

PLOTTED BY: John Stout DATE: Dec. 07, 2022 02:59:25 PM FILE: P:\0222115-22118\Cover Sheets\IBC-22118_COVL_SHEET_LIST.dwg

ASHER
 SUNSTONE PARCEL "G"
 CITY OF LAS VEGAS, NEVADA
 (PLAN 1565)
 LENNAR HOMES
 9275 WEST RUSSELL ROAD, SUITE #400
 LAS VEGAS, NV 89148
 (800) 509.9720

PROJECT INFORMATION

A. PROJECT LOCATION:

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

B. PROJECT DESCRIPTION:

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

C. LEGAL DESCRIPTION:

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

D. FIRE SPRINKLERS

YES

SQUARE FOOTAGE

PLAN 1565-A, B & C SQ. FOOTAGE

3 BEDROOM / 2.5 BATHS / 2-CAR GARAGE

FIRST FLOOR PLAN

627 SQ. FT.

SECOND FLOOR PLAN

935 SQ. FT.

TOTAL

1,562 SQ. FT.

2-CAR GARAGE

473 SQ. FT.

COVERED ENTRY

24 SQ. FT.

COVERED DECK

81 SQ. FT.

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 GN-3 SDK GENERAL NOTES 03

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PLAN 1565

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PLAN 1565

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PLAN 1565

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 M1.1 MECHANICAL PLAN
 P0.1 PLUMBING NOTES AND DETAILS
 P1.1 PLUMBING PLAN

PROJECT TEAM

BUILDER / DEVELOPER :

LENNAR HOMES

9275 WEST RUSSELL ROAD, SUITE #400

LAS VEGAS, NV 89148

PHONE: 702.821.4627

FAX: 702.736.9200

CONTACT : STEPHEN JONES

E-MAIL : STEVE.JONES@LENNAR.COM

STRUCTURAL:

VECTOR ENGINEERING

651 W. GALENA BLVD, SUITE 101

DRAPER, UTAH 84020

PHONE: 801.990.1775

CONTACT : JUSTIN BAUMANN

E-MAIL : JBAUMANN@VECTORSE.COM

ELECTRICAL:

LOVE ENGINEERING

5740 N. TEE PEE LANE

LAS VEGAS, NV 89149

PHONE: 702.658.2587

CONTACT : JOSEPH JUN PARK

E-MAIL : JOSEPH@LOVEENGR.COM

DESIGN :

SDK ATELIER

9100 IRVINE CENTER DRIVE

IRVINE, CA 92618

PHONE: 949.585.9167 EXT. 210

CONTACT : JOHN STOUT

E-MAIL : JSTOUT@SDKATELIER.COM

MECHANICAL:

LOVE ENGINEERING

5740 N. TEE PEE LANE

LAS VEGAS, NV 89149

PHONE: 702.658.2587

CONTACT : JOSEPH JUN PARK

E-MAIL : JOSEPH@LOVEENGR.COM

CIVIL ENGINEER :

WESTWOOD PROFESSIONAL SERVICES, INC.

5725 W. BADURA AVE, SUITE 111

LAS VEGAS, NV 89118

PHONE: 702.284.5300

FAX: 702.284.5399

CONTACT :

E-MAIL : WESTWOODPS.COM

PLUMBING:

LOVE ENGINEERING

5740 N. TEE PEE LANE

LAS VEGAS, NV 89149

PHONE: 702.658.2587

CONTACT : JOSEPH JUN PARK

E-MAIL : JOSEPH@LOVEENGR.COM

BUILDING ANALYSIS

A. BUILDING OCCUPANCY GROUP:

R-3/U

B. TYPE OF CONSTRUCTION:

TYPE VB

C. SPRINKLER SYSTEM:

REQUIRED

D. FIRE HAZARD SEVERITY ZONE:

NOT APPLICABLE

E. EXTERIOR WALLS/ OPENING PROTECTION:

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

F. PROJECTIONS:

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

G. APPLICABLE CODES:

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

VICINITY MAP

(N.T.S.)

TYPICAL LOT PLOTTING (35'X95')

ATELIER

SDK

LENNAR

LENNAR HOMES

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ASHER

SUNSTONE PARCEL "G"

CITY OF LAS VEGAS, NEVADA

T22-00091

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DELTA REVISIONS

2022_12_07-FIRST B.D. COMMENTS

DRAWN BY

J5

JOB NUMBER

115-21119

ERNEST B. CORRILL

REGISTERED

No. 8528

ARCHITECT

STATE OF NEVADA

COVER

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

ABBREVIATIONS

A/C	AIR CONDITIONING	JT.	JOINT	V.R.	VAPOR RESISTANT
ABV.	ADJUSTABLE	KIT.	KITCHEN	V.T.R.	VENT THROUGH ROOF
AL.	ALUMINUM	L.	LENGTH	W.	WITH
ALT.	ALTERNATE	LAV.	LAVATORY	W.H.	WATER HEATER
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	MSP.	MOTION SENSOR & ARCHITECT/ARCHED	W.D.	WOOD
ARCH.	ARCHITECT	M.	MASTER	W.I.	WROUGHT IRON
AUTO.	AUTOMATIC	M.C.	MEDICINE CABINET	W.P.	WALK IN CLOSET
AW.	AWNING	M.S.	MASONRY	W.R.	WATER RESISTANT
BA.	BATH	MAT.	MATERIAL	WT.	WEIGHT
B.O.	BOTTOM OF	MAX.	MAXIMUM	XO.	SLIDER
BD.	BOARD	MECH.	MECHANICAL		
BDRM.	BEDROOM	MEMB.	MEMBRANE		
BLDG.	BUILDING	MFR.	MANUFACTURER		
BLK.	BLOCK	MIN.	MINIMUM		
BLOCKING	BLOCKING	MIR.	MIRROR		
BM.	BEAM	MISC.	MISCELLANEOUS		
		MTD.	MOUNTED		
C.	CARPET	MT.	METAL THRESHOLD		
CAB.	CABINET	MTL.	METAL		
CEM.	CEMENT				
CER.	CERAMIC	NA.	NOT APPLICABLE		
CHG.	CHANGE	NAT.	NATURAL		
CL.	CONTROL, JOINT	N.A.A.M.	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS		
CL.	CENTER LINE	N.E.C.	NATIONAL ELECTRIC CODE		
CLR.	CLEAR	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION		
CM.	CASEMENT	N.I.C.	NOT IN CONTRACT		
COL.	CASED OPENING	N.O.	NUMBER		
COL.	COLUMN	N.T.S.	NOT TO SCALE		
COMP.	COMPOSITION COMPACTOR				
CONC.	CONCRETE				
COND.	CONDITION/CONDENSER				
CONSTR.	CONSTRUCTION				
CONT.	CONTINUOUS	O.	OVER		
CTR.	CURTAIN ROD	O.C.	ON CENTER		
C.W.	COLD WATER	O.D.	OUTSIDE DIAMETER		
		OPNG.	OPENING		
D.	DRYER/DIMMER/DEPTH	OPPOSITE	OPPOSITE		
D.	DOUBLE	O.P.T.	OPTIONAL		
D.F.	DOUGLAS FIR	OCCUPANCY	OCCUPANCY SENSOR		
DIA.	DIAMETER				
DIM.	DIMENSION	O.S.A.	OUTSIDE AIR		
DN.	DOWN				
DR.	DOOR	P.	PANTRY/POLE		
D.S.	DOWNSPOUT	P.B.	PUSH BUTTON		
DET.	DETAIL	PED.	PIEDestal		
DISH.	DISHWASHER	PEND.	PENDANT		
D.W.	DRAIN	PERF.	PERFORATED		
DWG.	DRAWING	PH.	PHONE		
		PL.	PLASTER/PROPERTY LINE		
EA.	EACH	PLAM.	PLASTIC LAMINATE		
E.L.	EXPANSION JOINT	PLUMB.	PLUMBING		
ELEC.	ELECTRIC	PLYWD.	PLYWOOD		
ELEV.	ELEVATION	PR.	PAIR		
ENCL.	ENCLOSURE	PT.	PRESSURE TREATED		
EQ.	EQUAL	PWDR.	POWDER		
EQU.	EQUIPMENT				
EX.	EXHAUST	R.	RISER		
EXT.	EXISTING	RAD.	RADIUS		
EXP.	EXPOSED	R.A.G.	RETURN AIR GRILL		
EXT.	EXTERIOR	R.D.	ROOF DRAIN		
		RECPT.	RECEIPTABLE		
F.	FAHRENHEIT/FLOORFINISH	REF.	REFRIGERATOR/REFERENCE		
F.A.U.	FORCED AIR UNIT	REG.	REGISTER		
F.F.	FINISH FLOOR	REIN.	REINFORCEMENT		
F.G.	FINISH GRADE/FUEL GAS	REQD.	REQUIRED		
FIBERGLASS	FIBERGLASS	R.O.	ROUGH OPENING		
FIX.	FIXTURE	RM.	ROOM		
FL.	FLUORESCENT	SA.	SMOKE ALARM		
FLASH.	FLASHING	S.D.	SOLID CORE		
F.O.C.	FACE OF CONCRETE	S.D.	SOP DASH		
F.O.F.	FACE OF FINISH	S.H.	SINGLE HUNG		
F.O.M.	FACE OF MASONRY	SOV.	SHUT-OFF VALVE		
F.O.S.	FACE OF STUD	S.T.C.	SOUND TRANSMISSION COEFFICIENT		
FP.	FIXED PANEL	SECT.	SECTION/SECTIONAL		
FR.	FRENCH	SERV.	SERVICE		
FT.	FOOT OR FEET	SH.	SINGLE HUNG		
FTG.	FOOTING	SHT.	SHEET		
FX.	FIXED	SHTG.	SHEATHING		
		SHWR.	SHOWER		
G.	GALVANIZED	SIM.	SIMILAR		
GA.	GAUGE	SL.	SLOPE		
GARAGE	GARAGE	SPEC.	SPECIFICATION		
G.D.	GARBAGE DISPOSAL	SQ. FT.	SQUARE FOOT		
GFI.	GROUND FAULT INTERRUPTER	STD.	STANDARD		
GALVANIZED IRON	GALVANIZED IRON	STL.	STEEL		
GL.	GLASS	STOR.	STORAGE		
G.L.B.	GLULAM BEAM	STRUC.	STRUCTURAL		
GND.	GROUND	SW.	SWITCH		
GR.	GRADE	S & P	SHELF & POLE		
GYP. BD.	GYPSUM BOARD	T&G	TONGUE & GROOVE		
H.	HIGH	T.	TILE/ TREAD		
H.B.	HOSE BIB	T.B.	TOWEL BAR		
H.C.	HOLLOW CORE	TEL.	TELEPHONE		
HDR.	HEADER	TEMP.	TEMPERED		
HGT.	HEIGHT	THK.	THICK		
HDR.	HORIZONTAL	T.O.	TOP OF		
HR.	HOUR	T.O.C.	TOP OF CONCRETE/TOP OF CURB		
H.S.	HARD SURFACE	T.O.M.	TOP OF MASONRY		
HT.	HEIGHT	T.O.P.	TOP OF PLATE		
HVAC	HEATING VENTILATION & AIR CONDITIONING	T.O.S.	TOP OF SLAB		
H.W.	HOT WATER	T.O.W.	TOP OF WALL		
		T.P.	TOLLET PAPER HOLDER		
I.B.C.	INTERNATIONAL RESIDENTIAL CODE	T.R.	TOWEL RING		
I.C.C.	INTERNATIONAL CODE COUNCIL	TRANS.	TRANSFORMER		
I.D.	INSIDE DIAMETER	T.S/IG.	TOP OF SHEATHING		
I.E.C.	INTERNATIONAL ELECTRICAL CODE	TYP.	TYPICAL		
I.F.C.	INTERNATIONAL FIRE CODE	U.B.C.	UNIFORM BUILDING CODE		
I.M.C.	INTERNATIONAL MECHANICAL CODE	U.L.C.	UNDERWRITERS LABORATORY		
		U.N.C.	UNIFORM MECHANICAL CODE		
N.	INCH	U.N.O.	UNLESS NOTED OTHERWISE		
INSUL.	INSULATION	U.P.C.	UNIFORM PLUMBING CODE		
INT.	INTERIOR	V.	VINYL FLOOR/ VOLT		
I.P.C.	INTERNATIONAL PLUMBING CODE	VENT.	VENTILATION		
J.	JUNCTION BOX	VEST.	VESTIBULE		
JST.	JOIST	VOL.	VOLUME		

GENERAL NOTES

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

SECTION 01035 - MODIFICATION PROCEDURES

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

END OF SECTION

SECTION 01040 - COORDINATION

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

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

END OF SECTION

SECTION 01300 - SUBMITTALS

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

SECTION 04720 - CAST STONE

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

END OF SECTION

SECTION 04810 - CLAY UNIT MASONRY ASSEMBLIES

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

1.3 EXECUTION

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

END OF SECTION

SECTION 06100 - ROUGH CARPENTRY

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

END OF SECTION

SECTION 06200 - FINISH CARPENTRY

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

END OF SECTION

SECTION 06500 - METAL FABRICATIONS

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

1.2 PRODUCTS

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

1.3 EXECUTION

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

END OF SECTION

SECTION 06100 - ROUGH CARPENTRY

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

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

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

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

1.3 EXECUTION

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

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

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

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

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

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

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

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

END OF SECTION

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

1.1 GENERAL

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

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

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

D. Not Used:

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

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

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

1.2 PRODUCTS

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

1.3 EXECUTION

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

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

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

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

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

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

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

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

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

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

END OF SECTION

SECTION 07210 - BUILDING INSULATION

1.1 GENERAL

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

B. Submittals: (Not Applicable)

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

1.2 PRODUCTS

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

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

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

1.3 EXECUTION

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

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

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

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

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

END OF SECTION

SECTION 07320 - CONCRETE ROOFING TILES

PART 1 - GENERAL

1.1 GENERAL

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

B. SUBMITTALS as follows:

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

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

C. PROJECT CONDITIONS

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

1.2 PRODUCTS

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

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

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

1.3 EXECUTION

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

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

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

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

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

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

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

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

I. Flashing: Install metal flashing as indicated and in accordance with manufactures written instructions.

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

END OF SECTION

SECTION 07620 - SHEET METAL FLASHING AND TRIM

1.1 GENERAL

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

B. Submittals: (Not applicable)

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

D. Miscellaneous Materials and Accessories as follows:

1. Solder: ASTM B 32, Grade S50.

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

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

1.3 EXECUTION

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

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

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

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

D. Do not solder aluminum.

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

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

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

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

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

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

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

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

END OF SECTION

SECTION 07900 - JOINT SEALERS

1.1 GENERAL

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

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

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

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

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

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

H. Rib Lath: Nominal 3/4 in. (19 mm) galvanized steel, 1.5-inch opening, galvanized steel complying with ASTM C1032.

I. Expanded Lath: Nominal 2.5 (3/4 in.) (19 mm) galvanized steel complying with ASTM C847.

J. Rib Lath: Nominal 3/4 in. (19 mm) galvanized steel, 1.5-inch opening, galvanized steel complying with ASTM C847. (For soffit use only.)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Type II sealant: Polyurethane base, multi-component, chemical curing, self-leveling type for application in horizontal joints; capable of being continuously immersed in water, withstand movement of up to 25 percent of joint width and satisfactorily applied throughout a temperature range of 40 to 80 degrees F; uniform, homogeneous, and free from lumps, skins, and coarse particles when mixed. Shore A hardness of minimum 25 and maximum 35; nonshrinking, nonbleeding, color as selected; THC-900 manufactured by Tremco, or equal.

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

E. JOINT SEALANT BACKING

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

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

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

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

F. MISCELLANEOUS MATERIALS:

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

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

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

4. Do not solder aluminum.

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1.3 EXECUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

a. Type: Regular, unless otherwise indicated.

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

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

a. Type: Regular, unless otherwise indicated.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Fastening Adhesive for Wood: ASTM C 557.

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

a. Fastening gypsum board to wood members.

b. Fastening gypsum board to gypsum board.

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

4. Gypsum Board Nails: ASTM C 514.

K. Texture Finish: As follows:

1. Walls: Light orange-peel texture.

2. Ceilings: Light orange-peel texture.

1.3 EXECUTION

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

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

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

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

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

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

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

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

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

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

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

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

1. Install cornerbead at external corners.

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

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

b. Install L-bead where edge trim is not installed 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 A118.10.

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 settings 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 drains.

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

END OF SECTION

SECTION 09652 - SHEET VINYL FLOOR COVERINGS

1.1 GENERAL

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

B. Submittals: (Not applicable)

1.2 PRODUCTS

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

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

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

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

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

1.3 EXECUTION

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

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

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

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

a. Maintain uniformity of sheet vinyl floor covering direction.

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

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

d. Avoid cross seams.

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

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

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

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

END OF SECTION

SECTION 09660 - CARPET

1.1 GENERAL

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

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

END OF SECTION

SECTION 09660 - CARPET

1.1 GENERAL

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

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

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

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

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

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

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

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

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

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

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V. 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.

W. 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.

X. 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.

Y. 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.

Z. 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.

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. 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.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

P. 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.

S. 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.

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

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

1.2 PRODUCTS

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

B. Model number: NDV42268 with all indicated and required accessories as stated within the drawings and specifications.

1.3 EXECUTION

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

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

C. Adjust and clean for proper operation.

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

END OF SECTION

REFER ALSO TO UTILITY PLAN NOTES

END OF SECTION

SECTION 15A - Heating/Air Conditioning

1.1 GENERAL

A. Builder, Contractor and Subcontractor warrant that they are personally knowledgeable regarding the plans and specifications, 2018 UNIFORM MECHANICAL CODE (UMC) 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. Supply all labor, transportation, materials, etc., for installation of complete HVAC system to operate according to the best practices of the trade. All work to comply with all requirements of all legally constituted authorities having jurisdiction including all county and state codes and ordinances.

C. All HVAC equipment and fixtures shall be selected by the Builder.

D. All HVAC equipment shall meet all the requirements of the UMC

E. The Builder shall provide the original copy of a listing of heating, cooling and water heating systems installed in the building and instructions on how to use them efficiently.

F. Mechanical ventilation for toilet compartments, bathrooms and laundry rooms shall be provided of providing 5 air changes per hour.

G. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.01-inch (0.48mm) sheet steel and shall have no openings into the garage.

H. Heating and cooling equipment (including gas water heaters) located in a group u occupancy (garage) shall be installed so that the gas pilots or burners are at least 18" inches (450mm) above the floor level.

I. Warm air furnaces installed in an attic or furrowed space shall comply with the following requirements:

1.) A minimum 30"x30" attic access panel with 30" vertical head room at the access panel opening.

2.) An unobstructed continuous soffit 24 inch wide passageway not to exceed 20 feet from the attic access opening to the equipment and its controls.

3.) A level working platform 30 inches in depth in front of the entire fire box side of the furnace and to all serviceable controls, flues etc.

4.) Provide a permanent fuel gas stub (refer to electrical specifications for power and light requirements.)

J. Clothes dryers shall be exhausted to the outside. Exhaust ducts must be 4 inches in diameter and length is limited to 14 feet with 2 x 90 degree elbows. The duct shall be reduced 1/2 feet for every elbow added in excess of two.

1.2 PRODUCTS (NOT APPLICABLE)

1.3 EXECUTION

A. All equipment shall be installed per manufacturers written instruction and specifications.

B. A qualified inspector shall review the assembly for compliance with the 2018 UNIFORM MECHANICAL CODE.

REFER ALSO TO UTILITY PLAN NOTES

END OF SECTION

END OF SECTION

END OF SECTION

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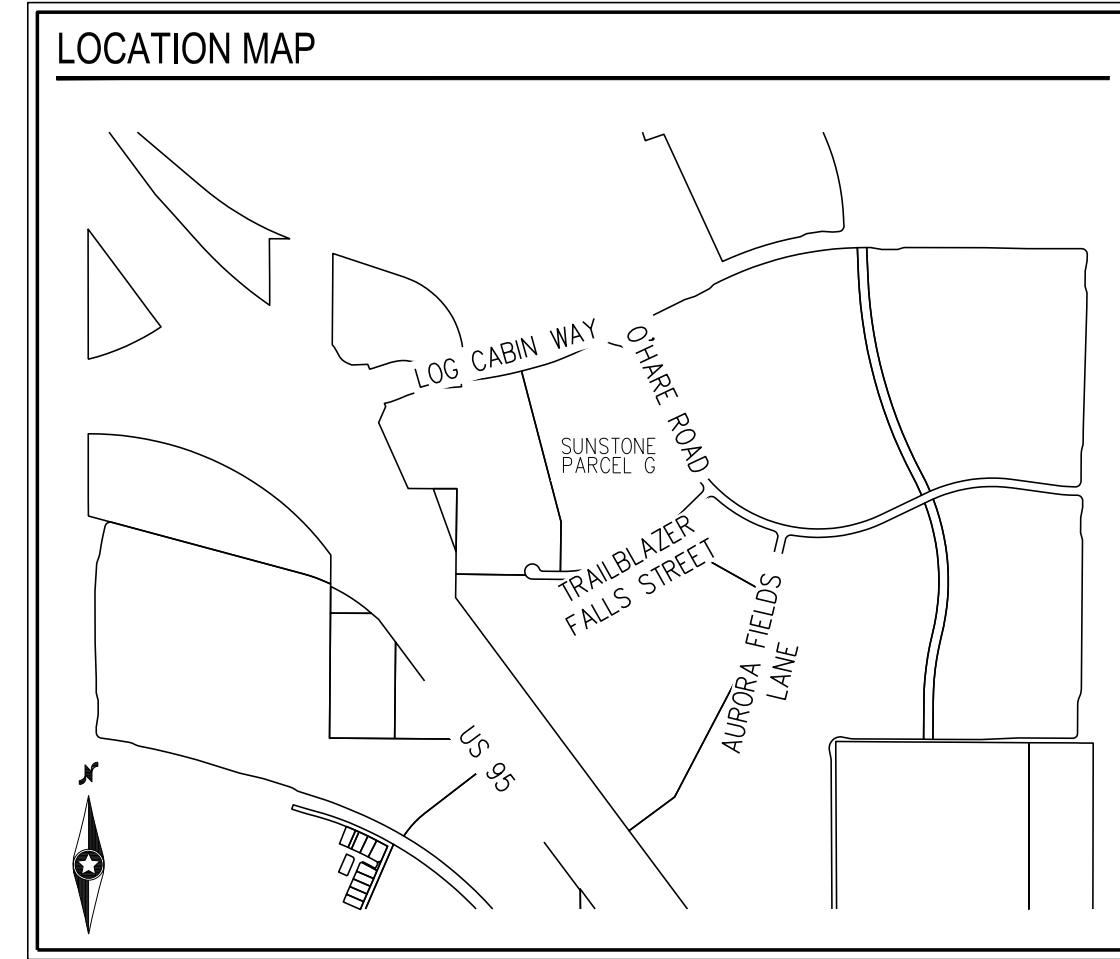
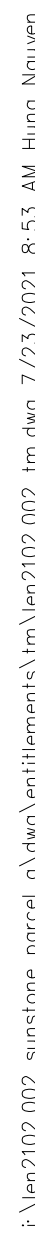
END OF SECTION

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END OF SECTION



<u>ESTIMATED AVERAGE DAILY SEWER CONTRIBUTIONS</u>	
132 UNITS X 250 GPD/UNITS = 33,000 GPD	
TOTAL AVERAGE CONTRIBUTION = 33,000 GPD = 0.0330 MGD	
TOTAL PEAK FLOW = 0.0330 MGD X 3.58 (PEAK FACTOR) = 0.11814 MGD	

BENCHMARK

MONUMENT ID: USDA (1934) 19

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

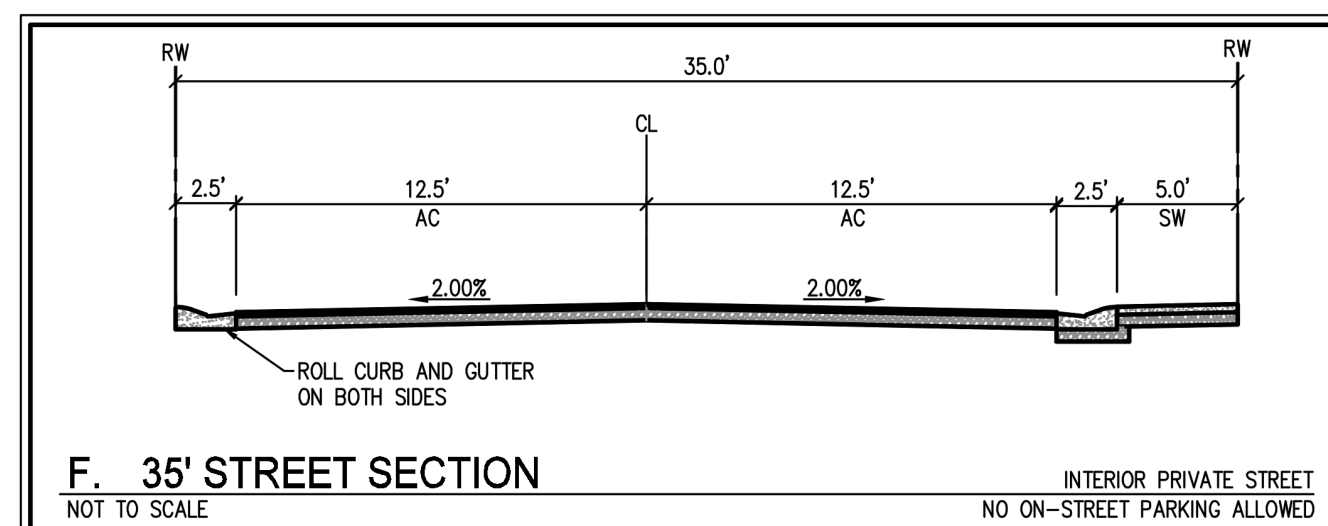
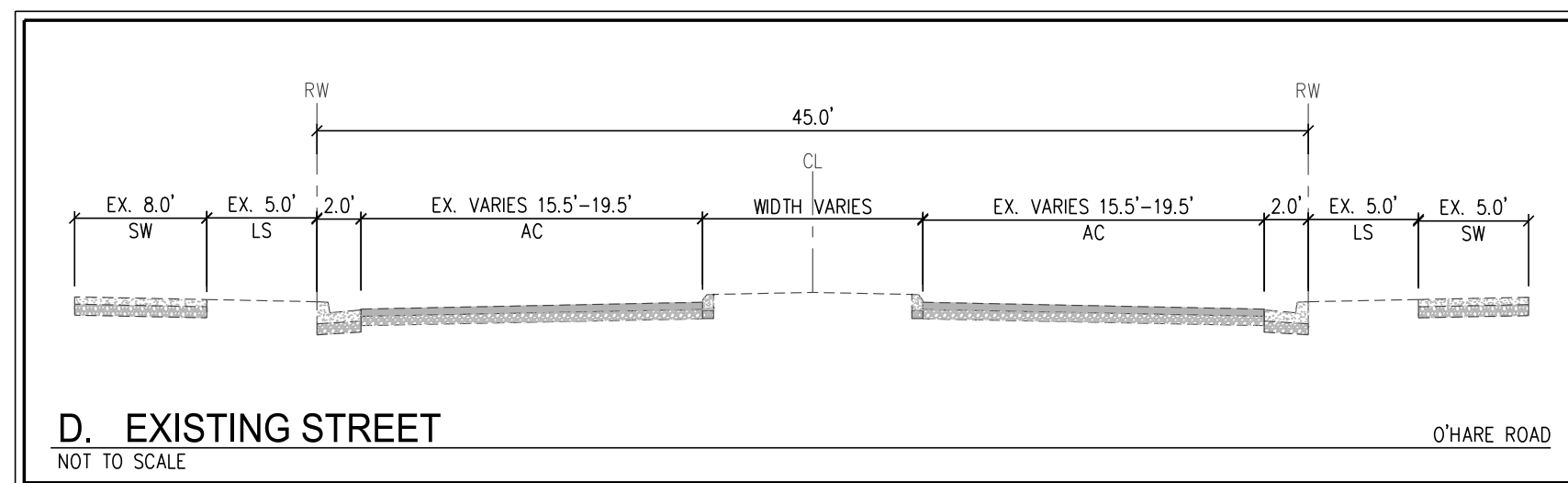
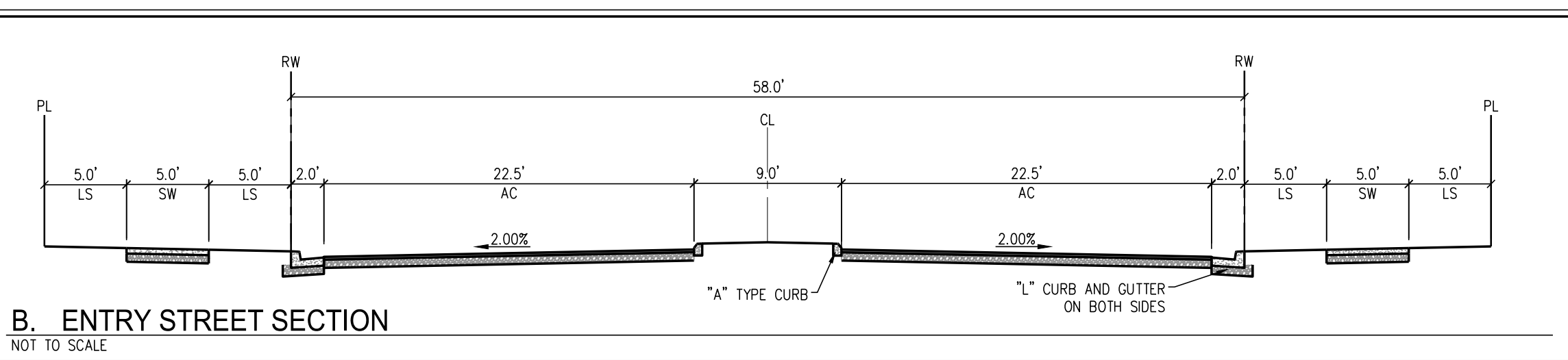
ELEVATION = 2817.61 FEET, 858.810 METERS

NAVD. 88 DATUM

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

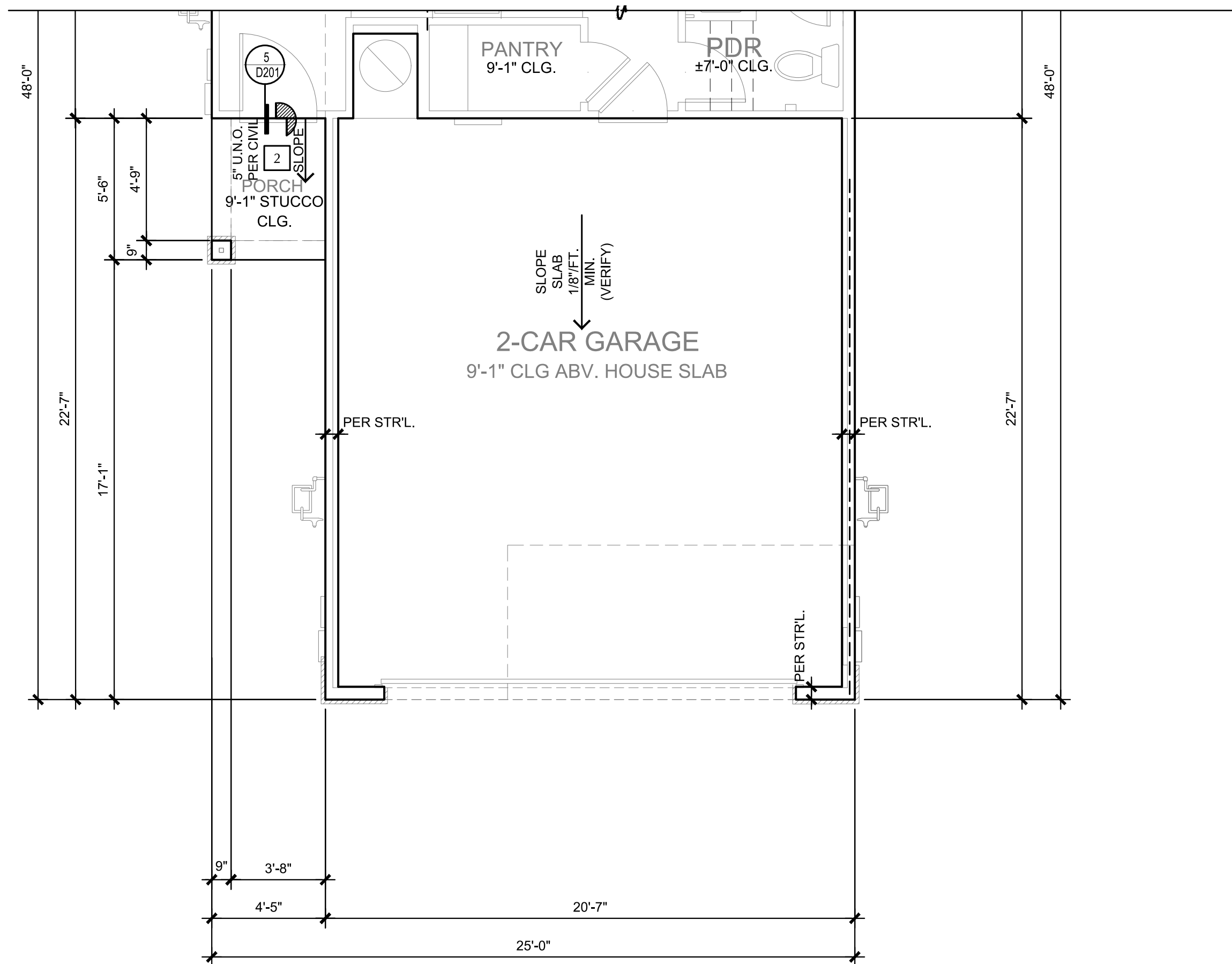
NOTES

1. THERE IS NO KNOWN FILL 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 H&A AND CC&B'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, FIRE 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 LOS CABIN WAY.
8. SEWER SERVICE FOR THIS PROJECT WILL CONNECT TO THE EXISTING 6" STUBS LOCATED IN O'HARE RD.
9. THIS PROJECT IS NOT WITHIN A 100 YEAR FLOOD SPECIAL FLOOD HAZARD AREA.
10. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.



FOR REFERENCE

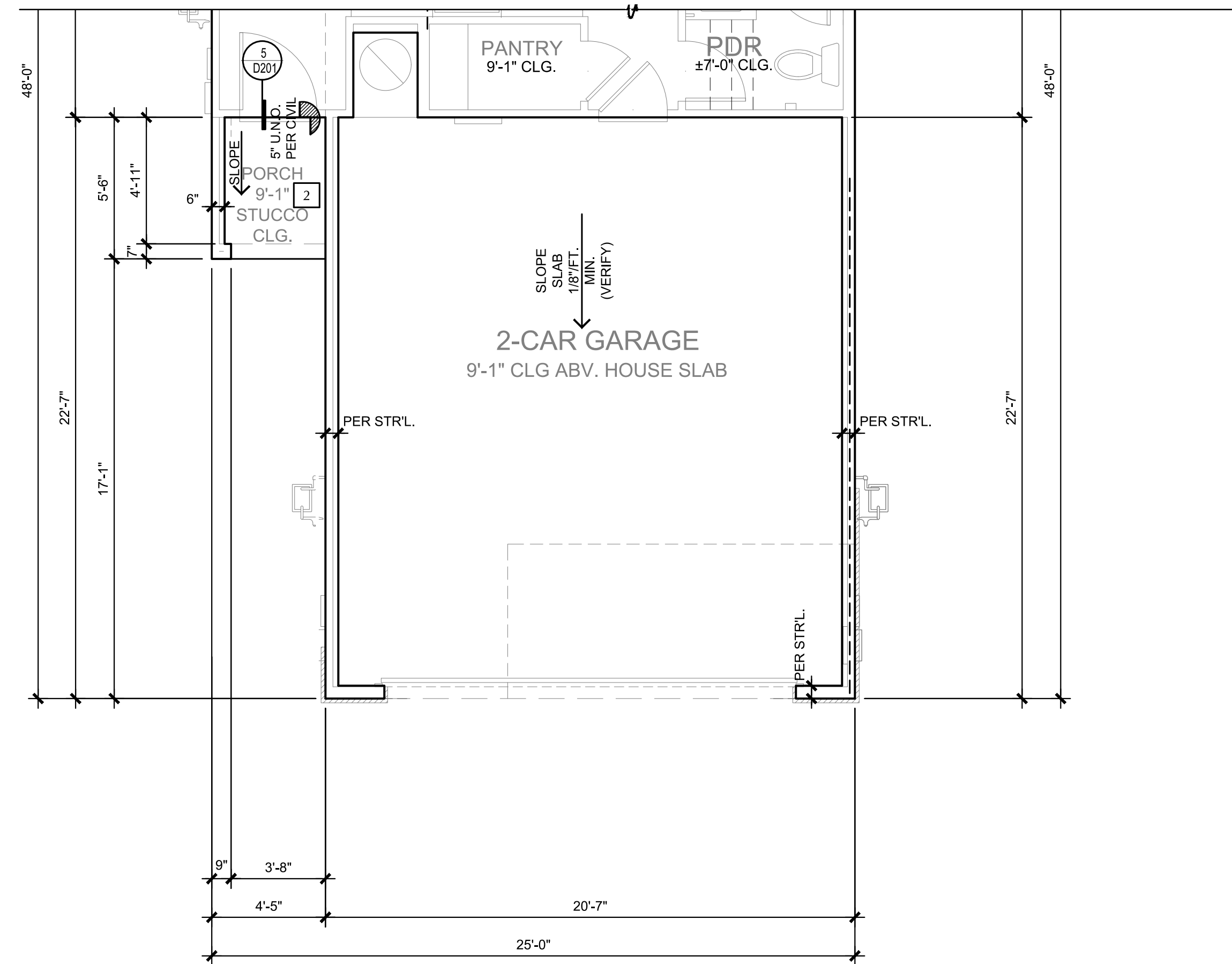




MODERN PRAIRIE

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

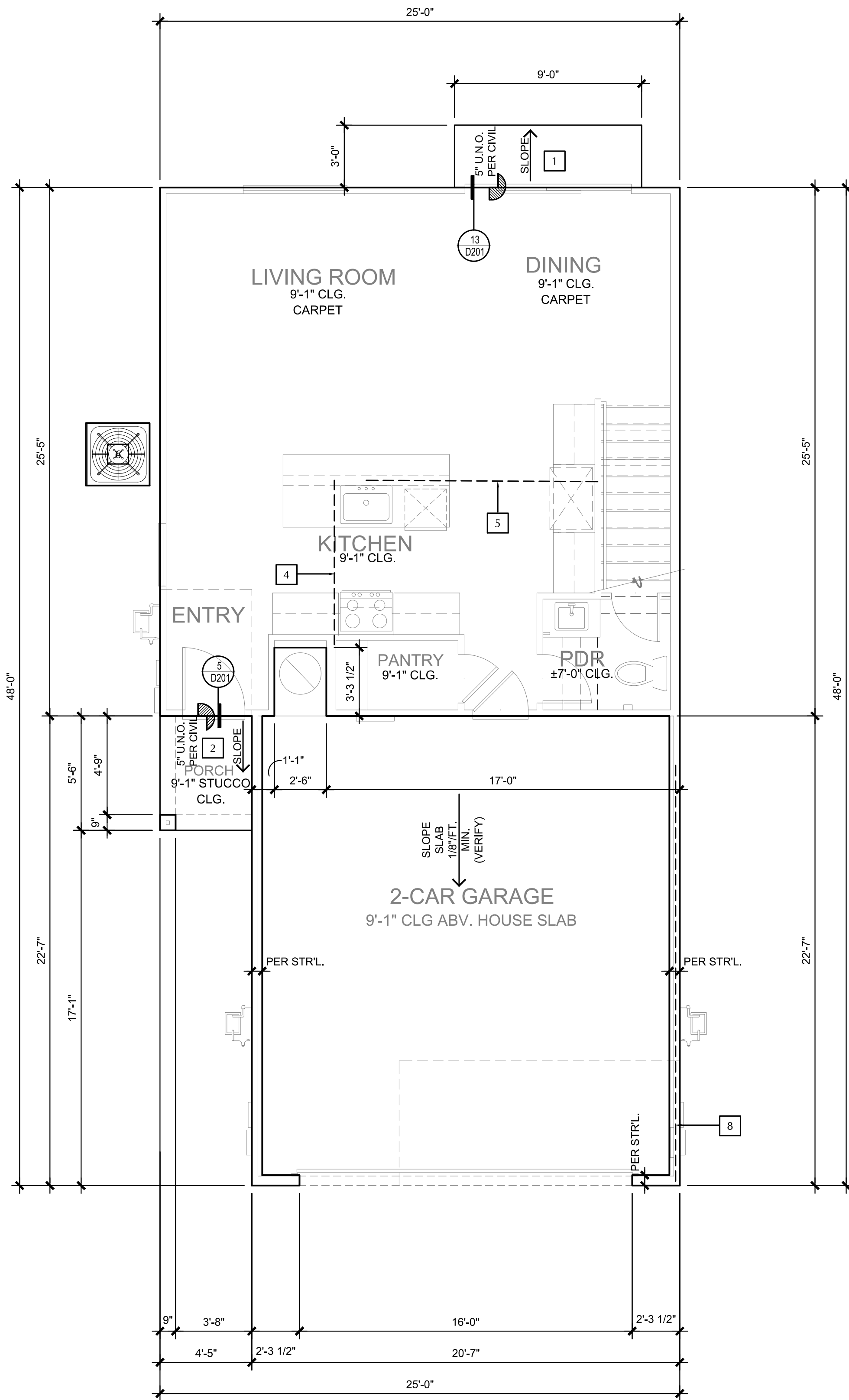
ADDENDUM PLANS ARE DRAWN TO SHOW INFORMATION WHICH
DIFFERS FROM MAIN PLANS. REFER TO MAIN PLANS FOR ADDITIONAL
INFORMATION NOT SHOWN HERE.



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"

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.

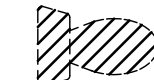
INSTALL ALL SIMPSON (OR APPROVED EQUAL) WOOD TO CONCRETE CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS. REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS.

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 OR
DROP TO LEVEL LANDING AT DOORS.



INDICATES DOWNSPOUT LOCATION - BLOCK OUT FOOTING

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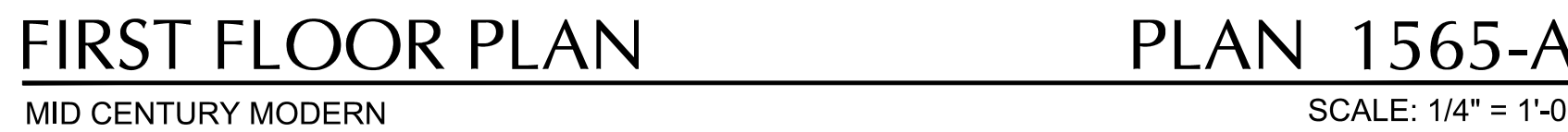


PLAN 1565-3A, 3B & 3C
SLAB PLANS

A2-0

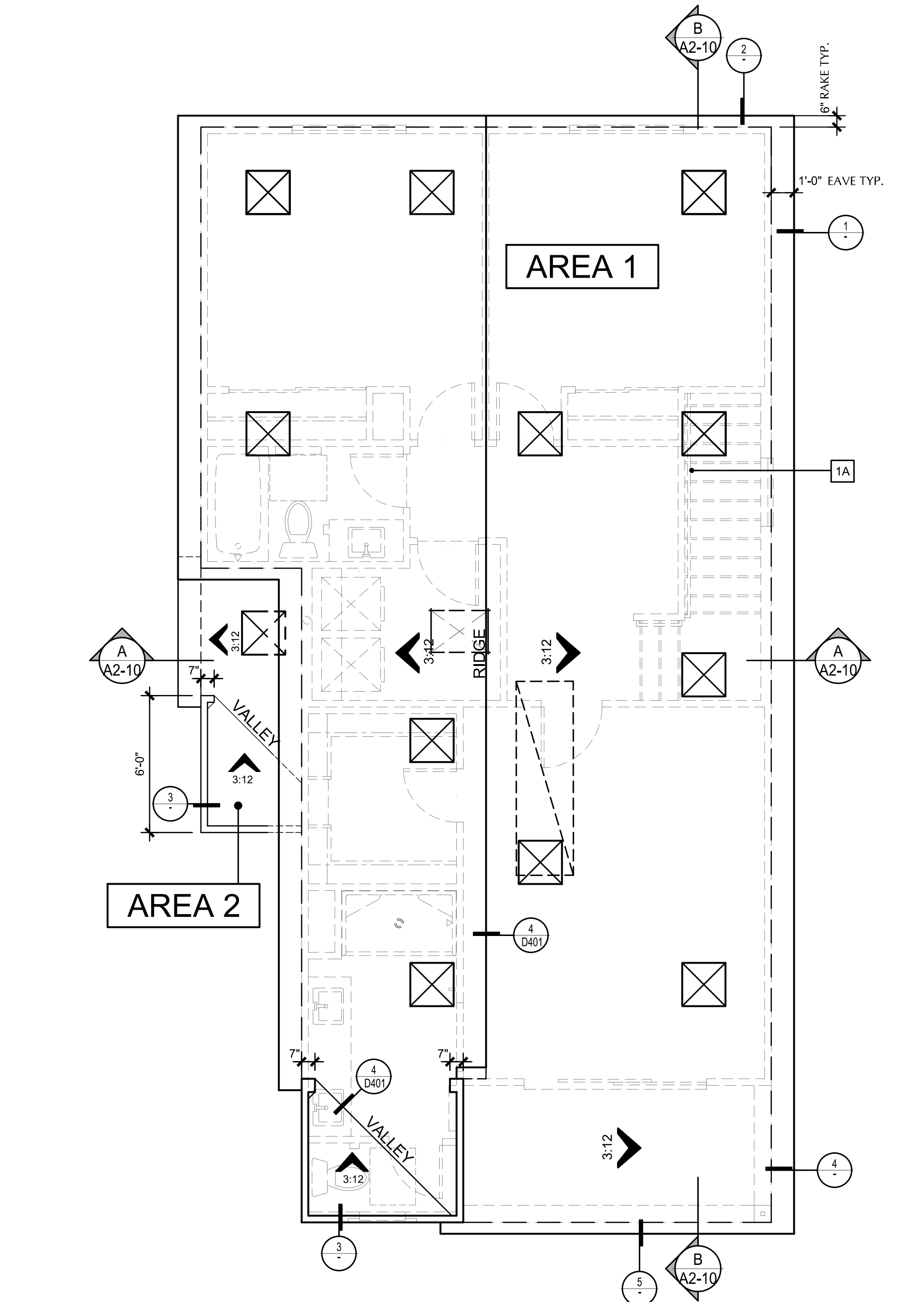
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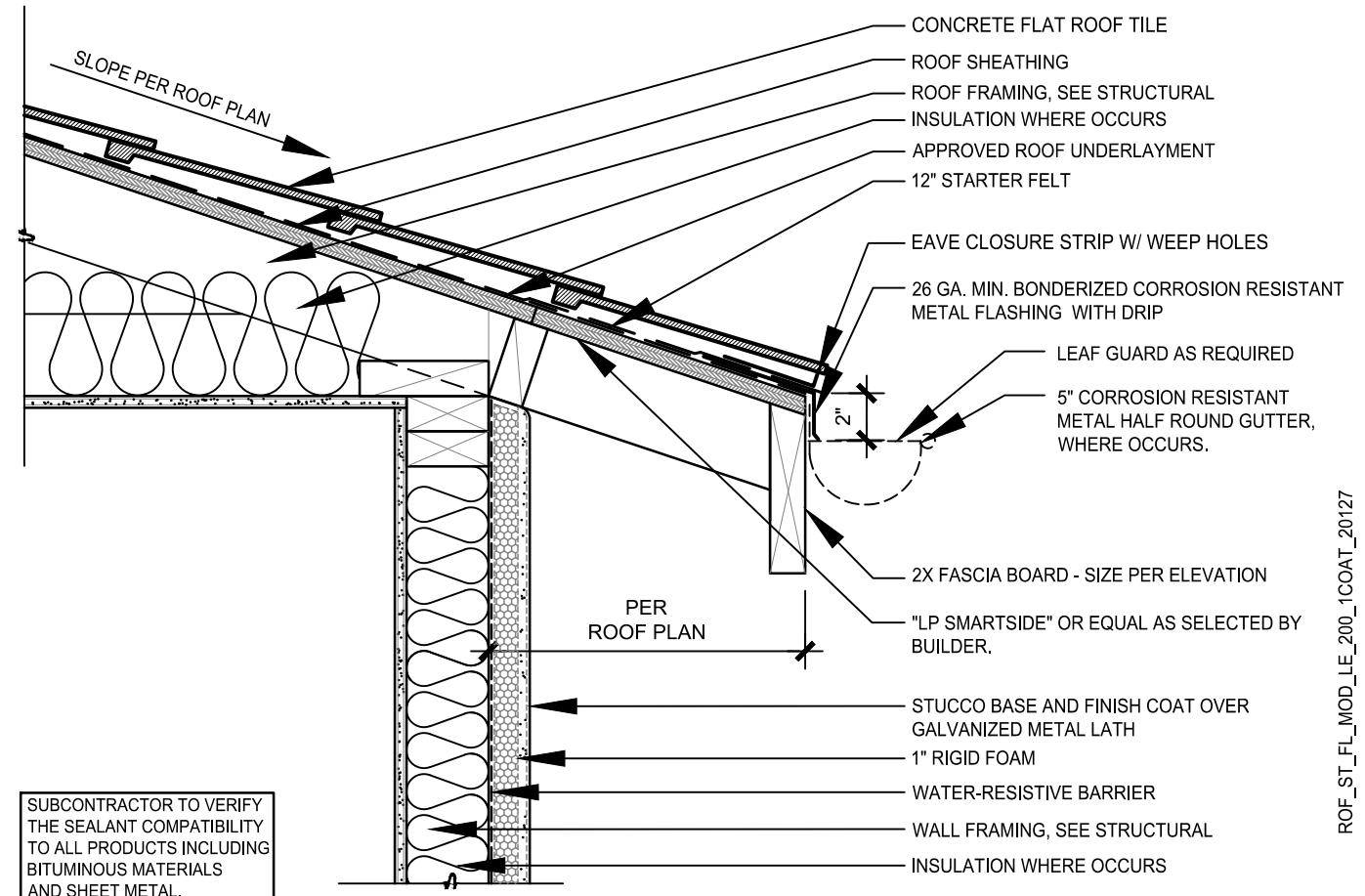


FIRST FLOOR PLAN	627 SQ. FT.
SECOND FLOOR PLAN	935 SQ. FT.
<u>TOTAL</u>	<u>1,562 SQ. FT.</u>

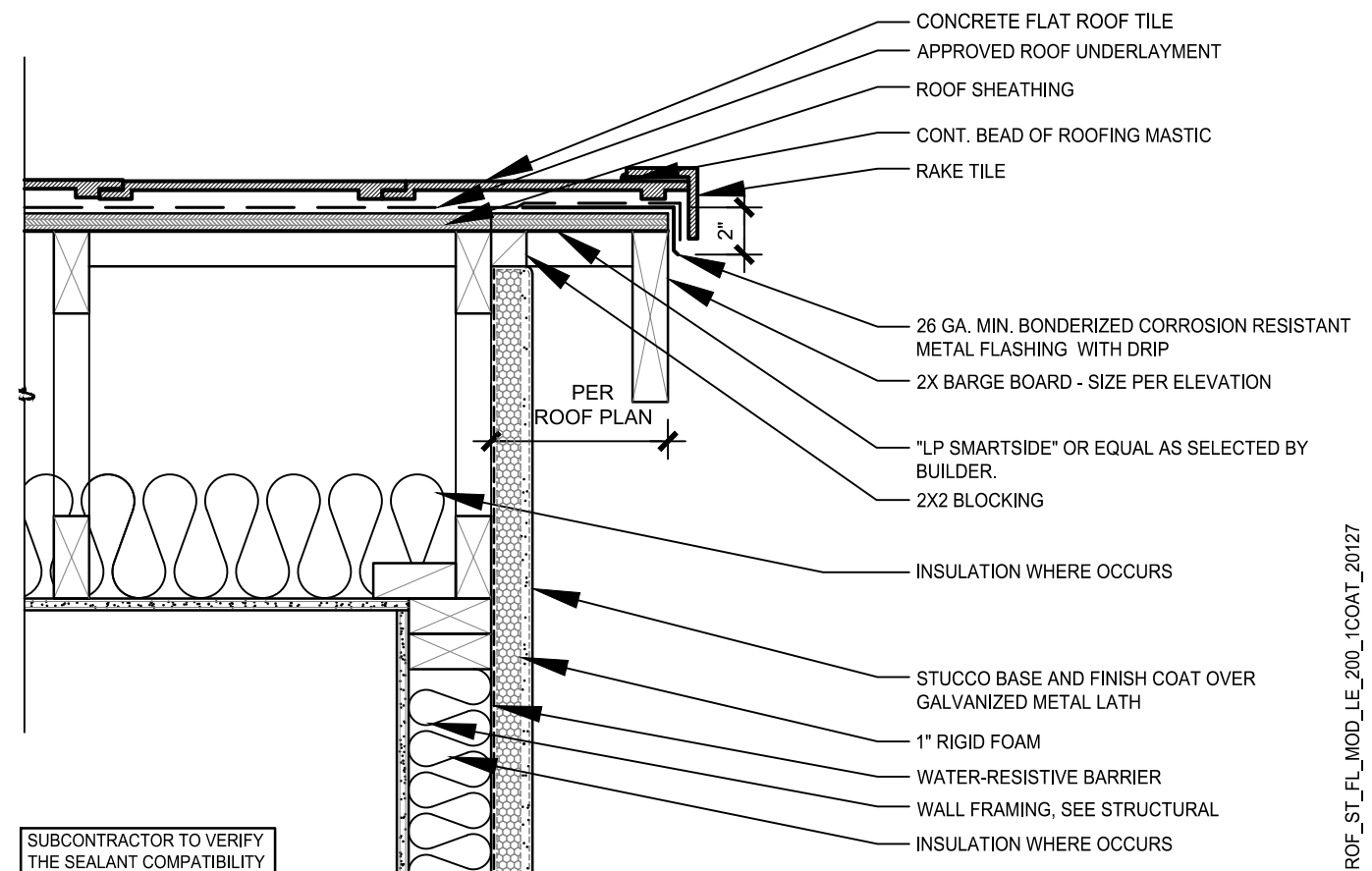
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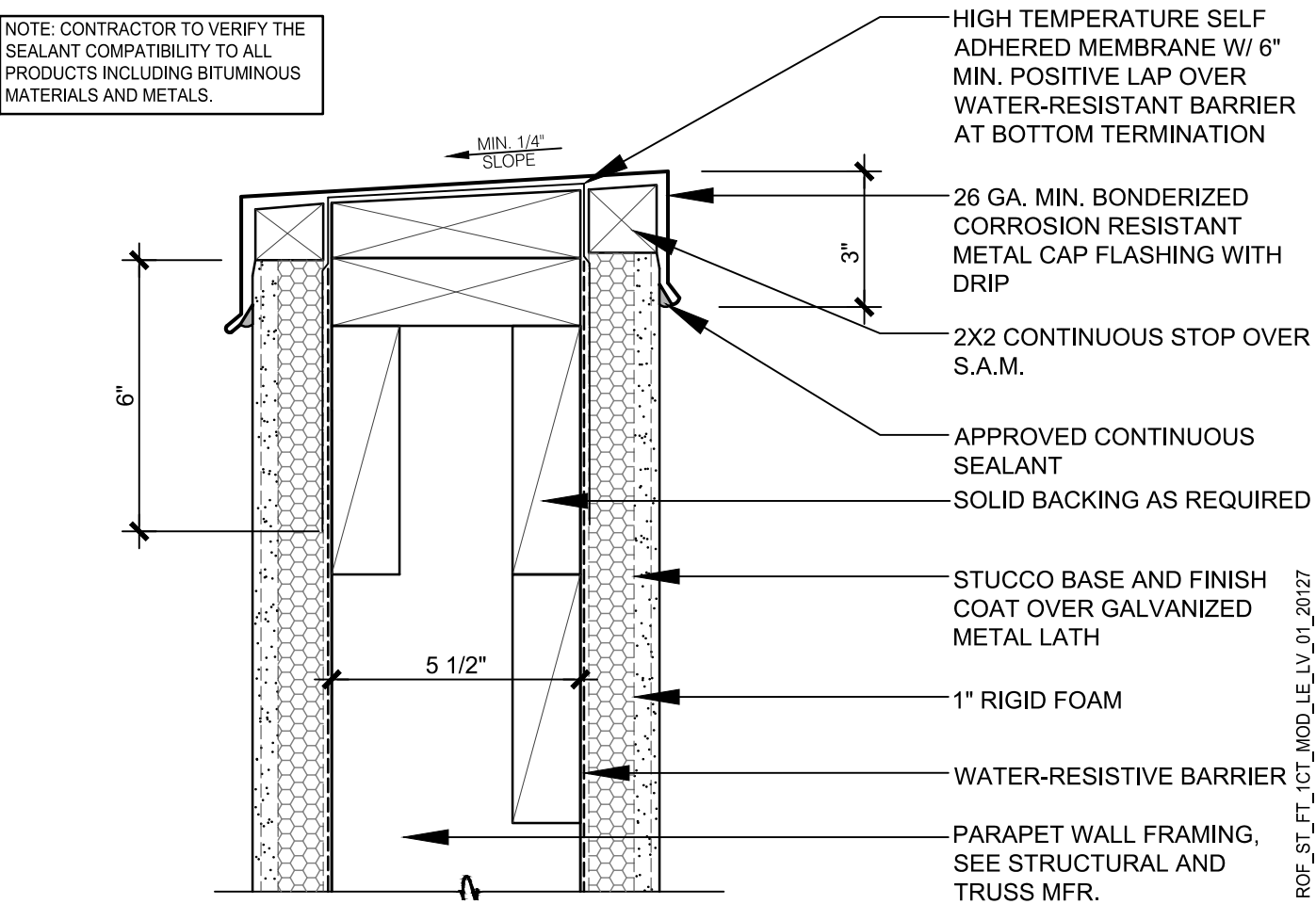
ROOF PLAN
MID CENTURY MODERN
PLAN 1565-A
SCALE: 1/4" = 1'-0"



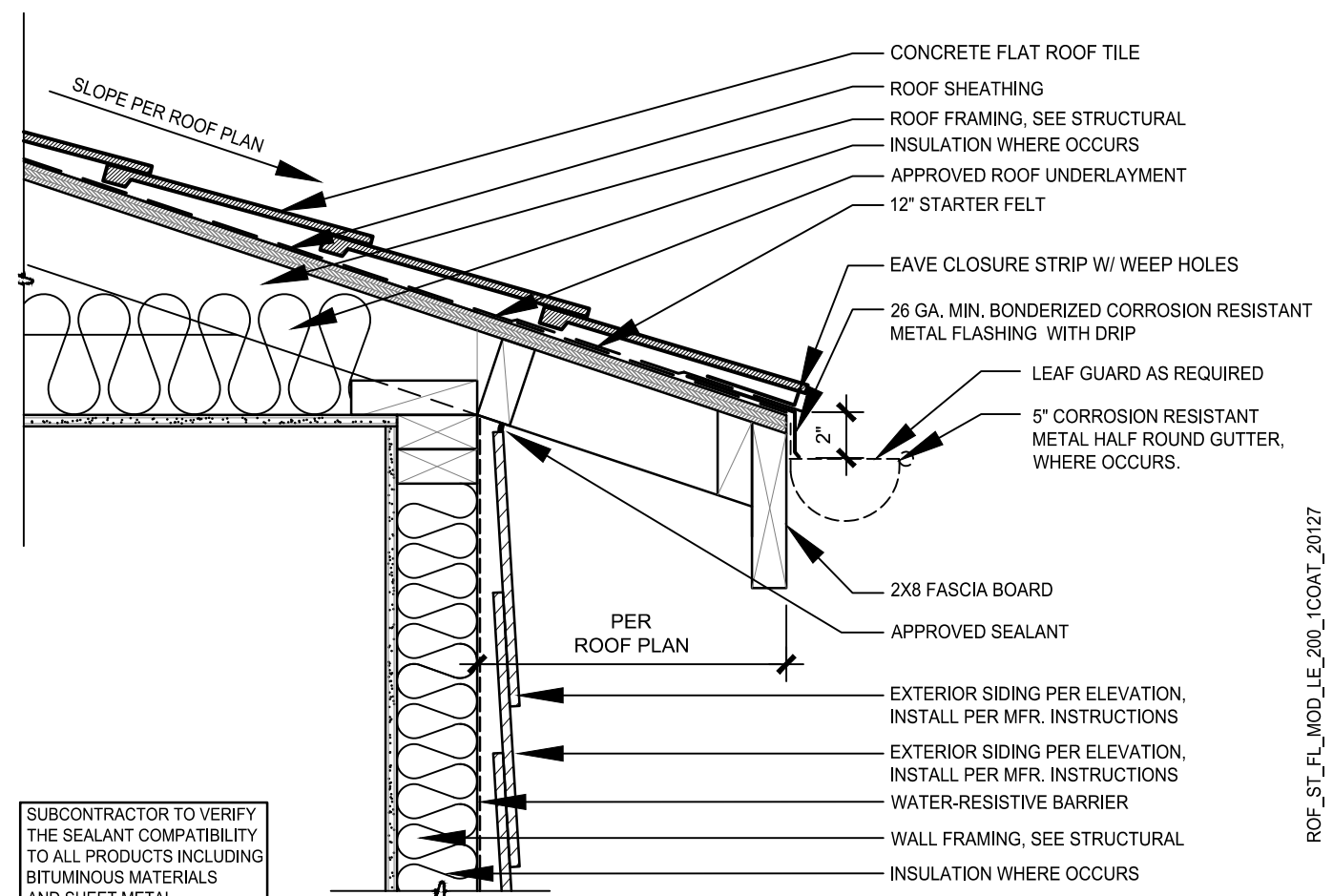
EAVE AT FLAT CONC. TILE
AT ONE COAT INSULATING SYSTEM
SCALE: 1'-1/2"=1'-0"



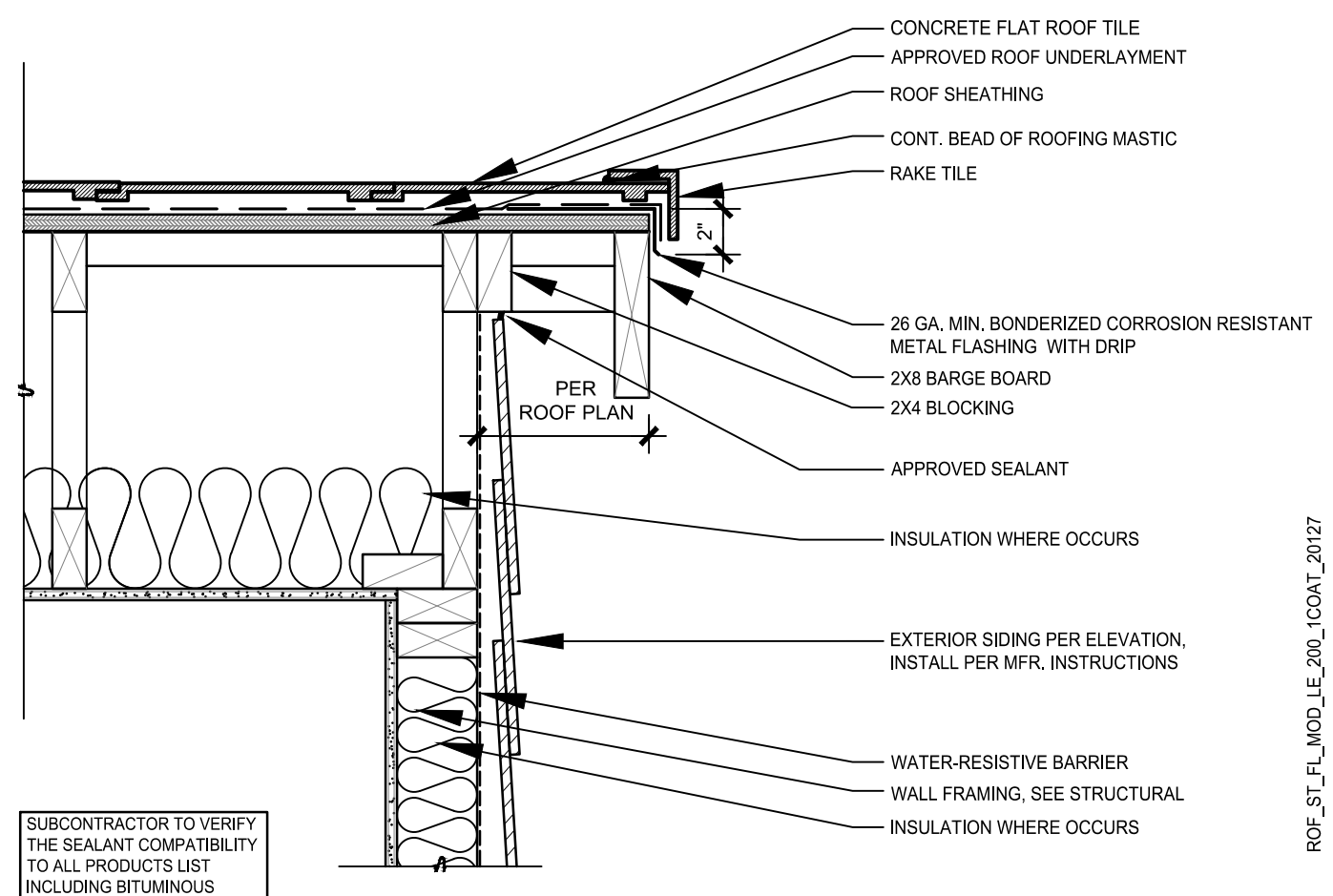
RAKE AT FLAT CONC. TILE
AT ONE COAT INSULATING SYSTEM
SCALE: 1'-1/2"=1'-0"



ROOF PARAPET WALL
AT ONE COAT INSULATING SYSTEM
SCALE: 3'-1" = 1'-0"



EAVE AT FLAT CONC. TILE
AT EXTERIOR SIDING
SCALE: 1'-1/2"=1'-0"

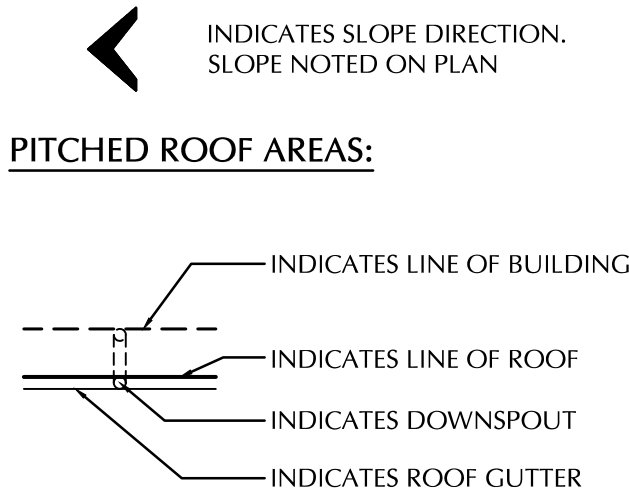


RAKE AT FLAT CONC. TILE
AT EXTERIOR SIDING
SCALE: 1'-1/2"=1'-0"

ROOF PLAN NOTES

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

ROOF SYMBOLS



PITCHED ROOF AREAS:

VENTING NOTES

PITCHED ROOF AREAS:

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

AREA 1 IDENTIFIES CALCULATED AREA

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

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

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

VENTING AREA

AREA	ATTIC AREA	REQUIRED VENTING	NET FREE AREA PER VENT	0'HAGIN* ROOF AIR VENTS (PROVIDED)	TOTAL VENTING PROVIDED
1*	1,073 FT ²	1,030 IN ²	98.75 IN ²	98.75 (11)	1,086 IN ²
2*	51 FT ²	49 IN ²	98.75 IN ²	98.75 (1)	98.75 IN ²

* - INDICATES AREAS TO BE DIVIDED BY 150.

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DELTA REVISIONS
2022_12_07-FIRST B.D. COMMENTS

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JOB NUMBER 115-21119



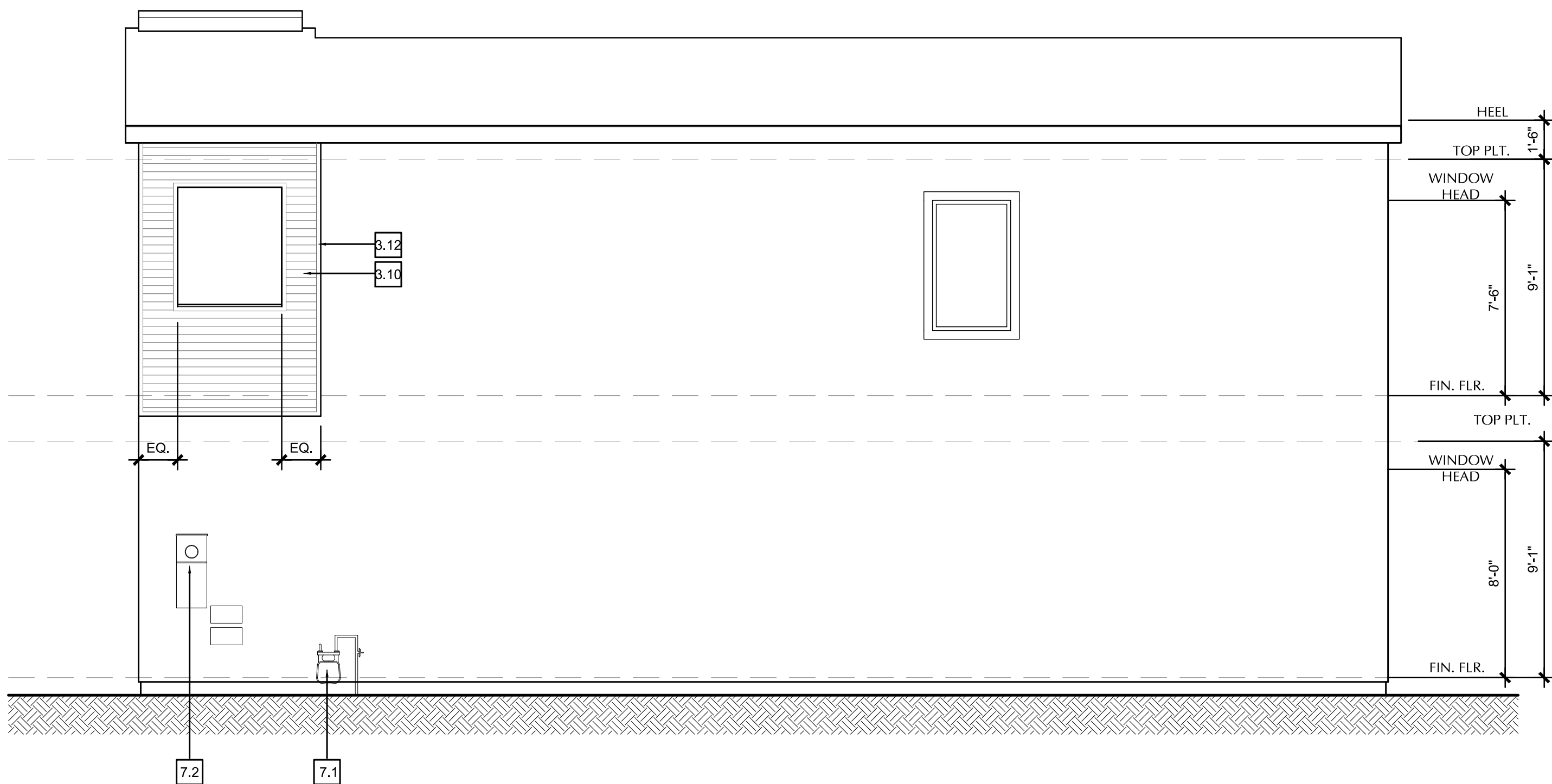
PLAN 1565-A
ROOF PLAN

A2-2
PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

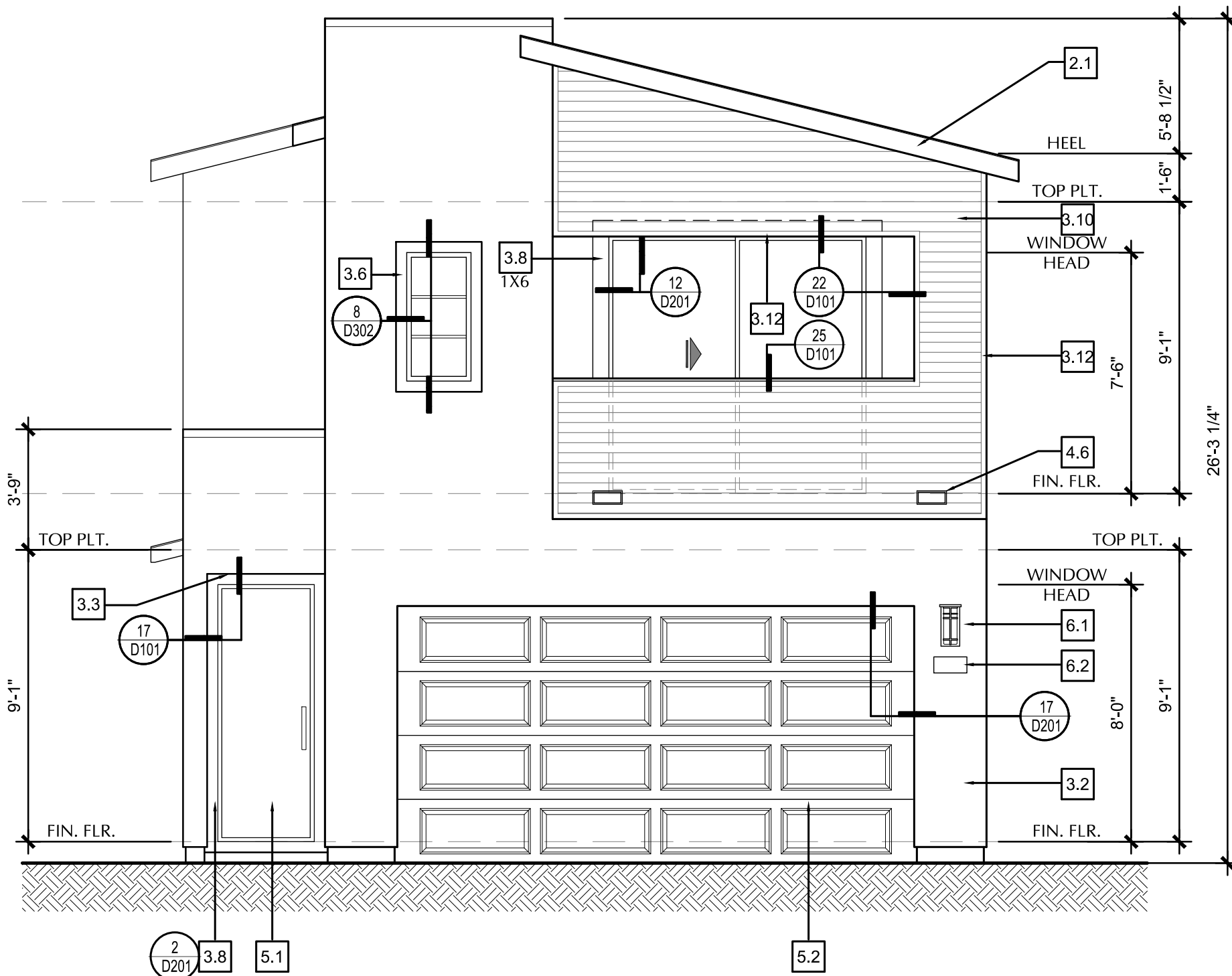
PLAN 1565-A

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



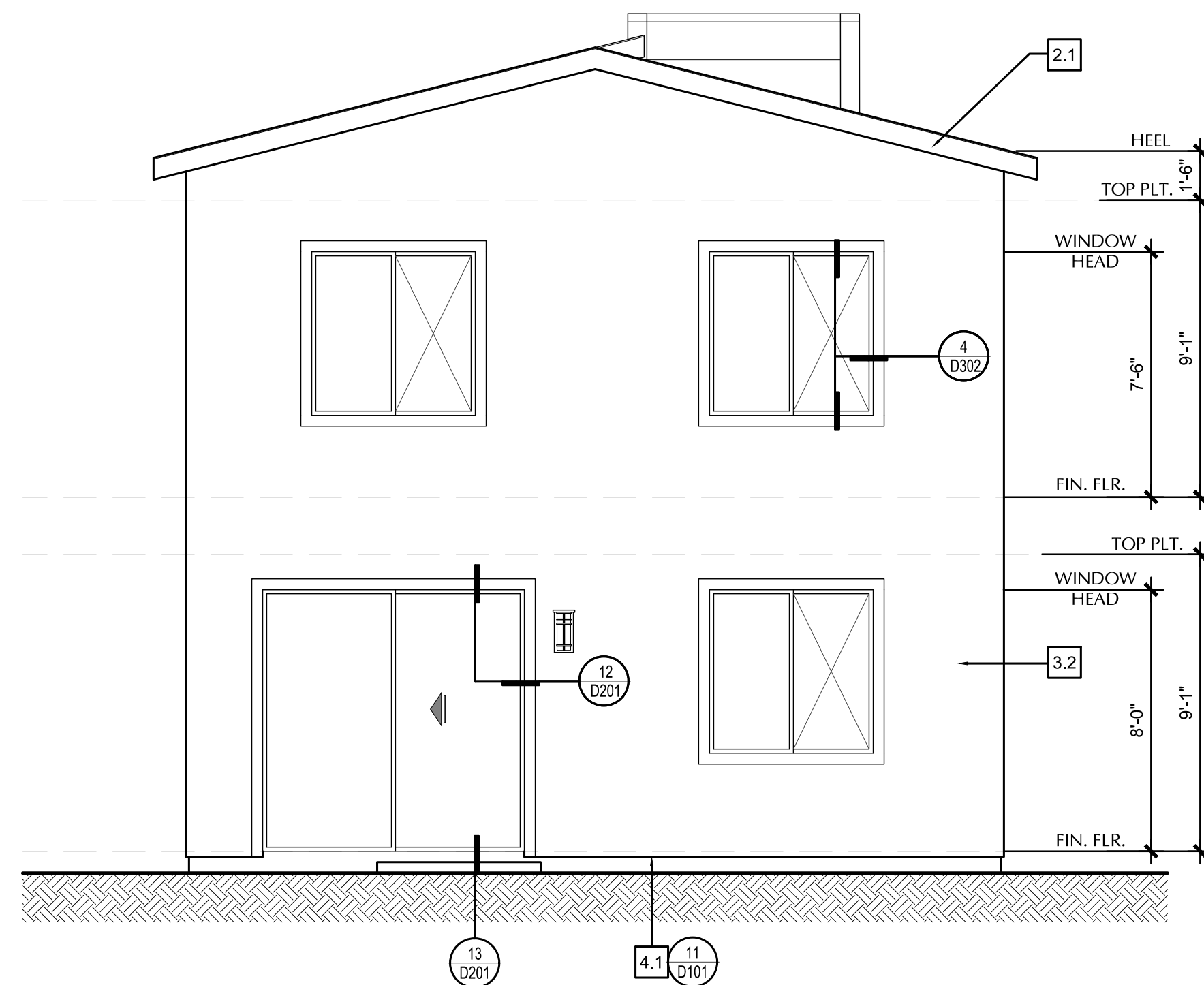
PLAN 1565-A

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



PLAN 1565-A

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



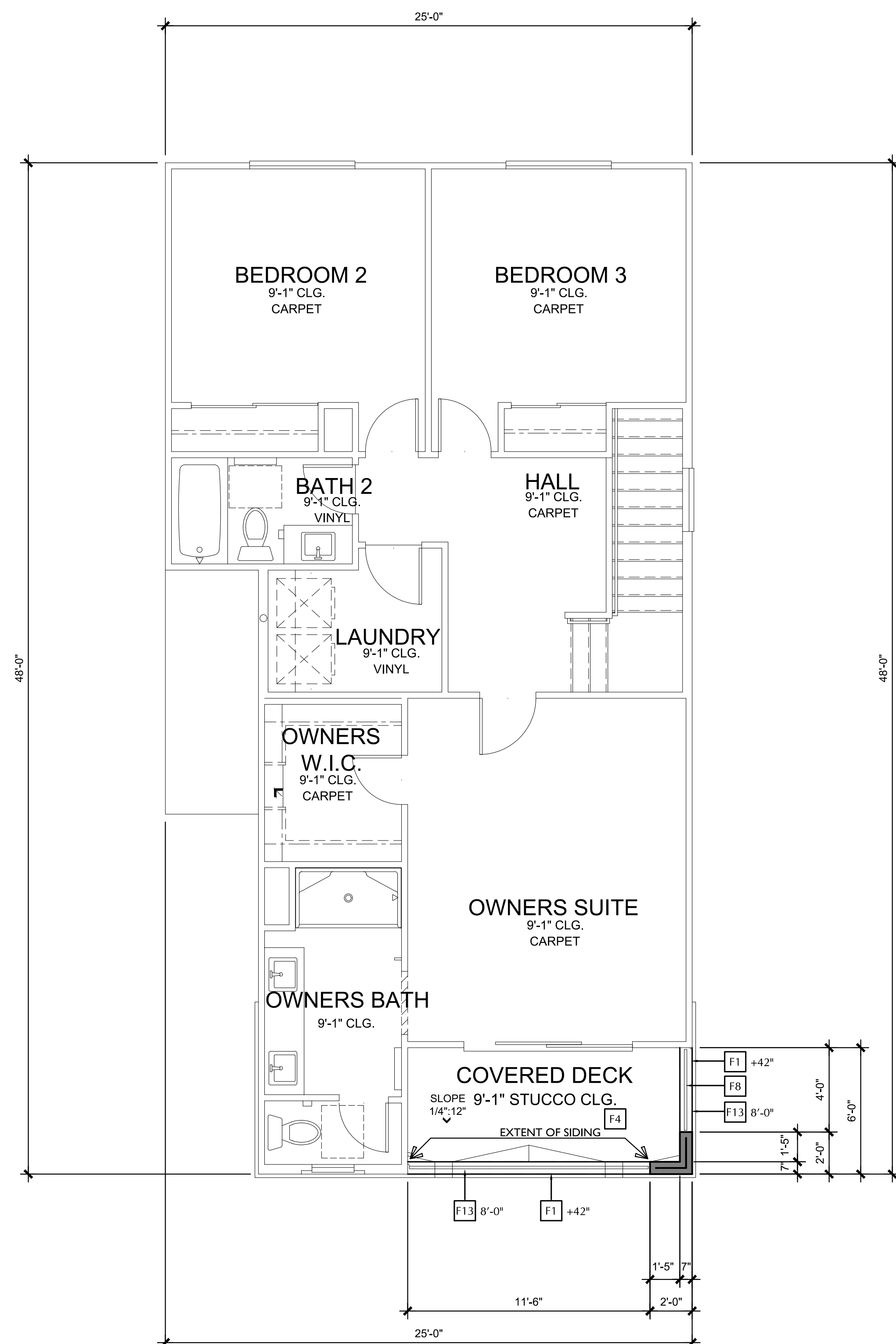
PLAN 1565-A

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.

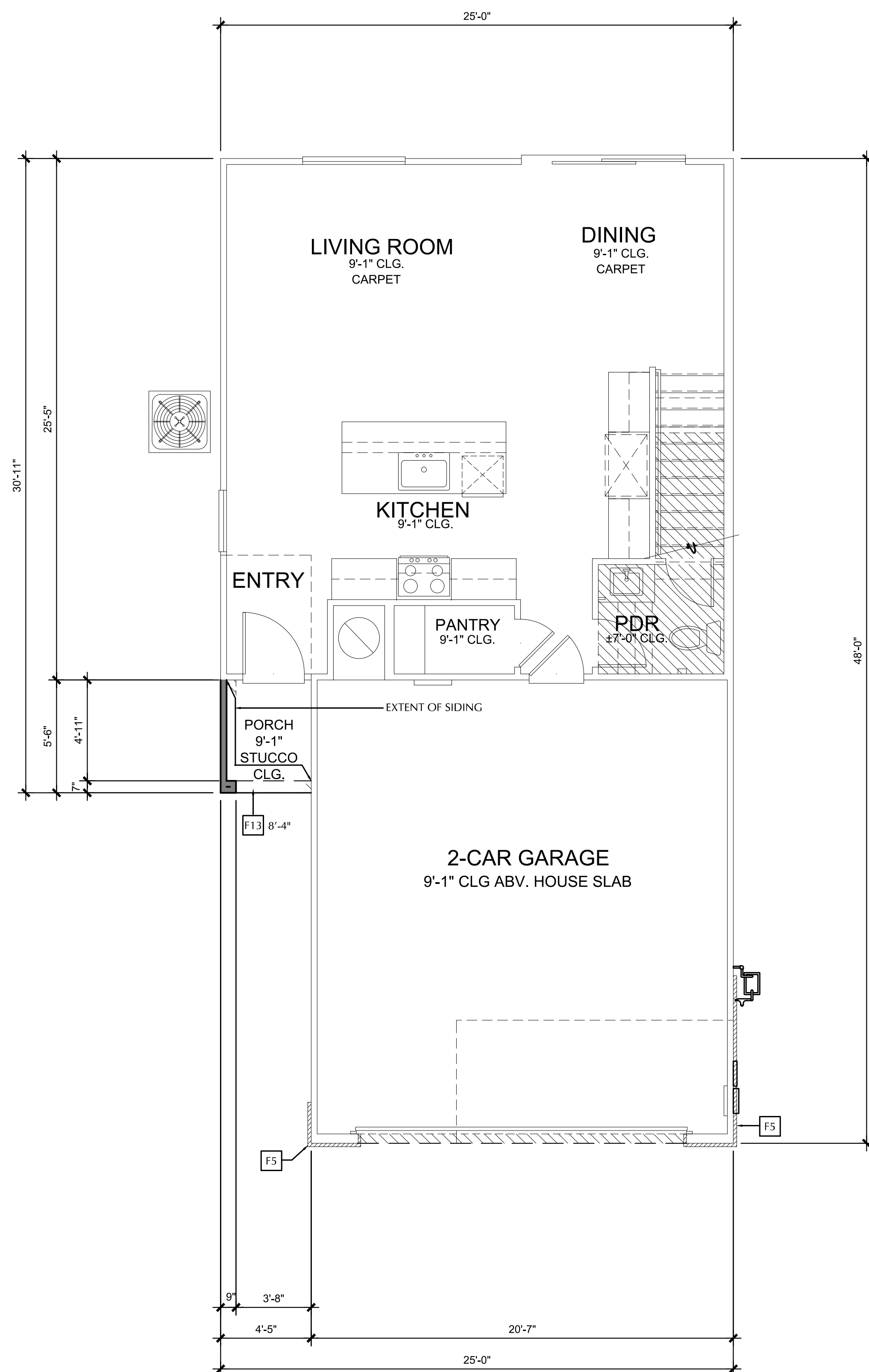
12-07-2022



SECOND FLOOR PLAN

PLAN 1565-B
SCALE: 1/4" = 1'-0"

ADDENDUM PLANS ARE DRAWN TO SHOW INFORMATION THAT
DIFFERS FROM MAIN PLANS. REFER TO MAIN PLANS FOR
INFORMATION NOT SHOWN HERE. REFER TO SHEET A3-1



FIRST FLOOR PLAN

WESTERN CONTEMPORARY

PLAN 1565-B
SCALE: 1/4" = 1'-0"


FLOOR PLAN NOTES

- GENERAL NOTES:**
1. FINAL CABINET DRAWINGS BY CABINET MANUFACTURER.
 2. ALL EQUIPMENT, APPLIANCES, MATERIALS AND FIXTURES ARE TO BE SELECTED BY THE BUILDER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS
- ▲ TEMPERED GLASS TYPICAL**
- EMERGENCY EGRESS WINDOW
PROVIDE THE FOLLOWING:
 - A) 5'-0" SQUARE FEET OF CLEAR OPERABLE AREA
 - * NET OPERABLE HEIGHT SHALL BE 34" MINIMUM
 - * NET OPERABLE WIDTH SHALL BE 20" MINIMUM
 - B) BOTTOM EDGE OF CLEAR OPENING SHALL BE A MAXIMUM HEIGHT OF 44" ABOVE FINISH FLOOR
- KEYNOTES:**
- A) KITCHEN SINK / W/ GARBAGE DISPOSAL
- A6 BUILD-IN DISHWASHER - VERIFY CLEAR OPENING REQUIREMENTS
- BUILD-IN- IN COUNTER - VERIFY CLEAR OPENING
- A4 36" REFRIGERATOR WITH 24" DEEP VERIFIY CABINET ABOVE- PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER
- BUILD-IN- IN COUNTER WITH 24" DEEP VERIFIY CABINET ABOVE- PROVIDE RECESSED COLD WATER BIBB FOR ICE MAKER
- A7 TRASH COMPACTOR
- A8 BUILD-IN MICROWAVE OVEN
- SINK W/ GARAGE DISPOSAL
- A9 NOT USED
- A10 KITCHEN SINK
- A11 LOWER- ISLAND, VERIFY WITH CABINET DRAWINGS
- A12 RECYCLE BIN
- A13 NOT USED
- A14 COUNTER- COUNTER WINE CHILLER OR REVERSE CENTER
- A15 UNDER COUNTER REFRIGERATOR SPACE, VERIFY WIDTH AND DEPTH
- 36" CLR. FULL HEIGHT SIZE 20" VERIFIY SPACE MODULE OR REFRIGERATOR, FREEZER OR REFRIGERATOR
- A17 30"-SIDE - IN-RANGE OVEN // MICROWAVE HOOD ABOVE W/ LIGHT / FAN, MINN. 100 C.F.M. AND VENTED TO OUTSIDE AIR.
- A18 NOT USED
- A19 NOT USED
- A20 NOT USED
- A21 BUILD-IN, IN-BIO GRILL, VERIFY WIDTH AND DEPTH
- A22 DATA HUB LOCATION, PROVIDE CABINET PER BUILDER
- A23 WINE COOLER OR REFRIGERATION
- B1 BATHROOM / LAUNDRY**
- B1 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQ. 72" HIGH ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS, MATCH OTHER PARTITION STRUCTURAL ELEMENTS ARE TO BE MOSTURE RESISTANT R302.2
- B2 NOT USED
- B3 PRE-FABRICATED SHOWER W/ SUBWAY PATTERN BY "TIBECATE" PROVIDE TEMPERED GLASS ENCLOSURE. INSTALL PER MFR.
- B4 60"x36"- PRE-FABRICATED SHOWER W/ SEAT AND SUBWAY PATTERN BY "TIBECATE". PROVIDE TEMPERED GLASS ENCLOSURE. INSTALL PER MFR.
- 32"X60"- PRE-FABRICATED COMBINATION TUB SHOWER W/ SUBWAY PA BY "TIBECATE". INSTALL PER MFR. PROVIDE CURTAIN ROD. FLOOR SHEET HEADS 42" - 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 WARE CLOSET
- B10 MEDICINE CABINET
- B11 TOWEL HOOK
- B12 24" TOWEL BAR
- B13 TOWEL PAPER HOLDER
- B14 LAUNDRY SINK
- B15 WASHER, PROVIDE RECESSED HOT & COLD WATER BIBBS AND WASTE DRAIN, PROVIDE WASHER PAN AT SECOND FLOOR CONDITION. WASH SPACE SHALL BE LOCATED TO THE LEFT OF THE DRYER REGARDLESS OF ANY REPRESENTATION ON PLANS.
- B16 DRYER: PROVIDE METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE AIR W/ BACK DRAFT PANEL MAXIMUM LENGTH 14 FEET LINE DOWN THROUGH TWO BELOW
- B17 MAKE UP AIR AT LAUNDRY ROOM, PROVIDE 100 SQUARE INCHES MIN. OPENING REFER TO DETAIL SD101
- B18 WASH AND DRYER. REFER TO PLUMBING DRAWINGS.
- B19 NOT USED
- B20 SHATTERPROOF GLASS SHOWER ENCLOSURE. SHOWER DOOR TO BE A GLASS DOOR
- B21 NOT USED
- B22 MIN. 4" DIA. DRYER VENTED TO OUTSIDE AIR W/ BACKDRAFT DAMPER. REFER TO MECHANICAL.
- B23 NOT USED
- B24 NOT USED
- B25 MASTER BATH ROOM SHOWER DRAINAGE BE LINEAR DRAIN LOCATE A EDGE ALONG SHOWER HEAD WALL / SHOWER DRAIN SPECIFIC DENSITY 36"
- C. CABINETS**
- C1 BASELINE EQUALLY SPACED SHELVES
- C2 CABINERY CABINET. REFER TO CABINET DRAWINGS.
- C3 BASE AND UPPER CABINETS - REFER TO CABINET DRAWINGS.
- C4 SOFTIE ABOVE - SEE PLAN FOR HEIGHT.
- C5 LINEN CABINETS - REFER TO CABINET DRAWINGS.
- C6 ARCHIT SOFIT - SEE PLAN/ELEVATION FOR HEIGHT/SPEC.
- C7 SOFTIE REFER TO DETAIL SD101
- C8 UPPER CABINETS - REFER TO CABINET DRAWINGS

- D1 HANDRAIL/RAILING
D2 HANDRAIL SHALL BE 34"-38" ABOVE NOSING
D3 GROUNDRAIL - 42" MIN. HEIGHT ABOVE ADJACENT F.L.
D4 GROUND FLOOR
D42 ASSEMBLY UNDER USABLE STAIRS, APPLICANT (1) LAYER OF 5/8" TYPE I CURB SIDE AT ENCLOSED SIDE OF STAIRWAY (WALLS & CEILING) USABLE SPACE
F FINISHES
F1 LOW WALL - REFER TO PLAN FOR HEIGHT ABOVE FINISH FLOOR
F2 LINE OF FLOOR ABOVE
F3 STUCCO WALL - W/ ELASTOMERIC APPLIED SLT
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, SLOD WOOD 1-3/4" H/ DOOR OR 20 MINUTE RATED DOOR AT OPENINGS TO DWELLING, W/ SINGLE CYLINDER LOCK
F8 LINE OF EXTERIOR BALCONY GROUND. SEE ELEVATIONS FOR DETAIL. TOP RAIL SHALL NOT BE LESS THAN 42" HGT. ABOVE ADJACENT FINISH FLOOR. SPECIAL NOTE: SEE DETAIL FOR BALCONY RAILS OR GRAMMER PATTERN SHALL THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER I.R.C. R312.1
F9 EXPOSED POST- REFER TO STRUCTURAL
F10 EXIST EXPOSED POST- REFER TO STRUCTURAL
F11 LINE OF 2x4 STUD WALL ABOVE STAIRS
F12 SLOPING SKILL - SEE ELEVATION FOR FINISH DETAIL
F13 EXIST OFFSHOOT SILL BELOW STAIRS

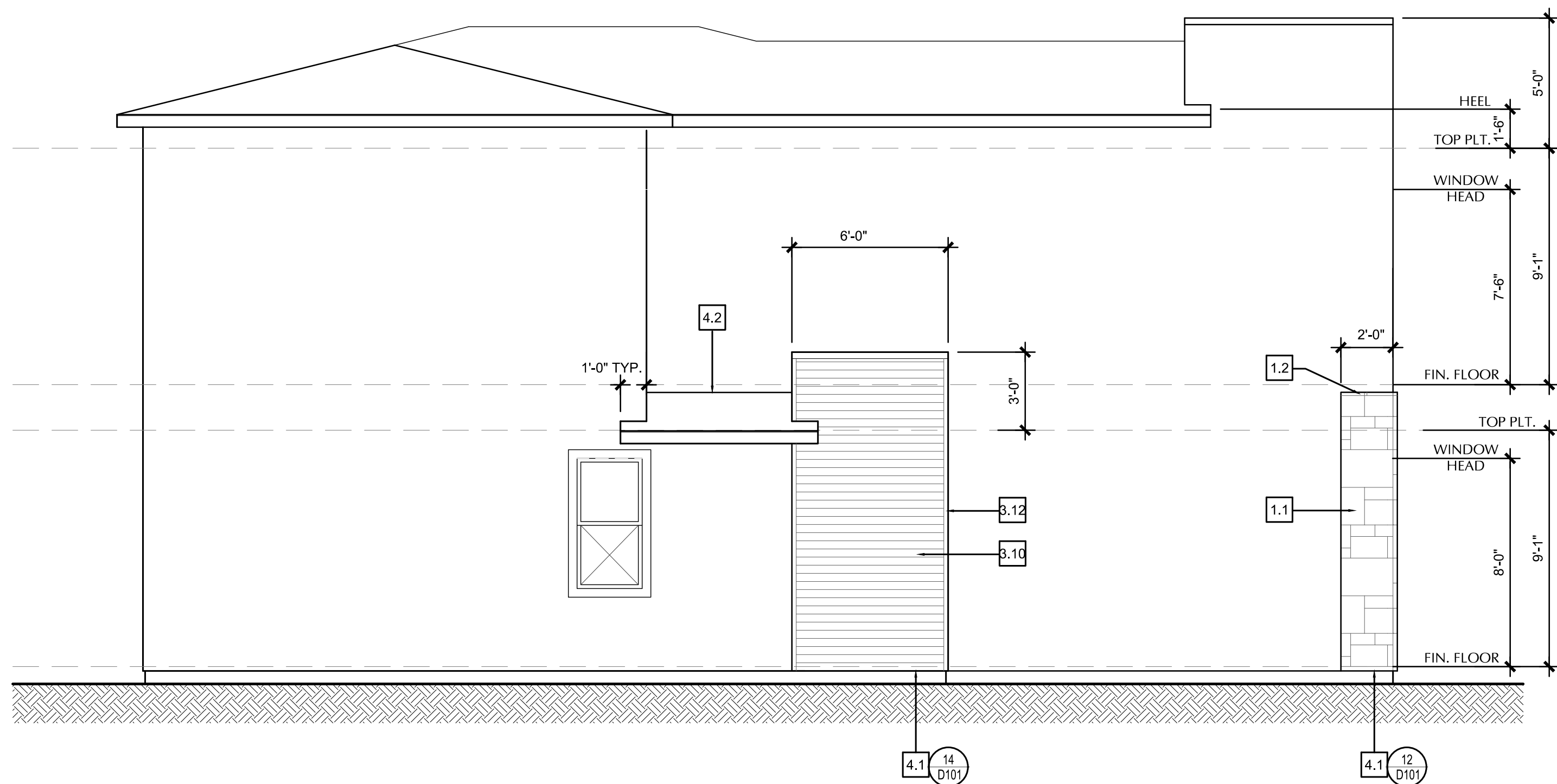
- G1 GARAGE
G2 SEPARATION CEILING BETWEEN 2ND FLOOR AND GARAGE APPLIED (1) LAYER
5/8" THICK TYPE "X" GYPSUM BOARD
G3 DOOR CLOSINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID
WOOD DOORS NOT LESS THAN 1 3/4" INCHES IN THICKNESS, SOLID
CORE STOOD DOORS NOT LESS THAN 1 3/4" INCHES THICK
G4 DOOR CLOSING RATED GARBAGE EQUIPPED WITH SELF-CLOSING AND
LATCHING COMB. (ENR. 302.5.1, AND) WITH A SINGLE CINDER
DEADBOLT LOCK
G5 SEPARATION WALL BETWEEN GARAGE AND HOUSE NOT LESS THAN
1 1/2" LAYER GYPSUM BOARD APPLIED TO THE GARAGE SIDE WALLS.

M. MECHANICAL/ELECTRICAL/PLUMBING
M1 FORCED AIR UNIT. PROVIDE CLEARANCE AND COMBUSTION AIR PER
MANUFACTURER'S INSTRUCTIONS. PROVIDE LIGHT AND SWITCH, EXACT LOC.
TO BE DETERMINED BY BUILDER AND HVAC CONTRACTOR
M2 ATTIC ACCESS. ROUGH FRAMED AT 22"x30"x 3" CLEAR HEAD SPACE
TO ATTIC PANEL. PROVIDE 1/2" MIN. MUST BE W/ SELF-CLOSING DOOR
AND SHALL HAVE A SOLID WALKWAY 2"4" MINIMUM WIDTH
M3 DUCT CHASE
M4 CONDENSER UNIT LOCATION
M5 DRYER VENT TERMINATION
M6 NOT USED
M7 NOT USED
M8 NOT USED
M9 SOFT WATER LOOD. REFER TO PLUMBING DRAWINGS.
M10 SERVICE PANEL. REFER TO ELECTRICAL DRAWINGS AND LOC
CALCULATIONS.
M11 FLOORING ON 10" HIGH PLATFORM. REFER TO PLUMBING DRAWING
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

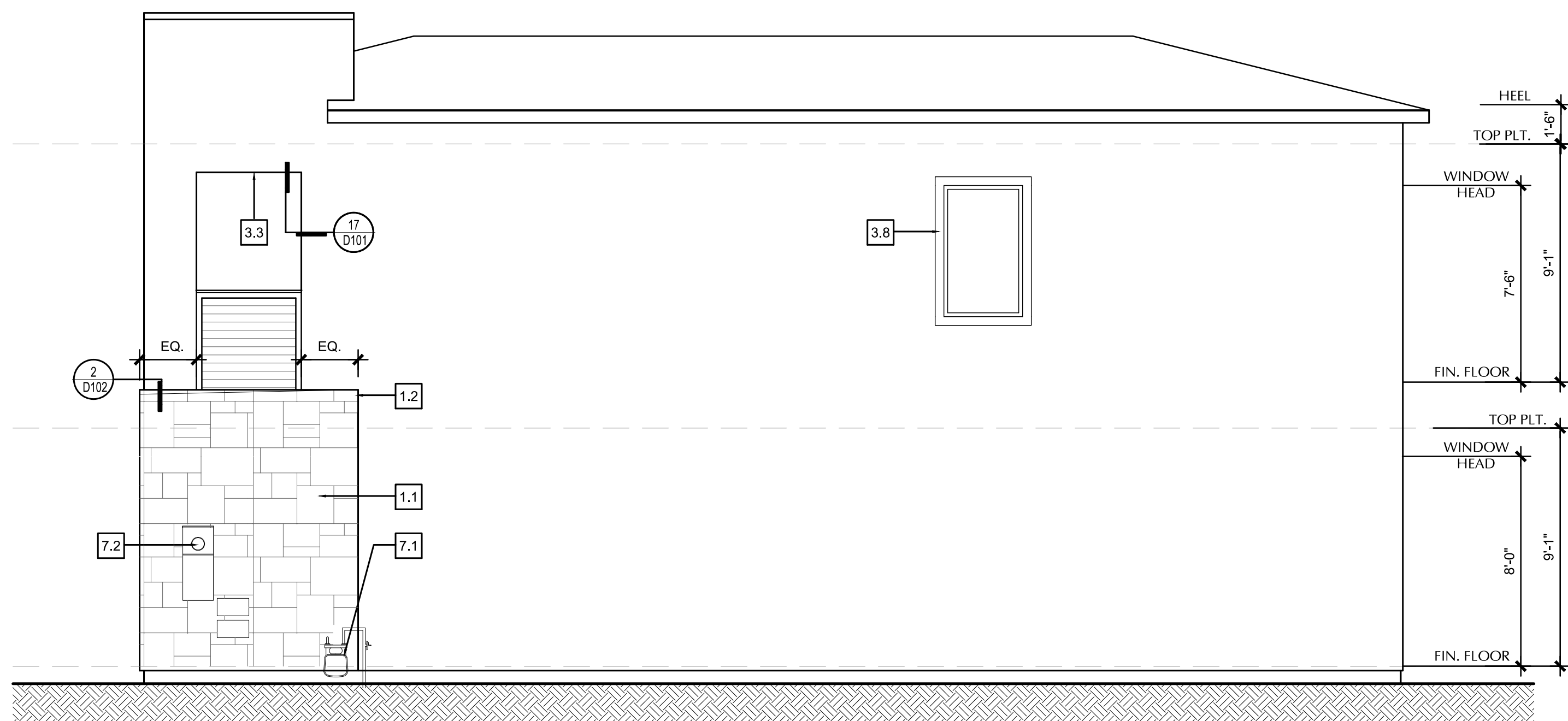
- INDICATES EXTERIOR SOFFIT ABOVE
- INDICATES SOFFIT ABOVE
- INDICATES 2X4 STUD WALL
- INDICATES 2X6 STUD WALL
- INDICATES OCCUPANCY SEPARATION PER I.R.C. R302.6.2; WALL REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE.



LEFT ELEVATION
WESTERN CONTEMPORARY

PLAN 1565-B

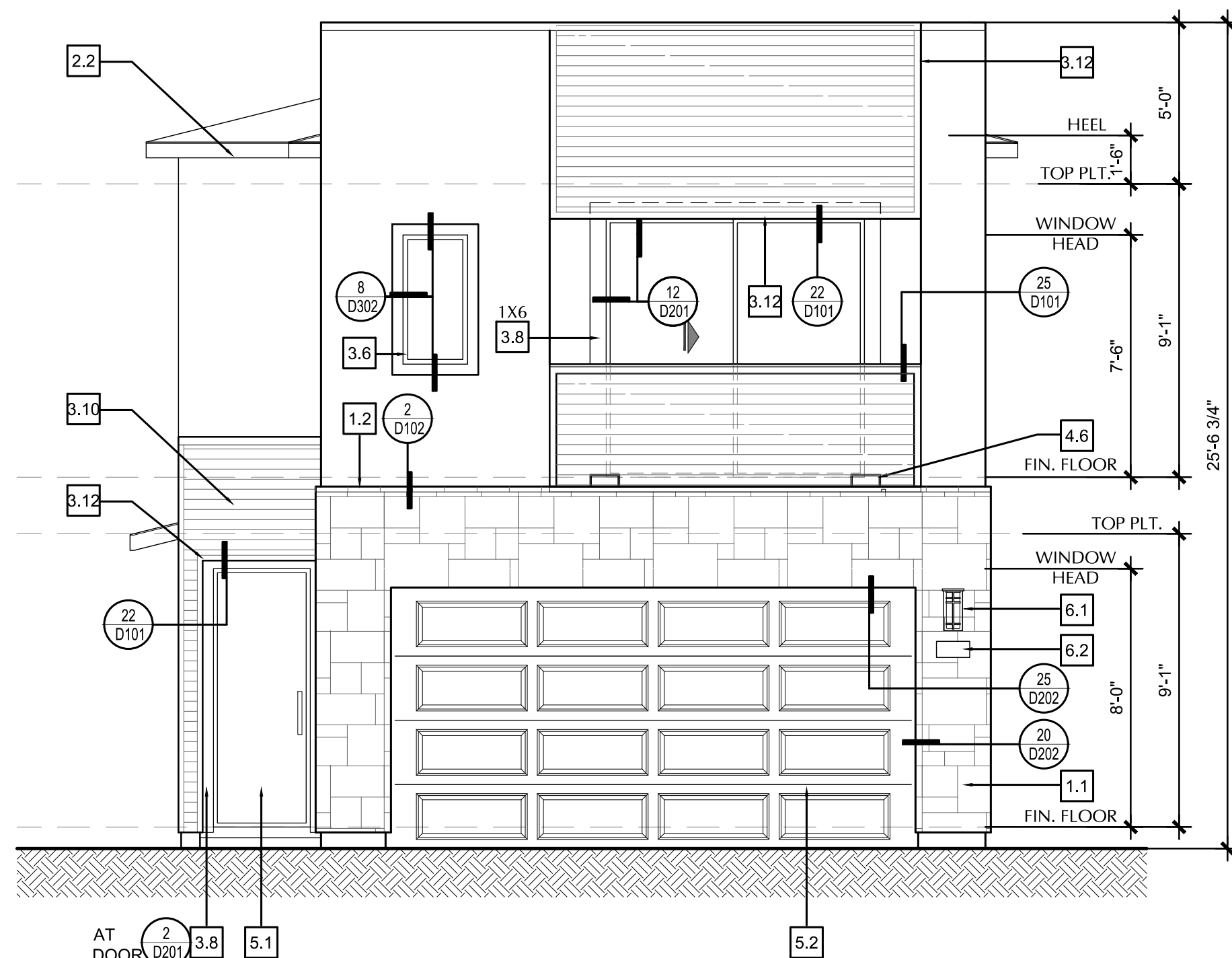
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
WESTERN CONTEMPORARY

PLAN 1565-B

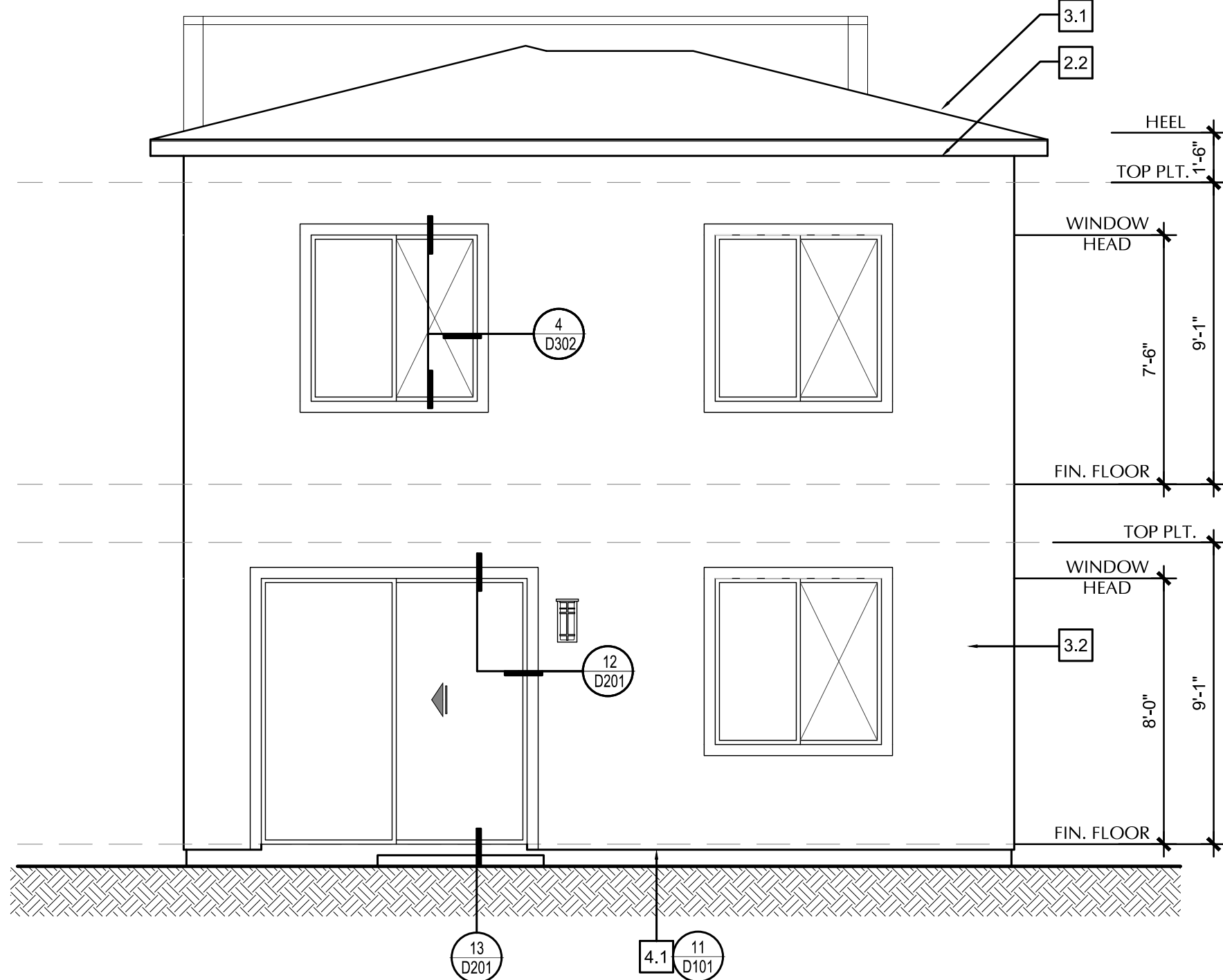
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
WESTERN CONTEMPORARY

PLAN 1565-B

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



REAR ELEVATION

WESTERN CONTEMPORARY

PLAN 1565-B

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

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS

KEYNOTES:

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

2. WOOD

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

3. EXTERIOR FINISHES

- 3.1 ROOFING MATERIAL
- 3.1.2 STUCCO STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-1194" IN LIEU OF CONTROL JOINTS. REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO.
- 3.2 STUCCO SLOPE / CEILING
- 3.2.1 STUCCO SILL, SLOPE MIN: 1" PER FT. U.N.O.
- 3.2.2 NOT USED
- 3.2.3 STUCCO RECESS
- 3.2.4 STUCCO WAINSCOT: STUCCO OVER 1 1/2" FOAM FURNISHING.
- 3.2.5 TRIM: STUCCO OF HIGH DENSITY FOAM TRIM WITH SAND FINISH. REFER TO DETAIL.
- 3.2.6 STUCCO SHAPED FOAM CORBELLS 5' LENGTH OF RECESS
- 3.3 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "A" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.3.1 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "B" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS
- 3.3.2 SMOOTH HORIZONTAL SIDING: "HARD LAR SIDING" WITH "H" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MRP'S INSTRUCTIONS

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

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

5. DOORS

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

6. ELECTRICAL

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

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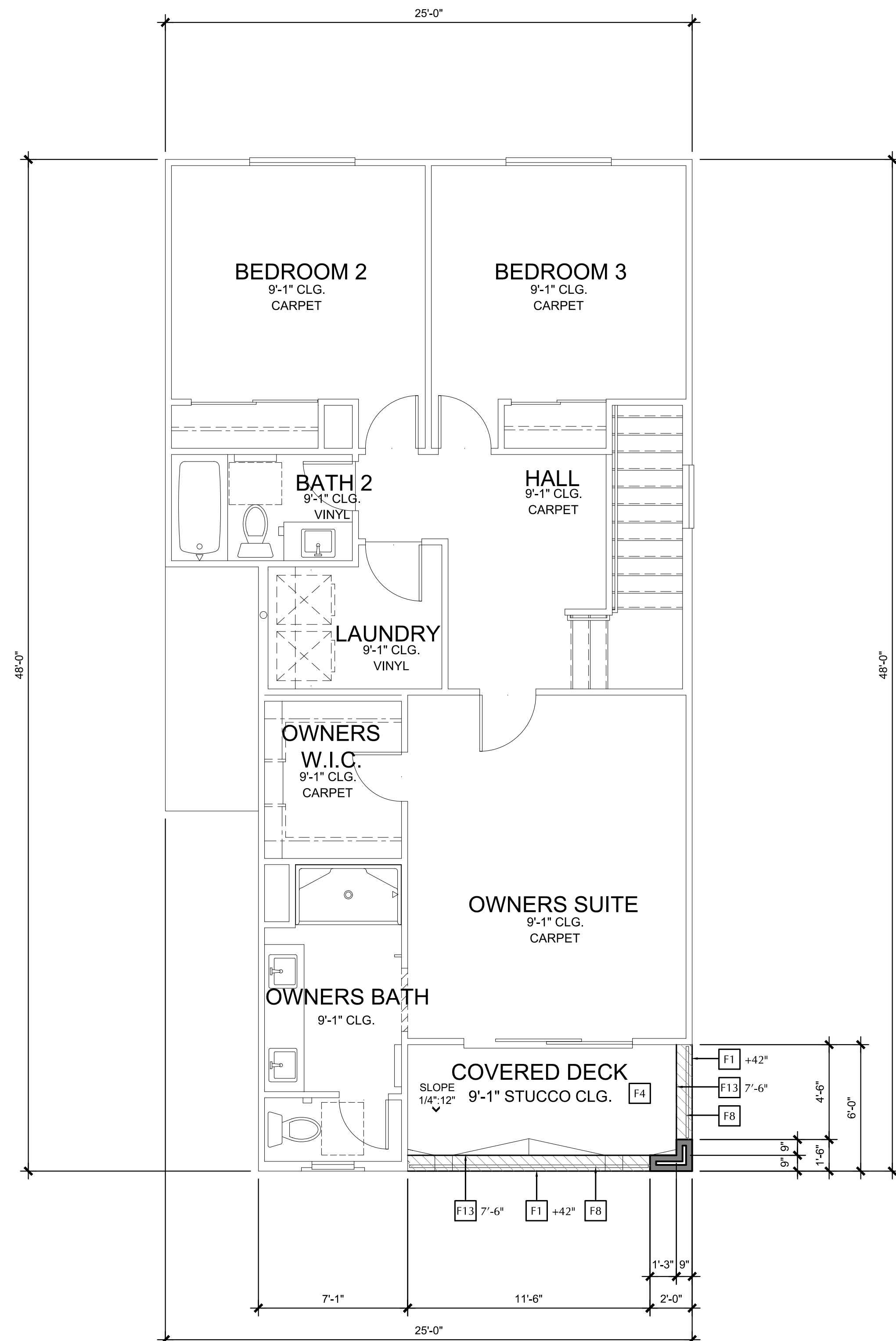
	DELTA REVISIONS
	2022 12 07-FIRST B.D. COMMENT

PLAN 1565-B
EXTERIOR ELEVATIONS

A2-6

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

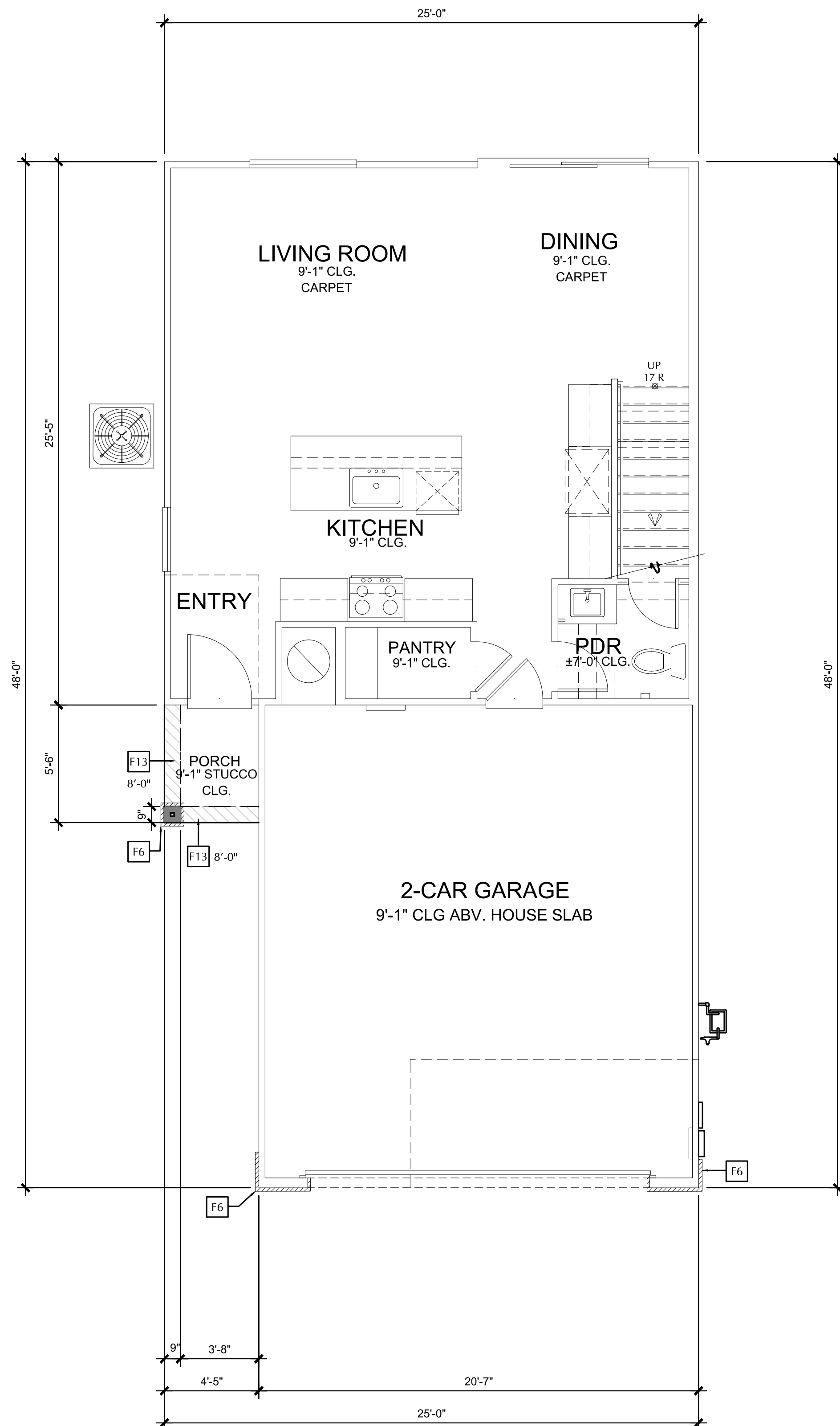


SECOND FLOOR PLAN

PLAN 1565-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 A3-1




FIRST FLOOR PLAN

PLAN 1565-C
SCALE: 1/4" = 1'-0"






FLOOR PLAN NOTES

- GENERAL NOTES:**
1. FINAL CABINET DRAWINGS BY MANUFACTURER
2. ALL EQUIPMENT, APPLIANCES, MATERIALS AND FIXTURES AS SELECTED BY BIDDER AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS
- A TEMPERED GLASS TYPICAL**
- E 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 30" MINIMUM
 - BOTTOM OF CLEAR OPENING SHALL BE A MAXIMUM HEIGHT OF 44" ABOVE FINISH FLOOR
- KEYNOTES**
- A1 KITCHEN
- A2 SINKEN SINK W/ GARBAGE DISPOSAL
- A3 DRAIN DISHWASHER - VERIFY CLEAR OPENING REQUIREMENTS
- A4 SINKEN DOUBLE OVEN - VERIFY CLEAR OPENING
- A5 36" REFRIGERATOR WITH 124" DEEP VERIFY CABINET ABOVE - PROVIDE RECESS FOR REFRIGERATOR TO FIT UNDER COUNTER
- A6 REFRIGERATOR WITH 24" DEEP VERIFY CABINET ABOVE - PROVIDE RECESS FOR REFRIGERATOR TO FIT UNDER COUNTER
- A7 COLD WATER BIBB FOR ICE MAKER
- A8 TRASH COMPACTOR
- A9 SINK W/ MICROWAVE OVEN
- A10 SINK W/ GARAGE DISPOSAL
- A9 NOT USED
- A10 KITCHEN ISLAND
- A11 2X6-10' NAIL DOWN BELOW ISLAND, VERIFY WITH CABINET DRAWINGS.
- A12 RECYCLE BIN
- A13 NOT USED
- A14 24" UPRIGHT - COUNTER LINE CHILLER OR BEVERAGE CENTER.
- A15 ALTERNATE COUNTER REFRIGERATION SPACE, VERIFY WIDTH AND DEPTH.
- A16 12" DEEP FREEZER SUB ZERO REFRIGERATION SPACE MODULE OR ALTERNATE VENT STORAGE - FREEZER OR REFRIGERATOR.
- A17 30" SIDE IN - IN RANGE ABOVE W/ MICROWAVE HOOD ABOVE W/ LIGHT & EXHAUST FAN, 100 CFM AND VENTED TO OUTSIDE AIR.
- A18 NOT USED
- A19 NOT USED
- A20 NOT USED
- A21 18" IN - BBQ GRILL, VERIFY WIDTH AND DEPTH.
- A22 DATA HUD LOCATION, PROVIDE CABINET PER BUILDER.
- A23 WINE COOLER OR BEVERAGE
- B1 BATHROOM / LAUNDRY
- B1 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL. VERIFY FINISHES FOR SHOWERS OR TUB WITH SHOWERS. MATCH OTHER NON STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. R307.2
- B2 NOT USED
- B3 48"x36" PRE-FABRICATED SHOWER W/ SUBWAY PATTERBY BY "FIBERCASE" PROVIDE TEMPERED GLASS ENCLOSURE. INSTALL PER MFR.
- B4 36"x36" PRE-FABRICATED SHOWER W/ SEAT AND SUBWAY PATTERBY BY "FIBERCASE". PROVIDE TEMPERED GLASS ENCLOSURE. INSTALL PER MFR.
- B5 32"x60" PRE-FABRICATED COMBINATION TUB SHOWER W/ SUBWAY PATTERBY BY "FIBERCASE". INSTALL PER MFR. PROVIDE CURTAIN ROD, FLOOR SLIP MAT AT -77" 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 TOWEL PAPER HOLDER
- B14 LAUNDRY SINK
- B15 WASHER - PROVIDE RECESSED HOT & COLD WATER BIBBS AND WASTE DRAIN, PROVIDE WASHER PAN AT SECOND FLOOR CONDITION, WASH DRAINAGE SHALL BE LOCATED TO THE RIGHT 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 LENS WITH INSULATING LINING ABOVE ROOF EAVES
- B17 MAKE UP AIR AT LAUNDRY ROOM, PROVIDE 100 SQUARE INCHES MINIMUM CAPACITY, REFER TO DETAIL S101
- B18 SHOWER W/ WASHNER AND DRYER, REFER TO PLUMBING DRAWINGS.
- B19 NOT USED
- B20 SHATTERPROOF GLASS SHOWER ENCLOSURE, SHOWER DOOR TO BE A SLIDING TYPE
- B21 NOT USED
- B22 MIN. 4" DIA. DRYER VENTED TO OUTSIDE AIR W/ BACKDRAFT DAMPER. REFER TO MECHANICAL.
- B23 NOT USED
- B24 NOT USED
- C1 LAUNDRY ROOM SHOWER DRAMATO BE LINEAR DRAIN LOCATE AT EDGE. ALSO LOCATED HEAD WALL SHOWER DRAIN SPEC: EFFENDI 36"
- C CARPENTRY**
- C1 BUILT-IN FULLY EQUALLY SPACED SHELVES
- C2 BASE EQUIPMENT, REFER TO CABINET DRAWINGS
- C3 2" X 4" BOARD - SEE PLAN FOR DIMENSIONS
- C4 LINEN CABINETS - REFER TO CABINET DRAWINGS.
- C5 ARCHED SHOTIFY - SEE PLAN/ELEVATION FOR HEIGHT/SHAPE.
- C6 2" X 4" BOARD - SEE PLAN FOR DIMENSIONS
- C7 BUILT-IN PANTRY - REFER TO CABINET DRAWINGS

- D1 HAND/ RAILING
D2 STAIR/ SHELVE BE 3/4-38" ABOVE NOSING
D3 GUARDRAIL - 42" MIN. HEIGHT ABOVE ADJACENT F.F.
D4 NEWEL POST
D5 DETAIL ASSEMBLY UNDER USABLE STAIRS. APPLY (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD AT ENCLOSED SIDE OF STAIRWAY (WALLS & CEILING) OF USABLE STAIRS.
F. FINISHES
F1 LOW WALL - REFER TO PLAN FOR EXACT ABOVE FINISH FLOOR
F2 LINE OF FLOOR CROWN
F3 LOW STUCCO WALL W/ EXHIBITORM APPLIED SILL
F4 ELASTOMERIC WATERPROOF DECKING SYSTEM, SLOPE 1/4" PER FOOT MINIMUM TOWARD EXTERIOR. REFER TO SHEETS D103 & D104
F5 STONE
F6 MASONRY VENER
F7 SELF-CLOSING, SELF LATCHING, TIGHT FITTING, SOLID WOOD 1-3/4" THICK DOOR OR 20 MINUTE FIRE RATED DOOR AT OPENINGS TO DWELLING, W/ A SINGLE CYLINDER DEADBOLT LOCK.
F8 LINE OF EXTERIOR BALCONY GUARD. SEE ELEVATIONS FOR DETAIL. TOP OF BALCONY GUARD SHALL BE AT LEAST 42" HIGHER ABOVE FINISH FLOOR THAN EXISTING GUARD. BALCONY GUARD SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH PER IBC, §312.1.
F9 EXPOSED POST - REFER TO STRUCTURAL
F10 8X10 EXPOSED POST - REFER TO STRUCTURAL
F11 LINE OF 2x4 STUD WALL ABOVE STAIRS.
F12 SLOPING SILL - SEE ELEVATION FOR FINISH DETAIL
F13 EXTERIOR SLOTTED SILL BELOW STAIRS.
G. GARAGE
G1 SEPARATION BETWEEN 2ND FLOOR & GARAGE APPLY (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
G2 DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOOR 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.E.C. R302.5.1. AND W/ A SINGLE CYLINDER DEADBOLT LOCK.
G3 SEPARATION WALL BETWEEN GARAGE AND HOUSE NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE WALLS.
M. MECHANICAL/ ELECTRICAL/ PLUMBING
M1 FORCED AIR UNIT. PROVIDE CLEANLINESS AND COMBUSTION AIR PER CURRENT U.S.C. PROVIDE FUEL GAS, LIGHT AND SWITCH. EXACT LOCATION TO BE DETERMINED BY RULIER AND HVAC CONTRACTOR.
M2 ATTIC ACCESS. ROUGH FRAMED AT 2'X3'X10" W/ 30" CLEAR HEAD SPACE ABOVE OPENING PLANE. ATTIC ACCESS MUST BE WITHIN 20 FEET OF F.A.U. AND MUST HAVE A SOLID WALKWAY 24" MINIMUM WIDTH
M3 DUCT CHASE
M4 AC CONDENSER UNIT LOCATION
M5 DRYER VENT TERMINATION
M6 NOT USED
M7 NOT USED
M8 NOT USED
M9 NOT USED
M10 ELECTRICAL SERVICE PANEL. REFER TO ELECTRICAL DRAWINGS AND SOFT WATER LOGS
M11 ELECTRICAL SERVICE PANEL. REFER TO ELECTRICAL DRAWINGS. CALCULATIONS.
M12 TEMPERATURE AND HUMIDITY PLATFORM. REFER TO PLUMBING DRAWINGS.
M13 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
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.; WALL REQUIRING 1/2" MINIMUM GYPSUM WALL BOARD ON GARAGE SIDE.

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JOB NUMBER	115-21119
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★ No. 8528 ★

A circular professional engineer seal for the State of Nevada. The outer ring contains the text "STATE OF NEVADA". The inner circle contains the word "ARCHITECT". A blue ink signature is written across the seal.

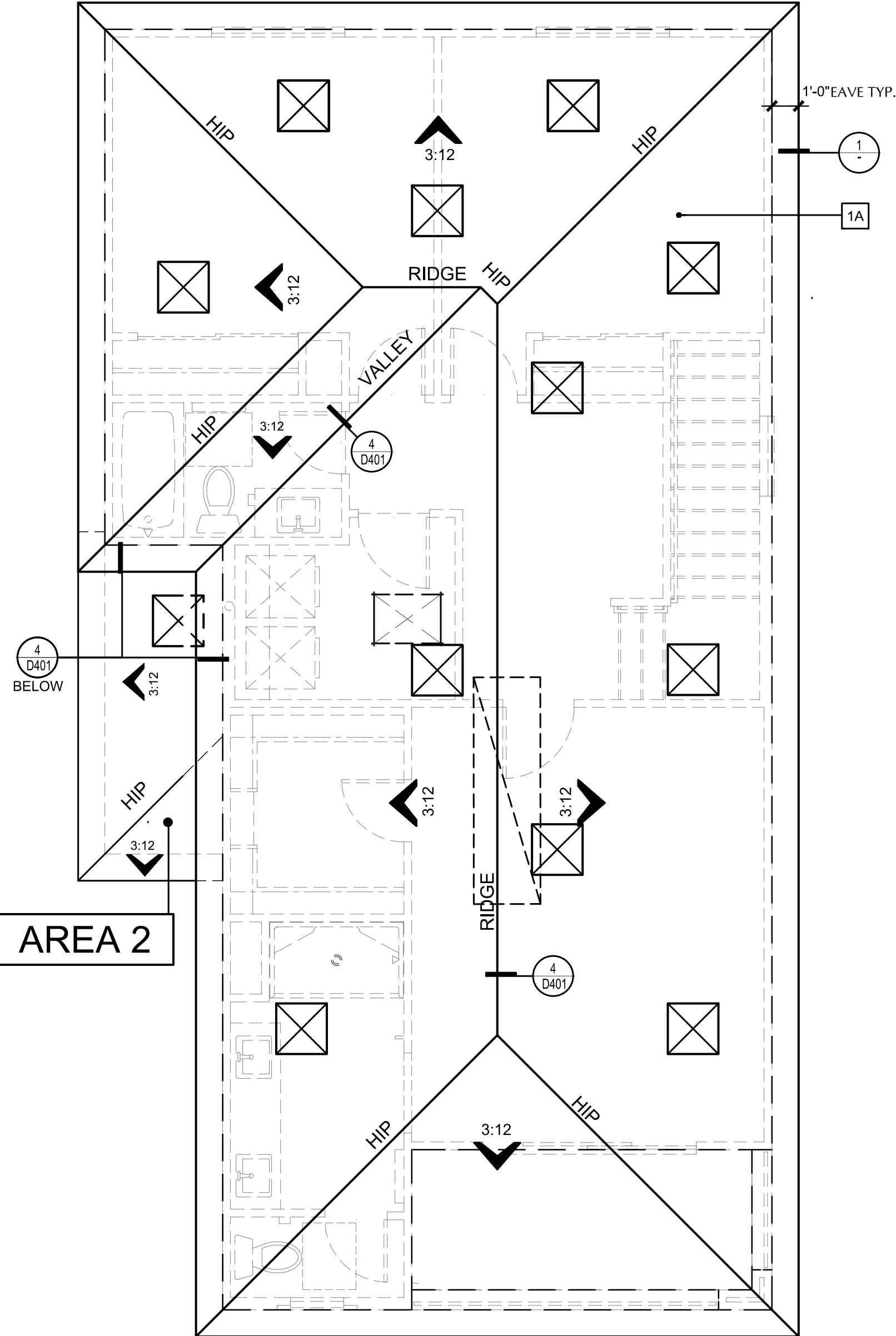


PLAN 1565-C
FLOOR PLAN

A2-7

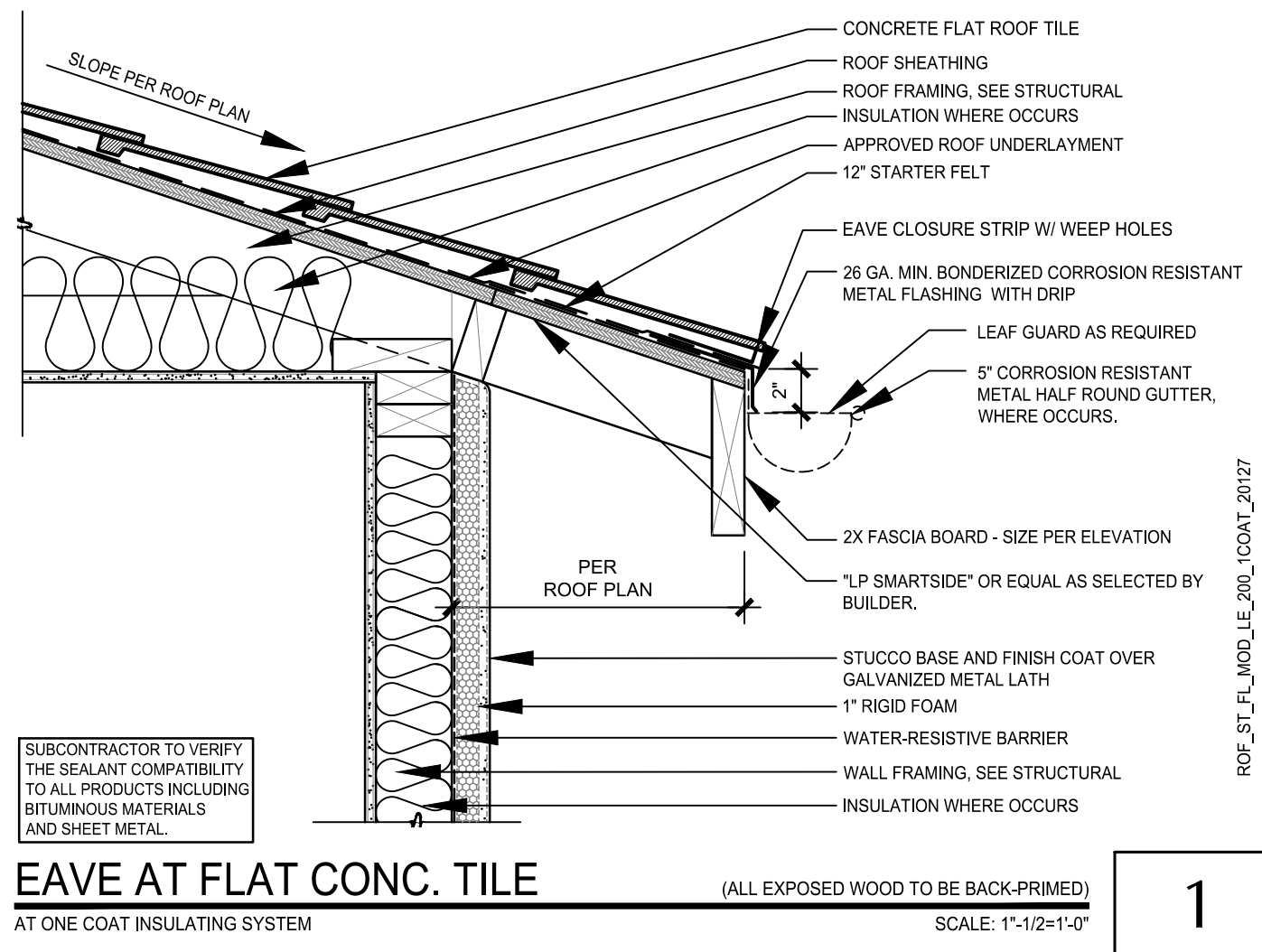
PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL



MODERN PRAIRIE

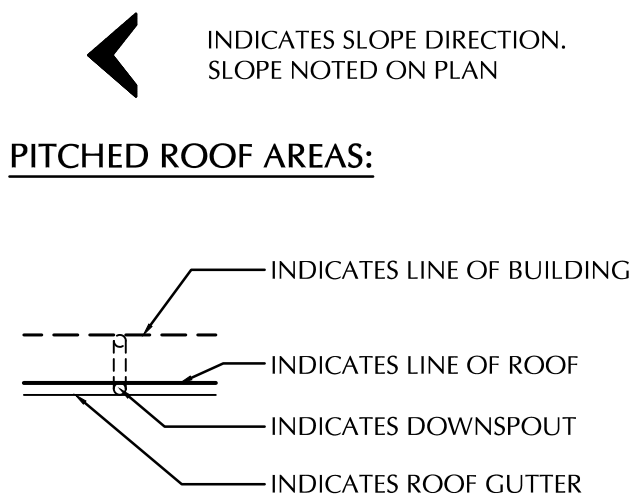
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES

1. TOPICAL MATERIAL. MATERIAL AND SCHEDULE TO BE DETERMINED PER LOCAL CODE.
- APPLICABLE FOR PITCHED ROOFS:
1. FLASHING TYPE: BY PER AT ALL EVALUATION REPORT # 19001 OR BUILDER APPROVED MFR.
2. ROOF NAILING SHALL BE PER THE MANUFACTURERS SPECIFICATIONS WITH THE FOLLOWING AS MINIMUM REQUIREMENTS:
- A. 1/4 GAUGE CORROSION RESISTANT NAILS WITH MINIMUM 3/4" PENETRATION INTO SHEATHING
- THE HEADS SHALL BE NAILED
- D. THE NOSES OF ALL EAVE COURSES SHALL BE PER MFRS. INSTRUCTIONS
- E. N/A
- F. THE NOSES OF ALL RIDGES & HIPPS SHALL BE SET IN A BED OF APPROVED ROOFING FELT, MAXIMUM 1/4" IN THICKNESS
- G. ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS
3. PROVIDE 26 GAUGE GALVANIZED IRON FLASHING AT ALL VALLEYS AND ROOF WITH FLAT CONDITIONS
4. PROVIDE 26 GAUGE GALVANIZED SADDLE AT CHIMNEYS
5. PROVIDE 26 GAUGE GALVANIZED FLASHING AT ALL ROOF JOINTS AND APPROPRIATE ATTIC VENTILATION. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION OF ENCLOSED SPACE.
6. 50% OF THE REQUIRED VENTILATION SHALL BE PROVIDED BY VENTILATORS LOCATED ON THE UPPER PORTION OF THE ATTIC AND AT LEAST THREE FEET ABOVE THE EAVE AND CORNICE OR SOFFIT VENTS.
7. ALL VENT OPENINGS SHALL BE COVERED W/ CORROSION RESISTANT METAL FLASHING OR SCREENS MINIMUM 1/4" IN DIMENSION.
8. ALL SHEET METAL FLASHING, VENTS AND PIPES TO BE COLORED TO MATCH THE MATERIAL TO WHICH THEY ARE ATTACHED OR FROM WHICH THEY PROTECT.
9. WHEN RADIANIT BARRIER IS INSTALLED IN ENCLOSED RAFTER SPACES A MINIMUM AIR SPACE OF 1" MUST BE PROVIDED AND VENTILATION BE PROVIDED TO THE UPPER PORTION OF EVERY RAFTER SPACE.
10. ALL PLUMBING VENT STACKS TO LOCATED AWAY FROM THE FRONT OF THE HOME, OR FROM FRONT AND SIDE IF HOME PLOTTED ON A CORNER.
11. ALL PLUMBING VENT STACKS TO BE LOCATED AWAY FROM SOLAR PANEL LOCATIONS.
12. ALL PLUMBING VENT STACKS AND SOLAR PANEL LOCATIONS TO BE VERIFIED WITH FIELD SUPERINTENDENT PRIOR TO INSTALLATION OR ROOF PENETRATION.
13. PROVIDE 26 GAUGE GALVANIZED CRICKET.

ROOF SYMBOLS



VENTING NOTES

PITCHED ROOF AREAS:

VENTING DETERMINATION:

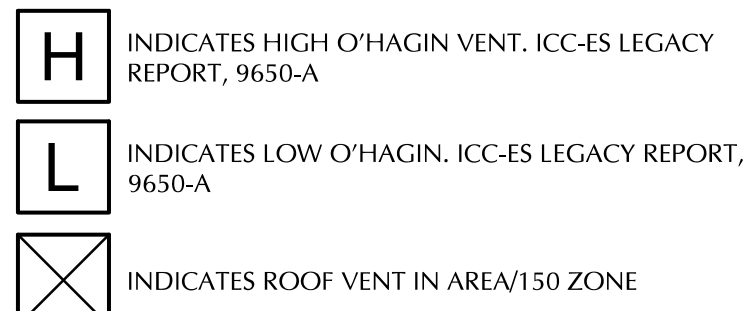
- FOR EACH AREA, TAKE TOTAL HORIZONTAL SQUARE FOOTAGE AND:
1. DIVIDE AREA BY 300
 2. THEN MULTIPLY BY 144 TO GET TOTAL NET FREE VENTING AREA.
 3. DIVIDE THIS TOTAL BY 2 TO GET LOW AND HIGH VENTING REQUIRED.

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

AREA 1

IDENTIFIES CALCULATED AREA

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

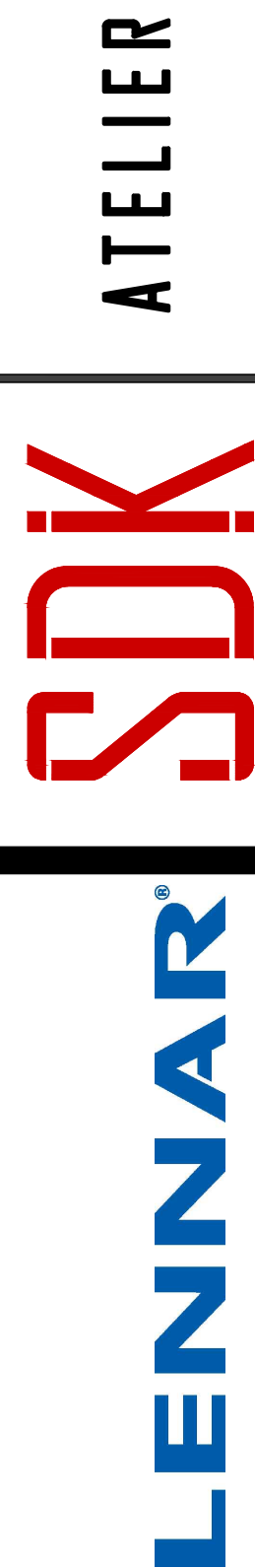


NOTE: ROOF VENTS TO BE PAINTED TO MATCH THE COLOR OF THE ROOF MATERIAL.

VENTING AREA

AREA	ATTIC AREA	REQUIRED VENTING	NET FREE AREA PER VENT	*O'HAGIN* ROOF AIR VENTS (PROVIDED)	TOTAL VENTING PROVIDED
1*	1,073 FT ²	1,030 IN ²	98.75 IN ²	98.75 (11) IN ²	1,086 IN ²
2*	51 FT ²	49 IN ²	98.75 IN ²	98.75 (1) IN ²	98.75 IN ²

* - INDICATES AREAS TO BE DIVIDED BY 150



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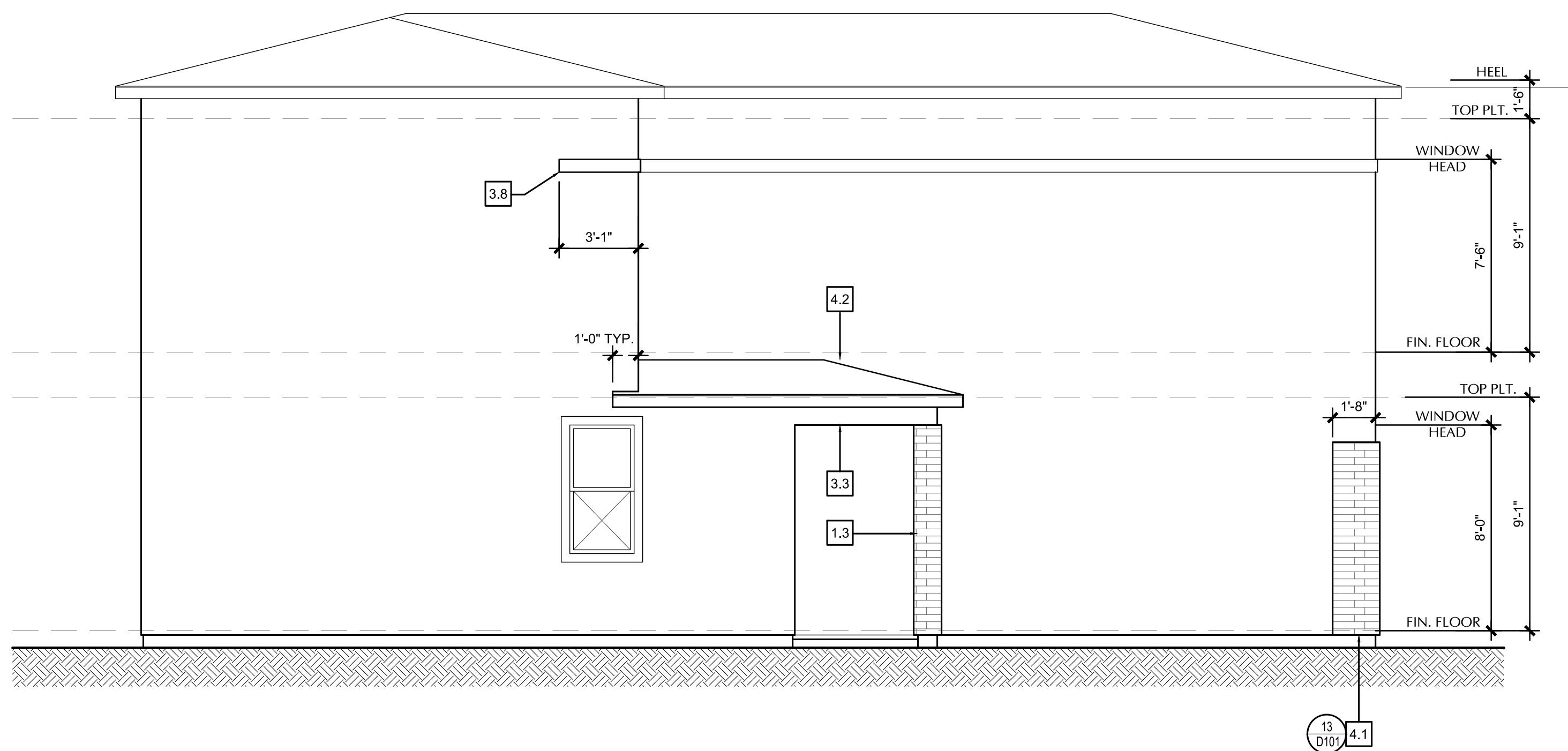
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JOB NUMBER	115-21119



PLAN 1565-C
ROOF PLAN

A2-8

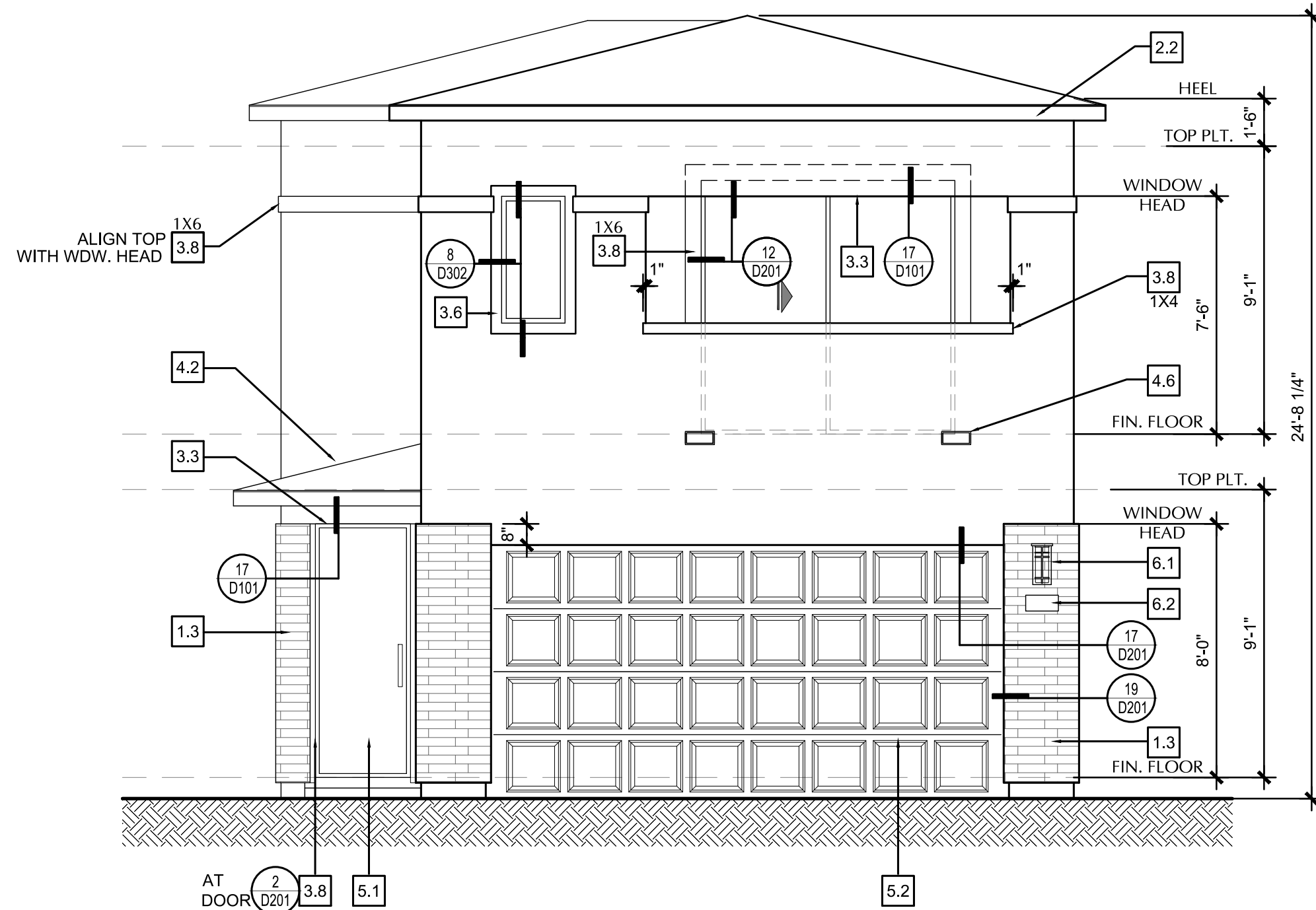
PLOT DATE: 12-07-2022



LEFT ELEVATION
MODERN PRAIRIE

PLAN 1565-C

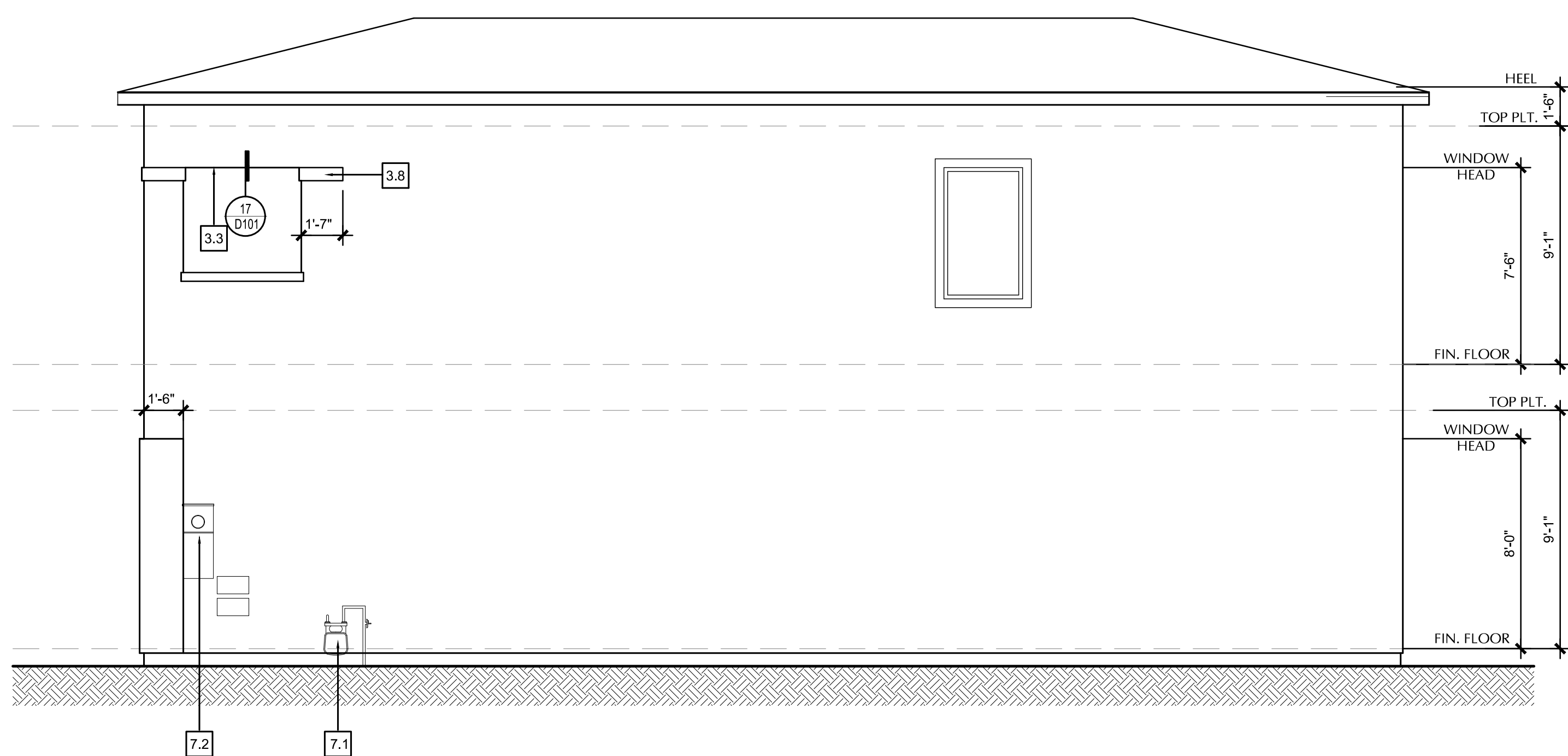
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FRONT ELEVATION

PLAN 1565-C

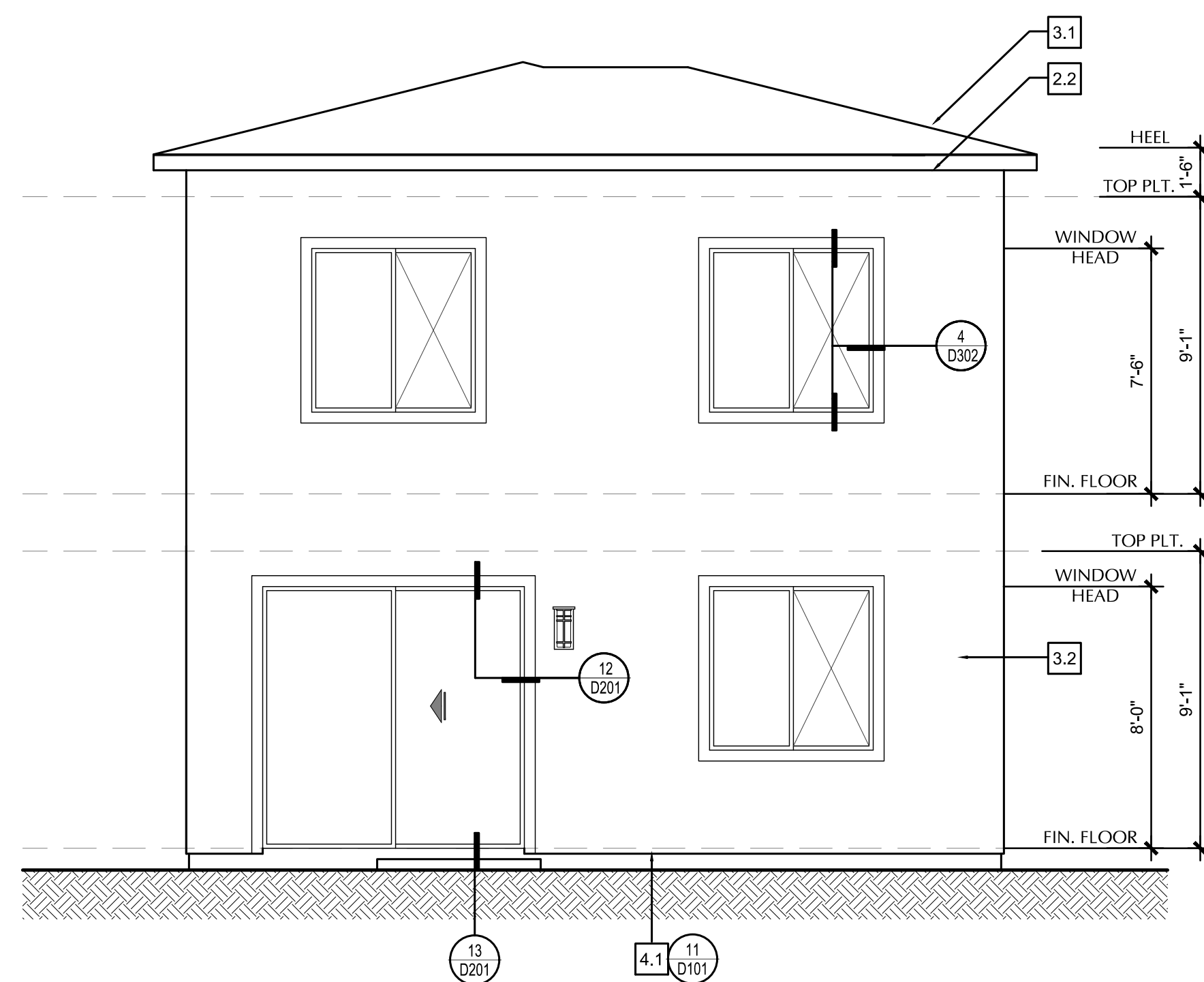
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
MODERN PRAIRIE

PLAN 1565-C

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



REAR ELEVATION

MODERN PRAIRIE

PLAN 1565-C

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

ELEVATION NOTES

REFER TO FLOOR PLAN SHEETS FOR DOOR AND WINDOW DESIGNATIONS.

KEYNOTES:

1. MASON

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

2. WOOD

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

3. EXTERIOR FINISHES

- 3.1 ROOFING MATERIAL
- 3.1.1 I-COAT STUCCO SYSTEM BY "OMEGA DIAMOND WALL ESR-194" IN LIEU OF CONTROL JOINTS. (REFER TO COLOR AND MATERIALS FOR ADDITIONAL INFO).
- 3.1.3 STUCCO SMOOTH CEILING
- 3.1.4 STUCCO WAIVER COE. MIN. 1/2 PER FT. U.O.A.
- 3.1.5 NOT USED
- 3.1.6 STUCCO RECESS
- 3.1.7 STUCCO WAIVER COE. STUCCO OVER 1 1/2" FORM FLUERING.
- 3.1.8 TRIM: STUCCO OVER HIGH DENSITY FORM TRIM WITH SAND FINISH. REFER TO DETAIL.
- 3.1.9 STUCCO OVER HARD FORM CORBELLS FLUSH DEPTH OF RECESS
- 3.1.10 SMOOTH HORIZONTAL SIDING: "HARD PLD SIDING" WITH "4" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MFR'S INSTRUCTIONS.
- 3.1.11 SMOOTH HORIZONTAL SIDING: "HARD PLD SIDING" WITH "8" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MFR'S INSTRUCTIONS.
- 3.1.12 SMOOTH HORIZONTAL SIDING: "HARD PLD SIDING" WITH "12" EXPOSURE BY "JAMES HARDIE SIDING PRODUCT" INSTALL PER MFR'S INSTRUCTIONS.

4. METALS (ALL METALS TO BE CORROSION RESISTANT)

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

5. DOORS

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

6. ELECTRICAL

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

MISCELLANEOUS

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

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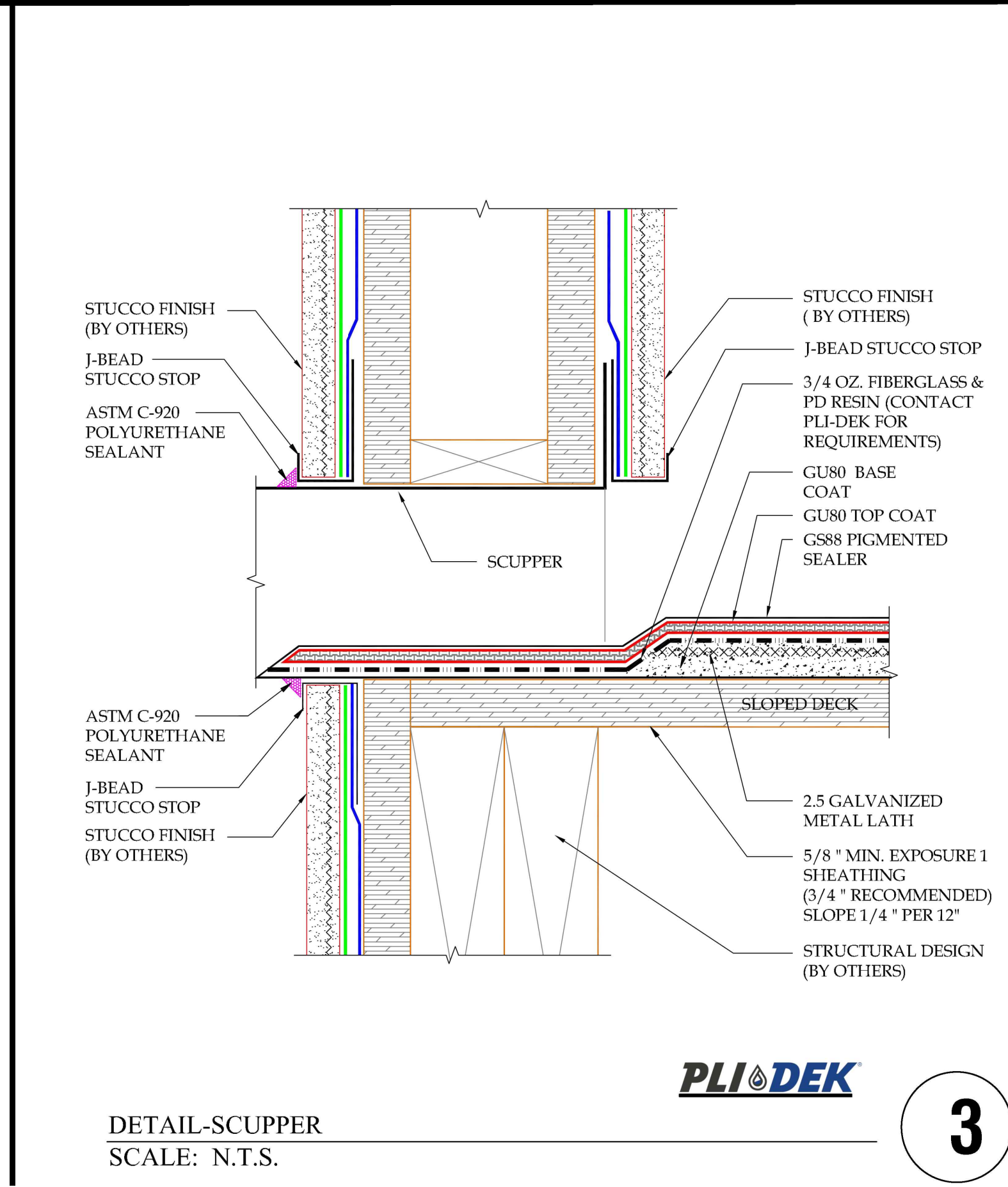
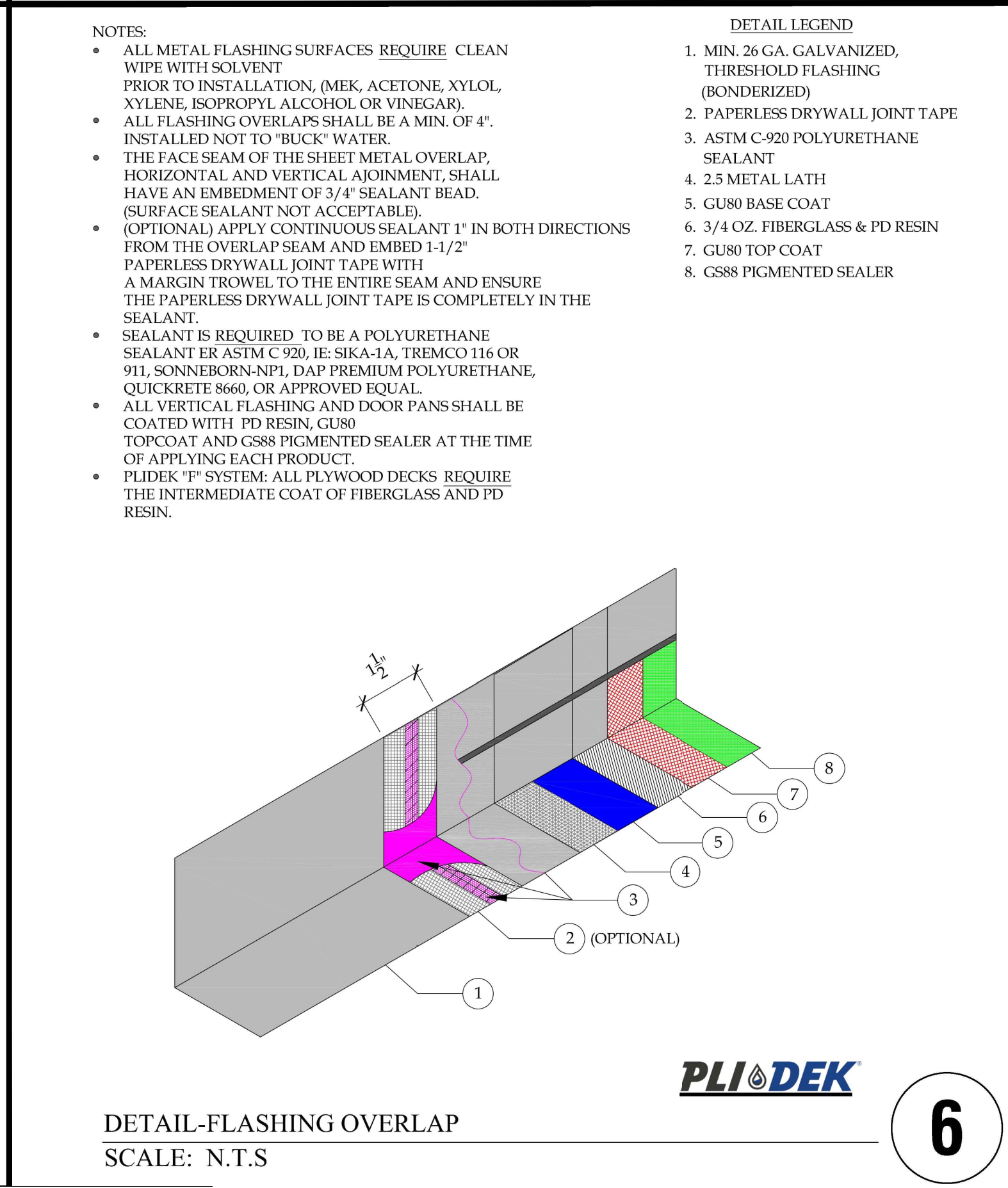
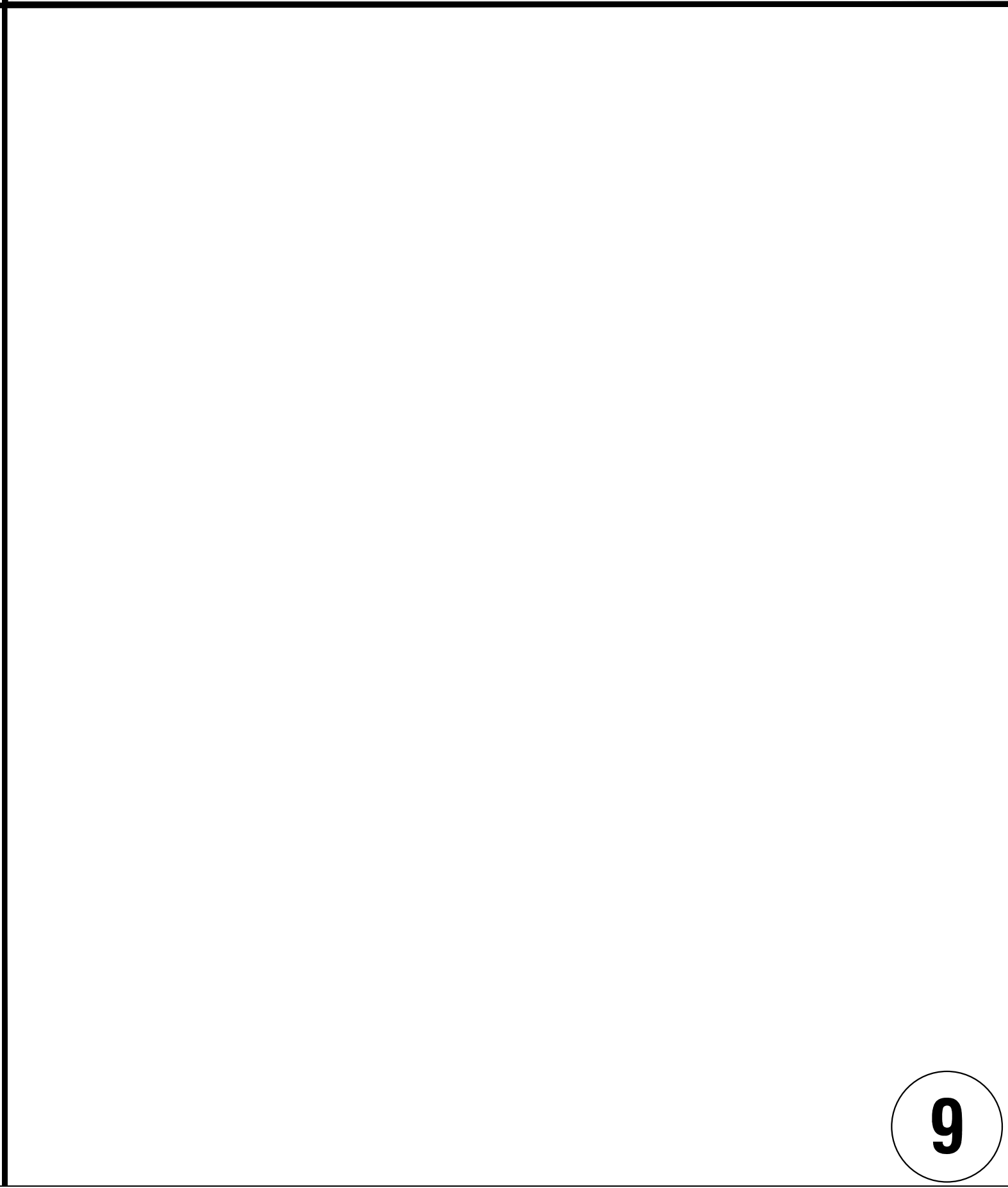
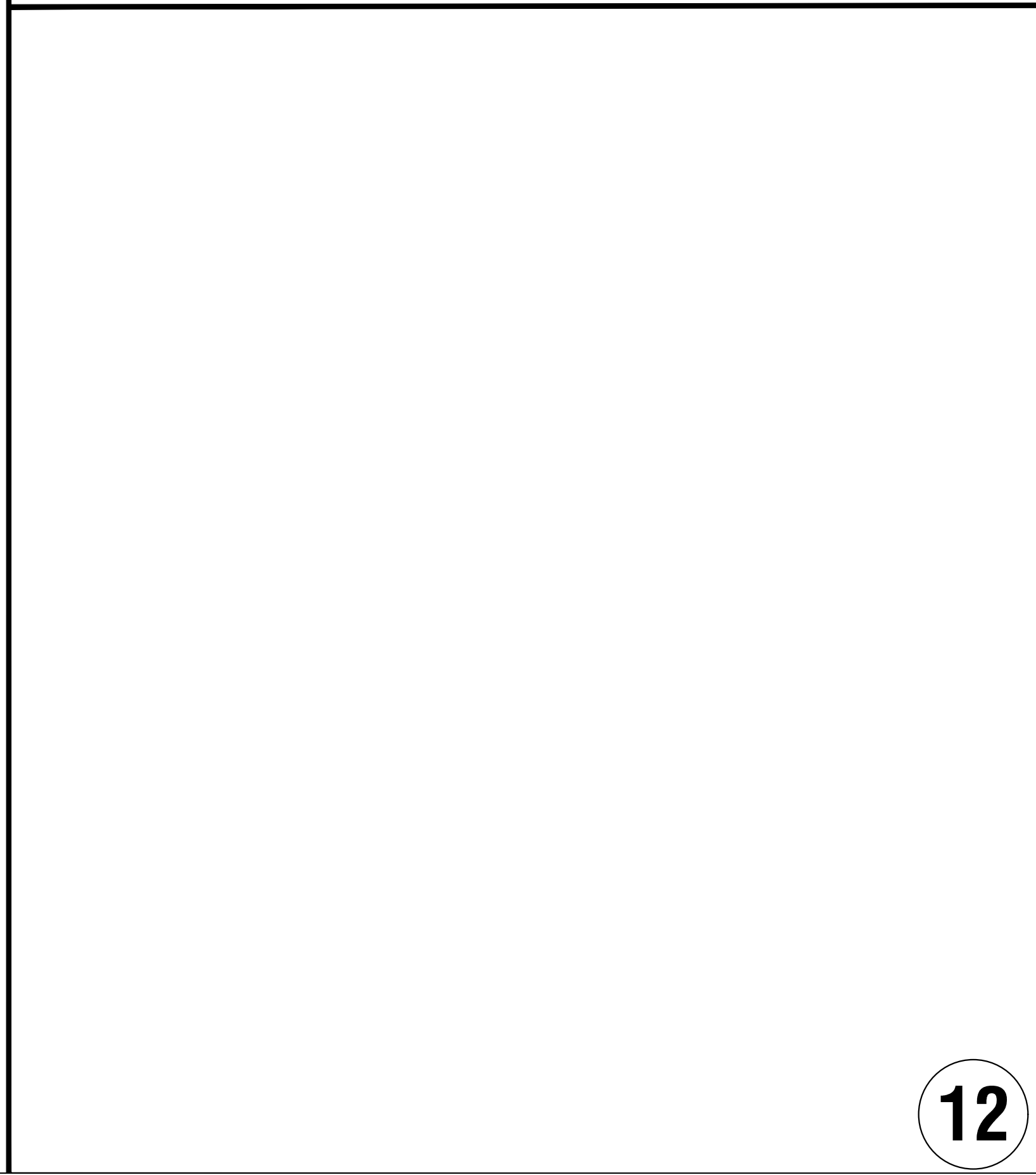
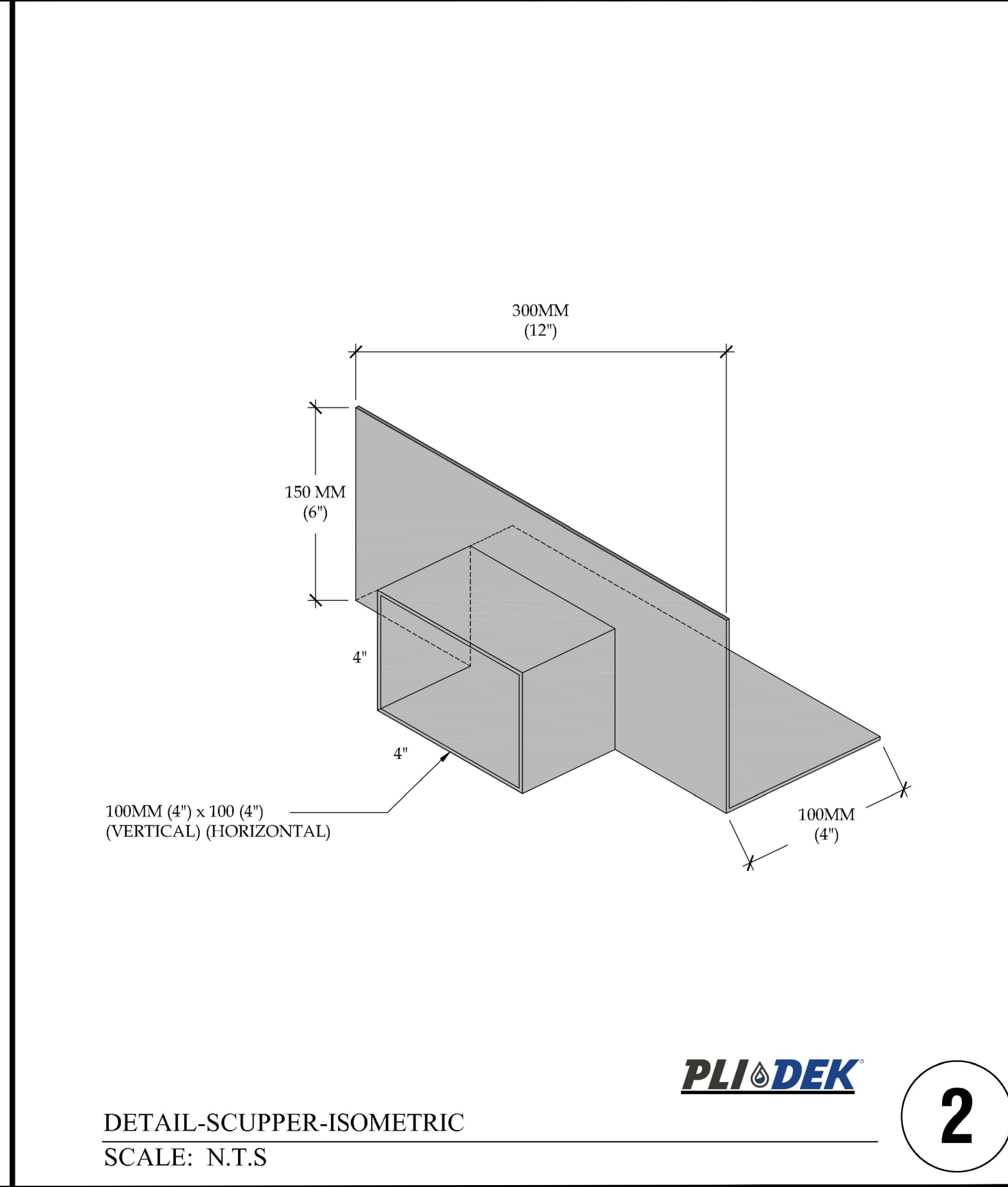
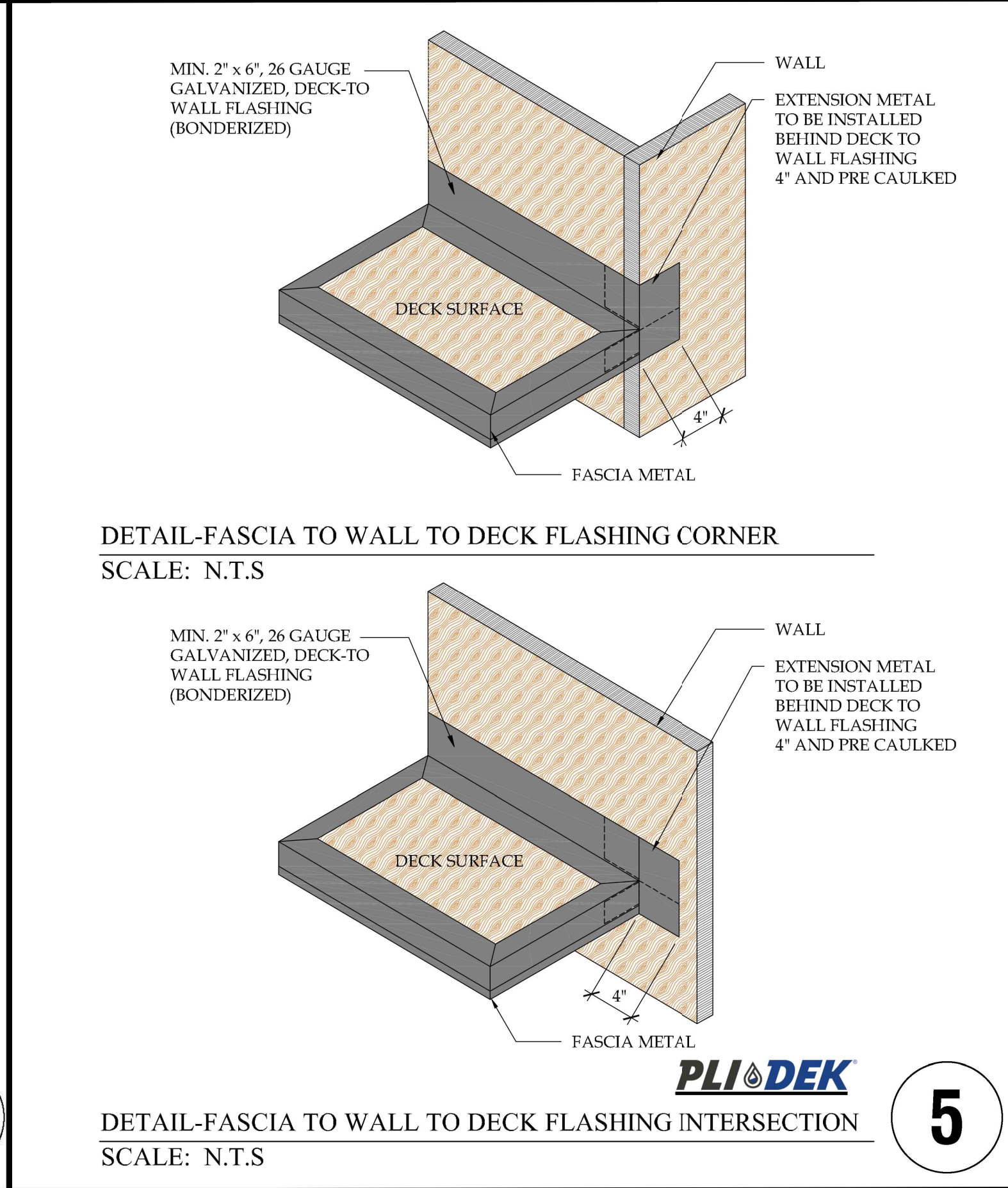
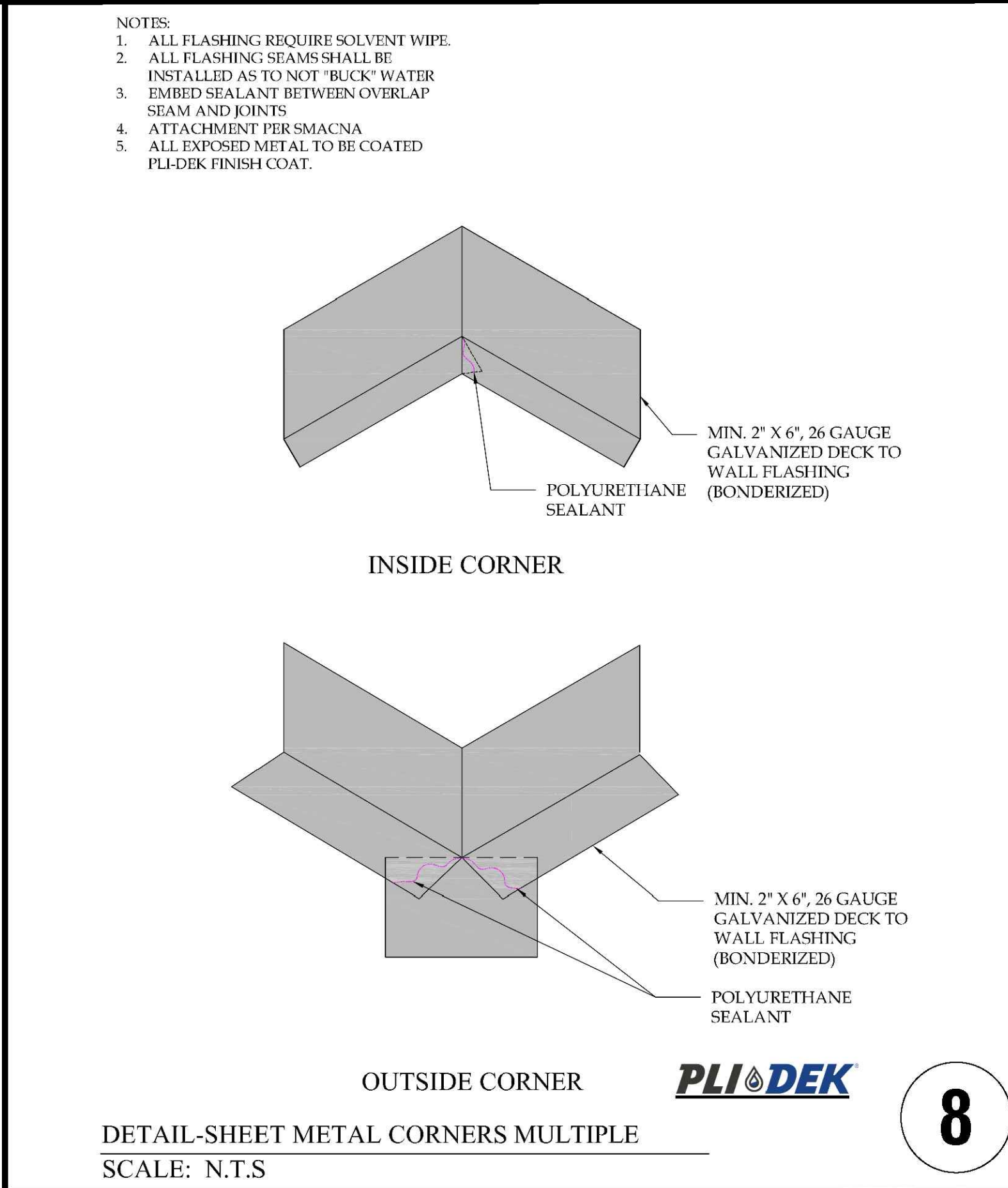
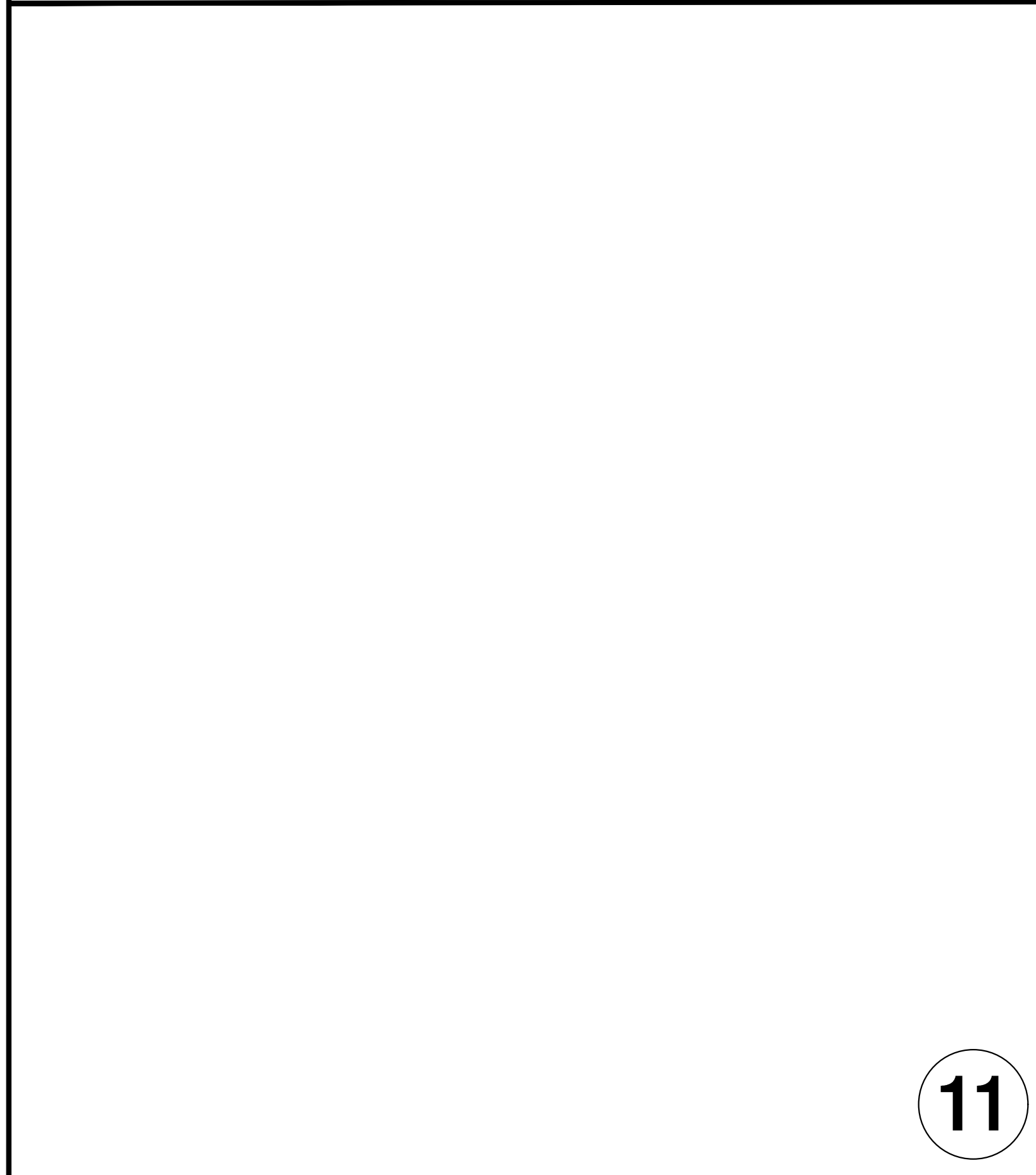
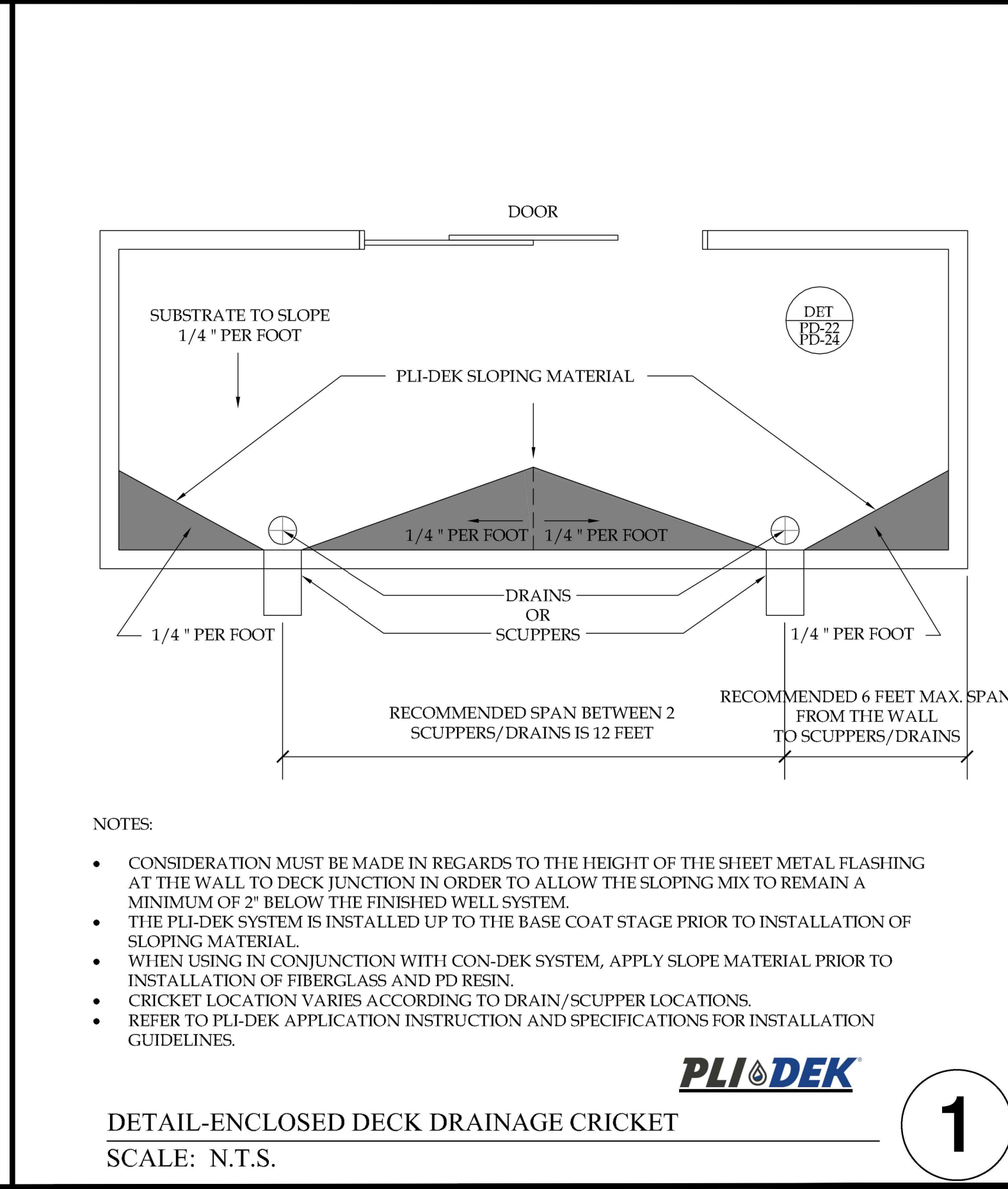
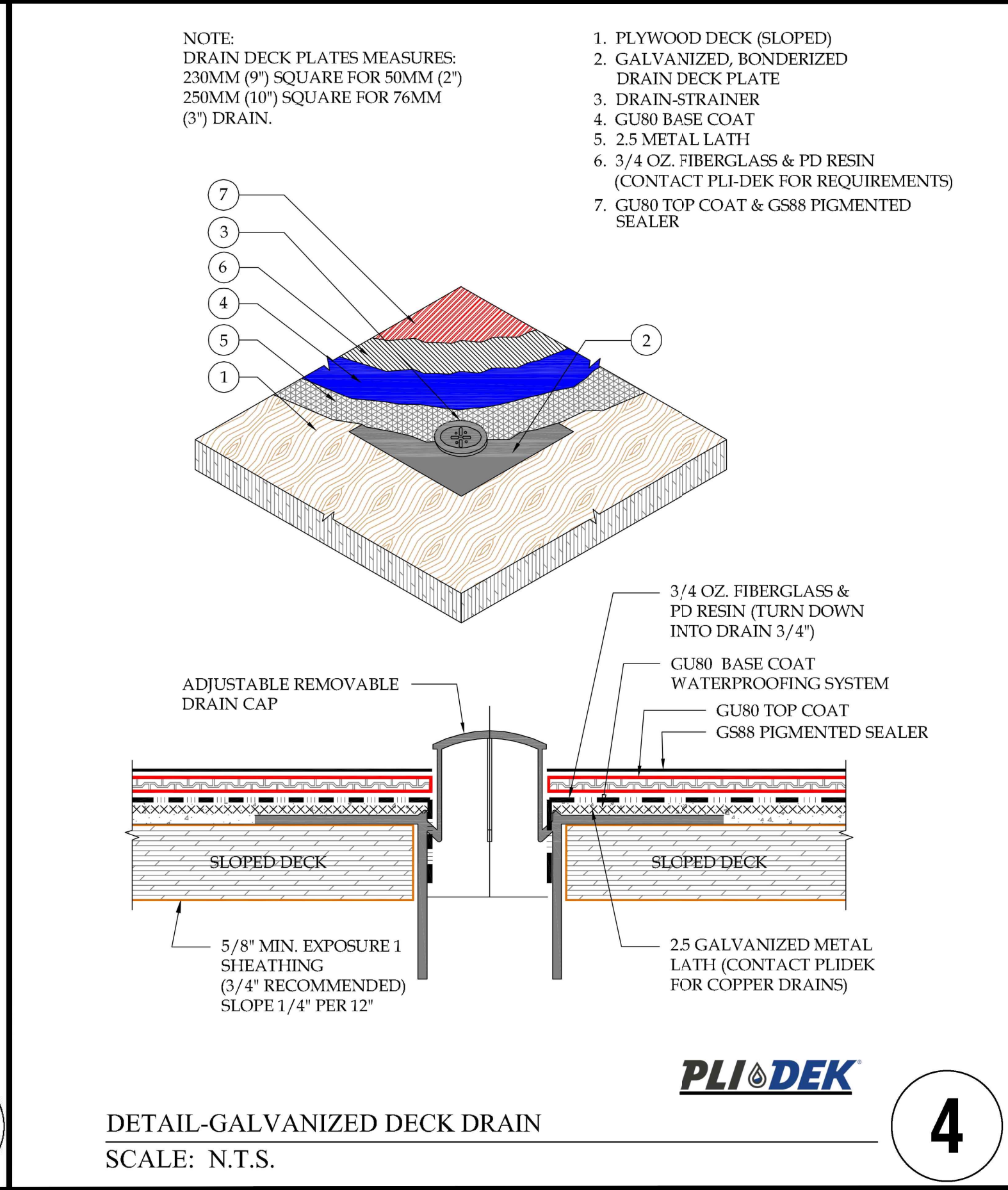
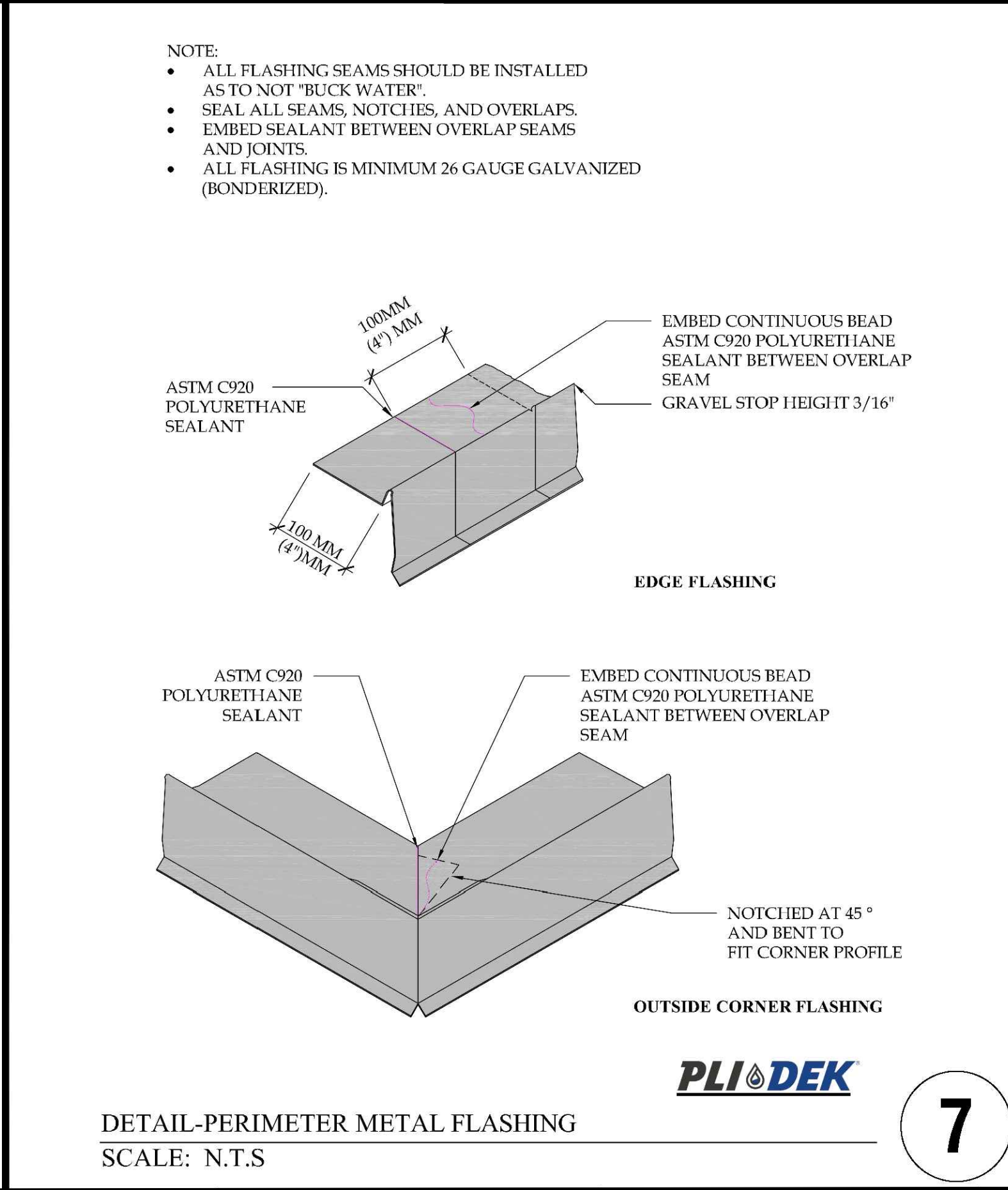
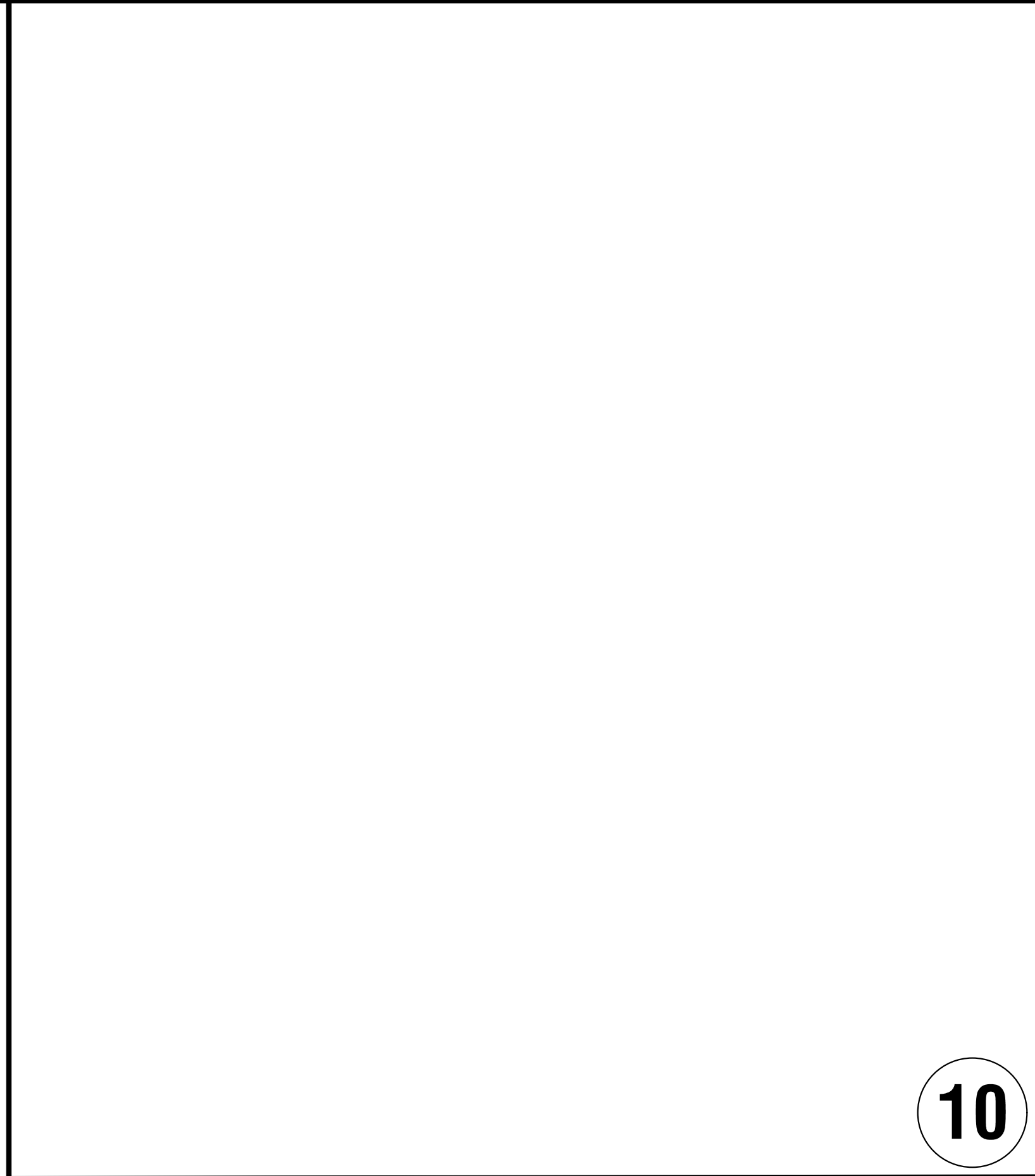


PLAN 1565-C
EXTERIOR ELEVATIONS

A2-9

PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL



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JOB NUMBER 115-21119

ERNEST B. CORRILL

No. 8528

ARCHITECT

STATE OF NEVADA

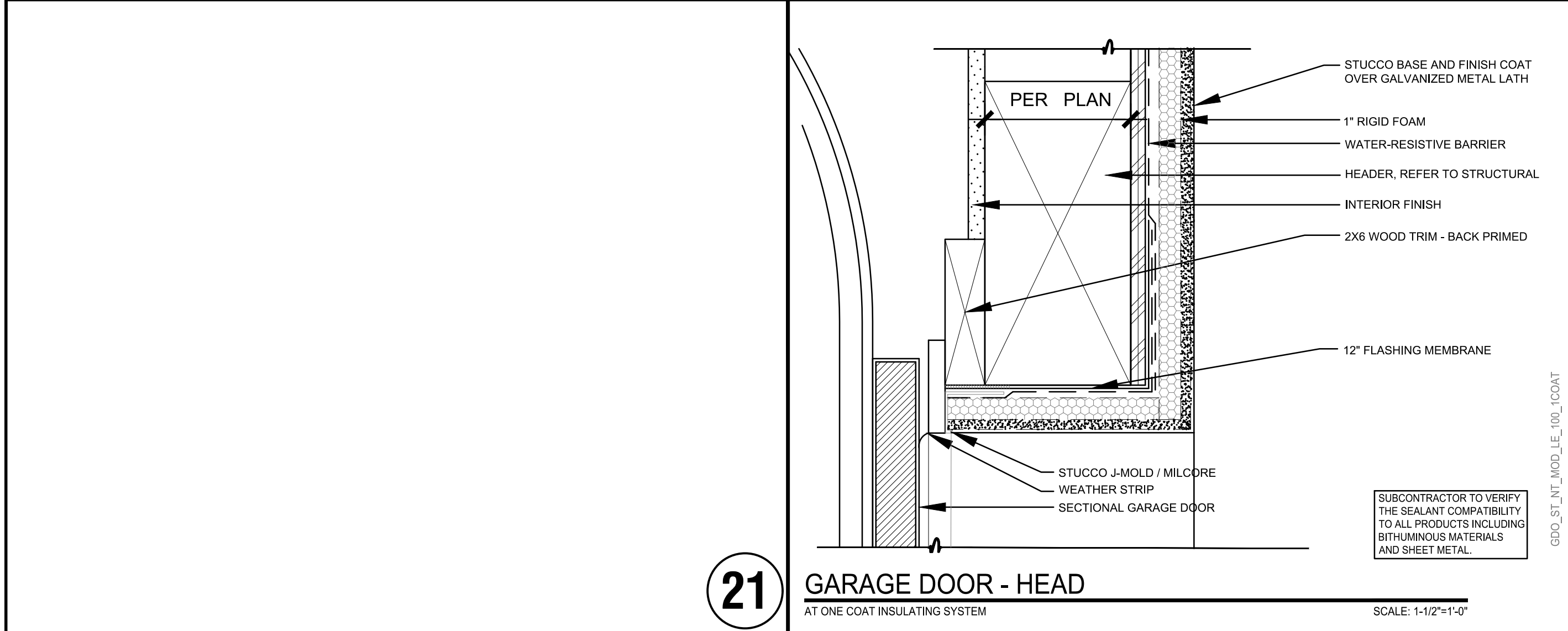
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PLOT DATE: 12-07-2022

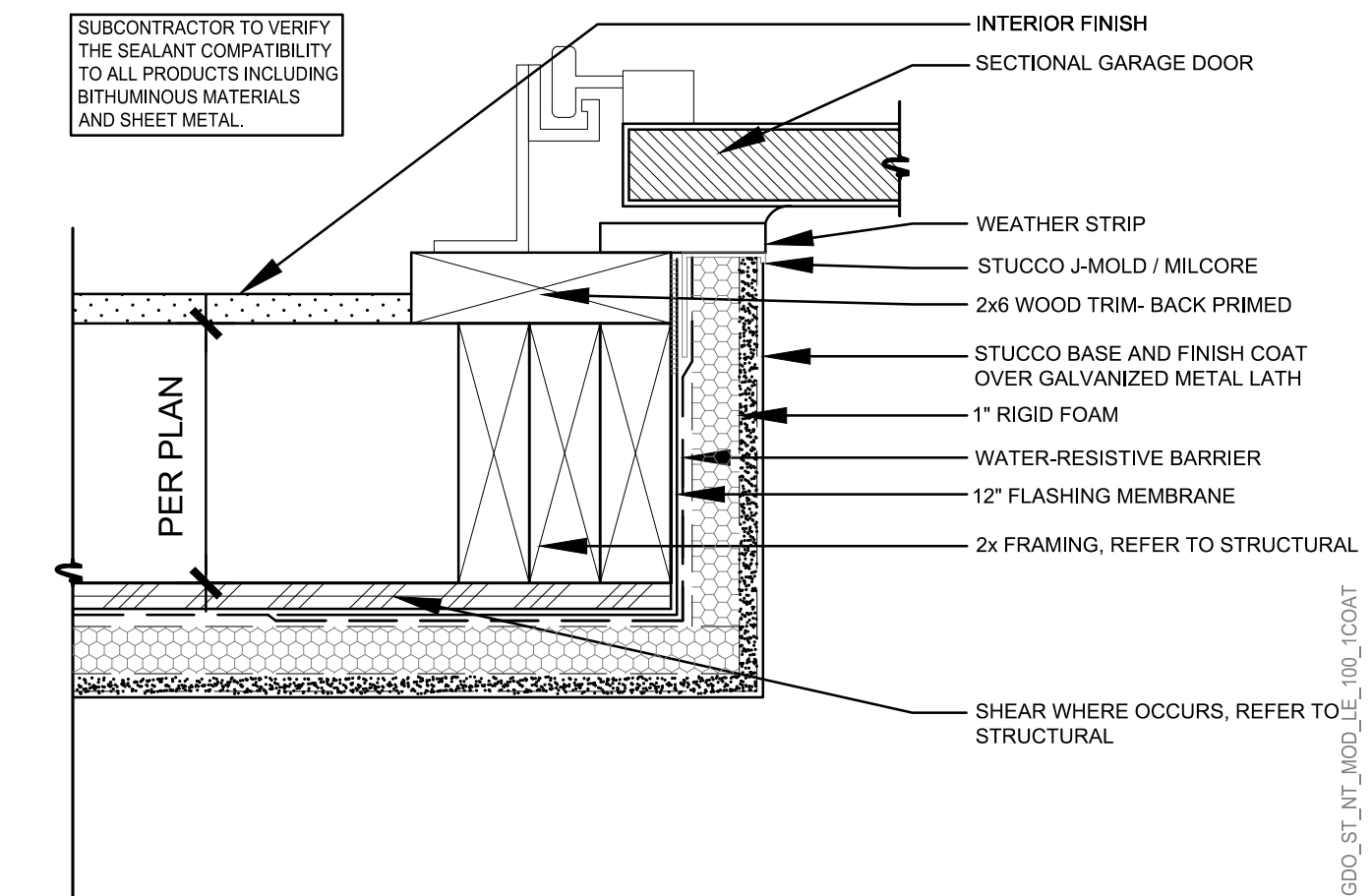
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PLOTTED BY: John Slat DATE: Dec. 07, 2022 03:08:37 PM FILE: P:\2022\115-22118\Details\2118-D200 Gen Door Details.dwg



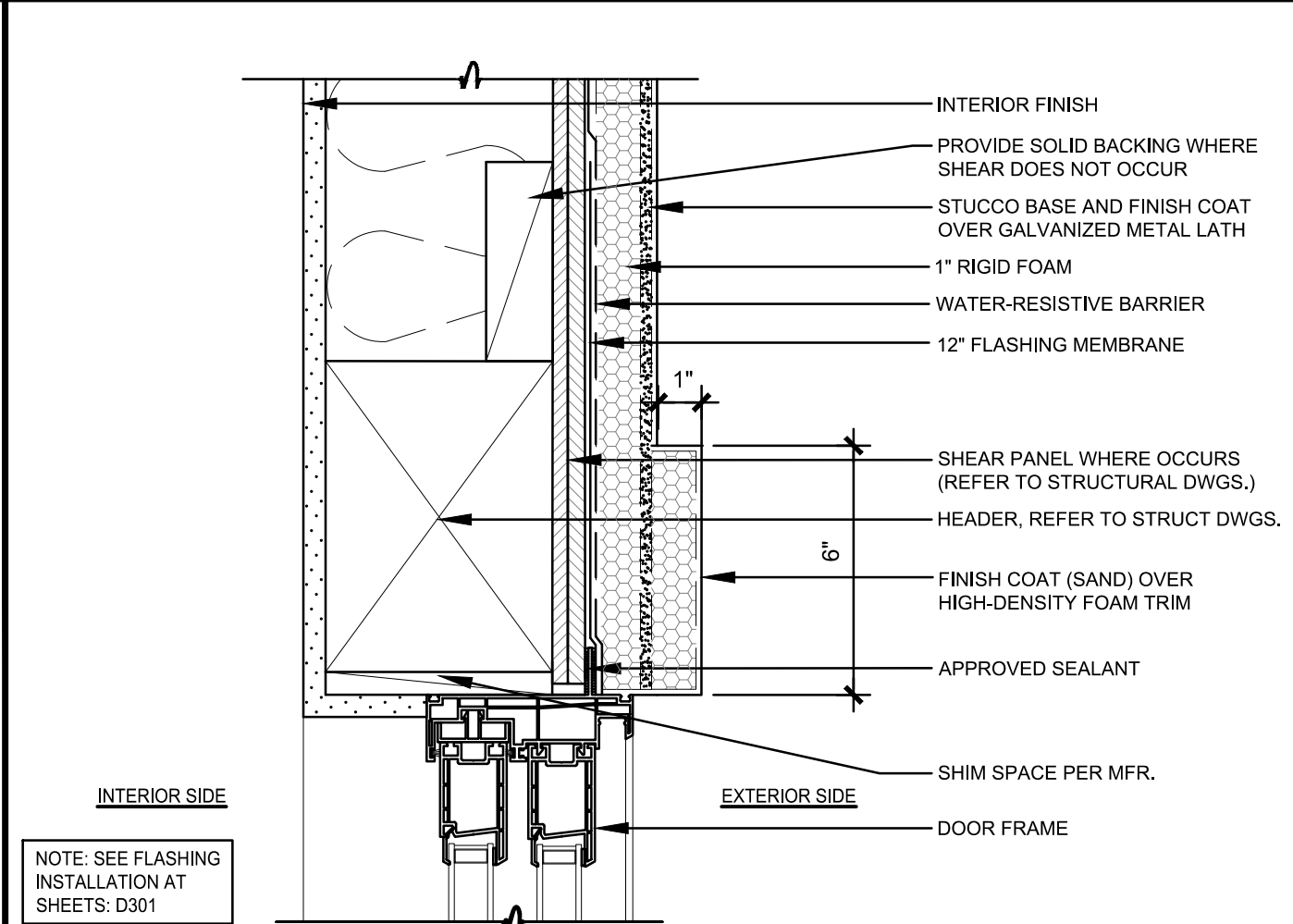
21 GARAGE DOOR - HEAD

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



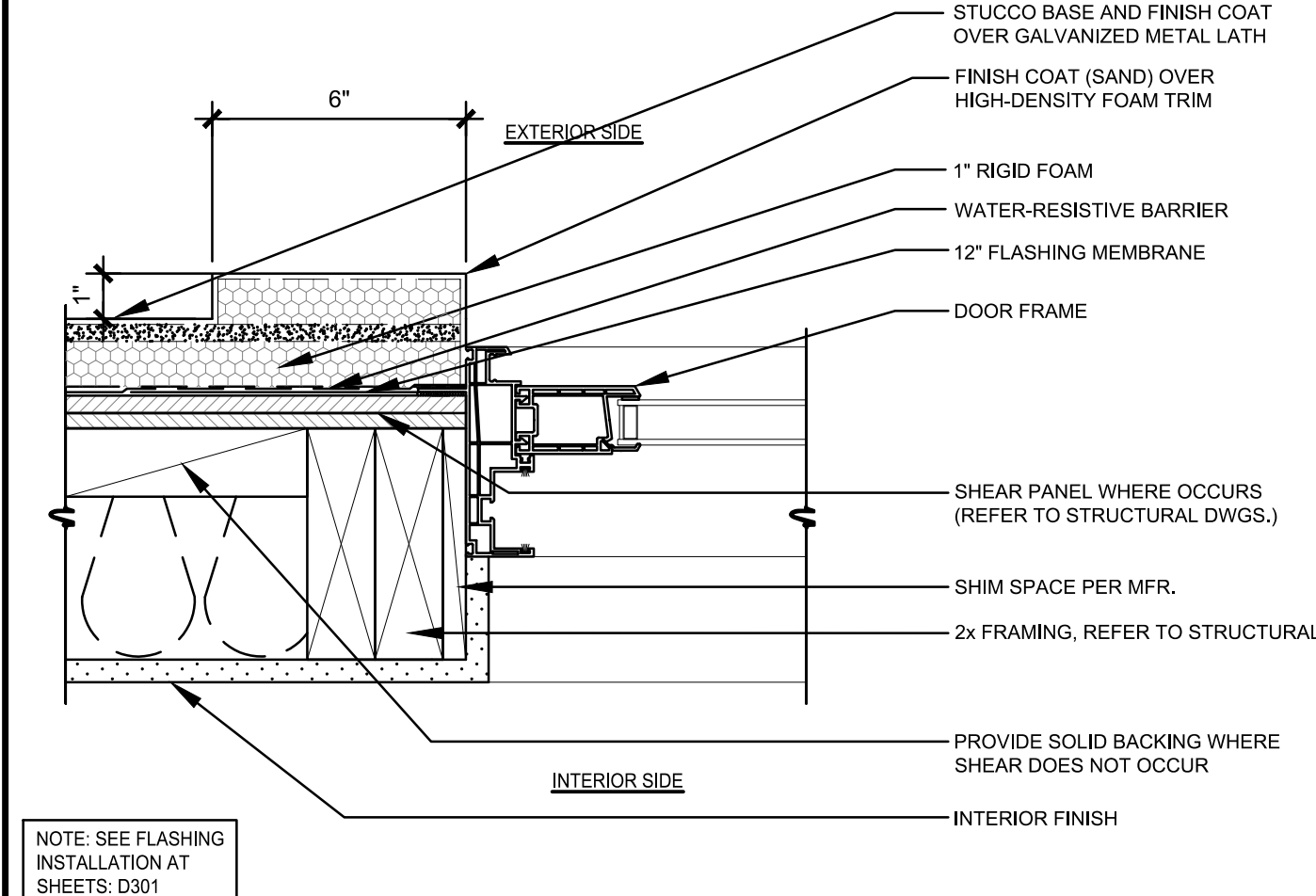
22 GARAGE DOOR - JAMB

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



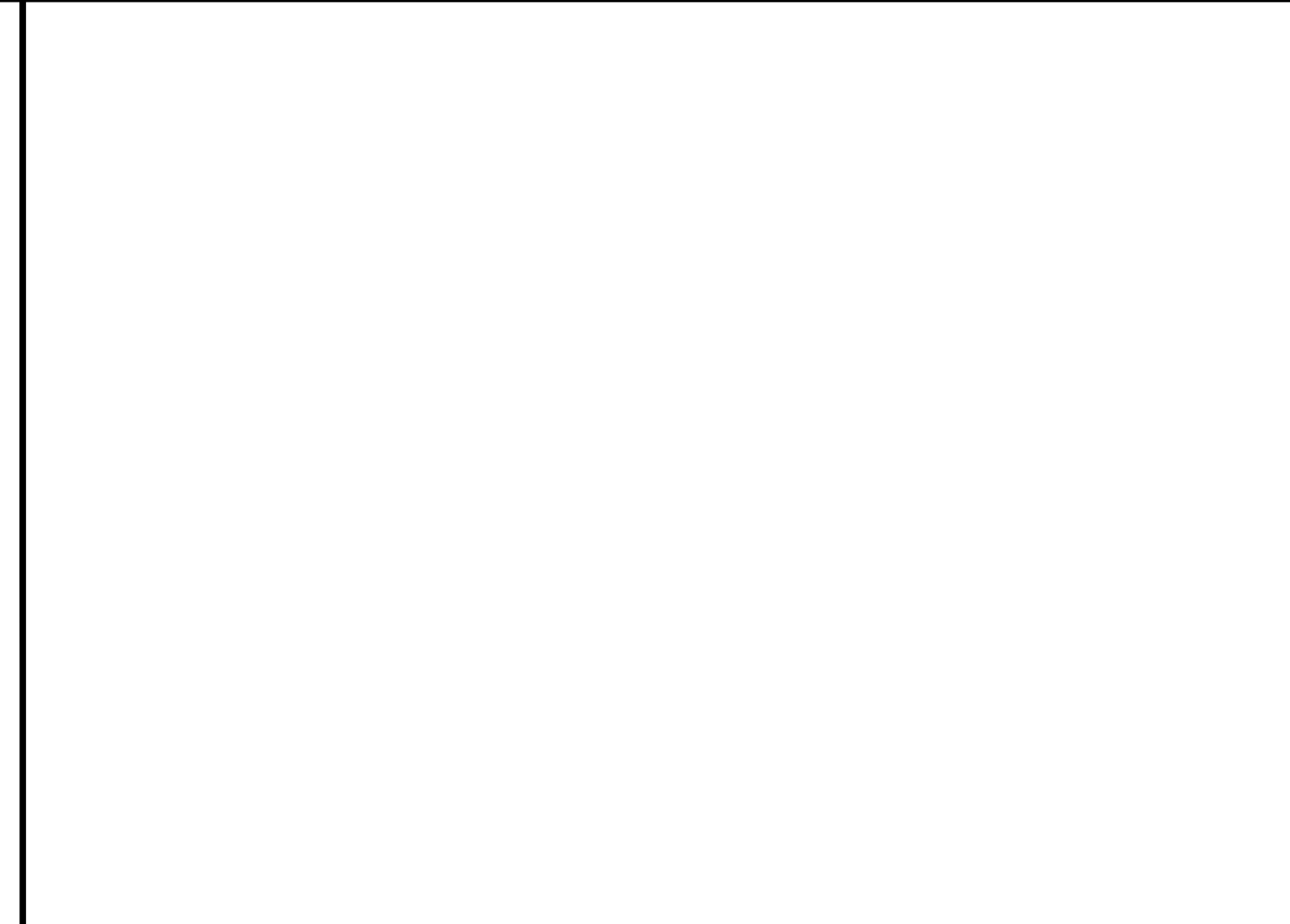
17 SLIDING GLASS DOOR HEAD

SCALE: 3"=1'-0"



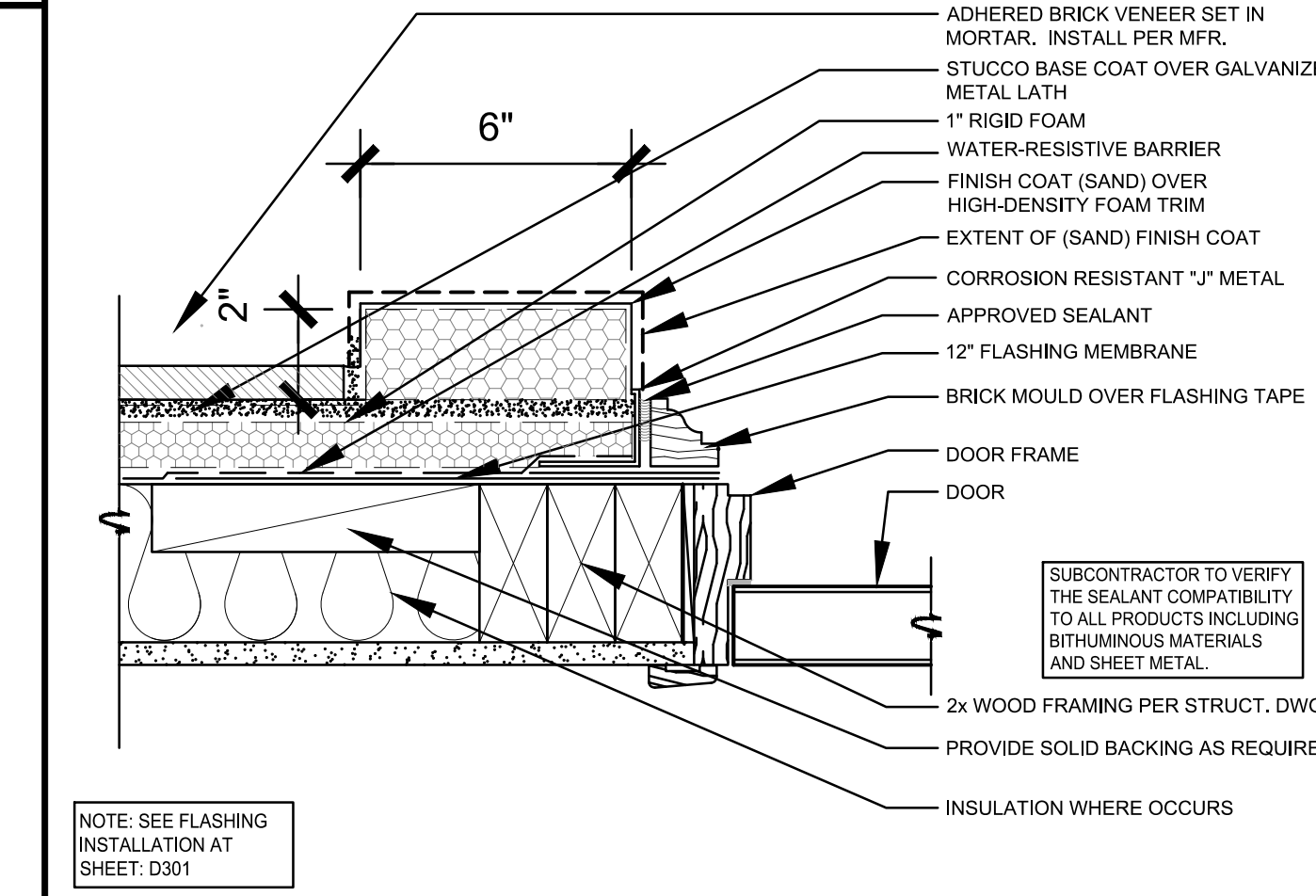
18 SLIDING GLASS DOOR JAMB

SCALE: 3"=1'-0"



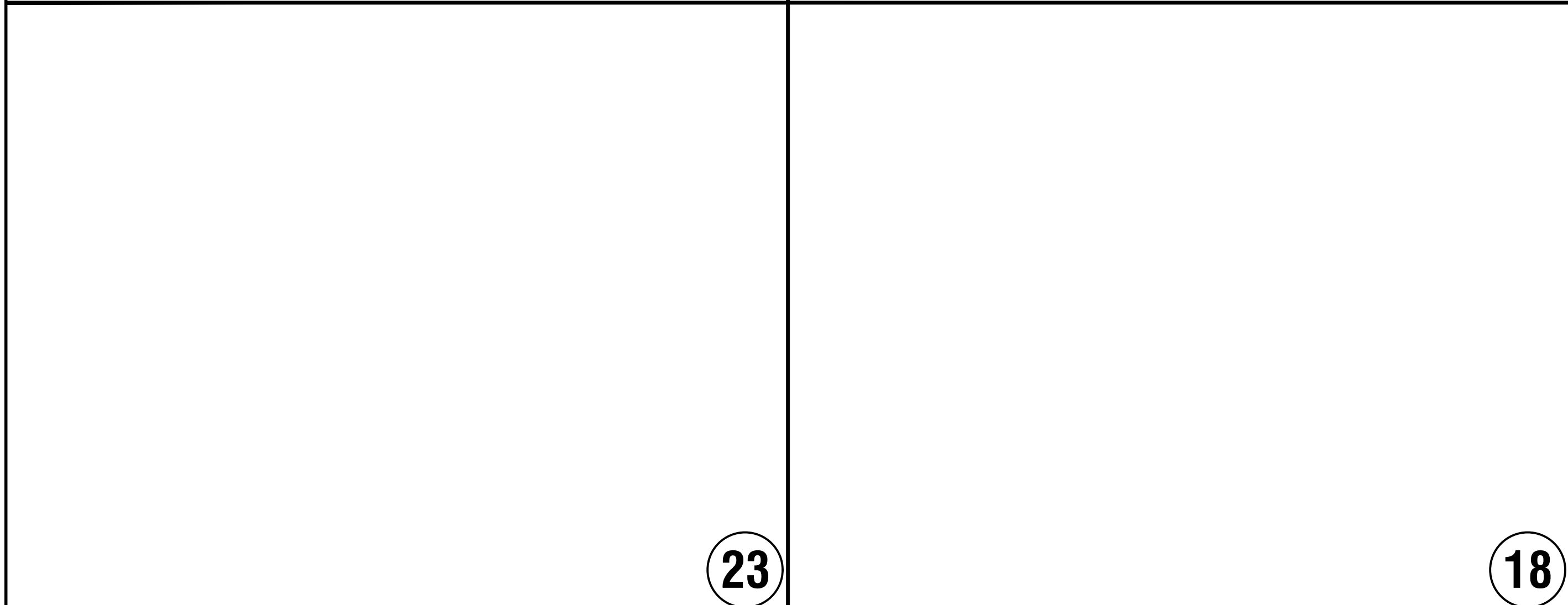
6 FLUSH DOOR HEAD (IN-SWING)

SCALE: 3"=1'-0"



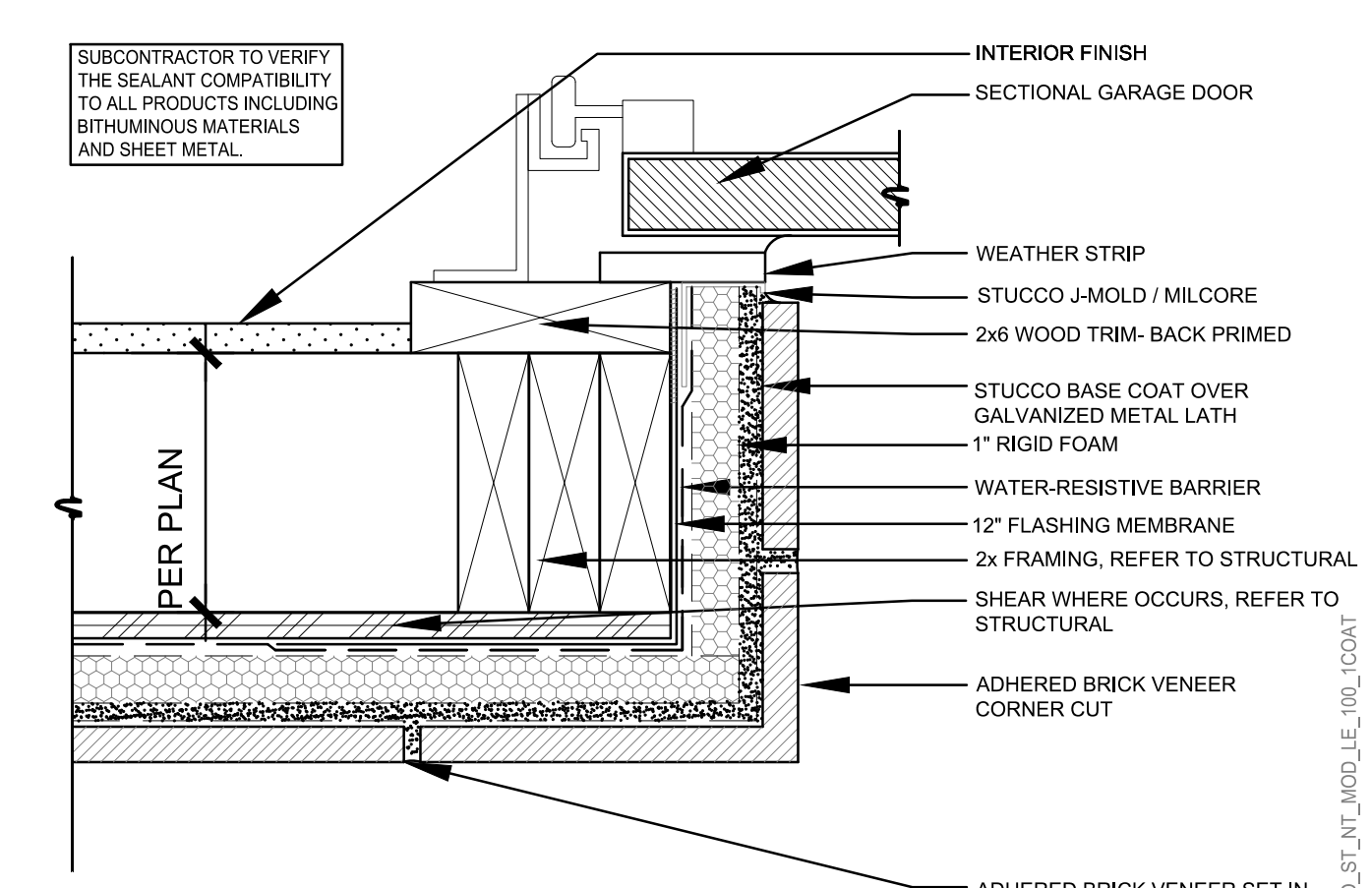
7 FLUSH DOOR JAMB (IN-SWING)

SCALE: 3"=1'-0"



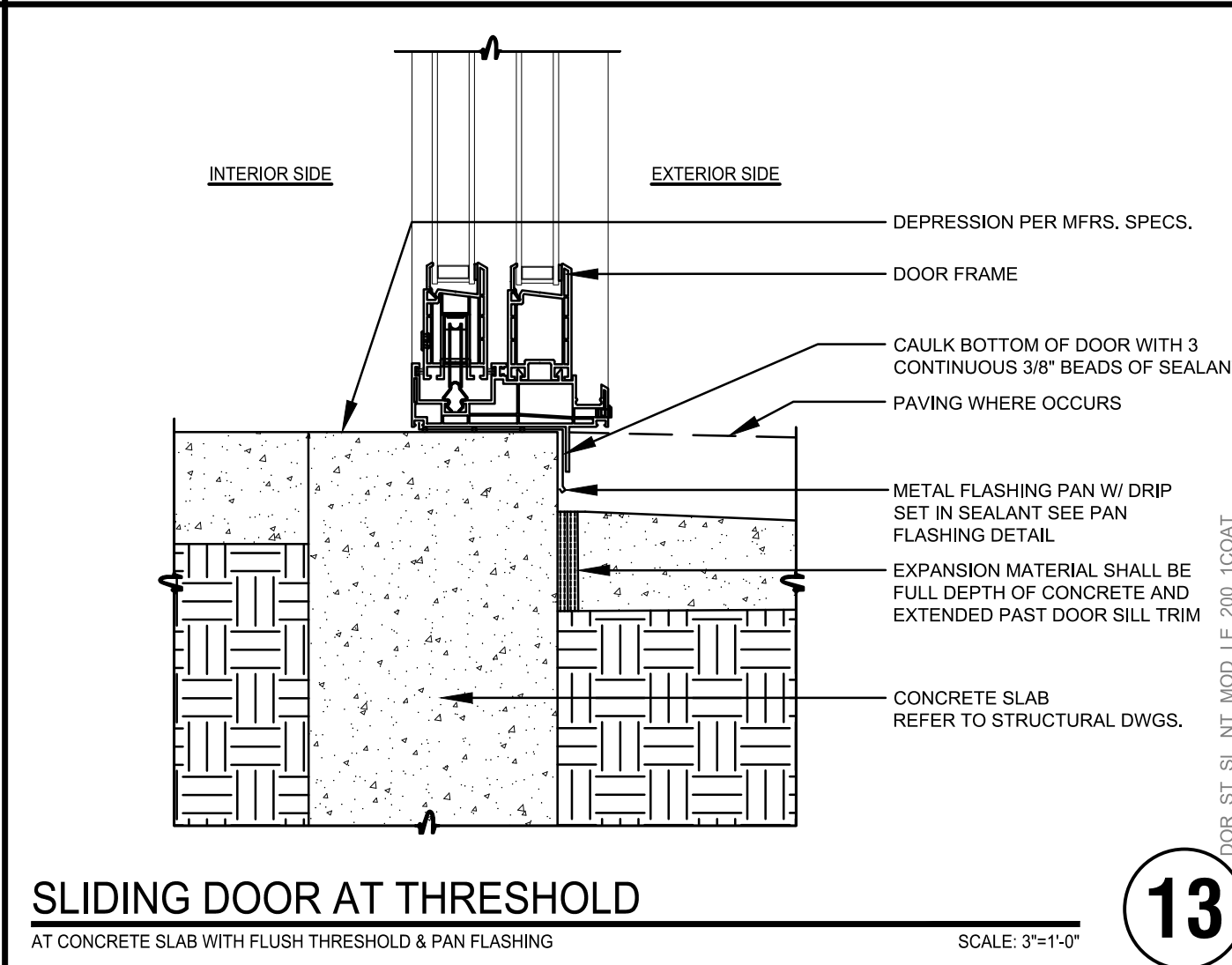
23 GARAGE DOOR - HEAD

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



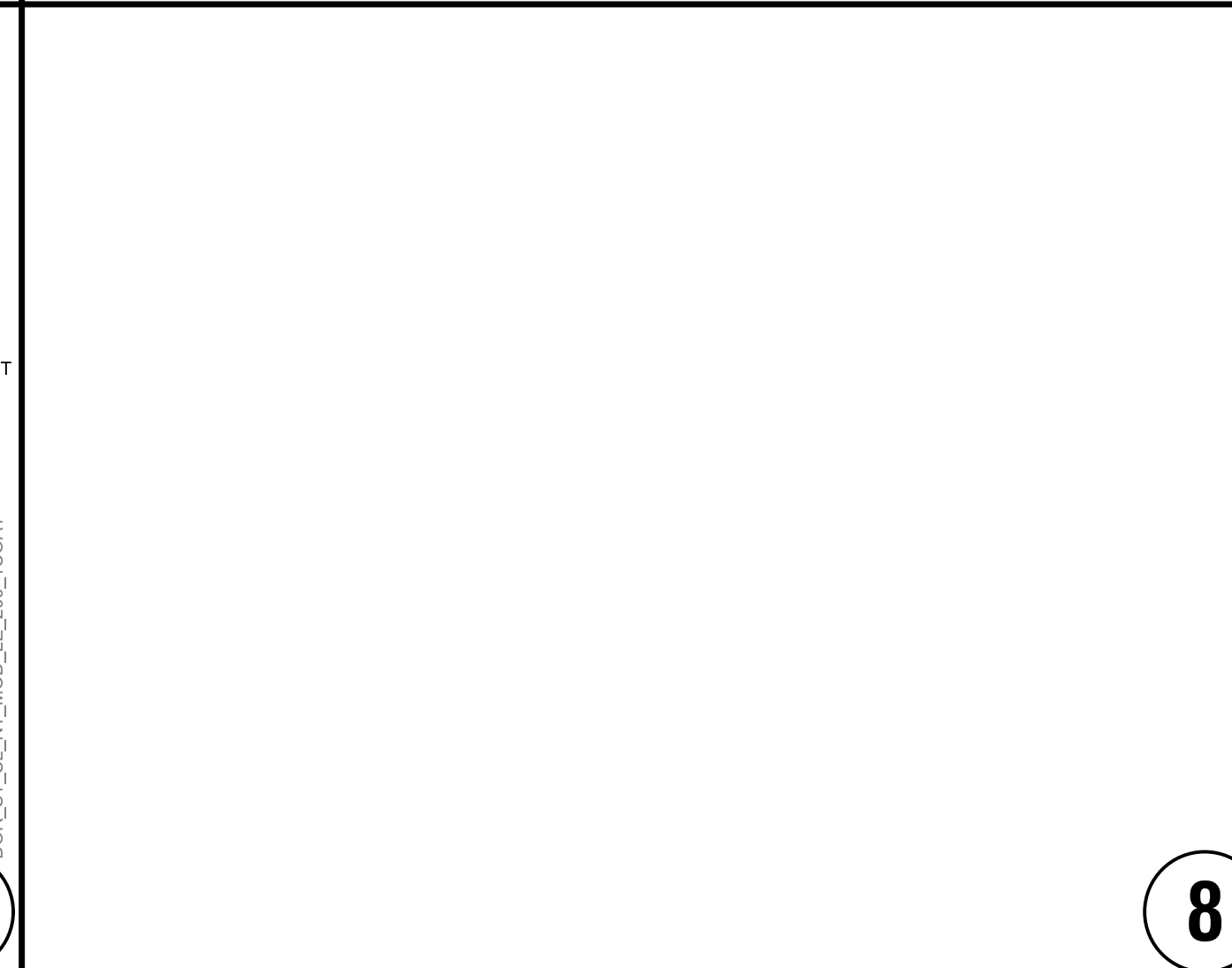
24 GARAGE DOOR - JAMB

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

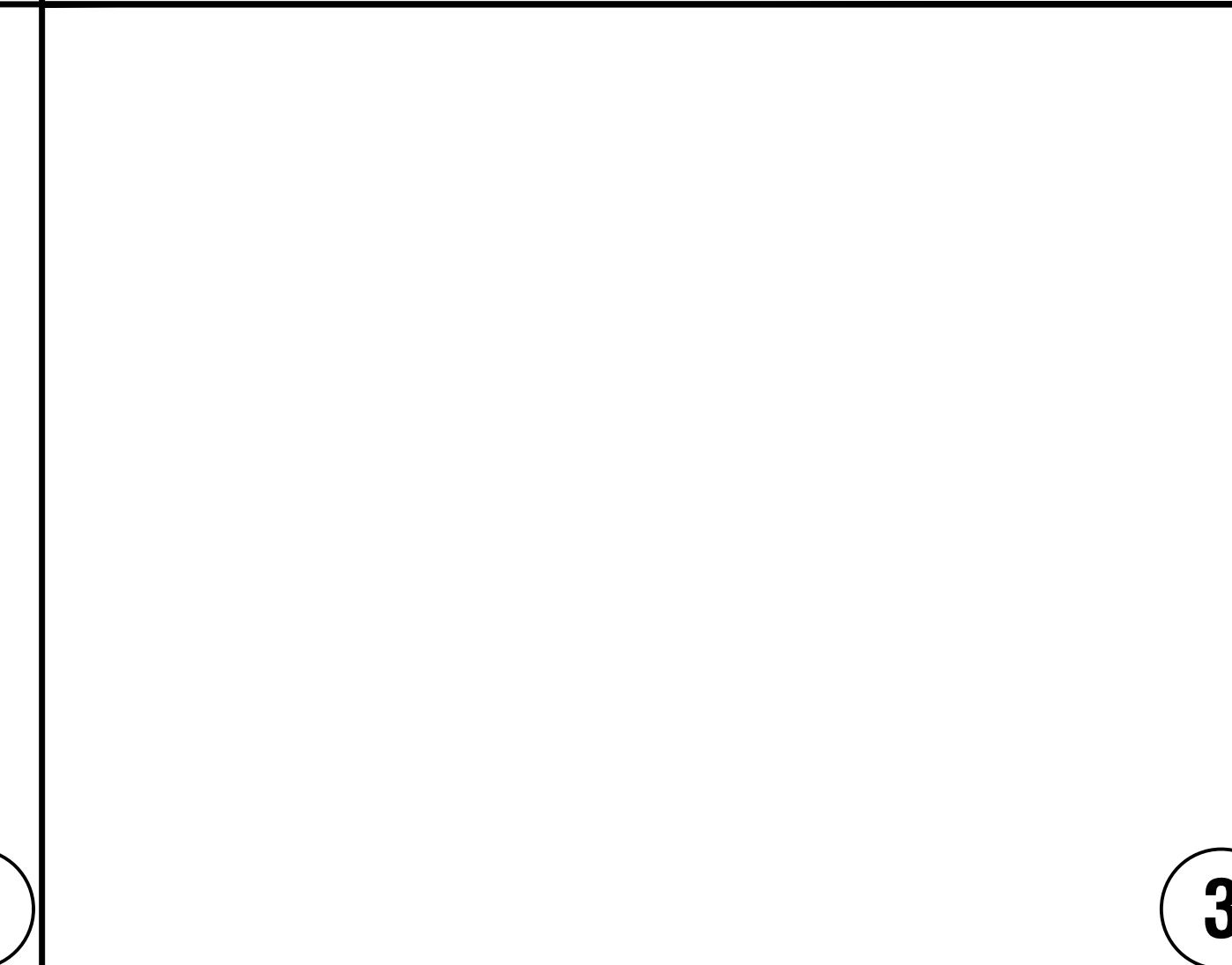


13 SLIDING DOOR AT THRESHOLD

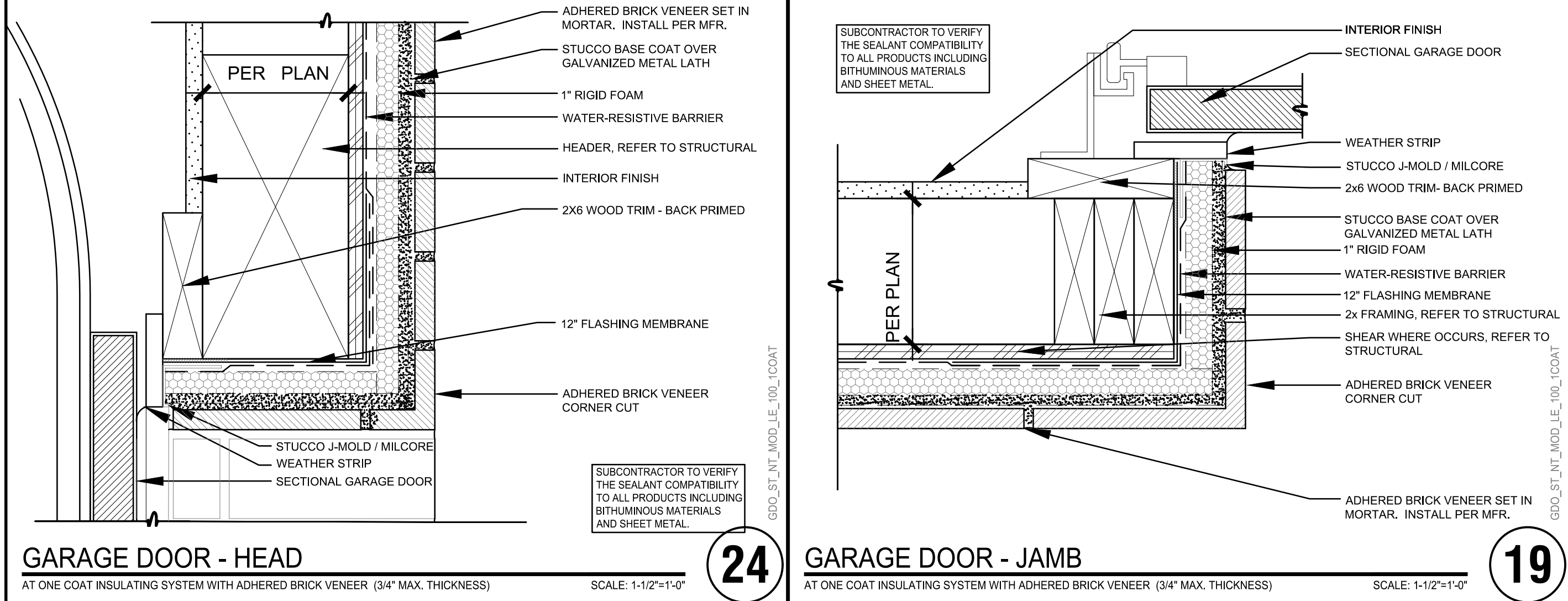
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8

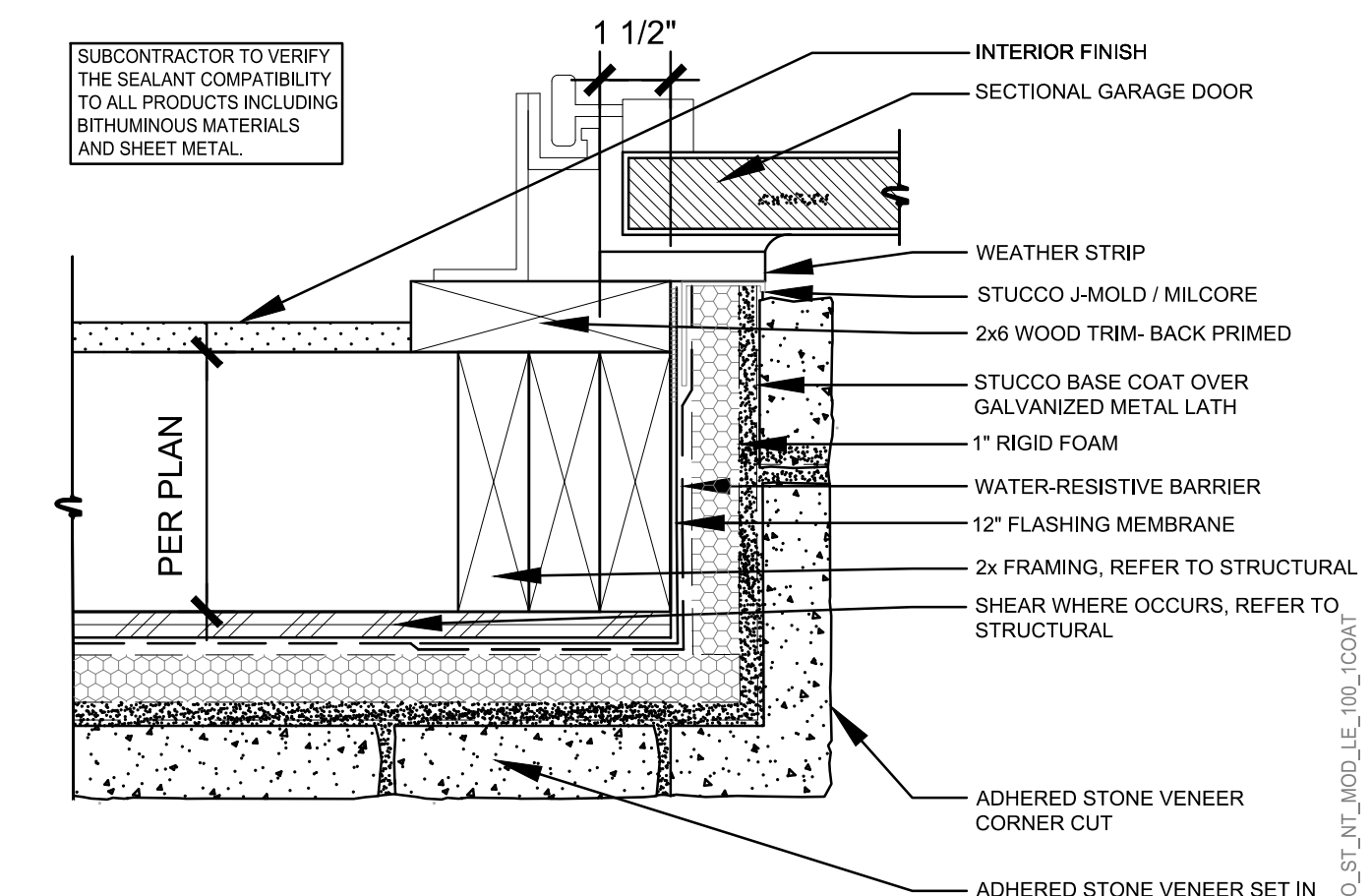


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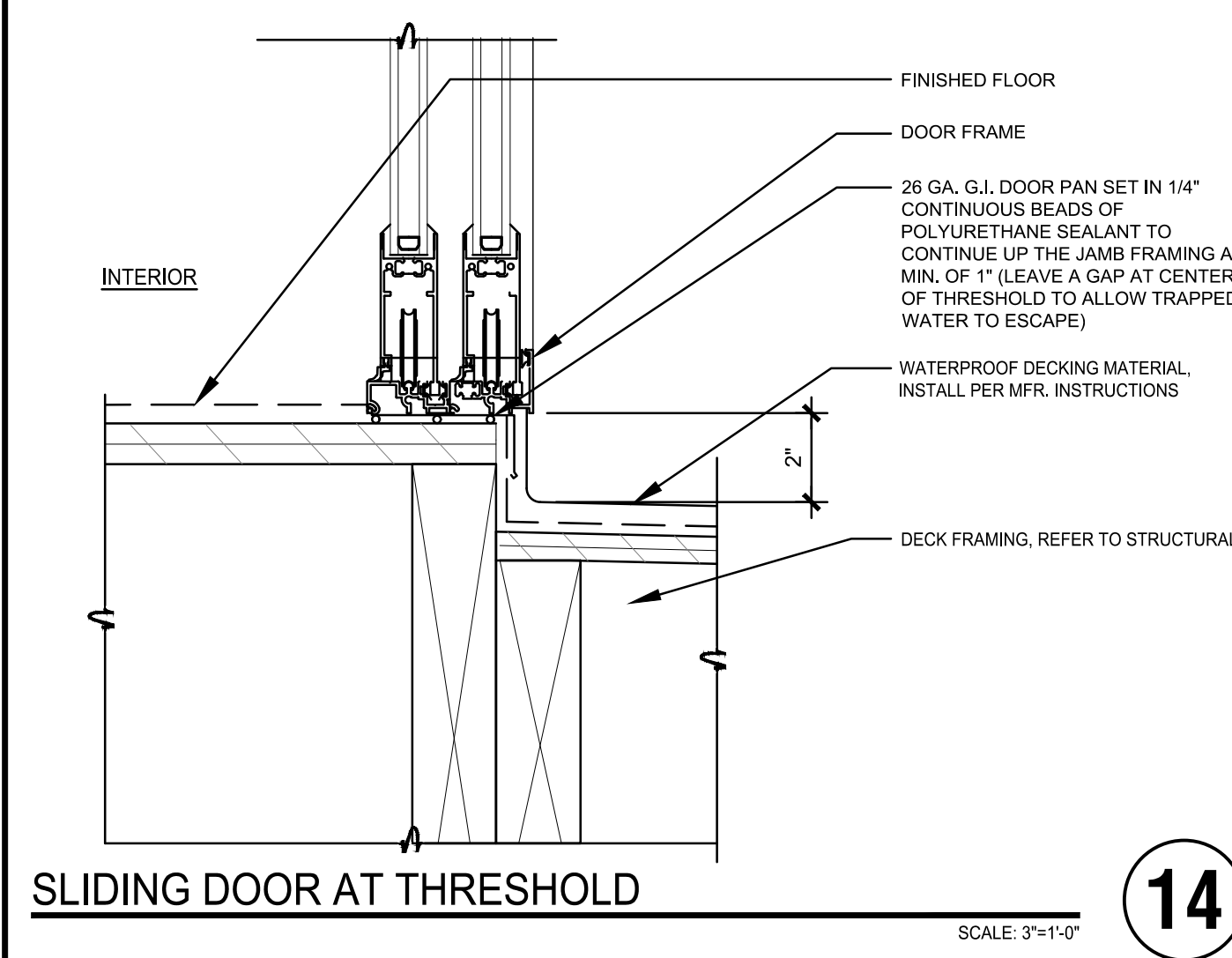
25 GARAGE DOOR - HEAD

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



20 GARAGE DOOR - JAMB

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



14 SLIDING DOOR AT THRESHOLD

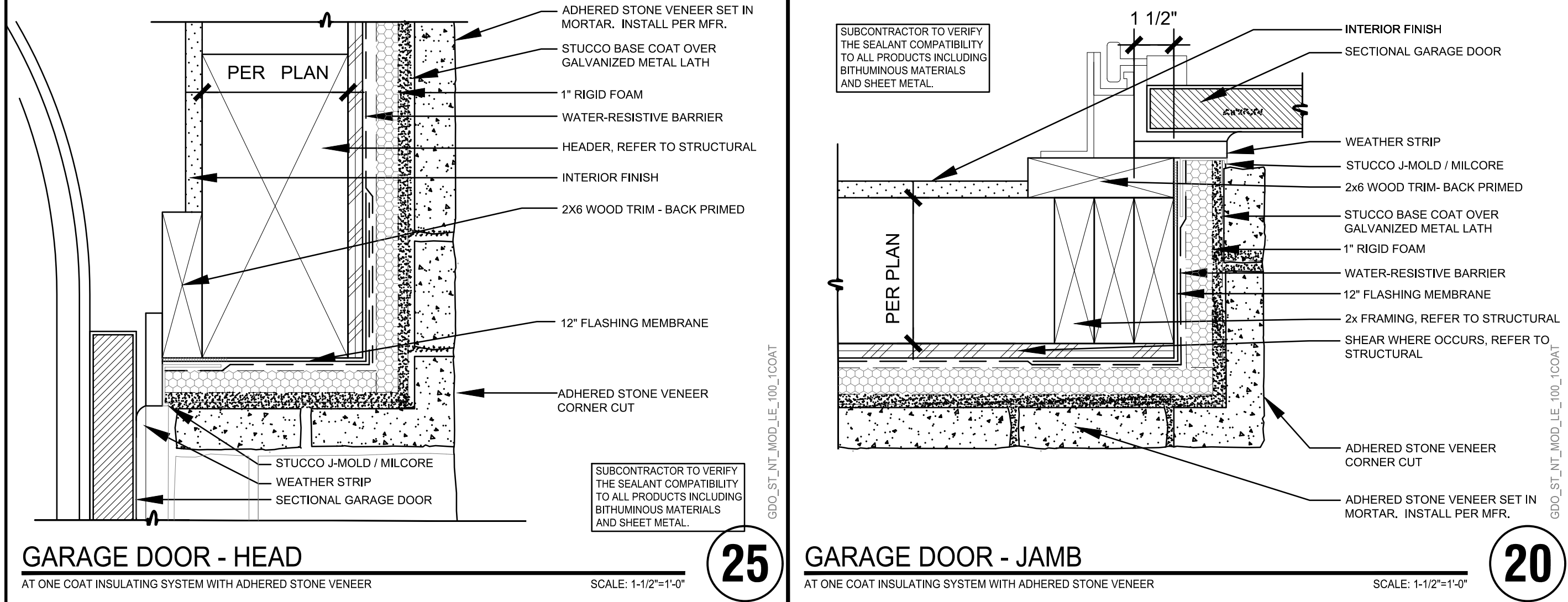
SCALE: 3"=1'-0"



9



4



25 GARAGE DOOR - HEAD

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

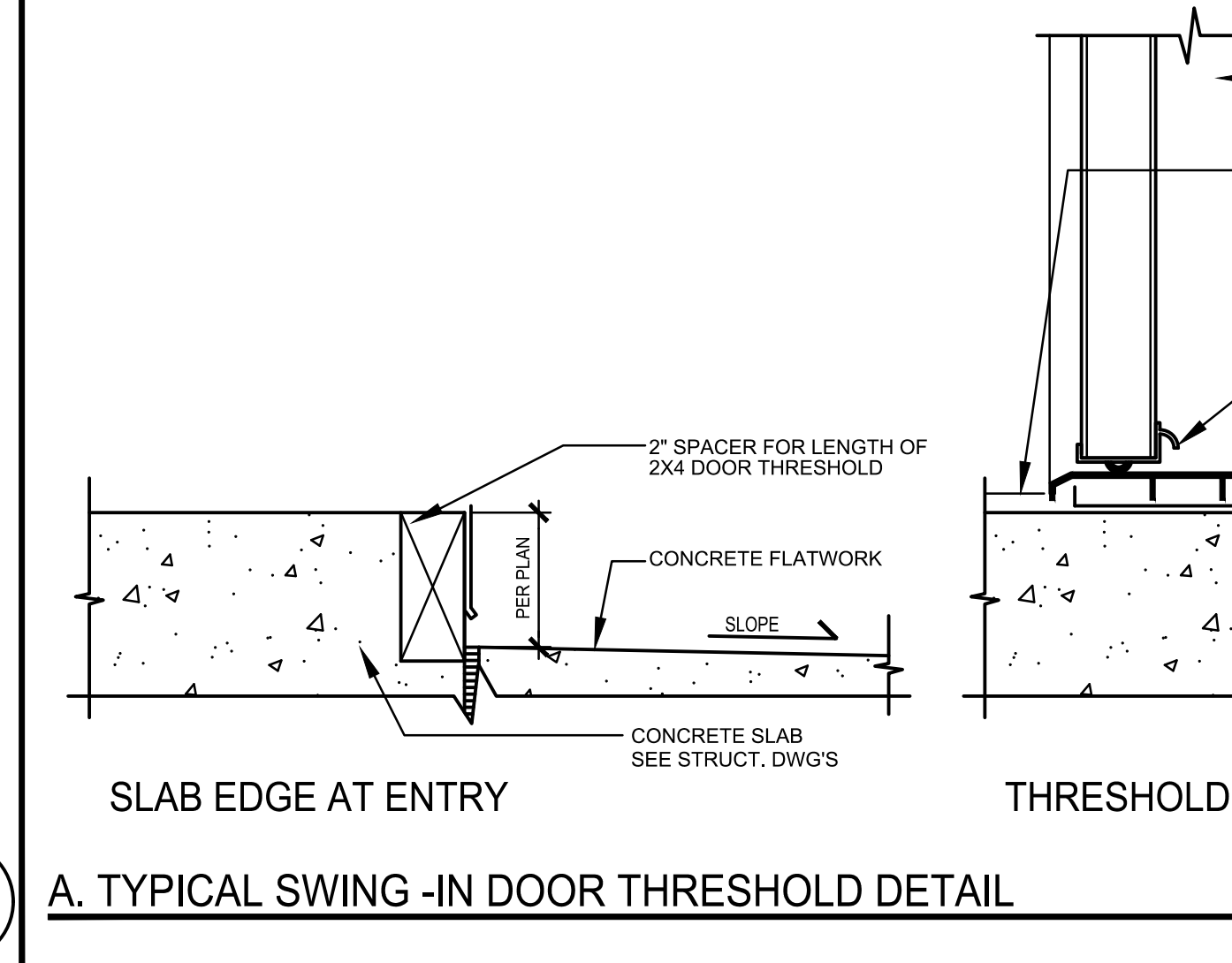


20 GARAGE DOOR - JAMB

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



15



15 A. TYPICAL SWING -IN DOOR THRESHOLD DETAIL

SCALE: 3"=1'-0"

5

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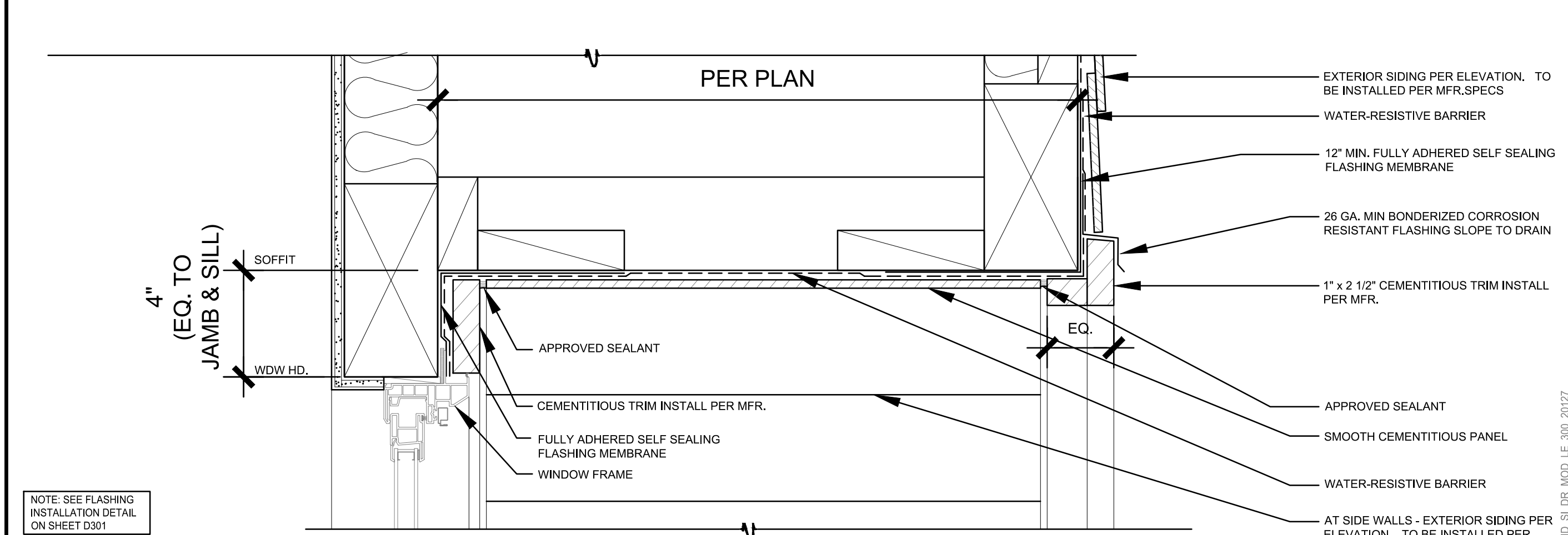
ERNEST B. CORRILL
No. 8528
ARCHITECT
STATE OF NEVADA

DOOR DETAILS

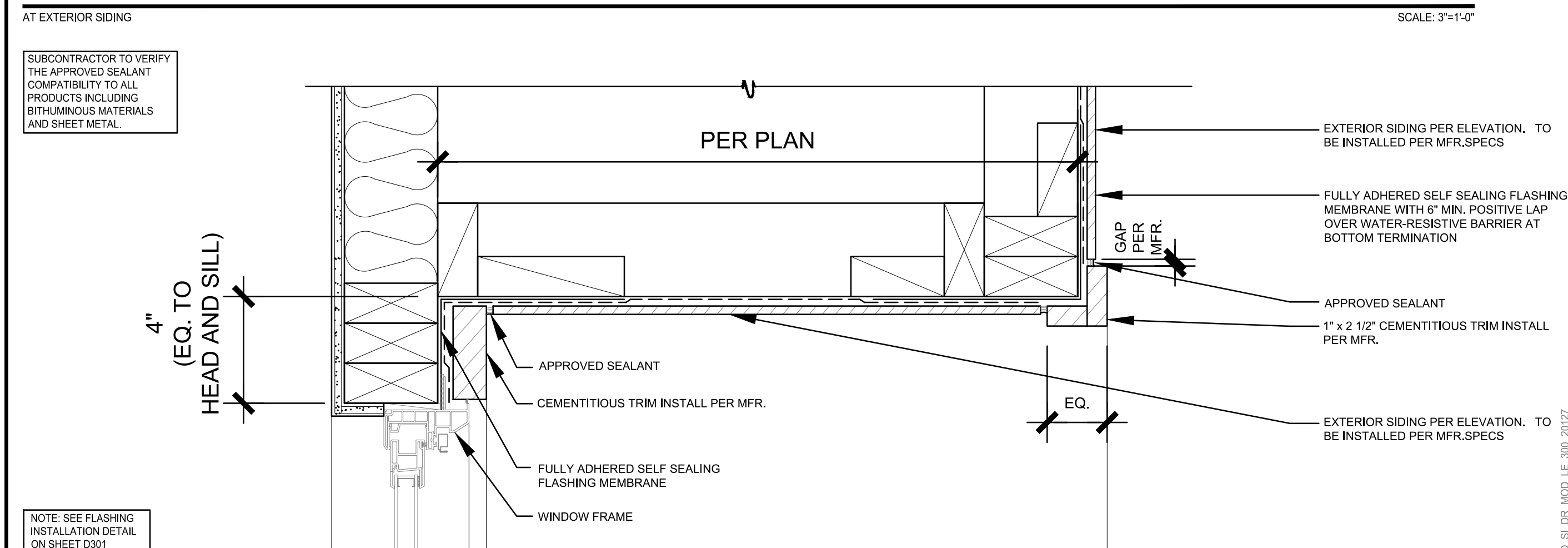
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PLOT DATE: 12-07-2022

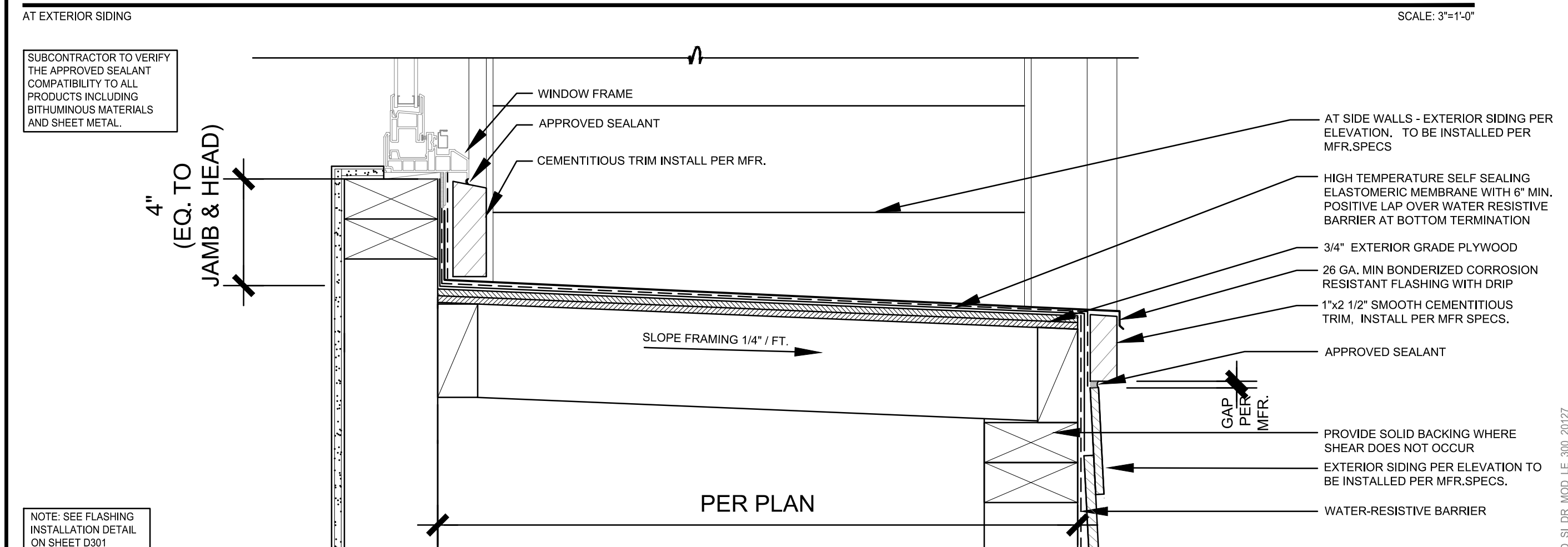
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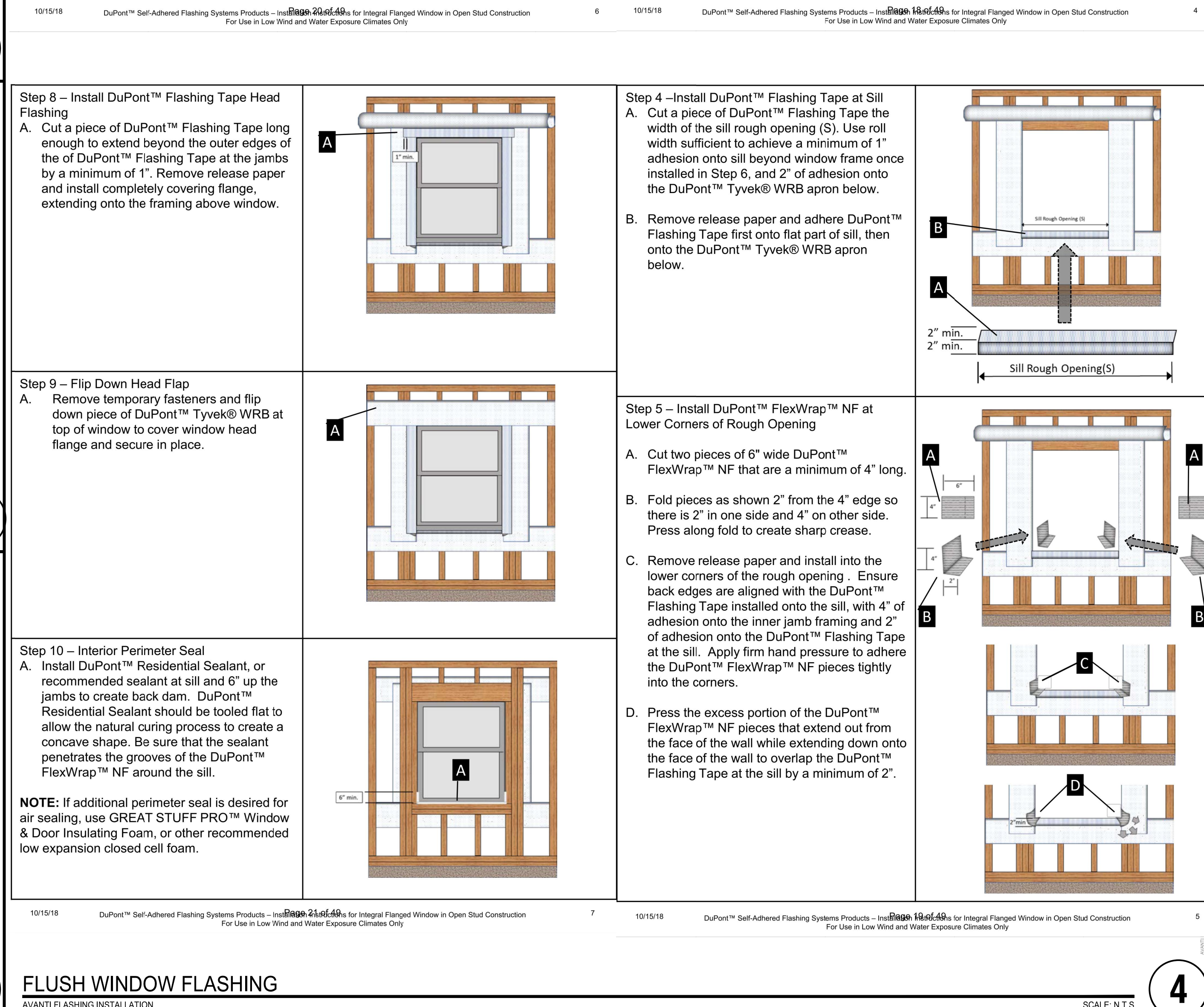
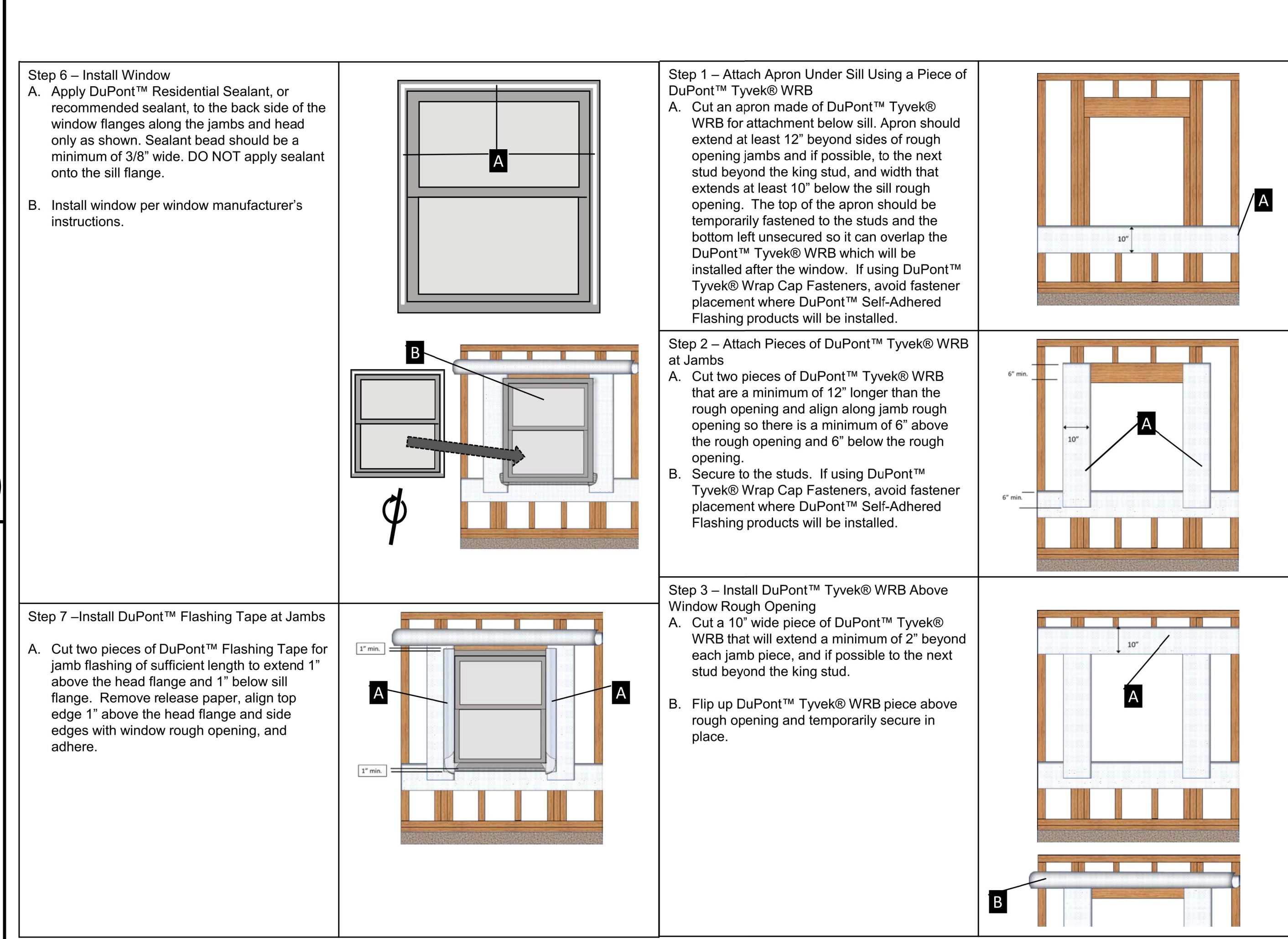
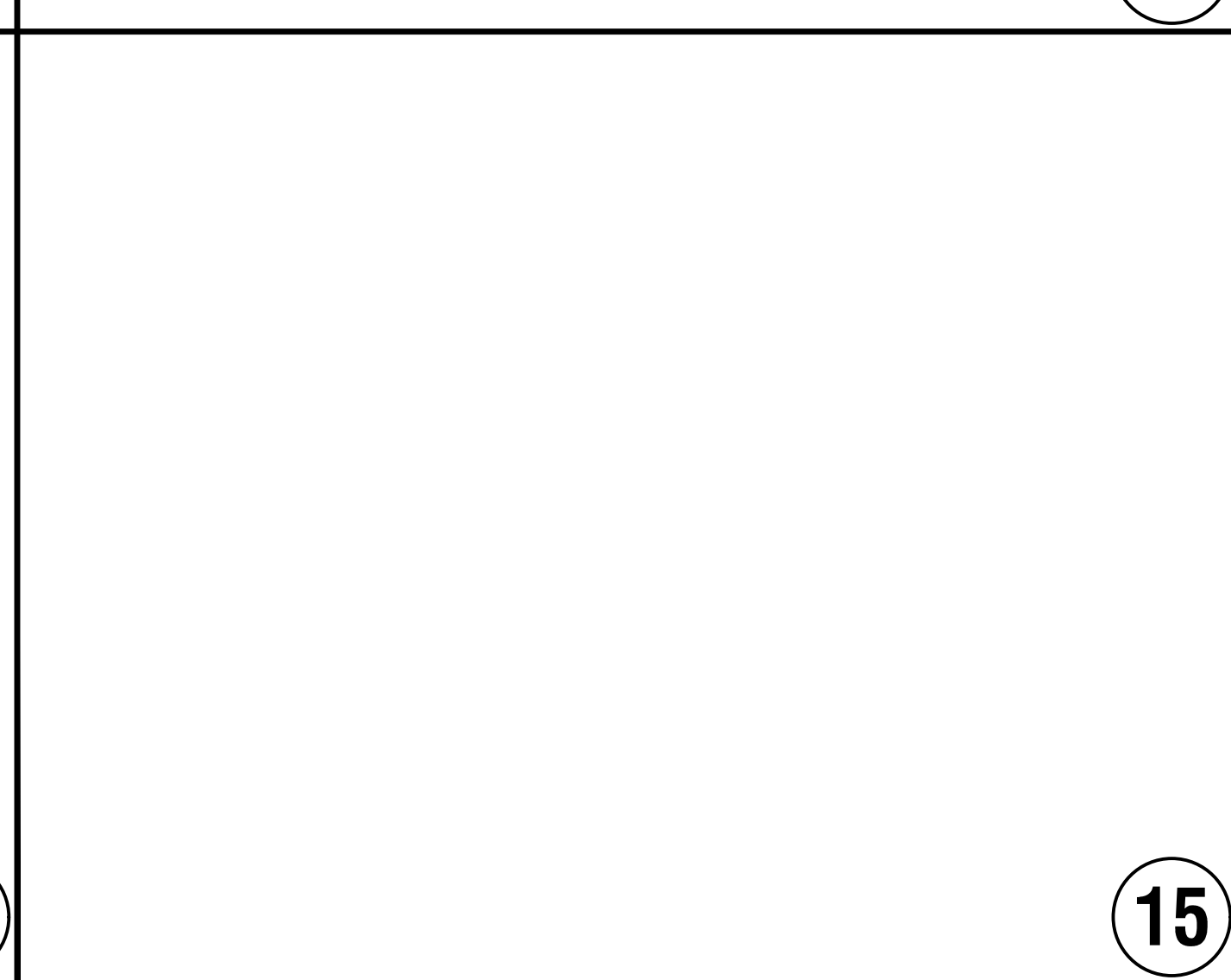
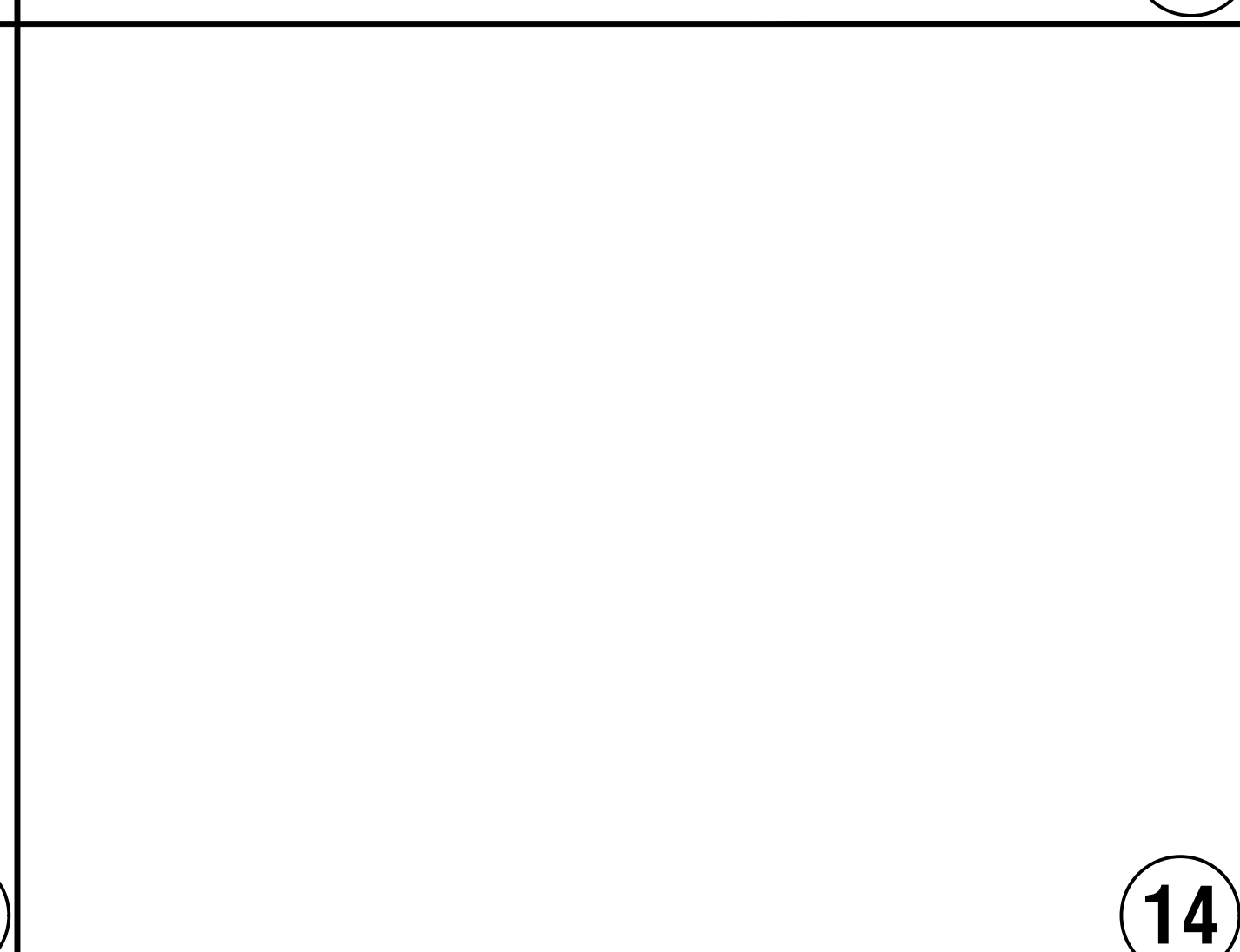
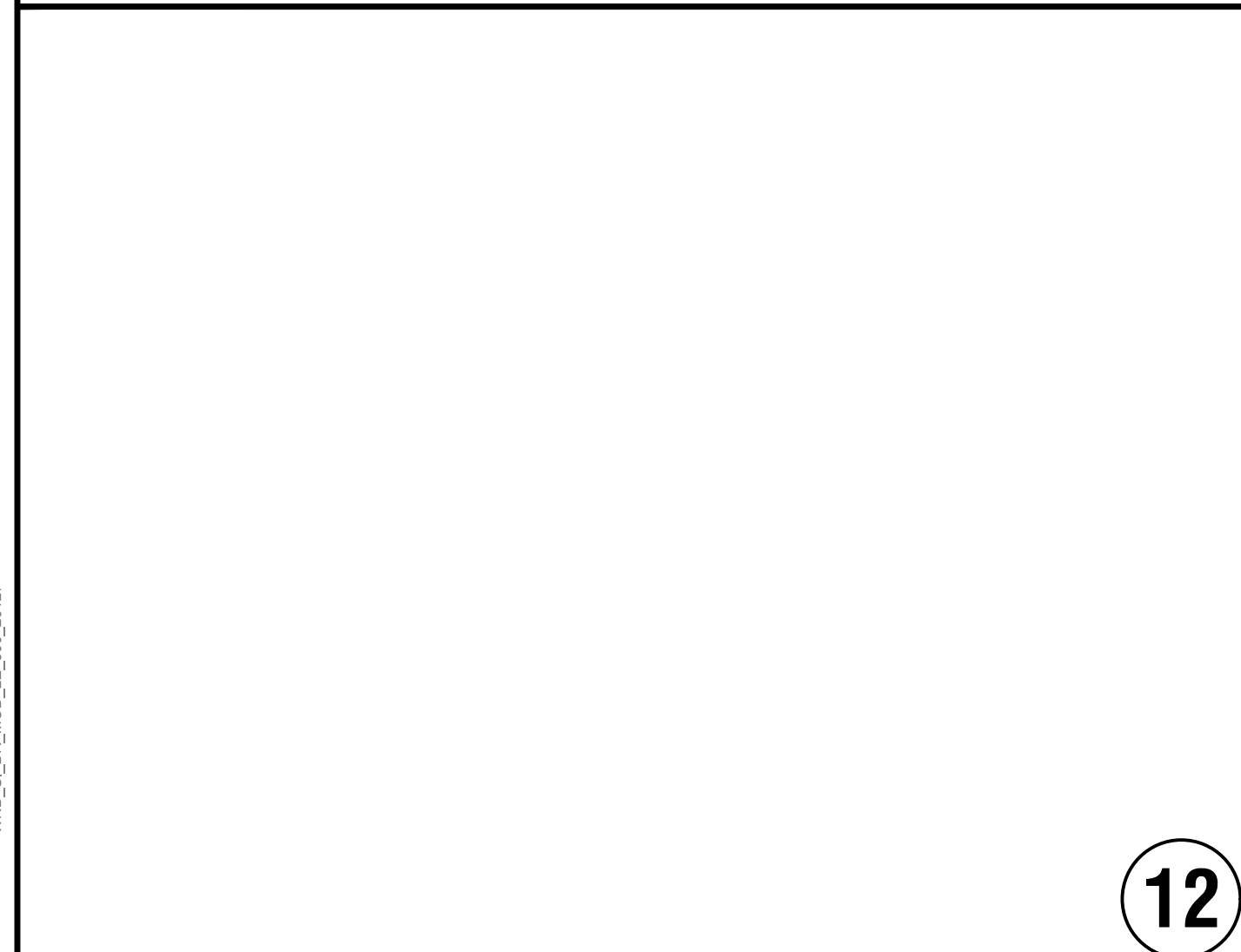
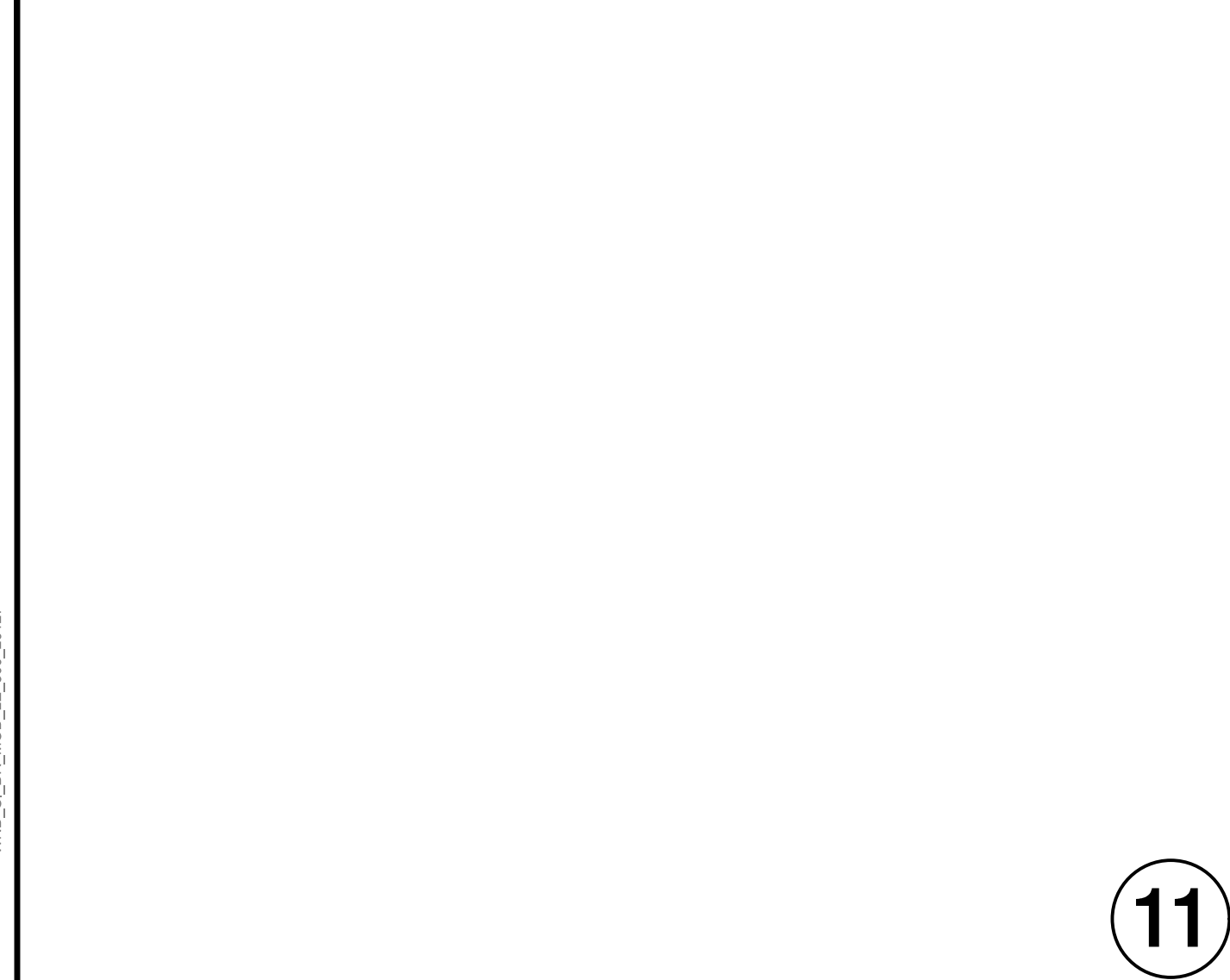
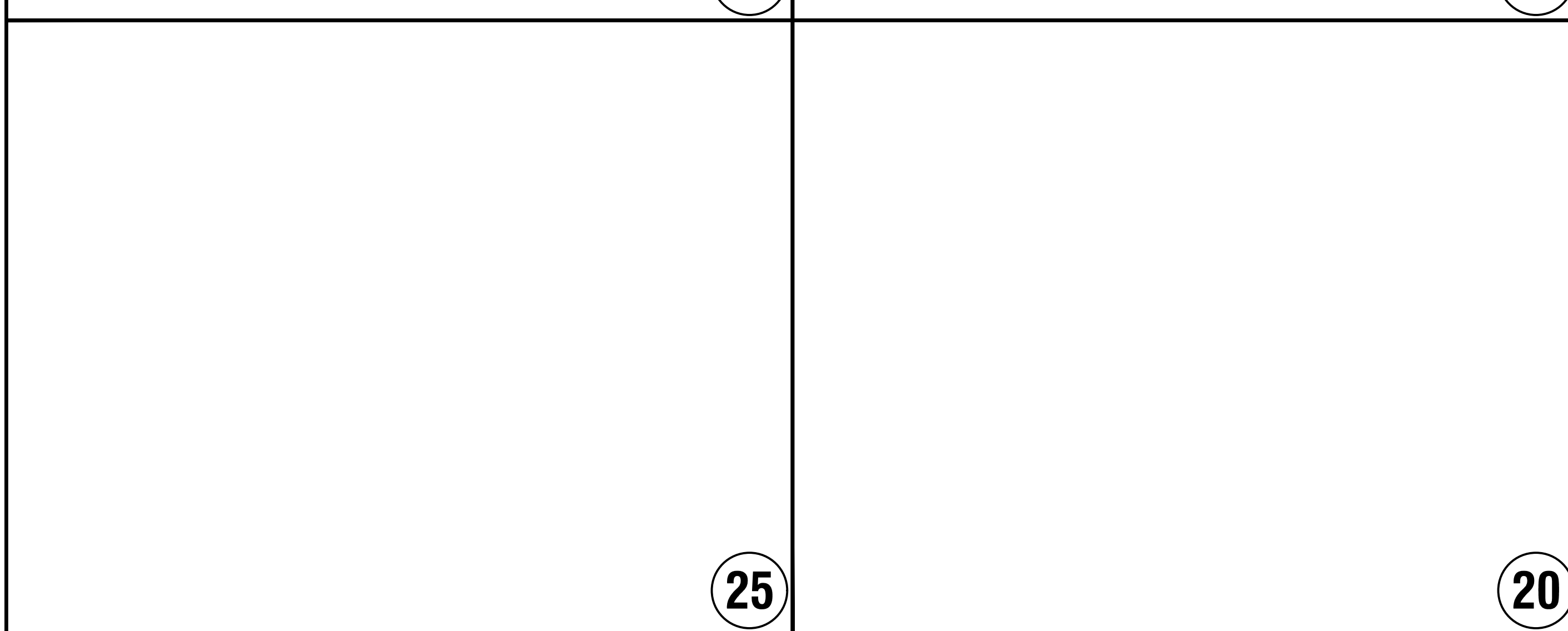
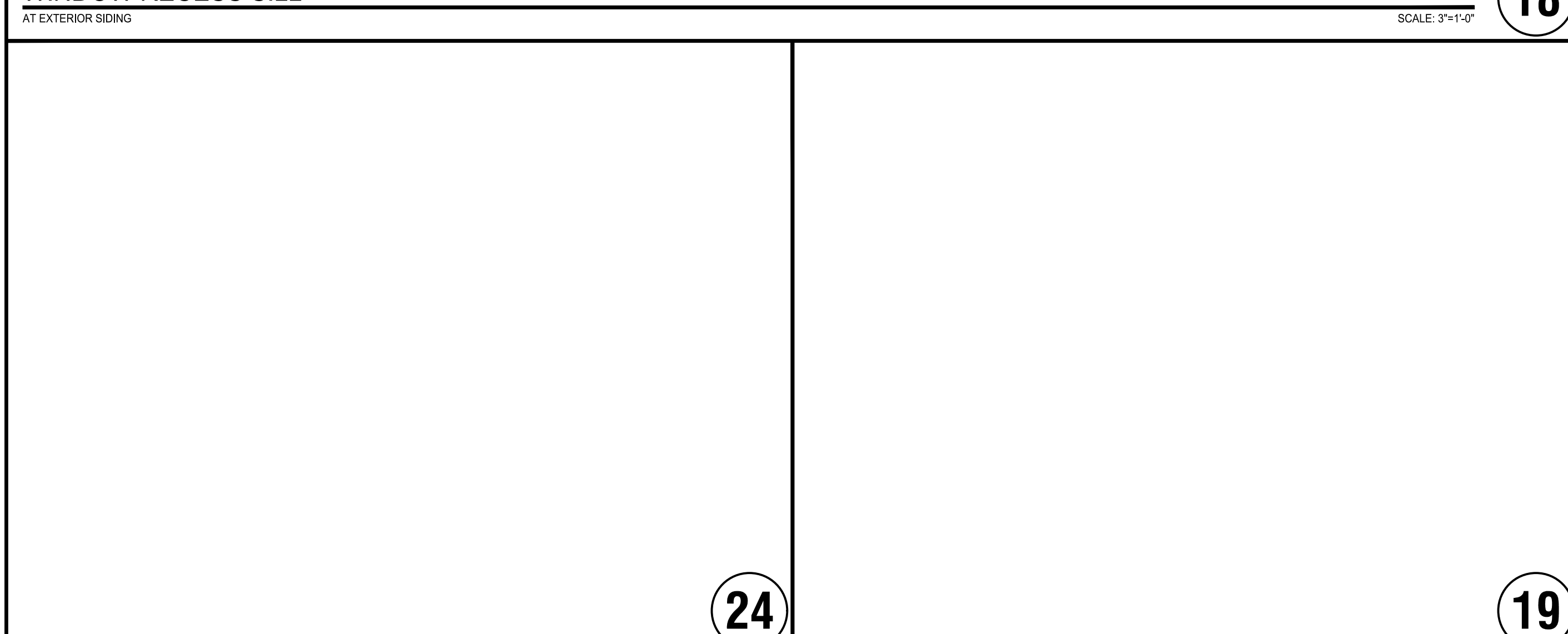
WINDOW RECESS HEAD



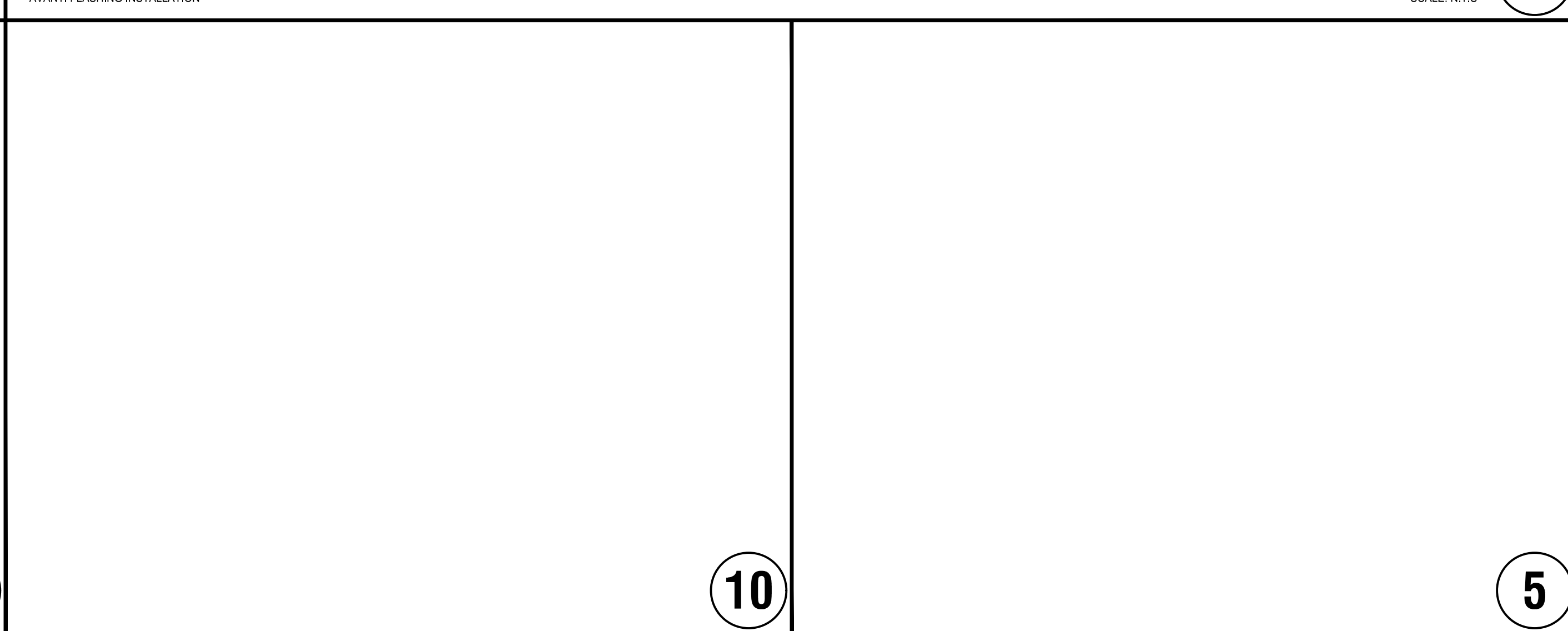
WINDOW RECESS JAMB



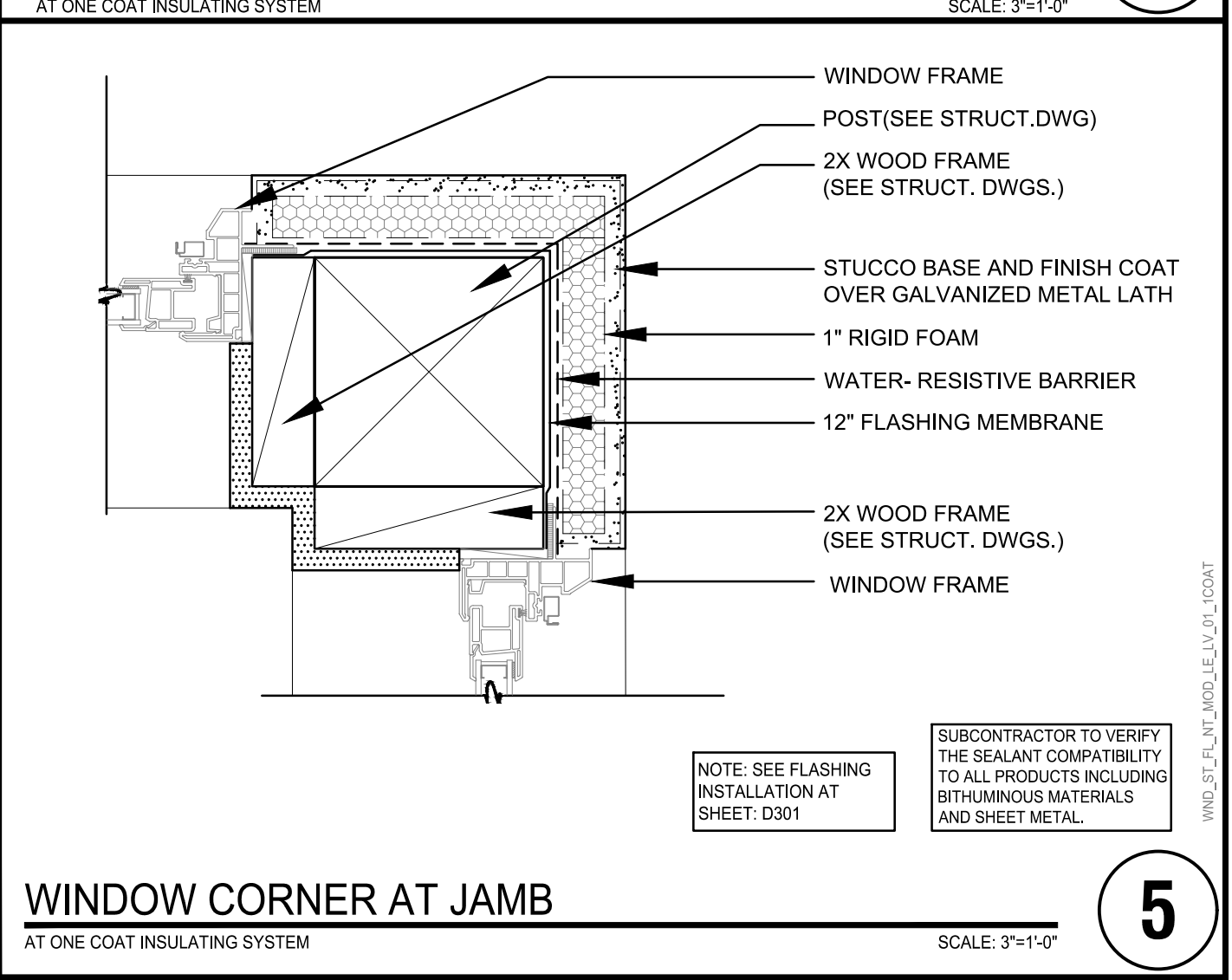
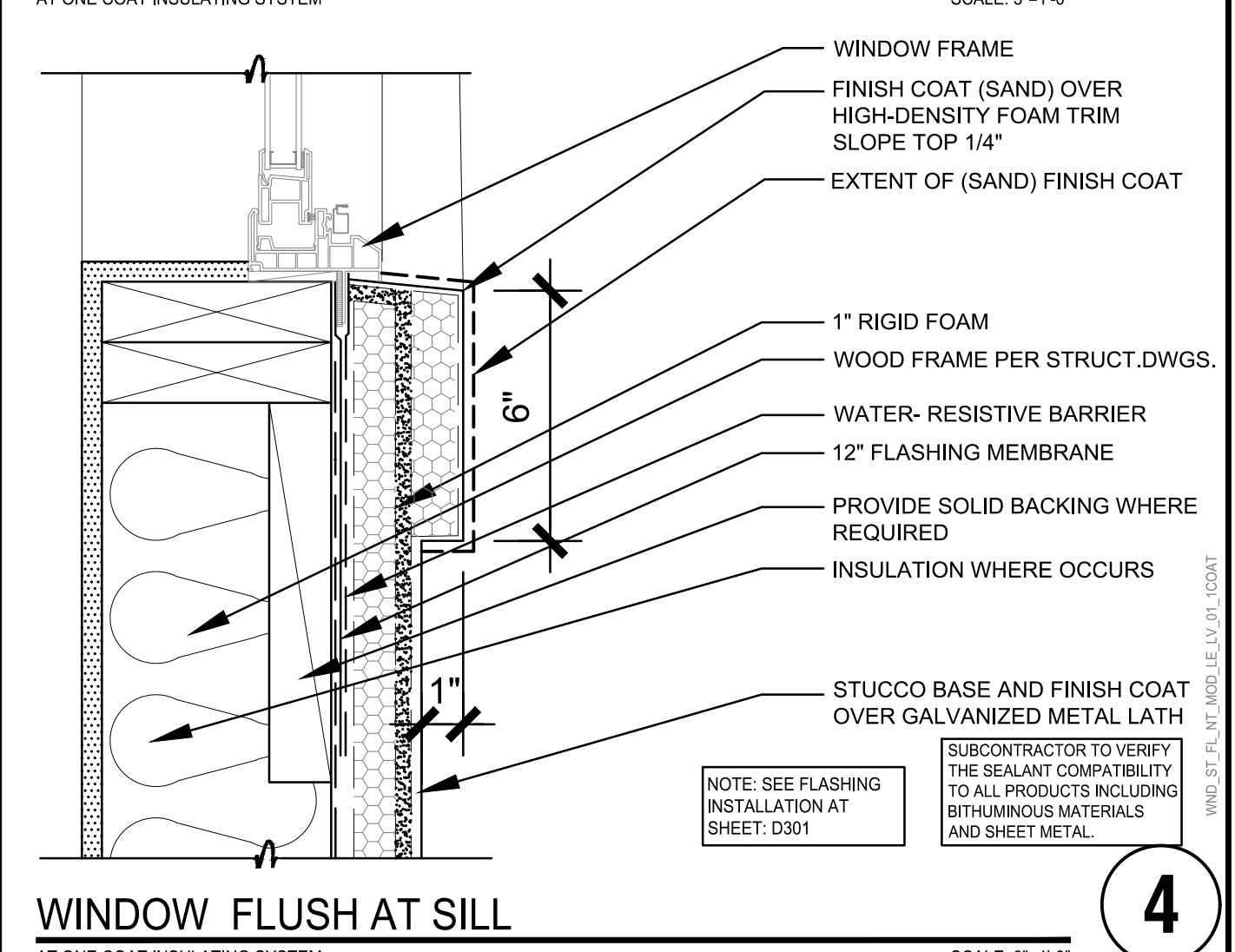
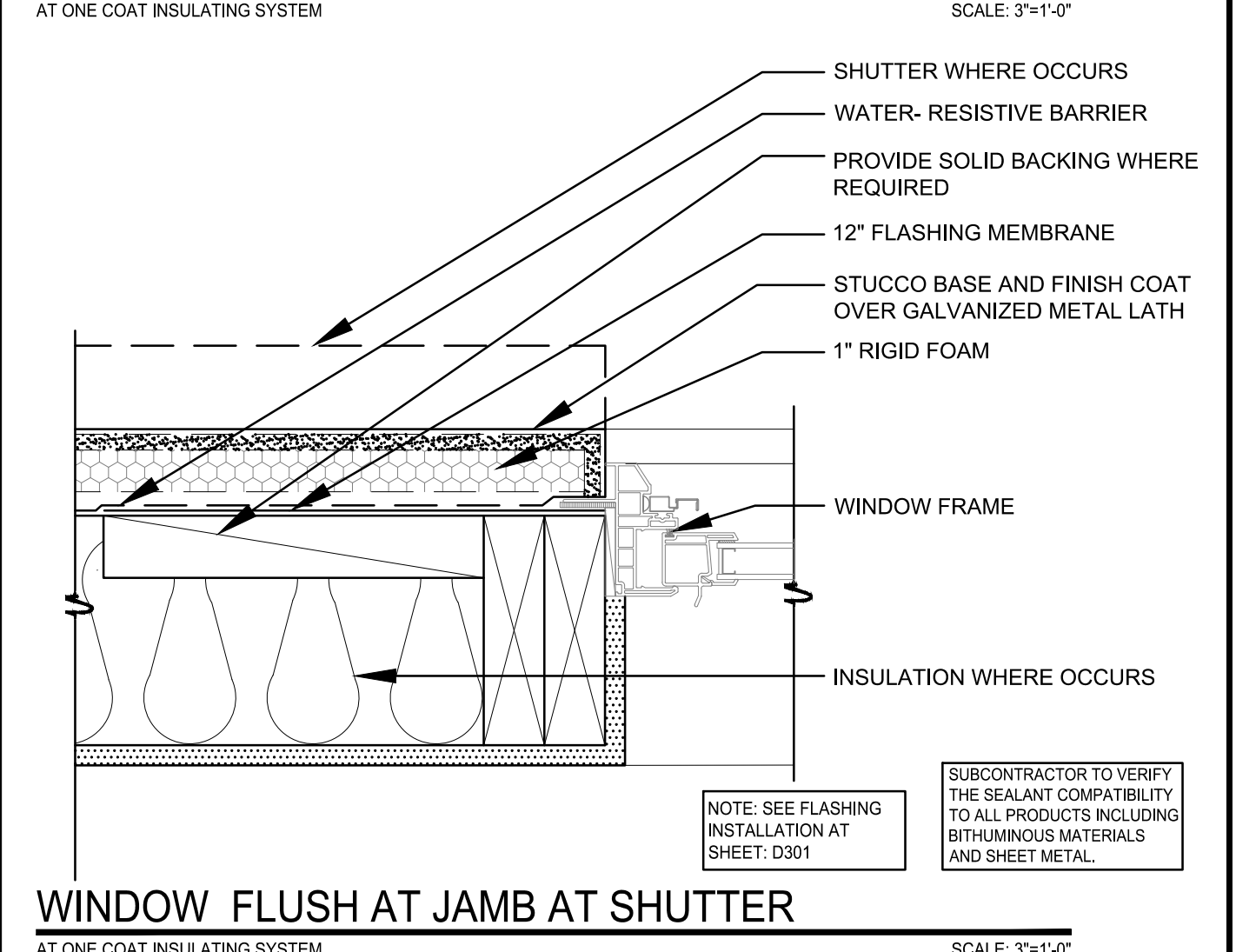
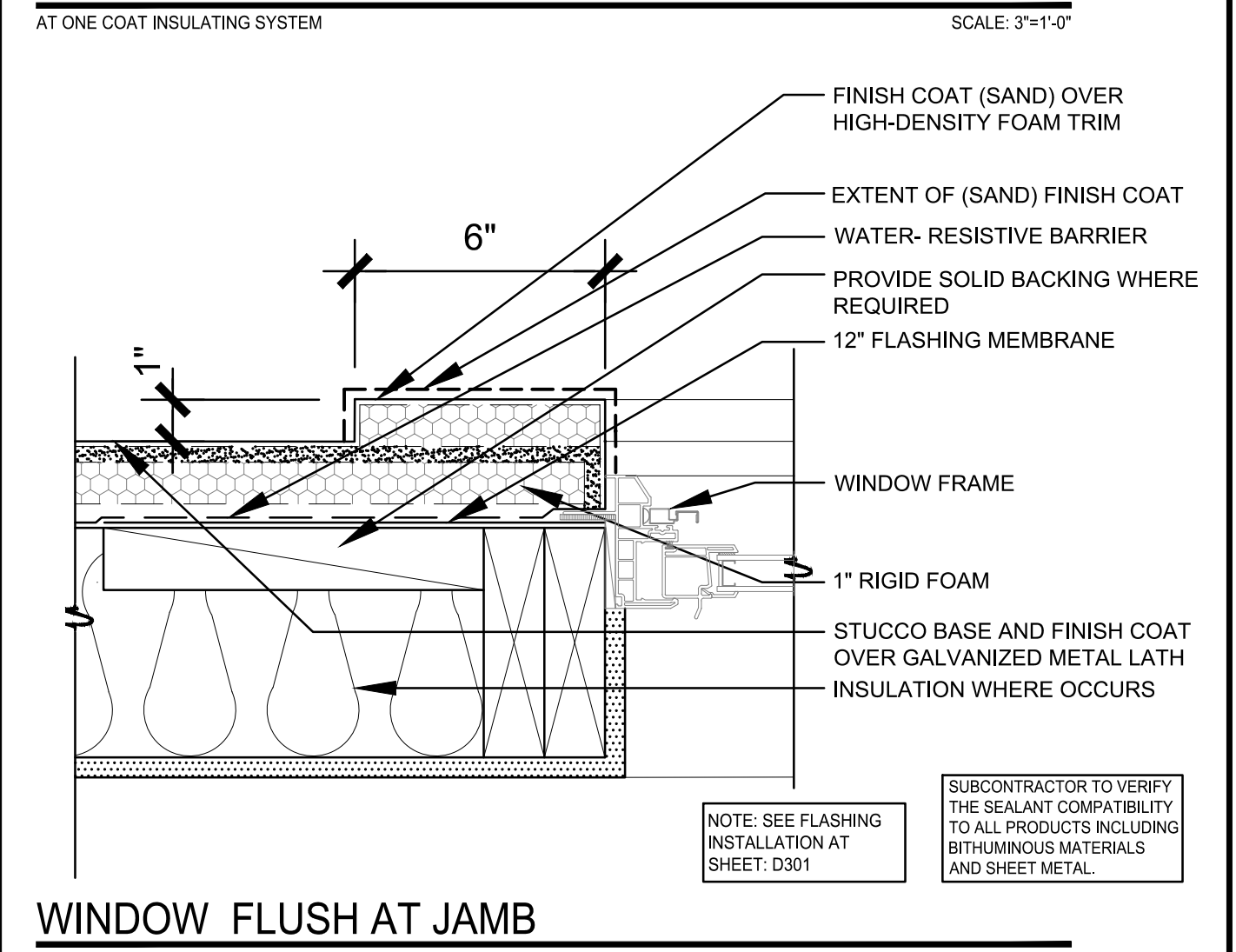
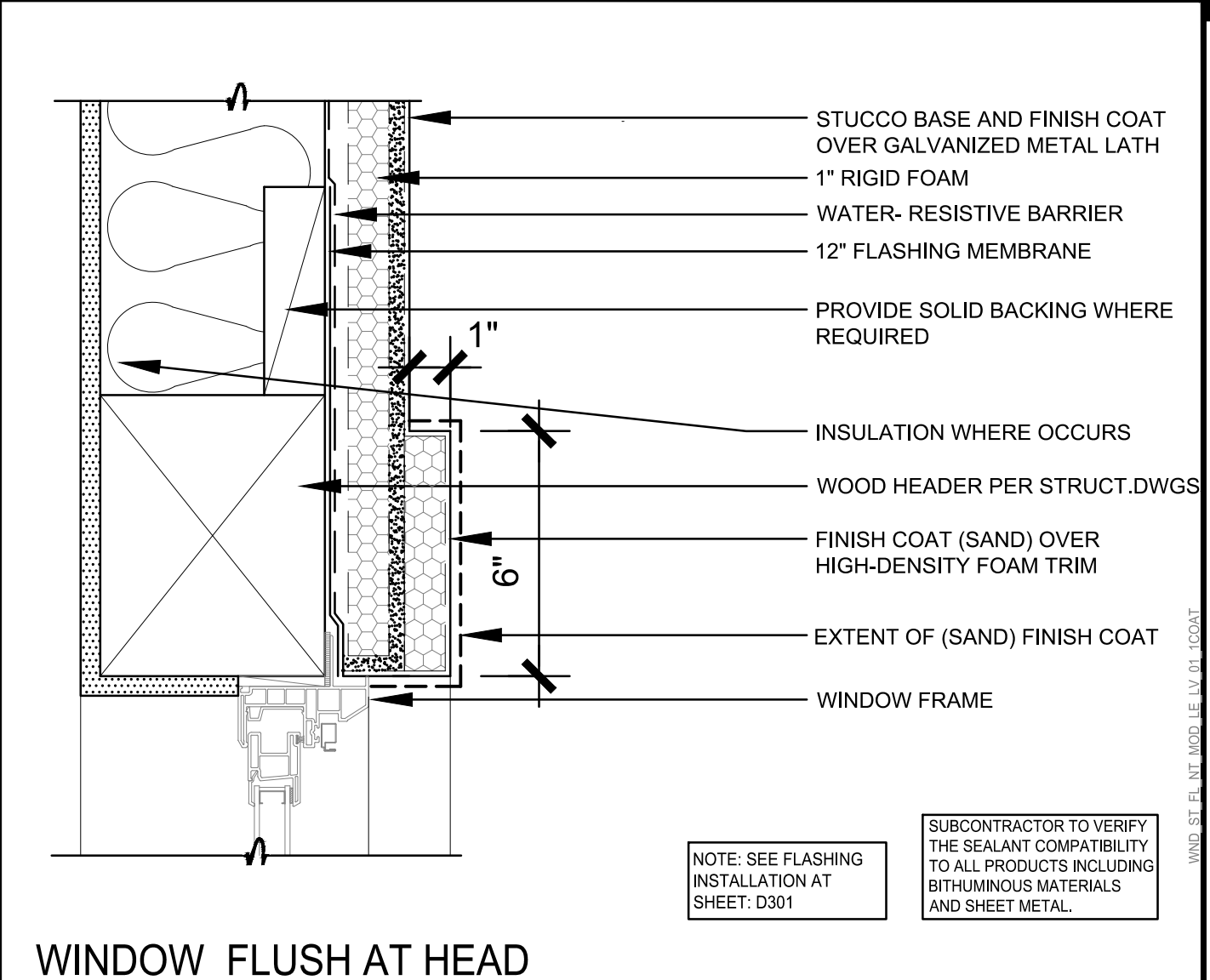
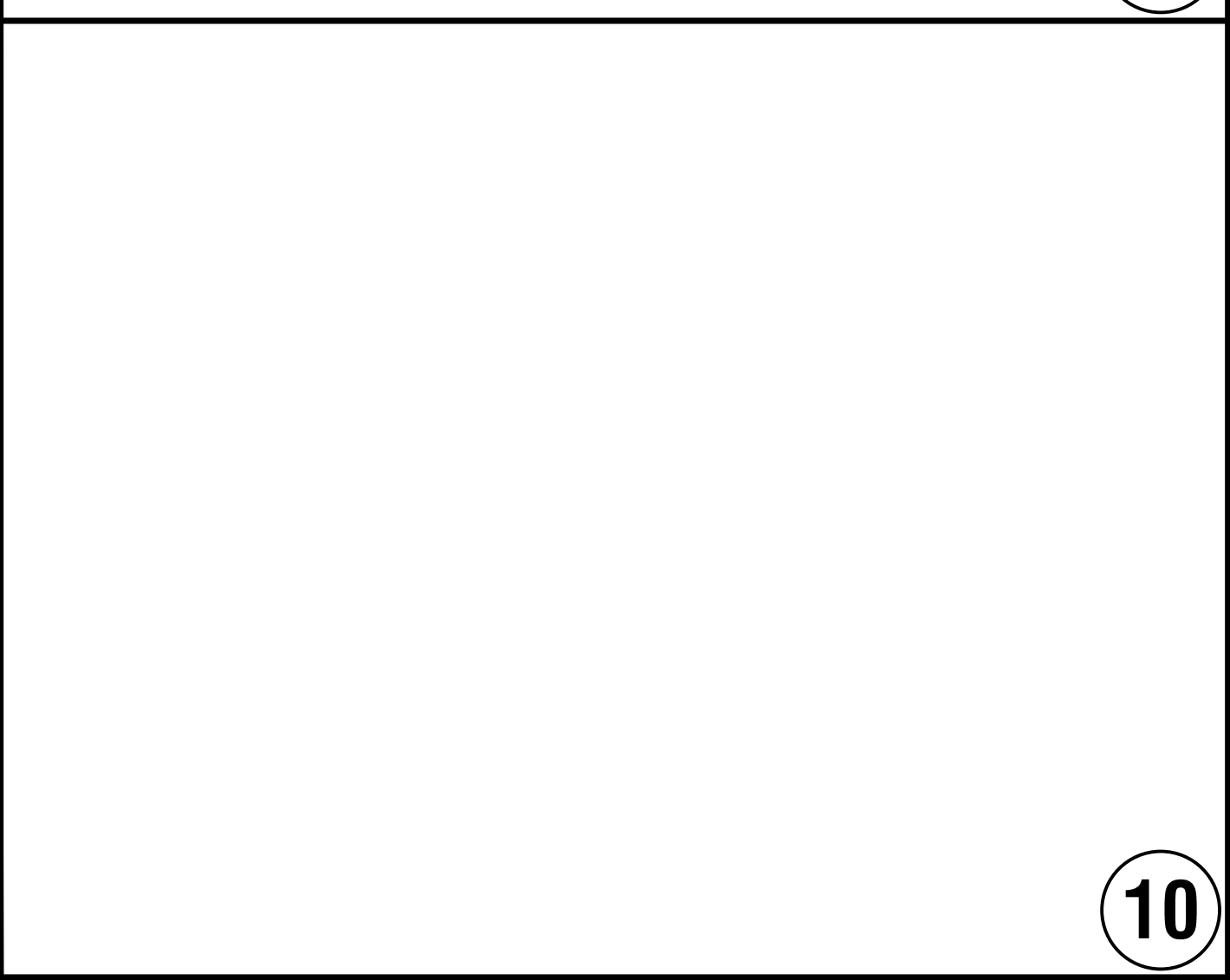
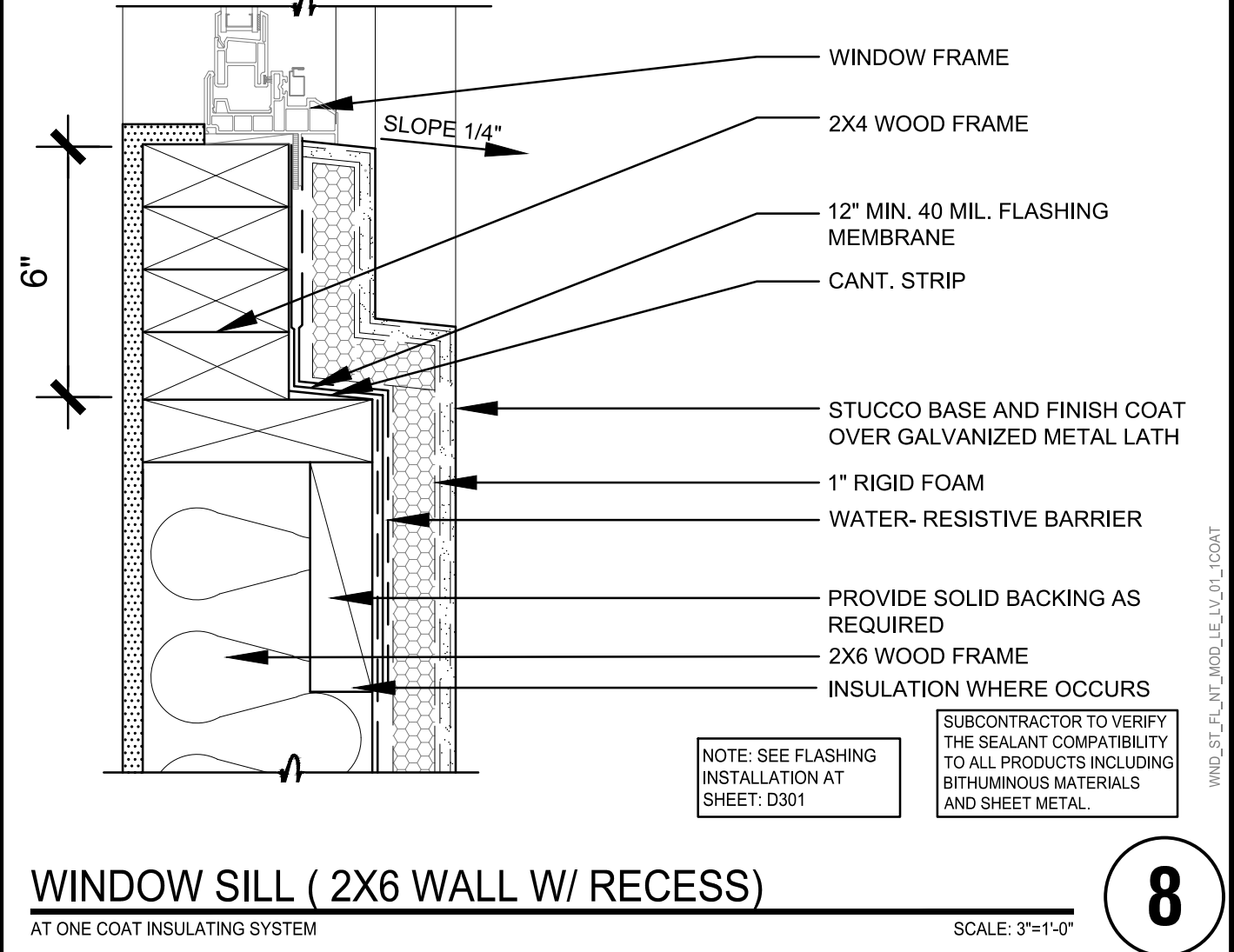
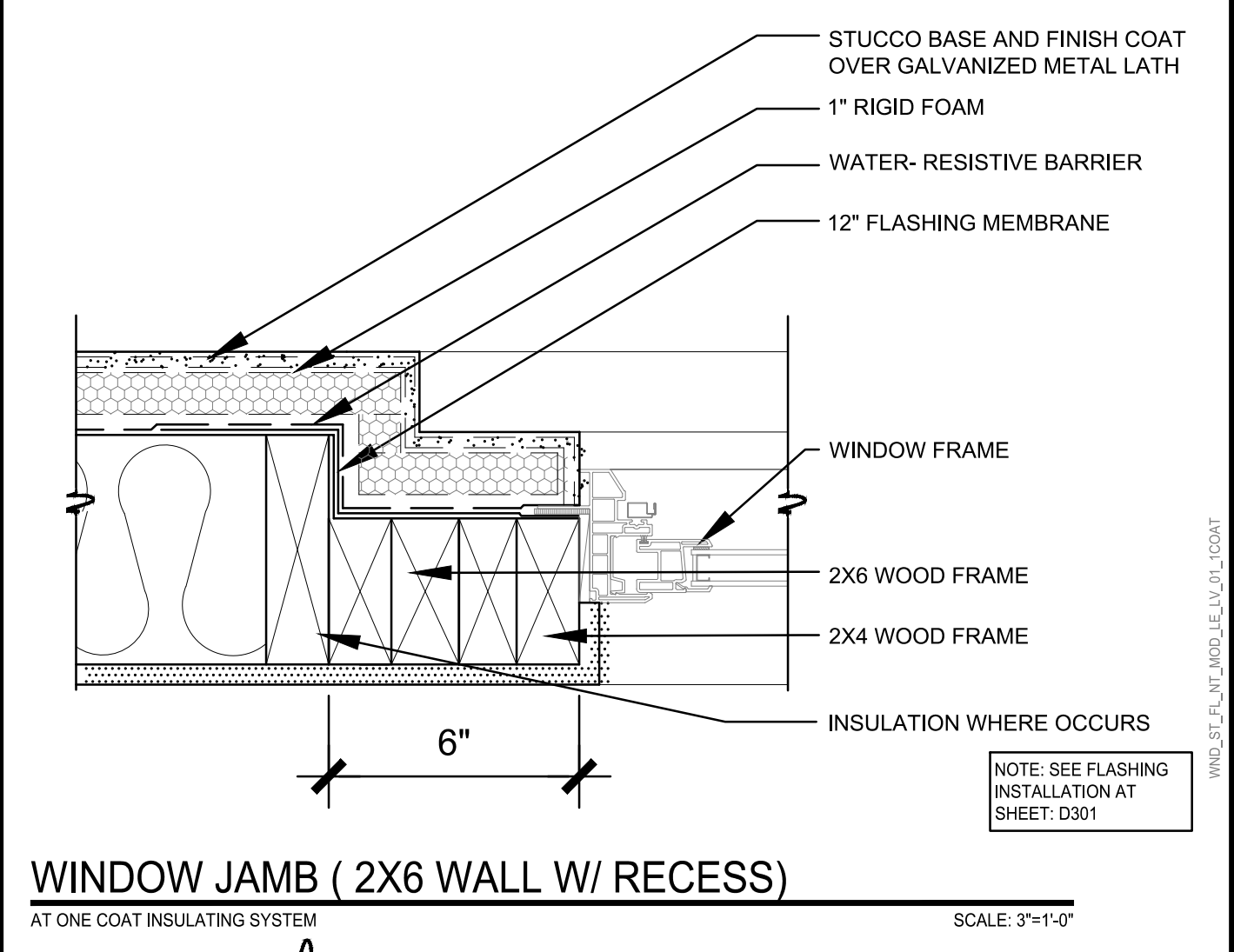
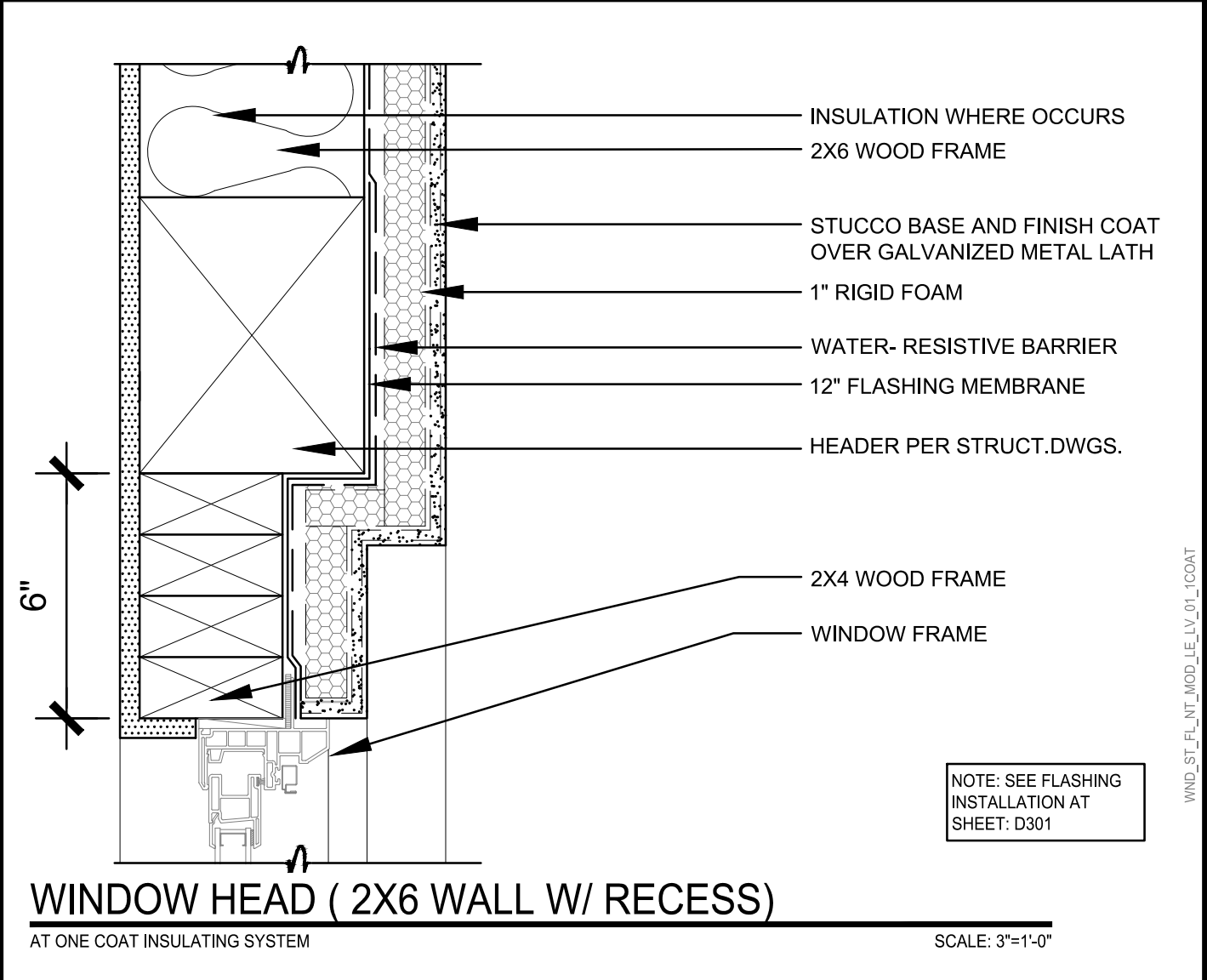
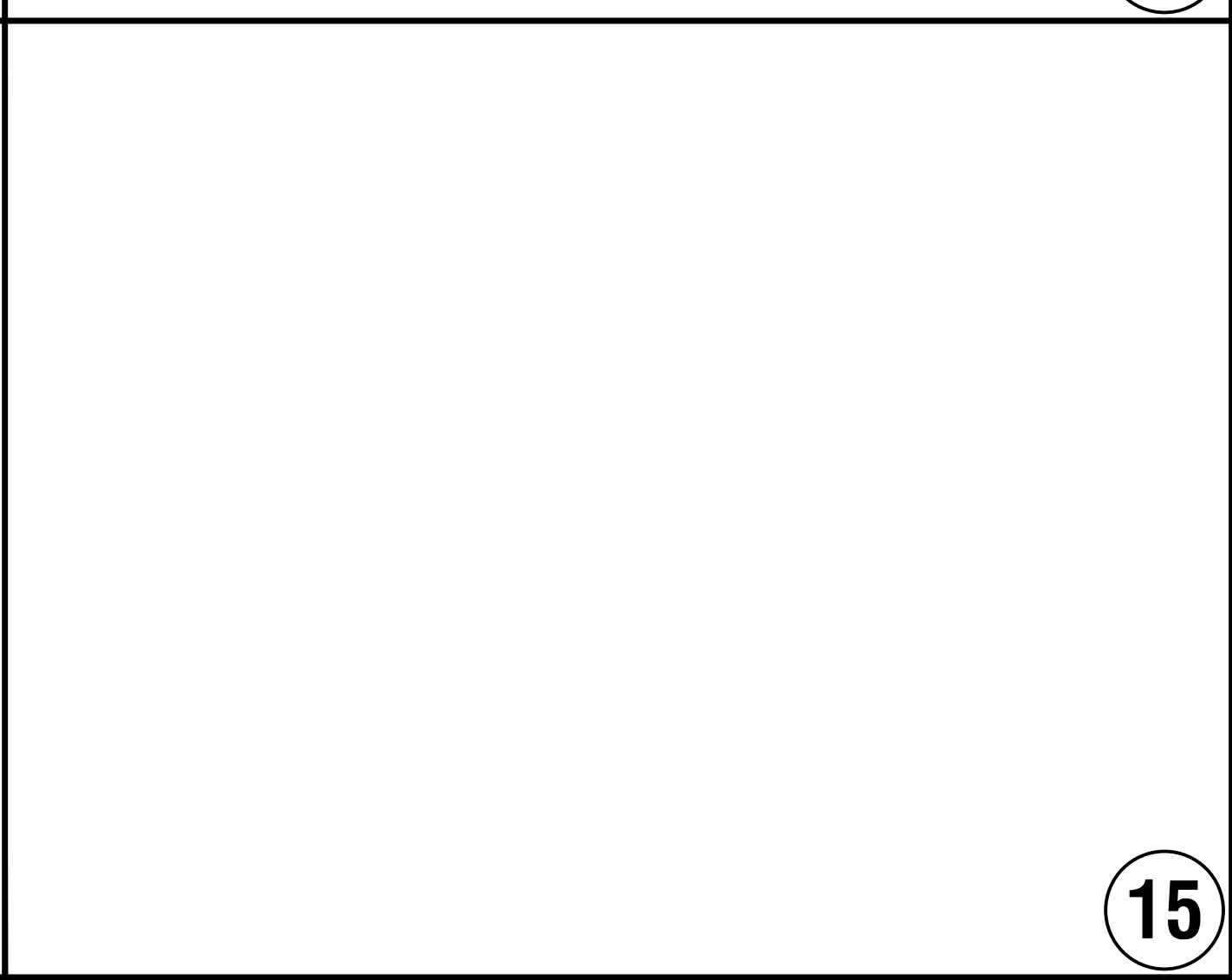
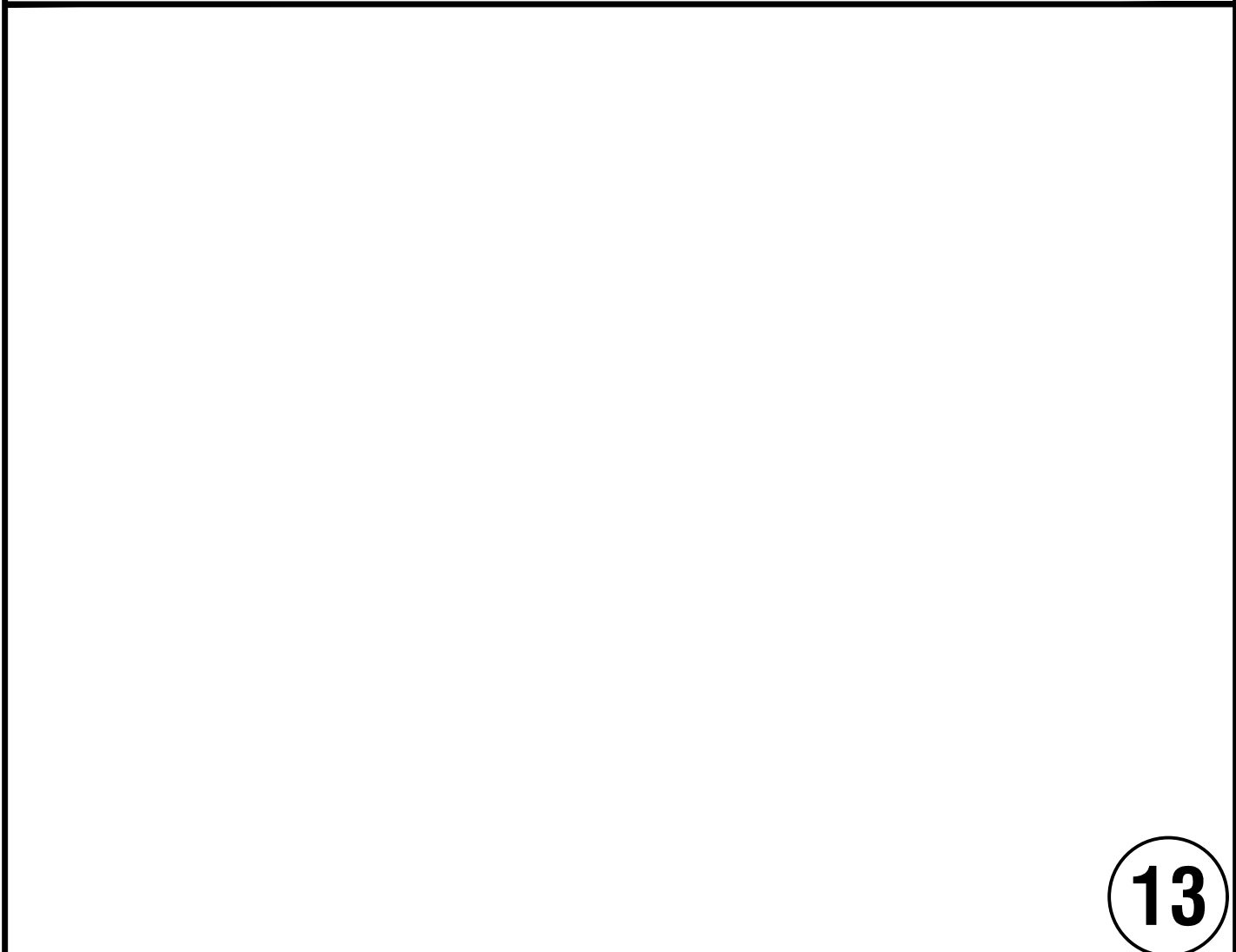
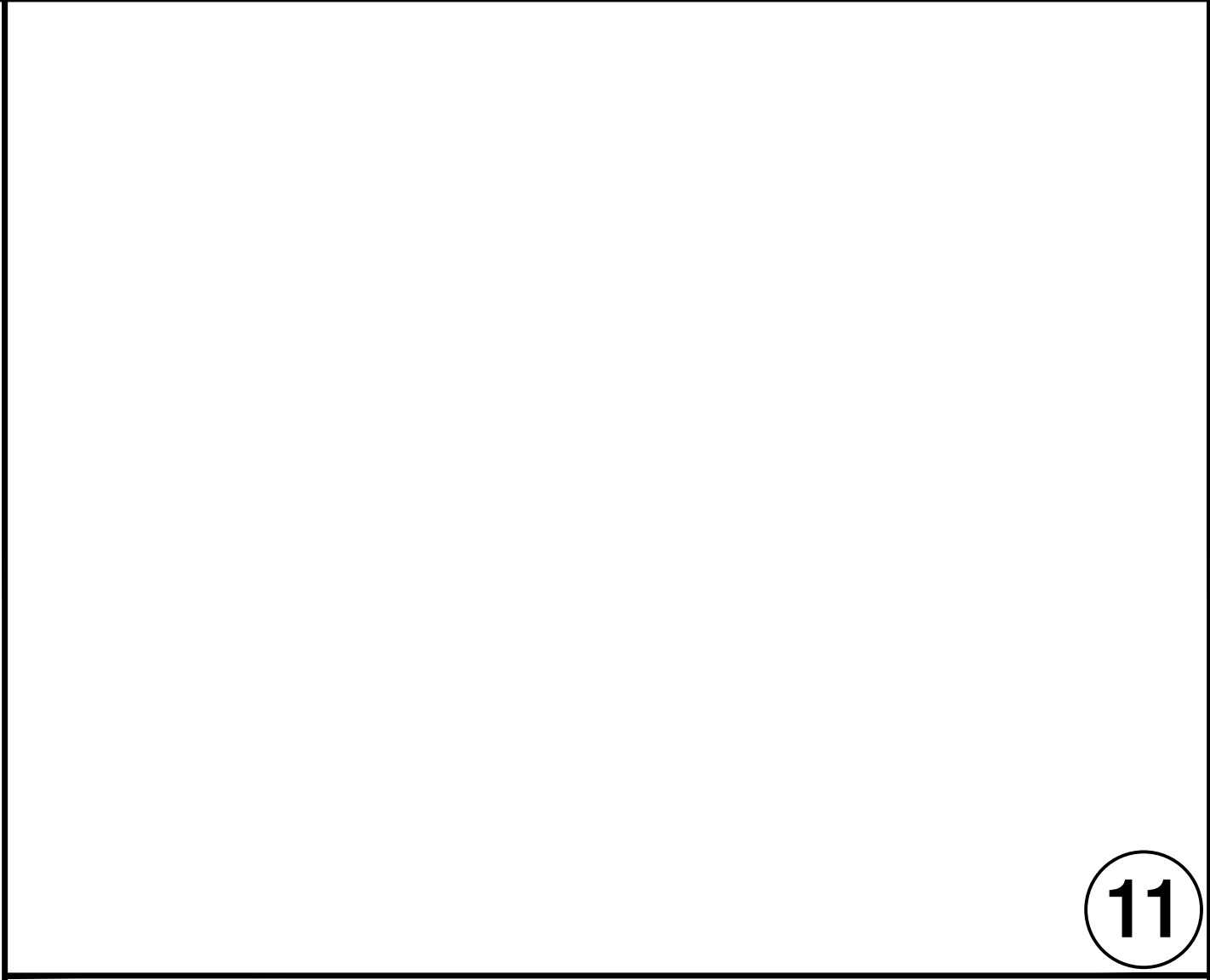
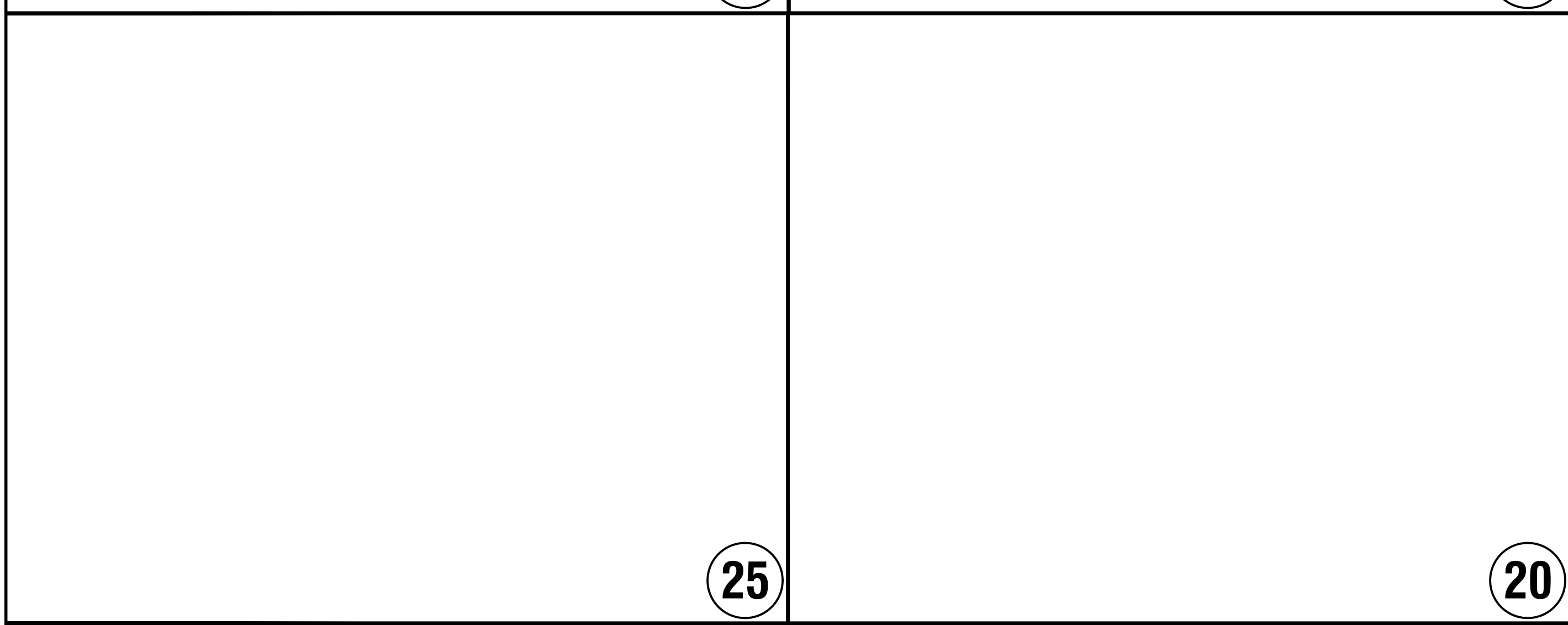
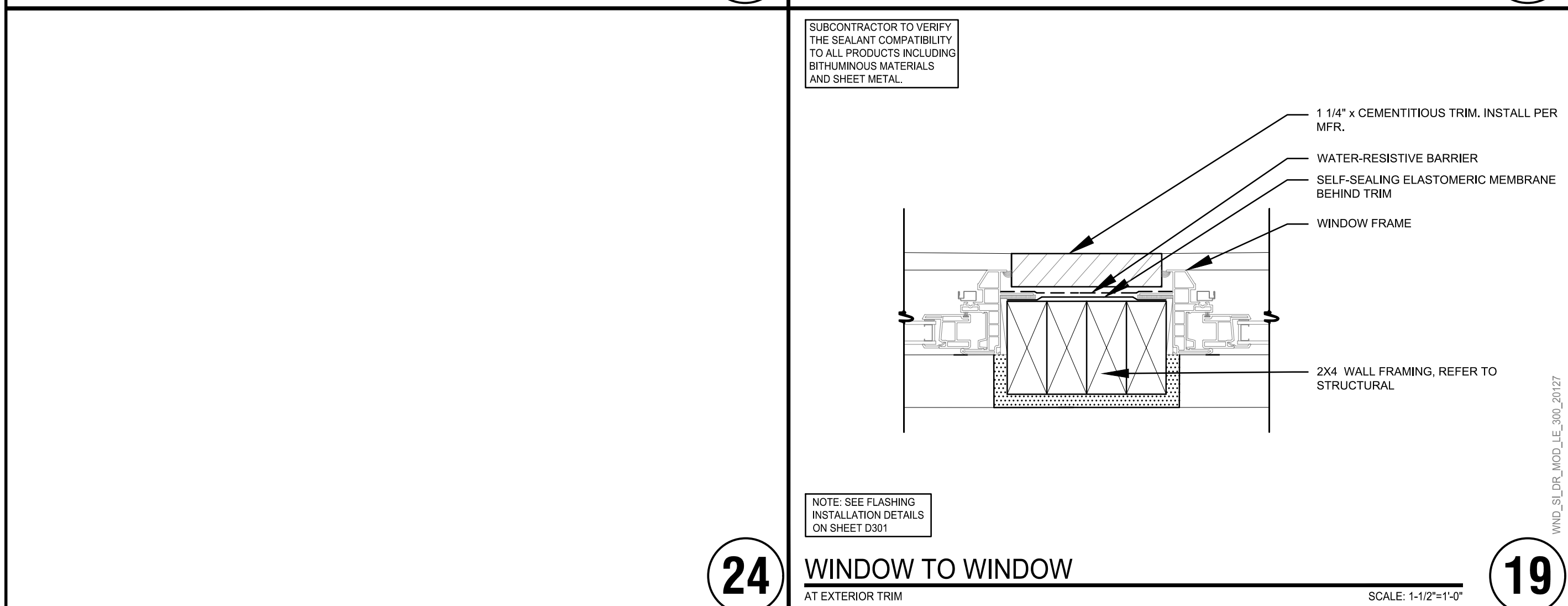
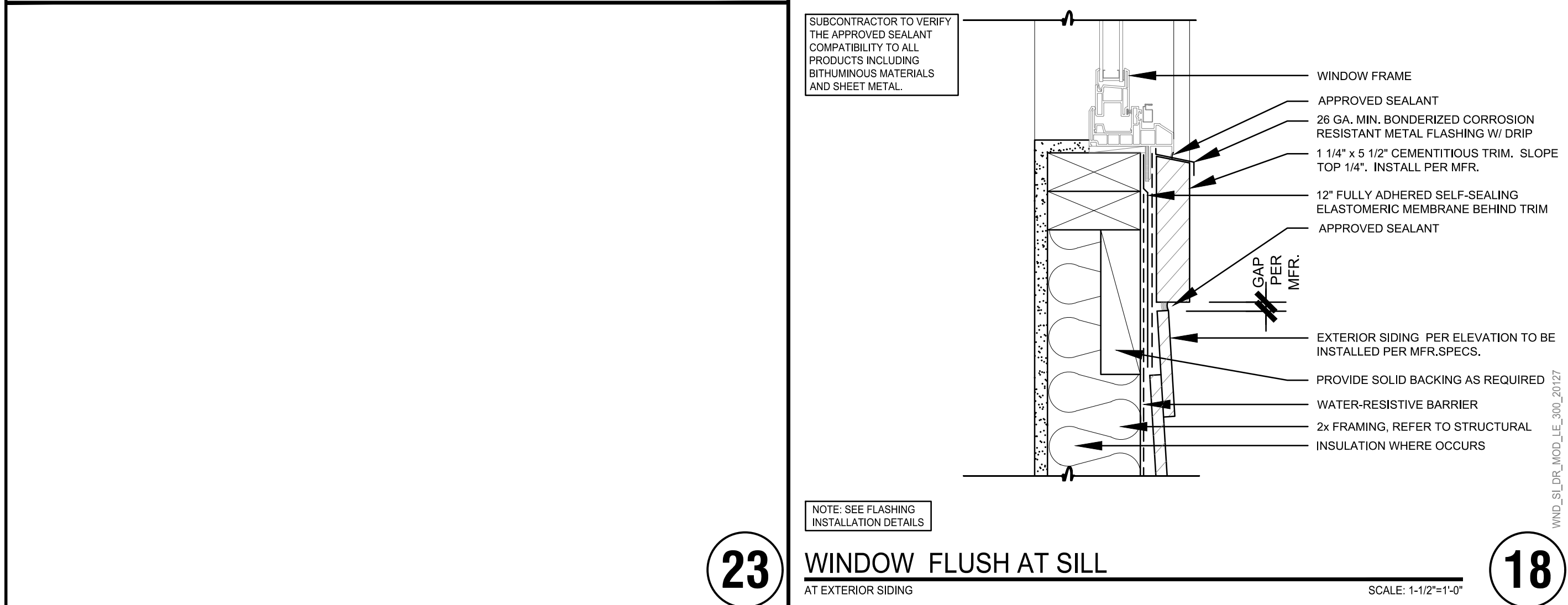
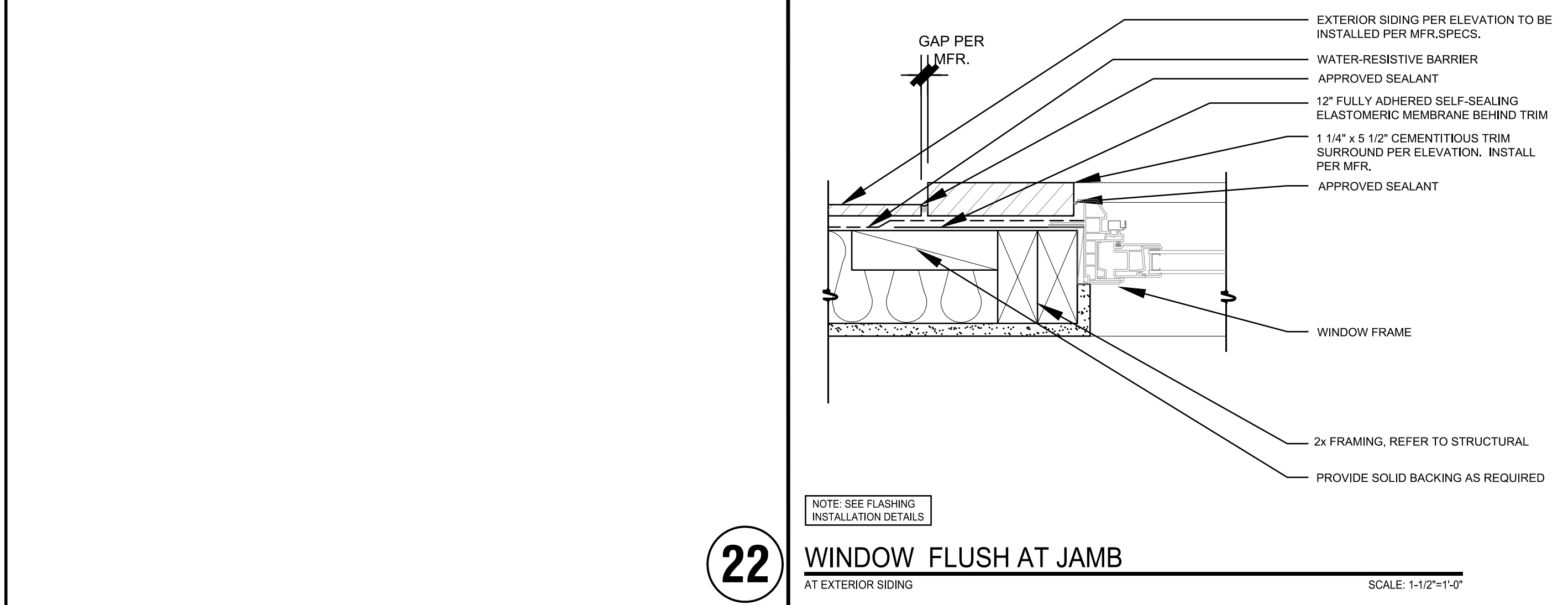
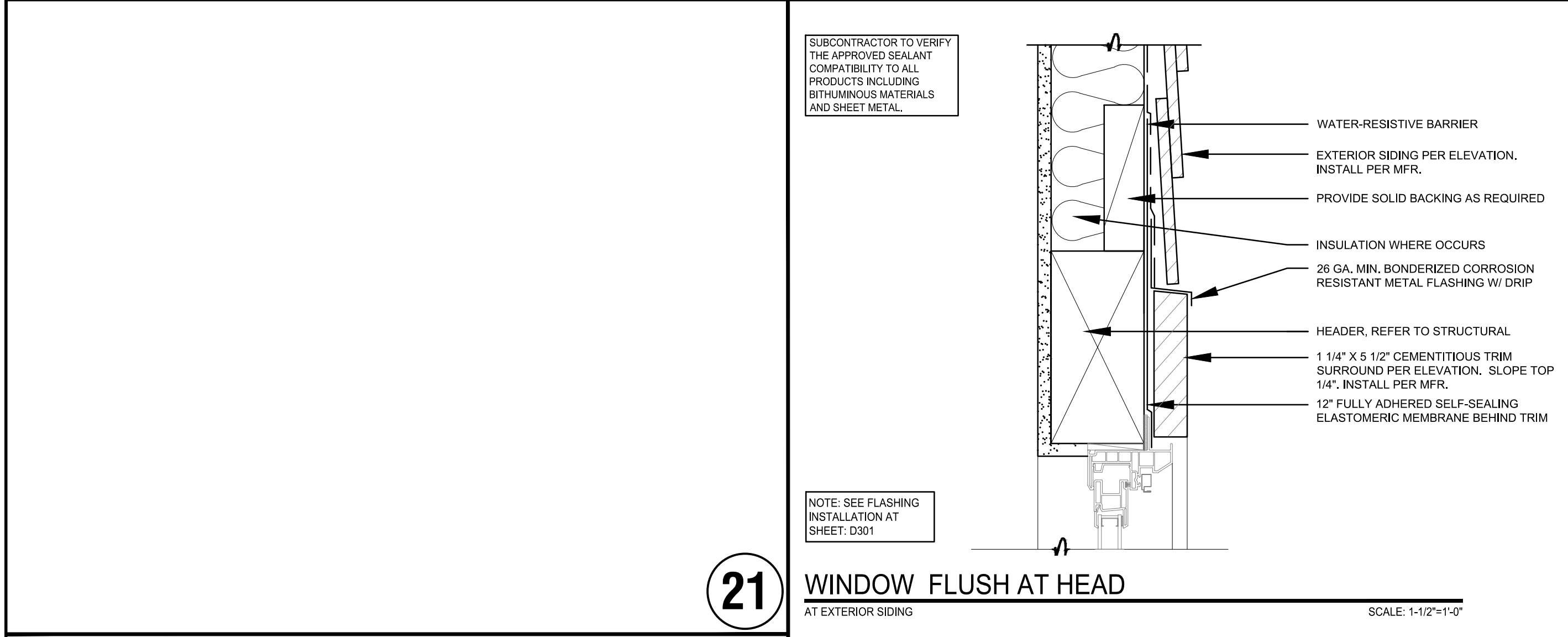
WINDOW RECESS SILL



FLUSH WINDOW FLASHING



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



ATELIER

SDK

LENNAR HOMES

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DELTA REVISIONS
2022_12_07-FIRST B.D. COMMENTS

DRAWN BY JS
JOB NUMBER 115-21119

ERNEST B. CORRILL
No. 8528
ARCHITECT
STATE OF NEVADA

WINDOW DETAILS
D302
PLOT DATE: 12-07-2022

SECOND BUILDING DEPARTMENT SUBMITTAL

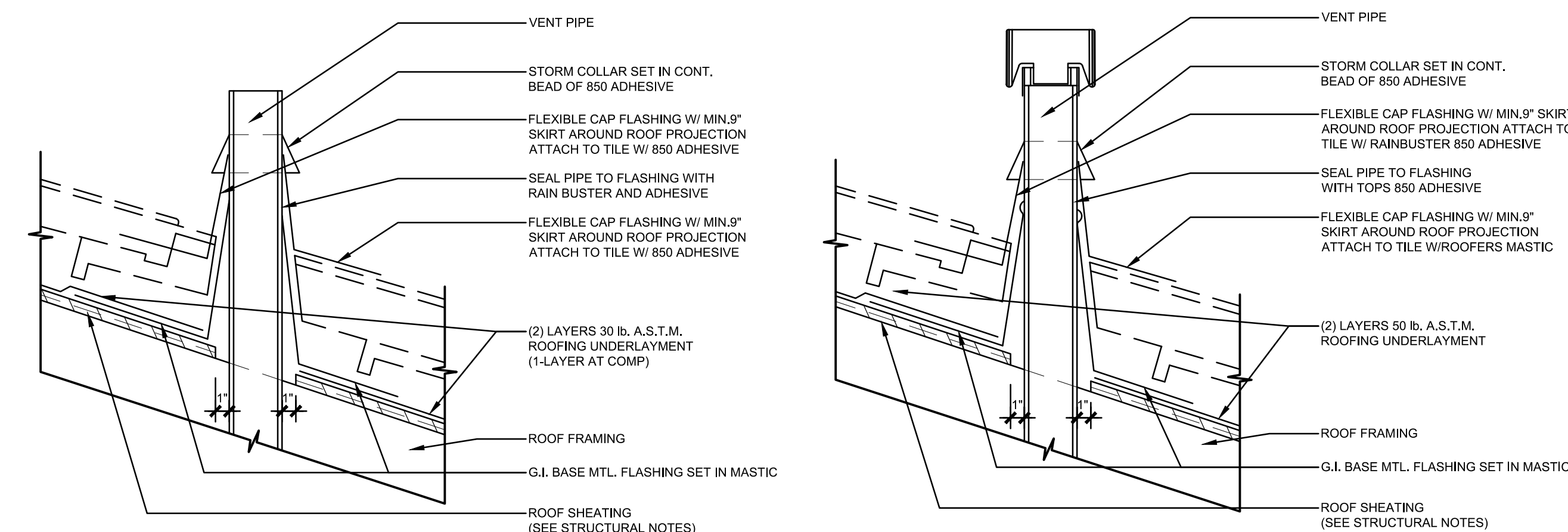
11

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14

15

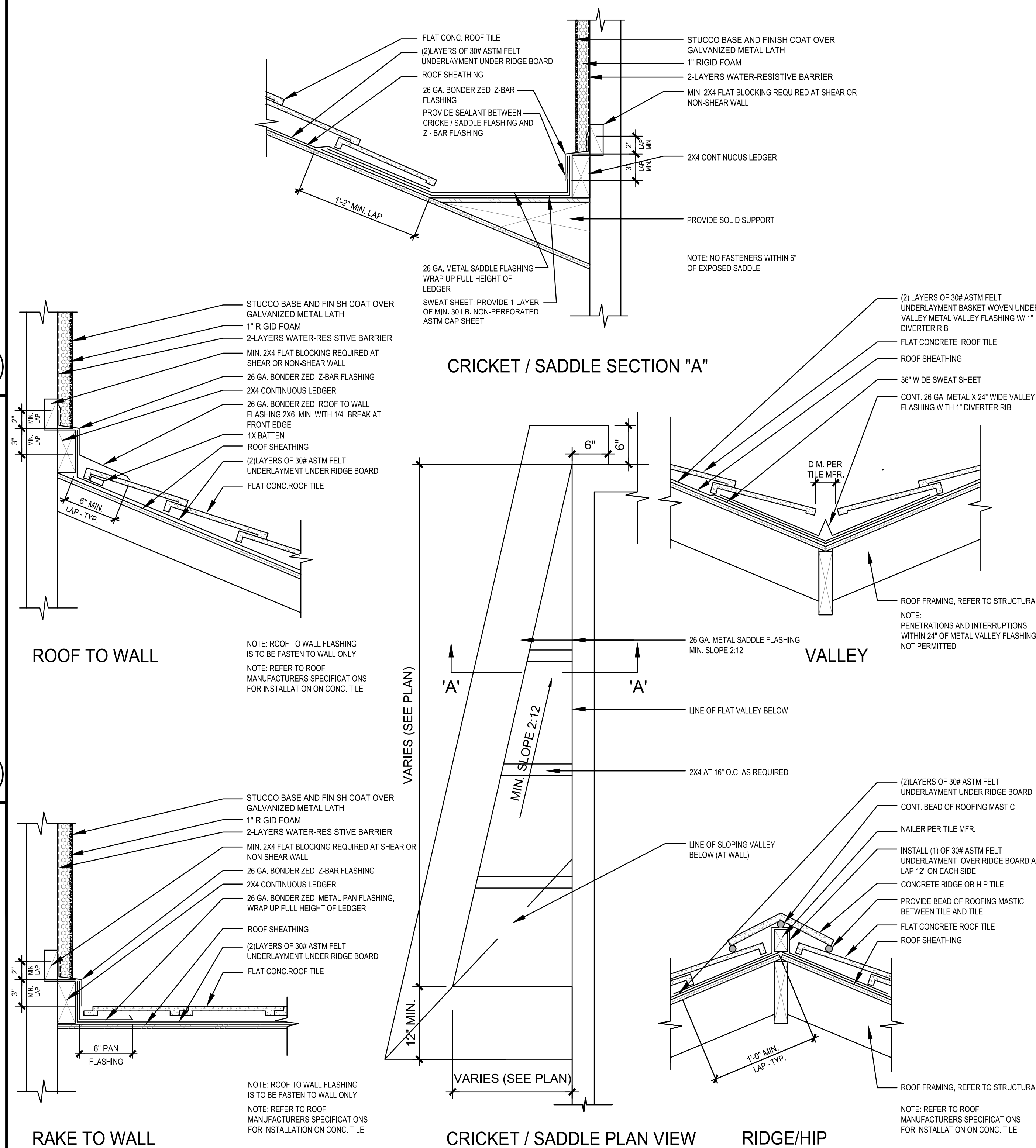


ROOF VENT FLASHING DETAIL

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

ROOF VENT FLASHING DETAIL

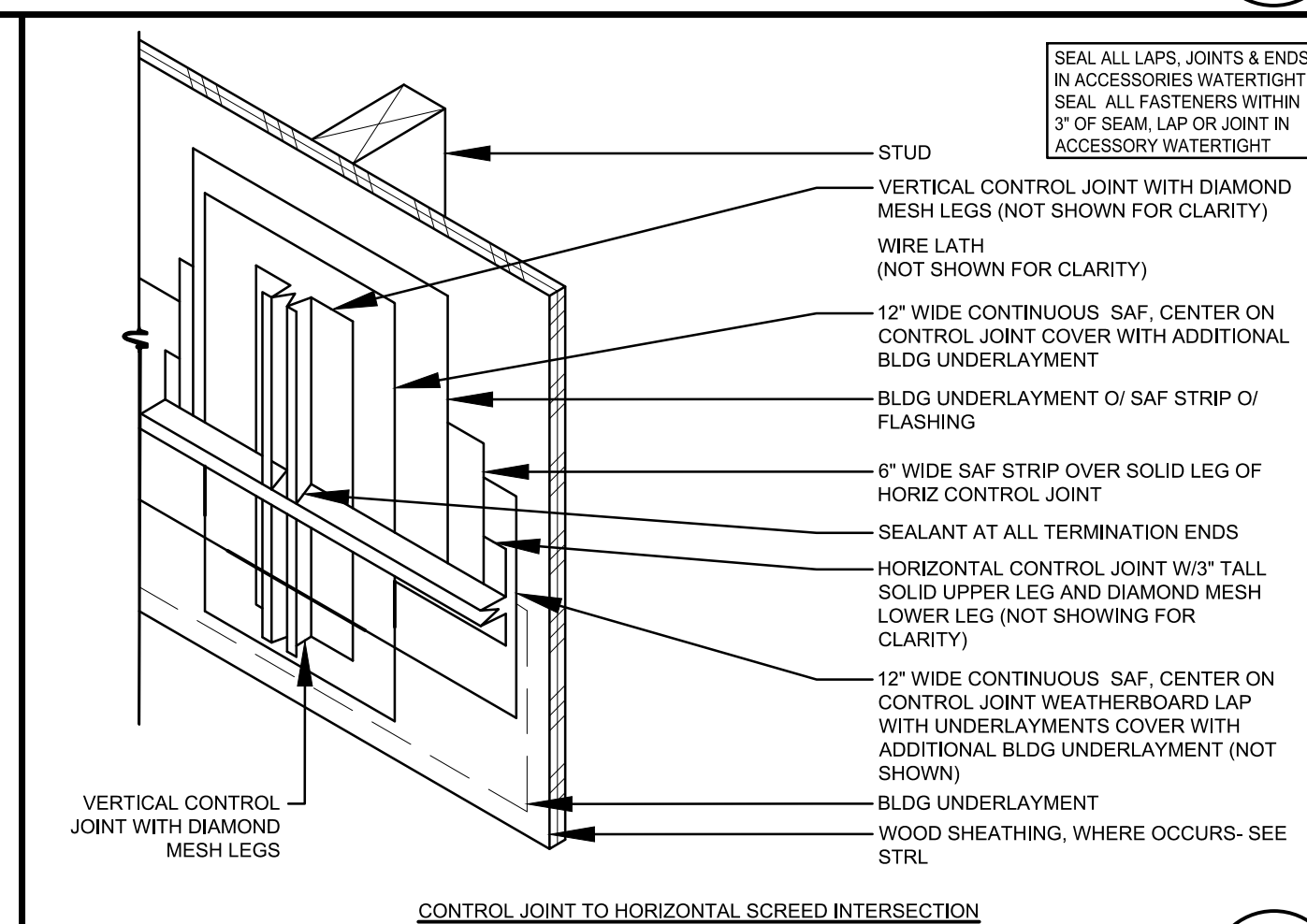
SCALE: 1 1/2" = 1'-0"



TYPICAL ROOF DETAILS - FLAT TILE

SCALE: 1 1/2"=1'

4




STUCCO CONTROL JOINTS

SCALE: $1:10^5=1'$

5

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GENERAL ROOF DETAILS

D401

PLOT DATE: 12-07-2022