

LOT 6
FOR
MILAN CUSTOMS LLC

HENDERSON, N.V.

APN: 179-04-503-001

GENERAL NOTES

FLOOR PLAN:

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- REFER TO ENERGY COMPLIANCE INFORMATION FOR HVAC EFFICIENCY, GLAZING U-VALUES, SHADING DEVICES AND INSULATION VALUES.
- SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - INGRESS AND EGRESS DOORS, FIXED AND OPERABLE.
 - SHOWER DOORS AND ENCLOSURES.
 - WINDOWS AT TUBS AND SHOWERS LESS THAN 60" ABOVE STANDING SURFACE.
 - GLAZING IN LOCATIONS WITHIN A 24" OF THE HINGE OF AN IN-SWINGING DOOR WHERE THE GLAZING IS AT AN ANGLE, LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR R308.4.2
 - GLAZING WITHIN 18" OF FIN. FLR.
 - GLAZING IN RAILINGS.
- CUTTING, NOTCHING AND BORING OF STUDS TO BE IN ACCORDANCE WITH 2018 I.R.C. SECT. 602.6.

- PLUMBING:
 - PROVIDE BACKFLOW PREVENTER AT ALL HOSE BIBBS.
 - PROVIDE RECESSED BOX IN WALL AT REFRIGERATOR AND AT WASHER SPACE (RATED BOX AT RATED WALL).
 - PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES AT ALL SHOWER AND TUB/SHOWER LOCATIONS.
 - ALL PLUMBING FIXTURES SHALL MEET OR EXCEED THE FOLLOWING STANDARDS:
 - WATER CLOSETS: AVG. 1.28 GAL/FLUSH
 - FAUCETS: MAX. 1.8 GAL/MINUTE
 - SHOWER HEADS: MAX. 2.0 GAL/MINUTE
- SHOWERS AND BATHTUBS SHALL HAVE WATER IMPERVIOUS MATERIAL TO A MIN. HEIGHT OF 84" ABOVE DRAIN AS NOTED PER PLAN.
- PREFABRICATED SHOWER PANS SHOWER UNITS AND BATHTUBS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. HOT-MOPPED SHOWERS AND TUBS TO BE TILED PER THE LATEST EDITION OF THE "HANDBOOK FOR CERAMIC TILE INSTALLATION" PROVIDED BY THE TILE COUNCIL OF AMERICA.

- WATER HEATERS:
 - ANCHOR WATER HEATER TO WALL WITH STRAP.
 - LOCATE GAS FIRED WATER HEATER IN GARAGE ON MIN. 18" HIGH (ABOVE TRAFFIC FLOOR) ENCLOSED WOOD PLATFORM ANCHORED TO SUPPORT UNIT.
 - PROVIDE P&T RELIEF VALVE.
 - VENT GAS FIRED APPLIANCE TO OUTSIDE AIR.
 - PROVIDE COMBUSTION AIR PER MANUFACTURER REQUIREMENTS.
- CLOTHES DRYER EXHAUST:
 - MAX. 14' COMBINED HORIZONTAL AND VERTICAL RUN (INCLUDING TWO 90 DEG. ELBOWS) TO OUTSIDE AIR W/O MECHANICAL ASSISTANCE. EXCEPT WHERE MANUFACTURER ALLOWS GREATER DUCT LENGTH, REFER TO MANUFACTURER INSTALLATION INSTRUCTIONS.
 - PROVIDE SMOOTH METAL DUCT.
 - PROVIDE BACKDRAFT DAMPER.
- NOT USED
- PROVIDE BACKDRAFT DAMPER AT HOOD VENTS AND EXHAUST FANS.
- PROVIDE DRAIN TO VISIBLE EXIT AT FAU CONDENSATE.
- REFER TO SECTION NOTES FOR FIRE-BLOCKING INFORMATION.
- THROUGH PENETRATIONS OF FIRE-RATED WALLS SHALL COMPLY WITH THE FOLLOWING:
 - 2018 IBC W/ SOUTHERN NEVADA AMENDMENTS
 - 2018 UMC W/ SOUTHERN NEVADA AMENDMENTS
 - 2018 UPC W/ SOUTHERN NEVADA AMENDMENTS
 - 2017 NEC W/ SOUTHERN NEVADA AMENDMENTS
 - 2018 IECC W/ SOUTHERN NEVADA AMENDMENTS

- CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS (IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS) SHALL BE USED AS A BASE FOR ALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- WATER RESISTANT BACKER BOARD (IN COMPLIANCE WITH ASTM C 1288, C 1325 OR C 1178 AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS) SHALL BE USED AS A BASE FOR ALL TILE APPLICATIONS. EXCEPT TILE OVER CONCRETE.
- ALL REQUIRED HANDRAILS SHALL BE OF EITHER TYPE I OR TYPE II AS DEFINED IN 2018 IRC SECTION R311.7.8 THROUGH 311.7.8.4. STAIR TREADS, RISERS AND LANDINGS MUST COMPLY W/ IRC SECTION R311.7.5 THROUGH 311.7.5.4.
- WHERE LIGHTING OUTLETS ARE INSTALLED IN INTERIOR STAIRWAYS, THERE SHALL BE A SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX OR MORE RISERS. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM THE INSIDE THE DWELLING UNIT.
- SAFETY GLAZING IS REQUIRED AT HAZARDOUS LOCATIONS AS DEFINED IN IRC SECTION R308.4 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - GLAZING IN LOCATIONS WITHIN A 24" OF THE HINGE OF AN IN-SWINGING DOOR WHERE THE GLAZING IS AT AN ANGLE, LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR R308.4.2
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 40 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 40 INCHES (1524 MM) ABOVE THE NOSE OF THE TREAD.
- SAFETY GLAZING IS NOT REQUIRED:
 - WHEN A SOLID WALL OR PANEL EXTENDS FROM THE PLANE OF THE ADJACENT WALKING SURFACE TO 34 IN. TO 36 IN. ABOVE THE FLOOR AND THE CONSTRUCTION AT THE TOP OF THAT WALL OR PANEL IS CAPABLE OF WITHSTANDING THE SAME HORIZONTAL LOAD AS THE PROTECTIVE BAR.
- WASHERS WHICH OCCUR ON THE SECOND FLOOR SHALL BE PROVIDED WITH A FIBERGLASS LAUNDRY TRAY WITH DRAIN.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH (13 MM) GYPSUM BOARD.
- DRAFTSTOPS TO BE PROVIDED IN FLOOR AND ATTIC ASSEMBLIES PER 2018 IRC/IBC, W/LOCAL AMENDMENTS.

ROOF PLAN:

- AT ALL OVERFRAMED LOCATIONS PROVIDE MIN. 22"x30" OPENING FOR ACCESS AND FLOW-THROUGH VENTILATION TO ADJACENT ATTIC SPACES.
- PROVIDE 30" MIN. CLEARANCE ABOVE ATTIC ACCESS WITH SINGLE POLE SWITCH TO LIGHT FIXTURE.
- ALL FLASHING TO BE MIN. 26 GA. GALVANIZED METAL.
- REFER TO ROOFING MANUFACTURER'S SPECIFICATIONS FOR FLASHING AND COUNTERFLASHING MIN. SIZES.
- REFER TO EXTERIOR ELEVATIONS FOR ADDITIONAL NOTES AND DIMENSIONS.
- ROOF MIN. NAILING SHALL COMPLY WITH IRC SECTION 905.3 INCLUDING THE FOLLOWING:
 - 11 GA. MIN. CORROSION-RESISTANT NAILS 3/4" MIN. INTO SHEATHING PER TABLE 905.3.7 IRC 2018 ED.
 - THE HEADS OF ALL TILES SHALL BE NAILED.
 - THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
 - ALL RAKE TILES SHALL BE NAILED WITH TWO NAILS.
 - THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BED OF APPROVED ROOFER'S MASTIC.
- ALL ROOF FASTENERS (CAPABLE OF RESISTING WIND LOADS OVER 80 MPH) SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- WITHIN ATTICS AND CRAWLSPACES WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTICS SHALL BE PROTECTED AGAINST IGNITION BY 1-1/2" THICK MINERAL FIBER INSULATION, 1/4" THK. WOOD STRUCTURAL PANELS, 3/8" GYPSUM BOARD, OR CORROSION RESISTANT STEEL HAVING A BASE METAL THICKNESS OF .016 INCHES.
- DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS FOR FACTOR-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. (R1004.3)
- THE TOTAL NET FREE ATTIC VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. (R806.2)
- PER IRC 302.12 WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS: (R502.12)
 - CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
 - FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.

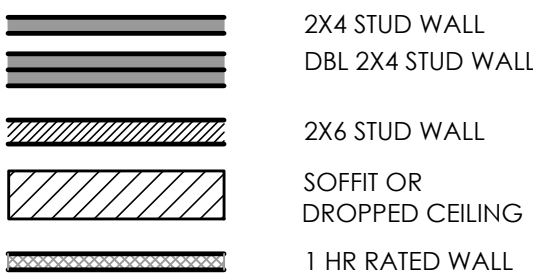
SECTIONS and ELEVATIONS:

- REFER TO STRUCTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FRAMING MEMBERS, HARDWARE, CONNECTIONS, NOTES AND DETAILS.
- ROOF TRUSS DRAWINGS AND CALCULATIONS SHALL BE REVIEWED AND APPROVED BY PROJECT STRUCTURAL ENGINEER AND LOCAL BUILDING DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
- TRUSSES DRAWN ARE FOR REFERENCE ONLY AND MAY NOT REFLECT ACTUAL SIZE OR SHAPE AS DESIGNED BY TRUSS MFR.
- INTERIOR FINISHES TO BE AS FOLLOWS:
 - 1/2" OR 5/8" GYP. BOARD AT ALL WALLS AND CEILINGS WITH FRAMING AT 16" O.C.
 - 5/8" GYP. BOARD AT ALL WALLS AND CEILINGS WITH FRAMING AT 24" O.C.
 - 1/2" TYPE "X" GYP. BOARD AT WALLS AND CEILING OF USABLE SPACE UNDER STAIRS.
 - SEE FLOOR PLAN FOR FINISH AT GARAGE.
- REFER TO ENERGY COMPLIANCE INFORMATION (ON MECHANICAL ENGINEERING DRAWINGS) FOR INSULATION REQUIREMENTS.
- FIREBLOCKS TO BE MADE OF ONE OF THE FOLLOWING MATERIALS:
 - 2x NOMINAL LUMBER
 - GYPSUM BOARD
 - CEMENT FIBER BOARD
 - GLASS FIBER BATTS OR BLANKETS, TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS, AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES OCCURRING AT SOFFITS, DROPPED OR COVERED CEILINGS.
 - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN.
- IN OPENINGS AROUND VENTS, PIPES, CHIMNEYS, AND FLUES AT CEILING AND FLOOR LEVELS.
- AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY BUILT FIREPLACES.
- INSULATION MATERIALS TO HAVE A FLAME-SPREAD RATING NOT TO EXCEED 75 AND A SMOKE DENSITY NOT TO EXCEED 450
- DOOR AND WINDOW INSTALLATION:
 - INSTALL DOORS AND WINDOWS PER MANUFACTURER'S INSTRUCTIONS AND PER FORTIFIBER BUILDING SYSTEMS GROUP (OR APPROVED EQUAL) INSTRUCTIONS FOR:
 - HIGH PERFORMANCE WINDOW FLASHING SYSTEMS
 - RECESSED WINDOW FLASHING
 - ARCHED WINDOW FLASHING
 - INSTALL METAL OR PLASTIC J-MOLD AT ALL EXPOSED STUCCO ENDS (WITH WEEP HOLES AT VERTICAL APPLICATIONS).
 - INSTALL GSM HEAD FLASHING W/ DRIP EDGE AT ALL MATERIAL TRANSITIONS OVER DOORS AND WINDOWS. LAP BUILDING PAPER OVER FLASHING.
 - PROVIDE FLEXIBLE FLASHING MEMBRANE AT RECESS AND POT SHELF LOCATIONS CONTINUOUS FROM WINDOW SILL TO 4" LAP OVER SHELF EDGE.
- WHERE A FIREPLACE VENT TERMINATES IN A DECORATIVE SHROUD, THE SHROUD SHALL COMPLY WITH IRC SECTION R1004.3.
- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER IRC SECTION R319.
- LIGHT-FRAMED WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF IRC SECTIONS R703.1 AND R703.7.3 THROUGH 703.7.5.

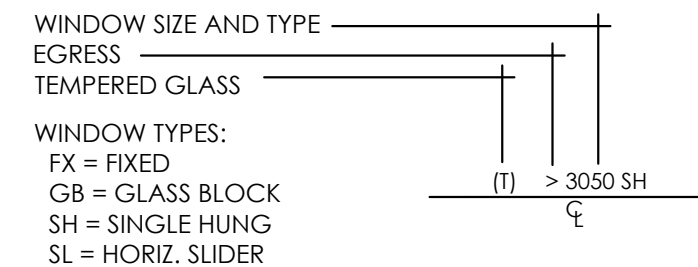
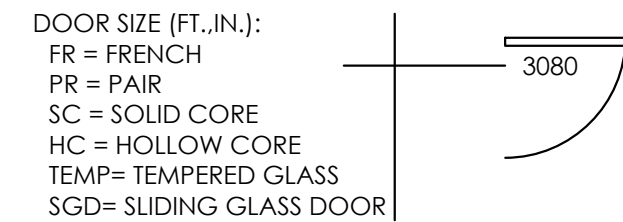
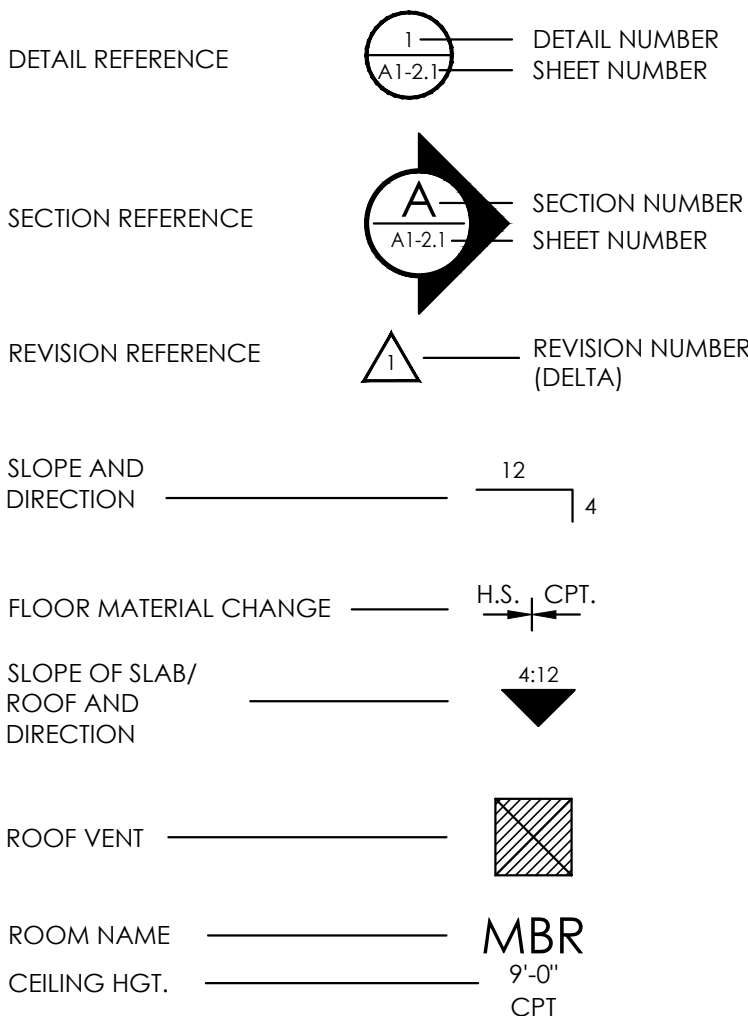
FOAM PLASTIC NOTE:

- ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E84.
- THE THERMAL BARRIER, FOAM PLASTIC, EXCEPT WHERE OTHERWISE NOTED SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY MINIMUM 1/2" GYPSUM BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER TO LIMIT THE AVERAGE TEMPERATURE RISE OF THE UNEXPOSED SURFACE TO NO MORE THAN 250° F AFTER 15 MINUTES OF FIRE EXPOSURE TO ASTM E 119 STANDARD TIME TEMPERATURE CURVE. THE GYPSUM BOARD SHALL BE INSTALLED USING A MECHANICAL FASTENING SYSTEM IN ACCORDANCE WITH R702.3.5 RELIANCE ON ADHESIVES TO ENSURE THAT THE GYPSUM BOARD WILL REMAIN IN PLACE WHEN EXPOSED TO FIRE SHALL BE PROHIBITED.
- FOAM PROJECTIONS OVER 4" IN THICKNESS MUST BE IN COMPLIANCE WITH 2018 IRC SECTION R316.3, SURFACE BURNING CHARACTERISTICS, EXEMPTION: FOAM PLASTIC INSULATION MORE THAN 4" THICK SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED AT A MINIMUM THICKNESS OF 4", PROVIDED THE END USE IS APPROVED IN ACCORDANCE WITH SEC. R316.6 USING THE THICKNESS AND DENSITY INTENDED FOR USE.

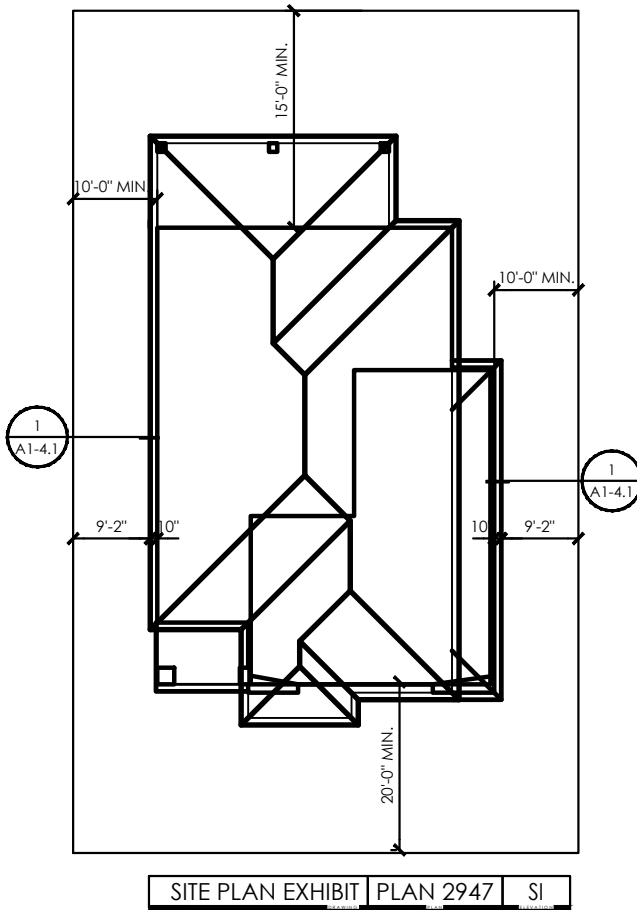
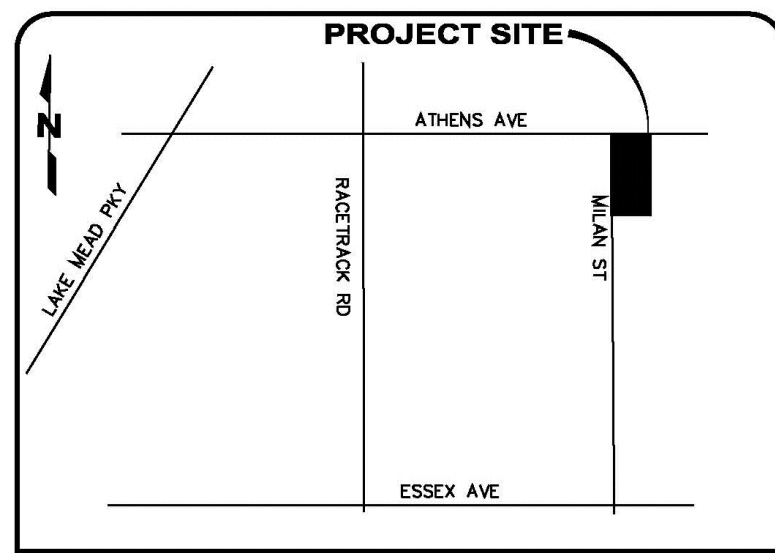
LEGEND



SYMBOLS



VICINITY MAP



PROJECT NOTES

- REFER TO GENERAL NOTES AND CONDITIONS ON THIS SHEET AND A0-0.1 FOR IMPORTANT CONSTRUCTION INFORMATION. ALL BUILDING PRODUCTS SPECIFIED HERE AND/OR APPROVED SUBSTITUTES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND ARCHITECTS ATTENTION IMMEDIATELY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- BACKLIT ADDRESS SIGN TO BE LOCATED AT FRONT OF HOUSE. REFER TO ELEVATIONS.
- ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES TO BE INSTALLED THROUGHOUT PER 2018 UPC.
- ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY, CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.
- WITHIN ATTICS AND CRAWL SPACES WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, FOAM PLASTICS SHALL BE PROTECTED AGAINST IGNITION BY 1 1/2" THICK MINERAL FIBER INSULATION, 1/4" THICK WOOD STRUCTURAL PANELS, 3/8" PARTICLE BOARD, 1/4" HARDBOARD, 3/8" GYPSUM BOARD, OR CORROSION-RESISTANT STEEL HAVING A BASE METAL THICKNESS OF 1.016".

PROJECT TEAM

Legal Description: APN# 179-04-503-001
Henderson
Nevada
Owner and Builder: Milan Customs LLC
P.O. Box 530078
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Robert Tyler

ABBREVIATIONS

@	at	FAU	forced air unit	OC	on center
CL	centerline	FFL	finish floor line	OFF	office
ABV	above	FIX	fixed window		
AC	air conditioner	FLR	floor	PDR	powder room
AFF	above finish floor	FPL	fireplace	PL	plate
ARCH	architect	GAR	garage	PR	pair
		G.Q.	guest quarters	PT	point
BA	bathroom	GL	glass/glazing	PWD	plywood
BLK	block	GSM	galvanized	R	riser
BR	bedroom	REF	refrigerator	REF	refrigerator
		GYP. BD.	gypsum board	RM	room
CL	closet				
CLG	ceiling	HDR	header	SC	solid core
CLR	clear/clearance	HGT	height	SF	square feet
COL	column	HS	hard surface	SH	shelf/single hung
CONC	concrete	INS	insulation	SHG	sheathing
CPT	carpet	INT	interior	SL	sliding
CT	ceramic tile	KIT	kitchen	SPEC	specification
DET	detail			STL	steel
DM	dimension			STOR	storage
DISP	disposal	LAU	laundry	THK	tempered
DN	down	LAV	lavatory	T	thick/thickness
DW	dishwasher	MAX	maximum	TPL	top plate
DWG	drawing	MBA	master bathroom	TYF	typical
		MBR	master bedroom	VTR	vent through roof
EA	each	MC	medicine cabinet	WC	water closet
EQ	equal	MFR	manufacturer	WD	wood
EXH	exhaust	MIN	minimum	WDW	window
EXT	exterior	MSGD	Multi Slide Glass Door	WH	water heater
		NTS	not to scale	WI	wrought iron

PROJECT DATA

AREA TABULATION

BUILDING CODES	THIS PROJECT SHALL COMPLY WITH THE FOLLOWING: 2018 INTERNATIONAL RESIDENTIAL CODE W/SOUTHERN NEVADA AMENDMENTS 2018 INTERNATIONAL BUILDING CODE W/SOUTHERN NEVADA AMENDMENTS 2018 UNIFORM MECHANICAL CODE W/SOUTHERN NEVADA AMENDMENTS 2018 UNIFORM PLUMBING CODE W/SOUTHERN NEVADA AMENDMENTS 2017 NATIONAL ELECTRICAL CODE W/SOUTHERN NEVADA AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/SOUTHERN NEVADA AMENDMENTS
OCCUPANCY GROUP	SINGLE FAMILY DWELLING W/ ATTACHED GARAGE
CODE ANALYSIS	FIRE PROTECTION PER IRC TABLE 302.1

SHEET INDEX

	ARCHITECTURAL DRAWINGS
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A1-2.1	Roof Plans, Section, Details
A1-3.1	Utility Plans
A1-4.1	Elevations, Details 'H'
	CONSULTANT DRAWINGS
	STRUCTURAL DRAWINGS
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S4-1.1	Foundation Plan
S4-2.0	Floor Framing Plan
S4-2.1	Floor Framing Plan
S4-3.0	Roof Framing Plan
SD1.0	STRUCTURAL DETAILS
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SD3.0	General Framing Details
SD4.0	Roof Framing Details
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	MECHANICAL DRAWINGS
M0-4.0	Mechanical Specifications, Sheet Index, Notes, And Details
M4-1.1	Mechanical First And Second Floor Plan
M4-4.1	Mechanical J Calculations
EN4-1.1	IECC Calculations
EN4-1.2	IECC Calculations
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P0-4.0	Plumbing Specifications, Details & Sheet Index
P4-1.1	Plumbing First&Second Floor Plan
P4-4.1	Gas Piping First&Second Floor Plan
P4-6.2	Gas Piping Second Floor Plan
	ELECTRICAL DRAWINGS
E4.0	Electrical Load Calculations

PLAN 2947:	
• FIRST FLOOR :	1,138 SQ. FT.
• SECOND FLOOR :	1,809 SQ. FT.
• TOTAL :	2,947 SQ. FT.
• GARAGE :	879 SQ. FT.
• PATIO :	275 SQ. FT.
• BALCONY:	275 SQ. FT.

RFT DESIGN
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RFT

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P.O. BOX 530078
HENDERSON, NV. 89053

Project:
LOT 6

Revisions
XX.XX.XX
XXXXXX

COVER
SHEET

Date: XX.XX.XX
Scale: -
Job No: 20006

REVIEW

A0-0.0

05.27.20

GENERAL CONSTRUCTION REQUIREMENTS

3.02 INSTALLATION (cont.)

E. Manufacturer's Recommendations

The manufacturer's recommended methods of installation shall be the basis for acceptance or rejection of actual installation used in this work.

The architectural general notes refer to various professional trade association manuals and publications. The Contractor and Subcontractors shall be familiar with and refer to the trade publications relating to their work.

F. Other Standards

- In addition to complying with pertinent codes and regulations, the Contractor shall comply with pertinent recommendations contained in applicable trade association standards and architectural general notes for the work.
- Where provisions of pertinent codes and standards conflict with the project drawings or architectural general notes, the more stringent provisions shall govern.

G. Manufacturer's Recommendations

Except as otherwise indicated on the drawings, the Contractor shall apply, install, connect, erect, use, clean and condition manufactured articles, materials, products and equipment in accordance with the manufacturer's current printed recommendations. The Contractor shall maintain one copy of any such printed recommendations and shall forward two copies of such recommendations to the Architect and Owner.

H. Cleaning and Maintenance

- General
The project shall be maintained in accordance with General Industrial Safety Regulations, and OSHA Regulations.
- Materials
The Contractor shall use only cleaning materials which are recommended by the Manufacturer of the surface to be cleaned, and to use such cleaning materials only in accordance with the recommendations of manufacturers of such cleaning materials.

Cleaning During Construction

The Contractor shall effect cleaning in order to insure that buildings, grounds, and public properties are maintained free from accumulations of waste materials and rubbish. The Contractor shall remove waste materials, debris and rubbish from the site and legally dispose of such materials at public or private dumping areas off Owner's property.

General Cleaning Guidelines

The Contractor shall vacuum clean all interior building areas when they are ready to receive finish painting, and to continue vacuuming on an as-needed basis until buildings are ready for occupancy. All construction waste materials shall be handled in a fashion so as not to drop or throw them from heights, and to schedule clearing operations so that dust and other contaminants arising from the clearing process will not fall on wet, newly painted surfaces.

Final Cleaning

The Contractor shall employ experienced or professional cleaning personnel for the final cleaning of the site, which shall include, but not necessarily limited to:

- In preparation for occupancy, the Contractor shall conduct a final inspection of visible interior and exterior surfaces as well as concealed spaces.
- Remove all grease, dust, stains, labels, fingerprints and other foreign materials from visible interior and exterior finish surfaces, and shall, as designated by Owner, polish surfaces to a shine finish.
- Repair, patch and touch-up mamed surfaces to the specified finish and to match adjacent surfaces.
- Broom clean all paved surfaces and rake clean other surfaces on the site.
- Replace air conditioning or heater filters if such filters were operated during the construction.
- Clean ducts, blowers and coils, if air conditioning units were operated without filters during the construction.
- Maintain a cleaning staff until the project, or a portion thereof, is occupied by Home Owner, or Owner's designees.

I. Warranty.

- The Contractor shall replace or remedy any faulty, improper, or inferior materials or workmanship, or any damage to the work resulting therefrom, without cost to Owner, so long as such defects or damage appear within one year of completion and acceptance of the work under the Owner and Contractor agreement. The Contractor shall not be responsible for replacement or remedial action for problems resulting from ordinary wear and tear.
- State or Federal Law shall, however, govern the length and type of warranties if such laws are more stringent in duration or type than that set forth in Part 3.02 of this contract.
- The Contractor shall require the roofing Subcontractor to furnish a maintenance agreement co-signed by the Contractor to maintain the roofing in a water tight condition for two years commencing after the first local rainfall following acceptance by Owner of not less than 1.0" in 24 hours, or alternatively if on completion of any built-up roofing all roof drains and overflows are sealed and water to a depth of 2.0' is maintained for 24 hours on the built-up roofs without damage to such roofs or leakage within the underlying structures.
- The Contractor shall require each Subcontractor (the roofing Subcontractor included) to provide a written warranty stating that work executed by each such Subcontractor is free, and will remain free from defects in material and workmanship for one year from the date of acceptance of his work by Owner, and that he will repair and replace (within a reasonable time after receiving notification) such defective work without cost to Owner. Such written warranty from each Subcontractor is not intended to, nor shall it, preclude Owner from pursuing other legal remedies available to him under State or Federal laws.
- The Contractor is aware that he is responsible for providing materials and construction whose quality, value and serviceability will exceed the specified minimum warranties and warranty periods for Subcontractors stated in Part 3.02 of this section.

The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. Owner shall provide or cause the development of a comprehensive maintenance manual which shall be given to each homeowner which specifically describes required periodic inspection, maintenance, repair and replacement of building and surrounding components. Special attention shall be given to landscaping, landscape irrigation, site drainage, building water run-off control, major structural components, waterproof walking surfaces and exposed wood and metal. Adequate funds shall be allocated by those responsible for such maintenance to insure required maintenance is performed in a timely manner.

3.03 WRITINGS PROVIDED BY CONTRACTOR TO OWNER

A. Subcontractor List

Upon execution of the Owner/Contractor agreement, the Contractor shall provide Owner with a complete list of the names, addresses and telephone numbers of all Subcontractors, suppliers, fabricators, and manufacturers engaged in the execution of this project.

B. Maintenance Manuals

The Contractor shall deliver to Homeowner all available operation and maintenance manuals for equipment and products used in the subject work. The Contractor agrees to provide a hard cover three-ring binder for each manual provided.

C. Manufacturer's Warranties

The Contractor shall deliver to Owner any and all manufacturer's warranties for equipment and products used in the subject work.

END OF SECTION 01011.

2.05 CONTRACTOR'S SUBMITTALS

- In general, all submittals, if any, shall be prepared and processed pursuant to the industry standard protocol set forth in AIA Document A201-1997.
- Shop drawings shall be presented in a clear, thorough manner, with details identified by reference to sheet and detail, and schedule or room number shown on the Contract Documents. Shop drawings shall have a minimum sheet size of 24" x 36".

Product and Equipment Data:

- All copies of product or equipment data submitted for review, shall be clearly marked to identify pertinent products, work-ups or models and shall show performance characteristics, capacities, dimensions, required clearances, wiring diagrams, piping diagrams and controls, and etc.
- The Contractor shall modify the manufacturer's standard schematic drawing diagrams or shop drawings to delete information not applicable to the work, and further that if necessary, he shall supplement standard information on such schematic drawings, diagrams and shop drawings to provide information specifically applicable to the work.

Samples and Mock-Ups:

- The Contractor shall provide office samples of sufficient size and quality to clearly illustrate functional characteristics of products or equipment, with integrally related parts and attachment devices, along with a full range of colors, textures, and patterns of samples for selection by the Architect.
- The Contractor, if required by the Contract Documents, shall erect, at the project site, mock-ups or field samples of the size specified in the architectural general notes at a location selected by the Owner. Field sample and mock-up shall be fabricated in a complete and finished manner, and shall be maintained for review during construction, and Contractor removal upon completion of the work or when the Owner otherwise directs.

Contractor's Additional Responsibilities

- Review all shop drawings, product data, samples and mock-ups prior to submission.
- Determine and verify field measurements, field dimensions, field construction criteria, catalog numbers and other similar data to insure such measurements, criteria, numbers and data conform with the drawings or architectural general notes
- Coordinate each submittal with requirements of the work and the Contract Documents.
- Notify the Owner in writing of any modifications or deviations in the submittals from requirements of the Contract Documents at the time shop drawings, product data, samples and mock-ups are submitted to the Owner.

Submission Requirements

- Make all submittals promptly in accordance with the accepted schedules, and in a manner which will cause no delay in the Work.
- Provide no less than five copies of each submittal while retaining no less than one copy at the construction site.
- All submittals shall contain at least the following information:

- The date of submission and dates of any previous submission.
- The project title and number.
- The contract identification.
- The names of the Contractor, the Subcontractors, the supplier and manufacturer.
- The identification of the product or piece of equipment, with specification section number.
- The field dimensions, clearly identified as such.
- The relationship of the submittal to adjacent or critical features of the work or materials to show the inter-relationship of solid items.
- Applicable standards such as ASTM, ANSI, Trade Standard of Federal Specification number for each item.
- The identification of any modifications or deviations from the Contract Documents.
- The identification of revisions on reshipments.
- An 8" x 3" blank space for the Contractor's stamp.

- The Contractor's stamp, initiated or signed certifying (a) the Contractor's review of submittals, (b) his verification of products or equipment, field measurements, and field construction criteria and (c) coordination of the information within the submittal with the requirements of the work and the Contract Documents.
- No substitutions shall be made without the Owner's written authorization. Any substitution shall be made in advance to avoid any delay in the project schedule. The Contractor and Subcontractor shall not make structural changes without prior written authorization from the structural engineer

Resubmission Requirements.

- Promptly make any corrections or changes required in the submittals and resubmit.

Distribution

Distribute approved reproductions of shop drawings and other copies of product or equipment data to the following:

- Job site file
- Record Document file.
- Applicable Subcontractors.
- Suppliers or Fabricators.
- Any other Subcontractors whose work is affected by such reproductions or copies of data.

2.07 CONTRACTOR'S RESPONSIBILITY TO ORDER MATERIALS AND EQUIPMENT

As soon as any color, type of material, equipment, product, fixture or appliance is specifically identified or specified in the Contract Documents, such color, material type, equipment, fixture or appliance shall be ordered by the Contractor immediately to avoid any delay in completion of the project. No substitution will be considered by the Owner or Architect resulting from the Contractor's failure to coordinate the work or comply with the above required procedure.

PART 3 - EXECUTION

3.01 PREPARATION

A. Survey Requirements

The Contractor agrees to provide a Registered Surveyor or Civil Engineer to verify all survey lines and elevations as indicated on the drawings. The Contractor further agrees to make actual conditions conform to the drawings without additional cost to the Owner.

B. Service Lines

- The Contractor shall remove or relocate the following items which interfere with construction work: drainage, sewer, water, gas, or other utility service lines, as well as other piping or conduit.
- The Contractor shall cap or plug and make tight at the appropriate line, services which are to be removed or relocated.
- No action shall be taken under Section 3.01C without notification to, and authorization from the utility, or other interested party whose lines, piping or conduit interfere with construction work.

3.02 INSTALLATION

A. Building Code or Other Requirements

The installation of all work shall be in accordance with current Code and statutory functionality standards requirements, the architectural general notes, accepted shop drawings, the project drawings, or manufacturer's installation or application instructions.

The Contractor and all Subcontractors shall be familiar with the following documents:

- Soils report
- Energy compliance report
- Structural calculations
- Acoustical report

The Contractor shall keep a copy of the above documents on the site at all times.

B. Supervision of the Work

The Contractor shall provide inspection and supervision of the work through completion.

The Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of construction documents. The Contractor shall arrange a pre-construction meeting to review omissions and discrepancies sufficiently in advance of construction to assure the orderly progress of the project prior to the performance of any work. All parties using these construction documents are responsible for reviewing the full content of these drawings for omissions and discrepancies prior to the start of construction.

- Inspection
 - Prior to each phase of work, the Contractor shall carefully inspect his installed work and that of Subcontractors, and verify that all such work is complete to the point where further installation may properly commence.
 - The Contractor shall verify that this work may be installed in accordance with all pertinent codes and regulations, the original design and the referenced standards.
- Discrepancies
 - The Contractor shall upon the discovery of any and all discrepancies, immediately notify the Architect.
 - The Contractor shall not proceed with installation in areas of discrepancy until such discrepancies have been fully corrected.

C. Qualifications of Installers

- The Contractor shall employ only skilled and experienced installers.
- All helpers or apprentices used for this project shall, at all times, be under full and constant supervision by thoroughly skilled installers.
- In determining acceptance or rejection of installed work, no allowance will be made for lack of skill on the part of the installer.

D. Coordination of the Work

The Contractor shall be responsible for coordinating all work, including that of the Subcontractors and all subtrades. The Contractor shall bind each and every Subcontractor by the terms of the Contract between the Owner and Contractor insofar as such terms apply to each such Subcontractor's work.

The Owner shall be responsible for on-site inspections or observations to check the quality or quantity of contractor's work or for contractor's compliance with the plans or architectural general notes. The Owner shall be responsible for and have control over construction means, methods, techniques, sequences, procedures, safety precautions and programs in connection with the work. The Owner shall be responsible for, and control or change over, any acts or omissions of the Contractor, Subcontractors or any of their agents or employees, other design professionals, or any other persons performing any work at the site.

GENERAL PROVISIONS

- All work shall be performed so as to comply with all legal and industry requirements and standards including without limitation the following:

- The International Residential Code, 2018 Edition, as adopted with Southern Nevada Amendments, and all applicable related specialty codes.
- The manufacturer's requirements or recommendations for any incorporated products.

- In using these plans for bidding or construction purposes, all contractors are required to review and treat them as a whole in order to identify all requirements that directly or indirectly affect their portion of the work, even requirements located in sections designated as applicable to other trades. In case of conflicts, the affected contractor is required to either obtain direction from an appropriate representative of the Owner, or otherwise to apply the more stringent standard.

- These plans are intended to set forth the requirements for construction in only an industry-standard level of quality and detail, and they are intended to be supplemented by appropriate requests for clarification and information. Errors and omissions are to be expected and anticipated, and all contractors are required to carefully review these plans for errors and omissions and to bring these errors and omissions to the attention of an appropriate Owner representative in a timely manner, and any contractor who fails to do so before bidding or otherwise proceeding assumes the risk of any consequences. Scaled dimensions should be considered only approximate; and in any event all contractors proceed at their own risk if they fail to verify and field measure dimensions before proceeding with any affected procurement, fabrication or construction. Schematic plans are intended only to demonstrate the relationship among component parts, and not to depict specific locations.

- Submittals will be reviewed by the Architect, if at all, only pursuant to the industry-standard protocol set forth in AIA Document A201-1997; and in no event will the submittal review process relieve or lessen the submitting contractor's responsibility for an inappropriate submittal.

GENERAL CONSTRUCTION REQUIREMENTS

1.0 GENERAL

1.01 THE CONSTRUCTION DOCUMENTS

The Construction Documents include only a "Builder's set" of plans which are intended to set forth the requirements for the construction of the Project in sufficient detail to enable a knowledgeable and experienced General Contractor familiar with code requirements and Nevada statutory functionality standards or similar Local requirements, with established industry practices and with projects similar to the Project to bid and to complete construction with only routine inquiries, corrections and clarifications. In general these plans delineate only the locations, dimensions, types of materials and general methods for assembling and fastening of the Project's major components; and they do not direct or require specific materials, products or details of construction except where specifically noted or required by law or by governmental authorities. Any question or uncertainty as to exactly how the plans are to be implemented must be resolved with the Owner before the work proceeds; and the Contractor assumes all risks of proceeding with unclear or insufficient direction.

The Contractor, directly or through subcontractors shall furnish all labor, equipment, and materials indicated on the plans and required by the applicable codes, and statutory functionality standards. Any addition, deletion or change in the scope of work called for by the Construction Documents shall be by written change order only. The Contractor shall procure the building official's approval for any change in the work. The intent of the plans and general notes is that all labor, materials, equipment and transportation shall be included in the work for the complete execution of the project.

Unless the Owner expressly directs or the parties mutually agree otherwise, the Contractor shall have the right and obligation to determine, and sole responsibility for, all contractor means, methods, techniques, sequences and procedures, including all safety precautions and programs in connection with the work.

Each Contractor or Subcontractor shall be required to inspect and verify that any work installed by others and relied upon or covered up by Contractor or Subcontractor was installed consistent with the requirements of these plans and specifications, the applicable legal requirements including building codes and statutory functionality standards, any manufacturer requirements, and industry standards, and was suitable for its intended purpose. The Contractor or Subcontractor shall not proceed until unsatisfactory conditions have been corrected.

The Contractor 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.

1.07 DRAWINGS AND ARCHITECTURAL GENERAL NOTES

Drawings and architectural general notes are complementary and that work called out on one, but not the other, shall be provided as though set forth in both. Drawings and architectural general notes represent the entire complementary documents and they supersede all prior negotiations, representations or agreements regarding the drawings and architectural general notes.

The project drawings and architectural general notes are intended to show and describe the work for the project as a whole. Parts and details not fully shown or described on the drawings or all be detailed and executed according to standard practices. If the architectural general notes sh Contractor or any Subcontractor finds details which are unclear, unsound, unsafe or not waterproof, it is his duty to notify the Architect in writing of such fact. If work is performed as detailed, it is assumed there is no objection to the detail. No extra compensation will be allowed for differences between actual dimensions and those indicated on drawings. The Contractor will chitectural general notes. Such set will maintain at the site a full set of authorized drawings and or include all authorized change orders, revisions, modifications or addenda.

All architectural documents prepared by Architect pursuant to this contract are instruments of the Architect's services and are Architect's property solely for use by the Owner only on this project. Use of architectural documents on other projects will be allowed only with the written authorization from the Architect. Such authorization may be subject to an appropriate reuse fee as determined by Architect. In the event drawings, computer disks or tapes are provided by the Architect, a written disclaimer releasing Architect from any liability for its use or transaction shall be considered provided by the Owner as part of this Agreement.

If the Owner and/or Contractor makes or causes to be made any alteration or change of any kind in the drawings or other documents provided under this agreement, or shall deviate in any way from the drawings or other documents in the construction of the project without the prior written approval of Architect, the Owner and/or Contractor will be solely responsible for any and all damage, liability and consequence resulting therefrom. The Owner and/or Contractor agrees to defend, indemnify and hold harmless Architect and its agents, employees, architects, and consultants from and against all claims, damages, losses and expenses including, but not limited to attorney's fees arising out of or related directly or indirectly to any alteration, change, amendment, addition to such documents or deviation from such documents during construction.

1.08 FIGURED DIMENSIONS

The Contractor shall check accuracy of all dimensions in the field prior to commencement of work or fabrication of materials or products ordered for the project. The Contractor shall follow the architectural general notes and any written notes and schedules on drawings in preference to information furnished in the form of line drawings. Detailed drawings furnished during construction, or accepted by the Contractor or Architect, are to be considered explanatory rather than authorized changes to the drawings and architectural general notes. Notes, figures and details on such detailed drawings shall be followed by the Contractor and executed by him as part of the architectural general notes.

1.09 SUBCONTRACTORS

Division of these architectural general notes into trade headings generally conforms to CSI "Manual of Practice." They are for convenience only. The Architect is not bound to define the limits of any subcontract.

If Design/Build Contractor or subcontractors are to be retained directly by the Owner or Contractor for specified portions of the design and construction of the Project, each Design/Build Contractor or subcontractor shall be responsible for (1) preparing engineering and other drawings and specifications for all components of its Design/Build contract, (2) complying with the Project requirements and space limitations, (3) coordinating and interfacing with other trades and consultants, and (4) obtaining approvals from authorities having jurisdiction over the Project. The Design/Build contractor or subcontractor shall be the Professional of Record for its portion of the work, responsible directly to the Owner. Design/Build system designs shall be reviewed by the Architect only for conformance to the aesthetic aspects of the architectural design and major space limitations. The Architect does not assume responsibility for the design, installation or performance of these systems. Review by the Architect of more than one Design/Build proposals for a Design/Build trade shall be compensated as Additional Services.

1.10 CONSTRUCTION DOCUMENTS ERRORS OR OMISSIONS

The Contractor shall require his Subcontractors to notify the Contractor in writing if any errors or omissions appear in the drawings, architectural general notes or other Contract Documents.

The Contractor, in his contracts with Subcontractors shall provide that if a Subcontractor fails to give written notification of errors or omissions before construction, or fabrication of work, the Subcontractor will have waived such errors or omissions, and the costs of rectifying them. Omissions from the drawings or architectural general notes of the description of details of work which are necessary to carry out the intent of the drawings and architectural general notes or are customarily performed, shall not relieve the contractor from performing such omitted or misdescribed details of the work, but they shall be performed as if fully and correctly set forth and described in the drawings and architectural general notes.

If the Contractor observes or otherwise becomes aware of any fault or defect in the project or nonconformance with the drawings and/or architectural general notes, prompt written notice thereof shall be given to the Owner within ten (10) days of its discovery or any claims arising thereto shall be deemed waived as to the Owner and the Architect.

1.11 CLAIMS FOR EXTRA COSTS

If the Contractor contends that instructions from the Architect or Owner involve extra cost under the Contract between Owner and Contractor, the Contractor shall give written notice of such contention within a reasonable time after receiving such instructions, not to exceed five days, and shall give an estimate in writing of the extra costs involved in such change before commencing the work. The Contractor, before executing the work concerning such instructions shall not proceed, except in case of emergency endangering life or property, without a written change order signed by Owner or the Architect. Without such a change order signed by Owner or the Architect, the Contractor shall have no valid claim for extra work performed pursuant to instructions from the Architect.

PART 2 - PRODUCTS

2.01 MANUFACTURE

The Contractor shall provide only new equipment and products for each class of equipment and product type specified and such equipment and products shall be produced by only one manufacturer, unless indicated otherwise on the drawings. All manufacturers providing equipment or products for this project shall have produced the specified items for a minimum period of five years and have been in commercial or consumer use for a continuous period of four years. All substitutions shall be approved by Owner.

2.02 ACOUSTICAL REQUIREMENTS

All acoustical work shall conform to the requirements of the report prepared by the project acoustical engineer. Such report and any drawings incident thereto, may be obtained from Owner. The acoustical engineer's report includes, but is not limited to the following subjects: carpet, resilient flooring, glazing, gypsum wallboard and lightweight concrete floor fill. Acoustical report criteria shall take precedence over materials contained in the project drawings or architectural general notes. Floor ceiling assemblies and wall assemblies which are required to meet acoustical standards per code shall be tested or listed assemblies which meet such standards. Assemblies shall exceed minimum code standards by 20%.

2.03 REQUIREMENTS FOR RATED FIRE ASSEMBLIES

Materials and products used within Fire Rated assemblies as described by the Construction Documents shall be specifically listed with the referenced fire assembly. Where no reference is listed, Underwriter's Laboratory standards for fire resistive assemblies shall be used. Substitutions within assemblies shall only occur where specifically permitted by the Building Official. Where specific brand name products are listed, only those brand name products may be used unless specifically allowed by the Building Official.

2.04 OTHER MATERIALS

All other materials not specifically described in the Contract Documents, but required for a complete and proper installation of the work under this Part 2, Products shall be new, and of best quality.

RFT DESIGN
13700 ALTON PKWY
IRVINE, CA 92616
P949 461 0605
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MILAN CUSTOMS LLC
P.O. BOX 530078
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Project:
LOT 6

Revisions
XX.XX.XX
XXXXXX

GENERAL NOTES

Date: XX.XX.XX
Scale: -
Job No: 20006

REVIEW

A0-0.1

05.27.20

MOISTURE PROTECTION NOTES

1. ROOFING SYSTEM(S) SHALL BE PROVIDED AS SPECIFIED PER BUILDER AND PER REQUIREMENTS BELOW AND SHALL COMPLY PER 2018 IRC, CHAP 9. ROOFING SYSTEM TYPE AND SLOPE SHALL BE AS DESIGNATED ON THE DRAWINGS.

a. LIQUID APPLIED ROOF COATINGS SHALL COMPLY W/ ASTM C 836, C 957, D 1227, D 3468, D 6083 OR D 6694. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND PER 2018 IRC SECTION R905. PROVIDE POLYCOAT AND 1/4:12 MIN. ROOF SLOPE.

b. BUILT-UP ROOFING SYSTEM: PROVIDE AN APPROVED BUILT-UP ROOF COVERING PER ASTM STANDARDS PER 2018 IRC, TBL. R905.9.2. INSTALL PER MFR'S SPECS. AND PER PROVISIONS OF 2018 IRC, SEC. R905.9. I) ROOF SLOPE MINIMUM 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE), EXCEPT COAL-TAR BUILT-UP ROOF SHALL HAVE MIN. SLOPE OF 1/8 UNIT VERTICAL PER 12 UNITS HORIZONTAL (1-PERCENT SLOPE).

c. MINERAL SURFACED ROLLED ROOFING SYSTEM: PROVIDE IN ACCORDANCE W/ ASTM D 3909 OR ASTM D 6380 CLASS M, PER 2018 IRC, SEC. R905.5.4. UNDERLAYMENT SHALL COMPLY W/ ASTM D 226 TYPE I OR ASTM D 4869 TYPE I OR II, PER 2018 IRC, SEC. R905.5.3. INSTALL PER REPORT AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

i) MINERAL SURFACED ROLLED ROOFING SHALL NOT BE APPLIED ON ROOF SLOPES BELOW 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (1:12) 8-PERCENT SLOPE, PER 2018 IRC, SEC. R905.5.2.

d. CONCRETE TILE ROOFING SYSTEM: PROVIDE "EAGLE ROOFING" [EVALUATION REPORT: ICC (ESR-1900), OR EQUAL APPROVED TESTING REPORT. CONC. TILE SHALL COMPLY PER 2018 IRC, SEC. R905.3.5 (ASTM C 1492). INSTALL PER REPORT, PER MFR'S. WRITTEN INSTALLATION INSTRUCTIONS, AND PER 2018 IRC, SEC. R905.3.6, R905.3.7, TABLE R905.3.7.

i) COLOR(S) SHALL COMPLY PER GOVERNING MUNICIPALITY REQUIREMENTS AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.

ii) ROOFING UNDERLAYMENT SHALL BE PROVIDED COMPLYING W/ ASTM D 226, TYPE II; ASTM D 2626, TYPE I; OR ASTM D 6830 CLASS M MINERAL SURFACED ROLLED ROOFING (U.N.O.) PER 2018 IRC, SEC. R905.1.1.

iii) LOW SLOPE ROOF: FOR ROOF SLOPES FROM 2 1/2 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 1/2:12), BUT "LESS THAN" 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), PROVIDE MINIMUM TWO (2) LAYERS OF ROOFING UNDERLAYMENT PER 2018 IRC SEC. R905.1.1(1).

iv) HIGH SLOPE ROOF: FOR ROOF SLOPES OF 4 UNITS VERTICAL IN 12 UNITS HORIZONTAL, OR GREATER, PROVIDE MINIMUM ONE (1) LAYER OF ROOFING UNDERLAYMENT PER 2018 IRC, SEC. R905.1.1(2).

v) FLASHING: PROVIDE FLASHING AND COUNTERFLASHING AT THE JUNCTURE OF ROOF(S) AND VERTICAL SURFACES AND AT ROOF VALLEY(S) PER 2018 IRC, SEC. R905.3.8. (SEE 8, BELOW, FOR ADDITIONAL INFORMATION.)

e. METAL ROOF PANELS (IF APPLICABLE) SHALL COMPLY W/ 2018 IRC, SEC. R905.10. PROVIDE SOLID OR SPACED SHEATHING EXCEPT WHERE ROOF COVERING IS SPECIFICALLY DESIGNED FOR APPLICATION TO SPACED SUPPORTS.

i) PROVIDE 3:12 MIN. SLOPE FOR LAPPED, NONSOLDERED-SEAM METAL ROOFS W/OUT APPLIED LAP SEALANT.

ii) PROVIDE 1/2:12 MIN. SLOPE FOR LAPPED, NONSOLDERED-SEAM METAL ROOFS WITH APPLIED LAP SEALANT. APPLY SEALANT PER MANUFACTURER'S WRITTEN INSTRUCTIONS. III) PROVIDE 1/4:12 MIN. SLOPE FOR STANDING SEAM ROOF SYSTEMS. NOTE: WHERE ROOF COVERING INCORPORATES SUPPORT OF STRUCTURAL MEMBERS, DESIGN PER 2018 IBC. ROOF COVERING INSTALLED OVER STRUCTURAL DECKING SHALL COMPLY W/ 2018 IRC, TABLE R905.10.3(1). ROOF COVERINGS SHALL COMPLY W/ STANDARDS AND MIN. THICKNESS PER 2018 IRC, TABLE R905.10.3(1).

2. ROOF DRAINAGE SHALL COMPLY PER 2018 IRC, SEC. R903.4.

a. ROOF DRAINS: UNLESS ROOFS ARE SLOPED TO DRAIN OVER THE ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF PER 2018 IRC, SEC. R903.4.

b. OVERFLOW DRAINS AND SCUPPERS: WHERE REQUIRED, VERIFY INSTALLATION IN ACCORDANCE WITH REQUIREMENTS OF IPC, OR PER 2018 IRC, SEC. R903.4.1.

i) OVERFLOW DRAINS SHALL DISCHARGE TO AN APPROVED LOCATION AND SHALL NOT BE CONNECTED TO ROOF DRAIN LINES.

c. GUTTERS AND DOWNSPOUTS SHALL BE OF CORROSIVE RESISTANT MATERIALS AND SHALL BE PROVIDED AS SPECIFIED PER BUILDER; DOWNSPOUT AND SPLASH LOCATIONS SHALL BE DETERMINED BY CONTRACTOR AND APPROVED BY BUILDER. INSTALL PER MFR'S WRITTEN INSTRUCTIONS TO PROVIDE POSITIVE ROOF AND SITE DRAINAGE.

3. ROOF PENETRATIONS: (SEE 8, G, I, BELOW.)

4. PROVIDE 'WEATHER-RESISTANT EXTERIOR WALL ENVELOPE' (INCLUDING FLASHING) PER 2018 IRC, SEC. R703. THE ' EXTERIOR WALL ENVELOPE' SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT PREVENTS THE ACCUMULATION OF WATER WITHIN THE WALL ASSEMBLY BY PROVIDING A 'WATER-RESISTANT BARRIER' BEHIND THE EXTERIOR VENEER AND A MEANS OF DRAINING WATER THAT ENTERS THE ASSEMBLY TO THE EXTERIOR. PROTECTION AGAINST CONDENSATION IN THE EXTERIOR WALL ASSEMBLY SHALL BE PROVIDED IN ACCORDANCE W/ PROVISIONS OF2018 IRC, CHAPTER 11. (SEE, ALSO, '5. EXTERIOR WALL COVERINGS', BELOW.)

a) 'WATER-RESISTIVE BARRIER' (PER SPECS) SHALL COMPLY WITH 2018 IRC, SEC. R703.2:

i) WALL SHEATHING PAPER: PROVIDE MINIMUM ONE (1) LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES OR BREAKS, COMPLYING W/ ASTM D 226 FOR TYPE I FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER. INSTALL OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS PER 2018 IRC, SEC. R703.2 & TBL. R703.4. WHERE APPLIED OVER WOOD-BASED SHEATHING (FOR STUCCO SYSTEM INSTALLATION); A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER W/ A PERFORMANCE AT LEAST EQUIVALENT TO TWO (2) LAYERS OF GRADE D PAPER SHALL BE PROVIDED, PER 2018 IRC, SEC. R703.6.3. II) FLASHING: (SEE '8. FLASHING', BELOW.)

5. EXTERIOR WALL COVERING(S); ALL APPROVED EXTERIOR WALL COVERINGS SPECIFIED PER BUILDER AND SHALL COMPLY WITH APPLICABLE ADOPTED CODE REQUIREMENTS PER 2018 IRC, SEC. R703. STONE VENEER SHALL BE INSTALLED IN COMPLIANCE WITH

a. STUCCO SYSTEM 'MATERIALS' SHALL BE INSTALLED IN COMPLIANCE WITH ASTM C 926 AND ASTM C 1063 AND THE PROVISIONS OF THE 2018 IRC, SEC. R703.7.

i) PROVIDE CONTINUOUS STUCCO SYSTEM OVER APPROVED 'WATER-RESISTIVE BARRIER' PER 2018 IRC REQUIREMENTS (SEE 4, A, ABOVE) IN ACCORDANCE WITH '5, A', ABOVE. TOTAL NUMBER OF 'COATS' SHALL BE PROVIDED IN COMPLIANCE WITH 2018 IRC, SEC. R703.7.2.

ii) LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS AND SHALL BE INSTALLED IN ACCORDANCE W/ 2018 IRC, SEC. R703.6.1 AND PER MANUFACTURER'S ECOMMENDATIONS.

iii) PROVIDE MIN. 26 GALVANIZED SHEET GAGE CORROSION RESISTANT METAL WEEP SCREED W/ 3 1/2" MIN. VERTICAL ATTACHMENT FLANGE PER 2018 IRC, SEC. R703.7.2.1. INSTALL IN ACCORDANCE W/ ASTM C 926 AND PER MANUFACTURER'S RECOMMENDATIONS. THE 'WEATHER-RESISTANT BARRIER' SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

iv) PROVIDE CORROSION RESISTANT METAL CORNER REINFORCEMENT AT ALL EXTERIOR CORNERS, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

6. EXTERIOR WALL PENETRATIONS: (SEE 8, G, II AND III, BELOW.)

7. FOUNDATION 'DAMP-PROOFING AND WATERPROOFING' (IF APPLICABLE) SHALL BE PROVIDED AS SPECIFIED PER BUILDER AND SHALL COMPLY PER 2018 IRC, SEC. R406.

8. FLASHING: PROVIDE ALL FLASHING MATERIALS AS SPECIFIED PER BUILDER AND AS PER REQUIREMENTS BELOW.

a. ALL FLASHING SHALL BE APPROVED CORROSION-RESISTANT MATERIALS; SHALL BE APPLIED SHINGLE FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS, AND; SHALL BE INSTALLED AT ALL LOCATIONS DESIGNATED PER 2018 IRC, SEC. R703.4, 1 THROUGH 7.

i) METAL FLASHING SHALL BE MINIMUM 26 GALVANIZED SHEET GAGE CORROSION RESISTANT METAL (U.N.O.) AND IN ADDITION TO COMPLYING WITH APPLICABLE REQUIREMENTS BELOW, SHALL ALSO COMPLY WITH APPLICABLE RECOMMENDATIONS CONTAINED IN CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL" PUBLISHED BY SHEET METAL & A/C CONTRACTORS OF NORTH AMERICA (SMACNA).

b. ELASTOMERIC FLASHING: PROVIDE 'DUPONT TYVEK FLEXWRAP' OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

c. EXTERIOR WALL FLASHING: PROVIDE AND INSTALL PER MFR'S WRITTEN INSTRUCTIONS AND PER APPLICABLE SECTIONS OF 2018 IRC, CHAP. 7

i) PROVIDE AT ALL LOCATIONS AS PRESCRIBED PER CODE REFERENCES ABOVE AND AS PER DRAWINGS.

d. ROOF FLASHING: INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND PER 'APPLICABLE' SECTIONS OF 'SPECIFIC' ROOF ASSEMBLIES PER 2018 IRC, CHAP. 9.

i) PROVIDE AT ALL LOCATIONS PER PROVISIONS OF CODE REFERENCE, ABOVE, AND; PER DRAWINGS.

e. EXTERIOR DOOR FLASHING / INSTALLATION: PROVIDE PER PROVISIONS OF 2018 IRC, SEC. R703.4.

i) FLASHING AT EXTERIOR DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.

ii) INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

f. EXTERIOR WINDOW FLASHING / INSTALLATION: PROVIDE PER PROVISIONS OF 2018 IRC, SEC. R609, SEC. R703.4, AND PER WINDOW MANUFACTURER'S WRITTEN FLASHING AND INSTALLATION INSTRUCTIONS.

i) WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW, PER 2018 IRC, SEC. R609.

ii) FLASHING AT EXTERIOR WINDOW OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE, PER 2018 IRC, SEC. R703.4.

NOTE: WINDOW FLASHING AND INSTALLATION PER AMERICAN ARCHITECTURAL MANUFACTURER'S ASSOCIATION 'AAMA' 2400-02 HAS BEEN PROVIDED IN THE CONSTRUCTION DOCUMENTS ONLY AS A GUIDE AND IS NOT MEANT TO REPLACE A WINDOW MANUFACTURER'S WRITTEN FLASHING AND INSTALLATION INSTRUCTIONS. CONTRACTOR SHALL VERIFY ALL REQUIREMENTS PER WINDOW MANUFACTURER'S WRITTEN FLASHING AND INSTALLATION INSTRUCTIONS PRIOR TO START OF WORK.

9. ROOF PENETRATIONS, EXTERIOR WALL PENETRATIONS & PENETRATIONS AT ATTACHMENTS TO EXTERIOR WALLS:


i) ROOF PENETRATIONS: JOINTS AT THE ROOF (AROUND VENT PIPES, CHIMNEYS, SKYLIGHTS, OR SIM. ELEMENTS) SHALL BE WATER-TIGHT BY THE USE OF APPROVED FLASHING MATERIALS INSTALLED IN A MANNER SO AS TO PREVENT MOISTURE INFILTRATION. APPL CONTINUOUS ELASTOMERIC SEALANT BEAD AT ATTACHMENT AREA.

ii) EXTERIOR WALL PENETRATIONS (REQUIRED FOR EXHAUST VENTING, COMBUSTION AIR SUPPLY, OR SIMILAR ELEMENTS) SHALL BE WATER-TIGHT BY USE OF APPROVED FLASHING MATERIALS INSTALLED IN A MANNER AS TO PREVENT MOISTURE INFILTRATION. APPLY CONT. ELASTOMERIC SEALANT BEAD AT ATTACHMENT AREA.

iii) ATTACHMENT PENETRATIONS (FOR WALL ATTACHMENT OF SHUTTERS, HANDRAILS, GUARDRAILS, ORNAMENTAL IRON, OR SIMILAR ELEMENTS) REQUIRING LAG BOLT ATTACHMENT TO BACKING PROVIDED UNDER THE WALL COVERING, SHALL BE WATER TIGHT BY USE OF APPROVED ELASTOMERIC SEALANTS. PRE-DRILL HOLE(S), BLOW OUT DEBRIS, FILL HOLE W/ APPROVED ELASTOMERIC SEALANT AND ATTACH ELEMENT TO WALL. TORQUE LAG BOLTS TIGHTLY ENOUGH TO PROVIDE ADEQUATE SUPPORT WITHOUT OVERTIGHTENING SO AS TO CAUSE DAMAGE TO THE WALL COVERING. APPLY CONTINUOUS ELASTOMERIC SEALANT BEAD ALONG RIMETER OF ALL ATTACHMENT AREAS.

9. ELASTOMERIC SEALANT: UNLESS NOTED OTHERWISE, HILL BROTHERS CHEMICAL COMPANY OR PPROVED EQUAL AT ALL WALK DECKS, EXTERIOR STAIRS, EXTERIOR SHELVES, EXTERIOR WINDOW SILLS, EXTERIOR WALL PROJECTIONS AND ELSEWHERE AS NOTED ON DRAWINGS, INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. SLOPE TOP OF EXTERIOR SHELVES, WINDOW SILLS, AND WALL PROJECTIONS 1/4 IN. PER FOOT TO PROVIDE POSITIVE DRAINAGE; WALK DECK SLOPE PER ROOF PLAN; STAIR TREAD AND LANDING SLOPE SHALL BE 2-PER-CENT SLOPE MAXIMUM.

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Project:
LOT 6

Revisions
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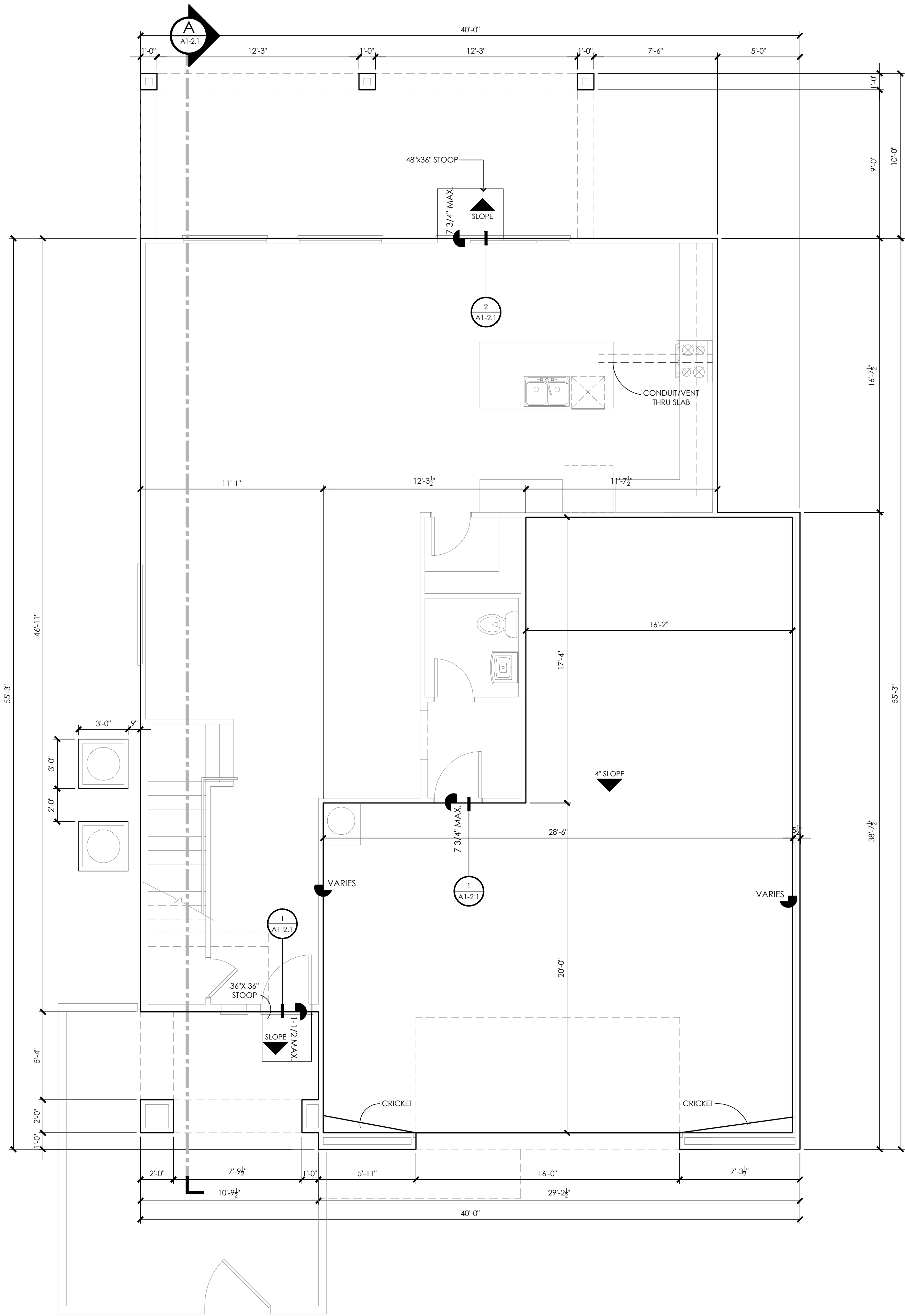
MOISTURE
PROTECTION NOTES

Date: xx.xx.xx
Scale: -
Job No: 20006

REVIEW

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05.27.20



SLAB PLAN	PLAN 2947	SI
DRAWING	PLAN	ELEVATION

PLAN 2947

A4-1.0

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Job No: 20006

SLAB PLAN

Revisions
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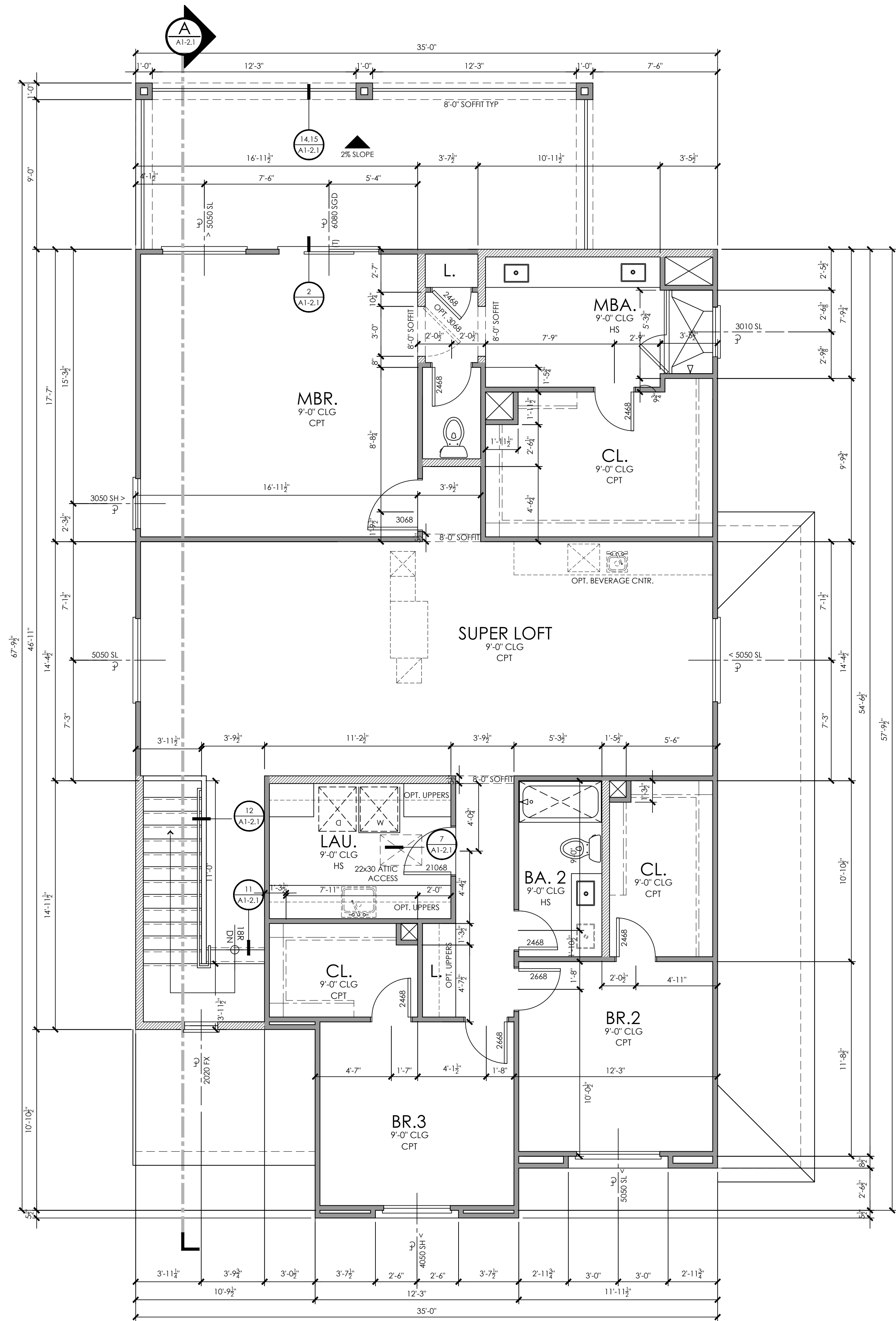
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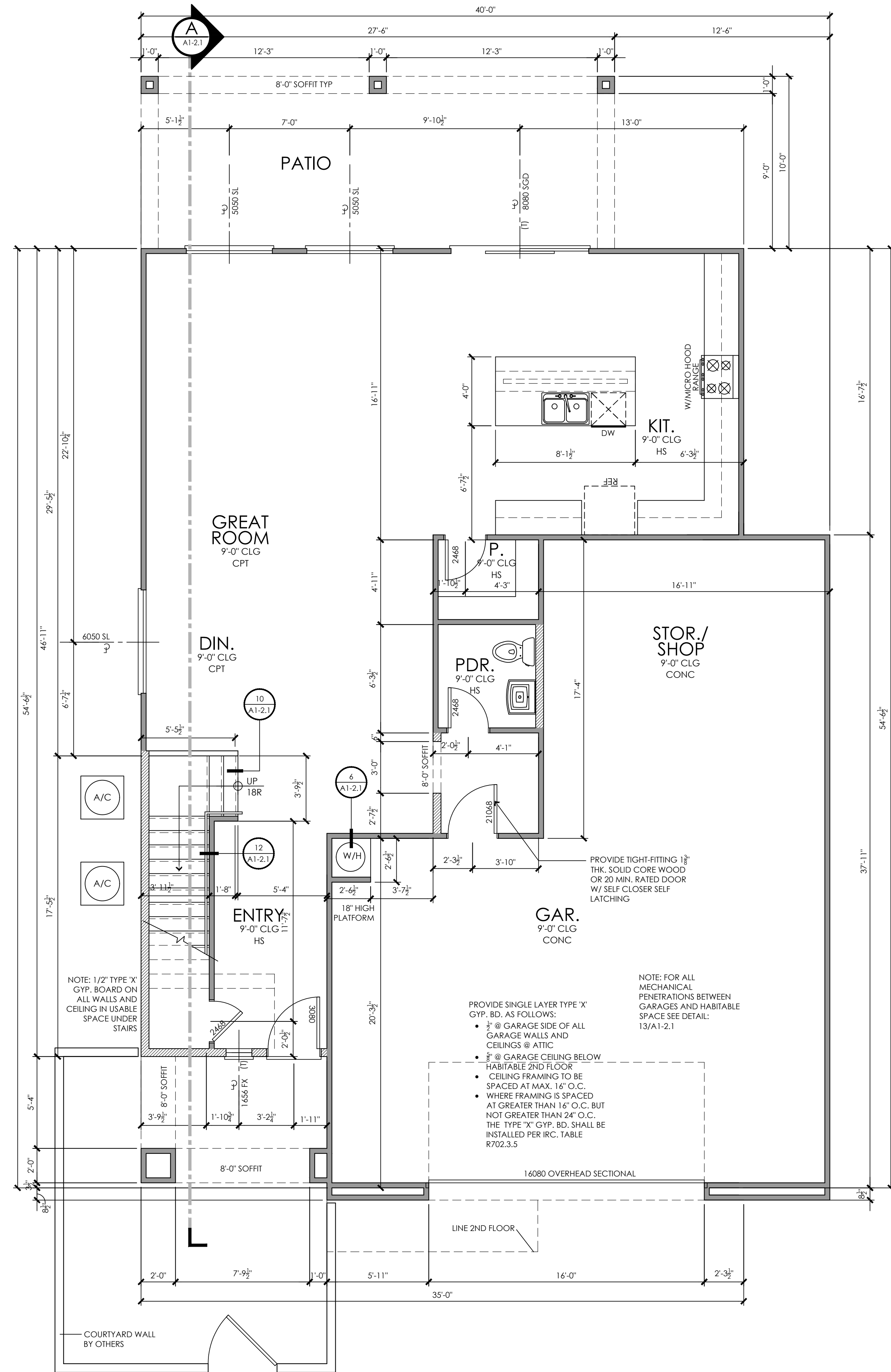
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REVIEW

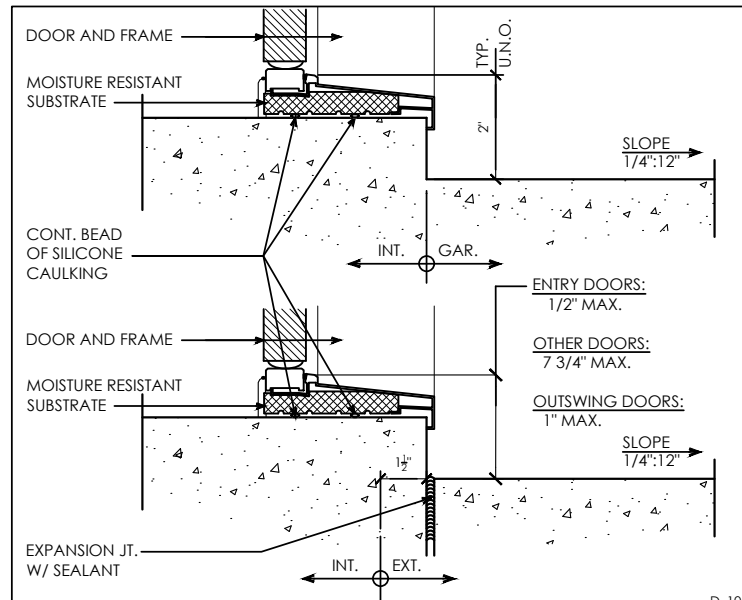
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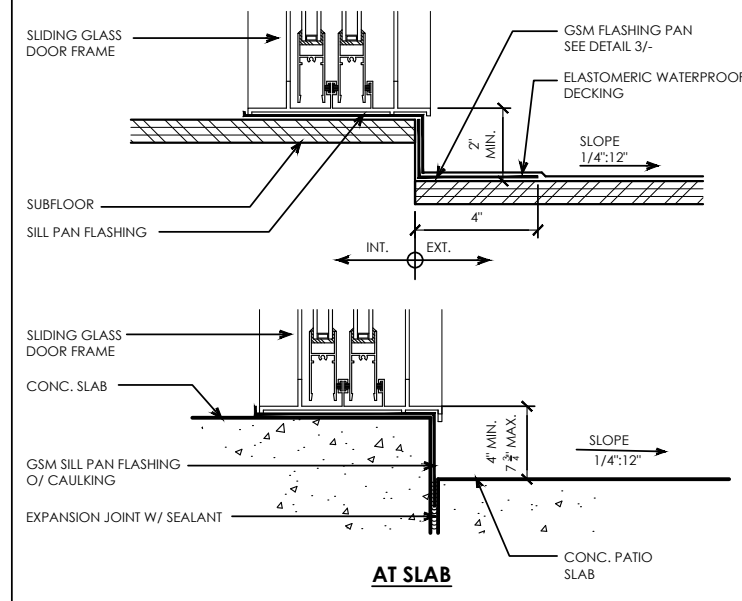
SECOND FLOOR PLAN PLAN 2947 SI



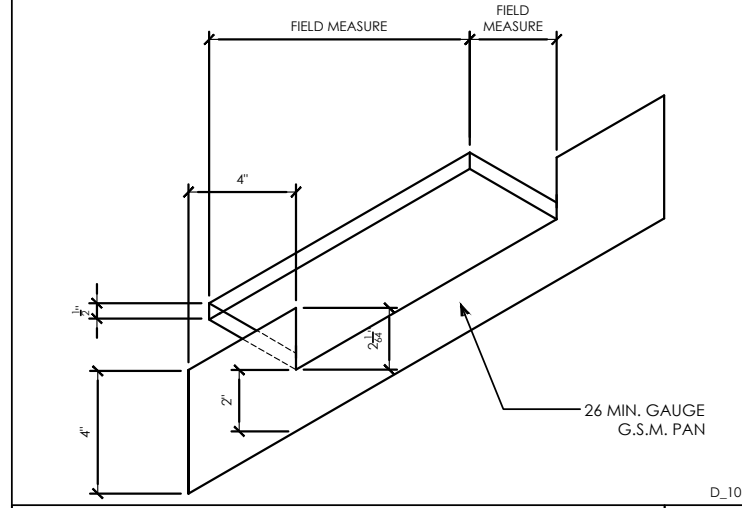
FIRST FLOOR PLAN PLAN 2947 SI



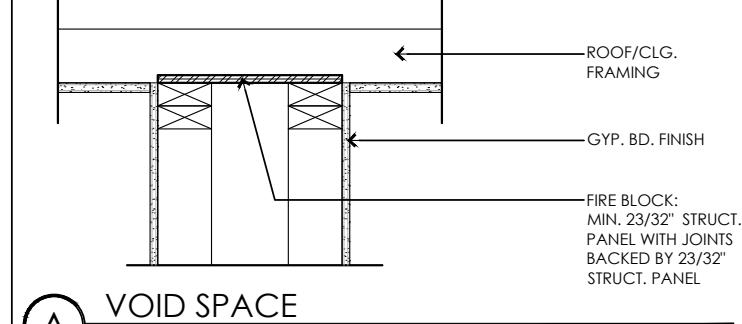
DOOR THRESHOLD AT CONCRETE



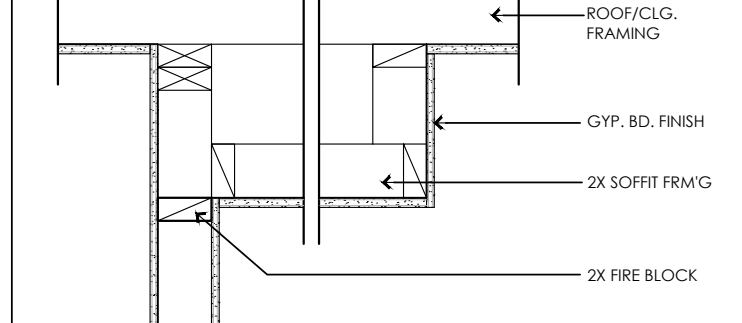
SLIDING GLASS DOOR THRESHOLD AT CONC./DECK



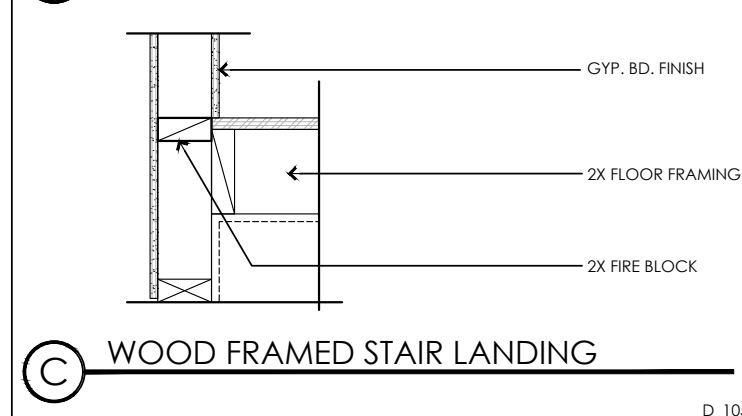
GSM SILL PAN FLASHING



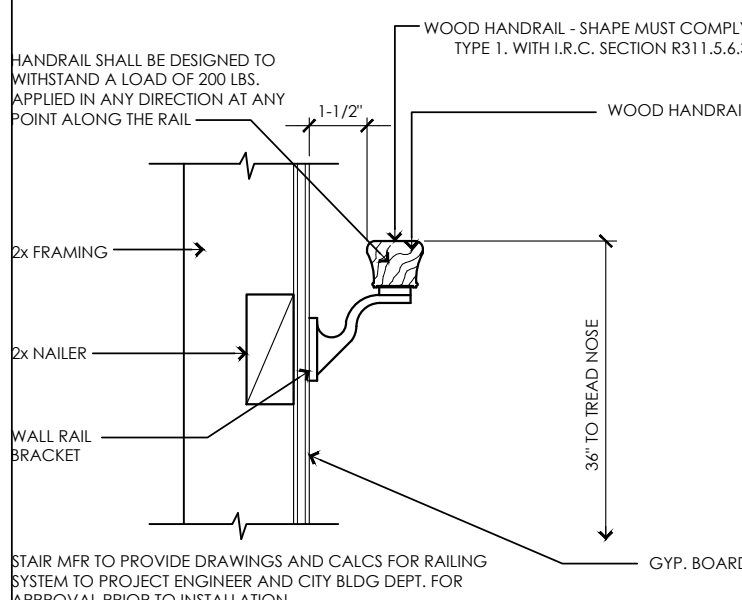
VOID SPACE



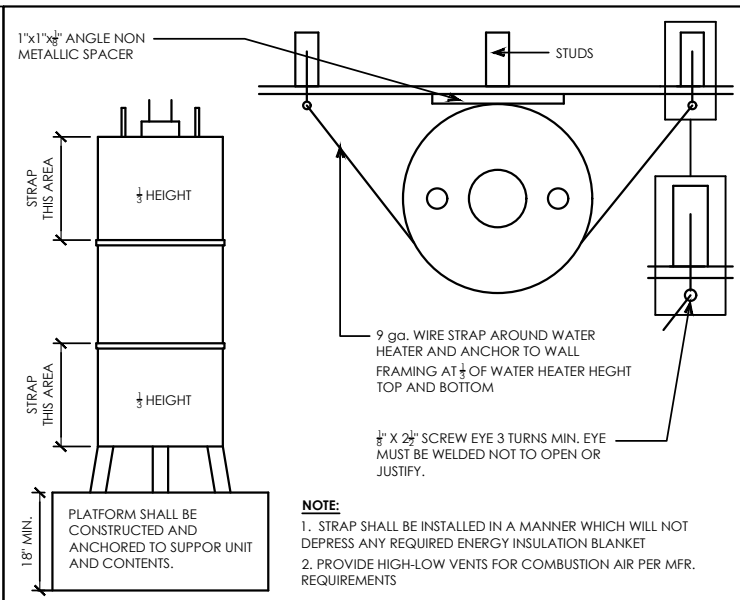
SOFFIT AT WALL



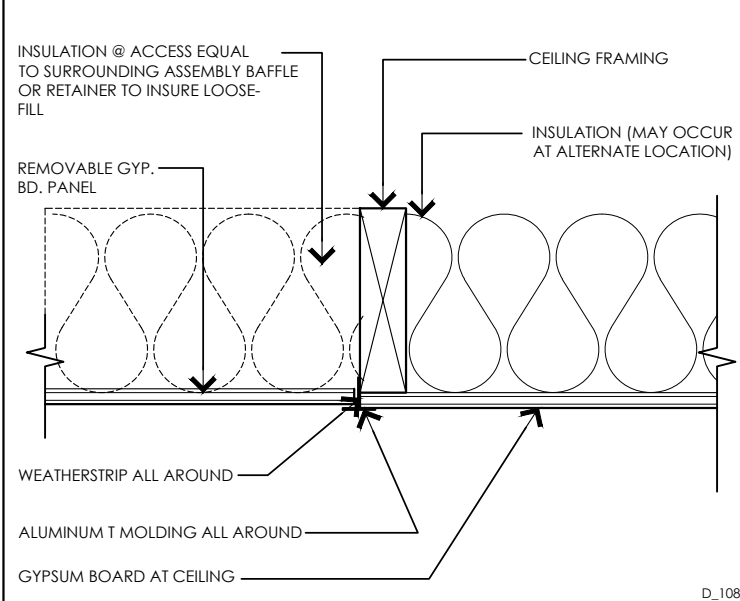
WOOD FRAMED STAIR LANDING



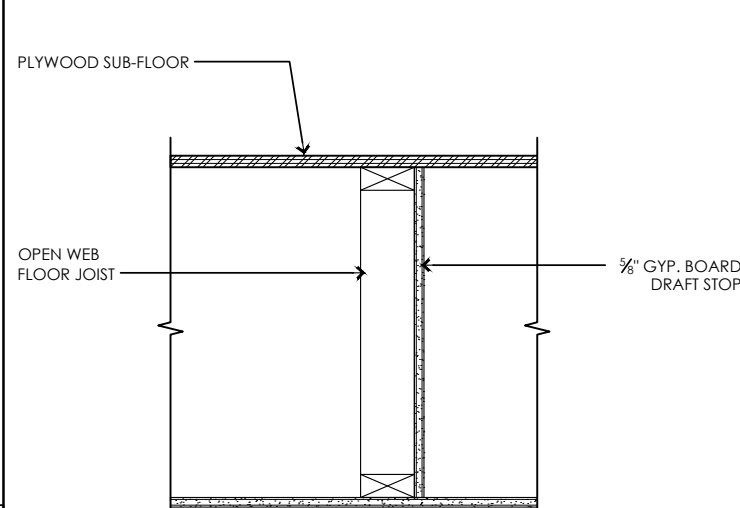
INTERIOR HANDRAIL



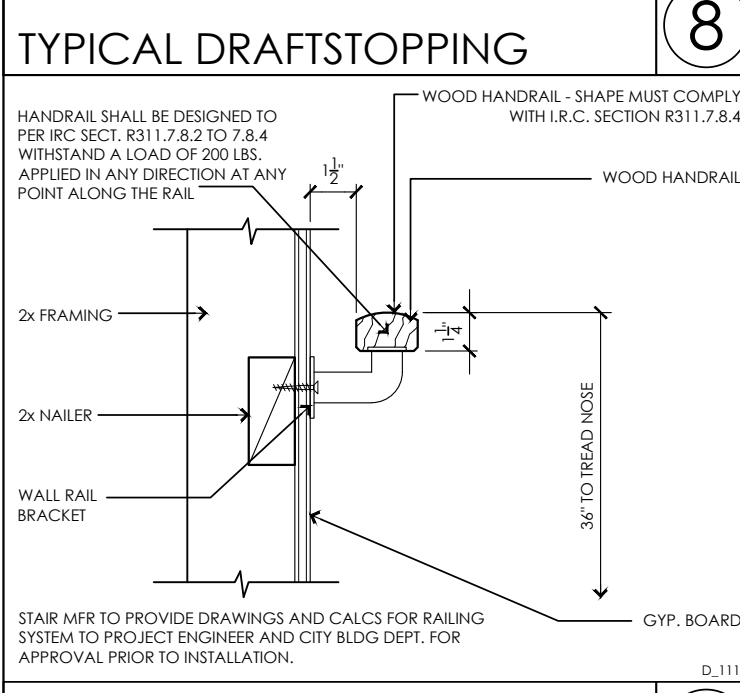
WATER HEATER STRAP



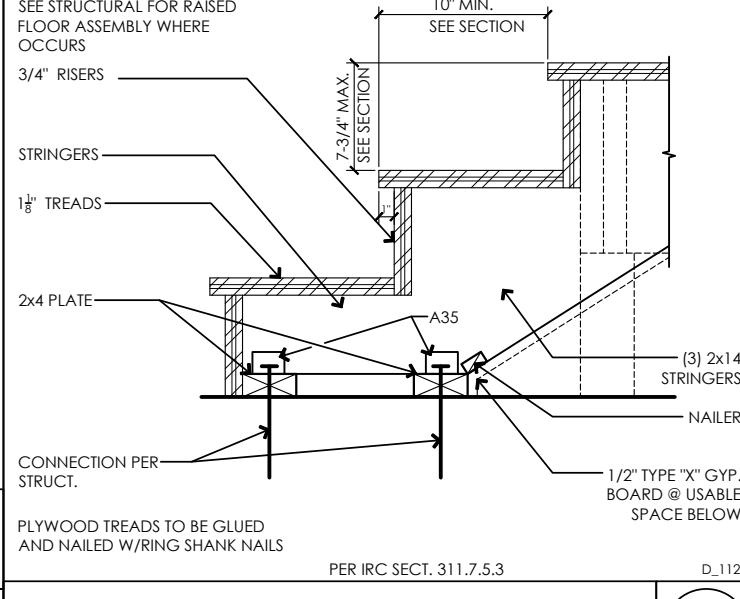
ATTIC ACCESS



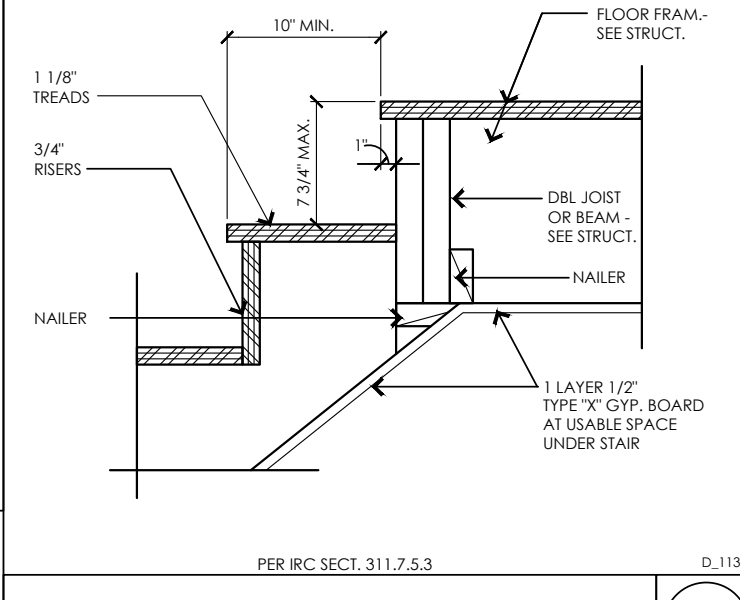
TYPICAL DRAFTSTOPPING



WALL-MOUNT HANDRAIL



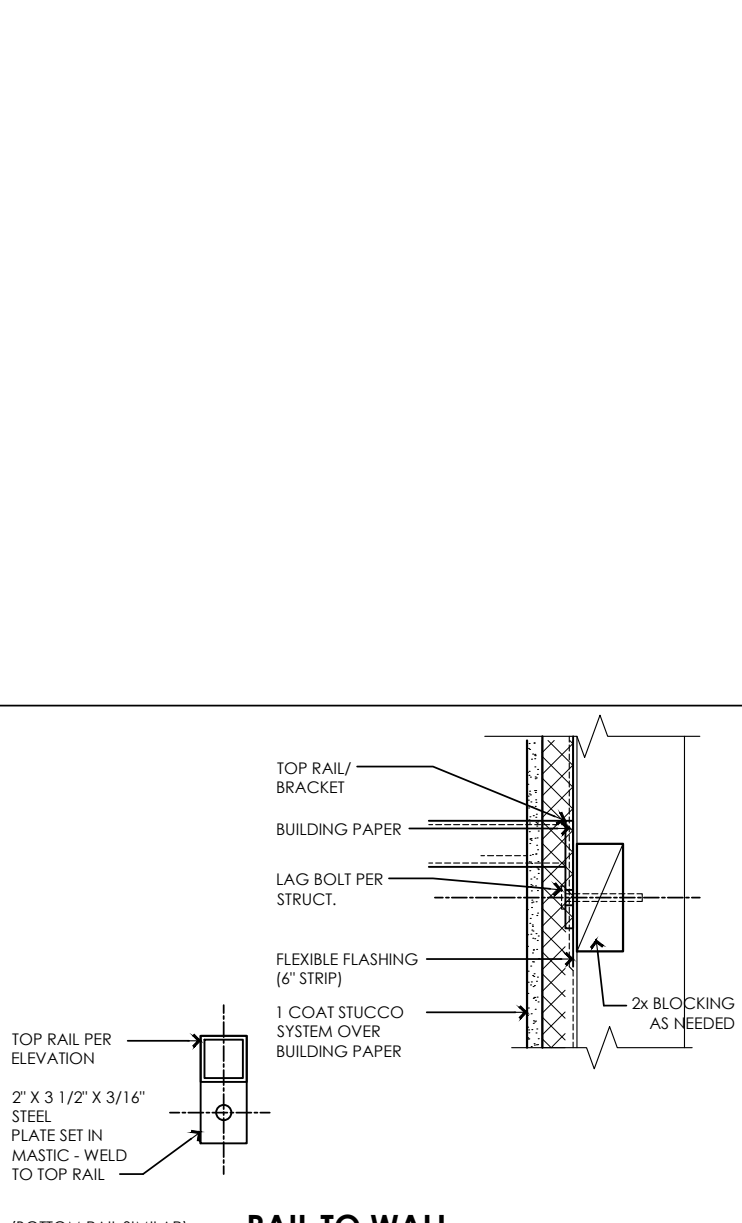
INT. STAIR AT SLAB



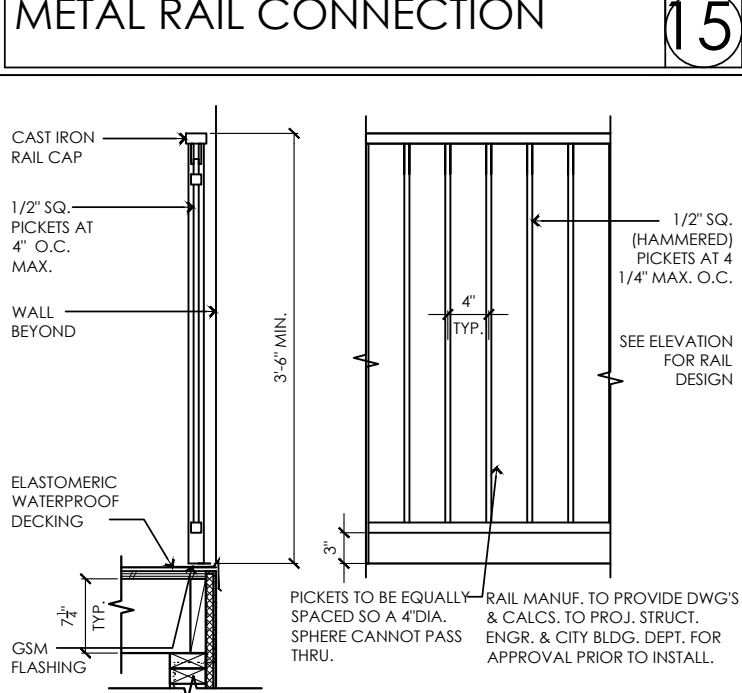
INT. STAIR AT FLOOR (TOP)



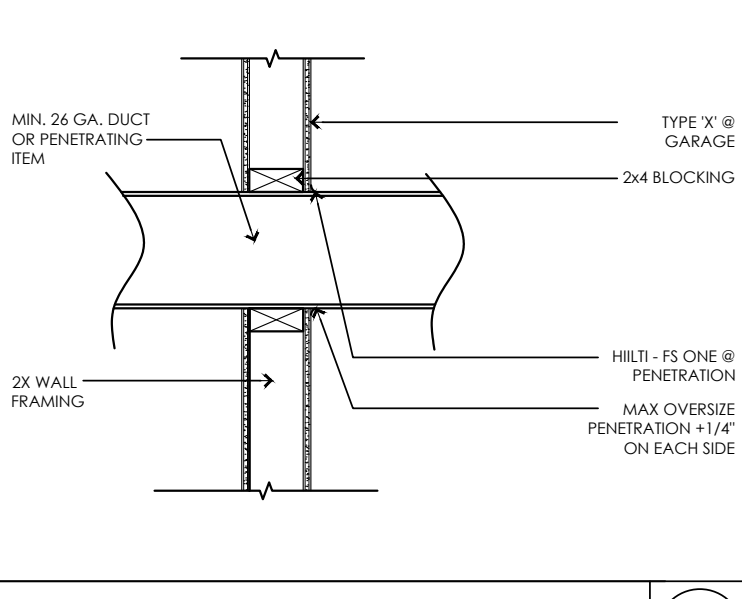
RAIL TO WALL



METAL DECK RAIL



MECH. WALL PENETRATION



LOW WALL AT STAIRS



INSULATION VALUES:



ROOF PLAN PLAN 2947



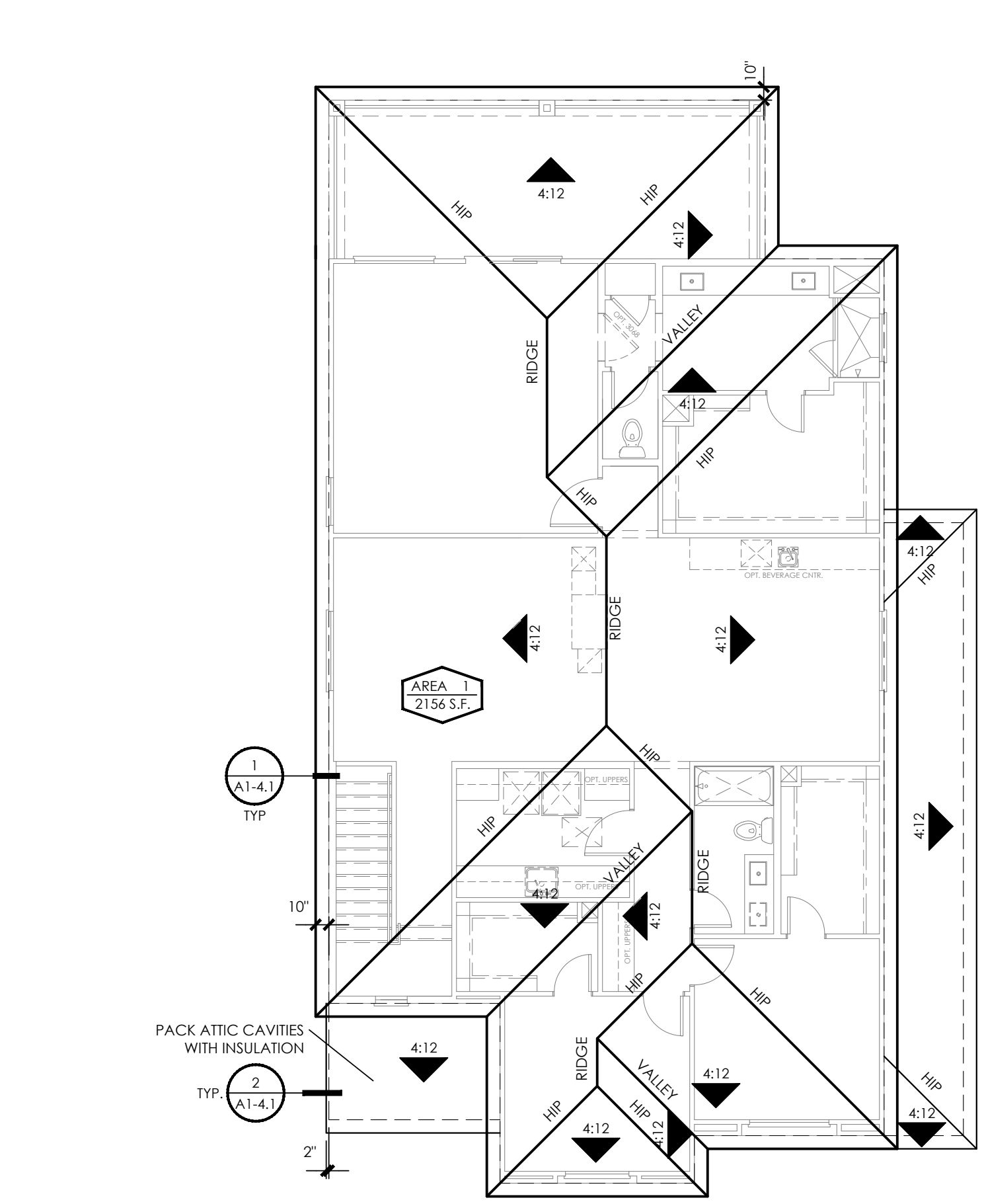
SECTION PLAN 2947

ATTIC VENTILATION:			
A	ATTIC AREA:	2156 SQ. FT.	
R	VENTILATION RATIO:	1:300	
E	VENTILATION REQ'D:	1035 SQ. IN.	
A	VENT TYPE	AREA	QUAN.
1	O' HAGIN HIGH	95	5
	O' HAGIN LOW	95	6
		NET AREA	475 SQ. IN.
		NET AREA	570 SQ. IN.
		VENTILATION PROPOSED:	1045 SQ. IN.

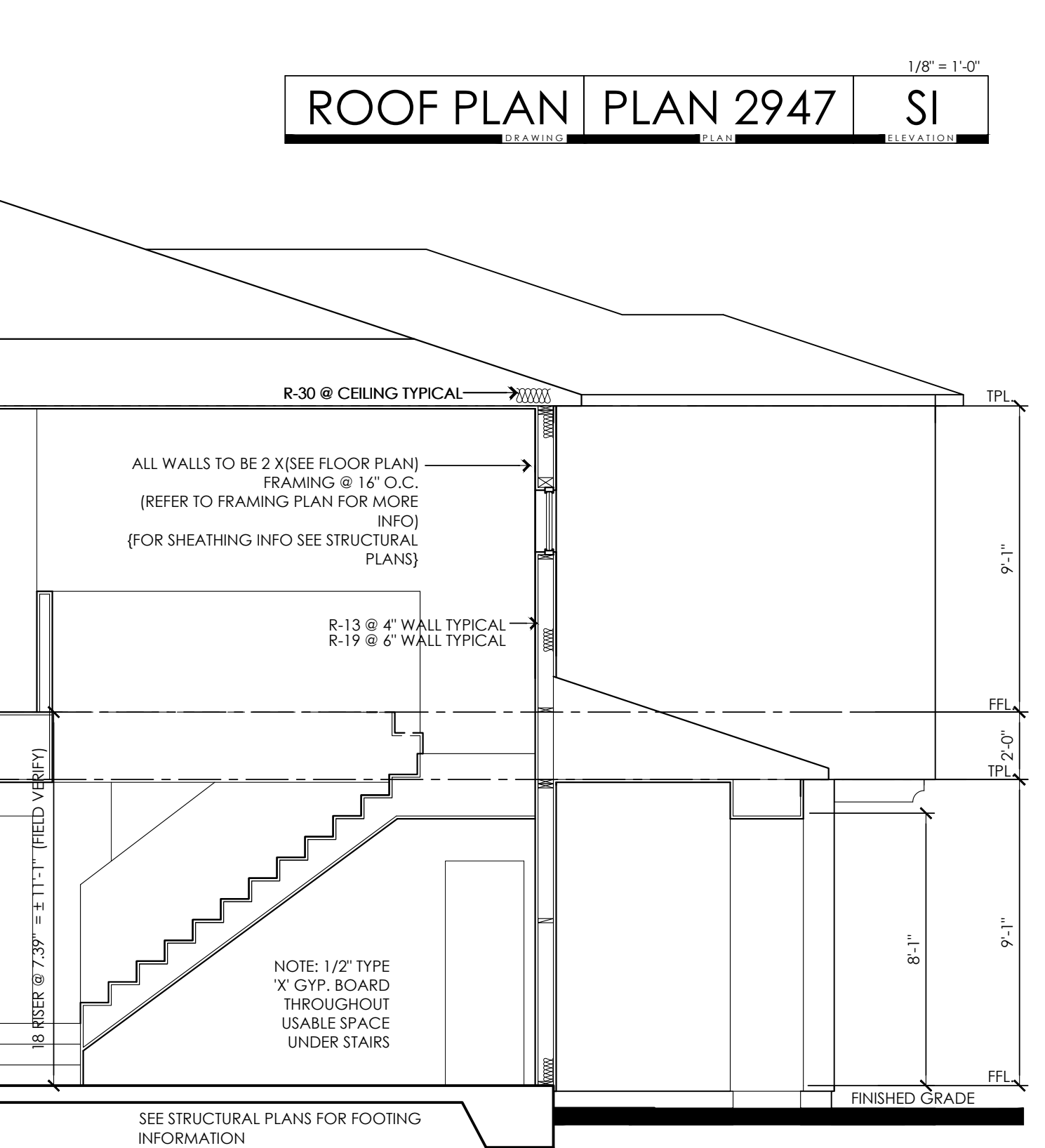
ATTIC VENTILATION:			
A	ATTIC AREA:	275 SQ. FT.	
R	VENTILATION RATIO:	1:300	
E	VENTILATION REQ'D:	132 SQ. IN.	
A	VENT TYPE	AREA	QUAN.
2	O' HAGIN HIGH	95	1
	O' HAGIN LOW	95	1
		NET AREA	95 SQ. IN.
		NET AREA	95 SQ. IN.
		VENTILATION PROPOSED:	190 SQ. IN.

ATTIC VENTILATION:			
A	ATTIC AREA:	193 SQ. FT.	
R	VENTILATION RATIO:	1:150	
E	VENTILATION REQ'D:	185 SQ. IN.	
A	VENT TYPE	AREA	QUAN.
3	O' HAGIN HIGH	95	2
	O' HAGIN LOW	95	2
		NET AREA	190 SQ. IN.
		NET AREA	190 SQ. IN.
		VENTILATION PROPOSED:	190 SQ. IN.

NOTE: ATTIC VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH IRC SEC. R806. THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN $\frac{1}{300}$ OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO $\frac{1}{600}$ IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER $\frac{1}{3}$ PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE LOCATED IN THE BOTTOM $\frac{2}{3}$ OF THE ATTIC SPACE. WHERE THE LOCATION OF THE WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. (IRC SEC. R806.2 AS AMENDED AND ADOPTED BY CLARK COUNTY)



ROOF PLAN PLAN 2947



SECTION PLAN 2947

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ROOF PLANS/SECTION
DETAILS

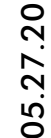
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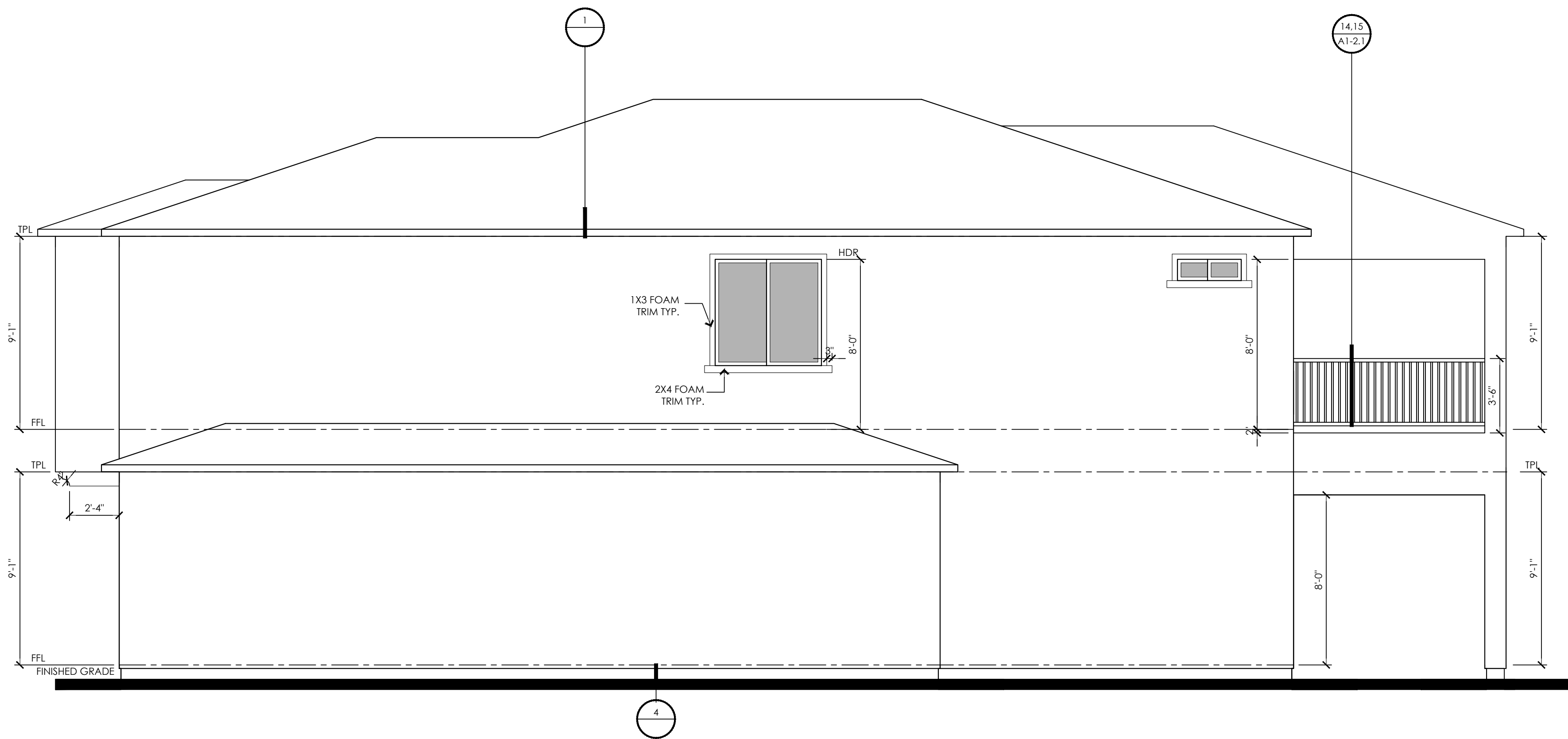
PLAN 2947

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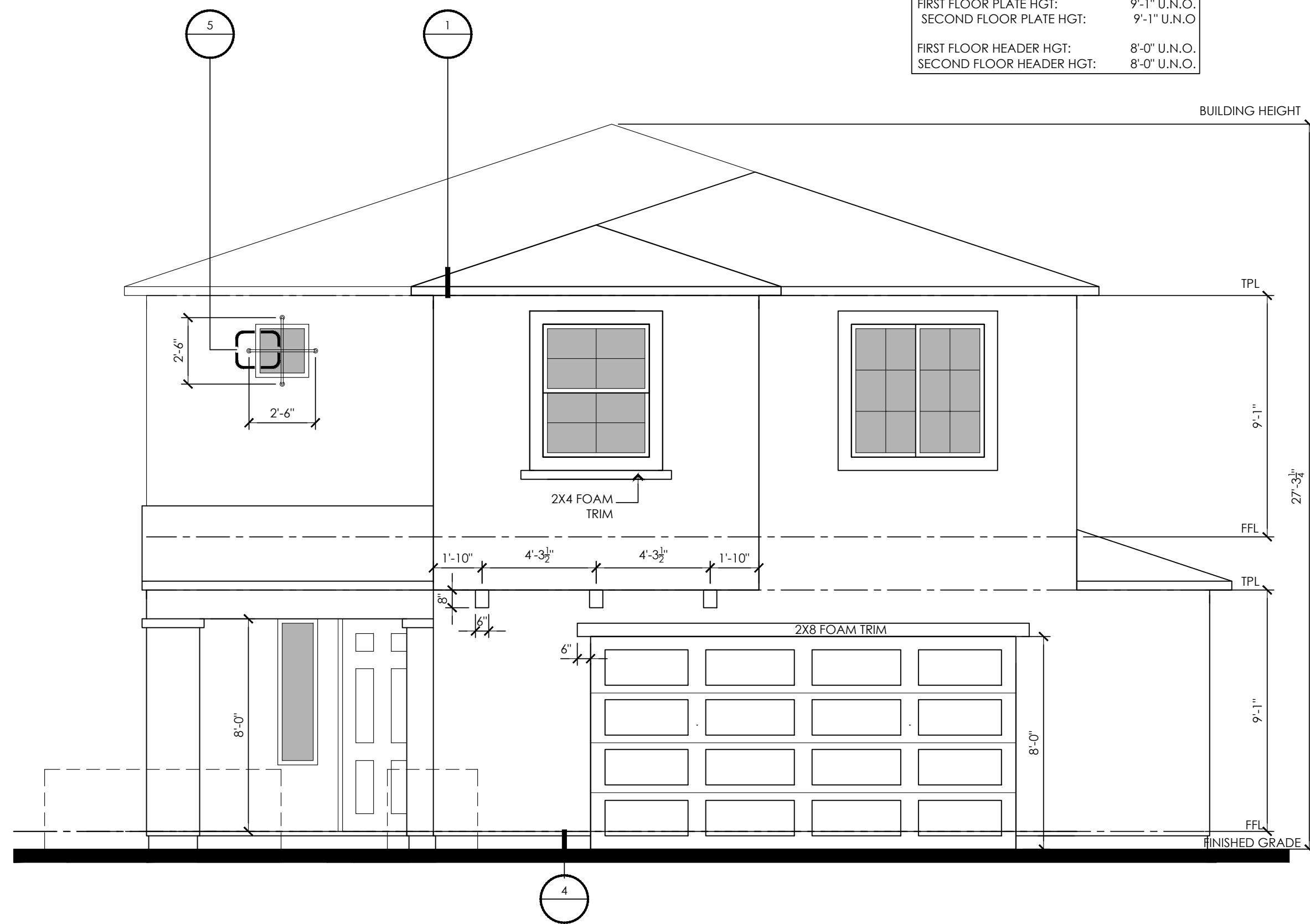
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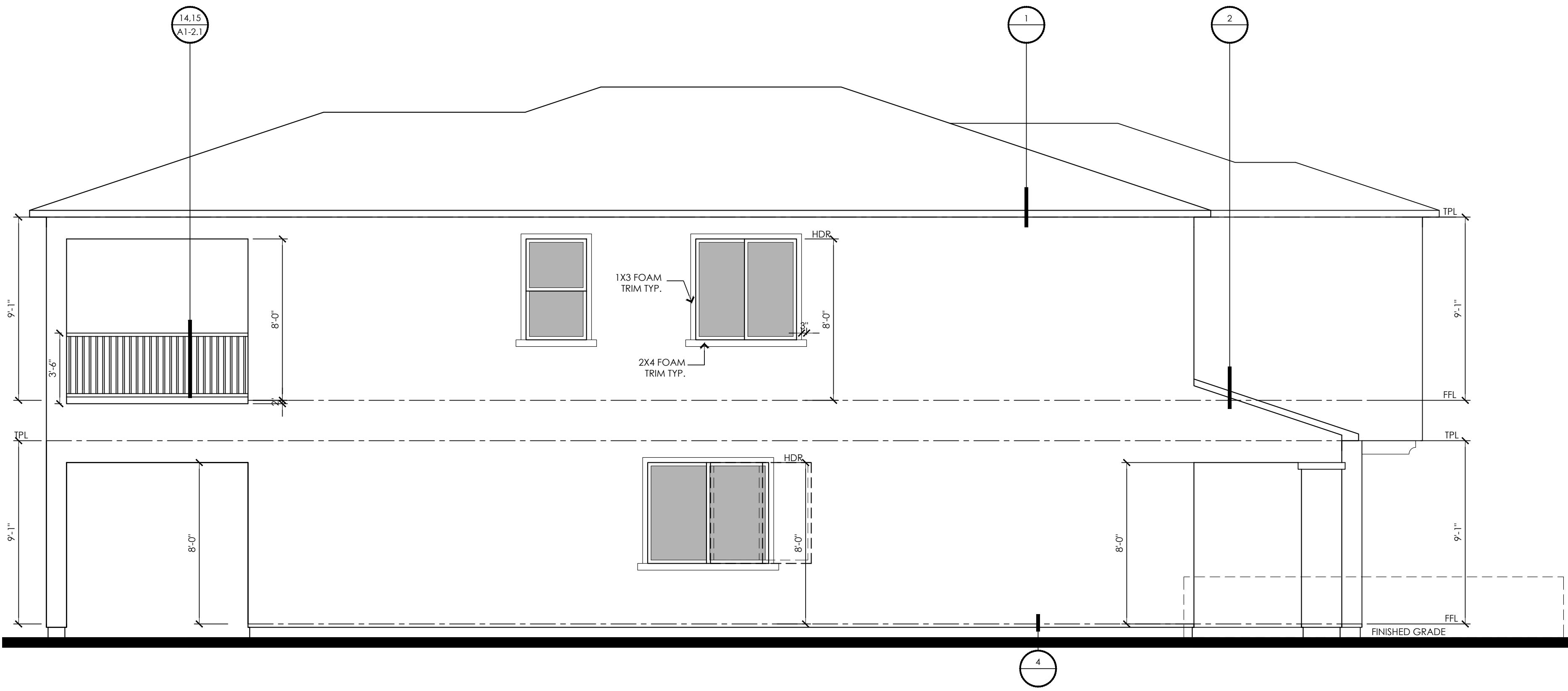
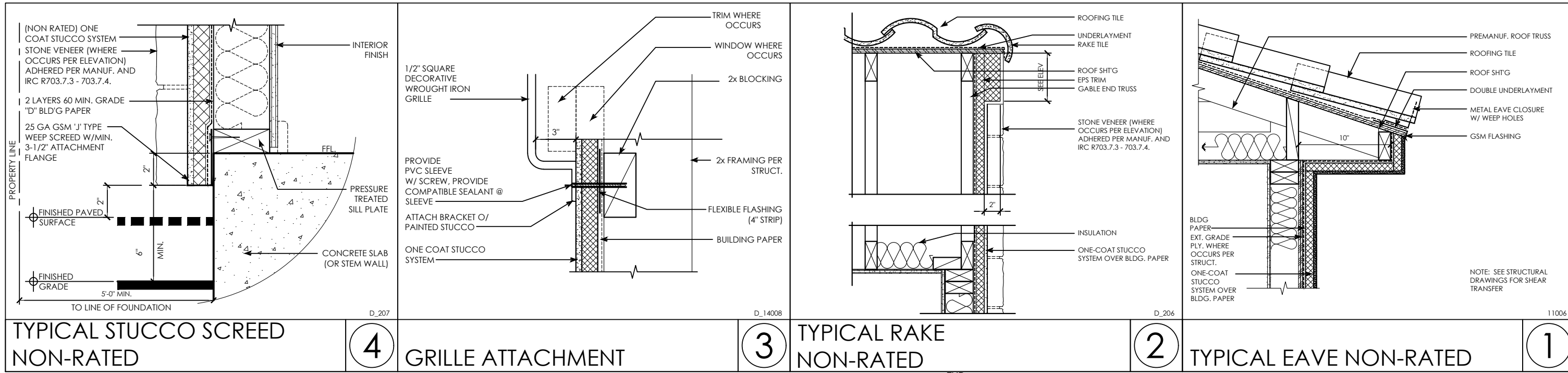




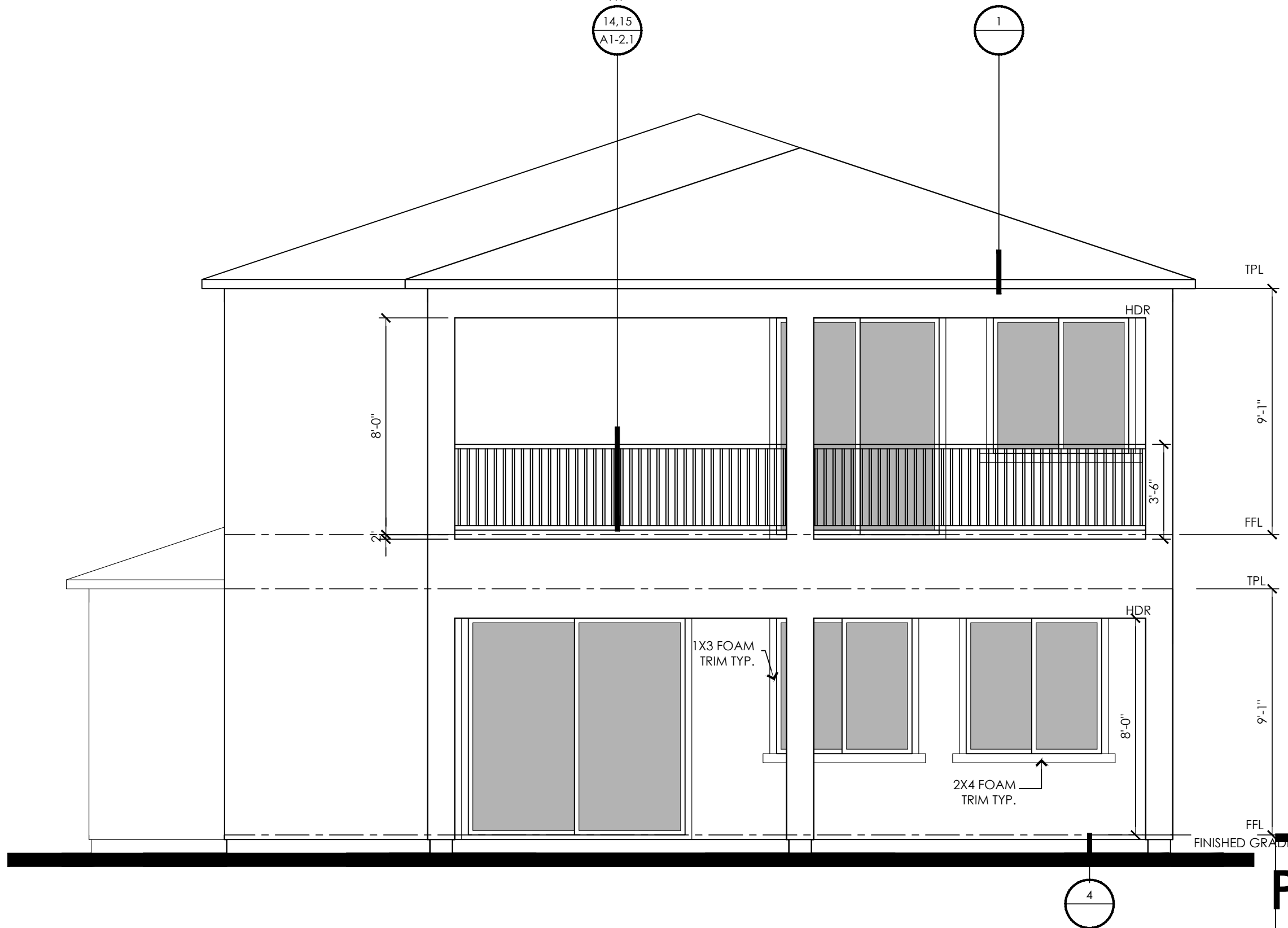
RIGHT ELEVATION PLAN 2947 SI



FRONT ELEVATION PLAN 2947 SI



LEFT ELEVATION PLAN 2947 SI



REAR ELEVATION PLAN 2947 SI

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EXTERIOR ELEVATIONS

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