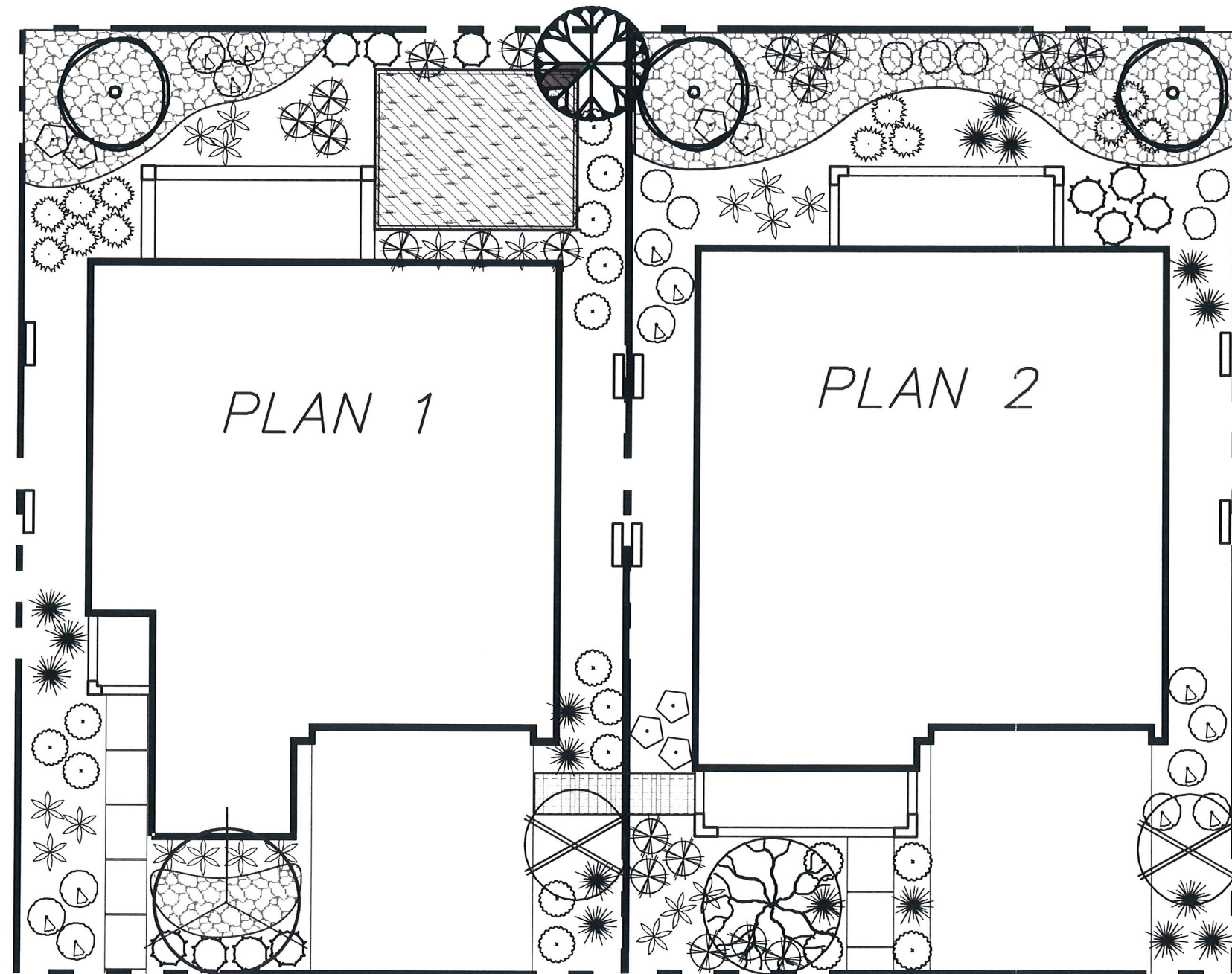




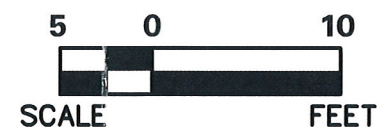
PLANS BY: RUSSELL WILLIAMS DESIGN



NOTES:

1. Install a 2" layer of 3/4" Screened Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter plantmix bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans

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CONCORD MODEL HOMES

TYPE	SCALE	DATE	REVISION	APPROVED BY
FULL LANDSCAPING	1"=20'	3/23/15	4	

TREE SCHEDULE

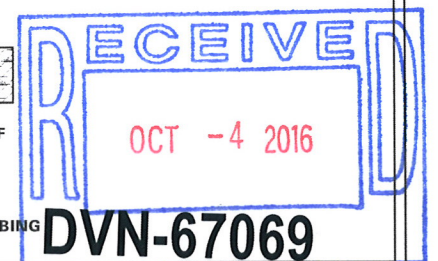
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLAN 1	PLAN 2
	Chilopsis lancea	DESERT WILLOW	36" BOX	1	-
	Prosopis chilensis	CHILEAN MESQUITE	36" BOX	-	1
	Fraxinus oxycarpa "Raywood"	RAYWOOD ASH	24" BOX	1	-
	Olea 'Swan Hill'	FRUITLESS OLIVE	24" Box	1	2
	Elaeocarpus decipiens	BLUEBERRY	24" Box	1	1

SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLAN 1	PLAN 2
	Teurium frutecans	PHOTINIA	5 GAL.	6	3
	Pittosporum species	DWARF MOCK ORANGE	5 GAL.	6	5
	Hesperaloe parviflora	RED YUCCA	5 GAL.	8	12
	Convolvulus cneorum	BUSH MORNING GLORY	5 GAL.	13	4
	Rosmarinus officinalis 'Tuscan Blue'	TUSCAN BLUE ROSEMARY	5 GAL.	12	7
	Leucophyllum frutescens	TEXAS RANGER	5 GAL.	7	10
	Caesalpinia mexicana	MEXICAN BIRD OF PARADISE	5 GAL.	-	7
	Rosmarinus o prostrata	TRAILING ROSEMARY	5 GAL.	2	6
	Salvia greggii	AUTUMN SAGE	5 GAL.	7	4
	Trachelospermum jasminoides	STAR JASMINE ON TRELLIS	15 GAL.	4	4

LEGEND:

	3/4" PROVIDENCE RED ROCK MULCH FROM VISTA ROCK		PAVERS SIERRA BLEND STANDARD PATTERN		CHUNKY ROCK 2-4" RED GRANITE		ARTIFICIAL TURF BY FIELDTURF SELECT BLEND (GF-APT-XM-2C)
							CONCRETE CURBING

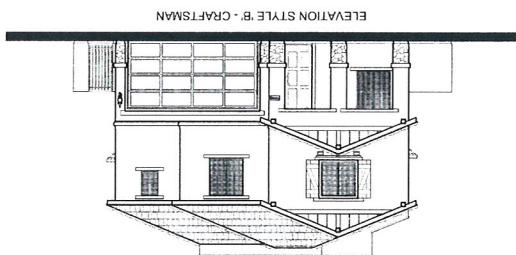
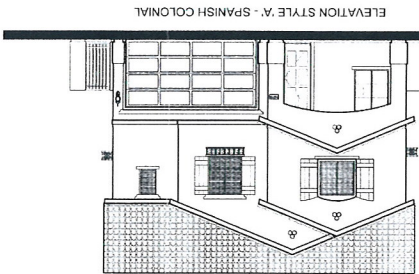
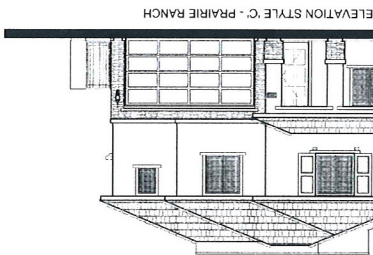


NORTHERN TERRACE AT PROVIDENCE

UNIT 4 - CONCORD - PLAN 2

LAS VEGAS, NEVADA

RYLAND HOMES 8925 W. RUSSELL ROAD, SUITE 200 LAS VEGAS, NV 89148 PH 702 360 7500 FAX 702 360 7505



KTGY Group, Inc.
17922 Flitch
Irvine, California 92614
ktgy.com
949 851 2133
KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com
Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES

8925 W RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

ABBREVIATIONS

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LAS VEGAS, NEVADA

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Project Designer: Jim Tsai

Principal: _____
John Tully _____

Email: nchanan@kigy.com

Project Contact: Henry Chan

Project No. 20140017

kiry.com
040 854 3433

Irvine, California 92614

17922 Filch

RTG Group Inc

QUESTIONS

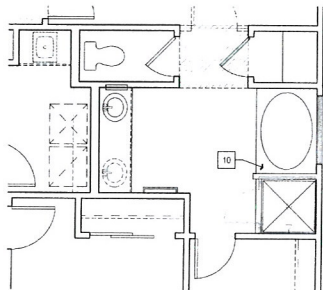
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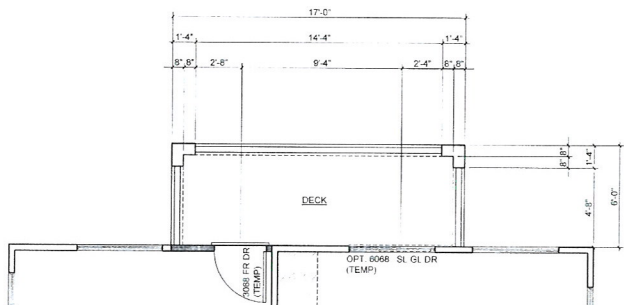
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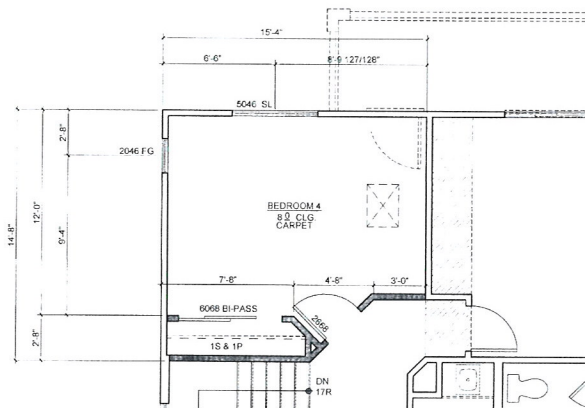
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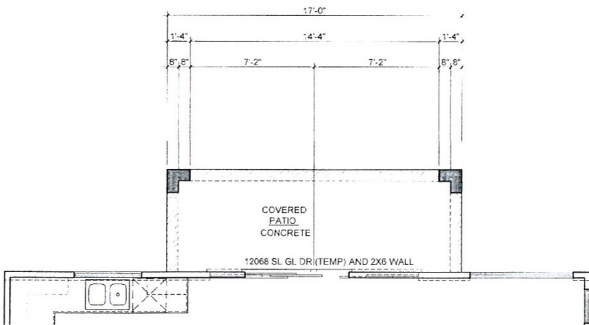
C M. BATH SHOWER



B DECK OPTION



A BEDROOM 4



A PATIO WITH 12' SGD

REFER TO BASIC FLOOR PLAN FOR ALL INFORMATION NOT SHOWN HERE

KEYNOTES

- DOUBLE SINK WITH GARBAGE DISPOSAL
- DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
- 3" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ PRE-PLUMB REVERSE OSMOSIS
- 3" GAS SLIDE-IN w/ LIGHT AND FAN AND MICROWAVE ABOVE
- KITCHEN ISLAND WITH 24" DEEP CABINETS, 2X6 WALL AND 4" OVERHANG. OPTIONAL EXTENDED COUNTERTOP FOR TOTAL OF 48" DEEP ISLAND COUNTER
- PEDESTAL SINK
- PANTRY WIDTH NOTED ON PLANS
- LINEN WITH 5 SHELVES. REFER TO PLAN FOR SIZE
- RECESSED MEDICINE CABINET
- 102X42 FIBERGLASS TUB/SHOWER UNIT AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES
- 42X60" OVAL 1-PIECE FIBERGLASS TUB/SHOWER AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES
- 32" X 60" 1-PIECE TUB AND SHOWER W/ 4" CER. TILE SURROUND OVER APPROVED BACKERS AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES
- PRE-FAB SHOWER PAN W/ 4" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC. SEE PLAN FOR SIZE STANDARD SHELF. OPTIONAL UPPER CABINETS
- TANKLESS WATER HEATER PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. VENT TO OUTSIDE
- FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 36" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER THE UMC. VENT TO OUTSIDE
- 22" X 30" ATTIC ACCESS MN. WITH 36" MN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE IRC. PROVIDE SWITCH LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU. PROVIDE A VINYL FOAM WEATHER SEAL TO COMPLY W/ IECC. SEE 11A-D50 WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL SMITTY PAN W/ DRAIN @ 2ND FLOOR
- DRYER SPACE. PROVIDE DRYER VENT TO OUTSIDE PER THE UMC. MAX. LENGTH WITH 2 ELBOWS MAX. OR 5' DUCT WITH MECHANICAL CALCULATIONS
- HANDRAIL
- NOT USED
- SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BEHIND 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 ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
- AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 2' ADJACENT 110V WATERPROOF OUTLET
- 5/8" TYPE 'X' GYPSUM BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 2X6 FLAT BLOCKING AT 40" ABOVE FINISHED FLOOR FOR 24" WIDE TYPICAL R.A.P.
- PROVIDE HIGH-LOW VENTS FOR MAKE-UP AIR AT GARAGE PER THE UMC
- OPTIONAL SINGLE BASIN SINK
- OPTIONAL COUNTER REFRIGERATOR
- 42" GUARDRAIL. REFER TO DETAIL 9/A-D50 AND 10/A-D50
- OPTIONAL 42" SINGLE SIDED, STD. B-VENT AND OR DIRECT VENT (VARIES PER PLAN FIREPLACE BY HEATLATOR OR APPROVED EQUAL (UL LISTING: LVT11M15519) (MODEL: NDK4201)
- FLOOR DRAIN & OVERFLOW. SEE DETAIL 22/A-D10

NOTES

- REFER TO SPECIFICATIONS FOR INTERIOR FINISHES
- ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESID CODE AND LOCAL ORDINANCES. REFER TO THE ENERGY CODE COMPLIANCE REPORT FOR U-VALUE OF ALL GLAZING
- REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
- ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
- CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
- EGRESS REQUIREMENTS AT ALL BEDROOMS MN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES PER THE IRC
- VENTING SYSTEMS SHALL TERMINATE AT LEAST (4) FEET FROM A PROPERTY LINE PER THE UMC

- BUILDING DEPARTMENT NOTES**
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
 - SEE ENERGY CODE COMPLIANCE REPORT FOR INSULATION VALUES
 - EXCEPT WHERE OTHERWISE NOTED IN THE IRC ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84. FOAM PLASTICS AS SPECIFIED IN THE IRC MAY BE USED AS AN INTERIOR COMPONENT OF EXTERIOR WALLS OR PROJECTION, EXTERIOR DECORATIVE TRIM SHALL NOT PROJECT MORE THAN 4 INCHES INTO THE MINIMUM FIRE SEPARATION DISTANCE AND SHALL NOT EXCEED TEN PERCENT OF THE AGGREGATE WALL AREA ON WHICH IT IS LOCATED. SECTION R316.3 AS AMENDED. TOTAL THICKNESS OF HORIZONTAL PROJECTION SHALL BE MEASURED FROM THE EXTERIOR FACE OF STUD WALL TO THE EXTERIOR FINISH

- 2X4 STUDS AT 16" O.C. U.N.O.
- 2X6 STUDS AT 16" O.C. U.N.O.
- INTERIOR SOFFIT
- (1) HOUR RATED WALL W/ (1) HOUR STUCCO SYSTEM BY "OMEGA" ESR-1164 OR APPROVED EQUAL

- IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE. AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1208, C 1225, C 1178 OR C 1278 RESPECTIVELY AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. PER THE IRC
- GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/ASHRA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ASHRA 108 PER IRC SECTION 612.4

SQUARE FOOTAGE

PLANS APPROVED
CONSTRUCTION
Building & Planning Dept.
City of Las Vegas, Nevada
MT JAN 13 2015
Do not include in Construction
Reference to this plan for Construction
Interpretation, Approval, or other
Not a Contracting Document

PLAN	S.F.
PLAN 2	849
FIRST FLOOR	1278
SECOND FLOOR	2127
TOTAL	3405
2-CAR GARAGE	386
PORCH	76
ROOF TOP DECK OPTION	248
DECK AREA AT ROOF TOP DECK OPTION	51
COVERED PATIO OPT	102
OPT. DECK AT COVERED PATIO OPT	102

SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTATION.



KITGY Group, Inc.
17922 Fitch
Irvine, California 92614
kitgy.com
949 851 2133

KITGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@kitgy.com

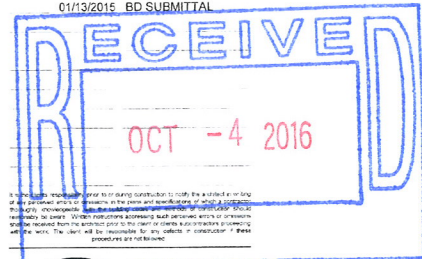
Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**
LAS VEGAS, NEVADA

No. Date Description
01/13/2015 BD SUBMITTAL



January 9, 2015

**PLAN 2 FLOOR PLAN
OPTIONS**



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES

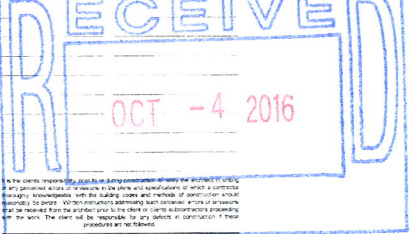
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**

LAS VEGAS, NEVADA

No. Date Description

01/13/2015 BD SUBMITTAL



January 9, 2015

**ARCHITECTURAL
DETAILS - EXTERIOR**

A-D20

	21	NOT USED	17	NOT USED	13	FAUX GABLE VENT	9	COLLAR FLASHING	5	GABLE END TRIM	1
	22	NOT USED	18	NOT USED	14	FAUX VENT TRIM	10	OUTLOOKER	6	POTSHELF	2
	19	SOFFIT	15	MATERIAL TRANSITION	11	CANTILEVER	7	STUCCO EXPANSION JOINT	3		
	24	NOT USED	20	WEEP: GARAGE	16	WEEP: WAINSCOT	12	WEEP: STONE VENEER	8	WEEP: STUCCO	4



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

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Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

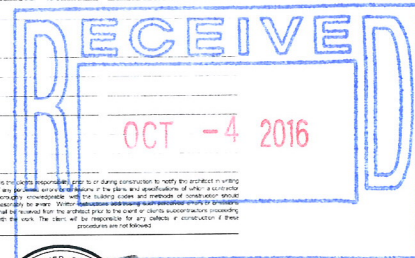
Developer

RYLAND HOMES

RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**
LAS VEGAS, NEVADA

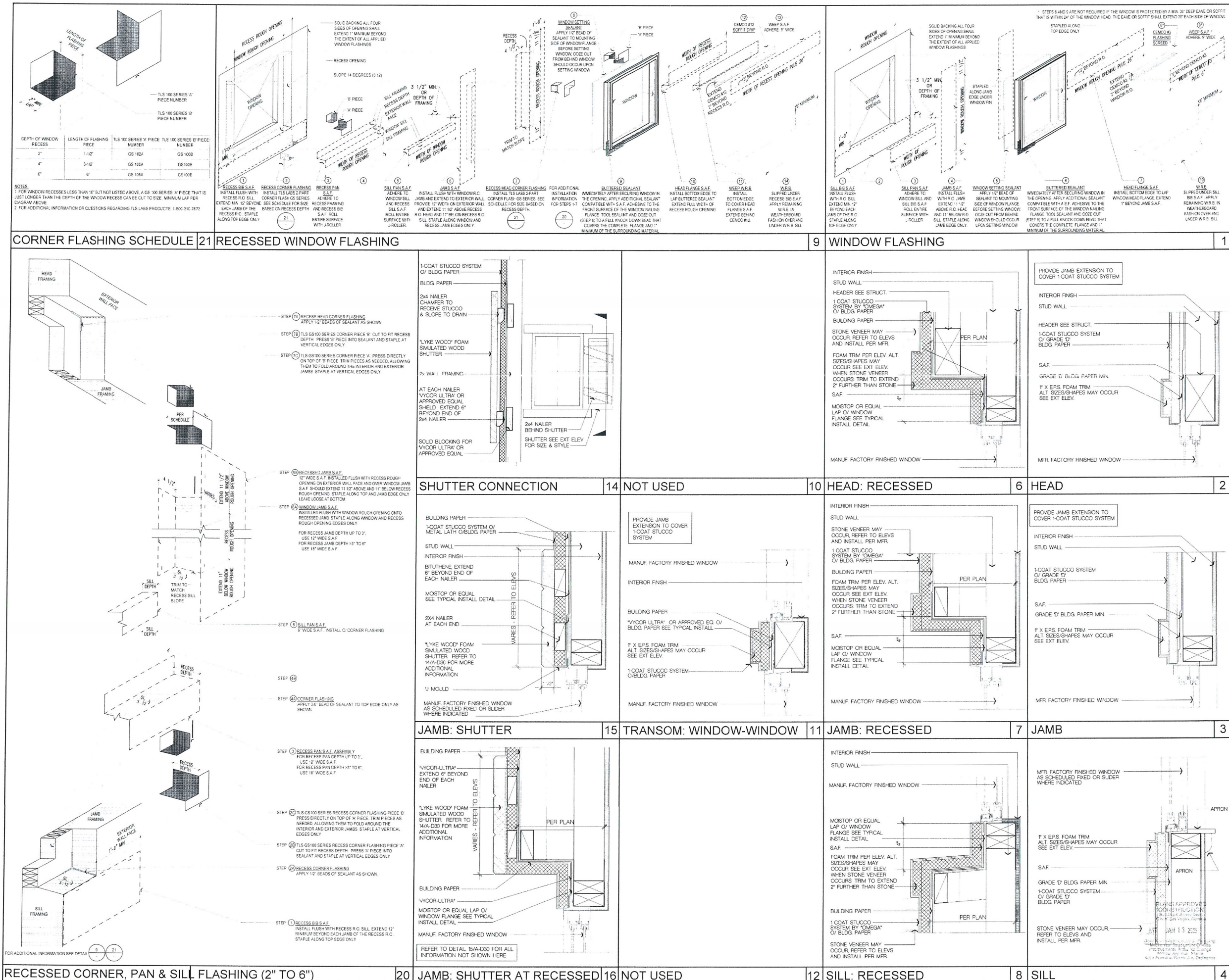
No. Date Description
01/13/2015 BD SUBMITTAL



January 9, 2015

**ARCHITECTURAL
DETAILS - WINDOWS**

A-D30



NOT USED	21	NOT USED	17	HEAD: RECESSED GARAGE	13	HEAD: RECESSED GARAGE	9	HEAD: SLIDING GLASS	5	HEAD	1
NOT USED	22	NOT USED	18	JAMB: RECESSED GARAGE	14	JAMB: RECESSED GARAGE	10	JAMB: SLIDING GLASS	6	JAMB	2
NOT USED	23	NOT USED	19	NOT USED	15	THRESHOLD: GARAGE	11	THRESHOLD: SLIDING GLASS	7	THRESHOLD	3
NOT USED	24	NOT USED	20	NOT USED	16	THRESHOLD FLASHING	12	THRESHOLD: DECK SL. GLASS	8	THRESHOLD: DECK	4



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
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Email: hchan@ktgy.com

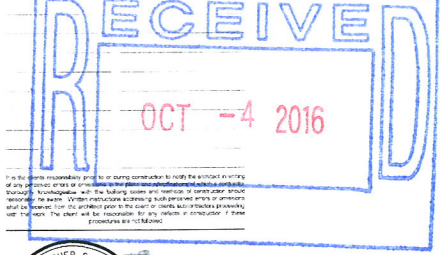
Principal: John Tully
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Developer

RYLAND HOMES®
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

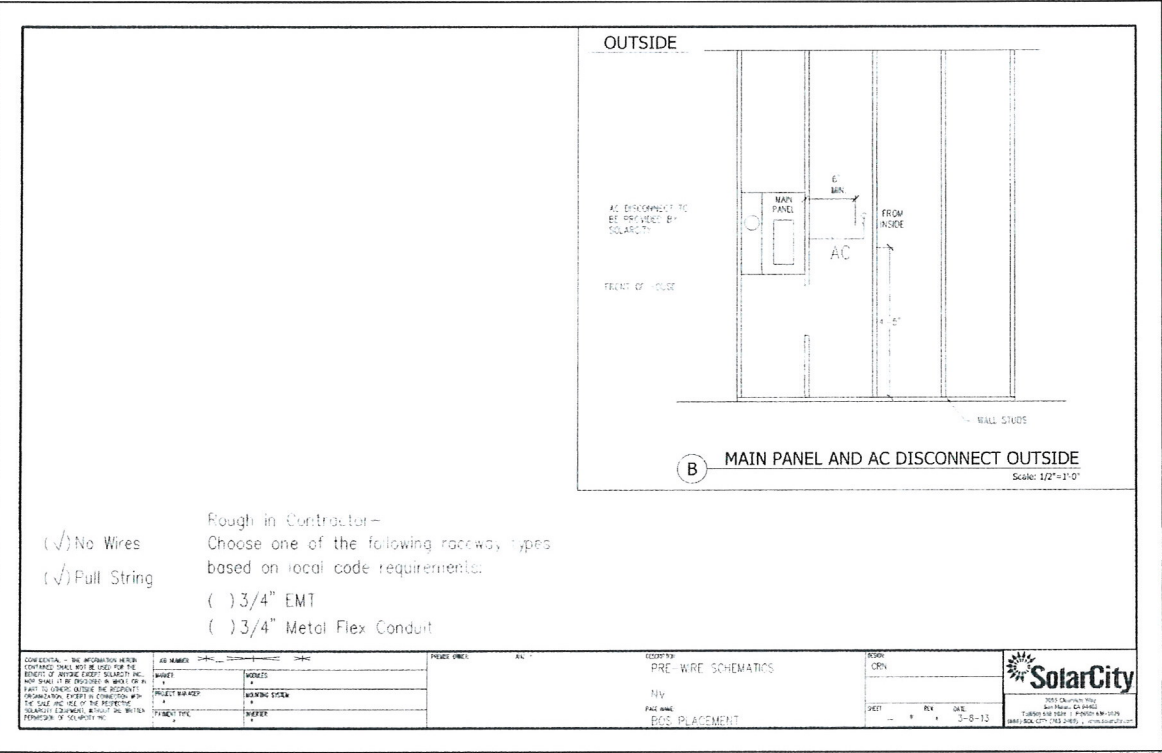
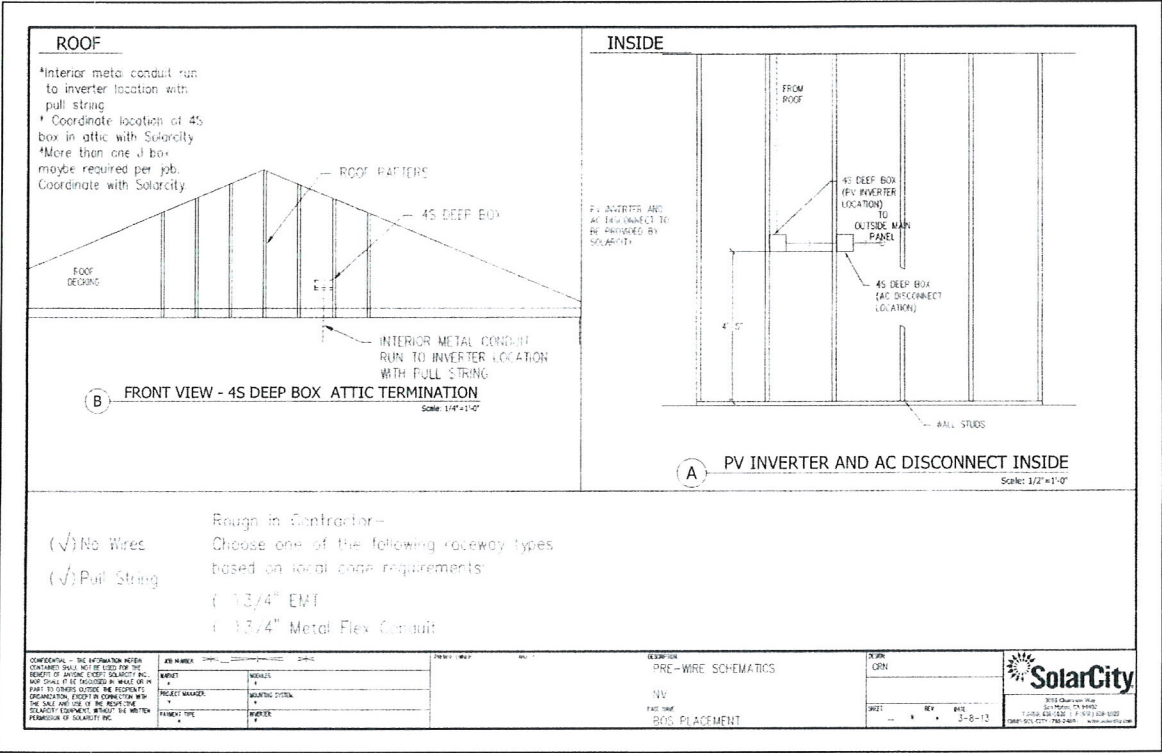
**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**
LAS VEGAS, NEVADA

No. Date Description
01/13/2015 - BD SUBMITTAL



January 6, 2015
**ARCHITECTURAL
DETAILS - DOORS**

A-D40



KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES

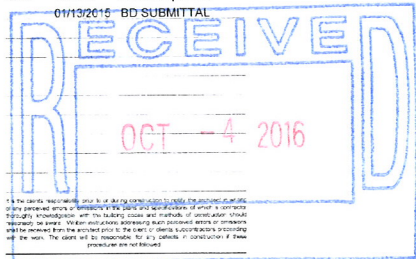
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD

LAS VEGAS, NEVADA

No. Date Description

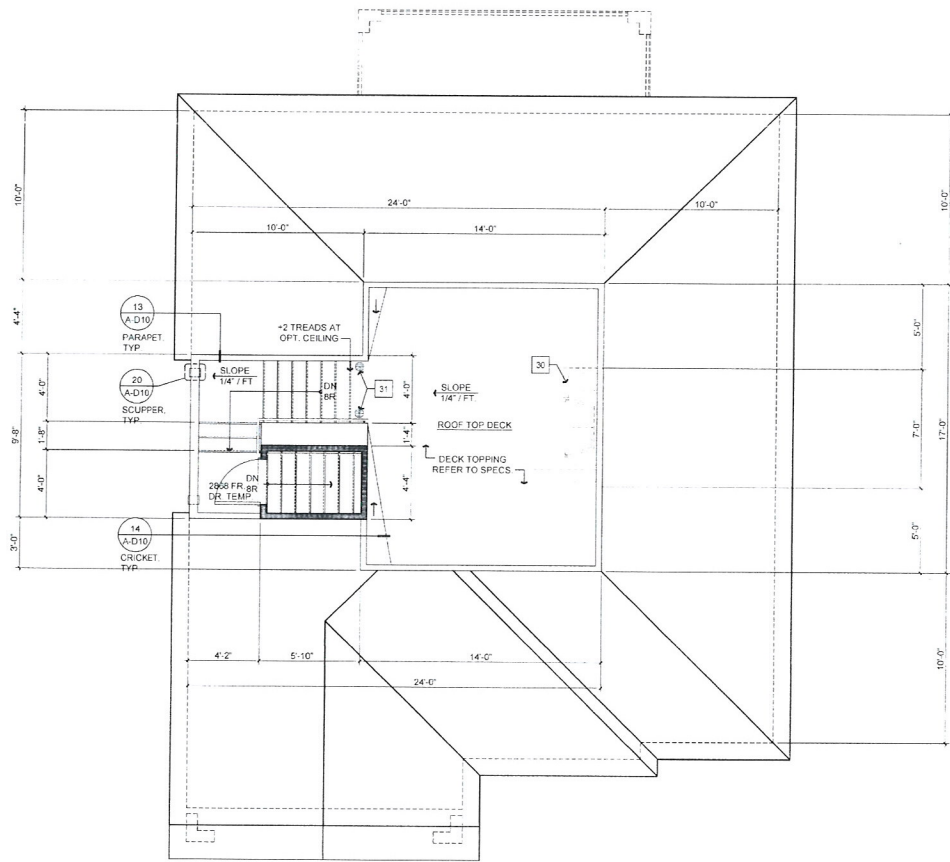
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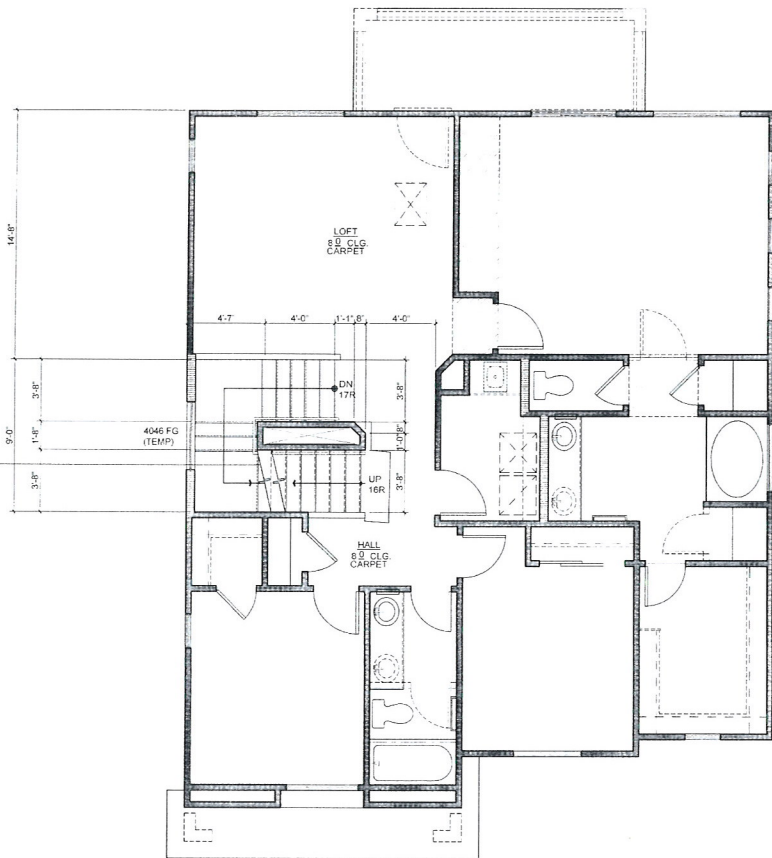
January 9, 2015

OPTIONAL SOLAR
PRE-WIRE DETAILS

A-D60



ROOF DECK FLOOR PLAN OPTION SCALE 1/4"=1'-0" 2



SECOND FLOOR ROOF DECK OPTION SCALE 1/4"=1'-0" 1

KEYNOTES

- DOUBLE SINK WITH GARBAGE DISPOSAL
- DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMS ON S WITH MANUFACTURER
- 39" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) W/ FRIE PLUMB REVERSE OSMOSS
- 30" GAS SLIDE-IN w/ LIGHT AND FAN AND MICROWAVE ABOVE
- KITCHEN ISLAND WITH 24" DEEP CABINETS, 2X6 WALL AND 4" OVERHANG. OPTIONAL EXTENDED COUNTERTOP FOR TOTAL OF 48" DEEP ISLAND COUNTER
- PEDESTAL SINK
- PANTRY, WIDTH NOTED ON PLANS
- LINEN WITH 5 SHELVES. REFER TO PLAN FOR SIZE
- RECESSED MEDICINE CABINET
- 10'X14' FIBERGLASS TUBSHOWER UNIT AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
- 42"X60" OVAL 1-PIECE FIBERGLASS TUBSHOWER AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
- 32" X 60" 1-PIECE TUB AND SHOWER W/ 4" CER. TILE SURROUND OVER APPROVED BACKERS AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES
- PRE-FAB SHOWER PAN W/ 6" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC. SEE PLAN FOR SIZE
- STANDARD SHELF. OPTIONAL UPPER CABINETS
- TANKLESS WATER HEATER PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. VENT TO OUTSIDE
- FAU IN ATTIC PER UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER THE UMC. VENT TO OUTSIDE
- 22" X 30" 1/2" ACCESS MIN. WITH 30" MIN. CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH PER THE IRC. PROVIDE SWITCH LIGHT, 110V OUTLET AND 24" FLATFIRM TO FAU. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC. SEE 11A-D50
- WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. RECESSED BOX IN GARAGE. FIREWALL SHALL BE METAL SMITTY PAN W/ DRAIN @ 2ND FLOOR
- 2ND FLOOR. PROVIDE DRYER VENT TO OUTSIDE PER THE UMC. 14" MAX. LENGTH WITH 2 ELBOWS MAX. OR 5' DUCT WITH MECHANICAL CALCULATIONS
- HANDRAIL
- NOT USED
- SEPARATION REQUIRED. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE 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 ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
- AG CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION) PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF CULIT
- 54" TYPE "X" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 2ND FLOOR. PROVIDE DRYER VENT TO OUTSIDE PER THE UMC. 14" MAX. LENGTH WITH 2 ELBOWS MAX. OR 5' DUCT WITH MECHANICAL CALCULATIONS
- HANDRAIL
- OPTIONAL SINGLE BASIN SINK
- OPTIONAL COUNTER REFRIGERATOR
- 42" GUARDRAIL. REFER TO DETAIL 91A-D50 AND 101A-D50
- OPTIONAL 42" SINK SIZED. STD. B-VENT AND OR DIRECT VENT (VARIES PER PLAN FIREPLACE BY HEATILATOR OR APPROVED EQUAL (UL LISTING: LVTT.MH15519) (MODEL: NDV42361)
- FLOOR DRAIN & OVERFLOW. SEE DETAIL 22A-D10

NOTES

- REFER TO SPECIFICATIONS FOR INTERIOR FINISHES
 - ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESID CODE AND LOCAL ORDINANCES. REFER TO THE ENERGY CODE COMPLIANCE REPORT FOR U-VALUE OF ALL GLAZING
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 - ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
 - CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-7" (0" CLEAR FINISHED OPENING) IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
 - EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES PER THE IRC
 - VENTING SYSTEMS SHALL TERMINATE AT LEAST (4) FEET FROM A PROPERTY LINE PER THE UMC
- BUILDING DEPARTMENT NOTES**
- THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
 - SEE ENERGY CODE COMPLIANCE REPORT FOR INSULATION VALUES
 - EXCEPT WHERE OTHERWISE NOTED IN THE IRC ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84. FOAM PLASTICS AS SPECIFIED IN THE IRC MAY BE USED AS AN INTERIOR COMPONENT OF EXTERIOR WALLS OR PROJECTION. EXTERIOR DECORATIVE TRIM SHALL NOT PROJECT MORE THAN 4 INCHES INTO THE MINIMUM FIRE SEPARATION DISTANCE AND SHALL NOT EXCEED TEN PERCENT OF THE AGGREGATE WALL AREA ON WHICH IT IS LOCATED. SECTION R0103 IS AMENDED. TOTAL THICKNESS OF HORIZONTAL PROJECTION SHALL BE MEASURED FROM THE EXTERIOR FACE OF STUD WALL TO THE EXTERIOR FINISH
 - 2X4 STUDS AT 16" O.C. U.N.C.
 - 2X6 STUDS AT 16" O.C. U.N.C.
 - INTERIOR SOFFIT
 - (1) HOUR RATED WALL WITH 1 HOUR STUCCO SYSTEM BY CMBSA ESR-1164 OR APPROVED EQUAL
4. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE. AT LEAST 6 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC
5. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1286, C 1325, C 1176 OR C 1276, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. PER THE IRC
6. GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/ASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ASMA 108 PER IRC SECTION 612.4.

SQUARE FOOTAGE

CONSTRUCTION
Building & Planning Dept.
City of Las Vegas, Nevada

DATE: JAN 13 2016

PROJECT: 17922 Fitch
Invine, California 92614
ktgy.com
949 851 2133

PLAN SQUARE FOOTAGE SUMMARIES

PLAN 2	S.F.
FIRST FLOOR	849
SECOND FLOOR	1278
TOTAL	2127
2-CAR GARAGE	386
PORCH	76
ROOF TOP DECK OPTION	248
DECK AREA AT ROOF TOP DECK OPTION	51
COVERED PATIO OPT.	102
OPT. DECK AT COVERED PATIO OPT.	102

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Invine, California 92614
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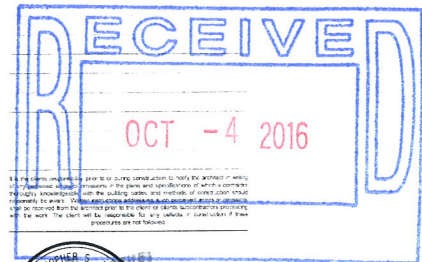
RYLAND HOMES

RYLAND HOMES
8925 W. RUSSELL ROAD,
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NORTHERN TERRACE AT PROVIDENCE UNIT 4 - CONCORD

LAS VEGAS, NEVADA

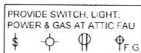
No. Date Description
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January 9, 2015

**PLAN 2 FLOOR PLAN
ROOF DECK OPTION**

A2-12

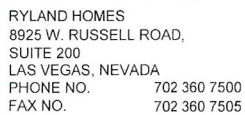


SCALE 1/4"=1'-0" 2



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

	110 OUTLET (ARC FAULT)
	1/2 HOT DUPLEX (ARC FAULT)
	ARC FAULT DUPLEX
	1/2 HOT ARC FAULT DUPLEX
	QUAD PLEX
	220 DUPLEX (HARDWARE AT ELEC. OVEN/MICRO)
	GFCI DUPLEX
	GFCI 1/2 HOT DUPLEX
	GFCI WATERPROOF
	220 DISCONNECT
	SWITCH
	SWITCH (3-WAY)
	SWITCH (4-WAY)
	SWITCH (DIMMER)
	SWITCH (OCCUPANCY SENSOR)
	SWITCH (3-WAY DIMMER)
	SWITCH (3-WAY OCCUPANCY SENSOR)
	SWITCH (4-WAY DIMMER)
	SWITCH (4-WAY OCCUPANCY SENSOR)
	JUNCTION BOX
	CEILING MOUNTED LIGHT
	FLUORESCENT CEILING MOUNTED LIGHT
	RECESSED CAN LIGHT
	FLUORESCENT CAN LIGHT
	PENDANT
	WALL MOUNTED LIGHT
	FLUORESCENT WALL MOUNTED LIGHT
	FLUORESCENT FIXTURE (UNDER CABINET)
	ADDRESS LIGHT
	SURFACE MOUNTED FLUORESCENT FIXTURE
	THERMOSTAT
	PUSHBUTTON
	CHIMES
	OPTIONAL SECURITY
	110V SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS BE HARDWIRED WITH BATTERY BACKUP
	CARBON MONOXIDE DETECTOR
	COMBINATION CHIME/MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS HARDWIRED WITH BATTERY BACKUP
	EXHAUST FAN (50 CFM MIN.) CONTROLLED BY HUMIDISTAT
	COMBINATION OF EXHAUST FAN & LIGHT
	COMBINATION OF EXHAUST FAN & FLUORESCENT LIGHT
	WHOLE BUILDING VENTILATION FAN. SIZE AND DUCTED PER ASHRAE 62.2-2007. 1 ZONE MAX. SEE CF-1R & MF-1R FOR ADDITIONAL INFO. (FAN IS OCCUPIED SEPARATELY FROM THE LIGHTING. THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED. UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.)
	CEILING FAN
	TELEPHONE OUTLET W/ "CATEGORY 5e" WIRE
	TV OUTLET W/ RG-6 COAXIAL CABLE
	"CATEGORY 5e" WIRE W/ RG-6 COAXIAL CABLE
	FUEL GAS
	FIRE ALARM KEY (LCOSE)
	ELECTRICAL PANEL. MIN. SIZE: 2 WIRE, 100-AMP. PANEL VERIFY SIZE & LOCATION.
	HOSE BIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
	COLD WATER
	HOT WATER
	GAS METER
	CEILING RETURN AIR GRILL



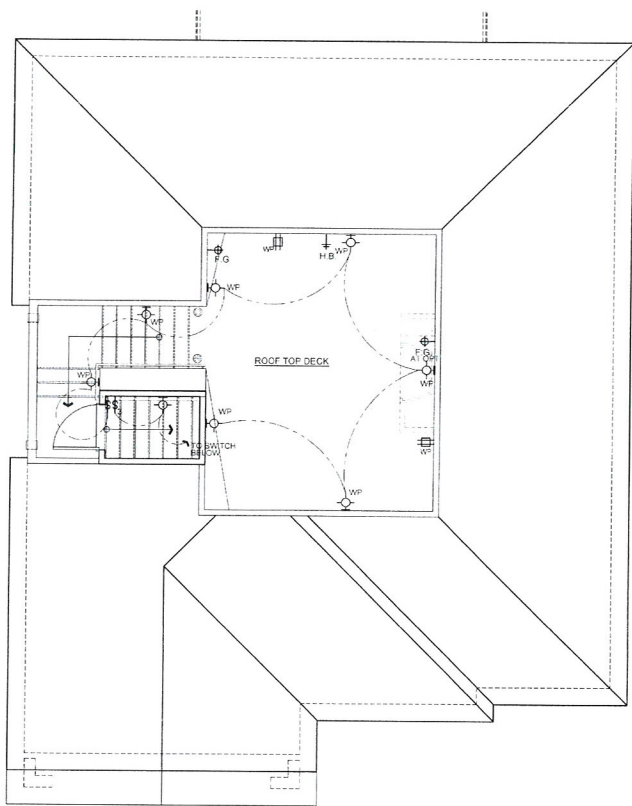
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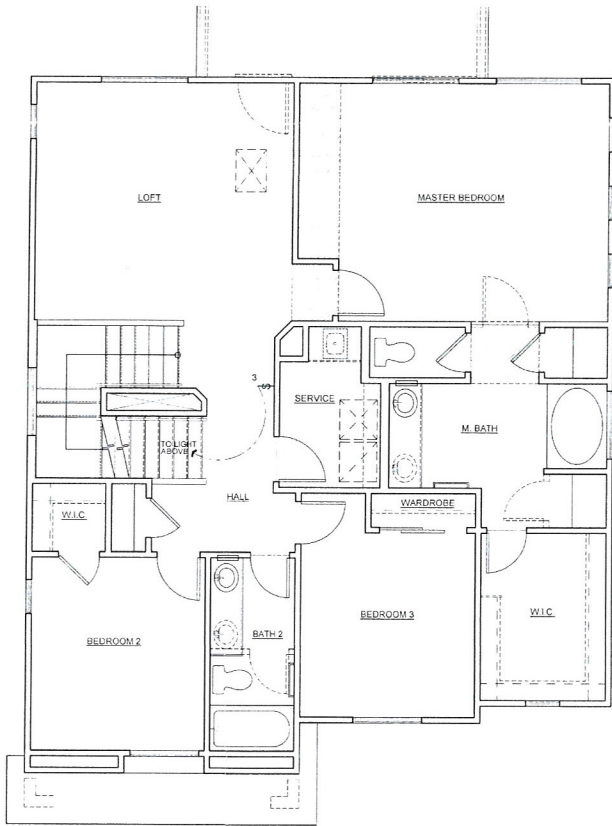


PLAN 2 FIRST AND SECOND FLOOR UTILITY PLANS

A2-20



ROOF DECK UTILITY PLAN SCALE: 1/4"=1'-0" 2



SECOND FLOOR AT ROOF DECK OPTION UTILITY PLAN SCALE: 1/4"=1'-0" 1

UTILITY NOTES

- FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION OR FLAME FAILURE PER THE U.M.C.
- GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON OUTSIDE PER THE U.P.C.
- ALL RECEPTACLES THAT SERVE THE COUNTER AREA SHALL BE GFCI PROTECTED IN KITCHEN AREA PER THE N.E.C.
- PROVIDE MIN. TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN AND SHALL HAVE NO OTHER OUTLETS PER THE N.E.C.
- BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS. MINIMUM 20-AMP CIRCUIT PER THE N.E.C.
- PROVIDE WATER SOFTENER (LOOP ONLY).
- PROVIDE ARC FAULT CIRCUIT PROTECTION AT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS PER THE N.E.C.
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER IECQ SEC R404.1

NOTES

- GENERAL PROVISIONS: 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.
- COUNTERTOPS: IN KITCHEN & DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC. NO MORE THAN 15 DUPLEX RECEPTACLE OUTLETS SERVING THE REQUIRED COUNTERTOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT PER THE NEC.
- PROVIDE 1 FOOT CANDLE ON EVERY STAIR TREAD AND LANDING PER THE IRC.
- 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 CLOTHES WASHER CIRCUIT MAY SERVE ONE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA. (NEC ARTICLE 210.23(E)(3) AS AMENDED).
- 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, PER THE NEC.
- ALL 120-VOLT, SINGLE PHASE 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, 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. PER NEC 210.12(B).
- THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE 120-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 210.12(C) AS AMENDED).
- OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING SUSPENDED (PADDE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDE) GANG THAT WEIGH MORE THAN 32KG (70 LB). FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDE) FANS THAT WEIGH MORE THAN 16 KG (35 LB), THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED PER THE NEC.
- LUMINARIES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS" PER THE NEC.
- ALL LUMINARIES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS" PER THE NEC.

UTILITY LEGEND

- 110 OUTLET (ARC FAULT)
- 1/2-HOT DUPLEX (ARC FAULT)
- ARC FAULT DUPLEX
- 1/2-HOT ARC FAULT DUPLEX
- QUAD PLEX
- 220 DUPLEX (HARDWIRE AT ELEC. OVEN/MICRO)
- GFCI DUPLEX
- GFCI 1/2 HOT DUPLEX
- GFCI WATERPROOF
- 220 DISCONNECT
- SWITCH
- SWITCH (3-WAY)
- SWITCH (4-WAY)
- SWITCH (DIMMER)
- SWITCH (OCCUPANCY SENSOR)
- SWITCH (3-WAY DIMMER)
- SWITCH (3-WAY OCCUPANCY SENSOR)
- SWITCH (4-WAY DIMMER)
- SWITCH (4-WAY OCCUPANCY SENSOR)
- JUNCTION BOX
- CEILING MOUNTED LIGHT
- FLUORESCENT CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT
- FLUORESCENT CAN LIGHT
- PENDANT
- WALL MOUNTED LIGHT
- FLUORESCENT WALL MOUNTED LIGHT
- FLUORESCENT FIXTURE (UNDER CABINET)
- ADDRESS LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- THERMOSTAT
- PUSH-BUTTON
- CHIMES
- OPTIONAL SECURITY
- 110V SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS BE HARDWIRED WITH BATTERY BACKUP
- CARBON MONOXIDE DETECTOR
- COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS HARDWIRED WITH BATTERY BACKUP
- EXHAUST FAN (50 CFM MIN.) CONTROLLED BY HUMIDISTAT
- COMBINATION OF EXHAUST FAN & LIGHT
- COMBINATION OF EXHAUST FAN & FLUORESCENT LIGHT
- WHOLE BUILDING VENTILATION FAN - SIZE AND DUCTED PER ASHRAE 62.2-2007 - 1 ZONE MAX. SEE CF-110 & MF-110 FOR ADDITIONAL INFO. FANS SWITCHED SEPARATELY FROM THE LIGHTING. THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.)
- CEILING FAN
- TELEPHONE OUTLET W/ "CATEGORY 5e" WIRE
- TV OUTLET W/ RG-6 COAXIAL CABLE
- "CATEGORY 5e" WIRE W/ RG-6 COAXIAL CABLE
- FUEL GAS
- FIREPLACE KEY (LOOSE)
- ELECTRICAL PANEL - MIN. SIZE 3-WIRE 100-AMP PANEL VERIFY SIZE & LOCATION
- HOSE BIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- COLD WATER
- HOT WATER
- GAS METER
- CEILING RETURN AIR GRILL



KITGY Group, Inc.
17922 Fitch
Irvine, California 92614
kitgy.com
949 851 2133

KITGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@kitgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

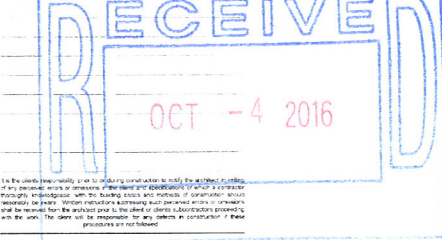
RYLAND HOMES
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**

LAS VEGAS, NEVADA

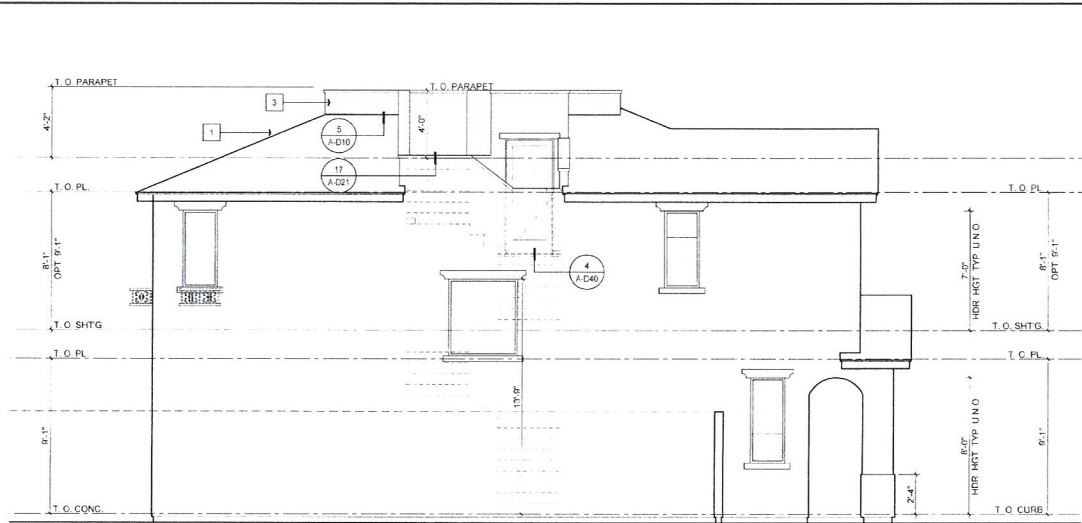
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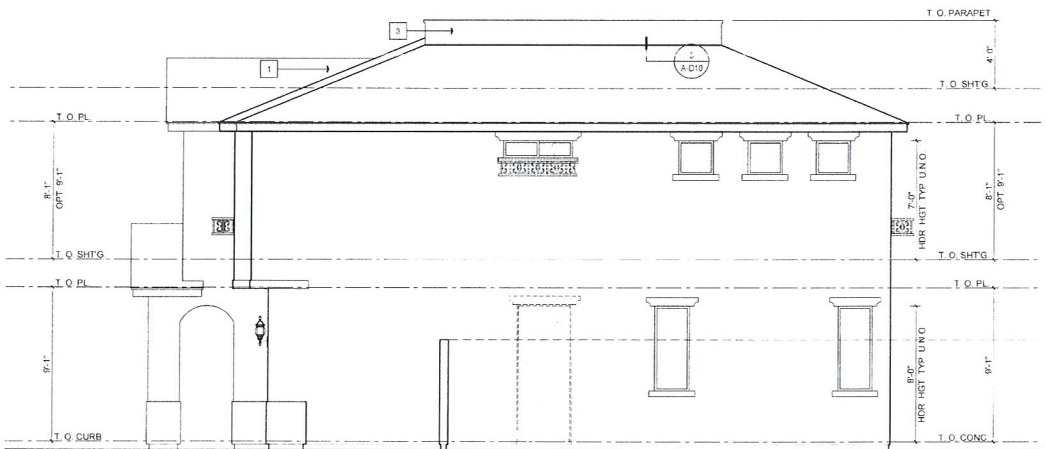


January 9, 2015
**PLAN 2 ROOF DECK
OPTION UTILITY PLANS**

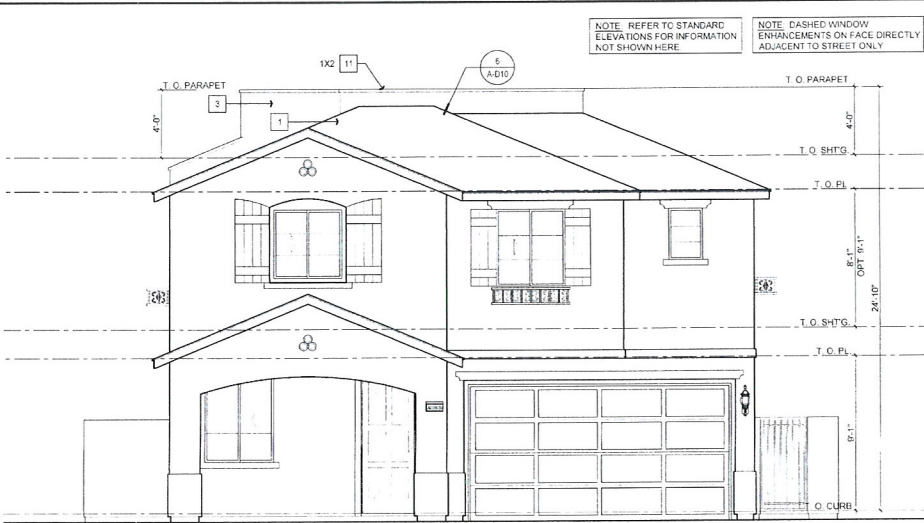
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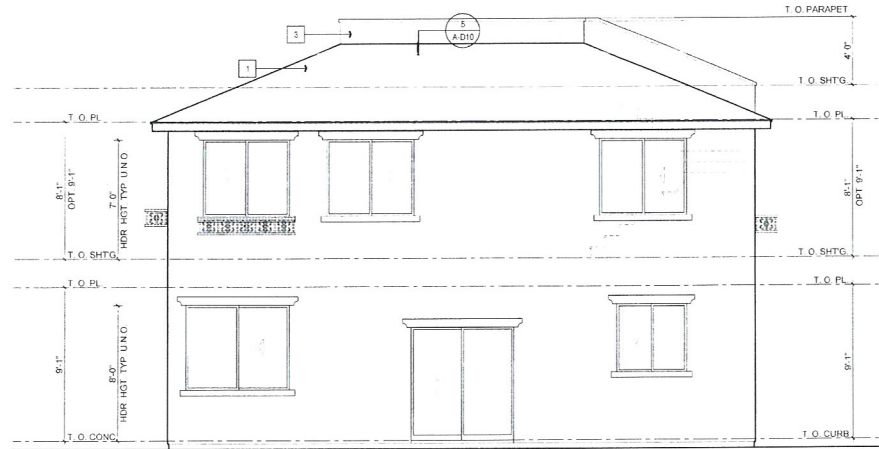
LEFT



RIGHT



FRONT



REAR

ELEVATION KEYNOTES

1. ROOF MATERIAL: MANUFACTURED CONCRETE ROOF TILES BY EAGLE (CC ES ESR 1000 OR EQUAL) 'S' TILE AT STYLE 'A' AND FLAT TILE AT STILES 'B' AND 'C' TYP. INSTALL PER MANUFACTURERS INSTRUCTION. VERIFY W/ COLOR SCHEME.
2. FASCIA/BARGE: 2X6 R.S. WOOD FASCIA AND BARGE BOARD PREPRIMED.
3. EXTERIOR WALL: 1-COAT EXTERIOR PLASTER SYSTEM OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUF. INSTRUCTIONS.
4. GARAGE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR STYLE AND LITES AS SHOWN.
5. GARAGE DOOR TRIM: E.P.S. FOAM TRIM W/ EXT. PLASTER OVER. TYP. SEE DETAIL 5/A-D21.
6. STYLE 'A' TRIM: SHAPED 2'X6" E.P.S. FOAM AT HEAD AND 2'X4" E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 1/A-D21.
7. STYLE 'B' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 2/A-D21.
8. ENHANCED STYLE 'B' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 6/A-D21.
9. STYLE 'C' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND JAMB AND 3'X4" E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 3/A-D21.
10. ENHANCED STYLE 'C' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 7/A-D21.
11. EXT. PLASTER TRIM: E.P.S. FOAM TRIM W/ EXTERIOR PLASTER OVER. TYP. SEE DETAIL 6/A-D21.
12. SHUTTERS: WOOD COMPOSITE SHUTTERS. SEE EXT. ELEVATIONS FOR SIZE.
13. DECORATIVE ROUND CLAY PIPE: INSTALL PER MFG. REQ. SEE DETAIL 1/A-D22.
14. DECORATIVE POT SHELF: INSTALL PER MFG. REQ. SEE DETAIL 2/A-D20.
15. OUTLOOKERS: E.P.S. FOAM OUTLOOKERS W/ EXT. PLASTER OVER. TYP. SEE DETAIL 6/A-D20.
16. FAUX VENT: ROUND LOUVERED FAUX VENT AND E.P.S. FOAM TRIM W/ EXT. PLASTER OVER. TYP. SEE DETAIL 9/10/A-D20.
17. WAINSCOT: 2" THICK E.P.S. FOAM WAINSCOT.
18. STONE VENEER: ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURERS INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
19. ADDRESS NUMBERS: APPROVED ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC OR ALPHABETICAL LETTERS MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/8 INCH.
20. WATER HEATER VENTILATION: 14"X8" GALV. METAL LOUVERED VENT WITH 1/4" MAX. GALV. METAL MESH SCREEN. TOP WITHIN 12" OF CLG. AND BOTTOM WITHIN 12" OF F.F.

ELEVATION NOTES

1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP-OF-SHEATHING AT THE UPPER FLOORS FLOOR.
2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
3. PROVIDE (2) LAYERS OF 1/4" GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SELF-ADHERING, SELF-SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
5. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP. BD PRIOR TO SOFFIT INSTALLATION.
6. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURERS REQUIREMENTS VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.

ROOF PLAN NOTES

1. AT DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM PROVIDE A 2'X30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEY, H-PS OR RIDGES.
4. FOR TYPICAL ROOF VENT, ROOF TO WALL DIVERTER AND SADDLE FLASHING/CRICKET SEE DETAILS 8-12 & 16/A-D20.
5. RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES. GABLE ENDS AND TRUSS HEELS.

ROOF PLAN NOTES

'A' EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" 2

PROVIDE 1-HOUR PROTECTED EAVES AND RAKES WHERE PROJECTION IS LESS THAN 4'-0" FROM PROPERTY LINE SEE DETAILS 17/18/A-D10

ATTIC VENTILATION NOTES

1. IRC ATTIC VENTILATION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/500 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-TO-WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
CLOAKED VENTS BY 'CHAGN' OR APPROVED EQUAL.

MODEL CONCRETE 'S'

SIZE 1 9" X 26"

NET FREE VENTILATION: 96 S.I.

MODEL CONCRETE 'FLAT'

SIZE 16" X 32"

NET FREE VENTILATION: 96 S.I.

GABLE END VENTS: AS SELECTED BY BUILDER WITH 1/4" GALV. MTL. SCREEN

MODEL L1424

SIZE 14" X 24"

NET FREE VENTILATION: VARIES BY SIZE OF VENT

EAVE VENTS: BY 'PL-100' OR APPROVED EQUAL 3-1/2" X 22-1/2" WITH 1/4" GALV. MTL. SCREEN

MODEL VS312

SIZE 3-1/2" W/ 1/4" HOLES

NET FREE VENTILATION: 44 S.I.

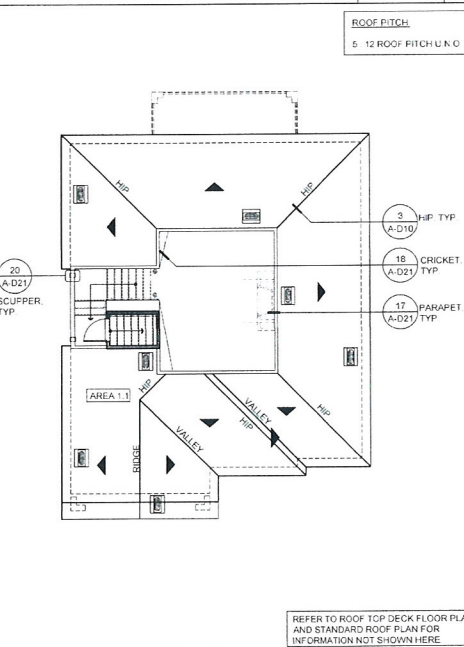
ATTIC VENTILATION CALCS.

AREA 1.1
VENTILATION REQUIRED: 568 SQ. FT. / 1,500 = 3.32 SQ. FT.
X 144 = 476 SQ. IN.
(HIGH/LOW) X 0.50 = 240 SQ. IN.

VENTILATION PROVIDED:
HIGH
(1.1) CHAGN CLOAKED VENTS: 96 SQ. IN. EA. = 294 SQ. IN.
TOTAL HIGH VENTILATION PROVIDED: 294 SQ. IN.
LOW
(1.1) CHAGN CLOAKED VENTS: 96 SQ. IN. EA. = 294 SQ. IN.
TOTAL LOW VENTILATION PROVIDED: 294 SQ. IN.
TOTAL VENTILATION PROVIDED: 588 SQ. IN.

ROOF PLAN

SCALE: 1/8"=1'-0" 1



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsi

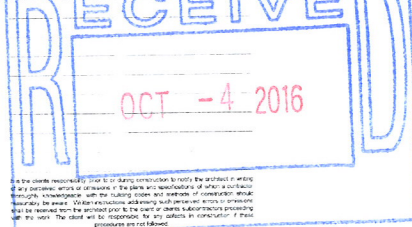
Developer

RYLAND HOMES

RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**
LAS VEGAS, NEVADA

No. Date Description
01/13/2015 SUBMITTAL



January 9, 2015

**PLAN 2 'A' EXT ELEV
& ROOF PLAN AT ROOF
DECK OPTION**

A2-51



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

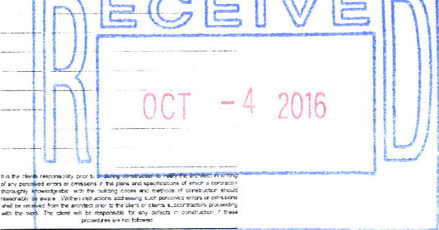
RYLAND HOMES
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**

LAS VEGAS, NEVADA

No. **Date** **Description**

01/13/2015 BD SUBMITTAL



January 9, 2015

**PLAN 2 UTILITY PLAN
OPTIONS**

A2-21

UTILITY NOTES

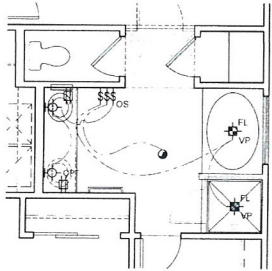
- FUEL BURNING EQUIPMENT SHALL BE EQUIPPED WITH AN APPROVED AUTOMATIC MEANS WHICH WILL SHUT OFF FUEL SUPPLY TO EQUIPMENT IN THE EVENT OF IGNITION OR FLAME FAILURE PER THE U.M.C.
- GAS PIPING EXTENDING THROUGH FOUNDATION WALL SHALL BE SLEEVED AND HAVE ITS OPENING SEALED ON OUTSIDE PER THE U.P.C.
- ALL RECEPTACLES THAT SERVE THE COUNTER AREA SHALL BE GFCI PROTECTED IN KITCHEN AREA PER THE N.E.C.
- PROVIDE MIN. TWO (2) 20-AMP SMALL APPLIANCE BRANCH CIRCUITS FOR KITCHEN AND SHALL HAVE NO OTHER OUTLETS PER THE N.E.C.
- BATHROOM CIRCUITS SHALL HAVE NO OTHER OUTLETS. MINIMUM 20-AMP CIRCUIT PER THE N.E.C.
- PROVIDE WATER SOFTENER (LOOP ONLY).
- PROVIDE ARC FAULT CIRCUIT PROTECTION AT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS PER THE N.E.C.
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS PER IECC SEC. R404.1.

NOTES

- GENERAL PROVISIONS:** 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(B)(3), AS AMENDED.
- COUNTERTOPS:** IN KITCHEN & DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC. NO MORE THAN (5) DUPLEX RECEPTACLE OUTLETS SERVING THE REQUIRED COUNTERTOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT PER THE NEC.
- PROVIDE 1 FOOT CANDLE ON EVERY STAIR TREAD AND LANDING PER THE IRC.
- 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 CLOTHES WASHER CIRCUIT MAY SERVE ONE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA. (NEC ARTICLE 210.23(E)(3) AS AMENDED).
- 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. PER THE NEC.
- ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, 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. PER NEC 210.12(B).
- 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 210.15(C) AS AMENDED).
- OUTLET BOXES OR OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLER) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLER) GANG THAT WEIGH MORE THAN 32KG (70 LB). FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLER) FANS THAT WEIGH MORE THAN 16 KG (35 LB), THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED PER THE NEC.
- LUMINAIRES IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC.
- ALL LUMINAIRES (FIXTURES) INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS" PER THE NEC.

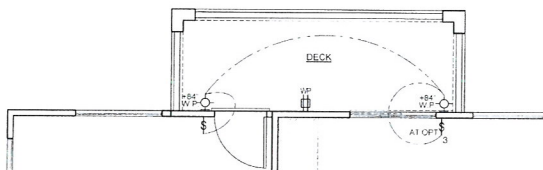
UTILITY LEGEND

- 110 OUTLET (ARC FAULT)
- 1/2 HOT DUPLEX (ARC FAULT)
- ARC FAULT DUPLEX
- 1/2 HOT ARC FAULT DUPLEX
- QUAD PLEX
- 220 DUPLEX (HARDWIRE AT ELEC. OVEN/MICRO)
- GFCI DUPLEX
- GFCI 1/2 HOT DUPLEX
- GFCI WATERPROOF
- 220 DISCONNECT
- SWITCH
- SWITCH (3-WAY)
- SWITCH (4-WAY)
- SWITCH (DIMMER)
- SWITCH (OCCUPANCY SENSOR)
- SWITCH (3-WAY DIMMER)
- SWITCH (3-WAY OCCUPANCY SENSOR)
- SWITCH (4-WAY DIMMER)
- SWITCH (4-WAY OCCUPANCY SENSOR)
- JUNCTION BOX
- CEILING MOUNTED LIGHT
- FLUORESCENT CEILING MOUNTED LIGHT
- RECESSED CAN LIGHT
- FLUORESCENT CAN LIGHT
- PENDANT
- WALL MOUNTED LIGHT
- FLUORESCENT WALL MOUNTED LIGHT
- FLUORESCENT FIXTURE (UNDER CABINET)
- ADDRESS LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- THERMOSTAT
- PUSHBUTTON
- CHIMES
- OPTIONAL SECURITY
- 110V SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS BE HARDWIRED WITH BATTERY BACKUP
- CARBON MONOXIDE DETECTOR
- COMBINATION CARBON MONOXIDE/SMOKE DETECTOR TO SOUND ALARM AUDIBLE IN ALL SLEEPING AREAS HARDWIRED WITH BATTERY BACKUP
- EXHAUST FAN (50 CFM MIN.) CONTROLLED BY HUMIDISTAT
- COMBINATION OF EXHAUST FAN & LIGHT
- COMBINATION OF EXHAUST FAN & FLUORESCENT LIGHT
- WHOLE BUILDING VENTILATION FAN, SIZE AND DUCTED PER ASHRAE 62.2-2007, 1 ZONE MAX. SEE CFM & MPH FOR ADDITIONAL INFO. IF FAN IS SWITCHED SEPARATELY FROM THE LIGHTING, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.
- CEILING FAN
- TELEPHONE OUTLET W/ "CATEGORY 5e" WIRE
- TV OUTLET W/ RG-6 COAXIAL CABLE
- "CATEGORY 5e" WIRE W/ RG-6 COAXIAL CABLE
- FUEL GAS
- FIREPLACE KEY (LOOP)
- ELECTRICAL PANEL, MIN. SIZE 2-WIRE, 100-AMP PANEL, VERIFY SIZE & LOCATION
- HOSE BIB WITH NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- COLD WATER
- HOT WATER
- GAS METER
- CEILING RETURN AIR GRILL



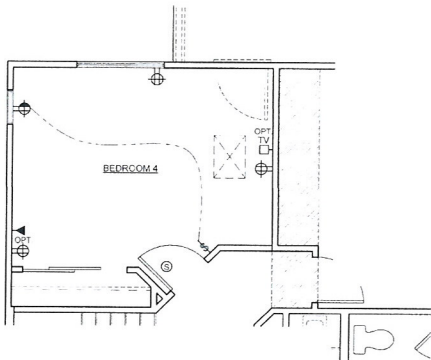
M.BATH SHOWER

REFER TO BASIC UTILITY PLAN FOR ALL INFORMATION NOT SHOWN HERE



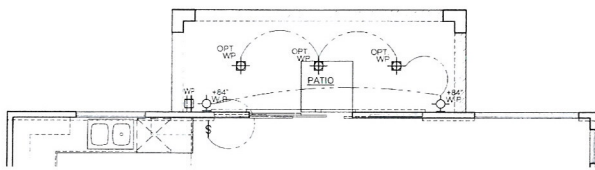
DECK OPTION

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BEDROOM 4

REFER TO BASIC UTILITY PLAN FOR ALL INFORMATION NOT SHOWN HERE



PATIO WITH 12' SGD

REFER TO BASIC UTILITY PLAN FOR ALL INFORMATION NOT SHOWN HERE

SECOND FLOOR OPTIONS UTILITY PLANS

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

2

FIRST FLOOR OPTIONS UTILITY PLANS

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

1



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614

KTGY Project No: 20140617
KTGY.com
949 861 2133

Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
702 360 7500
FAX NO. 702 360 7505

NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD

LAS VEGAS, NEVADA

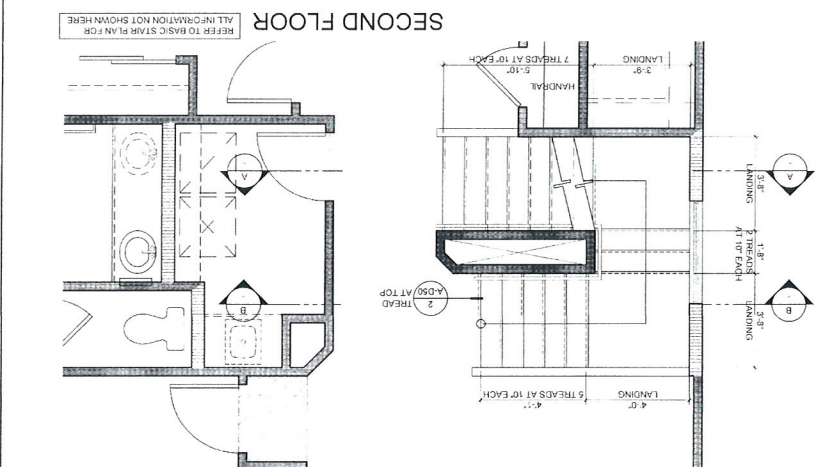
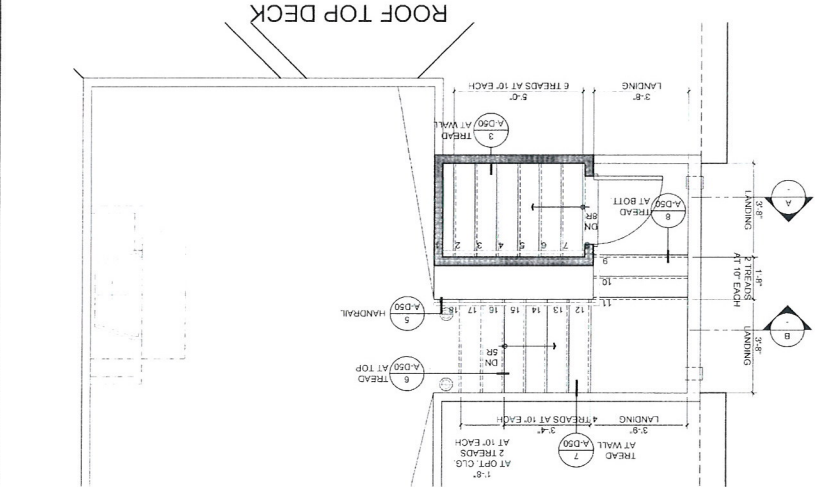
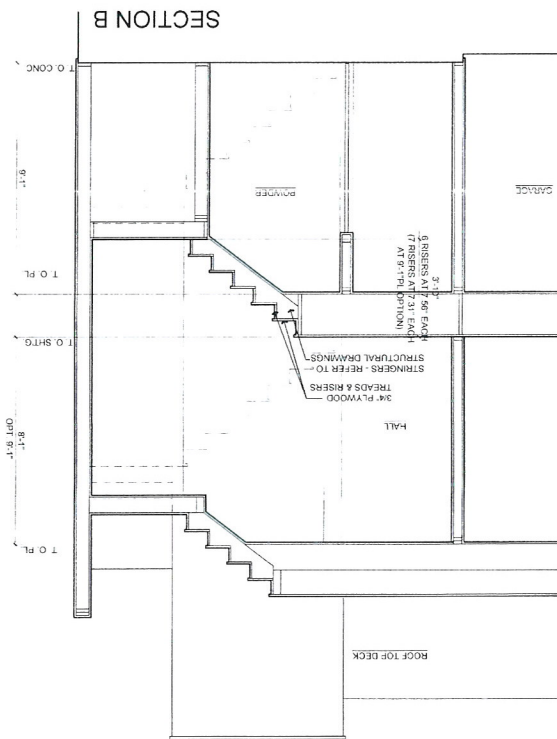
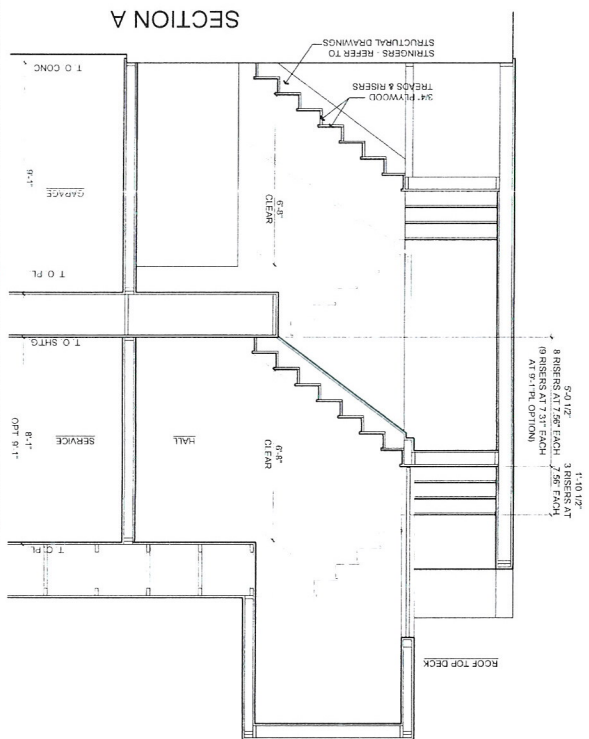
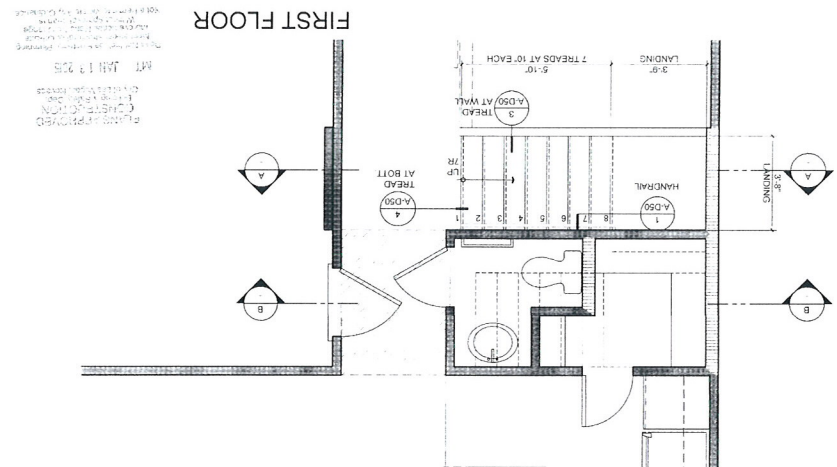
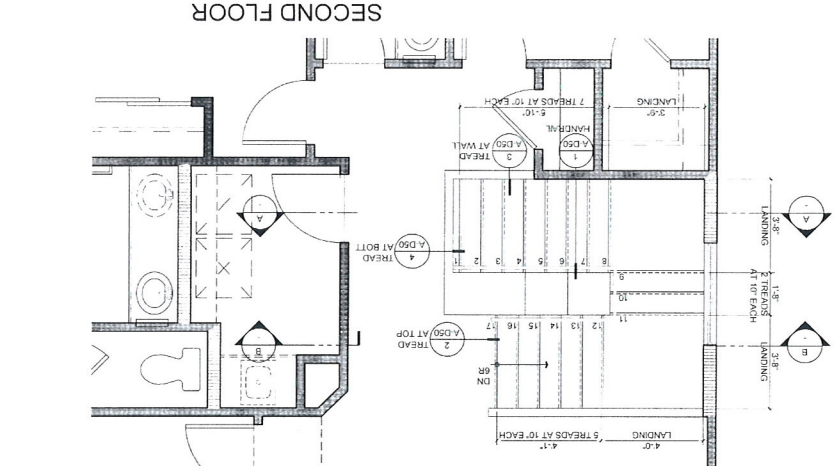
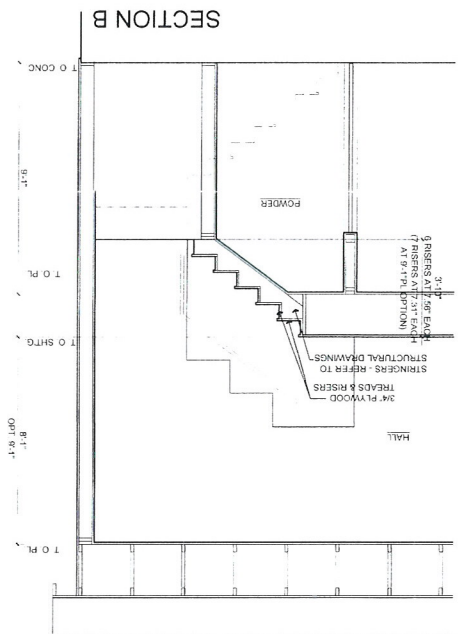
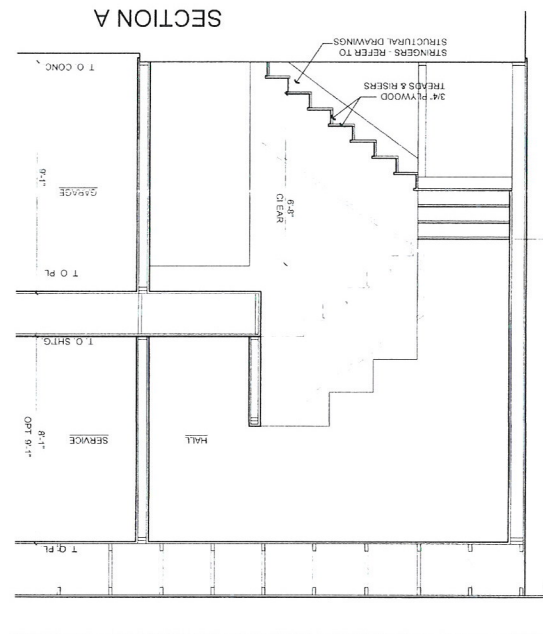
No. Date Description

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January 9, 2015
PLAN 2 STAIR PLANS &
SECTIONS

A2-40



2 SCALE: 3/8\"/>

1 SCALE: 3/8\"/>



KITGV Group, Inc.
17922 Fitch
Irvine, California 92614
KITGV.com
949 851 2133

KTGY Project No: 20140617
Project Contact: Henry Chan
hchan@kitgy.com
Principal: John Tully
jtully@kitgy.com
Project Designer: Jim Tsai

Developer
RYLAND HOMES
8925 W. RUSSELL ROAD,
LAS VEGAS, NEVADA
702 360 7500
PHONE NO.
702 360 7505
FAX NO.

NORTHERN TERRACE AT PROVIDENCE UNIT 4 - CONCORD

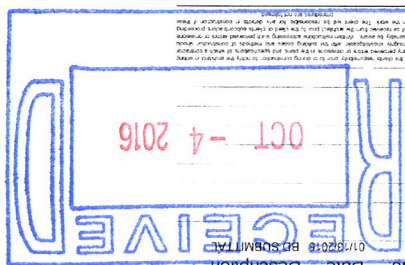
LAS VEGAS, NEVADA



PLAN 2 'A' EXTERIOR ELEVATIONS & ROOF PLAN

January 9, 2015

A2-50



ELEVATION KEYNOTES

1. ROOF MATERIAL: MANUFACTURED CONCRETE ROOF THUS BY ENHANCEMENTS ON FACE DIRECTLY ADJACENT TO STREET ONLY.
2. FASCIA/BARGE: 2x6 R/S WOOD FASCIA AND BARGE BOARD PREPARED.
3. EXTERIOR WALL: 1" COAT EXTERIOR PLASTER SYSTEM OVER 1/2" LAYERS GRC. O MINIMUM BUILDING PAPER INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. GARAGE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR STYLE AND LITES AS SHOWN.
5. GABLE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR STYLE AND LITES AS SHOWN.
6. STYLE A TRIM: SHAPED 2"x6" E.P.S. FOAM AT HEAD AND 2"x4" E.P.S. FOAM AT SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
7. STYLE B TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
8. STYLE C TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
9. STYLE D TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
10. STYLE E TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
11. STYLE F TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
12. STYLE G TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
13. STYLE H TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
14. STYLE I TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
15. STYLE J TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
16. STYLE K TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 21A-D21.
17. WAINSCOT: 2" THICK E.P.S. FOAM WAINSCOT.
18. SINK COVER: MANUFACTURED SINK COVER PLASTER BASE OVER 1/2" LAYERS GRC. O MINIMUM BUILDING PAPER INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/LOCAL CODES.
19. ADDRESS NUMBERS: APPROVED ADDRESS SHALL BE PLACED IN A POSITION THAT IS PROMINENTLY PLACED, YET NOT BE THE FOCUS OF THE PROPERTY. NUMBERS SHALL CONTAIN 1 WITH THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE PLACED IN A POSITION THAT IS PROMINENTLY PLACED, YET NOT BE THE FOCUS OF THE PROPERTY.
20. WATER LATER VENTILATION: 1/4" GALV METAL (LOWE'S) WITH 1/4" MAX GALV METAL MESH SCREEN TOP WITHIN 12" OF CIG AND BOTH WITHIN 12" OF E.F.F.

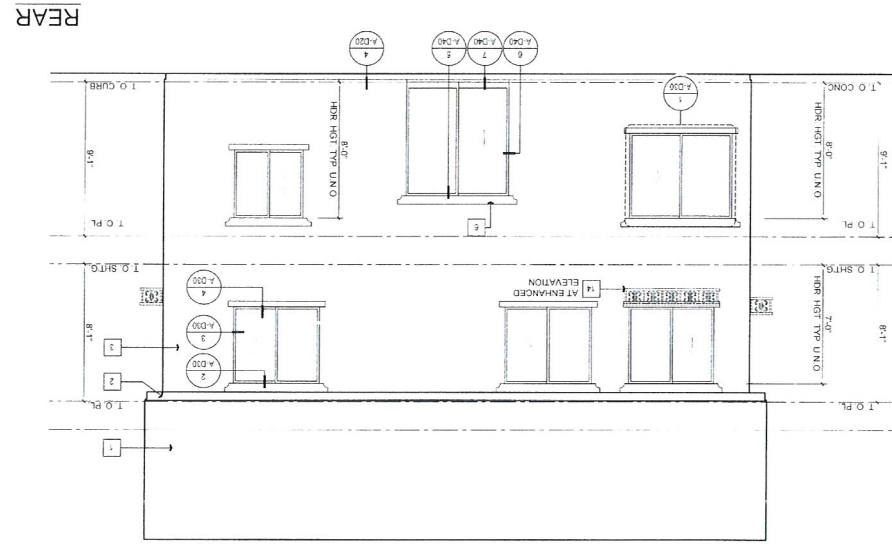
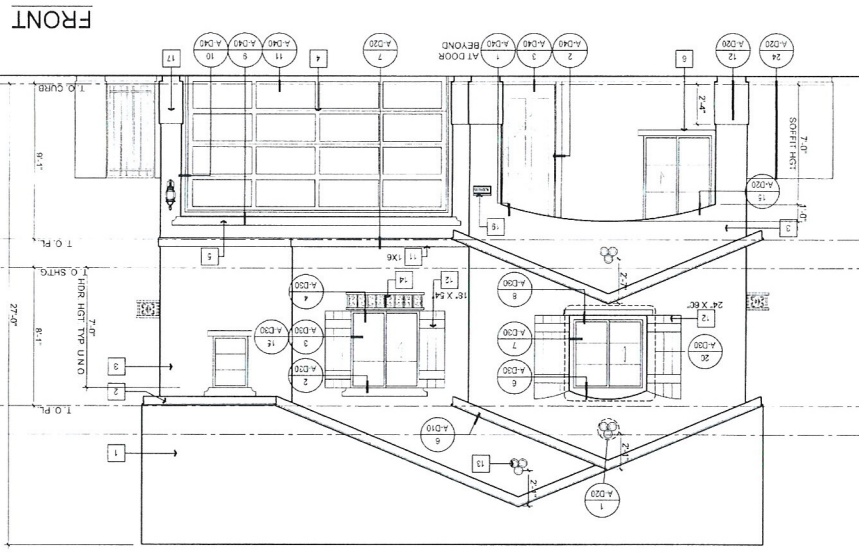
ELEVATION NOTES

1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CORNER OF ROOMS AT THE FINISH FLOOR OR TOP OF CURB.
2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT SHEATHING AT THE UPPER FLOOR FLOOR.
3. PROVIDE 1/2" LAYERS OF MIN. GRADE 70 BUILDING PAPER AT MOOD SHEATHED WALLS RECOVERING EXTERIOR PLASTER.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SELF ADHESING, SELF SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER BACK TO THE APPLICATION OF PLASTER.
5. ALL STUD WALLS & CEILINGS EXTENDING INTO A ROOM WILL BE WEATHER LATH AND PLASTER.
6. RECOVERED WITH GYP-BD PRION TO SMOOTH INSTALLATION OF DIRECT TERMINATIONS TO OCCUR PER RELEVANT MANUFACTURER'S REQUIREMENTS. VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
7. AT DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME THROUGH THE MAIN ROOF SHEATHING VENTILATION OPENINGS IN ROOF ARE NOT REQUIRED.
8. ALL BOX COLUMNS AND POP-OUTS SHALL REMAIN OPEN AT TOP SHEATHING WITH STRUCTURAL ENGINEER.
9. PLATE LATH TO ALLOW FOR VENTILATION CHIMNEYS PLUMBING OR DRAIN VENTS, ETC.) TO OCCUR WITH 1/2" OF VALLEY HIP OR FLASHING/CHIMNEY SEE DETAILS 8, 12 & 16A-D20.
10. FLASHING/CHIMNEY SEE DETAILS 8, 12 & 16A-D20.
11. RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC AND CLOAKED VERTICAL SURFACES. GABLE ENDS AND TRUSS HEELS.

ROOF PLAN NOTES

1. PROVIDE 1-HOUR PROTECTED EAVES AND RAKES WHERE 4'-0" FROM PROPERTY LINE. PROTECTION IS LESS THAN SEE DETAILS - 7616A-D10.

NOTE: DASHED WINDOW ENHANCEMENTS ON FACE DIRECTLY ADJACENT TO STREET ONLY.



'A' EXTERIOR ELEVATIONS

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

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KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com

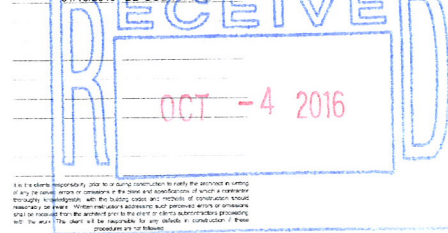
Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD
LAS VEGAS, NEVADA

No. Date Description
01/13/2015 BD SUBMITTAL



January 9, 2015

PLAN 2 'B' & 'C'
PARTIAL FLOOR PLANS

A2-60

KEYNOTES

- 1 DOUBLE SINK WITH GARBAGE DISPOSAL
- 2 DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
- 3 36" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT OFF FOR ICE MAKER) W/ PRE PLUMB REVERSE OSMOSIS
- 4 30" GAS SLIDE-IN W/ LIGHT AND FAN AND MICROWAVE ABOVE
- 5 KITCHEN ISLAND WITH 24" DEEP CABINETS, 2X6 WALL AND 4" OVERHANG. OPTIONAL EXTENDED COUNTERTOP FOR TOTAL OF 45" DEEP ISLAND COUNTER
- 6 PEDestal SINK
- 7 PANTRY, WIDTH NOTED ON PLANS
- 8 LINEN WITH 5 SHELVES. REFER TO PLAN FOR SIZE
- 9 RECESSED MEDICINE CABINET
- 10 102"X42" FIBERGLASS TUB/SHOWER UNIT AND SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
- 11 42"X60" OVAL 1-PIECE FIBERGLASS TUB/SHOWER AND SURROUND OVER APPROVED BACKERS. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
- 12 32" X 60" 1-PIECE TUB AND SHOWER W/ 4" CER TILE SURROUND OVER APPROVED BACKERS AND CURTAIN ROD BALANCED OR THERMOSTATIC MIXING VALVES
- 13 PRE-FAB SHOWER PAN W/ 6" (MIN.) CERAMIC TILE SURROUND OVER APPROVED BACKERS W/ TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER THE UPC. SEE PLAN FOR SIZE
- 14 STANDARD SHELF. OPTIONAL UPPER CABINETS
- 15 TANKLESS WATER HEATER PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. VENT TO OUTSIDE
- 16 FAN/ATTIC PER UMC. PROVIDE LIGHT. POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER THE UMC. VENT TO OUTSIDE
- 17 22" X 30" ATTIC ACCESS MIN WITH 30" MIN CLEAR HEADROOM. PROVIDED FAN MAY PASS THROUGH PER THE IRC. PROVIDE SWITCH LIGHT, 110V C/UTLET AND 24" PLATFOM TO FAN. PROVIDE A VINYL FOAM WEATHER-SEAL TO COMPLY W/ IECC. SEE 11A D50 WASHER SPACE. PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. RECESSED BOX IN GARAGE FIREWALL SHALL BE METAL SMITTY PAN W/ DRAIN @ 2ND FLOOR
- 18 DRYER SPACE. PROVIDE DRYER VENT TO OUTSIDE PER THE UMC. 14 MAX. LENGTH WITH 2 ELBOWS MAX. OR 2" DUCT WITH MECHANICAL CALCULATIONS
- 19 HANDRAIL
- 20 NOT USED
- 21 SEPARATION REQUIRED. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE 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 ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT
- 22 AC CONDENSER ON CONCRETE PAD (VERIFY SIZE AND LOCATION). PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET
- 23 5/8" TYPE "X" GYP. BOARD @ WALLS & CEILING AT USABLE SPACE UNDER STAIRS PER THE IRC
- 24 2X6 FLAT BLOCKING AT 4'0" ABOVE FINISHED FLOOR FOR 24" WIDE TOWEL BAR
- 25 PROVIDE HURFLOV VENTS FOR MAKE-UP AIR AT GARAGE PER THE UMC
- 26 OPTIONAL SINGLE BASIN SINK
- 27 OPTIONAL COUNTER REFRIGERATOR
- 28 42" GUARDRAIL. REFER TO DETAIL 81A-D50 AND 101A-D50
- 29 OPTIONAL 42" SINGLE SIDED, STD. B-VENT AND OR DIRECT VENT (VARIES PER PLAN FIREPLACE BY HEATILATOR OR APPROVED EQUAL (UL LISTING. LVIT MH15519) (MODEL. NDV42381)
- 30 FLOOR DRAIN & OVERFLOW. SEE DETAIL 221A-D10

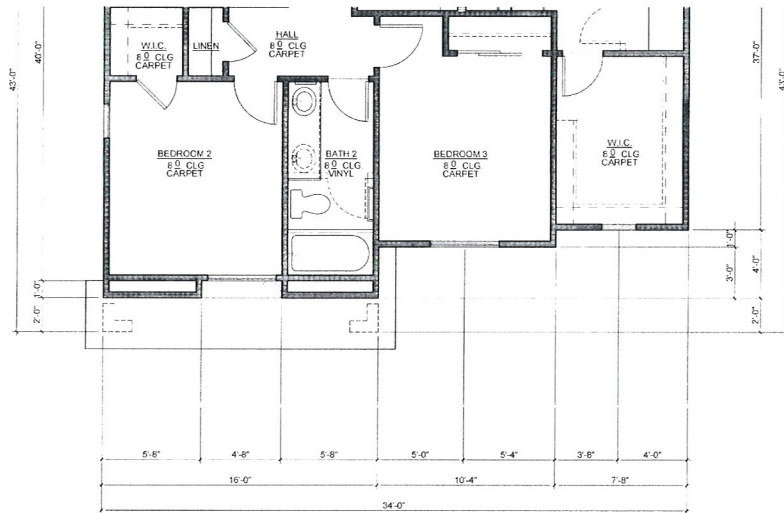
NOTES

- 1 REFER TO SPECIFICATIONS FOR INTERIOR FINISHES
- 2 ALL GLAZING SHALL COMPLY WITH THE INTERNATIONAL RESID CODE AND LOCAL ORDINANCES. REFER TO THE ENERGY CODE COMPLIANCE REPORT FOR U VALUE OF ALL GLAZING
- 3 REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
- 4 ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
- 5 CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 7'-1". 7'-0" CLEAR FINISHED OPENING IS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE
- 6 EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 INCHES PER THE IRC.
- 7 VENTING SYSTEMS SHALL TERMINATE AT LEAST (4) FEET FROM A PROPERTY LINE PER THE UMC
- 8 BUILDING DEPARTMENT NOTES
- 9 THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED
- 10 SEE ENERGY CODE COMPLIANCE REPORT FOR INSULATION VALUES
- 11 EXCEPT WHERE OTHERWISE NOTED IN THE IRC ALL FOAM PLASTIC OR FOAM PLASTIC CORES & MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED. FOR USE IN ACCORDANCE WITH ASTM E 64. FOAM PLASTICS AS SPECIFIED IN THE IRC MAY BE USED AS AN INTERIOR COMPONENT OF EXTERIOR WALLS OR PROJECTION. EXTERIOR DECORATIVE TRIM SHALL NOT PROJECT MORE THAN 4 INCHES INTO THE MAXIMUM FIRE SEPARATION DISTANCE. AND SHALL NOT EXCEED TEN PERCENT OF THE AGGREGATE WALL AREA ON WHICH IT IS LOCATED. SECTION R310.3 IS AMENDED. TOTAL THICKNESS OF HORIZONTAL PROJECTION SHALL BE MEASURED FROM THE EXTERIOR FACE OF STUD WALL TO THE EXTERIOR FINISH
- 12 2X4 STUDS AT 16" O.C. U.N.O.
- 13 2X6 STUDS AT 16" O.C. U.N.O.
- 14 INTERIOR SOFFIT
- 15 (1) HOUR RATED WALL W/ (1) HOUR STUCCO SYSTEM BY TOMEK ESER-104 OR APPROVED EQUAL
- 16 IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC
- 17 FIBER CEMENT FIBER-MAT REINFORCED CEMENT GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1285, C 1291, C 1292, C 1278 OR C 1276. RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS. PER THE IRC.
- 18 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/ASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ASMA 108 PER IRC SECTION 612.4

SQUARE FOOTAGE

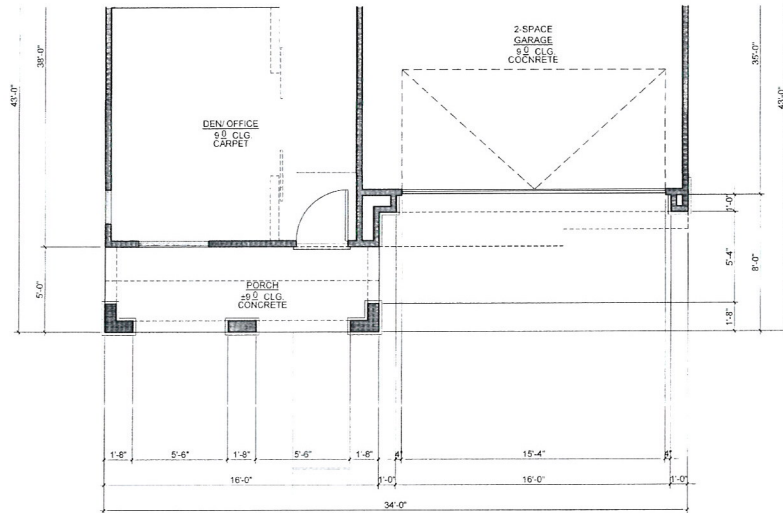
PLAN SQUARE FOOTAGE SUMMARIES	
PLAN 2	S.F.
FIRST FLOOR	849
SECOND FLOOR	1278
TOTAL	2127
2-CAR GARAGE	386
PORCH	76
ROOF TOP DECK OPTION	248
DECK AREA AT ROOF TOP DECK OPTION	51
COVERED PATIO OPT.	102
OPT. DECK AT COVERED PATIO OPT.	102

SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTATION.



SECOND FLOOR SIMILAR TO 'A'

REFER TO STANDARD FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

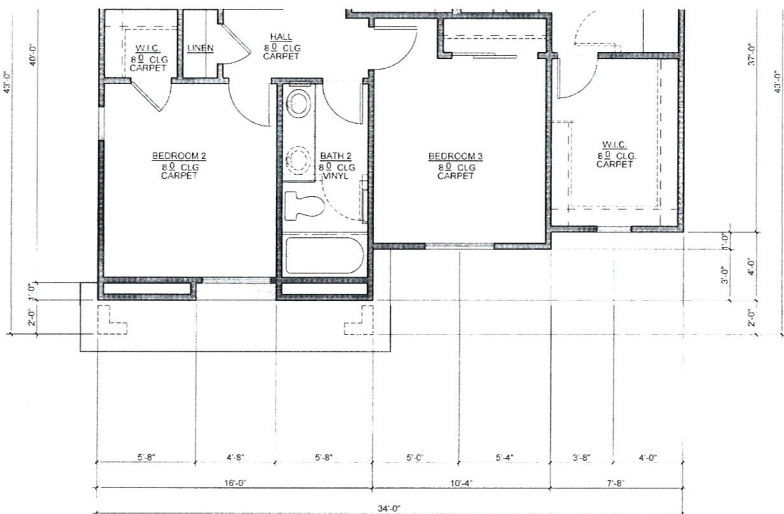


FIRST FLOOR

REFER TO STANDARD FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

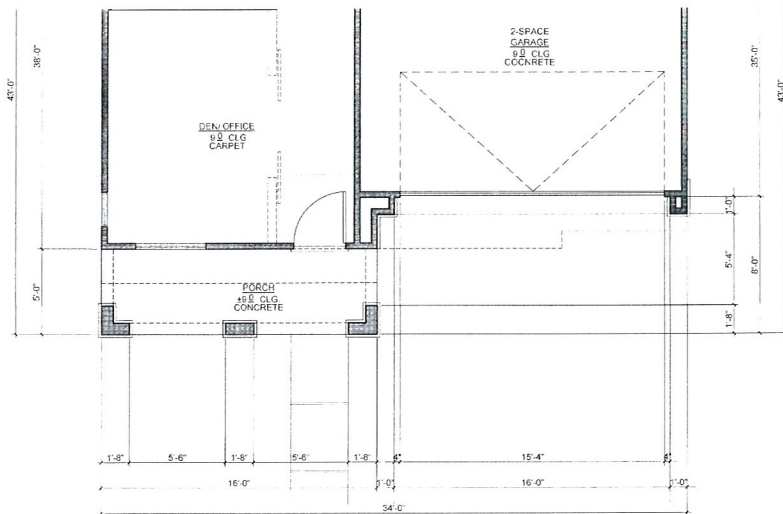
'C' PARTIAL FLOOR PLANS

SCALE: 1/4"=1'-0" 2



SECOND FLOOR SIMILAR TO 'A'

REFER TO STANDARD FLOOR PLAN FOR INFORMATION NOT SHOWN HERE



FIRST FLOOR

REFER TO STANDARD FLOOR PLAN FOR INFORMATION NOT SHOWN HERE

'B' PARTIAL FLOOR PLANS

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



ELEVATION KEYNOTES

1. ROOF MATERIAL: MANUFACTURED CONCRETE ROOF TILES BY EAGLE ICC-ES ESR-1900 OR EQUAL. 'S' TILE AT STYLE 'A' AND FLAT TILE AT STYLES 'B' AND 'C'. TYP. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
2. FASCIA/BARGE: 2X6 R.S. WOOD FASCIA AND BARGE BOARD. PREPRIMED.
3. EXTERIOR WALL: 1-COAT EXTERIOR PLASTER SYSTEM OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. GARAGE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR STYLE AND LITES AS SHOWN.
5. GARAGE DOOR TRIM: E.P.S. FOAM TRIM W/EXT. PLASTER OVER. TYP. SEE DETAIL 5/A-D21.
6. STYLE 'A' TRIM: SHAPED 2'X6" E.P.S. FOAM AT HEAD AND 2'X4" E.P.S. FOAM AT SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 1/A-D21.
7. STYLE 'B' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 2/A-D21.
8. ENHANCED STYLE 'B' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 6/A-D21.
9. STYLE 'C' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND JAMB AND 3'X4" E.P.S. FOAM AT SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 3/A-D21.
10. ENHANCED STYLE 'C' TRIM: 2'X4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/EXT. PLASTER OVER. TYP. SEE DETAIL 7/A-D21.
11. EXT. PLASTER TRIM: E.P.S. FOAM TRIM W/ EXTERIOR PLASTER OVER. TYP. SEE EXT. ELEVATIONS FOR SIZE.
12. SHUTTERS: WOOD COMPOSITE SHUTTERS. SEE EXT. ELEVATIONS FOR SIZE.
13. DECORATIVE ROUND CLAY PIPE: INSTALL PER MFG. REQ. SEE DETAIL 1/A-D20.
14. DECORATIVE POT SHELF: INSTALL PER MFG. REQ. SEE DETAIL 2/A-D20.
15. OUTLOOKERS: E.P.S. FOAM OUTLOOKERS W/EXT. PLASTER OVER. TYP. SEE DETAIL 5/A-D20.
16. FAUX VENT: ROUND LOUVERED FAUX VENT AND E.P.S. FOAM TRIM W/ EXT. PLASTER OVER. TYP. SEE DETAIL 8/A-D20.
17. WAINSCOT: 2" THICK E.P.S. FOAM WAINSCOT.
18. STONE VENEER: ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
19. ADDRESS NUMBERS: APPROVED ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC OR ALPHABETICAL LETTERS MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
20. WATER HEATER VENTILATION: 14"X8" GALV. METAL LOUVERED VENT WITH 1/4" MAX. GALV. METAL MESH SCREEN. TOP WITHIN 12" OF CLG AND BOTTOM WITHIN 12" OF F.F.

ELEVATION NOTES

1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR.
2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
3. PROVIDE (2) LAYERS OF MIN. GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SELF-ADHERING, SELF-SEALING FLASHING WEATHER BOARD LAPPED 8" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
5. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PREBOARDED WITH GYP-BD PRIOR TO SOFFIT INSTALLATION.
6. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURER'S REQUIREMENTS. VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.

ROOF PLAN NOTES

1. AT DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM PROVIDE A 22'X20" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEY, HIPS OR RIDGES.
4. FOR TYPICAL ROOF VENT, ROOF TO WALL DIVERTER AND SADDLE FLASHING/CRICKET SEE DETAILS 8, 12 & 16/A-D20.
5. RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS AND TRUSS HEELS.

ROOF PLAN NOTES

1. PROVIDE 1-HOUR PROTECTED EAVES AND RAKES WHERE PROJECTION IS LESS THAN 4'-0" FROM PROPERTY LINE. SEE DETAILS 17&18/A-D10.

ATTIC VENTILATION NOTES

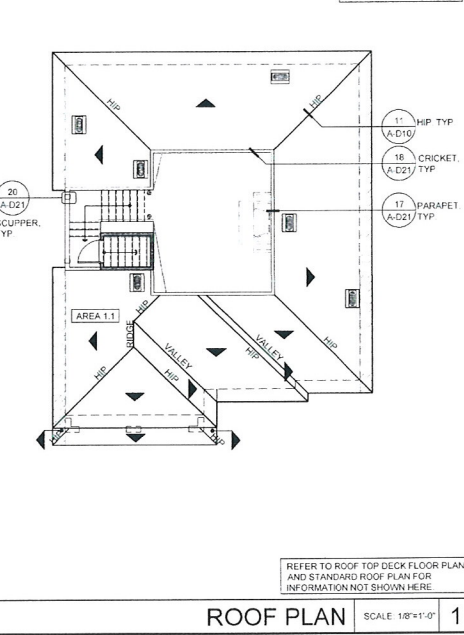
1. IRC ATTIC VENTILATION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/1000 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
 1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM IN-WINTER SIDE OF THE CEILING.
 2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.
 - UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED VERTICALLY WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
CLOAKED VENTS: BY "CHAGIN" OR APPROVED EQUAL.
MODEL: CONCRETE 'S'
SIZE: 6" X 26"
NET FREE VENTILATION: 96 S.I.
MODEL: CONCRETE 'FLAT'
SIZE: 16" X 32"
NET FREE VENTILATION: 96 S.I.
GABLE END VENTS: AS SELECTED BY BUILDER WITH 1/4" GALV. MTL. SCREEN
MODEL: L1424
SIZE: 14" X 24"
NET FREE VENTILATION: VARIES BY SIZE OF VENT
EAVE VENTS: BY "PLYCO" OR APPROVED EQUAL 3-1/2" X 22-1/2" WITH 1/4" GALV. MTL. SCREEN
MODEL: VS312
SIZE: 3-1/2" W/ 1/4" HOLES
NET FREE VENTILATION: 44 S.I.

ATTIC VENTILATION CALCS.

[AREA 1.1]	
VENTILATION REQUIRED:	598 SQ. FT. (300' x 332 SQ. FT.)
	X 144' = 475 SQ. IN.
	(HIGH/LOW) X 0.50 = 245 SQ. IN.
VENTILATION PROVIDED:	
[508] (1.3) CHAGIN CLOAKED VENT(S):	
58 SQ. IN. EA. = 284 SQ. IN.	
TOTAL HIGH VENTILATION PROVIDED:	
284 SQ. IN.	
[508] (1.3) CHAGIN CLOAKED VENT(S):	
58 SQ. IN. EA. = 284 SQ. IN.	
TOTAL LOW VENTILATION PROVIDED:	
284 SQ. IN.	
TOTAL VENTILATION PROVIDED:	
568 SQ. IN.	

'C' EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" 2



PLANS PREPARED BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

REFER TO ROOF TOP DECK FLOOR PLAN AND STANDARD ROOF PLAN FOR INFORMATION NOT SHOWN HERE.

SCALE: 1/8"=1'-0" 1



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com

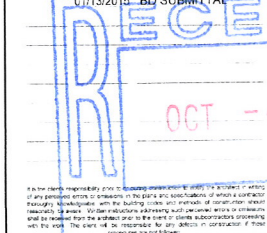
Principal: John Tully
Project Designer: Jim Tsai

Developer:

RYLAND HOMES
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**
LAS VEGAS, NEVADA

No. Date Description



PLAN 2 'C' EXT ELEV
& ROOF PLAN AT ROOF
DECK OPTION

DATE: JAN 10 2015

Does not include structural drawings.
Not for construction. For informational purposes only.
Not to be used for any other purpose without the written consent of the designer.

A2-81



REAR

'C' EXTERIOR ELEVATIONS - DECK OPTION

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

3



REAR

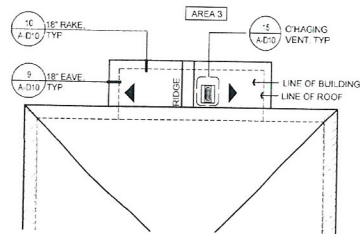
'C' EXTERIOR ELEVATIONS - COVERED PATIO

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

2

MECHANICAL VENTILATION CALCULATIONS

ON REQUIRED: 102 SQ. FT. / 150 = 0.68 SQ. FT. X 144 = 98 SQ. IN.
ON PROVIDED: 98 SQ. IN. FA = 98 SQ. IN.
ON CLOAKED VENT(S): 98 SQ. IN. FA = 98 SQ. IN.
ON PROVIDED: 98 SQ. IN.



ROOF PLAN

SCALE: 1/8"=1'-0"

1

ELEVATION KEYNOTES

1. ROOF MATERIAL: MANUFACTURED CONCRETE ROOF TILES BY "EAGLE" (C-ES) ESR 1900 OR EQUAL. "S" TILE AT STYLE "A" AND FLAT TILE AT STYLES "B" AND "C" TYP. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
2. FASCIA/BARGE: 2X6 R.S. WOOD FASCIA AND BARGE BOARD. PRE-PRIMED.
3. EXTERIOR WALL: 1-COAT EXTERIOR PLASTER SYSTEM OVER (2) LAYERS GRADE "D" MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. GARAGE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR STYLE AND LITES AS SHOWN.
5. GARAGE DOOR TRIM: E.P.S. FOAM TRIM W/ EXT. PLASTER OVER TYP. SEE DETAIL 5A-D21.
6. STYLE "A" TRIM: SHAPED 2"x4" E.P.S. FOAM AT HEAD AND 2"x4" E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER TYP. SEE DETAIL 1A-D21.
7. STYLE "B" TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/ EXT. PLASTER OVER TYP. SEE DETAIL 2A-D21.
8. ENHANCED STYLE "B" TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER TYP. SEE DETAIL 6A-D21.
9. STYLE "C" TRIM: 2"x4" E.P.S. FOAM AT HEAD AND JAMB AND 2"x4" E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER TYP. SEE DETAIL 3A-D21.
10. ENHANCED STYLE "C" TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER TYP. SEE DETAIL 7A-D21.
11. EXT. PLASTER TRIM: E.P.S. FOAM TRIM W/ EXTERIOR PLASTER OVER TYP. SEE EXT. ELEVATIONS FOR SIZE.
12. SHUTTERS: WOOD COMPOSITE SHUTTERS. SEE EXT. ELEVATIONS FOR SIZE.
13. DECORATIVE ROUND CLAY PIPE: INSTALL PER MFG. REQ. SEE DETAIL 1A-D20.
14. DECORATIVE POT SHELF: INSTALL PER MFG. REQ. SEE DETAIL 2A-D20.
15. OUTLOOKERS: E.P.S. FOAM OUTLOOKERS W/ EXT. PLASTER OVER TYP. SEE DETAIL 586A-D20.
16. FAUX VENT: ROUND LOUVERED FAUX VENT AND E.P.S. FOAM TRIM W/ EXT. PLASTER OVER TYP. SEE DETAIL 5810A-D20.
17. WAINSCOT: 2" THICK E.P.S. FOAM WAINSCOT.
18. STONE VENEER: ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE "D" MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
19. ADDRESS NUMBERS: APPROVED ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC OR ALPHABETICAL LETTERS MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
20. WATER HEATER VENTILATION: 14"x8" GALV. METAL LOUVERED VENT WITH 1/4" MAX GLASS METAL MESH SCREEN. TOP WITHIN 12" OF CLG AND BOTTOM WITHIN 12" OF F.F.

ELEVATION NOTES

1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR FINISH FLOOR SLAB AT THE FIRST FLOOR OR TOP UP SHEATHING AT THE UPPER FLOORS FLOOR.
2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
3. PROVIDE (2) LAYERS OF MIN. GRADE "D" BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SELF-ADHERING SELF-SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
5. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-CAULKED WITH GYP. BD. PRIOR TO SOFFIT INSTALLATION.
6. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURER'S REQUIREMENTS. VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.

ROOF PLAN NOTES

1. AT DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM PROVIDE A 22"x30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. ALL BOX COLUMNS AND POP-OUTS SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEY HIPS OR RIDGES.
4. FOR TYPICAL ROOF VENT, ROOF TO WALL DIVERTER AND SADDLE FLASHING/CRICKET SEE DETAILS 8, 12 & 16A-D20.
5. RADIANT BARRIER WHEN REQUIRED BY ENERGY COMPLIANCE REQUIREMENTS SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS AND TRUSS HEELS.

ROOF PLAN NOTES

PROVIDE 1-HOUR PROTECTED EAVES AND RAKES WHERE PROJECTION IS LESS THAN 4'-0" FROM PROPERTY LINE. SEE DETAILS 17 & 18A-D20.



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

KTGY Project No: 20140617

Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer

RYLAND HOMES

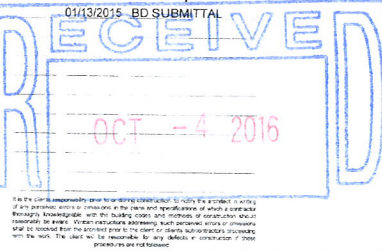
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD

LAS VEGAS, NEVADA

No. Date Description

01/13/2015 - BD SUBMITTAL



January 9, 2015

PLAN 2 'C' EXTERIOR
ELEVATIONS ROOF
PLAN - PATIO & DECK

A2-82



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com
949 851 2133

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Email: hchan@ktgy.com

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Developer

RYLAND HOMES®
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
PHONE NO. 702 360 7500
FAX NO. 702 360 7505

**NORTHERN TERRACE
AT PROVIDENCE
UNIT 4 - CONCORD**
LAS VEGAS, NEVADA

ELEVATION KEYNOTES

1. ROOF MATERIAL: MANUFACTURED CONCRETE ROOF TILES BY EAGLE ICC-ES ESR-1500 OR EQUAL. 3" TILE AT STYLE 'A' AND FLAT TILE AT STYLES 'B' AND 'C'. TYP. INSTALL PER MANUFACTURER'S INSTRUCTION. VERIFY W/ CO. OR SCHEME.
2. FASCIA/BARGE: 2X6 R.S. WOOD FASCIA AND BARGE BOARD.
3. EXTERIOR WALL: 1-COAT EXTERIOR PLASTER SYSTEM OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. GARAGE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL GARAGE DOOR STYLE AND LITES AS SHOWN.
5. GARAGE DOOR TRIM: E.P.S. FOAM TRIM W/ EXT. PLASTER OVER TYP. SEE DETAIL 5A-D21.
6. STYLE 'A' TRIM: SHAPED 2"x4" E.P.S. FOAM AT HEAD AND 2"x4" E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 1A-D21.
7. STYLE 'B' TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 2A-D21.
8. ENHANCED STYLE 'B' TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 6A-D21.
9. STYLE 'C' TRIM: 2"x4" E.P.S. FOAM AT HEAD AND JAMB AND 3"x4" E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 3A-D21.
10. ENHANCED STYLE 'C' TRIM: 2"x4" E.P.S. FOAM AT HEAD AND SHAPED E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 7A-D21.
11. EXT. PLASTER TRIM: E.P.S. FOAM TRIM W/ EXTERIOR PLASTER OVER. TYP. SEE EXT. ELEVATIONS FOR SIZE.
12. SHUTTERS: WOOD COMPOSITE SHUTTERS. SEE EXT. ELEVATIONS FOR SIZE.
13. DECORATIVE SOUND CLAY PIPE: INSTALL PER MFG. REQ. SEE DETAIL 1A-C20.
14. DECORATIVE POT SHELF: INSTALL PER MFG. REQ. SEE DETAIL 2A-C20.
15. OUTLOOKERS: E.P.S. FOAM OUTLOOKERS W/ EXT. PLASTER OVER. TYP. SEE DETAIL 55A-D20.
16. FAUX VENT: ROUND LOUVERED FAUX VENT AND E.P.S. FOAM TRIM W/ EXT. PLASTER OVER. TYP. SEE DETAIL 5A10A-D20.
17. WAINSCOT: 2" THICK E.P.S. FOAM WAINSCOT.
18. STONE VENEER: ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE 'D' MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
19. ADDRESS NUMBERS: APPROVED ADDRESS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. BE ARABIC OR ALPHABETICAL LETTERS MINIMUM 4" INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2" INCH.
20. WATER HEATER VENTILATION: 14"x8" GALV. METAL LOUVERED VENT WITH 1/4" MAX. GALV. METAL MESH SCREEN. TOP WITHIN 12" OF CLG. AND BOTTOM WITHIN 12" OF F.F.

ELEVATION NOTES

1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR.
2. REFER TO DETAILS FOR MINIMUM WINDOW, DOOR AND WALL VENT. MOSTURE BARRIER INSTALLATION REQUIREMENTS.
3. PROVIDE (2) LAYERS OF MIN. GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SELF-ADHERING SELF-SEALING FLASHING WEATHER BOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
5. ALL STUD WALLS & CEILING EXTENDING INTO A SOFFIT WILL BE PREBORHOLED WITH 6" Ø PRIOR TO SOFFIT INSTALLATION.
6. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURER'S REQUIREMENTS. VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.

ROOF PLAN NOTES

1. AT DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. IF DOUBLE FRAME AREA HAS MORE THAN 30" HEADROOM PROVIDE A 2'X30" ACCESS THROUGH THE MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. ALL BOX COLLARS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
3. NO ROOF PENETRATIONS (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.) TO OCCUR WITHIN 1'-6" OF VALLEY, HPS OR RIDGES.
4. FOR TYPICAL ROOF VENT, ROOF TO WALL DIVERTER AND SADDLE FLASHING/CRICKET SEE DETAILS 8-12 & 16A-D20.
5. RADIANT BARRIER: WHEN REQUIRED BY ENERGY COMPLIANCE RADIANT BARRIER ROOF SHEATHING SHALL OCCUR AT ALL SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES, GABLE ENDS AND TRUSS HEADS.

ROOF PLAN NOTES

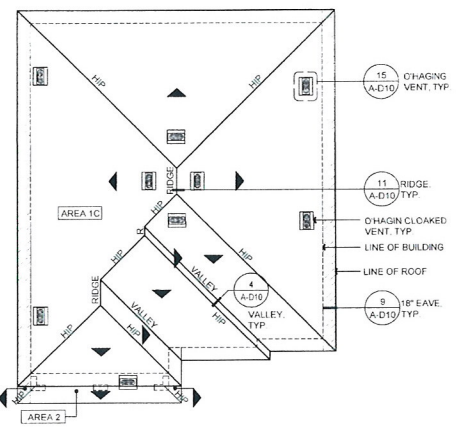
PROVIDE 1-HOUR PROTECTED EAVES AND RAKES WHERE PROJECTION IS LESS THAN 4'-0" FROM PROPERTY LINE. SEE DETAILS 17&18A-D16.

'C' EXTERIOR ELEVATIONS

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

2

ROOF PITCH:
5:12 ROOF PITCH U.N.O.



ROOF PLAN

SCALE: 1/8"=1'-0"

1

LEFT

FRONT

RIGHT

REAR

ATTIC VENTILATION NOTES

1. IRC ATTIC VENTILATION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:
1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS 1 OR 2 VAPOR RETARDER IS INSTALLED ON THE VAPOR-AIR WINTER SIDE OF THE CEILING.
2. AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS, WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.
2. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
CLOAKED VENTS: BY 'CHAGIN' OR APPROVED EQUAL.
MODEL: CONCRETE 'S'
SIZE: 1 1/2" X 24"
NET FREE VENTILATION: 98 S.I.
MODEL: CONCRETE 'FLAT'
SIZE: 16" X 32"
NET FREE VENTILATION: 98 S.I.
GABLE END VENTS: AS SELECTED BY BUILDER WITH 1/4" GALV. MTL. SCREEN.
MODEL: L1424
SIZE: 14" X 24"
NET FREE VENTILATION: VARIES BY SIZE OF VENT
EAVE VENTS: BY 'FLYCO' OR APPROVED EQUAL 3-1/2" X 22-1/2" WITH 1/4" GALV. MTL. SCREEN.
MODEL: VS312
SIZE: 3-1/2" W/ 1/4" HOLES
NET FREE VENTILATION: 44 S.I.

ATTIC VENTILATION CALCS.

[AREA 1]	
VENTILATION REQUIRED:	1332 SQ. FT. / 300 = 4.44 SQ. FT. X 144 = 639 SQ. IN. (HGH+LCW) X 0.56 = 320 SQ. IN.
VENTILATION PROVIDED:	
HIGH	
(4) CHAGIN CLOAKED VENT(S):	98 SQ. IN. EA = 392 SQ. IN.
TOTAL HIGH VENTILATION PROVIDED:	392 SQ. IN.
LOW	
(4) CHAGIN CLOAKED VENT(S):	98 SQ. IN. EA = 392 SQ. IN.
TOTAL LOW VENTILATION PROVIDED:	392 SQ. IN.
TOTAL VENTILATION PROVIDED:	784 SQ. IN.

32 SQ. FT. / 150 = 0.21 SQ. FT.
X 144 = 31 SQ. IN.

VENTILATION PROVIDED:

(1) CHAGIN CLOAKED VENT(S):

98 SQ. IN. EA = 98 SQ. IN.

TOTAL VENTILATION PROVIDED:

98 SQ. IN.

TOTAL VENTILATION PROVIDED:

98 SQ. IN.

No. Date Description

01/13/2015 SUBMITTAL

RECEIVED

OCT - 4 2016



January 9, 2015

**PLAN 2 'C' EXTERIOR
ELEVATIONS & ROOF
PLAN**

A2-80



KTGY Group, Inc.
17922 Fitch
Irvine, California 92614
ktgy.com

KTGY Project No.: 20140617
949 851 2133

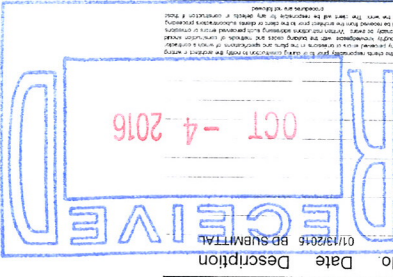
Project Contact: Henry Chan
Email: hchan@ktgy.com

Principal: John Tully
Project Designer: Jim Tsai

Developer
RYLAND HOMES
8925 W. RUSSELL ROAD,
SUITE 200
LAS VEGAS, NEVADA
702 360 7500
FAX NO. 702 360 7505

NORTHERN TERRACE AT PROVIDENCE UNIT 4 - CONCORD

LAS VEGAS, NEVADA



PLAN 2 'B' EXT ELEV'S
& ROOF PLAN AT ROOF
DECK OPTION
January 5, 2015

A2-71

ELEVATION KEYNOTES

1. ROOF MATERIAL: MANUFACTURED CONCRETE ROOF TILES BY DAKOTA ROOFING, 18" X 36" X 1 1/2" MIN. PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
2. FASCIA/BARGE: 2X8 R.S. WOOD FASCIA AND BARGE BOARD REBROUDED.
3. EXTERIOR WALL: 1 COAT EXTERIOR PLASTER INSTALL PER MANUFACTURER'S GRADE TO MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
4. GARAGE DOOR: MANUFACTURED OVERHEAD STEEL SECTIONAL.
5. GARAGE DOOR TRIM: E.P.S. FOAM TRIM W/ EXT. PLASTER OVER. TYP. SEE DETAIL 5A-D21.
6. STYLE B TRIM: 2X4" E.P.S. FOAM AT HEAD AND SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 5A-D21.
7. STYLE B TRIM: 2X4" E.P.S. FOAM AT HEAD AND SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 5A-D21.
8. ENHANCED STYLE B TRIM: 2X4" E.P.S. FOAM AT HEAD AND SHAPED.
9. STYLE C TRIM: 2X4" E.P.S. FOAM AT HEAD AND 2X4" E.P.S. FOAM AT SILL W/ EXT. PLASTER OVER. TYP. SEE DETAIL 5A-D21.
10. ENHANCED STYLE C TRIM: 2X4" E.P.S. FOAM AT HEAD AND SHAPED.
11. EXT. PLASTER TRIM: E.P.S. FOAM TRIM W/ EXTERIOR PLASTER OVER. TYP. SEE EXT. ELEVATIONS FOR SIZE.
12. SHUTTERS: WOOD COMPOSITE SHUTTERS. SEE EXT. ELEVATIONS FOR SIZE.
13. FCH SIZE: DETAIL 5A-D20.
14. DECORATIVE POT SHELF: INSTALL PER MFG. REQ. SEE DETAIL 5A-D20.
15. TYP. SEE DETAIL 5A-D20.
16. FAUX VENT: ROUND LOUVERED FAUX VENT AND E.P.S. FOAM TRIM W/ EXT. PLASTER OVER. TYP. SEE DETAIL 5A-D20.
17. WAINSCOT: 2" THICK E.P.S. FOAM WAINSCOT.
18. STONE VENEER: ADHERED STONE VENEER OVER PLASTER BASE OVER (2) LAYERS GRADE TO MINIMUM BUILDING PAPER. INSTALL PER MANUFACTURER'S INSTRUCTIONS. VERIFY W/ COLOR SCHEME.
19. ADDRESS NUMBERS: VERIFY W/ COLOR SCHEME. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY VISIBLE AND READABLE FROM THE STREET BACKGROUND. BEARING ON HORIZONTAL LETTERS MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
20. WATER HEATER VENTILATION: 14" GALV. METAL LOUVERED VENT WITH 1/4" X 1/4" CLUMBED MESH SCREEN. TOP WITHIN 12" OF CIG AND BOTTOM WITHIN 12" OF F.F.

ELEVATION NOTES

1. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE FINISH CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF CONCRETE FLOOR SLAB AT THE FIRST FLOOR OR TOP OF SHEATHING AT THE UPPER FLOORS FLOOR.
2. REFER TO DETAILS FOR MANUFACTURER'S WINDOW AND WALL VENT.
3. PROVIDE (2) LAYERS OF MIN. GRADE 5" BUILDING PAPER OVER SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
4. ALL HORIZONTAL SURFACES WILL RECEIVE BUILDING PAPER OVER SHEATHING. SEE SEALING FLASHING DETAIL BOARD LAPPED.
5. MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
6. ALL STUD WALLS & CEILING EXTENDING INTO A SPACE WILL BE PREBROOKED WITH GYPSO BOARD PRIOR TO SOFFIT INSTALLATION.
7. DUCT TERMINATIONS TO OCCUR PER APPLIANCE MANUFACTURER'S REQUIREMENTS. VERIFY DISTANCE FROM WINDOW OR DOOR OPENINGS INTO OVERHEAD UNIT.

ROOF PLAN NOTES

1. DOUBLE FRAMING AREAS PROVIDE OPENING INTO THE MAIN ATTIC SPACE FOR ROOF VENTILATION. IF DOUBLE FRAMING AREA HAS MORE THAN ONE ROOF VENTILATION, A 22" DIA. ACCESS THROUGH THE MAIN ROOF SHEATHING VENT OPENING IN ROOF SHEATHING WITH STRUCTURAL ENGINEER.
2. PLATE LINE TO ALLOW FOR VENTILATION.
3. NO ROOF PENETRATIONS (IE ATTIC VENTS, CHIMNEYS, PLUMBING OR DRAIN VENTS, ETC.) TO OCCUR WITHIN 4' OF VALLEY, HIP OR FOR TYPICAL ROOF VENT. ROOF TO WALL DIVERTER AND SADDLE FLASHING/CHICKENET SEE DETAILS 8 & 12 & 16A-D20.
4. RADJANT BARRIER WHEN REQUIRED BY ENERGY COMPLIANCE SURFACES EXPOSED TO THE ATTIC INCLUDING ALL VERTICAL SURFACES.
5. SURFACES, GABLE ENDS AND TRUSS HEADS.

ROOF PLAN NOTES

1. PROVIDE 1-HOUR PROTECTED PROJECTION IS LESS THAN 4'-0" FROM PROPERTY LINE.
2. SEE DETAILS 17B-B1A-D10.

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DRAWN BY: JIM TSIAI
CHECKED BY: JIM TSIAI
PROJECT NO.: 20140617

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CHECKED BY: JIM TSIAI

NOTE: DASHED WINDOW ELEVATIONS FOR INFORMATION ADJACENT TO STREET ONLY.

NOTE: REFER TO STANDARD ELEVATION FOR INFORMATION ADJACENT TO STREET ONLY.

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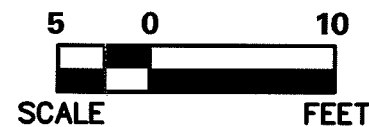
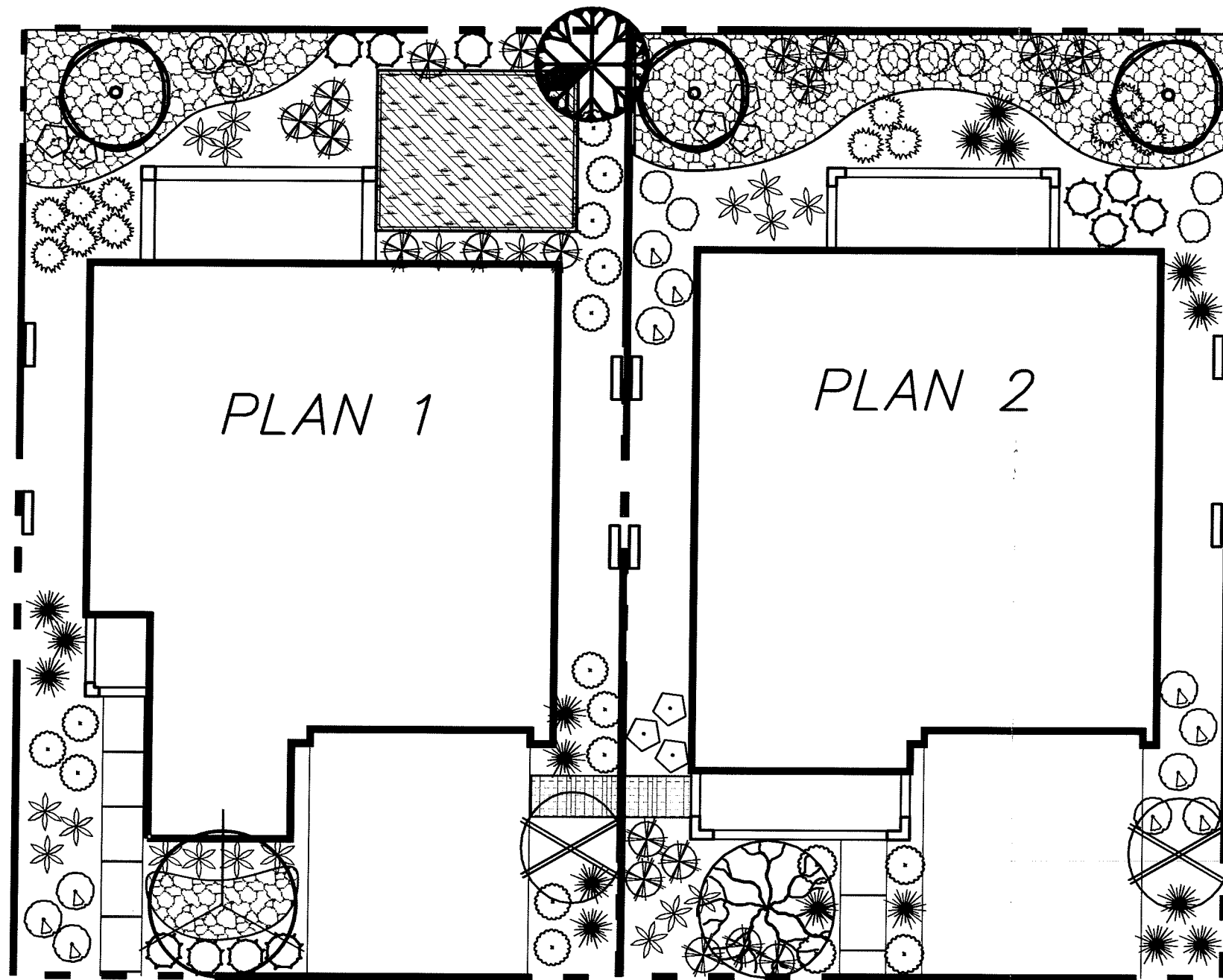
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PLANS BY: RUSSELL WILLIAMS DESIGN

NOTES:

1. Install a 2" layer of 3/4" Screened Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter plantmix bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans

Designs are property of Unique-Scape & Design and may not be used by anyone without written consent by Unique-Scape & Design. These plans are schematic in nature only and are a general representation of the completed product. They will vary due to the site conditions.

CONCORD MODEL HOMES

TYPE	SCALE	DATE	REVISION	APPROVED BY
FULL LANDSCAPING	1"=20'	3/23/15	4	

TREE SCHEDULE

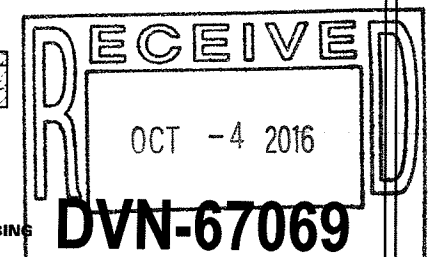
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLAN 1	PLAN 2
	Chilopsis lancea	DESERT WILLOW	36" BOX	1	-
	Prosopis chilensis	CHILEAN MESQUITE	36" BOX	-	1
	Fraxinus oxycarpa "Raywood"	RAYWOOD ASH	24" BOX	1	-
	Olea 'Swan Hill'	FRUITLESS OLIVE	24" Box	1	2
	Elaeocarpus decipiens	BLUEBERRY	24" Box	1	1

SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLAN 1	PLAN 2
	Teurium frutecans	PHOTINIA	5 GAL.	6	3
	Pittosporum species	DWARF MOCK ORANGE	5 GAL.	6	5
	Hesperaloe parviflora	RED YUCCA	5 GAL.	8	12
	Convolvulus cheorum	BUSH MORNING GLORY	5 GAL.	13	4
	Rosmarinus officinalis 'Tuscan Blue'	TUSCAN BLUE ROSEMARY	5 GAL.	12	7
	Leucophyllum frutescens	TEXAS RANGER	5 GAL.	7	10
	Caesalpinia mexicana	MEXICAN BIRD OF PARADISE	5 GAL.	-	7
	Rosmarinus o prostrata	TRAILING ROSEMARY	5 GAL.	2	6
	Salvia greggii	AUTUMN SAGE	5 GAL.	7	4
	Trachelospermum jasminoides	STAR JASMINE ON TRELLIS	15 GAL.	4	4

LEGEND:

3/4" PROVIDENCE RED ROCK MULCH FROM VISTA ROCK	PAVERS SIERRA BLEND STANDARD PATTERN	CHUNKY ROCK 2-4" RED GRANITE	ARTIFICIAL TURF BY FIELDTURF SELECT BLEND (GF-APT-XM-2C) CONCRETE CURBING



NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK CO., NV.
Michele W. Shafe - Assessor

PARCEL BOUNDARY
SUB BOUNDARY
PM/LD BOUNDARY
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE

CONDOMINIUM UNIT
AIR SPACE PCL
RIGHT OF WAY PCL
SUB-SURFACE PCL

001 ROAD PARCEL NUMBER
001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GLS GOV. LOT NUMBER

BOOK T19S R59E

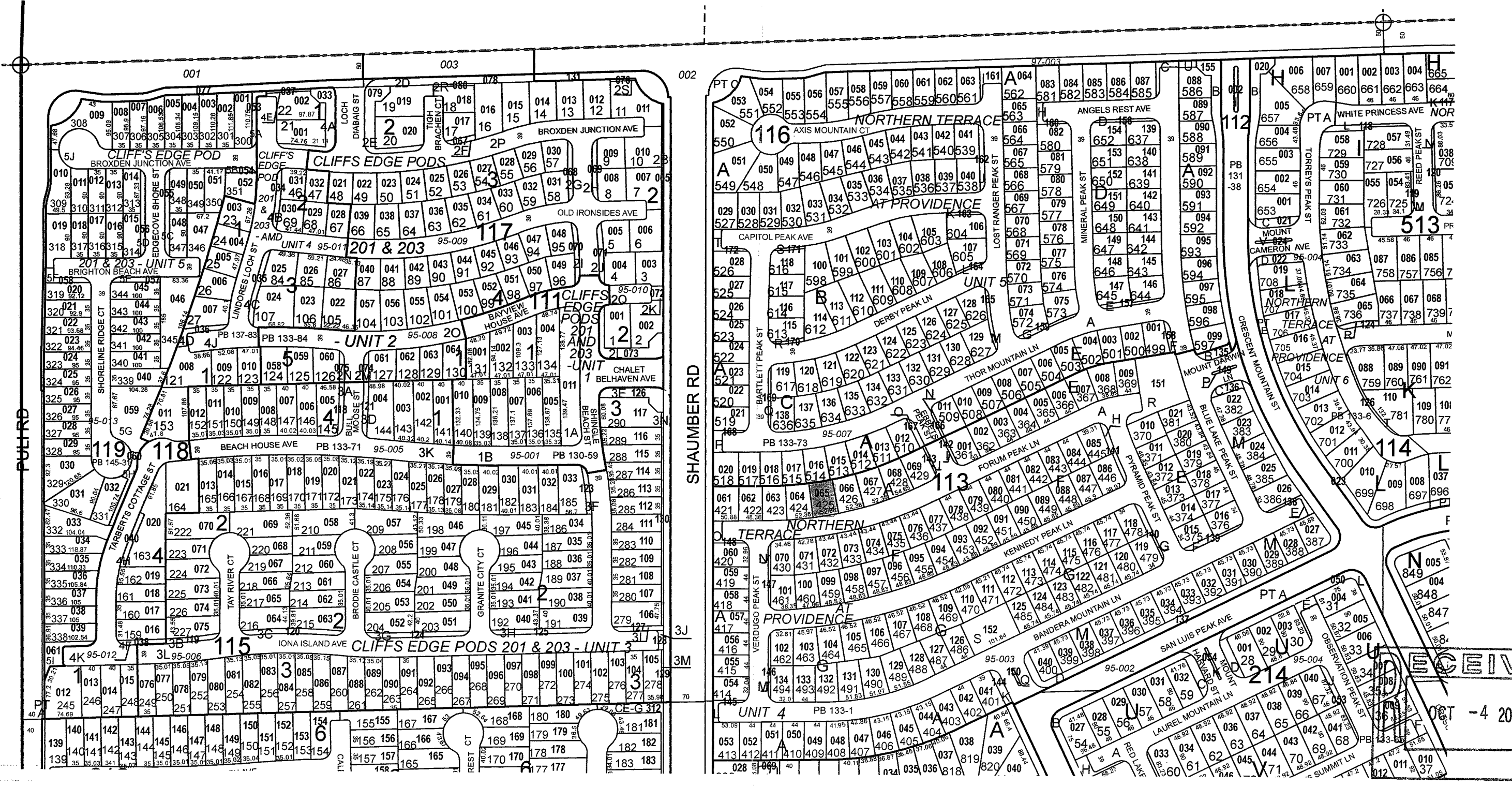
SEC 13

MAP N 2 NW 4

126-13-1

CLARK COUNTY
NEVADA

Scale: 1" = 200' Rev: 5/2/2013





**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

November 1, 2016

Mr. Jeffrey Armstrong
Ryland Homes Nevada, LLC
8925 West Russell Road, Suite #200
Las Vegas, Nevada 89148

**RE: DVN-67069 - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE – OCTOBER 2016**

Dear Mr. Armstrong:

The Department of Planning has administratively *APPROVED* a request for an Administrative Deviation TO ALLOW A 9.82-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 10640 Forum Peak Lane (APN 126-13-113-065), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

This action by the Department of Planning staff on November 1, 2016 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas



AGENDA MEMO - PLANNING

ADMINISTRATIVE REVIEW DATE: OCTOBER 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC

** STAFF RECOMMENDATION(S) **

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
DVN-67069	Staff APPROVES	N/A

** NOTIFICATION **

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Administrative Deviation to allow a patio cover with a rear yard setback of 9.82 feet where 10 feet is required along a portion of the north perimeter at 10640 Forum Peak Lane.

ANALYSIS

The subject property is zoned PD (Planned Development) Zoning District with a ML (Medium Low Density Residential) Cliff's Edge Special Land Use designation. The property is subject to the Cliff's Edge Development Standards, which require a 10-foot rear yard setback for patio covers.

FINDINGS (DVN-67069)

The request represents less than 10% of the required setback, meeting the minimum requirements for consideration for an Administrative Deviation. The Master Developer has reviewed the request and approved the deviation. The Department of Planning approves the request as it is minor in nature and will not negatively impact the adjacent residential properties. The Department of Planning administratively approves this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/16/03	The City Council approved a request for a Rezoning (ZON-2184) from: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to: PD (Planned Development) Zone on 704 acres adjacent to the south side of Grand Teton, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
09/23/04	The Planning Commission approved a request for a Tentative Map (TMP-4706) for a 930-lot Single Family Residential Subdivision on 148 acres adjacent to the northeast corner of Shaumber Road and Farm Road. Staff recommended approval.
07/26/05	A Final Map (FMP-9610) was recorded for a 137-lot Single Family Residential Subdivision on 15.05 acres adjacent to the east side of Shaumber Road and north of Farm Road.

<i>Most Recent Change of Ownership</i>	
09/12/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No building permits found for this property.	

<i>Pre-Application Meeting</i>	
A pre-application meeting was not held, nor was one required.	

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.08

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Single Family, Detached	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

Master Plan Areas	Compliance
Cliff's Edge	N
Special Purpose and Overlay Districts	Compliance
PD (Planned Development) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to the Cliff's Edge Development Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	52.38 Feet	52.38 Feet	Y
Min. Setbacks (Patio/Deck) • Rear	10 Feet	9.82 Feet	N



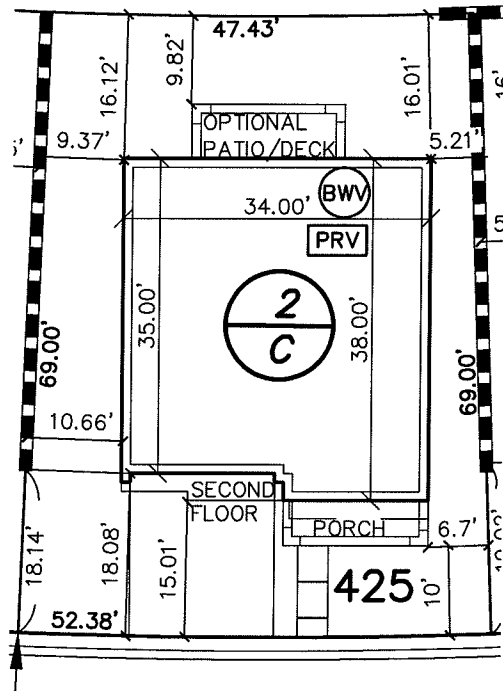
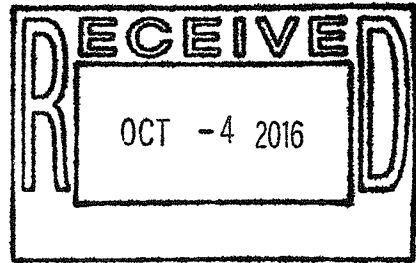
APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

ADDRESS: 10640 FORUM PEAK LN PARCEL NO. 126-13-113-065
RECORDED SUBDIVISION NAME: NORTHERN TERRACE UNIT 4 ZONING: PD
LAND USE ENTITLEMENTS (I.E. TMP, FMP, VAR): _____
MINIMUM SETBACKS: FRONT TO HOUSE: 10' FRONT TO GARAGE: 18' SIDE YARD: 5'
CORNER SIDE YARD: 10' REAR YARD: 10' MIN. UP TO 60% WALL PLANE; 15'
PLAN CHECK#: 58953 LOT#: 425 BLOCK: A BOOK: 133 PAGE: 1
APPROVAL FOR: SFD ☒ PATIO COVER ☐ BALCONY ☐ FIRE SPRINKLERS REQUIRED: YES ☐ NO ☒
NUMBER OF STORIES: ONE ☐ TWO ☒ THREE ☐

AP# _____



SCALE: 1"=20'



FORUM PEAK LN
(PRIVATE)

RYLAND HOMES 0056652 C1107568J-113587
CONTRACTOR/AGENT/OWNER DATE STATE LICENSE NO. CITY LICENSE NO.
CONTACT NAME: MONIQUE O'NEILL PHONE NUMBER: 702-360-7529 FAX NO: 702-360-7560
EMAIL CONTACT FOR READY NOTICE: monique.oneill@catatl.com

BUILDING DEPARTMENT DATE
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS APPLICATION AND THE PROPOSED PLANS AND
HAVE FOUND THAT THE PROPOSED DEVELOPMENT MEETS THE REQUIREMENTS OF THE CITY
OF LAS VEGAS FLOOD HAZARD REDUCTION ORDINANCE FOR THE ISSUANCE OF DEVELOPMENT
PERMIT.

DVN-67069

APPLICATION / PLOT PLAN FOR REPETITIVE TRACT PERMITS

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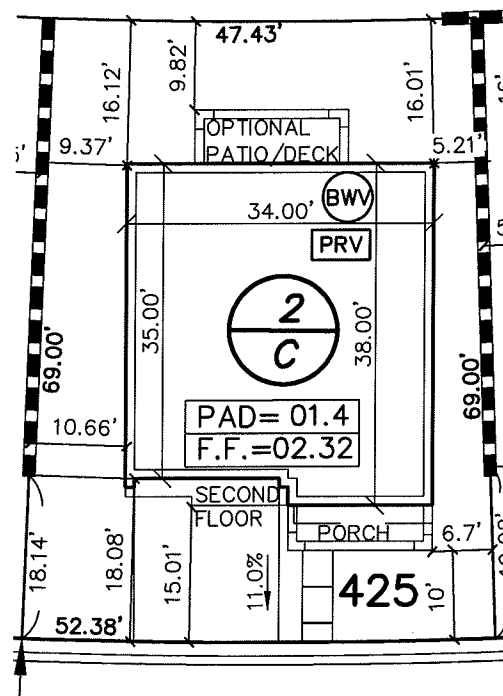
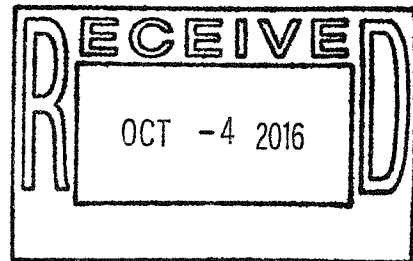
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RYLAND HOMES

0056652

C1107568J-113587

CONTRACTOR/AGENT/OWNER	DATE	STATE LICENSE NO.	CITY LICENSE NO.
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CONTACT NAME: **MONIQUE O'NEILL** PHONE NUMBER: **702-360-7529** FAX NO: **702-360-7560**

EMAIL CONTACT FOR READY NOTICE: **monique.oneill@catatl.com**

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DVN-67069



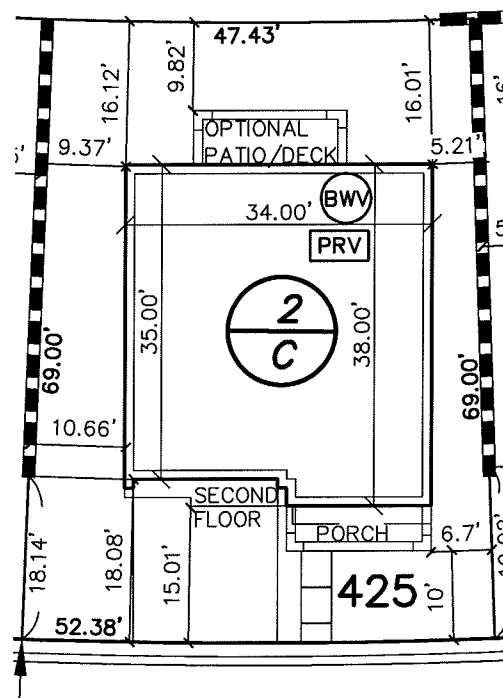
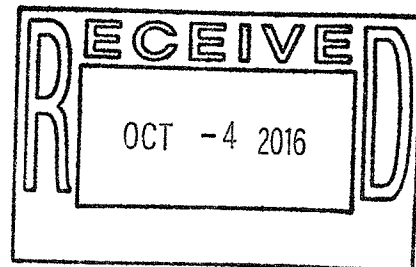
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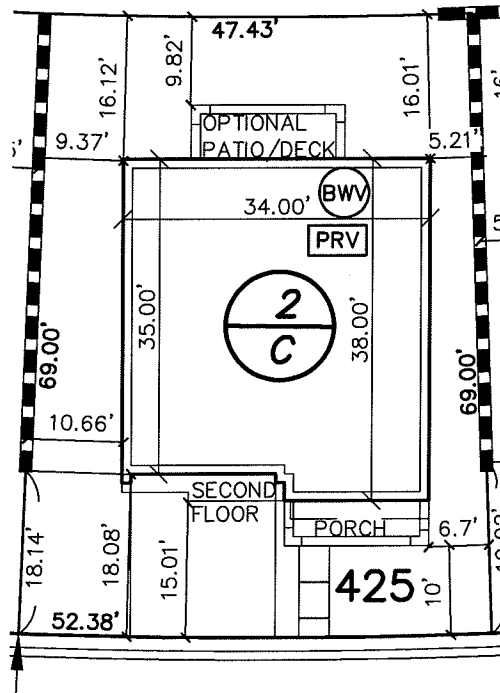
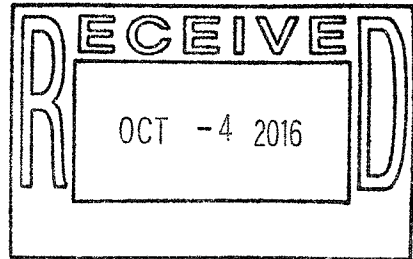
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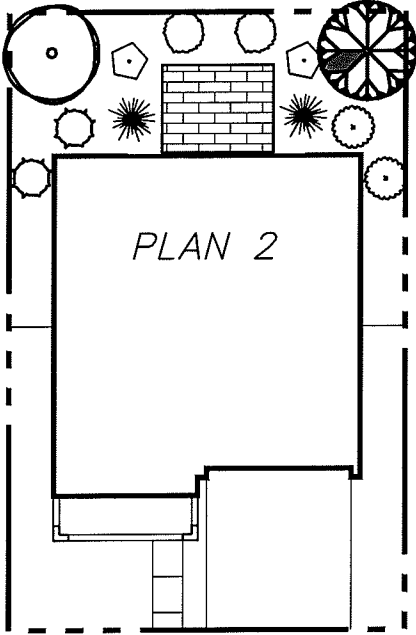
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DVN-67069

CONCORD - PLAN 2

TYPE	SCALE	DATE	APPROVED BY
BACKYARD LANDSCAPING	1"=20'	6/22/15	



TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Fraxinus oxycarpa "Raywood"	RAYWOOD ASH	24" BOX	1
	Olea 'Swan Hill'	FRUITLESS OLIVE	24" Box	1

SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Salvia greggii	AUTUMN SAGE	5 GAL.	2
	Dasyliiron wheeleri	DESERT SPOON	5 GAL.	2
	Trachelospermum jasminoides	STAR JASMINE	5 GAL.	2
	Convolvulus cneorum	BUSH MORNING GLORY	5 GAL.	2
	Lantana x hybrida 'New Gold'	NEW GOLD LANTANA	5 GAL.	2

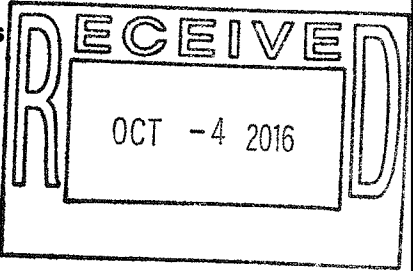
LEGEND:



3/4" MINUS
"VISTA GOLD"
ROCK MULCH



PAVERS



NOTES:

1. Install a 2" layer of 3/4" Minus Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter plantmix bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans

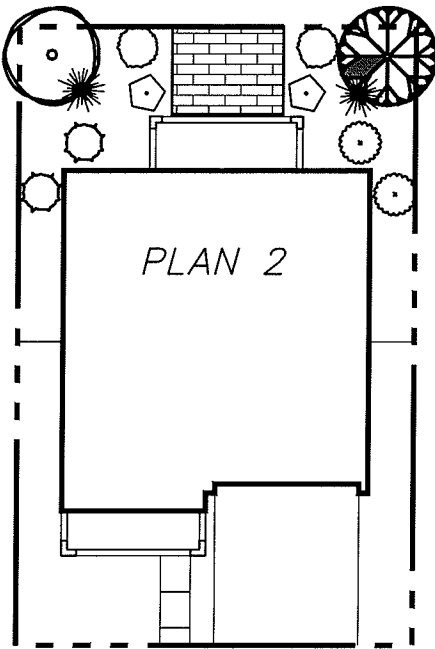


PLANS BY: RUSSELL WILLIAMS DESIGN

DVN-67069

CONCORD - PLAN 2 WITH OPTIONAL PATIO

TYPE	SCALE	DATE	APPROVED BY
BACKYARD LANDSCAPING	1"=20'	6/22/15	



TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Fraxinus oxycarpa "Raywood"	RAYWOOD ASH	24" BOX	1
	Olea 'Swan Hill'	FRUITLESS OLIVE	24" Box	1

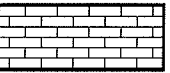
SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Salvia greggii	AUTUMN SAGE	5 GAL.	2
	Dasyliro wheeleri	DESERT SPOON	5 GAL.	2
	Trachelospermum jasminoides	STAR JASMINE	5 GAL.	2
	Convolvulus cneorum	BUSH MORNING GLORY	5 GAL.	2
	Lantana x hybrida 'New Gold'	NEW GOLD LANTANA	5 GAL.	2

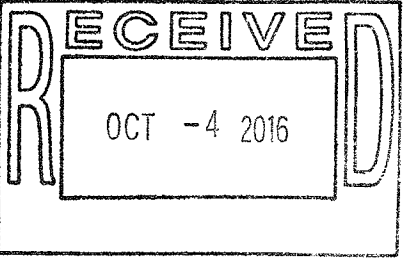
LEGEND:



3/4" MINUS
"VISTA GOLD"
ROCK MULCH

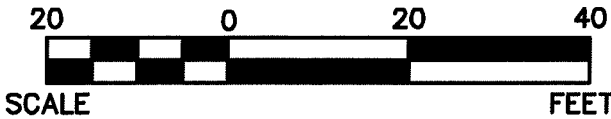


PAVERS



NOTES:

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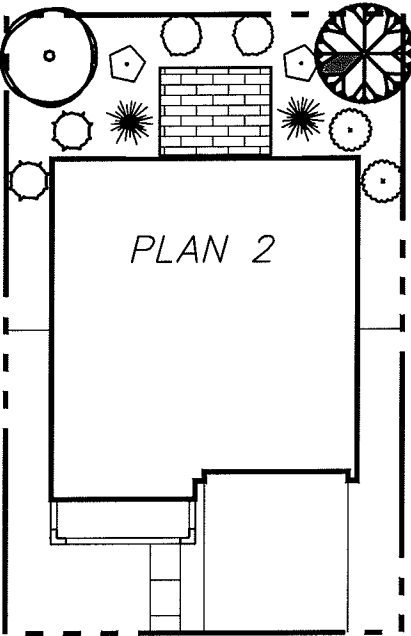


PLANS BY: RUSSELL WILLIAMS DESIGN

DVN-67069

CONCORD - PLAN 2

TYPE	SCALE	DATE	APPROVED BY
BACKYARD LANDSCAPING	1"=20'	6/22/15	



TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
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SHRUB SCHEDULE

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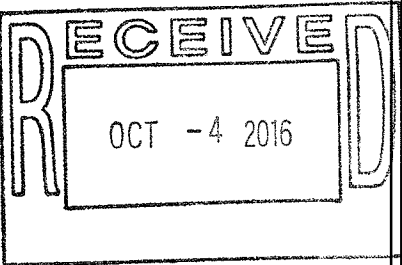
LEGEND:



3/4" MINUS
"VISTA GOLD"
ROCK MULCH



PAVERS



NOTES:

1. Install a 2" layer of 3/4" Minus Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter plantmix bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans

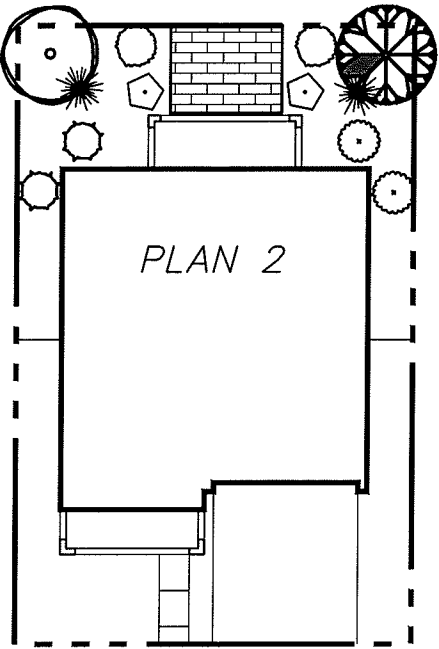


PLANS BY: RUSSELL WILLIAMS DESIGN

DVN-67069

CONCORD - PLAN 2 WITH OPTIONAL PATIO

TYPE	SCALE	DATE	APPROVED BY
BACKYARD LANDSCAPING	1"=20'	6/22/15	



TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Fraxinus oxycarpa "Raywood"	RAYWOOD ASH	24" BOX	1
	Olea 'Swan Hill'	FRUITLESS OLIVE	24" Box	1

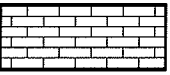
SHRUB SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	Salvia greggii	AUTUMN SAGE	5 GAL.	2
	Dasyliiron wheeleri	DESERT SPOON	5 GAL.	2
	Trachelospermum jasminoides	STAR JASMINE	5 GAL.	2
	Convolvulus cneorum	BUSH MORNING GLORY	5 GAL.	2
	Lantana x hybrida 'New Gold'	NEW GOLD LANTANA	5 GAL.	2

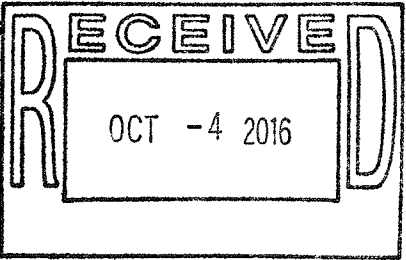
LEGEND:



3/4" MINUS
"VISTA GOLD"
ROCK MULCH



PAVERS



NOTES:

1. Install a 2" layer of 3/4" Minus Rock Mulch in all Landscape areas.
2. All flat work, pathways, curb, gutter plantmix bituminous surface and CMU walls to be constructed builder per approved plans
3. All lot grading and hose placement shall be done by builder per approved plans



PLANS BY: RUSSELL WILLIAMS DESIGN

DVN-67069

**Highlands East Community Association
Design Review Committee**
3455 Cliff Shadows Pkwy., Ste. 220
Las Vegas, NV 89129

October 31, 2016

Jeffrey Armstrong
Ryland Homes Nevada, LLC
8925 W. Russell Rd., Ste. 200
Las Vegas, NV 89148

Re: Request for Administrative Deviation – Northern Terrace - 10640 Forum Peak Lane

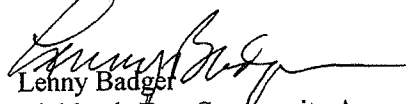
Dear Armstrong:

The Highlands East Design Review Committee (DRC) has reviewed your request for an Administrative Deviation to reduce the rear yard setback for an optional deck/patio from the required 10.00 feet to 9.82 feet.

The requested variance/administrative deviation is **approved** as the DRC finds that the requested deviation is insignificant and would not adversely impact neighboring properties nor constitute a material violation of the *Declaration of Covenants, Conditions and Restrictions for Highlands East*.

We appreciate your patience in this matter. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,


Lenny Badger
Highlands East Community Association
Design Review Committee


Amanda Dalton-Stewart
Highlands East Community Association
Design Review Committee

Attachment

Cc: Tony Ledvina, CCMC
Cheryle Turner, CCMC

RECEIVED

NOV 01 2016

City of Las Vegas
Department of Planning

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

DVN-67069 - ADMINISTRATIVE DEVIATION - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for an Administrative Deviation TO ALLOW A 9.82-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 10640 Forum Peak Lane (APN 126-13-113-065), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

MINOR REVIEW ADMINISTRATIVE MEETING: **OCTOBER 15, 2016**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**

A/P #67069ADMINISTRATIVE DEVIATION

Application Information

Stages					
	Date / Time	By		Date / Time	By
Processed	10/04/2016 07:23	988801	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information			Valuation	
Type of Work		# Plans0	Declared Valuation	0.00
Dept of Commerce		# Plans0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work	
DVN-67069 - ADMINISTRATIVE DEVIATION - APPLICANT/OWNER: RYLAND HOMES NEVADA, LLC - For possible action on a request for an Administrative Deviation TO ALLOW A 9.82-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.08 acres at 10640 Forum Peak Lane (APN 126-13-113-065), PD (Planned Development) Zone [ML (Medium-Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).	

Parent A/P #			
Project #	67069	Project/Phase Name	NORTHERN TERRACE AT PROVIDENCE
Size/Area	0.00	Size Description	
Proposed Start		Proposed Stop	
% Complete Formula		% Completed	0.00

Property/Site Information

Parcel12613113065

Location

Owner/Tenant

Contact ID	AC2015114	Name	RYLAND HOMES NEVADA L L C
Mailing Address	8925 W RUSSELL RD #200	Organization	% D ROGERS
City	LAS VEGAS	State/Province	NV
ZIP/PC	89148	Country	☐ Foreign
Day Phone	(702)360-7522 x	Evening Phone	
Fax	(702)360-7579	Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

10640 FORUM PEAK LN
LAS VEGAS, 89166-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12613113065

Applicants/Contacts

Primary Effective Name

RYLAND HOMES NEVADA L L C

Day Phone

(702)360-7522 x

Pager

Fax

(702)360-7579

E-Mail

Address

8925 W RUSSELL RD #200
LAS VEGAS, NV 89148

Seasonal Addr

Capacity OWNER

Expire

Eve Phone

Organization

% D ROGERS

Position

Profession

Contact ID

AC2015114

☐ Foreign

Valid From

To

Comments

No Comments

CONTACT ADDITIONAL

WORKCARD: Work Card # 0

Expiratation Date

CONTACT REQUIREMENTS

License #

Percent Owned

Waiver

Health Card

Director Letter

Original Transcripts

Orientation Attended

There are no items in this list

Contractors

No Contractors

Fees	Status	Paid Date	Amount
APPLICATION FEE	P	10/04/2016 07:26	300.00
Total Unpaid	0.00	Total Paid	300.00

Activity Review Details

No Activity Review Details

ADMIN DEVIATION

Submittal Checklist

Action Letter Sent

Y Application for Administrative Deviation Form

Y Deed && Legal Description

Y Justification Letter

Y Site Plan (3 folded)

Y Landscape Plan (1 folded, if applicable)

Y Building Elevations (1 folded, if applicable)

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	988430	10/04/2016 07:25		0.00
ryland homes ch#3563 \$300.00 jeffrey armstrong 702-360-7500					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: ADMINISTRATIVE DEVIATION
Project Address (Location) South of GRAND TETON DRIVE and East of SHAUMBER ROAD.
Project Name Northern Terrace Unit # 4 Proposed Use Residential
Assessor's Parcel #(s) 126-13-113-065 Ward # 6
General Plan: existing PD proposed PD Zoning: existing PD proposed PD
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.08 Lots/Units 1 Density N/A
Additional Information _____

PROPERTY OWNER Ryland Homes Nevada LLC Contact Jeffrey Armstrong
Address 8925 West Russell Road, Suite # 200 Phone: (702) 360-7500 Fax: (702) 360-7579
City Las Vegas State Nevada Zip 89148
E-mail Address jeffrey.armstrong@calatl.com

APPLICANT Ryland Homes Nevada LLC Contact Jeffrey Armstrong
Address 8925 West Russell Road, Suite # 200 Phone: (702) 360-7500 Fax: (702) 360-7579
City Las Vegas State Nevada Zip 89148
E-mail Address jeffrey.armstrong@calatl.com

REPRESENTATIVE Ryland Homes Nevada LLC Contact Jeffrey Armstrong
Address 8925 West Russell Road, Suite # 200 Phone: (702) 360-7500 Fax: (702) 360-7579
City Las Vegas State Nevada Zip 89148
E-mail Address jeffrey.armstrong@calatl.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

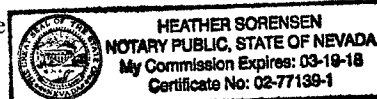
Property Owner Signature* Jared Aston
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
Print Name Jared Aston

Subscribed and sworn before me

This 28th day of September, 2016.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # DVN-67069
Meeting Date: _____
Total Fee: \$300
Date Received: 10/4/16
Received By: S. Noice

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

RYLAND HOMES®

Las Vegas Division
8925 W. Russell Rd
Suite 200
Las Vegas, NV 89148

702-360-7500 Tel
702-360-7505 Fax
www.ryland.com

September 28, 2016

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, NV 89106

RE: Project Description and Justification Letter
APN: 126-13-113-065
10640 Forum Peak Lane

Planning Department:

Ryland Homes is submitting this application for an Administrative Deviation for Lot # 425 of a residential subdivision known as Northern Terrace. Lot # 425 is also known as APN: 126-13-113-065. The proposed single family residential subdivision is on approximately 0.08+- acres located north of Forum Peak Lane and east of Verdugo Peak Street, within the City of Las Vegas.

Administrative Deviation

The applicant is requesting an Administrative Deviation to reduce the rear yard setback to the optional deck/patio from the required 10.00 feet to 9.82 feet or a 0.02% reduction.

We thank you in advance for your time and consideration on this matter. Please feel free to contact me at (702)360-7522 should you have any questions or concerns.

Sincerely,

Jeffrey Armstrong
Ryland Homes Nevada, LLC

DVN-67069

APN: 126-13-611-003 through 007, inclusive,
126-13-513-008 through 013, inclusive,
126-13-513-038 through 044, inclusive,
126-13-513-050 through 055, inclusive, and
126-13-513-081 through 086, inclusive
126-13-513-001 through 003, inclusive
126-13-513-005
126-13-513-032 through 034, inclusive
126-13-513-056
126-13-513-058 through 064, inclusive
126-13-513-094 through 098, inclusive
126-13-513-101 through 105, inclusive
126-13-114-001 through 004, inclusive
126-13-114-007
126-13-211-001 through 004, inclusive
126-13-113-001 through 021, inclusive
126-13-113-023 through 26, inclusive
126-13-113-057 through 059, inclusive
126-13-113-062 through 067, inclusive
126-13-113-071 through 100, inclusive
126-13-113-106
126-13-113-108,
126-13-113-112 through 118, inclusive

NCS - 684257

WHEN RECORDED RETURN TO
AND SEND TAX STATEMENTS TO:

Ryland Homes Nevada, LLC
Attn: Dana Rogers
8925 West Russell Road, Suite 200
Las Vegas, Nevada 89148

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That MERITAGE HOMES OF NEVADA, INC., an Arizona corporation, whose address is 8800 E. Raintree Drive, Suite 300, Scottsdale, AZ 85260, in consideration of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL to RYLAND HOMES NEVADA, LLC, a Delaware limited liability company ("Grantee") whose address is 8925 W. Russell Road, Suite 200, Las Vegas, NV 89148, all that real property situate in the County of Clark, State of Nevada, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property");

Inst #: 20140912-0001537
Fees: \$20.00 N/C Fee: \$25.00
RPTT: \$50005.50 Ex: #
09/12/2014 01:30:48 PM
Receipt #: 2150948
Requestor:
FIRST AMERICAN TITLE NCS LA
Recorded By: DXI Pgs: 7
DEBBIE CONWAY
CLARK COUNTY RECORDER

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof;

SUBJECT ONLY TO All presently existing and future liens against the Property for unpaid real estate taxes (including supplemental taxes and other liens imposed by community facility or other assessment districts), assessments, homeowners' association dues, bonds and water and sewer charges; Patent reservations; all present and future zoning, building, environmental and other laws, ordinances, codes and regulations of any governmental agency having jurisdiction; covenants, conditions, restrictions, declarations, easements and other matters of record or otherwise encumbering the Property; such facts as an accurate, current survey of the Property and a personal inspection thereof would disclose and all facts and matters otherwise known to Grantee; any matters directly or indirectly caused by Purchaser; and all other covenants, conditions, restrictions, easements, liens, encumbrances, title exceptions and other matters affecting the Property.

(Signature on following page)

Date: September 11, 2014.

MERITAGE HOMES OF NEVADA, INC., an
Arizona corporation

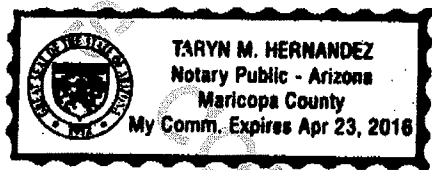
By: Phillippe Lord
Name: Phillippe Lord
Title: West Region President

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing document was acknowledged before me this 11th day of September, 2014,
by Phillippe Lord, as West Region President of
MERITAGE HOMES OF NEVADA, INC., an Arizona corporation, on behalf thereof.

Taryn M. Hernandez
Notary Public

My Commission Expires:
4-23-16



TARYN M. HERNANDEZ
Exp. 4/23/16

EXHIBIT "A" TO DEED

Legal Description

Real property in the City of Las Vegas, County of Clark, State of Nevada, described as follows:

PARCEL 1:

LOTS 653 THROUGH 656, 659, 667 THROUGH 672, 691 THROUGH 693 IN BLOCK H; LOTS 725 THROUGH 727, 729 THROUGH 735, 752 THROUGH 757 IN BLOCK I; LOTS 709 THROUGH 715, 721 THROUGH 724 IN BLOCK J; LOTS 765 THROUGH 769, 772 THROUGH 776 IN BLOCK K OF NORTHERN TERRACE AT PROVIDENCE UNIT 6 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133 OF PLATS, PAGE 6 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 11, 2007 IN BOOK 20071211 AS INSTRUMENT NO. 00882 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2:

LOTS 1 THROUGH 4, 13 THROUGH 15 IN BLOCK A; LOTS 16 AND 17 IN BLOCK B OF NORTHERN TERRACE AT PROVIDENCE UNIT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 131 OF PLATS, PAGE 38 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED JULY 21, 2006 IN BOOK 20060721 AS INSTRUMENT NO. 00767 AND FURTHER AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 21, 2009 IN BOOK 20091221 AS INSTRUMENT NO. 02333 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE STREETS AND COMMON AREA AS SHOWN AND DELINEATED ON SAID MAP.

PARCEL 4A:

LOTS 417 THROUGH 419; 422 THROUGH 427 IN BLOCK A; LOTS 361 THROUGH 381 IN BLOCK E; LOTS 431 THROUGH 460 IN BLOCK F; LOT 466, 468, 472 THROUGH 478; LOTS 383 THROUGH 386 IN BLOCK M OF FINAL MAP OF NORTHERN TERRACE AT PROVIDENCE UNIT 4, A COMMON INTEREST COMMUNITY, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 133 OF PLATS, PAGE 1, AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 07, 2009 IN BOOK 20091207 AS INSTRUMENT NO. 03533 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 4B:

A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS AND OF USE IN, TO AND OVER THE NEIGHBORHOOD COMMON ELEMENTS, INCLUDING, BUT NOT LIMITED TO, NEIGHBORHOOD PRIVATE STREETS AND ENTRY AREA AS SET FORTH AND SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR NORTHERN TERRACE, RECORDED OCTOBER 30, 2006 IN BOOK 20061030 AS DOCUMENT NO. 0004254, OFFICIAL RECORDS.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 126-13-611-003, et al.
b) See attached for Additional APN's
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: \$9,805,000.00
b) Deed in Lieu of Foreclosure Only (value of (\$))
c) Transfer Tax Value: \$9,805,000.00
d) Real Property Transfer Tax Due \$50,005.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

Capacity: _____

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Meritage Homes of Nevada, Inc.

Print Name: LLC

Address: 8800 East Raintree, Suite 300

Address: 8925 West Russell Road, Suite 200

City: Scottsdale

City: Las Vegas

State: AZ Zip: 85260

State: NV Zip: 89148

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Company National Commercial

Print Name: Services

File Number: NCS-684257-HHLV MS/mf

Address: 2500 Paseo Verde Parkway, #120

City: Henderson

State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 126-13-611-003, et al.
b) See attached for Additional APN's
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$9,805,000.00
b) Deed in Lieu of Foreclosure Only (value of) (\$)
c) Transfer Tax Value: \$9,805,000.00
d) Real Property Transfer Tax Due \$50,005.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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Signature: [Signature]
Signature: _____

Capacity: West Region Presic
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Meritage Homes of Nevada, Inc.
Address: 8800 East Raintree, Suite 300
City: Scottsdale
State: AZ Zip: 85260

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LLC
Address: 8925 West Russell Road, Suite 200
City: Las Vegas
State: NV Zip: 89148

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial
Print Name: Services File Number: NCS-684257-HHLV MS/mf
Address: 2500 Paseo Verde Parkway, #120
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

Additional APNS for Declaration of Value

through 007, inclusive,
126-13-513-008 through 013, inclusive,
126-13-513-038 through 044, inclusive,
126-13-513-050 through 055, inclusive, and
126-13-513-081 through 086, inclusive
126-13-513-001 through 003, inclusive
126-13-513-005
126-13-513-032 through 034, inclusive
126-13-513-056
126-13-513-058 through 064, inclusive
126-13-513-094 through 098, inclusive
126-13-513-101 through 105, inclusive
126-13-114-001 through 004, inclusive
126-13-114-007
126-13-211-001 through 004, inclusive
126-13-113-001 through 021, inclusive
126-13-113-023 through 26, inclusive
126-13-113-057 through 059, inclusive
126-13-113-062 through 067, inclusive
126-13-113-071 through 100, inclusive
126-13-113-106
126-13-113-108,
126-13-113-112 through 118, inclusive