

# RESIDENTIAL CUSTOM HOME PREPARED FOR MILAN LOT 4

HENDERSON, NEVADA 89015

## PROJECT DATA

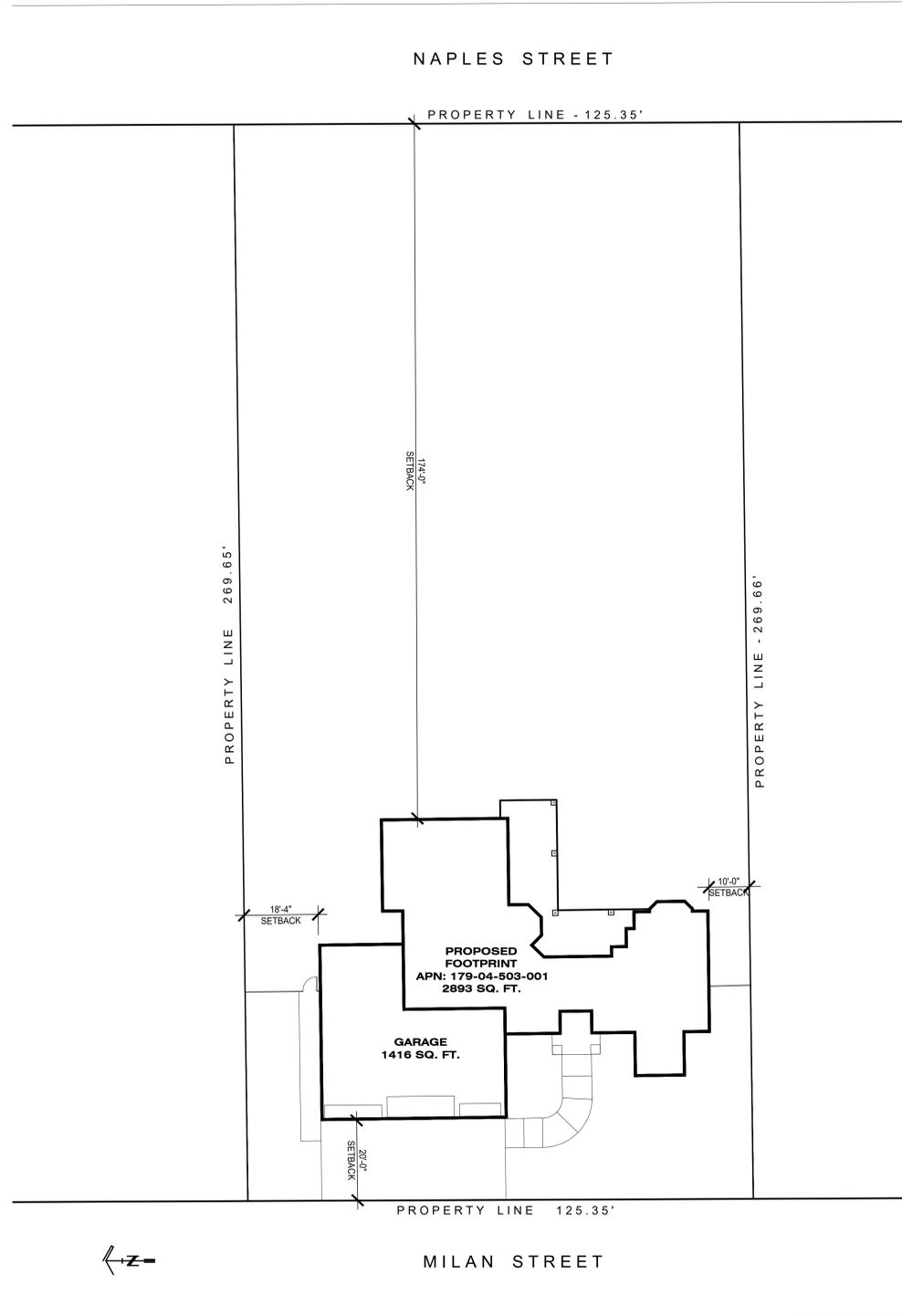
APN: 179-04-503-001  
 LOT SIZE: 0.83 ACRES (33,801 S.F.)  
 PROPOSED BUILDING AREA: 4,326 S.F.  
 LOT COVERAGE: 13%

BLDG. TYPE: TYPE V - NON RATED  
 ZONING: LOW-DENSITY SINGLE-FAMILY RESIDENTIAL 1(RS-1)  
 SPRINKLED: NO  
 JURISDICTION: HENDERSON - 89015

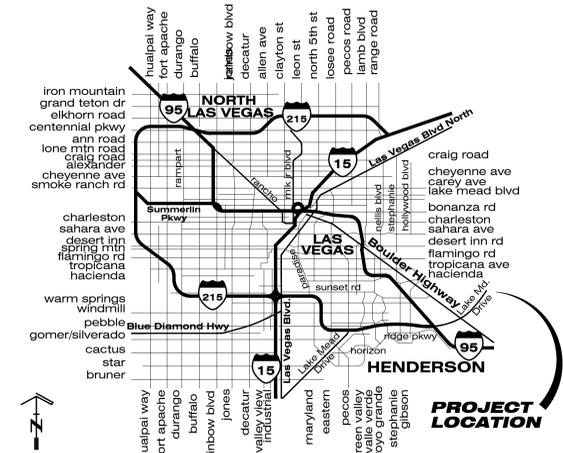
**BUILDING CODES:**  
 2018 INTERNATIONAL RESIDENTIAL CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 UNIFORM MECHANICAL CODE  
 2018 UNIFORM PLUMBING CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2017 NATIONAL ELECTRICAL CODE  
 AND ALL LOCAL AMENDMENTS

**SCOPE OF WORK:**  
 - PROPOSED RESIDENCE

## SITE PLAN



## VICINITY MAP



## SHEET INDEX

SHT #	DESCRIPTION	△	△	△	△	△	△
CV	COVER SHEET AND SITE PLAN	●					
<b>CIVIL</b>							
1 of 1	PLOT / GRADING PLAN	●					
<b>ARCHITECTURAL</b>							
GN	GENERAL NOTES	●					
FD	FOUNDATION FOOTING PLAN	●					
FF	FIRST FLOOR PLAN	●					
SF	SECOND FLOOR PLAN	●					
FE-1	EXTERIOR ELEVATIONS	●					
FE-2	EXTERIOR ELEVATIONS	●					
FE-3	FLOOR FRAMING & ROOF PLAN	●					
FE-4	STAIR SECTIONS AND DETAILS	●					
<b>STRUCTURAL</b>							
S1	GENERAL NOTES	●					
S1.1	SCHEDULES & NOTES	●					
S2	FOUNDATION PLANS	●					
S3	FLOOR FRAMING PLANS	●					
S4	ROOF FRAMING PLANS	●					
S5	SHEAR WALL PLANS	●					
S5.1	SHEAR WALL PLANS	●					
SD-1	STRUCTURAL DETAILS	●					
SD-1.1	STRUCTURAL DETAILS	●					
SD-2	STRUCTURAL DETAILS	●					
SD-2.1	STRUCTURAL DETAILS	●					
SD-3	STRUCTURAL DETAILS	●					
SD-4	STRUCTURAL DETAILS	●					
HFX1	HARDY FRAME DETAILS	●					
HFX2	HARDY FRAME DETAILS	●					
<b>MECHANICAL SHEETS</b>							
M-1	MECHANICAL PLAN	●					
<b>PLUMBING SHEETS</b>							
P-1	DRAIN WASTE & VENT PLAN	●					
P-2	WATER & GAS PLAN	●					
<b>ELECTRICAL SHEETS</b>							
E-1	1ST FLOOR POWER PLAN	●					
E-2	2ND FLOOR & ELECTRICAL CALCULATIONS	●					

Rev Description Date



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CUSTOM HOME PLANS FOR:

MILAN LOT 4  
 CUSTOMS LLC  
 MILAN STREET LOT 4  
 HENDERSON, NEVADA 89015

SHEET TITLE:

DATE  
 05/22/2020

PHASE  
 CONST. DOCS.  
 SUBMITTAL

PROJECT NO.  
 008-20-006

SHEET NO.

CV  
 COVER SHEET

**PRIMA NOTE:** THE GENERAL CONTRACTOR AND ALL SUBSEQUENT SUBCONTRACTORS, TRADERS, MATERIAL AND PRODUCT PROVIDERS SHALL VERIFY PLANS FOR ACCURACY, CURRENT PROPER DETAIL, FABRICATION, AND THE HIGHEST LEVEL OF TRADE PRACTICE. IF ANY INCONSISTENCIES OR CONFLICTS ARE DISCOVERED BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING. THE HOME OWNER SHALL BE MADE AWARE BY WRITTEN NOTIFICATION AND PROCEED WITH THE PROJECT PROGRESS UNLESS THE ARCHITECT HAS DETERMINED IN ORDER TO MAINTAIN THE HIGHEST QUALITY OF CONSTRUCTION AVAILABLE.

**DIVISION 1 - GENERAL REQUIREMENTS**

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL GOVERNING CODES, REGULATIONS AND ORDINANCES, INCLUDING OSHA REGULATIONS AND GOVERNING CITY, COUNTY AND STATE AND NATIONAL BUILDING, PLUMBING, ELECTRICAL AND MECHANICAL CODES. IN THE CASE OF CONFLICTS BETWEEN THESE REGULATIONS AND THE CONTRACT DOCUMENTS, THE MOST RESTRICTIVE SHALL APPLY. THE STRUCTURAL CALCULATIONS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL CONDITIONS AFFECTING THE WORK, AND SHALL REVIEW THE CONTRACT DOCUMENTS FOR ANY AREAS OF QUESTION AFFECTING COST, CONSTRUCTION AND GUARANTEE, AND ANY DRAWING, DIMENSION, DETAIL OR NOTE CONTACT DISCREPANCY, LEGIBILITY OR OMISSION. ALL AREAS OF QUESTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING BEFORE COMMENCING ANY WORK AND/OR SUBMITTING ANY DOCUMENTATION. ANY WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR OF ALL CONDITIONS AFFECTING WORK. DO NOT SCALE DRAWINGS.
3. ALL CONSTRUCTION SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURERS' LATEST WRITTEN SPECIFICATIONS. ALL DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY THE ARCHITECT AND HIS CONSULTANTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL APPLY FOR, SECURE, AND PAY FOR ALL PERMITS AND INSPECTION REQUIRED FOR THE CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
5. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL PREPARE AND SUBMIT FOR APPROVAL A CONSTRUCTION SCHEDULE, ORDER AND OWNER A SCHEDULE SHOWING COMMENCEMENT, ORDER AND CONSTRUCTION DATES OF VARIOUS PARTS OF THE WORK. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER A CONSTRUCTION PROGRESS SCHEDULE. THE SCHEDULE SHALL BE IN PREPARED GRAPHIC FORM OR IN WRITING. SUCH SCHEDULE SHALL BE ACCEPTABLE TO THE ARCHITECT SHOWING THE PROPOSED DATES OF COMMENCEMENT AND COMPLETION OF EACH OF THE VARIOUS SUBDIVISIONS OR UNITS OF WORK REQUIRED UNDER THE CONTRACT. ITEMS ON THE SCHEDULE SHALL BE ARRANGED IN THE ORDER AND SEQUENCE IN WHICH THE WORK IS TO BE PERFORMED. ALL WORK SHALL CONFORM TO THE WORKING TIME AND TIME OF COMPLETION ESTABLISHED UNDER THE TERMS OF THE CONTRACT AND SHALL BE SUBJECT TO MODIFICATIONS BY AND APPROVAL OF THE OWNER.
6. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR FIELD WORK, PERFORMANCE, SAFETY OR ACCURACY OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK.
7. WORKMANSHIP THROUGHOUT SHALL BE OF THE HIGHEST QUALITY OF EACH TRADE INVOLVED. THE CONTRACTOR, BEFORE COMMENCING WORK, SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK THAT CANNOT BE FULLY GUARANTEED OR EXECUTED WITHIN THE INTENT OF THE DRAWINGS. THE ARCHITECT SHALL RESERVE THE OPTION TO DISALLOW ANY FINISH GRADING AWAY FROM THE BUILDING, WALKS, DRIVES OR DECKS AND PROVIDE CATCH BASINS WHERE REQUIRED.
8. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ADJACENT PROPERTY, INCLUDING EXISTING UTILITIES, STRUCTURES, TREES, PLANTS AND LANDSCAPE. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REMOVING THE SITE. ALL FINISH GRADING AWAY FROM THE BUILDING, WALKS, DRIVES OR DECKS AND PROVIDE CATCH BASINS WHERE REQUIRED.
10. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ADJACENT PROPERTY, INCLUDING EXISTING UTILITIES, STRUCTURES, TREES, PLANTS AND LANDSCAPE. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REMOVING THE SITE. ALL FINISH GRADING AWAY FROM THE BUILDING, WALKS, DRIVES OR DECKS AND PROVIDE CATCH BASINS WHERE REQUIRED.
12. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ADJACENT PROPERTY, INCLUDING EXISTING UTILITIES, STRUCTURES, TREES, PLANTS AND LANDSCAPE. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
13. CARE SHALL BE TAKEN BY ALL TRADES AND INDIVIDUALS TO PROTECT FROM ANY DAMAGE, ALL TREES AND VEGETATION ON THE SITE AND ON ADJACENT PROPERTIES. ANY TRIMMING OR OTHER ALTERATION DUE TO TREES SHALL BE DONE SO ONLY BY A LANDSCAPE TECHNICIAN DESIGNATED BY THE LANDSCAPE ARCHITECT.
14. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PROVIDE A CONTINUED TRANSITION FROM CURB OR FILL FACES TO NATURAL SLOPES.
15. FINISH GRADES SHALL BE HELD DOWN IN PLANTING AREAS. THE SLOPES TO BE ADRESSED IN SOLS REPORT.

**DIVISION 2 - SITE WORK**

1. SITE WORK SHALL INCLUDE BUT NOT BE LIMITED TO, ALL CONSTRUCTION, LABOR, EQUIPMENT, MATERIALS, PERMITS AND INSPECTIONS REQUIRED TO COMPLETE SITE PREPARATION, EXCAVATION, FILLING, ROUGH AND FINISH GRADING AND PAVING WORK AS SHOWN IN DRAWINGS TO COMPLETE PROJECT.
2. THE CONTRACTOR SHALL LAYOUT ALL WORK AND ESTABLISH ALL NECESSARY MARKS AND GRADING STAKES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL LAYOUT AND SURVEYING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND CONFORM TO PARTICULAR SPECIFICATIONS, PERFORMANCE, MATERIALS AND SITE PREPARATIONS AS REQUIRED BY SOLS REPORT PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL VERIFY BEFORE ANY WORK IS STARTED, THE LOCATION OF ANY EXISTING UTILITIES SERVING OR BEING PART OF THE PROPERTY SET BY ELECTRICAL, PLUMBING, TELEPHONE, ETC., AND GREAT CARE SHALL BE EXERCISED BY THE CONTRACTOR TO ENSURE THAT SAID UTILITIES NOT BE PUNCTURED, BROKEN, RUPTURED, DAMAGED, ETC., OR CAUSE THE ENDANGERING OF LIFE OR LIMB TO ANY PERSON.
5. ALL SOIL COMPACTATION SHALL BE RECORDED WITH THE BUILDING INSPECTION DEPARTMENT PRIOR TO FOUNDATION WORK. ALL FILL MATERIALS SHALL BE CLEAN AND SOLS TO BE ADDRESSED IN SOLS REPORTS. CONTRACTOR SHALL PROVIDE FOR AND ARRANGE FOR ALL SOLS INSPECTIONS REQUIRED.
6. ALL SOIL MATERIALS TO BE USED DURING BUILDING-SLAB FOUNDATIONS OR OTHER STRUCTURES, SHALL BE ON-SITE AND/OR IMPORTED STRUCTURE. MATERIALS CONTAINING NO ROOTS OR HARD LUMPS LARGER THAN 1/2" IN SIZE, AND SHALL CONTAIN AT LEAST 40% OF MATERIAL SMALLER THAN 1/4" IN SIZE. NO SOLS MATERIALS USED SHALL BE OF A PERISHABLE, SPONGY OR IMPROPER NATURE.
7. ALL UTILITIES UNLESS INDICATED OTHERWISE SHALL BE INSTALLED UNDERGROUND. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TRENCHING WITHIN BUILDING AREA SHALL BE BACK FILLED WITH STRUCTURAL SOLS MATERIAL AND PROCEDURES REQUIRED FOR SOLS COMPACTATION. TRENCHING SHALL BE BACK FILLED WITH SELECT MATERIAL FREE OF ANY ROCKS OR OTHER SHARP OBJECTS WHICH MAY DAMAGE UNDERGROUND UTILITIES.
8. UNDERGROUND PIPING SHALL BE LAID TO A MINIMUM 24" DEPTH BELOW FINISHED GRADE. WATER PIPING SHALL BE ENCOMPASSED IN AN ENVELOPE OF CLEAN FRESHWATER SAND. PIPING SHALL BE INSTALLED IN SEPARATE TRENCHES. PIPING PROCESSES OTHER SERVICES SHALL HAVE A MINIMUM 12" SEPARATION.
9. UNLESS SPECIFICALLY INDICATED OTHERWISE IN THE DRAWINGS WHEN UTILITIES ARE PLACED IN A COMMON TRENCH THE SANITARY DRAIN SHALL BE PLACED A MINIMUM 12" BELOW WATER PIPING AND ALL UTILITIES SHALL MAINTAIN SEPARATIONS AND COVERAGE BOTH VERTICALLY AND HORIZONTALLY, AS REQUIRED BY APPLICABLE CODES.
10. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REMOVING THE SITE. ALL FINISH GRADING AWAY FROM THE BUILDING, WALKS, DRIVES OR DECKS AND PROVIDE CATCH BASINS WHERE REQUIRED.
12. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ADJACENT PROPERTY, INCLUDING EXISTING UTILITIES, STRUCTURES, TREES, PLANTS AND LANDSCAPE. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
13. CARE SHALL BE TAKEN BY ALL TRADES AND INDIVIDUALS TO PROTECT FROM ANY DAMAGE, ALL TREES AND VEGETATION ON THE SITE AND ON ADJACENT PROPERTIES. ANY TRIMMING OR OTHER ALTERATION DUE TO TREES SHALL BE DONE SO ONLY BY A LANDSCAPE TECHNICIAN DESIGNATED BY THE LANDSCAPE ARCHITECT.
14. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PROVIDE A CONTINUED TRANSITION FROM CURB OR FILL FACES TO NATURAL SLOPES.
15. FINISH GRADES SHALL BE HELD DOWN IN PLANTING AREAS. THE SLOPES TO BE ADRESSED IN SOLS REPORT.

**DIVISION 3 - CONCRETE**

REFER TO STRUCTURAL ENGINEERING NOTES AND/OR SOLS REPORTS

**DIVISION 4 - MASONRY**

REFER TO STRUCTURAL DRAWINGS

**DIVISION 5 - METALS**

REFER TO CORRESPONDING M/P/E PLAN AND STRUCTURAL NOTES

1. METALS WORK SHALL INCLUDE ALL BUT NOT BE LIMITED TO, ALL CONSTRUCTION, LABOR, MATERIALS, EQUIPMENT, PERMITS AND INSPECTIONS REQUIRED TO FURNISH, INSTALL AND FINISH STRUCTURAL, LIGHTS, FRAMING, DECORATIVE AND MISCELLANEOUS METAL WORK, ANCHORS, BOLTS, FASTENERS AND SPECIALTY TO COMPLETE PROJECT.
2. WELDING WIRE MESH SHALL CONFORM TO ALL GOVERNING REGULATIONS.
3. ALL VENTS THROUGH EXTERIOR WALLS TO HAVE A MINIMUM 1/4" MESH GALVANIZED WIRE MESH CLOTH COVERING.
4. ALL OPENINGS TO EXTERIOR WALLS TO HAVE A MINIMUM 26 GAUGE GALVANIZED SHEET METAL FLASHING PER CURRENT TECHNICAL ARCHITECTURAL SHEET METAL MANUAL.
5. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO A.S.T.M. A-16 GRADE 40.
6. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE STRUCTURAL AND SPACE CONDITIONS. SUCH DRAWINGS OR MODIFICATIONS FROM CONTRACT DOCUMENTS, WHETHER PROVIDED OF STANDARD SHOP PRACTICE OR OTHER REASONS, THE CONTRACTOR SHALL CLEARLY DESCRIBE SUCH VARIATIONS INCLUDING OTHER CHANGES REQUIRED TO CORRELATE THE WORK IN HIS LETTER OF TRANSMITTAL TO THE ARCHITECT.
7. THE ARCHITECT'S REVIEW OF SAMPLES SHALL BE FOR GENERAL VISUAL CONFORMANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS AND DOES NOT CONSTITUTE A WARRANTY OF THE MATERIAL PROPERTIES OR THE PERFORMANCE OF THE CONTRACTORS AND SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION TO CONFORM WITH ALL GOVERNING CODES, REGULATIONS, ORDINANCES AND APPROPRIATE SPECIFICATIONS.
8. THE TERM "N.L.C." SHALL BE CONSIDERED TO MEAN ANY CONSTRUCTION WORK NOT FURNISHED, INSTALLED OR PERFORMED BY THE CONTRACTOR AS A PART OF THIS CONTRACT. COORDINATION FOR THE INSTALLATION OF CERTAIN N.L.C. ITEMS AS INDICATED IN DRAWINGS OR SPECIFICATIONS UNLESS EXCEPTED AS NOTED IN WRITING BY ARCHITECT, SHALL BE THE CONTRACTORS RESPONSIBILITY. CONTRACTOR SHALL SUBMIT IN WRITING TO ARCHITECT AN ITEMIZED LIST OF ALL ITEMS INDICATED IN DRAWINGS AS/OR INTERPRETED BY THE ARCHITECT AS BEING N.L.C.
9. THE CONTRACTOR SHALL OBTAIN A PERMIT AND SUBMIT TO THE OWNER FOR THE OWNER'S APPROVAL, A PORTFOLIO CONTAINING ALL OWNERS WARRANTIES, GUARANTEES, MANUALS, OPERATING INSTRUCTIONS AND REPAIRATION FORMS FOR ALL EQUIPMENT, MATERIALS, INSTALLATIONS AND SERVICES PERFORMED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE ALL LABOR WORK, MATERIALS AND EQUIPMENT IN THIS CONTRACT FOR A MINIMUM ONE YEAR PERIOD AFTER THE NOTICE OF COMPLETION FILING DATE.
10. THE CONTRACTOR SHALL MAINTAIN ON THE JOB SITE, AN UP-TO-DATE, ACCURATE RECORD CONSTRUCTION DRAWING SET INCLUDING ACCURATE DRAWINGS, COMPLETE WITH INVERT ELEVATIONS AND SPECIFICATIONS, ALL UNDERGROUND UTILITIES, SEPTIC, STORM DRAIN OR OTHER SYSTEMS AND COMPONENTS.
11. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL REQUIRED TEMPORARY FACILITIES THROUGHOUT CONSTRUCTION AS REQUIRED FOR PROPER PERFORMANCE OF THE CONTRACT. ALL SUCH TEMPORARY FACILITIES SHALL BE LOCATED WHERE DIRECTED AND MAINTAINED IN A SAFE AND SANITARY CONDITION AT ALL TIMES UNTIL COMPLETION OF THE CONTRACT.
12. NOISE CONTROL: NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC TYPES OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT, E.G., JACK HAMMERS, POWER-DRIVEN FASTENERS, ETC.
13. DUST CONTROL/AIR QUALITY: DURING DEMOLITION, SITE WORK AND CONSTRUCTION PHASES, OTHER MEASURES OR PROCEDURES MAY BE REQUIRED IN ORDER TO PREVENT AIRBORNE MATERIALS, CHEMICALS, LIQUIDS, SPRAYS, ETC. FROM DAMAGING SURROUNDING IMPROVEMENTS, PROPERTIES OR PERSONS. DUST SUPPRESSING OR LIVING BENES SHALL BE EMPLOYED BY CONTRACTOR.

ADDITIONAL AND SUPPLEMENTING NOTES, DETAILS AND SPECIFICATIONS ARE DISPERSED THROUGHOUT PLANS. CONTRACTOR AND SUBCONTRACTORS ARE TO REVIEW COMPLETE AND CURRENT SET OF PLANS AND CONSTRUCTION DOCUMENTS FOR ALL NOTES.

**DIVISION 6 - CARPENTRY**

REFER TO STRUCTURAL DRAWINGS OR IF PRIMARY ANY CONFLICT, NOTIFY HOME OWNER PER WRITING ABOVE.

**A. ROUGH CARPENTRY**

1. CARPENTRY AND MILLWORK SHALL INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION, LABOR, EQUIPMENT, MATERIALS, PERMITS AND INSPECTIONS REQUIRED TO FURNISH, INSTALL AND FINISH ALL ROUGH AND FINISH CARPENTRY, CABINETS AND MILLWORK TO COMPLETE PROJECT.
2. ALL CARPENTRY WORK SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING RESTRICTIONS, TIMBER CONSTRUCTION MANUAL, W.M.P.A. WESTERN WOODS USE BOOK AND PREMIUM LUMBER STANDARD INSTITUTE SPECIFICATIONS LATEST EDITION.
3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY WHICH IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
4. FIREBLOCK ALL WALLS, FLOORS, FURRED A, REAS, ETC. SO THAT MAXIMUM CLEARANCE SPACE IS NO GREATER THAN 10"-0". PROVIDE ADDITIONAL FIRE BLOCKING AS REQUIRED PER LOCAL GOVERNING REGULATIONS.
5. ALL TOP PLATES TO BE 2 X 6 DOUBLE STUD MINIMUM WITH MINORVAL LAP SPACE OF 4" WITH BUTT JOINTS OCCURRING OVER STUDS.
6. ALL INTERIOR NON-BEARING OPENINGS 4'-0" OR LESS SHALL HAVE A MINIMUM HEADER OF ONE 4 X 6, OR TWO 2 X 6 ON EDGE.
7. ALL JOISTS, HEADERS, BEAMS AND RAFTERS SHALL HAVE A MINIMUM SOLID BEARING OF 2" @ EACH END.
8. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED.
9. EXTERIOR WOOD POSTS AND COLUMNS SUPPORTED BY A CONCRETE SLAB SHALL BE INSTALLED @ MINIMUM 2" ABOVE ADJACENT CONCRETE SURFACE ON METAL POST BARS.
10. WHERE BEAMS FRAME INTO STUD WALLS AND WHERE OPEN BEAM CEILING OCCUR, PROVIDE 16 GAUGE GALVANIZED IRON STRAP END ON TOP.
11. PROVIDE MINIMUM ONE 4 X 4 WOOD POST UNDER ALL 4" WIDE BEAMS OR HEADERS.
12. NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED AT EVERY CORNER OF AN EXTERIOR WALL.
13. 1 X 4 LEFT-IN BRACING SHALL BE PROVIDED AT ALL EXTERIOR WALLS AND MAIN CROSS STUD PARTITIONS AT EACH END (OR AS NEAR AS POSSIBLE) AND AT LEAST EVERY 8' LENGTH. THEY SHALL BE PLACED AT AN ANGLE NOT GREATER THAN 60 DEGREES NOR LESS THAN 45 DEGREES FROM HORIZONTAL.
14. ALL JOIST HANGERS, FRAMING ANCHORS, ETC. SHALL BE MANUFACTURED BY BELOW GRADE OR AN APPROVED EQUAL. ALL UTILITIES SHALL MAINTAIN SEPARATIONS AND COVERAGE BOTH VERTICALLY AND HORIZONTALLY, AS REQUIRED BY APPLICABLE CODES.
15. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REMOVING THE SITE. ALL FINISH GRADING AWAY FROM THE BUILDING, WALKS, DRIVES OR DECKS AND PROVIDE CATCH BASINS WHERE REQUIRED.
17. THE CONTRACTOR SHALL ENSURE THE PROTECTION OF ADJACENT PROPERTY, INCLUDING EXISTING UTILITIES, STRUCTURES, TREES, PLANTS AND LANDSCAPE. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE STATE DIVISION OF INDUSTRIAL SAFETY FOR TRENCHES OR EXCAVATIONS 5' OR DEEPER, OR FOR BUILDINGS OVER 3 STORIES OR 36' HIGH.
18. CARE SHALL BE TAKEN BY ALL TRADES AND INDIVIDUALS TO PROTECT FROM ANY DAMAGE, ALL TREES AND VEGETATION ON THE SITE AND ON ADJACENT PROPERTIES. ANY TRIMMING OR OTHER ALTERATION DUE TO TREES SHALL BE DONE SO ONLY BY A LANDSCAPE TECHNICIAN DESIGNATED BY THE LANDSCAPE ARCHITECT.
19. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PROVIDE A CONTINUED TRANSITION FROM CURB OR FILL FACES TO NATURAL SLOPES.
20. FINISH GRADES SHALL BE HELD DOWN IN PLANTING AREAS. THE SLOPES TO BE ADRESSED IN SOLS REPORT.

**DIVISION 7 - THERMAL AND MOISTURE PROTECTION**

**A. WEATHER PROTECTION**

1. ALL WEATHER EXPOSED OR EXTERIOR SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER OVER STUDS OR OTHER FRAMING. WEATHER RESISTIVE BARRIER SHALL BE KNIFE WATERPROOF PAPER CONFORMING TO COVERING REGULATIONS AND MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS. WEATHER RESISTIVE BARRIER SHALL BE APPLIED TO ALL EXTERIOR SURFACES AND SHALL BE LAPPED NOT LESS THAN 2" AT HORIZONTAL JOINTS AND NOT LESS THAN 6" AT VERTICAL JOINTS, DOUBLED LAYERS AT ALL CORNERS.
2. PROVIDE WEATHER-RESISTIVE BARRIER OVER BATHUB AND SHOWER ENCLOSURE FRAMING. WEATHER RESISTIVE BARRIER MATERIAL SHALL BE ATTACHED TO BAKING WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SHOWER WALLS TO BE FINISHED TO 1/2" MINIMUM ABOVE FINISH FLOOR. NON-ABSORBENT SURFACE UNLESS INDICATED OTHERWISE.
3. PROVIDE 1" SAND LEVELING BASE OVER 10 ML WATERPROOF MEMBRANE OVER 4" SAND BASE UNDER EACH CONCRETE SLAB.
4. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHERSTRIPPED IN ACCORDANCE WITH CURRENT ANSI STANDARDS.
5. WATERPROOF DECK SURFACE: DECKING MATERIAL SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S APPROVAL OF EACH TYPE OF WALLBOARD FINISH. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.
6. ALL WALLS BELOW GRADE NOTES AS "WATERPROOF" SHALL HAVE A WATERPROOF MEMBRANE 5/8" W/2" WALLBOARD TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S APPROVAL OF EACH TYPE OF WALLBOARD FINISH. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.
7. ALL ROOFING MATERIALS SHALL BE APPLIED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR THE LATEST ADOPTED CODE.
8. GRAVEL USED FOR BUILT-UP ROOFING SHALL BE A NATURAL GRANITE COLOR UNLESS INDICATED OTHERWISE IN CONTRACT DOCUMENTS.
9. ROOF AND DECK DRAINS SHALL BE AS NOTED IN DRAWINGS AND SHALL CONFORM TO I.R.C. AND U.P.C.

**B. FINISH CARPENTRY**

1. ALL MILLWORK AND CASE WORK SHALL BE IN ACCORDANCE WITH M.L.C. MANUAL OF MILL WORK, CUSTOM OR PREMIUM GRADE STANDARDS, LATEST EDITION.
2. UNLESS OTHERWISE NOTED, ALL CABINETS SHALL BE STAIN GRADE HARDWOOD.
3. KITCHEN RANGE CLEARANCE: PROVIDE 30" CLEAR ABOVE RANGE TO UNPROTECTED UNDERSIDE OF UPPER CABINETS UNLESS SHOWN OTHERWISE IN DRAWINGS.
4. ALL DRAWERS, BOARDS OR OTHER MOVING SURFACES OVER 8" IN WIDTH SHALL BE EQUIPPED WITH NYLON ROLLER-DRAWER SLIDE ASSEMBLY "M" AND "O" MODELS #300 OR APPROVED EQUAL. ALL SELF-CLOSING CABINET DOORS SHALL BE PROVIDED WITH RESILIENT BUMPER.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO FABRICATION OF CABINETS UNITS FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE CODES. INFORM THE ARCHITECT IN WRITING OF ANY CONFLICTS OR DISCREPANCIES IN THESE AREAS. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION AND ANY ERRORS.
6. INSTALL AND ANCHOR ALL CABINETS TO PRECLUDE MOVEMENT, OVERTURNING OR DISTORTION TO OTHER MATERIALS OR FINISHES. INSTALL LEVELS AND PLUMB.
7. SCORE MOLDS OR SIMILAR TRIM SHALL NOT EXCEED 1" IN WIDTH UNLESS OTHERWISE DETAILED IN THE CONSTRUCTION DOCUMENTS AND INSTALLATION OF SAME SHALL BE SUBJECT TO APPROVAL AND ACCEPTANCE OF THE ARCHITECT. DO NOT FORCE INSTALL.
8. WHEREVER POSSIBLE, ALL MATERIALS HEREIN SPECIFIED SHALL BE DELIVERED TO THE SITE IN AS FEW PIECES AS POSSIBLE. WHERE JOINTS WITH A PIECE ARE REQUIRED THEY SHALL BE AT 4" UNPARALLEL TO THE FACE OF THE MEMBER.
9. MEMBERS WHICH INDICATE CHECKING OR W. WRING SHALL BE REJECTED. POOR GRAIN ORNAMENTS SHALL ALSO BE REJECTED ON PARTS WHICH ARE TO BE EXPOSED TO THE WORK.
10. WHEREVER POSSIBLE, NAILS SHALL BE SET IN A MANNER THAT WILL LEAVE THEM UNSEEN. UNLESS OTHERWISE SPECIFIED, NAILS SHALL NOT BE DRIVEN HOME, BUT SHALL BE SET FOR PUTTY WITH THE PROPER SIZED NAIL SET. HAMMER MARKS ON FINISHED SURFACES SHALL BE A CAUSE FOR REJECTION. NAIL SCORING SHALL BE USED ONLY WHERE HEADS ARE TO BE COVERED BY OTHER MATERIALS AND WHERE THEY WILL REMAIN OUT OF SIGHT IN THE FINISHED WORK.

11. FRAMING AND BACKPAINTING: FRAMING AND/OR BACKPAINTING OF ALL FINISHED WOOD SURFACES COMPLETED AFTER INSTALLATION SHALL BE AS SPECIFIED UNDER SECTION 80. ALL FRAMING AND BACKPAINTING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS. SUCH PRODUCTS ARE INSTALLED IN THE WORK. RECEIVE PROPER INSTRUCTION FROM THE ARCHITECT.
12. PROTECT ALL PARTS FROM INJURY AFTER INSTALLATION IN THE COMPLETE WORK AND MAINTAIN SASH PROTECTION UNTIL COMPLETION OF THE ENTIRE PROJECT.
13. ALL LAMINATED PLASTIC WORK SHALL BE IN ACCORDANCE WITH WESTERN WOODS USE BOOK AND PREMIUM LUMBER STANDARD INSTITUTE SPECIFICATIONS LATEST EDITION.
14. ALL LAMINATED PLASTIC SHALL BE 15/16 FINISHED UNLESS INDICATED OTHERWISE AND CONSTRUCTED WITH SELF-EDGING DESIGN. TYPES, COLORS AND FINISHES SHALL BE SELECTED BY OWNER IF USED.
15. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING LOCATION, CONSTRUCTION AND FINISH OF ALL JOINTS OR SEAMS IN LAMINATED PLASTIC WORK FOR INTERIOR DESIGNER'S REVIEW AND ACTION.

**DIVISION 8 - FINISHES**

**A. WALLBOARD FINISHES**

1. ALL FINISHES AND FINISH MATERIALS SHALL CONFORM TO CURRENT GOVERNING CODE RESTRICTIONS.
2. UNITED STATES GYPSUM WALL BOARD PLASTER AND ACCESSORY PRODUCTS SHALL BE MINIMUM PERFORMANCE PRODUCT WITH STANDARD. SPECIFIC ASSEMBLIES FOR FIRE RESISTIVE AND SOUND TRANSMISSION SHALL BE AS SPECIFIED IN THE GYPSUM ASSOCIATION FIRE RESISTIVE DESIGN DATA MANUAL AND AS INDICATED IN THE CONTRACT DOCUMENTS.
3. MINIMUM SPECIFICATIONS FOR COMMONLY USED FIRE-RESISTIVE CONSTRUCTION ASSEMBLIES:  
A. ONE HOUR PARTITION ASSEMBLY SHALL CONFORM TO U.L. LISTED A. ASSEMBLY NO. 224 OR 812 OR 812 OR 812 WITH ONE-LAYER 5/8" TYPE "X" GYPSUM WALL BOARD ON HAZARD SIDE OF WALL OR CEILING.  
B. ONE HOUR PARTITION ASSEMBLY SHALL CONFORM TO U.L. LISTED MEMBRANE OVER 4" SANDING BASE UNDER EACH CONCRETE SLAB.  
C. WALL BOARD INSTALLATION AND FINISHING SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION.
4. WALLBOARD FINISHES SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.
5. WALLBOARD FINISHES SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.
6. WALLBOARD FINISHES SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.
7. WALLBOARD FINISHES SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.
8. WALLBOARD FINISHES SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.
9. WALLBOARD FINISHES SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN SPECIFICATION. APPROVED SAMPLES SHALL BE SUBMITTED TO ARCHITECT FOR FINISH WORK.

**B. WALL COVERINGS**

1. THE TYPE, COLORS AND TEXTURES OF ALL WALL COVERINGS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
2. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
3. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
4. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
5. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.

**C. FINISH FLOORING**

1. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
2. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
3. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
4. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.
5. THE TYPE, COLORS AND TEXTURES OF ALL FINISH FLOORING MATERIALS SHALL BE APPROVED BY THE INTERIOR DESIGNER AND APPROVED BY THE OWNER AND ARE NOT A PART OF THESE CONTRACT DOCUMENTS.

**D. CERAMIC TILE**

1. CERAMIC TILE INSTALLATION SHALL BE AS SPECIFIED IN THE TILE COUNCIL HANDBOOK OF CERAMIC TILE INSTALLATION, LATEST EDITION. SPECIFIC ASSEMBLIES SHALL BE AS NOTED IN DRAWINGS.
2. CERAMIC TILE SHALL BE USED AS NOTED IN DRAWINGS. TYPES, COLORS AND FINISHES TO BE SELECTED BY INTERIOR DESIGNER. SUBMIT TILE AND GROUT SAMPLES FOR DESIGN REVIEW AND ACTION PRIOR TO INSTALLATION. CERAMIC TILE SAMPLES SHALL REPRESENT ACTUAL CERAMIC TILE PROPOSED FOR THE JOB, AND SHALL BE FROM QUANTITIES READILY AVAILABLE FOR THE JOB.
3. ALL TILE WORK SHALL BE SMOOTH AND LEVEL AND/OR PLUMB IN FINISH. NO SHARP EDGES FOR CUT TILES SHALL BE INSTALLED HIGH IN ROOMS OR AREAS WHERE THEY ARE TO BE WALKED UPON. ALL TILE WORK SHALL DRAIN DRY TO DRAIN POINT.
4. IN ADDITION TO C.T.I. REQUIREMENTS, WHERE A PAN ASSEMBLY IS REQUIRED, THE PAN AFTER INSTALLED COMPLETE TO PERMANENT DRAIN ASSEMBLY SHALL BE TESTED WITH A FULL HEAD OF WATER FOR A PERIOD OF NO LESS THAN 24 HOURS, INSPECTED AND INSTALLED WITH MANUFACTURER'S WRITTEN SPECIFICATIONS BY BAKING MATERIAL. THE PAN IS RESPONSIBILITY OF THIS TRADE AS HIS WORK SHALL BE GUARANTEED WATER TIGHT AND LASTING.
5. TILE WORK IN TUBS/SHOWER OR OTHER AREAS SUBJECTED TO WATER EXPOSURE SHALL BE APPLIED OVER A 1/2" MINIMUM GROUT BED ATTACHED TO AN APPROVED BAKING WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE.

**E. INTERIOR PAINTING**

1. MINIMUM STANDARDS VERIFY WITH INTERIOR DESIGNER.
2. SHERWIN-WILLIAMS CORP. OR PRATT & LAMBERT CORP. PAINT PRODUCTS SHALL BE THE MINIMUM PERFORMANCE PRODUCT STANDARD FOR NON-WOOD MATERIAL FINISHES. APPLICATION AND FINISHING METHODS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURERS WRITTEN SPECIFICATIONS. ALL COLORS TO BE SELECTED BY INTERIOR DESIGNER. SUBMIT APPLICATION SAMPLES, 12" X 12" SIZE, FOR INTERIOR DESIGNER'S APPROVAL PRIOR TO APPLICATION AND PAINTING OR STAINING.
3. ALL SURFACES TO BE PAINTED OR STAINED SHALL BE SECURELY FIXED OR PROPERLY INSTALLED, TRUE TO PLANS, AND SHALL BE CLEAN, DRY AND FREE OF DEFECTS PRIOR TO COMMENCING PAINTING OR STAINING.
4. USING A "PRIME QUALITY" MATERIAL, THE SUBCONTRACTOR PROVIDE A COMPLETE PAINT PLAN TO INCLUDE ALL SURFACES NORMALLY REQUIRED AS PER THESE SPECIFICATIONS. IT IS NOT POSSIBLE TO SHOW BY DRAWINGS EACH AND EVERY SURFACE TO BE PAINTED, THEREFORE, INCLUDE ALL SURFACES NORMALLY REQUIRED TO SHOW BY DRAWINGS. THIS INCLUDES: CONCRETE, FLASHING MATERIAL, SPEDS, TRIMS OR EDGES, ETC.) BUT NOT SPECIFICALLY SHOWN OR SPECIFIED TO BE PAINTED AS PART OF THE WORK. PROVIDE MAJOR WORK ROOMS, CLOSETS, OR OTHER PROTECTIVE MEASURES AS REQUIRED. PROTECT ALL SURFACES WHICH ARE NOT CURRENTLY BEING PAINTED OR STAINED FROM DAMAGE DUE TO CONSTRUCTION.
5. TWO LAYERS OF GRADE "D" PAPER ARE REQUIRED UNDER STUCCO APPLIED OVER WOOD SHEATHING (SHEAR WALLS).
6. EXTERIOR PLASTER WALLS SHALL HAVE STUCCO WEEP CHANNEL AT THE FOUNDATION LINE.
7. PLASTER SUBCONTRACTORS SHALL ENSURE PROTECTION OF ADJACENT MATERIALS AND FINISHES DURING PLASTER APPLICATION. ADJACENT GRADE AND JOE SITE SHALL BE CLEAN AFTER PLASTER APPLICATION.
8. EXTERIOR STUCCO SHALL BE PAINTED WITH ELASTOMERIC EXTERIOR WALL PAINT. ELASTOMERIC PAINT IF USED, SHALL BE APPLIED TO A MINIMUM THICKNESS OF 20 MILS. COLOR TO BE SELECTED BY ARCHITECT.

**F. ROOFING**

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

**DIVISION 9 - DOORS AND WINDOWS**

1. DOORS AND WINDOWS ARE AS SPECIFIED IN THESE DRAWINGS AND SHALL CONFORM WITH THE FOLLOWING GENERAL REQUIREMENTS:  
A. ALL DOORS, WINDOWS, SKYLIGHTS AND GLAZING SHALL CONFORM TO THE 2012 I.R.C. AND ALL ADOPTED LOCAL CODES AND SPECIFICATIONS OF ANS, ASTM, STEEL DOOR INSTITUTE, NATIONAL WOODWORK MANUFACTURERS ASSOCIATION, FLAT GLASS MARKETING ASSOCIATION AND STANDARD INSULATING GLASS MANUFACTURERS ASSOCIATION.
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS AND/OR PROFILES WITH THE FOLLOWING GENERAL REQUIREMENTS, STYLE DETAILS, DOOR CONSTRUCTION DETAILS, FACE VENEER SPECIES OR SETTING OF ALL PRES AND FITTINGS IS A PARAMOUNT RESPONSIBILITY OF THIS TRADE.
3. ALL SWINGING DOORS SHALL BE ACCURATELY HUNG TO FIT SUG AGAINST ALL STOPS AND SHALL HANG FREE FROM HINGE BIND WITH 1/16" - 1/8" CLEARANCE AT HEAD, JAMB AND 3/8" - 7/16" CLEARANCE TO FLOOR FINISH AT BOTTOM. BEVEL LOCK EDGES 1/8" IN RADIUS.
4. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARD OF ANSI A134.1, A134.2 AND A134.4, AND ASTM E283-73, AND SHALL BE CERTIFIED AND LABELED.
5. GLASS AND GLAZING SHALL CONFORM TO THE 2012 I.R.C. AND ALL ADOPTED LOCAL CODES. SEE WINDOW SCHEDULE FOR GLAZING.
6. PROVIDE LAMINATED GLASS WHERE REQUIRED BY 2012 I.R.C. AND ALL HAZARDOUS AREAS SUCH AS BEHIND GLASS DOORS, GLASS PANEL DOORS, GLASS PANELS ADJACENT TO DOORS WITHIN A 24" ARC OF DOOR EDGE, GLASS PANELS IN TUB AND SHOWER ENCLOSURES, ETC.
7. MIRRORS SHALL BE 1/4" FLAT GLAZING SELECT SILVERING QUALITY, ELECTRICALLY DEPOSITED COPPERBACKED MIRROR GLASS AS INDICATED IN THE CONTRACT DOCUMENTS.
8. FINISH HARDWARE SHALL BE AS SELECTED BY OWNER OR DESIGNER AND SHALL INCLUDE BUT NOT BE LIMITED TO: LOCK SETS AND/OR DOOR KNOBS AND SETS, LOCK KNOBS AND SETS, DOOR KNOBS AND SETS, PUSH PLATES, AUTOMATIC SELF CLOSERS, THRESHOLDS, DOORSTOPS AND DOOR HUNGERS, ASTRAGA, TRIPLE HINGE AND/OR OTHER HARDWARE.
9. HARDWARE SHALL BE LOCATED AS FOLLOWS U.O.N.:  
A. DOOR KNOBS CENTERED 36" ABOVE FLOOR.  
B. PUSH PLATES CENTERED 48" ABOVE FLOOR.  
C. DOOR KNOBS CENTERED 48" ABOVE FLOOR.  
D. DOOR KNOBS CENTERED 48" ABOVE FLOOR.  
E. BOTTOM HINGE LOWER EDGE TO ABOVE FLOOR.  
F. BOTTOM HINGE LOWER EDGE TO ABOVE FLOOR.  
G. BOTTOM HINGE LOWER EDGE TO ABOVE FLOOR.
10. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SF. THE MINIMUM NET CLEAR OPENABLE HEIGHT DESIGN SHALL BE 20" WHEN WINDOWS ARE PROVIDED AS MEANS OF ESCAPE OR RESCUE. THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

**DIVISION 10 - SPECIALTIES**

1. "ARTISIC BRASS" BATHROOM ACCESSORIES SHALL BE THE HIGHEST QUALITY AVAILABLE. FINISHES AND COLORS TO BE SELECTED BY THE INTERIOR DESIGNER. AND SPECIES MAY BE ALTERED BY OWNER OR INTERIOR DESIGNER.
2. BATHROOM ACCESSORIES SHALL INCLUDE, BUT NOT BE LIMITED TO: THE INTERIOR DESIGNER SHALL PROVIDE THE CONTRACTOR WITH THE LOCATION AND TYPE OF BATHROOM ACCESSORIES REQUIRED.
3. COLOR TO BE CHOSEN BY THE DESIGNER.
4. DOOR OPENERS ONLY INSTALLED ON MAIN DOUBLE DOOR, ALL OTHERS NOT INCLUDED.

**DIVISION 11 - EQUIPMENT**

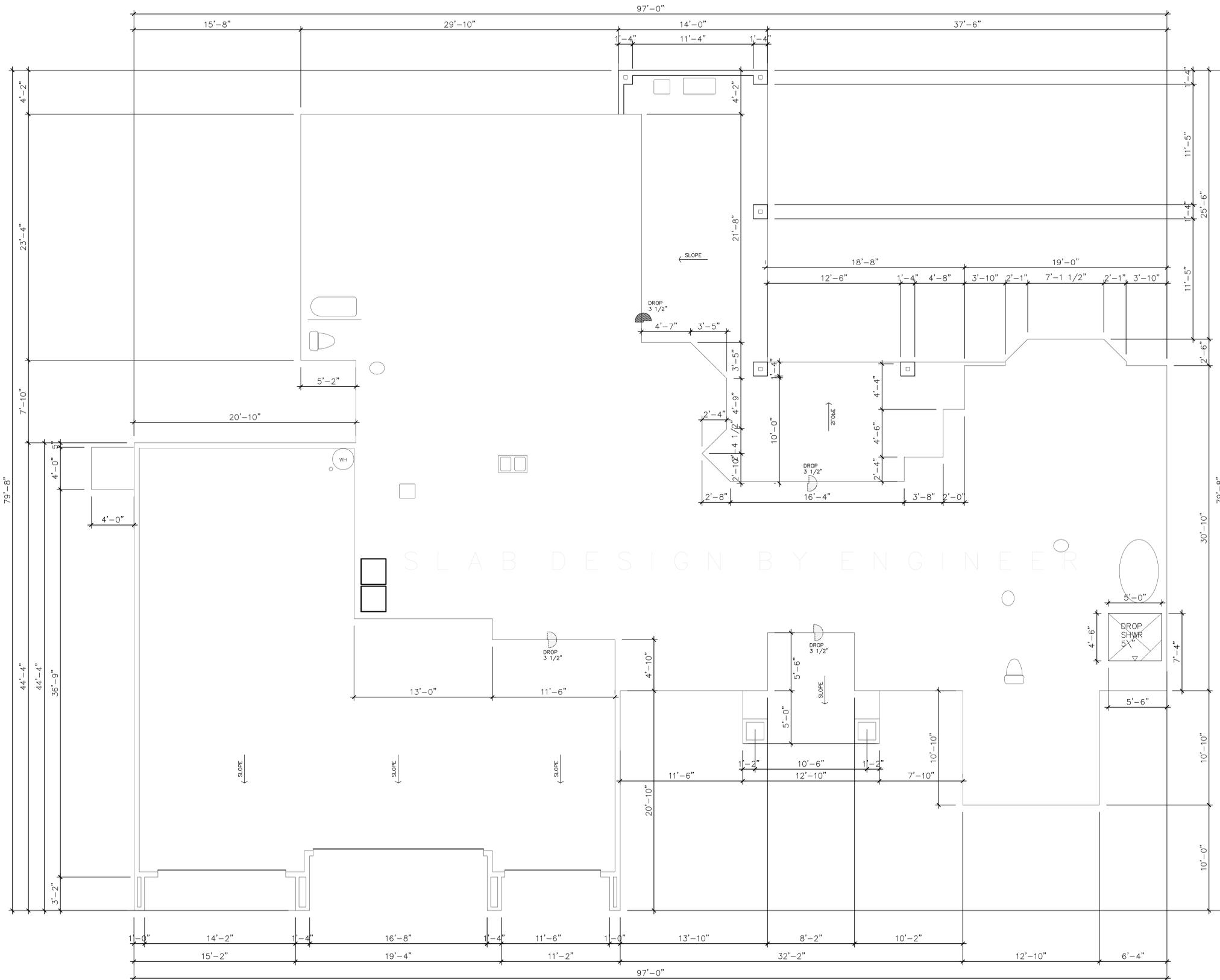
1. CABINETS SHALL BE OF FIRST QUALITY. THE OWNER AND INTERIOR DESIGNER SHALL SELECT THE TYPE FINISH AND SPECIFIC CABINET REQUIREMENTS FOR THIS PROJECT.
2. CABINET WORKMANSHIP SHALL PREPARE AND SUBMIT SCHEDULED DRAWING DETAILING ALL CABINET WORK REQUIREMENTS. CABINET DESIGN TO INSURE THE INTERIOR DESIGNER'S WRITTEN SPECIFICATIONS, FINISHES AND COLORS TO BE SELECTED BY THE INTERIOR DESIGNER. AND SPECIES MAY BE ALTERED BY OWNER OR INTERIOR DESIGNER.
3. BATHROOM ACCESSORIES SHALL INCLUDE, BUT NOT BE LIMITED TO: THE INTERIOR DESIGNER SHALL PROVIDE THE CONTRACTOR WITH THE LOCATION AND TYPE OF BATHROOM ACCESSORIES REQUIRED.
4. ALL RETURN AIR DUCTS SHALL BE INCOMBUSTIBLE.
5. PROVIDE RANGE VENT - 48 SO. IN. MINIMUM, OR NOTE OTHERWISE. MANUFACTURERS SPECS (LOW-AND) AND PROVIDE GREATER TO OUTSIDE.
6. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR COMPLETE DESIGN INFORMATION.
7. CLOTHES DRYER MOUNTED EXHAUST DUCTS SHALL TERMINATE OUTSIDE OF THE BUILDING. (UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS). A. SHALL HAVE A BACK-DRAFT DAMPER. B. SHALL BE LIMITED TO 10' OF WITH TWO ELBOWS. SHALL BE REDUCED 2"-0" FOR EVERY ELBOW IN EXCESS OF TWO. C. SPECIFY MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT.

**C. FIRE PROTECTION**

1. ALL FIRE EXTINGUISHING SYSTEMS SHALL CONFORM TO INTERNATIONAL FIRE CODE AND 2012 I.R.C. AND LATEST ADOPTED EDITIONS.
2. PROVIDE APPROVED IONIZATION-TYPE AND LIGHT-DETECTING TYPE SMOKE DETECTORS AND FIRE ALARM SYSTEM. FOR MULTI-FAMILY HOUSING, SMOKE DETECTORS SHALL BE PERMANENTLY WIRED IN NEW CONSTRUCTION AND MAY BE BATTERY OPERATED IN EXISTING CONSTRUCTION.

**DIVISION 16 - ELECTRICAL**

1. ELECTRICAL WORK SHALL INCLUDE CONSTRUCTION, LABOR, MATERIALS, EQUIPMENT, PERMITS AND INSPECTIONS TO COMPLETE SYSTEMS INCLUDING, BUT NOT LIMITED TO:  
A. COMPLETE ELECTRICAL SERVICE TO MAIN DISTRIBUTION PANEL CONNECTION.  
B. INTERIOR LIGHTING PANELS, METERS AND BRANCH PANELS SYSTEMS.  
C. COMPLETE FEEDER SYSTEMS AND BRANCH CIRCUIT WIRING SYSTEMS.  
D. LIGHTING FIXTURES, WALL SWITCHES, RECEPTACLES, JUNCTIONS, MARKS AND SIMILAR ITEMS.  
E. TELEPHONE AND TELEVISION CORDS AND OUTLETS.  
F. DOOR BELL AND CHIME SYSTEM, GARAGE DOOR OPERATOR SYSTEM.  
G. NETWORK FOR ALL ELECTRICAL SYSTEMS AND TEMPORARY LIGHT AND POWER FOR ALL TRADES.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE, LATEST ADOPTED EDITION, LOCAL, COUNTY AND STATE REGULATIONS, NATIONAL FIRE PROTECTION ASSOCIATION SPECIFICATIONS.
3. LOCATION OF FIXTURES SHALL BE AS FOLLOWS:  
A. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
B. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
C. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
D. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
E. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
F. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
G. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
H. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.  
I. ALL LIGHT FIXTURES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPEC



**FOUNDATION FOOTPRINT**

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

**GENERAL NOTES**

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

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

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

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

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

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

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

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

ALL GAS PIPING THROUGH OUTSIDE FOUNDATION WALLS SHALL BE SLEEVED.

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

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

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

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

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

Rev	Date	Description



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

ASSURED DEVELOPMENT

CUSTOM HOME PLANS FOR:

MILAN LOT 4  
CUSTOMS LLC

MILAN STREET LOT 4  
HENDERSON, NEVADA 89015

SHEET TITLE:

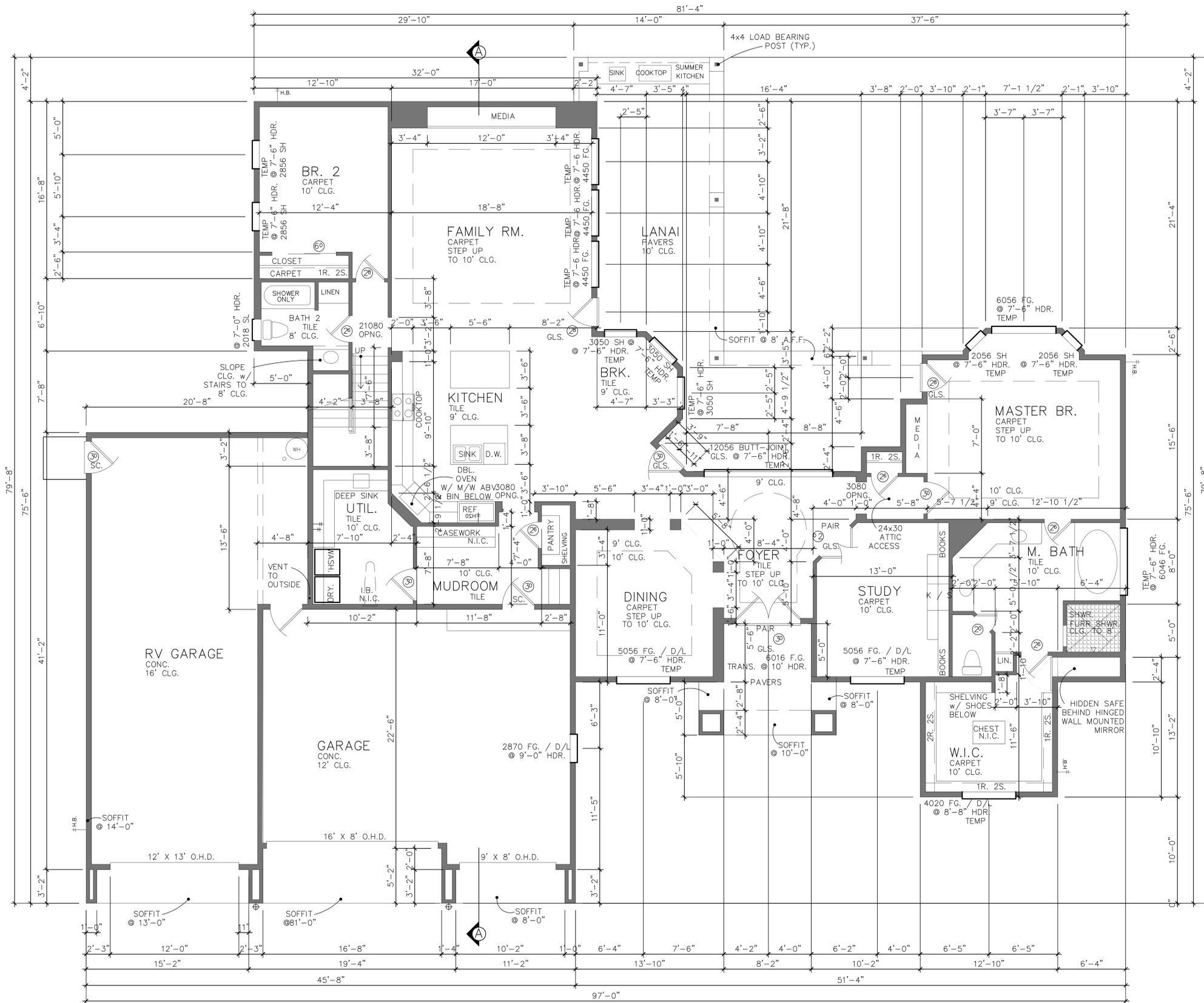
DATE  
05/22/2020

PHASE  
CONST. DOCS.  
SUBMITTAL

PROJECT NO.  
008-20-006

SHEET NO.

**FD**  
FOUNDATION  
FOOTPRINT



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

FIRST FLOOR	2863 #
SECOND FLOOR	1491 #
TOTAL LIVING	4354 #
GARAGE	1416 #
CARPET	278 #
ENTRY	104 #
LANAI	584 #
TOTAL COVERED	6726 #

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

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

ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.

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

VERIFY ALL EXTERIOR AND INTERIOR TRIM & DETAILS W/ OWNER.

EXTERIOR WALL STUDS @ FIRST FLOOR SHALL BE #2 D.F. 2x6 @ 16" O.C. / INT. WALLS SHALL BE 2X4 UNLESS NOTED OTHERWISE.

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

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

REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURRING AND FRAMING INFORMATION.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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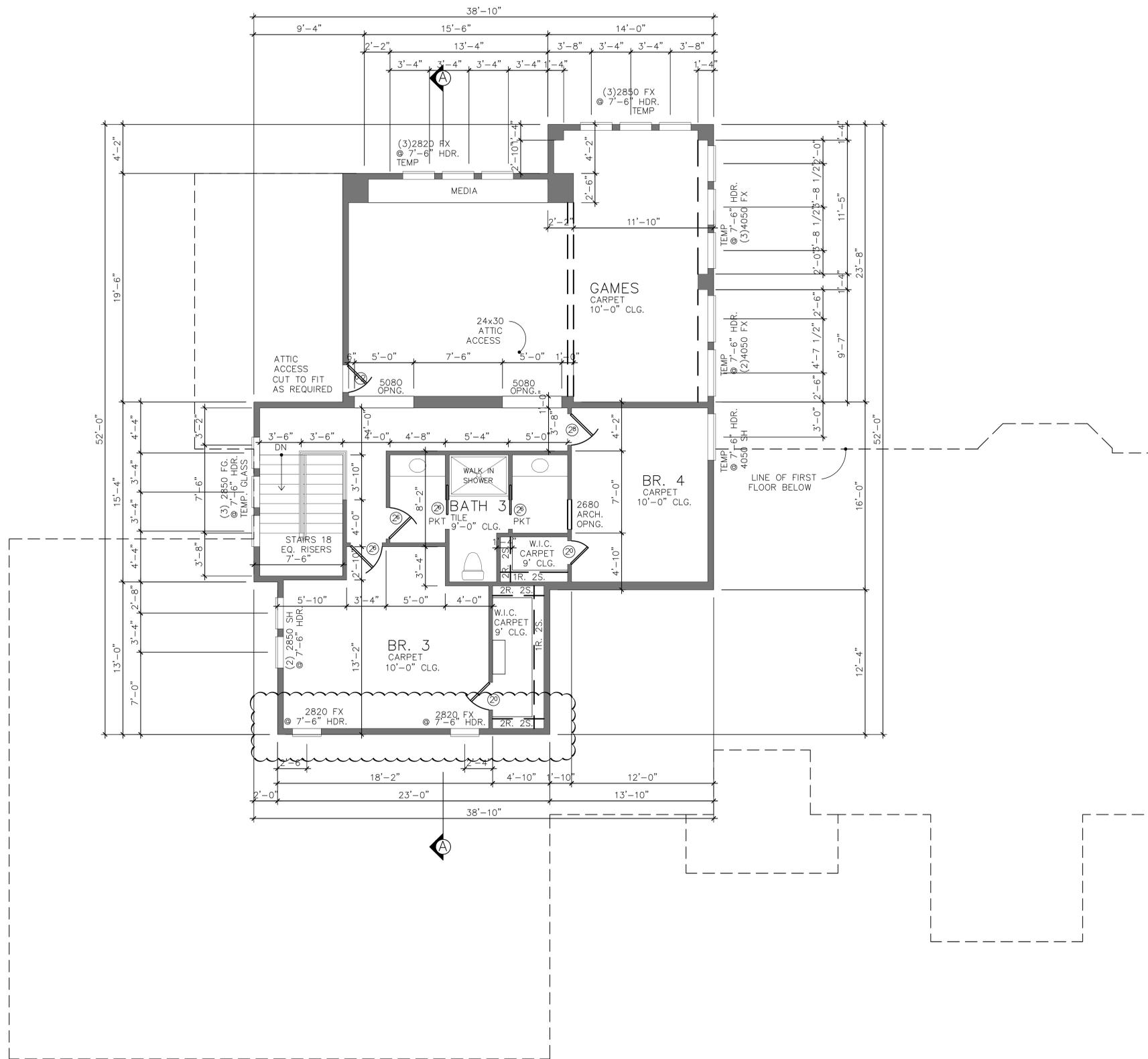
CUSTOM HOME PLANS FOR:

**MILAN LOT 4  
CUSTOMS LLC**  
MILAN STREET LOT 4  
HENDERSON, NEVADA 89015

SHEET TITLE:

DATE  
05/22/2020  
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PROJECT NO.  
008-20-006  
SHEET NO.





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

**GENERAL NOTES**

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

6'-8" HEADER HEIGHTS @ SECOND  
 FLOOR UNLESS NOTED OTHERWISE.

ALL ANGLES TO BE 45 DEG. UNLESS  
 NOTED OTHERWISE.

ALL S.F. SUB-FLOORING TO BE 2X6  
 #2 S.Y.P. T&G DECKING.

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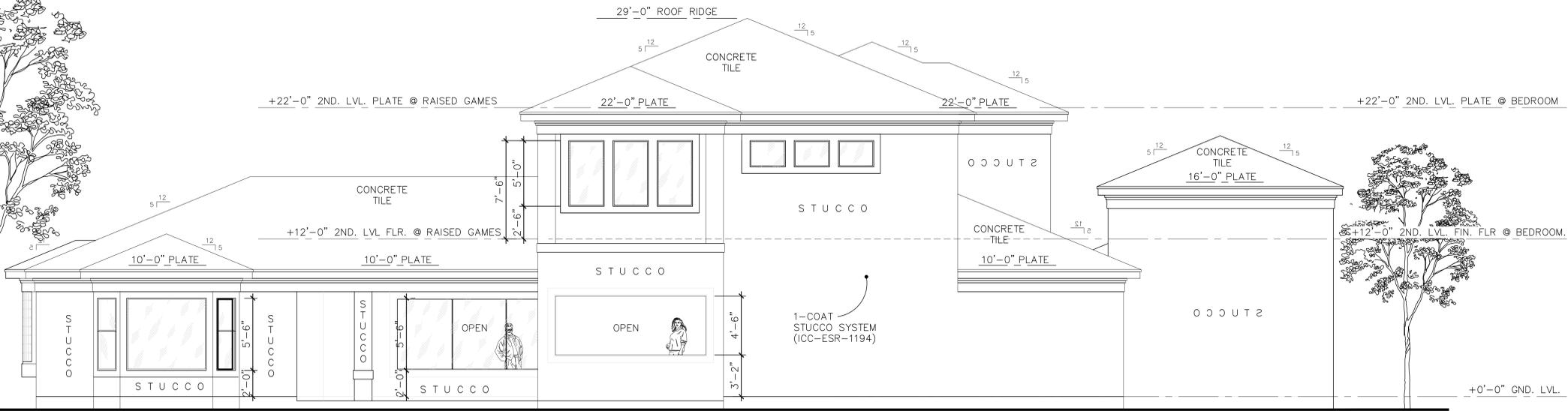
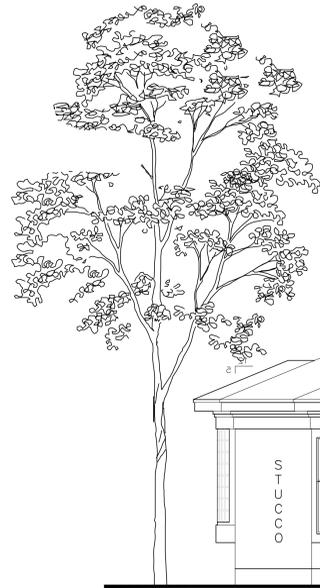
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SHEET NO.  
**SF**  
 SECOND  
 FLOOR PLAN





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

**ELEVATIONS**

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

**GENERAL NOTES:**

ALL EXTERIOR FINISH MATERIALS (STONE, STUCCO, SIDING, BRICK, ETC.) TO TERMINATE ON INTERIOR CORNERS UNLESS OTHERWISE NOTED.  
GALVANIZED FLASHING (26 GAUGE) AT ALL VALLEYS, HIPS AND RIDGES. PROVIDE FOR VENTILATION PROJECTIONS THROUGH ROOF WITH FLANGES AND EXTEND 8" BEYOND SLEEVE.

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

CHIMNEY TERMINATIONS TO BE MIN. 24" ABOVE ANY ROOF SURFACES WITHIN A 10'-0" RADIUS.

PROVIDE CHIMNEY FLUE SPARK ARRESTORS WITH MAX. 1/2" GAP MESH WHICH COMPLIES WITH U.B.C. 3703 (f) OR EQUAL CODE REQUIREMENTS.

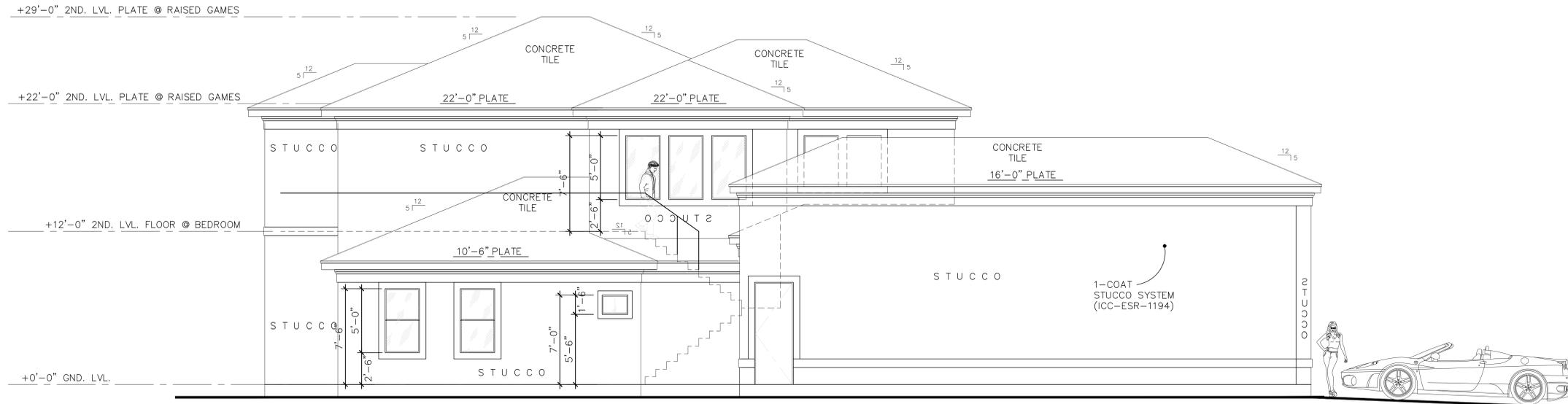
ROOF GUTTERS AND DOWN SPOUTS PER SPECIFICATIONS SEE BUILDER.

CONTINUOUS GALVANIZED IRON EAVE FLASHING.

ATTIC VENTILATION TYPE AND AMOUNT PER SPECIFICATIONS SEE BUILDER.

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

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



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

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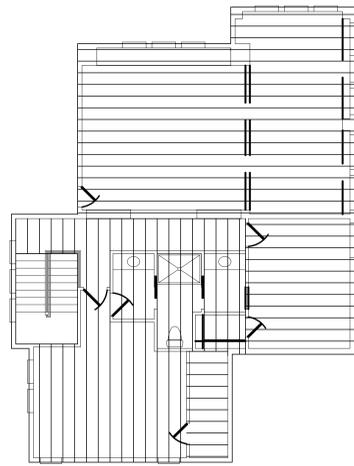
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SHEET NO.  
**FE-2**  
EXTERIOR  
ELEVATIONS



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

NOTE:  
BUILDER TO VERIFY SIZE AND LOCATION OF ALL BEAMS.

THESE DRAWINGS FOR THIS FRAMING PLAN HAVE BEEN PREPARED AS A SCHEMATIC REFERENCE ONLY.

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

**VENTILATION CALCULATIONS**

5631 S.F. — ROOF AREA  
REQUIRED VENTILATION @ 1:300 = 19 S.F.  
28EA. EAVE VENTS @ 0.5 S.F. = 14 S.F. TOTAL  
07EA. DORMER VENTS @ 1.0 S.F. = 7 S.F. TOTAL  
TOTAL OF 21 S.F. OF VENTILATION WHERE 17 S.F. IS REQ'D

**ATTIC VENTILATION**

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

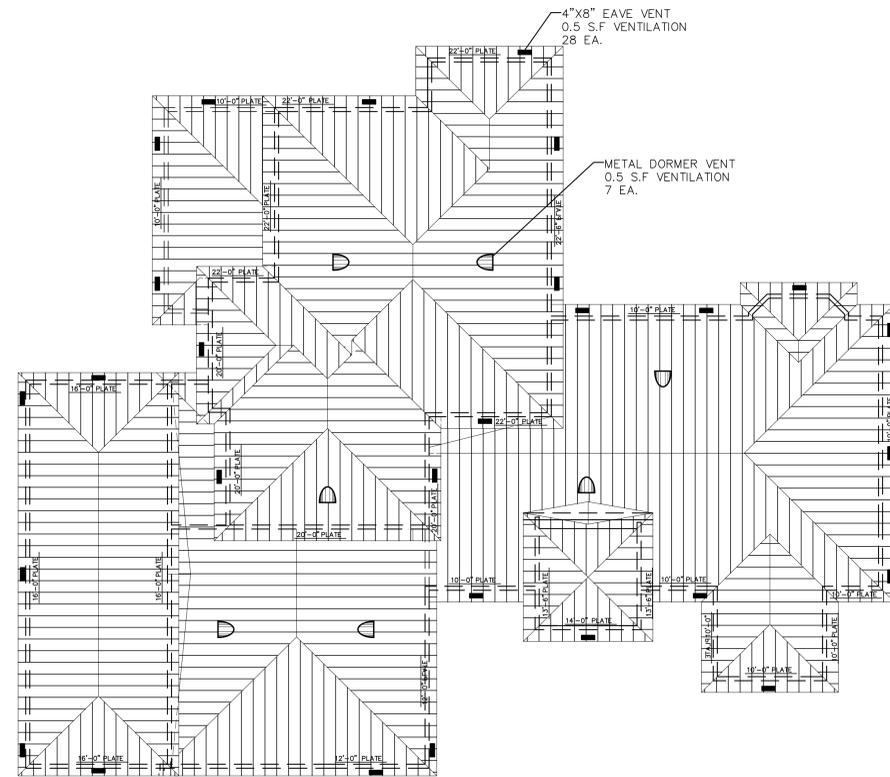
VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. EXCEPTIONS:  
THE MINIMUM REQUIRED NET FREE VENTILATING AREA SHALL BE 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDED A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50 PERCENT OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED BY AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS, WITH BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

**SECTION NOTES**

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

PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS:

- A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
- B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. AND HORIZ. SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS AND COVE CEILINGS.
- C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- D. IN OPENINGS AROUND VENTS, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.
- E. PROVIDE INSULATION DEFLECTORS AT ALL EAVES WHERE EAVE VENTS ARE REQUIRED.



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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

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

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

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

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

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

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

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

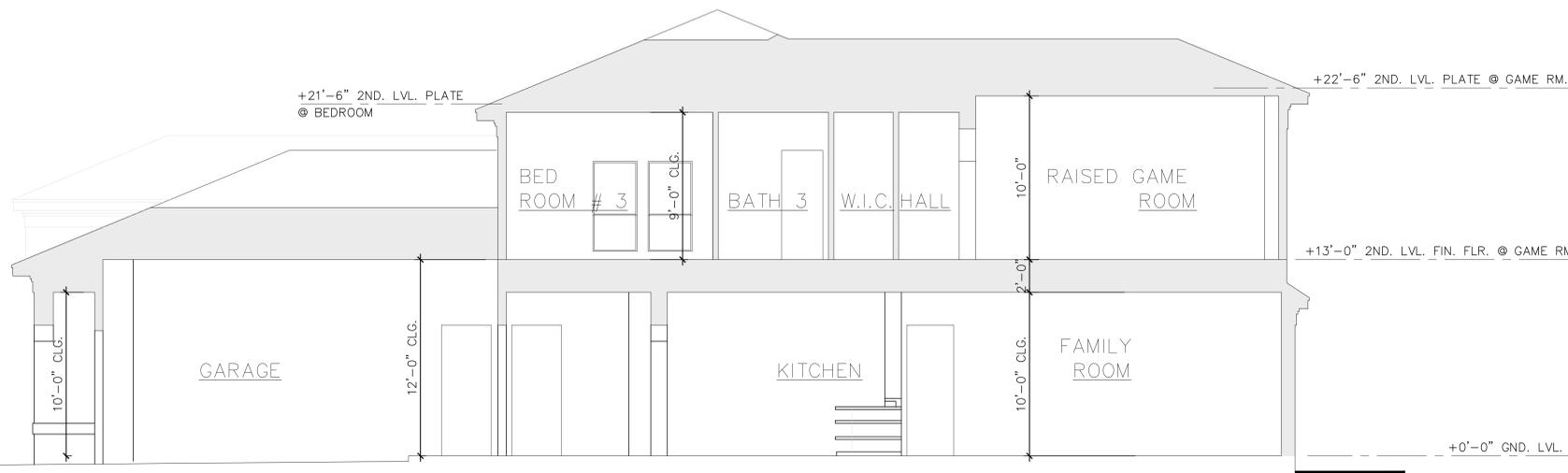
ROOF OPENINGS SHALL HAVE DOUBLE TRIMMERS AND HEADERS (I.E. AT CHIMNEY, DORMER, ETC..)

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

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

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

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



**CROSS SECTION A-A**  
SCALE: 1/4" = 1'-0"

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

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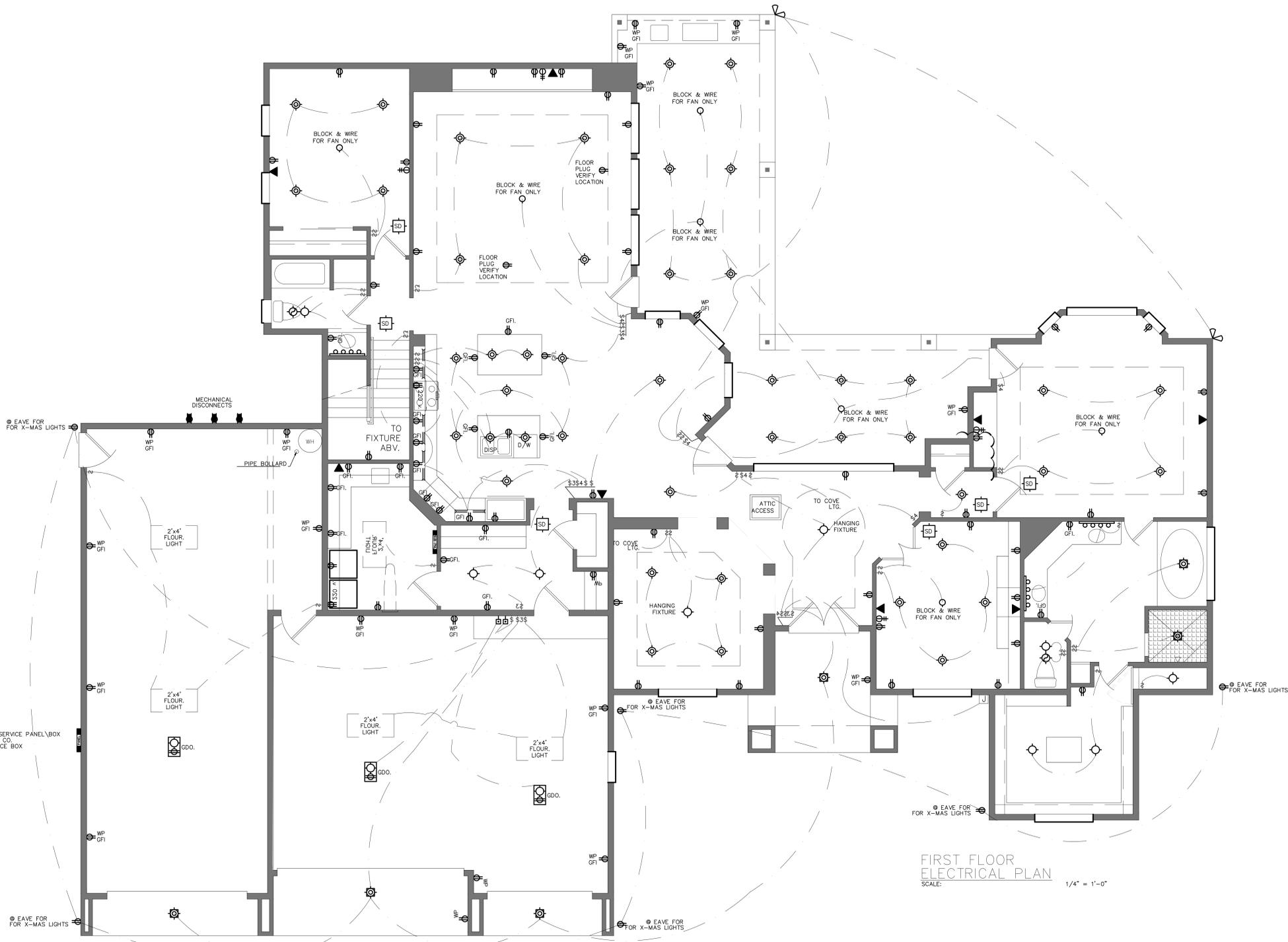
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MILAN STREET LOT 4  
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SHEET NO.  
**FE-3**  
ROOF & FLOOR FRAMING PLAN





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

KEY NOTE:  
THE ENERGY COMPLIANCE PROGRAM SHALL BE THE PRESCRIPTIVE METHOD.

ELECTRICAL NOTES:

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

ELECTRICAL SYMBOLS

symbol	description	symbol	description
	block and pre-wire for fan option		a/v jack
	ceiling light fixture		110 volt electrical outlet
	recessed light		110 volt electrical outlet, half hot
	low-voltage recessed light		220 volt electrical outlet
	recessed eyeball spot light		110 volt exterior weatherproof outlet
	speakers recessed in clg.		light switch
	recessed weatherproof light		3 way light switch
	wall mounted light - sconces		4 way light switch
	ceiling mounted smoke detector		exterior flood lights
	exhaust fan		make-up light bar
	telephone jack		under-cabinet lighting
	television / cable jack		low volt strip lights
	push-button switch		garage door opener w/ integral light
	mechanical disconnect		100 amp ul listed service panel/box recess mount service box

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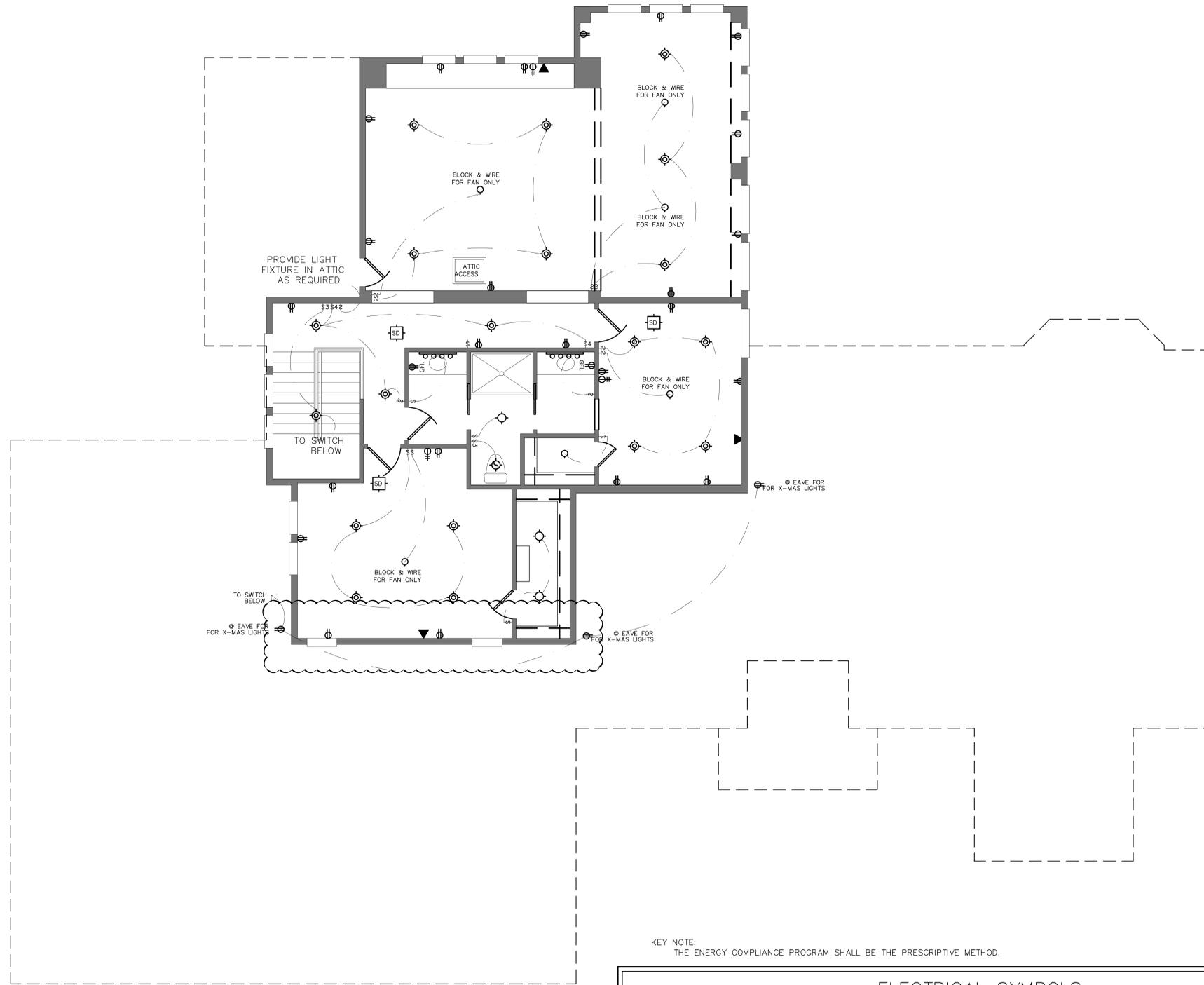
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PHASE  
CONST. DOCS.  
SUBMITTAL  
PROJECT NO.  
008-20-006

SHEET NO.  
**E1**  
FIRST FLOOR  
ELECTRICAL PLAN



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

KEY NOTE:  
THE ENERGY COMPLIANCE PROGRAM SHALL BE THE PRESCRIPTIVE METHOD.

### ELECTRICAL SYMBOLS

symbol	description	symbol	description
	block and pre-wire for fan option		a/v jack
	ceiling light fixture		110 volt electrical outlet
	recessed light		110 volt electrical outlet, half hot
	low-voltage recessed light		220 volt electrical outlet
	recessed eyeball spot light		110 volt exterior weatherproof outlet
	speakers recessed in clg.		light switch
	recessed weatherproof light		3 way light switch
	wall mounted light - sconces		4 way light switch
	ceiling suspended smoke detector		exterior flood lights
	exhaust fan		make-up light bar
	telephone jack		under-cabinet lighting
	television / cable jack		low volt strip lights
	push-button switch		garage door opener w/ integral light
	mechanical disconnect		100 amp ul listed service panel\box recess mount service box

### ELECTRICAL NOTES:

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

Rev Description Date

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CUSTOM HOME PLANS FOR:

MILAN LOT 4  
CUSTOMS LLC  
2 IDAHO WAY, HENDERSON, NEVADA 89015

MILAN LOT 4  
CUSTOMS LLC  
MILAN STREET LOT 4  
HENDERSON, NEVADA 89015

SHEET TITLE:

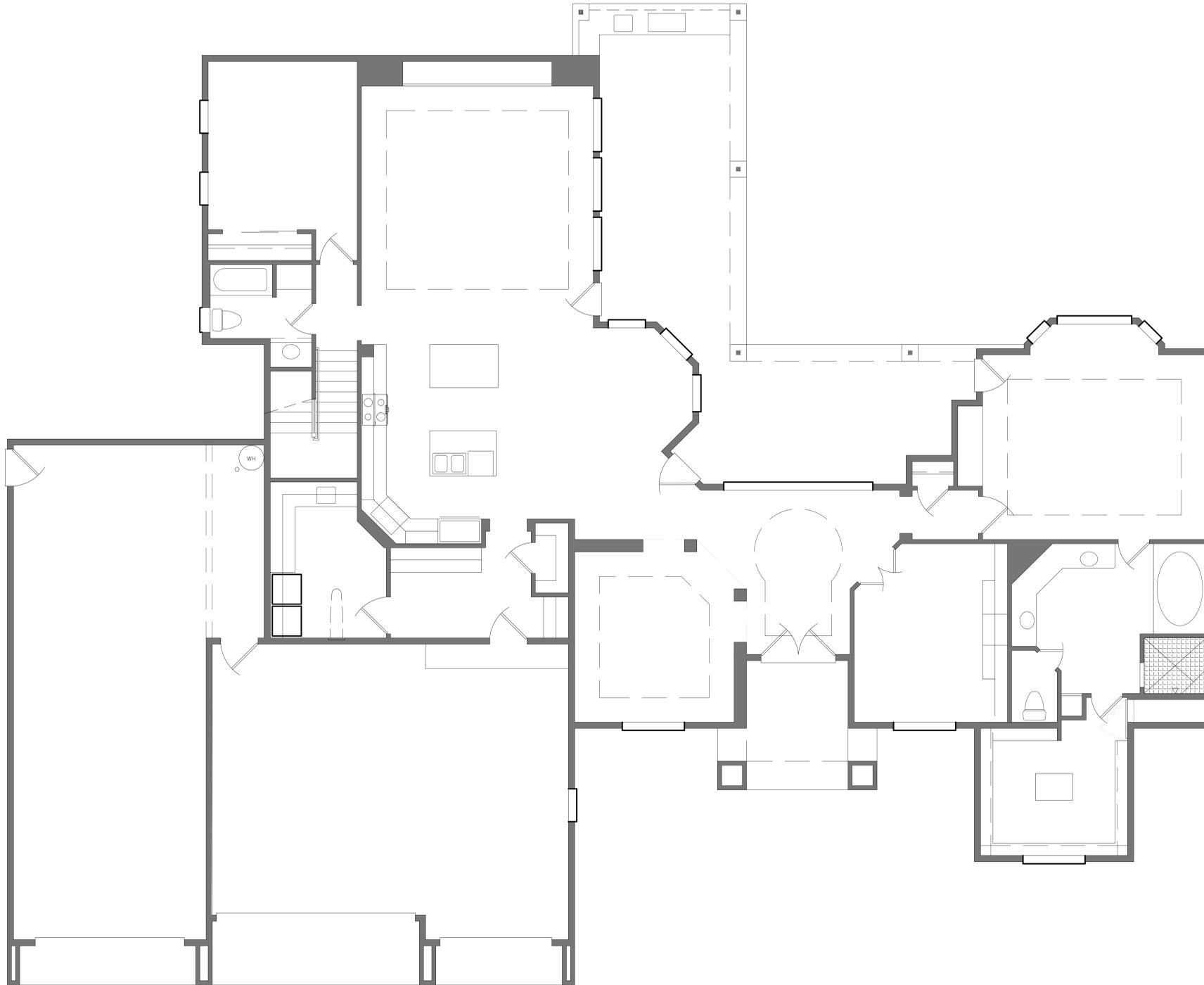
DATE  
05/22/2020

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PROJECT NO.  
008-20-006

SHEET NO.

E-2  
SECOND FLOOR  
ELECTRICAL PLAN



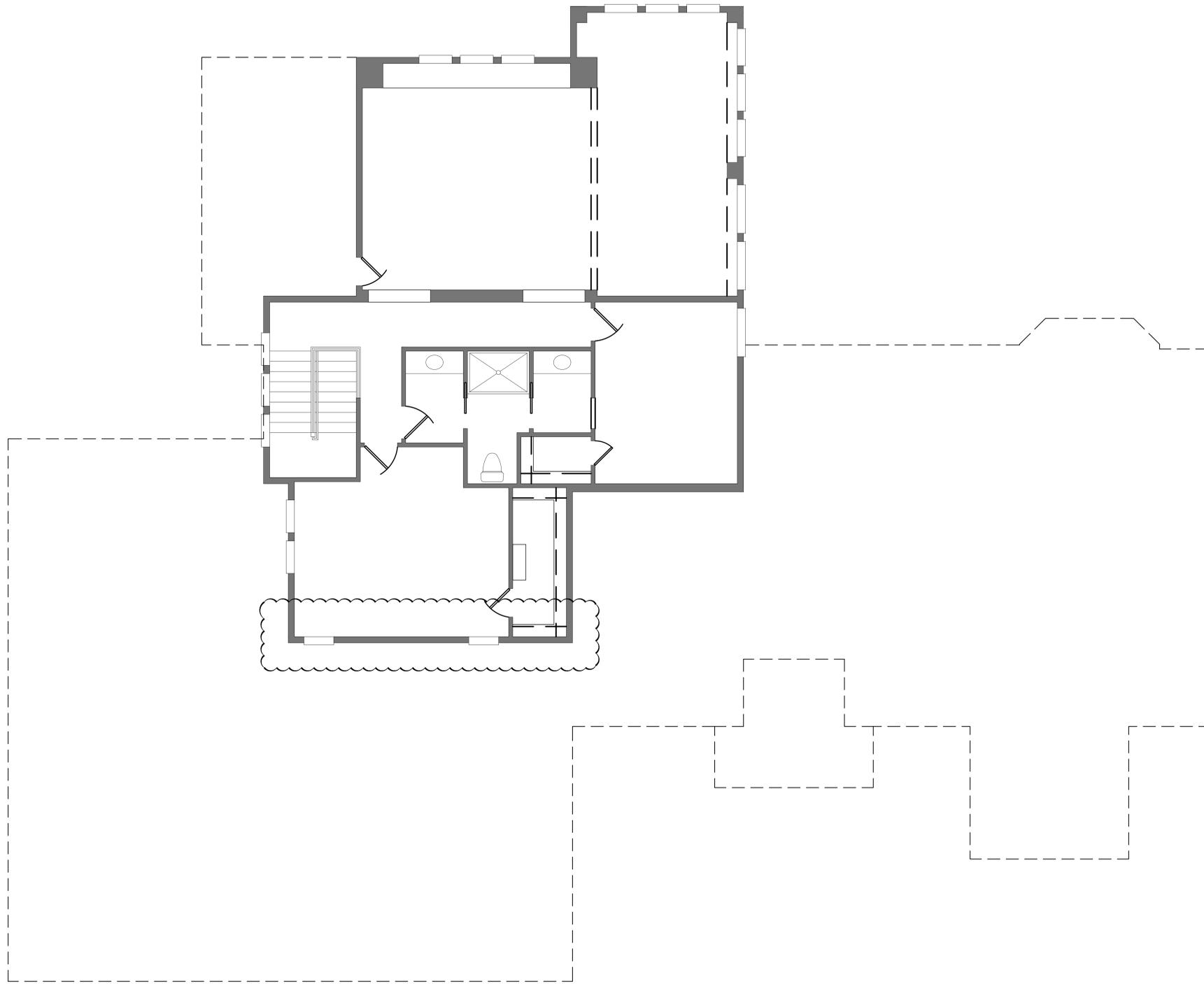
Rev	Date	Description

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CUSTOM HOME PLANS FOR:  
**RACETRACK ROAD  
 CUSTOMS LLC**  
 RACETRACK ROAD AND HAVRE AVENUE  
 HENDERSON, NEVADA 89015

SHEET TITLE:

DATE  
 11/15/2019  
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 008-19016  
 SHEET NO.



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