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

CORRECTED LETTER

November 21, 2016

Mr. Andrew Acuna
Summit Grand Canyon, LLC
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

RE: DVN-67390 - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE – NOVEMBER 2016

Dear Mr. Acuna:

The Department of Planning has administratively *APPROVED* a request for an Administrative Deviation TO ALLOW A FRONT YARD SETBACK OF 22.68 FEET WHERE 25 FEET IS REQUIRED on 0.24 acres at 4065 Turquoise Falls Street (APN 138-06-413-005), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

This action by the Department of Planning staff on November 17, 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
Current Planning

SG:clb

c.c.: Ms. Janna Filipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

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

LAS VEGAS CITY COUNCIL

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November 17, 2016

Mr. Andrew Acuna
Summit Grand Canyon, LLC
3425 Cliff Shadows Parkway, Suite #110
Las Vegas, Nevada 89129

RE: DVN-67390 - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE – NOVEMBER 2016

Dear Mr. Acuna:

Your request for an Administrative Deviation TO ALLOW A FRONT YARD SETBACK OF 22.68 FEET WHERE 25 FEET IS REQUIRED on 0.24 acres at 4065 Turquoise Falls Street (APN 138-06-413-005), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

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Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Current Planning

SG:clb

c.c.: Ms. Janna Filipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118

City of Las Vegas

AGENDA MEMO - PLANNING

ADMINISTRATIVE REVIEW DATE: NOVEMBER 2016
DEPARTMENT: PLANNING
ITEM DESCRIPTION: APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: SUMMIT GRAND CANYON, LLC

** STAFF RECOMMENDATION(S)**

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
DVN-67390	Staff APPROVES.	

** NOTIFICATION**

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

JB

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is requesting an Administrative Deviation to allow a front yard setback of 22.68 feet where 25 feet is required at 4065 Turquoise Falls Street.

ANALYSIS

The subject property is located within an R-D (Single Family Residential-Restricted) Zoning District. The property is subject to Title 19.06.065 Development Standards for building placement. The applicant's request represents less than a 10% deviation to the setback and extends less than 15 feet parallel to the property line from which the setback is measured, per Title 19.16.120 meeting the minimum requirements for consideration as an Administrative Deviation.

FINDINGS (DVN-67390)

The request represents less than 10% of the required setback, meeting the minimum requirements for consideration for an Administrative 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

Related Relevant City Actions by P&D, Fire, Bldg., etc	
11/21/01	The City Council approved a request for an Annexation [A-0006-99(A)] application, which petitioned to annex property generally located at the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission recommended approval. The annexation became effective on 11/30/01.
03/02/05	The City Council approved a request for a Rezoning (ZON-5796) from U(Undeveloped) [DR (Desert Rural Density Residential) General Plan designation] to R-PD2 (Residential Planned Development - 2 units per acre) on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval of the request.

Related Relevant City Actions by P&D, Fire, Bldg., etc	
03/02/05	The City Council approved a request for a Site Development Plan Review (SDR-5797) for a proposed nine lot single-family residential development on 5.0 acres adjacent to the northwest corner of Grand Canyon Drive and Alexander Road. The Planning Commission and staff recommended approval of the request.
05/12/05	The Planning Commission approved a request for a Tentative Map (TMP-6416) for a nine-lot single-family residential subdivision on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. Staff recommended approval of the request.
11/07/07	The City Council approved a request for a Rezoning (ZON-24252) from U (Undeveloped) [DR (Desert Rural Density Residential) Master Plan Designation] to: R-PD2 (Residential Planned Development - 2 Units per Acre) on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission and staff recommended approval of the request.
	The City Council approved a request for a Site Development Plan Review (SDR-24253) for a nine-lot single-family residential development on 5.0 acres adjacent to the northwest corner of Alexander Road and Grand Canyon Drive. The Planning Commission and staff recommended approval of the request.
12/20/07	The Planning Commission approved a request for a Tentative Map (TMP-25273) for a nine-lot single-family residential subdivision on 5.0 acres at the northwest corner of Alexander Road and Grand Canyon Drive. Staff recommended approval of the request.
09/16/15	The City Council approved a request for a General Plan Amendment (GPA-59527) from DR (Desert Rural Density Residential) to R (Rural Density Residential) at 9704 West Alexander Road. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Rezoning (ZON-59529) from R-PD2 (Residential Planned Development - 2 Units Per Acre) to R-D (Single Family Residential-Restricted) at 9704 West Alexander Road. The Planning Commission and Staff recommended approval of the request.
	The City Council approved a request for a Tentative Map (TMP-59532) for a 12-lot Single-Family Residential Subdivision on 5.00 acres at 9704 West Alexander Road. The Planning Commission and Staff recommended approval of the request.

Most Recent Change of Ownership	
10/29/15	A deed was recorded for a change in ownership.

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

Pre-Application Meeting
A pre-application meeting was not held, nor was one held.

Neighborhood Meeting
A neighborhood meeting was not held, nor was one held.

Details of Application Request	
Site Area	
Net Acres	0.24

Surrounding Property	***Existing Land Use Per Title 19.12***	***Planned or Special Land Use Designation***	***Existing Zoning District***
Subject Property	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
North	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
South	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
East	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
West	Undeveloped	RL (Residential Low) – Clark County	R-E (Rural Estates Residential) – Clark County

Master Plan Areas	***Compliance***
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	***Compliance***
No Applicable Special Purpose or Overlay Districts	N/A
Other Plans or Special Requirements	***Compliance***
Trails	Y
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 Title 19.06.065 Development Standards, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Width	80 Feet	90 Feet	Y
Min. Setbacks • Front	25 Feet	22.68 Feet	N*

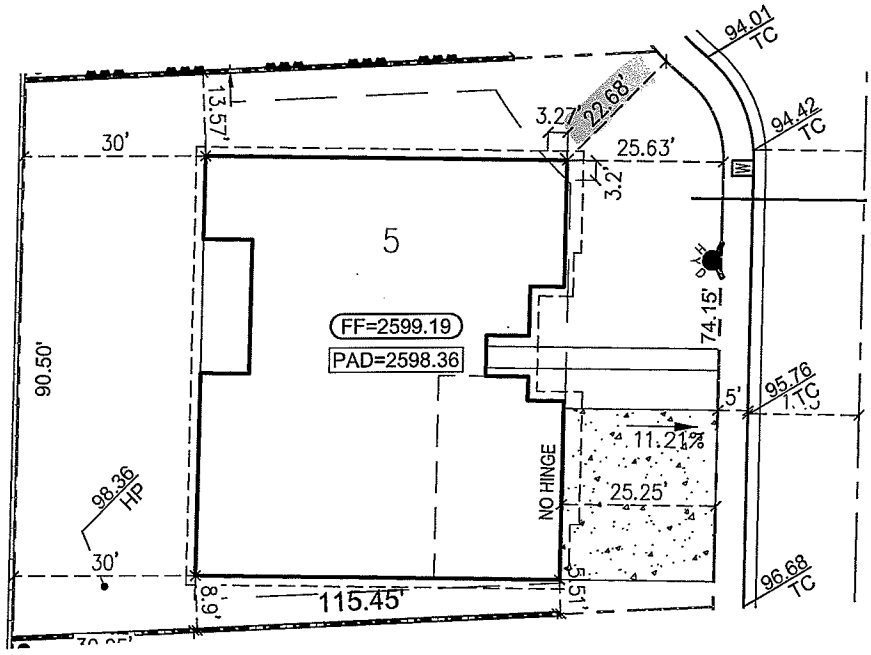
*Administrative Deviation (DVN-67390) has been requested.

JB

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
(702) 362-8844 FAX: (702) 362-5233
EST. 2000

NORTH
SCALE: 1"=30'

PLAN 1



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NOV - 3 2016
City of Las Vegas
Department of Planning

DVN-67390
REVISED

GRAND CANYON & ALEXANDER LOT 5 SITE PLAN

DATE: 10/21/16
JOBNO:
PAGE: 1 OF 1

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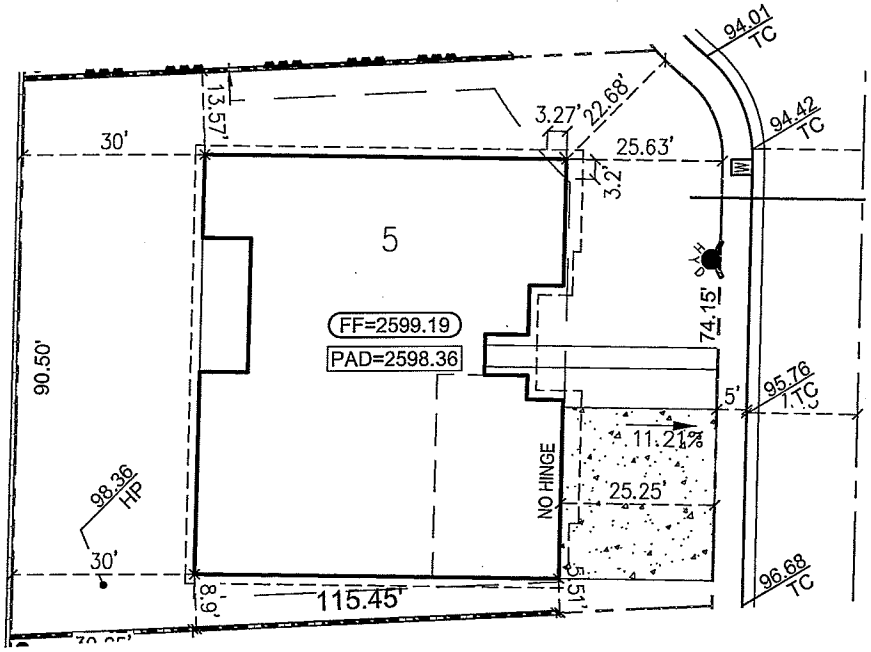

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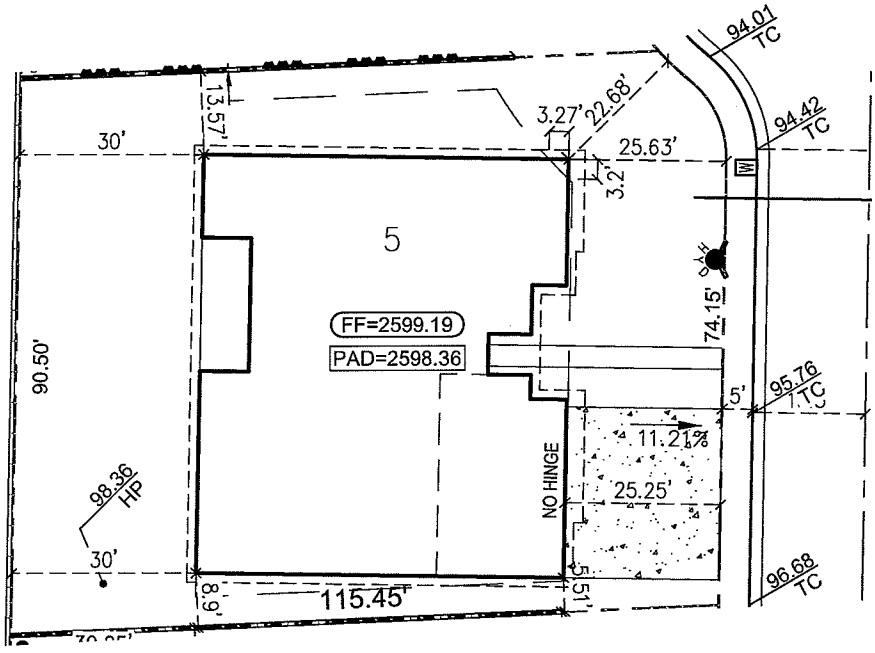

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GRAND CANYON & ALEXANDER LOT 5 SITE PLAN

DATE: 10/21/16
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PAGE: 1 OF 1

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-67390 - ADMINISTRATIVE DEVIATION - ADMINISTRATIVE - APPLICANT: SUMMIT HOMES OF NEVADA, LLC - OWNER: SUMMIT GRAND CANYON, LLC *- For possible action on a request for an Administrative Deviation TO ALLOW A FRONT YARD SETBACK OF 23 FEET WHERE 25 FEET IS REQUIRED on 0.24 acres at 4065 Turquoise Falls Street (APN 138-06-413-005), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony).*

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

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***ADMINISTRATIVE***

REVISED PLANS ATTACHED

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 ADMINSTRATIVELY AND WILL NOT APPEAR ON A PLANNING COMMISSION AGENDA

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

November 2, 2016

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

RE: Grand Canyon & Alexander – Administrative Deviation Justification Letter
LOT 5 - APN: 138-06-401-006 (#67390)

To Whom It May Concern:

Taney Engineering, on behalf of Summit Grand Canyon, LLC, is respectfully submitting justification for an administrative deviation application.

Lot 5: The front building setback is required to be 25'. At the north east corner of the proposed building, we are at 22.68' to the lot line fronting a proposed cul-de-sac bulb. We would like to ask for an administrative deviation of the front setback of 2.32'.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,
TANEY ENGINEERING

Brian Myers, P.E.
Project Manager

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NOV - 3 2016
City of Las Vegas
Department of Planning

DVN-67390
REVISED

TANEY ENGINEERING
6030 S. JONES BOULEVARD
LAS VEGAS, NV 89118
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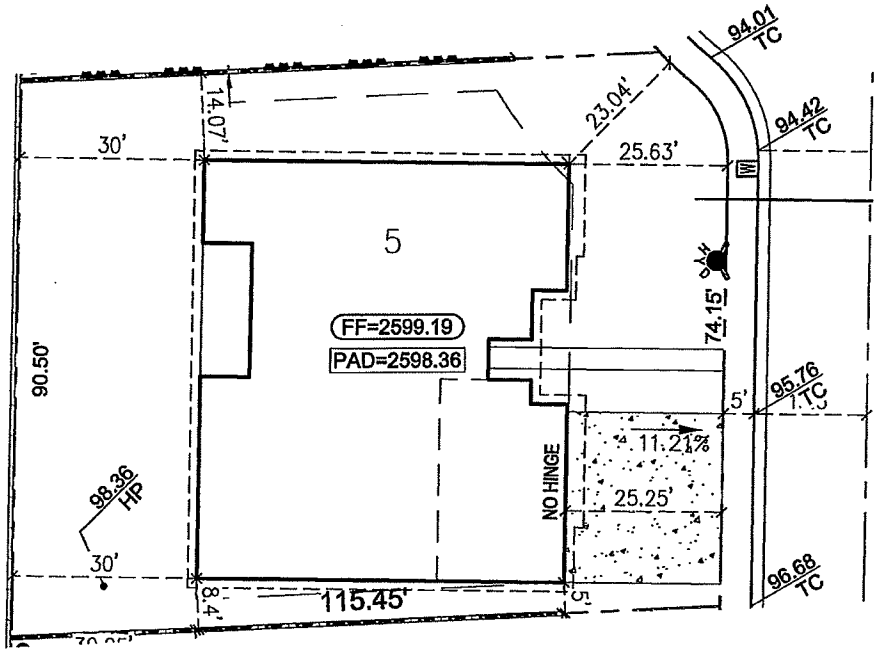

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OCT 24 2016
Dept of Planning
City of Las Vegas

DVN-67390
11/2016 ADMIN

GRAND CANYON & ALEXANDER LOT 5 SITE PLAN

DATE: 10/21/16
JOBNO:
PAGE: 1 OF 1

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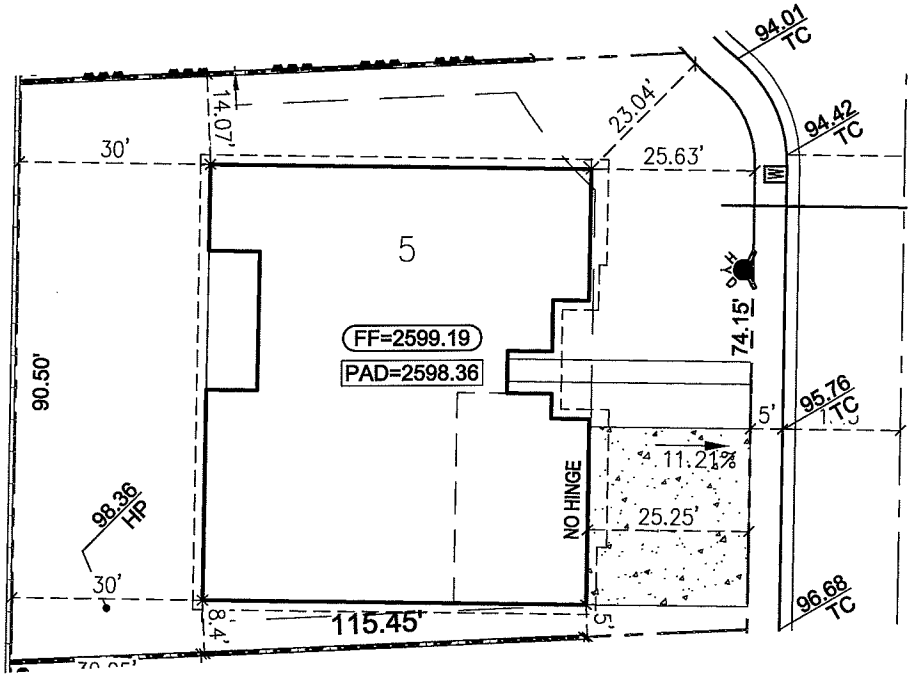

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DVN-67390
11/2016 ADMIN

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CITY OF LAS VEGAS

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

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***ADMINISTRATIVE***

Comments Due: ***ASAP***

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LIST COMMENTS BELOW:

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

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Administrative Deviation

Project Address (Location) Grand Canyon & Alexander / 4065 Turquoise Falls St

Project Name Grand Canyon & Alexander **Proposed Use** _____

Assessor's Parcel #(s) 138-06-401-006 / 138-06-413-005 **Ward #** _____

General Plan: existing _____ proposed _____ **Zoning:** existing R-D proposed _____

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres _____ **Lots/Units** _____ **Density** _____

Additional Information TMP-59535; ZON-59529

PROPERTY OWNER Summit Grand Canyon, LLC **Contact** Andrew Acuna

Address 3425 Cliff Shadows Pkwy, Suite 110 **Phone:** 7023658588 **Fax:** 7029989885

City Las Vegas **State** NV **Zip** 89129

E-mail Address andrewa@summithomesnv.com

APPLICANT Summit Homes of Nevada, LLC **Contact** Andrew Acuna

Address 3425 Cliff Shadows Pkwy, Suite 110 **Phone:** 7023658588 **Fax:** 7029989885

City Las Vegas **State** NV **Zip** 89129

E-mail Address andrewa@summithomesnv.com

REPRESENTATIVE Taney Engineering **Contact** Janna Felipe

Address 6030 S. Jones Blvd. **Phone:** 7023628844 **Fax:** 7023625233

City Las Vegas **State** NV **Zip** 89118

E-mail Address jannaf@taneycorp.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* _____

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Nathan White

Subscribed and sworn before me

This 18th day of October, 20 16.

_____

Notary Public in and for said County and State

LINDA SARKISSIAN-SHOBERT
Notary Public State of Nevada
No. 11-4405-1
My Appt. Exp. March 15, 2019

Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case #	DVN-67390
Meeting Date:	Admin
Total Fee:	$300.00
Date Received:*	10/24/16
Received By:	

*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.

RECEIVED
OCT 24 2016
Dept of Planning
City of Las Vegas

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: DVN-67390 APN: 138-06-401-006

Name of Property Owner: Summit Grand Canyon, LLC

Name of Applicant: Summit Homes of Nevada, LLC / Andrew Acuna

Name of Representative: Taney Engineering / Janna Felipe

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Nathan White

Subscribed and sworn before me

This 18th day of October, 2016

[signature]

Notary Public in and for said County and State

LINDA SARKISSIAN-SHOBERT
Notary Public State of Nevada
No. 11-4405-1
My Appt. Exp. March 15, 2019

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OCT 2[illegible]

Dept of Planning
City of Las Vegas

Revised 03/28/16

TANEY ENGINEERING
6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

October 24, 2016

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

RE: Grand Canyon & Alexander – Administrative Deviation Justification Letter
LOT 5 - APN: 138-06-401-006

To Whom It May Concern:

Taney Engineering, on behalf of Summit Grand Canyon, LLC, is respectfully submitting justification for an administrative deviation application.

Lot 5: The front building setback is required to be 25'. At the north east corner of the proposed building, we are at 23.04' to the lot line fronting a proposed cul-de-sac bulb. We would like to ask for an administrative deviation of the front setback of 1.96'.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844

Sincerely,
TANEY ENGINEERING

Brian Myers, P.E.
Project Manager

DVN-67390
11/2016 ADMIN

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OCT 24 2016
Dept of Planning
City of Las Vegas

Inst #: 20151029-0000464
Fees: $19.00 N/C Fee: $0.00
RPTT: $3830.10 Ex: #
10/29/2015 08:10:55 AM
Receipt #: 2592419
Requestor:
LAWYERS TITLE OF NEVADA HEN
Recorded By: DXI Pgs: 4
DEBBIE CONWAY
CLARK COUNTY RECORDER

APN: 138-06-401-006

RPTT: $3830.10

When Recorded Mail To
And Mail Tax Statements To:
Summit Grand Canyon LLC, A Delaware Limited Liability Company
601 Carlson Parkway, Suite 200
Minnetonka, MN 55305

ASSESSOR'S COPY

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

DP 20130503 Alexander LLC, A Nevada Limited Liability Company

do(es) hereby GRANT, BARGAIN AND SELL to

Summit Grand Canyon LLC, A Delaware Limited Liability Company

the real property situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

RECEIVED
OCT 2[illegible]
Dept of Planning
City of Las Vegas

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of record.

Together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DP 20130503 Alexander LLC, A Nevada Limited Liability Company

Stephen J. Byrne, President

ASSESSOR'S COPY

STATE OF NEVADA

COUNTY OF CLARK

On OCTOBER 27, 2015, personally appeared before me, a Notary Public, STEPHEN J BYRNE, PRESIDENT OF CAPSOURCE, INC. MGR, personally known (or proven) to me to be the person(s) whose name (s) is/are subscribed to the within instrument who acknowledged that he/she/they executed the instrument.

Notary Public in and for said County and State

SUSAN J. BOPP
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 8-20-2017
Certificate No: 93-5217-1

Exhibit "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

The East Half (E ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 6, Township 20 South, Range 60 East, M.D.B. & M.

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. **Assessor Parcel Number(s)**
   a. 138-06-401-006
   b. _____
   c. _____
   d. _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes:

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 _____

3. **Total Value/Sales Price of Property:** $**751,000.00**
   Deed in Lieu of Foreclosure Only (value of property) ($_____)
   Transfer Tax Value: $751,000.00
   Real Property Transfer Tax Due: **$3,830.10**

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 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** GRANTOR

Signature _____ **Capacity** _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION** (REQUIRED)
Print Name: DP 20130503 Alexander LLC, A Nevada Limited Liability Company	Print Name: Summit Grand Canyon LLC, A Delaware Limited Liability Company and Summit Grand Canyon LLC, A Delaware Limited Liability Company
Address: 2009 E. Windmill Lane	Address: 601 Carlson Parkway, Suite 200
City/State/Zip: Las Vegas, NV 89123	City/State/Zip: Minnetonka, MN 55305

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

Lawyers Title of Nevada
2600 Paseo Verde Parkway #100,
Henderson, NV 89074

Escrow #: 03313810-330-D33
Escrow Officer: Debbie Novotny

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Please Return to Copy

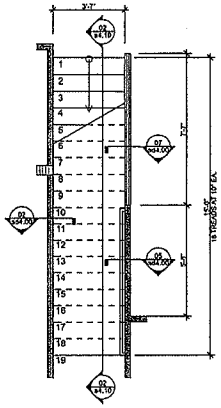
APN: 138-06-401-006

LEGAL DESCRIPTION

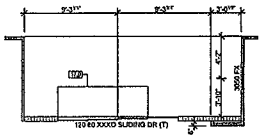
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, BEING THE CENTERLINE INTERSECTION OF ALEXANDER ROAD AND GRAND CANYON DRIVE; THENCE ALONG THE SOUTHERLY LINE THEREOF AND SAID CENTERLINE OF ALEXANDER ROAD, SOUTH 87°30'00" WEST, A DISTANCE OF 325.70 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE THEREOF TO AND ALONG THE EASTERLY BOUNDARY LINE OF "THE FINAL PLAT OF LONE VISTA RANCH" RECORDED IN BOOK 127 PAGE 48 OF PLATS, CLARK COUNTY, NEVADA, OFFICIAL RECORDS, NORTH 0°56'43" EAST, A DISTANCE OF 666.29 FEET TO THE NORTH COMMON CORNER THEREOF; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 87°42'48" EAST, A DISTANCE OF 325.27 FEET TO THE NORTHEAST CORNER THEREOF, BEING ON THE CENTERLINE OF SAID GRAND CANYON DRIVE; THENCE ALONG THE EASTERLY LINE THEREOF AND SAID CENTERLINE, SOUTH 0°54'51" WEST, A DISTANCE OF 665.06 FEET TO SAID POINT OF BEGINNING.

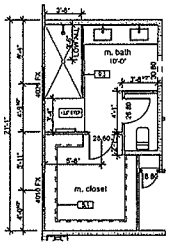
SAID PARCEL CONTAINS 4.97 ACRES, MORE OR LESS.



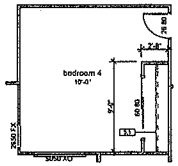
05 enlarged stair plan
SCALE: 3/16" = 1'-0"



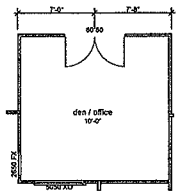
06 optional doors at great rm
SCALE: 3/16" = 1'-0"



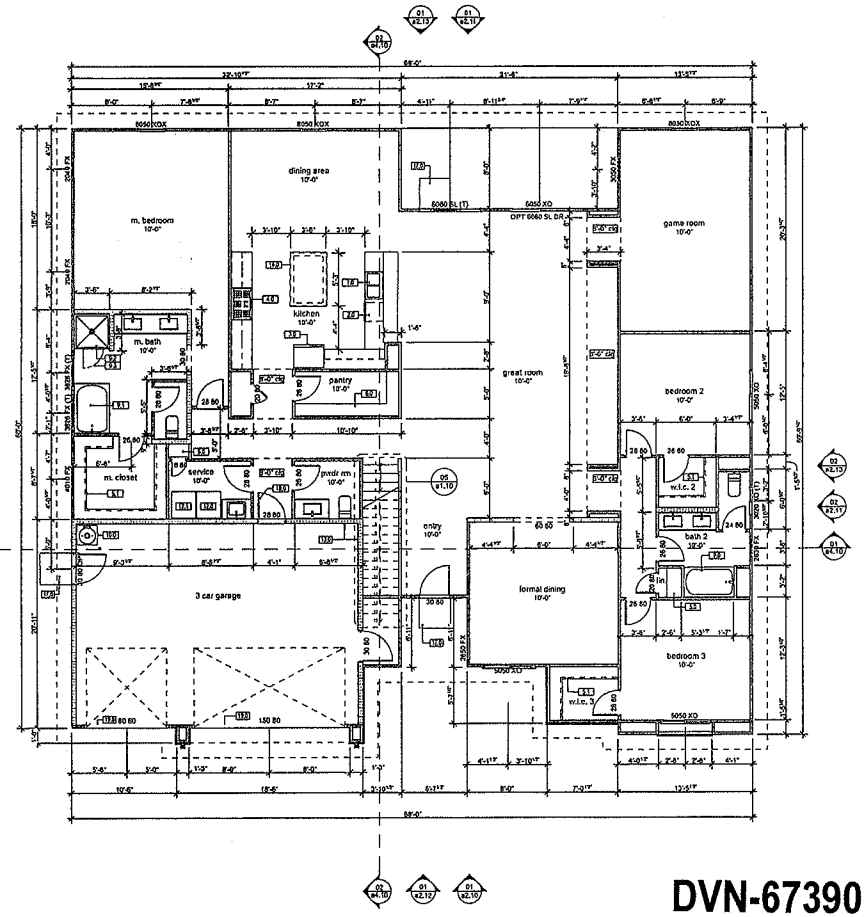
04 master bath - opt walk-in shower
SCALE: 3/16" = 1'-0"



03 opt bedroom 4 at formal dining
SCALE: 3/16" = 1'-0"



02 opt den / office at formal dining
SCALE: 3/16" = 1'-0"



01 first floor plan
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.
2.0 DISHWASHER (24" W. X 24" D. W/AIR GAP) - VERIFY DIMENSIONS WITH MANUFACTURER.
3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER B/B AND SHUT-OFF FOR ICE-MAKER).
4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.
5.0 5 SHELVES EQUALLY SPACED.
5.1 SHELF & POLE.
6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.
7.0 RECESSED MEDICINE CABINET.
8.0 TOWEL BAR. PROVIDE 2X8 BLOCKING @ +40" A.F.F.
8.1 TOWEL RING. PROVIDE 2X6 BLOCKIN +64" A.F.F.
9.0 36" X 60" TUB / SHOWER COMBO
9.1 42" X 60" TUB
9.2 42" x 42" SHOWER; PREFABRICATED SHOWER PAN. FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.
9.3 TEMPERED GLASS SHOWER ENCLOSURE
10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.
11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.
12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.
12.1 DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.
13.0 SEPARATION REQUIREMENT - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" GYP. BD. APPLIED TO THE GARAGE SIDE. GARAGES SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY MIN. 5/8" TYPE X GYP. BD. OR EQUAL WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BD.
13.1 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.
14.0 LOW WALL @ 34 1/4" A.F.F. VERIFY HEIGHT WITH CABINET SUPPLIER.
15.0 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING
16.0 HANDRAIL @ 36" A.F.F.
17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT 2U/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.
18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.
19.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ ETI/HASTH E330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ DASMA 108.

floor plan notes

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPERABLE WIDTH OF 20" AND THE MINIMUM OPERABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
2. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
3. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
4. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
5. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUBS/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER SIDE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS, NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
9. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/ CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
   A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
10. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH I.R.C. R302.11:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      I. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      II. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R316.4).

wall legend

2x4 STUD WALL
2X6 STUD WALL

DVN-67390
11/2016 ADMIN

RECEIVED
OCT 24 2016
Dept of Planning

ARCHITECT:
studio g ARCHITECTURE
at: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
ph: 702.896.8500
e: info@studiogarchitecture.com
w: www.studiogarchitecture.com

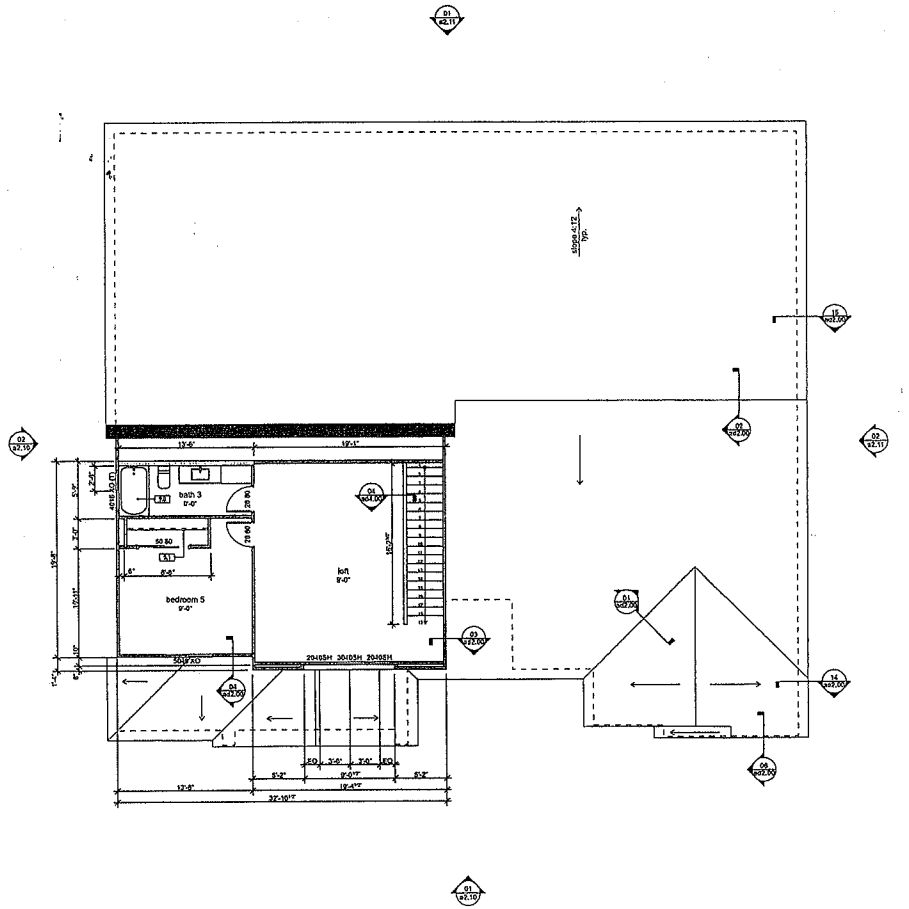
STAMP:
MICHAEL A. GARDNER
No. 9511
PROJECT
STATE OF NEVADA
DATE SIGNED: 09.27.16

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

09 27 16	B.D. SUBMITTAL

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3611 FIRST FLOOR PLAN AND OPTIONS
SHEET NUMBER: a1.10



01 second floor and low roof plan - spanish colonial
SCALE: 3/16" = 1'-0"

DVN-67390

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.
2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.
3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER B/B AND SHUT-OFF FOR ICE-MAKER).
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8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F.
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floor plan notes

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wall legend

2x4 STUD WALL
2x6 STUD WALL

RECEIVED
OCT 24 2016
Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
1975 WHITNEY MESA DR.
HENDERSON NEVADA 89014
702.800.5290
www.studiogarchitecture.com

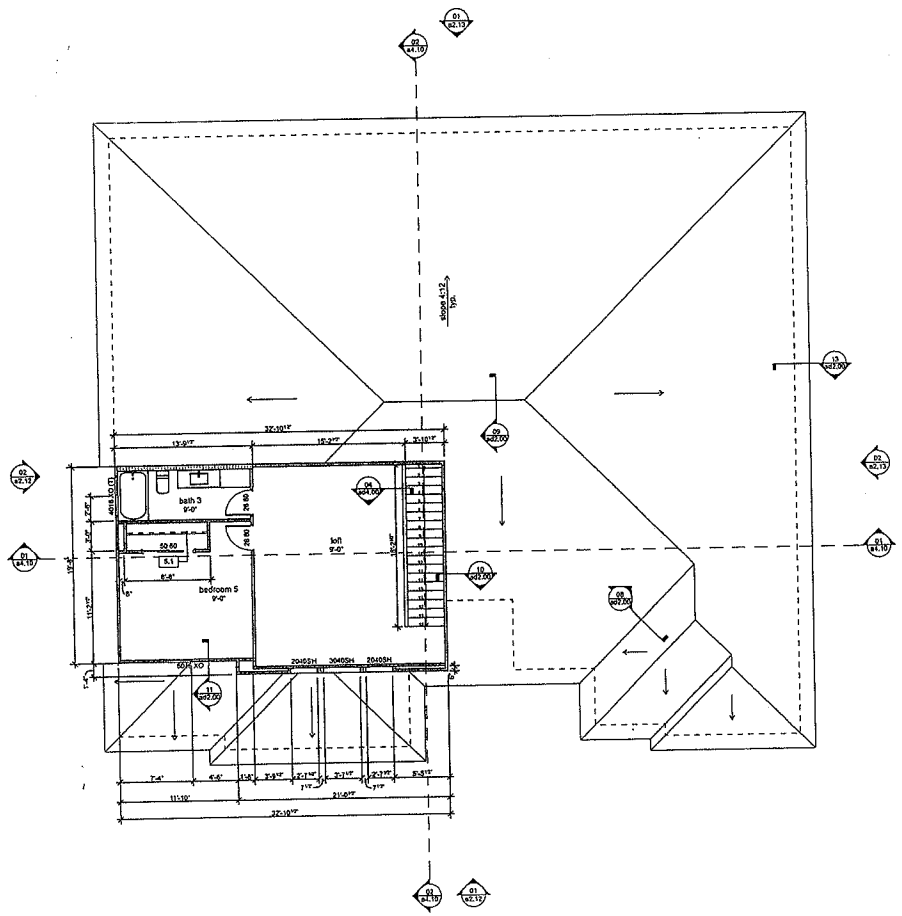
STAMP:
MICHAEL A. GARDNER REGISTERED PROFESSIONAL ARCHITECT STATE OF NEVADA
EXP. 12-31-16

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

1	09.27.16	B.D. SUBMITTAL

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3011 SECOND FLOOR PLAN - SPANISH COLONIAL
SHEET NUMBER: a1.11



01 second floor and low roof plan - prairie ranch

SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W, X 24" D, W/AIR GAP) , VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER B/B AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F..

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9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN. FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

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17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.

19.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ DASMA 108.

floor plan notes

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPERABLE WIDTH OF 20" AND THE MINIMUM OPERABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
2. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
3. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
4. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
5. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE PILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS, HOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
9. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
   - A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   - B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
10. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH I.R.C. R302.11:
   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
     - I. VERTICALLY AT THE CEILING AND FLOOR LEVELS
     - II. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   - D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R318.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R315.4).

wall legend

2x4 STUD WALL

2x6 STUD WALL

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Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
1979 WHITNEY MESA DR.
HENDERSON NEVADA 89014
ph 702.800.6500
fax 702.800.6501
www.studiogarchitecture.com

STAMP:

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

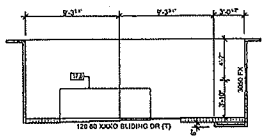
09 27 16	B.D. SUBMITTAL

PLOT DATE: 9/19/16

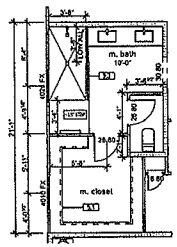
PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3511 SECOND FLOOR PLAN - PRAIRIE RANCH

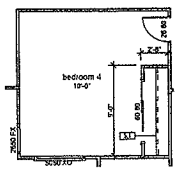
SHEET NUMBER:
a1.12



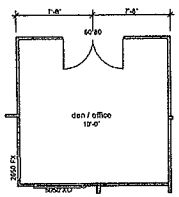
05 optional doors at great rm
SCALE: 3/16" = 1'-0"



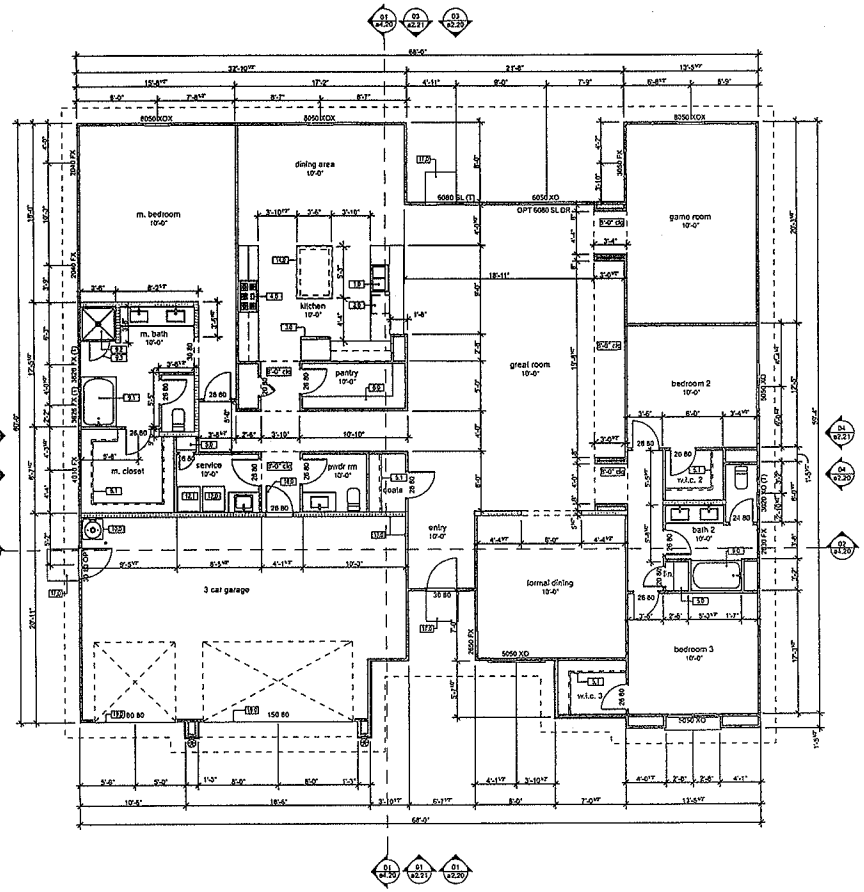
04 master bath - opt walk-in shower
SCALE: 3/16" = 1'-0"



03 opt bedroom 4 at formal dining
SCALE: 3/16" = 1'-0"



02 opt den / office at formal dining
SCALE: 3/16" = 1'-0"



01 single story floor plan
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F.

8.1 TOWEL RING. PROVIDE 2X6 BLOCKING +44" A.F.F.

9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN. FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

12.1 DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.

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

13.1 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.

14.0 LOW WALL @ 34 1/4" A.F.F. VERIFY HEIGHT WITH CABINET SUPPLIER.

15.0 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING

16.0 HANDRAIL @ 36" A.F.F..

17.0 CONCRETE LANDING: MINIMUM DIMENSION TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

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floor plan notes

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      II. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
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wall legend

2x4 STUD WALL
2x6 STUD WALL

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Dept of Planning

ARCHITECT:
studio g ARCHITECTURE
1979 WHITNEY MESA DR.
HENDERSON, NEVADA 89014
702.600.6500
702.600.6501
www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
ARCHITECT
STATE OF NEVADA

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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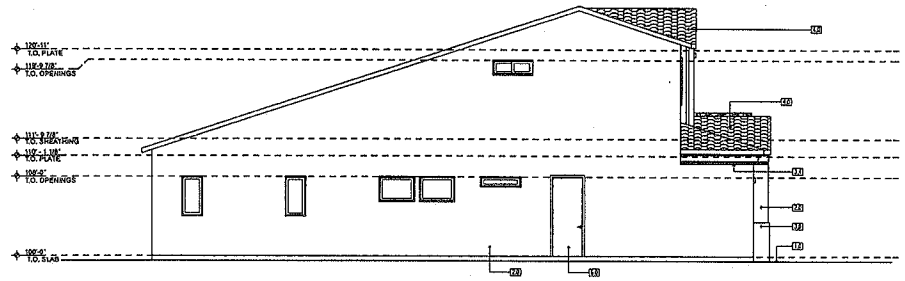
PLOT DATE: 9/19/16

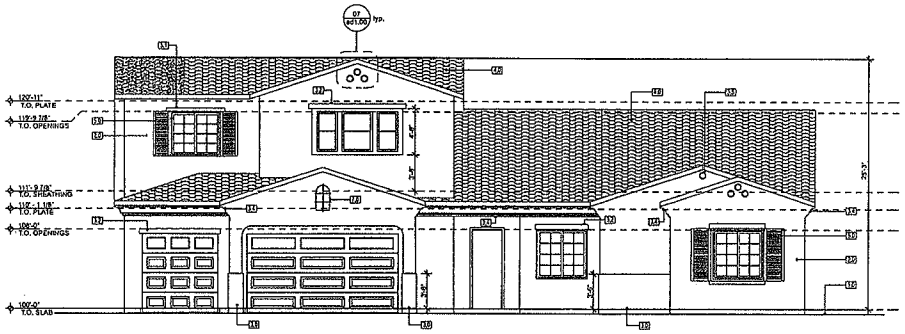
PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3041 FLOOR PLAN AND OPTIONS

SHEET NUMBER:
a1.20



02 left elevation - spanish colonial
SCALE: 3/16" = 1'-0"



01 front elevation - spanish colonial
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 09/a61.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF 1/2".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (ICBO ER-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/a42.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX GUTTERS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. DO NOT ATTIC VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
at: 1870 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.896.6500
f: 702.896.6501
e: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
ARCHITECT
STATE OF NEVADA
DATE 12-31-15

GRAND CANYON & ALEXANDER - PLAN 1
city of las vegas

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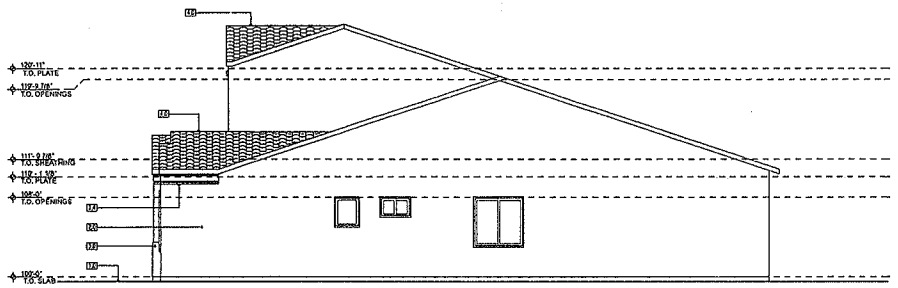
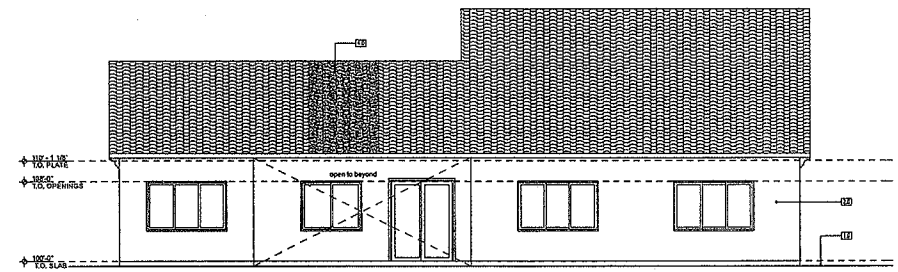
PLOT DATE: 9/15/15
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3611 EXTERIOR ELEVATIONS - SPANISH COLONIAL
SHEET NUMBER: a2.10



02 right elevation - spanish colonial
SCALE: 3/16" = 1'-0"



01 rear elevation - spanish colonial
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0 FINISHED GRADE
2.0 PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0 STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1 STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2 STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3 STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4 STUCCO OVER RIGID FOAM CORBEL
3.5 DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0 CONCRETE BARREL TILES
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5.0 DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0 OPTIONAL DOOR
7.0 DECORATIVE IRON BARS, SEE DETAIL 08/a61.00.
8.0 MANUFACTURED ADHERED STONE VENEER

elevation notes

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5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/a62.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
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at: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.8501
e:
w: www.studiogarchitecture.com

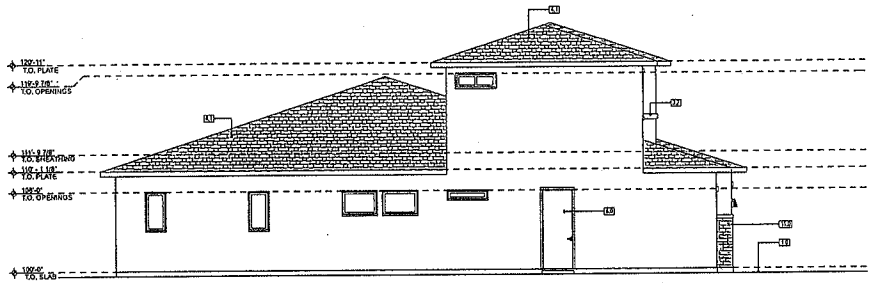
STAMP:
MICHAEL A. GARDNER
REGISTERED ARCHITECT
STATE OF NEVADA

GRAND CANYON & ALEXANDER - PLAN 1

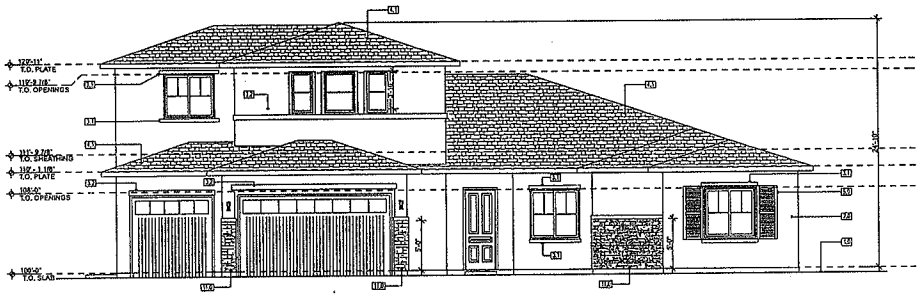
city of las vegas

	09.27.16	B.D. SUBMITTAL

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3611 EXTERIOR ELEVATIONS - SPANISH COLONIAL
SHEET NUMBER: a2.11



02 left elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 front elevation - prairie ranch
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0 FINISHED GRADE
2.0 PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0 STUCCO OVER 2" RIGID FOAM TRIM W/ BASED EDGES - SAND FINISH
3.1 STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2 STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3 STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4 STUCCO OVER RIGID FOAM CORBEL
3.5 DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0 CONCRETE BARREL TILES
4.1 CONCRETE FLAT TILES
5.0 DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0 OPTIONAL DOOR
7.0 DECORATIVE IRON BARS, SEE DETAIL 08/ae1.00.
8.0 MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
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ARCHITECT:
studio g ARCHITECTURE
1979 WHITNEY MESA DR.
HENDERSON NEVADA 89014
702.800.5500
702.800.5501
www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 9317
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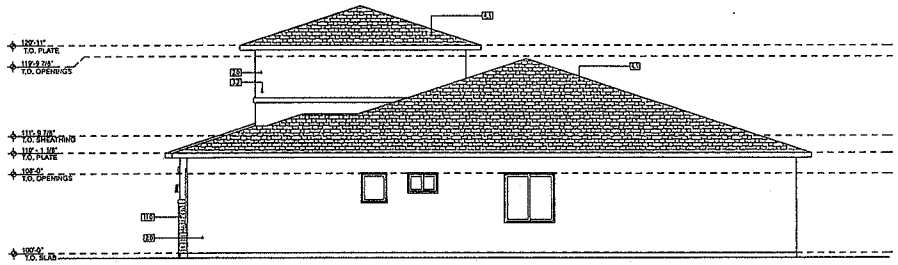
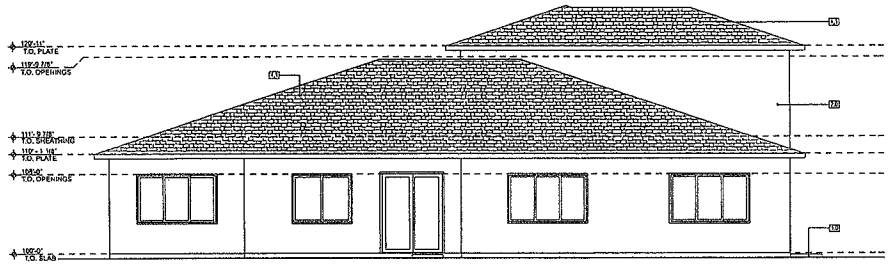
GRAND CANYON & ALEXANDER - PLAN 1
city of las vegas

09 27 16	B.D. SUBMITTAL

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3611 EXTERIOR ELEVATIONS - PRAIRIE RANCH
SHEET NUMBER: a2.12



02 right elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 rear elevation - prairie ranch
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0 FINISHED GRADE
2.0 PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0 STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1 STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
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3.5 DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0 CONCRETE BARREL TILES
4.1 CONCRETE FLAT TILES
5.0 DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0 OPTIONAL DOOR
7.0 DECORATIVE IRON BARS, SEE DETAIL 08/a0.00.
8.0 MANUFACTURED ADHERED STONE VENEER

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ARCHITECT:
studio g ARCHITECTURE
1879 WHITNEY MESA DR.
HENDERSON, NEVADA 89014
T: 702.800.8500
F: 702.800.5501
W: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
STATE OF NEVADA
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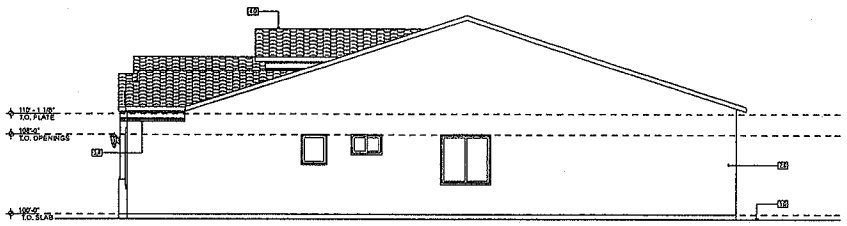
GRAND CANYON & ALEXANDER - PLAN 1

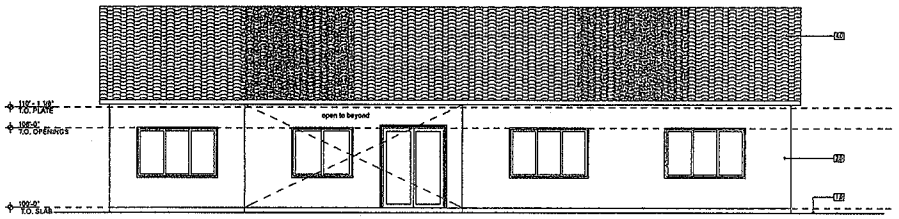
city of las vegas

	09.27.16	B.D. SUBMITTAL

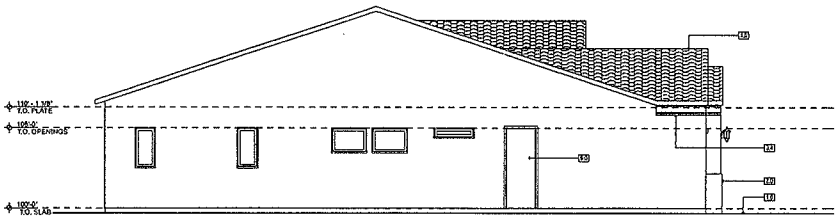
PLOT DATE: 9/19/16
PROJECT NUMBER: 1501
DRAWING NAME: PLAN 1 - 3611 EXTERIOR ELEVATIONS - PRAIRIE RANCH
SHEET NUMBER: a2.13



04 right elevation- spanish colonial
SCALE: 3/16" = 1'-0"



03 rear elevation- spanish colonial
SCALE: 3/16" = 1'-0"



02 left elevation- spanish colonial
SCALE: 3/16" = 1'-0"

01 front elevation - spanish colonial
SCALE: 3/16" = 1'-0"

elevation keynotes

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6.0 OPTIONAL DOOR
7.0 DECORATIVE IRON BARS, SEE DETAIL 08/ed1.00.
8.0 MANUFACTURED ADHERED STONE VENEER

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HENDERSON NEVADA 89014
T: 702.800.2501
E:
FAX:
W: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
ARCHITECT
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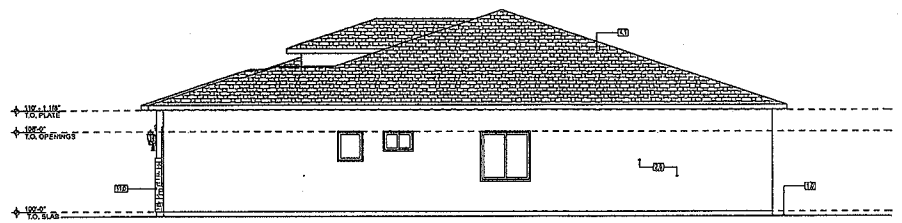
GRAND CANYON & ALEXANDER - PLAN 1

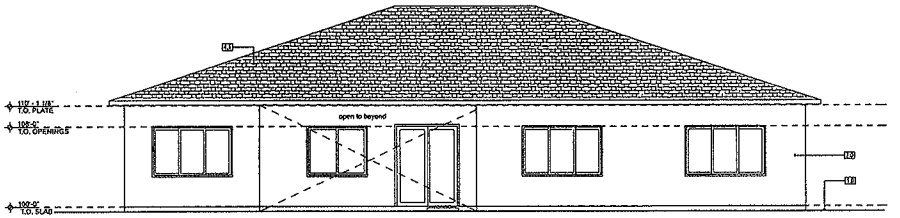
city of las vegas

09.27.16	D.R. SUBMITTAL

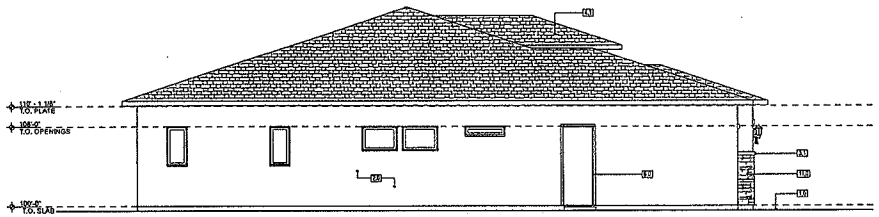
PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3041 EXTERIOR ELEVATIONS - SPANISH COLONIAL
SHEET NUMBER: a2.20



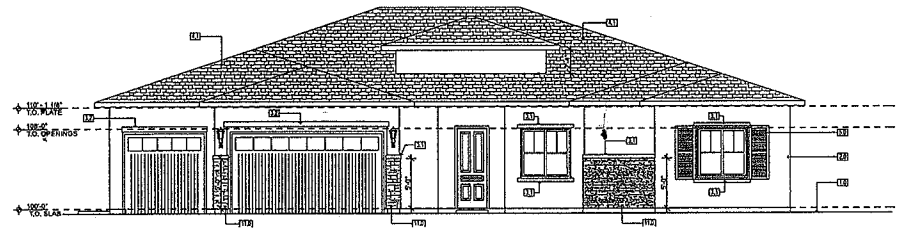
04 right elevation - prairie ranch
SCALE: 3/16" = 1'-0"



03 rear elevation - prairie ranch
SCALE: 3/16" = 1'-0"



02 left elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 front elevation - prairie ranch
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ARCHITECT:
studio g ARCHITECTURE
1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
702.800.5931
www.studiogarchitecture.com

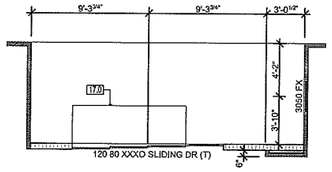
STAMP:
MICHAEL A. GARDNER
REGISTERED
STATE OF NEVADA

GRAND CANYON & ALEXANDER - PLAN 1

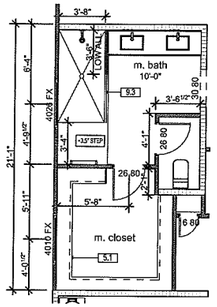
city of las vegas

	09 27 16	B.D. SUBMITTAL

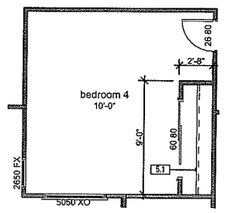
PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3041 EXTERIOR ELEVATIONS - PRAIRIE RANCH
SHEET NUMBER: a2.21



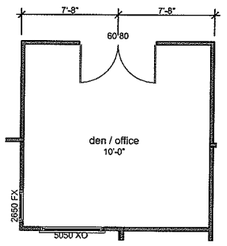
05 optional doors at great rm
SCALE: 3/16" = 1'-0"



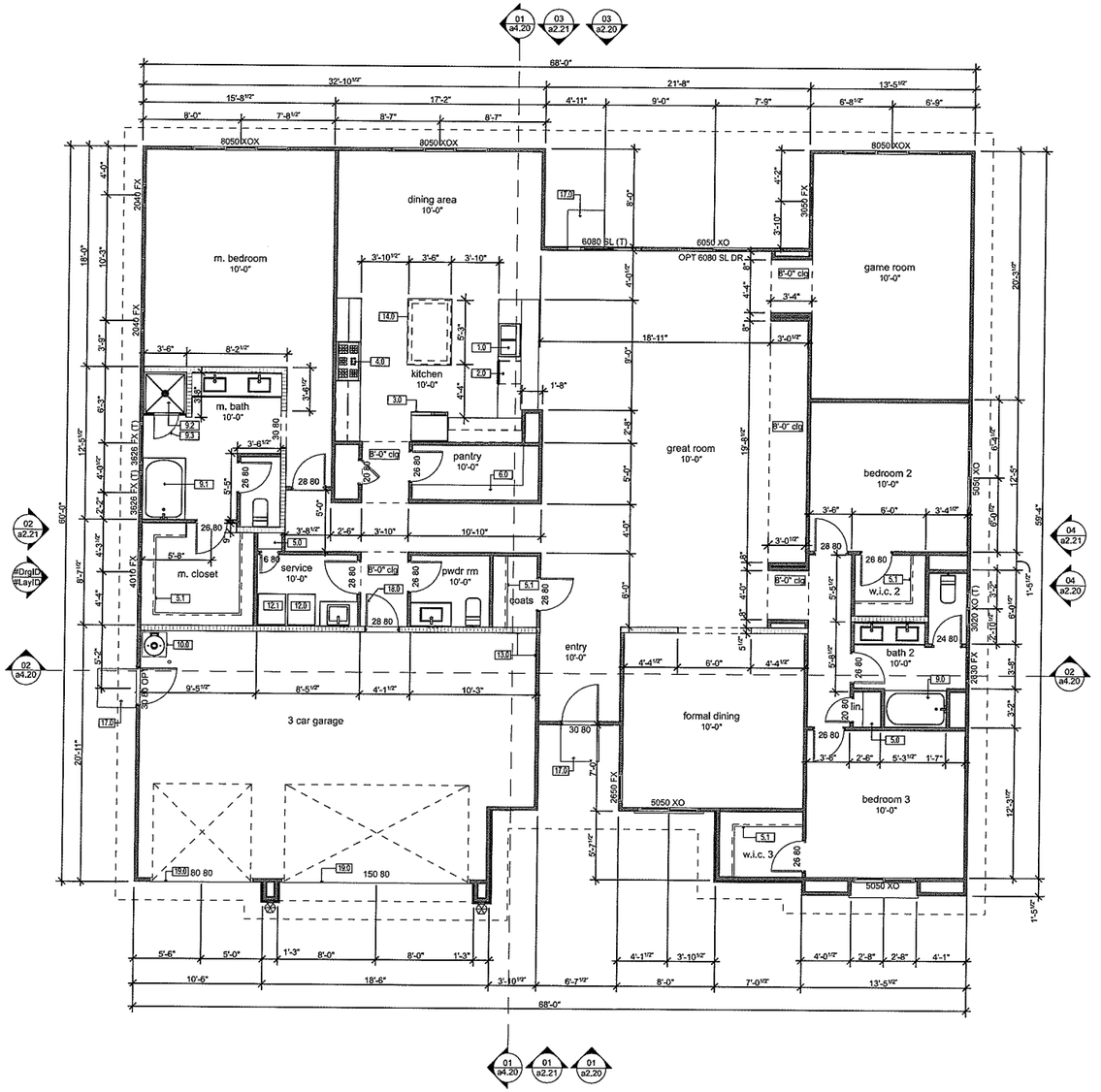
04 master bath - opt walk-in shower
SCALE: 3/16" = 1'-0"



03 opt bedroom 4 at formal dining
SCALE: 3/16" = 1'-0"



02 opt den / office at formal dining
SCALE: 3/16" = 1'-0"



01 single story floor plan
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD. LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F..

8.1 TOWEL RING. PROVIDE 2X6 BLOCKIN +44" A.F.F..

9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN. FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

12.1 DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.

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

13.1 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.

14.0 LOW WALL @ 34 1/4" A.F.F., VERIFY HEIGHT WITH CABINET SUPPLIER.

15.0 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING

16.0 HANDRAIL @ 36" A.F.F..

17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.

19.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ DASMA 108.

floor plan notes

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPERABLE WIDTH OF 20" AND THE MINIMUM OPERABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
2. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
3. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
4. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
5. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
9. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/ CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
   A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
10. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH I.R.C. R302.11:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R316.4).

wall legend

2x4 STUD WALL
2X6 STUD WALL

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Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1979 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
PROFESSIONAL
ARCHITECT
STATE OF NEVADA
DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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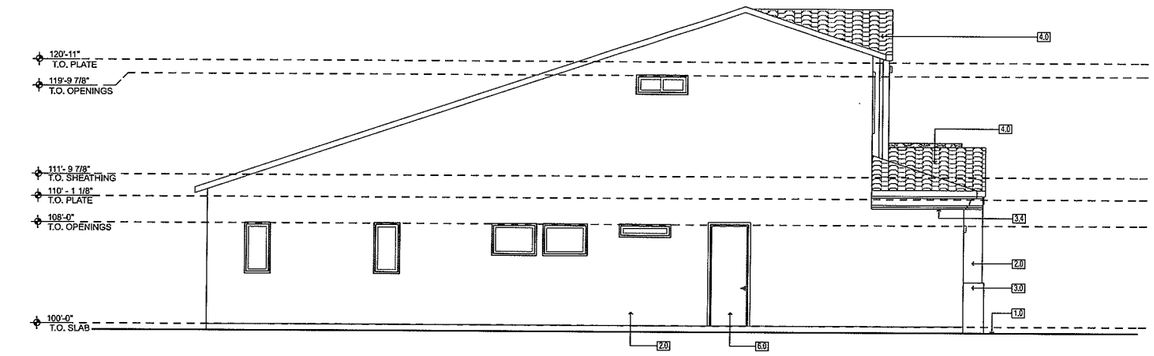
IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED VARIANCE OR DISCREPANCY IN THE PLANS AND SPECIFICATIONS OF WHICH A REASONABLE PERSON SHOULD BE AWARE. IF THE CLIENT FAILS TO FOLLOW CODES AND METHODS OF CONSTRUCTION SHOWN THROUGHOUT OR APPARENT, WRITTEN INSTRUCTIONS THAT ADDRESS SUCH PERCEIVED DEFECTS, THE CLIENT ASSUMES ALL RESPONSIBILITY FOR ANY DEFECTS PRIOR TO THE CLIENT OR CLIENT'S REPRESENTATIVE NOTIFYING THE ARCHITECT OF THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

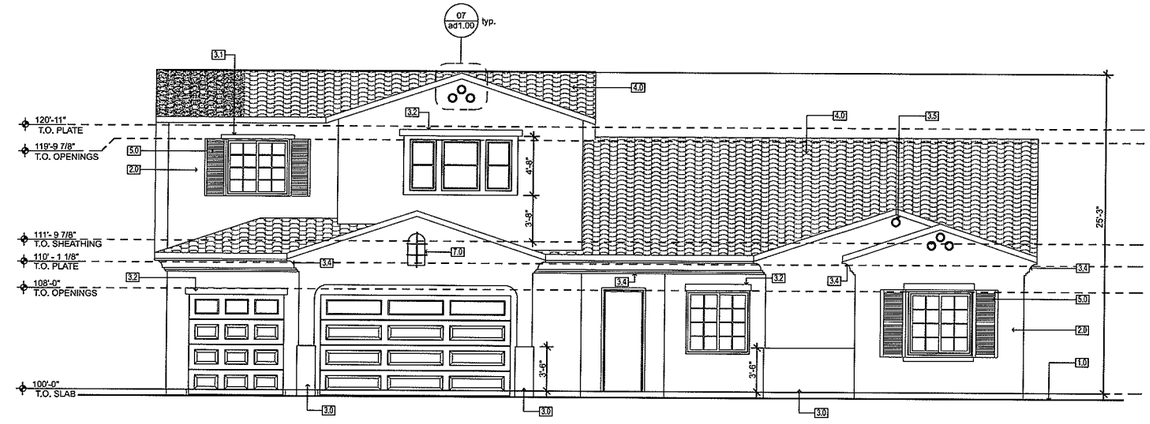
DRAWING NAME:
PLAN 1 - 3041 FLOOR PLAN AND OPTIONS

SHEET NUMBER:
a1.20



02 left elevation - spanish colonial

SCALE: 3/16" = 1'-0"



01 front elevation - spanish colonial

SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (IC#ESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/ad2.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. DO NOT ATTIC VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p.: 702.800.6500
f.: 702.800.6501
w: www.studiogarchitecture.com

STAMP:

MICHAEL A. GARDNER
REGISTERED
No. 6618
STATE OF NEVADA
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DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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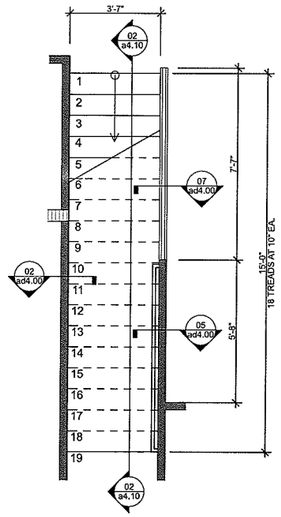
PLOT DATE: 9/19/16

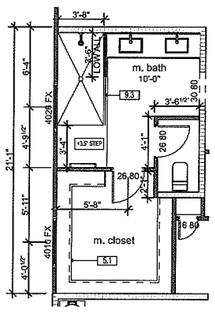
PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 EXTERIOR ELEVATIONS - SPANISH COLONIAL

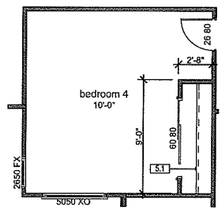
SHEET NUMBER:
a2.10



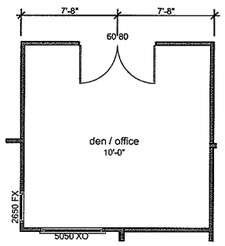
05 enlarged stair plan
SCALE: 3/8" = 1'-0"



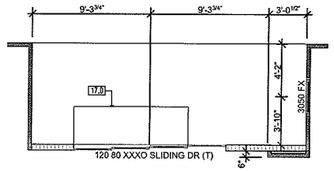
04 master bath - opt walk-in shower
SCALE: 3/16" = 1'-0"



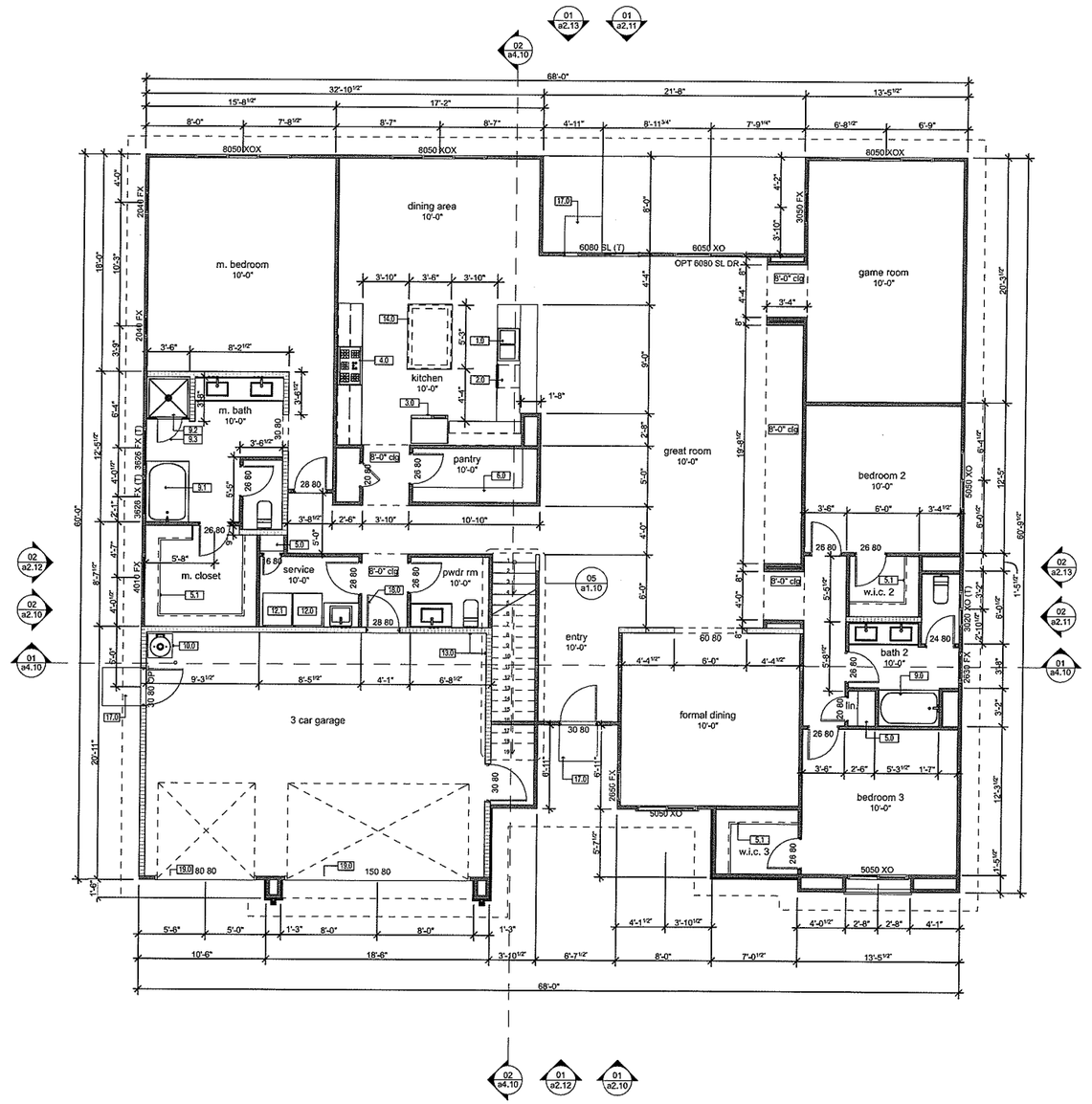
03 opt bedroom 4 at formal dining
SCALE: 3/16" = 1'-0"



02 opt den / office at formal dining
SCALE: 3/16" = 1'-0"



06 optional doors at great rm
SCALE: 3/16" = 1'-0"



01 first floor plan
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F..

8.1 TOWEL RING. PROVIDE 2X6 BLOCKIN +44" A.F.F..

9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN. FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

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wall legend
- 2x4 STUD WALL
- 2X6 STUD WALL

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DVN-67390
11/2016 ADMIN

ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR. HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
No. 9618
REGISTERED ARCHITECT
STATE OF NEVADA
DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

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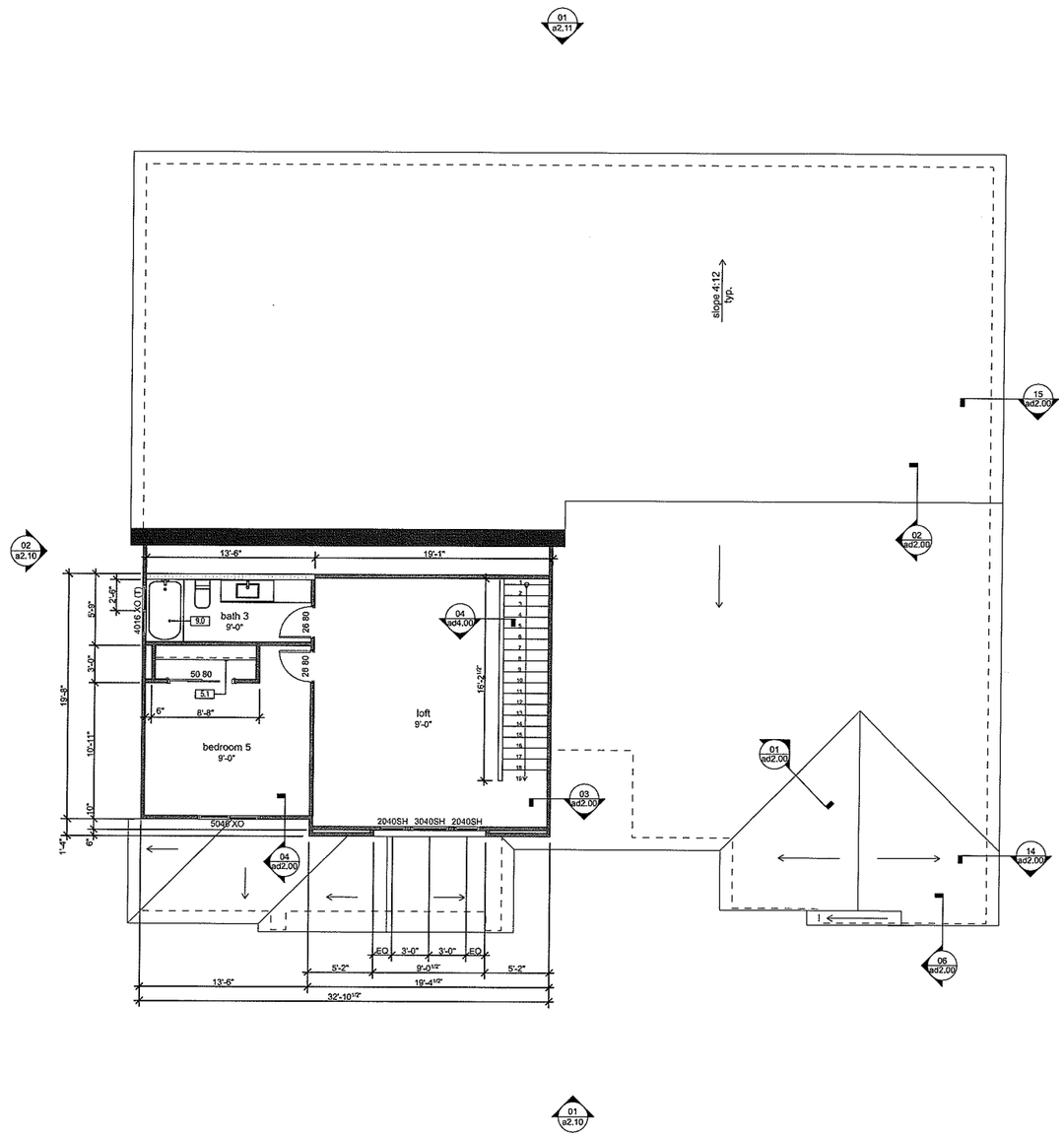
PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 FIRST FLOOR PLAN AND OPTIONS

SHEET NUMBER:
a1.10



01 second floor and low roof plan - spanish colonial

SCALE: 3/16" = 1'-0"

DVN-67390
11/2016 ADMIN

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F..

8.1 TOWEL RING. PROVIDE 2X6 BLOCKIN +44" A.F.F..

9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN, FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

12.1 DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.

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

13.1 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.

14.0 LOW WALL @ 34 1/4" A.F.F.. VERIFY HEIGHT WITH CABINET SUPPLIER.

15.0 38" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING

16.0 HANDRAIL @ 36" A.F.F..

17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.

19.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ DASMA 108.

floor plan notes

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPERABLE WIDTH OF 20" AND THE MINIMUM OPERABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
2. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
3. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
4. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
5. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
9. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/ CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
   - A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   - B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
10. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH I.R.C. R302.11:
    - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
        - i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
        - ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
    - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
    - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
    - D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R316.4).

wall legend

2x4 STUD WALL
2X6 STUD WALL

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City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 6518
ARCHITECT
STATE OF NEVADA
DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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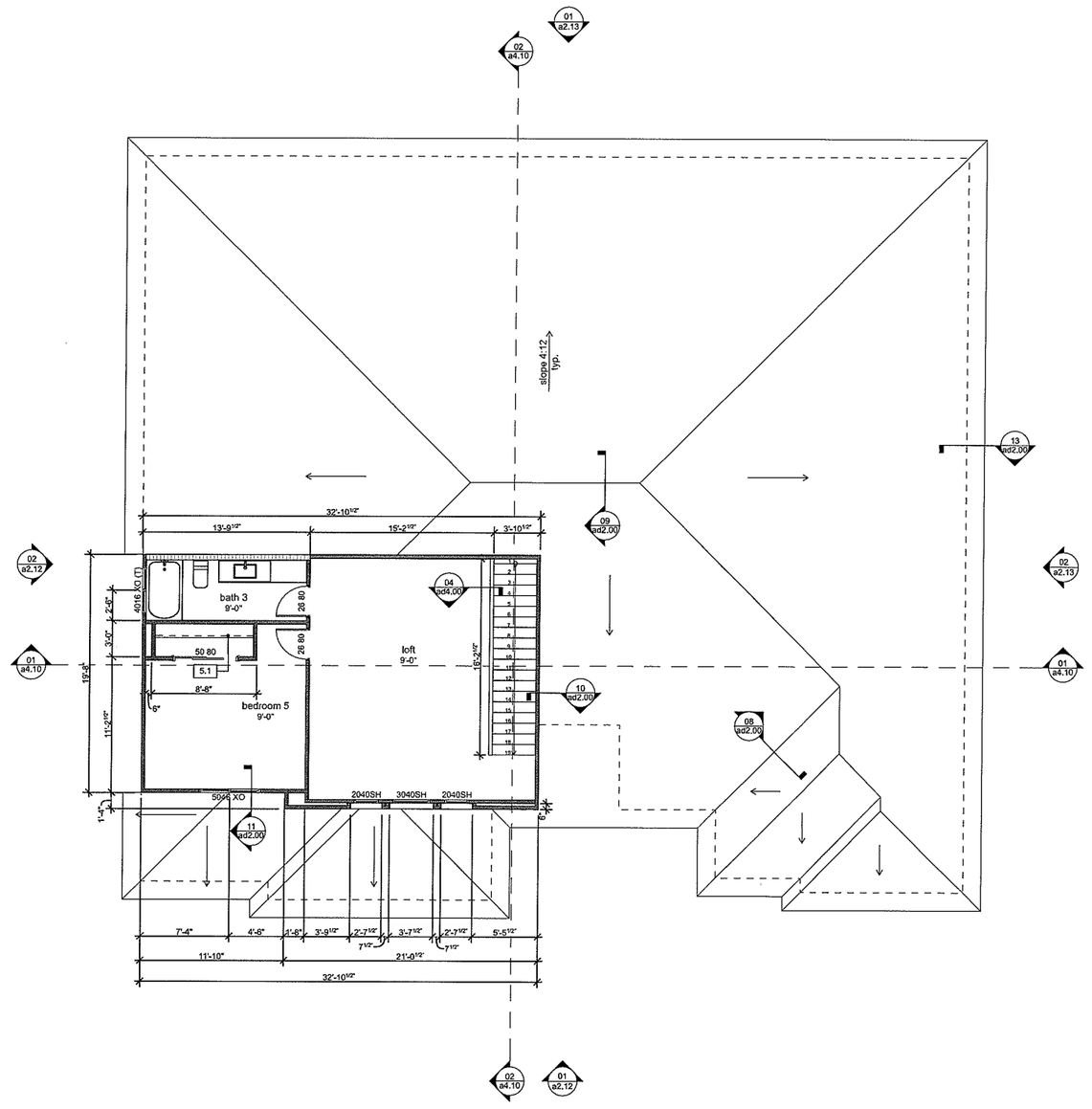
PLOT DATE:	9/19/16
PROJECT NUMBER:	1561

DRAWING NAME:
PLAN 1 - 3611 SECOND FLOOR PLAN - SPANISH COLONIAL

SHEET NUMBER:
a1.11



01 second floor and low roof plan - prairie ranch

SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 36" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD. LIGHT AND FAN ABOVE.

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5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F..

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   D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
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wall legend

2x4 STUD WALL

2X6 STUD WALL

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City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:

MICHAEL A. GARDNER
REGISTERED
NO. 6510
ARCHITECT
STATE OF NEVADA
DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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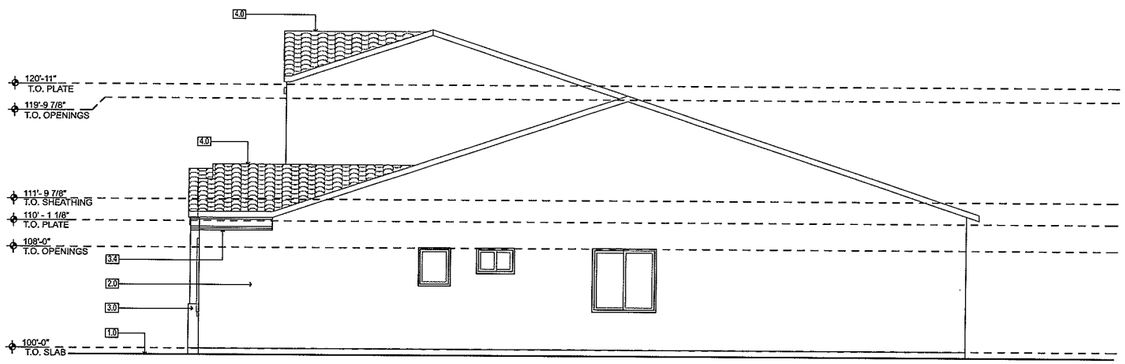
PLOT DATE: 9/19/16

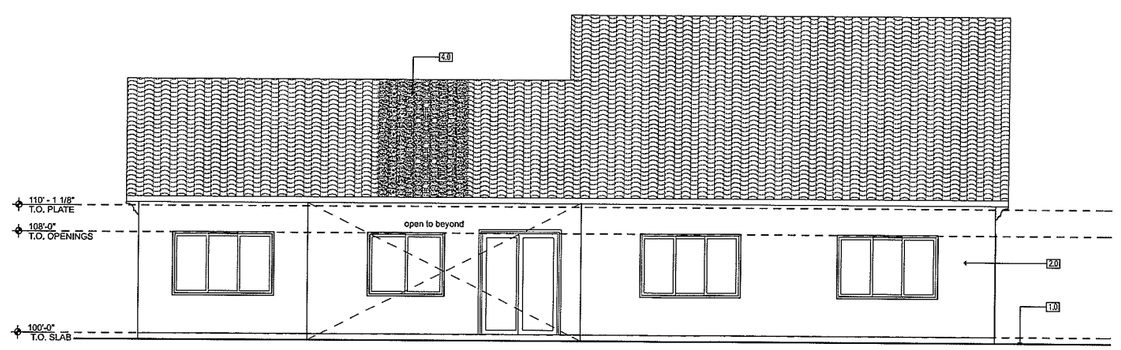
PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 SECOND FLOOR
PLAN - PRAIRIE RANCH

SHEET NUMBER:
a1.12



02 right elevation - spanish colonial
SCALE: 3/16" = 1'-0"



01 rear elevation - spanish colonial
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (ICBESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/ad2.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. DO NOT ATTIC VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
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STAMP:
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city of las vegas

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ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT OR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS, IN WHOLE OR IN PART, FOR THE USE OF OTHERS ON THIS PROJECTS OR THE COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

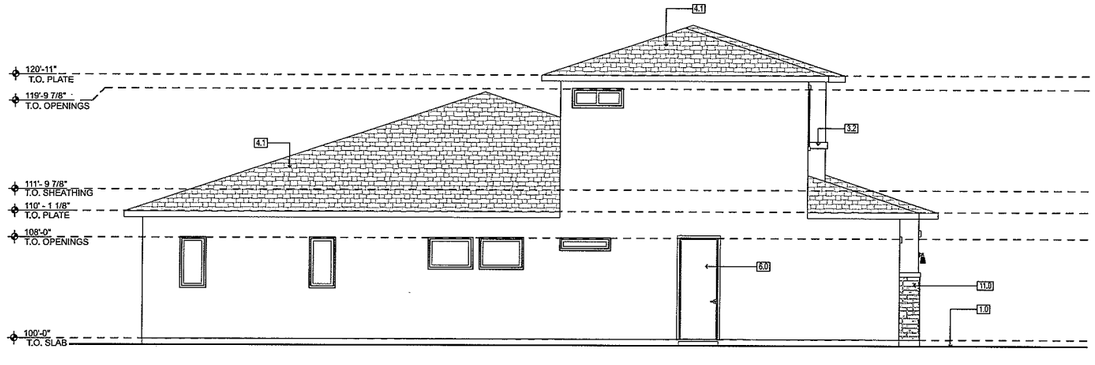
IT IS THE CLIENTS RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS. IT IS ALSO A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE RUBBLOC STAGES, AND METHODS OF CONSTRUCTION SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS THAT ADDRESS SUCH PERCEIVED CONFLICTS SHALL BE RESOLVED BY THE ARCHITECT IN WRITING PRIOR TO THE CLIENT OR CLIENTS CONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16

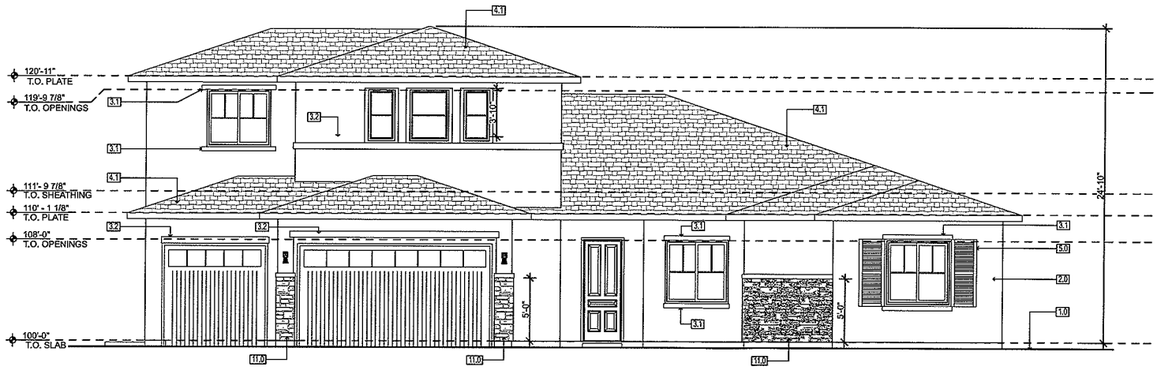
PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 EXTERIOR ELEVATIONS - SPANISH COLONIAL

SHEET NUMBER:
a2.11



02 left elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 front elevation - prairie ranch
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ BASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (IC#ESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/ad2.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. DO NOT ATTIC VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDINER
No. 6610
ARCHITECT
STATE OF NEVADA
DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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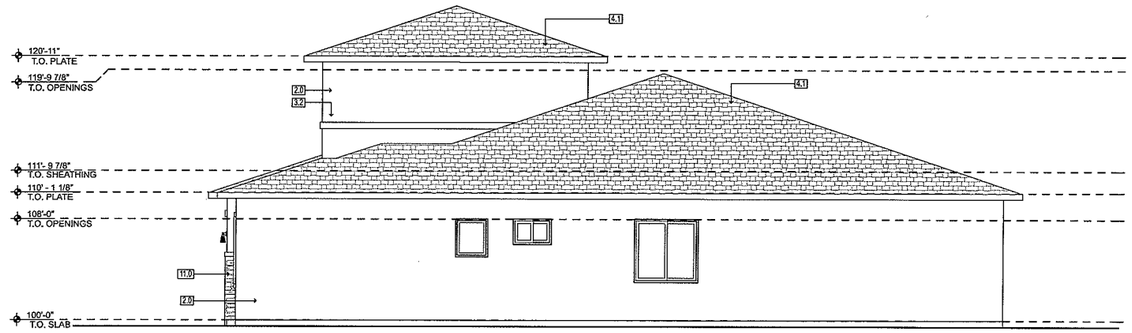
IF IF THE OWNER'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FROM THE DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING WITH A CONSTRUCTION. THROUGHOUT KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE APPARENT. WRITTEN INSTRUCTIONS THAT ANDREAS SUCH PUBLISHED ERRORS AND OMISSIONS SHALL BE RECEIVED BY THE ARCHITECT PRIOR TO THE PERFORMANCE OF THE WORK INVOLVED IN CORRECTING THE WORK. THE OWNER IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

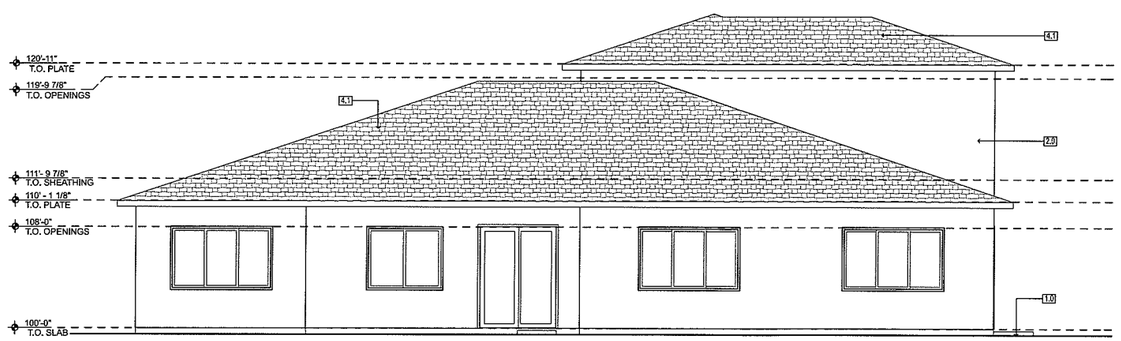
DRAWING NAME:
PLAN 1 - 3611 EXTERIOR ELEVATIONS - PRAIRIE RANCH

SHEET NUMBER:
a2.12



02 right elevation - prairie ranch

SCALE: 3/16" = 1'-0"



01 rear elevation - prairie ranch

SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (IC#ESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
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7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
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ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.9500
f: 702.800.9501
w: www.studiogarchitecture.com

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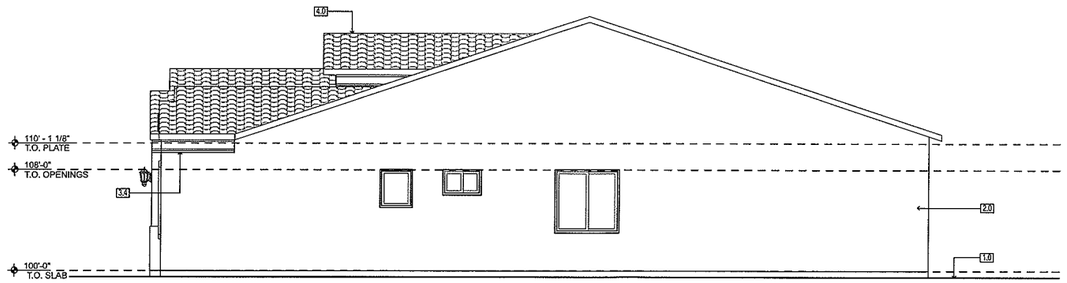
IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY OBSERVED STRUCTURAL DEFICIENCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT CONTRACTOR THROUGHOUT WORK ESCALATE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE AVAIL. WRITTEN INSTRUCTIONS THAT ADDRESS SUCH PERCEIVED ERRORS AND OMISSIONS SHALL BE RECEIVED BY THE ARCHITECT PRIOR TO THE CONTRACTOR PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16

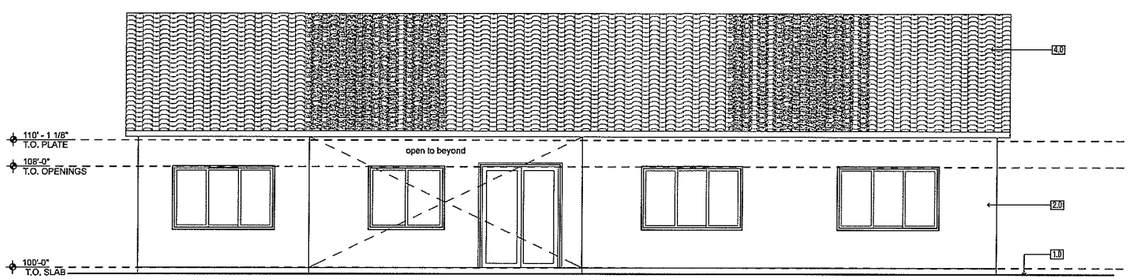
PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 EXTERIOR ELEVATIONS - PRAIRIE RANCH

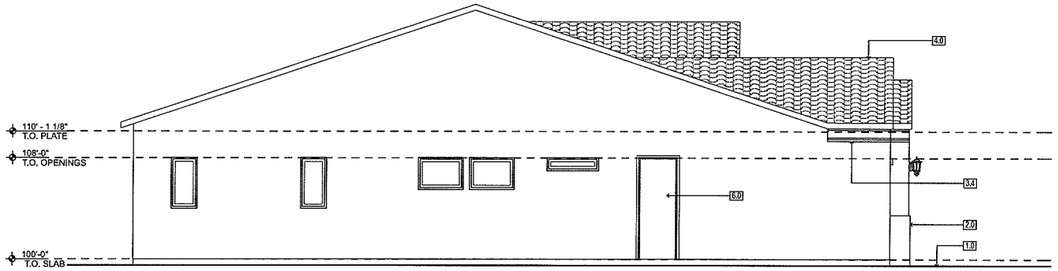
SHEET NUMBER:
a2.13



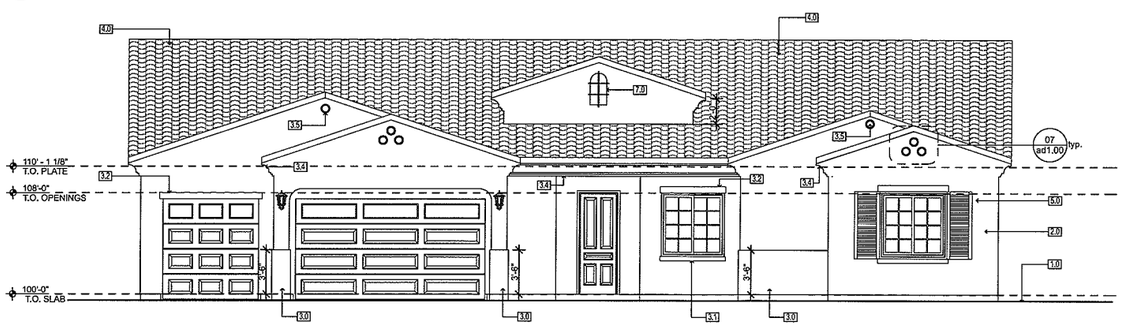
04 right elevation- spanish colonial
SCALE: 3/16" = 1'-0"



03 rear elevation- spanish colonial
SCALE: 3/16" = 1'-0"



02 left elevation- spanish colonial
SCALE: 3/16" = 1'-0"



01 front elevation - spanish colonial
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
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6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

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ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
No. 6518
ARCHITECT
STATE OF NEVADA
DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3041 EXTERIOR ELEVATIONS - SPANISH COLONIAL

SHEET NUMBER:
a2.20

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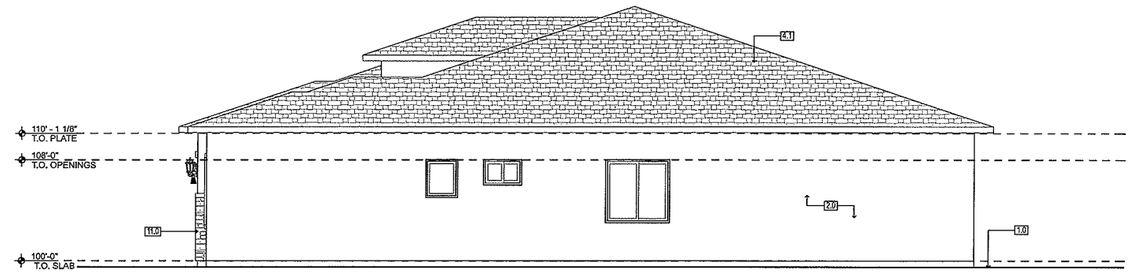
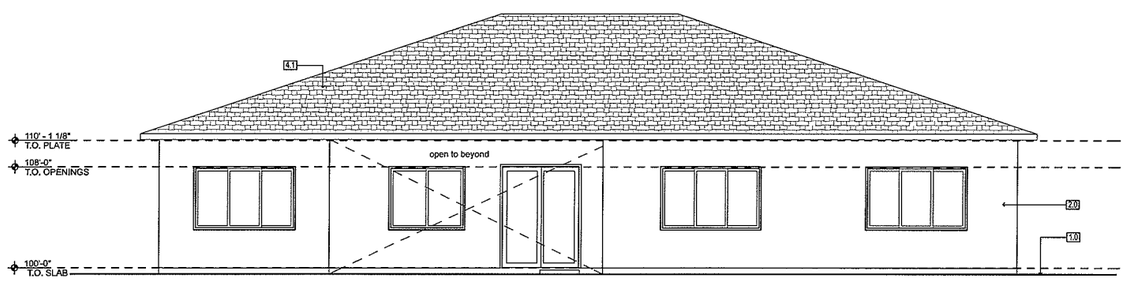
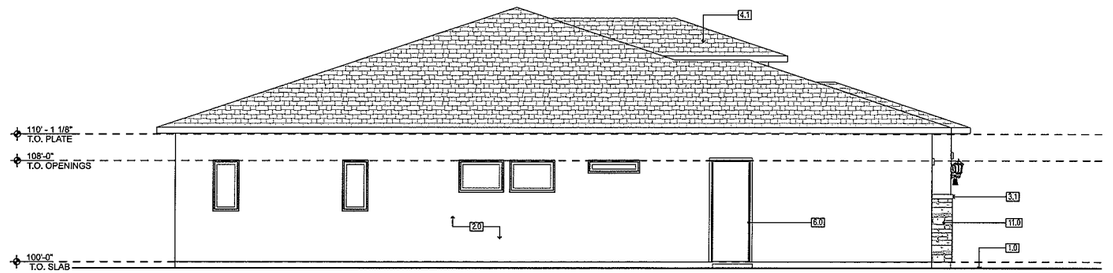


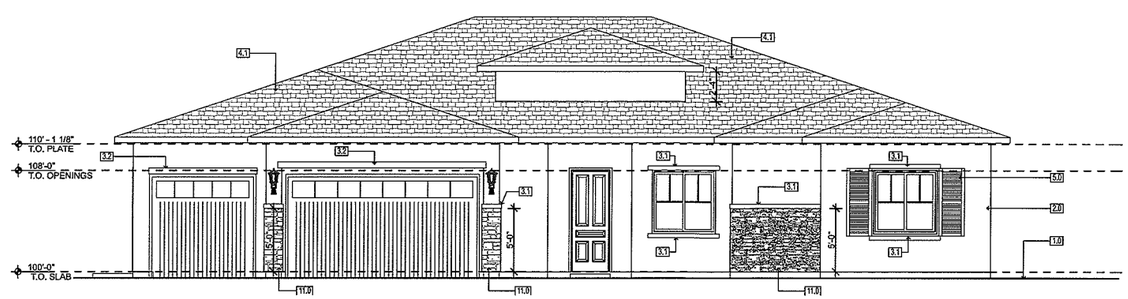
04 right elevation - prairie ranch
SCALE: 3/16" = 1'-0"



03 rear elevation - prairie ranch
SCALE: 3/16" = 1'-0"



02 left elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 front elevation - prairie ranch
SCALE: 3/16" = 1'-0"

elevation keynotes

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7.0 DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0 MANUFACTURED ADHERED STONE VENEER

elevation notes

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a: 1879 WHITNEY MESA DR.
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MICHAEL A. GARDNER
No. 6616
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DATE SIGNED: 09-27-2016

GRAND CANYON &
ALEXANDER - PLAN 1
city of las vegas

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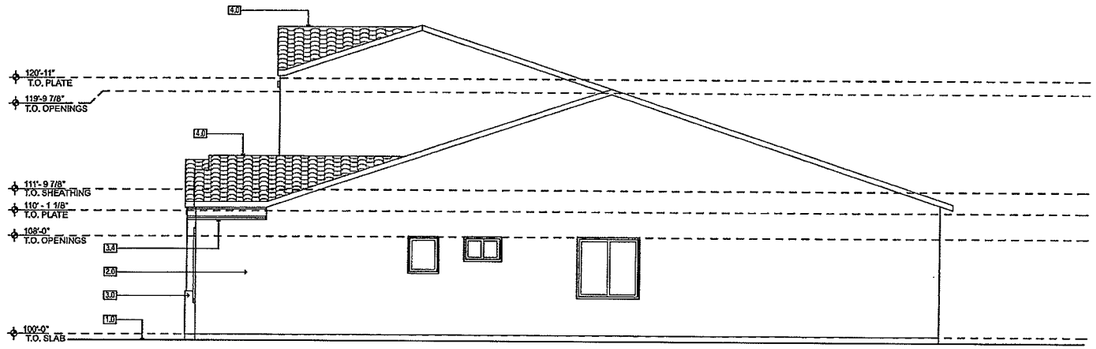
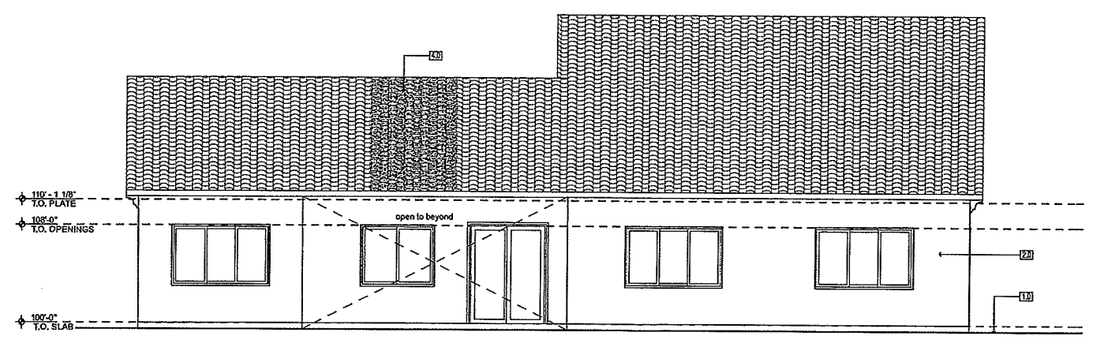
IT IS THE CLIENT'S RESPONSIBILITY BEFORE CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING TRADES WOULD BE AWARE. ANY CHANGES MADE WITHOUT PRIOR WRITTEN APPROVAL, WRITTEN INSTRUCTIONS THAT RESPOND TO SUCH PERCEIVED ERRORS AND OMISSIONS SHALL BE RECEIVED BY THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS CONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3041 EXTERIOR ELEVATIONS - PRAIRIE RANCH
SHEET NUMBER: a2.21



02 right elevation - spanish colonial
SCALE: 3/16" = 1'-0"



01 rear elevation - spanish colonial
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0 FINISHED GRADE
2.0 PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0 STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1 STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2 STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3 STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4 STUCCO OVER RIGID FOAM CORBEL
3.5 DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0 CONCRETE BARREL TILES
4.1 CONCRETE FLAT TILES
5.0 DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0 OPTIONAL DOOR
7.0 DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0 MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (IC#ESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/ad2.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. DO NOT ATTIC VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 6618
ARCHITECT
STATE OF NEVADA
DATE SIGNED 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

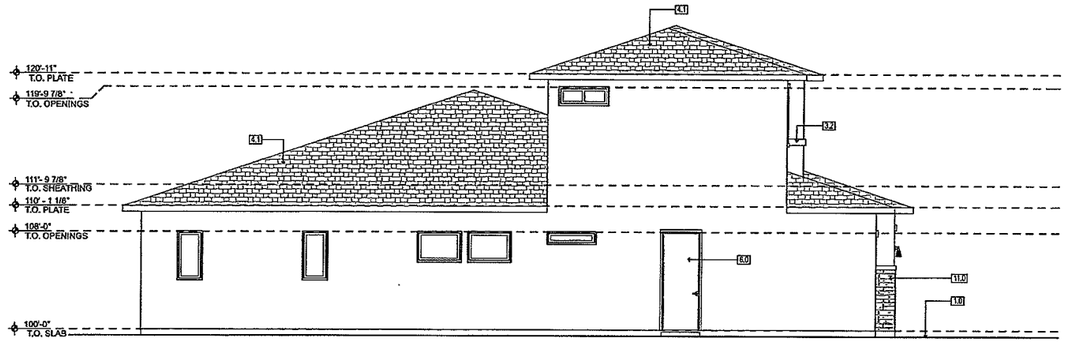
city of las vegas

	09 27 16	B.D. SUBMITTAL

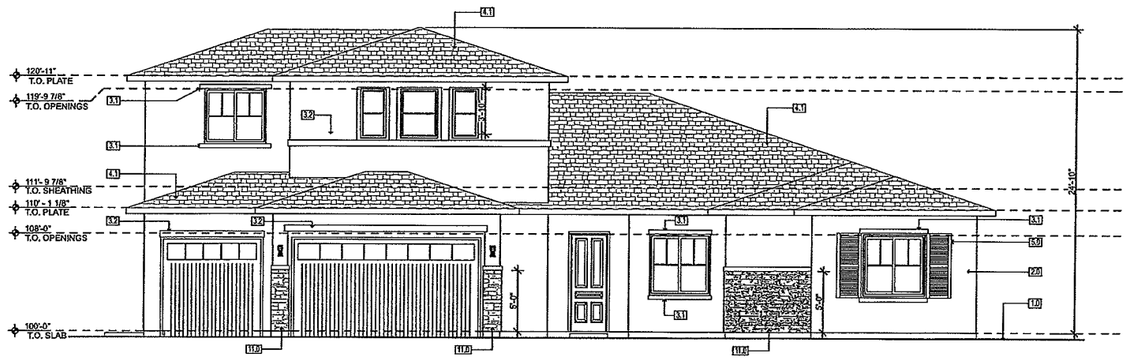
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES REACHED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY DEFICIENCIES OBSERVED IN THE WORK OF THE CONTRACTOR(S). THE CLIENT AND CONTRACTOR SHOULD ALSO REQUIRE FROM THE BUILDING CODES AHJ'S NOTICES OF INSPECTIONS SHALL BE MADE AT ALL APPLICABLE STAGES. FURTHER, SUCH NOTICES SHALL PROVIDE SUFFICIENT ADVANCE NOTICE TO THE ARCHITECT TO ALLOW A SITE VISIT PRIOR TO THE CLOSURE OF CLIENT'S CONSTRUCTION & PROCESSING WITH THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3611 EXTERIOR ELEVATIONS - SPANISH COLONIAL
SHEET NUMBER: a2.11



02 left elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 front elevation - prairie ranch
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL, 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (ICBESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/ad2.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
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8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
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ARCHITECT:
studio g ARCHITECTURE
a: 1873 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecure.com

STAMP:
MICHAELA. GARDNER
REGISTERED
No. 6618
PROFESSIONAL
STATE OF NEVADA
DATE EXPIRES: 09-27-2016

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city of las vegas

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ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE RFP/BID REQUESTED BY THE ARCHITECT (OUR SUB-PROJECT) ARE, AND REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR DISCLOSURE OF THE DRAWINGS AND/OR SPECIFICATIONS, IN WHOLE OR IN PART, FOR THE USE ON ANY OTHER PROJECT, OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

IF IF THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY PERCEIVED FAILURE OR DEFICIENCY IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR THE BUILDING DEPARTMENT OR ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION OVER CONSTRUCTION WITHIN SUCH DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION. ANY CHANGES MADE IN THE PLANS AND DRAWINGS SHALL BE REQUESTED OF THE ARCHITECT PRIOR TO THE CLIENT AND/OR ITS CONTRACTORS PROCEEDING WITH THE CHANGE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PRE-REQUISITES ARE NOT FULFILLED.

PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 EXTERIOR ELEVATIONS - PRAIRIE RANCH

SHEET NUMBER:
a2.12

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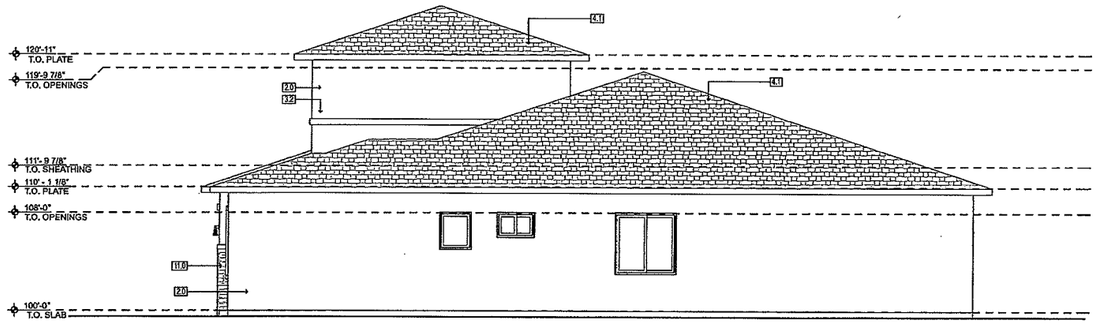
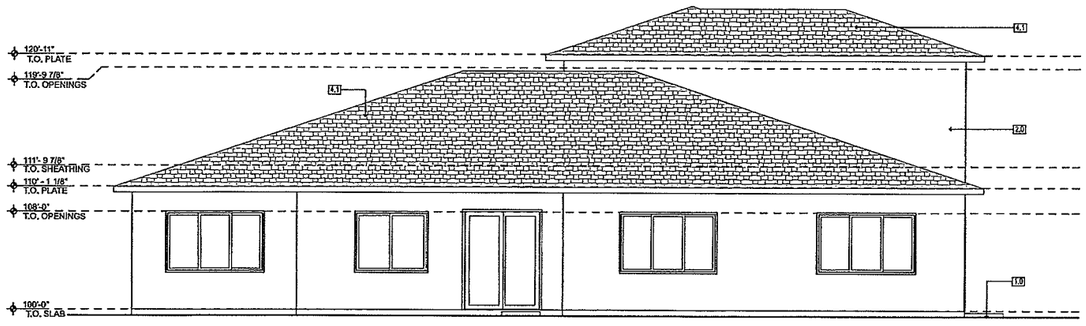


02 right elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 rear elevation - prairie ranch
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
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3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 03/a61.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
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ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 9556
ARCHITECT
STATE OF NEVADA
DATE SIGNED 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

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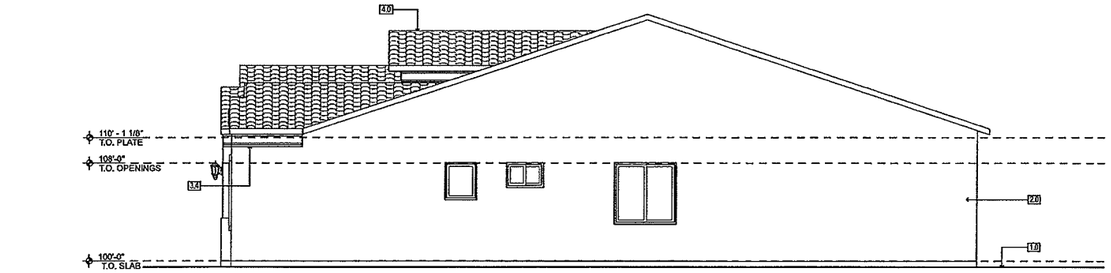
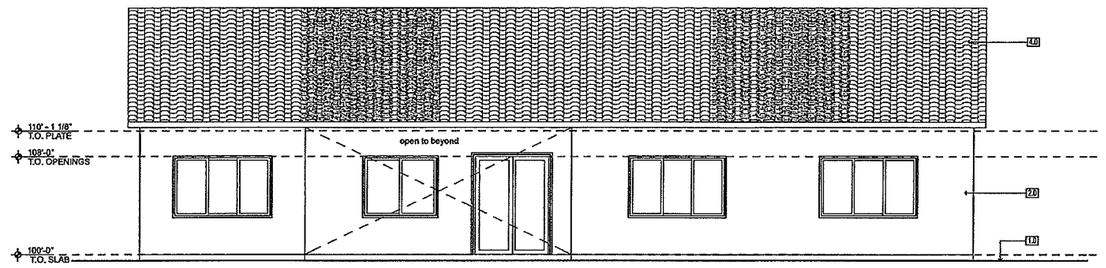
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SER 5253 RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART, FOR THE SER 5253 OTHER PROJECTS OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS EXCEPT PURSUANT TO THE WRITTEN CONSENT OF THE ARCHITECT.

IF IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT AS TO ANY DEVIATION FROM THE DRAWINGS OR SPECIFICATIONS AS SHOWN IN THE PLANS AND SPECIFICATIONS OF WHICH A CONSTRUCTION PROBLEM OCCURS. THE CLIENT IS TO GIVE THE ARCHITECT TEN (10) DAYS NOTICE IN WRITING BEFORE COVERING UP ANY WORK, PIPES, OR APPARATUS. WRITTEN INSTRUCTIONS MUST ADDRESS SUCH PROBLEMS AND CHANGES SHALL BE PROCEED BY THE ARCHITECT PRIOR TO THE CLIENT OR CONTRACTOR PROCEEDING WITH THE WORK. THE CLIENT AND CONTRACTOR ACCEPTS ALL RESPONSIBILITY FOR CONSTRUCTION PERFORMED PRIOR TO THE ARCHITECT'S INSTRUCTIONS AND ASSUMES ALL LIAB



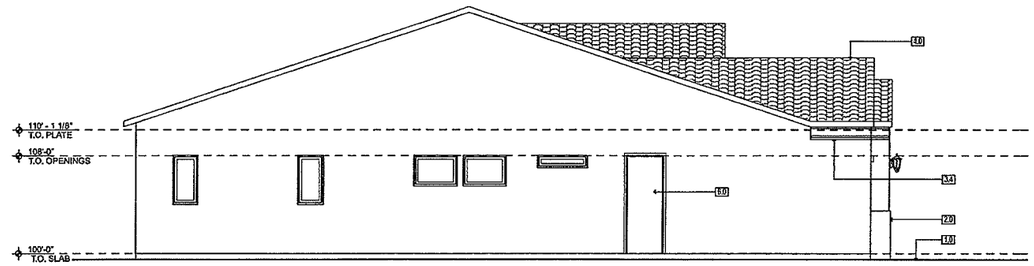
04 right elevation- spanish colonial

SCALE: 3/16" = 1'-0"



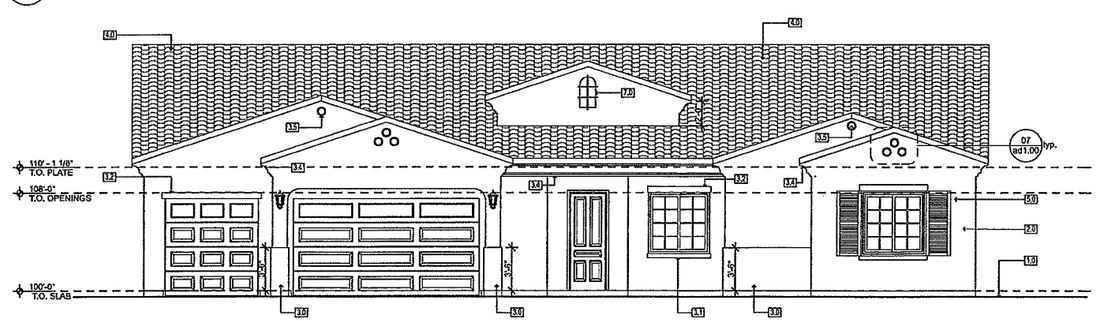
03 rear elevation- spanish colonial

SCALE: 3/16" = 1'-0"



02 left elevation- spanish colonial

SCALE: 3/16" = 1'-0"



01 front elevation - spanish colonial

SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
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3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

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ARCHITECT:
studio g ARCHITECTURE
at: 1870 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 6618
PROFESSIONAL ARCHITECT
STATE OF NEVADA
DATE EXPIRES: 09-27-2018

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

	09 27 16	B.D. SUBMITTAL

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES PROVIDED IN THIS HOTEL FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF STUDIO G ARCHITECTURE. THE USE OF ANY OF THESE PRODUCTS ON THE CONSTRUCTION OF THE PROJECT IS OF WHICH IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF SAID ARCHITECT.

IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR DEFECTS IN THE CONSTRUCTION AS SOON AS THEY ARE DISCOVERED. THE CONTRACTOR IS THOROUGHLY FAMILIAR WITH THE NATIONAL CODES AND VARIATIONS OF CONSTRUCTION SHOULD THEY OCCUR BE AVOIDED, WRITTEN INSTRUCTIONS THAT ADDRESS SUCH PROBLEMS SHALL BE OBTAINED FROM THE ARCHITECT BEFORE ANY WORK IS PERFORMED. FAILURE TO DO SO RELIEVES THE ARCHITECT FROM RESPONSIBILITY FROM THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION WHICH PROCEED AFTER NOTIFICATION.

PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3041 EXTERIOR ELEVATIONS - SPANISH COLONIAL

SHEET NUMBER:
a2.20

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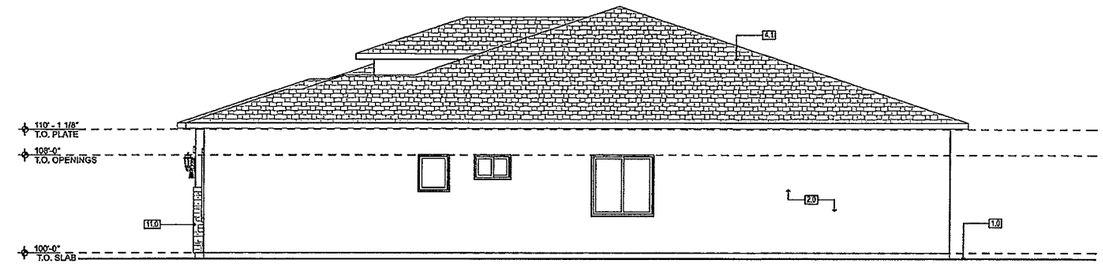
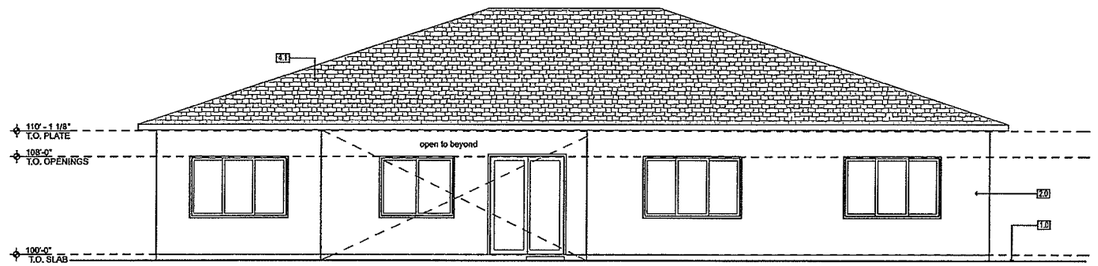
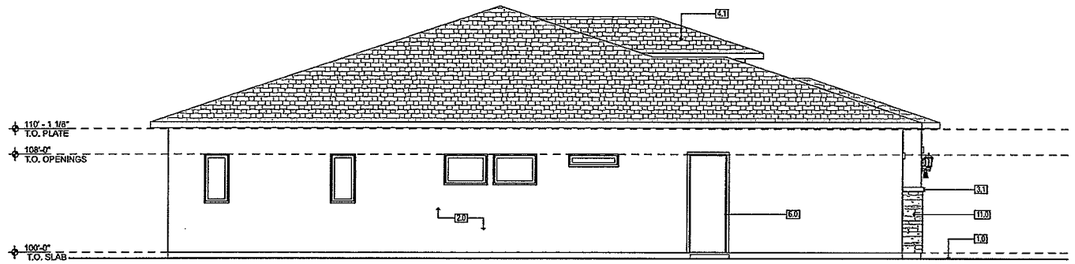


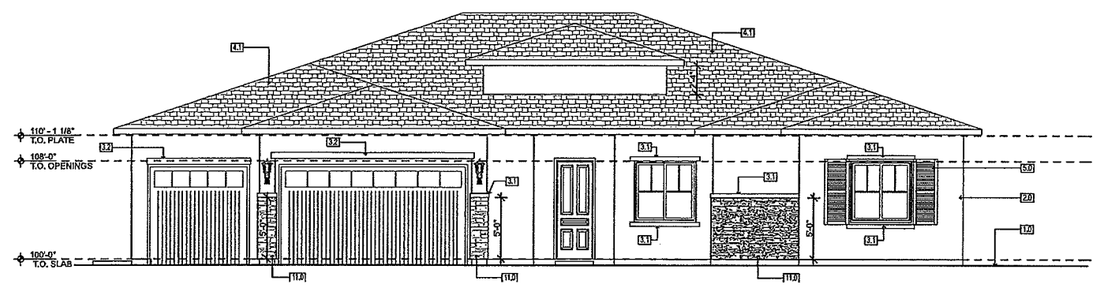
04 right elevation - prairie ranch
SCALE: 3/16" = 1'-0"



03 rear elevation - prairie ranch
SCALE: 3/16" = 1'-0"



02 left elevation - prairie ranch
SCALE: 3/16" = 1'-0"



01 front elevation - prairie ranch
SCALE: 3/16" = 1'-0"

elevation keynotes

1.0 FINISHED GRADE
2.0 PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0 STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1 STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2 STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3 STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4 STUCCO OVER RIGID FOAM CORBEL
3.5 DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0 CONCRETE BARREL TILES
4.1 CONCRETE FLAT TILES
5.0 DECORATIVE WINDOW SHUTTER. INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0 OPTIONAL DOOR
7.0 DECORATIVE IRON BARS. SEE DETAIL 08/ed1.00.
8.0 MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (ICBSER-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/ad2.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3" OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. DO NOT ATTIC VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

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ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.8501
f: 702.800.8501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
No. 6516
ARCHITECT
STATE OF NEVADA
DATE EXPIRES: 09-21-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

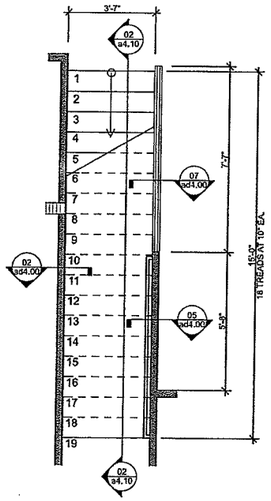
	09 27 16	B.D. SUBMITTAL

ALL DRAWINGS AND SPECIFICATIONS (CAD), AS PART OF THE SERVICES PROVIDED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE CLIENT AGREES THAT ANY MODIFICATIONS MADE BY THE CLIENT OR ANY OTHER PERSONS OR FIRMS ENGAGED BY THE CLIENT TO THE USE ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THE PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

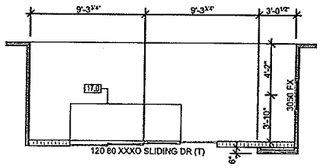
IT IS THE CLIENTS RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SET BY THE ARCHITECT. THE CONTRACTOR THROUGHOUT CONSTRUCTION SHALL PERFORM ALL WORK AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. ANY DEVIATIONS NOT REPORTED TO THE ARCHITECT BY THE CONTRACTOR SHALL BE CONSIDERED TO BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DEVIATIONS NOT REPORTED TO THE ARCHITECT BY THE CONTRACTOR PRIOR TO THE COMPLETION OF THE WORK, THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION THAT ARE DISCOVERED AFTER INSTALLATION.

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME:
PLAN 1 - 3041 EXTERIOR ELEVATIONS - PRAIRIE RANCH

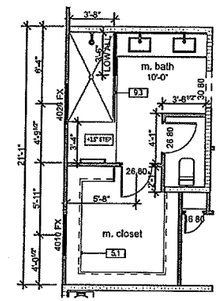
SHEET NUMBER:
a2.21



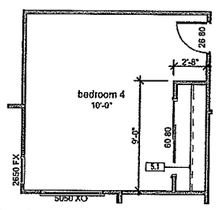
05 enlarged stair plan
SCALE: 3/8" = 1'-0"



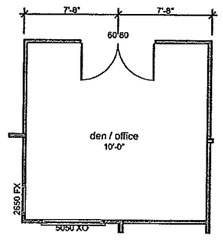
06 optional doors at great rm
SCALE: 3/16" = 1'-0"



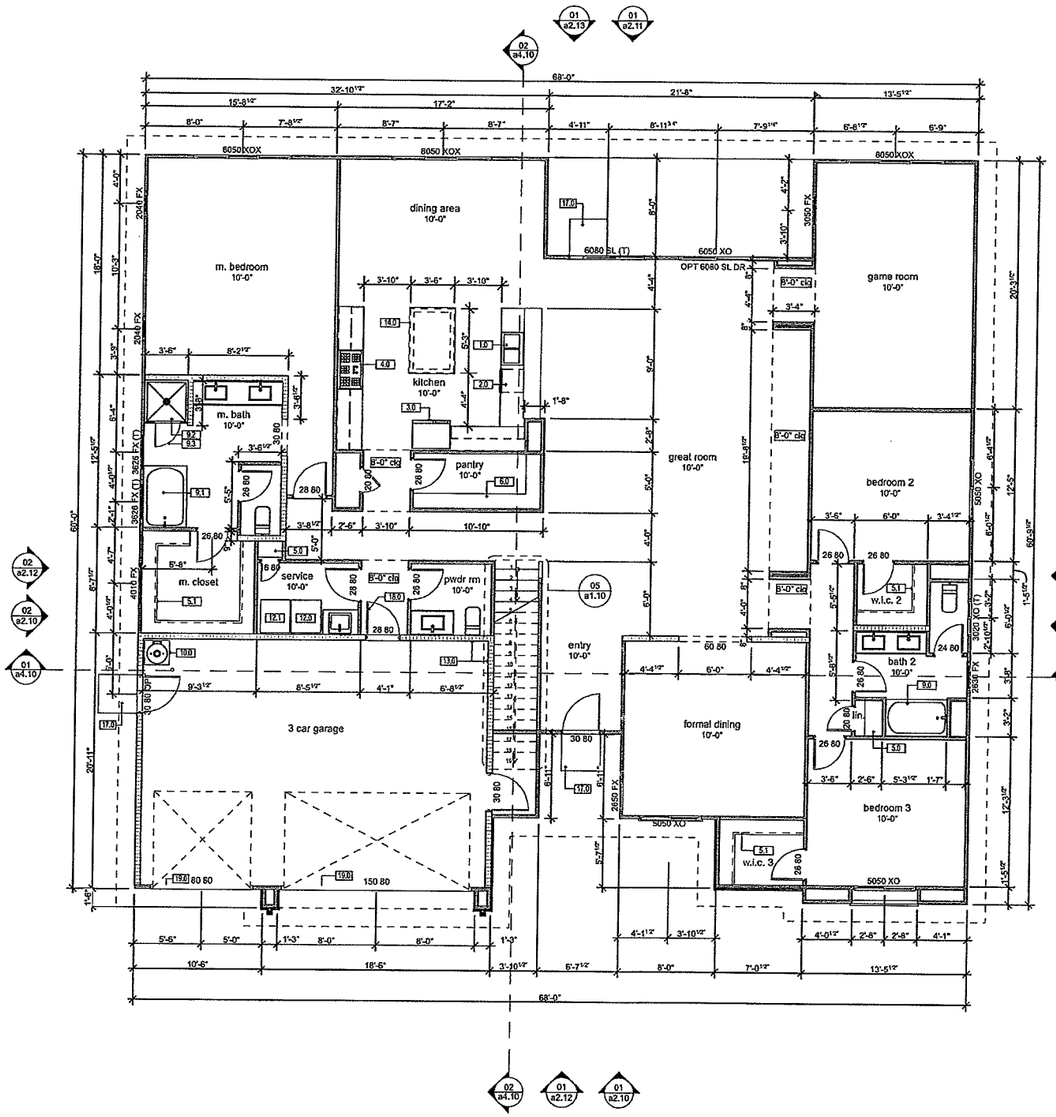
04 master bath - opt walk-in shower
SCALE: 3/16" = 1'-0"



03 opt bedroom 4 at formal dining
SCALE: 3/16" = 1'-0"



02 opt den / office at formal dining
SCALE: 3/16" = 1'-0"



01 first floor plan
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F..

8.1 TOWEL RING. PROVIDE 2X6 BLOCKIN +44" A.F.F..

9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN, FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

12.1 DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.

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

13.1 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.

14.0 LOW WALL @ 34 1/4" A.F.F.. VERIFY HEIGHT WITH CABINET SUPPLIER.

15.0 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING

16.0 HANDRAIL @ 35" A.F.F..

17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25"/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.

19.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ DASMA 108.

floor plan notes

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPERABLE WIDTH OF 20" AND THE MINIMUM OPERABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
2. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
3. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
4. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
5. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS, NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
9. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
   - A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   - B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
10. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH I.R.C. R302.11:
    - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
      - i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
      - ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
    - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
    - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
    - D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R316.4).

DVN-67390
11/2016 ADMIN

wall legend
- 2x4 STUD WALL
- 2X6 STUD WALL

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City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1679 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MIKHAEL A. GARDNER
REGISTERED
No. 5516
ARCHITECT
STATE OF NEVADA
DATE 9/27/16 EXP. 12/31/16

GRAND CANYON & ALEXANDER - PLAN 1
city of las vegas

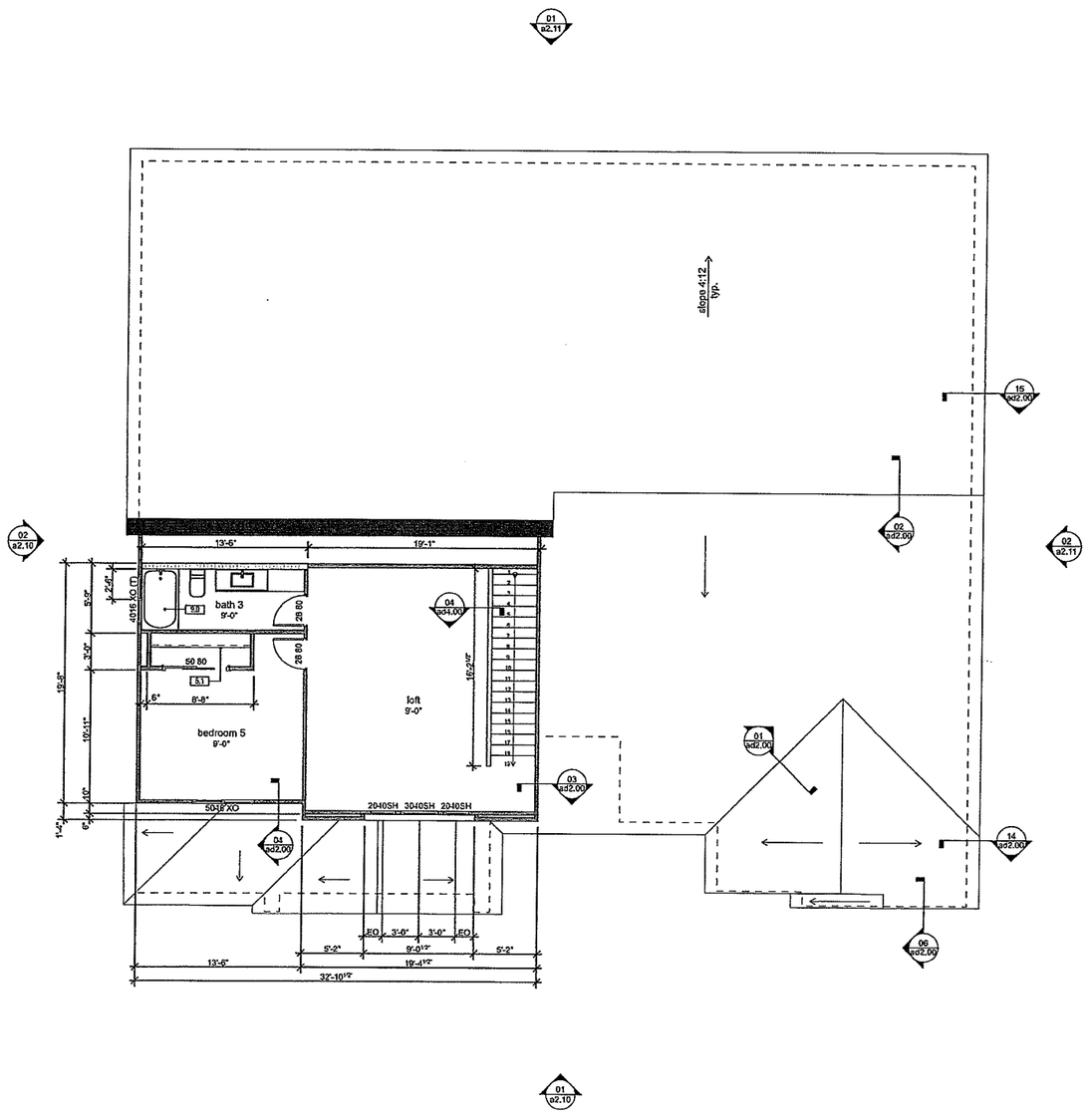
	09 27 16	B.O. SUBMITTAL

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE CONSTRUCTION DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. THE DRAWINGS AND/OR SPECIFICATIONS, IN WHOLE OR IN PART, FOR THE USE ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THE PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

IT IS THE OWNER'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY VARIATIONS THAT MAY EXIST BETWEEN ACTUAL CONDITIONS IN THE PLANS AND SPECIFICATIONS. IN ADDITION, THE CONTRACTOR, HIS/HER SUBCONTRACTORS AND VENDORS SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR FABRICATING ANY PARTS. THE ARCHITECT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES BEFORE WORK IN THE AREA OF THE DISCREPANCY IS PERFORMED. FAILURE TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THE AREA OF THE DISCREPANCY SHALL MAKE THE CONTRACTOR AND SUBCONTRACTOR RESPONSIBLE FOR ANY AND ALL CORRECTIVE WORK REQUIRED TO CONFORM TO THE INTENT OF THE PLANS AND SPECIFICATIONS. THE CONTRACTOR AND SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR COSTS INCURRED TO CORRECT WORK THAT WAS PERFORMED IMPROPERLY OR IN VIOLATION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION OR EXTENSION OF TIME FOR CORRECTIVE WORK.

IF IT IS CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY VARIATIONS THAT MAY EXIST BETWEEN ACTUAL CONDITIONS IN THE PLANS AND SPECIFICATIONS. IN ADDITION, THE CONTRACTOR, HIS/HER SUBCONTRACTORS AND VENDORS SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR FABRICATING ANY PARTS. THE ARCHITECT SHALL BE NOTIFIED OF ANY SUCH DISCREPANCIES BEFORE WORK IN THE AREA OF THE DISCREPANCY IS PERFORMED. FAILURE TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THE AREA OF THE DISCREPANCY SHALL MAKE THE CONTRACTOR AND SUBCONTRACTOR RESPONSIBLE FOR ANY AND ALL CORRECTIVE WORK REQUIRED TO CONFORM TO THE INTENT OF THE PLANS AND SPECIFICATIONS. THE CONTRACTOR AND SUBCONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR COSTS INCURRED TO CORRECT WORK THAT WAS PERFORMED IMPROPERLY OR IN VIOLATION OF THE CONTRACT DOCUMENTS. THE CONTRACTOR AND SUBCONTRACTOR SHALL NOT BE ENTITLED TO ANY ADDITIONAL COMPENSATION OR EXTENSION OF TIME FOR CORRECTIVE WORK.

PLOT DATE: 9/19/16
PROJECT NUMBER: 1561
DRAWING NAME: PLAN 1 - 3611 FIRST FLOOR PLAN AND OPTIONS
SHEET NUMBER: a1.10



01 second floor and low roof plan - spanish colonial
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 36" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

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6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

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9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN, FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

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12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

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15.0 38" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING

16.0 HANDRAIL @ 36" A.F.F..

17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.

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floor plan notes

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6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
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   - A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   - B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
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   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
     - I. VERTICALLY AT THE CEILING AND FLOOR LEVELS
     - II. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
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   - D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R316.4).

wall legend

2x4 STUD WALL
2X6 STUD WALL

DVN-67390
11/2016 ADMIN

RECEIVED
OCT 24 2016
Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1875 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.8500
f: 702.800.8501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 6618
PROFESSIONAL ARCHITECT
STATE OF NEVADA
DATE SIGNED: 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

	09 27 16	B.D. SUBMITTAL

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE OWNER SHALL BE PERMITTED TO HAVE COPIES OF THE DRAWINGS AND SPECIFICATIONS FOR USE ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS BUT ONLY PURSUANT TO AND WITH THE WRITTEN CONSENT OF THE ARCHITECT.

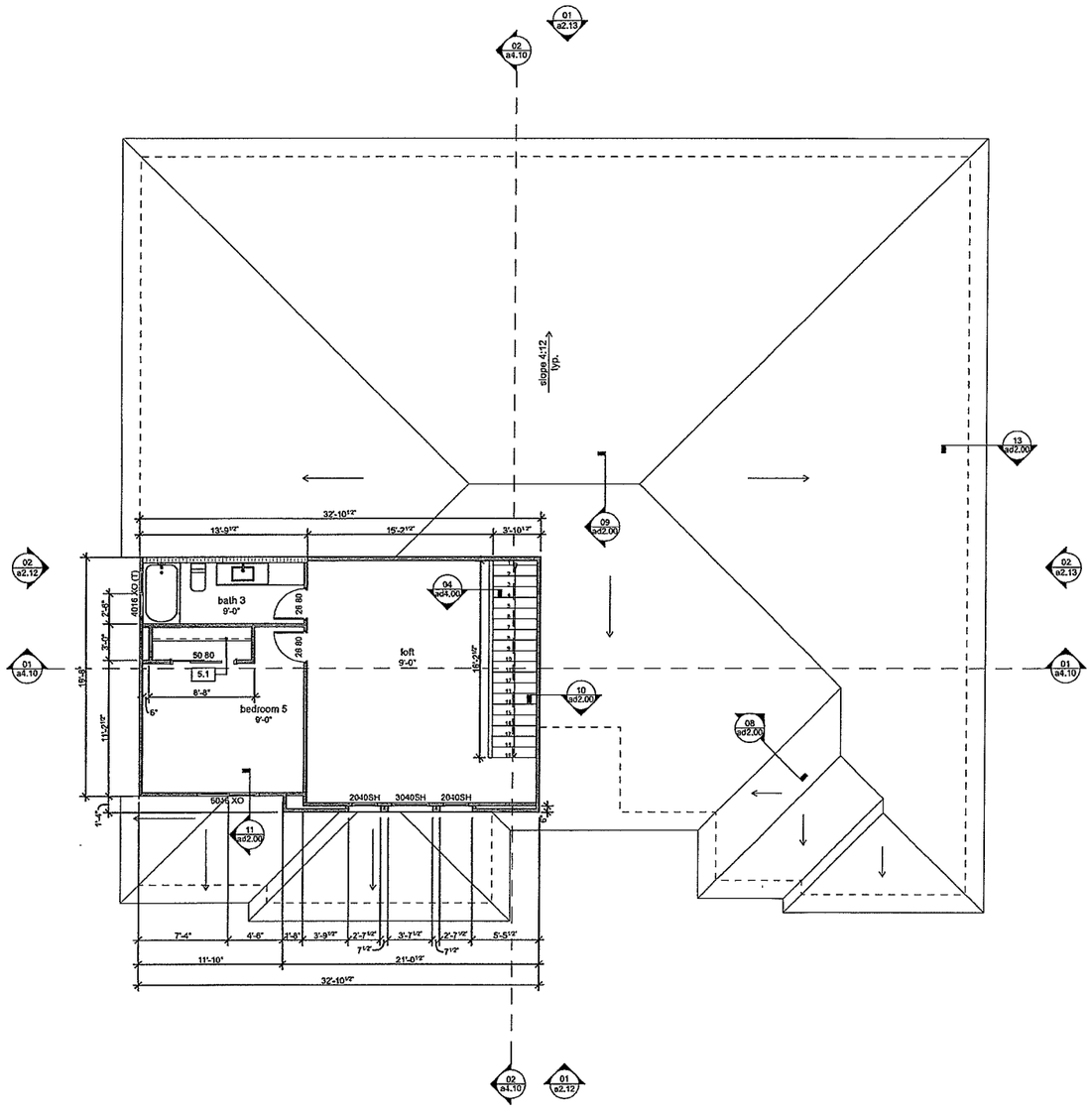
IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS SO THAT ADJUSTMENTS CAN BE MADE. THE CONTRACTOR WORKS AT HIS OWN RISK AND IS RESPONSIBLE FOR THE BUILDING COMPLIANCE AND METHODS OF CONSTRUCTION SHALL REASONABLY BE APPARENT FROM INSTRUCTIONS, DRAWINGS, SUCH AS MADE OR SUPPLIED BY THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DEVIATIONS IN THE CONSTRUCTION DOCUMENTS FROM LOCAL CODES AND ORDINANCES PRIOR TO THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY EFFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 SECOND FLOOR PLAN - SPANISH COLONIAL

SHEET NUMBER:
a1.11



01 second floor and low roof plan - prairie ranch
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F..

8.1 TOWEL RING. PROVIDE 2X6 BLOCKIN +44" A.F.F..

9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN. FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

12.1 DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.

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

13.1 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.

14.0 LOW WALL @ 34 1/4" A.F.F.. VERIFY HEIGHT WITH CABINET SUPPLIER.

15.0 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING

16.0 HANDRAIL @ 36" A.F.F..

17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.

19.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI DASMA 108.

floor plan notes

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPERABLE WIDTH OF 20" AND THE MINIMUM OPERABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
2. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
3. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
4. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
5. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
9. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/ CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
   - A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   - B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
10. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH I.R.C. R302.11:
   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
     - I. VERTICALLY AT THE CEILING AND FLOOR LEVELS
     - II. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   - D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENTLY PROTECTIVE THERMAL BARRIER MATERIAL (I.R.C. R316.4).

wall legend

2x4 STUD WALL
2X6 STUD WALL

RECEIVED
OCT 24 2016
Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1579 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.8500
f: 702.800.8501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 5616
ARCHITECT
STATE OF NEVADA
DATE SIGNED 09-27-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

	09 27 16	B.D. SUBMITTAL

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE ARCHITECT'S SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL SUCH DRAWINGS AND/OR SPECIFICATIONS IS NOT TO BE USED IN PART FOR THE USE ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

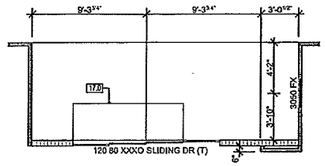
IF THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY VARIATIONS THAT MAY APPEAR IN THE DRAWINGS IN THE FIELD AND SPECIFICALLY TO REQUIRE CONTRACTOR THROUGHOUT HIS/HER CONTRACT WITH THE SUBCONTRACTORS TO GIVE NOTICE OF SIMILAR VARIATIONS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS AND OMISSIONS WHICH BE PASSED BY THE ARCHITECT PRIOR TO THE CLIENT OR CLIENTS CONTRACTS PROCEEDING WITH THE WORK. THE CLIENT IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROVISIONS ARE NOT FOLLOWED.

PLOT DATE: 9/19/16

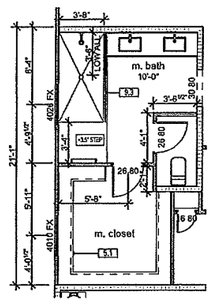
PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 SECOND FLOOR
PLAN - PRAIRIE RANCH

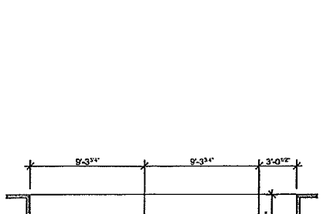
SHEET NUMBER:
a1.12



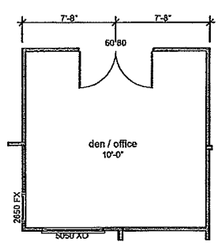
05 optional doors at great rm
SCALE: 3/16" = 1'-0"



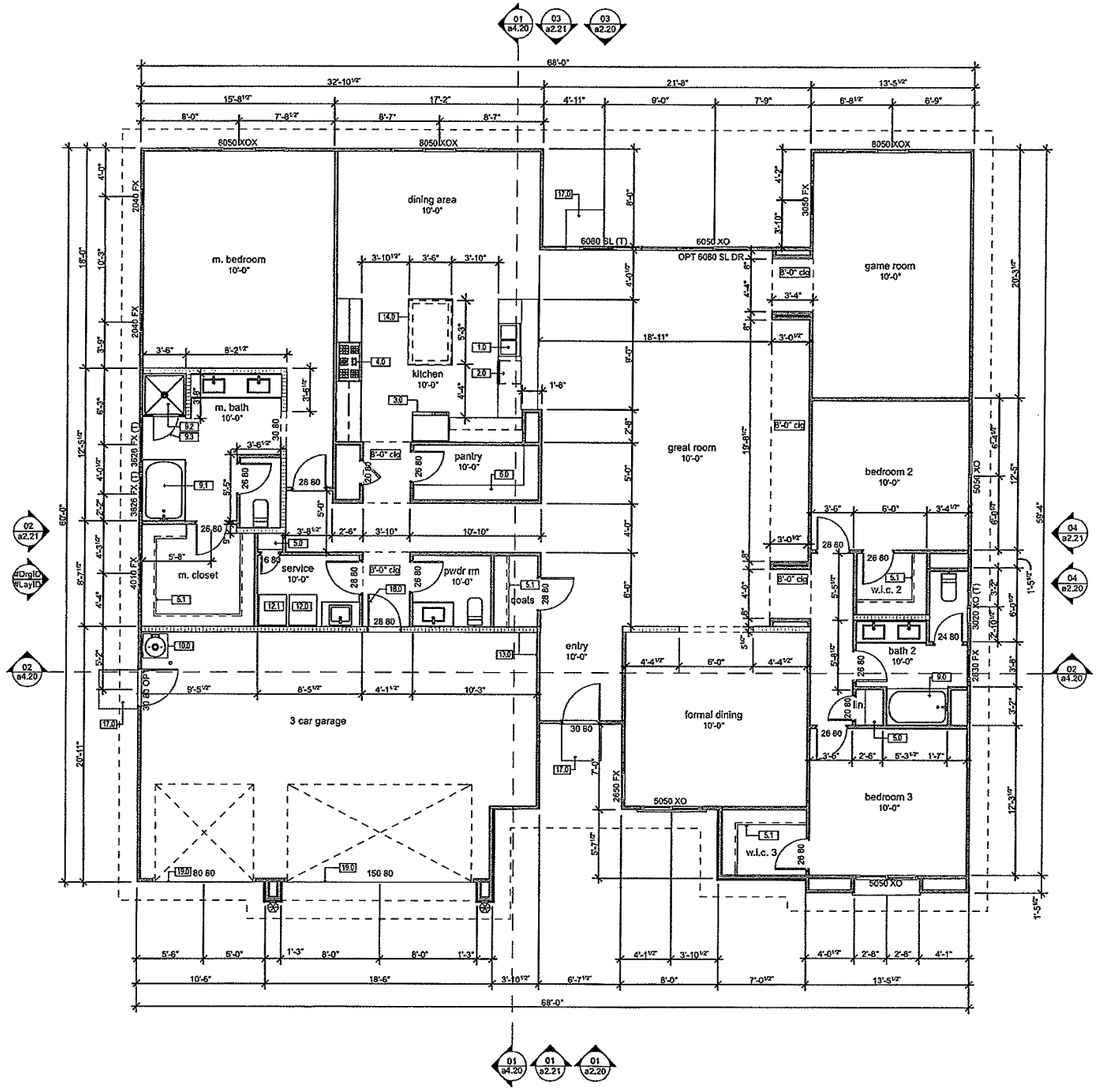
04 master bath - opt walk-in shower
SCALE: 3/16" = 1'-0"



03 opt bedroom 4 at formal dining
SCALE: 3/16" = 1'-0"



02 opt den / office at formal dining
SCALE: 3/16" = 1'-0"



01 single story floor plan
SCALE: 3/16" = 1'-0"

floor plan keynotes

1.0 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.

2.0 DISHWASHER (24" W. X 24" D. W/ AIR GAP) . VERIFY DIMENSIONS WITH MANUFACTURER.

3.0 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).

4.0 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.

5.0 5 SHELVES EQUALLY SPACED.

5.1 SHELF & POLE.

6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED.

7.0 RECESSED MEDICINE CABINET.

8.0 TOWEL BAR. PROVIDE 2X6 BLOCKING @ +40" A.F.F.

8.1 TOWEL RING. PROVIDE 2X6 BLOCKIN +44" A.F.F..

9.0 36" X 60" TUB / SHOWER COMBO

9.1 42" X 60" TUB

9.2 42" x 42" SHOWER: PREFABRICATED SHOWER PAN. FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.

9.3 TEMPERED GLASS SHOWER ENCLOSURE

10.0 WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.

11.0 22" X 30" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM . PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.

12.0 WASHER SPACE: PROVIDE RECESSED WATER AND DRAIN CONNECTIONS. (RECESSED GARAGE BOX IN GARAGE FIRE RATED WALL SHALL BE METAL). PROVIDE DRAIN PAN W/ DRAIN @ SECOND FLOOR LOCATION.

12.1 DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.

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

13.1 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.

14.0 LOW WALL @ 34 1/4" A.F.F.. VERIFY HEIGHT WITH CABINET SUPPLIER.

15.0 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING

16.0 HANDRAIL @ 36" A.F.F..

17.0 CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT .25"/12 (2%) AWAY FROM DOOR. PER 2012 IRC 311, LANDINGS SHALL BE 1-1/2" MAX. BELOW TOP OF SLAB AT ENTRY; ALL OTHER LANDINGS SHALL BE 7-3/4" MAX. BELOW TOP OF SLAB.

18.0 SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.

19.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ DASMA 108.

floor plan notes

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPERABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPERABLE WIDTH OF 20" AND THE MINIMUM OPERABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
2. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
3. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
4. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
5. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE A MIN. INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
9. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/ CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, THE DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
   - A. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
   - B. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
10. FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS IN ACCORDANCE WITH I.R.C. R302.11:
   - A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
     - i. VERTICALLY AT THE CEILING AND FLOOR LEVELS
     - ii. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
   - B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
   - C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
   - D. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
11. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
12. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R316.4).

wall legend

2x4 STUD WALL
2X6 STUD WALL

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Dept of Planning
City of Las Vegas

ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 6618
ARCHITECT
STATE OF NEVADA
DATE EXPIRES 09-17-2016

GRAND CANYON & ALEXANDER - PLAN 1

city of las vegas

	09 27 16	B.D. SUBMITTAL

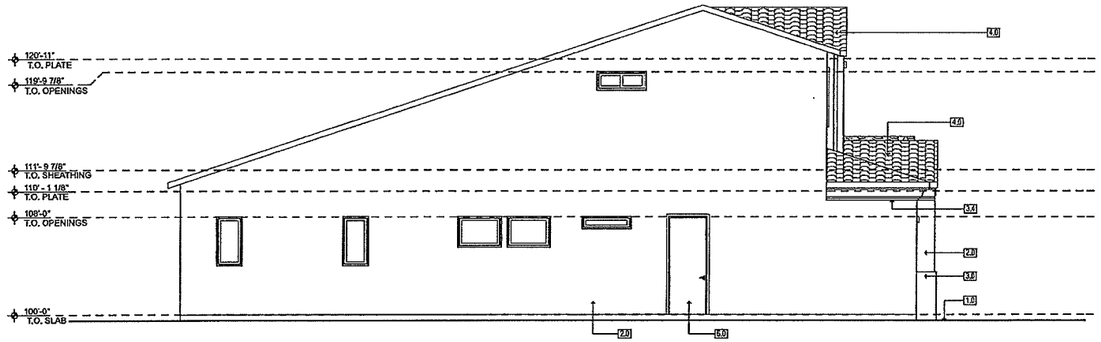
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL COPYRIGHTS IN THE PREMISES AND/OR SPECIFICATIONS SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES FOR THE USE OF THE OWNER ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THE PROJECT BY OTHERS BUT SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE PLANS AND SPECIFICATIONS AS NOTED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR'S WORK SHALL NOT BE CONSIDERED APPROVED UNTIL THE BUILDING OFFICIAL HAS INSPECTED AND APPROVED ALL WORK AS REQUIRED BY THE BUILDING CODES AND IS IN THOSE JURISDICTIONS WHERE A BUILDING OFFICIAL DOES NOT EXIST, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AT LEAST 48 HOURS PRIOR TO THE NEED FOR A FIELD INSPECTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEFECTS OR CLAIMS OF DEFECTIVE WORK PERFORMED BY OTHERS PRIOR TO THE START OF THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK IN THE EVENT OF DISCREPANCIES UNTIL SUCH DISCREPANCIES ARE RESOLVED. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROVISIONS ARE NOT COMPLIED.

PLOT DATE:	9/19/16
PROJECT NUMBER:	1561

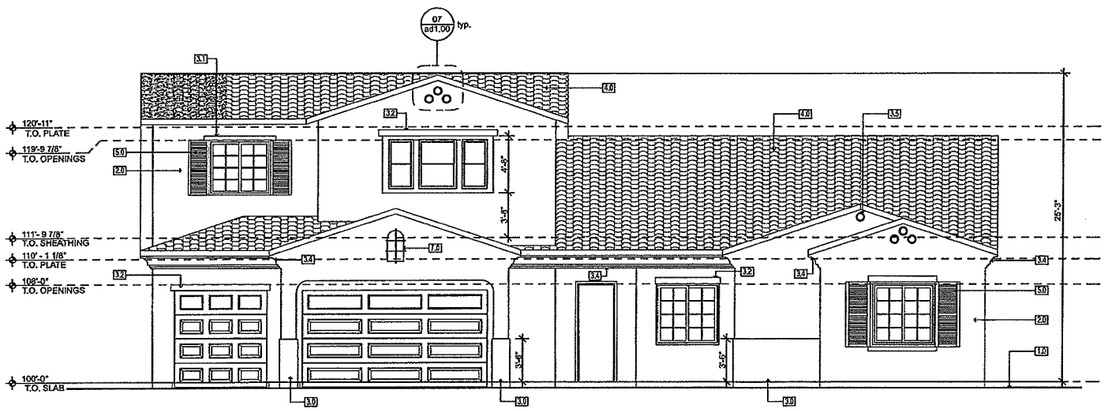
DRAWING NAME:
PLAN 1 - 3041 FLOOR PLAN AND OPTIONS

SHEET NUMBER:
a1.20



02 left elevation - spanish colonial

SCALE: 3/16" = 1'-0"



01 front elevation - spanish colonial

SCALE: 3/16" = 1'-0"

elevation keynotes

1.0	FINISHED GRADE
2.0	PRIMARY STUCCO WALL FINISH - LIGHT LACE OR SMOOTHER
3.0	STUCCO OVER 2" RIGID FOAM TRIM W/ EASED EDGES - SAND FINISH
3.1	STUCCO OVER 4"H X 2"D EPS FOAM TRIM - SAND FINISH
3.2	STUCCO OVER 6"H X 2"D EPS FOAM TRIM - SAND FINISH
3.3	STUCCO OVER 8"H X 2"D EPS FOAM TRIM - SAND FINISH
3.4	STUCCO OVER RIGID FOAM CORBEL
3.5	DECORATIVE GABLE VENT PIPE - STUCCO OVER EPS FOAM
4.0	CONCRETE BARREL TILES
4.1	CONCRETE FLAT TILES
5.0	DECORATIVE WINDOW SHUTTER, INSTALL 2X WOOD BACKING HORIZONTALLY BETWEEN STUDS FOR ATTACHMENT
6.0	OPTIONAL DOOR
7.0	DECORATIVE IRON BARS, SEE DETAIL 08/ad1.00.
8.0	MANUFACTURED ADHERED STONE VENEER

elevation notes

1. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED. NUMBERS SHALL BE A MIN. OF 4" HIGH WITH A MIN. STROKE WIDTH OF ½".
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM: OMEGA DIAMOND WALL (IC#ESR-1194) OR APPROVED EQUAL.
3. ALL STUD WALLS AND CEILINGS EXTENDING INTO A SOFFIT WILL BE PRE-BOARDED WITH RATED GYPSUM BOARD PRIOR TO SOFFIT INSTALLATION.
4. DUCT TERMINATION TO OCCUR MINIMUM 10'-0" FROM WINDOW OR DOOR OPENING INTO DWELLING UNIT.
5. ALL VERTICAL DIMENSIONS SHOWN ARE FROM THE INTERIOR TOP OF SHEATHING AT THE FIRST OR SECOND FLOOR
6. REFER TO DETAIL 01/ad2.00 FOR MINIMUM WINDOW, DOOR AND WALL VENT MOISTURE BARRIER INSTALLATION REQUIREMENTS.
7. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'D' BUILDING PAPER AT WOOD SHEATHED WALLS RECEIVING EXTERIOR PLASTER.
9. ALL VERTICAL PLASTER SURFACES 3' OR MORE IN DEPTH WILL RECEIVE ICE AND WATER SHIELD WEATHERBOARD LAPPED 6" MINIMUM WITH BUILDING PAPER PRIOR TO THE APPLICATION OF WIRE LATH AND PLASTER.
10. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR AND R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. DO NOT ATTIC VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.

ARCHITECT:
studio g ARCHITECTURE
a: 1879 WHITNEY MESA DR.
HENDERSON NEVADA 89014
p: 702.800.6500
f: 702.800.6501
w: www.studiogarchitecture.com

STAMP:
MICHAEL A. GARDNER
REGISTERED
No. 6618
ARCHITECT
STATE OF NEVADA
DATE SIGNED 09-27-2016

GRAND CANYON & ALEXANDER

city of las vegas

	09 27 16	B.D. SUBMITTAL

ALL DRAWINGS AND SPECIFICATIONS (ISSUED IN PART OF THE SERVICES REQUIRED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS, IN A WHOLE OR IN PART, FOR USE ON ANY OTHER PROJECTS OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS SHALL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

IT IS THE CLIENT'S RESPONSIBILITY DURING CONSTRUCTION TO NOTIFY THE ARCHITECT IN WRITING OF ANY POTENTIAL ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH A CONTRACTOR IS WORKING IN COMPLIANCE WITH THE PLANS & SPECIFICATIONS AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. IF NOTIFY INSTRUCTIONS THAT CHANGES ARE REQUIRED SHOULD BE ISSUED BY THE ARCHITECT BEFORE ANY CONSTRUCTION OF THE GRADING AND OVERSIGHT SHALL BE PROVIDED BY THE ARCHITECT PRIOR TO THE CLOSING AND CLOSING CONTRACTORS PROCEEDING WITH THE WORK SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEFECTS IN CONSTRUCTION OF THESE PROCEDURES ARE NOT FOLLOWED.

PLOT DATE: 9/19/16

PROJECT NUMBER: 1561

DRAWING NAME:
PLAN 1 - 3611 EXTERIOR ELEVATIONS - SPANISH COLONIAL

SHEET NUMBER:
a2.10

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City of Las Vegas