



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

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

ELIZABETH N. FRETWELL
CITY MANAGER

November 17, 2016

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

**RE: DVN-67587 - ADMINISTRATIVE DEVIATION
ADMINISTRATIVE CYCLE - NOVEMBER 2016**

Dear Mr. Acuna:

Your request for an Administrative Deviation TO ALLOW A REAR YARD SETBACK OF 29.35 FEET WHERE 30 FEET IS REQUIRED on 0.24 acres at 4000 Turquoise Falls Street (APN 138-06-413-010), 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

*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-67587	Staff APPROVES.	

**** NOTIFICATION******NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A**NOTICES MAILED**

N/A

JB

Staff Report Page One
November 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting an Administrative Deviation to allow a rear yard setback of 29.35 feet where 30 feet is required at 4000 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 a 1% 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-67587)

This request represents less than 10% of the required rear yard 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

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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.

Staff Report Page Two
November 2016 - Administrative Review Meeting

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
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.

Staff Report Page Three
November 2016 - Administrative Review Meeting

Most Recent Change of Ownership

10/29/15	A deed was recorded for a change in ownership.
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Related Building Permits/Business Licenses

No building permits found for this property.
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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
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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	Single-Family Detached Dwelling	L (Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Undeveloped	R (Rural Density Residential)	U (Undeveloped)
West	Undeveloped	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)

Staff Report Page Four
November 2016 - Administrative Review Meeting

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

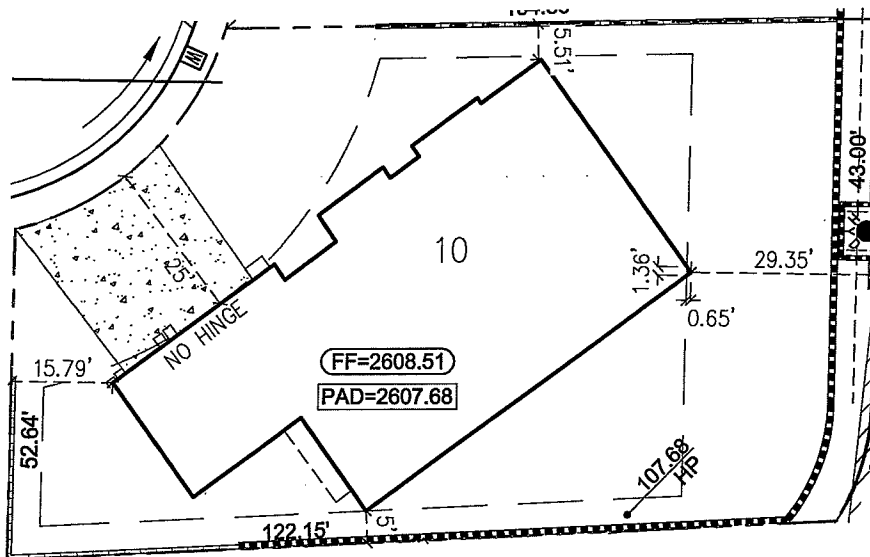
Pursuant to Title 19.06.065 Development Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	80 Feet	98 Feet	Y
Min. Setbacks • Rear	30 Feet	29.35 Feet	N*

*Administrative Deviation (DVN-67587) has been requested.



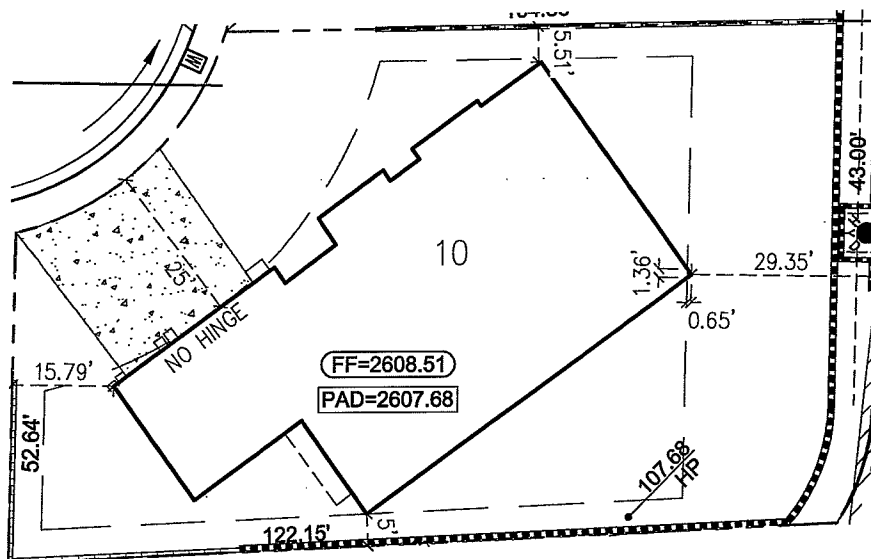
PLAN 2



DVN-67587



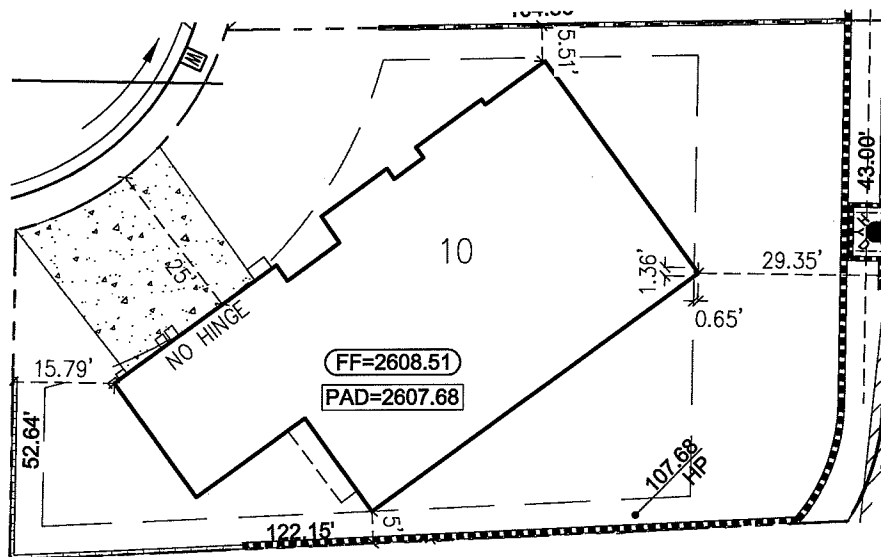
PLAN 2



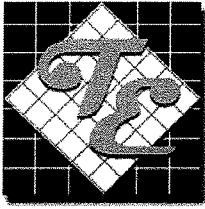
DVN-67587



PLAN 2



DVN-67587



TANEY ENGINEERING

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

Transmittal

☐ **Priority** ☐ **Must be delivered by:**

☐ **AM**

☐ **PM**

To:	Jonathan Boyles Planning Department	From:	Janna Felipe jannaf@taneycorp.com
Company:	City of Las Vegas	Date:	November 2, 2016
Address:	333 N. Rancho Drive Las Vegas, NV 89106	Job No.:	ADV-15-012
Project:	Grand Canyon & Alexander	Folder:	Lot 10
Re:	Administrative Deviation	Project #	

Items Attached

1. (1) CLV Administrative Deviation Application – Signed/Notarized
2. (1) CLV Statement of Financial Interest – Signed/Notarized
3. (1) Deed
4. (1) Legal Descriptions
5. (1) Justification Letter
6. (3) Site Plan (Lot 10)
7. (1) Floor Plans & Elevations (11x17)
8. (1) Check for Fees \$300.00 – Check #22772

COMMENTS:

For your review.

RECEIVED BY

Signature:

Print name:

Date:

Time:

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-67587 - 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 REAR YARD SETBACK OF 29.35 FEET WHERE 30 FEET IS REQUIRED on 0.24 acres at 4000 Turquoise Falls Street (APN 138-06-413-010), R-D (Single Family Residential-Restricted) Zone, Ward 4 (Anthony).

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

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **ASAP**

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

LIST COMMENTS BELOW:

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



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Administrative Deviation
 Project Address (Location) Grand Canyon & Alexander
 Project Name Grand Canyon & Alexander Proposed Use _____
 Assessor's Parcel #(s) 138-06-413-010 Ward # 4
 General Plan: existing _____ proposed _____ Zoning: existing _____ 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* [Signature]

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

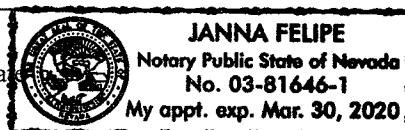
Print Name Nathan White

Subscribed and sworn before me

This 2nd day of November, 20 16.

Janna Felipe

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>DVN-67587</u>
Meeting Date: _____
Total Fee: <u>\$300</u>
Date Received: <u>11-2-16</u>
Received By: <u>S. Noice</u>

*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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **DVN-67587** 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

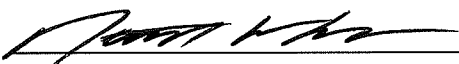
☐ No

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: _____

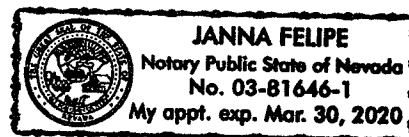
Signature of Property Owner: 

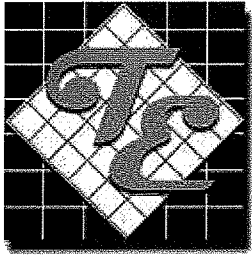
Print Name: Nathan White

Subscribed and sworn before me

This 2nd day of November, 2016

Janna Felipe
Notary Public in and for said County and State





TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

November 1, 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 10 - 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 10: the rear building setback is required to be 30'. At the easterly corner of the proposed building, we are at 29.35'. We would like to ask for an administrative deviation of 0.65'.

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-67587

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

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

DVN-67587

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

STATE OF NEVADA

COUNTY OF CLARK

On OCTOBER 27, 2015, personally appeared before me, a Notary Public,
STEPHEN J. BYRNE, PRESIDENT OF CAPSOURCE, INC., UGR, 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

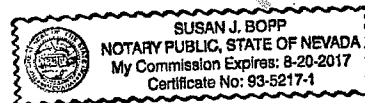


Exhibit "A"

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. _____

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

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)

Print Name: DP 20130503 Alexander LLC, A Nevada Limited Liability Company

Address: 2009 E. Windmill Lane
City/State/Zip: Las Vegas, NV 89123

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Summit Grand Canyon LLC, A Delaware Limited Liability Company and Summit Grand Canyon LLC, A Delaware Limited Liability Company

Address: 601 Carlson Parkway, Suite 200
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

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.

SUMMIT GRAND CANYON, LLC

Business Entity Information			
Status:	Active	File Date:	10/5/2015
Type:	Foreign Limited-Liability Company	Entity Number:	E0476262015-5
Qualifying State:	DE	List of Officers Due:	10/31/2016
Managed By:		Expiration Date:	
NV Business ID:	NV20151602697	Business License Exp:	10/31/2016

Registered Agent Information			
Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

1/4 Officers ☐ Include Inactive Officers			
Manager - PRESIDIO SUMMIT NV II LLC			
Address 1:	601 CARLSON PARKWAY STE 200	Address 2:	
City:	MINNETONKA	State:	MN
Zip Code:	55305	Country:	
Status:	Active	Email:	

1/4 Actions\Amendments			
Action Type:	Application for Foreign Registration		
Document Number:	20150445621-60	# of Pages:	1
File Date:	10/5/2015	Effective Date:	
(No notes for this action)			
Action Type:	Initial List		
Document Number:	20150450134-75	# of Pages:	1

PRESIDIO SUMMIT NV II, LLC

Business Entity Information

Status:	Active	File Date:	4/2/2015
Type:	Foreign Limited-Liability Company	Entity Number:	E0177912015-2
Qualifying State:	DE	List of Officers Due:	4/30/2016
Managed By:		Expiration Date:	
NV Business ID:	NV20151224604	Business License Exp:	4/30/2016

Registered Agent Information

Name:	THE CORPORATION TRUST COMPANY OF NEVADA	Address 1:	701 S CARSON ST STE 200
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89701
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent - Corporation		
Jurisdiction:	NEVADA	Status:	Active

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

☐

Officers

☐ Include Inactive Officers

Manager - PRESIDIO MERCED LAND IV ACTIVE II LLC			
Address 1:	601 CARLSON PARKWAY STE 200	Address 2:	
City:	MINNETONKA	State:	MN
Zip Code:	55305	Country:	
Status:	Active	Email:	
Manager - SUMMIT HOMES OF NEVADA LLC			
Address 1:	9112 DOLENTE AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89129	Country:	
Status:	Active	Email:	

☐

Actions\Amendments

Action Type:	Application for Foreign Registration
--------------	--------------------------------------

SUMMIT HOMES OF NEVADA LLC

Business Entity Information			
Status:	Active	File Date:	10/22/2013
Type:	Domestic Limited-Liability Company	Entity Number:	E0510432013-7
Qualifying State:	NV	List of Officers Due:	10/31/2015
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20131621099	Business License Exp:	10/31/2015

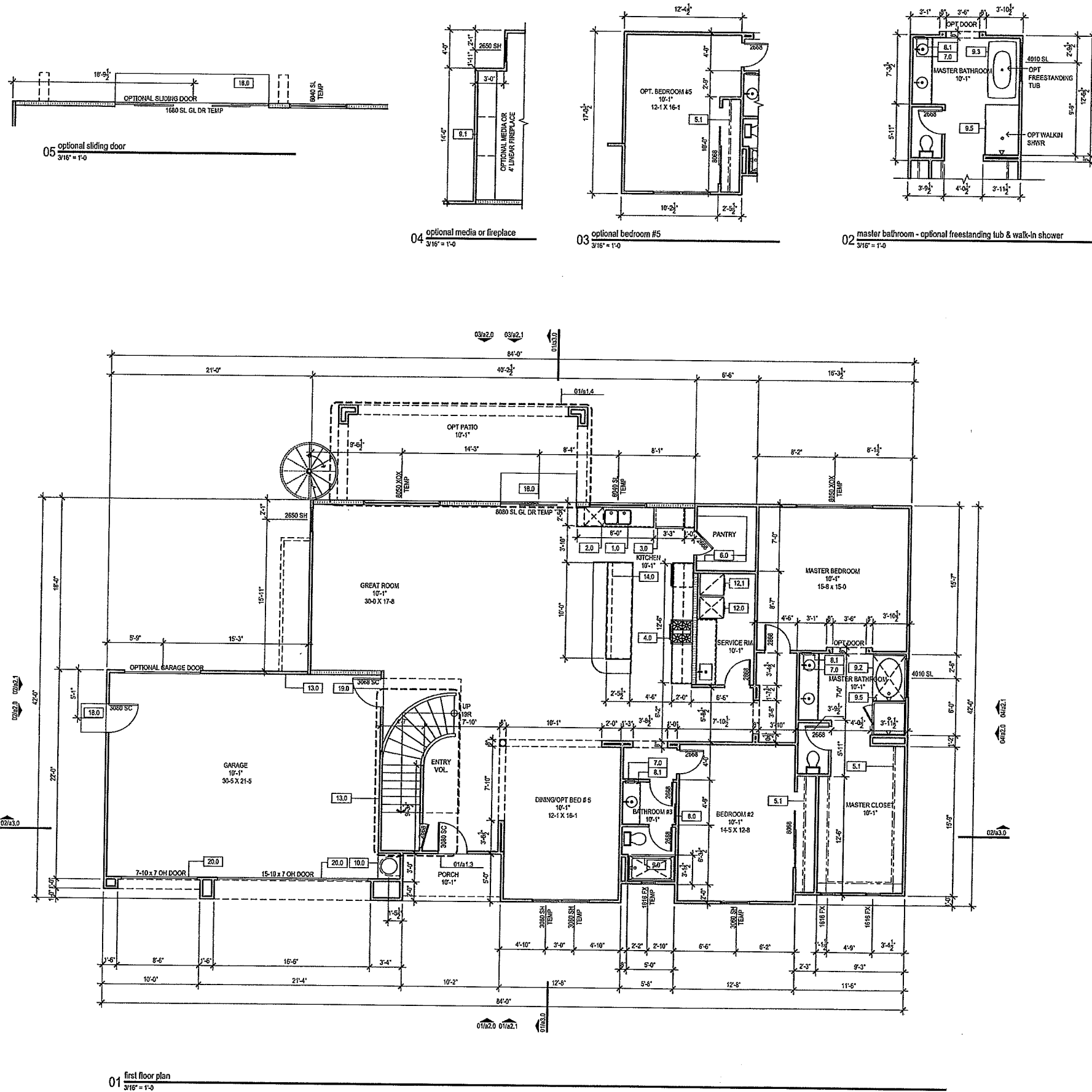
Additional Information	
Central Index Key:	

Registered Agent Information			
Name:	LINDSEY WHITE	Address 1:	220 PIAZZA DEL VERANO
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89138
Phone:		Fax:	
Mailing Address 1:	PO BOX 36848	Mailing Address 2:	
Mailing City:	LAS VEGAS	Mailing State:	NV
Mailing Zip Code:	89133		
Agent Type:	Noncommercial Registered Agent		

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

[-] Officers		☐ Include Inactive Officers	
Manager - NATHAN WHITE			
Address 1:	PO BOX 36848	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89133	Country:	USA
Status:	Active	Email:	

[-] Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	20130689713-90	# of Pages:	1
File Date:	10/22/2013	Effective Date:	
(No notes for this action)			



floor plan key notes

- 32" X 21" DOUBLE SINK WITH GARBAGE DISPOSAL.
- DISHWASHER (24" W. X 24" D. W/ AIR GAP). VERIFY DIMENSIONS WITH MANUFACTURER.
- 36" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER).
- 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.
- 5 SHELVES EQUALLY SPACED. SEE PLANS FOR WIDTH.
- SHELF & POLE.
- PANTRY W/ 5 SHELVES EQUALLY SPACED. SEE PLANS FOR WIDTH.
- RECESSED MEDICINE CABINET.
- TOWEL BAR. PROVIDE 2X6 BLOCKING @ 4" O.C.
- TOWEL RING. PROVIDE 2X6 BLOCKING @ 4" O.C.
- 32" X 60" TUB / SHOWER COMBO
- OPTIONAL 4" LINEAR FIREPLACE: KHDV500 MARQUIS DIRECT VENT, INSTALL PER MANUFACTURER SPECIFICATION.
- DARCY 10242 TUB & SHOWER SUITE.
- DARCY 42" X 60" TUB
- 42" X 60" SHOWER: PREFABRICATED SHOWER PAN, FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.
- TEMPERED GLASS SHOWER ENCLOSURE. FINISH WALLS W/ TILE OVER 1/2" CEMENT BACKER BOARD TO 72" HIGH MINIMUM AT WALK-IN SHOWER.
- WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.
- 3" DIA. PIPE COLUMN, CONCRETE FILLED, EXTENDING 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL 07/AD1.0.
- 22" X 32" ATTIC ACCESS MIN. W/ 30" MIN. CLEAR HEADROOM. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.
- AC CONDENSER ON CONCRETE PAD. (VERIFY SIZE AND LOCATION)
- 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.
- DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14" MAX. LENGTH WITH 2 ELBOYS MAX. OR U.N.O. PER MECHANICAL DRAWINGS.
- 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. 1" 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.
- 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.
- DRAFTSTOP AT FLOOR / CEILING ASSEMBLY (I.R.C. R501.2) - REFER TO DETAIL 06/04.0.
- LOW WALL @ 34 1/2" A.F.F. VERIFY HEIGHT WITH CABINET SUPPLIER.
- 38" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X 4" WOOD FRAMING
- HANDRAIL @ 36" A.F.F.
- SOFFIT AT 7'-1" A.F.F. TO BOTTOM OF FRAMING
- CONCRETE LANDING: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL, SLOPED AT 2 1/2" (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" MAX. BELOW TOP OF SLAB.
- SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.
- GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR AISI/DASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF AISI/DASMA 108.
- 1-HR RATED WALL ASSEMBLY IN COMPLIANCE WITH ICC-ESR 2729 SECTION 4.4.2 SECOND ASSEMBLY.

floor plan notes

- 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).
- SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (I.P.C. 411.0)
- ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE LABEL.
- ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
- WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITHIN 6' OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
- ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
- 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 PLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
- PROVIDE A MINIMUM OF 10 MIL VAPOR BARRIER UNDER ALL POURED IN PLACE CONCRETE FLOOR SLAB WHERE SLAB SERVES AS THE FLOOR FOR INTERIOR ENVIRONMENT.
- 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.
- 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. DRAFTSTOPS SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPS SHALL BE PROVIDED IN FLOOR / CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
 - 10.1. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
 11. FIREBLOCKING 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 LOCATION IN ACCORDANCE WITH I.R.C. R602.2:
 - 11.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
 - 11.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - 11.1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 - 11.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROPPED CEILING AND COVE CEILINGS.
 - 11.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - 11.4. 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.
 - 11.5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, COMPLY WITH (I.R.C. R1003.10).
 - A GAS OR WOOD-BURNING FIREPLACE, A CAUTION SIGN THAT STATES "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE," THE LETTERS MUST BE A MINIMUM 3/8" INCH IN HEIGHT.
 - SKYLIGHTS SHALL COMPLY WITH (I.R.C. R308.5).
 - 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 R702.3.9)
 - 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 OR A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R316.4).

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GRAND CANYON AND ALEXANDER
ADAVEN HOMES
LAS VEGAS, NV

NO.	DATE	DESCRIPTION
1	09.27.16	BD SUBMITTAL
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ALL DIMENSIONS AND SPECIFICATIONS SHALL BE PART OF THE SET OF PLANS AND SHALL BE USED FOR THE PURPOSES OF THE PROJECT. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SPECIFICATIONS. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SPECIFICATIONS. THE PROJECTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND SPECIFICATIONS.

IF A CLIENT REQUESTS A REVISION TO THE SET OF PLANS, THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REVISIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REVISIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE REVISIONS.

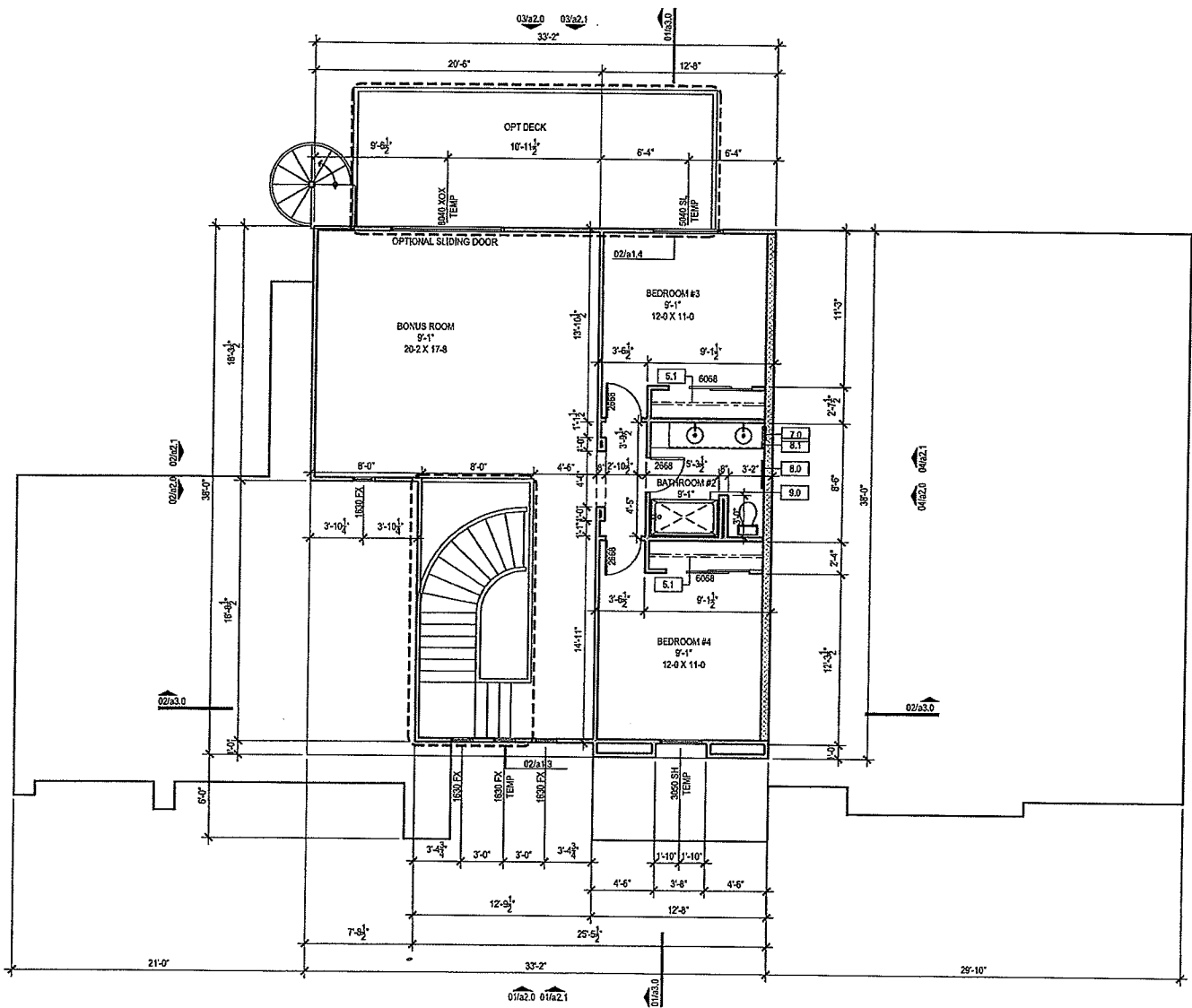
PLOT DATE: 09.27.16

PROJECT NUMBER: 2015.61

DRAWING: plan 2 first floor plan and options

SHEET NUMBER:

DVN-67587^{a1.0}



02 second floor plan
3/16" = 1'-0"

floor plan key notes

- 32" X 21" DOUBLE SINK WITH GARBAGE DISPOSAL.
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- RECESSED MEDICINE CABINET.
- TOWEL BAR. PROVIDE 2X6 BLOCKING @ 4'-0" A.F.F..
- TOWEL RINGS. PROVIDE 2X6 BLOCKING @ 4'-4" A.F.F..
- 32" X 60" TUB / SHOWER COMBO
- OPTIONAL 4" LINEAR FIREPLACE: KHDVPS00 MARQUIS DIRECT VENT. INSTALL PER MANUFACTURER SPECIFICATION.
- DARCY 10812 TUB & SHOWER SUITE.
- DARCY 42" X 60" TUB
- 42" X 60" SHOWER: PREFABRICATED SHOWER PAN, FINISH WALLS W/ TILE OVER 1/2" CEMENT BACKER BOARD TO 72" HIGH MIN.
- TEMPERED GLASS SHOWER ENCLOSURE. FINISH WALLS W/ TILE OVER 1/2" CEMENT BACKER BOARD TO 72" HIGH MIN/UM AT WALK-IN SHOWER.
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- DRAFTSTOP AT FLOOR / CEILING ASSEMBLY (I.R.C. R301.2) - REFER TO DETAIL 06/41.0.
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- 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING
- HANDRAIL @ 36" A.F.F..
- SOFFIT AT 7'-1" A.F.F. TO BOTTOM OF FRAMING
- CONCRETE LANDINGS: MINIMUM DIMENSIONS TO BE WIDTH OF DOOR, 3'-0" DEEP IN DIRECTION OF TRAVEL. SLOPED AT 1/4" (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.
- SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.
- GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/DASHA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASHA 108.
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floor plan notes

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- ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
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- PROVIDE A MINIMUM OF 10 MIL. VAPOR BARRIER UNDER ALL POURED IN PLACE CONCRETE FLOOR SLAB WHERE SLAB SERVES AS THE FLOOR FOR INTERIOR ENVIRONMENT.
- 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.
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CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
10.1. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
- FIREBLOCKING 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. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATION IN ACCORDANCE WITH I.R.C. R302.8.
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11.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
11.1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
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11.4. 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.
11.5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, COMPLY WITH (I.R.C. R1003.10).
- A GAS OR WOOD-BURNING FIREPLACE, A CAUTION SIGN THAT STATES "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTERS MUST BE A MINIMUM 3/8" HIGH IN HEIGHT.
- SKYLIGHTS SHALL COMPLY WITH (I.R.C. R308.6).
- 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 R102.3.5)
- 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).

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GRAND CANYON AND ALEXANDER
ADAVEN HOMES
LAS VEGAS, NV

NO.	DATE	DESCRIPTION
	09.27.16	RD SUBMITTAL

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

THIS SET OF DRAWINGS IS THE PROPERTY OF STUDIO G ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO G ARCHITECTURE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

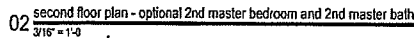
PLOT DATE: 09.27.16

PROJECT NUMBER: 2015.61

DRAWING:
plan 2 second floor plan

SHEET NUMBER:

a1.1



- 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).
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- 5.0 5 SHELVES EQUALLY SPACED. SEE PLANS FOR WIDTH.
- 5.1 SHELF & POLE.
- 6.0 PANTRY W/ 5 SHELVES EQUALLY SPACED. SEE PLANS FOR WIDTH.
- 7.0 RECESSED MEDICINE CABINET.
- 8.0 TOWEL BAR. PROVIDE 2X6 BLACK BLOCKING @ +46" A.F.F..
- 8.1 TOWEL RING. PROVIDE 2X6 BLACK BLOCKING @ +44" A.F.F..
- 9.0 32" X 60" TUB / SHOWER COMBO
- 9.1 OPTIONAL 4" LINEAR FIREPLACE: KHDLP500 MARQUEE DIRECT VENT, INSTALL PER MANUFACTURER SPECIFICATION.
- 9.2 DARCY 10242 TUB & SHOWER SUITE.
- 9.3 DARCY 42" X 60" TUB
- 9.4 42" X 60" SHOWER: PREFABRICATED SHOWER PAN, FINISH WALLS W/ TILE OVER $\frac{1}{2}$ " FIBER CEMENT BACKER BOED TO 72" HIGH MIN.
- 9.5 TEMPERED GLASS SHOWER ENCLOSURE. FINISH WALLS W/ TILE OVER $\frac{1}{2}$ " FIBER CEMENT BACKER BOARD TO 72" HIGH MINIMUM AT WALK-IN SHOWER.
- 10.0 WATER HEATER ON 16" PLATFORM W/ 36" MIN. CLEAR HEADROOM. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.
- 10.1 3" DIA. PIPE COLUMN, CONCRETE FILL, EXTENDING 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL 07/AD1.0.
- 11.0 22" X 30" ATTIC ACCESS BOX W/ 36" MIN. CLEAR HEADROOM. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 36" WORKSPACE.
- 11.1 AC CONDENSER ON CONCRETE PAD. (VERIFY SIZE AND LOCATION)
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- 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 3" GYP. BD, APPLIED TO THE GARAGE SIDE. GARAGES SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY U.N.O. 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 3" GYP. BD.
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- 14.0 LOW WALL @ 34" A.F.F., VERIFY HEIGHT WITH CABINET SUPPLIER.
- 15.0 36" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING
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- 18.0 CRITICAL 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'-0" MAX. BELOW TOP OF SLAB.
- 19.0 SOLID CORE WOOD DOOR, MIN. 1.38" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.
- 20.0 GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSI/ASQA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/ASQA 108.
- 21.0 1-1/2" RATED WALL ASSEMBLY IN COMPLIANCE WITH ICC-ESR 279 SECTION 4.4.2 SECOND ASSEMBLY.

1. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SLIGHT SIGHT SHALL NOT EXCEED 4" 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 A MINIMUM OPENING OF 20". EXTERIOR DOORS MUST BE FULLY OPENED AND HOW SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (U.S.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 A HALL WITH 34" OF STEPPED DOWN SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER U.L.C. GLASS SHALL BE ETC.
6. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
7. PROVIDE INSULATION EQUAL TO R-19 IN EXTERIOR WALLS, R-30 IN THE FLOOR & R-30 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT TO VENT TO THOSE CONDITIONS, VERIFY WITH ENERGY COMPLIANCE STATEMENT.
8. PROVIDE A MINIMUM OF 10 MIL. WATER BARRIER UNDER ALL POURED IN PLACE CONCRETE FLOOR SLAB WHERE SLAB SERVES AS THE FLOOR FOR INTERIOR ENVIRONMENT.
9. 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.
10. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, THE SPACE SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. OF CEILING AREA. THE CONCEALED SPACE ABOVE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS DIVIDED BY A FLOOR OR CEILING. THE SPACE ABOVE AND A CEILING MEMBERS BELOW THE FLOOR/CEILING ASSEMBLY SHALL BE FULLY WEATHER STRIPPED AND THE FOLLOWING CONDITIONS (I.R.C. R302.1):
 - 10.1. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.

11. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES. ADJACENT TO THE TOP STORY AND TO ROOF SPACE, FIREBLOCKING SHALL BE PROVIDED IN THE ROOF FRAME CONSTRUCTION IN THE FOLLOWING LOCATION BY ACCORDANCE WITH U.R.C. R202.4.
- 11.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING TURNED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
 - 11.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - 11.1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
- 11.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROPPED CEILING AND COVE CEILINGS.
- 11.3. IN CONCEALED SPACES BETWEEN STRAIGHT STAIRS AT THE TOP AND BOTTOM OF THE RUN.
- 11.4. 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.
- 11.5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, COMPLY WITH (U.R.C. R1003.19).
12. A GAS OR WOOD-BURNING FIREPLACE, A CAUTION SIGN THAT STATES "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTERS MUST BE A MINIMUM OF 1/2" HIGH.
13. SKYLIGHTS SHALL COMPLY WITH (U.R.C. R308.6).
14. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-SHED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO INSULATE ABOVE A CEILING, THE CEILING OR FINISH SHALL BE SAG RESISTANT CEILING OR IMCR BY U.R.C. R121.6.5 OR R121.6. FOM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF 1/2" GYPSUM BOARD OR ANOTHER APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (U.R.C. R121.6).

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IF THE CLIENT REQUESTS TO USE OR OBTAIN COPIES OF THE WORK, THE ARCHITECT IN ADVANCE OF ANY SUCH REQUEST, ON BEHALF OF THE CLIENT, WILL BE OBLIGED TO PROVIDE TO THE CLIENT A WAIVER OF RIGHTS, IN THE FORM AND TO THE EXTENT OF THE ARCHITECT'S STANDARD FORM OF WAIVER OF RIGHTS, WHICH WILL BE PROVIDED TO THE CLIENT BY THE ARCHITECT. THE ARCHITECT'S STANDARD FORM OF WAIVER OF RIGHTS WILL BE PROVIDED TO THE CLIENT BY THE ARCHITECT. THE ARCHITECT'S STANDARD FORM OF WAIVER OF RIGHTS WILL BE PROVIDED TO THE CLIENT BY THE ARCHITECT. THE ARCHITECT'S STANDARD FORM OF WAIVER OF RIGHTS WILL BE PROVIDED TO THE CLIENT BY THE ARCHITECT.

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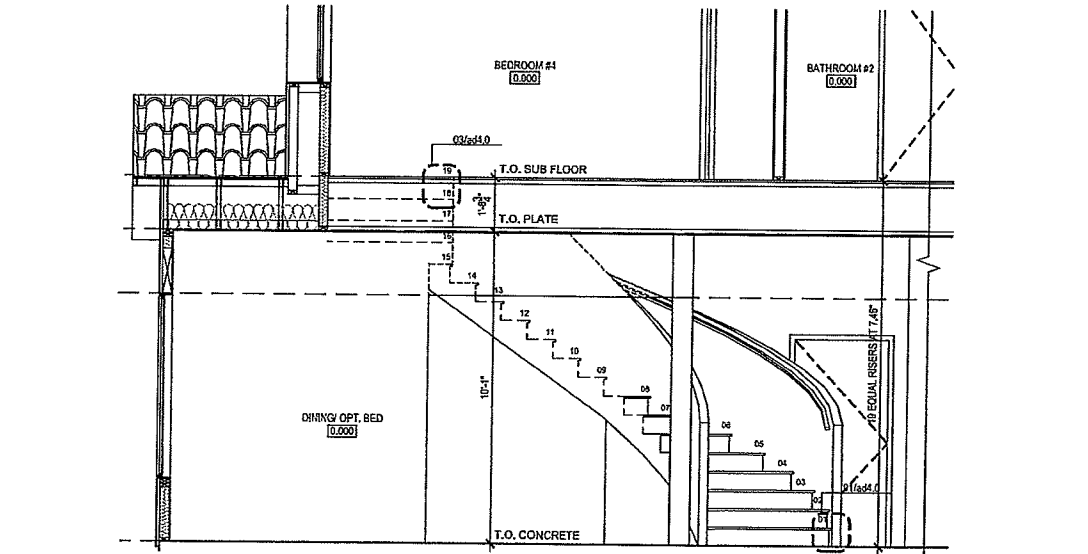
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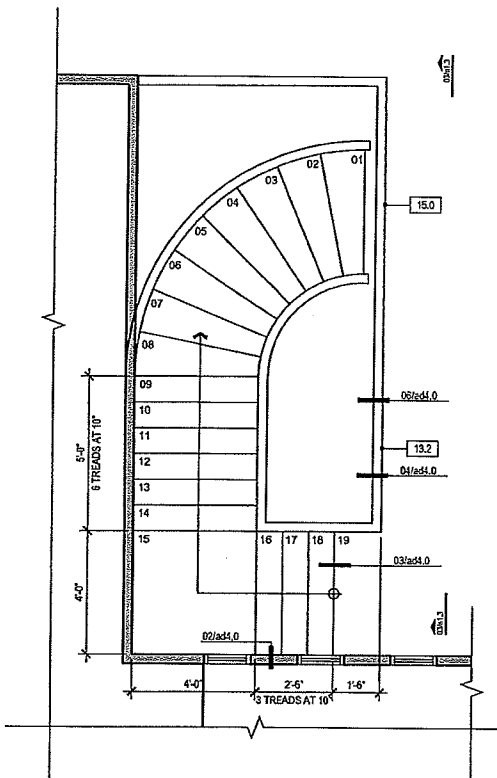
plan 2 second floor plan
option

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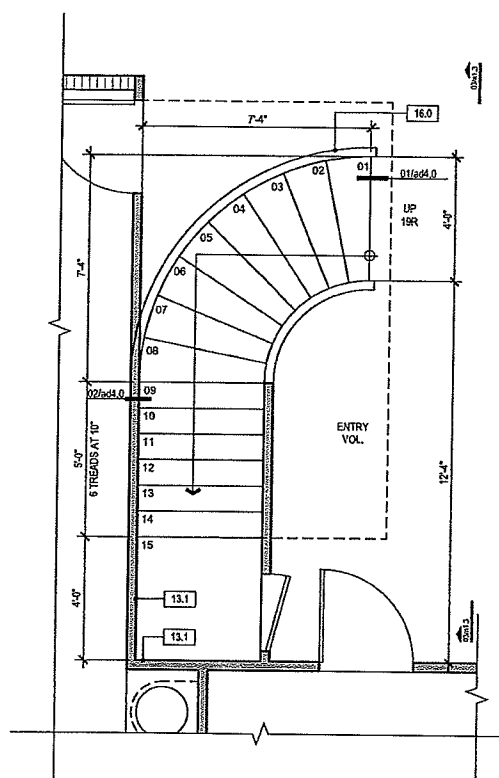
a1.2



03 stair section
3/8" = 1'-0"



02 enlarged stair plan - 2nd floor
3/8" = 1'-0"



01 enlarged stair plan - 1st floor
3/8" = 1'-0"

floor plan key notes

- 32 X 21 DOUBLE SINK WITH GARBAGE DISPOSAL.
- DISHWASHER (24" W. X 24" D. W/ AIR GAP). VERIFY DIMENSIONS WITH MANUFACTURER.
- 39" WIDE CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER RIB AND SHUT-OFF FOR ICE-MAKER).
- 30" GAS RANGE WITH HOOD, LIGHT AND FAN ABOVE.
- 5 SHELVES EQUALLY SPACED. SEE PLANS FOR WIDTH.
- SHELF & POLE.
- PANTRY W/ 5 SHELVES EQUALLY SPACED. SEE PLANS FOR WIDTH.
- RECESSED MEDICINE CABINET.
- TOWEL BAR. PROVIDE 2X8 BLOCKING @ 40" A.F.F..
- TOWEL RING. PROVIDE 2X8 BLOCKING @ 44" A.F.F..
- 32" X 60" TUB / SHOWER COMBO
- OPTIONAL 4" LINEAR FIREPLACE: KHDLP500 MARQUIS DIRECT VENT, INSTALL PER MANUFACTURER SPECIFICATION.
- DARCY 10242 TUB & SHOWER SUITE.
- DARCY 42" X 60" TUB
- 42" X 60" SHOWER: PREFABRICATED SHOWER PAN, FINISH WALLS W/ TILE OVER 1/2" FIBER CEMENT BACKER BD TO 72" HIGH MIN.
- TEMPERED GLASS SHOWER ENCLOSURE, FINISH WALLS W/ TILE OVER 1/2" CEMENT BACKER BOARD TO 72" HIGH MINIMUM AT WALK-IN SHOWER.
- WATER HEATER ON 18" PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE.
- 3" DIA. PIPE COLUMN, CONCRETE FILLED, EXTENDING 36" ABOVE SLAB AND 24" INTO FOOTING. SEE DETAIL 07AD1.0.
- 22" X 30" ATTIC ACCESS 1/8" W/ 30" MIN. CLEAR HEADROOM. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU WITH 30" WORKSPACE.
- AC CONDENSER ON CONCRETE PAD. (VERIFY SIZE AND LOCATION)
- 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.
- DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE 14" MAX. LENGTH WITH 2 ELBOWS MAX. OR U.A.O. PER MECHANICAL DRAWINGS.
- 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. 1/2" 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.
- 1/2" GYPSUM BOARD AT WALLS AND CEILING AT USEABLE SPACE UNDER STAIRS.
- DRAFTSTOP AT FLOOR / CEILING ASSEMBLY (I.R.C. R50.12) - REFER TO DETAIL 06b4.0.
- LOW WALL @ 34 1/2" A.F.F.. VERIFY HEIGHT WITH CABINET SUPPLIER.
- 38" H. DRYWALL GUARDRAIL - 1/2" DRYWALL OVER 2X WOOD FRAMING
- HANDRAIL @ 38" A.F.F..
- SOFFIT AT 7'-1" A.F.F. TO BOTTOM OF FRAMING
- CONCRETE LANDINGS: 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 7/8" MAX. BELOW TOP OF SLAB.
- SOLID CORE WOOD DOOR, MIN. 1 3/8" THICK, EQUIPPED W/ A SELF-CLOSING DEVICE.
- GARAGE DOORS SHALL BE TESTED IN ACCORDANCE W/ EITHER ASTM E330 OR ANSIDASMA 108 AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSIDASMA 108.
- 1-HR RATED WALL ASSEMBLY IN COMPLIANCE WITH ICC-ESR 2129 SECTION 4.4.2 SECOND ASSEMBLY.

floor plan notes

- 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 OPENABLE 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).
- SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
- ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
- ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
- WINDOWS ADJACENT TO TUBS, SHOWERS AND TUBSHOWERS, STAIRWAYS OR ADJACENT TO AND WITHIN 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
- ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
- 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. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
- PROVIDE A MINIMUM OF 10 MIL. VAPOR BARRIER UNDER ALL POURED IN PLACE CONCRETE FLOOR SLAB WHERE SLAB SERVES AS THE FLOOR FOR INTERIOR ENVIRONMENT.
- 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.
- 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 DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R302.12):
 10.1. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
 11. FIREBLOCKING 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 LOCATION IN ACCORDANCE WITH I.R.C. R302.8:
 11.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 11.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 11.1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 11.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROPPED CEILING AND COVE CEILINGS
 11.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 11.4. 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.
 11.5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, COMPLY WITH (I.R.C. R1003.19).
 12. A GAS OR WOOD-BURNING FIREPLACE, A CAUTION SIGN THAT STATES "CAUTION: DAMPER MUST BE PERMANENTLY BLOCKED OPEN IF GAS IS SUPPLIED TO THIS FIREPLACE." THE LETTERS MUST BE A MINIMUM 3/8" INCH IN HEIGHT.
 13. SKYLIGHTS SHALL COMPLY WITH (I.R.C. R508.9).
 14. 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". (I.R.C. TABLE R702.3.5)
 15. UNLESS OTHERWISE PERMITTED BY I.R.C. R316.5 OR R316.6, FOM 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).

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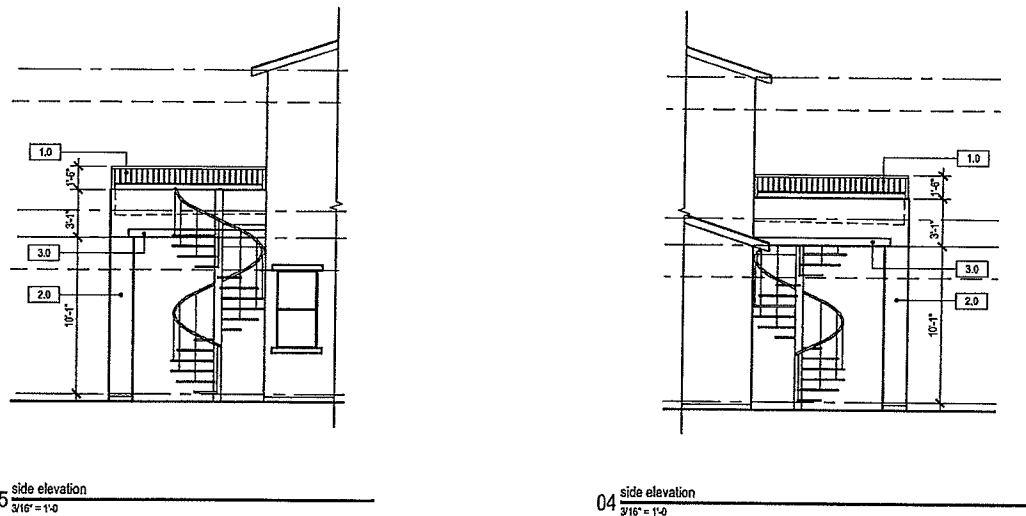
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PLOT DATE: 09.27.16
 PROJECT NUMBER: 2015.61

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 enlarged stair plans

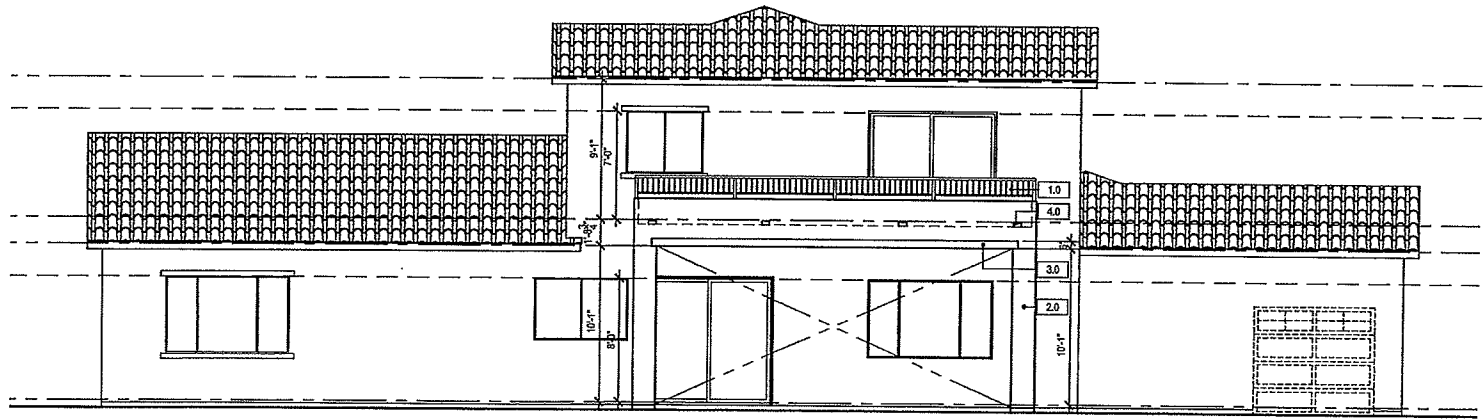
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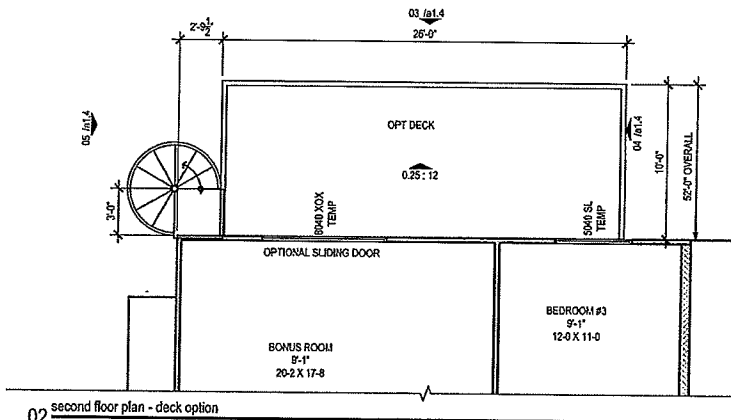


03 rear elevation
3/16" = 1'-0"

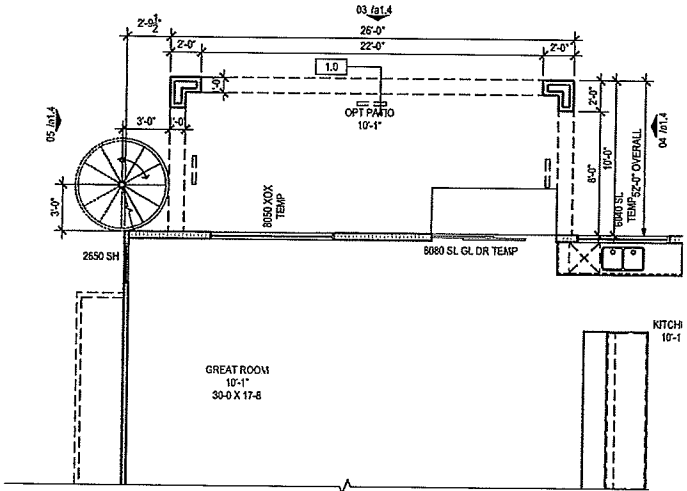
04 side elevation
3/16" = 1'-0"



03 rear elevation
3/16" = 1'-0"



02 second floor plan - deck option
3/16" = 1'-0"



01 first floor plan - patio option
3/16" = 1'-0"

floor plan key notes

- 1.0 22" x 3" STEEL SOFFIT VENT IN CEILING ABOVE - CONSTRUCTION METALS INC., MODEL #SV223 OR EQUAL
- 2.0 24 GA. GALV. METAL SCUPPER, 6"W x 3'H.

elevation key notes

- 1.0 18" HIGH METAL RAILING
- 2.0 ONE COAT STUCCO O' MTL LATH O' FOAM INSULATION BOARD
- 3.0 ONE COAT STUCCO O' 6" HIGH X 2" DEEP RIGID FOAM TRIM
- 4.0 THROUGH - WALL SCUPPER

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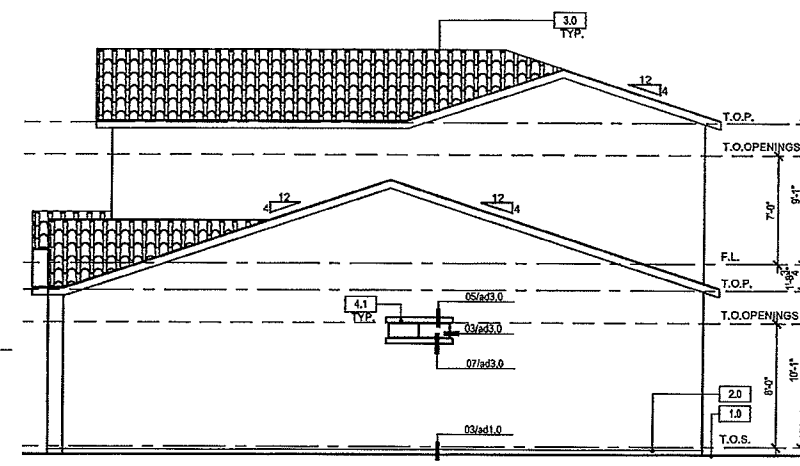
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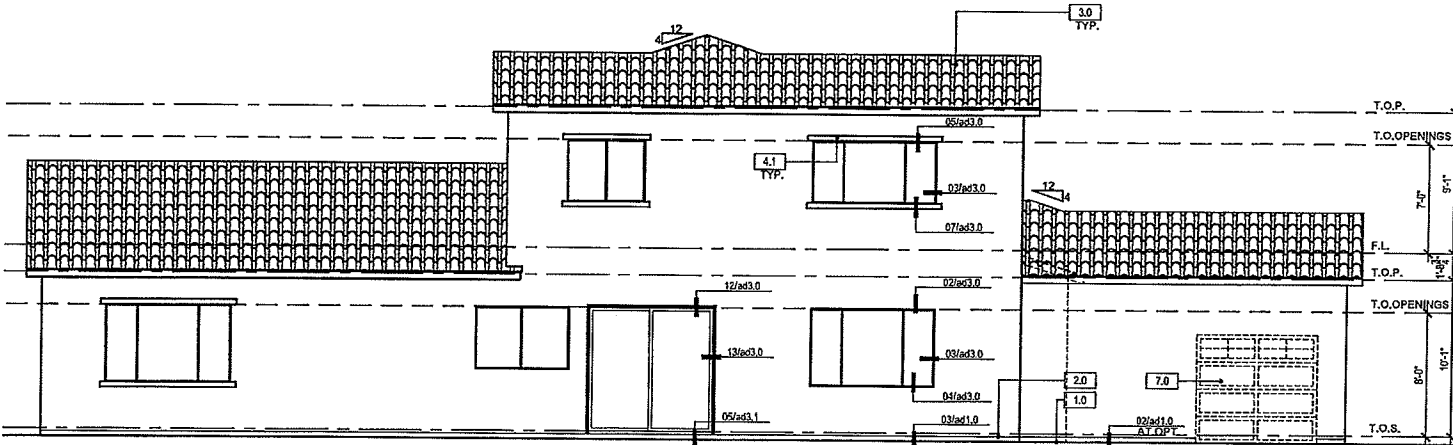
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plan 2 patio & deck option

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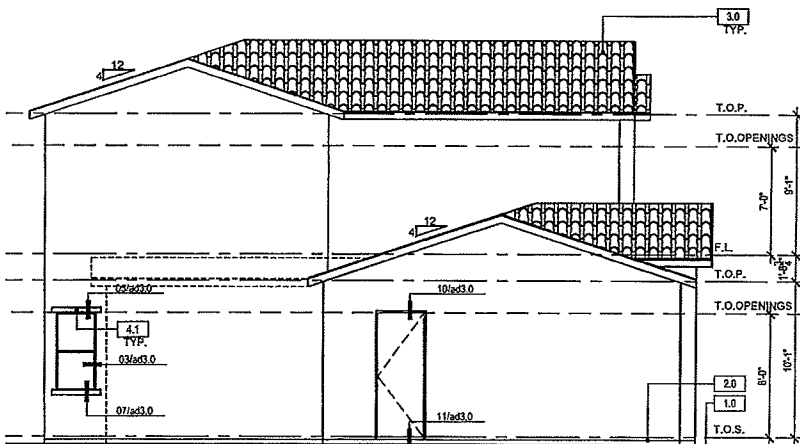
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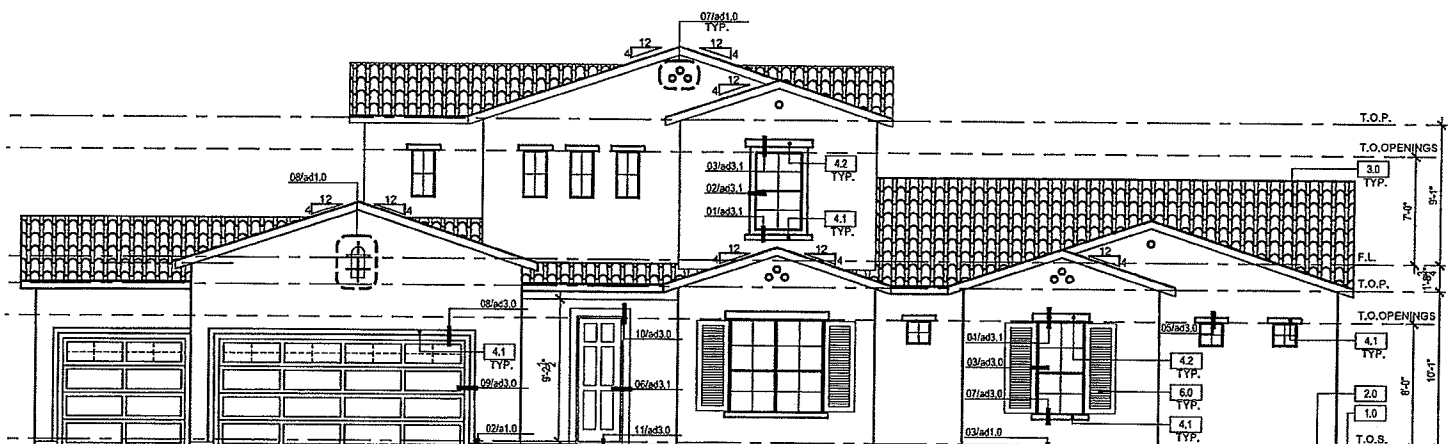
04 plan 2 right elevation a
3/16" = 1'-0"



03 plan 2 rear elevation a
3/16" = 1'-0"



02 plan 2 left elevation a
3/16" = 1'-0"



01 plan 2 front elevation a
3/16" = 1'-0"

- elevation key notes
- 1.0 FINISHED GRADE.
 - 2.0 WEEP SCREED.
 - 3.0 CONCRETE 'S' ROOF TILE IN COMPLIANCE WITH ESR-1900.
 - 3.1 CONCRETE FLAT ROOF TILE IN COMPLIANCE WITH ESR-1900.
 - 4.0 ONE COAT STUCCO SYSTEM.
 - 4.1 ONE COAT STUCCO OVER 4" WIDE RIGID FOAM TRIM.
 - 4.2 ONE COAT STUCCO OVER 6" WIDE RIGID FOAM TRIM.
 - 4.3 1 COAT STUCCO OVER 1" RIGID FOAM WRAP.
 - 5.0 OPTIONAL ADHERED STONE VENEER.
 - 6.0 SHUTTER.
 - 7.0 OPTIONAL GARAGE DOOR.
 - 8.0 DECORATIVE FOAM ACCENT.
 - 8.1 DECORATIVE METAL AT STUCCO RECESS.

- 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.
 2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM COMPLIANT WITH ICESR-1607.
 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 18" 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 01AD-3.0 FOR TYPICAL WINDOW FLASHING INSTALLATION.
 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 VEA THEREAFTER 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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REGISTERED ARCHITECT
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STATE OF NEVADA
DATE SIGNED: 05-04-2011

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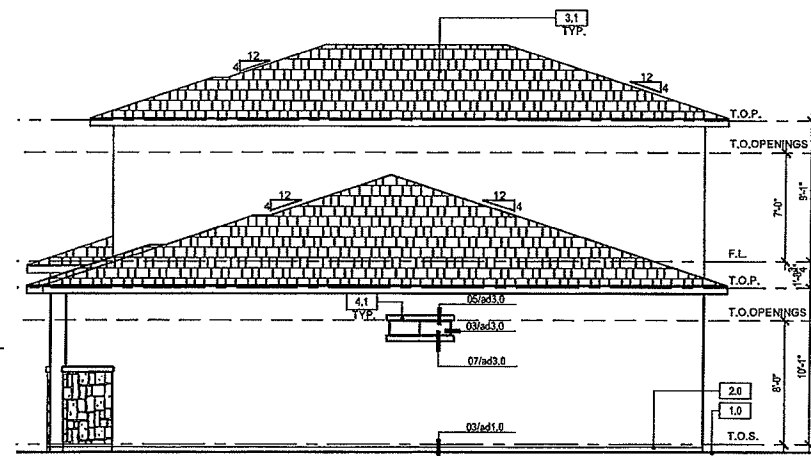
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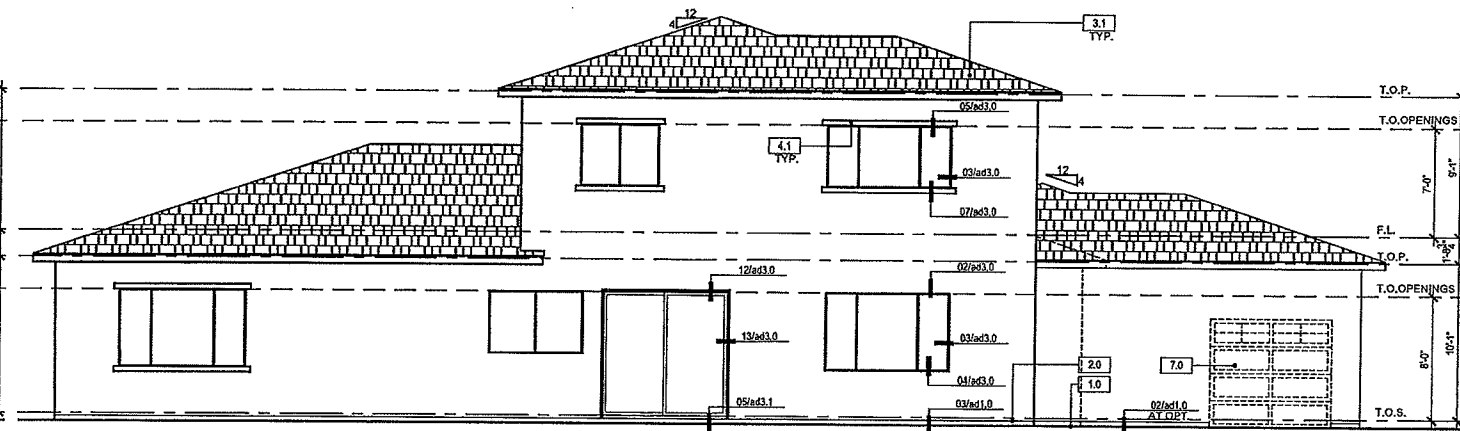
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PROJECT NUMBER: 2015.61

DRAWING: plan 2 elevations
option a

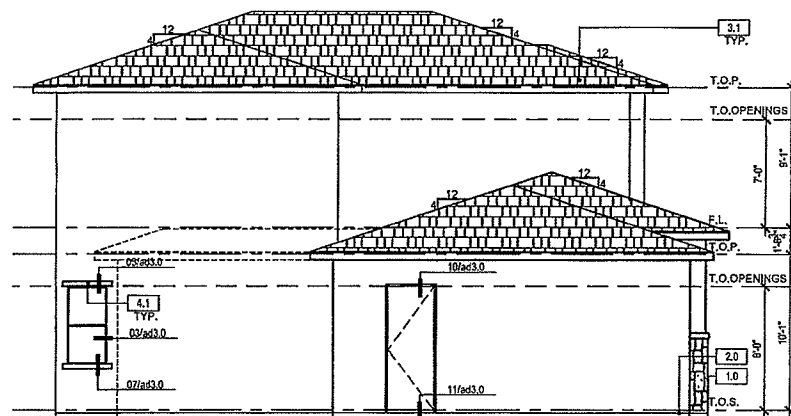
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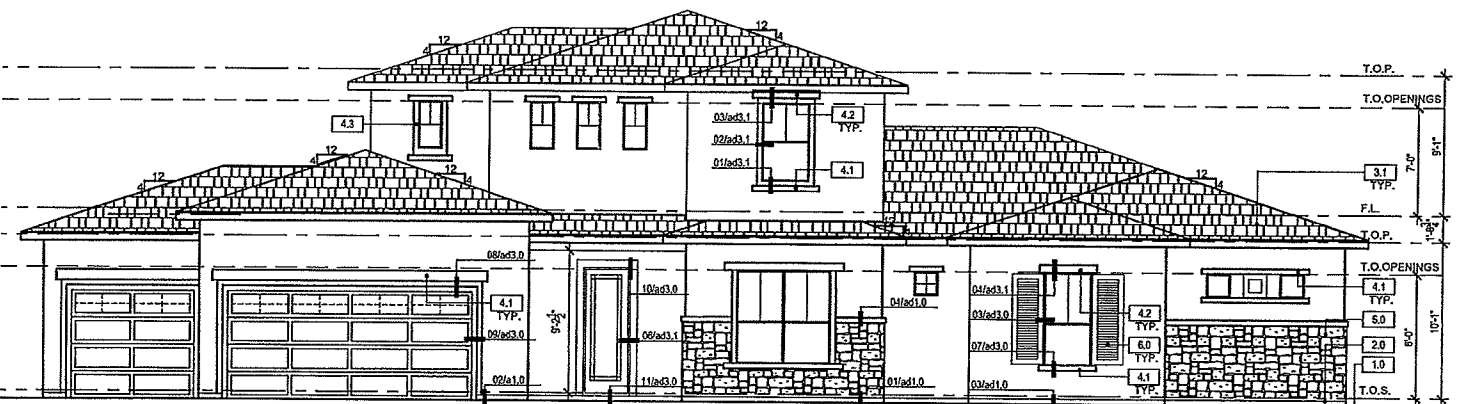
04 plan 2 right elevation b
3/16" = 1'-0"



03 plan 2 rear elevation b
3/16" = 1'-0"



02 plan 2 left elevation b
3/16" = 1'-0"



01 plan 2 front elevation b
3/16" = 1'-0"

elevation key notes

- 1.0 FINISHED GRADE.
- 2.0 WEEP SCREED.
- 3.0 CONCRETE 'S' ROOF TILE IN COMPLIANCE WITH ESR-1800.
- 3.1 CONCRETE FLAT ROOF TILE IN COMPLIANCE WITH ESR-1800.
- 4.0 ONE COAT STUCCO SYSTEM.
- 4.1 ONE COAT STUCCO OVER 4" WIDE RIGID FOAM TRIM.
- 4.2 ONE COAT STUCCO OVER 6" WIDE RIGID FOAM TRIM.
- 4.3 1 COAT STUCCO OVER 1" RIGID FOAM WRAP.
- 5.0 OPTIONAL ADHERED STONE VENEER.
- 6.0 SHUTTER.
- 7.0 OPTIONAL GARAGE DOOR.
- 8.0 DECORATIVE FOAM ACCENT.
- 8.1 DECORATIVE METAL AT STUCCO RECESS.

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.
2. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL. 1-COAT STUCCO SYSTEM COMPLIANT WITH ICESR-1607.
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 01AD-3.0 FOR TYPICAL WINDOW FLASHING INSTALLATION.
7. ALL BOX COLUINS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PLATE LINE TO ALLOW FOR VENTILATION.
8. PROVIDED (2) LAYERS OF GRADE 'V' 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 OVER THERBOARD 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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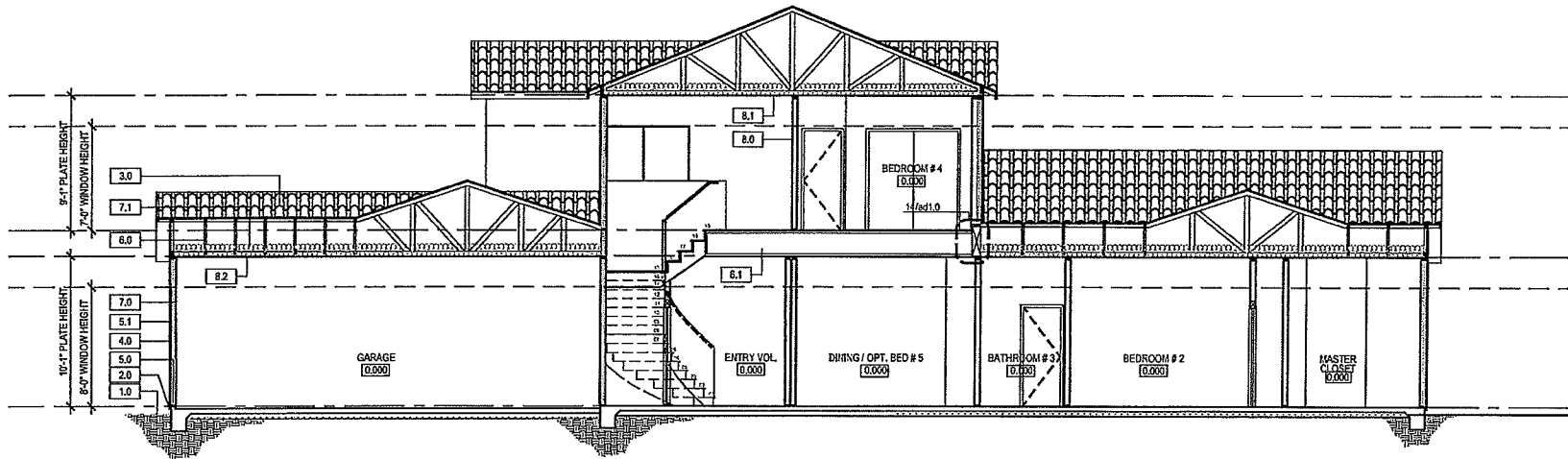
NO.	DATE	DESCRIPTION
01	09/27/16	RD SUBMITTAL
02		
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ALL DIMENSIONS AND APPROVED FINISHES ARE PART OF THE DESIGN PROVIDED BY THE ARCHITECT. FOR THE PROJECTS IN THIS BOOK, THE PROJECTS OF THE ARCHITECT ARE SHOWN TO THE RIGHT OF THE PROJECTS OF THE ARCHITECT. FOR THE PROJECTS OF THE ARCHITECT, THE ARCHITECT'S DESIGN IS SHOWN TO THE LEFT OF THE PROJECTS OF THE ARCHITECT. FOR THE PROJECTS OF THE ARCHITECT, THE ARCHITECT'S DESIGN IS SHOWN TO THE LEFT OF THE PROJECTS OF THE ARCHITECT.

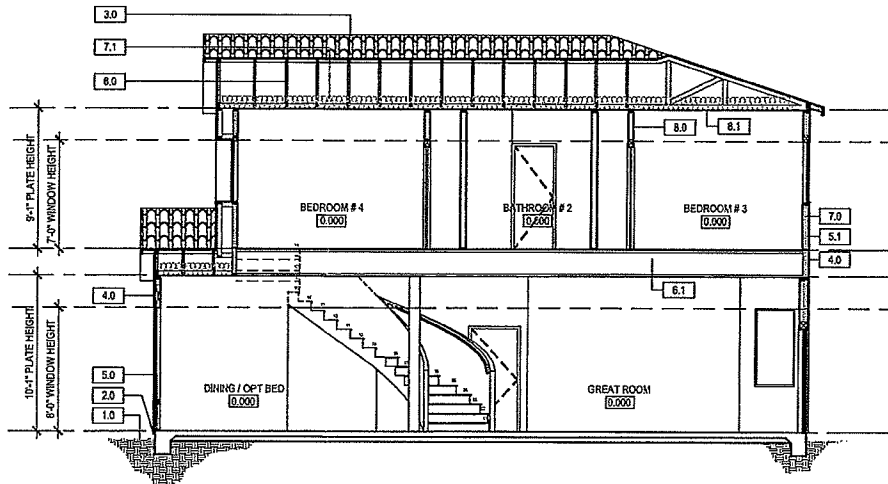
PLOT DATE: 09/27/16
PROJECT NUMBER: 2015 61

DRAWING: plan 2 elevations
option b

SHEET NUMBER: a2.1



02 section
3/16" = 1'-0"



01 section
3/16" = 1'-0"

section key notes

- 1.0 FINISHED GRADE.
- 2.0 WEEP SCREED.
- 3.0 CONCRETE ROOF TILE (ESR-1900).
- 4.0 ONE COAT STUCCO SYSTEM.
- 5.0 2X PRESSURE-TREATED OR REDWOOD SILL PLATE.
- 5.1 2X FRAMING @ 16" O.C. U.N.O. ON STRUCTURAL PLANS.
- 6.0 PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. U.N.O. ON STRUCTURAL PLANS.
- 6.1 PRE-MANUFACTURED FLOOR TRUSSES @ 24" O.C. U.N.O. ON STRUCTURAL PLANS.
- 7.0 EXTERIOR 2X4 WALL INSULATION: R-13
- 7.1 ROOF INSULATION: R-30
- 7.2 FLOOR INSULATION: R-19
- 7.3 EXTERIOR 2X6 WALL INSULATION: R-19
- 8.0 GYPSUM BOARD.
- 8.1 1/2" GYPSUM BOARD CEILING RATED OR 5/8" GYPSUM BOARD.
- 8.2 1/2" TYPE X GYPSUM BOARD.

section notes

1. BUILDING SECTIONS ARE FOR THE DEPICTION OF THE BASIC BUILDING DESIGN, INCLUDING THE VERTICAL AND HORIZONTAL SPACE AND DIMENSIONS. THESE BUILDING SECTIONS ARE NOT INTENDED TO BE USED FOR STRUCTURAL ELEMENTS SUCH AS BEAMS, FOOTINGS, GRADE BEAMS, ETC. DESIGN OR LOCATIONS, REFER TO STRUCTURAL DRAWINGS AND ENLARGED DETAILS FOR SPECIFIC DESIGN AND CONSTRUCTION REQUIREMENTS.
2. TOP OF RIDGE, MIDPOINT OF RIDGE, PLATE HEIGHTS, NATURAL GRADE HEIGHT AND ANY OTHER VERTICAL CONTROL DIMENSION SHOWN ON THE SECTIONS OR ELEVATIONS ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR WITH A STRING LINE BEFORE ERECTION OF ROOF FRAMING ELEMENTS. CLIENT IS TO BE NOTIFIED IF THERE ARE ANY DISCREPANCIES OR CONFLICTS WITH PLANNING DEPARTMENT OR HOMEOWNERS ASSOCIATION BUILDING HEIGHTS AND/OR ENVELOPE REQUIREMENTS. GENERAL CONTRACTOR ASSUMES ALL LIABILITY AND COSTS OF LOWERING ROOF FRAMING IF STRUCTURE IS ERECTED BEFORE STRING LINE CONFIRMATIONS ARE COMPLETED.
3. PROVIDE INSULATION AS FOLLOWS:
 - EXTERIOR 2X4 WALLS R-13
 - EXTERIOR 2X6 WALLS R-19
 - ROOFS R-30
 - RAISED WOOD FLOORS R-19
- CONFIRM INSULATION REQUIREMENTS WITH ENERGY COMPLIANCE STATEMENT.
4. 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 LOCATION IN ACCORDANCE WITH I.R.C. R602.2:
 - 4.1 IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
 - 4.1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - 4.1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 - 4.2 AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROPPED CEILING AND COVE CEILINGS
 - 4.3 IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN
 - 4.4 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.
5. 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 5/8" RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
6. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION PER IRC.
7. REFER TO FLOOR PLAN FOR CEILING HEIGHTS, DIMENSIONS AND SPECIFICATIONS.

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NO.	DATE	DESCRIPTION
	09.27.16	60 SUBMITTAL

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PLOT DATE: 09.27.16

PROJECT NUMBER: 2015.61

DRAWING:
plan 2 sections

SHEET NUMBER:

a3.0