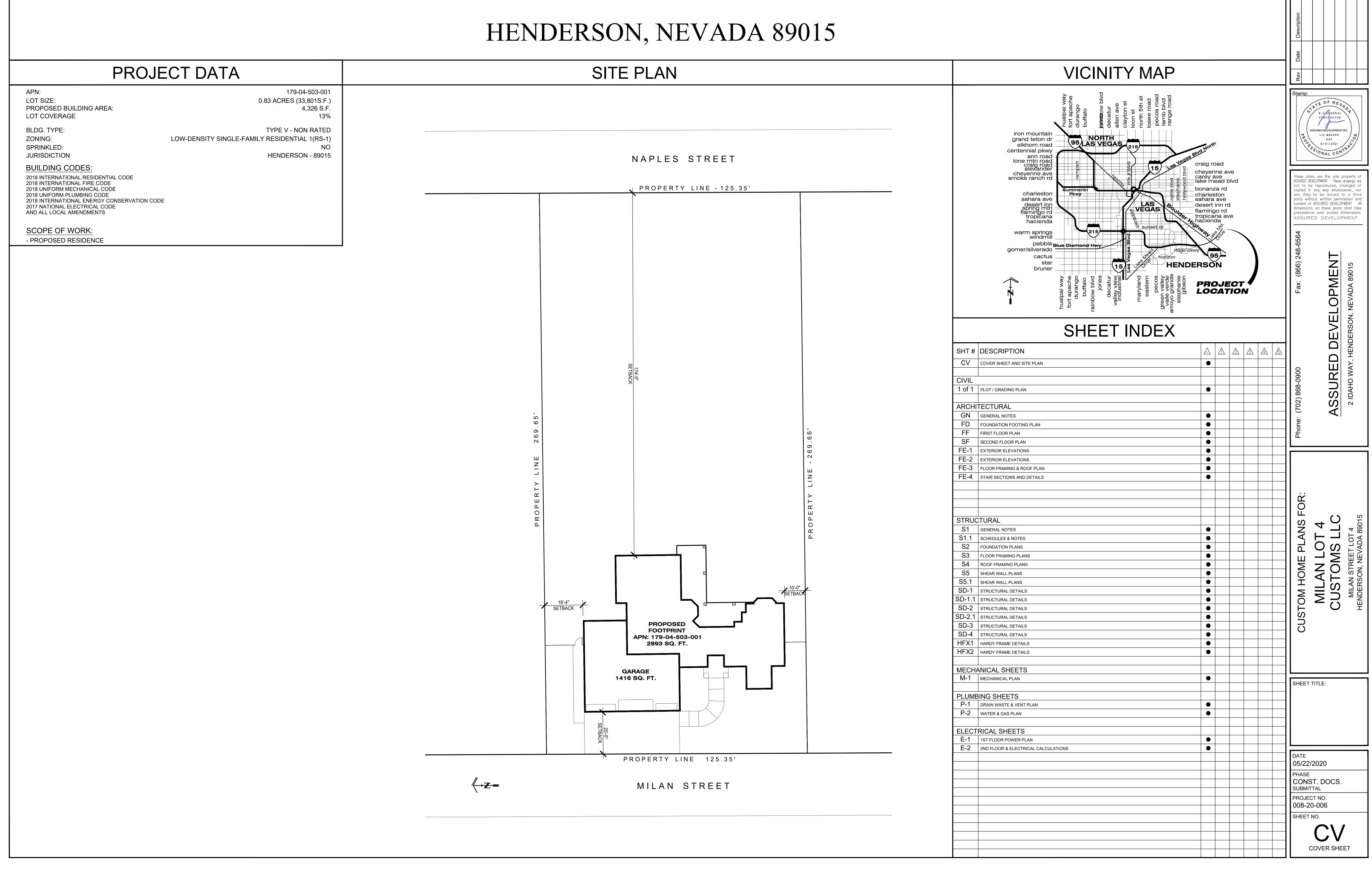
# RESIDENTIAL CUSTOM HOME PREPARED FOR MILAN LOT 4



# <u>DIVISION 1 — GENERAL REQUIREMENTS</u>

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL GOVERNING CODES. REGULATIONS AND ORDINANCES. INCLUDING OSHA REGULATIONS AND GOVERNING CITY COUNTY AND STATE AND NATIONAL REGULATIONS REGULATIONS. IN THE CASE OF CONFLICTS BETWEEN THESE REGULATIONS AND THE CONTRACT DOCUMENTS, THE MOST RESTRICTIVE SHALL APPLY. THE STRUCTURAL CALCULATIONS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL CONDITIONS AFFECTING THE WORK, AND SHALL REVIEW THE CONTRACT DOCUMENTS FOR ANY AREAS OF QUESTION AFFECTING COST CONSTRUCTION AND GUARANTEE. AND ANY DRAWING, DIMENSION DETAIL OR NOTE CONFLICT, DISCREPANCY, ILLEGIBILITY OR OMISSION. ALL AREAS OF QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK AND/OR SUBMITTING ANY BID. COMMENCEMENT OF ANY WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF ALL CONDITIONS AFFECTING WORK. DO NOT SCALE DRAWINGS
- 3. ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURERS' LATEST WRITTEN SPECIFICATIONS. ALL DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT AND H CONSULTANTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCING WORK.
- 4. THE CONTRACTOR SHALL APPLY FOR, SECURE, AND PAY FOR ALL PERMITS AND INSPECTION REQUIRED FOR THE CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
- BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL BY THE ARCHITECT AND OWNER A SCHEDULE SHOWING COMMENCEMENT. ORDER AND COMPLETION DATES OF VARIOUS PARTS OF THE WORK. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER CONSTRUCTION PROGRESS SCHEDULE. THE SCHEDULE SHALL BE IN PREPARED GRAPHIC FORM, BAR GRAPH OR SUCH SIMILAR FORM AS IS ACCEPTABLE TO THE ARCHITECT SHOWING THE PROPOSED DATES O COMMENCEMENT AND COMPLETION OF EACH OF THE VARIOUS SUBDIVISIONS OR UNITS OF WORK REQUIRED UNDER THE CONTRACT ITEMS ON THE SCHEDULE SHALL BE ARRANGED IN THE ORDER AND SEQUENCE IN WHICH THEY WILL BE PERFORMED. THE SCHEDULE SHALL CONFORM TO THE WORKING TIME AND TIME OF COMPLETION ESTABLISHED UNDER THE TERMS OF THE CONTRACT AND SHALL BE SUBJECT TO MODIFICATIONS BY AND APPROVAL OF THE OWNER.
- 6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR FIELD WORK, PERFORMANCE, SAFETY IN, ON OR ABOUT THE JOB SITE, METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE WORK.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE HIGHEST QUALITY OF EACH TRADE INVOLVED. THE CONTRACTOR, BEFORE COMMENCING WORK, SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK THAT CANNOT BE FULLY GUARANTEED OR EXECUTED WITHIN THE INTENT OF THE DRAWINGS. THE ARCHITECT SHALL RESERVE THE OPTION TO DISALLOW ANY WORK OR MATERIAL BASED ON PHYSICAL APPEARANCE. THIS INCLUDES SUCH MATERIALS OR MEMBERS AS FINISH CONCRETE OR MASONRY WORK, WOOD BEAMS, PANELING, GLU-LAMS, RAILROAD TIES, STUCCO, PLASTER OR DRYWALL WORK, TILE WORK, ROOF OR DECK FINISHES,
- EACH CONTRACTOR SHALL BE CONSIDERED A SPECIALIST IN THAT TRADE AND SHALL NOTIFY THE CONTRACTOR OF ANY WORK IN THAT TRADE WHICH CANNOT BE FULLY GUARANTEED PRIOR TO BIE SUBMITTAL. EACH CONTRACTOR SHALL SUPPLY ALL LABOR, EQUIPMENT, MATERIAL, INSPECTIONS NECESSARY TO COMPLETE THAT WORK. EACH CONTRACTOR SHALL PROTECT ADJACENT WORK
- 9. IT IS REQUIRED THAT THE ENTIRE SITE BE KEPT IN A NEAT AND ORDERLY CONDITION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF WASTE. TRASH AND DEBRIS IN A SAFE. ACCEPTABLE MANNER, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. BURY NO SUCH WASTE MATERIAL AND DEBRIS ON THE SITE. BURNING OF TRASH AND DEBRIS ON THE SITE WILL NOT BE PERMITTED. LOCATION OF DUMP FOR TRASH AND DEBRIS AND LENGTH OF HAUL IS THE CONTRACTOR'S RESPONSIBILITY.
- 10. NO CLAIM FOR ADDITIONAL OR ALTERNATE CONSTRUCTION SHALL BE ALLOWED UNLESS THE CONTRACTOR AND OWNER SHARE A WRITTEN AGREEMENT PRIOR TO THE FURNISHING AND
- 11. THE OWNER SHALL RESERVE THE OPTION TO SUBMIT ALTERATIONS DURING THE COURSE OF THE WORK AND TO HAVE SPECIAL WORK EXECUTED UNDER SEPARATE AGREEMENT.
- SAMPLES, SHOP DRAWINGS AND PRODUCT DATA SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT AND SCHEDULED TO ALLOW 20 WORKING DAYS FOR DESIGN REVIEW AN ACTION. THE CONTRACTOR SHALL RECEIVE WRITTEN NOTIFICATION FROM THE ARCHITECT BEFORE PURCHASING, FABRICATING APPLYING OR INSTALLING SUCH MATERIALS AND FINISHES AFFECTED BY SUBMITTAL.
- REFERENCE TO PRODUCT MANUFACTURER OR TRADE NAMES ARE FOR MINIMUM PERFORMANCE AND QUALITY STANDARDS ONLY. SUBMITTED EQUALS MAY BE ALLOWED UPON APPROVAL BY THE
- 14. THE CONTRACTOR SHALL CHECK THE DRAWINGS OF HIS SUPPLIERS AND SUBCONTRACTORS AS WELL AS HIS OWN DRAWINGS BEFORE SUBMITTING THEM. IN PARTICULAR, THE CONTRACTOR SHALI ASCERTAIN THAT THE DRAWINGS MEET ALL REQUIREMENTS OF CONTRACT DRAWINGS AND SPECIFICATIONS AND CONFORM TO THI STRUCTURAL AND SPACE CONDITIONS. IF SUCH SHOP DRAWINGS SHOW VARIATIONS FROM CONTRACT DOCUMENTS, WHETHER BEFORE OF STANDARD SHOP PRACTICE OR OTHER REASONS. TH CONTRACTOR SHALL CLEARLY DESCRIBE SUCH VARIATIONS INCLUDING OTHER CHANGES REQUIRED TO CORRELATE THE WORK IN HIS LETTER OF TRANSMITTAL TO THE ARCHITECT.
- THE ARCHITECT'S REVIEW OF SAMPLES SHALL BE FOR GENERAL VISUAL CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS AND DOES NOT CONSTITUTE A WARRANTY OF THE MATERIAL PROPERTIES OR THE PERFORMANCE OF THE CONTRACTORS AND SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION TO CONFORM WITH ALL OTHER GOVERNING CODES REGULATIONS, ORDINANCES AND APPROPRIATE SPECIFICATIONS.
- 16. THE TERM "N.I.C." SHALL BE CONSTRUED TO MEAN ANY CONSTRUCTION WORK NOT FURNISHED, INSTALLED OR PERFORMED BY THE CONTRACTOR. AS A PART OF THIS CONTRACT. COORDINATION FOR THE INSTALLATION OF CERTAIN N.I.C. ITEMS . INDICATED IN DRAWINGS OR SPECIFICATIONS UNLESS EXCEPTION IS MADE IN WRITING BY ARCHITECT, SHALL BE THE CONTRACTORS RESPONSIBILITY. CONTRACTOR SHALL SUBMIT IN WRITING TO ARCHITECT AN ITEMIZED LIST OF ALL ITEMS INDICATED IN DRAWINGS AS/OR INTERPRETED BY THE CONTRACTOR AS BEING
- 17. THE CONTRACTOR SHALL CO MPILE AND SUBMIT TO THE OWNER FOR THE OWNER'S APPROVAL, A PORTFOLIO CONTAINING ALL OWNERS WARRANTIES, GUARANTEES, MANUALS, OPERATING INSTRUCTIONS AND REGISTRATION FORMS FOR ALL MATERIALS. APPLIANCES INSTALLATIONS AND SERVICES PERFORMED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE ALL LABOR WORK, MATERIALS AND EQUIPMENT IN THIS CONTRACT FOR A MINIMUM ONE YEAR PERIOD AFTER THE NOTICE OF COMPLETION
- 18. THE CONTRACTOR SHALL MAINTAIN ON THE JOB SITE, AN UP-TO-DATE, ACCURATE RECORD CONSTRUCTION DRAWING SET INCLUDING ACCURATE DRAWINGS, COMPLETE WITH INVERT ELEVATIONS AND SPECIFICATIONS. FOR ALL UNDERGROUNI UTILITIES, SEPTIC, STORM DRAIN OR OTHER SYSTEMS AND
- 19. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL REQUIRED FOR PROPER PERFORMANCE OF THE CONTRACT. ALL SUCH TEMPORARY FACILITIES SHALL BE LOCATED WHERE DIRECTED AND MAINTAINED IN A SAFE AND SANITARY CONDITION AT ALL TIMES UNTIL COMPLETION OF THE CONTRACT.
- 20. NOISE CONTROL: NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT, I.E., JACK HAMMERS, POWER-DRIVEN FASTENERS, ETC.
- 21. DUST CONTROL/AIR QUALITY: DU RING DEMOLITION. SITE WORK AND CONSTRUCTION PHASES, OTHER MEASURES OR PROCEDURES MAY BE REQUIRED IN ORDER TO PREVENT AIRBORNE MATERIALS. CHEMICALS, LIQUIDS, SPRAYS, ETC. FROM DAMAGING SURROUNDING IMPROVEMENTS, PROPERTIES OR OBJECTS, LANDSCAPING OR LIVING BEINGS SHALL BE EMPLOYED BY CONTRACTOR.

ADDITIONAL AND SUPERCEDING NOTES, DETAILS AND SPECIFICATIONS ARE DISPERSED

THROUGHOUT PLANS. CONTRACTOR AND SUBCONTRACTORS ARE TO REVIEW COMPLETE AND CURRENT SET OF PLANS AND CONSTRUCTION DOCUMENTS FOR ALL NOTES.

#### <u>DIVISION 2 - SITE WORK</u>

- SITE WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ALL CONSTRUCTION, LABOR, EQUIPMENT, MATERIALS, PERMITS AND INSPECTIONS REQUIRED TO COMPLETE SITE PREPARATION. EXCAVATION, FILLING, ROUGH AND FINISH GRADING AND PAVING WORK AS SHOWN IN DRAWINGS TO COMPLETE PROJECT.
- THE CONTRACTOR SHALL LAYOUT ALL WORK AND ESTABLISH ALL NECESSARY MARKED AND GRADING STAKES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL LAYOUT AND SURVEYING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND CONFORM TO PARTICULAR SPECIFICATIONS, PERFORMANCE, DRAINAGE AND SITE PREPARATIONS AS REQUIRED BY SOILS REPORT PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL VERIFY BEFORE ANY WORK IS STARTED, THE LOCATION OF ANY EXISTING UTILITIES SERVING OR BEING PART OF THE PROPERTY BE IT ELECTRICAL, PLUMBING, TELEPHONE, ETC. AND GREAT CARE SHALL BE EXERCISED BY THE CONTRACTOR TO ENSURE THAT SAID UTILITIES NOT BE PUNCTURED, BROKEN, RUPTURED, DAMAGED, ETC., OR CAUSE THE ENDANGERING OF LIFE OR LIMB TO ANY PERSON.
- ALL SOIL COMPACTION SHALL BE RECORDED WITH THE BUILDING INSPECTION DEPARTMENT PRIOR TO FOUNDATION WORK. ALL FILL MATERIALS SHALL BE CLEAN AND SOILS TO BE ADDRESSED IN SOILS REPORTS. CONTRACTOR SHALL PROVIDE FOR AND ARRANGE FOR ALL SOILS INSPECTIONS REQUIRED.
- 6. ALL SOILS MATERIALS TO BE USED DURING BUILDING SLAB FOUNDATIONS OR OTHER STRUCTURES, SHALL BE ON-SITE AND/OR IMPORTED STRUCTURAL MATERIAL CONTAINING NO ROCKS OR HARD LUMPS LARGER THAN 6" IN SIZE AND SHALL CONTAIN A LEAST 40% OF MATERIAL SMALLER THAN 1" IN SIZE. NO SOILS MATERIALS USED SHALL BE OF A PERISHABLE, SPONGY OR IMPROPER NATURE.
- 7. ALL UTILITIES UNLESS INDICATED OTHERWISE SHALL BE INSTALLED UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TRENCHING WITHIN BUILDING AREA SHALL BE BACK FILLED WITH STRUCTURAL SOILS MATERIAL AND PROCEDURES REQUIRED 90% SOILS COMPACTION. ALL TRENCHING SHALL BE BACK FILLED WITH SELECT MATERIAL FREE OF ANY ROCKS OR OTHER SHARP OBJECTS WHICH MAY DAMAGE UNDERGROUND UTILITIES.
- UNDERGROUND PIPING SHALL BE LAID TO A MINIMUM 24" DEPTH BELOW FINISHED GRADE. WATER PIPING SHALL BE ENCOMPASSED IN AN ENVELOPE OF CLEAN FRESHWATER SAND. PIPING SHALL BE INSTALLED IN SEPARATE TRENCHES. PIPING CROSSING OTHER SERVICES SHALL HAVE A MINIMUM 12" SEPARATION.
- UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS WHEN UTILITIES ARE PLACED IN A COMMON TRENCH THE SANITARY DRAIN SHALL BE PLACED A MINIMUM 12" BELOW WATER PIPING AND ALL UTILITIES SHALL MAINTAIN SEPARATIONS AND COVERAGE BOTH VERTICALLY AND HORIZONTALLY, AS REQUIRED BY APPLICABLE CODES.
- 10. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE FROM THE SITE. SLOPE ALL FINISH GRADING AWAY FROM THE BUILDINGS, WALKS, DRIVES OR DECKS AND PROVIDE CATCH BASINS
- 12. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ADJACENT PROPERTIES FROM SETTLING, EROSION, DRAINAGE OR OTHER DAMAGE OF ANY TYPE FROM CONSTRUCTION.
- 13. CARE SHALL BE TAKEN BY ALL TRADES AND INDIVIDUALS TO SITE AND ON ADJOINING PROPERTIES. ANY TRIMMING OR OTHER ALTERATION DONE TO TREES SHALL BE DONE SO ONLY BY A LANDSCAPE TECHNICIAN DESIGNATED BY THE LANDSCAPE
- 14. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO
- 15. FINISH GRADES SHALL BE HELD DOWN IN PLANTING AREAS. THE SOILS TO BE ADDRESSED IN SOILS REPORT.

<u>DIVISION 3 - CONCRETE</u> REFER TO STRUCTURAL ENGINEERING NOTES AND/OR SOILS REPORTS

# <u>DIVISION 4 - MASONRY</u> REFER TO STRUCTURAL DRAWINGS

# <u>DIVISION 5 - METALS</u> REFER TO CORRESPONDING MP&E PLAN AND STRUCTURAL NOTES

- METALS WORK SHALL INCLUDE ALL, BUT NOT BE LIMITED TO, ALL CONSTRUCTION. LABOR, MATERIALS, EQUIPMENT, PERMITS AND NSPECTIONS REQUIRED TO FURNISH, INSTALL AND FINISH STRUCTURAL, LIGHTGAGE FRAMING, DECORATIVE AND MISCELLANEOUS METAL WORK, ANCHORS, BOLTS, FASTENINGS AND SPECIALTY TO COMPLETE PROJECT.
- WELDING WIRE MESH SHALL CONFORM TO ALL GOVERNING GULATIONS. ALL VENTS THROUGH EXTERIOR WALLS TO HAVE A MAXIMUM 1/4" MESH GALVANIZED HARDWARE CLOTH COVERING.
- 4. ALL OPENINGS TO EXTERIOR WALLS TO HAVE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL FLASHING PER CURRENT SMACNA ARCHITECTURAL SHEET METAL MANUAL.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO A.S.T.M. A-16 GRADE 40. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH "THE RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS"
- LATEST EDITION OF C.R.S.I. LAP SPLICE CONTINUOUS REINFORCING STEEL A MINIMUM OF 40 DIAMETERS OR 1'-6" MINIMUM UNLESS NOTED OTHERWISE. MINIMUM COVER FOR REINFORCING STEEL: FOOTINGS - 3", WALLS -1-1/2" (EXPOSED SIDE), 2" (AGAINST EARTH).
- 8. STEEP PIPE COLUMNS SHALL CONFORM TO A.S.T.M. A-53 GRADE "B" MACHINE BOLTS AND ANCHOR BOLTS SHALL CONFORM TO A.S.T.M.
- 10. SHOP DRAWINGS FOR STRUCTURAL AND MISCELLANEOUS METAL FABRICATIONS SHALL BE SUBMITTED IN CONFORMANCE WITH
- 11. ALL MISCELLANEOUS METAL ITEMS AND THEIR COMPONENTS ARE NOT INDIVIDUALLY DESCRIBED IN THE DRAWINGS, BUT SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE INTENT OF THE DRAWINGS AS REQUIRED TO COMPLETE THE WORK.
- MISFITTING, FAULTY OR DAMAGED MATERIAL IS TO BE CORRECTED BEFORE INSTALLATION AND ALL DEFECTIVE WORK AND MATERIALS
- HALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. 13. ALL WELDS SHALL BE GROUND SMOOTH. HOLES SHALL BE PRECISELY LOCATED AS SHOWN IN DRAWINGS AND PROVIDED WITH
- 14. ALL WORK SHALL BE SMOOTH. PRIMER AND PAINT TO FINISH SPECIFIED ON DRAWINGS.
- 15. SEE STRUCTURAL SPECIFICATIONS FOR PRIMARY NOTES.

COUNTERSINK FOR MOUNTING SCREWS.

- REFER TO STRUCTURAL DRAWINGS IF OR WHERE ANY <u> DIVISION 6 – CARPENTRY</u> CONFLICT. NOTIFY HOME OWNER PER "PRIMARY NOTE" ABOVE.
- 1. CARPENTRY AND MILLWORK SHALL INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION, LABOR, MATERIALS, EQUIPMENT, PERMITS AND INSPECTIONS REQUIRED TO FURNISH, INSTALL AND FINISH ALL ROUGH AND FINISH CARPENTRY, CABINETRY AND MILLWORK TO
- ALL CARPENTRY WORK SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING RESTRICTIONS, TIMBER CONSTRUCTION MANUAL, W.W.P.A. WESTERN WOODS USE BOOK AND PLYWOOD STANDARD INSTITUTE SPECIFICATIONS LATEST EDITIONS.
- 3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
- FIREBLOCK ALL WALLS, FLOORS, FURRED A REAS, ETC. SO THAT MAXIMUM CONCEALED SPACE IS NO GREATER THAN 10'-0". PROVIDE ADDITIONAL FIRE BLOCKING AS REQUIRED PER LOCAL GOVERNING
- 5. ALL TOP PLATES TO BE 2 X 6 DOUBLE STUD MINIMUM WITH MINIMUM LAP SPLICE OF 48" WITH BUTT JOINTS OCCURRING OVER
- 6. ALL INTERIOR NON-BEARING OPENINGS 4'-0" OR LESS SHALL HAVE A MINIMUM HEADER OF ONE 4 X 6, OR TWO 2 X 6 ON EDGE. ALL JOISTS. HEADERS, BEAMS AND RAFTERS SHALL HAVE A MINIMUM SOLID BEARING OF 2" @ EACH END.
- 8. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED. EXTERIOR WOOD POSTS AND COLUMNS SUPPORTED BY A CONCRETE SLAB SHALL BE INSTALLED @ MINIMUM 2" ABOVE ADJACENT
- 10. WHERE BEAMS FRAME INTO STUD WALLS AND WHERE OPEN BEAM CEILINGS OCCUR, PROVIDE 16 GAUGE GALVANIZED IRON STRAP TIE
- 11. PROVIDE MINIMUM ONE 4 X 4 WOOD POST UNDER ALL 4" WIDE BEAMS OR HEADERS.

CONCRETE SURFACE ON METAL POST BASE

- 12. NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED AT EVERY CORNER OF AN EXTERIOR WALL. 13. 1 X 4 LET-IN BRACING SHALL BE PROVIDED AT ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS AT EACH AND (OR AS NEAR AS POSSIBLE) AND AT LEAST EVERY 25' LENGTH. THEY SHALL BE PLACED AT AN ANGLE NOT GREATER THAN 60 DEGREES NOR LESS
- THAN 45 DEGREES FROM HORIZONTAL. 14. ALL JOIST HANGARS, FRAMING ANCHORS, ETC. SHALL BE MANUFACTURED BY SIMPSON COMPANY, OR AN APPROVED EQUAL. 15. WHERE WOOD FRAME WALLS AND PARTITIONS ARE COVERED ON
- THE INTERIOR WITH PLASTER, TILE, OR SIMILAR MATERIAL AND ARE SUBJECT TO MOISTURE, THE FRAMING SHALL BE PROTECTED WITH AN APPROVED WATERPROOF PAPER. 16. ALL INTERIOR AND EXTERIOR WOOD POSTS ATTACHED DIRECTLY TO
- CONCRETE SHALL BE SECURED WITH "SIMPSON COMPANY" CB OF 17. ALL WOOD POSTS CONNECTING TO WOOD BEAMS ABOVE SHALL BE SECURED WITH "SIMPSON COMPANY" CC OR ECC POST CAPS,
- 18. FRAMING CONTRACTOR SHALL PROVIDE BACKING AS REQUIRED FOR ALL LIGHT FIXTURES, ELECTRIC FIXTURES, CABINETS, WARDROBES, ETC. PER FLOOR PLANS.
- 19. ALL STUDS SHALL BE CONTINUOUS AND UNINTERRUPTED FO R TH ENTIRE FULL HEIGHT OF THE WALL UNLESS SUPPORTED LATERALL' BY CEILING, FLOOR, OR RAFTER JOISTS PERPENDICULAR TO WALL. THE MAXIMUM ALLOWABLE HEIGHT FOR STUDS @ 16" O/C SHALL BI 10'-0" FOR 2 X 3 STUDS; 14'-0" FOR 2 X 4 STUDS OR 3 X 4 STUDS; AND 20'-0" FOR 2 X 6 STUDS.
- 20. FOUNDATION SILL PLATES SHALL BE SECURELY FASTENED TO SLAB WITH SYSTEM A OR B. SYSTEM A POWER DRIVEN FASTENERS (7/32" 'RAMSET' #3348) PER I.C.B.O. REPORT #1147, OR APPROVED EQUAL. TYPICAL EXTERIÓR AND/OR BEARING WALL SILLS TO RECEIVE FASTENERS @ 36" O/C WITH THE FIRST 2 FASTENERS @ 6" AND 10 FROM EACH CUT END OF THE SILL. INTERIOR AND/OR NON-BEARING WALL SILLS TO RECEIVE FASTENERS @ 48" O/C WITH THE FIRST FASTENER @ 6" FROM EACH CUT END OF THE SILL. FASTENERS TO BE INSTALLED AFTER THE CONCRETE HAS SET FOR 7 DAYS MINIMUM. SYSTEM B -1/2" X 10" ANCHOR BOLTS IMBEDDED 7" MINIMUM INTO CONCRETE OR REINFORCED MASONRY AND 15" MINIMUM INTO UNREINFORCED GROUTED MASONRY. ALL OF THE ABOVE SPACED 72" O/C UNLESS NOTED OTHERWISE. PROVIDE 1 ANCHOR BOLT WITHIN 12" OF END OF EACH PLATE. VERIFY WITH STRUCTURAL DRAWINGS AND NOTES.
- 21. STRUCTURAL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH AND SHALL CONFORM TO THE STANDARD GRADING RULES FOR WESTERN LUMBER . 2 X 4 HORIZONTAL MEMBERS TO BE "CONSTRUCTION GRADE" AND 2 X 4 VERTICAL FRAMING TO BE "STUD GRADE" UNLESS NOTED OTHERWISE. POST AND BEAMS 5" THICKER SHALL BE DOUGLAS FIR-LARCH #1 UNLESS NOTED OTHERWISE. AL;L OTHER FRAMING (HORIZONTAL AND VERTICAL) TO BE DOUGLAS FIR-LARCH #2, UNLESS NOTED OTHERWISE. SEE FRAMING PLAN FOR HEADER AND BEAM SCHEDULE AND CALLOUTS.
- 22. PROVIDE 1/2" CLEAR SPACE BETWEEN JOISTS AND THE DOUBLE TOP PLATE OF ALL NON-BEARING PARTITIONS. SECURE WALL WITH 20D SPIKES AT 12" O/C INTO JOISTS (OR BLOCKING).
- 23. PROVIDE 2X BLOCKING (FULL DEPTH OF FLOOR JOISTS) AT 8'-0" AND 2X BLOCKING (FULL DEPTH OF RAFTER JOIST) AT 10'-0" O/C. SEE FLOOR AND ROOF DIAGRAM NOTES FOR ADDITIONAL BLOCKING THAT MAY BE REQUIRED.
- 24. CUTTING, NOTCHING OR DRILLING OF BEAMS OR JOISTS TO BE PERMITTED ONLY AS DETAILED OR APPROVED BY ENGINEER. 25. CONTRACTOR SHALL SUBMIT CERTIFICATE OF CONFORMANCE FOR GLUED-LAMINATED BEAMS TO BUILDING INSPECTION DEPARTMENT PRIOR TO ERECTION. SPECIFICATION:
- 26. PROVIDE 2X SOLID FIRE BLOCKING IN STUD WALL AT INTERSECTION OF FLOORS, CEILING COVES AND MID-HEIGHT OR A 5'-0" O/C MAXIMUM IN WALLS HIGHER THAN 10'-0". ALL ATTICS, MANSARDS AND OTHER CONCEALED SPACES SHALL BE DRAFT STOPPED IN ACCORDANCE WITH ALL GOVERNING REGULATIONS.
- 27. PROVIDE 24" X 30" SCUTTLE INTO ALL ATTIC SPACES. PROVIDE 30" CLEAR HEADROOM ABOVE ALL SCUTTLES.
- 28. ALL GRADE STAMPS, BLEMISHES OR DISCOLORATIONS SHALL BE REMOVED FROM ANY EXPOSED WOOD PRIOR TO STAIN APPLICATION.
- ALL MILLWORK AND CASE WORK SHALL BE IN ACCORDANCE WITH W.I.C. MANUAL OF MILL WORK, CUSTOM OR PREMIUM GRADE STANDARDS, LATEST EDITION.
- KITCHEN RANGE CLEARANCE: PROVIDE 30" CLEAR ABOVE RANGE TO UNPROTECTED UNDERSIDE OF UPPER CABINETRY UNLESS SHOWN OTHERWISE IN DRAWINGS.
- 4. ALL DRAWERS, BOARDS OR OTHER MOVING SURFACES OVER 8" IN WIDTH SHALL BE EQUIPPED WITH NYLON ROLLER-DRAWER SLIDE

2. UNLESS OTHERWISE NOTED, ALL CABINETRY SHALL BE STAIN

- ASSEMBLY BY "KMAPE AND VOGT" MODEL #1300 OR APPROVED EQUAL. ALL SELF-CLOSING CABINET DOORS SHALL BE PROVIDED WITH RESILIENT BUMPERS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIFLD PRIOR TO FABRICATION OF CABINETRY UNITS FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS AND ALL
- APPLICABLE CODES. INFORM THE ARCHITECT IN WRITING OF ANY CONFLICTS OR DISCREPANCIES IN THESE AREAS. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION AND ANY ERRORS. INSTALL AND ANCHOR ALL CABINETRY TO PRECLUDE MOVEMENT.
- OVERTURNING OR DISTORTION TO OTHER MATERIALS OR FINISHES. INSTALL LEVEL AND PLUMB SCRIBE MOLDINGS OR SIMILAR TRIM SHALL NOT EXCEED 1" IN WIDTH UNLESS OTHERWISE DETAILED IN THE CONSTRUCTION

DOCUMENTS AND INSTALLATION OF SAME SHALL BE SUBJECT

APPROVAL AND ACCEPTANCE OF THE ARCHITECT. DO NOT FORCE

- 8. WHEREVER POSSIBLE, ALL MATERIALS HEREIN SPECIFIED SH ALL BE WORKED TO COMPLETION IN THE SHOP. ALL PARTS OF FABRICATED ITEMS SHALL BE DELIVERED TO THE SITE IN AS FEW PIECES AS POSSIBLE. WHERE JOINTS WITHIN A PIECE ARE REQUIRED THEY SHALL BE AS UNAPPARENT AS POSSIBLE.
- MEMBERS WHICH INDICATE CHECKING OR W ARPING SHALL BE REJECTED POOR GRAIN COMBINATIONS SHALL ALSO BE REJECTED
- ON PARTS WHICH ARE TO BE EXPOSED IN THE WORK. 10. WHEREVER POSSIBLE, NAILS SHALL BE SET IN A MANNER THAT WILL LEAVE THEM UNSEEN IN THE FINAL WORK. EXPOSED NAILS SHALL NOT BE DRIVEN HOME, BUT SHALL BE SET FOR PUTTY WITH THE PROPER SIZED NAIL SET. HAMMER MARKS ON FINISHED SURFACES SHALL BE A CAUSE FOR REJECTION. WOOD SCREWS SHALL BE USED ONLY WHERE HEADS ARE TO BE COVERED BY OTHER MATERIALS AND WHERE THEY WILL REMAIN OUT OF SIGHT IN THE FINISHED

- PRIMING AND BACKPAINTING: PRIMING AND/OR BACKPAINTING OF ALL FINISHED WOOD SURFACES CONCEALED AFTER INSTALLATION SHALL BE AS SPECIFIED UNDER SECTION 9D. ALL PRIMING AND BACKPAINTING REQUIREMENTS SHALL BE PERFORMED BEFORE SUCH PRODUCTS ARE INSTALLED IN THE WORK. RECEIVE PROPER INSPECTION OF ALL SURFACES BEFORE ANY ADDITIONAL WORK IS
- PROTECT ALL PARTS FROM INJURY AFTER INSTALLATION IN THE WORK AND MAINTAIN SAID PROTECTION UNTIL COMPLETION OF THE
- 13. ALL LAMINATED PLASTIC WORK SHALL BE IN ACCORDANCE WITH W.I.C. "MANUAL OF MILLWORK" SECTIONS 15 AND 16, PREMIUM GRADE STANDARDS, LATEST EDITION.
- 14. ALL LAMINATED PLASTIC SHALL BE SUEDE FINISHED UNLESS INDICATED OTHERWISE AND CONSTRUCTED WITH SELF-EDGING DESIGN. TYPES, COLORS AND FINISHES SHALL BE SELECTED BY
- 15. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING LOCATION, CONSTRUCTION AND FINISH OF ALL JOINTS OR SEAMS IN LAMINATED PLASTIC WORK FOR INTERIOR DESIGNER'S REVIEW AND

#### <u>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</u> A. WEATHER PROTECTION

- 1. ALL WEATHER EXPOSED OR EXTERIOR SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER APPLIED OVER STUDS OR OTHER FRAMING. WEATHER RESISTIVE BARRIER SHALL BE KRAFT WATERPROOF PAPER CONFORMING TO GOVERNING REGULATIONS ASPHALT. SATURATED RAGGING FELT CONFORMING TO GOVERNING REGULATIONS. KRAFT PAPER AND FELT SHALL BE FREE OF HOLES AND BREAKS AND SHALL BE APPLIED IN WEATHERBOARD FASHION LAPPED NOT LESS THAN 2" AT HORIZONTAL JOINTS AND NOT LESS THAN 6" AT VERTICAL JOINTS, DOUBLED LAYERS AT ALL CORNERS.
- 2. PROVIDE WEATHER-RESISTIVE BARRIER OVER BATHTUB AND SHOWER ENCLOSURE FRAMING. TILE OR OTHER APPROVED FINISH MATERIAL SHALL BE ATTACHED TO BACKING WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SHOWER WALLS TO BE FINISHED TO 6'-0" MINIMUM HEIGHT WITH A SMOOTH, HARD, NON-
- ABSORBENT SURFACE UNLESS INDICATED OTHERWISE. PROVIDE 1" SAND LEVELING BED OVER 10 MIL. WATERPROOF MEMBRANE OVER 4" SAND BASE UNDER EACH CONCRETE SLAB.
- 4. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED IN ACCORDANCE WITH CURRENT ANSI 5. WATERPROOF DECK SURFACE: DECKING MATERIAL SHALL BE
- PROVIDED AND INSTALLED OVER 3/4" MINIMUM EXTERIOR GRADE PLYWOOD, PER MANUFACTURER'S RECOMMENDATIONS WITH NO SEAMS. MATERIAL SHALL BE "DEX-O-TEX" WEATHERWEAR ROOF DECKING. MANUFACTURED BY CROSSFEIELD PRODUCTS, COMPTON, CALIFORNIA - AS A MINIMUM PERFORMANCE STANDARD. IF NOT SPECIFIED OR DETAILED OTHERWISE IN PLANS OR BY OWNER
- ALL WALLS BELOW GRADE NOTED AS "WATERPROOF" SHALL HAVE A WATERPROOF MEMBRANE APPROVED BY ARCHITECT AND BE ACCOMPANIED BY A SUBTERRANEAN DRAIN SYSTEM AT BASE OF WALL. MEMBRANE SHALL BE APPLIED TO EARTH-SIDE OF WALL AND PROTECTED BY A FELT-BOARD TYPE OF MATERIAL INSTALLED IN PLACE BEFORE BACKFILL AS A MINIMUM.
- ALL ROOFING MATERIALS SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR THE LATEST ADOPTED CODE.
- GRAVEL USED FOR BUILT-UP ROOFING SHALL BE A NATURAL GRANITE COLOR UNLESS INDICATED OTHERWISE IN CONTRACT
- ROOF AND DECK DRAINS SHALL BE AS NOTED IN DRAWINGS AND SHALL CONFORM TO I.R.C. AND U.P.C.
- B. FLASHING AND CAULKING
- ALL METAL FLASHING TO BE MINIMUM 26 GAUGE GALVANIZED IRON TO CONFORM TO ASTM A446 GRADE A. A255 OR A527 AS APPROPRIATE, LOCATED AND INSTALLED IN ACCORDANCE WITH SMACNA ARCHITECTURAL SHEET METAL MANUAL AND SPECIFICATIONS. BID ALTERNATE COPPER.
- ALL GRAVEL STOPS AND RAIN GUTTER DOWNSPOUTS SHALL BE INSTALLED WITH TIGHT SEAMS AND LAPS. THEY SHALL BE PRIMED WITH THE APPROPRIATE PRIMER OVER THEIR GALVANIZED FINISH AND THEN PAINTED FLAT BLACK ENAMEL UNLESS INDICATED OTHERWISE IN CONTRACT DOCUMENTS. ALL DOWNSPOUTS SHALL BE PRECISELY LOCATED AS INDICATED ON DRAWINGS AND AS FUNCTIONALLY REQUIRED. ALL DISCREPANCIES BETWEEN DRAWINGS AND FUNCTIONAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING [PRIOR TO COMMENCEMENT OF ANY WORK. ALL DOWNSPOUTS SHALL BE INSTALLED SECURELY, TIGHT TO BUILDING AND PLUMB WITH APPROPRIATE DIVERTER OR SPLASH LOCATED AT BASE OF DOWNSPOUT. BID ALTERNATE SEAMLESS COPPER GUTTERS AND DOWNSPOUTS.
- NOTE: IF DISSIMILAR MATERIALS ARE UTILIZED SUCH AS GALVANIZED IRON ( G.I. FLASHING) AND COPPER (GUTTERS AND DOWNSPOUTS) THEN SHEET METAL CONTRACTOR SHALL OBTAIN WRITTEN ACCEPTANCE FROM ARCHITECT FOR A POSITIVE METAL ISOLATION TO PREVENT ELECTROLYSIS.
- 4. ALL EXTERIOR DOOR AND WINDOW FRAMES SHALL BE FLASHED IN ACCORDANCE WITH I.R.C. AND THE MANUFACTURER'S WRITTEN
- 5. WEATHER STRIPPING SHALL BE PROVIDED AT ALL EXTERIOR DOORS. CAULKING SHALL BE WEATHER-RESISTIVE SILICONE TYPE, GUN GRADE. COLORED ARCHITECTURAL GRADE AND SHOULD BE INSTALLED WITH MANUFACTURER'S WRITTEN SPECIFICATIONS. COLOR TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- JOINTS AND SPACES TO BE CAULKED OR SEALED SHALL BE COMPLETELY CLEANED OF ALL DIRT, DUST, MORTAR, OIL AND OTHER FOREIGN MATERIALS WHICH MIGHT ADVERSELY AFFECT THI CAULKING WORK. WHERE NECESSARY, DEGREASE WITH AN APPROVED SOLVENT OR COMMERCIAL DEGREASING AGENT. SURFACES SHALL BE THOROUGHLY DRY BEFORE APPLICATION OF CAULKING COMPOUND.
- 8. ALL VENTS TO HAVE CORROSION RESISTANT 1/4" MESH, PAINTED FLAT BLACK, SECURED TO INSIDE FACE.
- C. INSULATION MINIMUM STANDARDS
- EXTERIOR WALLS: ALL EXTERIOR 2 X 6 WALLS: BATT INSULATION, ALL SPACES TIGHTLY FILLED WITH 1" FOIL FACED CELOTEX APPLIED TO THE EXTERIOR WITH ALL JOINTS TAPE AND 1/4" NEOPRENE PLATE GASKET BETWEEN CONCRETE SLAB AND ALL EXTERIOR SILL PLATES.
- R-19 INSULATION UNLESS OTHERWISE NOTED. INTERIOR WALLS:
- ATTIC AND CEILING INSULATION: ALL CEILINGS USE 2 LAYERS OF R-19 BATT OR CELLOUS FIBER R-19 (5 1/2") BATT INSULATION INSULATE ENTIRE CEILING AREA AT CEILING JOISTS OR CEILING RAFTERS WHEN ADJACENT TO LIVING SPACE OR CONDITIONED SPACE WITH R-30 (8")

IN ATTIC AREAS WHERE SPACE PERMITS USE TWO (2) LAYERS OF R-19

BATT INSULATION IN LIEU OF THE R-30. D. PLASTER WORK

PLASTERING SPECIFICATIONS, LATEST EDITION.

- 1. EXTERIOR PLASTER APPLICATION SHALL CONFORM TO I.R.C. PLASTER WORK SHALL COMPLY WITH SPECIFICATIONS OF LATHING AND PLASTERING CONTRACTOR'S ASSOCIATION LATHING AND
- EXTERIOR PLASTER SHALL CONFORM TO ICC ESR-1194. STRUCTURAL OR FIRE-RESISTIVE CONSTRUCTION REQUIREMENTS WILL BE NOTED IN DRAWINGS WHEN REQUIREMENTS SUPERSEDE THIS SECTION.
- 4. TWO LAYERS OF GRADE "D" PAPER ARE REQUIRED UNDER STUCCO APPLIED OVER WOOD SHEATHING (SHEAR WALLS)

EXTERIOR PLASTER WALLS SHALL HAVE STUCCO WEEP SCREED AT

- THE FOUNDATION LINE. PLASTER SUBCONTRACTORS SHALL ENSURE PROTECTION OF ADJACENT MATERIALS AND FINISHES DURING PLASTER APPLICATION. ADJACENT GRACE AND JOB SITE SHALL BE CLEAN AFTER PLASTER APPLICATION.
- EXTERIOR STUCCO SHALL BE PAINTED WITH ELASTOMETRIC EXTERIOR WALL PAINT. ELASTOMETRIC PAINT, IF USED, SHALL BE APPLIED TO A MINIMUM THICKNESS OF 20 MILS. COLOR TO BE SELECTED BY ARCHITECT

- E. ROOFING
- GENERAL: UNLESS OTHERWISE NOTED, THIS PART OF THE WORK SHALL BE GOVERNED BY THE CONDITIONS CONTROLLING THE GENERAL CONTRACT. : FLASHINGS AND OTHER METAL WORK,
- 2. WORK INCLUDED: THE ROOFING CONTRACTOR SHALL FURNISH, LAY AND SECURE ALL DAMP-PROOF SUB-ROOFING, TILE FASTENERS AND ROOFING TILE AS SPECIFIED HEREIN OR AS NOTED ON THE
- ARCHITECT'S DRAWINGS. WORK NOT INCLUDED WOODEN NAILING STRIPS AND WOODEN CANT STRIPS SHALL B PROVIDED AND INSTALLED BY ANOTHER CONTRACTOR UNDER THE
- DIRECTION OF THE ROOFING CONTRACTOR. 4. GUARANTEE: THE ROOFING CONTRACTOR SHALL GUARANTEE THAT HIS WORK SHALL BE WATERTIGHT FOR A PERIOD OF NOT LESS THAN FIFTEEN (15) YEARS. THIS SHALL INCLUDE RESPONSIBILITY DURING THIS PERIOD FOR THE REPAIR BY HIM OF ANY LEAKS RESULTING FROM FAULTY MATERIAL OR WORKMANSHIP ON HIS PART.
- 5. MATERIALS: A. REFER TO ROOF PLAN SHEET A-4 FOR ALL ROOFING MATERIALS
- REFER TO STRUCTURAL DRAWINGS FOR ROOF SHEATHING SIZE, THICKNESS, ORIENTATION AND NAILING REQUIREMENTS

# <u>DIVISION 8 — FINISHES</u>

A. WALLBOARD FINISHES

- ALL FINISHES AND FINISH MATERIALS SHALL CONFORM TO CURRENT GOVERNING CODE RESTRICTIONS.
- UNITED STATES GYPSUM WALL BOARD PLASTER AND ACCESSORY PRODUCTS SHALL BE MINIMUM PERFORMANCE PRODUCT STANDARD. SPECIFIC ASSEMBLIES FOR FIRE RESISTIVE AND SOUND TRANSMISSION CONTROL CONSTRUCTION SHALL BE AS SPECIFIED IN GYPSUM ASSOCIATION FIRE RESISTIVE DESIGN DATA MANUAL AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- MINIMUM SPECIFICATIONS FOR COMMONLY USED FIRE-RESISTIVE CONSTRUCTION ASSEMBLIES:
- A. ONE HOUR PARTITION ASSEMBLY SHALL CONFORM TO U.L LISTED ASSEMBLY ,MIN. 2X4 STUDS @ 16" O/C WITH ONE-LAYER 5/8" TYPE "X" GYPSUM WALL BOARD ON HAZARD SIDE OF WALL OR CEILING. NAIL WITH 6D COOLER NAILS @ 7" O/T U.O.N. WITH END JOINTS ON NAILING MEMBERS. STAGGER SIDE PANEL JOINTS.
- 4. WALL BOARD INSTALLATION AND FINISHING SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION. WALL BOARD FINISH SHALL BE NOTED IN DRAWINGS. SUBMIT SAMPLES, 12" X 12" SITE, OF FINISHED WALLBOARD FOR INTERIOR DESIGNER'S APPROVAL OF EACH TYPE OF WALLBOARD FINISH. APPROVED SAMPLES SHALL BECOME STANDARD OF COMPARISON FOR FINISH WORK.
- 5. NAILS: STEEL, ASTM C 514-72, SIMILAR RINGED (CWS-54) OR ASTM C 154-72, CEMENT COATED (CMS OR COOLER). MINIMUM REQUIREMENT: LENGTH SHALL BE SUFFICIEN TO PENETRATE WOOD 3/4". 3/8" WALLBOARD TO WOOD: NO. 11 GA, 1=5/8" LONG, 19/64" HEAD OR 6D COOLER. USE 6D COOLER AT FACE BOARDS FOR TWO-PLY APPLICATION.
- 6. TAPE AND ADHESIVE FOR JOINT AND CORNER REINFORCEMENT AND FINISH: SUASI STANDARD, PRODUCT OF WALLBOARD MANUFACTURER. USE PERFORATED TAPE.
- 7. METAL ACCESSORIES: USASI STANDARDS, PRODUCTS OF WALLBOARD MANUFACTURERS. OUTSIDE CORNER TRIM SHALL BE METAL CORNER BEAD WITH TAPING FLANGES. EDGE TRIM SHALL BE 200-C TYPE OF DEPTH COMPATIBLE WITH THICKNESS(ES) OF WALLBOARD. METAL SHALL BE GALVANIZED STEEL.
- 8. LOCATION OF PLUMB ING AND ELECTRICAL LINES SHALL BE INDICATED ON WALLBOARD DURING INSTALLATION TO ENSURE PROTECTION OF THESE UTILITIES. B. WALL COVERINGS
- 1. THE TYPE, COLORS AND TEXTURES OF ALL WALL COVERINGS SHALL BE SELECTED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
- THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIAL SHALL BE SELECTED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER ALL FLOOR FINISHES SHALL BE INSTALLED BY GENERAL CONTRACTOR UNLESS DIRECTED OTHERWISE.
- D. CERAMIC TILE CERAMIC TILE INSTALLATION SHALL BE AS SPECIFIED IN THE TILE COUNCIL HANDBOOK OF CERAMIC TILE INSTALLATION, LATEST EDITION. SPECIFIC ASSEMBLIES SHALL BE AS NOTED IN DRAWINGS.
- CERAMIC TILE SHALL BE USED AS NOTED IN DRAWINGS. TYPES COLORS AND FINISHES TO BE SELECTED BY INTERIOR DESIGNER SUBMIT TILE AND GROUT SAMPLES FOR DESIGN REVIEW AND ACTION PRIOR TO INSTALLATION. CERAMIC TILE SAMPLES SHALL REPRESENT ACTUAL CERAMIC TILE PROPOSED FOR THE JOB, AND SHALL BE FROM QUANTITIES READILY AVAILABLE FOR THE JOB.
- ALL TILE WORK SHALL BE SMOOTH AND LEVEL AND/OR PLUMB IN FINISH. NO SHARP EDGES FOR CUT TILES SHALL BE INSTALLED HIGH IN THE FINISH SURFACE OR NOTICEABLE TO THE TOUCH. WHERE
- REQUIRED, ALL TILE WORK SHALL DRAIN DRY TO DRAIN POINT 4. IN ADDITION TO CTI REQUIREMENTS, WHERE A PAN ASSEMBLY IS REQUIRED, THE PAN AFTER INSTALLED COMPLETE TO PERMANENT DRAIN ASSEMBLY, SHALL BE TESTED WITH A FULL TUB HEAD OF WATER FOR A PERIOD OF NO LESS THAN 24 HOURS, INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIAL, BEFORE PAN IS COVERED BY BACKING MATERIAL. THE PAN IS RESPONSIBILITY OF THIS TRADE
- AS HIS WORK SHALL BE GUARANTEED WATER TIGHT AND LASTING. TILE WORK IN TUB/SHOWER OR OTHER AREAS SUBJECTED TO WATER USAGE SHALL BE APPLIED OVER A 1" MINIMUM GROUT BED ATTACHED TO AN APPROVED BACKING WHICH IS NOT ADVERSELY

# AFFECTED BY MOISTURE.

- E. INTERIOR PAINTING MINIMUM STANDARDS VERIFY WITH INTERIOR DESIGNER SHERWIN-WILLIAMS CORP. OR PRATT & LAMBERT CORP. PAINT PRODUCTS SHALL BE THE MINIMUM PERFORMANCE PRODUCT STANDARD FOR NON-WOOD MATERIAL FINISHES. APPLICATION AND FINISH METHODS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS. ALL COLORS TO BE SELECTED BY INTERIOR DESIGNER. SUBMIT APPLICATION SAMPLES,
  - OLYMPIC STAIN AND FINISHING PRODUCTS SHALL BE THE MINIMUM PERFORMANCE PRODUCT STANDARD FOR WOOD MATERIA FINISHES. APPLICATION AND FINISH METHODS SHALL BE IN STRICT CONFORMANCE WITH THE MANUFACTURERS' WRITTEN SPECIFICATIONS. ALL COLORS TO BE SELECTED BY INTERIOR DESIGNER. SUBMIT APPLICATION SAMPLES, 12" X 12" SIZE, FOR INTERIOR DESIGNER'S APPROVAL PRIOR TO APPLICATION AND

12" X 12" SITE, FOR OWNER'S APPROVAL PRIOR TO APPLICATION AND

- ALL SURFACES TO BE PAINTED OR STAINED SHALL BE SECURELY FIXED OR PROPERLY INSTALLED, TRUE TO PLANS, AND SHALL BE CLEAN, DRY AND FREE OF DEFECTS PRIOR TO COMMENCING
- PAINTING OR STAINING USING A "FIRST QUALITY" MATERIAL, THE SUBCONTRACTOR PROVIDE A COMPLETE PAIN FINISH TO INCLUDE ALL SURFACES NORMALLY REQUIRED AS PER THESE SPECIFICATIONS. IT IS NOT POSSIBLE TO SHOW, BY DRAWINGS, EACH AND EVERY SURFACE TO BE PAINTED, THEREFORE, INCLUDE ALL SURFACES NORMALLY REQUIRED TO BE PAINED (WOOD, METAL, DRYWALL, CONCRETE FLASHING MATERIAL, SPECIAL TRIMS OR EDGES, ETC.) BUT NO SPECIFICALLY SHOWN OR SPECIFIED TO BE PAINTED AS PART OF TH WORK. PROVIDE MASKING, DROP CLOTHS, OR OTHER PROTECTIVE MEASURES AS REQUIRED. PROTECT ALL SURFACES WHICH ARE NOT CURRENTLY BEING PAINTED FROM ALL IN PROGRESS PAINTING AND SANDING OR OTHER SURFACE PREPARATION PROCESSES. ALL FINISH
- EXPOSURE AND FROM DAMAGE DUE TO CONSTRUCTION. 5. IT SHALL BE THE RESPONSIBILITY OF THIS SUBCONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR THE BACK-PAINTING OF ALL FINISH CARPENTRY MATERIALS, ITEMS, MILLWORK AND/OR CABINETRY SHALL BE DONE BEFORE INSTALLATION IN PLACE

PAINTED SURFACES SHALL BE PROTECTED FROM WEATHER

- 6. ALL DOORS SHALL BE PAINTED AND/OR STAINED AS INDICATED TO ENSURE A WEATHERPROOF SEAL ON ALL SIX SIDES AFTER BEING
- 7. ALL DOOR AND WINDOW FRAMES SHALL REQUIRE MASK PROTECTION. ALL GLAZING SHALL BE KEPT FREE OF PAIN OR STAIN. 8. PRIME AND PAIN AIR REGISTERS WITH SEMI-GLOSS ENAMEL. COLOR TO MATCH ADJACENT WALL OR CEILING FINISHES, UNLESS INDICATED OTHERWISE.

9. WALL CONSTRUCTION VISIBLE THROUGH SCREEN VENTS AND

GRILLS SHALL BE PAINTED ONE HEAVY COAT FLAT BLACK.

- <u>DIVISION 9 DOORS AND WINDOWS</u>
- DOORS AND WINDOWS ARE AS SPECIFIED IN THESE DRAWINGS AND SHALL COMPLY WITH THE FOLLOWING GENERAL REQUIREMENTS.

WOODWORK MANUFACTURERS ASSOCIATION, FLAT GLASS

MARKETING ASSOCIATION AND SEALED INSULATING GLASS

- ALL DOORS, WINDOWS, SKYLIGHTS AND GLAZING SHALL CONFORM TO THE 2012 I.R.C. AND ALL ADOPTED LOCAL CODES AND SPECIFICATIONS OF ANSI, ASTM, STEEL DOOR INSTITUTE, NATIONAL
- MANUFACTURERS ASSOCIATION. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND/OR MANUFACTURERS DATA INDICATING DOOR THICKNESSES, STYLE DETAILS, DOOR CONSTRUCTION DETAILS, FACE VENEER SPECIES OR METAL GAUGE AND DETAILS OF GLAZED AND LOUVERED OPENINGS.
- KEY DOOR SCHEDULES TO OPENING IDENTIFICATION SYMBOLS SHOWN ON DRAWINGS. 4. ALL SWINGING DOORS SHALL BE ACCURATELY HUNG TO FIT SNUG
- AGAINST ALL STOPS AND SHALL HANG FREE FROM HINGE BIND WITH 1/16" - 1/8" CLEARANCE AT HEAD AND JAMBS AND 3/8" - 7/16CLEARANCE TO FLOOR FINISH AT BOTTOM. BEVEL LOCK EDGES 1/8'
- ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARD OF ANSI A134.1, A134.2 AND A134.4, AND ASTM E283-73, AND SHALL BE CERTIFIED AND LABELED.
- 6. GLASS AND GLAZING SHALL CONFORM TO THE 2012 I.R.C. AND ALL ADOPTED LOCAL CODES. SEE WINDOW SCHEDULE FOR GLAZING. PROVIDE LABLED TEMPERED GLASS WHERE REQUIRED BY 2012 I.R.C.
- IN ALL HAZARDOUS AREAS SUCH AS SLIDING GLASS DOORS, GLASS PANEL DOORS, GLASS PANELS ADJACENT TO DOORS(WITHIN A 24" ARC OF DOOR EDGE), GLASSPANELS IN TUB AND SHOWER ENCLOSURES, ETC. MIRRORS SHALL BE 1/4" FLOAT GLAZING SELECT SILVERING
- 9. FINISH HARDWARE SHALL BE AS SELECTED BY OWNER OR DESIGNER AND SHALL INCLUDE BUT NOT BE LIMITED TO: LOCK SETS AND/OR DEADLOCK SETS (WITH 2 KEYS PER SET), DOOR KNOBS AND/OR PULLS, PUSH PLATES, AUTOMATIC SELF CLOSERS, THRESHOLDS DOORSTOPS AND DOOR HOLDERS, ASTRAGAL AND TRIPLE HINGE

QUALITY, ELECTRICALLY DEPOSITED COPPERBACKED MIRROR

# 10. HARDWARE SHALL BE LOCATED AS FOLLOWS U.O.N.:

- 11. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 S.F. the MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20" WHEN WINDOWS ARE PROVIDED AS MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- <u>DIVISION 10 SPECIALTIES</u> PER STRUCTURAL NOTES AND DRAWINGS 1. "ARTISTIC BRASS" BATHROOM ACCESSORIES SHALL BE THE MINIMUM PERFORMANCE PRODUCT STANDARD FOR ALL BATHROOM ACCESSORIES. FINISHES AND COLORS TO BE SELECTED BY THE INTERIOR DESIGNER AND SPECS MAY BE ALTERED BY OWNER OR INTERIOR DESIGNER.
- THE LOCATION AND TYPE OF BATHROOM ACCESSORIES REQUIRED COLOR TO BE CHOSEN BY THE DESIGNER.

# 4. DOOR OPENERS ONLY INSTALLED ON MAIN DOUBLE DOOR, ALL OTHERS NOT INCLUDED. <u>DIVISION 11 — EQUIPMENT</u>

- CABINETRY SHALL BE OF FIRST QUALITY. THE OWNER AND INTERIOR DESIGNER SHALL SELECT THE TYPE FINISH AND SPECIFIC
- SCALED DRAWING DETAILING ALL CABINET WORK REQUIREMENTS FOR THE INTERIOR DESIGNER'S APPROVAL PRIOR TO FABRICATION CABINET WORK MANUFACTURER/CONTRACTOR SHALL VERIFY WITH GENERAL CONTRACTOR ALL APPLIANCES, ETC. THAT ARE INTEGRAL WITH THE CABINET WORK OR THAT DEPEND UPON PROPER CABINET WORK DESIGN TO INSURE THEIR NORMAL OPERATION. CABINET WORK MANUFACTURER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF APPLIANCES AND CABINET WORK WITH GENERA
- ARCHITECT OF ANY CHANGES REQUIRED IN THE CABINET WORK DESIGN PRIOR TO FABRICATION OR INSTALLATION OF CABINETS. ALL BUILT-IN APPLIANCES REQUIRED, SEE DRAWINGS, SHALL BE
- INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. SUBMIT PRODUCT LITERATURE TO THE OWNER FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- 6. THE CONTRACTOR SHALL BE RESP ONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSAR'

#### DIVISION 12 THIS SECTION NOT USED.

# DIVISION 13 THIS SECTION NOT USED.

- <u>DIVISION 15 MECHANICAL</u>
  <u>A. PER MPE PLANS AND DRAWINGS</u>
  - PLUMBING WORK SHALL INCLUDE BUT NOT BE LIMITED TO ALL CONSTRUCTION, LABOR, MATERIAL, EQUIPMENT, PERMITS AND INSPECTIONS TO COMPLETE SYSTEMS INCLUDING:
  - CONNECTION. HOT AND COLD WATER SUPPLY SYSTEMS AND METERS.
  - INCLUDING SYSTEMS DISINFECTION, TO UTILITIES CONNECTION. ROOF DRAINAGE SYSTEMS. MECHANICAL WATER SUPPLY AND CONDENSATION DRAINAGE
- ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER 4. KOHLER CO. PLUMBING PRODUCTS SHALL BE THE MINIMUM

EDITIONS. AMERICAN GAS ASSOCIATION AND NATIONAL FIRE

PROTECTION ASSOCIATION PAMPHLET 13 SPECIFICATIONS.

- PROVIDE LOW VOLUME FLUSH WATER CLOSET: 1.6 GALLONS PER FLUSH (BLOWOUT TYPE EXEMPT).
- SHOWERHEADS: 2.5 GALLONS PER MINU TE FAUCETS: 2.2 GALLONS PER MINUTE (SINKS AND LAVS) 7. "MAX TEMPERATURE OF 120 DEGREES TO BE PROVIDED AT SHOWERS OR TUB-SHOWERS BY THE USE OF PRESSURE BALANCE OF THERMOSTATIC

- 9. WHERE PLUMBING PENETRATES ARE A SEPARATION WALLS NOTED ON DRAWINGS, THE SECTION AND FIXTURE CONNECTIONS PASSING THROUGH THE WALL SURFACE SHALL BE ONLY OF METAL.
- 10. ALL VENTS IN EXTERIOR WALLS SHALL TURN BACK 5'-0" MINIMUM INTO RAFTER SPACE BEFORE PENETRATING ROOF. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS SHALL BE PROPERLY SLEEVED, FLASHED AND COUNTER FLASHED STREET ROOF ELEVATION SHALL BE FREE OF ROOF VENT PENETRATIONS.
- 11. PLUMBING PROJECTING THROUGH, OR EMBEDDED IN ANY WAY IN CONCRETE OR MASONRY, SHALL REMAIN THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. SUCH PLUMBING SHALL BE PROTECTED DURING THE PLACING OF CONCRETE AND PLACED IN A SLEEVE OR APPROVED WRAP. ACCURATE LOCATION AND PLUMB SETTING OF ALL PIPES AND FITTINGS IS A PARAMOUNT RESPONSIBILITY OF THIS TRADE.
- 12. DRILLING AND NOTCHING OF JOIST, PLATES, STUDS, HEADERS, BEAMS AND ALL FRAMING MEMBERS SHALL BE THE RESPONSIBILITY OF THIS TRADE AND IN NO CASE SHALL EXCEED THE DIAMETER OF THE PIPE BEING INSTALLED THROUGH THE RESPECTIVE HOLE BY MORE THAN 50%. REFER TO STRUCTURAL SPECIFICATIONS FOR ALLOWABLE NOTCHING AND DRILLING.
- 13. PROVIDE 1/8" RUBBER BETWEEN ALL WATER PIPING WHERE CONTACT IS EMINENT. 1/4" FELT CUSHIONING OR EQUAL SHALL BE INSTALLED BETWEEN PIPES AND ANY STRUCTURE OR FRAMING MEMBER WHERE CONTACT WOULD OTHERWISE BE EMINENT. II FRAMING MEMBERS: PROVIDE STRIP OF FUL-THIK ROCK WOOL BATT PACKED IN PLACE, AS A SEAL OR STOP AROUND PLUMBING PIPES PASSING THROUGH MEMBERS. PROVIDE 1/8" BY 1-1/2" STEEL STRAPS PUNCHED OR DRILLED FOR FOUR 18D NAILS EACH SIDE, WHERE PLATES ARE CUT FOR PIPES. DO NOT CUT PLATES IN BEARING
- PARTITIONS OR SHEAR WALLS FOR PIPES. 14. WATER HEATER PRESSURE RELIEF VALVE OVERFLOW AND ALL OTHER OVERFLOWS SHALL BE PIPED TO THE EXTERIOR OF THE
- BUILDING TO A POINT SO DESIGNATED BY THE OWNER. 15. CARE SHALL BE TAKEN TO SOUND AND VIBRATION INSULATE ALL WATER AND DRAIN PIPES THROUGH BEST SELECTION OF LOCATION,
- ROUTING, DESIGN OF INDIVIDUAL COMPONENTS AND MATERIAL 16. TUB ACCESS SHALL BE 12" X 12" AND READILY ACCESSIBLE. SOLIDLY
- JOINTED PLUMBING MAY BE SUBSTITUTED FOR TUB ACCESS. 17. MINIMUM SPECIFICATIONS FOR PIPING SHALL INCLUDE:
- WATER PIPING—COPPER PIPE WASTE PIPING-RECOMMEND CAST IRON WHERE SOUND INSULATION MAY BE A PROBLEM. OTHERWISE: WESTERN #600ABS-12100WV PIPING WITH FITTINGS APPROVED BY N.F.S.
- 18. LANDSCAPE SPRINKLER SYSTEMS TO BE INSTALLED WITH ANTI-SIPHON VALVE. REFER TO LANDSCAPE CONTRACT DOCUMENTS AND SPECIFICATIONS.

C. VENTS-APPROVED ABC-OWV PIPING.

- B. PER MPE PLANS AND DRAWINGS MECHANICAL WORK SHA LL INCLUDE CONSTRUCTION, LABOR, MATERIALS, EQUIPMENT, PERMITS AND INSPECTIONS TO COMPLETE ALL HVAC SYSTEMS INCLUDING, BUT NOT LIMITED TO: AIRHANDLING UNITS INCLUDING AIR FILTRATION.
- AIR DISTRIBUTION SYSTEMS INCLUDING DUCTWORK, PIPING AND SOUND ATTENUATORS. TEMPERATURE CONTROLS. SYSTEMS TESTING AND BALANCING. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH UNIFORM

AIR EXHAUST SYSTEMS INCLUDING DUCTWORK AND PIPING.

EDITIONS. AMERICAN GAS ASSOCIATION AND NATIONAL FIRE ALL DUCT WORK FABRICATION SHALL CONFORM TO

MECHANICAL CODE, NEC AND OSHA REGULATIONS, STATE OF

NEVADA CENTRAL INDUSTRY SAFETY ORDERS. LATEST ADOPTED

RECOMMENDATIONS OF SMACNA DUCT CONSTRUCTION STANDARDS, 4. PROVIDE OUTSIDE COMBUSTION AIR FOR GAS FIRED FORCED AIR UNITS. 100 SQ. IN. NET VENT AREA, 1/4" HIGH, 1/4" LOW, PER 100,000 BTU RATED CAPACITY.

ALL EXHAUST FAN SYSTEMS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS

AND 3' FROM ANY OPENING ALLOWING AIR ENTRY INTO OCCUPIED PORTION

- BATHROOM AND WATERCLOSET COMPARTMENTS WITH MECHANICAL VENTILATION PROVIDING 5 AIR CHANGES PER HOUR TO BE VENTILATED DIRECTLY TO EXTERIOR WITH OUTLET 3' MINIMUM FROM PROPERTY LINE
- 7. BATHROOMS THAT CONTAIN ONLY A WATER CLOSET, LAVATORY OR COMBINATION THEREOF AND SIMILAR ROOMS MAY BE VENTILATED WITH AN APPROVED MECHANICAL RECIRCULATING FAN OR SIMILAR DEVICE DESIGNED TO REMOVE ODORS FROM THE AIR. (1203.3)
- PROVIDE RANGE VENT 48 SQ. IN. MINIMUM, OR NOTE MANUFACTURERS SPECS (JENN-AIR) AND PROVIDE GREATER TO 10. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR

8 ALL RETURN AIR DUCTS SHALL BE INCOMBUSTIBLE.

COMPLETE DESIGN INFORMATION.

OF THE BUILDING. [UMC 504.3 & 908]

#### A. SHALL HAVE A BACK-DRAFT DAMPER B. EXHAUST DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS. SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. C. SPECIFY MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT.

C. FIRE PROTECTION

11. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE

ALL FIRE EXTINGUISHING SYSTEMS SHALL CONFORM TO INTERNATIONAL FIRE CODE AND 2012 I.R.C. AND LATEST ADOPTED EDITIONS. PROVIDE APPROVED IONIZATION-TYPE AND LIGHT-DETECTING TYPE SMOKE DETECTORS AND FIRE ALARM SYSTEM. FOR MULTI-

#### SHALL BE PERMANENTLY WIRED IN NEW CONSTRUCTION AND MAY BE BATTERY OPERATED IN EXISTING CONSTRUCTION. <u> DIVISION 16 — ELECTRICAL</u>

ELECTRICAL WORK SHALL INCLUDE CONSTRUCTION, LABOR,

RESIDENTIAL AND NON-RESIDENTIAL USES. SMOKE DETECTORS

- MATERIALS. EQUIPMENT, PERMITS AND INSPECTIONS TO COMPLETE SYSTEMS, INCLUDING, BUT NOT LIMITED TO: COMPLETE ELECTRICAL SERVICE TO MAIN DISTRIBUTION MAIN DISTRIBUTION PANELS, METERS AND BRANCH PANELS
- COMPLETE FEEDER SY STEMS AND BRANCH CIRCUIT WIRING LIGHTING FIXTURES, WALL SWITCHES, RECEPTACLES, JUNCTIONS, MACKS AND SIMILAR ITEMS. TELEPHONE AND TELEVISION CONDUIT AND OUTLETS.

DOOR BELL AND CHIME SYSTEM, GARAGE DOOR OPENER

SITEWORK FOR ALL ELECTRICAL SYSTEMS AND TEMPORARY

AT REMODELS AND ADDITIONS MATCH EXISTING STANDARDS

CENTERED AT 8" ABOVE FLOOR OR AS PER INTERIOR FINISH.

2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE, LATEST ADOPTED EDITION, LOCAL UTILITY COMPANY REGULATIONS, NATIONAL FIRE PROTECTION ASSOCIATION SPECIFICATIONS.

LIGHT AND POWER FOR ALL TRADES.

3. LOCATION OF FIXTURES SHALL BE AS FOLLOWS:

- WHERE EVER POSSIBLE, UNLESS OTHERWISE SPECIFIED. QUIET TYPE SWITCHES CENTERED 42" ABOVE FLOOR. ALL PLATES TO BE WHITE U.O.N. 3 HOLE GROUNDED RECEPTACLES HORIZONTALLY MOUNTED CENTERED AT 1-1/2" ABOVE COUNTER, VERTICALLY MOUNTED
- ALL PLATES TO BE WHITE U.O.N. TELEPHONE AND TELEVISION JACKS CENTERED AT 8". THERMOSTATS CENTERED AT 48" ABOVE FLOOR. LOCATION OF DOOR BELL CHIMES AND ALL INTERCOM/SECURIT SYSTEM COMPONENTS, HEAT LAMP OR ROOM EXHAUST FANS SHALL

BE VERIFIED WITH OWNER BEFORE ROUGH WIRING IS BEGUN.

SUBMIT MANUFACTURERS DATE FOR ELECTRICAL FIXTURES FOR

- INTERIOR DESIGNER'S APPROVAL. COLOR AND FINISHES TO BE SELECTED BY INTERIOR DESIGNER. 6. JUNCTION BOXES SHALL BE SECURELY ANCHORED IN PLACE CEILING MOUNT JUNCTION BOXES SHALL BE CAPABLE OF SUPPORTING 100% MINIMUM.
- REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS WHERE INCLUDED IN DOCUMENTS FOR COMPLETE DESIGN INFORMATION PROVIDE DISCONNECTING MEANS FOR ALL MOTORS. REMOTELY LOCATED EQUIPMENT AND ATTIC APPLIANCES. INDICATE GROUND-FAULT CIRCUT-INTERRUPTERS (GFI) PROTECTION FOR ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMP BATHROOM,

GARAGE, OUTDOOR AND BASEMENT RECEPTACLES, COUNTER-TOP

10. AT LEAST ONE LIGHT OUTLET (WALL SWITCH-CONTROLLED) SHALL BE INSTALLED ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS. [NEC 210-70(A)]

E OF NEL ASSURED DEVELOPMENT IN LIC #85290 EXP 3/31/2021

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dimensions on these plans shall tal orecedence over scaled dimension ASSURED DEVELOPMENT

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05/22/2020

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PHASE

SUBMITTAL

008-20-006 SHEET NO.

EXPOSED TO VIEW SHALL BE PRIMED AND PAINTED. AS NECESSARY

10. ALL METAL ANGLES, BRACKETS OR OTHER FRAMING CONNECTORS

2. BATHROOM ACCESSORIES SHALL INCLUDE, BUT NOT BE LIMITED TO: THE INTERIOR DESIGNER SHALL PROVIDE THE CONTRACTOR WITH

- CABINET REQUIREMENTS FOR THIS PROJECT CABINET WORK MANUFACTURER SHALL PREPARE AND SUBMIT
- INSURE THAT ALL ITEMS FIT PROPERLY AND THAT NORMAI OPERATION OF ALL DRAWERS, DOORS, FTC, IS MAINTAINED CABINET WORK MANUFACTURER/CONTRACTOR SHALL NOTIFY TH

CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION TO

- REFER TO SPECIFICATIONS WHERE INCLUDED IN CONSTRUCTION DOCUMENTS FOR SPECIFIC INFORMATION.
- THIS SECTION NOT USED.

TO FURNISH AND INSTALL APPLIANCES AS INDICATED IN DRAWINGS.

- A. SANITARY WASTE AND VENT SYSTEMS TO UTILITIES
- PLUMBING FIXTURES FITTINGS AND TRIM. SITE WORK FOR ALL PLUMBING SYSTEMS ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH UNIFORM PLUMBING CODE. NEC AND OSHA REGULATIONS. LATEST ADOPTED

FIRE PROTECTION WATER SUPPLY SYSTEMS.

GAS SUPPLY SYSTEMS.

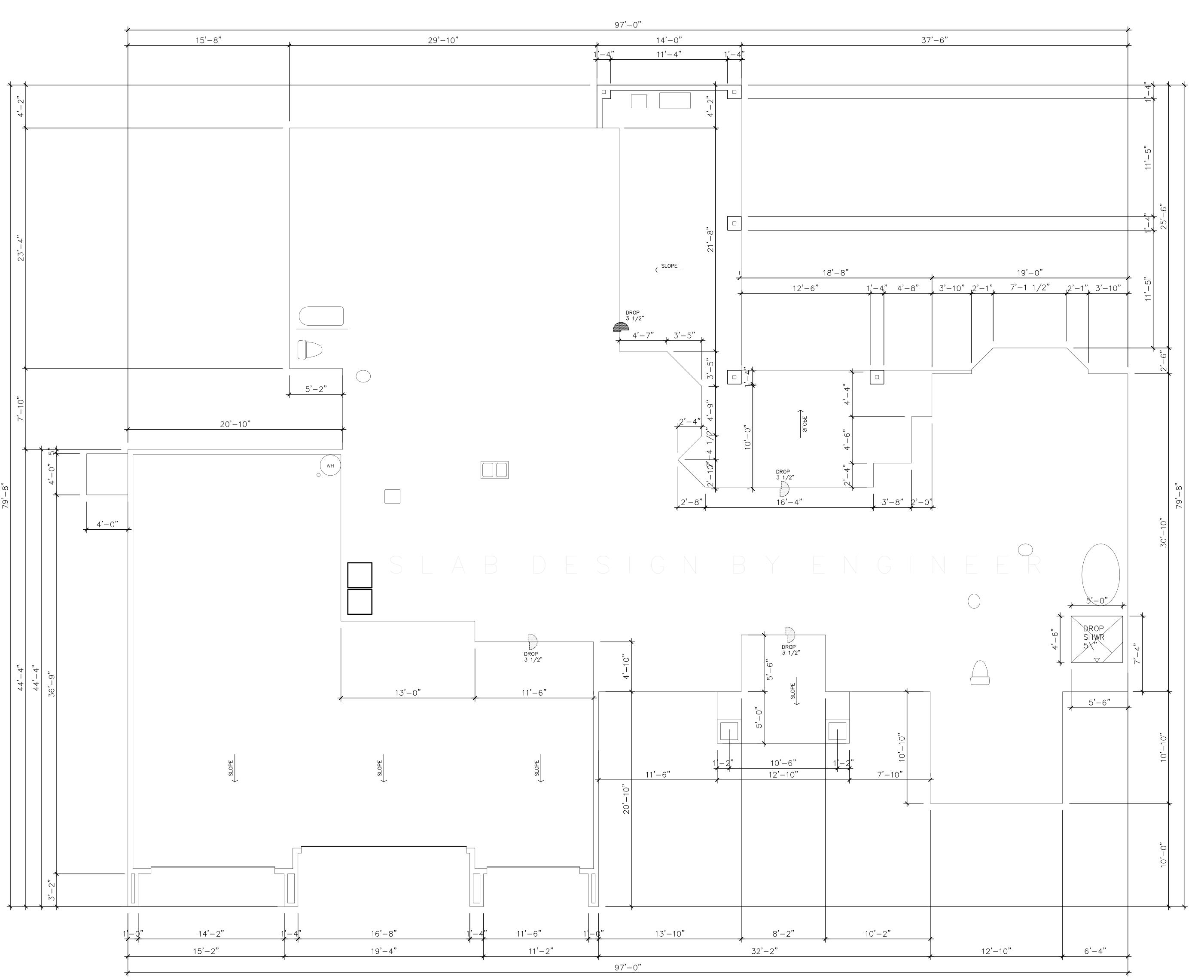
PLANS FOR FIXTURE TYPE AND LOCATION.

6. SHOWERS, LAVATORY AND SINK FAUCETS SHALL BE EQUIPPED WITH FLOW CONTROL DEVICES TO LIMIT TOTAL FLOW TO:

PERFORMANCE PRODUCT STANDARD FOR PLUMBING FIXTURES. SEE

- MIXING VALVES." [UPC 410.7] 8. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACKFLOW FLOW CONTROL DEVICE. [UPC 603.4.7]
  - RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK, AND ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS. [NEC 210-8]
- PROJECT NO.

**GENERAL NOTES** 



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

GENERAL NOTES

ALL ANGLES SHOWN IN PLAN SHALL BE DIVISIBLE BY 45 DEG.

REFER TO FLOOR PLAN FOR EXACT LOCATION OF ALL DROPPED OR RAISED AREAS OF THE SLAB NOT DIMENSIONED ON THIS SHEET.

REFER TO OWNER AND OR BUILDER FOR LOCATION OF ANY ELECTRICAL OUTLETS FLUSH WITH FIN. FLR.

SLOPE OUT ALL SLABS AT COVERED AREAS WHICH ARE OPEN TO THE ELEMENTS AT MIN. 1/8" PER LINEAR FOOT OF SLAB.

RAISE SLAB 1. 1/2" AT ALL HATCHED AREAS FOR CARPETING AND PROVIDE DOUBLE SILL PLATES (PRESSURE TREATED) AT AREAS NOT RAISED.

FOUNDATION WALLS SHALL EXTEND MIN. 6" ABOVE THE FINISH GRADE ADJACENT TO THE WALL AT ALL POINTS.

ALLOW FOR ELECTRICAL, MECHANICAL AND PLUMBING AT ALL FREESTANDING ISLAND CABINETRY REQUIRING SAME (REFER TO FLOOR PLAN)

DASHED OUTLINES OF PLUMBING FIXTURE LOCATIONS ARE APPROXIMATE, REFER TO FLOOR PLAN FOR DIMENSIONS.

ALL GAS PIPING THROUGH OUTSIDE FOUNDATION WALLS SHALL BE SLEEVED.

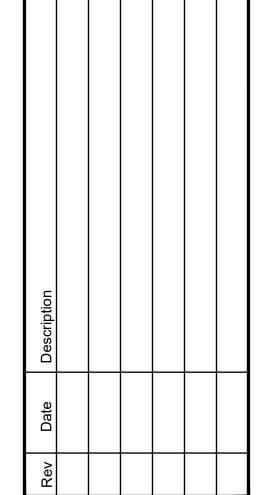
PROVIDE MIN. (2) LAYERS OF POLYETHYLENE VAPOR BARRIER UNDER ALL WOOD FLOORS.

THE FOUNDATION IS A LOAD CARRYING SYSTEM FOR STRUCTURAL PURPOSES ONLY AND IS NOT INTENDED TO SUPPLEMENT DRAINAGE OR WATER MOVEMENT SYSTEMS ON SITE. DRAINAGE DESIGN IS BEYOND THE SCOPE OF THIS WORK. THE FOUNDATION DESIGN IS PREDICATED UPON PROPER FINAL GRADING BY OTHERS TO ENSURE ADEQUATE DRAINAGE. PROVISIONS SHALL BE MADE FOR THE CONTROL AND DRAINAGE OF SURFACE WATER FROM AROUND THE PERIMETER OF THE PROPOSED FOUNDATION AND THESE PATTERNS OF DRAINAGE SHALL NOT BE SUBJECTED TO IMPEDIMENTS BY LANDSCAPING OR OTHER SITE IMPROVEMENTS.

CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY, AT TIME OF STAKEOUT AND PRIOR TO ORDERING OF ANY MATERIALS, ALL DIMENSIONS AND MEASUREMENTS, LOCATION OF ALL PROPERTY LOT LINES, EASEMENTS, BUILDING SETBACK LINES AND REAR YARD REQUIREMENTS (WHETHER SHOWN OR NOT ON THE DRAWINGS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE VERIFICATIONS.

THIS DRAWING SHALL BE USED FOR ARCHITECTURAL REFERENCE ONLY AND IS NOT INTENDED AS A CONSTRUCTION DRAWING. REFER TO THE ENGINEERED FOUNDATION PLAN BY OTHERS.

THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR CONSULTING WITH A LICENSED PROFESSIONAL ENGINEER REGARDING THE FOUNDATION, SUPERSTRUCTURE AND SITE DRAINAGE.





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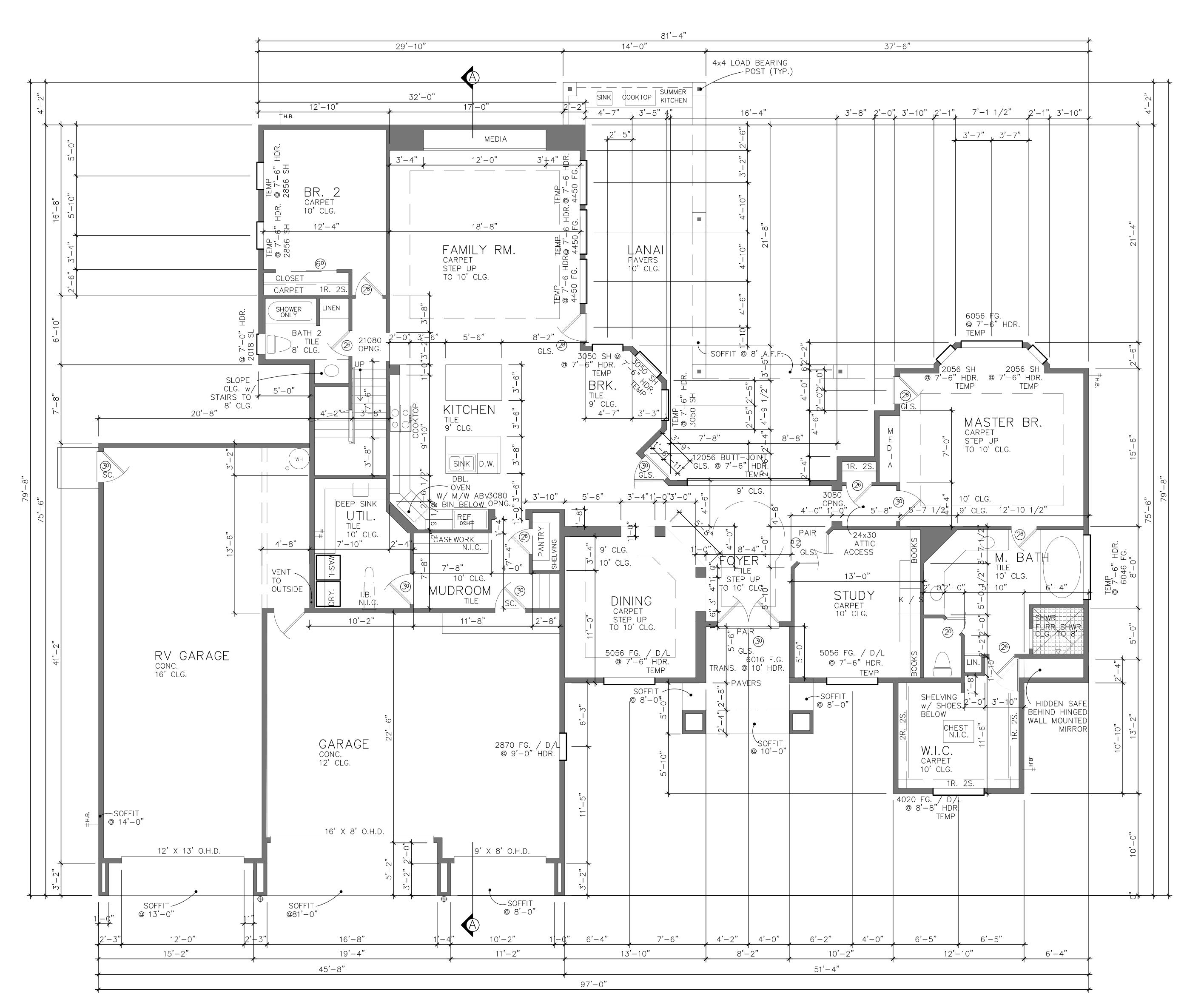
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SHEET TITLE:

CONST. DOCS.

PROJECT NO. 008-20-006

FOUNDATION FOOTPRINT



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR
SECOND FLOOR
TOTAL LIVING

GARAGE
CARPORT
ENTRY
LANAI

2863 \$\phi\$
1491 \$\phi\$

1416 \$\phi\$
278 \$\phi\$
104 \$\phi\$
584 \$\phi\$

TOTAL COVERED — 6726 Ф

10'-0" CEILINGS @ FIRST FLOOR UNLESS NOTED OTHERWISE.

8'-0" HEADER HEIGHTS @ FIRST FLOOR UNLESS NOTED OTHERWISE.

ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.

2 X 6 STUDS AT ALL EXTERIOR WALLS @ FIRST FLOOR UNLESS NOTED OTHERWISE.

VERIFY ALL EXTERIOR AND INTERIOR TRIM & DETAILS W/

EXTERIOR WALL STUDS @ FIRST FLOOR SHALL BE #2 D.F. 2x6 @

16" O.C. / INT. WALLS SHALL BE 2X4 UNLESS NOTED OTHERWISE

WALLS & CEILING'S SHALL BE 1/2" ASTM-36 GYPSUM WALLBOARD W/ RECESSED LONGITUDINAL EDGE SAND INSTALLED IN ACCORDANCE W/ "AMERICAN STANDARD NOTES FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD".

ENCLOSE UNDERSIDE OF STAIRWELLS, WALLS AND CEILINGS OF ATTACHED GARAGES W/ 5/8" TYPE "X" FIRE RATED GYPSUM BOARD.

REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURRING AND FRAMING INFORMATION.

INTERIOR DOORS SHALL BE 1 3/8" HOLLOW CORE.

INTERIOR DOOR BETWEEN RESIDENCE AND GARAGE SHALL BE 1 3/8" SOLID CORE, SELF CLOSING DOOR AS PER R302.5.1 OF THE 2018 I.R.C.

EXTERIOR DOORS SHALL BE 1 3/4" SOLID CORE. REFER TO EXTERIOR ELEVATIONS. EXTERIOR DOORS WITH GLASS SHALL BE TEMPERED AS PER R308.4.1

ALL BEDROOM WINDOWS TO BE MAX. 44" ABOVE FIN. FLR. W/A MIN. 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN. OF 5.7 SQ. FT. NET CLEAR OPENING.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT APPLIED TO GARAGE SIDE, GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR—CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN 1/2"GYPSUM BOARD OR EQUIVALENT.

STAIRWAYS SHALL COMPLY W/ I.R.C. CODE THROUGH (c) OR EQUAL. MIN. WIDTH BETWEEN HANDRAILS SHALL BE 30", HEIGHT ABOVE NOSE OF TREAD SHALL BE MIN. 34" AND MAX. 38", HAND GRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" AND NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT SMOOTH GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS AND SHALL TERMINATE IN A NEWEL POST OR SAFETY TERMINAL.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS I.R.C. SECTION R311.7.8

ALL GUARDRAILS SHALL COMPLY W/ I.R.C. CODE OR EQUAL. MIN. HEIGHT ABOVE FIN. FLR. TO BE 36" W/ BALUSTERS AT MAX. 4" O.C.

STAIR NOSING SHALL COMPLY WITH I.R.C. SECTION R311.7.5.3

APPROVED SMOKE DETECTORS REQUIRE 120V. CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS SHALL COMPLY W/ I.R.C. CODE 1210 OR EQUAL.

PROVIDE VENTILATION AT ALL BATHS AND UTILITY RMS.
THROUGH NATURAL OR MECHANICAL MEANS WHICH COMPLY W/
2018 I.R.C.

ALL PREFABRICATED METAL FIREPLACES AND APPLIANCES ARE TO BE U.L. AND I.C.B.O. APPROVED AND A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE AT THE JOB SITE FOR THE BUILDING INSPECTORS REVIEW.

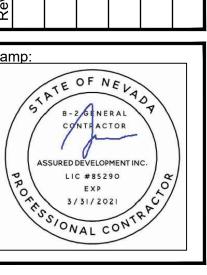
GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE SAFETY GLAZING

PROVIDE SAFETY GLAZING IN ALL INDIVIDUAL FIXED OR OPERABLE PANELS WITHIN A 24: ARC OF THE DOOR IN A CLOSED POSITION AND AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALING SURFACE.

THESE DRAWINGS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REFERENCE TO A SPECIFIC GEOGRAPHIC LOCATION. THEREFORE, SUPPLEMENTAL TO THESE DOCUMENTS IS THE OWNER AND HIS BUILDER(S) RESPONSIBILITY FOR FOLLOWING MATERIAL AND EQUIPMENT MANUFACTURER'S INSTRUCTIONS, AND USING RECOGNIZED STANDARDS FOR EACH BUILDING CRAFT TRADE. AS WELL AS COMPLIANCE IN FULL WITH ALL GOVERNING CODE REQUIREMENTS FOR THE GEOGRAPHICAL AREA IN WHICH THIS HOUSE IS TO BE BUILT.

CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS AND DRAWINGS. EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS AND/OR SPECIFICATIONS TO AVOID MISTAKES.

Description



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PMENT

ASSURED DEVEL 2 IDAHO WAY, HENDERSON,

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MILAN LOT 4

JSTOMS LLC

MILAN STREET LOT 4

UDERSON, NEVADA 89015

SHEET TITLE:

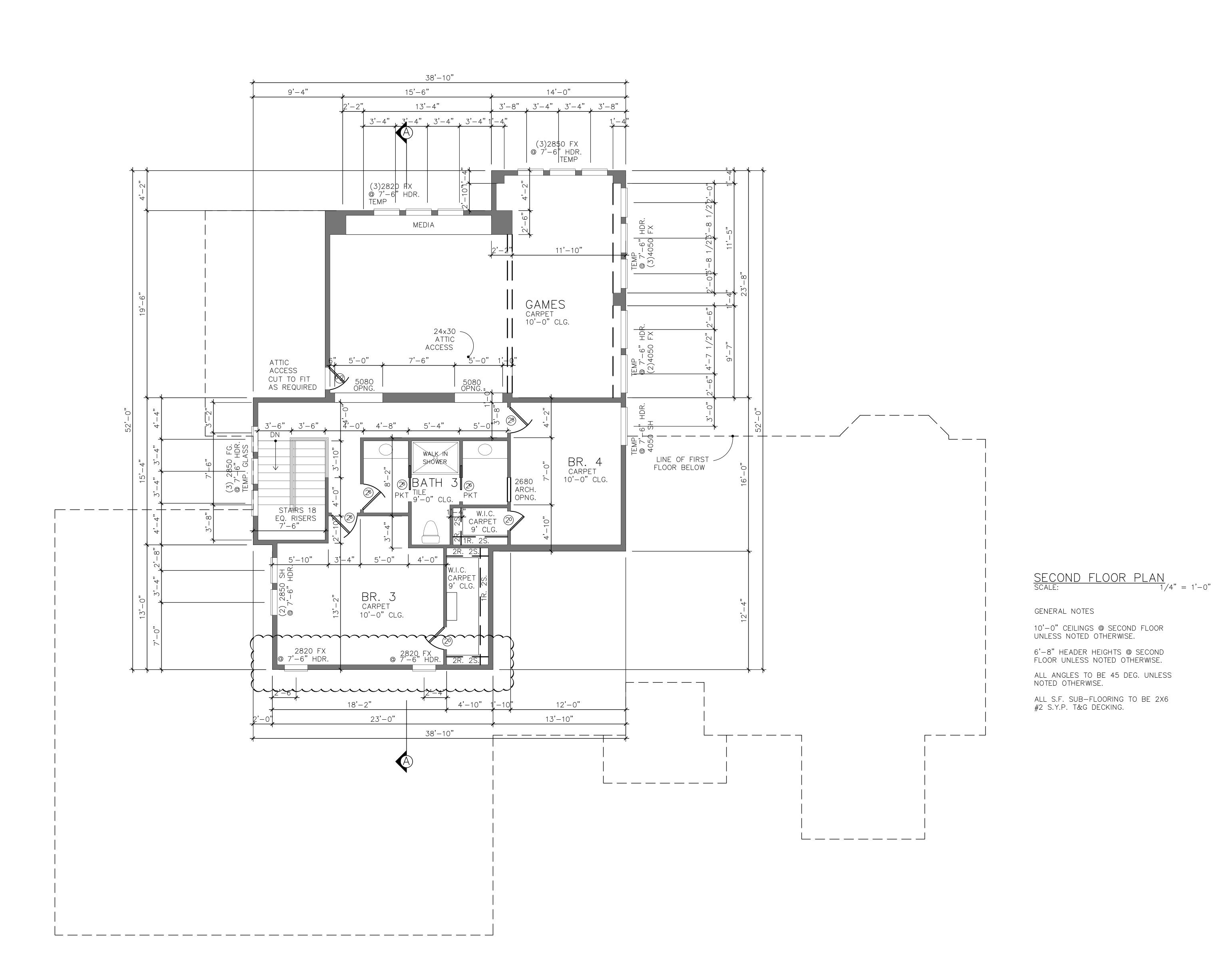
DATE 05/22/2020 PHASE

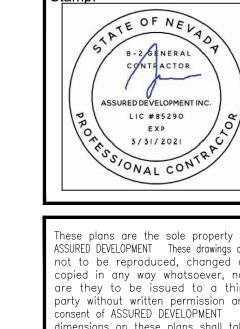
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SUBMITTAL
PROJECT NO.
008-20-006

SHEET NO.

FIRST

FLOOR PLAN





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PROJECT NO. 008-20-006

SECOND FLOOR PLAN



<u>ELEVATIONS</u>

GENERAL NOTES:

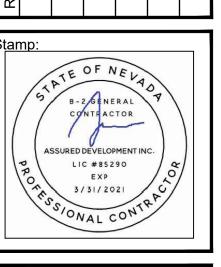
SCALE: 1/4" = 1'-0"

EXTEND 8" BEYOND SLEEVE.

SPECIFICATIONS SEE BUILDER.

SPECIFICATIONS SEE BUILDER.

OVER MAIN ROOF DECK AND FRAME.



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**PLANS** MILAN LOT A

CUSTOMS LL

MILAN STREET LOT 4

HENDERSON, NEVADA 89 TOM HOME CUS

SHEET TITLE:

CONST. DOCS. PROJECT NO. 008-20-006

EXTERIOR ELEVATIONS

<u>ELEVATIONS</u>  $\frac{}{\text{SCALE:}} \frac{1}{4} = 1' - 0''$ 

EXTEND 8" BEYOND SLEEVE.

GENERAL NOTES:

ALL EXTERIOR FINISH MATERIALS (STONE, STUCCO, SIDING, BRICK, ETC.) TO TERMINATE
ON INTERIOR CORNERS UNLESS OTHERWISE
NOTED.
GALVANIZED FLASHING (26 GAUGE) AT ALL VALLEYS,
HIPS AND RIDGES. PROVIDE FOR VENTILATION PROJECTIONS THROUGH ROOF WITH FLANGES AND

SCALE:

1/4" = 1'-0"

GALVANIZED IRON FLASHING AT ALL ROOF TO WALL AND ROOF TO CHIMNEY INTERFACES.

CHIMNEY TERMINATIONS TO BE MIN. 24" ABOVE ANY ROOF SURFACES WITHIN A 10'-0" RADIUS. PROVIDE CHIMNEY FLUE SPARK ARRESTORS WITH MAX. 1/2" GAP MESH WHICH COMPLIES WITH U.B.C. 3703 (f) OR EQUAL CODE REQUIREMENTS.

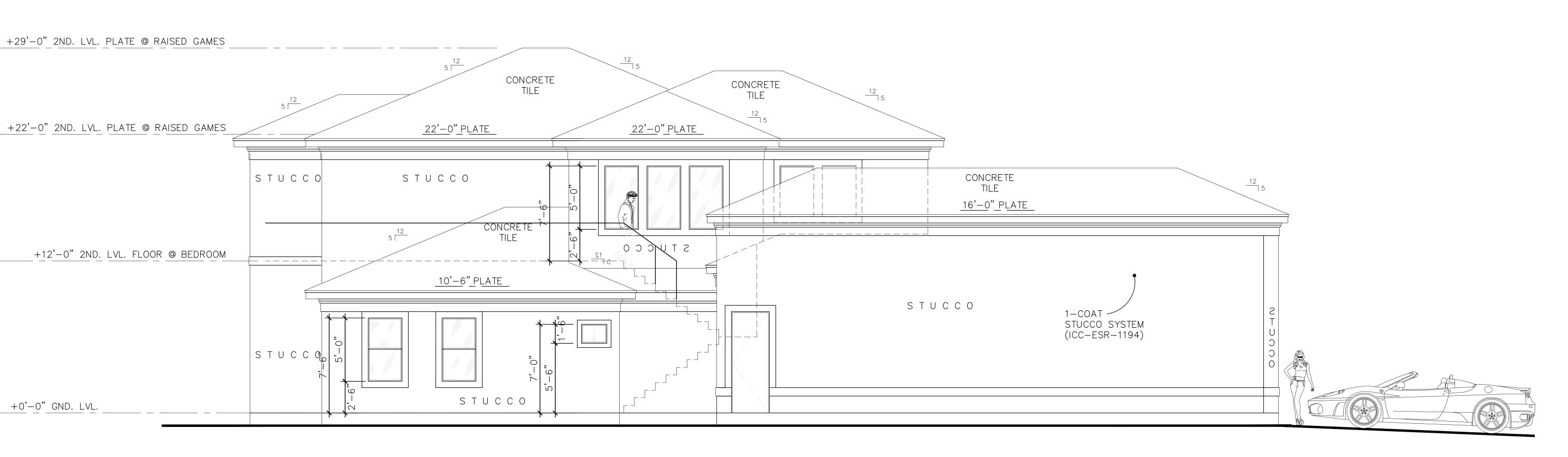
ROOF GUTTERS AND DOWN SPOUTS PER SPECIFICATIONS SEE BUILDER.

CONTINUOUS GALVANIZED IRON EAVE FLASHING.

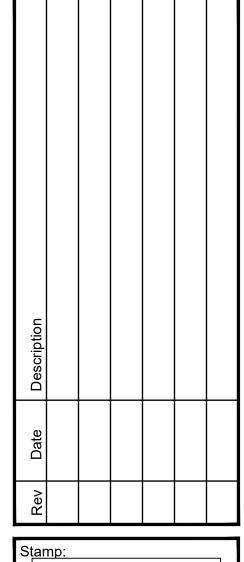
ATTIC VENTILATION TYPE AND AMOUNT PER SPECIFICATIONS SEE BUILDER.

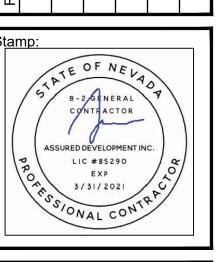
APPLIED CRICKET ROOFING SHALL BE APPLIED OVER MAIN ROOF DECK AND FRAME.

ROOF PLATE HEIGHTS SHOWN ARE AT EXTERIOR FRAME WALL CONDITIONS, ADJUST ROOF PLATE
HEIGHT FROM HEIGHT SHOWN AT CONDITIONS
WHERE THE ROOF IS SUPPORTED BY BEAMS CENTERED OVER LOAD BEARING COLUMNS.



RIGHT ELEVATION 1/4" = 1'-0"





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EXTERIOR ELEVATIONS

SECOND FLOOR
FRAMING PLAN
SCALE: 1/8" = 1'-0"

REFERENCE ONLY.

NOTE:
BUILDER TO VERIFY SIZE AND LOCATION OF
ALL BEAMS.
THESE DRAWINGS FOR THIS FRAMING PLAN

HAVE BEEN PREPARED AS A SCHEMATIC

A LICENSED ENGINEER MUST MODIFY AND REDRAW ACCORDINGLY TO MAKE RIGHT AND SOUND IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS.

# VENTALATION CALCULATIONS

5631 S.F. – ROOF AREA

REQUIRED VENTILATION @ 1:300 = 19 S.F.

28EA. EAVE VENTS @ 0.5 S.F. = 14 S.F. TOTAL 07EA. DORMER VENTS @ 1.0 S.F. = 7 S.F. TOTAL

TOTAL OF 21 S.F. OF VENTILATION WHERE 17 S.F. 19 REQ'D

# ATTIC VENTILATION

1. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE OF THE ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, WITH 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS

VENTILATING AREA SHALL BE NOT LESS THAN
1/150 OF THE AREA OF THE SPACE VENTILATED.
EXCEPTIONS:

THE MINIMUM REQUIRED NET FREE VENTILATING
AREA SHALL BE 1/300 OF THE AREA OF THE
SPACE VENTILATED, PROVIDED A VAPOR
RETARDER HAVING A TRANSMISSION RATE NOT
EXCEEDING 1 PERM IN ACCORDANCE WITH
ASTM E 96 IS INSTALLED ON THE WARM SIDE OF
THE ATTIC INSULATION AND PROVIDED 50
PERCENT OF THE REQUIRED VENTILATING AREA
PROVIDED BY VENTILATORS LOCATED IN THE
UPPER PORTION OF THE SPACE TO BE VENTILATED
BY AT LEAST 3 FEET ABOVE EAVE OR CORNICE
VENTS, WITH BALANCE OF REQUIRED VENTILATION
PROVIDED BY EAVE OR CORNICE VENTS.

# SECTION NOTES

PROVIDE 1/2" MIN. CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO INSURE LOADING LOADING WILL BE AS DESIGNED)

# PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS:

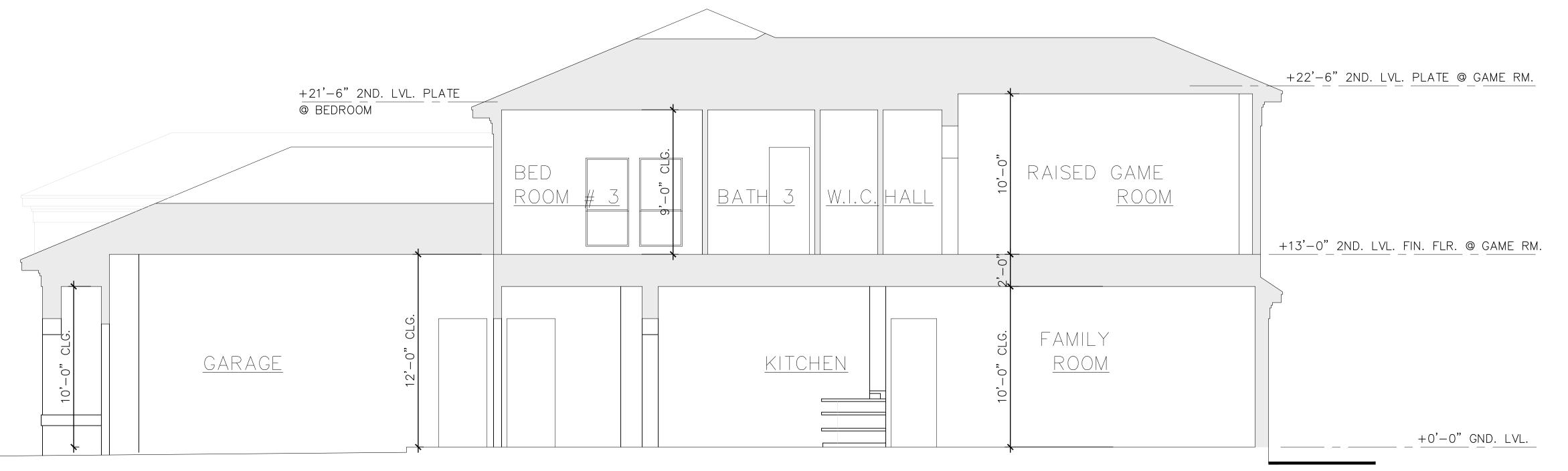
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.

B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. AND HORIZ. SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS AND COVE CEILINGS.

C. IN CONCELED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.

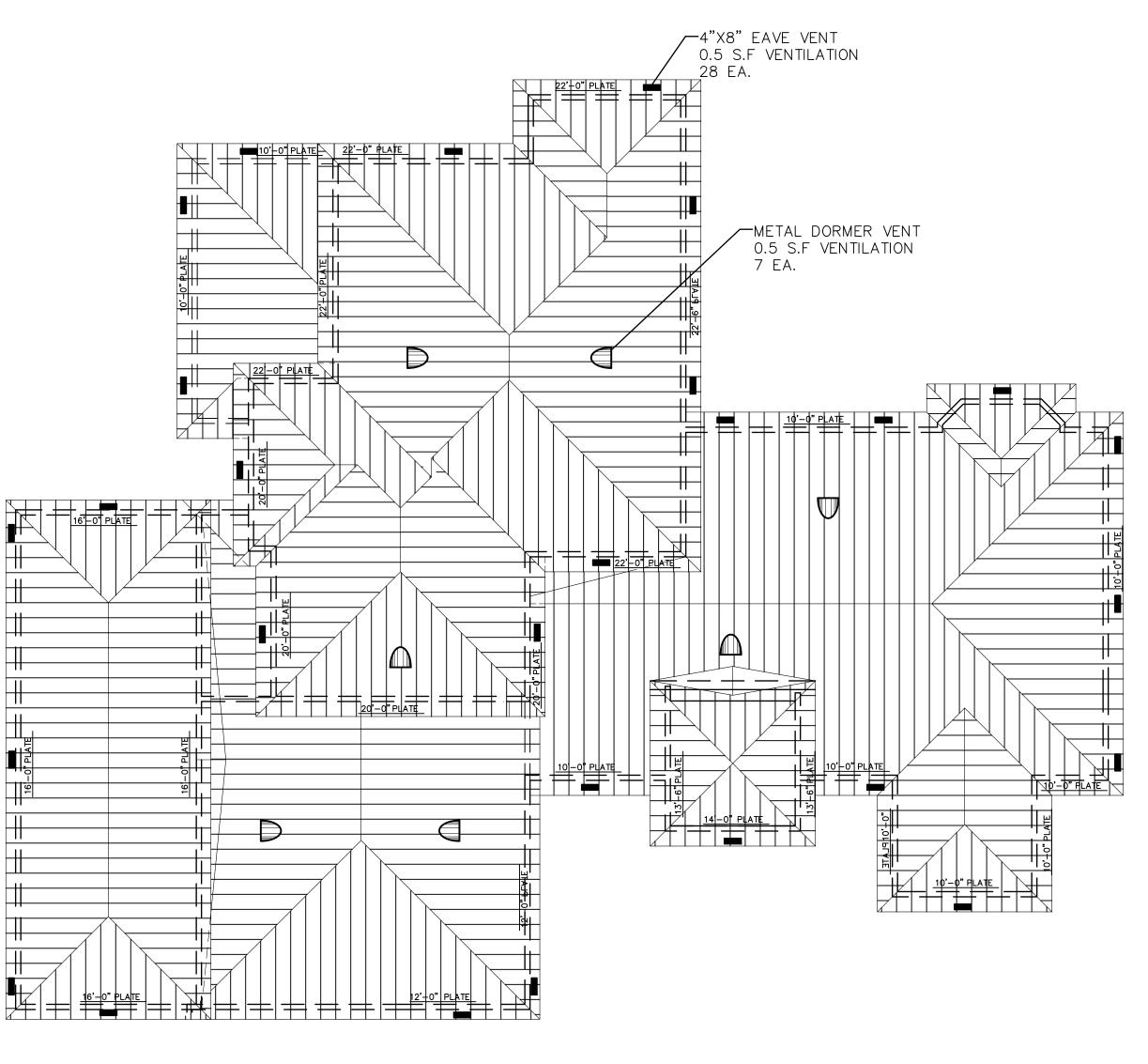
D. IN OPENINGS AROUND VENTS, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.

E. PROVIDE INSULATION DEFLECTORS AT ALL EAVES WHERE EAVE VENTS ARE REQUIRED.



CROSS SECTION A-A

NOTE:
SCHEMATIC SECTION SHOWN FOR
DESIGN REFERENCE ONLY REFER TO
ENGINEERING DRAWINGS FOR
FRAMING MEMBER SIZES AND
LOCATIONS.



# $\frac{\text{ROOF PLAN}}{\text{SCALE: } 1/8" = 1'-0"}$

# GENERAL NOTES:

ROOF RAFTERS STRUCTURAL DESIGN LOADS SHALL BE DESIGNED AND ENGINEERED BY STRUCTURAL ENGINEER / ROOF TRUSS MANUFACTURER. TRUSS CALCULATIONS MAY BE SUBMITTED SEPARATELY BY TRUSS MANUF.

SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH 2018 I.R.C. ALL HEIGHTS SHOWN ARE AS MEASURED FROM MAIN FINISHED FLOOR. TOP WALL PLATES SHALL BE TWO CONTINUOUS 2X (SAME SIZE AS WALL BELOW).

ALL RAFTERS SHALL BE MINIMUM 2X6 #2 S.Y.P. @ 16" O.C. AND WITH NO MORE THAN 11'-2" UNSUPPORTED SPANS.

RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALL WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. PROVIDE 2X6 RAFTER TIES AT ALL PLATES WHERE CEILING JOISTS RUN PERPENDICULAR TO RAFTERS. MAX. UNSUPPORTED RAFTER SPANS SHALL BE 12', BRACE LONGER SPANS W/ CONT. 2X6 PURLINS SUPPORTED BY 2X4 BRACES @ 48" O.C. TO BEAM OR WALL BELOW, BRACES SHALL BE NOT LESS THAN 45 DEG. AND SHALL NOT EXCEED 8' IN LENGTH W/O LATERAL SUPPORT.

RIDGE, HIP AND VALLEY BOARDS SHALL BE ONE NOMINAL SIZE LARGER THAN ADJACENT RAFTER AND SIZED TO MATCH THE CUT END OF THE CONNECTING RAFTER

COLLAR TIES SHALL BE 2X6 @ 48" O.C. IN UPPER ONE THIRD OF ATTIC SPACE.

STRAP TIES OVER THE RIDGE AT EVERY THIRD RAFTER TO RAFTER CONNECTION (SIMPSON MSTA 24)

SIMPSON STRONG TIE ANCHORS (H2) AT EVERY THIRD RAFTER TO STUD CONNECTION.

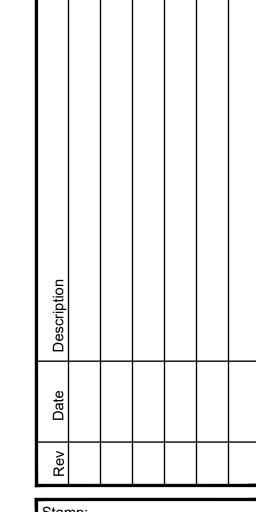
ROOF OPENINGS SHALL HAVE DOUBLE TRIMMERS AND HEADERS (I.E. AT CHIMNEY, DORMER, ETC..)

RAKE ROOF OUTLOOKERS SHALL BE 2X6 @ 16" O.C.

FASCIAS AND RAKE BOARDS SHALL BE 1X8 W/ 1X2 ROOF SHEATHING SHALL BE 1/2" CDX 32/16 APA RATED W/ 8D @ 6" O.C. EDGES, 12" FIELD

THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR CONSULTING WITH A LICENSED PROFESSIONAL ENGINEER REGARDING THE FOUNDATION, SUPERSTRUCTURE AND SITE DRAINAGE. THESE ARCHITECTURAL DESIGN REFERENCE PLANS ARE PREPARED TO CONVEY DESIGN INTENT AND APPLICABLE RESIDENTIAL DESIGN CODES RELAVENT TO LOCAL BUILDING AND PLANNING AGENCIES.

THE ENGINEERING NOTES SHALL, WHEN MORE RIGOROUS, SUPERSEDE THE ABOVE.





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ASSURED |

MILAN LOT 4

MILAN STREET LOT 4

MENDERSON NEVADA 80015

SHEET TITLE:

DATE
05/22/2020
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PROJECT NO.

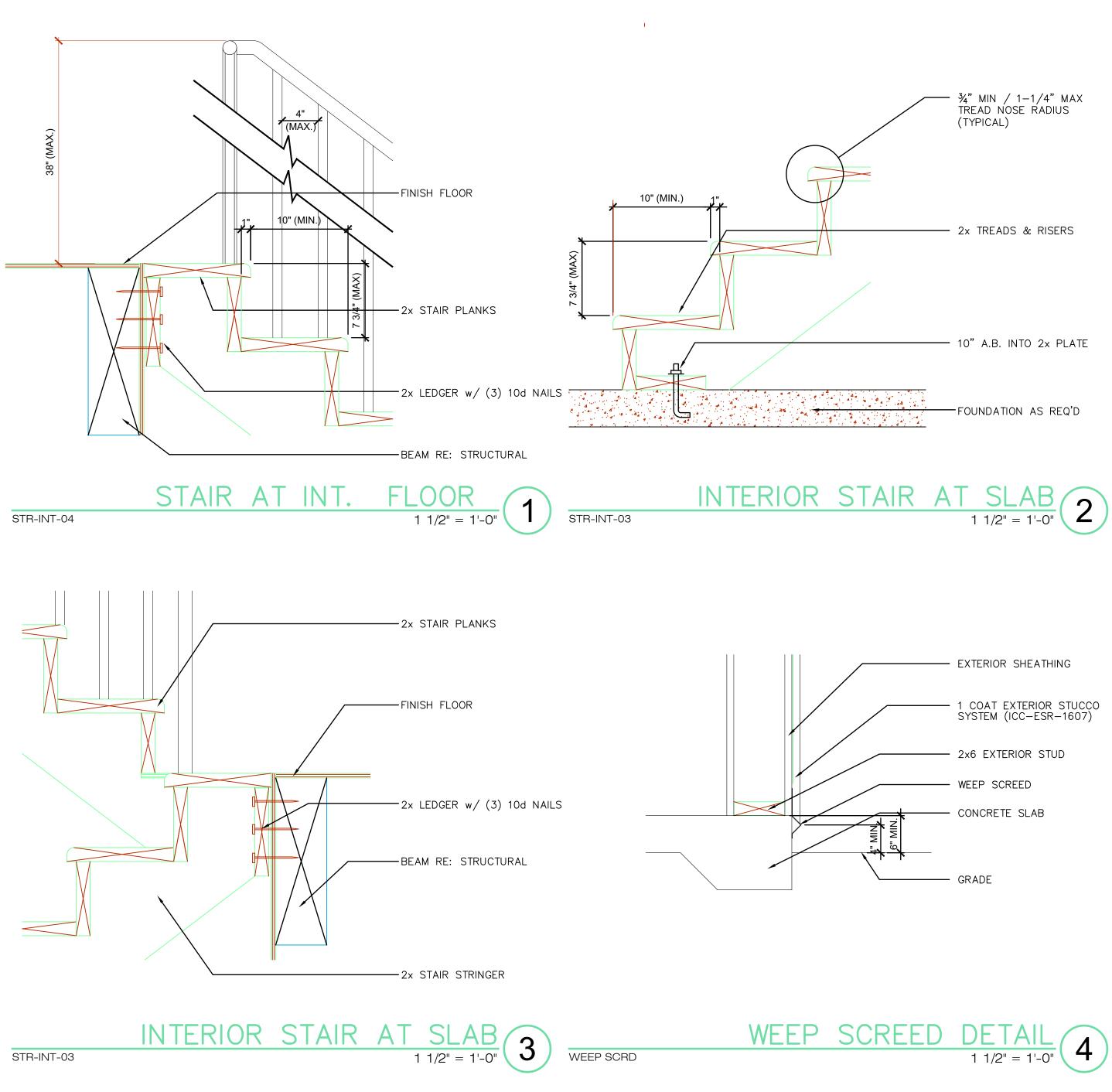
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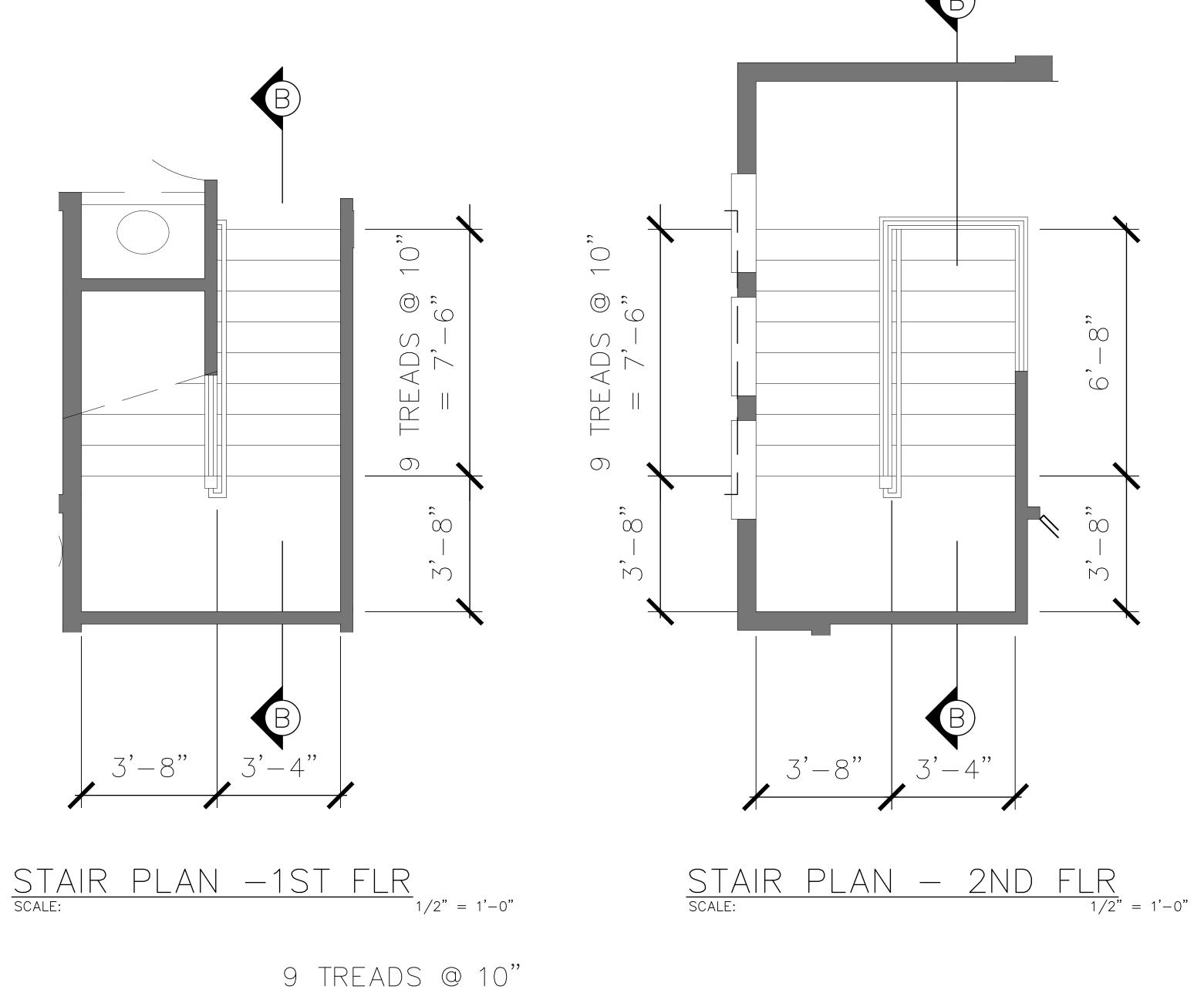
ROOF & FLOOR

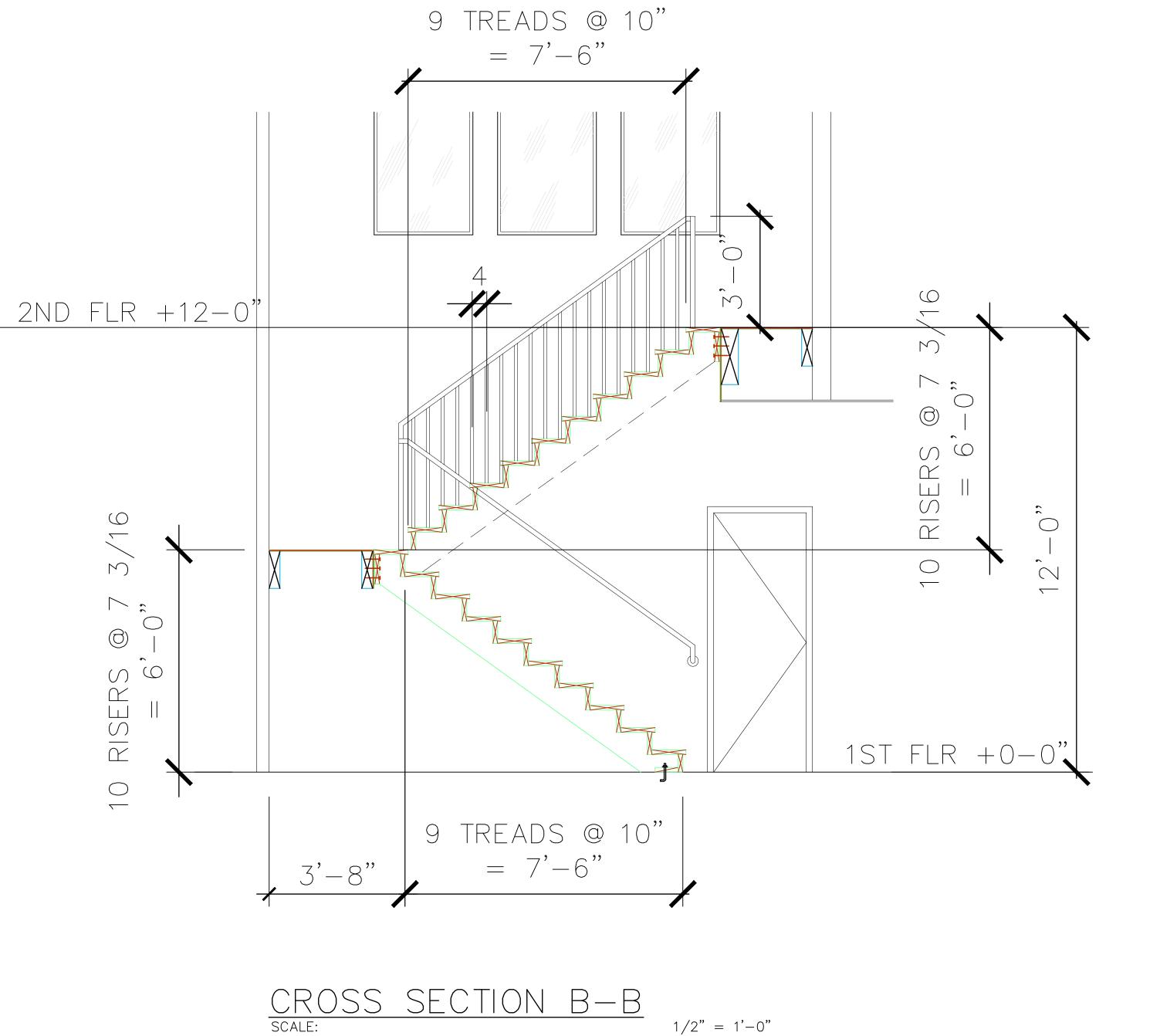
FRAMING PLAN

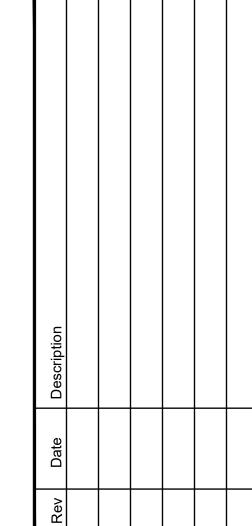


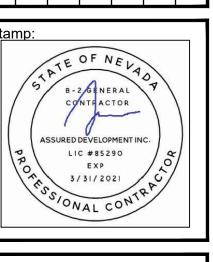
# NOTES:

- Sheathing and wall framing on the exterior of a building shall have a clearance of 6-inches from grade or 2-inches from hard surfaces. (R317.1)
   Weep screed shall be placed a minimum of 4-inches above the earth or 2-inches above paved areas. (R703.6.2.1)
   The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" IRC SECTION R311.7.4.2
   Stair nosing to comply with IRC SECTION R311.7.5.3.





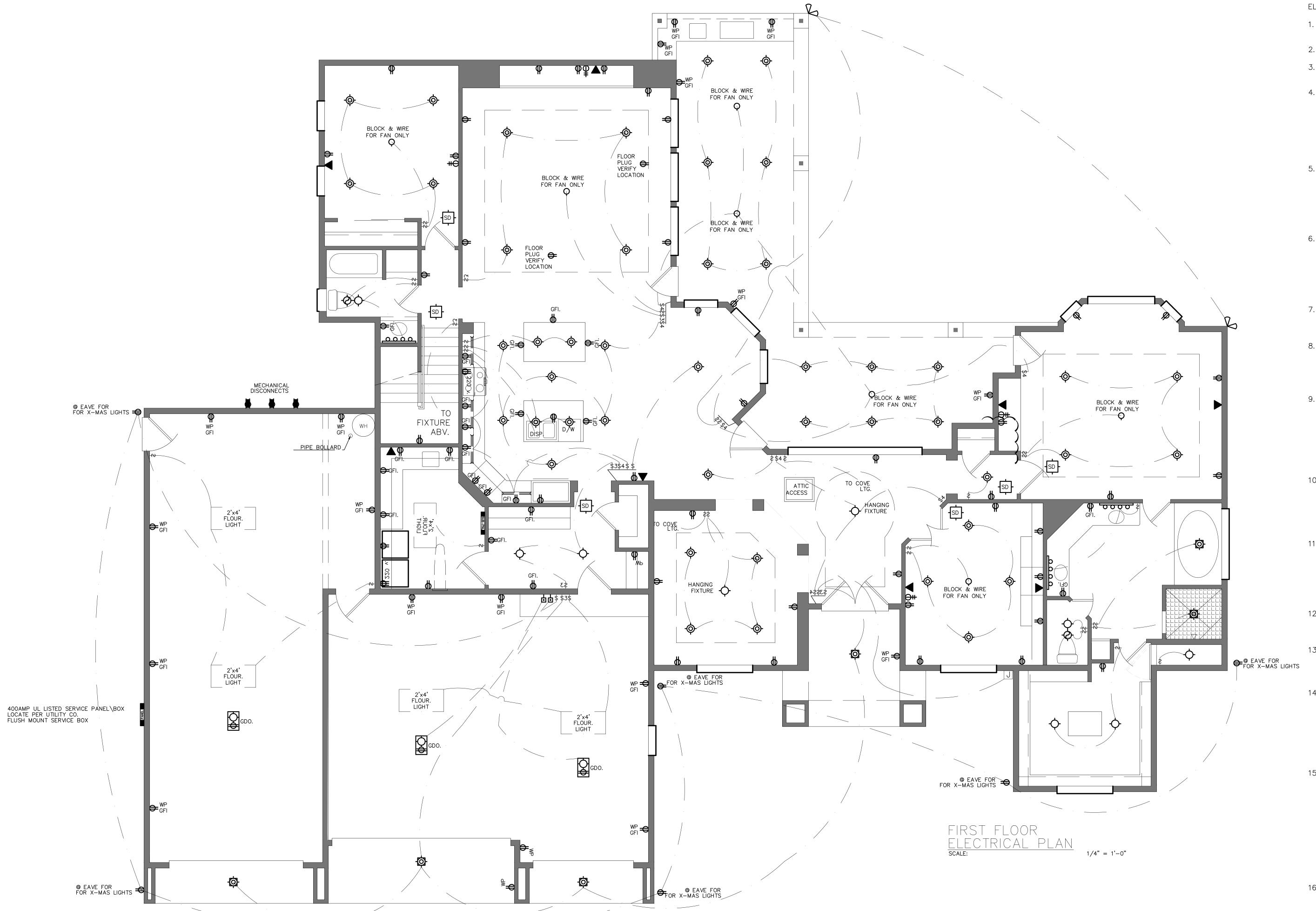




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ASSURED DEVELOPMENT 2 IDAHO WAY, HENDERSON, NEVADA 89015

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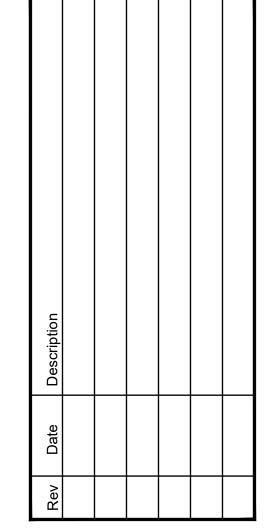
KEY NOTE:

THE ENERGY COMPLIANCE PROGRAM SHALL BE THE PRESCRIPTIVE METHOD.

	ELECTRICAL	SYMBOLS	
symbol	description	symbol	description
BLOCK & WIRE FOR FAN ONLY O	block and pre-wire for fan option	<u></u>	a/v jack
ф	ceiling light fixture	_ф_	110 volt electrical outlet
φ-	recessed light	_ф_	110 volt electrical outlet, half hot
<b>o</b> LV.	low-voltage recessed light	_ <b></b> 220 v.	220 volt electrical outlet
<b>\Odds</b>	recessed eyeball spot light	_ <b>ф</b>	110 volt exterior weatherproof outlet
©	speakers recessed in clg.	\$	light switch
Ф	recessed weatherproof light	\$3	3 way light switch
	wall mounted light — sconces	\$4	4 way light switch
-SD	ceiling mounted smoke detector	<u> </u>	exterior flood lights
\$	exhaust fan		make—up light bar
	telephone jack	<b>==</b>	under—cabinet lighting
	television / cable jack	-0000	low volt strip lights
P	push-button switch	<b>ФФ</b> дро.	garage door opener w/ integral light
<b>4</b>	mechanical disconnect	SUB-PNL	100 amp ul listed service panel\box recess mount service box

#### ELECTRICAL NOTES:

- 1. ALL "MANDATORY" REQUIREMENTS IN ACCORDANCE WITH THE 2018 IECC RESIDENTIAL PROVISIONS.
- 2. ALL OUTLETS SHALL HAVE ARC FAULT PROTECTION.
- 3. PROVIDE GFI EXTERIOR RECEPTICLE @ SAME LEVEL & LESS THAN 25' FROM OUTDOOR CONDENSOR UNITS
- 4. WHERE MORE THAN ONE SMOKE OR CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE OR CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. (R314.6 AS AMENDED)
- 5. SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED. (R314.5 AS AMENDED)
- IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN THE FOLLOWING ARTICLES. SPACING NEC ARTICLE 210.52(A) (1), WALL SPACE NEC ARTICLE 210.52(A) (2) AS AMENDED, FLOOR RECEPTACLES NEC ARTICLE 210.52(A) (3) AS AMENDED & COUNTER TOP RECEPTACLES NEC ARTICLE 210.52(A)(4).
- 7. IN ALL AREAS SPECIFIED IN 210.52, ALL NON-LOCKING TYPE 125 VOLT 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (NEC 406.12)
- B. THE FOLLOWING FASTENED—IN—PLACE APPLIANCES ARE REQUIRED TO HAVE A SEPARATE MINIMUM 20—AMPERE CIRCUIT: DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN AND HYDRO—MASSAGE BATHTUB. THE REQUIRED LAUNDRY CIRCUIT MAY SERVE ONE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA. (NEC ARTICLE 210.23(E)(3) AS AMENDED)
- COUNTERTOPS. IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, AND SIMILAR SPACES OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTERTOP SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING ARTICLES: WALL COUNTERTOP SPACE, NEC ARTICLE 210.52(C)(1), ISLAND COUNTERTOP SPACES, NEC ARTICLE 210.52(C)(2), PENINSULAR COUNTERTOP SPACES, NEC ARTICLE 210.52(C)(3), SEPARATE SPACES NEC ARTICLE 210.52(C)(4) & RECEPTACLE OUTLET LOCATION, NEC ARTICLE 210.52(C)(5). (NEC ARTICLE 210.52)
- 10. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20—AMPERE SMALL—APPLIANCE BRANCH CIRCUITS REQUIRED BY 210.11(C)(1) SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52(A), ALL COUNTERTOP OUTLETS COVERED BY 210.52(C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT. (NEC ARTICLE 210.52(B)(1))
- 11. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN STALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC ARTICLE 210.12(A))
- 12. THE MAXIMUM NUMBER OF OUTLETS ON A 15-AMPERE, 125-VOLT LIGHTING FIXTURE CIRCUIT SHALL BE TWELVE (12) AND SHALL NOT CONTAIN GENERAL PURPOSE OUTLETS. (SEE EXCEPTIONS) (NEC ARTICLE 210.23(E)(1) AS AMENDED)
- 13. THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE, 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR RECEPTACLES OR EXCLUSIVELY FOR LIGHTING FIXTURES OR FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12. (SEE EXCEPTIONS) (NEC ARTICLE 210.23(E)(2) AS AMENDED)
- 14. RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL—APPLIANCE BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE SAME KITCHEN AND IN THE OTHER ROOM'S SPECIFIED IN 210.52(B)(1). ADDITIONAL SMALL—APPLIANCE BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOMS SPECIFIED IN 210.52(B)(1). NO SMALL—APPLIANCE BRANCH CIRCUIT SHALL SERVICE MORE THAN ONE KITCHEN. (NEC ARTICLE 210.52(B)(3))
- 15. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING—SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING—SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 70 LB. FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING—SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 35 LB, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING MOUNTED OUTLET BOX, IN A LOCATION ACCEPTABLE FOR A CEILING—SUSPENDED (PADDLE) FAN IN SINGLE OR MULTI—FAMILY DWELLINGS, THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUPPORT OF A CEILING—SUSPENDED (PADDLE) FAN. (NEC ARTICLE 314.27(C))
- 16. LUMINAIRES IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 410.16.
- 17. ALL LUMINAIRES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS." (NEC ARTICLE 410.10(A))
- 8. A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (UMC 904.10.4)
- 19. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS. (IECC 404.1)
- 20. LUMINAIRES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS, INCLUDING SUSPENDED CEILINGS, SHALL COMPLY WITH 410.115 THROUGH 410.22. (NEC ARTICLE 410.110)
- 21. CLEARANCE AND INSTALLATION FOR TYPE IC & NON-TYPE IC RECESSED LUMINAIRES SHALL COMPLY WITH 410.116.
- 22. THERE SHALL BE A WALL SWITCH WITHIN 6-FEET OF EACH BEDROOM DOOR UNLESS PROHIBITED BY STRUCTURAL DESIGN. (NEC ARTICLE 210.70(A)(2)(A) AS AMENDED)
- 23. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM. UNLESS PROHIBITED BY STRUCTURAL DESIGN A WALL SWITCH SHALL BE LOCATED WITHIN 6-FEET OF THE POINT OF ENTRY, AND SHALL NOT BE LOCATED BEHIND AN ACTIVE DOOR IN THE FULLY OPEN POSITION. (NEC ARTICLE 210.70(A)(1) AS AMENDED)
- 24. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER. HALLWAYS OF 3.0 M (10 FT) OR MORE IN LENGTH SHALL HAVE WALL SWITCHES AT EVERY END. THERE SHALL BE A WALL SWITCH WITHIN 1.8 M (6 FT) OF EACH BEDROOM DOOR UNLESS PROHIBITED BY STRUCTURAL DESIGN. (NEC ARTICLE 210.70(A)(2)(A))
- 25. AT LEAST ONE WALL SWITCH THAT CONTROLS AN INTERIOR LIGHTING OUTLET SHALL BE LOCATED AT EACH KEYED EXTERIOR ENTRY. THIS SWITCH SHALL BE LOCATED WITHIN 6-FEET OF THE LATCHING JAMB SIDE, UNLESS PROHIBITED BY STRUCTURAL DESIGN, AND NOT BEHIND AN ACTIVE DOOR IN THE FULLY OPEN POSITION. (NEC ARTICLE 210.70(A)(2)(B) AS AMENDED)





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DEVELOPMENT

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ILAN LOT 4
ISTOMS LLC

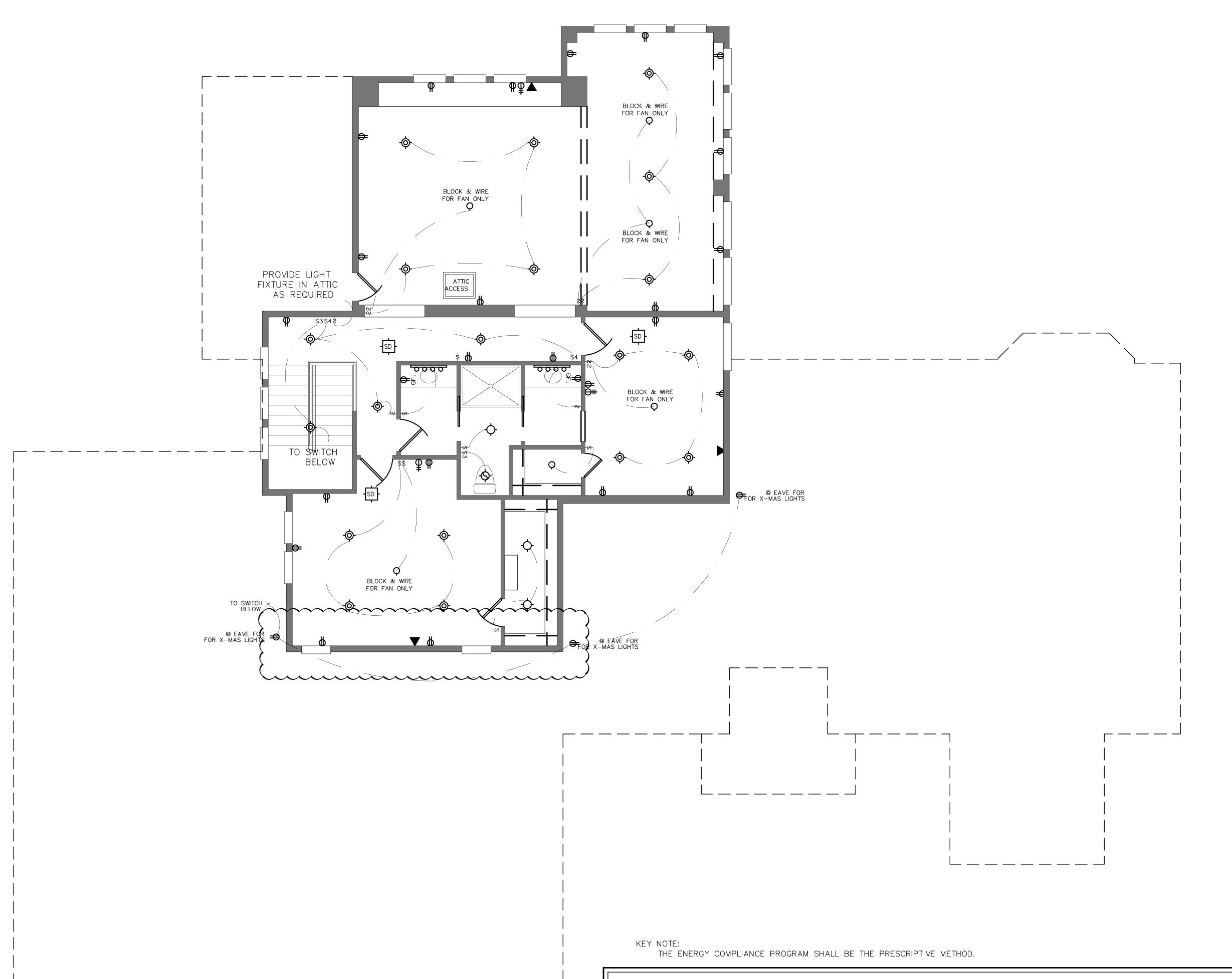
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DATE 05/22/2020 PHASE CONST. DOCS.

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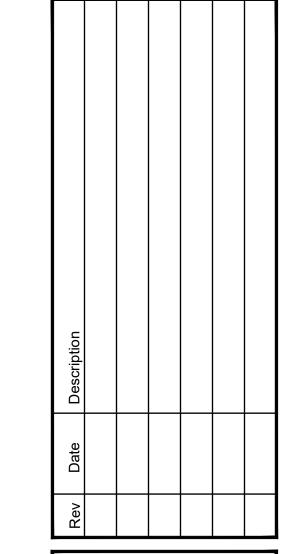


SECOND FLOOR ELECTRIC PLAN

	ELECTRICAL	SYMBOLS	
symbol	description	symbol	description
BLOCK & WIRE FOR FAN ONLY	block and pre-wire for fan option		a/v jack
ф	ceiling light fixture	_ф_	110 volt electrical outlet
<b>.</b>	recessed light		110 volt electrical outlet, half hot
<b>⊙</b> LV.	low-voltage recessed light	_ <b>&amp;</b> 220 v.	220 volt electrical outlet
<b>\ODEP</b>	recessed eyeball spot light	_ <b></b>	110 volt exterior weatherproof outlet
3	speakers recessed in clg.	\$	light switch
<b>O</b>	recessed weatherproof light	\$3	3 way light switch
	wall mounted light — sconces	\$4	4 way light switch
-SD	ceiling mounted smoke detector	<u> </u>	exterior flood lights
\$	exhaust fan	_00000	make—up light bar
	telephone jack	<b>==</b>	under—cabinet lighting
	television / cable jack	-00000-	low volt strip lights
P	push-button switch	ФФ сро.	garage door opener w/ integral light
<b>#</b>	mechanical disconnect	SUB-PNL	100 amp ul listed service panel\box recess mount service box

#### ELECTRICAL NOTES:

- 1. ALL "MANDATORY" REQUIREMENTS IN ACCORDANCE WITH THE 2018 IECC RESIDENTIAL PROVISIONS.
- 2. ALL OUTLETS SHALL HAVE ARC FAULT PROTECTION.
- 3. PROVIDE GFI EXTERIOR RECEPTICLE @ SAME LEVEL & LESS THAN 25' FROM OUTDOOR CONDENSOR UNITS
- 4. WHERE MORE THAN ONE SMOKE OR CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE OR CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. (R314.6 AS AMENDED)
- 5. SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED. (R314.5 AS AMENDED)
- 6. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN THE FOLLOWING ARTICLES. SPACING NEC ARTICLE 210.52(A) (1), WALL SPACE NEC ARTICLE 210.52(A) (2) AS AMENDED, FLOOR RECEPTACLES NEC ARTICLE 210.52(A) (3) AS AMENDED & COUNTER TOP RECEPTACLES NEC ARTICLE 210.52(A)(4).
- 7. IN ALL AREAS SPECIFIED IN 210.52, ALL NON-LOCKING TYPE 125 VOLT 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (NEC 406.12)
- THE FOLLOWING FASTENED-IN-PLACE APPLIANCES ARE REQUIRED TO HAVE A SEPARATE MINIMUM 20-AMPERE CIRCUIT: DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN AND HYDRO-MASSAGE BATHTUB. THE REQUIRED LAUNDRY CIRCUIT MAY SERVE ONE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA. (NEC ARTICLE 210.23(E)(3) AS AMENDED)
- 9. COUNTERTOPS. IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, AND SIMILAR SPACES OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTERTOP SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING ARTICLES: WALL COUNTERTOP SPACE, NEC ARTICLE 210.52(C)(1), ISLAND COUNTERTOP SPACES, NEC ARTICLE 210.52(C)(2), PENINSULAR COUNTERTOP SPACES, NEC ARTICLE 210.52(C)(3), SEPARATE SPACES NEC ARTICLE 210.52(C)(4) & RECEPTACLE OUTLET LOCATION, NEC ARTICLE 210.52(C)(5). (NEC ARTICLE 210.52)
- 10. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20—AMPERE SMALL—APPLIANCE BRANCH CIRCUITS REQUIRED BY 210.11(C)(1) SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY 210.52(A), ALL COUNTERTOP OUTLETS COVERED BY 210.52(C), AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT. (NEC ARTICLE 210.52(B)(1))
- 11. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN STALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (NEC ARTICLE 210.12(A))
- 12. THE MAXIMUM NUMBER OF OUTLETS ON A 15-AMPERE, 125-VOLT LIGHTING FIXTURE CIRCUIT SHALL BE TWELVE (12) AND SHALL NOT CONTAIN GENERAL PURPOSE OUTLETS. (SEE EXCEPTIONS) (NEC ARTICLE 210.23(E)(1) AS AMENDED)
- 13. THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE, 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR RECEPTACLES OR EXCLUSIVELY FOR LIGHTING FIXTURES OR FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12. (SEE EXCEPTIONS) (NEC ARTICLE 210.23(E)(2) AS AMENDED)
- 14. RECEPTACLES INSTALLED IN A KITCHEN TO SERVE COUNTERTOP SURFACES SHALL BE SUPPLIED BY NOT FEWER THAN TWO SMALL—APPLIANCE BRANCH CIRCUITS, EITHER OR BOTH OF WHICH SHALL ALSO BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE SAME KITCHEN AND IN THE OTHER ROOM'S SPECIFIED IN 210.52(B)(1). ADDITIONAL SMALL—APPLIANCE BRANCH CIRCUITS SHALL BE PERMITTED TO SUPPLY RECEPTACLE OUTLETS IN THE KITCHEN AND OTHER ROOMS SPECIFIED IN 210.52(B)(1). NO SMALL—APPLIANCE BRANCH CIRCUIT SHALL SERVICE MORE THAN ONE KITCHEN. (NEC ARTICLE 210.52(B)(3))
- 15. OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING—SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING—SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 70 LB. FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING—SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 35 LB, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING MOUNTED OUTLET BOX, IN A LOCATION ACCEPTABLE FOR A CEILING—SUSPENDED (PADDLE) FAN IN SINGLE OR MULTI—FAMILY DWELLINGS, THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUPPORT OF A CEILING—SUSPENDED (PADDLE) FAN. (NEC ARTICLE 314.27(C))
- 16. LUMINAIRES IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 410.16.
- 17. ALL LUMINAIRES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS." (NEC ARTICLE 410.10(A))
- 18. A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY. (UMC 904.10.4)
- 19. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS. (IECC 404.1)
- 20. LUMINAIRES INSTALLED IN RECESSED CAVITIES IN WALLS OR CEILINGS, INCLUDING SUSPENDED CEILINGS, SHALL COMPLY WITH 410.115 THROUGH 410.22. (NEC ARTICLE 410.110)
- 21. CLEARANCE AND INSTALLATION FOR TYPE IC & NON-TYPE IC RECESSED LUMINAIRES SHALL COMPLY WITH 410.116.
- 22. THERE SHALL BE A WALL SWITCH WITHIN 6-FEET OF EACH BEDROOM DOOR UNLESS PROHIBITED BY STRUCTURAL DESIGN. (NEC ARTICLE 210.70(A)(2)(A) AS AMENDED)
- 23. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM AND BATHROOM. UNLESS PROHIBITED BY STRUCTURAL DESIGN A WALL SWITCH SHALL BE LOCATED WITHIN 6-FEET OF THE POINT OF ENTRY, AND SHALL NOT BE LOCATED BEHIND AN ACTIVE DOOR IN THE FULLY OPEN POSITION. (NEC ARTICLE 210.70(A)(1) AS AMENDED)
- 24. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER. HALLWAYS OF 3.0 M (10 FT) OR MORE IN LENGTH SHALL HAVE WALL SWITCHES AT EVERY END. THERE SHALL BE A WALL SWITCH WITHIN 1.8 M (6 FT) OF EACH BEDROOM DOOR UNLESS PROHIBITED BY STRUCTURAL DESIGN. (NEC ARTICLE 210.70(A)(2)(A))
- 25. AT LEAST ONE WALL SWITCH THAT CONTROLS AN INTERIOR LIGHTING OUTLET SHALL BE LOCATED AT EACH KEYED EXTERIOR ENTRY. THIS SWITCH SHALL BE LOCATED WITHIN 6-FEET OF THE LATCHING JAMB SIDE, UNLESS PROHIBITED BY STRUCTURAL DESIGN, AND NOT BEHIND AN ACTIVE DOOR IN THE FULLY OPEN POSITION. (NEC ARTICLE 210.70(A)(2)(B) AS AMENDED)





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AHO WAY, HENDERSON, NEVADA 8901

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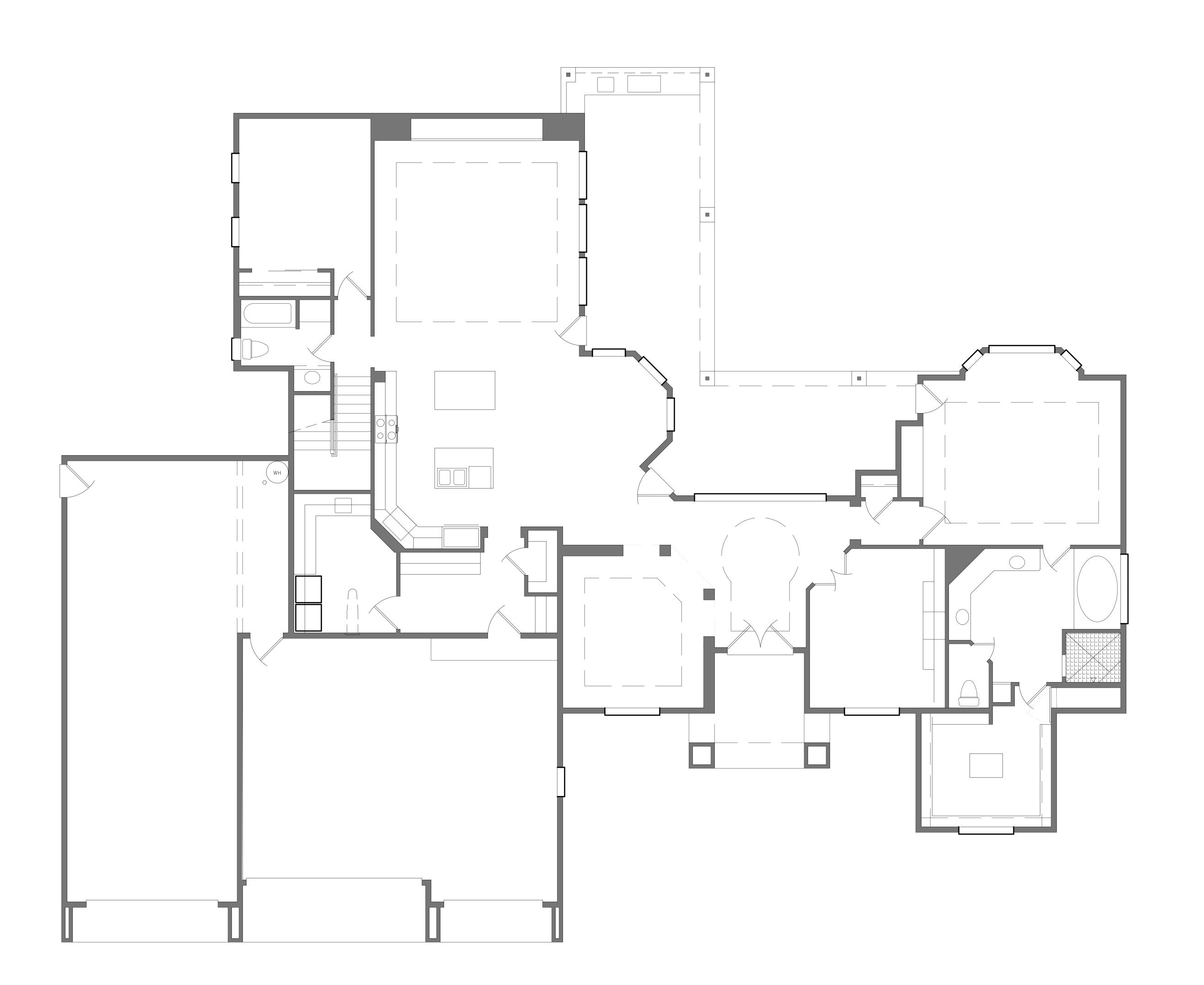
MILAN LOT 4
JSTOMS LLC

SHEET TITLE:

DATE 05/22/2020 PHASE CONST. DOCS.

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SUBMITTAL
PROJECT NO.
008-20-006

SECOND FLOOR ELECTRICAL PLAN



Description				
Date				
Rev				
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Stamp

CETRACK ROAD

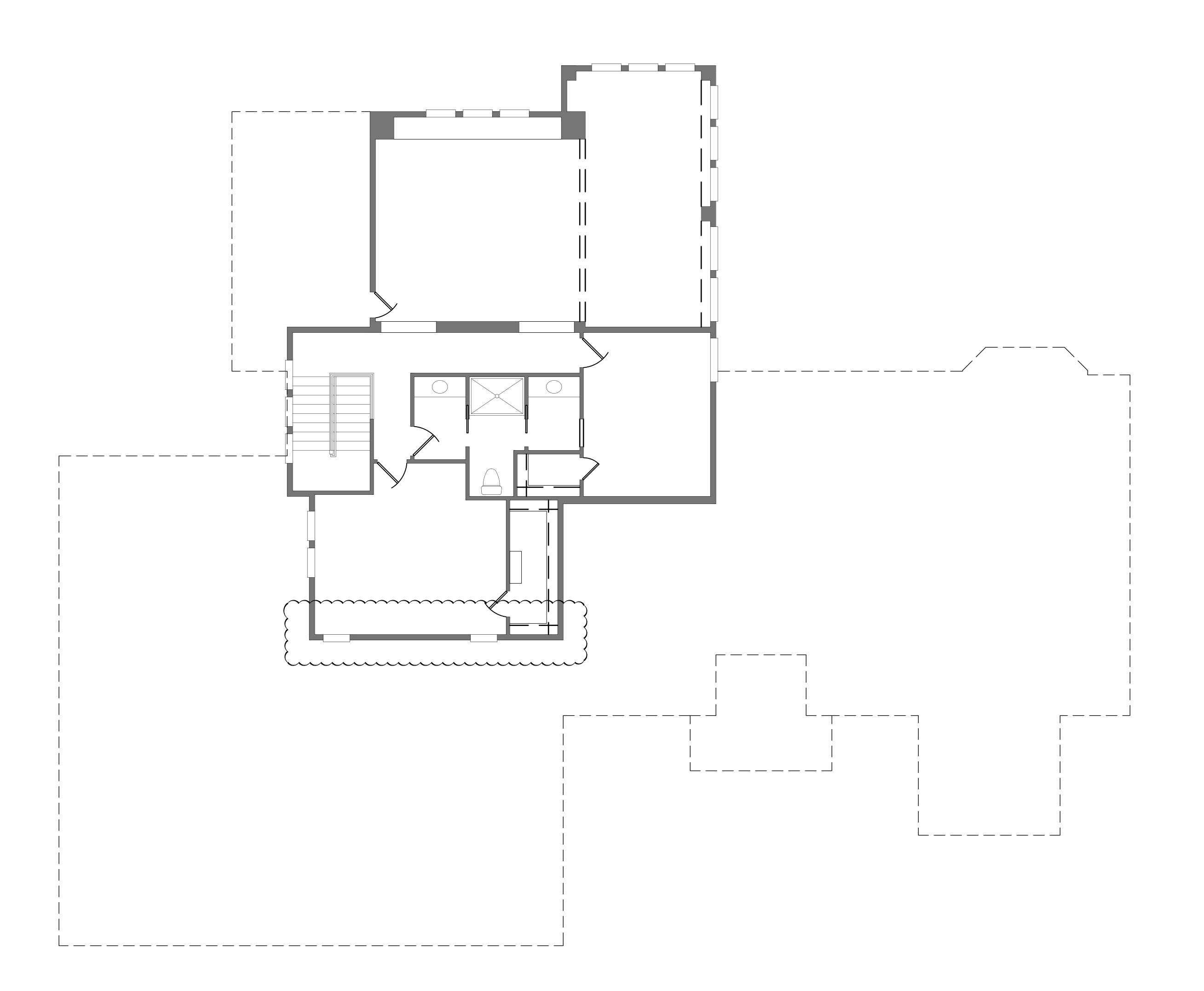
SHEET TITLE:

DATE
11/15/2019

PHASE
CONST. DOCS.
SUBMITTAL

SUBMITTAL
PROJECT NO.
008-19016

008-19016 SHEET NO.



Rev Date Description
Stamp:

CUSTOM HOME PLANS FOR:
RACETRACK ROAD AND HAVE AVENUE

SHEET TITLE:

DATE
11/15/2019

PHASE
CONST. DOCS.
SUBMITTAL

CONST. DOOSUBMITTAL
PROJECT NO.
008-19016

008-19016 SHEET NO.