

PART 1 – GENERAL

1.01 INVITATION

A. Bid Submission:

1. Bids signed and under seal, executed, and dated will be received by the Owner/Contractor.
2. Offers will be opened privately.
3. Intent:
4. The intent of the Bid request is to obtain subcontract offers to perform work for a Stipulated Sum, in accordance with the Contract Documents.

1.02 BID DOCUMENTS AND CONTRACT DOCUMENTS

A. Definitions:

1. Contract Documents: Defined in AIA A201 1987 Edition Article 1 including issued Addenda.
2. Bid, Offer, or Bidding: Act of submitting an offer under seal.
3. Bid sum: Monetary sums identified by the Bidder.

B. Availability:

1. Bid Documents may be obtained at the office of the Owner/Contractor.
2. Bid Documents are made available only for the purpose of obtaining offers for this project. Their use does not grant a license for other purposes.

C. Examination:

1. Bid Documents are on display at the Owner's office.
2. Upon receipt of Bid Documents verify that documents are complete. Notify the Architect should the documents be incomplete 20 days prior to submitting bid.
3. Immediately notify the Architect upon finding discrepancies or omissions in the Bid Documents.

D. Queries/Addenda:

1. Direct questions to the Architect.
2. Addenda may be issued during the Bidding Period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Sum
3. Verbal answers are not binding on any party.
4. Clarifications requested by Bidders must be in writing not less than 10 days before date set for receipt of Bids. The reply will be in the form of an Addendum.

F. Product/System Substitutions:

1. Substitute products will be considered only if approved by the Owner.
2. Provide products as specified unless substitutions are submitted in this manner and subsequently accepted.

1.03 SITE ASSESSMENT

A. Site Examination:

1. Bidders shall visit and carefully examine the site of the proposed work and acquaint themselves with the conditions under which work will be performed and nature and extent of the work involved.
2. In the event that any conflict is discovered between actual conditions existing on site and conditions described or indicated on drawings or in then project manual. The bidder shall request clarification before his offer is submitted. Otherwise, it will be assumed that premises have been thoroughly examined and found to be acceptably described. In such event, it will be the responsibility of the Contractor to produce the finished results indicated on drawings and specified herein without claim for additional compensation from the Owner.

1.04 QUALIFICATIONS

A. Subcontractors/Suppliers/Others:

1. The Owner reserves the right to reject a proposed subcontractor / suppliers/others for reasonable cause.

1.05 BID SUBMISSION

A. Submission Procedure:

1. Bidders shall be solely responsible for the delivery of the Bids in the manner and time prescribed.
2. Submit one copy of the executed offer, signed and sealed in a closed opaque envelope, clearly identified with Bidder's name, project name, dates and time bid is required to be submitted, and Owner's name and project number on the outside.

1.06 BID INELIGIBILITY

A. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at the discretion of the Owner, be declared unacceptable

1.07 OFFER ACCEPTANCE / REJECTION

A. Duration of offer:

1. Bids shall remain open to acceptance and shall be irrevocable for a period of thirty (30) days after the bid date.

1.08 ACCEPTANCE OF OFFER

1. The Contractor reserves the right to accept or reject any or all offers and to waive irregularity in the bidding and accept the bid which is most advantageous to the Owner.

**SECTION 01001
BASIC REQUIREMENTS**

PART 1 – GENERAL

1.01 GOVERNING LAW

A. All work shall be performed in accordance with applicable requirements of the following:

ADA
ANSI
International Residential Code
Uniform Mechanical Code
State of Nevada Industrial Commission Codes and Safety Orders
State of Nevada, Regulations of the Division of Health
Regulations of the State Fire Marshal
Life Safety Code
Occupational Safety and Health Act
Materials, methods, and testing shall conform to Divisions II and III of the Uniform Standard specification for Public Works Construction Off-Site Improvements. Clark County Area, Nevada, latest edition.

1.02 COORDINATION

A. Coordinate scheduling, submittals, and the various areas of Work to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

B. Verify that utility requirement characteristics of operating equipment are compatible with building utilities. Coordinate work having interdependent responsibilities for installing, connecting to, and placing in service such equipment.

1.03 CUTTING AND PATCHING

A. Employ experienced installer to perform cutting and patching new Work +/- restore Work with new Products.

B. Submit written request in advance of cutting or altering structural or building enclosure elements.

C. Fit Work tight to adjacent elements. Maintain integrity of wall, ceiling, or floor construction +/- completely seal voids.

D. Finish surfaces to match adjacent finishes.

1.04 CONFERENCES (As required by Owner)

1.05 SUBMITTAL PROCEDURES (As required by Owner)

1.06 SHOP DRAWINGS (As required by Owner)

1.07 PRODUCT DATA

A. Submit the number of copies which the Owner requires.

B. Mark each copy to identify applicable products, models, options, and other data.

Supplement manufacturers' standard data to provide information unique to this project.

1.08 SAMPLES

A. Submit samples to illustrate functional and aesthetic characteristics of the Product.

B. Submit samples of finishes from the full range of manufacturer's standard colors textures, and patterns.

1.09 MANUFACTURERS' INSTRUCTIONS

A. When specified in individual specification Sections submit manufacturers' printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.

B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

1.10 MANUFACTURERS' CERTIFICATES

A. Submit manufacturers' certificates to Architect/engineer for review, in quantities specified for Product Data.

B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

1.11 QUALITY ASSURANCE

A. Monitor quality control over suppliers, manufacturer's products, services, site conditions, and workmanship, to produce Work of specified quality.

B. Comply fully with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as a minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Perform work by persons qualified and experienced to produce workmanship of specified quality.

F. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion or disfigurement, and match surrounding finishes.

Owner will appoint and employ services of an independent firm to perform inspection and testing.

B. The independent firm will perform inspections, tests, and other services as required.

C. Cooperate with independent firms' furnish samples and access to work as required.

D. Retesting required because of non -conformance to specified requirements will be charged to the subcontractor.

1.13 TEMPORARY SANITARY FACILITIES (By Contractor)

A. Provide and maintain required facilities and enclosures.

B. Maintain in clean and sanitary condition.

C. Toilet facilities shall be connected to sewer, or an approved chemical type complying with all local codes and regulations.

1.14 BARRIERS AND FENCING (By Contractor)

A. Provide fencing to prevent unauthorized entry to construction areas and to protect existing facilities and adjacent properties from damage.

B. Construction: Commercial grade chain link fence, new or used.

C. Provide 6 ft. high fence around construction site, equip with vehicular and pedestrian gates with locks.

1.15 PROTECTION OF INSTALLED WORK (By Contractor)

A. Protect installed work and provide special protection where specified in individual specification sections.

B. Prohibit traffic or storage upon waterproofed or roofed surfaces.

1.16 SECURITY (By Contractor)

A. Provide security and facilities to protect Work

1.17 PROJECT IDENTIFICATION

A. Provided by Owner/Contractor.

1.18 FIELD OFFICES AND / SHEDS

A. Office: Weather -tight, with lighting, electrical outlets, heating cooling and ventilating equipment, and equipped with sturdy furniture and drawing display table.

1.19 REMOVAL OF UTILITIES, FACILITIES AND CONTROLS

A. Remove temporary above grade or buried utilities, equipment, fixtures, and systems forming the work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work.

B. Clean and repair damage caused by installation or use of temporary work.

C. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

1.20 PRODUCTS

A. Products: Means new material, machinery, components, equipment, fixtures, and systems forming the work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work.

B. Use interchangeable components of the same manufacture for similar components.

1.21 STARTING SYSTEMS

A. Provide seven (7) days notification to Architect/Owner and independent testing firm prior to start up of each item.

B. Ensure that each piece of equipment or system is ready for operation.

C. Execute start -up under supervision of responsible persons in accordance with manufacturers' instructions.

D. Submit a written report that equipment or system has been properly installed and is functioning correctly.

1.22 DEMONSTRATION AND INSTRUCTIONS

A. Demonstrate operation and maintenance of Products to Owner's personnel two weeks prior to date of final inspection.

B. For equipment or systems requiring seasonal operation, perform demonstrations for other season within nine (9) months.

1.23 TESTING, ADJUSTING, AND BALANCING

A. Owner will appoint, employ, and pay for services of an independent firm to perform testing, adjusting, and balancing

B. Reports will be submitted by the independent firm to Owner indicating observations and results of tests and indicating compliance or non-compliance with specified requirements and with the requirements of the Contract Documents.

C. Cooperate with independent firm, furnish assistance as requested.

D. Retesting required because of non -conformance to specified requirements will be charged to the subcontractor.

1.24 CONTRACT AND CLOSE OUT PROCEDURES

A. Submit written certification that Contract Documents have been reviewed. Work has been inspected, and the Work is complete in accordance with Contract Documents and ready for Owner/Contractor inspection.

B. Provide submittals to Owner/Contractor that are required by governing or other authorities.

C. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.

1.25 FINAL CLEANING

A. Execute final cleaning prior to final inspection.

B. Clean interior and exterior glass and surfaces exposed to view, remove temporary items, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.

C. Clean debris from site, roofs, and drainage systems.

D. Replace filters of operating equipment.

E. Remove waste and surplus materials, rubbish, and construction facilities from the site.

1.26 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

1.27 PROJECT RECORD DOCUMENTS

A. Maintain on site, one set of the following record documents record actual revisions to the Work:

1. Contract Drawings.

2. Specifications.

3. Addenda.

4. Change orders and other Modifications to the Contract.

5. Reviewed shop drawings, product data, and samples.

B. Store Record Documents separate from documents used for construction.

C. Record information concurrent with construction progress.

D. Specifications: Legibly mark and record at each Product section description of actual products installed, including the following:

1. Manufacturer's name and product model and number.

2. Measured depths of foundations in relation to finish first floor datum.

3. Measured horizontal and vertical locations of underground utilities and appurtenances , reference to permanent surface improvements.

4. Measured location of internal utilities and appurtenances concealed in construction, reference to visible and accessible features of the Work.

5. Field changes of dimension and detail.

6. Details not on original Contract Drawings.

7. Delete Architect/Engineer title block seal from all documents.

8. Submit documents to Owner/Contractor with claim for final Application for Payment.

1.28 OPERATION AND MAINTENANCE DATA

A. Submit low sets prior to final inspection, bound in 8 1/2 x 11 inch text pages, three D size ring capacity expansion binder with durable plastic covers.

B. Prepare binding cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS" and title of project.

C. Internally subdivide the binder contents with permanent page dividers, logically organized, with tab titling clearly printed under reinforced laminated plastic tabs. Contents:

1. Directory, listing names, addresses, and telephone numbers of Contractor, Subcontractors, and major equipment suppliers.

2. Operation and maintenance instructions, arranged by system.

3. Project documents and certificates.

1.29 WARRANTIES

A. Provide duplicate notarized copies.

B. Execute and assemble documents from Subcontractors, suppliers, and manufacturers.

C. Submit prior to final Application for Payment.

1.30 SPARE PARTS AND MAINTENANCE MATERIALS.

A. Provide Products, spare parts, maintenance and extra materials in quantities specified in individual specification sections.

FOR CAST-IN PLACE CONCRETE & REINFORCED UNIT MASONRY
(SEE STRUCTURAL NOTES & DRAWINGS)

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Mortar and grout.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Portland Cement: ASTM C -150 and be as specified for concrete.

B. Premix Mortar: ASTM

C. Grout Aggregate: ASTM C387, using gray cement, Normal strength.

D. Water: Clean and potable.

2.02 MORTAR MIXES

A. Mortar for Reinforced masonry conforming IRC using the Property

A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270.

B. Do not use anti-freeze compounds to lower the freezing point of mortar.

2.04 Grout Mixes

A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C476 Coarse grout.

B. Do not use anti-freeze compounds to lower the freezing point of grout.

2.05 Grout Mixing

PART 3 EXECUTION

3.01 INSTALLATION

A. Install mortar and grout in accordance with manufacturer's instructions.

B. Work grout into masonry cores and cavities to eliminate voids. Do not displace reinforcement.

SECTION 04300
REINFORCED MASONRY UNIT

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Concrete masonry units, reinforcement, anchorage, and accessories.

B. Reinforced concrete masonry units, reinforcement, anchorage, and accessories, for structural building walls, shall be as indicated on drawings and structural calcs.

1.02 REGULATORY REQUIREMENTS

A. Conform to IRC, latest applicable edition.

PART 2 PRODUCTS

2.01 CONCRETE MASONRY UNITS

A. Hollow load bearing blockunits: ASTM C90 Grade N, Type II - Non - moisture controlled medium weight 2000 psi. unless otherwise indicated in structural notes and calcs.

2.02 REINFORCEMENT AND ANCHORAGE

A. Reinforcing steel: ASTM A615, 60 ksi. yield grade, deformed billet bars, unprotected finish.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that field conditions are acceptable and ready to receive work.

B. Coordinate placement of anchors supplied to other sections.

3.02 REINFORCEMENT AND ANCHORAGES - REINFORCED MASONRY UNIT

A. Support and secure reinforcing bars from displacement. Maintain position within 1/2" of dimensional position.

B. Embed anchors as shown on plans.

SECTION 05500
METAL FABRICATION AND MISC. PRODUCTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Shop fabricated ferrous metal, aluminum items, galvanized and prime painted.

B. Misc. manufactured metal products.

C. Roof access ladder, field painted.

D. Custom wrought iron trash enclosure gates.

1.02 FIELD MEASUREMENTS

A. Verify field measurements.

2.01 PRODUCTS

2.01 FABRICATION

A. Fit and shop assemble in largest practical section, for delivery to site.

B. Fabricate items with joints tight ly fitted and secured.

C. Continuously seal joined members by continuous welds.

D. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight.

E. Exposed Mechanical Fasteners: Flush countersunk screws or bolts, unobtrusively located, flush, and hairline. Erase exposed edges to small uniform radius.

F. Supply components required for anchorage of fabrications. Fabricate anchors and related consistent with design of component, except where specifically noted otherwise. Components of material and finish as fabrication, except where specifically noted otherwise.

G. Field verify required dimensions prior to fabrication.

2.02 FINISHES

A. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.

B. Do not prime surfaces in direct contact with concrete or where field welding is required.

C. Prime paint items with two coats.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field conditions are acceptable and are ready to receive work.

3.02 PREPARATION

A. Clean and strip primed steel items to bare metal where site welding is required.

B. Supply items required to be cast into concrete with setting templates, to appropriate section.

3.03 INSTALLATIONS

A. Install items plumb and level, accurately fitted, free from distortion or defects.

B. Allow for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.

C. Field weld components indicated on shop drawings.

D. Perform field welding in accordance with AWS D1.1

E. Obtain Architect/Engineer approval prior to site cutting or making adjustments not scheduled.

F. After erection, prime welds, abrasions, and surfaces not shop primed, except surfaces to be in contact with concrete.

G. Install ladders as indicated on drawings.

SECTION 06112
FRAMING AND SHEATHING

PART 1 - GENERAL

1.01 SECTION INCLUDES

A. Structural wall framing.

B. Wall Sheathing

C. Roof Sheathing

D. Preservative treatment of wood.

E. Miscellaneous framing and sheathing.

F. Sono-tube

1.02 QUALITY ASSURANCE

A. Perform Work in accordance with the following agencies.

B. Lumber Grading Agency Certified by ALSC

C. Plywood Grading Agency. Certified by APA

1.03 QUALIFICATIONS

A. Design structural site fabricated trusses under direct supervision of a Professional structural Engineer experienced in design of this Work and licensed in the State of Nevada, state, protect, handle products.

B. Protect site framed structural site fabricates trusses from warping or other distortion by attacking in vertical position, braced to resist movement.

PART 2 - PRODUCT

2.01 LUMBER MATERIALS

A. Lumber Grading Rules, WWFA.

B. Framing Lumber, Douglas fir-Larch (North) No 2 Grade for 2x and 4x, and DFL No. 1 for 6x's

C. Studding: Douglas fir-larch species, stud grade, 19% maximum moisture content/

D. All blocking and bracing to be Douglas Fir Standard grade or better

2.02 SHEATHING MATERIALS

A. Plywood roof sheathing: APA Rated Sheathing Structural II, Span Rating 32/16, Exposure Durability I, sanded.

B. Plywood Wall Sheathing: APA Rated Sheathing Structural II, Span Rating 32/16, Exposure Durability I, sanded.

C. Particleboard Wall Sheathing: APA Oriented Strand Board.

2.03 ACCESSORIES

A. Fasteners and Anchors:

B. Fasteners: Hot-dipped galvanized steel for high humidity and treated wood locations, unfinished steel elsewhere.

C. Drywall Screws: Bugle head, hardened steel, power driven type.

D. Brackets: Expansion shield and lag bolt type for anchorage to solid masonry or concrete. Bolt or ballistic fastener for anchorages to steel.

E. Joist hangers: Hot dipped galvanized steel, sized to suit framing conditions, manufactured by Simpson.

F. Bolt holes shall be 1/16" maximum larger than bolt size.

G. Building paper: No. 15 asphalt felt.

2.04 FACTORY WOOD TREATMENT

A. Wood Preservative (Pressure Treatment): AWWPA Treatment C1 using water borne.

2.01 FRAMING

A. Set structural members level and plumb, in correct position.

B. Make provisions for erection loads, and for sufficient temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.

C. Place horizontal members flat, crown side up.

D. Construct load bearing framing and curb members full length without splices, to floor joists. Frame rigidly into joists.

E. Place full width continuous sill flashings under framed walls on. Lap flashing joint 4 inches.

F. Curb roof openings except where prefabricated curbs are provided. Form corners by alternating lapping side members.

G. Nail/schedule per the adopted Edition of the IRC, unless otherwise indicated.

3.02 SHEATHING

A. Secure roof sheathing perpendicular to framing members with ends staggered and sheet ends over trim bearing. Use sheathing clips between sheets between roof framing members. Provide solid edge blocking between sheets.

B. Install telephone and electrical panel boards with plywood sheathing material where required. Over size the panel by 12 inches on all sides.

3.03 TOLERANCES

A. Framing Members: ¼ inch from true position, maximum.

B. Surface Flatness of Floor: ¼ inch in 10 feet maximum, ½ inch maximum in 30 feet.

SECTION 06114
WEWOOD BLOCKING AND CURBING

1.01 SECTION – GENERAL

2.01 SECTION INCLUDES

A. Blocking in roof and wall openings.

B. Wood furring and grounds.

C. Concealed wood blocking for support of toilet and bath accessories and wall cabinets.

2.02 PRODUCTS

2.01 MATERIALS

A. Lumber grading rules: WSSA Group D, Douglas Fir species, 19% maximum moisture content

B. Miscellaneous framing: Stress Plate, D. Douglas Fir species, 19% maximum moisture content pressure preservative treatment.

2.02 ACCESSORIES

A. Fasteners and Anchors:

1. Fasteners: Hot-dipped galvanized steel for high humidity and treated wood locations, unfinished steel elsewhere.

2. Anchors: expansion shield and lag bolt type for anchorage to solid masonry or concrete unfinished steel elsewhere.

3.01 EXECUTION

3.01 INSTALLATION

A. Set members level and plumb, in correct position.

B. Place horizontal members flat, crown side up.

C. Construct curb members of single pieces.

D. Curb roof openings except where prefabricated curbs are provided. Form corners by alternating lapping side members.

4.01 FIRE BLOCKS AND DRAFT STOPS

General: In combustible construction fireblocking and draftsstoping shall be installed to:

1. Materials shall be installed according to manufacturer's instructions.

2. Protect surface from damage until final acceptance. Cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space and shall subdivide attic spaces, concealed roof spaces and floor-ceiling assemblies. The integrity of all fire blocks and draft stops shall be maintained.

Fire blocks: Fireblocking shall be provided in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10 foot intervals both vertical and horizontal.

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

3. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished.

4. At openings around vents, pipe, ducts, chimney, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels with noncombustible materials.

5. At openings between attic spaces and c chimney chases for factory built chimneys

6. Where wood sleepers are used for laying wood flooring on masonry or concrete fire resistive floors, the spaces between the floor slab and the underside of the world flooring shall be filled with non combustible mineral or fire blocked in such a manner that there will be no open spaces under the flooring which will exceed 100 square feet in area and such space shall be filled solidly under all permanent partitions so that there is no communication under the flooring between adjoining rooms.

Fire block Construction: Except as provided in paragraph 4, above, fireblocking shall consist of 2 inches nominal lumber two thickness of 1 inch nominal lumber with broken lap or one thickness of 2x3/2 inch wood structural panel with joints backed by 2x3/2 inch wood structural panel or one thickness of ½ inch, type 2-M particleboard.

Fireblocks may also be composed of gypsum board material, mineral fiber, glass fiber or other approved materials securely fastened in place. Loose-fill insulation material shall not be used as a fire block specifically fire tested. Walls having parallel or staggered studs for sound transmission control shall have fire blocks of mineral fiber or glass fiber or other approved nonrigid materials.

SECTION 06110
CASEWORK AND MILLWORK

1.01 SECTION – GENERAL

2.01 WORK INCLUDED

A. Fabricated cabinet units.

B. Plastic laminate counter tops.

1.02 SUBMITTALS

A. Submit shop drawings and product data under provisions of Sections 01001.

B. Include materials, component profiles, fastening methods, assembly methods, joint details, accessory listings, and schedule of finished.

2.01 PRODUCTS

2.01 MANUFACTURERS

A. Acceptable manufacturers: As selected by Owner.

2.02 WOOD MATERIALS

A. Hardwood lumber FS MML-736 graded in accordance with AWI maximum moisture content of 6% species birch, for drawer sides and backs panel or stain as directed by Owner unless otherwise noted.

B. Material for jambs shall be solid stock with flat jambs with "T" stops a minimum of 11/16" thick and rabbeted jambs a minimum 13/16" thick, custom grade for opaque finish.

2.03 SHEET MATERIALS

A. Wood Particleboard: Per AWI standard, composed of wood chips, made with water and mold resistant adhesive.

1. Provide ¾" high density particleboard.

2. Use particleboard in face edgings, in base or framing members or in shelves or panels.

3. Approved products: korston or Melamine

B. Hardboard: PS 58 – pressed wood fiber with resin binder, tempered grade, smooth one side: ½"

2.04 ACCEPTABLE LAMINATE MANUFACTURERS

A. Formica

B. Wilsonart

2.05 LAMINATE MATERIALS

A. Plastic laminate: NEMA LD 3, DLS grade thickness, color as selected by Owner.

C. Laminite Backing Sheet: LD -3 BK20 Backing grade, uncoated plastic laminate.

2.06 ACCESSORIES

A. Adhesives: MM -A-125, Type II

B. Fasteners: Size and type to suit application.

C. Bolts, Nuts, Washers, Lags, Pins and Screws and type to suit application.

2.07 HARDWARE

A. As selected by Owner.

2.08 FABRICATION

A. Shop assemble casework for delivery to site in units easily handled and to permit passage through building openings.

B. Cap exposed plastic laminate edges with material of same finish and pattern.

C. Apply laminate backing sheet to reverse side of plastic laminate finished surfaces.

D. Fabricate counter tops with integral splash.

E. Provide cutsouts for plumbing fixtures, inserts, appliances, outlet boxes and other fixtures and fittings. Verify locations of cutouts from on-site dimensions. Seal contact surfaces of cut edges.

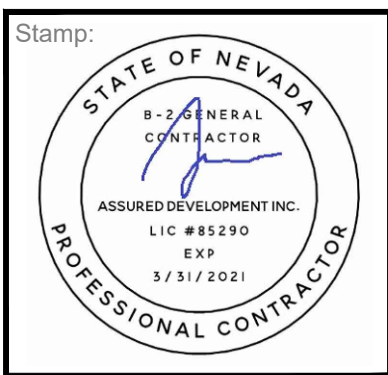
3.01 SECTION – EXECUTION

3.01 INSPECTION

A. Verify adequacy of backing send support framing.

3.02 INSTALLATION

A. Set and secure casework in place rigid, plumb, and level

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ASSURED DEVELOPMENT

Fax: (866) 248-6564

Phone: (702) 868-0900

CONSTRUCTION DOCUMENTS FOR:

INSTRUCTION DOCUMENTS FOR
ATHENS LOT III
CUSTOM HOME
HENDERSON, NEVADA 89015
APN # 160-33-801-003

DATE
05-13-2019

PHASE	
CONS. DOCS	
SUBMITTAL	
PROJECT NO.	

SHEET NO.

SPECIFICATIONS

0.1

SECTION 07115
ELASTOMERIC SHEET WATERPROOFING

- PART 1 – GENERAL
- 1.01 WORK INCLUDED
- A. Adhesive applied sheet membrane waterproofing.
- B. Counterflash membrane termination.
- C. Protection board.
- 1.02 RELATED WORK
- A. Section 03001 – Concrete: Structural concrete slab over sheet waterproofing.
- B. Section 06100 – Rough Carpentry: Plywood substructure.
- C. Section 07600 – Flashing and Sheet Metal: Metal counterflashing work.
- 1.03 QUALITY ASSURANCE
- A. Membrane Manufacturer: Company specializing in waterproofing sheet membranes with five years experience.
1. Applicator: Company specializing in application of specified waterproofing with years documented experience approved by manufacturer.
- 1.04 SUBMITTALS
- A. Submit shop drawings and product data under provisions of Section 01300 and 01340.
1. Submit shop drawing s detailing special joint or termination conditions and conditions of interface of other materials.
- B. Submit product data for surface conditioner, flexible flashing joint cover sheet, waterproofing membrane.
- C. Submit manufacturer's installation instructions under provisions of Section 01001.
- 1.05 ENVIRONMENTAL REQUIREMENTS
- A. Do not apply waterproofing during inclement weather or when air temperature is below 40 degrees F.
- 1.06 WARRANTY
- A. Provide manufacturer's standard five-year warranty.
- B. Warranty: include coverage of materials and installation and resultant damage from failure of installation to resist penetration of moisture.
- PART 2 – PRODUCTS
- 2.01 ACCEPTABLE MANUFACTURERS – MEMBRANE
- A. WR Meadows: system Meinar.
- B. WR Grace: System Bluthene 4000
- C. Carlisle: System Sure-Seal Butyl
- D. Substitutions: Under provisions of Section 01630
- 2.02 MEMBRANE MATERIALS
- A. Membrane: Minimum 0080 inch thick butyl rubber, or composite lamination of fortified bitumen or rubberized asphalt and a reinforcing sheet.
- B. Seaming Materials: As recommended by membrane manufacturer.
- C. Flexible Flashings: Manufacturer's standards.
- 2.03 ADHESIVE MATERIALS
- A. Surface Conditioner: Compatible with membrane manufacturer.
- B. Adhesive: As recommended by membrane manufacturer.
- C. Thinner and Cleaner: As recommended by the adhesive manufacturer, compatible with sheet membrane.
- 2.04 ACCESSORIES
- A. Sealants: As recommend by membrane manufacturer.
- B. Protection Board: Asphalt impregnated board, recommended by membrane manufacturer, thickness as required by manufacturer for horizontal and vertical application.
- PART 3 – EXECUTION
- 3.01 INSPECTION
- A. Verify items, which penetrate surfaces to receive waterproofing, are rigidly installed.
- B. Verify surfaces are free of cracks, depressions, waves, or projections, which may be detrimental to successful installation.
- C. Do not apply waterproofing to damp, frozen, dirty, dusty, or deck surfaces unacceptable to manufacturer and applicator.
- D. Manufacturer shall inspect waterproofing and protection prior to application of concrete topping.
- E. Beginning of installation means acceptance of existing surfaces and substrates.
- 3.02 PREPARATION
- A. Prepare surfaces according to manufacturers instructions.
- B. Protect adjacent surfaces not designated to receive waterproofing.
- C. Protect adjacent surfaces not designated to receive waterproofing.
- D. Seal cracks and joints with recommended material and sealant. Use proper depth-width ratio as recommended by sealant manufacturer.
- E. Clean surfaces of foreign matter detrimental to installation of membrane.
- F. Apply surface conditioner as recommended by manufacturer.
- 3.03 INSTALLATION
- A. Install membrane waterproofing in accordance with manufacturer's instructions.
- B. Roll out membrane. Minimize wrinkles and bubbles.
- C. Apply adhesive in accordance with manufacturer's instructions. Completely bond sheet to substrate, except those areas directly over or within 3 inches of a working crack or expansion joint.
- D. Overlap edges and ends minimum 3 inches. Apply uniform bead of sealant to joint edges.
- E. Shingle joints on sloped substrate in direction of drainage.
- F. Continue membrane up vertical surfaces minimum 4 inches finish topping.
- G. Install flashings. Seal watertight to membrane.
- H. Reinforce membrane with multiple thickness of membrane material over joints, whether joints are static or moving.
- I. When placing steel over properly protected membrane, use concrete bar supports or chairs with plastic tips or rolled feet to prevent damage from sharp edges. Use special care when using wire.
- 3.04 PROTECTION
- A. Install protection board with lapped joints and retain in place for vertical surfaces.
- B. After installation, do not use off area to prevent unauthorized traffic.
- C. Protect sheet membrane from damage prior to the application to the concrete topping

SECTION 07131
BATT AND RIGID INSULATION

- PART 1 – GENERAL
- 1.01 WORK INCLUDED
- A. Batt insulation for filling perimeter window and door shim spaces.
- B. Batt insulation in ceiling.
- C. Sound attenuation blankets.
- PART 2 – PRODUCTS
- 2.01 MANUFACTURERS – INSULATION MATERIALS
- A. Fiberglass Insulation
1. Owens/Corning
2. Celotex
3. CertainTeed Corp.
- 2.02 MATERIALS
- A. Batt Insulation: Performed glass fiber batt conforming to the following:
- Thermal Resistance – R-30 min in ceilings, R -19 Walls.
- Size – as shown on the drawings.
- Facing – unfaced.
- B. Sound Attenuation Blanket: FS-HH-I-521, Type 1, semi-rigid mineral fiber blankets. Class 25 flame-spread, thickness half be in layer on layers required to fill entire void where indicated.
- PART 3 – EXECUTION
- 3.01 EXAMINATION
- A. Verify that substrates and adjacent materials are dry and ready to receive insulation
- 3.02 INSTALLATION
- A. Install insulation in accordance with manufacturer's instructions.
- B. Install in exterior without gaps or voids.
- C. Trim insulation neatly to fit spaces.
- D. Fit insulation tight in spaces and tight to exterior side of mechanical and electrical services within the plans of insulation. Leave no gaps or voids.
- E. Provide adhesive or clip system to permanently prevent insulation from sagging in wall cavities

SECTION 07500
BUILD UP ROOFING

- PART 1 – GENERAL
- 1.01 SECTION INCLUDES
- A. Mineral cap 4 ply built-up roofing and miscellaneous materials.
- B. 10 year, no dollar limit, guarantee for roofing installed.
- 1.02 PROTECTION
- A. Protect roofing materials from damage by elements, moisture, or foreign matter during storage and installation. Remove unsuitable stored or installed materials from job.
- B. All manufactured roofing materials shall be delivered in original packages bearing the manufacturers name and brand designation.
- 1.03 INSPECTION
- A. All applicators shall be approved by the roofing material manufacturer.
- B. Roof applicator to provide evidence of guarantee.
- 1.04 MAINTENANCE AGREEMENT
- A. At the time of completion of the aforementioned items, submit to the Owner, three (3) copies of Agreement to maintain this roofing work, jointly signed by the Contractor and roofing applicator, stating the following:
1. The undersigned hereby proposes and upon execution thereof, by the Owner, does agree for a period of three years after execution at thereof, to inspect and make immediate emergency repairs as required to stop leaks or correct defects in the built -up roofing, within 24 hours of notice received from Owner by telephone, telegram or letter, and further agrees to make such permanent repairs without reference to or consideration for the cause or nature of such leaks or defects in the work.

2. Work required to repair defective roof will be completed without cost to the Owner, except that repair work required as a result of Act of God, abuse, alterations, or failure of the substrate or supporting structure. This Agreement and the enforcement of its provisions shall not deprive the Owner of any action, right, or remedy otherwise available to him.
3. Repair work completed at the Owner's cost shall be invoiced to the Owner at prevailing rates, and shall include an itemized breakdown of quantities and unit costs for labor and materials, and shall include an itemized breakdown of quantities and unit c. osts for labor and materials, and shall include not more than 15% markup for overhead and profit.
- B. In addition to the Maintenance Agreement, the Contractor shall provide the Owner with a 20 - year no dollar limit, guarantee for all roofing installed included in this bid.
- PART 2 – PRODUCTS
- 2.01 MATERIALS
- A. Glass Fiber Plys: Conforming to ASTM-D-2178, Type IV, Glasply IV.
- B. Roofing Asphalt: Conforming to ASTM–312m Type III.
- C. Primer: As recommended by roofing manufacturer.
- D. Industrial Roof Cement: Conforming to FS-22-C-153 SS C
- E. Flashing Cement: As recommended by roofing Manufacturer.
- F. Cant Strips: As recommended by roofing material manufacturer.,
- G. Base Felt: 28 lbs. Glasbase.
- H. Cap Sheet: Mineral surfaced felts, "GlasKap". ASTM D3900.
- I. Modified base flashing: To contain a fiberglass scrim, Dynaflex, or an Owner approved equal.
- J. Roofing system shall be equal to Manville Spec. 4GNC.
- 2.02 ROOF WALKWAY PADS
- A. Asphalt -saturated organic felt pads, or other approved by roofing manufacturer. "Dyna Tred".
- 2.03 ACCESSORIES
- A. Primer: As recommended by roofing manufacturer.
- B. Pre-fabricated Control or Expansion Joint Covers: "Expando-flash"
- 2.04 SPECIAL REQUIREMENTS
- A. Complete installation including required flashings shall be in strict compliance with the material manufacturer's specifications for the particular application of roofing assemblies.
- PART 3 – EXECUTION
- 3.01 COORDINATION OF WORK
- A. Roofing applicator shall coordinate the work of other trades affected by work under this section.
- B. Sheet metal reglets, gravel stops, pitch pans, flashings and cap flashings are provided under other sections. Install metal flashing that are an integral part of the roofing simultaneously with the roofing application. Coordinate the installation of such flashings. Determine that the roofing installation, including the metal accessories furnished by other trades, is suitable to receive the required warranty.
- 3.02 COOPERATION WITH OTHERS
- A. Rubber silencers resilient rubber.
- B. Do not start work until such defects have been corrected and surfaces have been inspected and approved.
- 3.03 APPLICATION OF ROOFING
- A. Application and preparation shall be in accordance with roofing manufacturers written instructions.
- B. Flashings: Flash in accordance with manufacturers' recommendations.

SECTION 07600
SHEET METAL FLASHING

- PART 1 – GENERAL
- 1.01 SECTION INCLUDES
- A. Sill flashings.
- B. Counterflashings over base flashing.
- C. Sheet metal reveals: Keene 40 stucco control joints.
- D. All miscellaneous items indicated on drawings or required for a complete job.
- 1.02 SYSTEM DESCRIPTION
- A. System performance: Physically protect membrane roofing base flashings from damage that would permit water leakage to building interior.
- 1.03 QUALITY ASSURANCE
- A. Perform work in accordance with the following:
1. SMACNA – Architectural Sheet Metal Manual.
- 1.04 STORAG E AND HANDLING
- A. Stack performed material to prevent twisting, bending, or abrasion, and to provide ventilation.
- PART 2 – PRODUCTS
- 2.01 SHEET MATERIALS
- A. Sheet Metal: Galvanized G-90 zinc coating, 24 gage.
- B. Cleats: Galvanized G-90 zinc coating, 22 gage.
- 2.02 ACCESSORIES
- A. Fasteners: Aluminum with soft neoprene washers at exposed fasteners. Finish exposed fasteners same as flashing metal.
- B. Slip Sheet: Roain sized building paper.
- C. Sealant: Specified in Section 07900.
- D. Plastic Cement: FS SS-C-153 Type 1 – asphaltic base cement.
- E. Reglets: Surface mounted galvanized steel manufactured by Fry Reglet.
- 2.03 FABRICATION
- A. Form components true to shape, accurate in size, square, and free from distortion or defects.
- B. Form pieces in interlocking lengths.
- C. Fabricate cleats and starter strips of same material as sheet, interlockable.
- D. Hem exposed edges on underside ½ inch, mitre and seam corners. Fabricate vertical faces with bottom edge formed outward ¼ inch and hemmed to drop.
- D. Fabricate flashings to allow too to extend 2 inches over roofing. Return and brake edges.
- E. Form material with standing seam.
- F. Fabricate corners in one piece, seam for rigidity, seal with sealant.
- G. Form sheet metal plans with upstand and flanges. Fill pans watertight with plastic cement.
- PART 3 – EXECUTION
- 3.01 EXAMI NATION AND PREPARATION
- A. Verify roof openings, curbs, pipes, sleeves ducts, or vents through roof are solidly set, cant strips and reglets in place, and nailing strips located.
- B. Verify membrane termination and base flashings are in place, sealed and secure.
- 3.02 INSTALLATION
- A. Conform to drawing details included in SMACNA manuals.

SECTION 07900
JOINT SEALERS

- PART 1 – GENERAL
- 1.01 SECTION INCLUDES
- A. Preparing sealant substrate surfaces.
- B. Sealant and backing.
- Part 2 – PRODUCTS
- 2.01 SEALANTS
- A. See schedule below.
- 2.02 ACCESSORIES
- A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
- B. Joint Cleanser: Non -corrosive and non-staining types recommended by sealant manufacturer, compatible with joint forming materials.
- C. Joint Backing: As recommended by sealant manufacturer for type and size of joints
- D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.
- PART 3 – EXECUTION
- 3.01 EXAMINATION
- A. Verify that surfaces are ready to receive work and field measurements are as shown on Drawings and recommended by the manufacturer.
- B. Beginning of installation means installer accepts existing surfaces.
- 3.02 PREPARATION
- A. Clean and prime joints in accordance with manufacturer's instructions.
- 3.03 INSTALLATION
- A. Install sealants in accordance with manufacturers instruction.
- 3.04 CLEANING AND REPAIRING
- A. Clean adjacent soiled surfaces.
- B. Repair or replace defaced or disfigured finishes caused by work of this Section
- 3.05 PROTECTION OF FINISHED WORK
- A. Protect sealants until cured.
- 3.06 SCHEDULE OF SEALANTS (Products equal to the following):
- SEALANT TYPE 1 Polyurethane, single component, chemical cure, non-sagging, movement class 25.

TYPICAL uses: Small exterior and interior vertical and horizontal perimeter joints between metals, or between metal and concrete or masonry, such as surface reglets, flashing, and counterflashing. (Minimum joint width ½ inch, minimum depth ¼ inch)

SEALANT TYPE 2: Polyurethane, multiple component, high modulus, chemical cure, non-sagging movement class 25.

TYPICAL uses: Small exterior vertical working joints between metals and concrete or masonry between metals, or between metal and concrete or masonry counterflashing. This is Typical exterior vertical joint sealant. (Minimum width and – ¼ inch)

- SEALANT TYPE 3: Polyurethane, multiple component, high modulus, chemical cure, traffic bearing, flow type, self -leveling, movement class 25.
- TYPICAL uses: Exterior and interior horizontal joints between concrete, concrete and stone, between metals and concrete, metal and stone.
- Counterflashing.
- This is typical interior horizontal joint sealant.
- SEALANT TYPE 4: General purpose construction and glazing silicone one component, neutral cure, movement class 25.
- TYPICAL uses: Interior horizontal joints between glass and metal, interior glazing (Limitations: Glazing applications)
- SEALANT TYPE 5
- Fungus resistant, one component silicone, non sag movement class 25
- TYPICAL uses: Interior joints in dry locations subject to not more than 5% movement.
- Such as non-moving joints in gypsum board, plaster, etc. can be painted (Limitations: Glazing applications)
- SEAL ANT TYPE 6
- One component acrylic latex, non-sag paintable.
- TYPICAL uses: Interior joints in dry locations subject to not more than 5% movement.
- Such as non-moving joints in gypsum board, plaster, etc. can be painted (Limitations: Interior dry non-moving joints)
- SEALANT TYPE 7
- One component acrylic latex, solvent release curing, non-hardening, non-skinning, non-migrating polyisobutylene polymer base.

SECTION 8100
STEEL DOORS AND FRAMES

- PART 1 – GENERAL
- 1.01 WORK INCLUDED
- A. Steel Doors and Frames (Exterior)
- B. Steel Frames (Interior and exterior)
- PART 2 – PRODUCTS
- 2.01 ACCEPTABLE MANUFACTURERS
- A. Steelcraft
- B. CECO
- C. Republic
- C. Substitutions approved by Owner
- 2.02 DOORS AND FRAMES
- A. Frames (exterior) 18 Gage Material
- B. Frames (interior) 18 gage, knockdown type in gyp. Board walls and welded types at exterior locations.
- A. Exterior Doors: SDI Grade III Model 2, 16 gage, insulated.
- 2.03 ACCESSORIES
- A. Rubber silencers resilient rubber.
- 2.04 PROTECTIVE COATINGS
- A. Fabricate exterior frames as welded unit.
- B. Fabricate Frames and Doors with hardware reinforcement plates welded in place. Provide mortar guard boxes.
- C. Prepare frame for Silencers. Provide three single rubber silencers for single Doors.
- D. Close top and bottom of Doors flush with inverted steel channel closures. Seal joint watertight.
- 2.05 FINISH
- A. Primer: Baked on
- B. Finish: Field painted in accordance with Section 09900
- PART 3 – EXECUTION
- 3.01 INSTALLATION
- A. Install frames:
1. In accordance with SDI -105
2. Provide frames with a minimum three anchors per jamb as required for the adjoining wall construction. Provide anchors of; not less than 18 gage steel.
3. Floor Anchors: Provide all frames with minimum 18 gage anchors for attachment at the floor.
- B. Install Doors: In accordance with DHI

SECTION 08210
WOOD DOORS

- PART 1 – GENERAL
- 1.01 WORK INCLUDED
- A. Wood Doors, solid core, flush.
- 1.04 Warranty
- A. Provide five year manufacturer's warranty.
- PART 2 – PRODUCTS
- 2.01 ACCEPTABLE MANUFACTURERS
- A. Weyerhaeuser
- B. Eggers
- C. VT Industries
- D. Owner approved equal
- 2.02 DOOR TYPES
- A. Flush interior doors: 1 -3/4 inches thick, solid core construction, wood veneer faces
- B. Particle core doors shall comply with ANSI A2081
- 2.03 DOOR PACING
- A. Facing Quality: Custom grade for transparent finish.
- B. Flush Interior Door Veneer: Rotary Coat red oak.
- 2.04 ADHESIVES
- A. Interior Doors: Type II – water resistant
- 2.05 FABRICATION
- A. Provide flush doors with ½ inch thick edge strips of wood species to match face veneer.
- B. Pre-machine doors for finish hardware.
- 2.06 FINISH
- A. Field paint.
- PART 3 – EXECUTION
- 3.01 INSTALLATION
- A. Install doors I accordance with manufacturer's instructions.
- B. Prepare doors to receive finish hardware in accordance with AWI requirements. Attachment of hardware to be by sex bolts.
- C. Conform to AWI requirements for fit tolerances.
- 3.02 INSTALLATION TOLERANCES
- A. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner
- 3.03 ADJUSTING AND CLEANING
- A. Adjust for smooth and balanced door movement.

SECTION 08710
FINISH HARDWARE

- PART 1 – GENERAL
- 1.01 SECTION INCLUDES
- A. Finish door hardware
- 1.02 QUALITY ASSURANCE
- A. Perform Work in accordance with the following requirements:
1. ADA 101 -336 – Americans with Disabilities Act Public Law, III
2. ATSI A117.1 – Accessible and Useable Buildings and Facilities
3. DHI – Door and Hardware Institute.
- B. Hardware supplier: company specializing in supplying door hardware with five years experience
- 1.03 DELIVERY, STORAGE AND HANDLING
- A. Package hardware items individually. Label and identify package with door opening code number to match schedule.
- B. Deliver keys to Owner by security shipment direct from hardware supplier.
- 1.04 MAINTENANCE
- A. Provide manufacturer's maintenance services on door closers for one year from Date of Substantial Completion.
- PART 2 – PRODUCTS
- 2.01 ACCEPTABLE MANUFACTURERS
- A. Hinge/Butts: Stanley Hager
- B. Locksets, Cylinder, Deadlocks: Equal to Schlage "D" series, "Athens" style levers. ANSI A156.2 Series 4000 Grade 1.
- C. Deadbolts: Heavy duty, 1: throw, SCG B460P.
- D. Stops: Quality
- E. Push/Pulls/Kickplates/Quality
- F. Weatherstrip/Seals: National Guard Products, Inc. Pemko
- G. Thresholds: National Guard Products, Inc. Pemko
- H. Flush Bolts: Ives
- I. Overhead Door Holders: Sargeant.
- J. Substitutions: Approved by Architect
- 2.02 KEYS
- A. Door locks: Keyed as approved by Owner.
- 2.03 FINISHES
- A. Finishes as selected by Owner.
- PART 3 – EXECUTION
- 3.01 EXAMINATION AND PREPARATION
- A. Verify that doors and frames are ready to receive work and dimensions are as instructed by the manufacturer.

- 3.02 INSTALLATION
- A. Install hardware in accordance with manufacturer's instructions.
- B. Use the templates provided by hardware item manufacturer.
- C. Conform to ANSI A117.1 or ADA 101-336 (Whichever is; more stringent) for positioning requirements for the handicapped.
- 3.03 SCHEDULE
- Hardware as indicated on drawing.

SECTION 08800
GLAZING

- PART 1 – GENERAL
- 1.01 SECTION INCLUDES
- A. Glass and glazing for storefront and doors.
- PART 2 – PRODUCTS
- 2.01 GLASS MATERIALS
- A. Manufacturers:
1. LOF Glass
2. PPG
3. HGP
4. Looking Glass, Inc.
5. Substitutions: Approved by Owner
- B. Float glass: Clear and tinted, ¼ inch thick minimum/
- C. Safety Glass: Clear and tinted as selected by Architect, fully tempered ½ inch thick minimum.
- D. Tinted Glass: Float glass light reducing in color, color as indicated on drawings. Shading coefficient and "U" value shall be in accordance with the energy calculation.
- E. Insulated Glass Unit: Type F: SIGMA No. 64-7.2, double pane units with dual edge seal, interpane space purged with dry hermetic air, total unit thickness of 1 inch.
- 3.01 GLAZING MATERIALS
- A. Glazing as recommended by window manufacturer.
- B. Setting Blocks: Neoprene
- PART 3 – EXECUTION
- 3.01 EXAMINATION AND PREPARATION
- A. Verify that surfaces of glazing channels or recesses are clean, and free of obstructions.
- B. Clean contact surfaces with solvent and wipe; dry.
- C. Glaze according to manufacturer standard glazing methods.
- 3.02 INSTALLATION
- A. Install in correct locations as indicated on drawings, set level, square, plumb, and in line with other work in accordance with manufacturers instructions.

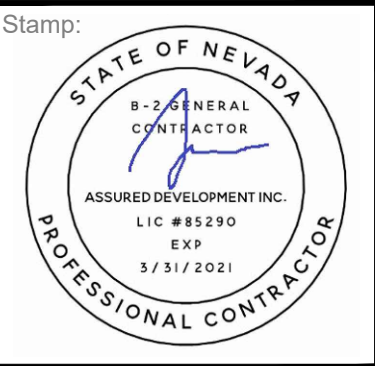
SECTION 09220
PORTLAND CEMENT PLASTER

- PART 1 – GENERAL
- 1.01 WORK INCLUDED
- A. Metal furring and lathing.
- B. Portland cement plaster.
- 1.02 QUALITY ASSURANCE
- A. Apply cement plaster in accordance with California Lathing and Plastering Contractor Association Standards.
- PART 2 – PRODUCTS
- 2.01 PLASTER BASE COAT MATERIALS
- A. Cement: ASTM C150 Type II Portland, ANSI/ASTM C91, grey.
- B. Lime: ANSI/ASTM C206, Type S.
- C. Aggregate: In accordance with PCA Plaster Manual.
- D. Water: Clean, fresh, potable ad free of mineral or organic matter which can affect plaster.
- E. Plaster Mix Reinforcement: Glass fibers, ½ inch nominal length, alkali resistant.
- 2.02 FINISH COAT
- A. Exterior plaster finish: indicated on drawings.
- 2.03 FURRING AND LATHING
- A. Metal Lath: 3/4 lbs/sq yd expanded metal self furring type, galvanized finish.
- B. Riblath: 3/8" V -shaped ribs, herringbone mesh pattern, ribs running lengthwise at 45° intervals with inverted intermediate 3/16" ribs.
- C. Metal Furring Channels: Roll-formed hat-shaped sections made of 20 ga corrosion resistant steel, screw attachment, and size as required.
- D. Resilient Channels: 25 ga resistant steel, screw attachment, ½" x 2 1/2", 12' length.
- E. Corner Mesh: Formed steel minimum 26 ga thick, expanded flanges shaped to permit complete embedding in plaster, minimum 2 inches wide, galvanized finish.
- F. Corner Beads: Formed steel, minimum 26 ga thick, beaded edge, of longest possible length, sized and profiled to suit application, galvanized finish.
- G. Base Screeds: Formed steel, minimum 26 ga thick, square edge, of longest possible length, sized and profiled to suit applications, galvanized finish.
- H. Casing Bead: Formed steel minimum 26 ga thick, thickness governed by plaster thickness, maximum possible lengths; expanded metal flanges with square edges, galvanized finish.
- I. Control Joint Accessories: Keene #40s and #15s.
- J. Anchorages: Nails, staples, or other approved metal supports, of type and size to suit application, galvanized to rigidly secure lath and associated metal accessories in place.
- 2.04 CEMENT PLASTER MIXED
- A. Mix and proportion cement plaster in accordance with PCA Plaster Manual.
- PART 3 – EXECUTION
- 3.01 INSPECTION
- A. Verify that surfaces and site conditions are ready to receive work.
- B. Grounds and Blocking: Verify items within walls for other Sections of work have been installed.
- C. Mechanical and Electrical: Verify services within walls have been tested and approved.
- D. Beginning of installation means acceptance of existing conditions.
- 3.02 PREPARATION
- A. Protect surfaces near the work from damage or disfiguration.
- 3.03 INSTALLATION – LATHING MATERIALS
- A. Install riblath in accordance with manufacturers instructions.
- 3.04 CONTROL AND EXPANSION JOINTS
- A. Establish control and expansion joints.
- B. Coordinate joint placement with other related work.
- 3.05 PLASTERING
- A. Apply plaster in accordance with manufacturer's instructions and PCA Plaster Manual.

SECTION 09260
GYPSUM BOARD SYSTEMS

- PART 1 – GENERAL
- 1.01 SECTION INCLUDES
- A. Gypsum board with taped and sanded joint treatment.
- 1.02 QUALITY ASSURANCE
- A. Perform work in accordance with GA201 – Gypsum Board for walls and Ceilings and GA216 – Recommended Specifications for the Application and Finishing of Gypsum Board..
- PART 2 – PRODUCTS
- 2.01 GYPSUM BOARD SYSTEM
- A. Manufacturers:
1. Celeotex Corp.
2. Flintkote Company
3. USG Corp.
- B. Fasteners: ANSI/ASTM C646 hardened screws.
- C. All Gypsum Board Types: 5/8 inch thick, maximum permissible length, ends square cut, tapered edges, unless noted otherwise.
1. Fire Code core Type X, ASTM C36
2. "WR" Moisture Resistant Type: ANSI/ASTM C630
3. Exterior gypsum ceiling board: ½" thick, SW tapered, ASTM C931
- 2.02 ACCESSORIES
- A. Corner Beads: Metal
- B. Edge Trim: According to manufacturers recommendations.
- C. Joint Materials: According to manufacturers recommendations.
- D. Adhesive: According to manufacturers recommendations.
- PART 3 – EXECUTION
- 3.01 INSTALLATION – GYPSUM BOARD
- A. Install gypsum board in accordance with manufacturer's instructions.
- B. Fasten gypsum board to furring or framing with screws
- C. Place control joints consistent with lines of building.
- D. Place corner beads at external corners. Use longest practical length. Place edge trim where gypsum board abuts dissimilar materials.
- 3.02 JOINT TREATMENT
- A. Tape fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
- B. Feather coats onto adjoining surfaces so that camber is maximum 1/32 inch.

Rev	Date	Description							



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ASSURED DEVELOPMENT

2 IDAHO WAY, HENDERSON, NEVADA 89015

CONSTRUCTION DOCUMENTS FOR:

**ATHENS LOT III
CUSTOM HOME**

HENDERSON, NEVADA 89015

APN # 160-33-801-003

DATE
05-13-2019

PHASE
CONS. DOCS

SUBMITTAL

PROJECT NO.

SHEET NO.

SPECIFICATIONS

0.2

SECTION 09311
CERAMIC TILE

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Ceramic wall and floor tile and base finish.

1.02 REFERENCES

A. TCA (Tile Council of America) - Handbook for Ceramic Tile Installation, latest edition.

PART 2 – PRODUCTS

2.01 MANUFACTURERS – TILE

A. Dal-Tile

B. Substitutions: Approved by Owner

2.02 TILE MATERIALS

A. Standard wall and floor tile selected by Owner.

B. Submit standard wall and floor for Owner's selection.

C. Provide floor tile with a Class 4 abrasive resistance and C.O.F. of 0.60 per ASTM C-1028.

2.03 BASE MATERIAL

A. Base: Match wall tiles in color and finish.

1. Cove Base

2. Size as indicated on drawings.

2.04 MORTAR MATERIALS

A. Mortar Materials: ANSI/CTA A118.4 Portland cement, sand, latex additive and water.

2.05 GROUT MATERIALS

A. Grout: Cementitious type with latex additive, Color as selected.

2.06 METAL LATH

A. Galvanized expanded metal lath.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive work

B. Beginning of installation means installer accepts condition of existing surfaces.

3.02 PREPARATION

A. Protect surrounding work from damage or disfiguration.

B. Vacuum clean existing surfaces and damp clean.

3.03 INSTALLATION

A. Walls: Install ceramic tile in accordance with TCA system F113 - latest edition.

B. Floors: Install ceramic tile in accordance with TCA system F113 - latest edition.

C. Place tile joints uniform in width subject to variance in tolerance allowed in tile size. Make joints water tight without voids cracks, excess mortar, or excess grout.

D. Sound tile after setting. Replace hollow sounding units.

E. Grout tile joints

F. Wainscot wall tile to be 60 inches high, fit tile to butt to mirrors.

3.04 PROTECTION

A. Protect finished installation from damage until accepted by Owner/Contractor.

B. Do not permit traffic over finished floor surfaces.

SECTION 09511
SUSPENDED ACOUSTICAL CEILING

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Suspended metal grid ceiling system

B. Acoustical tile panels, standard type.

1.02 SUBMITTALS

A. Provide product data on metal grid system components and acoustic units.

B. Submit samples of custom and standard type ceiling panels for Owner selection.

C. Submit samples illustrating material and finish of each acoustic unit.

D. Submit samples of custom and standard ceiling grid system for Owner selection.

1.03 SEQUENCING/SCHEDULING

A. Do not install acoustical ceilings until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.

B. Schedule installation of acoustic units after interior wet work is dry.

1.06 EXTRA MATERIALS

A. Provide 2 cases of each size, color and style of acoustical tile selected.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS – SUSPENSION SYSTEM

A. Donn

B. Chicago Metallic

C. Substitutions: Under provisions of Section 01630

2.02 SUSPENSION SYSTEM MATERIALS

A. Custom and standard Grid: ASTM C635, heavy duty, two directional exposed T components die cut, and interlock. ng. 2 x 4 grids, unless otherwise indicated on drawings.

B. Accessories: Stabilizer bars, splices with edge moldings required for suspended grid system

C. Grid Finish: Custom and standard colors as selected by Owner

D. Support Channels and Hangers: Galvanized steel, size and type to suit application to rigidly secure acoustic ceiling system including integral mechanical and electrical components with maximum deflection of 1/360.

E. Provide hold down clips in all entries, vestibules, and for a 15 foot radius at the entrance of each room.

2.03 ACCEPTABLE MANUFACTURERS – ACOUSTIC UNITS

A. Armstrong

B. Celotex

C. USG Interiors

2.04 ACOUSTIC UNIT MATERIALS

A. Acoustic Panels: 2 x 2's and 2 x 4 units, custom design and finish and standard design and finish as selected by Owner.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify that existing conditions are ready to receive work.

B. Verify that layout of hangers will not interfere with other work.

C. Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION

A. Install system in accordance with manufacturer's instructions and as supplemented in this Section

B. Install after major above ceiling work is complete. Coordinate the location of hangers with other work.

C. Hang system independent of ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.

D. Where duct or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.

E. Locate system on room axis according to reflected plan.

F. Install edge molding at intersection of ceiling and vertical surfaces, using longest practical lengths. Miter corners. Provide edge moldings at junctions with other interruptions. Provide preformed closers to match edge molding.

G. Fit acoustic units in place, free from damaged edges or other defects detrimental to appearance and function.

H. Install acoustic units level, in uniform plane and free from twist, warp and dents.

SECTION 09650
RESILIENT FLOORING

PART 1 – GENERAL

A. SECTION INCLUDES

1. Resilient sheet flooring, and accessories

2. Resilient base.

B. REFERENCES

1. ASTM E84 – Surface Burning Characteristics of Building Materials.

2. FS L-F-475 – Floor covering, vinyl surface (Tile and Roll) with Backing

C. SUBMITTALS

1. Submit shop drawings and product data under provisions of Section 01001

2. Provide product data on specified products, describing physical characteristics, sizes, patterns and colors available.

3. Submit samples under provisions of Section 01001

4. Submit two samples in size, illustration of each material specified as required by Owner.

5. Submit two inch long samples of base material for each color specified.

6. Submit manufacturer's installation instructions under provisions of Section 01001.

D. OPERATION AND MAINTENANCE DATA

1. Submit cleanin g and maintenance data under provisions of Section 01001.

2. Includes maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping and re-waxing.

E. ENVIRONMENTAL REQUIREMENTS

1. Store materials for three days prior to installation in area of installation to achieve temperature stability.

2. Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and 24 hours after installation of materials.

F. EXTRA MATERIALS

1. Provide extra flooring and base of each material specified as required by Owner.

PART 2 – PRODUCTS

A. MANUFACTURERS – SHEET FLOORING

1. Armstrong

2. Congoleum

3. Substitutions: Approved by Owner.

B. SHEET FLOORING MATERIALS

1. Vinyl Sheets: Provide materials as selected by Owner, meet or exceed specified requirements.

C. ACCEPTABLE MANUFACTURERS – BASE MATERIALS

1. Armstrong

2. Flexco

3. Substitutions: Approved by Owner.

D. BASE MATERIALS

1. Base FS SS-W-40, Type 2 vinyl, 4 high, 1/8 inch thick, top set coved, premolded external corners.

2. Base Accessories: Premolded end stops and external corners, of same material, size, and color as base.

3. Self coving sheet vinyl base.

E. ACCESSORIES

1. Subfloor Filler: Type recommended by flooring material manufacturer.

2. Primers and Adhesives: Waterproof types recommended by flooring manufacturer

3. Edge Strips: Flooring material

4. Sealer and Wax: Types recommended by flooring manufacturer.

PART 3 – EXECUTION

A. EXAMINATION

1. Verify that surfaces are smooth and flat with maximum variation of 1/8 inch in 10 ft. and are ready to receive work.

2. Verify concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity, carbonization or dusting.

3. Beginning of installation means acceptance of existing substrate and existing conditions

A. PREPARATION

1. Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes, and other defects with subfloor filler

2. Apply, trowel, and float filler to leave a smooth, flat, hard surface

3. Prohibit traffic from area until filler is cured.

4. Vacuum clean substrate.

B. INSTALLATION – SHEET MATERIAL

1. Install in accordance with manufacturers instructions

2. Mix tile from container to ensure shade variations are consistent

C. INSTALLATION – BASE MATERIAL

1. Fit joints tight and vertical. Maintain minimum measurement of 18 inches between joints.

2. Miter internal corners. At external corners, use premolded units.

3. Install base on solid backing. Bond tight to wall and floor surfaces

4. Scribe and fit to door frames and other interruptions.

D. PROTECTION

1. Prohibit traffic on floor finish for 48 hours after installation

E. CLEANING

1. Remove excess adhesive from floor, base, and wall surfaces without damage.

2.

SECTION 09900
PAINTING

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Surface preparation

B. Surface finish schedule

C. Painting Mechanical Items: Exposed ducts, roof mounted mechanical equipment.

1.02 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers, inspect to verify acceptance.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS PAINT

A. Dunn-Edwards

B. Ameritone

C. Frazee

D. Substitution: Approved by Contractor

2.02 MATERIALS

A. Definitions: "Paint" as used herein, means coating systems materials including primers, emulsions, enamels, sealers, fillers, and other applied materials whether used as prime, intermediate, or finish coats.

B. Acceptable Materials: The Painting Schedule in Part 3 of this Section is based on products of Dunn-Edwards, where products are proposed other than specified by name and number provide a new painting schedule compiled in the same format used in this Section.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify that surfaces and substrate conditions are ready to receive work as instructed by the product manufacturer.

B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

C. Beginning of installation means acceptance of existing surfaces and substrate.

3.02 PREPARATION

A. Prepare surfaces in accordance with manufacturers instructions

3.03 APPLICATION

A. Prepare surfaces in accordance with manufacturers instructions

3.05 CLEANING

A. As work proceeds, promptly remove paint where spilled, splashed, or spattered.

B. During progress of work maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris.

C. Collect cotton waste, cloths, and material which may constitute a fire hazard, piece in closed metal containers and remove daily from site.

3.07 SCHEDULE – EXTERIOR SURFACES

A. Pavement Markings

Finish Coat(s) Traffic Marking W801 Vin -L-Strips

B. Stucco

1stCoat W6233

2nd and 3rdCoat W370 Endurawall 100% Acrylic elastomeric

C. Ferrous Metal – Semi gloss

1stCoat 43-5 Corrobar

2nd and 3rdCoat W901 Permasheen

D. Non-ferrous Metal – Semi-gloss

(Galvanized, Aluminum)

Prtreatment GE 123 Galv -etch

1stCoat QD 43-7 Galv -Alum

2 Coats W420 Vinyl Acrylic

E. Apply one (1) coat of "Amershield" as manufactured by Ameron Protective Coatings to surfaces of metal to metal, or similar materials, such as aluminum to steel.

3.08 SCHEDULE – INTERIOR SURFACES

A. Gypsum Drywall (Semi -gloss)

1stCoat W01 Vinylastic

2nd and 3rdCoat (W450) Decogio

A. Metals (unprimed)

1stCoat 42-44 Metal Primer

2nd and 3rdCoat W450/W901 Latex Enamel Semi -gloss enamel

B. Metals (primed)

(2) Coats W450/W901 latex enamel

C. Concrete Sealer

(2) Coats Vinyl epoxy latex copolymer

E. Non-Ferrous Metal – Semi gloss

(Galvanized, Aluminum)

1. (V162) – GLOSS VARNISH

2. (V163) SEMI GLOSS VARNISH

3. (V164) LOW -SHEEN VARNISH

SECTION 10522
FIRE EXTINGUISHERS, CABINETS AND ACCESSORIES

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Fire extin guishers

B. Cabinets

C. Accessories

1.02 REFERENCES

A. ANSINFFA 10 – Portable Fire Extinguishers

B. ANSI/UL 711 Rating and Fire Testing f Fire Extinguishers

C. UL 299 – Dry Chemical Fire Extinguishers

1.03 SUBMITTALS

A. Shop drawings: Indicate cabinet physical dimensions, rough-in measurements for recessed cabinets.

B. Product Data: Provide extinguisher operational features and anchorage details

C. Manufacturer's installation instructions: Indicate special criteria an wall opening coordination requirements

D. Manufacturer's Certificate: Certify that Products meet or exceed specified requirements

1.04 OPERATION AND MAINTENANCE DATA

A. Maintenance Data: Include test, refill or recharge schedule and re -certification requirements

1.05 QUALITY ASSURANCE

A. Maintain one copy each document on site

1.06 REGULATORY REQUIREMENTS

A. Conform to applicable code ANSINFFA 10 for requirements for extinguishers

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Larsens' Mfg. Company: Model MP10

B. Substitutions: Approved by Owner

2.02 EXTINGUISHERS

A. Dry Chemical Type: UL 299, Cast steel tank with pressure gage, Class B:C, Size 10

2.03 CABINETS

A. Cameo Series C2409-6R aluminum semi-recessed, clear bubble, no letters

B. Cabinet mounting hardware: Appropriate to cabinet

2.04 FABRICATION

A. Form cabinet enclosure with right angle inside corners and seams. Form perimeter trim

B. Hinge doors for 180 degree opening with continuous piano hinges. Provide roller type catch

C. Weld, fill, and grind components smooth.

D. Glaze doors with resilient channel gasket glazing

2.05 FINISHES

A. Extinguisher: Steel enamel to red color

B. Cabinet: Exterior Tr im and Door: Primed for field paint finish.

C. Cabinet interior: White enamel

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify rough openings for cabinet are correctly sized and located

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install cabin ets plumb and level in wall openings, top of cabinet sixty (60) inches above finish floor.

C. Secure rigidly in place

D. Place extinguishers in cabinets

SECTION 10800
TOILETS AND ACCESSORIES

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Toilet and washroom accessories

B. Attachment hardware

1.02 REGULATORY REQUIREMENTS

A. ANSI A117.1, latest edition for provisions for the physically handicapped when applicable

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Kohler

B. Substitutions: Approved Architect

1.01 MATERIALS (Toilet Accessories)

A. Grab Bars: Model B-5806, 36" and 42" concealed mounting, and satin finish.

B. Toilet Tissue Dispenser: Model B-2740, satin finish

C. Soap Dispenser: Model B-132, satin finish

D. Paper Towel Dispenser: Model B-318

1.02 FABRICATION

A. Shop assembly components and package complete with anchors and fitting.

B. Provide steel anchor plates, adapters and anchor components for installation

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that site conditions are ready to receive work

B. Beginning of installation means acceptance of existing conditions

3.02 PREPARATION

A. Provide template and rough-in measurements as required

B. Verify exact location of accessories for installation

3.03 INSTALLATION

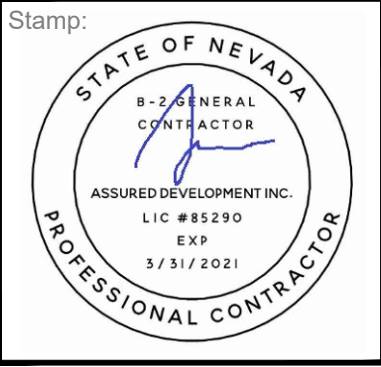
A. Install directories, fixtures, and accessories in accordance with manufacturer's instructions.

B. Install plumb and level, se curely and rigidly anchored to substrate.

DIVISION 15 – MECHANICAL AND PLUMBING
(SEE MECHANICAL NOTES)

DIVISION 16 – ELECTRICAL
(SEE ELECTRICAL NOTES)

Description					
Date					
Rev					



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Fax: (866) 248-6564

Phone: (702) 868-0900

ASSURED DEVELOPMENT

2 IDAHO WAY, HENDERSON, NEVADA 89015

CONSTRUCTION DOCUMENTS FOR:

**ATHENS LOT III
CUSTOM HOME**

HENDERSON, NEVADA 89015

APN # 160-33-801-003

DATE
05-13-2019

PHASE
CONS. DOCS

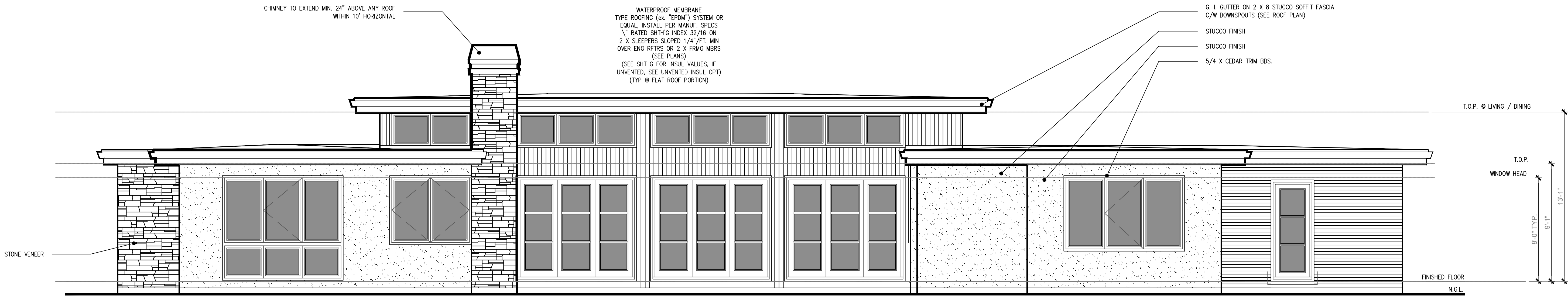
SUBMITTAL

PROJECT NO.

SHEET NO.

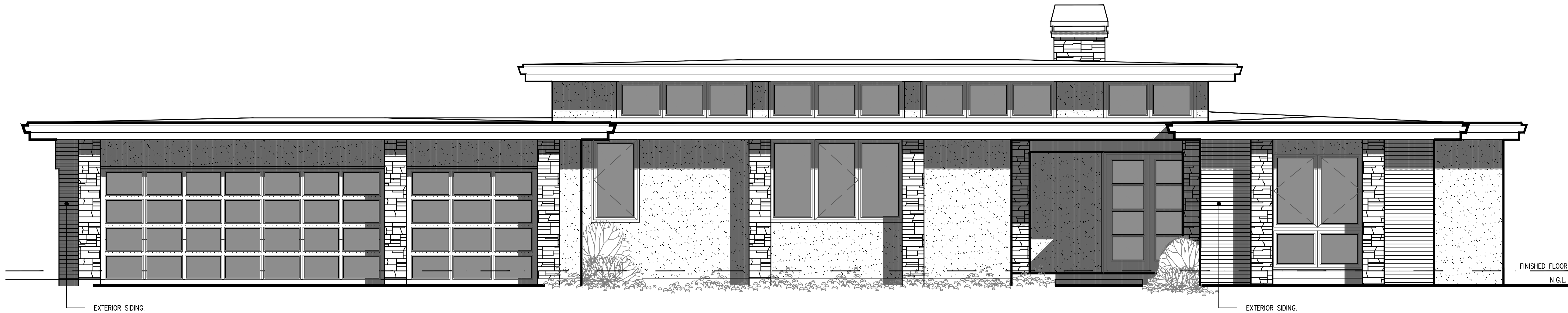
SPECIFICATIONS

0.3



REAR ELEVATION

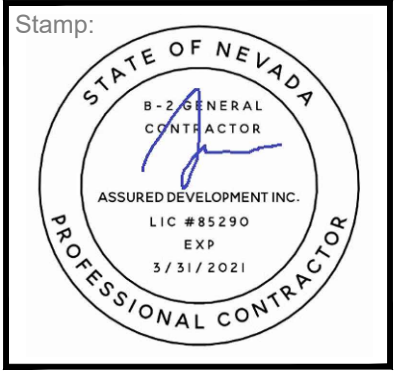
SCALE : 1/4" = 1'-0"



FRONT ELEVATION

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

Rev	Date	Description

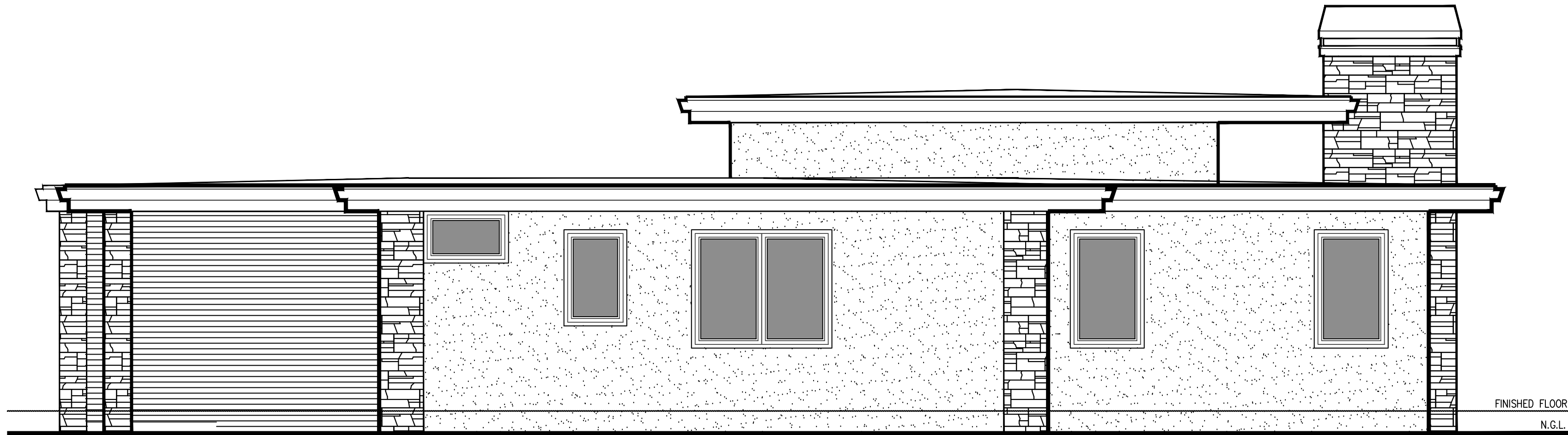


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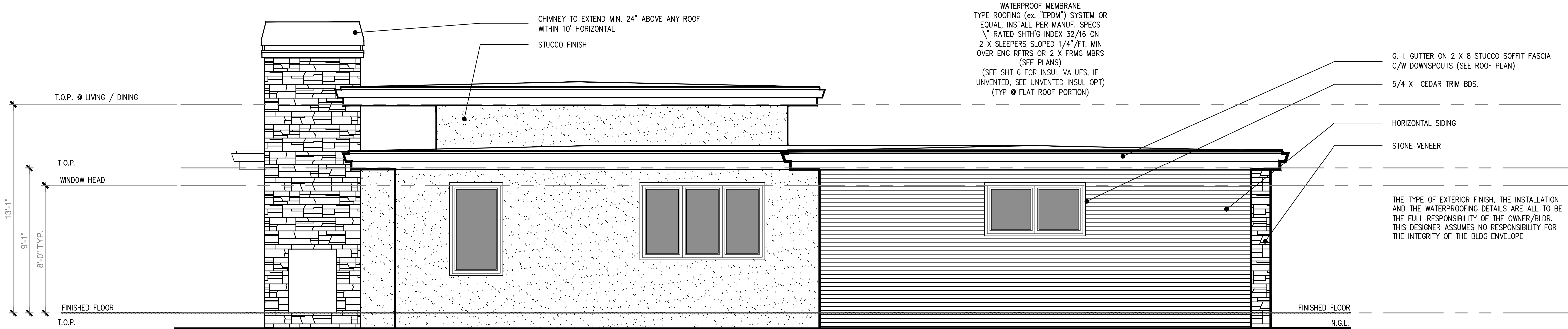
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**ATHENS LOT III
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HENDERSON, NEVADA 89015
APN # 160-33-801-003

DATE
05-13-2019
PHASE
CONS. DOCS
SUBMITTAL
PROJECT NO.
SHEET NO.
EXTERIOR ELEV.
1.0



RIGHT SIDE ELEVATION

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

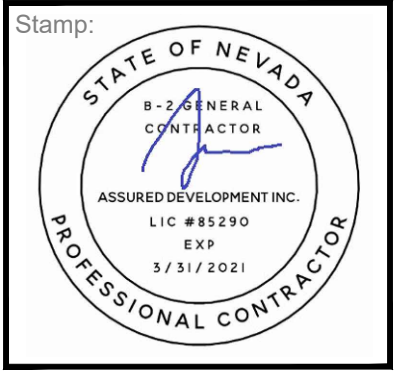


LEFT SIDE ELEVATION

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

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

Rev	Date	Description



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**ATHENS LOT III
CUSTOM HOME**

HENDERSON, NEVADA 89015

APN # 160-33-801-003

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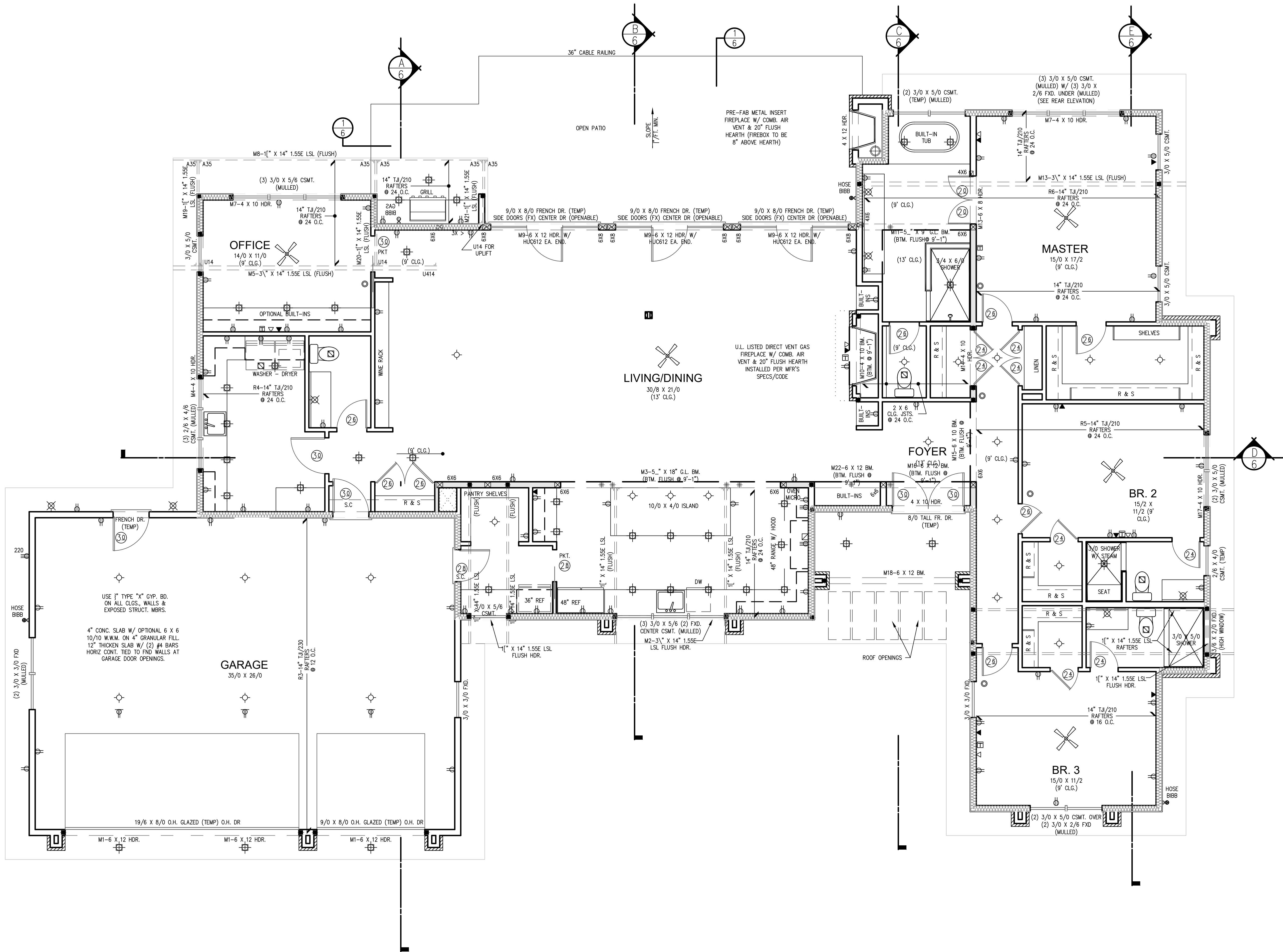
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SUBMITTAL

PROJECT NO.

SHEET NO.

EXTERIOR ELEV.

2.0

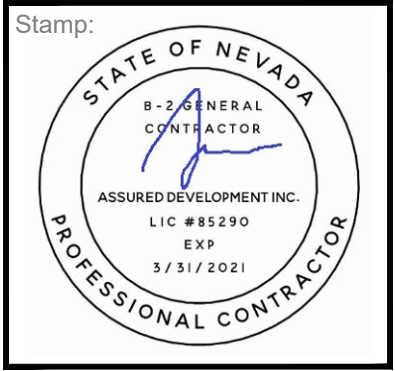


- LEGEND**
- RECESSED LIGHT
 - RECESSED DIRECTIONAL LIGHT FIXTURE
 - WALL-MOUNT LIGHT
 - SURFACE-MOUNT LIGHT
 - FLOOD LIGHT
 - SURFACE MOUNTED FLUORESCENT
 - RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
 - CEILING FAN
 - DUPLEX OUTLET
 - CEILING MOUNTED DUPLEX OUTLET
 - 220V OUTLET
 - FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
 - TELEPHONE OUTLET
 - DATA OUTLET
 - TELEVISION OUTLET
 - SPEAKER LOCATION
 - SMOKE / CO DETECTOR (SEE "GENERAL NOTES" FOR OTHER SPECS)
 - BEARING POINT LOCATION (PROVIDE SOLID BEARING - MIN. OF MEMBER WIDTH U.N.O.)
 - POINT LOAD FROM ABOVE
 - 4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45° FROM VERT.)
 - BEARING WALL SUPPORTING STRUCTURE ABOVE
 - 4 X 10 HDR. @ BEARING WALL INT. DOOR & OPENINGS W/ MIN (2) 2 X SUPPORT EA END (U.N.O.)
 - DROPPED STRUCT. MEMBER BEARING @ WALL

- ENERGY ENVELOPE KEY**
- WALL/FLR./CLG. INSUL.
 - FOUNDATION INSUL.
 - (SEE SHEET "G" FOR INSULATION VALUES)

- C.O. DET LOCATION**
- CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET "G" FOR ADD'L INFO)

Description	
Rev	Date



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CONSTRUCTION DOCUMENTS FOR:

ATHENS LOT III CUSTOM HOME

HENDERSON, NEVADA 89015
APN # 160-33-801-003

DATE
05-13-2019

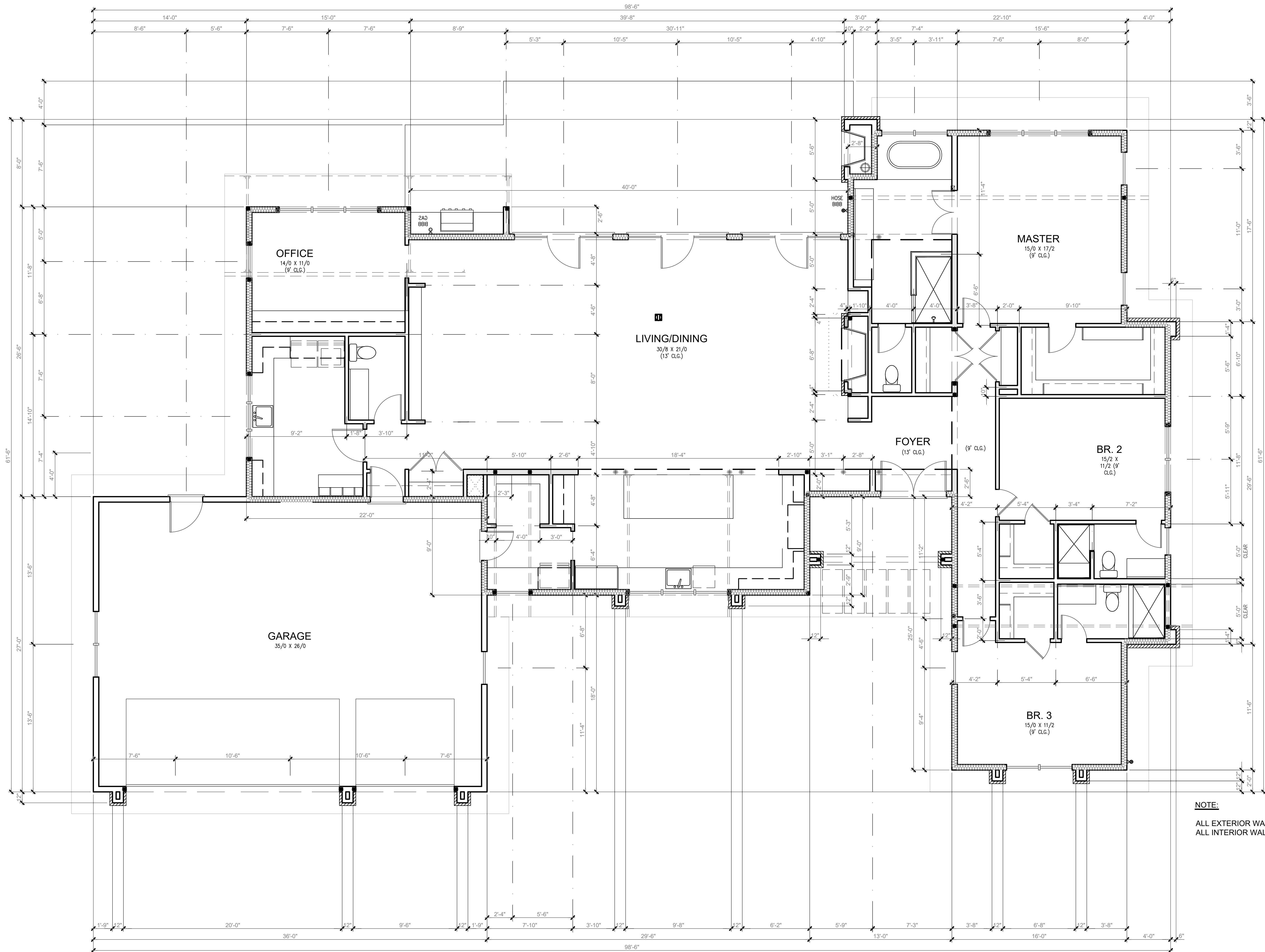
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SUBMITTAL

PROJECT NO.

SHEET NO.

MAIN FLOOR PLAN

3.0



LEGEND

- RECESSED LIGHT
- RECESSED DIRECTIONAL LIGHT FIXTURE
- WALL-MOUNT LIGHT
- SURFACE-MOUNT LIGHT
- FLOOD LIGHT
- SURFACE MOUNTED FLUORESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
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- DROPPED STRUCT. MEMBER BEARING
- WALL

ENERGY ENVELOPE KEY

- WALL/FLR./CLG. INSUL.
- FOUNDATION INSUL.

(SEE SHEET "G" FOR INSULATION VALUES)

C.O. DET LOCATION

CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS

NOTE:
ALL EXTERIOR WALLS 2X6 U.N.O.
ALL INTERIOR WALLS 2X4 U.N.O.

Rev	Date	Description

Stamp:

STATE OF NEVADA
8-1 GENERAL CONTRACTOR
ASSURED DEVELOPMENT INC.
LIC #88280
EXP 3/31/2021
PROFESSIONAL CONTRACTOR

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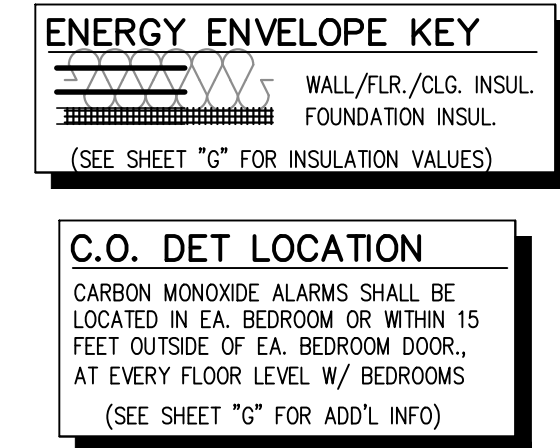
CONSTRUCTION DOCUMENTS FOR:

**ATHENS LOT III
CUSTOM HOME**

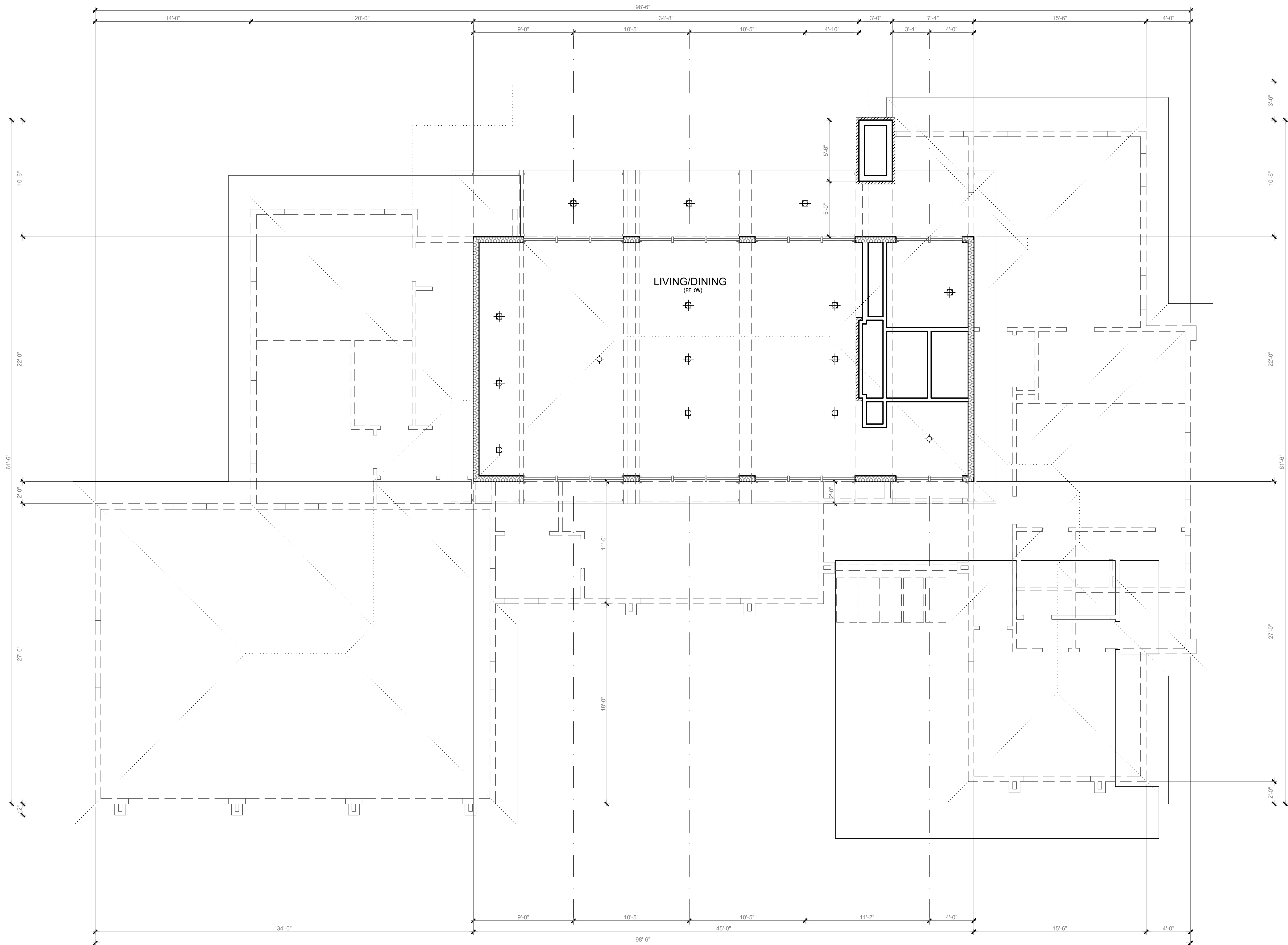
HENDERSON, NEVADA 89015
APN # 160-33-801-003

DATE 05-13-2019
PHASE CONS. DOCS SUBMITTAL
PROJECT NO.
SHEET NO.

MAIN FLOOR
DIM. PLAN
3.1



DATE 05-13-2019
PHASE CONS. DOCS SUBMITTAL
PROJECT NO.
SHEET NO.
UPPER WINDOW PLAN 4.0



LEGEND

- RECESSED LIGHT
- RECESSED DIRECTIONAL LIGHT FIXTURE
- WALL-MOUNT LIGHT
- SURFACE-MOUNT LIGHT
- FLOOD LIGHT
- SURFACE MOUNTED FLUORESCENT
- RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
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- FLUSH FLOOR MOUNTED OUTLET (VERIFY LOC.)
- TELEPHONE OUTLET
- DATA OUTLET
- TELEVISION OUTLET
- SPEAKER LOCATION
- SMOKE / CO DETECTOR (SEE "GENERAL NOTES" FOR OTHER SPECS)
- BEARING POINT LOCATION (PROVIDE SOLID BEAR'G - MIN. OF MEMBER WIDTH U.N.O.)
- POINT LOAD FROM ABOVE
- 4 X 4 POST FROM ROOF HIP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 45° FROM VERT.)
- BEARING WALL SUPPORTING STRUCTURE ABOVE
- 4 X 10 HDR. ○ BEARING WALL INT. DOOR & OPENINGS W/ MIN (2) 2 X SUPPORT EA END (U.N.O.)
- DROPPED STRUCT. MEMBER BEARING ○ WALL

S-FLR/LGND 07/18/16

ENERGY ENVELOPE KEY

WALL/FLR./CLG. INSUL.
FOUNDATION INSUL.
(SEE SHEET "G" FOR INSULATION VALUES)

C.O. DET LOCATION

CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EA. BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS (SEE SHEET "G" FOR ADD'L INFO)

Description	
Rev	Date

Stamp:

STATE OF NEVADA
8-1 GENERAL CONTRACTOR
ASSURED DEVELOPMENT INC.
LIC #48250
EXP 3/31/2021
PROFESSIONAL CONTRACTOR

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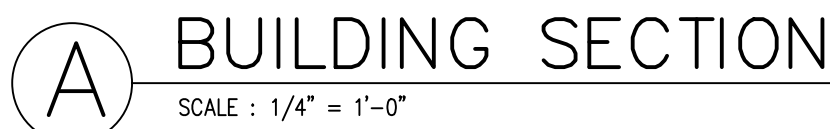
**ATHENS LOT III
CUSTOM HOME**
HENDERSON, NEVADA 89015
APN # 160-33-801-003

DATE
05-13-2019


PHASE
CONS. DOCS
SUBMITTAL

PROJECT NO.

SHEET NO.
UPPER WINDOW
DIMENSION PLAN
4.1



REFER TO STRUCTURAL
ENGINEERING PLANS FOR
ROOF AND TRUSS DESIGN

Stamp: 

Phone: (702) 868-0900 Fax: (866) 248-6564

ASSURED DEVELOPMENT

2 IDAHO WAY, HENDERSON, NEVADA 89015

DATE 05-13-2019
PHASE CONS. DOCS SUBMITTAL
PROJECT NO.
SHEET NO.
CROSS SECTIONS 6.0

INSUL. OPTIONS FOR UNVENTED ENCLOSED RAFTER ASSEMBLIES

- 1) IMPERMEABLE SPRAY FOAM INSULATION TO FULL REQUIRED R-VALUE (SEE SHT G FOR INSUL. VALUES)
- 2) IMPERMEABLE INSUL. TO SUFFICIENT DEPTH TO CONTROL CONDENSATION (SEE TBL 806.5) + ADD'L PERMEABLE SPRAY FOAM INSUL. TO ACHIEVE FULL REQ. R-VALUE (SEE SHT. G)
- 3) IMPERMEABLE INSUL. TO SUFFICIENT DEPTH TO CONTROL CONDENSATION (SEE TBL 806.5) + ADD'L FIBER BATT INSUL. TO ACHIEVE FULL REQ. R-VALUE (SEE SHT. G)

NOTE: IMPERMEABLE INSUL. TO BE IN DIRECT CONTACT WITH UNDER-SIDE OF ROOF SHTG TO FORM MOISTURE BARRIER

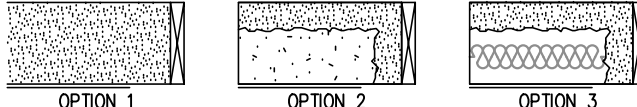


TABLE 806.5 INSULATION FOR CONDENSATION CONTROL							
CLIMATE ZONE	MIN. IMPERMEABLE INSUL. R-VALUE	DEPTH OF IMP. INSUL. R =	R7.5/N.N.	R7/N.N.	R6.5/N.N.	R6/N.N.	R =
2B, 3B, 4	(NONE)	0"	0"	0"	0"	0"	0"
1, 2A, 2B, 3A, 3B, 3C	R-5	1"	1"	1"	1"	1"	1"
4C, 5	R-10	1.5"	1.5"	2"	2"	2"	2"
4A, 4B, 6	R-15	2"	2.5"	2.5"	2.5"	2.5"	2.5"
5	R-20	3"	3"	3.5"	3.5"	3.5"	3.5"
6	R-25	3.5"	4"	4"	4.5"	4.5"	4.5"
7	R-30	4"	4.5"	5"	5"	5"	5"
8	R-35	5"	5"	5.5"	5.5"	6"	6"

* TO BE TILE ROOF ONLY

3 PER GISC 2011 R806.4 (2) MIN. R20

UNVENTED ROOF INSULATION
1" = 1'-0"

ROOF DESIGN NOTES

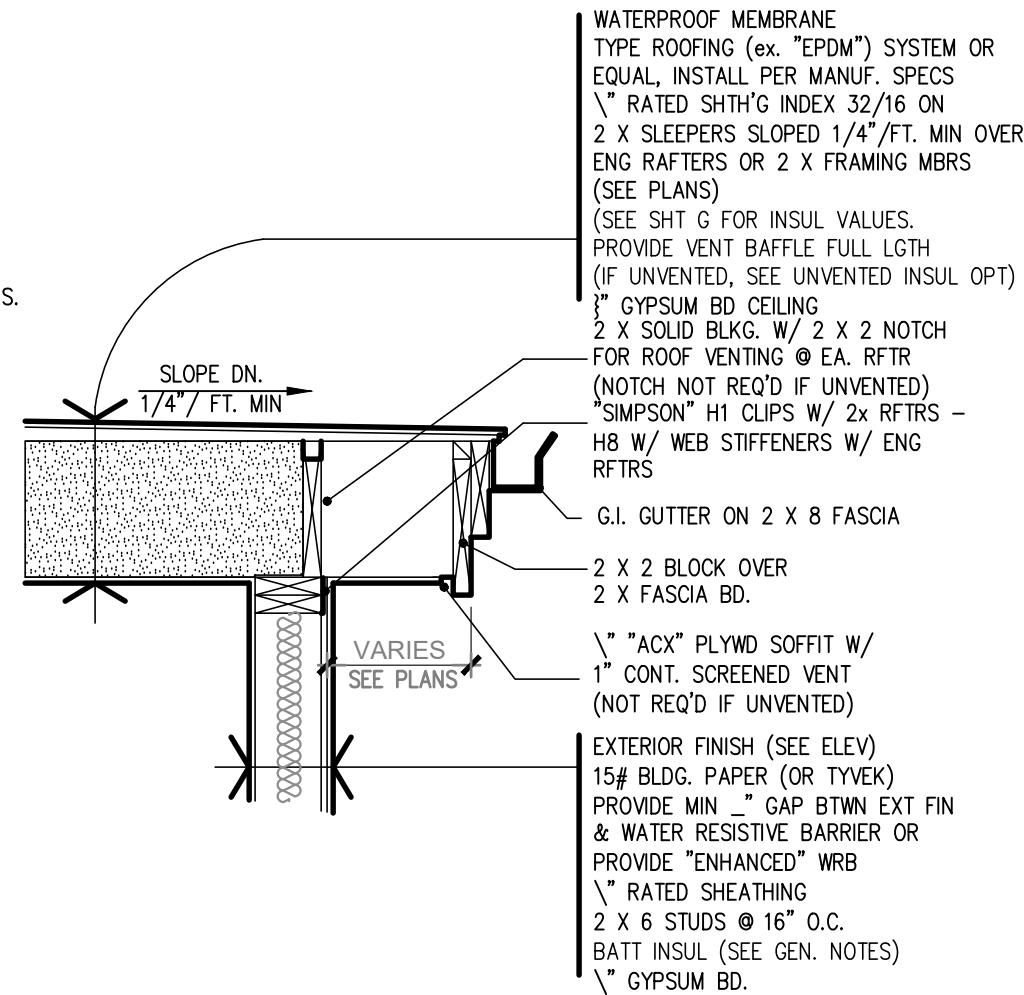
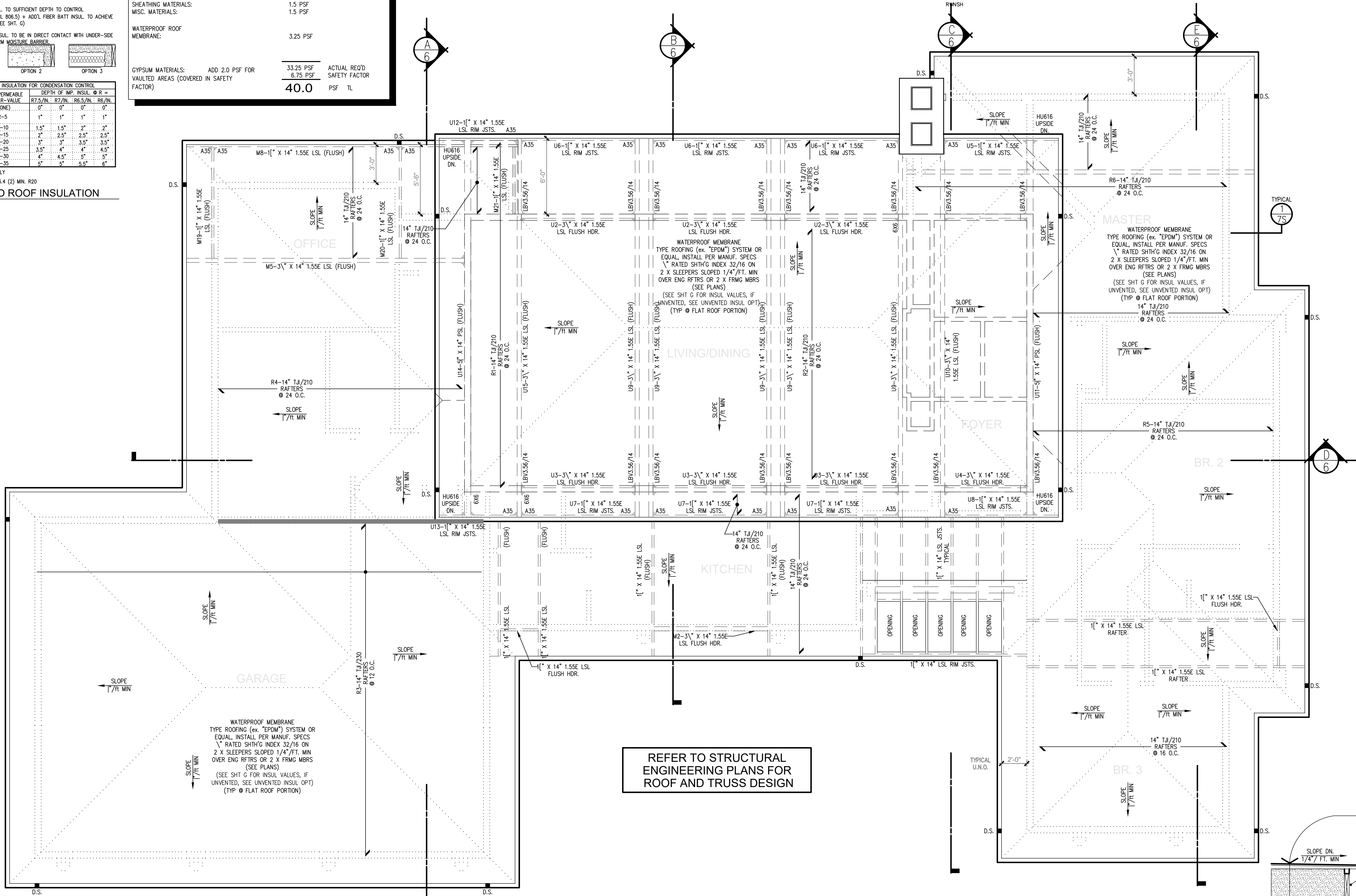
THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

ROOF LIVE LOAD (SNOW) 25.0 PSF
FRAMING MATERIALS: 2.0 PSF
SHEATHING MATERIALS: 1.5 PSF
MISC. MATERIALS: 1.5 PSF

WATERPROOF ROOF MEMBRANE: 3.25 PSF

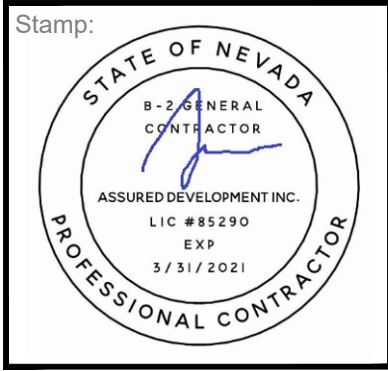
GYPSUM MATERIALS: ADD 2.0 PSF FOR VAULTED AREAS (COVERED IN SAFETY FACTOR)

33.25 PSF	ACTUAL REQ'D SAFETY FACTOR
40.0	PSF TL



1 FLAT ROOF EAVE DETAIL
1" = 1'-0"

Description		Date	



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ASSURED DEVELOPMENT

2 IDAHO WAY, HENDERSON, NEVADA 89015

CONSTRUCTION DOCUMENTS FOR:

**ATHENS LOT III
CUSTOM HOME**

HENDERSON, NEVADA 89015
APN # 160-33-801-003

DATE: 05-13-2019

PHASE: CONS. DOCS

SUBMITTAL

PROJECT NO.

SHEET NO.

ROOF FRAMING PLAN

7S



STATE OF NEVADA
 8-2-20 GENERAL
 CONTRACTOR
 ASSURED DEVELOPMENT INC.
 LIC #85290
 EXP
 3/31/2021
 PROFESSIONAL CONTRACTOR

ASSURED DEVELOPMENT
2 IDAHO WAY, HENDERSON, NEVADA 89015

DATE 5-13-2019
CHARGE CONS. DOCS SUBMITTAL
PROJECT NO.
SHEET NO.

TYPICAL DETAILS

8.0