COVERED UNDER EAVE RATHER BARRIER:
16. ALL PLUMBING VENT STACKS TO BE LOCATED AWAY FROM THE FRONT OF THE HOME, OR FROM FRONT SIDE & IF HOME PLOTTED ON A CORNER, ALL PLUMBING VENT STACKS TO BE LOCATED AWAY FROM SOLAR PANEL LOCATIONS
17. ALL PLUMBING VENT STACKS AND SOLAR PANEL LOCATIONS TO BE VERIFIED WITH FIELD SUPERINTENDENT PRIOR TO INSTALLATION OR ROOF PENETRATION
18. PROVIDE 26 GAUGE GALVANIZED CRICKET.

## ROOF SYMBOLS



PITCHED ROOF AREAS:



## VENTING NOTES

PITCHED ROOF AREAS:

VENTING DETERMINATION:

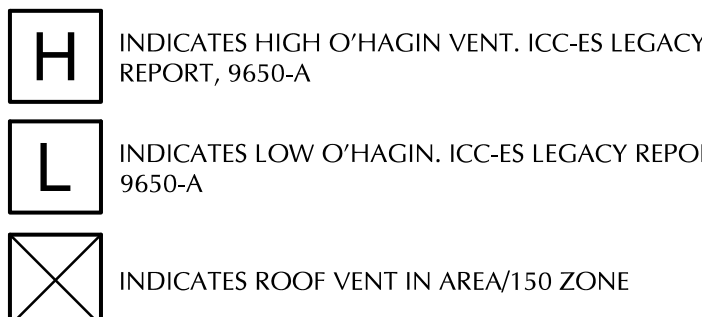
- FOR EACH AREA, TAKE TOTAL HORIZONTAL SQUARE FOOTAGE AND:
1. DIVIDE AREA BY 300
  2. THEN MULTIPLY BY 144 TO GET TOTAL NET FREE VENTING AREA.
  3. DIVIDE THIS TOTAL BY 2 TO GET LOW AND HIGH VENTING REQUIRED.

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  
 "S" TILE = 97.50 SQUARE INCHES OF N.F.A. PROVIDED PER VENT



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	*CHIMNEY ROOF AIR VENTS (PROVIDED)	TOTAL VENTING PROVIDED
1*	1,164 FT <sup>2</sup>	1,117 IN <sup>2</sup>	98.75 IN <sup>2</sup>	98.75 (12)	1,185 IN <sup>2</sup>
2*	ATTIC AREA 7	REQUIRED VENTING IN <sup>2</sup>	NET FREE AREA PER VENT IN <sup>2</sup>	*CHIMNEY ROOF AIR VENTS (PROVIDED)	TOTAL VENTING PROVIDED
1*	1,164 FT <sup>2</sup>	1,117 IN <sup>2</sup>	98.75 IN <sup>2</sup>	98.75 (12)	1,185 IN <sup>2</sup>



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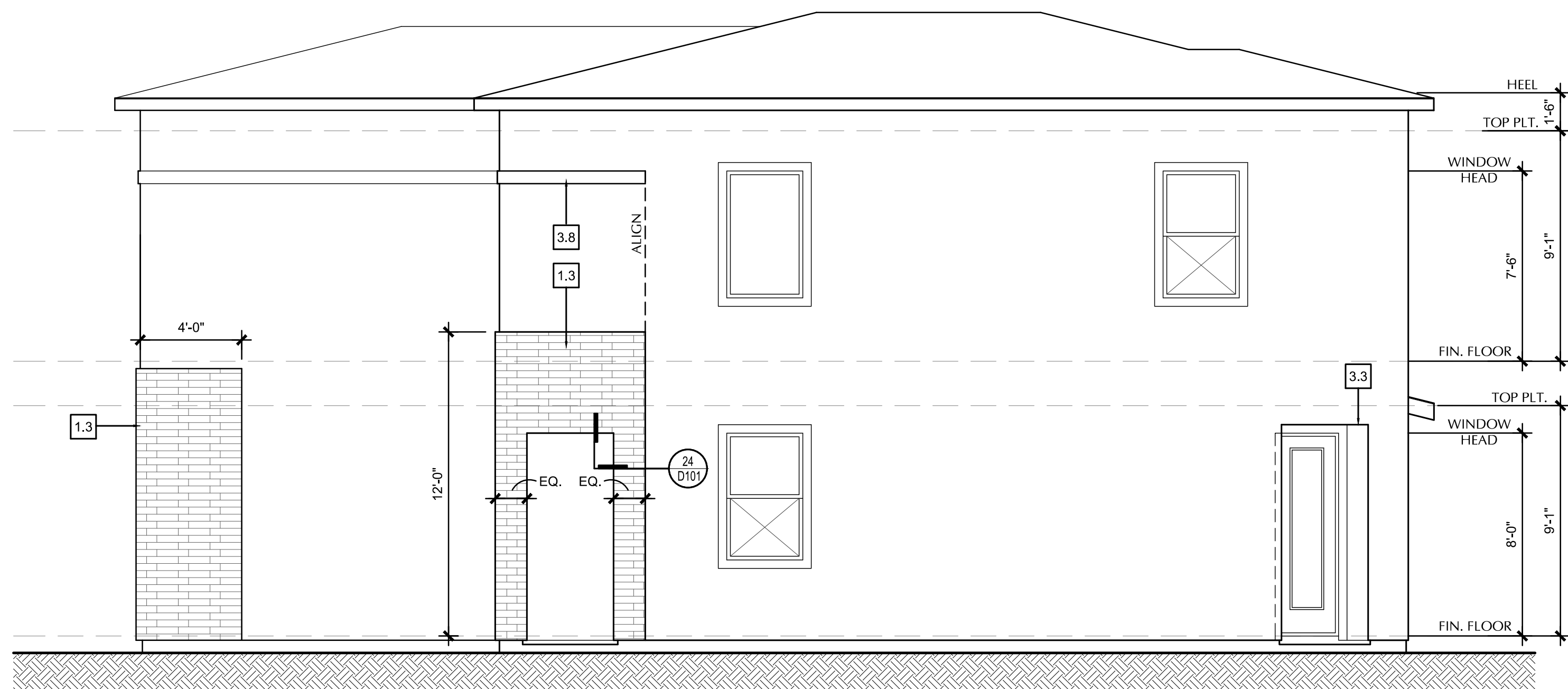




PLAN 1624-C

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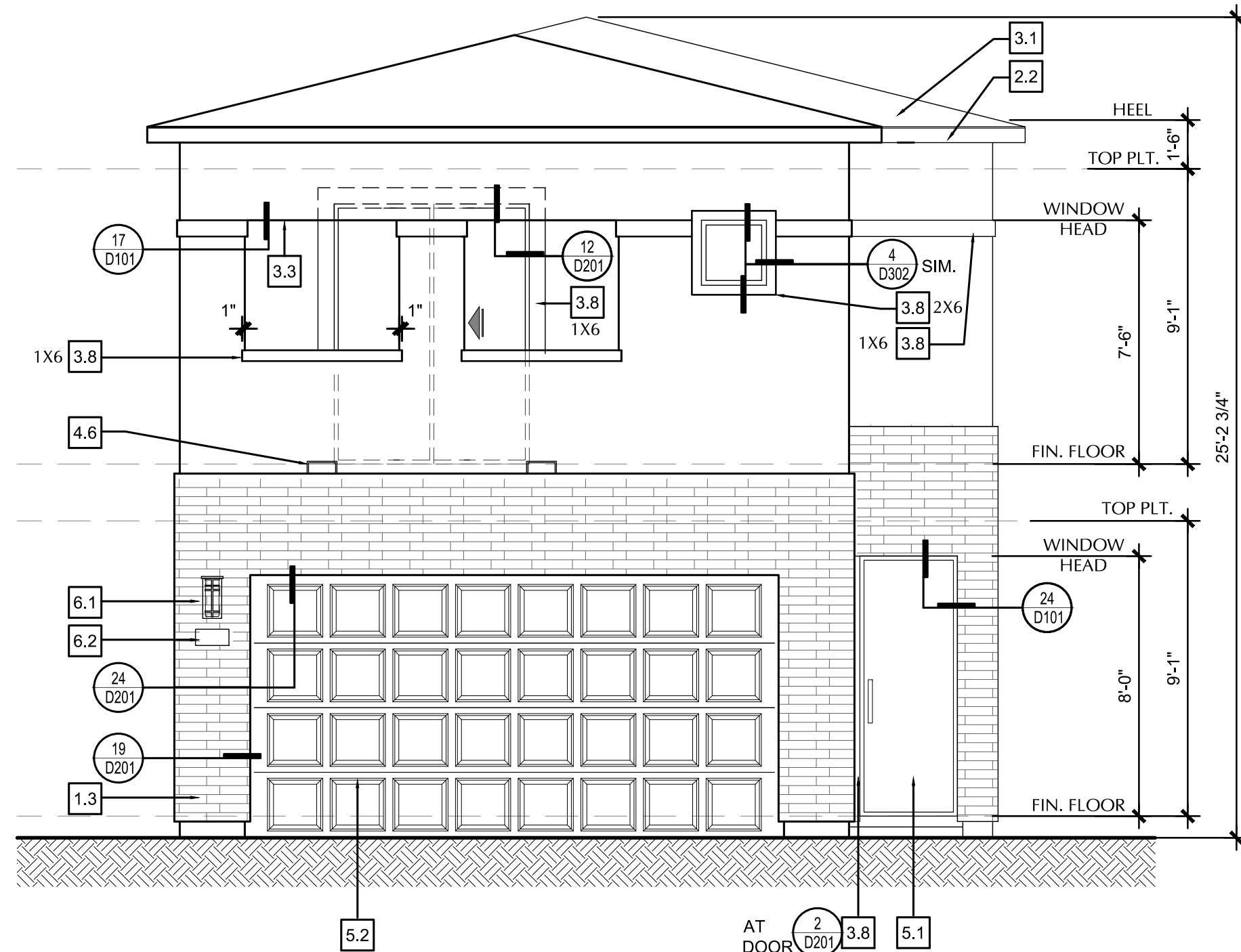
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PLAN 1624-C

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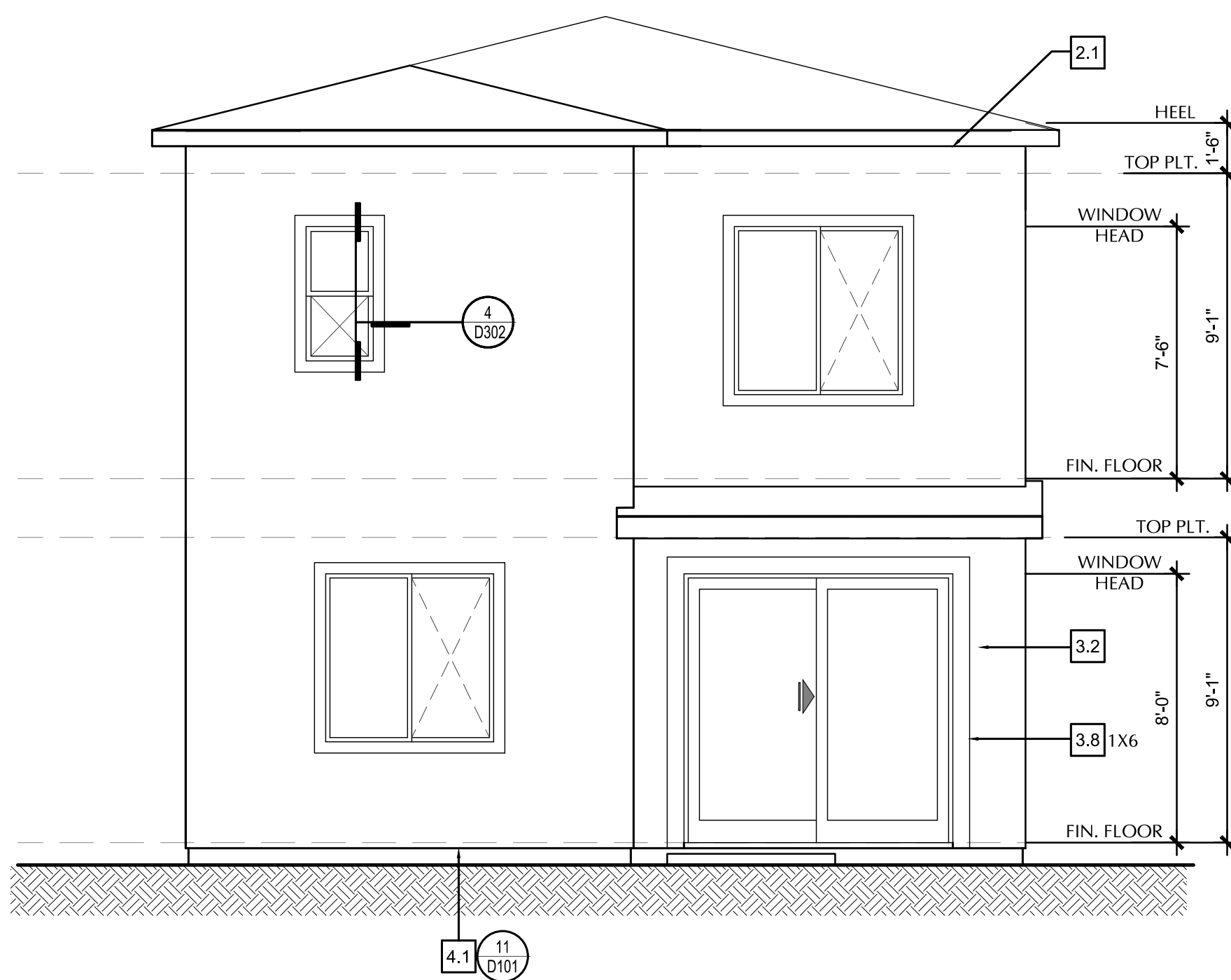
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PLAN 1624-C

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



PLAN 1624-C

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

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.

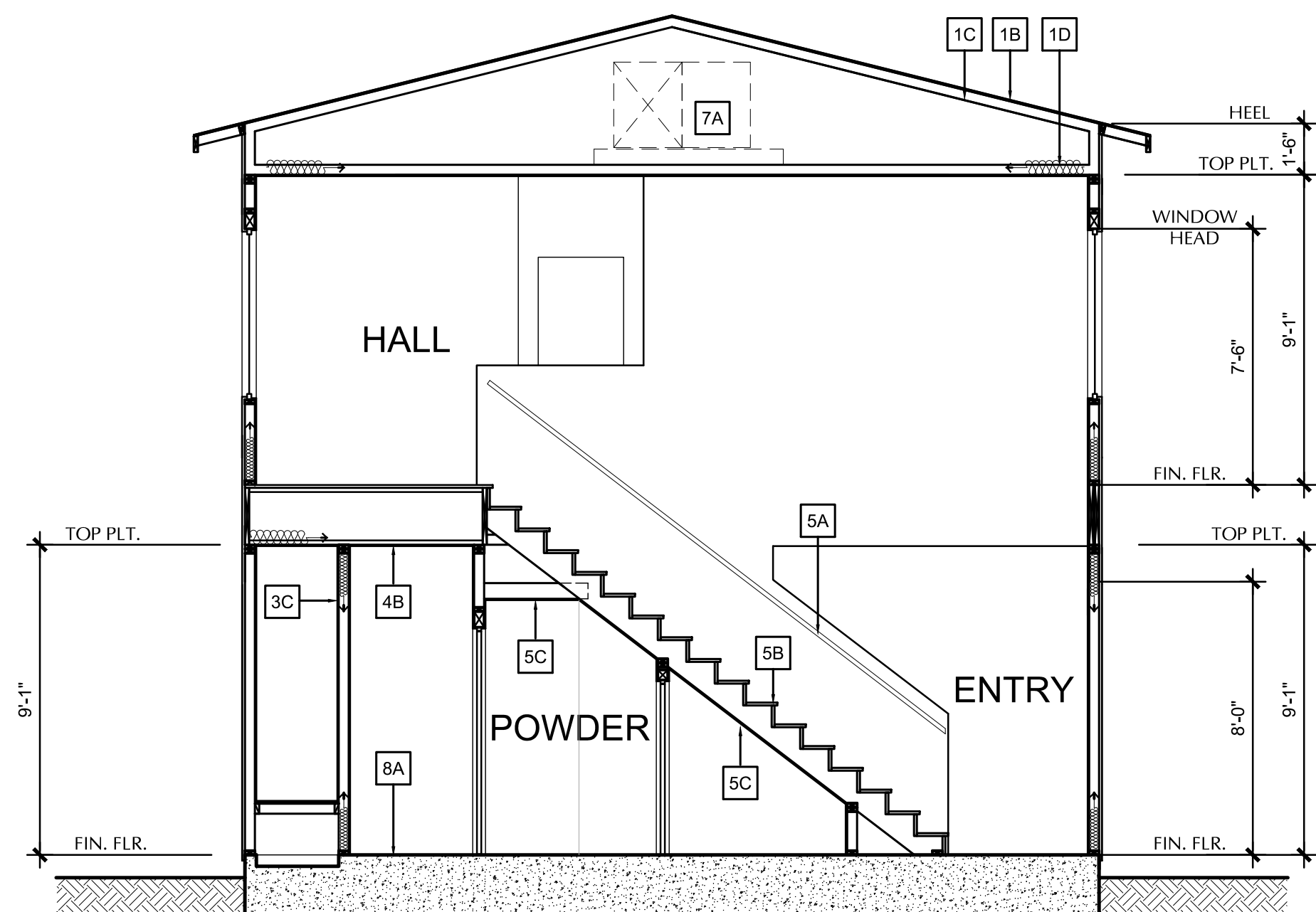
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CITY OF LAS VEGAS, NEVADA

PLOT DATE: 12-07-2022

12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL





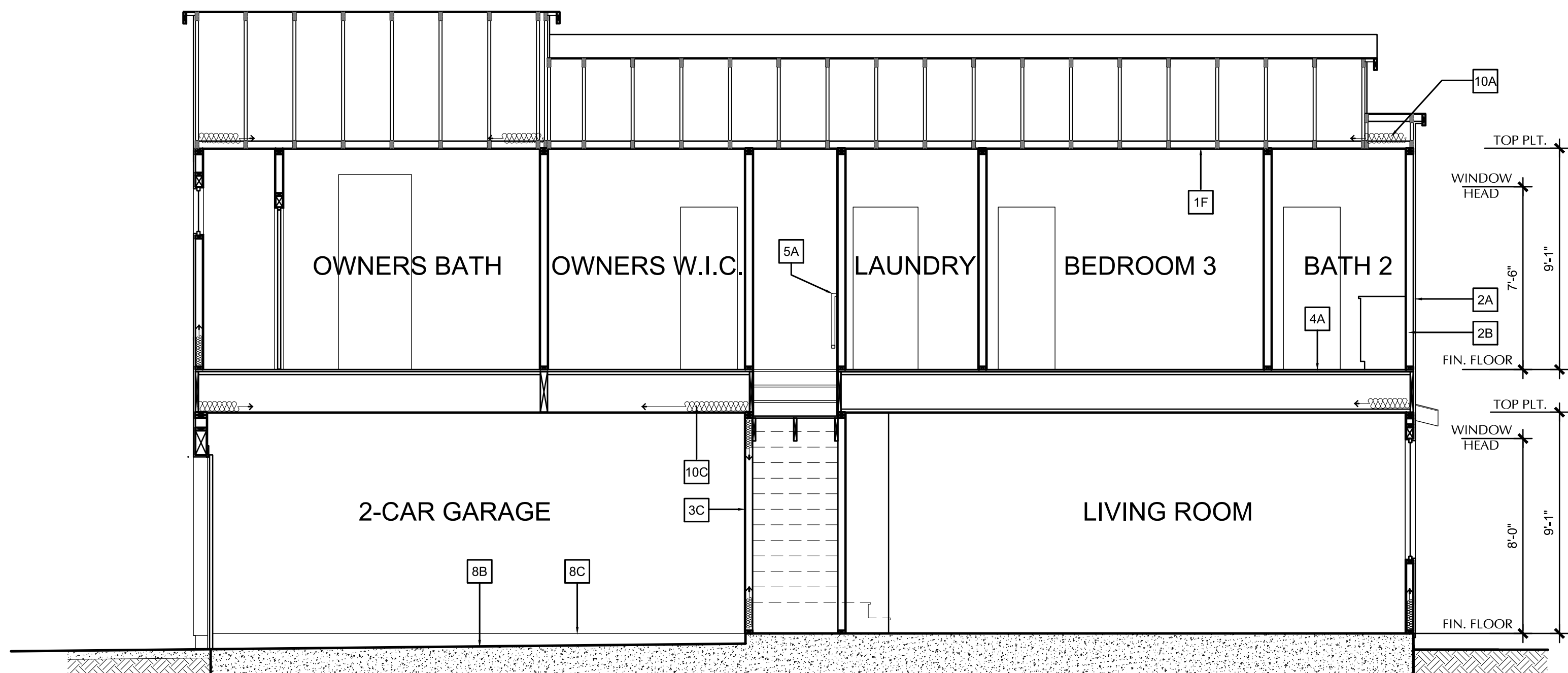
## SECTION A

### MID CENTURY MODERN

THESE BUILDING SECTIONS ARE ONLY PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN FLOOR LINES, PLATE HEIGHTS. PLEASE REFER TO THE STRUCTURAL DRAWINGS FOR ALL OTHER FRAMING MEMBERS: SIZE, SPACING, CONNECTIONS, ROOF AND FLOOR SHEATHING, SHEAR WALLS AND ANY ADDITIONAL STRUCTURAL REQUIREMENTS. REFER TO TRUSS MANUFACTURERS DRAWINGS AND CALCULATIONS FOR ALL TRUSS INFORMATION. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION.

PLAN 1624-A

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



## SECTION B

### MID CENTURY MODERN

## MID CENTURY MODERN

PLAN 1624-A

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

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

THESE BUILDING SECTIONS ARE ONLY PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN FLOOR LINES, PLATE HEIGHTS. PLEASE REFER TO THE STRUCTURAL DRAWINGS FOR ALL OTHER FRAMING MEMBERS: SIZE, SPACING, CONNECTIONS, ROOF AND FLOOR SHEATHING, SHEAR WALLS AND ANY ADDITIONAL STRUCTURAL REQUIREMENTS. REFER TO TRUSS MANUFACTURERS DRAWINGS AND CALCULATIONS FOR ALL TRUSS INFORMATION. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION.

## SECTION NOTES

1. THESE BUILDING SECTIONS ARE ONLY PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN FLOOR LINES & PLATE HEIGHTS. THE EXACT DIMENSIONS OF THE SECTIONS WILL BE DETERMINED BY THE MEMBERS. SIZE, SPACING, CONNECTIONS, ROOF AND FLOOR SHEATHING, SHEAR WALLS AND ANY ADDITIONAL STRUCTURAL REQUIREMENTS. REFER TO THE FOUNDATION AND SUBFLOORING SECTIONS FOR FOUNDATION AND TRUSS INFORMATION. REFER TO CIVIL DRAWINGS FOR SITE INFORMATION.
2. STRUCTURAL FRAMING: REFER TO STRUCTURAL DRAWINGS FOR FRAMING INFORMATION. REFER TO THE FOUNDATION AND SUBFLOORING SECTIONS FOR SHEATHING, SHEAR WALLS, AND ADDITIONAL STRUCTURAL REQUIREMENTS.
3. SOLE PLATES: SOLE PLATES OR MUDSILLS IN CONTACT W/ CONCRETE.
4. FIRST FLOOR: FIRST FLOOR DIMENSIONS ARE TAKEN FROM TOP OF SECOND FLOOR SHEATHING MATERIAL.
5. FOUNDATION: FOUNDATION SHALL BE OF A CONCRETE SLAB-ON-GRADE SYSTEM, UNLESS OTHERWISE REQUIRED (DESIGNED BY OTHERS).
6. SECTIONS REFLECT THE 'A' ELEVATION (UNLESS NOTED OTHERWISE).
7. PROVIDE THERMAL BARRIER FOR FOAM PLASTIC INSULATION (REFER R-15).
8. WITHIN ATTICS AND CRAWL SPACES WHERE ENTRY IS ONLY MADE FOR SERVICE OF UTILITIES, FOAM PLASTIC SHALL BE PROTECTED AGAINST INTRUSION BY 1/2" (12.5mm) THICK 1/2" (12.5mm) THICK WOOD STRUCTURAL PANELS, 3/8" (9.5mm) PARTICLE BOARD, 1/4" (6.35mm) HARDBOARD, 3/8" (9.5mm) GYPSUM BOARD, OR CORROSION RESISTANT STEEL SHEETING WITH A BASE METAL THICKNESS OF 0.01018 (16 G) (IRC SEC. R316.5.3 & 316.5.4).

**KEYNOTES:**

- 1 TYPICAL SLOPED ROOF ASSEMBLY:**
- A. ROOFING MATERIAL - PER ROOF PLAN
  - B. ROOFING FELT - PER MANUFACTURER'S SPECIFICATION
  - C. DESIGNED WOOD TRUSSES
  - D. R-30 BATT INSULATION AT ROOF/CEILING SYSTEMS
  - E. 2X WOOD FURRING (WHERE OCCURS)
  - F. 5/8" GYPSUM WALL BOARD AT CEILING (IRC 702.3.5)

- 2 TYPICAL EXTERIOR WALL ASSEMBLY:**
- A. 1-COAT STUCCO O/ METAL LATH O/ INSULATION BOARD O/ 2 LAYERS GRADE D BUILDING PAPER FOR FINISHES SEE BUILDER SPECIFICATION
- B. R-19 BATTS AT 2X6 WALLS & R-13 BATTS AT 2X4 WALLS

- 3 TYPICAL INTERIOR ASSEMBLY:
- A. 1/2" GYPSUM BOARD AT INT. WALLS & 1/2" SAG RESISTANT GYPSUM BOARD AT CEILINGS
- B. 2X WALL FRAMING

- 4 TYPICAL FLOOR/CEILING ASSEMBLY:**
- A. FLOOR FINISH - SEE BUILDER SPECIFICATION
  - B. 1/2" SAG RESISTANT GYPSUM BOARD AT CEILINGS
  - C. GARAGE AREA SEPARATION WALL AND CEILING TO HAVE 1/2" SAG RESISTANT GYPSUM ON GARAGE SIDE WITH BATT INSULATION IN WALL. ANY DUCTS PENETRATING THIS SEPARATION WALL SHALL BE OF NOT LESS THAN 26 GA.GALV. STEEL.

- 5 TYPICAL STAIR ASSEMBLY:**
- A. CONTINUOUS HANDRAIL SECURELY FASTENED TO WALL AT 36" MAXIMUM 34" MINIMUM ABOVE TREAD NOSING
  - B. FINISH MATERIAL - SEE BUILDER SPECIFICATION
  - C. APPLY ONE (1) LAYER OF 5/8" TYPE 'X' GYPSUM BOARD AT ENCLOSED SIDE OF STAIRWAY (WALLS & CEILING) OF USABLE SPACE

- 6 DECK ASSEMBLY:
- A. WATERPROOF DECK COATING PER MANUFACTURERS SPECIFICATION
  - B. DECK DRAIN AND OVERFLOW DECK DRAINS

- 7 MECHANICAL/ELECTRICAL/PLUMBING:
- A. F.A.U. LOCATION - TRUSS MANUFACTURER TO COORDINATE ACCESS PLATFORM & REQUIRED CLEARANCE DIMENSIONS AND ATTIC ACCESS LOCATION W/ BUILDER & HVAC SUB-CONTRACTOR

- 8 CONCRETE:**
- A. CONCRETE SUBFLOOR AT HOUSE
  - B. CONCRETE FLOOR AT GARAGE SLOPE TO DRAIN IN THE DIRECTION OF GARAGE DOOR
  - C. CONCRETE CURB AT EXTERIOR PERIMETER WALL IN GARAGE

- 9 OPTIONS:  
A. NOT USED


- 10 INSULATION**
- A. PROVIDE INSULATION IN ALL ATTIC SPACES OVER CONDITIONED SPACE.
- B. PROVIDE INSULATION AT ALL EXTERIOR WALLS ADJOINING CONDITIONED SPACE.
- C. PROVIDE INSULATION IN FLOOR WHERE CONDITIONED SPACE IS ABOVE GARAGE.

**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



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PLAN 1624-4A  
SECTIONS

# A3-10

PLOT DATE: 12-07-2022







21

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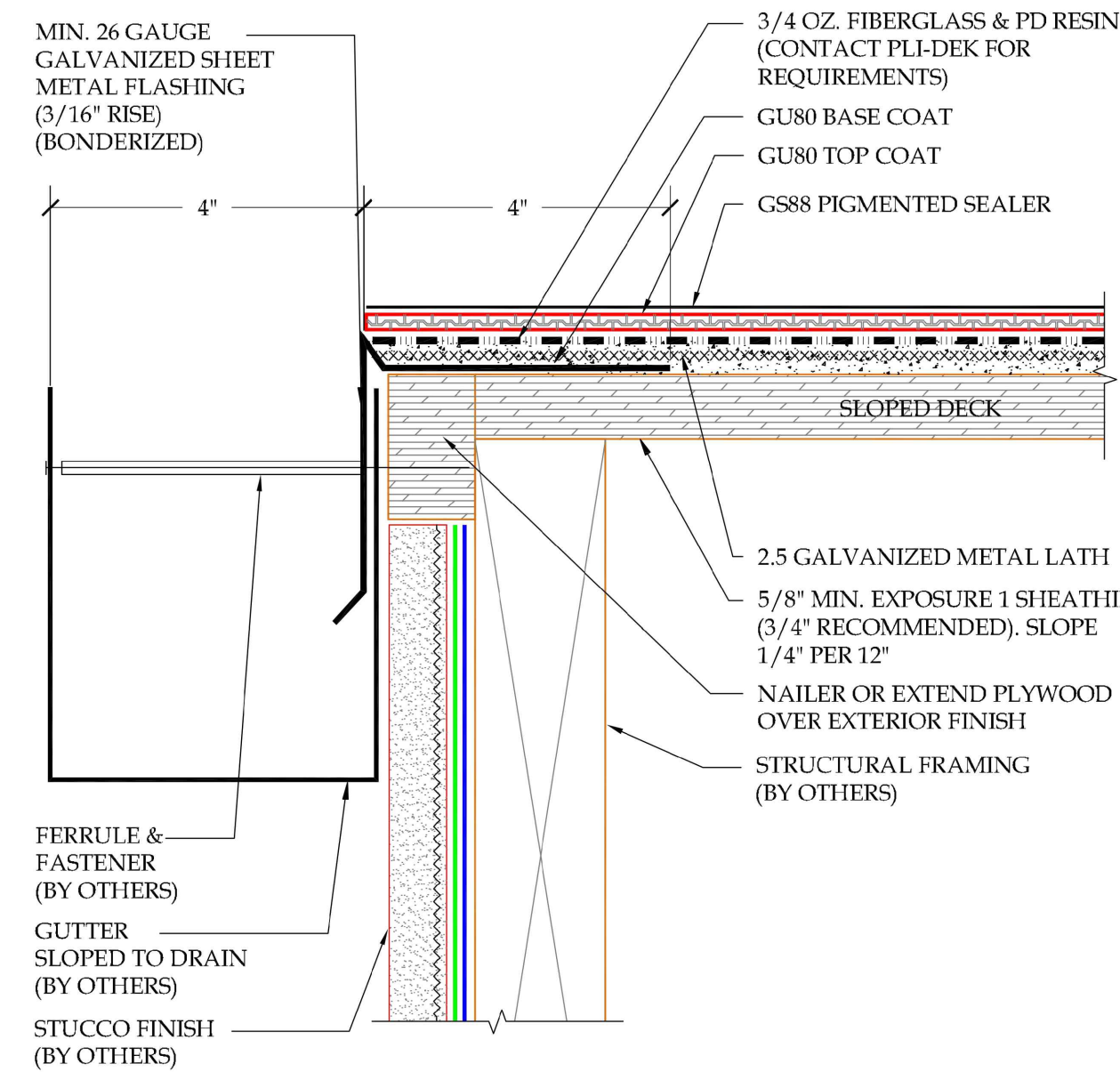
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D102

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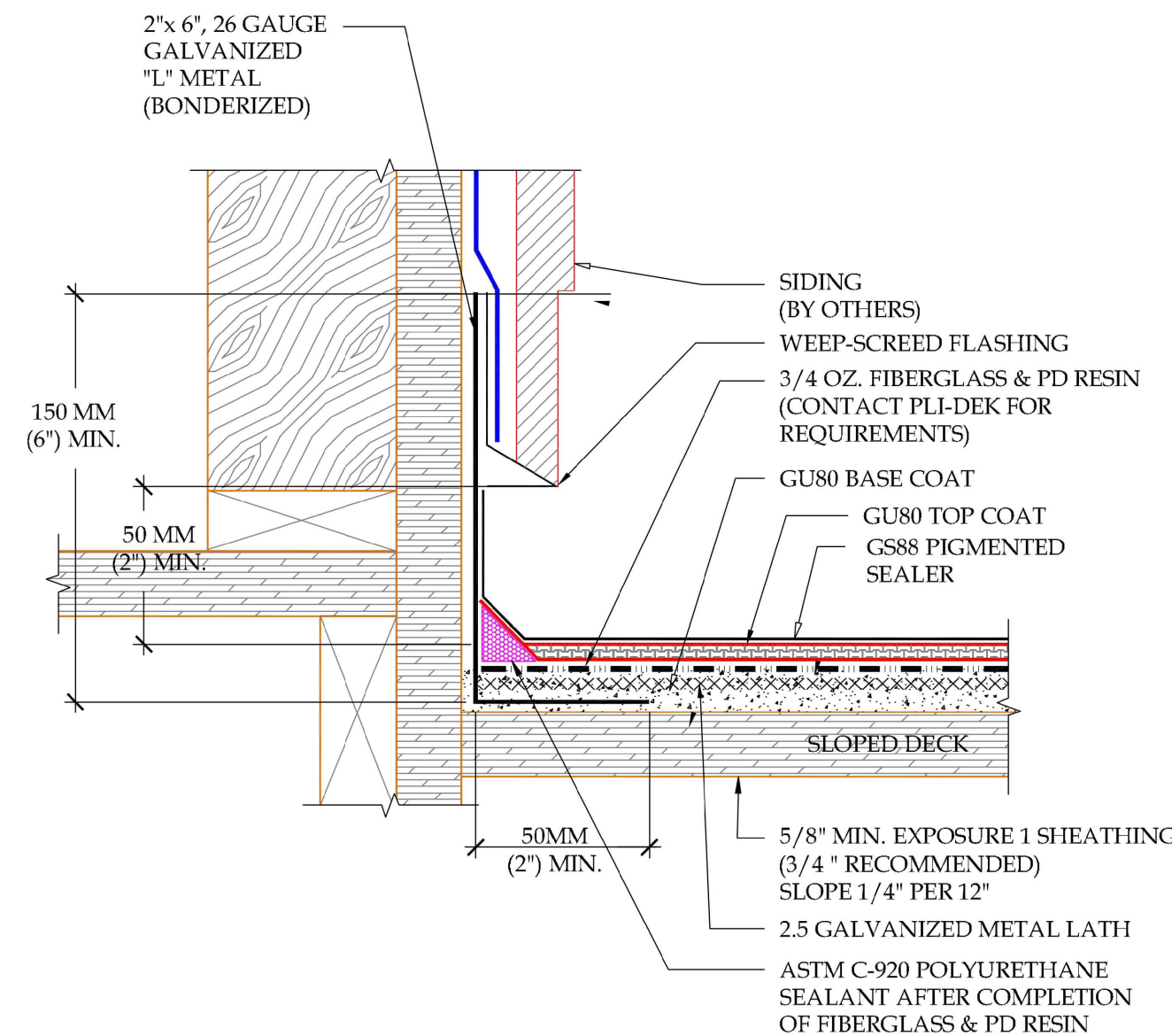
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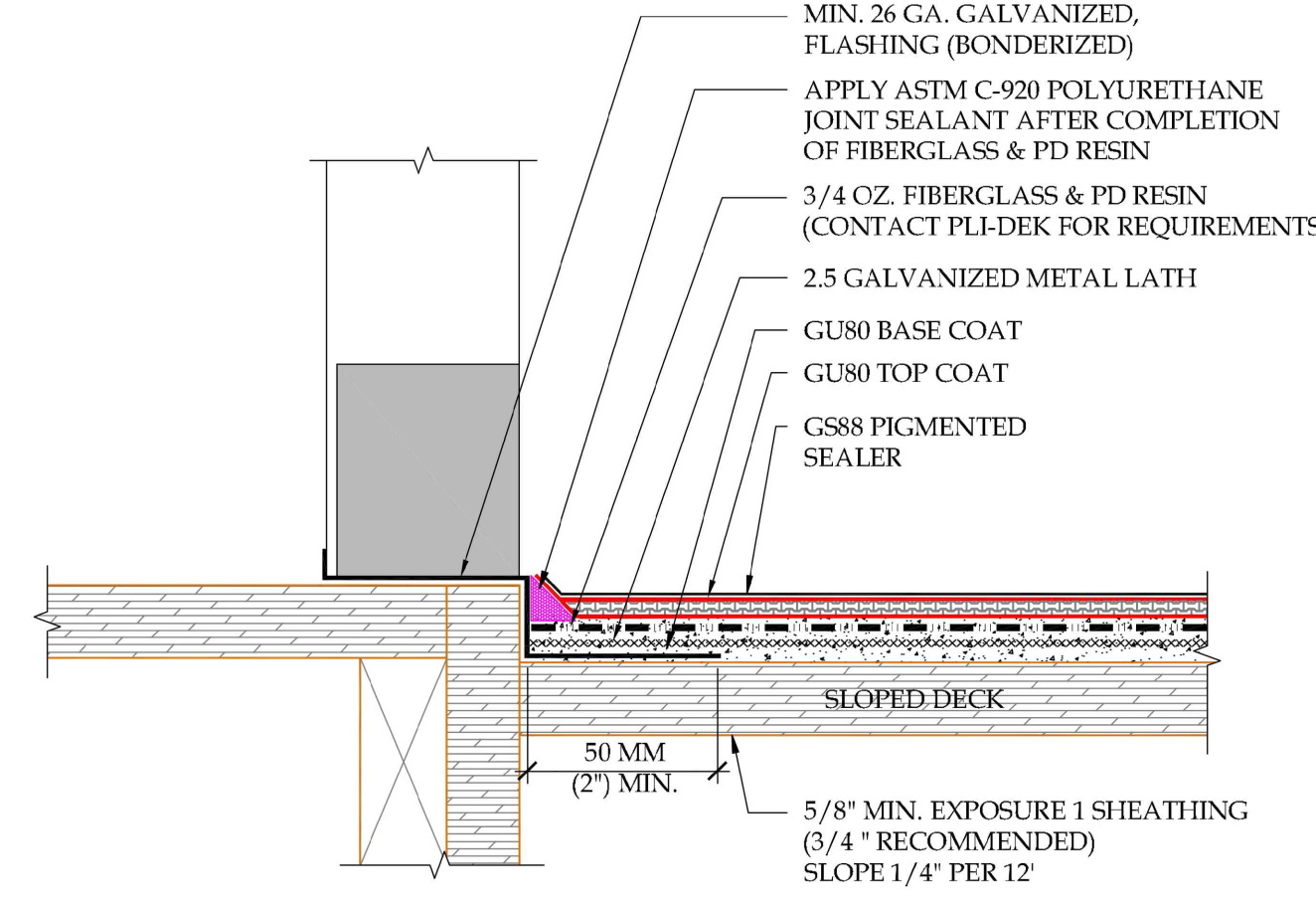
DETAIL-FASCIA METAL TO GUTTER  
SCALE: N.T.S.

10



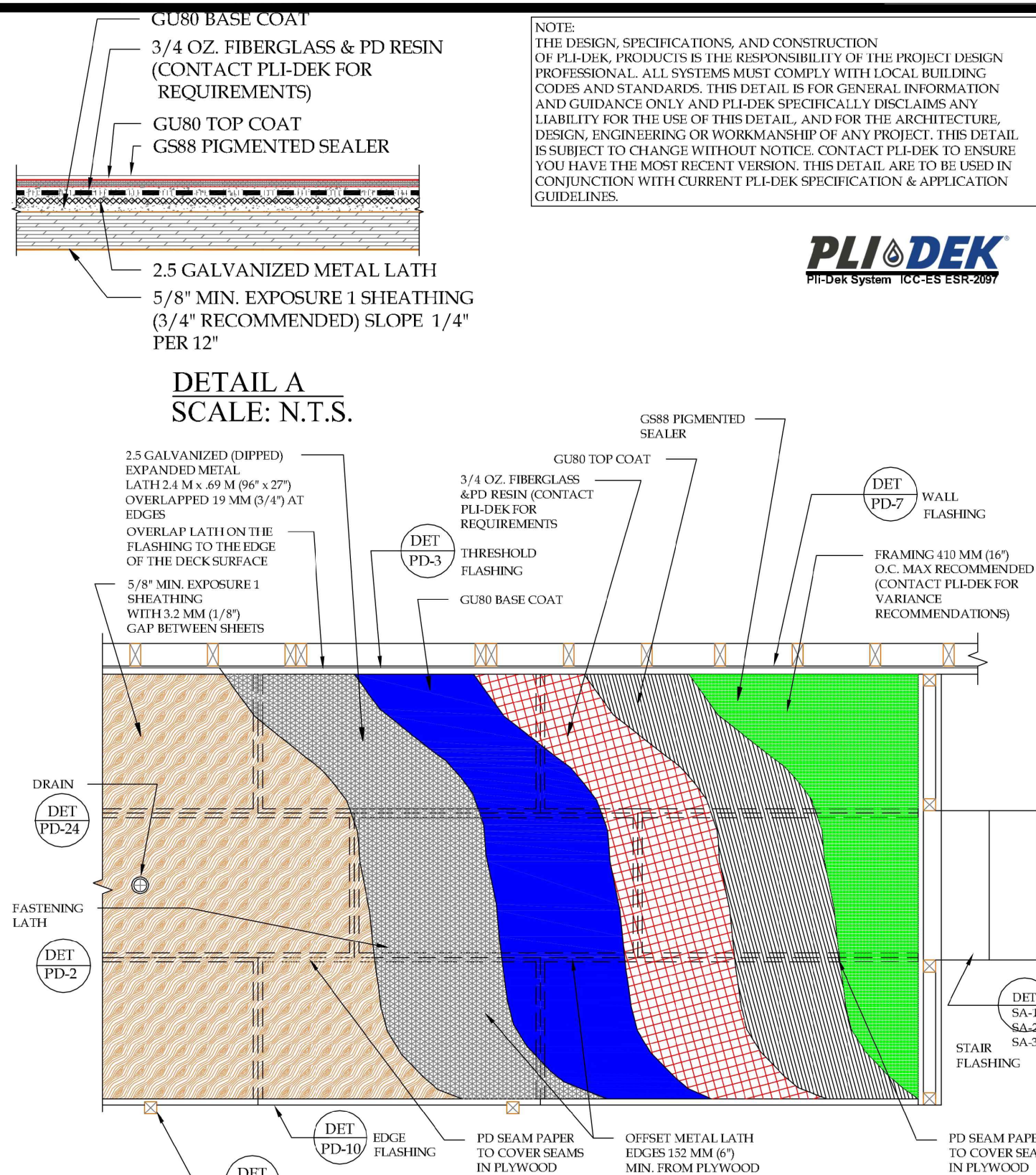
DETAIL-DECK TO WALL FLASHING-SIDING  
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7



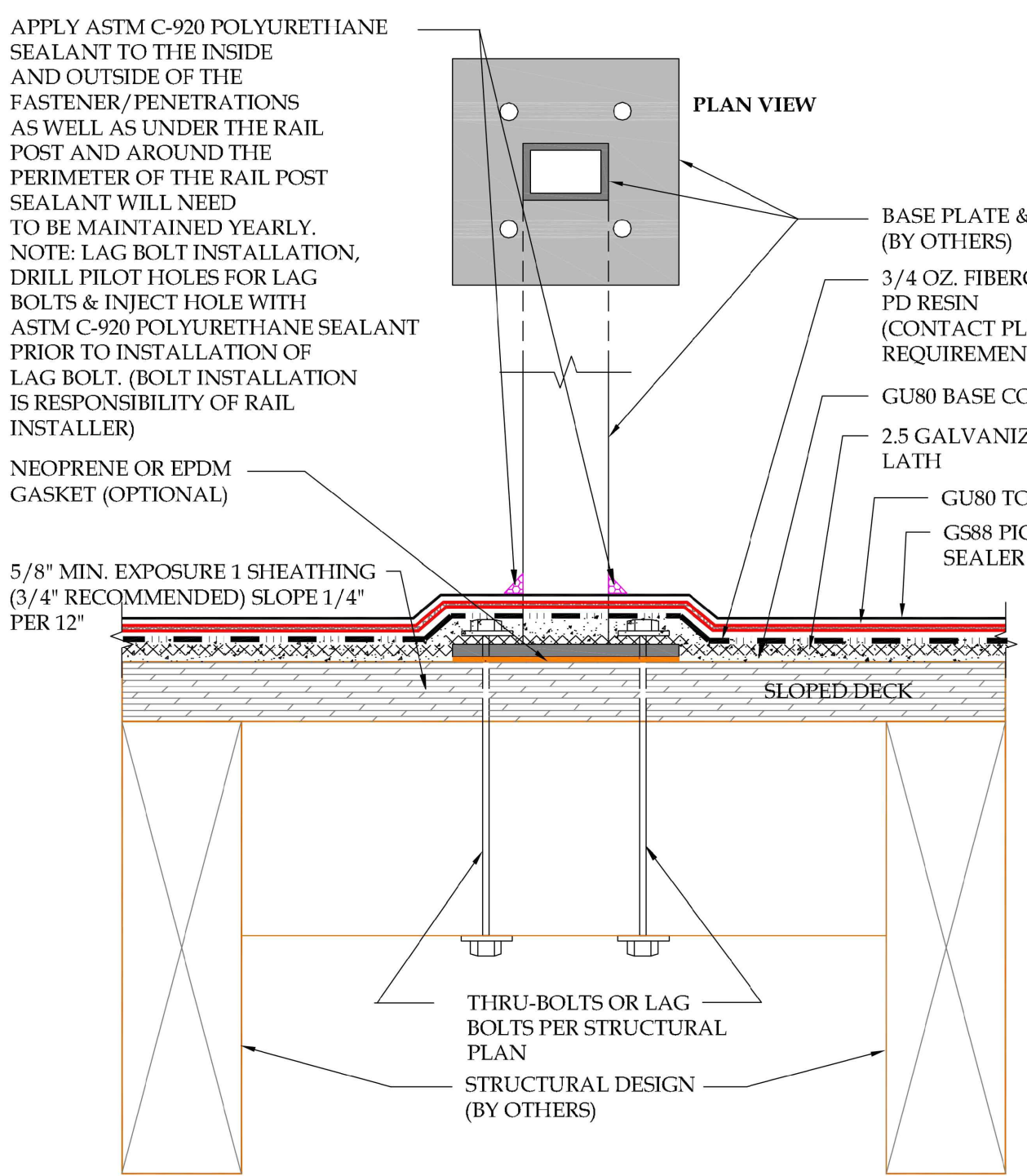
DETAIL-DOOR PAN FLASHING-ONE PIECE  
SCALE: N.T.S.

4



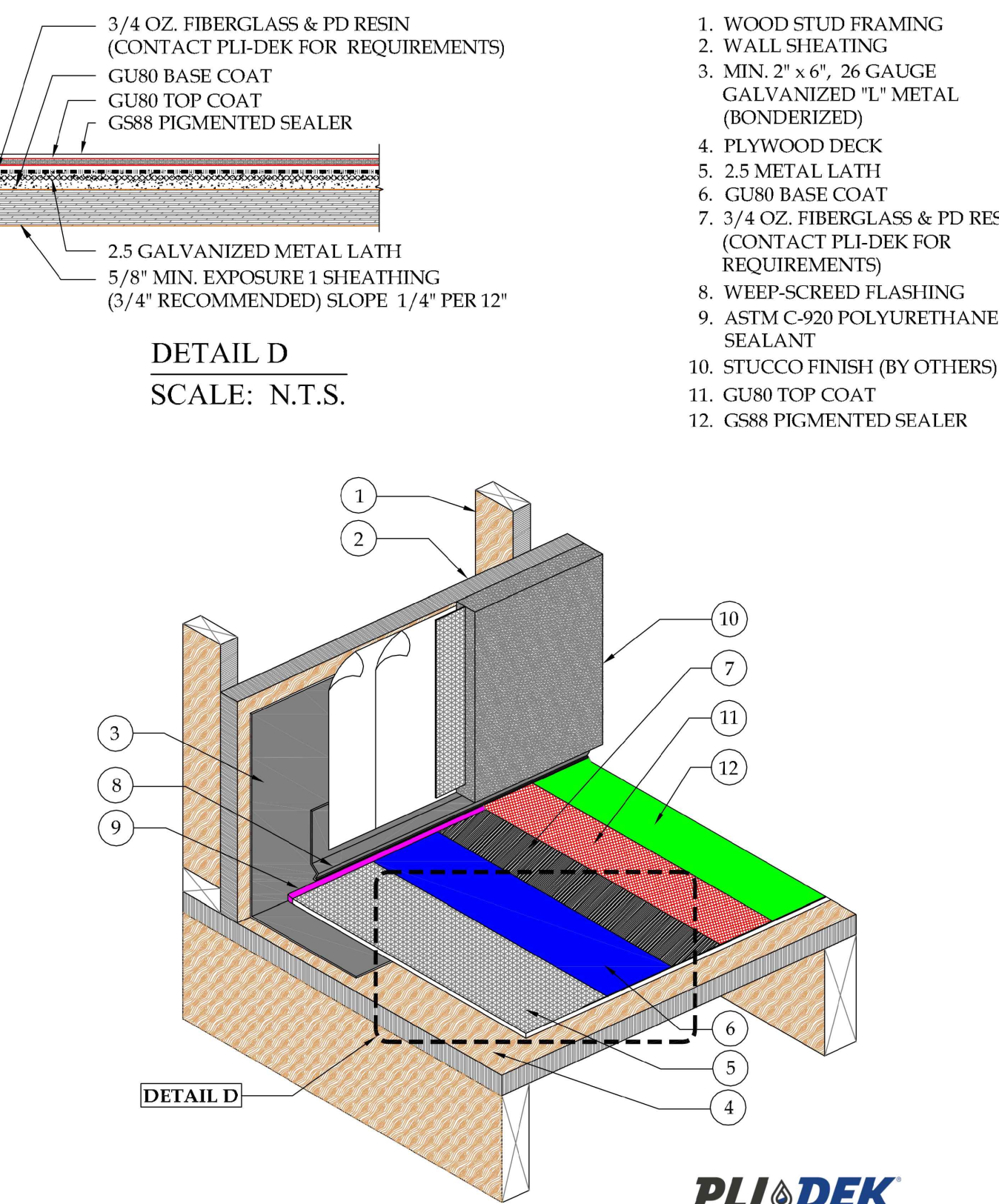
DETAIL-PLI-DEK SYSTEM - DECK PLAN VIEW  
SCALE: N.T.S.

1



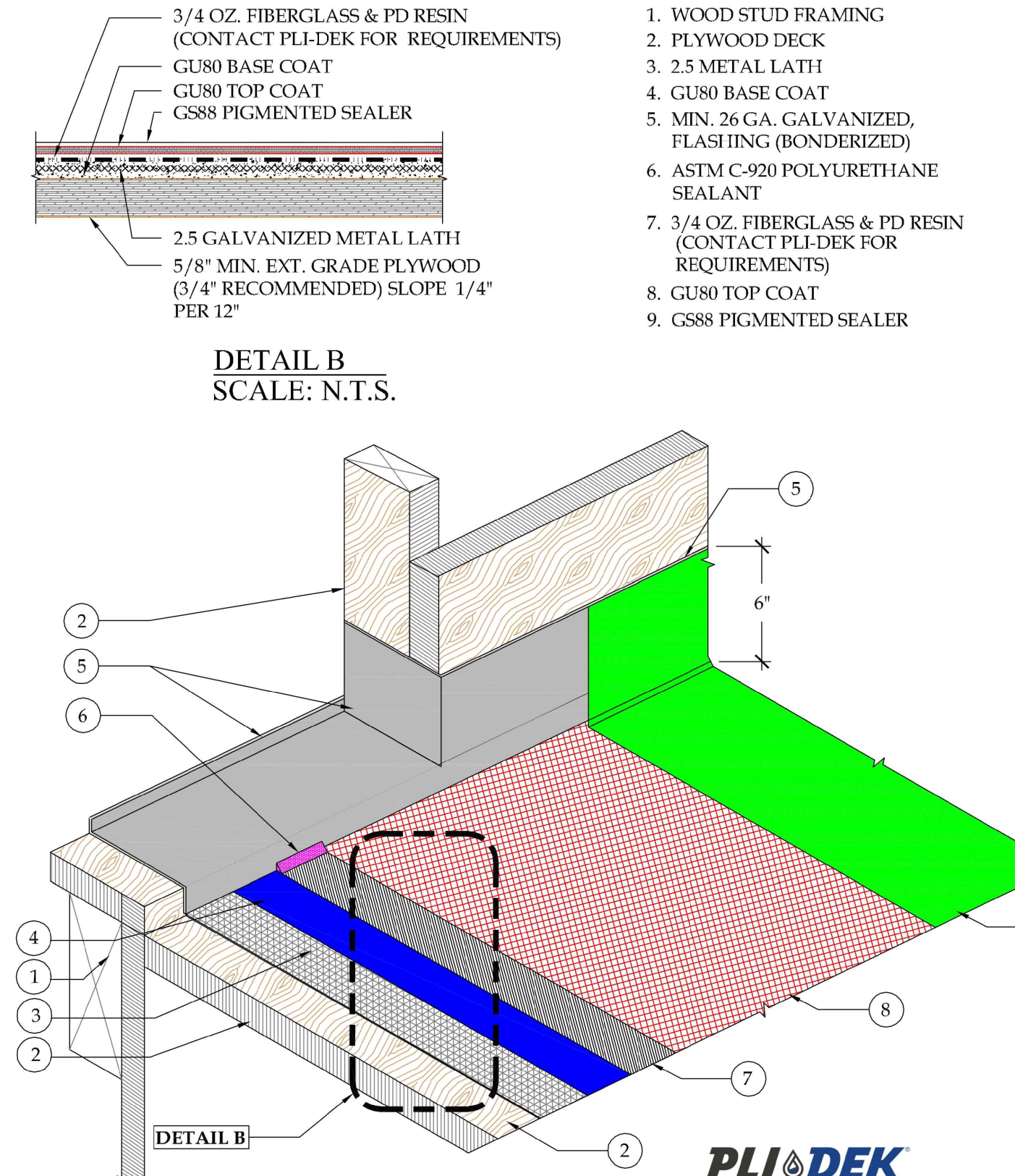
DETAIL-METAL DECK RAIL-UNDER WATERPROOFING MEMBRANE  
SCALE: N.T.S.

11



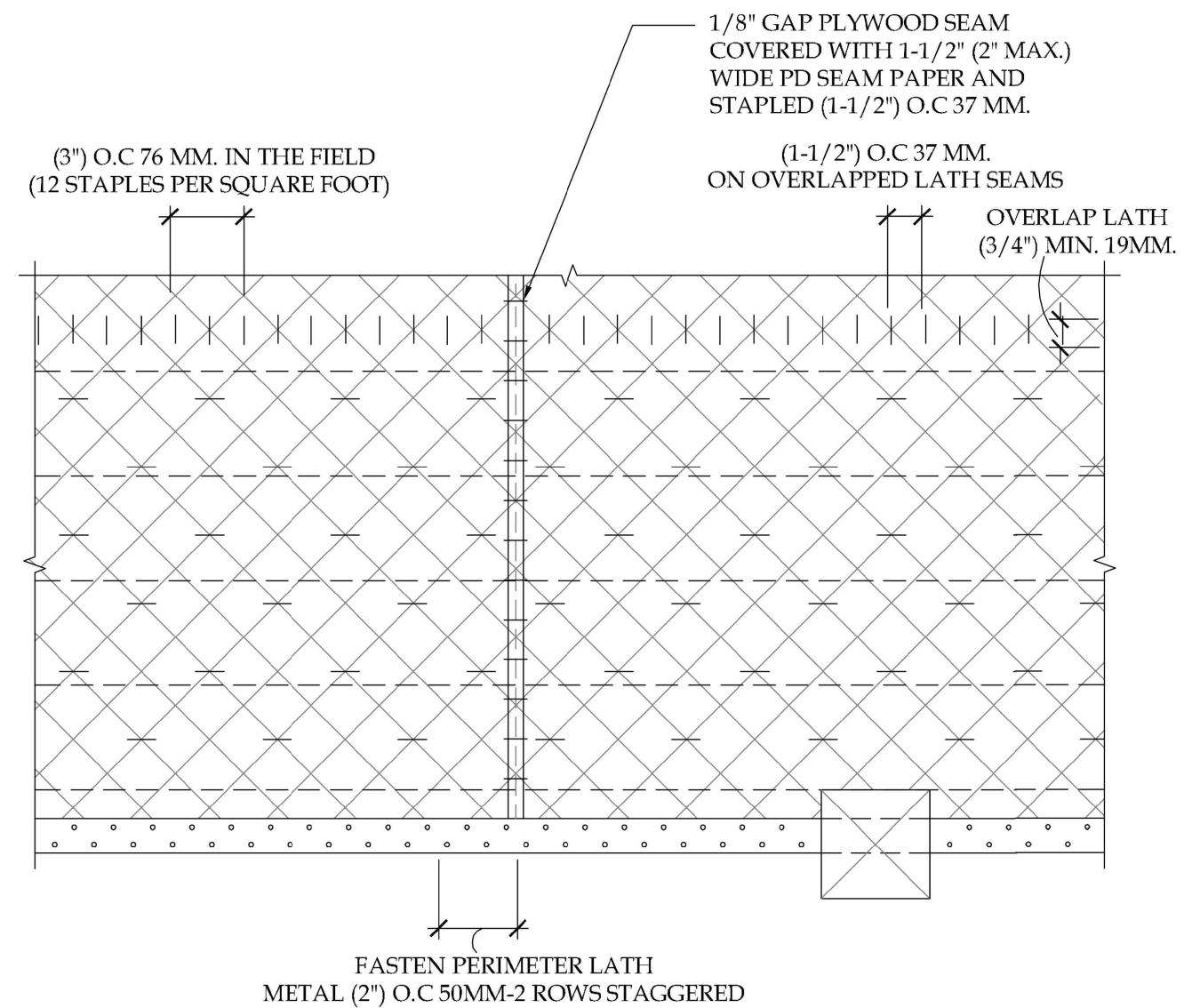
DETAIL-DECK TO WALL FLASHING DETAIL  
SCALE: N.T.S.

8



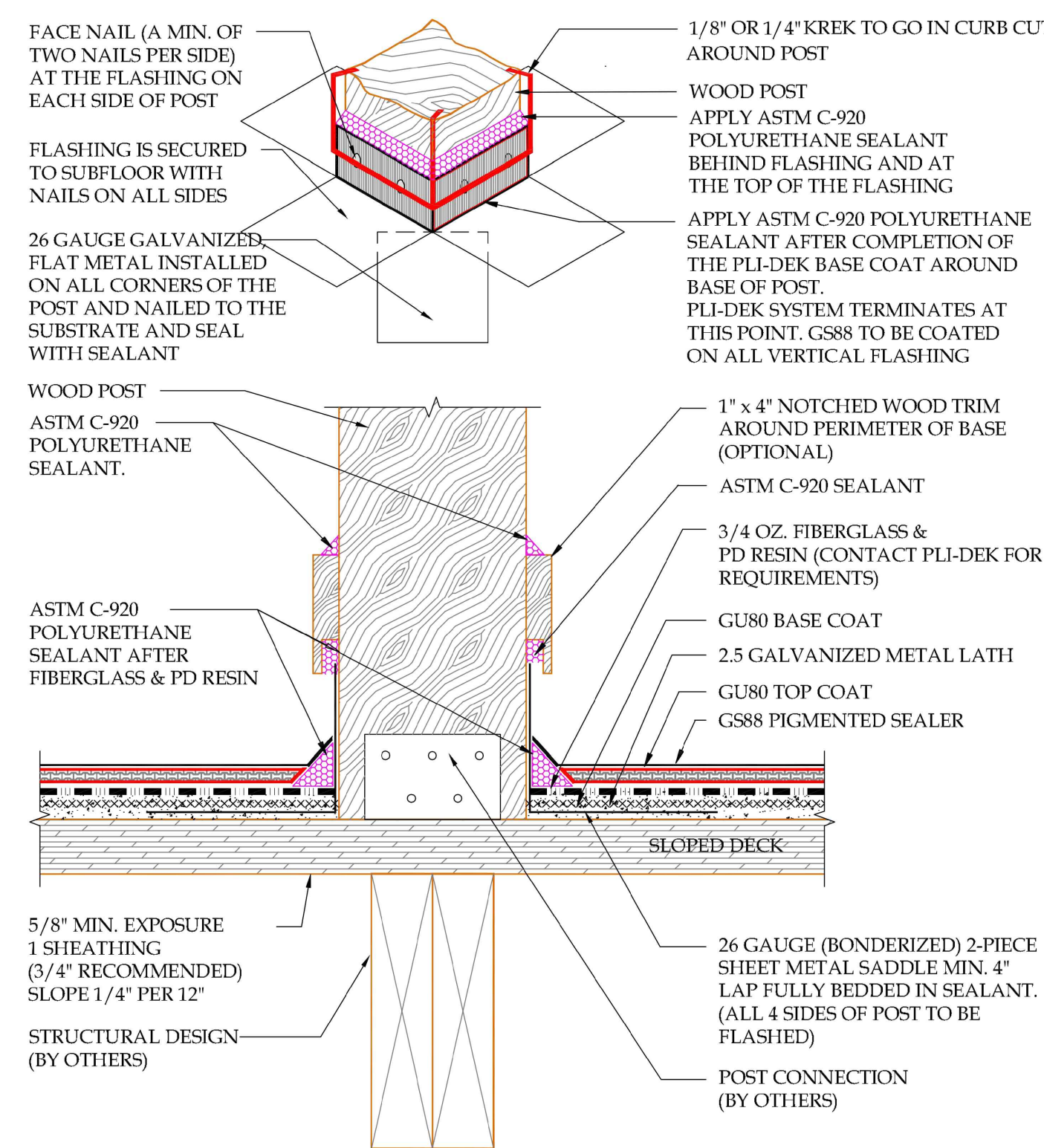
DETAIL-DOOR PAN FLASHING-ONE PIECE-ISOMETRIC  
SCALE: N.T.S.

5



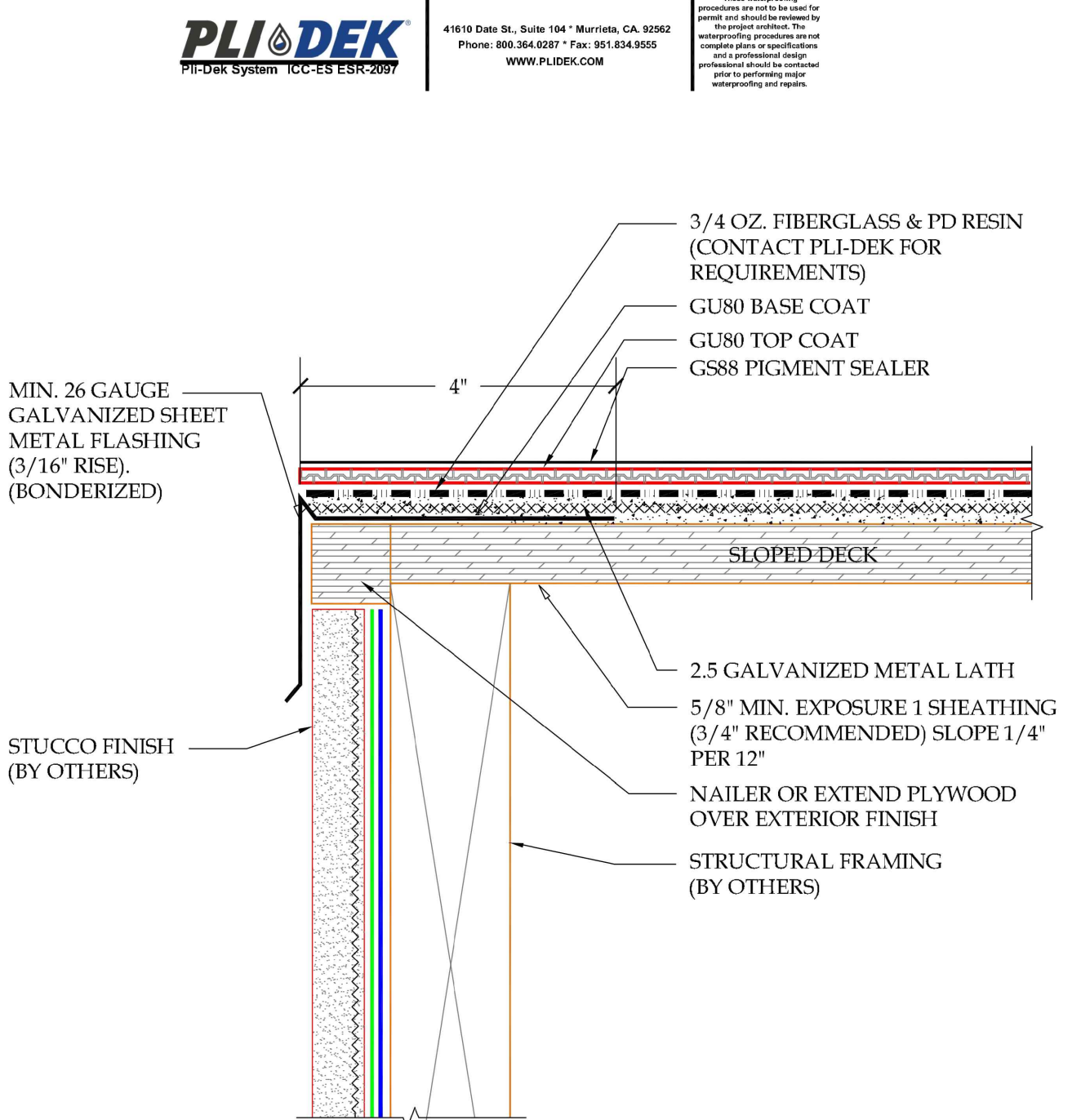
DETAIL-FASTENER PATTERN FOR METAL LATH AND PERIMETER FLASHING  
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2



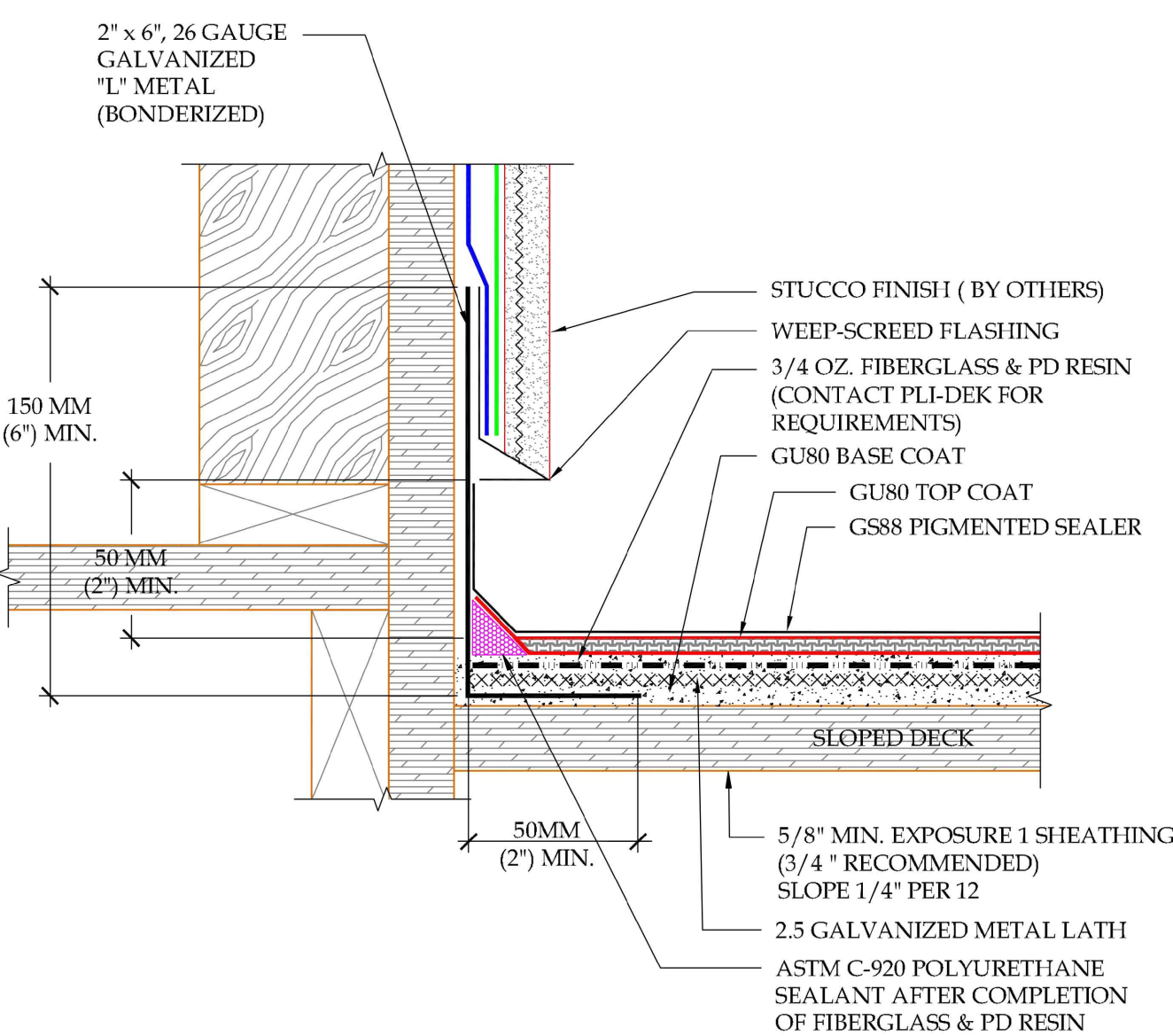
DETAIL-WOOD POST FLASHING  
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12



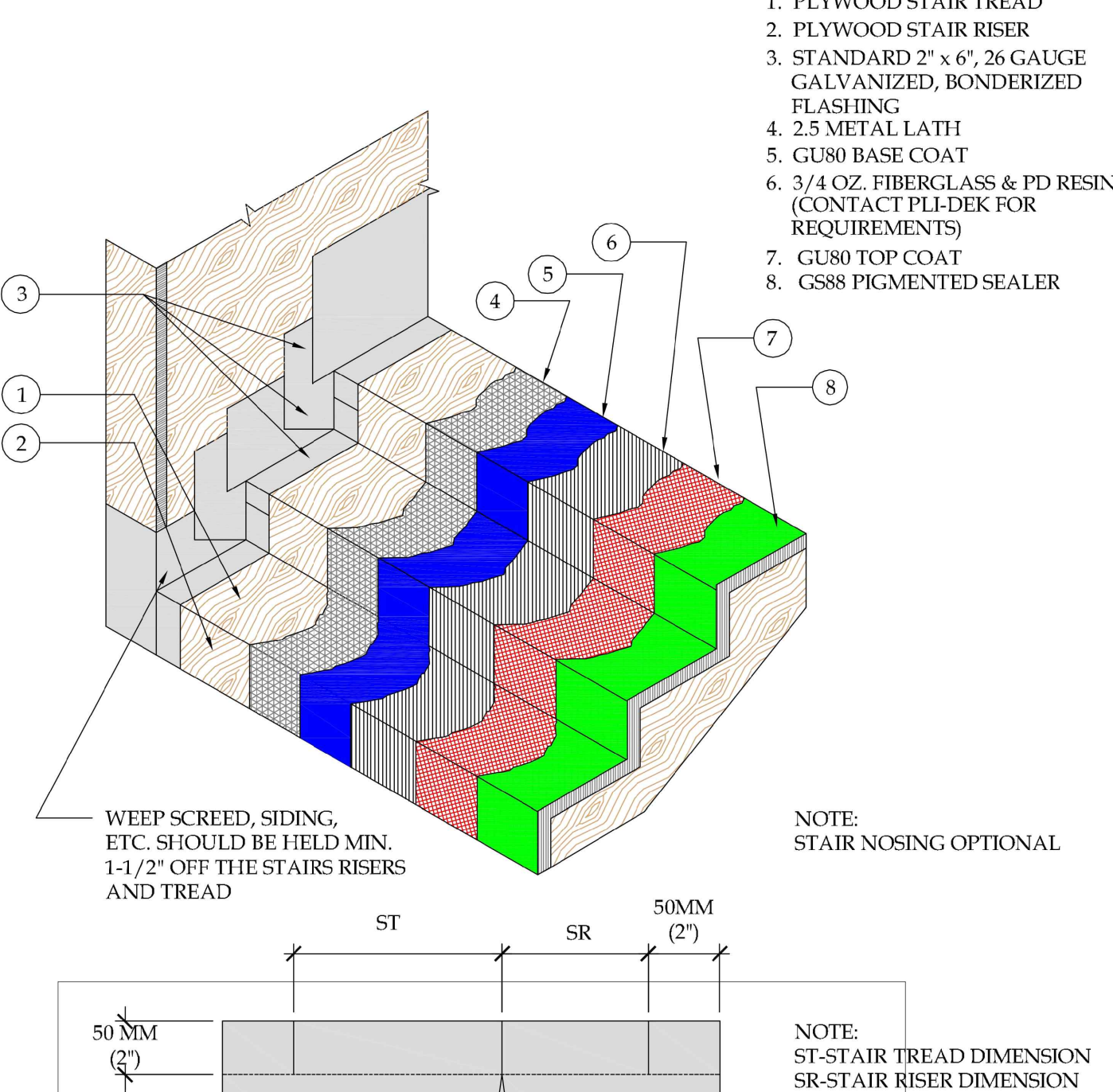
DETAIL-PERIMETER DECK FLASHING DETAIL  
SCALE: N.T.S.

9



DETAIL-DECK TO WALL FLASHING-STUCCO OR EIFS  
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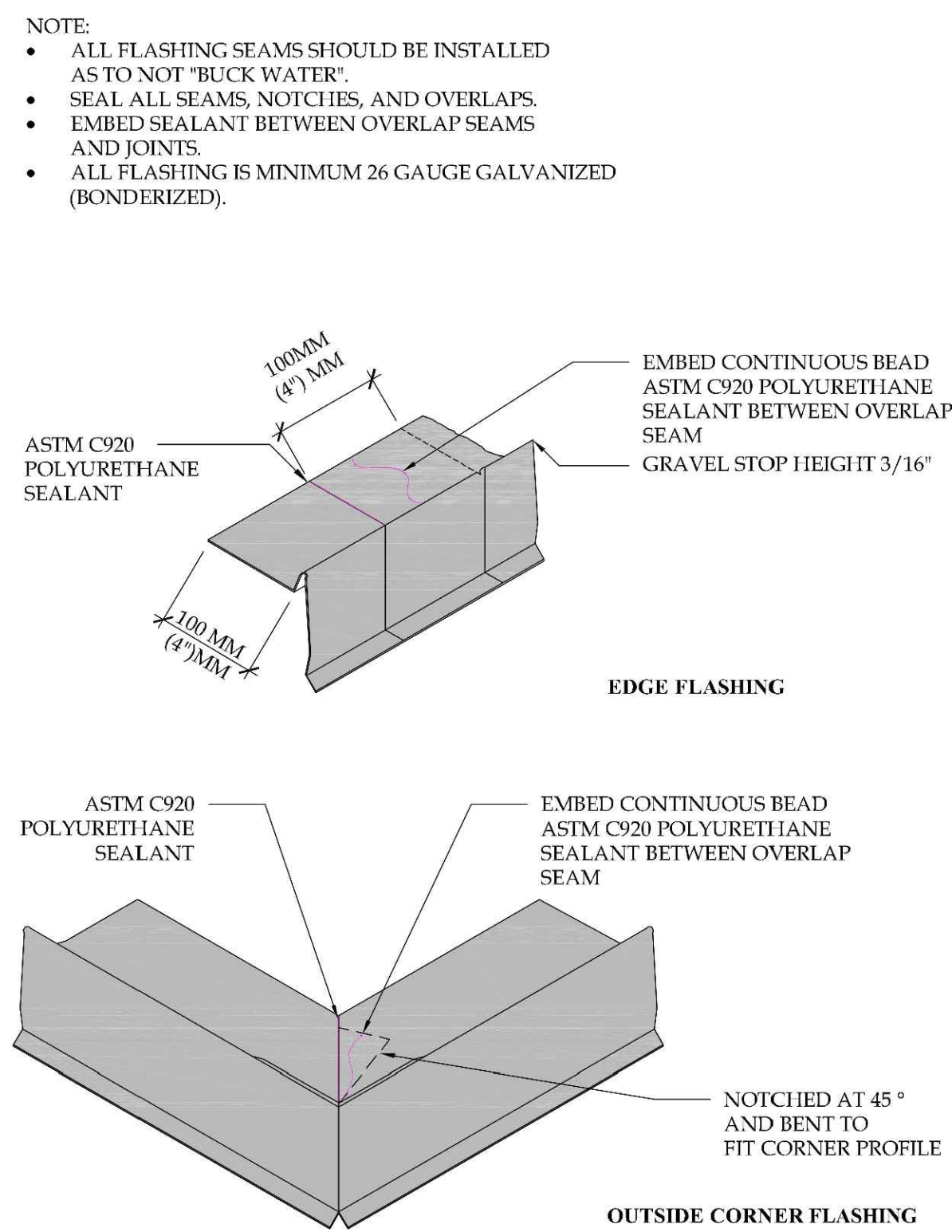
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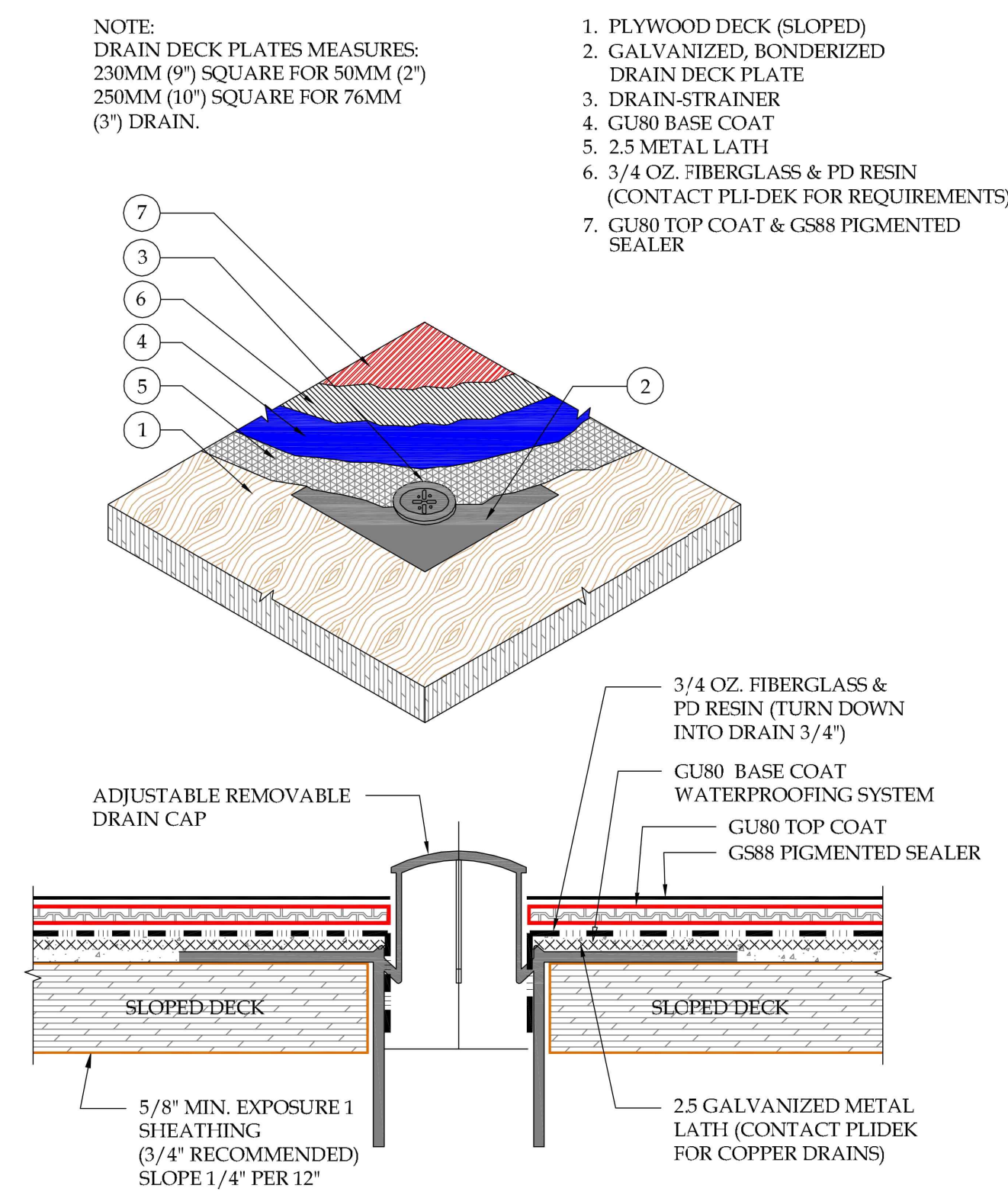
DETAIL-STAIRWAY WALL FLASHING  
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3

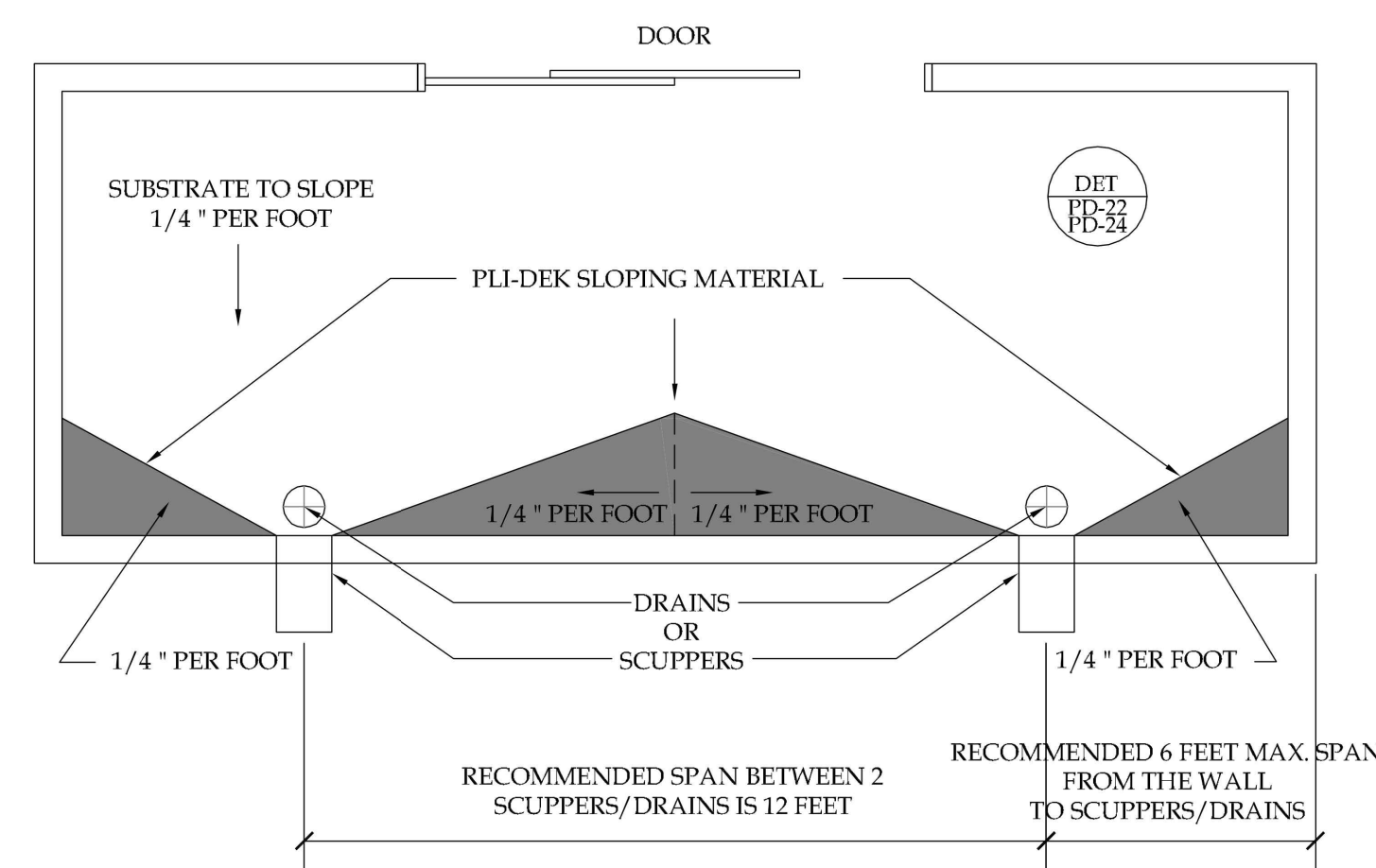




DETAIL-PERIMETER METAL FLASHING  
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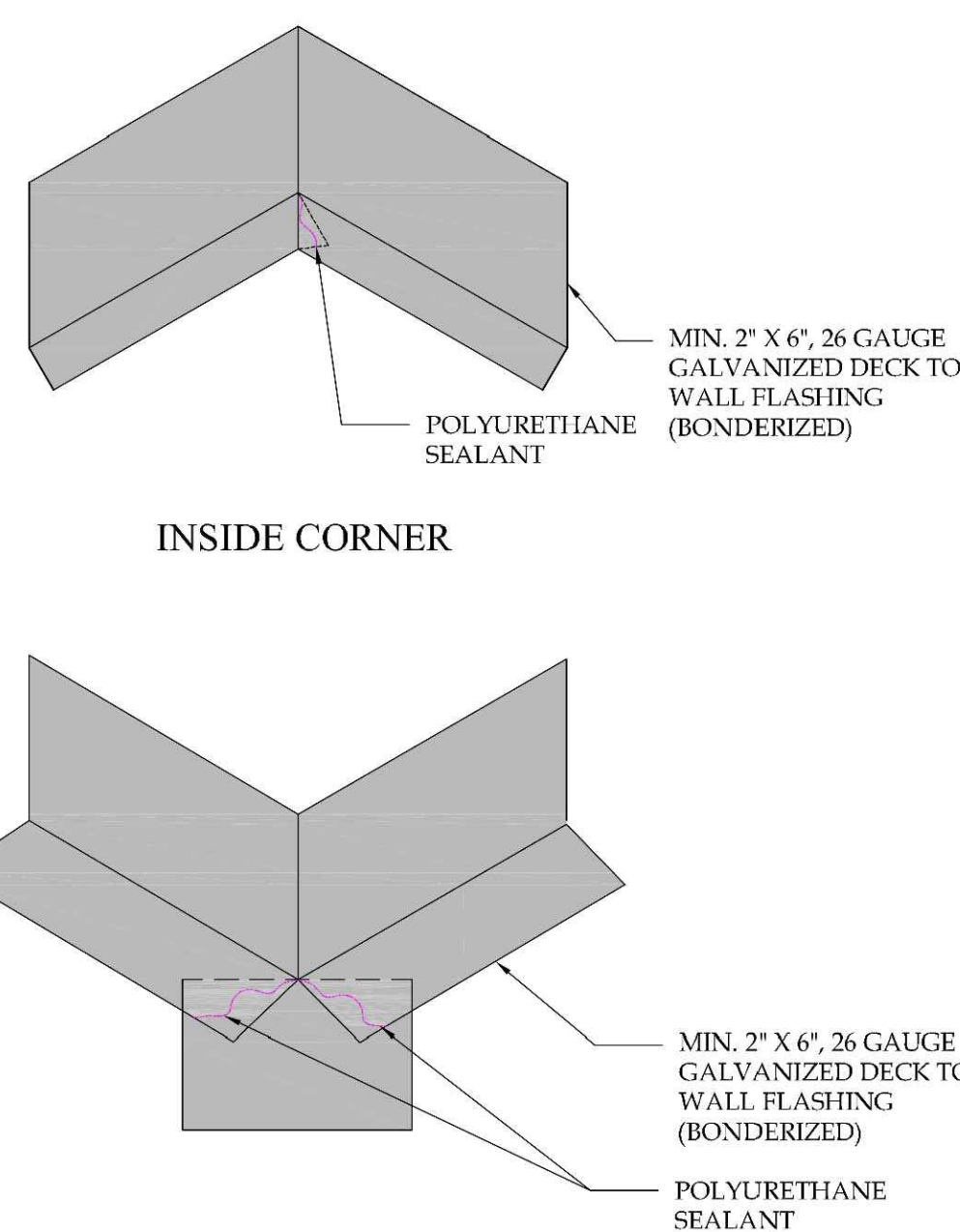


DETAIL-GALVANIZED DECK DRAIN  
SCALE: N.T.S.

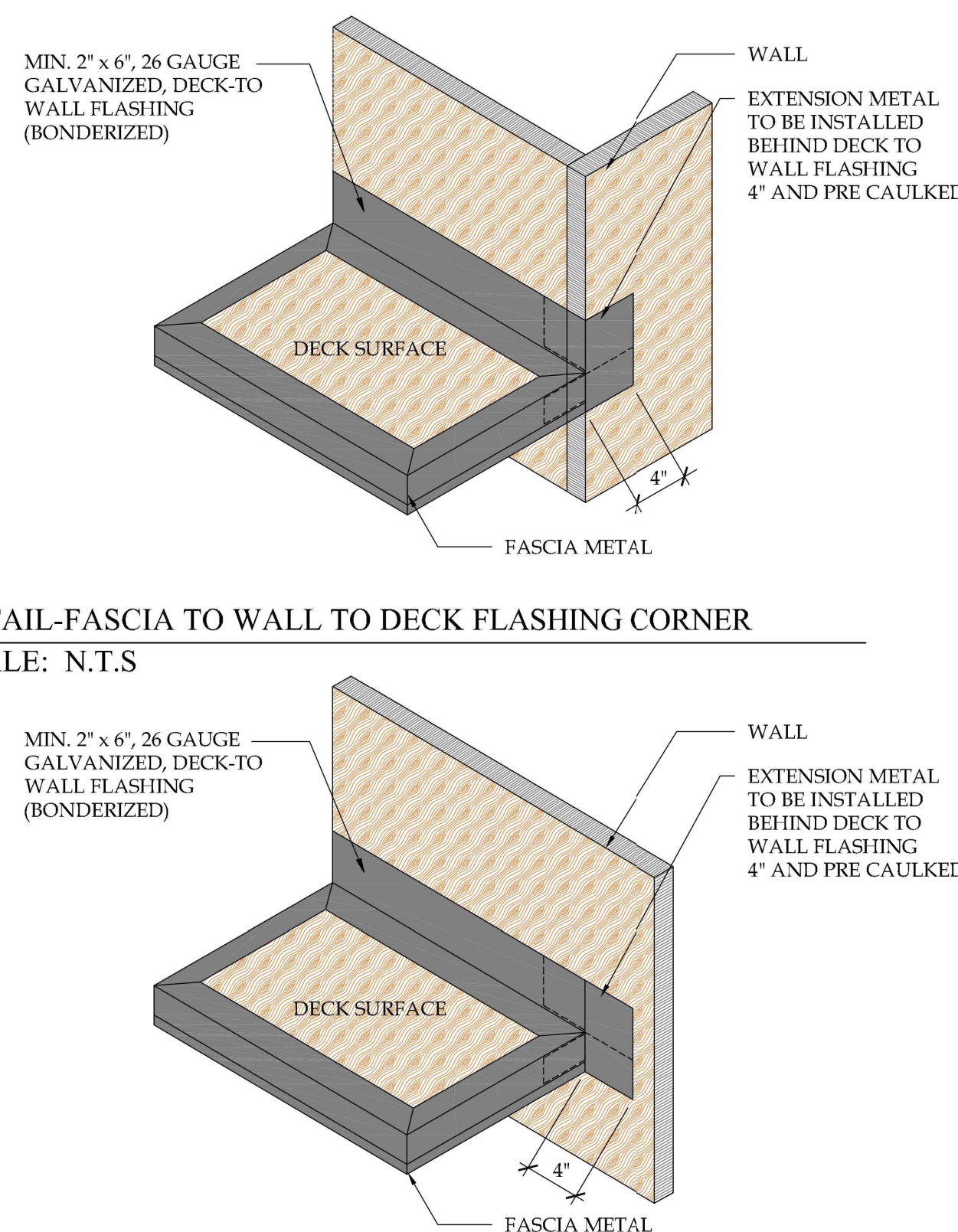


- NOTES:**
- CONSIDERATION MUST BE MADE IN REGARDS TO THE HEIGHT OF THE SHEET METAL FLASHING AT THE WALL TO DECK JOINT IN ORDER TO ALLOW THE SLOPING MIX TO REMAIN A MINIMUM OF 2" BELOW THE FINISHED WALL SYSTEM.
  - THE PLU-DEK SYSTEM IS INSTALLED UP TO THE BASE COAT STAGE PRIOR TO INSTALLATION OF SLOPING MATERIAL.
  - WHEN USING IN CONJUNCTION WITH CON-DEK SYSTEM, APPLY SLOPE MATERIAL PRIOR TO INSTALLATION OF FIBERGLASS AND PD RESIN.
  - CRACK/LEAK LOCATION VARIES ACCORDING TO DRAIN/SCUPPER LOCATIONS.
  - REFER TO PLU-DEK APPLICATION INSTRUCTION AND SPECIFICATIONS FOR INSTALLATION GUIDELINES.

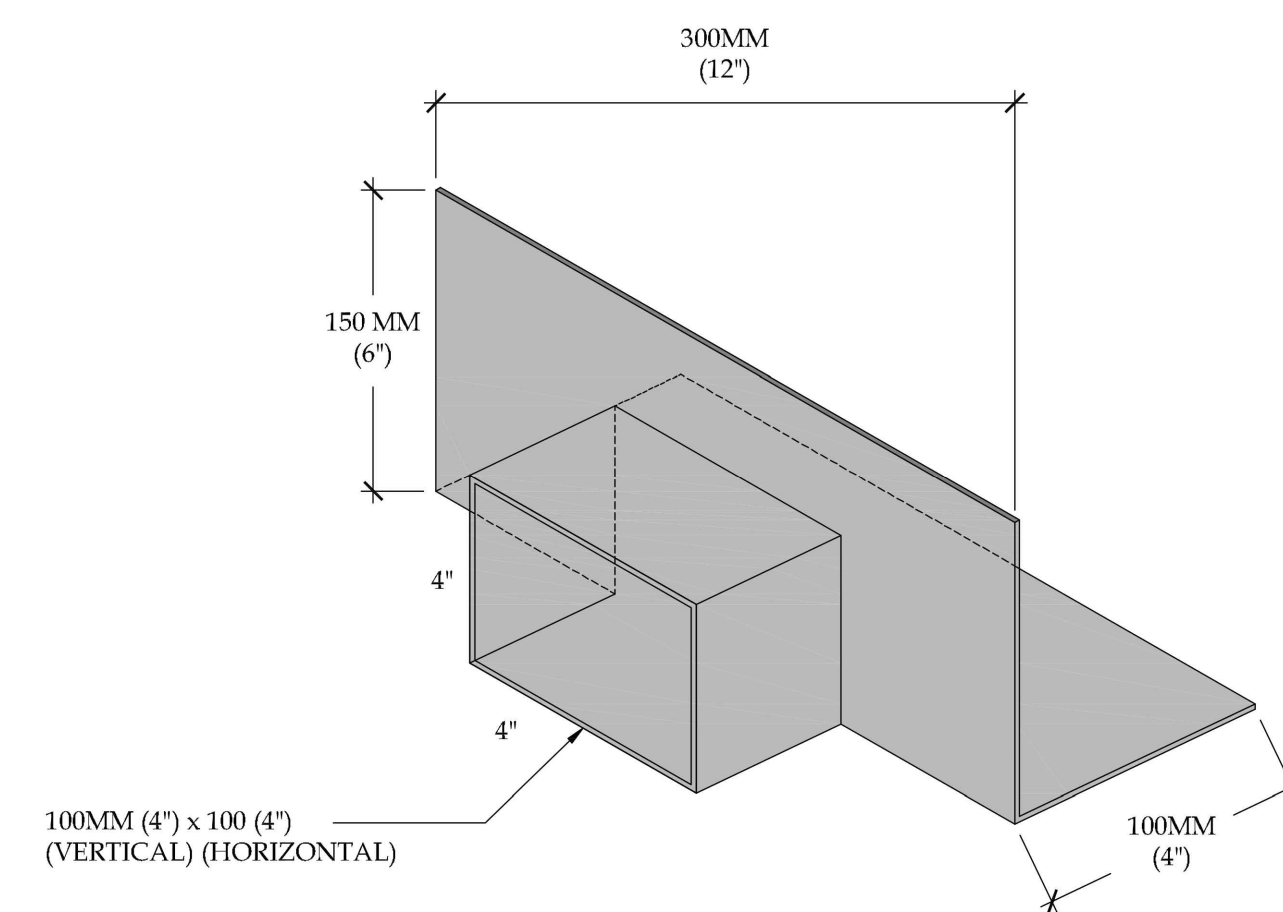
DETAIL-ENCLOSED DECK DRAINAGE CRICKET  
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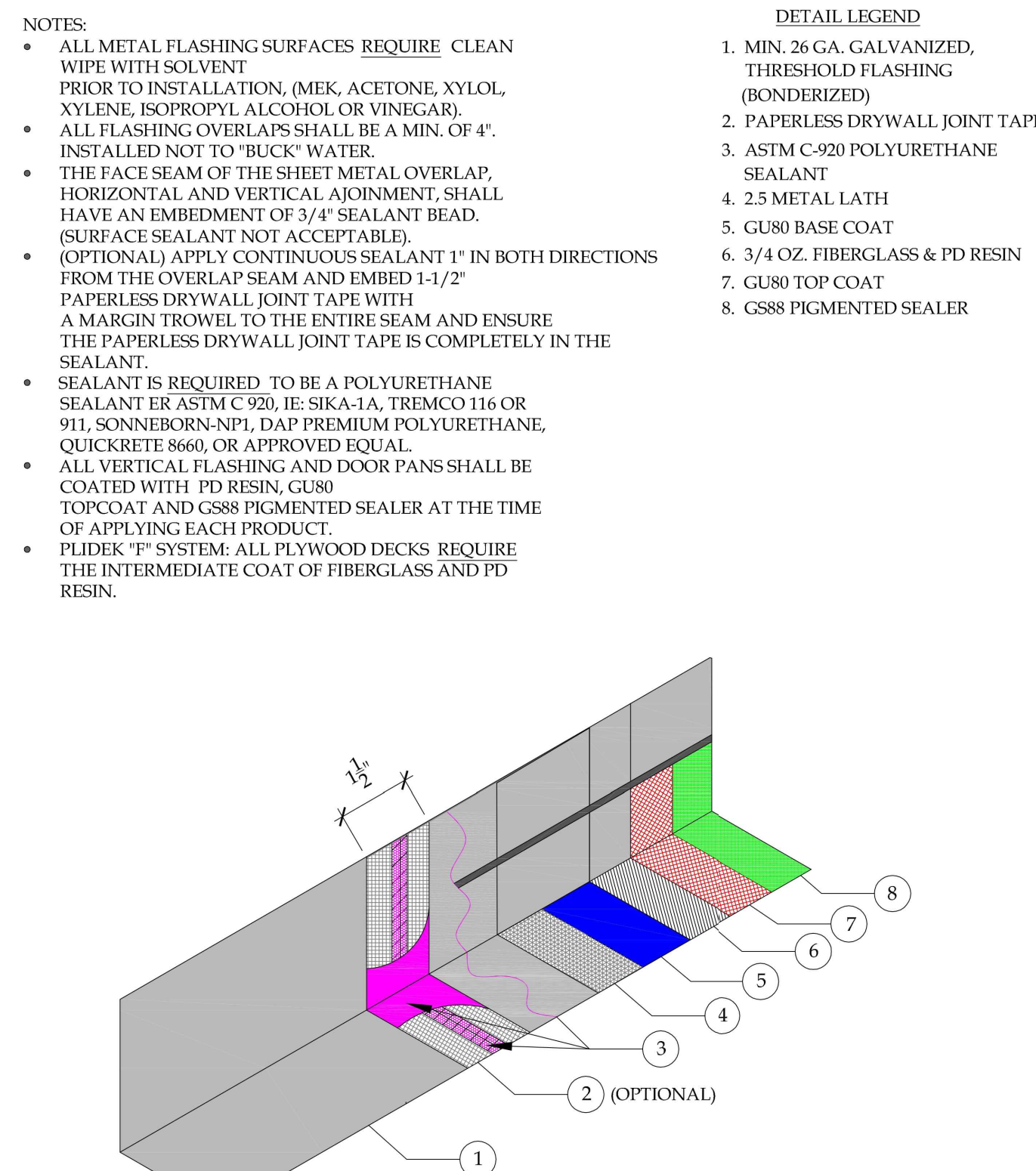
DETAIL-SHEET METAL CORNERS MULTIPLE  
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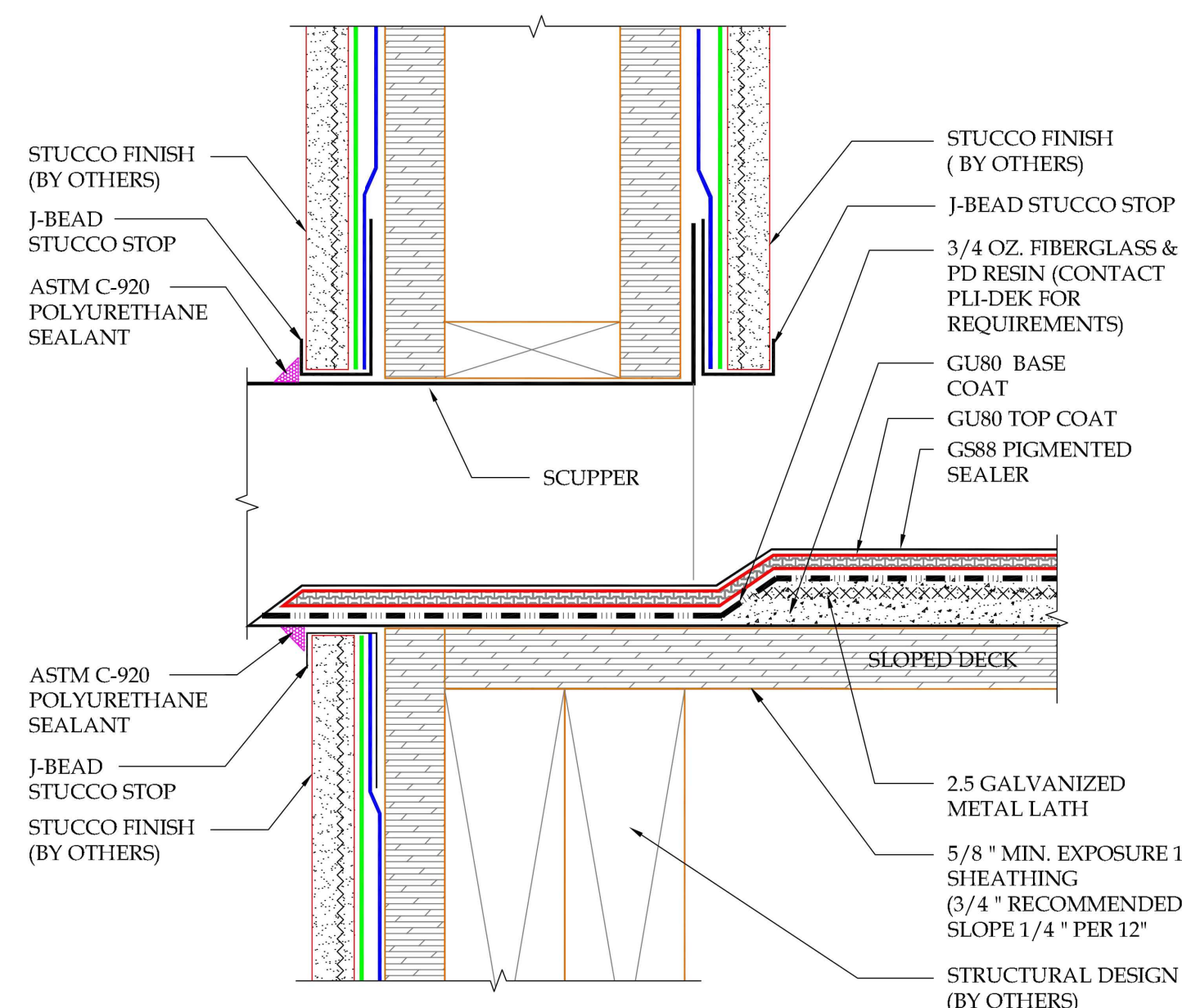
DETAIL-FASCIA TO WALL TO DECK FLASHING INTERSECTION  
SCALE: N.T.S



DETAIL-SCUPPER-ISOMETRIC  
SCALE: N.T.S



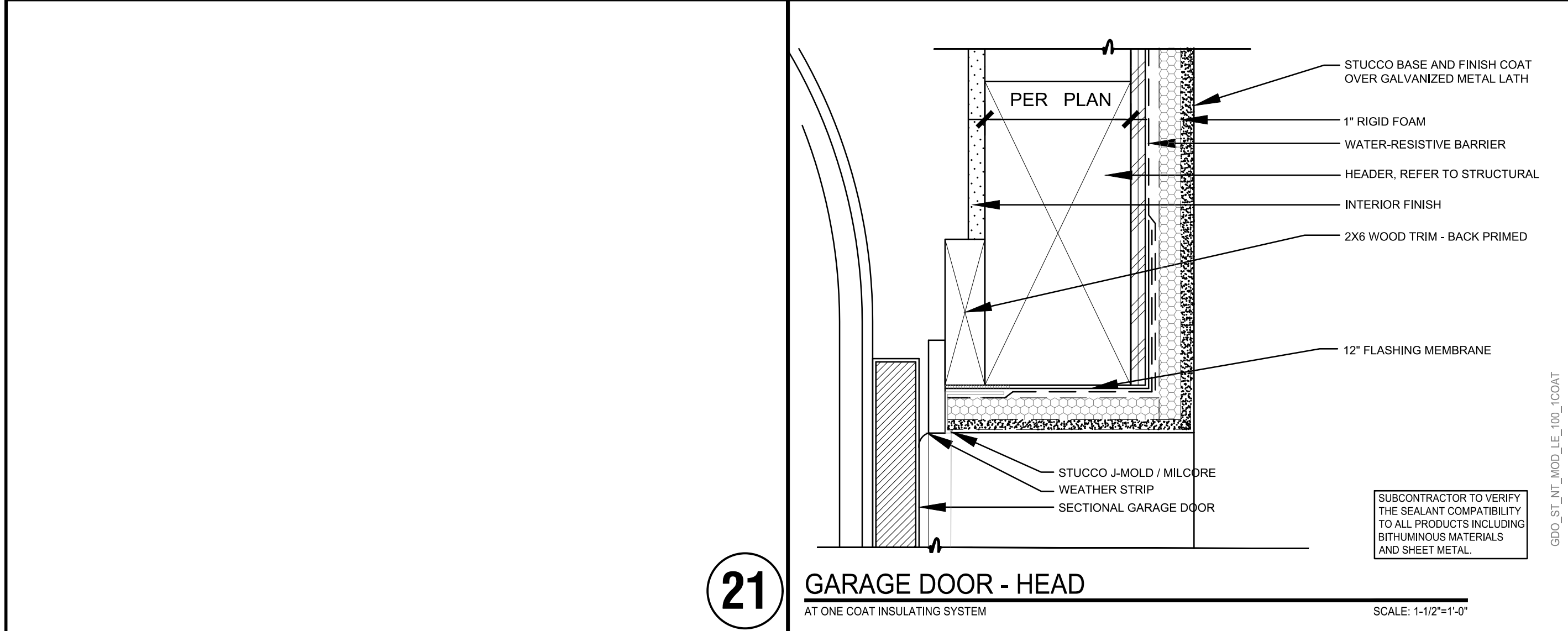
DETAIL-FLASHING OVERLAP  
SCALE: N.T.S



DETAIL-SCUPPER  
SCALE: N.T.S.

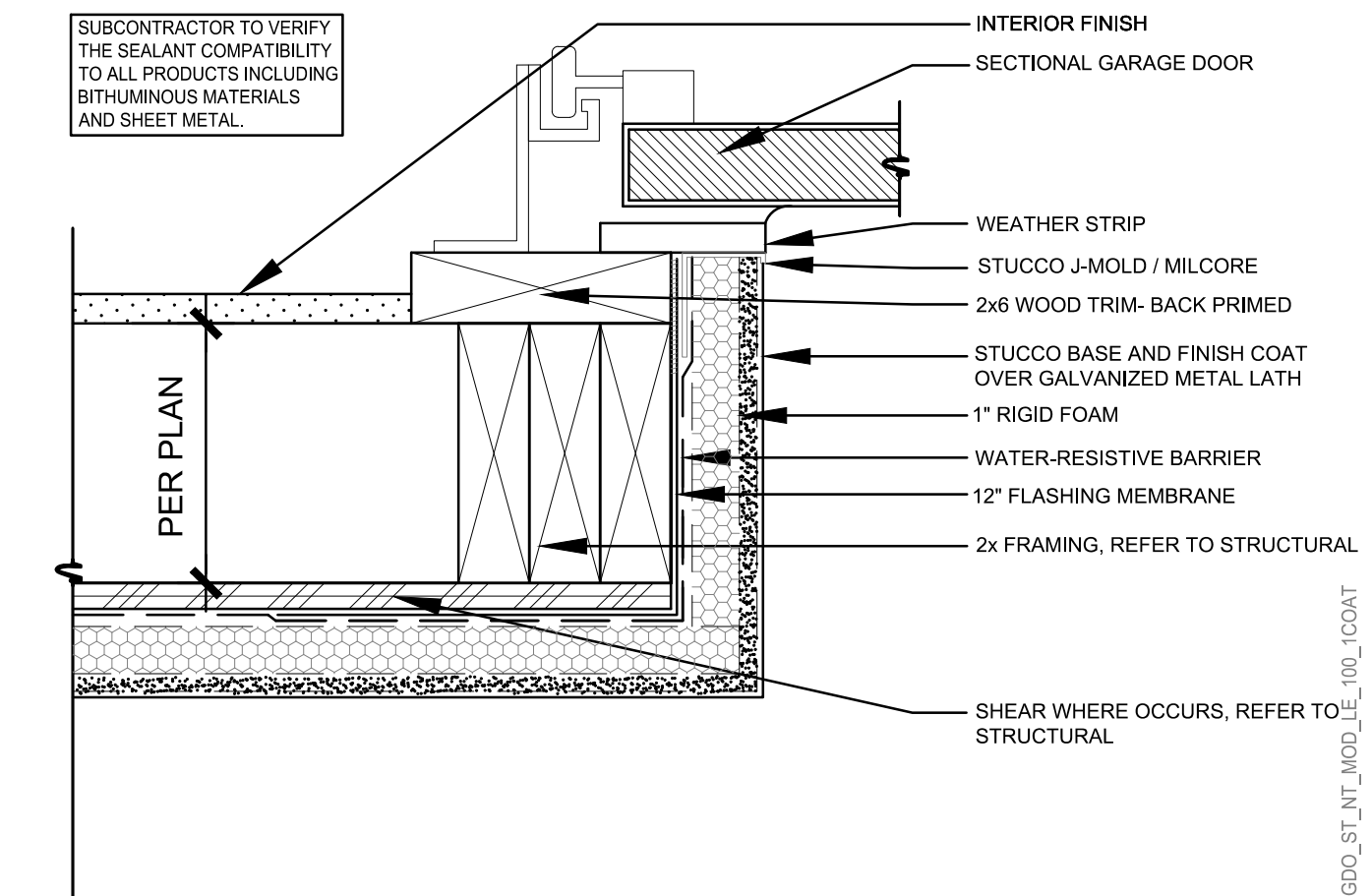


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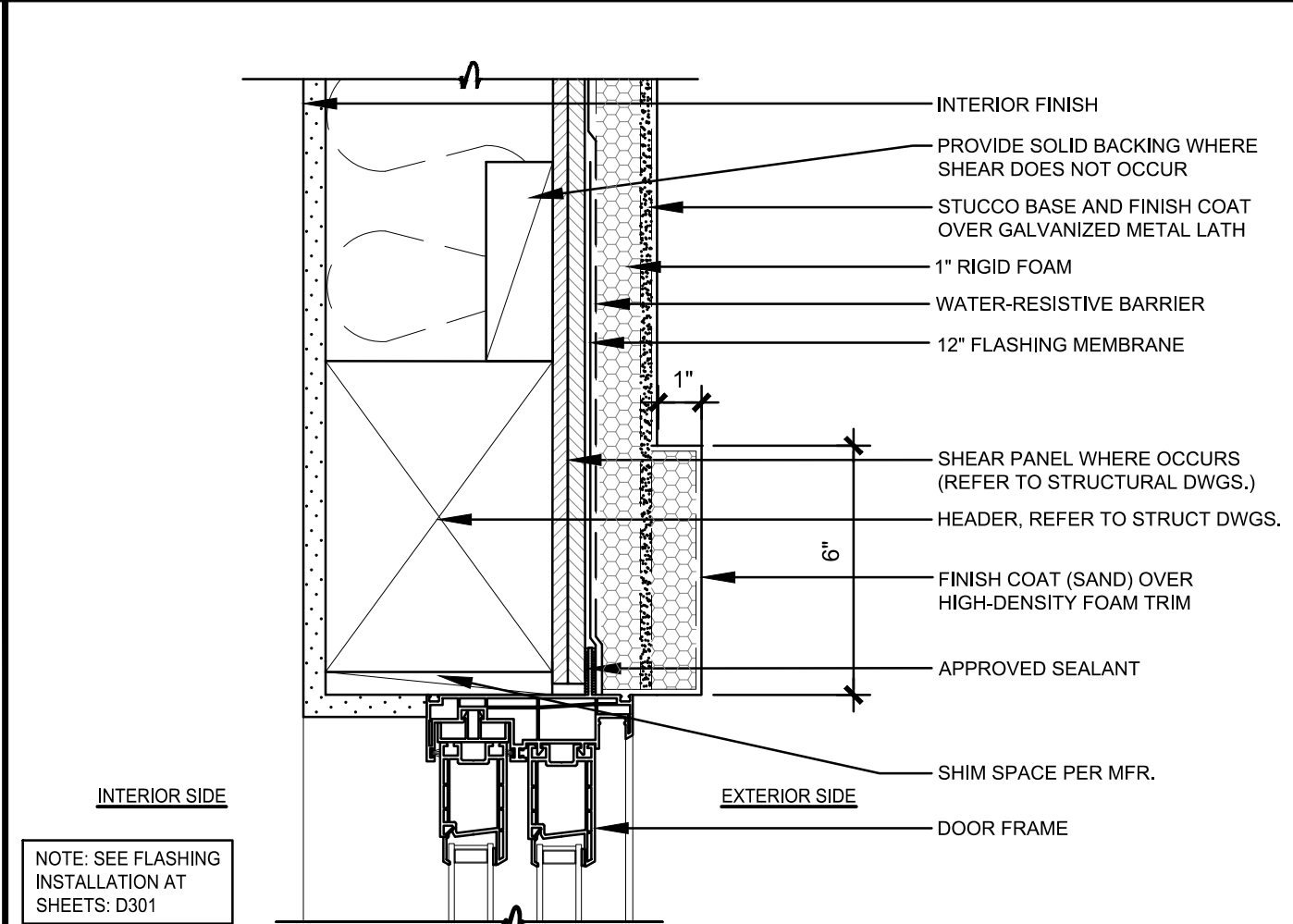
21 GARAGE DOOR - HEAD

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



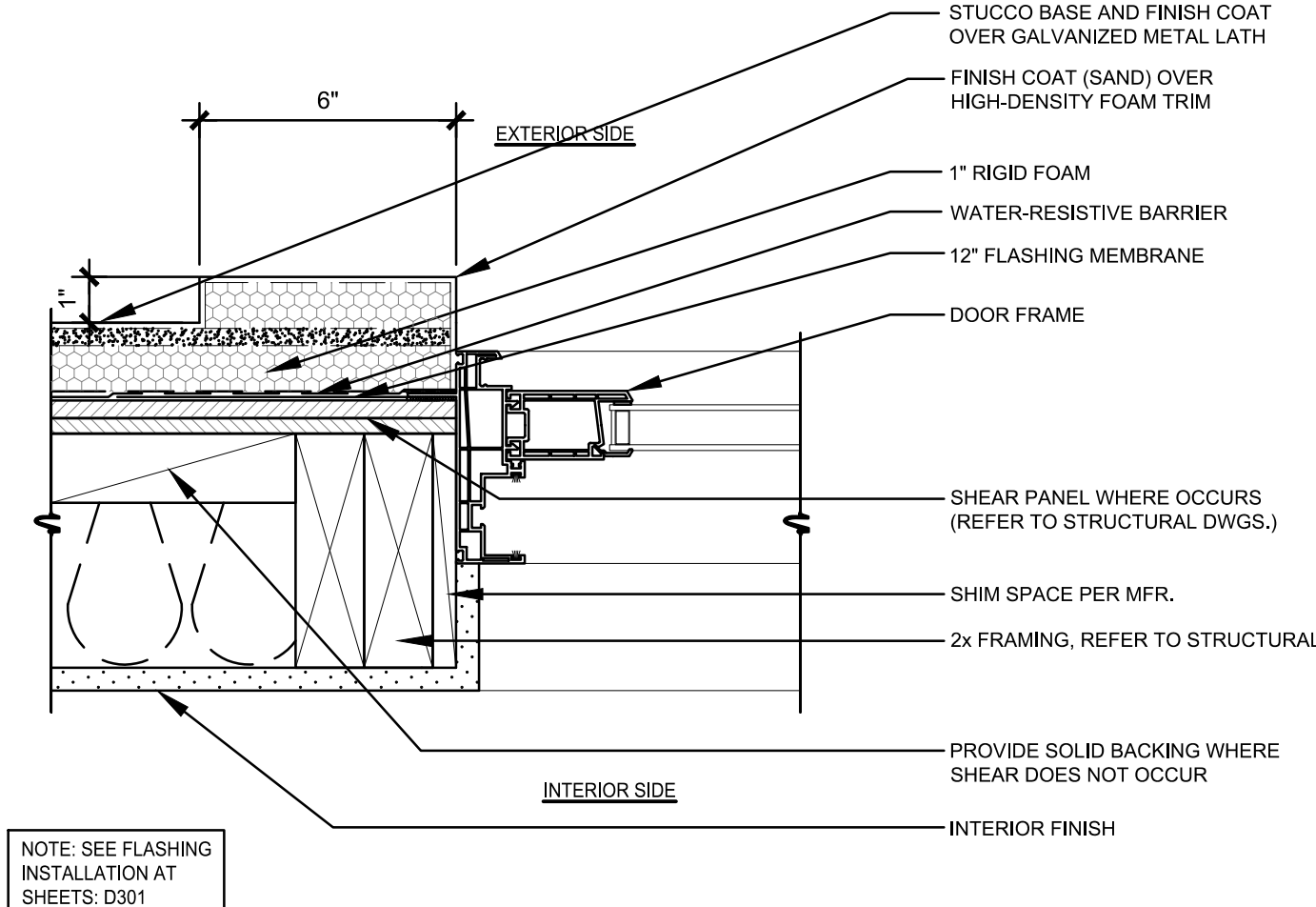
22 GARAGE DOOR - JAMB

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



17 SLIDING GLASS DOOR HEAD

SCALE: 3/4"=1'-0"



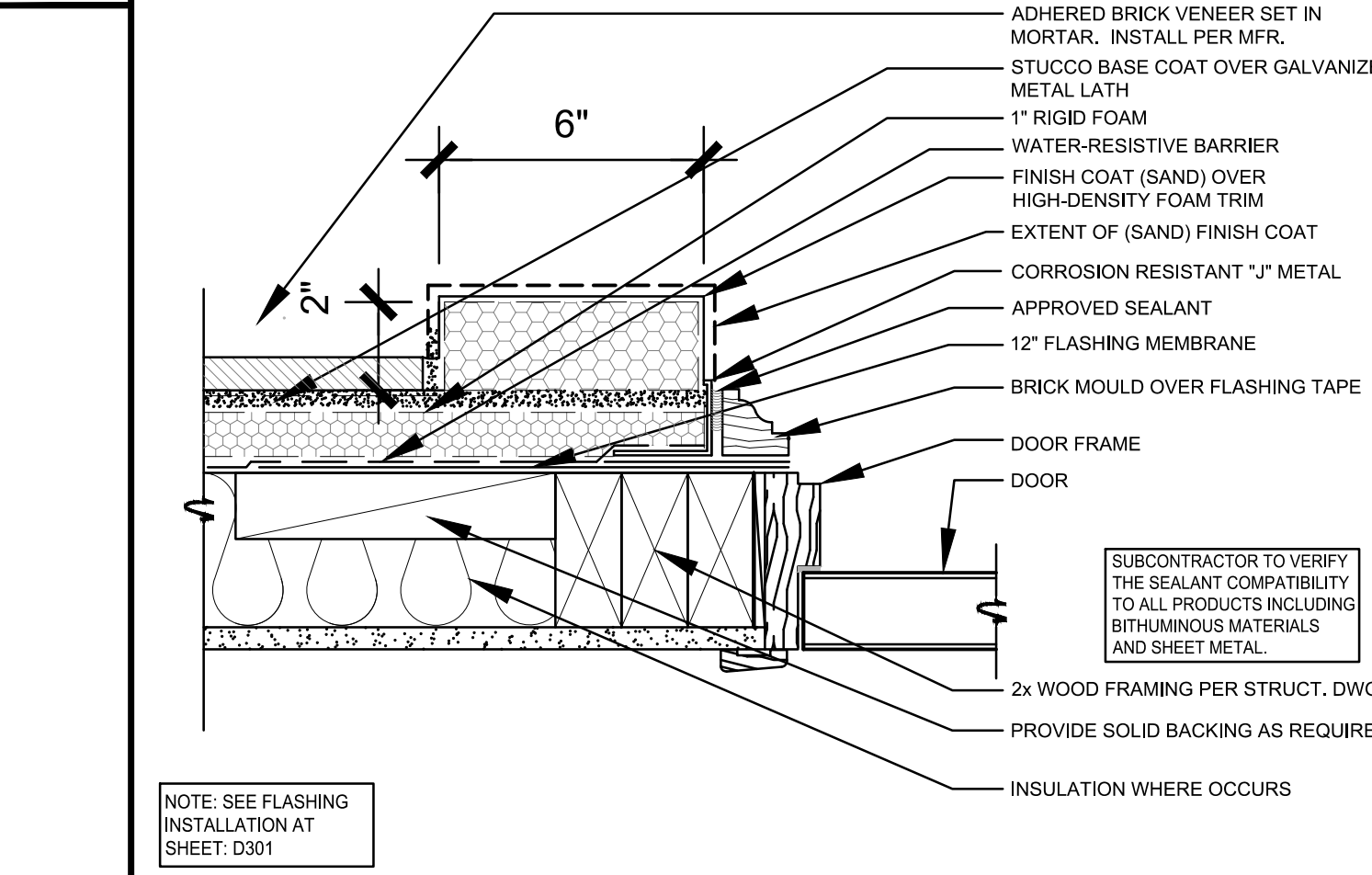
17 SLIDING GLASS DOOR JAMB

SCALE: 3/4"=1'-0"



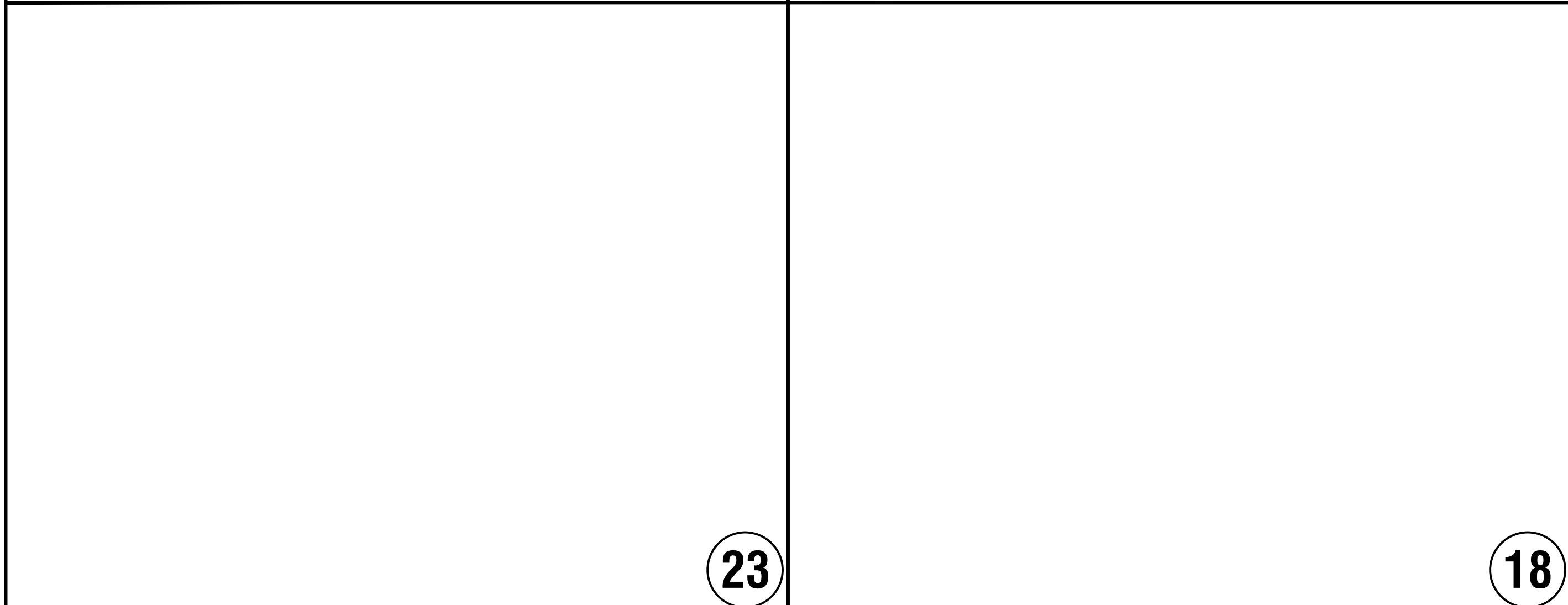
6 FLUSH DOOR HEAD (IN-SWING)

SCALE: 3/4"=1'-0"



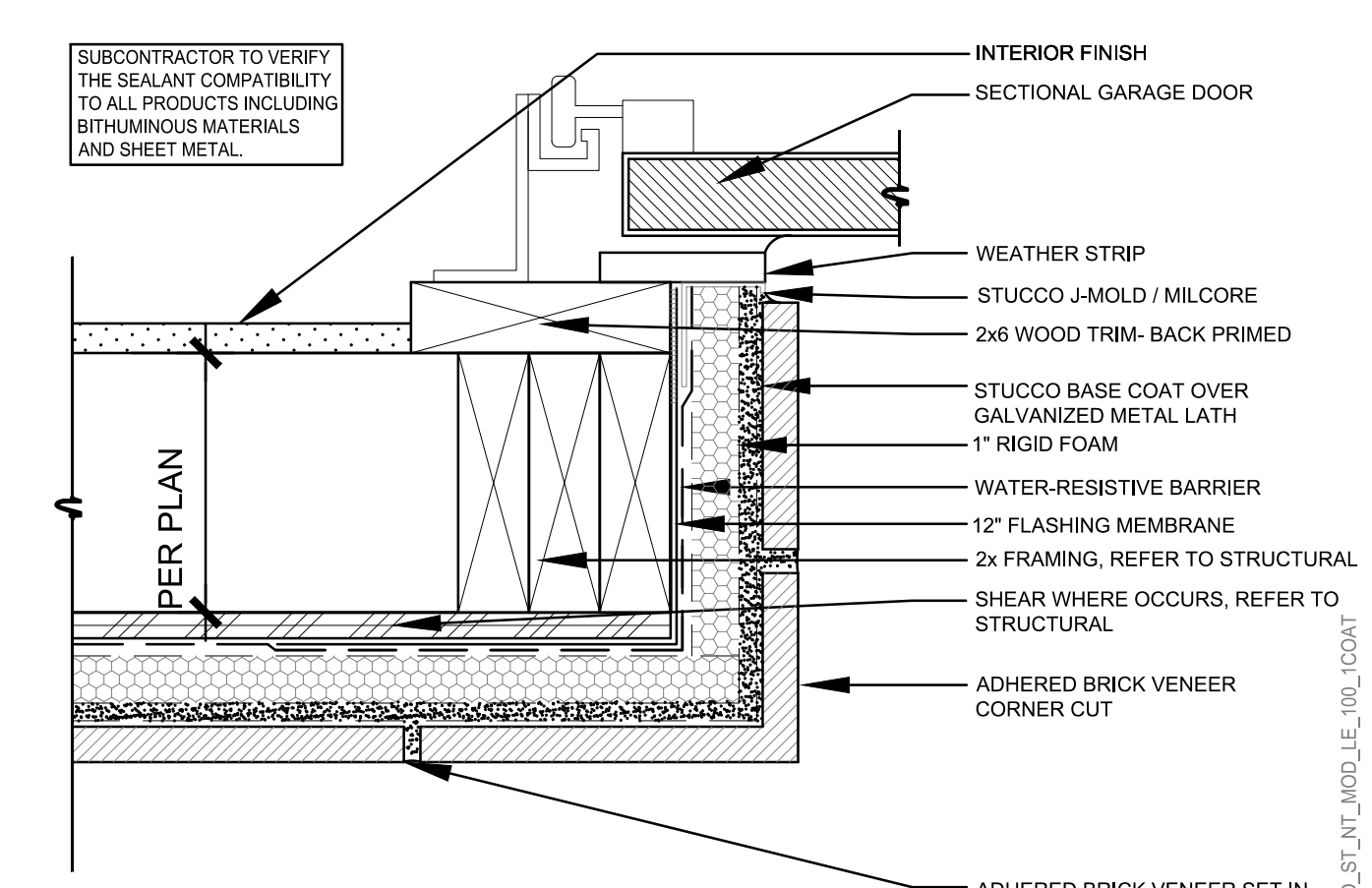
7 FLUSH DOOR JAMB (IN-SWING)

SCALE: 3/4"=1'-0"



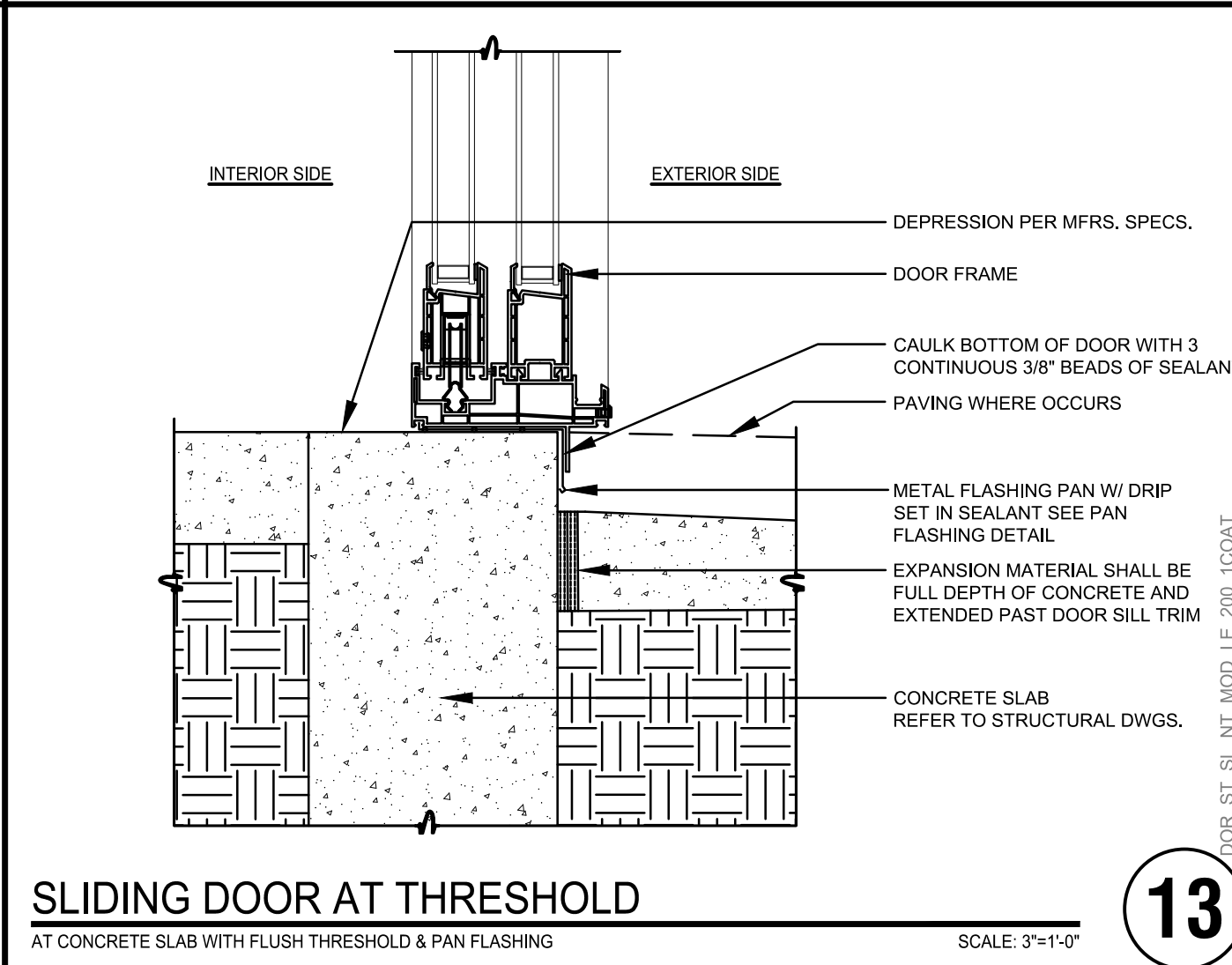
23 GARAGE DOOR - HEAD

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



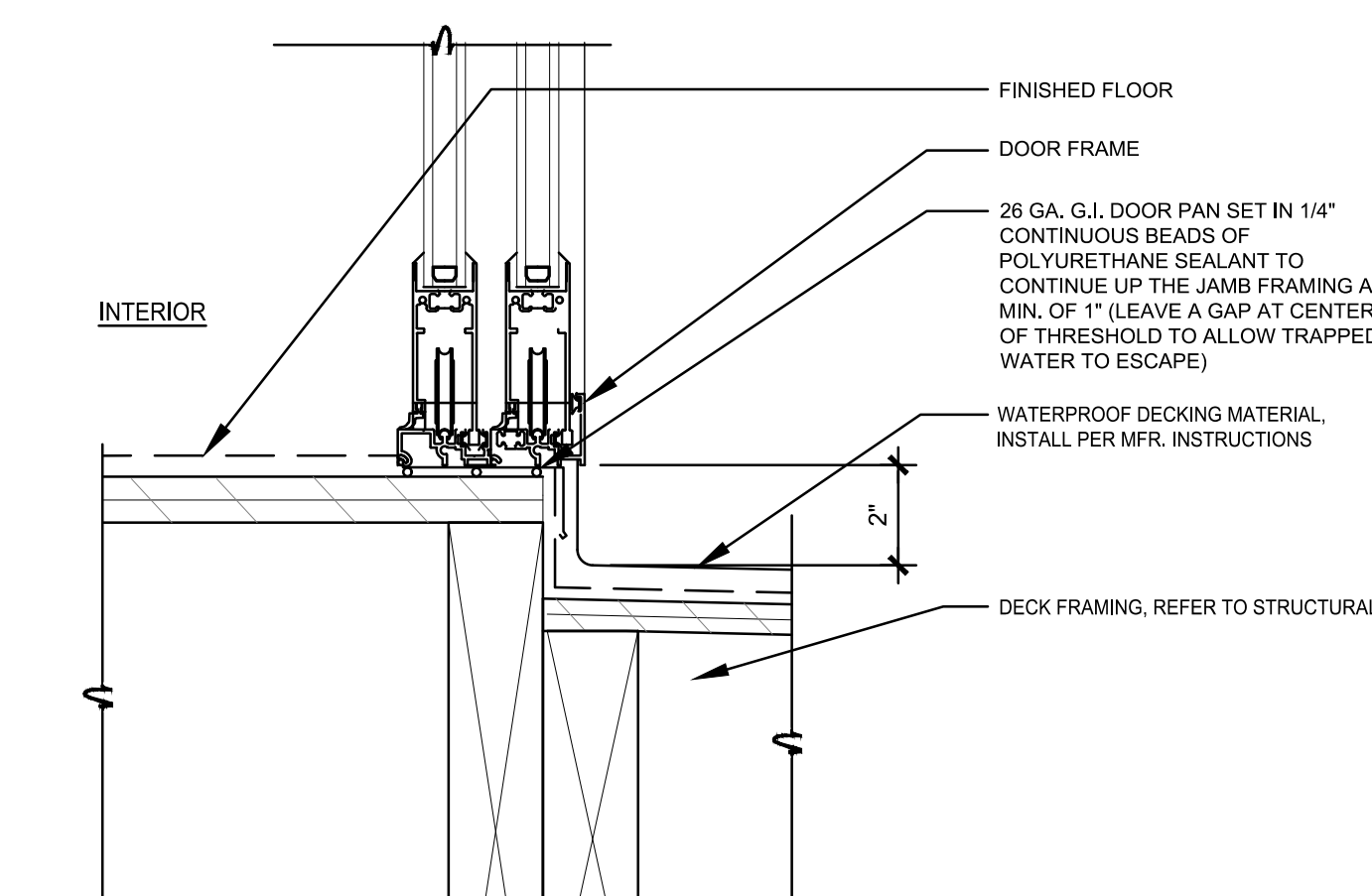
24 GARAGE DOOR - JAMB

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



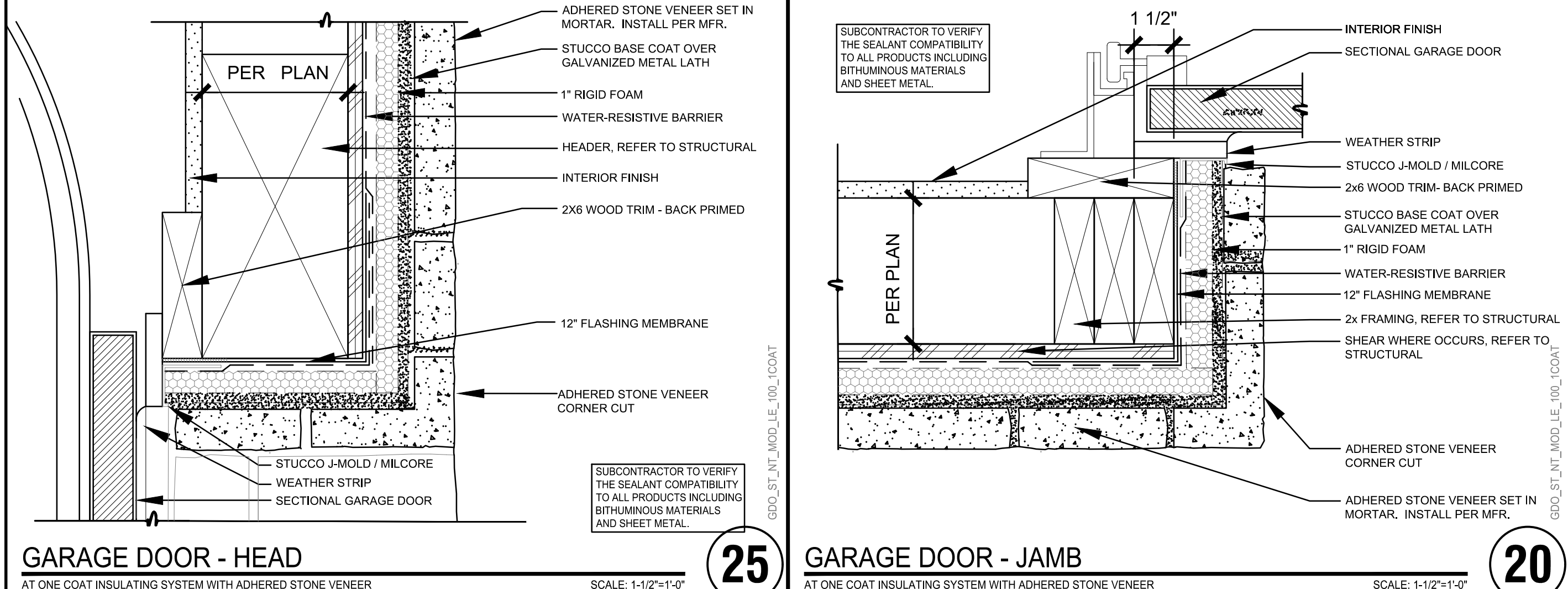
18 SLIDING DOOR AT THRESHOLD

SCALE: 3/4"=1'-0"



14 SLIDING DOOR AT THRESHOLD

SCALE: 3/4"=1'-0"



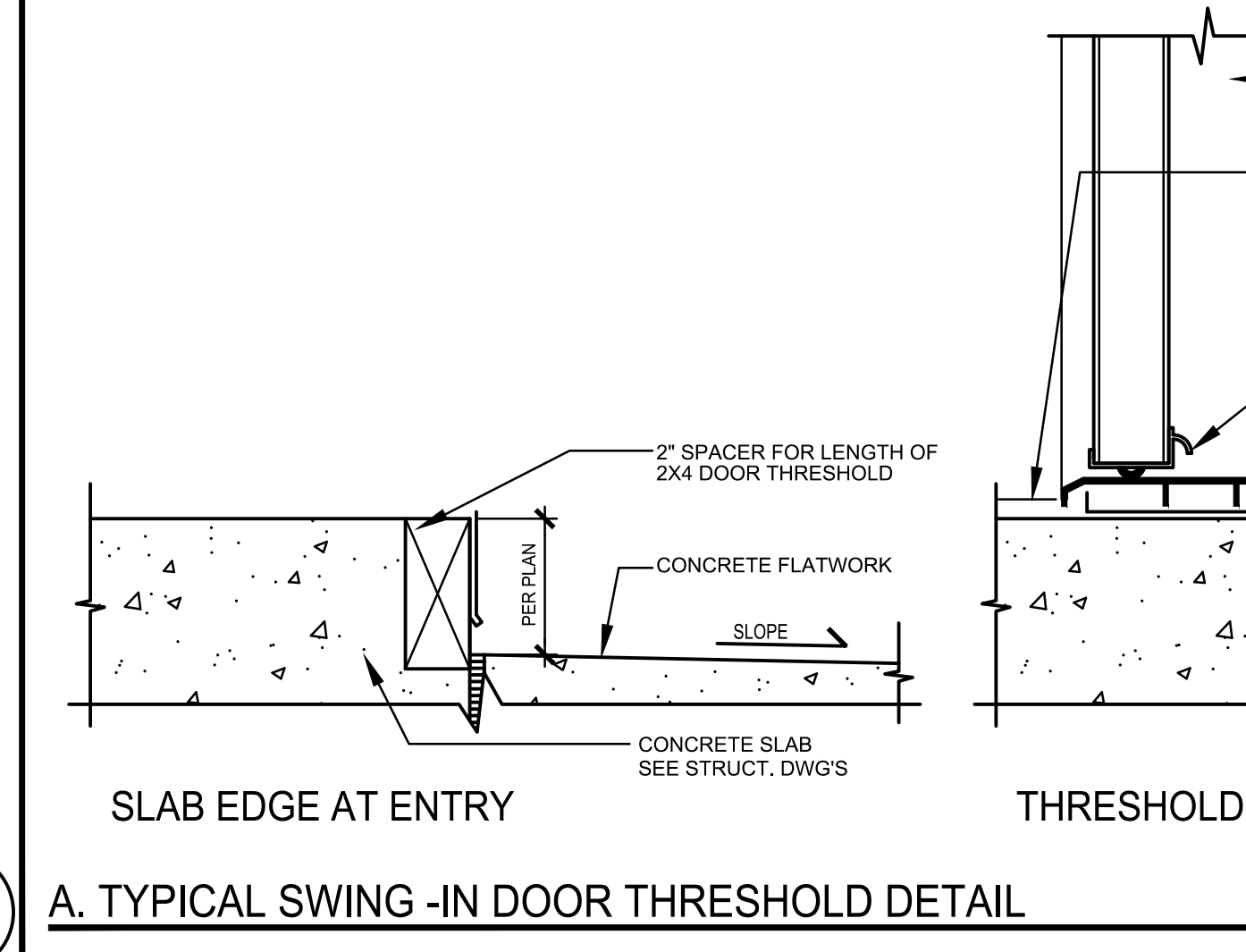
25 GARAGE DOOR - HEAD

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



20 GARAGE DOOR - JAMB

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

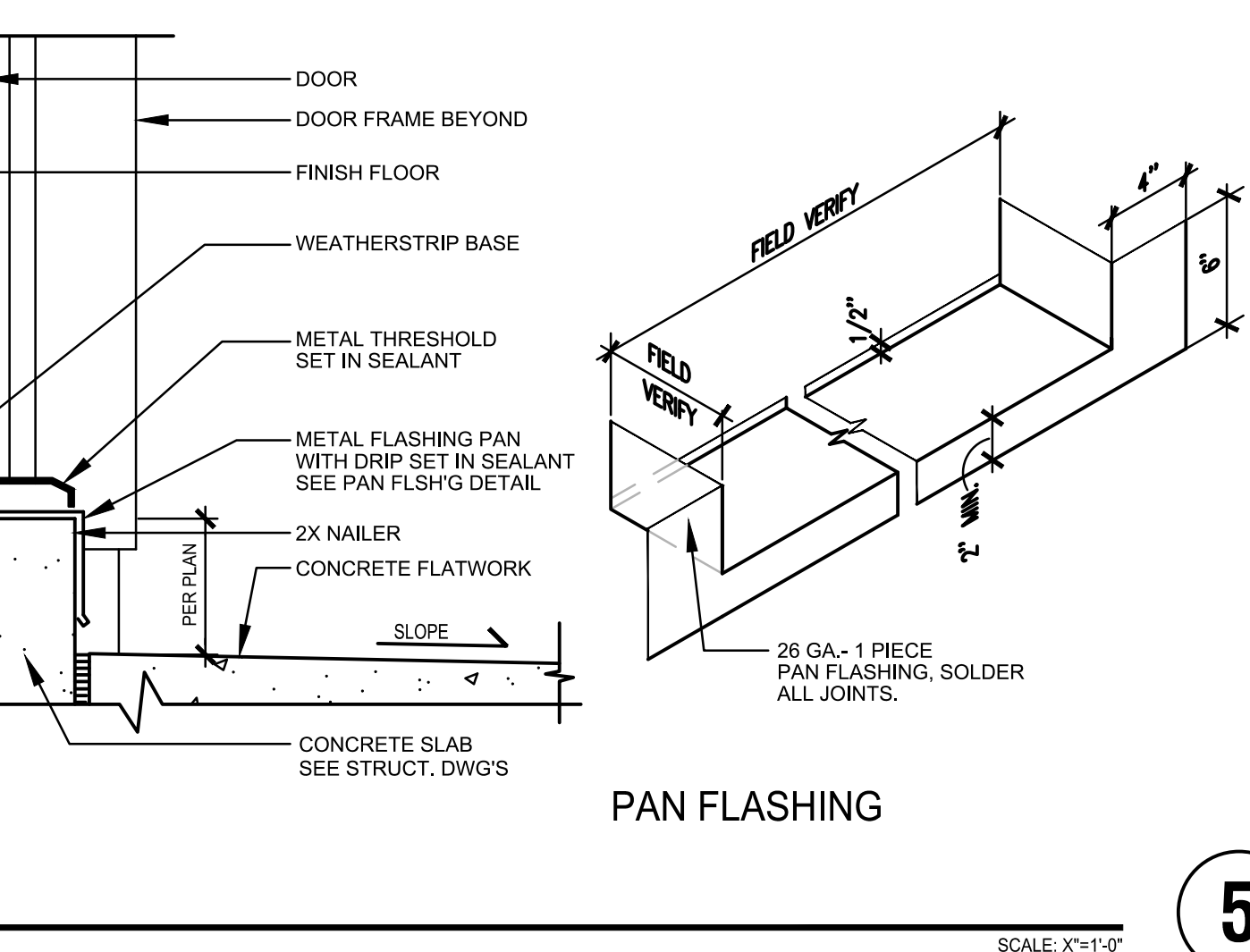


SLAB EDGE AT ENTRY

THRESHOLD

PAN FLASHING

A. TYPICAL SWING -IN DOOR THRESHOLD DETAIL



5

SCALE: 3/4"=1'-0"

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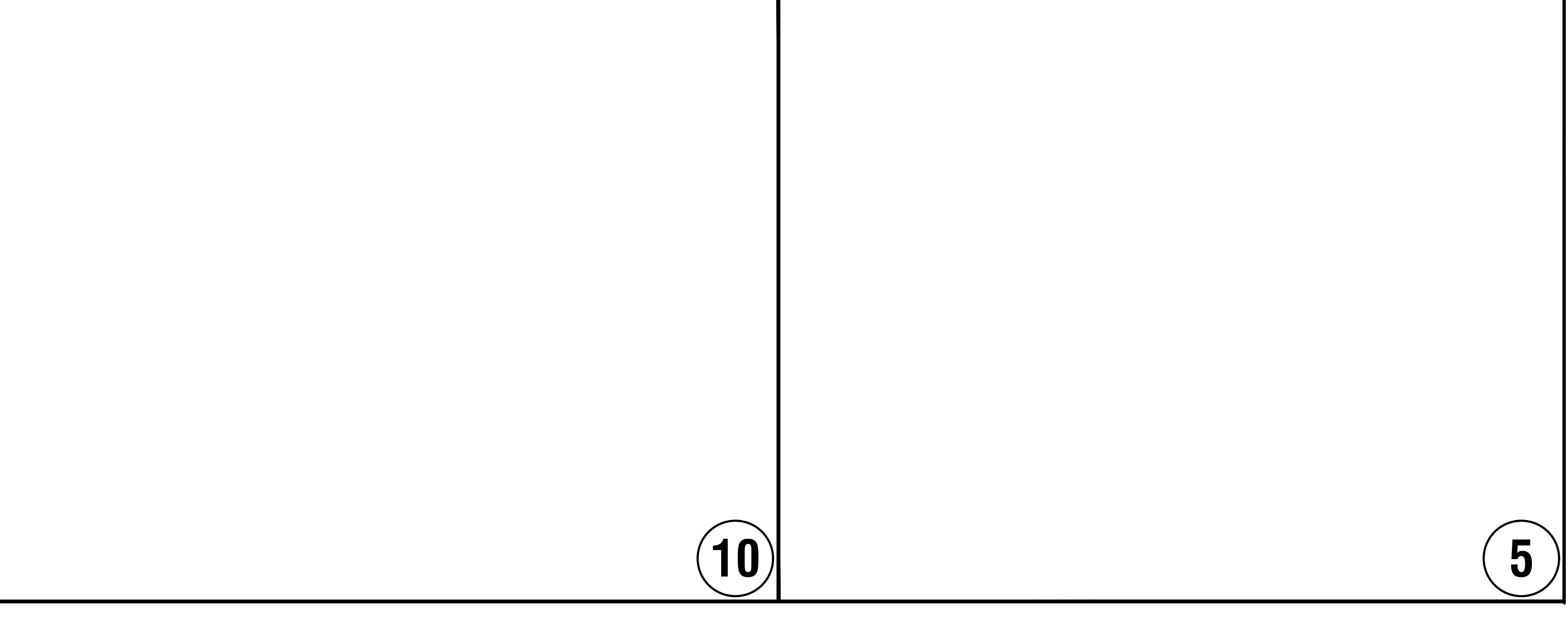
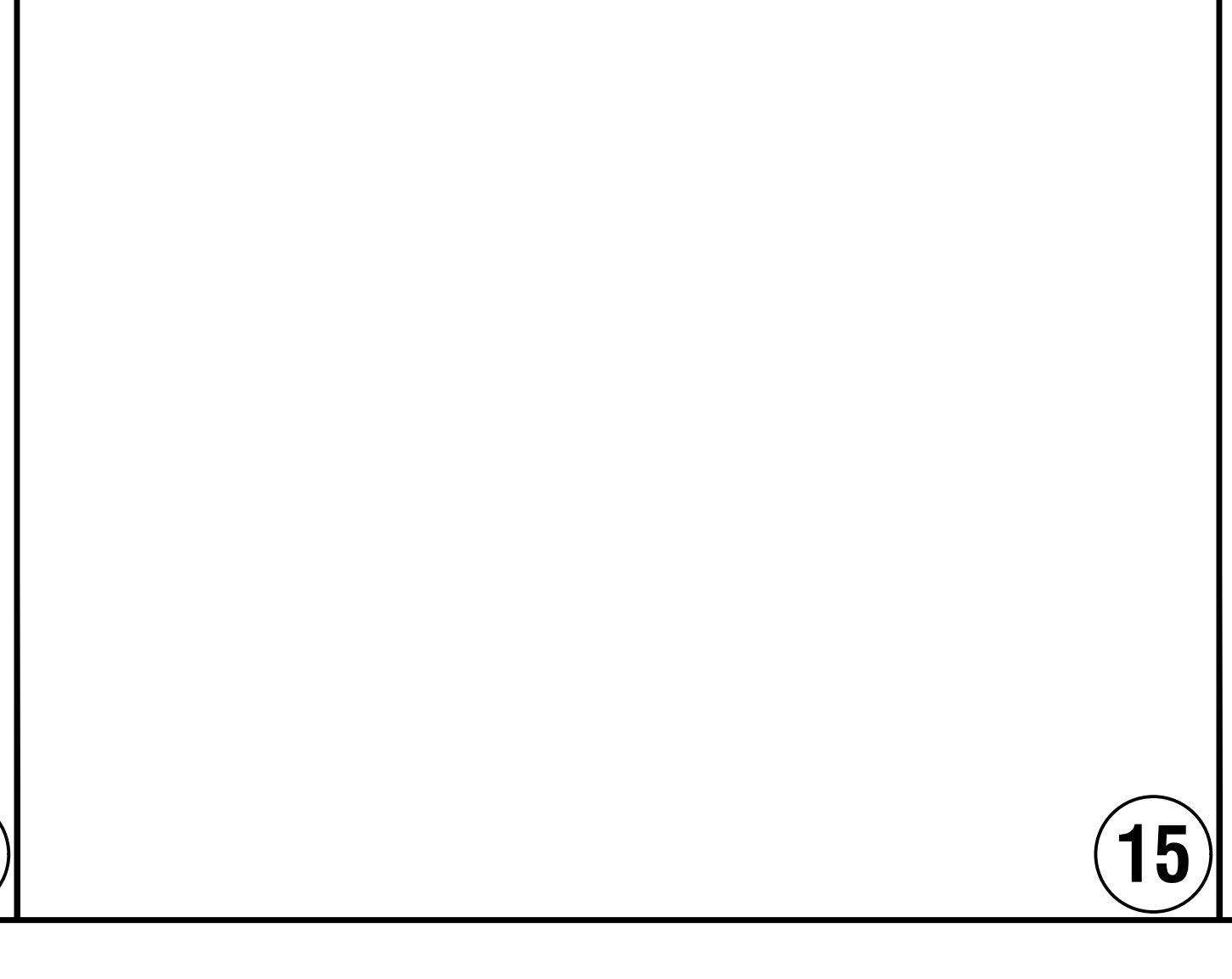
DOOR DETAILS

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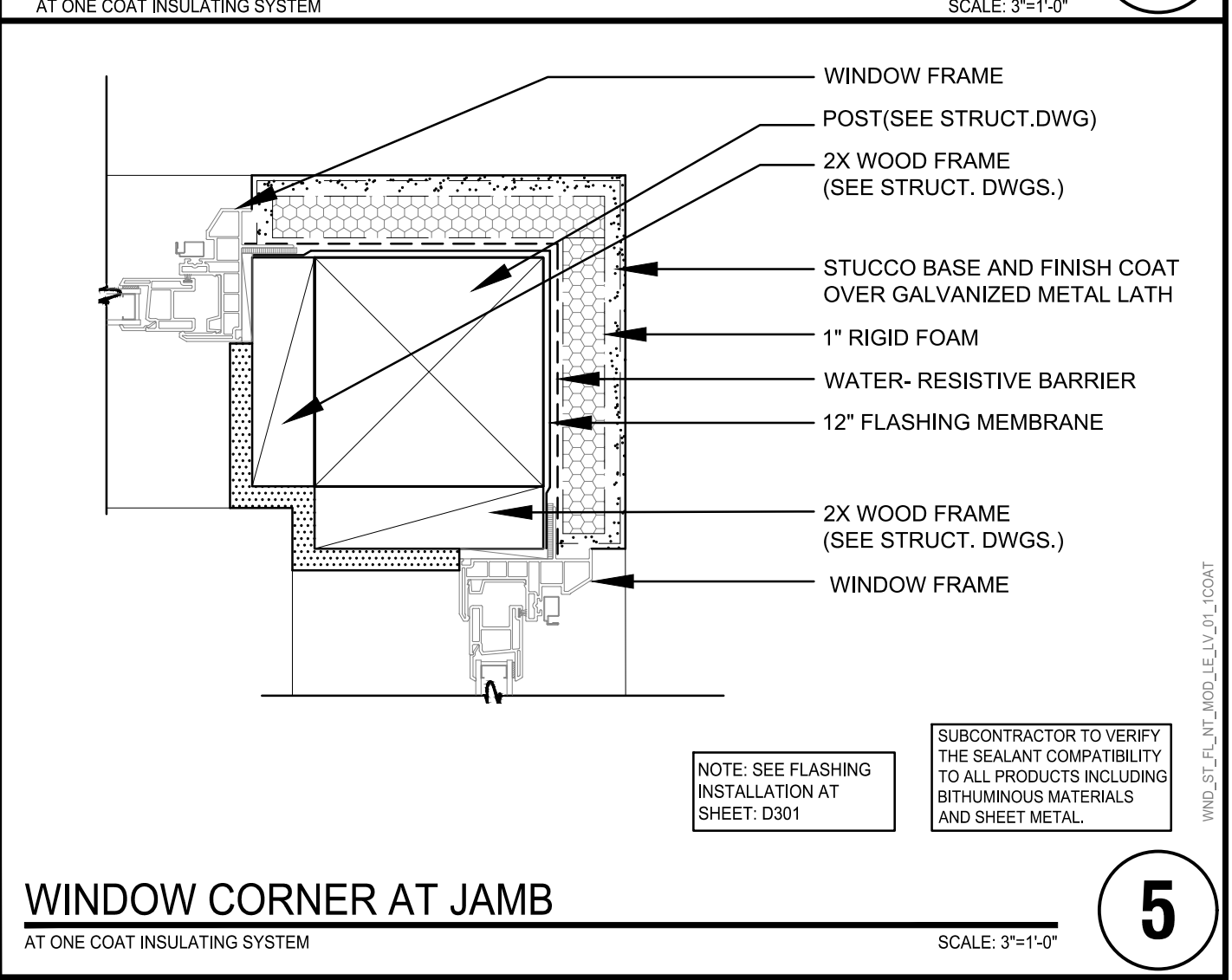
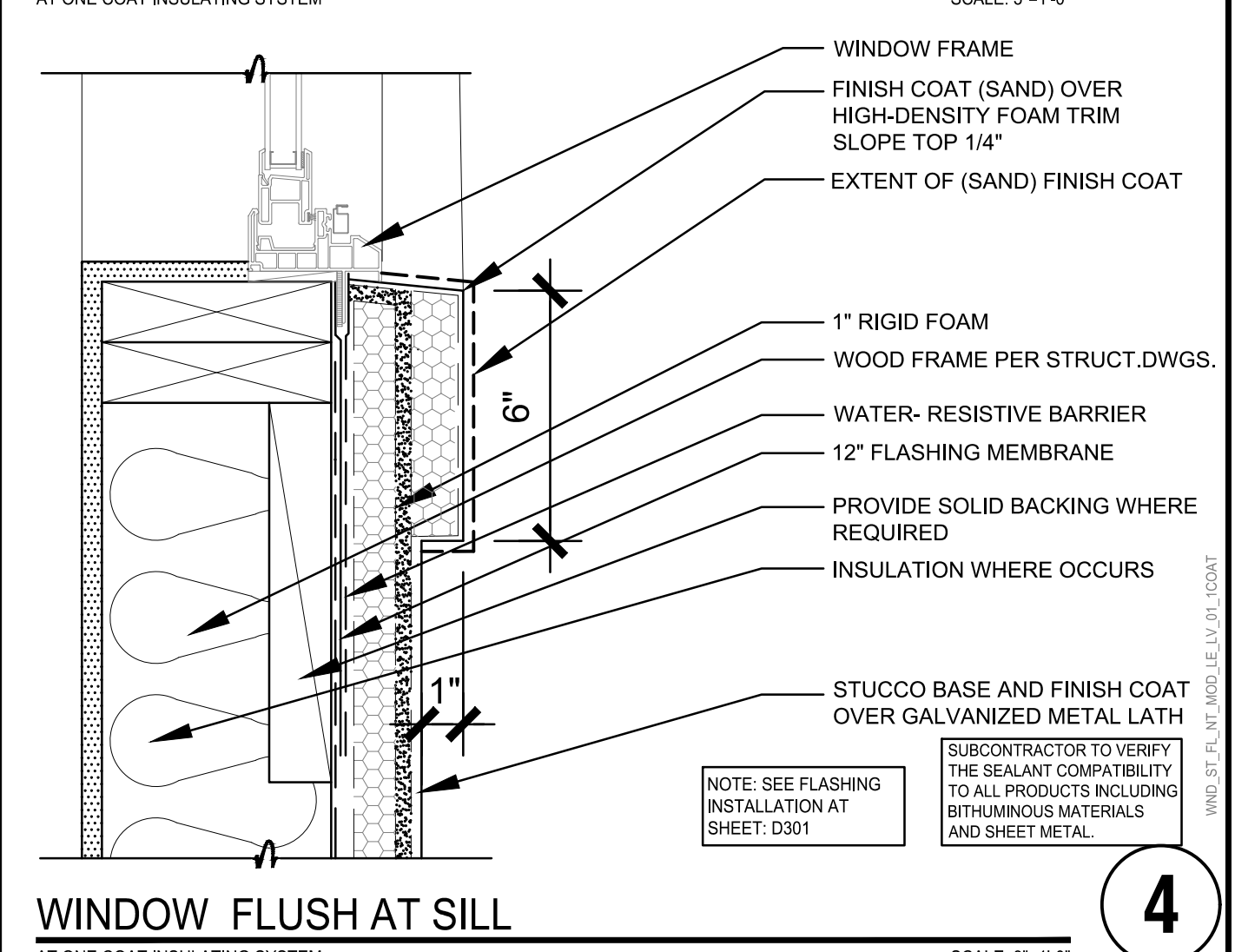
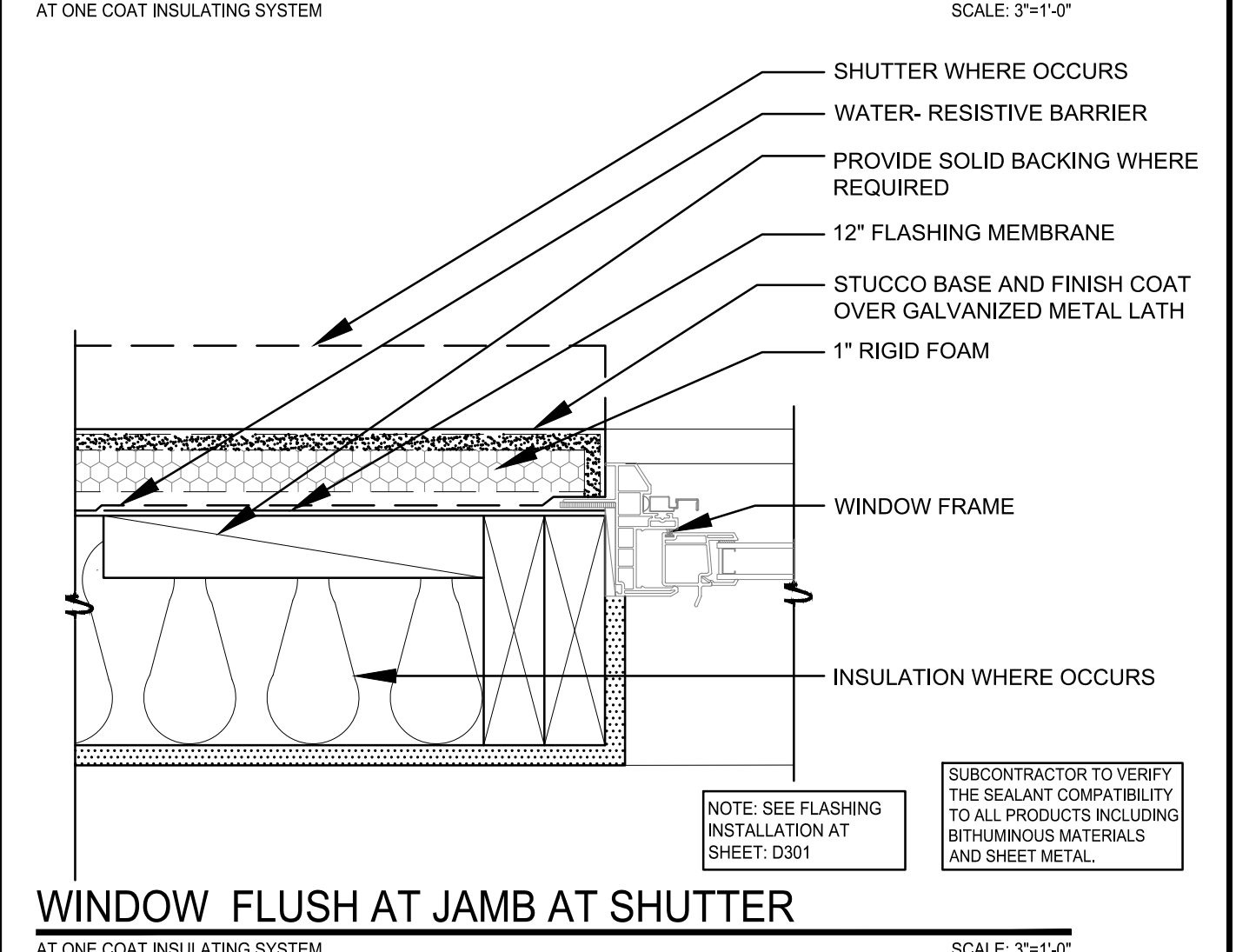
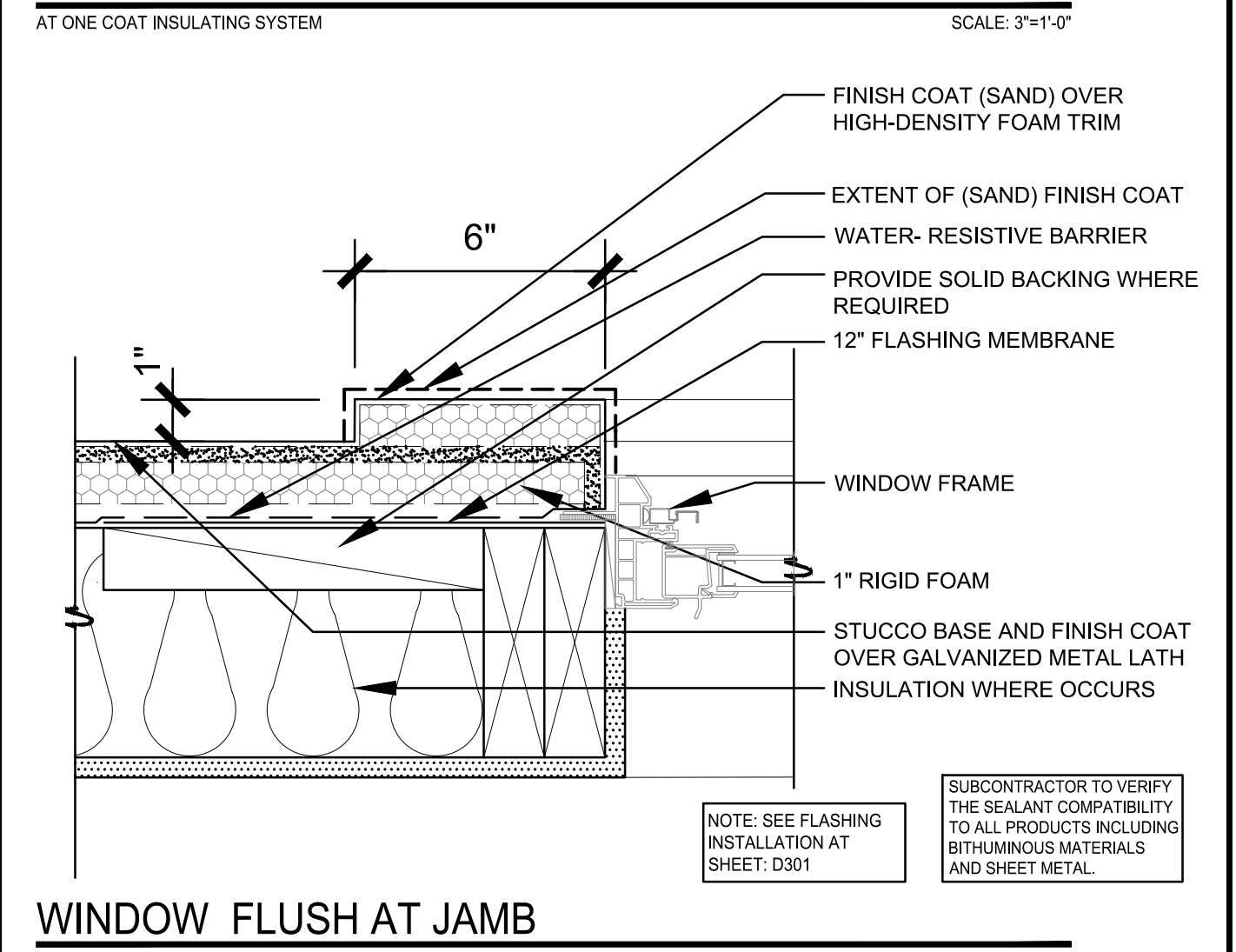
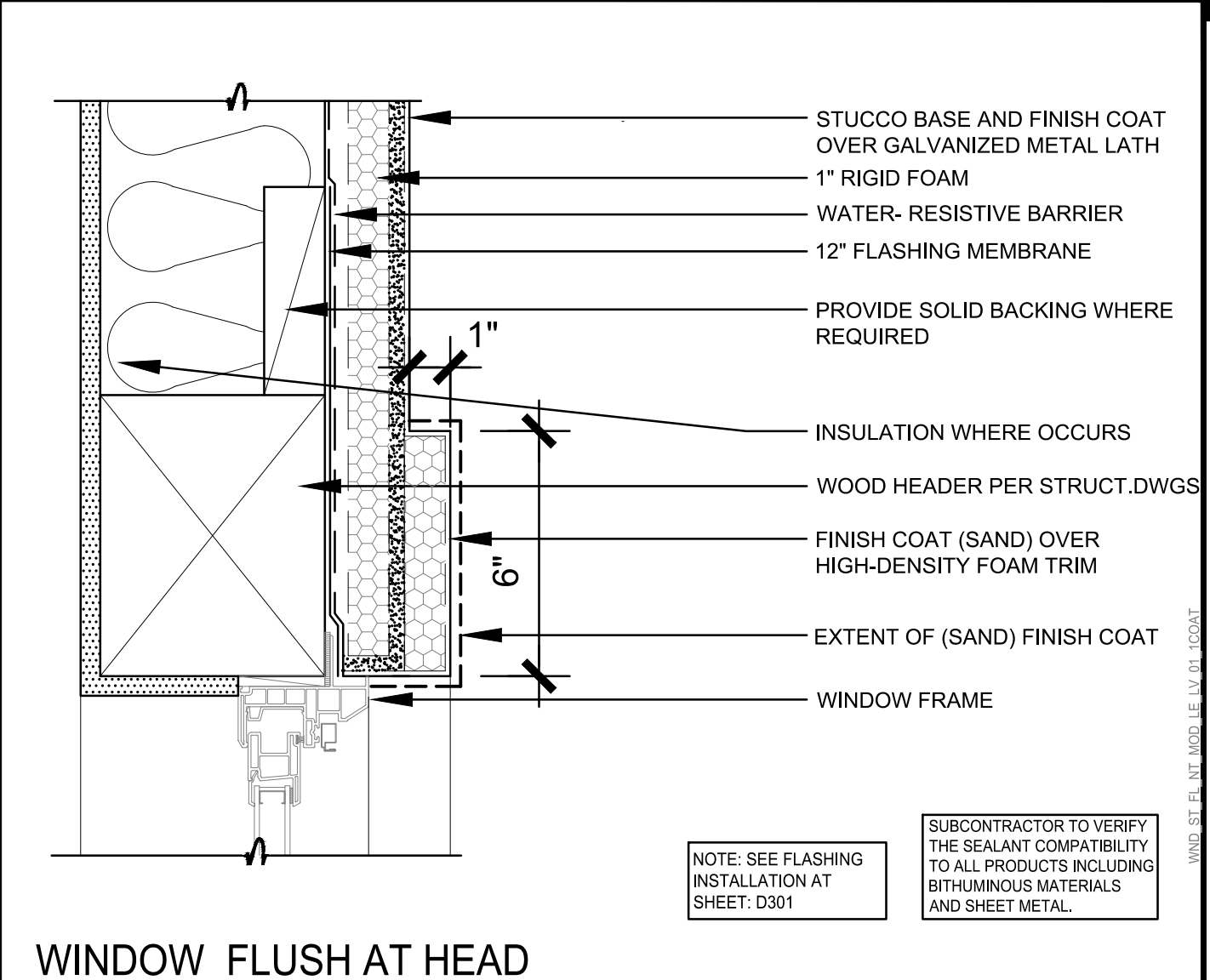
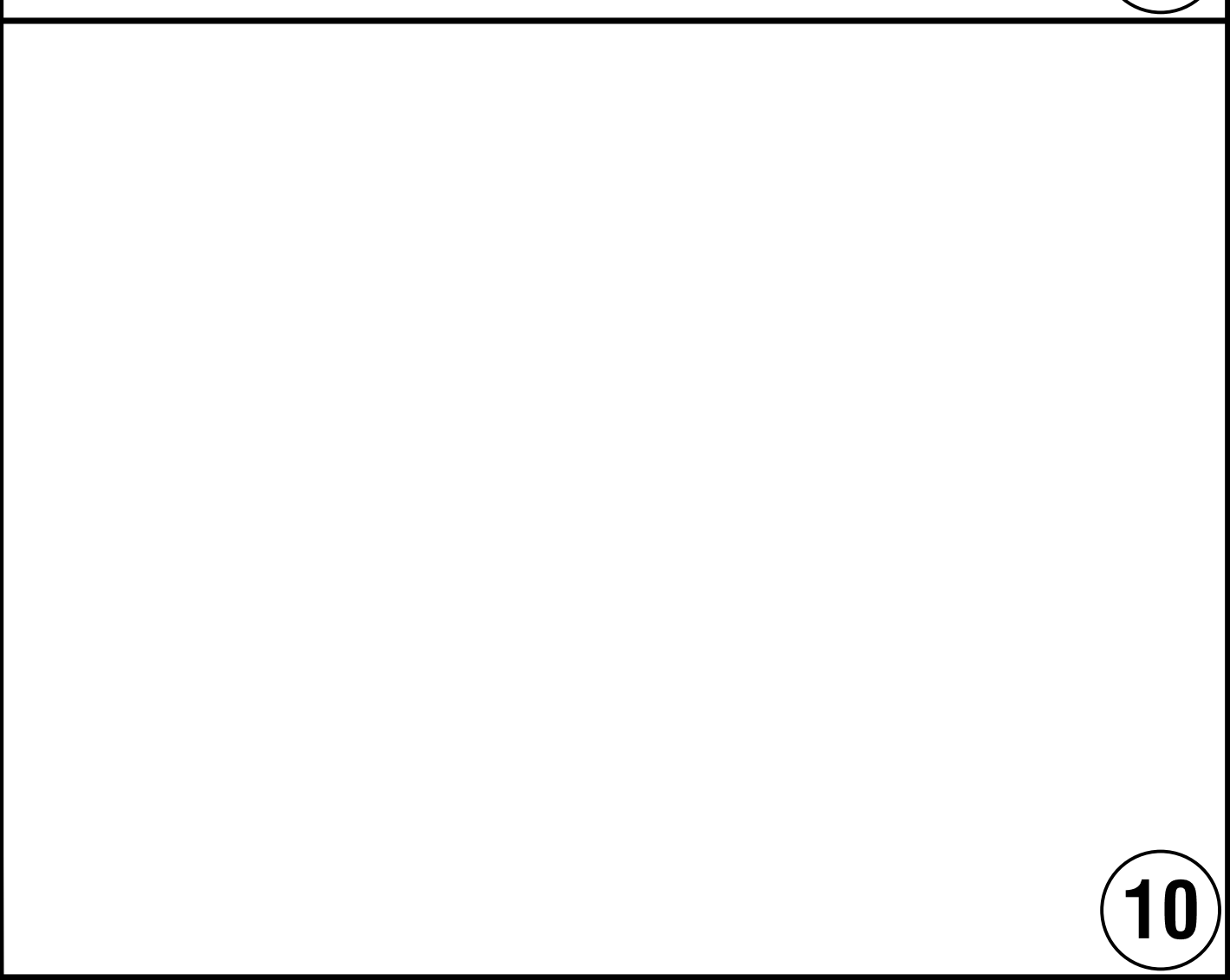
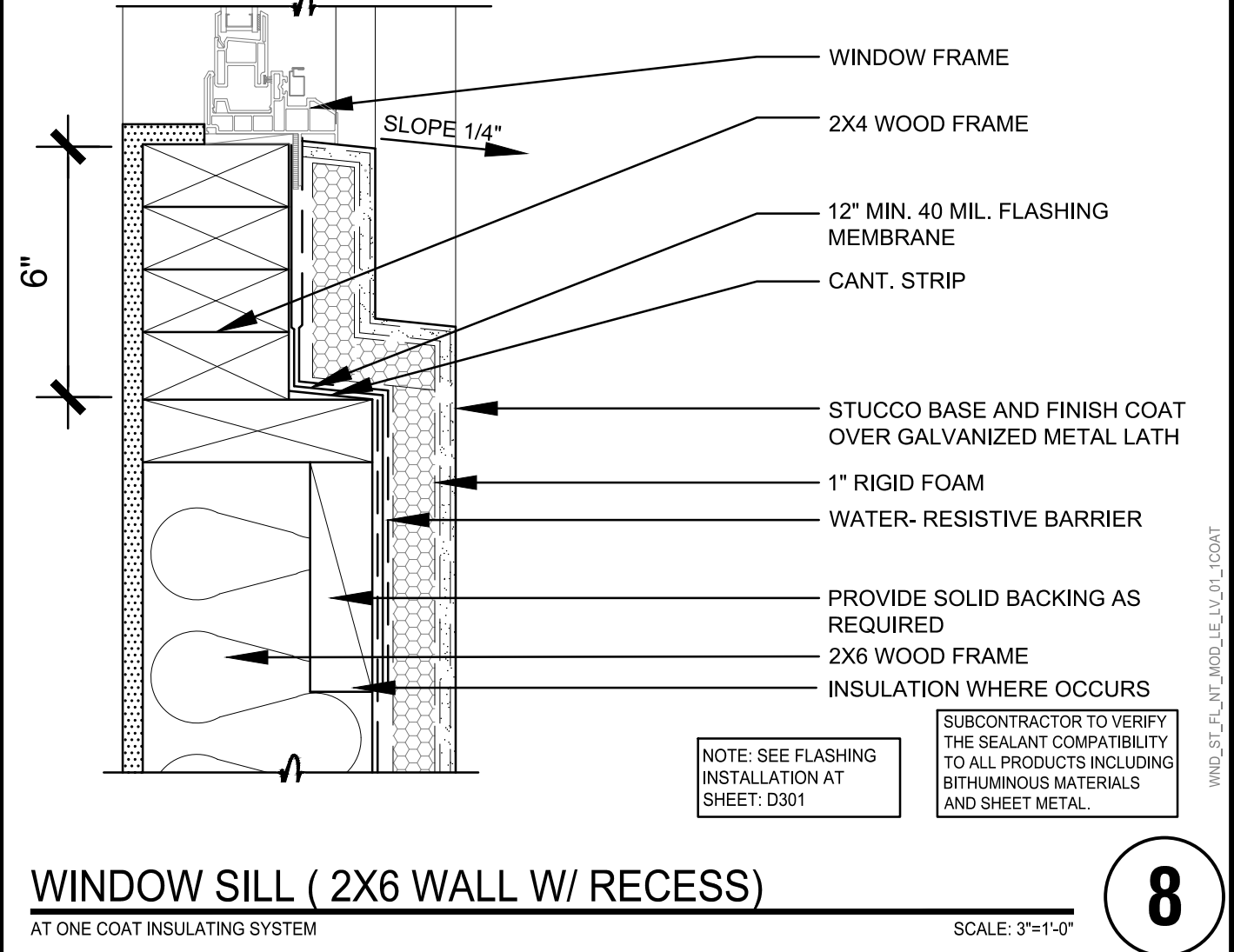
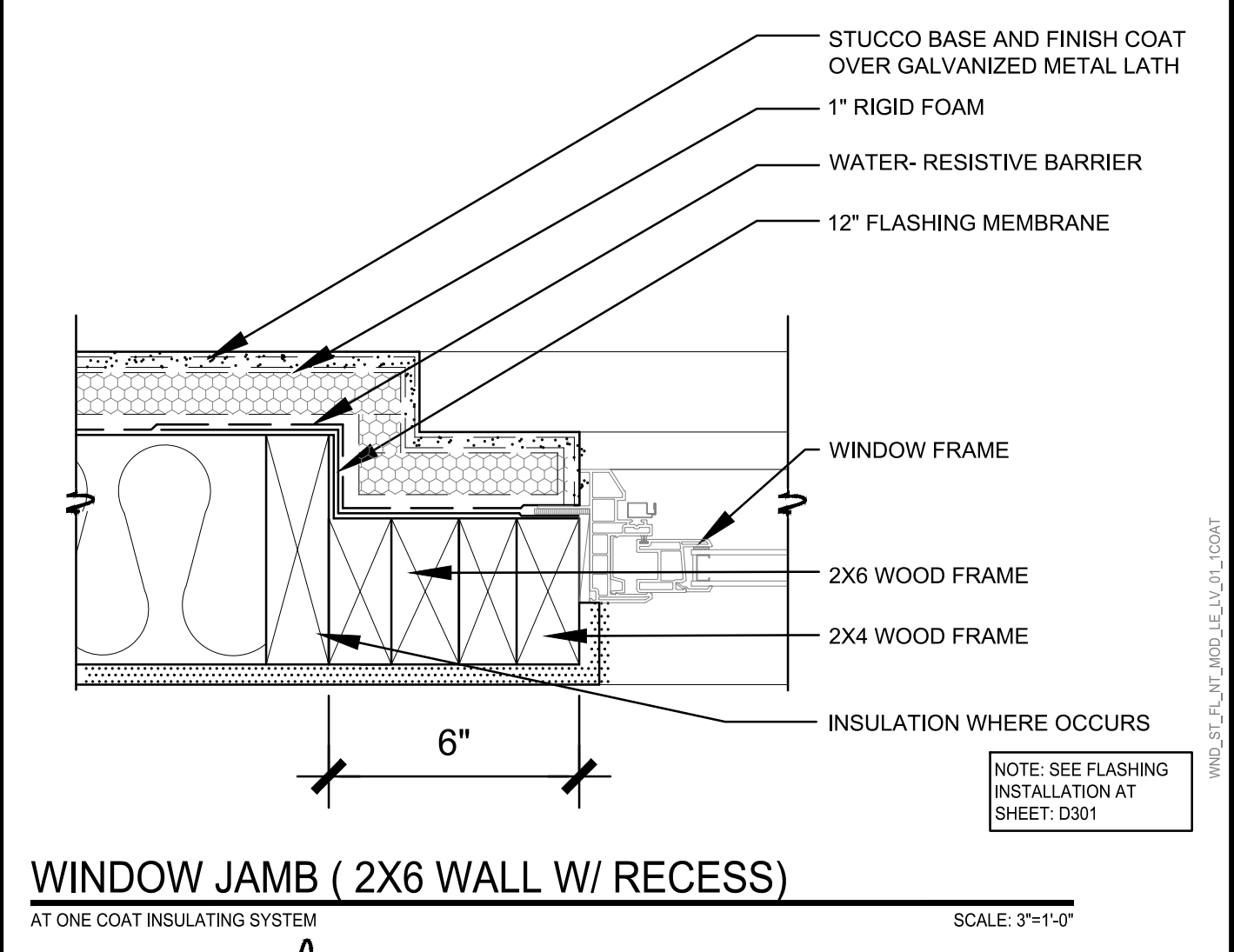
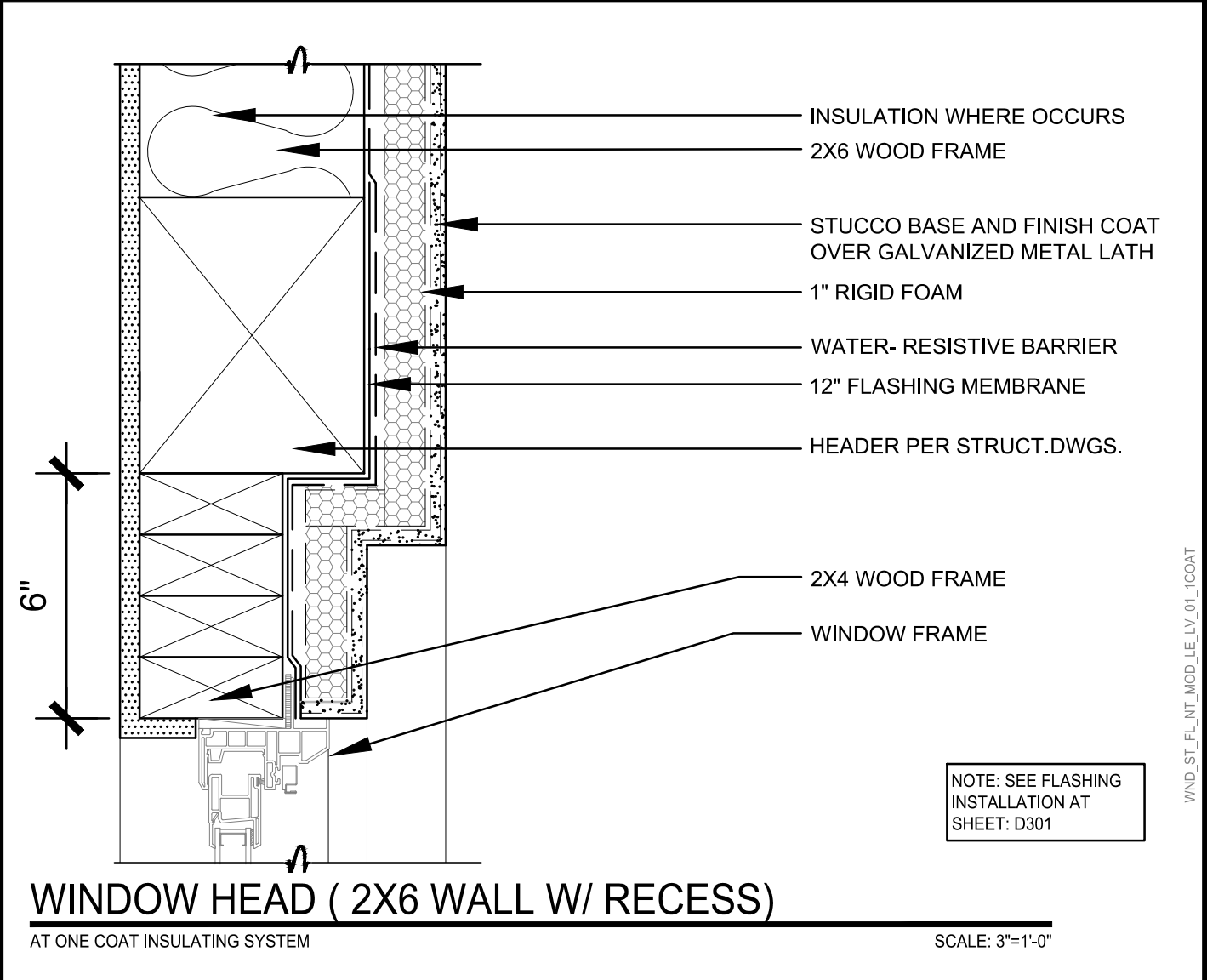
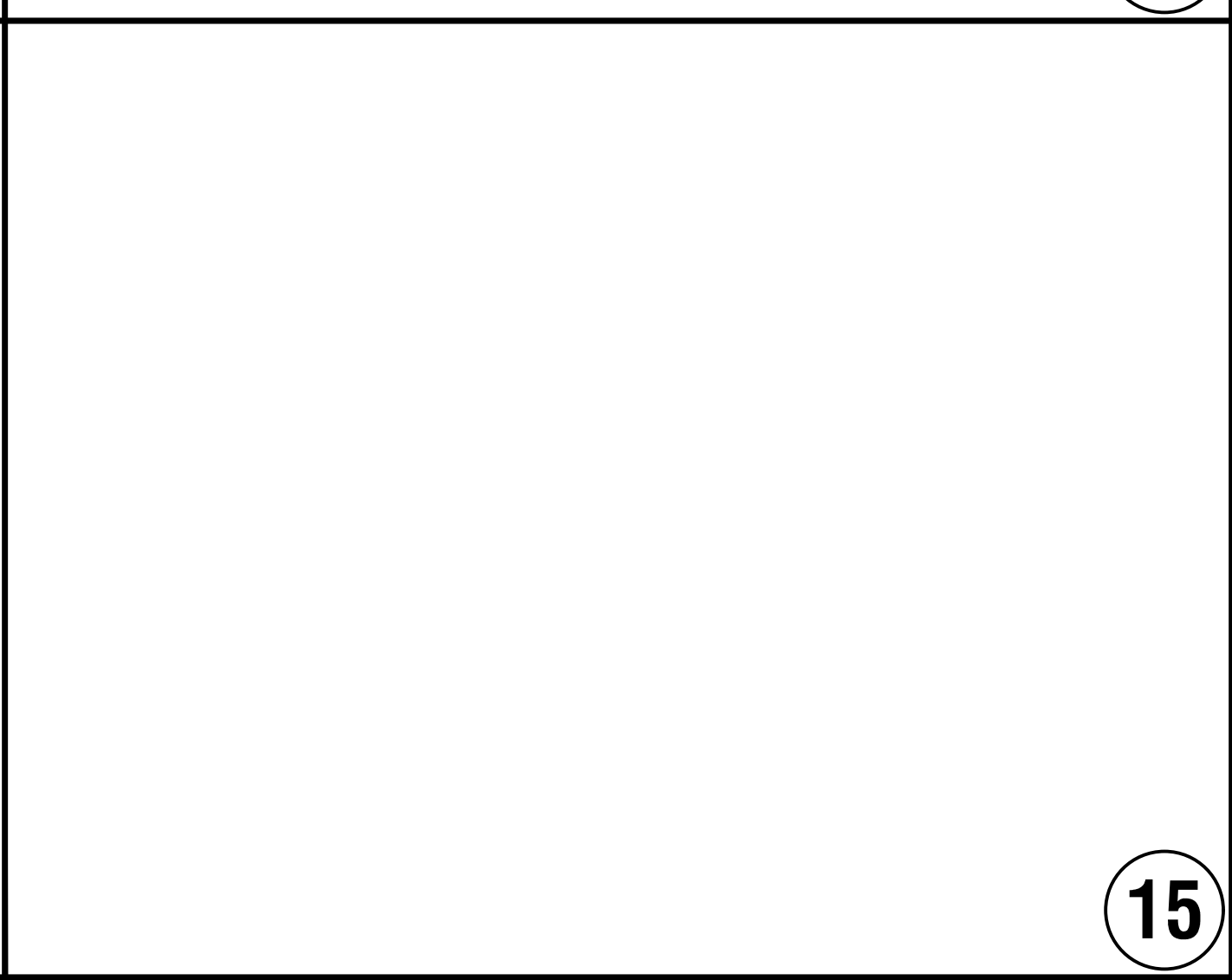
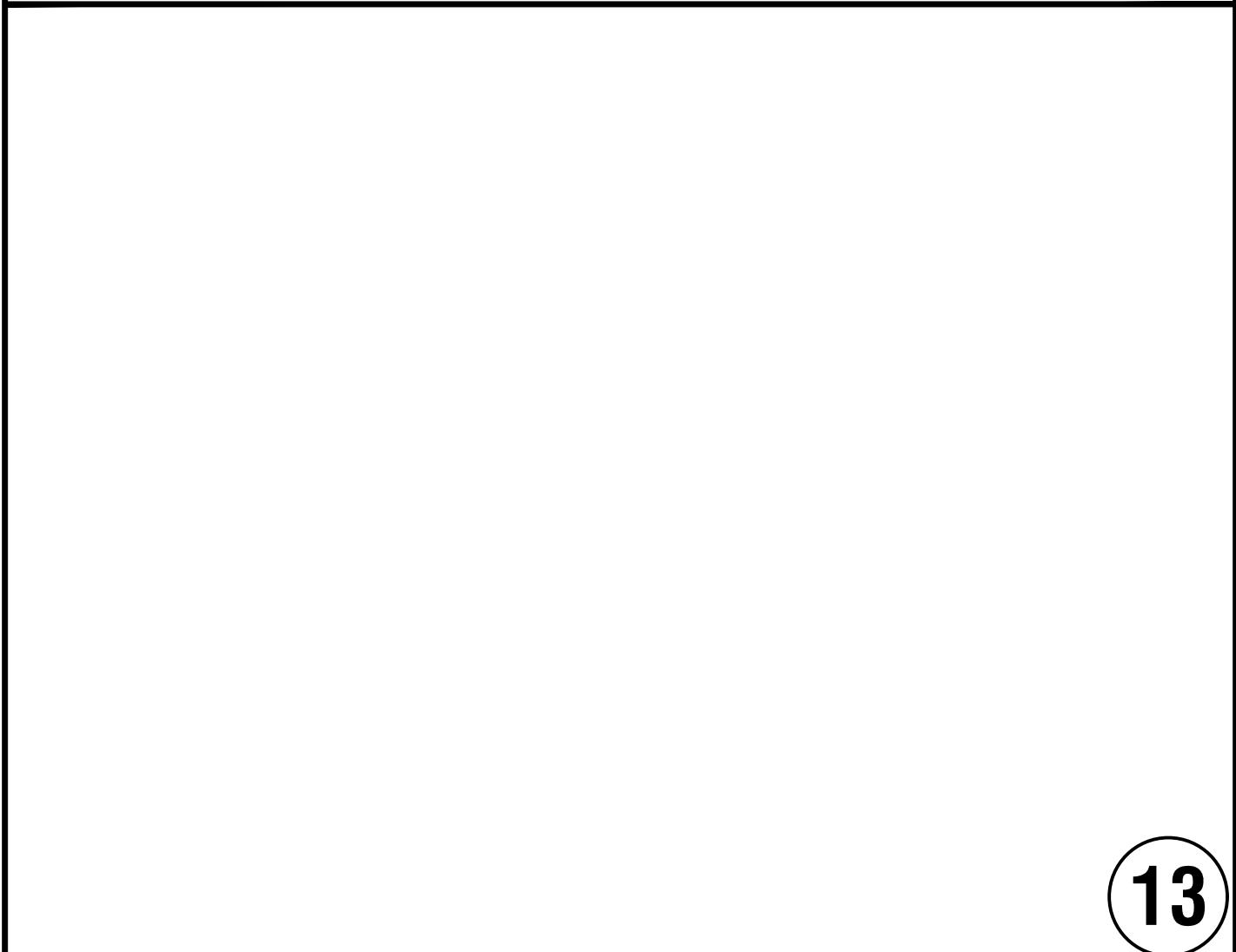
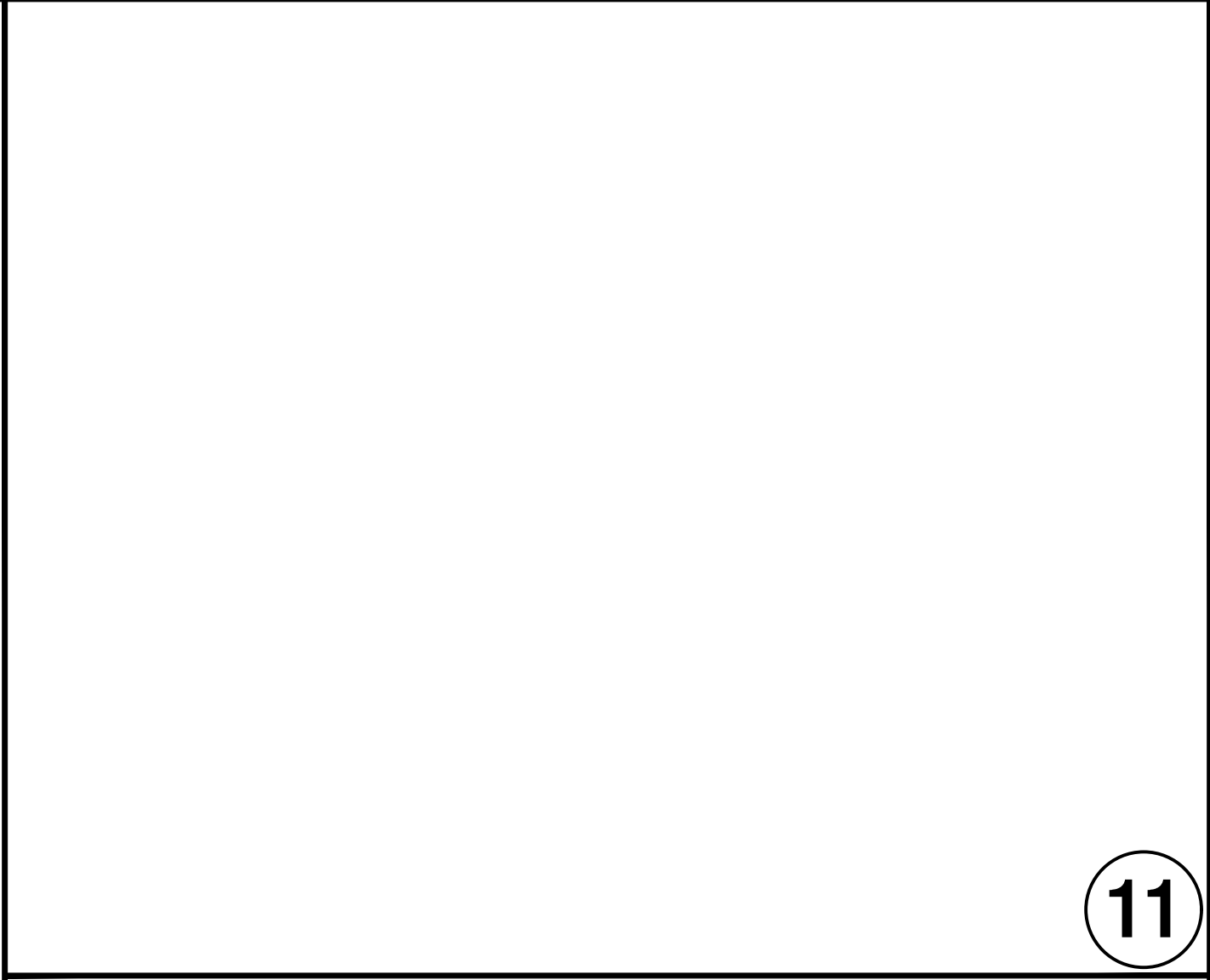
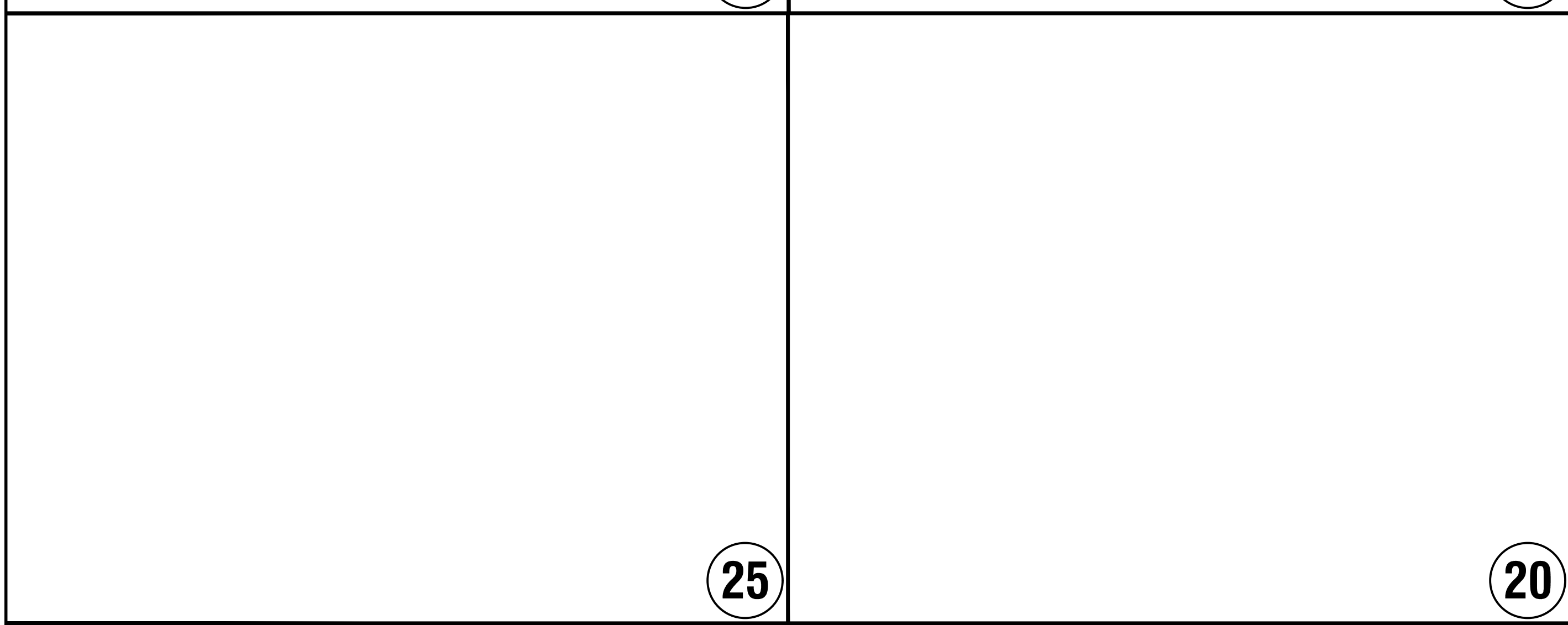
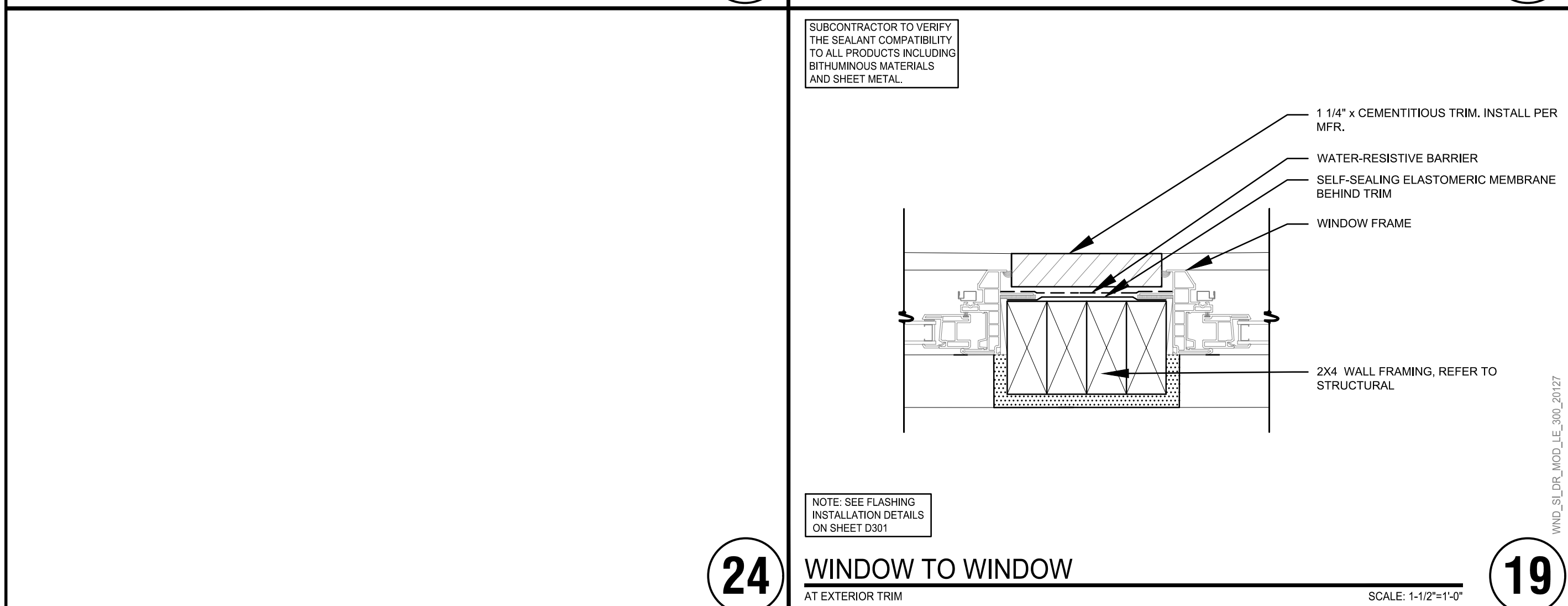
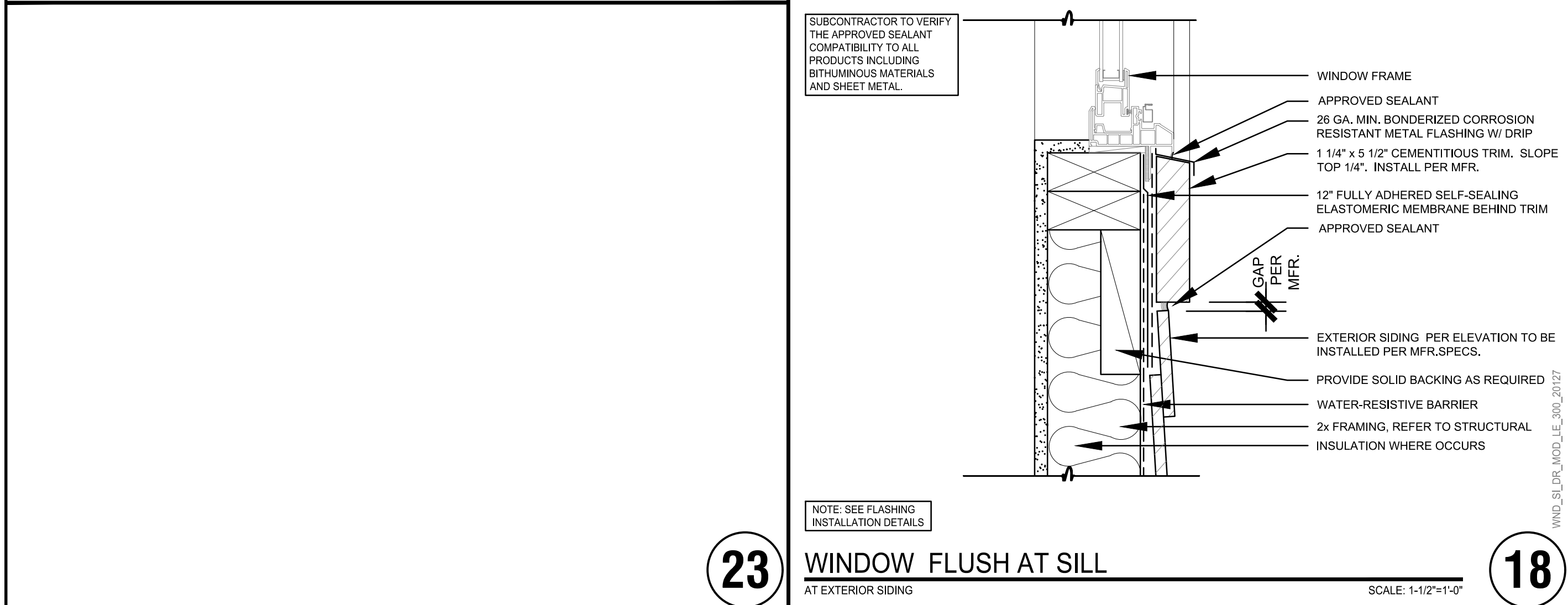
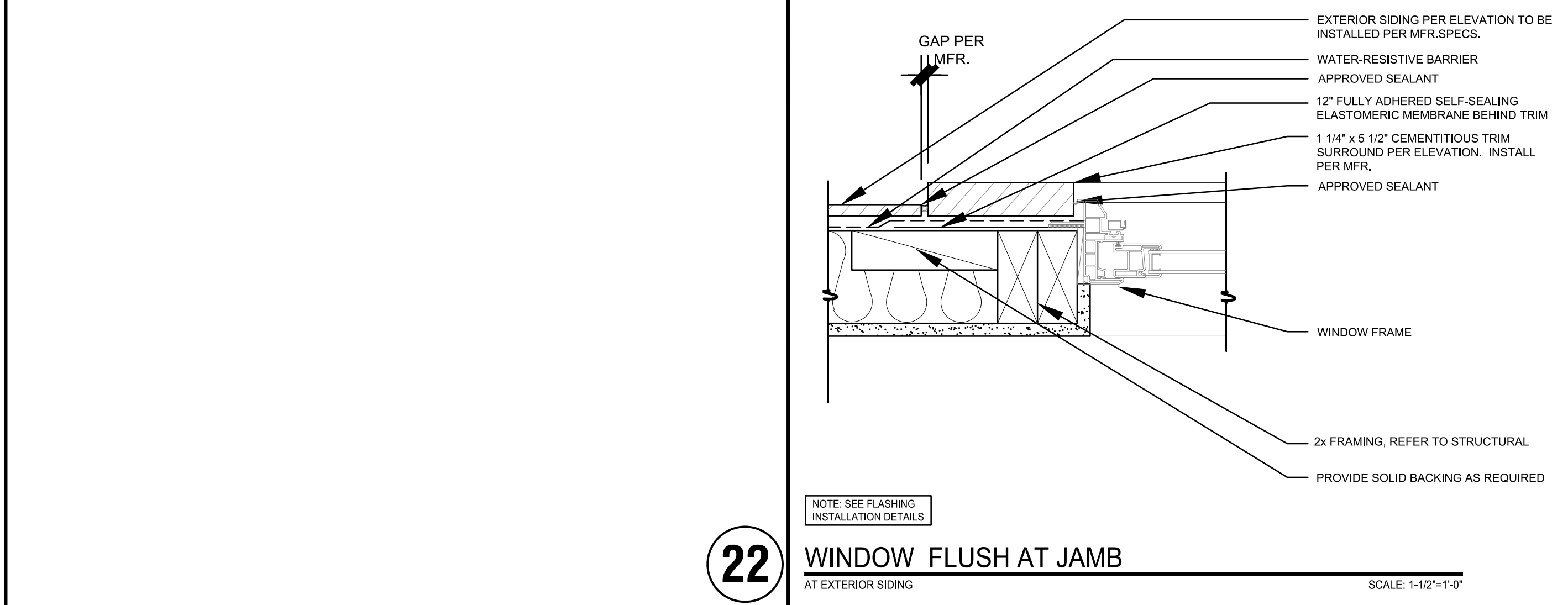
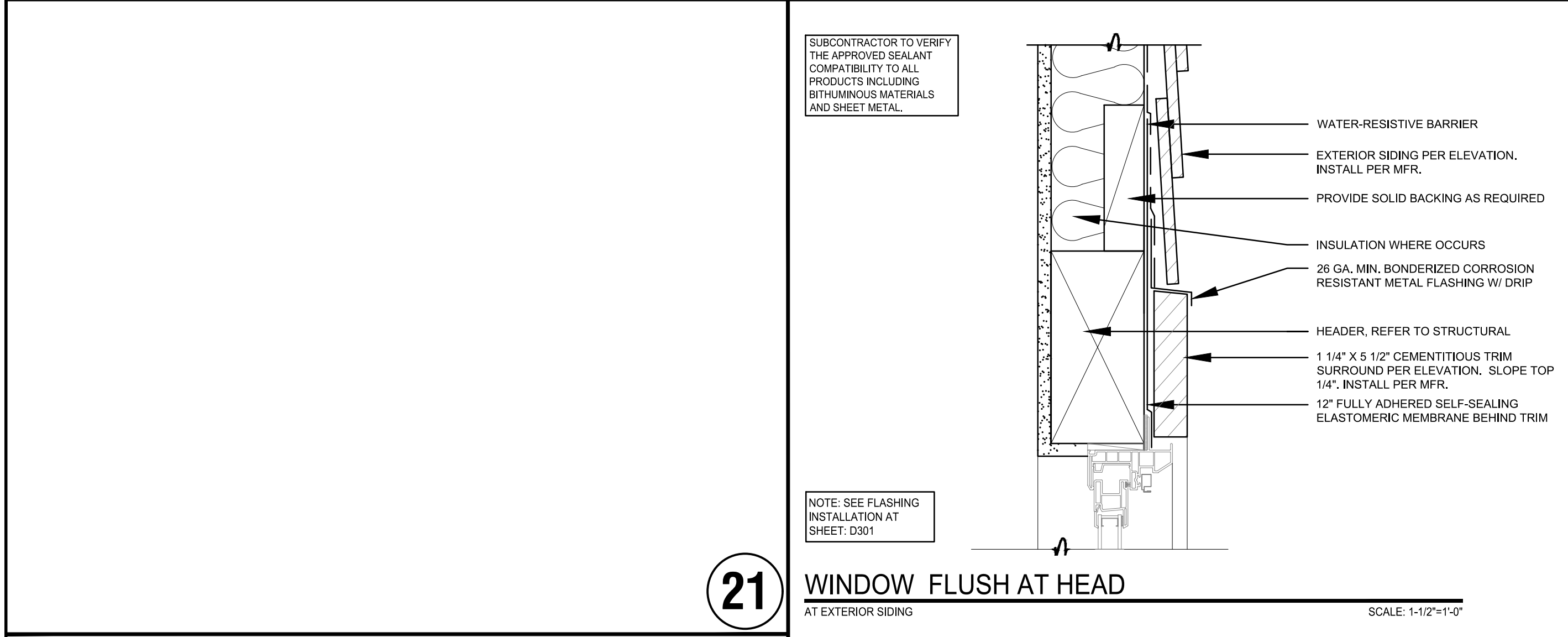
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ERNEST B. CORRILL  
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ARCHITECT  
STATE OF NEVADA

WINDOW DETAILS

D302

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL



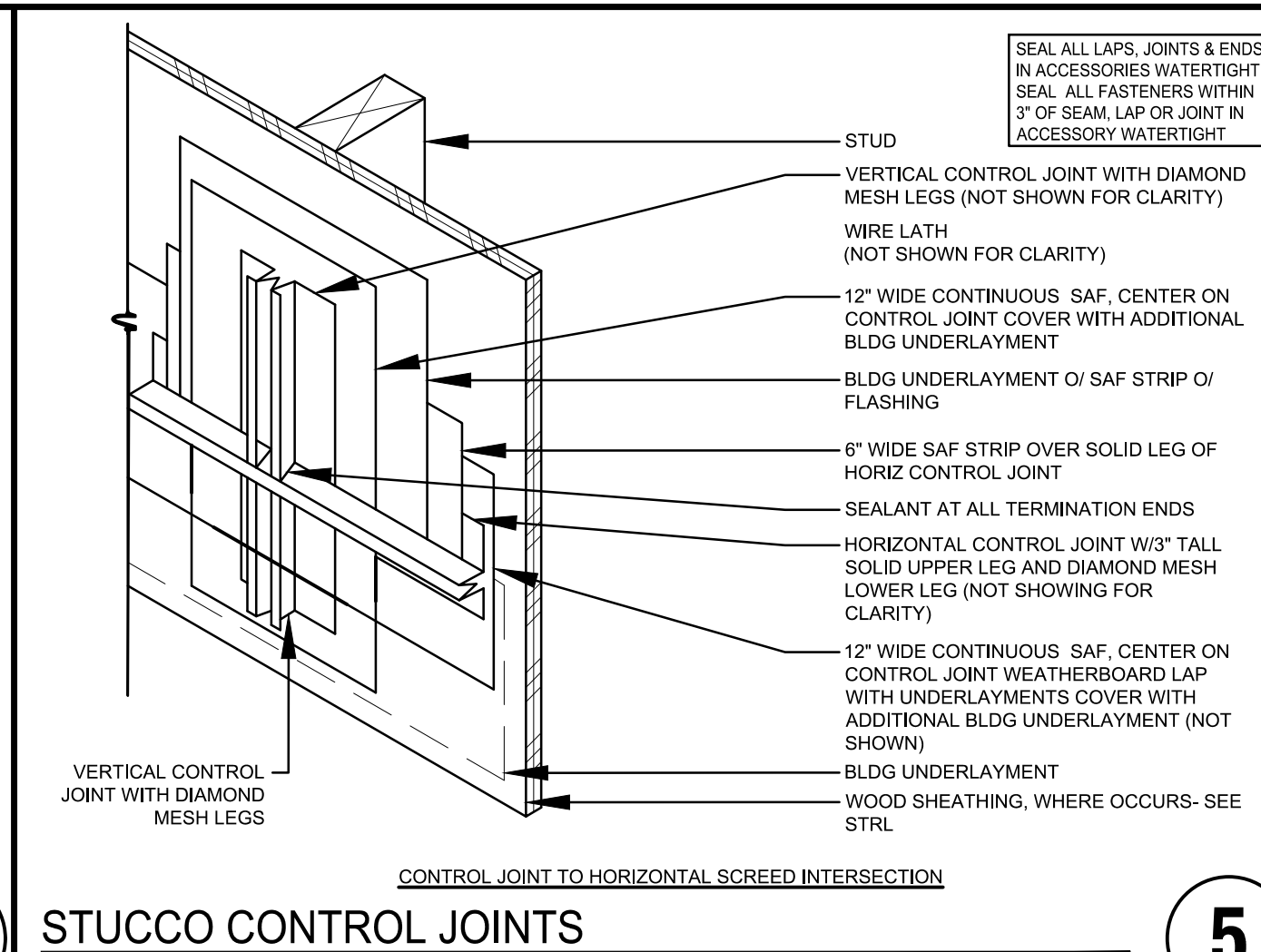
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ASHER  
SUNSTONE PARCEL "G"  
CITY OF LAS VEGAS, NEVADA

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## GENERAL ROOF DETAILS

D401

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