Custom Home For:

ATHENS LOT III

APN # 160-33-801-003

Henderson, Nevada 89015

Building Department Data

•	-	
JURISDICTION:	HENDE	RSON - 89015
APN:	1	160-33-801-003
BUILDING USE:	SINGLE FAMIL	Y RESIDENCE
CONSTRUTION TYPE:		V-N
OCCUPANCY GROUP:		R-3, U
STORIES IN HEIGHT:		1
HEIGHT IN FEET:		14'-5"
BUILDING SETBACKS:	FRONT	160'-9"
	RIGHT SIDE	60'-0"
	LEFT SIDE	75'-5"
	BACK	31'-10"

GOVERNING CODES:

- 1.- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION 2.- INTERNATIONAL BUILDING CODE, 2018 EDITION
- 3.- UNIFORM PLUMBING CODE, 2018 EDITION
- 4.- UNIFORM MECHANICAL CODE, 2018 EDITION 5.- NATIONAL ELECTRICAL CODE, 2017 EDITION
- 6.- INTERNATIONAL ENERGY CODE (IECC), 2018 EDITION THE SOUTHERN NEVADA AMMENDMENTS TO

THE IBC, IRC, UPC, UMC, NEC & MEC

Square Footage

IVING AREA CALO	CULATIONS
lain Floor	= 2,959 S.F
Sarage	= 957 S.F
otal Living	3,916 S.F

Index of Sheets

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Vicinity Map



Notes and Specifications

General Project

- 1.- These specifications are general in nature and are only applicable to the scope of work under the provision allowed by the state agency of the designer of record. All other specifications within this document to be coordinated and superseded by any/all other general notes, specifications or detials provided by any/all consultants associated with this project.
- 1.- On site verification of all conditions shall be the Ultimate responsibility of the general contractor. General Contractor to ensure that all work performed by all trades are in accordance with the construction documents.
- 2.- Any discrepancies in these plans are to be reported Back to the designer in plan form or in writing Immediately. Construction shall no way deviate from the plans, design, specifications or details with out the express written consent from the designer of record or consultant as specified from within these documents. shall verify and be responsible for all dimensions prior to commencing with any work.
- 3. All noted dimensions take precedence over "scaled" dimensions. Subcontractors Subject work shall meet or exceed all International Building Codes. National

Electric Code, Uniform Plumbing code and all other related local codes,

- ordinances and state statues. 5.- Retain the approved plans at the jobsite at all times.
- 6.- The general contractor is responsible to check the Plans and is to notify the Designer and Structural Engineer, Truss manufacturer, hvac designer, et. al. of any errors and omissions prior to the start of construction by plan or note.
- 7.- Contractor shall ensure setbacks are in compliance with those indicated.
- 8.- Specific information contained in these drawings shall supersede these notes.
- 9.- Post job address, readable from street.
- 10.- Lot shall be graded to ensure proper drainage. This shall be completed prior to final inspection and as per approved grading and drainage plan. 11.- Contractor to coordinate security system, home management, intercom, catv,
- home theater, phone system, facsimile, modems, through house stereo with 12.- In the event that certain features of the construction ae not fully indicated in
- these drawings or called out in these notes, their construction shall be of the 13.- Same character as for similar conditions that are noted or called for.
- 14.- Construction shall no way deviate from the design without the express written permission of the Designer and/or local building department
- 15.- All noted dimensions are to face of stud, post, girder, beam, truss, slab, etc. Unless otherwise noted.
- 16.- When a special inspection is required, the owner or owner's agent Must sign a quality assurance agency (QAA) agreement which identifies all the special inspection items and the special Inspection agency. 17.- Owner or owner's agent shall select the inspection agency to perform the
- required special inspections.
- 18.- Owner or owner's agent shall select the inspection agency to perform the required special inspections.

Glazing

- 1.- Windows in sleeping rooms shall meet egress required set forth in IRC and comply with all/any CC&R's
- 2.- Provide safety glazing in the following locations: Section 308.4.1 to R308.4.7. IRC. a) Sliding or swinging doors except jalousies.
- b) Tub and or shower enclosure and glazing in the walls less than 60" above the standing surfaces of tubs or showers. c) Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi -fold closet door assemblies. d) Glazing in doors and enclosures
- for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured horizontally and vertically and in straight line, from the water edge at any standing or walking surface. e) Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24 inches arc of both vertical edge of the door in a close position and whose bottom edge is less than 60 inches above
- the floor or walking surface. f) Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the exposed surface of the glass is less than 60 inches above the nose of the adjacent walking surface.
- g) Glazing within 18" of the floor, individual panel greater than 9 square feet. h) All glazing in railings regardless of an area or height above a walking surface. Included are structural balusters panels and non -structural in fill panels.
- 3.- All glazing to be installed in compliance with the IECC compliance report in association with this plan set and permit

Energy & Conservation

- Insulation requirements (minimum): Roof (vaulted) Roof (flat) Walls (exterior) R-11 Walls (interior) Slab on grade
- 2.- All exposed insulation to have a flame spread rating of less than 25 and a smoke density of less
- 3.- Domestic hot water heater shall have an external
- blanket of R-12 or greater. Insulate all hvac ductwork in unairconditioned
- space. Insulation to be of thermal resistance of R-5
- 5.- Ducts shall be constructed and installed per chapter 10 of the umc.
- 6.- Provide insulation baffers at eve vents between 7.- All walls and partitions throughout the entire
- house to be insulated, R-11 batts, minimum. Or as Install spray foam expanding insulating compound at all penetrations the building envelope, i.e., holes drilled in top plate, around windows, doors, electrical outlets, service 9.-
- 9.- Blow F.P. Cellulose insulation on all exterior walls and interior wherever possible
- 10.- All interior walls to be batt filled with insulation 2x6 = R-19. 2x4 = R-11
- 11.- All exterior doors to be insulated with kerfed style compression weather stripping. 12.- All exhaust fans and fan systems shall have
- backdraft damper control. 13.- All gas appliances to have an intermittent ignition
- 14.- Glass and Door ratings must meet or exceed the following: U-factor SHGC 0.50 0.30

0.50

0.30

Framing

WINDOW

- Minimum attic access to be 22" x 30" with 30" headroom or large enough to accomadate the largest mechanical device in attic, general contractor to coordinate. Provide platform and catwalk for any attic equipment. Install switch
- with light in attic. 2.- All framing to be in compliance with the appropriate IRC and all local city and county amendment to that code. and per the Engineers specifications and plan set
- Shear walls to be specified by structural engineer Refer to foundation plan and wall framing plan.
- 4.- Provide fire blk'g @ 10'-0" intervals both horiz. And vert. In concealed spaces per IBC section 602.8. 5.- Where walls occur at bathroom and laundry room
- provide water resistant gypsum board. Provide 1 hour rated 5/8" gypsum board at all walls & ceilings areas and storage areas.

Concrete

- Under ground, minimum of 20'-0" of #4 bare copper wire in footing. Refer to electrical plan.
- 2.- General contractor to coordinate all subcontractor work to be buried under slab prior to pour.
- Exact location of house and finish floor height to be verified with owner and must comply with city ordinances any/all covenants, codes and restrictions. Refer to Civil Engineered Plan
- All bends in reinforcing bar (rebar) shall be in accordance with ACI 318.
- Dimensions for locations of rebar are to the face of the bar and shall denote clear concrete coverage.

Mechanical

- 1.- Mechanical contractor to verify system design and controls as specified by Mechanical Engineer.
- All control locations to be verified by the owner and coordinated by the General Contractor with appropriate subcontractors and installers
- 3.- An air balance report is due in writing to homeowner, by the mechanical contractor prior to final inspection. General Contractor to coordinate
- 6.- General contractor to cover garage slab and all other concrete to be deemed "finished" with Gypsum sheets, duct tape in place for protection during construction.
- Rebar to be lapped a minimum of 40 diameters or as specified by structural engineer, refer to
- 8.- Provide rebar at 2'0" o.C. At foundation where adjoining concrete porch, patio or steps are not poured simultaneously with house foundation or slab or as specified by structural engineer, refer to
- All slab floors shall have a minimum thickness of 4" poured over 4"of gravel fill, or as specified by structural engineer, refer to foundation plan. 10.- All slabs and hard surfaces shall slope away from

structure no less than 1/4:12 fall.

11.- Gas appliances (FAU, Water Heaterand/or Dryer) shall be provided with combustion ventilation and dilution air. Section 701.3. Sizes of opening and locatin shall comply with 701.5 of UMC

Fireplaces

foundation plan.

- 1.- Factory-built chimneys shall be installed in strict manufacturers instructions.
- ignition system.
- permanently blocked open.
- 4.- Fireplaces located in a sleeping rooms or an adjacent bathroom shall have a permanent unobstructed fresh air supply provided directly from the exterior to the structure of the box.

with square corners with orange peel sprayed texture.

- 1.- Install 1/2" gypsum with square corners with orange peel sprayed texture at interior walls. Install 5/8" gypsum with square corners
- 2.- Baseboard and casing, style and material throughout residence to be specified by the homeowner and coordinated by general contractor with the
- appropriate subcontractors.
- 4.- Countertops, cabinet style & design and cabinet designer and owner. Contractor to coordinate installation.
- 5.- Paint color and wall board finish to be selected by owner. Contractor to coordinate trades. 6.- Electrical, controls & finishes to be selected by owner
- specified and installed by electrical contractor. 7.- Plumbing fixtures and controls to be selected by owner
- 8.- Exterior roof tiles and stucco finish/color to be coordinated with the general contractor and approved by CC&R's as required.

Abbre	eviations:				
A.B.	ANCHOR BOLT	FUT.	FUTURE	PR.	PAIR
A/C	AIR CONDITIONING	FX	FIXED WINDOW	P.S.F.	POUNDS PER SQUARE F
ADJ.	ADJUSTABLE	G.A.	GAUGE	P.S.I.	POUNDS PER SQUARE IN
ALT.	ALTERNATE		GALVANIZED	PVC.	POLYVINYL CHLORIDE
A.O.	ARCHITECTURAL OPTIONS	GAR.	GARAGE OPTIONS	R.A.	RETURN AIR
BET.	BETWEEN	G.C.	GENERAL CONTRACTOR	RAD.	RADIUS
	BUILDING	G.I.	GALVANIZED IRON	RECP.	RECEPTACLE
BLK.	BLOCK	GL.	GLASS, GLAZING	REF.	REFERENCE
	BLOCKING		KGLASS BLOCK	REINF.	REINFORCE (D) (ING)
BM.	BEAM		DGYPSUM BOARD	RM.	ROOM
BOT.	BOTTOM	GYP.	GYPSUM	R.O.	ROUGH OPENING
BRG.	BEARING	H.B.	HOSE BIBB	SA	SUPPLY AIR
CAB.	CABINET	H.C.	HOLLOW CORE	S.C.	SOLID CORE
C.B.	CABINET OPTIONS	HDR.	HEADER	SH	SINGLE HUNG WINDOW
	CEMENT		HARDWARE	SHT.	SHEET
	CERAMIC		HARDWOOD	SHTG.	SHEATING
C.J.	CEILING JOIST		HORIZONTAL	SIM.	SIMILAR
	CEILING	HR.	HOUR	S&P	SHELF AND POLE
	TCEILING HEIGHT	HT.	HEIGHT	SPEC.	SPECIFICATION
	CLEAR (ANCE)	H.V.A.C	C.HEATING/VENTING/	SPK.	SPEAKER
CMU	CONCRÈTE MÁSONRY UNIT		AIR CONDITIONING	SQ.	SQUARE
COL.	COLUMN	IN.	INCH	STD.	STANDARD
	CONCRETE (CAST-IN-PLACE)	INCL.	INCLUDE (ED) (ING)	STL.	STEEL
	CONSTRUCTION (INSUL.	INSULATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS OR CONTINUE	INT.	INTERIOR	S.Y.	SQUARE YARD
	CARPET	Ю	INSULATION OPTIONS	SYS.	SYSTEM
CTR.	CENTER	LAM.	LAMINATE	T.BM.	TOP OF BEAM
C.W.	COLD WATER	LAV.	LAVATORY	TEMP.	TEMPERED
DET.	DETAIL	LT.	LIGHTING OPTIONS	T&G	TONGUE AND GROOVE
DIA.	DIAMETER	LVR.	LOUVER	THK.	THICK (NESS)
DIAG.	DIAGONAL	MAS.	MASONRY	THRES.	THRESHOLD
DIF.	DIFFUSER	MATL.	MATERIAL	T.O.S.	TOP OF SLAB
DIM.	DIMENSION	MAX.	MAXIMUM	T.O.P.	TOP OF PLATE
DISP.	DISPOSAL	M.B.	MACHINE BOLT	TPL.	TOP PLATE
DIV.	DIVISION	MECH.	MECHANIC (AL)	TYP.	TYPICAL
DN.	DOWN	MED.	MEDIUM	U.O.N.	UNLESS OTHERWISE NO
DS.	DOWNSPOUT	MEMB.	MEMBRANE	w/	WITH
DWG.	DRAWING	MFR.	MANUFACTURE (R)	W.C.	WATER CLOSET
DWR	DRAWER	MIR.	MIRROR	WD.	WOOD
EA.	EACH	MISC.	MISCELLANEOUS	W.H.	WATER HEATER
FLEC	ELECTRICAL	MLD.	MOLDING	WIN.	WINDOW

- accordance with the terms of their listings and the
- 2.- All fireplaces to have electric wall switch
- 3.- Gas piped fireplaces shall be noted to have dampers

Install 5/8" gypsum at garage area and ceilings

- with orange peel sprayed texture at garage area and ceilings.
- appropriate subcontractors.

- specified and installed by plumbing contractor.
- 9.- Tape, texture & paint entire garage per owners

Abbre	eviations:				
A.B. A/C ADJ.	ANCHOR BOLT AIR CONDITIONING ADJUSTABLE	FUT. FX G.A.	FUTURE FIXED WINDOW GAUGE	PR. P.S.F. P.S.I	PAIR POUNDS PER SQUARE FOO POUNDS PER SQUARE INCH
	ALTERNATE		GALVANIZED	P.S.I. PVC.	POLYVINYL CHLORIDE
A.O.	ARCHITECTURAL OPTIONS	GAR.	GARAGE OPTIONS	R.A.	RETURN AIR
BET.	BETWEEN	G.C.	GENERAL CONTRACTOR		RADIUS
	BUILDING	G.I.	GALVANIZED IRON	RECP.	RECEPTACLE
BLK.	BLOCK	GL.	GLASS, GLAZING	REF.	REFERENCE
	BLOCKING		KGLASS BLOCK	REF. REINF.	REINFORCE (D) (ING)
BM.	BEAM		DGYPSUM BOARD	RM.	ROOM
BOT.	BOTTOM	GYP.			ROUGH OPENING
BRG.	BEARING	H.B.	HOSE BIBB	R.O. SA	SUPPLY AIR
CAB.	CABINET	H.C.	HOLLOW CORE	S.C.	SOLID CORE
C.B.	CABINET OPTIONS	HDR.	HEADER	SH SHT.	SINGLE HUNG WINDOW
CEM.	CEMENT	HDW.	HARDWARE	SHT.	SHEET
CER.	CERAMIC	HDWD	HARDWOOD	SHTG.	SHEATING
C.J.	CEILING JOIST	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CLG.	CEILING	HR.	HOUR	S&P	SHELF AND POLE
CLG. H	TCEILING HEIGHT	HT.	HEIGHT	SPEC.	SPECIFICATION
CLR.	CLEAR (ANCE)	H.V.A.C	:.HEATING/VENTING/	SPK.	SPEAKER
CMU	CONCRETE MASONRY UNIT		AIR CONDITIONING	SQ.	SQUARE
COL.	COLUMN	IN.	INCH	STD. STL.	STANDARD
	CONCRETE (CAST-IN-PLACE)		INCLUDE (ED) (ING)	STL.	STEEL
	CONSTRUCTION		INSULATE		STRUCTURAL
	CONTINUOUS OR CONTINUE	INT.	INTERIOR	S.Y.	SQUARE YARD
	CARPET	IO	INSULATION OPTIONS	SYS.	SYSTEM
CTR.	CENTER	LAM.	LAMINATE	T.BM.	TOP OF BEAM
C.W.	COLD WATER	LAV.	LAVATORY	TEMP.	TEMPERED
DET.	DETAIL	LT.	LIGHTING OPTIONS	T&G	TONGUE AND GROOVE
DIA.	DIAMETER	LVR. MAS.	LOUVER	THK.	THICK (NESS) THRESHOLD
DIAG. DIF.	DIAGONAL DIFFUSER	MATI	MASONRY MATERIAL	T.O.S.	TOP OF SLAB
DIF. DIM.	DIMENSION	MAX.	MAXIMUM	T.O.S. T.O.P.	TOP OF SLAB
	DISPOSAL	M.B.	MACHINE BOLT	TPL.	TOP PLATE
DIV.	DIVISION		MECHANIC (AL)	TYP.	TYPICAL
DN.	DOWN	MED.	MEDIUM	U.O.N.	UNLESS OTHERWISE NOTE
DS.	DOWNSPOUT		MEMBRANE	w/	WITH
	DRAWING	MFR.	MANUFACTURE (R)	W.C.	WATER CLOSET
DWR	DRAWER	MIR.	MIRROR	WD.	WOOD
EA.	EACH		MISCELLANEOUS	W.H.	WATER HEATER
	ELECTRICAL	MLD.	MOLDING		WINDOW
EQ.	EQUAL	M.O.	MASONRY OPENING	WIN. w/o	WITHOUT
	EQUIPMENT	MTL.	METAL	WP.	WATER PROOFING
	EVILATIOE	N. C	NON CTANDADD	W D O D	

- 3.- Flooring type, style, transitions and specific locations to be specified by to specified owner, general contractor to coordinate installation with
- installation throughout house to be specified by

EXH. EXHAUST

EXIST. EXISTING

EXT. EXTERIOR

F.G. FUEL GAS

FLR FLOOR

FT. FOOT

FTG. FOOTING

F.J.

F.D. FLOOR DRAIN

FINISH

FLUOR. FLUORESCENT

FND. FOUNDATION

FURR. FURRED (ING)

BD = SLIDING DOOR

F.O.S. FACE OF STUD

FLOOR JOIST

re	eviations:				
	ANCHOR BOLT AIR CONDITIONING ADJUSTABLE ALTERNATE	FX G.A.	FUTURE FIXED WINDOW GAUGE GALVANIZED	PR. P.S.F. P.S.I. PVC.	PAIR POUNDS PER SQUARE FO POUNDS PER SQUARE IN POLYVINYL CHLORIDE
i.	ARCHITECTURAL OPTIONS BETWEEN BUILDING BLOCK	GL.	GARAGE OPTIONS GENERAL CONTRACTOR GALVANIZED IRON GLASS, GLAZING	RECP. REF.	RETURN AIR RADIUS RECEPTACLE REFERENCE
	BLOCKING BEAM BOTTOM BEARING	GYP. BI GYP. H.B.	KGLASS BLOCK DGYPSUM BOARD GYPSUM HOSE BIBB	REINF. RM. R.O. SA	REINFORCE (D) (ING) ROOM ROUGH OPENING SUPPLY AIR
	CABINET CABINET OPTIONS CEMENT CERAMIC CEILING JOIST	HDW. HDWD	HOLLOW CORE HEADER HARDWARE HARDWOOD HORIZONTAL	S.C. SH SHT. SHTG. SIM.	SOLID CORE SINGLE HUNG WINDOW SHEET SHEATING SIMILAR
H.	CEILING JOIST CEILING TCEILING HEIGHT CLEAR (ANCE)	HR. HT.	HOUR	SWP SPEC. SPK.	SHELF AND POLE SPECIFICATION SPEAKER
	CONCRETE MASONRY UNIT COLUMN CONCRETE (CAST-IN-PLACE)	IN.	AIR CONDITIONING INCH INCLUDE (ED) (ING)	SQ. STD. STL.	SQUARE STANDARD STEEL
Τ	CONSTRUCTION CONTINUOUS OR CONTINUE CARPET	INSUL. INT. IO	INSULATE INTERIOR INSULATION OPTIONS	STRUCT. S.Y. SYS.	STRUCTURAL SQUARE YARD SYSTEM
	CENTER COLD WATER DETAIL	LAM. LAV. LT. LVR.	LAVATORY LIGHTING OPTIONS	T.BM. TEMP. T&G THK.	TOP OF BEAM TEMPERED TONGUE AND GROOVE
	DIAMETER DIAGONAL DIFFUSER DIMENSION	MAS.	LOUVER MASONRY MATERIAL MAXIMUM	THRES. T.O.S. T.O.P.	THICK (NESS) THRESHOLD TOP OF SLAB TOP OF PLATE
	DISPOSAL DIVISION DOWN	MED.	MACHINE BOLT MECHANIC (AL) MEDIUM	TPL. TYP. U.O.N.	TOP PLATE TYPICAL UNLESS OTHERWISE NO
	DOWNSPOUT DRAWING	MEMB. MFR.	MEMBRANE MANUFACTURE (R)	w/ W.C.	WITH WATER CLOSET

MTL. METAL N.S. NON - STANDARD N.T.S. NOT TO SCALE OBS. OBSCURE F.A.U. FORCED AIR UNIT O.C. ON CENTER O.H. OVERHEAD OPG. OPENING OPP. OPPOSITE OX/XO SLIDING WINDOW / DOOR (X=OPEN, O=FIXED)

P.B. PLUMBING OPTIONS P.BD. PARTICLE BOARD PL. PLATE PLMB. PLUMBING PLWD. PLYWOOD

PNL. PANEL

TEMPERED GLASS

DOOR LEGEND WINDOW LEGEND SC = SOLID CORE FX = FIXED (NON OPERABLE) HC = HOLLOW CORE AR = FIXED ARCHED FR = FRENCH (PAIR) T = TRANSOM ABOVE PD = POCKET DOOR A/T = ARCHED TRANSOM

BP = BY PASS - HOLLOW SH = SINGLE HUNG CORE U.N.O. CS = CASEMENT GL = GLASS PANEL XO = SLIDER LV = LOUVERED DOOR GB = GLASS BLOCK OS = 20 MIN. FIRE RATED WI = WROUGHT IRON DETAIL SLDR = SOLID DOOR w/CLOSER ** = PER OWNER

SYMBOLS ELEVATION DOOR MARK

WINDOW MARK REVISION MARK ROOM NUMBER DIRECTION OF VIEW

W.R.G.B. WATER RESISTANT

GYPSUM BOARD

W.W.F. WELDED WIRE FABRIC

SECTION REFERENCE REFERENCE SHEET **ELEVATION REFERENCE** REFERENCE SHEET

INTERIOR ELEVATION

EXTERIOR ELEVATION

CIVIL ENGINEER: DLC CONSULTING

2885 EAST QUAIL AVENUE

PHONE: (702) 868-0900

Consultants

GENERAL CONTRACTOR:

2 IDAHO WAY

ASSURED DEVELOPMENT

HENDERSON, NEVADA 89015

LAS VEGAS, NV 89120 PHONE: (702) 521-7021 STRUCTURAL ENGINEER: MONTGOMERY CONSULTING ENGINEERS, LLC

MECH, PLUMB, ELECTRICAL JUST IN TIME 636 MIDDLEGATE ROAD HENDERSON, NEVADA 89011

PHONE: (702) 296-4392

9640 W TROPICANA AVE

LAS VEGAS, NV 89147

PHONE: (702) 227-9566

BUILDING SECTION A DETAIL REFERENCE A3.9 REFERENCE SHEET DIRECTION OF VIEW SECTION REFERENCE REFERENCE SHEET **DETAIL SECTION** PLAN REFERENCES

COLUMN CENTER LINES

→ WORK POINT, CONTROL POINT, OR DATUM POINT FIN. FLR. LINE

ASSURED DEVELOPMENT These drawings are are they to be issued to a thir party without written permission an precedence over scaled dimension:

ASSURED DEVELOPMENT

OPME!

SURE

05-13-2019 CONS. DOCS SUBMITTAL

PROJECT NO.

SHEET NO. **COVER SHEET**

DOCUMENT 00100 INSTRUCTIONS TO BIDDERS

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. Offers will be opened privately.

B. Intent: 1. The intent of the Bid request is to obtain subcontract offers to perform work for a Stipulated Sum,

1.02 in accordance with the Contract Documents. BID DOCUMENTS AND CONTRACT DOCUMENTS

A. Definitions: 1. Contract Documents: Defined in A1A 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 inco mplete 20 days prior to submitting bid.

3. Immediately notify the Architect upon finding discrepancies or omissions in the id Documents.

D. Queries/Addenda: Direct questions tot he 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 byte Owner. 2. Provide products as specified unless substitutions are submitted in this manner and subsequently

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

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 a nd 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 form the Owner.

1.04 QUALIFICATIONS

A. Subcontractors/Suppliers/Others: 1. The Owner reserves the right to reject a proposed subcontractor / suppliers/others for reasonable

1.05 BID SUBMISSION

A. Submission Procedure: 1. Bidders shall be solely responsible for the delivery of the Bids in the manner and time

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 ACCEPTAN CE/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 wave 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

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

ANSI

International Residential Code Uniform Mechanical Code

Regulations of the State Fire; Marshal

State of Nevada Industrial Commission Codes and Safety Orders State of Nevada, Regulations of the Division of Health

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 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. 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

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

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

Fit Work tight to adjacent elements. Maintain integrity of wall, ceiling, or floor

construction +/ - completely seal voids. 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 Submit the number of copies which the Owner requires.

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

Submit samples to illustrate functional and aesthetic characteristics of the Product. Submit samples of finishes form the full range of manufacturer's standard colors textures,

and patterns. 1.09 MANUFACTURERS' INSTRUCTIONS

precise workmanship

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.

Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and cer tifications as appropriate. 1.10 MANUFACTURER'S CERTIFICATES

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

Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate. 1.11QUALITY ASSURANCE

Monitor quality control over suppliers, manufacturer's products, services, site conditions,

and workmanship, to produce Work of specified quality.

Comply fully with manufacturers' instructions, including each step in sequence. Should manufacturers' instructions conflict with Contract Documents, request

clarification from Architect before proceeding. 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

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

Secure products in place with positive anchorage devices designed and sized to withstand stresses,

vibration, physical distortion or disfigurement, and match surrounding finishes.

1.12 INSPECTION AND TESTING LABORATORY SERVICES

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

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

Cooperate with independent firms; furnish samples and access to work as required. Retesting required because of non -conformance to specified requirements will be charged

to the subcontractor. 1.13 TEMPORARY SANITARY FACILITIES (By Contractor)

Provide and maintain required facilities and enclosures.

Maintain in clean and sanitary condition. 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)

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

Construction: Commercial grade chain link fence, new or used. Provide 6 ft. high fence around construction site, equip with vehicular and pedestrian gates with locks.

1.15 PROTECTION OF INSTALLED WORK (By Contractor) Protect installed work and provide special protection where specified in individual

specification sections. 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

 Provided by Owner/Contractor. 1.18 FIELD OFFICES AND SHEDS

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.

Clean and repair damage caused by installation or use of temporary work. Restore existing facilities used during construction to original condition. Restore

permanent facilities used during construction to specified condition. 1.20 PRODUCTS

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.

Use interchangeable components of the same manufacture for similar components. 1.21 STARTING SYSTEMS

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

Ensure that each piece of equipment or system is ready for operation. Execute start -up under supervision of responsible persons in accordance with

manufacturers' instructions Submit a written report that equipment or system has been properly installed and is

functioning correctly.

1.22 DEMONSTRATION AND INSTRUCTIONS Demonstrate operation and maintenance of Products to Owner's personnel two weeks

prior to date of final inspection For equipment or systems requiring seasonal operation, perform demonstrations for other

season within nine (9) months.

1.23 TESTING, ADJUSTING, AND BALANCING Owner will appoint, employ, and pay for services of an independent firm to perform

testing, adjusting, and balancing. 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. Cooperate with independent firm, furnish assistance as requested 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. Provide submittals to Owner/Contractor that are required by governing or other

Submit final Application for Payment identifying total adjusted Contract Sum, previous

payments, and sum remaining due.

Execute final cleaning prior to final inspection. Clean interior and exterior glass and surfaces exposed to view, remove temporary levels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces. Clean debris from site, roofs, and drainage systems.

Replace filters of operating equipment. Remove waste and surplus materials, rubbish, and constructio n facilities from the site.

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

1.27 PROJECT RECORD DOCUMENTS Maintain on site, one set of the following record documents record actual revisions to the

Contract Drawings.

Specifications. Addenda.

4. Change orders and other Modifications to the Contract. 5. Reviewed shop drawings, product data, and samples.

Store Record Documents separate from documents used for construction.

Record information concurrent with construction progress.

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. 1. Measured depths of foundations in relation to finish first floor datum. Measured horizontal and vertical locations of underground utilities and appurtenances . reference to permanent surface improvements.

3. Measured location of internal utilities and appurtenances concealed In construction, referenced to visible and accessible features of the Work. 4. Field changes of dimension and detail.

5. Details not on original Contract Drawings,

Delete Architect/Engineer title block ad seal from all documents. Submit documents to Owner/Contractor with claim for final Application for Payment. 1.28 OPERATION AND MAINTENANCE DATA

Submit tow sets prior to final inspection, bound in 81/2 x 11 inch text pages, three D size ring capacity expansion binder with durable plastic covers. Prepare binding cover with printed title "OPERATION AND MAINTENANCE INSTUCTIONS" and title of project.

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

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

2. Operation and maintenance instructions, arranged by system. Project documents and certificates

1.29 WARRANTIES Provide duplicate notarized copies.

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

FOR CAST-IN PLACE CONCRETE & REINFORCED UNIT MASONRY

(SEE STRUCTURAL NOTES & DRAWINGS) PART 1 - GENERAL 1.01 SECTION INCLUDES

Method, 1800 psi at 28 days.

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

. Grout Aggregate: ASTM C387, using gray cement, Normal strength. D. Water: Clean and potable. Mortar for Reinforced masonry conforming IRC using the Property-

2.03 MORTAR MIXING A. Thoroughly m ix mortar ingredients in quantities needed for immediate use in accordance with

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

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

PART 3 EXECUTION

PART 3 EXECUTION

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

B. Reinforced concrete masonry units, reinforcement, anchorage, and accessories, for structural building walls, shall be be as indicated on drawings and structural calcs. 1.02 REGULATORY REQUIREMENTS

A. Conform to IRC, latest applicible 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, unprotested finish.

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

> SECTION 05500 METAL FABRICATION AND MISC. PRODUCTS

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

dimensional position

B. Embed anchors as shown on plans.

A. Verify field measurements. PART 2 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

E. Exposed Mechanical Fastenings: 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 same 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.

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.

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

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.

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

G. Install ladders as indicated on drawings.

Field weld components indicated on shop drawings.

FRAMING AND SHEATHING

SECTION 06112

PART 1 – GENERAL

. Roof Sheathing

PART 2 - PRODU CTS

2.01 LUMBER MATERIALS

contact with concrete.

1.01 SECTION INCLUDES A. Structural wall framing. B. Wall Sheathing

> D. Preservative treatment of wood E. Miscellaneous framing and sheathing. F. Sono-tube

1.02 QUALITY ASSURANCE A. Perform Work in accord ance 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, store, protect, and handle products. B. Protect site framed structural site fabricates trusses from warping or other distortion by attacking in vertical position, braced to resist movement.

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/

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

B. Plywood Wall Sheathing: APA Rated Sheathing Structural II, Span Rating 32/16, Exposure Durabil ity 1, sanded. C. Particleboard Wall Sheathing: APA Oriented Strand Board.

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

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

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

G. Building paper: No. 15 asphalt felt.

2.04 FACTORY WOOD TRETMENT

2.03 ACCESSORIES A. Fasteners and Anchors B. Fasteners: Hot-dipped galvanized steel for high humidity and treated wood locations, unfinished

D. Anchors: Expansion shield and lag bolt type for anchorage to solid masonry or concrete. Bolt or ballistic fastener for anchorages to steel . Joist hangers: Hot dipped galvanized steel, sized to suit framing conditions, manufactured by

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

PART 3 EXECUTION

3.01 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

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

G. Nailing 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

WEOOD BLOCKING AND CURBING

PART 1 – GENERAL 1.01 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. PART 2 - PRODUCTS

2.01 MATERIALS

A. Fasteners and Anchors:

2.02 ACCESSORIES

A. Lumber grading rules: WPA B. Miscellaneous framing: Stress Group D, Douglas Fir species, 19% maximum moisture content pressure preservative treatment.

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. PART 3 - EXECUTION

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

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

soffits, drip ceilings and cove ceilings.

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. PART 4 - FIRE BLOCKS AND DRAFT STOPS General: In combustible construction fireblocking and draftstopping shall be installed to: 1. Materials shall be installed according to manufacturer 's instructions. 2. Protect surface from damage until final acceptance. Cit off all concealed draft openings

floor levels and at 10 foot intervals both vertical and horizontal.

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.

(both vertical and horizontal) and shall form an effective barrier between floors,

2. At all interconnections between concealed vertical and horizontal spaces such as occur at

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and

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. In openings around vents, pipes, ducts, chimney, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels with noncumbustible materials. . 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 noncombustible material 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 or two thickness of 1 inch nominal lumber with broken lap or one thickness of 23/32 inch wood structural panel with joints backed by 23/32 inch wood structural panel or one thickness of 3/4 inch,

type 2-M particleboard. Fireblocks may also by 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

> **SECTION 06410** CASEWORK AND MILLWORK

B. Plastic laminate counter tops. 1.02 SUBMITTALS A. Submit shop drawings and product data under provisions of Sections 01001.

mineral fiber or glass fiber or other approved nonrigid materials.

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Formica

B. Wilsonart

2.07 HARDWARE

PART 3 - EXECUTION

3.01 INSPECTION

3.02 INSTALLATION

A. Fabricated cabinet units.

accessory listings, and schedule of finished. PART 2 PRODUCTS 2.01 MANUFACTURERS A. Acceptable manufacturers: As selected by Owner. 2.02 WOOD MATERIALS

B. Include materials, component profiles, fastening methods, assembly methods, joint details,

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

of 6% species birch, for drawer sides and backs paint or stain as directed by Owner unless

A. Hardwood lumber FS MM-L-736- graded in accordance with AWI maximum moisture content

A. Wood Particleboard: Per AWI standard, composed of wood chips, made with water and mold resistant adhesive. 1. Provide 3/4" high density particleboard, 2. Use particleboard in face edgings, in base or framing members or in shelves or panels

B. Hardboard: PS 58 - pressed wood fiber with resin binder, tempered grade, smooth one side: 1/4" 2.04 ACCEPTABLE LAMINATE MANUFACTURERS

3. Approved products: Kortron or Melamine

2.05 LAMINATE MATERIALS A. Plastic laminate: NEMA LD 3, DLS grade thickness, color as selected by Owner. C. Laminate Backing Sheet: LD -3 BK20 Backing grade , undecorated plastic laminate.

through building openings

2.06 ACCESSORIES A. Adhesive: MM -A-125, Type II B. Fasteners: Size and type to suit application.

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

A. As selected by Owner. 2.08 FABRICATION A. Shop assemble casework for delivery to site in units easily handled and to permit passage

A. Verify adequacy of backing send support framing.

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

Apply laminate backing sheet to reverse side of plastic laminate finished surfaces. D. Fabricate counter tops with integral splash. E. Provi de cutouts for plumbing fixtures, inserts, appliances, outlet boxes and other fixtures and fittings. Verify locations of cotouts from on -site dimensions. Seal contact surfaces of cut

Use purpose designed fixture attachments at concealed locations for wallmounted components.

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

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2A EARTHWORK 3A CONCRETE

3B PRECAST CONCRETE 3C GYPSUM CEMENTIOUS UNDERLAYMENT

4A MASONRY 4B GLASS UNIT MASONRY

5A ORNAMENTAL AND MISCELLANEOUS METAL 6A ROUGH CARPENTRY 6B FINISH CARPENTRY

6C CABINETS 6D MOLDED MILLWORK 7A ROOFING AND WATERPROOFING

7B SHEET METAL 7C INSULATION 7D SKYLIGHT 7E ROOFING TILES

7F BUILT-UP ROOFING 8A FINISH HARDWARE 8B DOORS

8C WOOD DOORS AND WINDOWS 8C METAL DOORS AND WINDOWS 8D GLASS AND GLAZING

8E WEATHERSTRIPPING AND THRESHOLDS

9C GYPSUM WALLBOARD AND CEILING BOARD

BF GARAGE DOOR HARDWARE 9A METAL STUD FRAMING SYSTEM 9B STUCCO

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9G PAINTING AND FINISHING 10A BUILDER SPECIALTIES/FINISH SCHEDULE 11A FIREPLACES

16A ELECTRICAL

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15C HEATING AND AIR CONDITIONING

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ASSURED DEVELOPMENT Ш

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CONS. DOCS SUBMITTAL

PROJECT NO.

SPECIFICATIONS

OPM Ш

05-13-2019

SHEET NO.

A. Membrane Manufacturer: Company specializing in waterproofing sheet membranes with five

A. Section 03001 – Concrete: Structural concrete slab over sheet waterproofing.

C. Section 07600 – Flashing and Sheet Metal: Metal counterflashing work.

2. Work required to repair defective roof will be completed without cost to

Owner of any action, right, or remedy otherwise available to him.

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

and shall include not more than 15% markup for overhead and profit.

I. Modified base flashing: To contain a fiberglass scrim, Dynaflex, or an Owner approved equal.

A. Asphalt -saturated organic felt pads, or other approved by roofing manufacturer. "Dyna Tred".

A. Complete installation including required flashings shall be in strict compliance with the material

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

installation, including the metal accessories furnished by other trades, is suitable to receive the

roofing application. Coordinate the installation of such flashings. Determine that the roofing

A. Inspect installation by other trades and report to the Owner, in writing, any defective work which

B. Do not start work until such defects nave been corrected and surfaces have been inspected and

SECTION 07600

SHEET METAL FLASHING

A. System performance: Physically protect membrane roofing base flashings from damage that

1. SMACNA - Architectural Sheet Metal Manual.

A. Fasteners: Aluminum with soft neoprene washers at exposed fasteners. Finish exposed fasteners

A. Form components true to shape, accurate in size, square, and free from distortion or defects.

D. Fabricate flashings to allow toe to extend 2 inches over roofing. Return and brake edges.

G. Form sheet metal plans with upstand and flanges. Fill pans watertight with plastic cement.

B. Verify membrane termination and base flashings are in place, sealed and secure.

C. Hem exposed edges on underside ½ inch, mitre and seam corners. Fabricate vertical faces with

A. Verify roof openings, curbs, pipes, sleeves ducts, or vents through roof are solidly set, cant strips

SECTION 07900

JOINT SEALERS

A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.

C. Joint Backing: As recommended by sealant manufacturer for type and size of joints

B. Beginning of installation means installer accepts existing surfaces.

A. Clean and prime joints in accordance with manufacturer's instructions.

B. Repair or replace defaced or disfigured finishes caused by work of this Section

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.

SEALANT TYPE 2: Polyurethane, multiple component, high modulus, chemical cure, non-sagging

Typical uses: Exterior vertical working joints between metals and concrete or masonry between

A. Install sealants in accordance with manufacturers instruction.

3.06 SCHEDULE OF SEALANTS (Products equal to the following):

metals, or between metal and concrete or masonry counterflashing.

B. Joint Cleanser: Non -corrosive and non-staining types recommended by sealant manufacturer,

D. Bond Breaker; Pressure sensitive tape recommended by sealant manufacturer to suit application.

A. Verify that surfaces are ready to receive work and field measurements are as shown on Drawings

SEALANT TYPE 1 Polyurethane, single component, chemical cure, non-sagging, movement class

A. Stack performed material to prevent twisting, bending, or abrasion, and to provide ventilation.

A. Application and preparation shall be in accordance with roofing manufacturers written

B. Flashings: Flash in accordance with manufacturers' recommendations.

D. All miscellaneous items indicated on drawings or required for a complete job.

manufacturer's specifications for the particular application of roofing assemblies.

yearm no dollar limit, guarantee for all roofing installed included in his bid.

A. Glass Fiber Plys: Conforming to ASTMD-2178, Type IV, Glasply IV.

B. Roofing Asphalt: Conforming to ASTM--312m Type III.

D. Industrial Roof Cement: Conforming to FS-22-C-153.

J. Roofing system shall be equal to Manville Spec. 4GNC.

A. Primer: As recommended by roofing manufacturer.

would affect proper roofing applications.

E. Flashing Cement: As recommended by roofing Manufacturer.

H. Cap Sheet: Mineral surfaced felts, "GlasKap". ASTM D3909.

F. Cant Strips: As recommended by roofing material manufacturer.,

B. Pre-fabricated Control or Expansion Joint Covers: "Expando-flash"

C. Primer: As recommended by roofing manufacturer.

G. Base Felt: 28 lbs. Glasbase.

PART 2 - PRODUCTS

2.02 ROOF WALKWAY PADS

2.04 SPECIAL REQUIREMENTS

3.01 COORDINATION OF WORK

required warranty

3.02 COOPERATION WITH OTHERS

3.03 APPLICATION OF ROOFING

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Sill flashings.

1.02 SYSTEM DESCRIPTION

1.03 QUALITY ASSURANCE

2.01 SHEET MATERIALS

2.02 ACCESSORIES

2.03 FABRICATION

PART 3 - EXECUTION

PART 1 - GENERAL

Part 2 – PRODUCTS

2.02 ACCESSORIES

PART 3 - EXECUTION

3.01 EXAMINATION

3.03 INSTALLATION

3.04 CLEANING AND REPAIRING

movement class 25.

A. Clean adjacent soiled surfaces.

(Minimum joint width ½ inch. minimum depth ¼ inch)

This is Typical exterior vertical joint sealant.

(Minimum width and $-\frac{1}{4}$ inch)

3.05 PROTECTION OF FINISHED WORK

A. Protect sealants until cured.

2.01 SEALANTS

1.01 SECTION INCLUDES

B. Sealant and backing.

A. See schedule below.

1.04 STORA GE AND HANDLING

same as flashing metal.

B. Slip Sheet: Rosin sized building paper.

Sealant: Specified in Section 07900.

Form pieces in longest practical lengths.

and reglets in place, and nailing strips located

A. Conform to drawing details included in SMACNA manuals.

Form material with standing seam.

3.01 EXAMI NATION AND PREPARATION

A. Preparing sealant substrate surfaces.

compatible with joint forming materials.

and recommended by the manufacturer

B. Counterflashings over base flashing.

C. Sheet metal reveals: Keene 40 stucco control joints.

would permit water leakage to building interior.

A. Sheet Metal: Galvanized G-90 zinc coating, 24 gage.

D. Plastic Cement: FS SS-C-153 Type 1 – asphaltic base cement.

Reglets: Surface mounted galvanized steel manufactured by Fry Reglet.

B. Fabricate cleats and starter strips of same material as sheet, interlockable.

bottom edge formed outward ½ inch and hemmed to from drip.

F. Fabricate corers in one piece, seam for rigidity, seal with sealant.

B. Cleats: Galvanized G-90 zinc coating, 22 gage.

A. Perform work in accordance with the following:

PART 3 - EXECUTION

2.03 ACCESSORIES

itemized breakdown of quantities and unit c osts for labor and materials,

B. In addition to the Maintenance Agreement, the Contractor shall provide the Owner with a 20

the Owner, except that rep air work required as a result of Act of God,

Agreement and the enforcement of its provisions shall not deprive the

abuse, alterations, or failure of the substrata or supporting structure. This

PART 1 – GENERAL

1.01 WORK INCLUDED

1.02 RELATED WORK

. Protection board.

1.03 QUALITY ASSURANCE

A. Adhesive applied sheet membrane waterproofing.

B. Section 06100 - Rough Carpentry: Plywood substrate.

B. Conterflash membrane termination.

```
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
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 Bituthene 4000
     C. Carlisle: System Sure -Seal Butyl
     D. Substitutions: Under provisions of Section 01630
2.02 MEMBRANE MATERIALS
    A. Membrane: Minimum 0060 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.
 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
       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 conditione4r as recommended by manufacturer.
  3.03 INSTALLA TION
       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
       D. Overlap edges and ends minimum 3 inches. Apply uniform bead of sealant to joint edges.
       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
       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 PROTECITON
      A. Install protection board with lapped joints and retain in place for vertical surfaces.
       B. After installation, clo se off area to prevent unauthorized traffic.
       C. Protect sheet membrane from damage prior to the application to the concrete topping
                                                SECTION 07213
                                       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 MANUFACTRURERS - INSULATION MATERIALS
      A. Fiberglass Insulation
                   Owens/Corning
                   Celotex
               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 hall 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. In stall 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
                                     BUILT 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.

manufacturers name and brand designation.

B. Roof applicator to provide evidence of guarantee.

applicator, stating the following:

A. Protect roofing materials from damage by elements, moisture, or foreign matter during

B. All manufactured roofing materials shall be delivered in original packages bearing the

A. All applicators shall be approved by the roofing material manufacturer.

storage and installation. Remove unsuitable stored or installed materials from job.

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

Owner, does agree for a period of three years after execution ate thereof,

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

to inspect and make immediate emergency repairs as required to stop

1. The undersigned hereby proposes and upon execution thereof, by the

the cause or nature of such leaks or defects in the work.

1.02 PROTECTION

1.03 INSPECITON

1.04 MAINTENANCE AGREEMENT

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 To UPING Alauses and untroylearesh joilass of Cannel glazing (Limitations: Glazing applications) SEALANT TYPE 5 Fungus resistant, one component silicone, non sag movement class 25 TYPICAL uses: Interior joints around plumbing fixtures; etc, interior vertical joints in tile plastic laminates and solid plastics in wet areas. (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 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 B. Republic C. Substitutions approved by Owner 2.02 DOORS AND FRAMES A. Frames (exterior) 16 Gage Material B Frames (interior) 18 gage, knockdown type in gyp. Board walls and welded types at exterior A. Exterior Doors: SDI Grade III Model 2, 16 gage, insulated. 2.03 ACCESSORIES Rubber silencers resilient rubber. 2.04 PROTECTIVE COATINGS Fabricate exterior frames as welded unit. B. Fabricate Frames and Doors with hardware reinforcement plates welded in place. Provide mortar Prepare frame for Silencers. Provider 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 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. A. Provide five year manufacturer's warranty. PART 2 - PRODUCTS 2.01 ACCEPTABLE MANUFACTURERS A. Weyerhaeuser B. Eggars 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 FACING 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. A"NSI 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. 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.

E. Push/Pulls/Kickplates/Quality

I. Overhead Door Holders: Sargeant.

A. Finishes as selected by Owner.

3.01 EXAMINATION AND PREPARATION

J. Substitutions: Approved by Architect

A. Door locks: Keyed as approved by Owner.

. Stops: Quality

H. Flush Bolts: Ives

2.02 KEYS

2.03 FINISHES

PART 3 - EXECUTION

C. Deadbolts: Heavy duty, 1: throw, SCG B460P.

G. Thresholds: National Guard Products, Inc. Pemko

Weatherstrip/Seals: National Guard Products, Inc. Pemko

A. Verify that doors and frames are ready to receive work and dimensions are as instructed by the

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 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 1/4 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. 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 Metal furring and lathing. 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 C9I, 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 lb/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 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 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: Celeotex Corp. 2. Flintkote Company 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. "W/R" 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 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. JOINT TREATMENT A. Tape fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive B. Feather coats onto adjoining surfaces so that camber is maximum 1/32 inch.

3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's; instructions.

B. Use the templates provided by hardware item manufacturer.

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05-13-2019

CONS. DOCS SUBMITTAL PROJECT NO.

SHEET NO. **SPECIFICATIONS**

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SECTION 09311
                                           CERAMIC TILE
PART 1 – GENERAL
                                                                                                              PART 2 - PRODUCTS
                                                                                                              A. MANUFACTURERS – SHEET FLOORING
1.01 SECTION INCLUDES

    Ceramic wall and floor tile and base finish.

    Armstrong

1.02 REFERENCES
                                                                                                                  Congoleum
                                                                                                                  3. Substitutions: Approved by Owner.
  A. TCA (Tile Council of America) - Handbook for Ceramic Tile Installation, latest edition.
                                                                                                              B. SHEET FLOORING MATERIALS
PART 2 - PRODUCTS
2.01 MANUFACTURERS - TILE
                                                                                                                   1. Vinyl Sheets: Provide materials as selected by Owner, meet or exceed specified requirements.
                                                                                                                 C. ACCEPTABLE MANUFACTURERS -BASE MATERIALS
   A. Dal-Tile
   B. Substitutions: Approved by Owne r
2.02 TILE MATERIALS
                                                                                                                  Flexco
                                                                                                                  3. Substitutions: Approved by Owner.
   A. Standard wall and floor tile selected by Owner.
                                                                                                              D. BASE MATERIALS
    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.
                                                                                                                  1. Base FS SS-W-40, Type 2 vinyl, 4 high, 1/8 inch thick, top set coved, premolded external
2.03 BASE MATERIAL
   A. Base: Match wall tiles in color and finish.
                                                                                                                  2. Base Accessories: Premolded end stops and external corners, of same material, size, and color as

    Coved Base

                                                                                                                  Self coving sheet vinyl base.
        Size as indicated on drawings.
                                                                                                              E. ACCESSORIES
2.04 MORTAR MATERIALS
                                                                                                                    1. Subfloor Filler: Type recommended by flooring material manufacturer.
  A. Mortar Materials: ANSI/TCA A118.4 Portland cement, sand, latex additive and water.
2.05 GROUT MATERIALS
                                                                                                                      Primers and Adhesives: Waterproof types recommended by flooring manufacturer
   A. Grout: Cementitious type with latex additive, Color as selected,
                                                                                                                      Edge Strips: Flooring material
                                                                                                                  4. Sealer and Wax: Types recommended by flooring manufacturer.
2.06 METAL LATH
                                                                                                              PART 3 - EXECUTION

    A. Galvanized expanded metal lath.

                                                                                                              A. EXAMINATION
PART 3 - EXECUTION
                                                                                                                  1. Verify that surfaces are smooth and flat with maximum variation of 1/8 inch in 10 ft. and are ready
3.01 EXAMINATION
   A. Verify that surfaces are ready to receive work
    B. Beginning of installation means installer accepts condition of existing surfaces.
                                                                                                                  2. Verify concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity,
                                                                                                                       carbonization or dusting.
3.02 PREPARATION
                                                                                                                   3. Beginning of installation means acceptance of existing substrate and existing conditions
    A. Protect surrounding work from damage or disfiguration.
                                                                                                              A. PREPARATION
    B. Vacuum clean existing surfaces and damp clean.
                                                                                                                  1. Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes, and other defects with
3.03 INSTALLATION
    A. Walls: Install ceramic tile in accordance with TCA system F113 - latest edition.
                                                                                                                   2. Apply, trowel, and float filler to leave a smooth, flat, hard surface
    B. Floors: Install ceramic tile in accordance with TCA system F113 - latest edition.
                                                                                                                   3. Prohibit traffic from area until filler is cured.
    C. Place tile joints uniform in width subject to variance in tolerance allowed in tile size. Make joints
                                                                                                                   4. Vacuum clean substrate.
         water tight without voids cracks, excess mortar, or excess grout.
                                                                                                              B. INSTALLATION -SHEET MATERIAL
    D. Sound tile after setting. Replace hollow sounding units.
                                                                                                                     Install in accordance with manufacturers instructions
    E. Grout tile joints
                                                                                                                   2. Mix tile from container to ensure shade variations are consistent
    F. Wainscot wall tile to be 60 inches high, fit tile to butt to mirrors.
                                                                                                              C. INSTALLATION -BASE MATERIAL
                                                                                                                     Fit joints tight and vertical. Maintain minimum measurement of 18 inches between joints.
    A. Protect finished installation from damage until accepted by Owner/Contractor.
                                                                                                                      Miter internal corers. At external corners, use premolded units.
    B. Do not permit traffic over finished floor surfaces.
                                                                                                                      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
                                  SUSPENDED ACOUSTICAL CEILING
                                                                                                                      Remove excess adhesive from floor, base, and wall surfaces without damage.
PART 1 – GENERAL
1.01 WORK INCLUDED
    A. Suspended metal grid ceiling system
                                                                                                                                                          SECTION 09900
    B. Acoustical tile panels, standard type.
                                                                                                                                                            PAINTING
1.02 SUBMITTALS
    A. Provide product data on metal grid system components and acoustic units,
                                                                                                               PART 1 - GENERAL
    B. Submit samples of custom and standard type ceiling panels for Owner selection.
                                                                                                              1.01 WORK INCLUDED
     C. Submit samples illustrating material and finish of each acoustic unit.

    A. Surface preparation

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

 B. Surface finish schedule

1.03 SEQUENCING/SCHEDULING
                                                                                                                    C. Painting Mechanical Items: Exposed ducts, roof mounted mechanical equipment.
    A. Do not install acoustical ceilings until building is enclosed, sufficient heat is provided, dust generating
                                                                                                               1.02 DELIVERY, STORAGE, AND HANDLING
         activities have terminated, and overhead work is completed, tested, and approved.
                                                                                                                  A. Deliver products to site in sealed and labeled containers, inspect to verify acceptance.
    B. Schedule installation of acoustic units after interior wet work is dry.
                                                                                                               PART 2 - PRODUCTS
1.06 EXTRA MATERIALS
                                                                                                              2.01 ACCEPTABLE MANUFACTURERS PAINT
   A. Provide 2 cases of each size, color and style of acoustical its selected.
                                                                                                                  A. Dunn - Edwards
PART 2 - PRODUCTS
                                                                                                                  B. Amer itone
2.01 ACCEPTABLE MANUFACTURERS - SUSPENSION SYSTEM
                                                                                                                   C. Frazee
   A. Donn
                                                                                                                   D. Substitution; Approved by Contractor
    B. Chicago Metallic
                                                                                                               2.02 MATERIALS
    C. Substitutions: Under provisions of Section 01630
                                                                                                                  A. Definitions: "Paint" as used herein, means coating systems materials including primers,
2.02 SUSPENSION SYSTEM MATERIALS
                                                                                                                       emulsions, enamels, sealers, fillers, and other applied materials whether used as prime,
   A. Custom and standard Grid: ASTM C635, heavy duty, two directional exposed T components die cut,
                                                                                                                       intermediate, or finish coats.
         and interlocking, 2 x 4 grids, unless otherwise indicated on drawings.
                                                                                                                    3. Acceptable Materials: The Painting Schedule in Part 3 of this Section is based on products of
    B. Accessories: Stabilizer bars, splices with edge moldings required for suspended grid system
                                                                                                                       Dunn -Edwards, where products are proposed other than specified by name and number provide a
      C. Grid Finnish: Custom and standard colors as selected by Owner
                                                                                                                       new painting schedule compiled in the same format used in this Section.
    D. Support Channels and Hangers: Galvanized steel, size and type to suit application to rigidly secure
                                                                                                              PART 3 - EXECUTION
         acoustic ceiling system including integral mechanical and electrical components with maximum
         deflection of 1/360.
                                                                                                                  A. Verify that surfaces and substrate conditions are ready to receive work as instructed by the product
    E. Provide hold down clips in all entries, vestibules, and for a 15 foot radius at the entrance of each
                                                                                                                       manufacturer.
                                                                                                                  B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition
2.03 ACCEPTABLE MANUFACTURERS – ACOUSTIC UNITS
                                                                                                                       that may potentially affect proper application.

    A. Armstrong

                                                                                                                   C. Beginning of installation means acceptance of existing surfaces and substrate.
    B. Celotex
                                                                                                              3.02 PREPARATION
    C. USG Interiors
                                                                                                                  A. Prepare surfaces in accordance with manufacturers instructions
2.04 ACOUSTIC UNIT MATERIALS
                                                                                                              3.03 APPLICATION
    A. Acoustic Panels" 2 x 2's and 2 x 4 units, custom design and finish and standard design and finish as
                                                                                                                 A. Prepare surfaces in accordance with manufacturers instructions
         selected by Owner.
                                                                                                              3.05 CLEANING
PART 3 - EXEC UTION
                                                                                                                  A. As work proceeds, promptly remove paint where spilled, splashed, or spattered.
3.01 INSPECTION
                                                                                                                  B. During progress of work maintain premises free of unnecessary accumulation of tools, equipment,
    A. Verify that existing conditions are ready to receive work.
                                                                                                                       surplus materials, and debris.
    B. Verify that layout of hangers will not interfere with other work.
                                                                                                                   C. Collect cotton waste, cloths, and material which may constitute a fire hazard, piece in closed metal
    C. Beginning of installation means acceptance of existing conditions.
                                                                                                                       containers and remove daily from site.
3.02 INSTALLATION
                                                                                                              3.07 SCHEDULE - EXTERIOR SURFACES
    A. Install system in accordance with manufacturer's instructions and as supplemented in this Section
                                                                                                                  A. Pavement Markings
    B. Install after major above ceiling work is complete. Coordinate the location of hangers with other work.
                                                                                                                       Finish Coat(s) Traffic Marking
                                                                                                                                                                           W801 Vin -L-Strips
    C. Hang system independent of ducts, pipes and conduit. Where carrying members are spliced, avoid
                                                                                                                  B. Stucco
                                                                                                                       1<sup>st</sup>Coat
         visible displacement of face plane of adjacent members,.
    D. Where duct or other equipment prevent the regular spacing of hangers, reinforce the nearest affected
                                                                                                                       2<sup>nd</sup> and 3<sup>rd</sup>Coat
                                                                                                                                                                           W370 Endurawall 100% Acrylic elastomeric
         hangers and related carrying channels to span the extra distance.
                                                                                                                  C. Ferrous Metal – Semi gloss
    E. Locate system on room axis according to reflected plan.
                                                                                                                                                                           43-5 Corrobar
                                                                                                                       2<sup>nd</sup>and 3<sup>rd</sup>Coat
    F. Install edge molding at intersection of ceiling and vertical surfaces, using longest practical lengths. Miter
                                                                                                                                                                           W901 Permasheen
         corners. Provide edge moldings at junctions with other interruptions. Provide preformed closers to match
                                                                                                                  D. Non -ferrous Metal - Semi-gloss
          edge molding.
                                                                                                                       (Galvanized, Aluminum)
    G. Fit acoustic units in place, free from damaged edges or other defects detrimental to appearance and
                                                                                                                                                                           GE 123 Galv -etch
                                                                                                                        Pretreat
                                                                                                                       1<sup>St</sup>Coat
                                                                                                                                                                           QD 43 -7 Galv -Alum
                                                                                                                       2 Coats
    H. Install acoustic units level, in uniform plane and free from twist, warp and dents.
                                                                                                                                                                           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
                                           SECTION 09650
                                                                                                                        A. Gypsum Drywall (Semi -gloss)
                                        RESILIENT FLOORING
                                                                                                                                                                       W01 Vinylastic
PART 1 - GENERAL
                                                                                                                            2<sup>nd</sup>and 3<sup>rd</sup>Coat
                                                                                                                                                                       (W450) Decogio
A. SECTION INCLUDES
                                                                                                                        A. Metals (unprimed)
       Resilient sheet flooring, and accessories
                                                                                                                                                                       42-44 Metal Primer
    Resilient base.
```

B. REFERENCES

C. SUBMITTALS

colors available.

D. OPERATION AND MAINTENANCE DATA

E. ENVIRONMENTAL REQUIREMENTS

F. EXTRA MATERIALS

for cleaning, stripping and re-waxing.

24 hours after installation of materials.

ASTM E84 - Surface Burning Characteristics of Building Materials.

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

Submit samples under provisions of Section 01001

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

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

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

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

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

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

Includes maintenance procedures, recommended maintenance materials, and suggested schedule

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

2. Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and

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

2nd and 3rdCoat

E. Non-Ferrous Metal - Semi gloss

(Galvanized, Aluminum)

B. Metals (primed)

(2) Coats

(2) Coats

D. Concrete Sealer

W450/W901 Latex Enamel Semi -gloss enamel

W450/W901 latex enamel

Vinyl epoxy latex copolymer

(V162) - GLOSS VARNISH

(V163) SEMI GLOSS VARNISH

(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. ANSI/NFPA 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 B. Product Data: Provide extinguisher operational features and anchorage details C. Manufacturer's installation instructions: Indicate special criteria an wall opening coordination 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 ANSI/NFPA 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 1.01 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 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 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)

3.01 EXAMINATION

3.03 INSTALLATION

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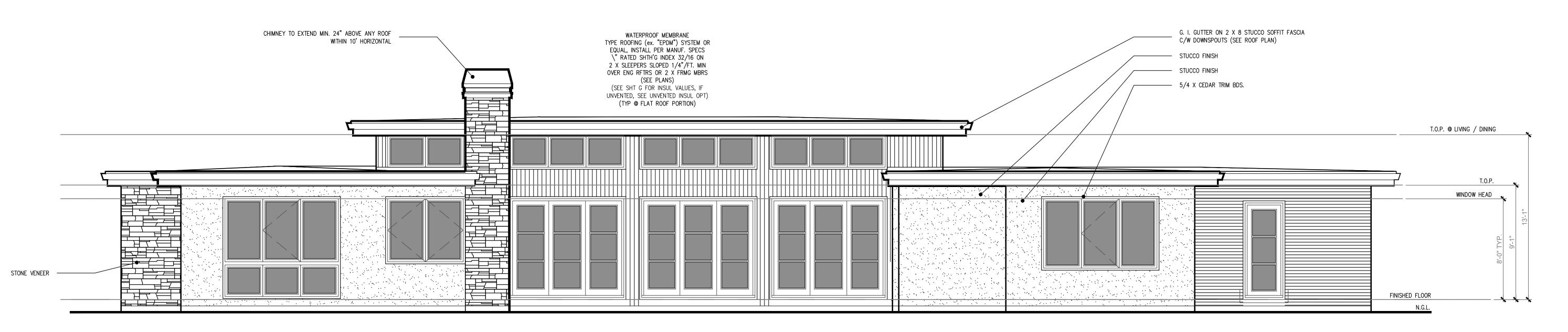
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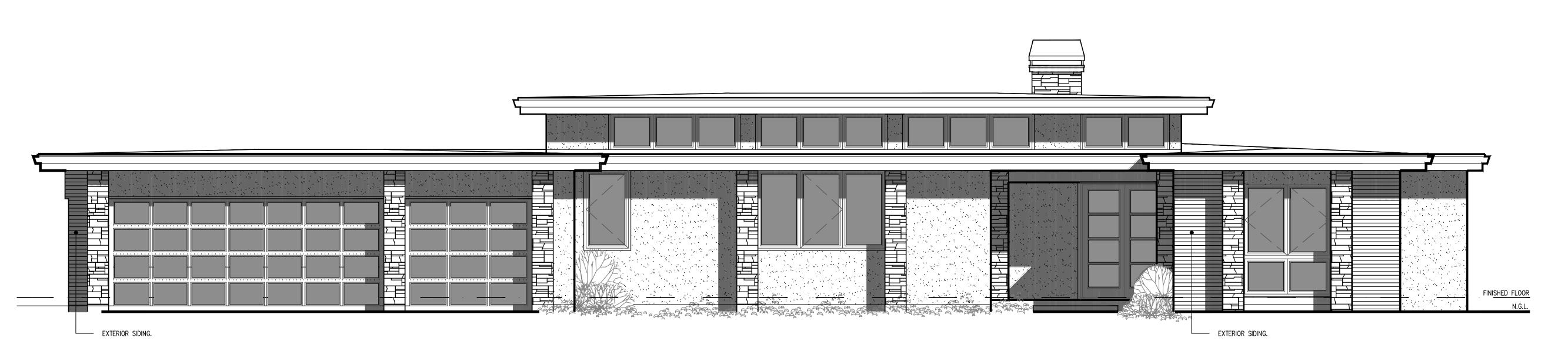
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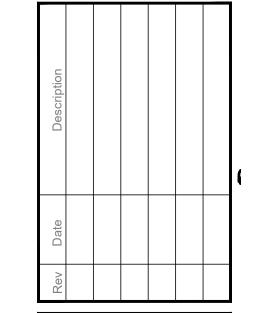
SPECIFICATIONS



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



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





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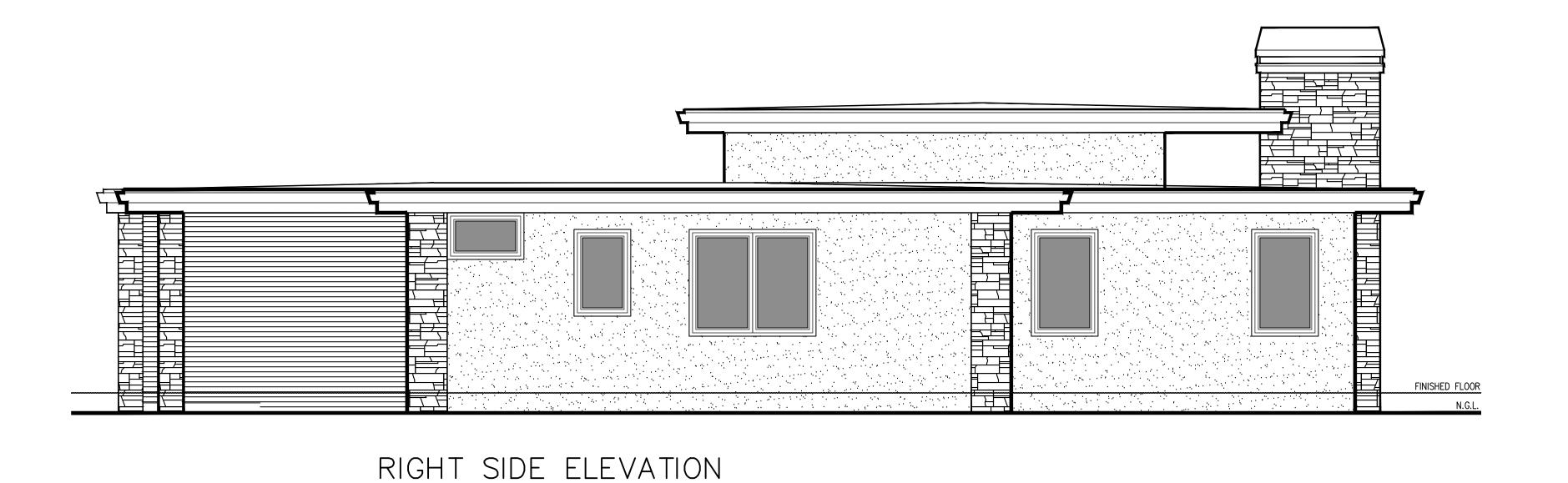
ATHENS LOT III
CUSTOM HOME
HENDERSON, NEVADA 89015

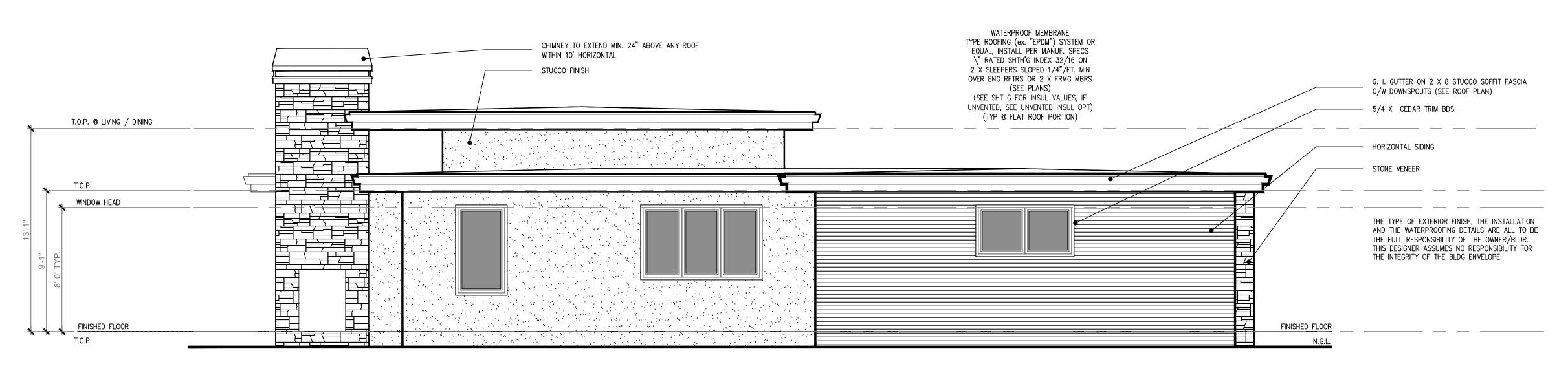
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SHEET NO.

EXTERIOR ELEV



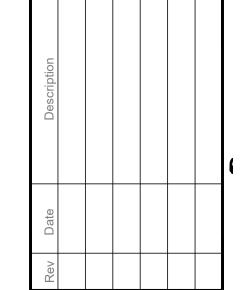


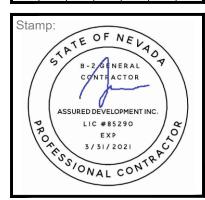
LEFT SIDE ELEVATION

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

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

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





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HENS LOT III STOM HOME DERSON, NEVADA 89015

DATE 05-13-2019

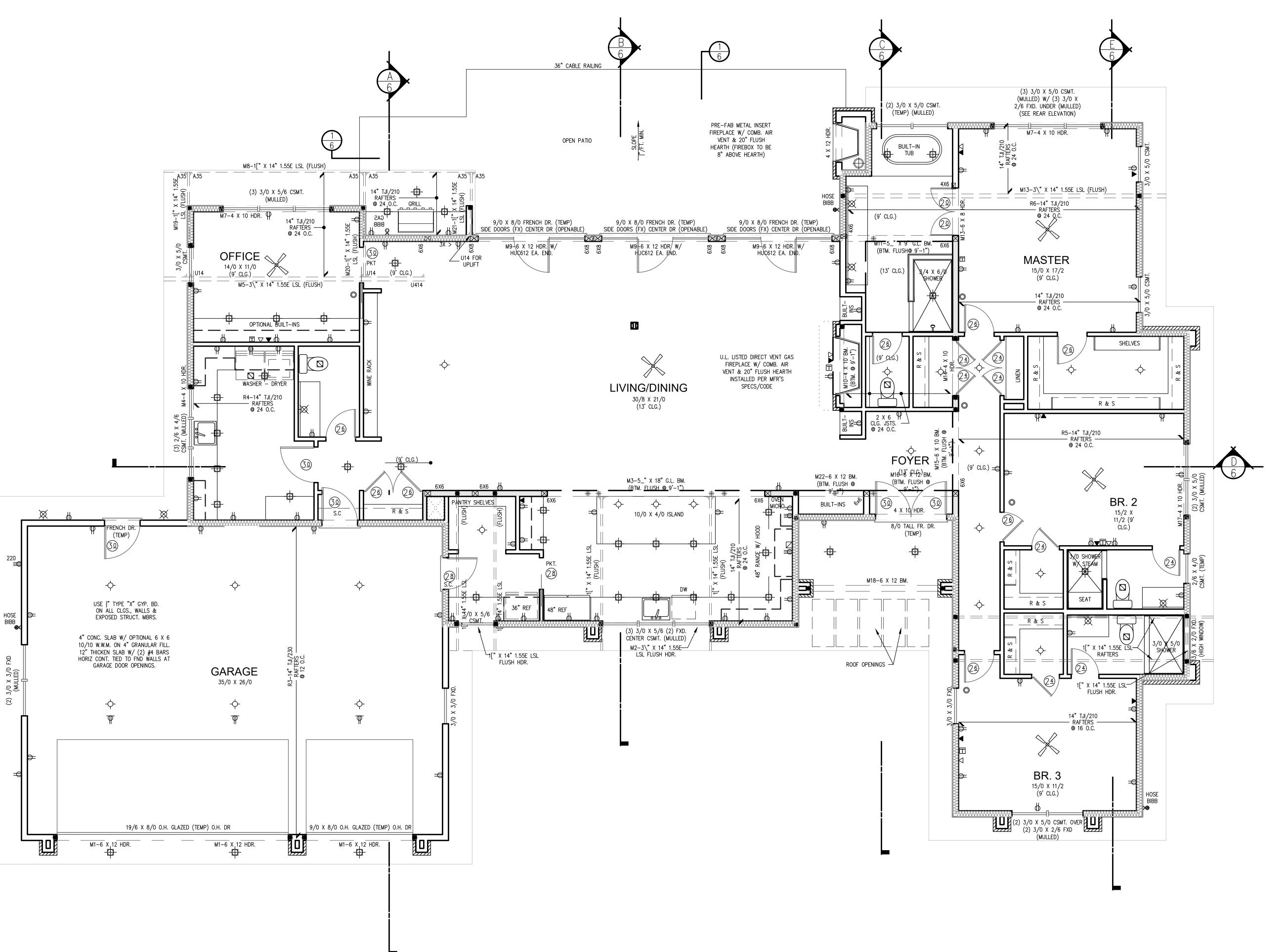
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SHEET NO.

EXTERIOR ELEV

2.0



LEGEND

RECESSED LIGHT

RECESSED DIRECTIONAL LIGHT FIXTURE

¹ ├**※** WALL-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

"GENERAL NOTES" FOR OTHER BEARING POINT LOCATION

SMOKE / CO DETECTOR (SEE

(PROVIDE SOLID BEAR'G - MIN. OF MEMBER WIDTH U.N.O.)

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

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)

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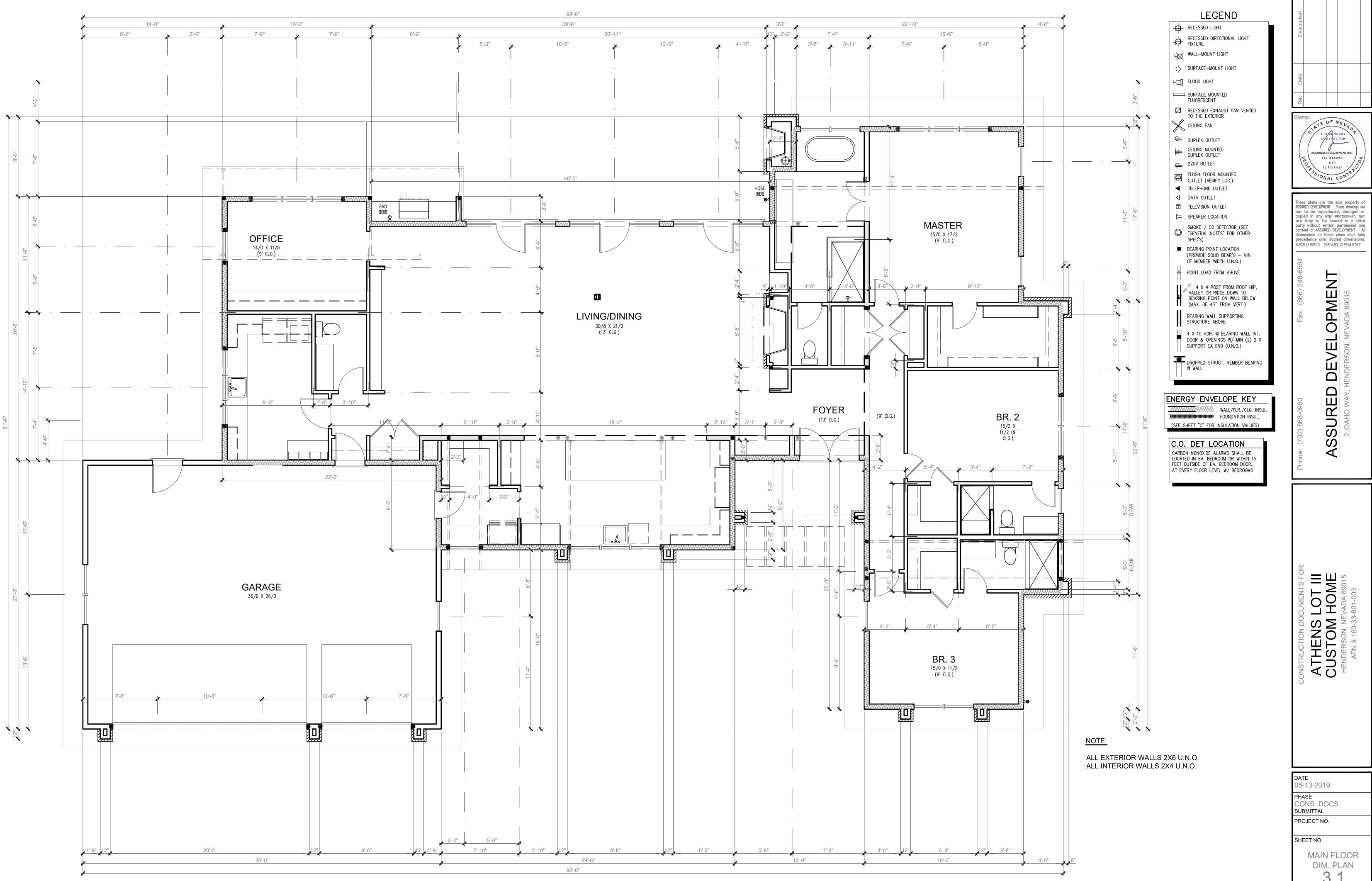
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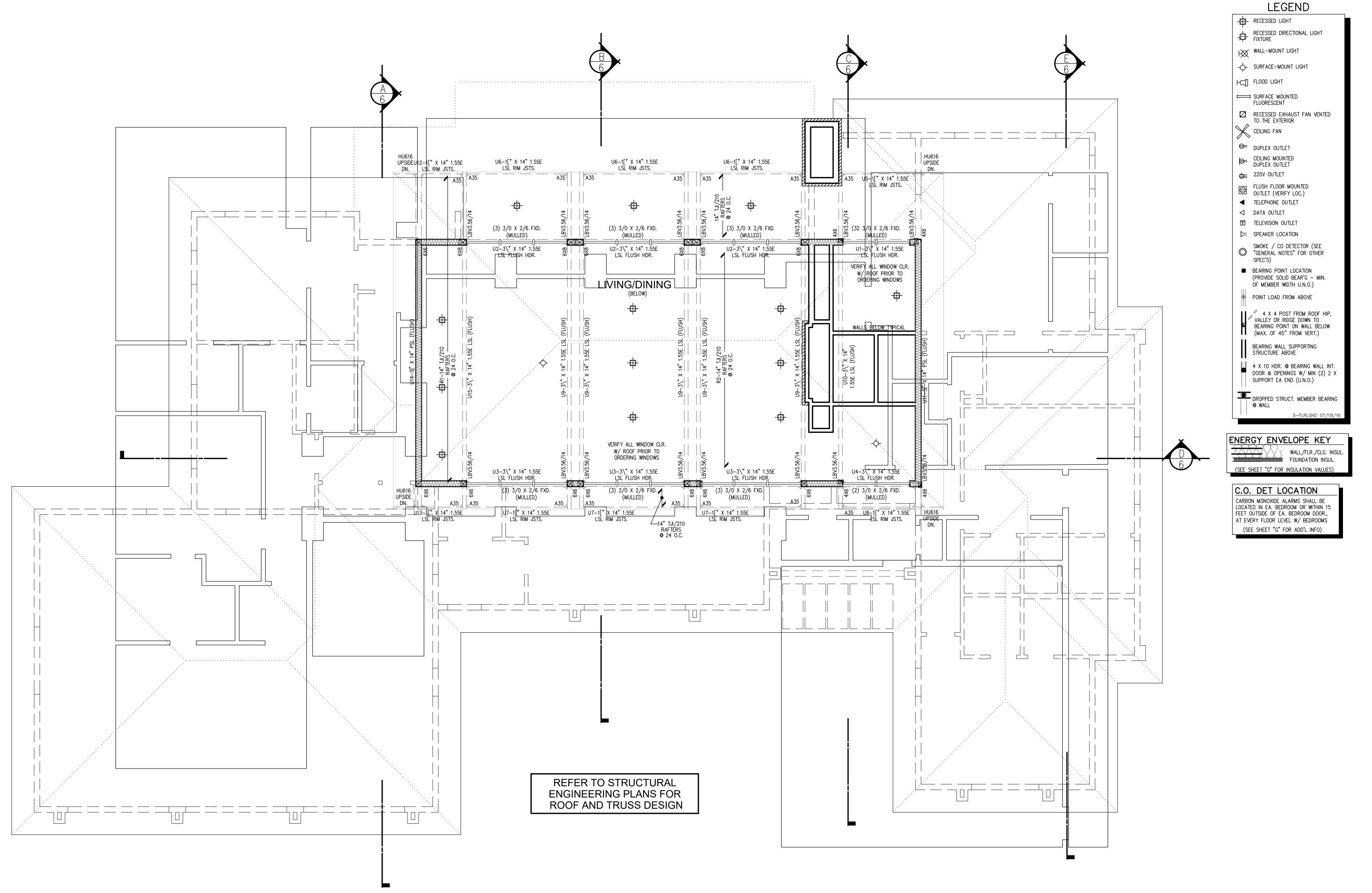
SURED 2 IDAHO WAY, HI S

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SHEET NO.

MAIN FLOOR PLAN





Description

Stamp:

Stamp:

B-2 GENERAL

CONTRACTOR

ASSURED DEVELOPMENT INC.

LIC #85290

EXP

3/31/2021

CONTRACTOR

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ASSURED 2 IDAHO WAY, H

ATHENS LOT III
CUSTOM HOME
HENDERSON, NEVADA 89015

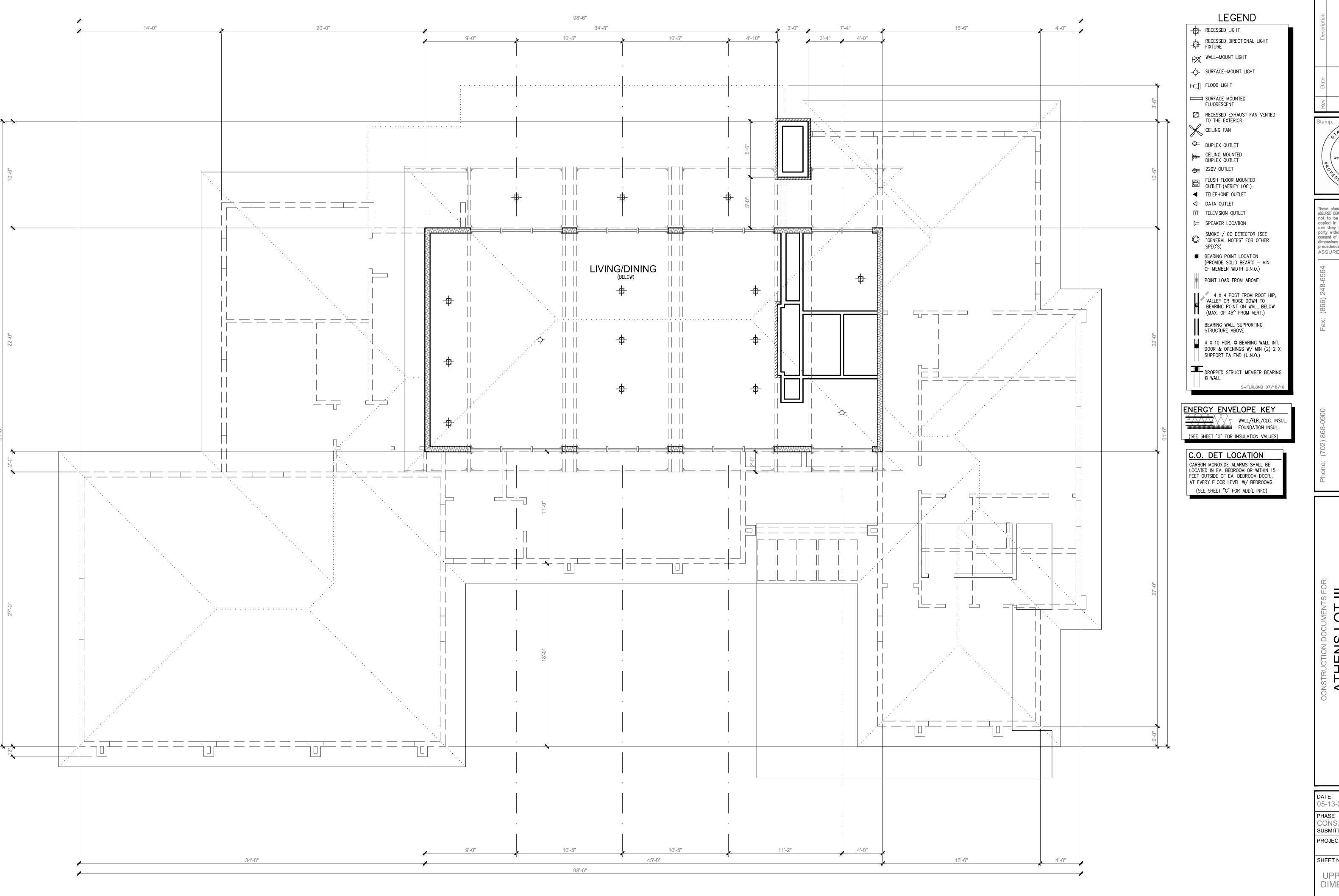
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SUBMITTAL PROJECT NO.

SHEET NO.

UPPER WINDOW PLAN



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3/31/2021

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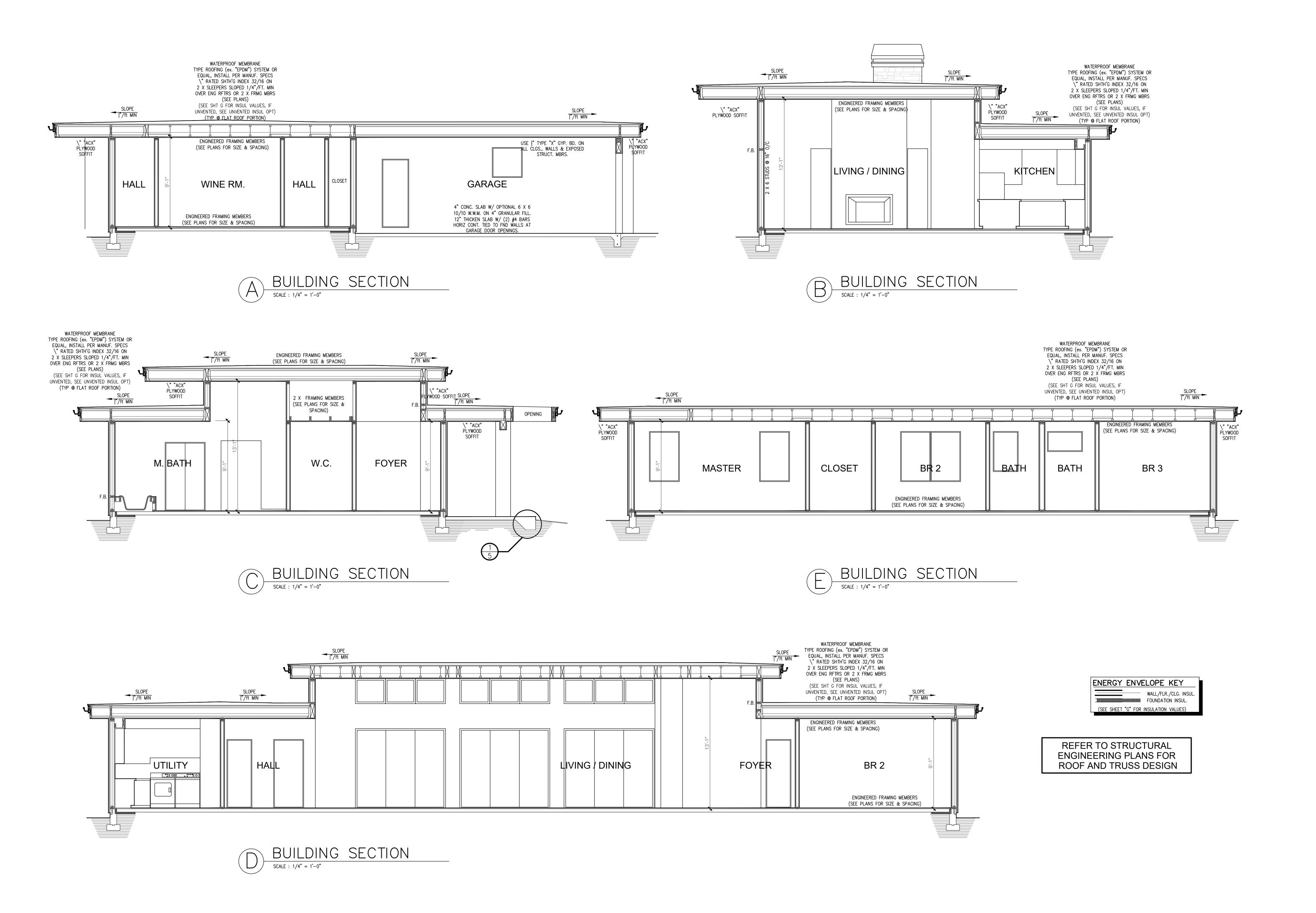
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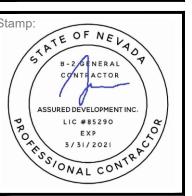
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SHEET NO.

UPPER WINDOW DIMENSION PLAN



Rev Date Description



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2 IDAHO WAY, HENDERSON, NEVADA 89015

ATHENS LOT III
CUSTOM HOME
HENDERSON, NEVADA 89015

DATE
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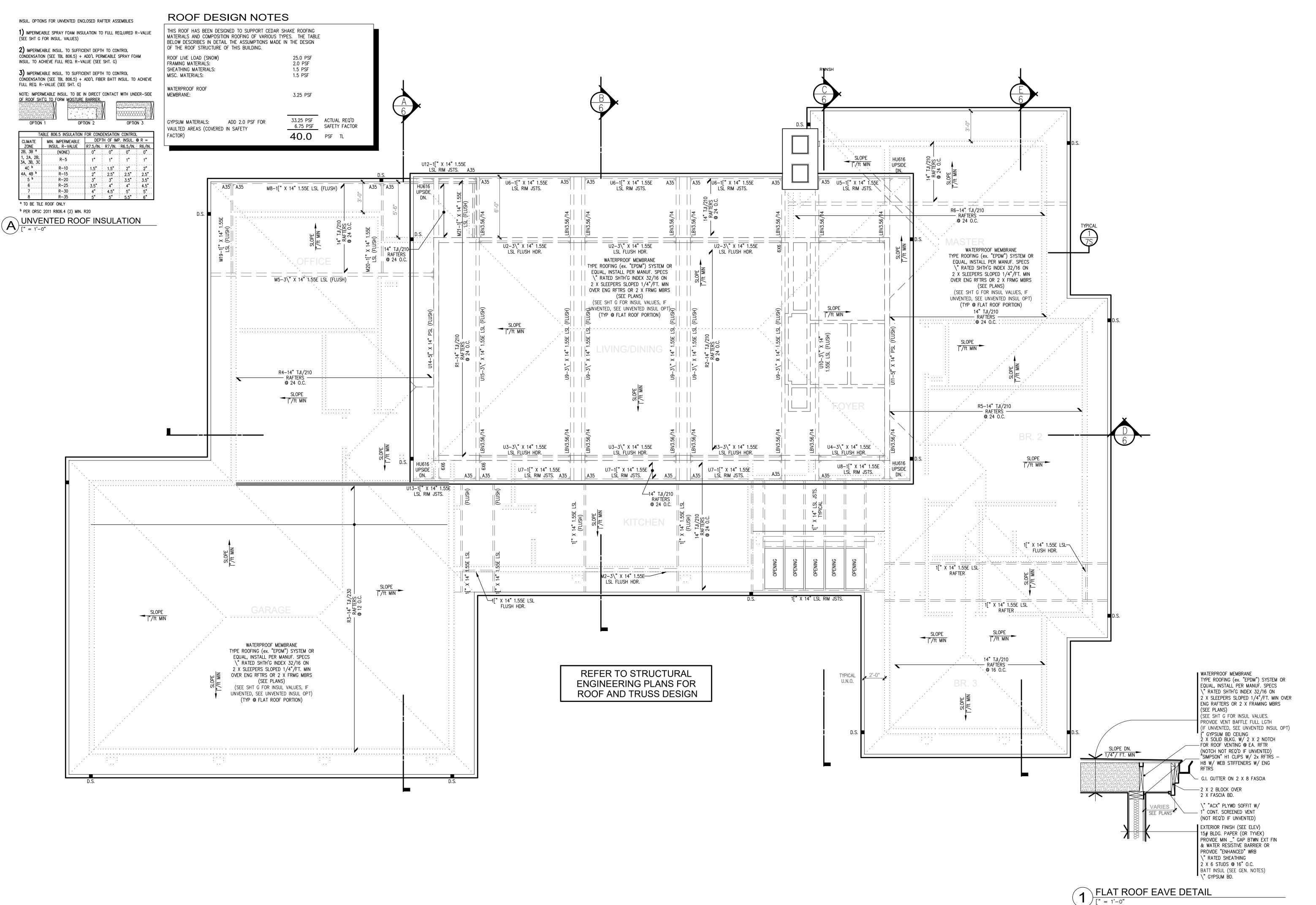
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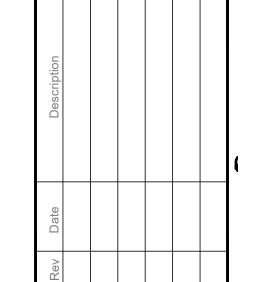
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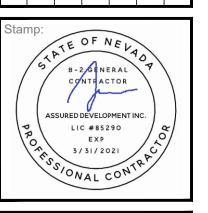
CROSS

SECTIONS

6.0







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ATHENS LOT III
CUSTOM HOME
HENDERSON, NEVADA 89015

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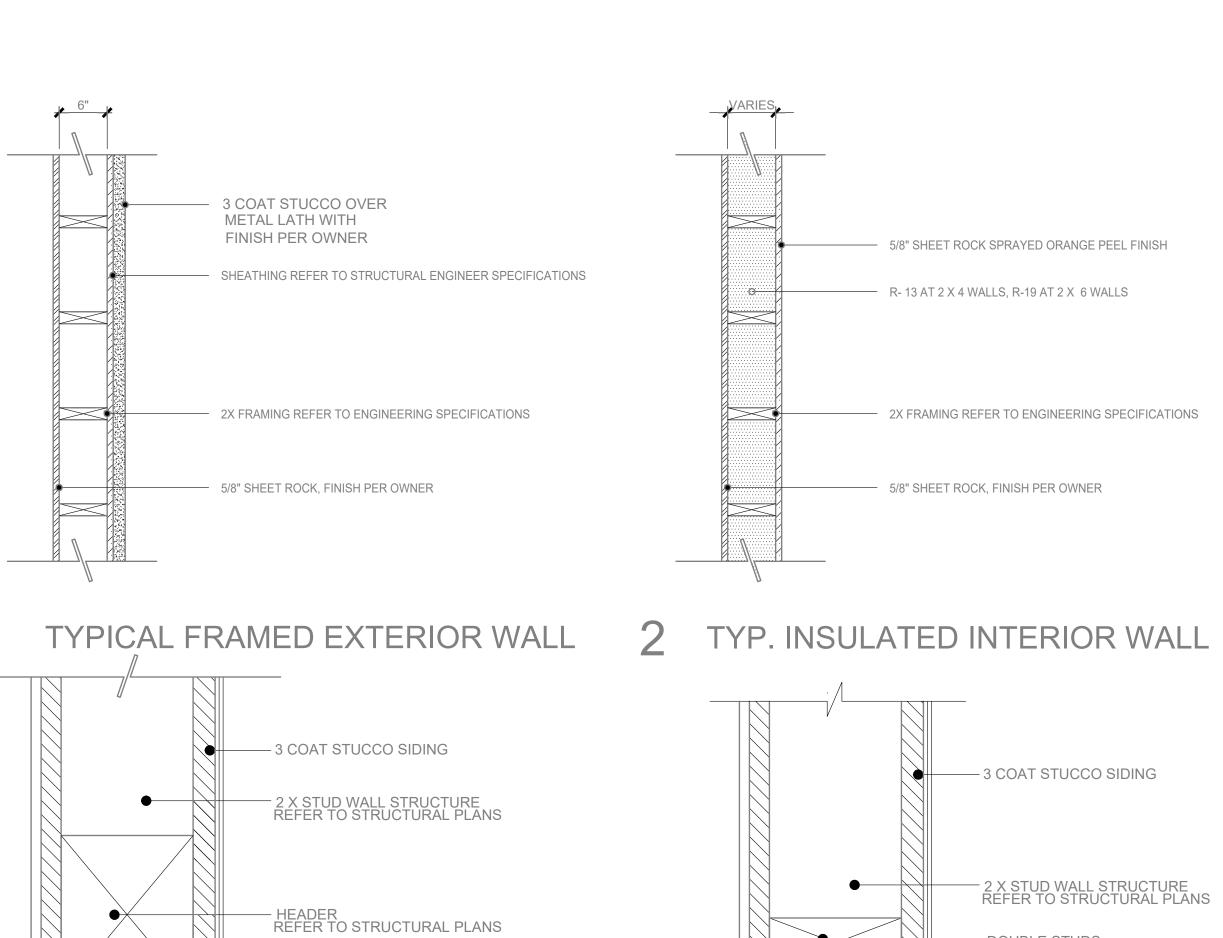
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SHEET NO.

PROJECT NO.

ROOF FRAMING PLAN

7S



3 COAT STUCCO OVER

CORROSION RESISTANT

"Z" BAR METAL FLASHING

CORROSION RESISTANT METAL BASE FLASHING

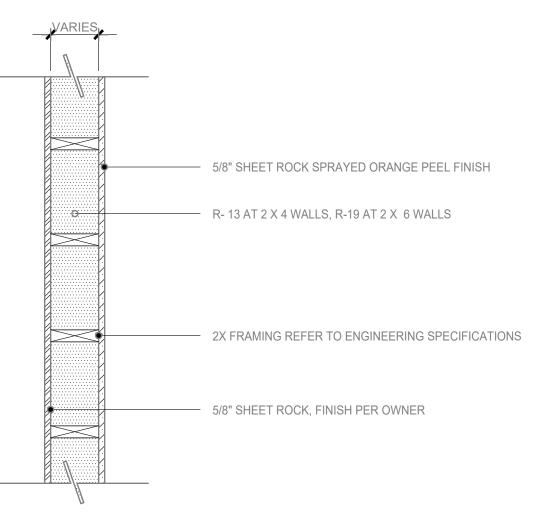
OVER ROOF SHEATHING

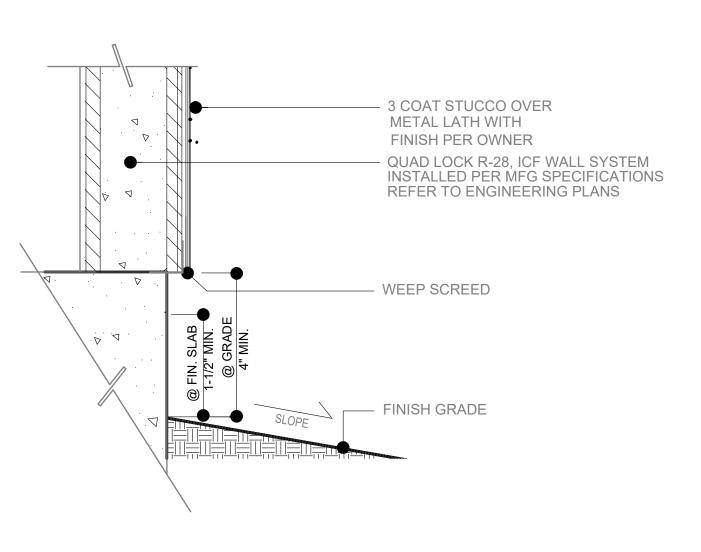
OVER 30# FELT

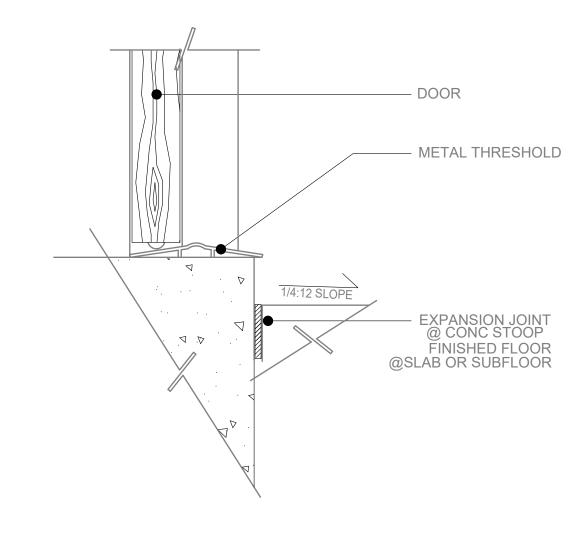
TILE ROOFING (PER OWNER)

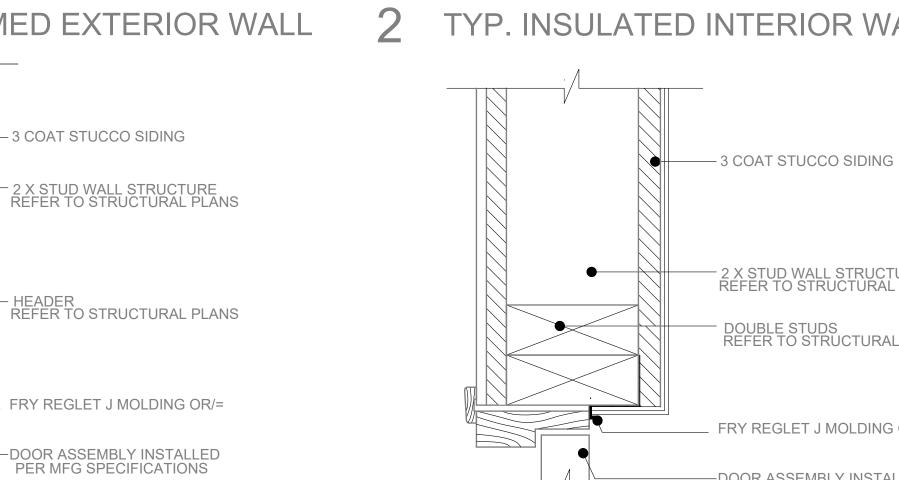
METAL LATH WITH

FINISH PER OWNER









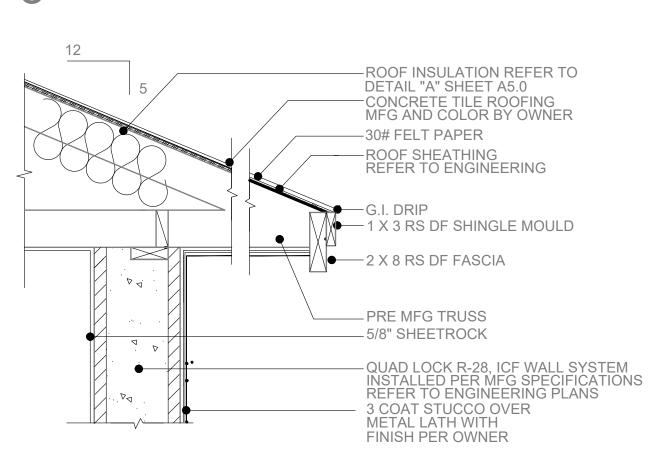


- 2 X STUD WALL STRUCTURE REFER TO STRUCTURAL PLANS

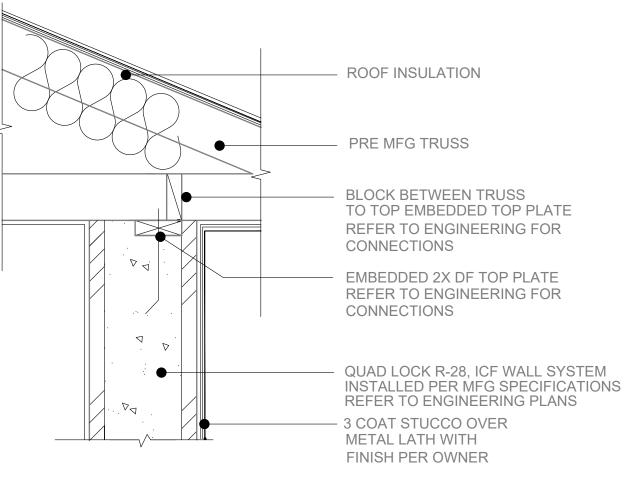
DOUBLE STUDS
REFER TO STRUCTURAL PLANS

FRY REGLET J MOLDING OR/=

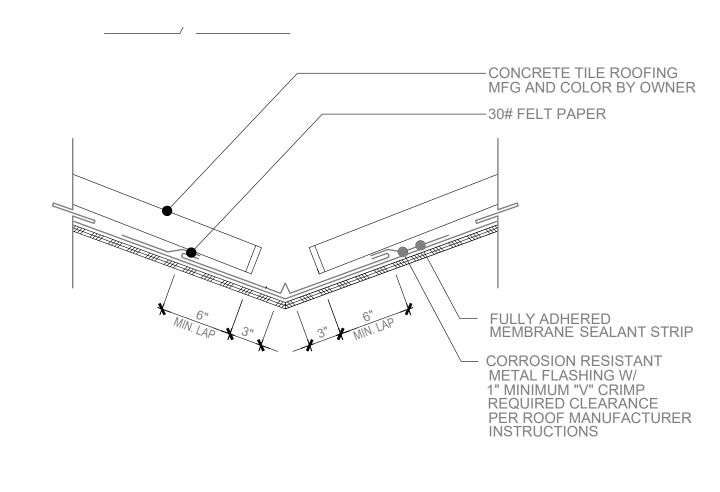
-DOOR ASSEMBLY INSTALLED PER MFG SPECIFICATIONS



TYP DOOR THRESHOLD DETAIL

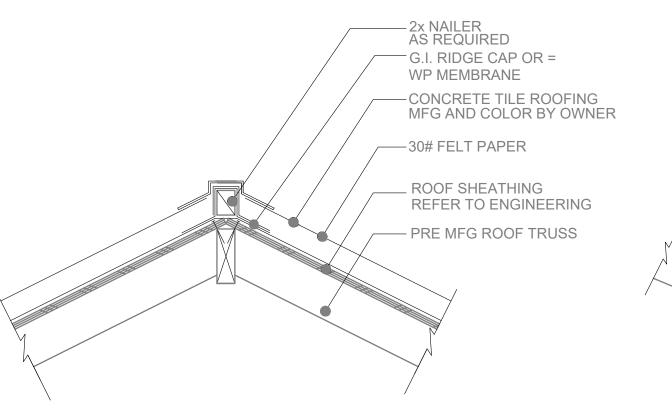




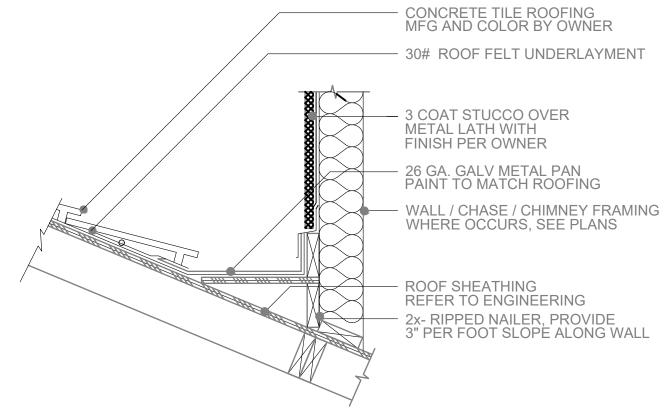


6 TYP. EXTERIOR DOOR JAMB

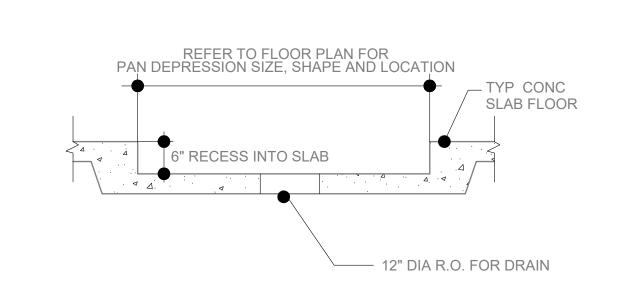
TYPICAL FASCIA DETAIL



TYPICAL TOP PLATE DETAIL

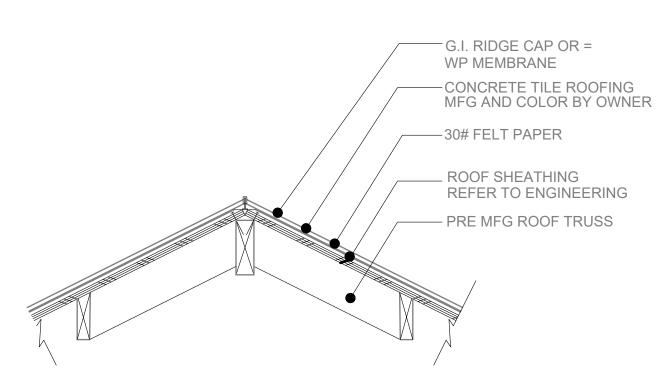


ROOF FLASHING DETAIL



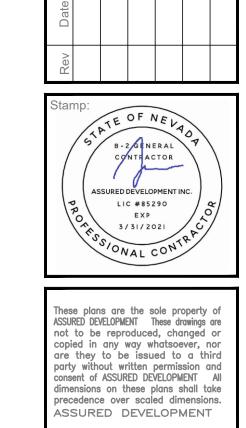
10 VALLEY FLASHING DETAIL 11 RIDGE DETAIL





13 HIP DETAIL





DEVELOPME SSURED

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PROJECT NO.
SHEET NO.

TYPICAL DETAILS 8.0