# DEPARTMENT OF PLANNING

**Application / Petition Form & Statement of Financial Interest**

| Department Use | |
|---|---|
| Case # | |
| Meeting Date | |
| Total Fee | |
| Received By/Date | |

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Rezoning / Tentative Map / Variance

**Project Address** (Location) Northwest of Vegas Dr and N. Tonopah Dr

**Project Name** Tonopah & Vegas **Proposed Use** Single Family Residential

**Assessor's Parcel #(s)** 139-20-802-002 & 139-20-802-003 **Ward #** 5 - Crear

**General Plan:** Existing ML Proposed N/A **Zoning:** Existing U Proposed R-CL

**Additional Information** 29-Lot single family residential subdivision

**Property Owner** Phantom Group LLC Contact

Address 1960 Carla Ridge City Beverly Hills State CA Zip 90210

E-mail Phone

**Applicant** LGI Homes – Nevada, LLC Contact Jay Aston

Address 4250 Simmons Street, Suite 200 City Las Vegas State NV Zip 89032

E-mail Jay.aston@lgihomes.com Phone (702)499-6809

**Representative** Taney Engineering Contact Brian Myers/Janna Felipe

Address 6030 S. Jones Blvd City Las Vegas State NV Zip 89118

E-mail brianm@taneycorp.com/jannaf@taneycorp.com Phone (702)-362-8844

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 base parcel.**

**City Official** **Partner(s)**

**Partner(s)**

• 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 the application, or the lessee or agent fully authorized by the owner to make this submission as indicated by the owner's signature below.

• Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature**

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

**Print Name** Joseph Gorman

22-0339
06/16/2022

Subscribed and sworn before me

This day of 20

Notary Public in and for said County and State

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles )

On 6/14/2022 before me, Hengameh Shirvani, Notary Public
(insert name and title of the officer)

persona ly appeared Joseph Golshan,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorizeo capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

HENGAMEH SHIRVANI
COMM. #2393756
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Feb. 12, 2026

22-0339
06/16/2022

101436-PRE- Tonopah and Vegas

# DEPARTMENT OF PLANNING

## TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

**A.** Tentative Map Contents

- ☑ 1. Name of the proposed subdivision.
- ☑ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☑ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☑ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☑ 5. Identification of adjoining properties.
- ☑ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☑ 7. Existing structures and other physical features.
- ☑ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☑ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☑ 10. Existing and proposed street names.
- NR 1. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☑ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☑ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- NR 4. Existing and proposed storm drains.
- ☑ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☑ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☑ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

22-0399
06/16/2022

☑ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.

NR 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.

☑ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.

NR 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

**B.** Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

☐ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.

☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code.

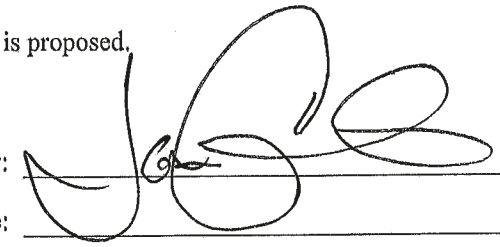
☐ 3. Any proposed deviations from City standards.

☐ 4. A copy of the deed for the property, if required.

☐ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.

☐ 6. A compatible digital format copy of the tentative map.

☐ 7. If applicable, a letter indicating that an in lieu of park is proposed.

Reviewed by: 

Department of Public Works Signature: _____

Date: _____

22-0339
06/16/2022

# DEPARTMENT OF PLANNING

22-0339
06/16/2022

DATE: 06/06/2022

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

**RE:** **PROJECT NAME** Tonopah & Vegas
**Tentative Map Election to Follow Alternative Procedure and Consent to Extension of Time Limit**

To whom it may concern:

LGI Homes - Nevada, LLC (Subdivider) hereby elects to follow the alternative procedure for tentative map processing set forth in LVMC 19.16.050(C)(4). In so doing, Subdivider acknowledges that this election and the City's acceptance of a tentative map application as complete shall be deemed to constitute the mutual consent of the City and Subdivider to extend the time limits set forth in NRS 278.350 for the City to act and report on a tentative map. Subdivider also acknowledges that final action on the map may not occur until final action has been taken on any related zoning application, site development plan review, or both. Subdivider has elected the alternative procedure to facilitate the ability of the tentative map to be heard concurrently with any and all associated land use entitlements.

If any question or concerns arise from this request please contact Jared Aston at (702)-499-6809. Thank you.

Sincerely,

Jared Aston
(Signature)

Jared Aston
(Print)

Subscribed and sworn before me

This 14th day of June, 2022.

Janna Felipe
Notary Public in and for said County and State
Janna Felipe

JANNA FELIPE
Notary Public - State of Nevada
Appointment Recorded in Clark County
No: 03-81646-1 - Expires March 30, 2024

# SKYLINE
## CLARK COUNTY, NV

### 25 DECIBEL NOISE LEVEL REDUCTION

PRESCRIPTIVE STANDARD
1. BRICK VENEER, MASONRY BLOCKS OR STUCCO EXTERIOR WALLS SHALL BE CONSTRUCTED AIRTIGHT.
2. AT THE PENETRATION OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS, THE SPACE BETWEEN THE WALL AND PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR.
3. WINDOW AND/OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.
4. FIREPLACES SHALL COMPLY WITH THE CLARK COUNTY BUILDING CODE.
5. ALL SLEEPING SPACES SHALL BE PROVIDED WITH A CARPETED FLOOR.
6. THROUGH-THE-WALL OR DOOR MAILBOXES SHALL NOT BE USED.

EXTERIOR WALLS
STUD WALLS SHALL BE AT LEAST 4" IN NOMINAL DEPTH
1. THE INTERIOR SURFACE OF THE EXTERIOR WALLS SHALL BE OF GYPSUM BOARD OR PLASTER AT LEAST ½" THICK, INSTALLED ON THE STUDS.
2. IN ADDITION TO EXTERIOR WALL COVERING, CONTINUOUS COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING AT LEAST ½" THICK SHALL COVER THE EXTERIOR SIDE OF THE WALL STUD.
3. SHEATHING PANELS SHALL BE COVERED ON THE EXTERIOR WITH OVERLAPPING BUILDING PAPER.

WINDOWS
1. GLASS SHALL BE AT LEAST 3/16" THICK.
2. ALL OPERABLE WINDOWS SHALL BE WEATHER-STRIPPED.
3. THE GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON-HARDENING SEALANT OR A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

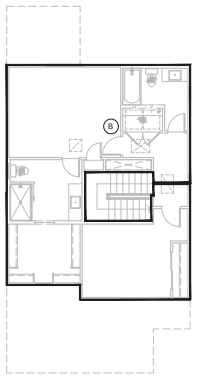
DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, NON-HARDENING SEALANT OR IN A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

ROOFS
1. WITH AN ATTIC OR RAFTER SPACE AT LEAST 6" DEEP AND WITH A CEILING BELOW, THE ROOF SHALL CONSIST OF ½" COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING TOPPED BY ROOFING, AS REQUIRED.
2. OPEN BEAM ROOF CONSTRUCTION SHALL FOLLOW THE ENERGY INSULATION STANDARD METHOD FOR BATT INSULATION.

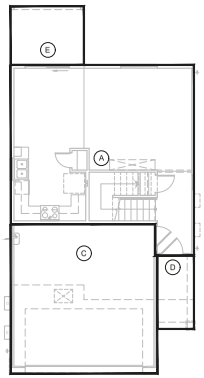
CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

VENTILATION
1. A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED THAT WILL PROVIDE THE MINIMUM AIR CIRCULATION AND FRESH AIR SUPPLY REQUIREMENTS FOR VARIOUS USES IN OCCUPIED ROOMS, WITHOUT THE NEED TO OPEN ANY WINDOWS, DOORS OR OTHER OPENINGS TO THE EXTERIOR. THE SUPPLY AND RETURN DUCTS SERVING ALL CONDITIONED AIR EQUIPMENT SHALL HAVE THE FIRST 5 FEET FROM THE EXTERIOR OF 20 GAUGE STEEL DUCT, INCLUDING ONE 90 DEGREE BEND, AND SHALL BE LINED WITH 1" THICK COATED FIBER GLASS INSULATION. ( THIS INCLUDES ATTIC-MOUNTED EQUIPMENT.)
2. GRAVITY VENT OPENINGS IN ATTICS SHALL NOT EXCEED CODE MINIMUMS IN SIZE AND NUMBER.
3. ALL VENT DUCTS (EXCEPT KITCHEN EXHAUST DUCTS), INCLUDING BATHROOM AND DRYER EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS, SHALL CONTAIN A MINIMUM OF 20 GAUGE STEEL DUCT IN THE LAST 5 FOOT LENGTH TO THE EXTERIOR. EACH DUCT SHALL BE PROVIDED WITH A 90 DEGREE BEND IN THE DUCT, SUCH THAT THERE IS NO DIRECT LINE OF SIGHT THROUGH THE DUCT.
4. LISTED FACTORY-MADE DUCT, SPECIFICALLY DESIGNED TO MEET THE 25 DECIBEL NOISE/SOUND ATTENUATION REQUIREMENT MAY BE SUBSTITUTED FOR 20 GAUGE STEEL DUCT.
5. DOMESTIC RANGE EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS SHALL CONTAIN A BACK DRAFT DAMPER.

### BUILDING FOOTPRINT




SECOND FLOOR PLAN




FIRST FLOOR PLAN

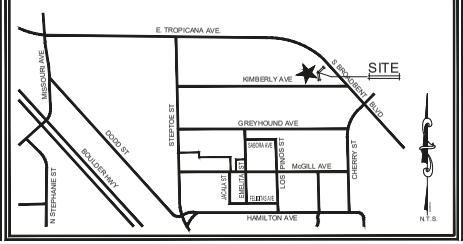
### SQUARE FOOTAGE TABLE

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

| LIVABLE: | ALL ELEV. | A | B | C |
|---|---|---|---|---|
| (A) FIRST FLOOR | 565 | - | - | - |
| (B) SECOND FLOOR | 719 | - | - | - |
| TOTAL LIVABLE: | 1284 | - | - | - |
| **NON LIVABLE:** | **ALL ELEV.** | **A** | **B** | **C** |
| (C) 2 CAR GARAGE | 406 | - | - | - |
| (D) COVERED PORCH | 50 | - | - | - |
| (E) COVERED PATIO | 80 | - | - | - |

1. MISC. PROJECTIONS SUPPORT ROOF STRUCTURE WITH OR WITHOUT FOUNDATION UNDERNEATH, I.E. AREA UNDER ROOF.
2. MISC. APPENDAGES HAVE CONCRETE FOUNDATION UNDERNEATH WITHOUT ROOF STRUCTURE, I.E. SLAB AREA.

### VICINITY MAP:




### CONSULTANTS

| | |
|---|---|
| ARCHITECTURAL DESIGN: | FELTEN GROUP<br>18325 N. ALLIED WAY, SUITE 200<br>PHOENIX, AZ 85054<br>CONTACT: RANDY KUNZELMANN<br>(602) 867-2500<br>RANDY.KUNZELMANN@FELTENGROUP.COM |
| ARCHITECTURAL CONSTRUCTION DOCUMENTS: | FELTEN GROUP<br>18325 N. ALLIED WAY, SUITE 200<br>PHOENIX, AZ 85054<br>CONTACT: MARK DIANA<br>(602) 867-2500<br>MARK.DIANA@FELTENGROUP.COM |
| STRUCTURAL: | FELTEN GROUP<br>18325 N. ALLIED WAY, SUITE 200<br>PHOENIX, AZ 85054<br>CONTACT: JOHN MORGAN<br>(602) 867-2500<br>JOHN.MORGAN@FELTENGROUP.COM |
| ELECTRICAL: | FELTEN GROUP<br>18325 N. ALLIED WAY, SUITE 200<br>PHOENIX, AZ 85054<br>CONTACT: MARK DIANA<br>(602) 867-2500<br>MARK.DIANA@FELTENGROUP.COM |
| MECHANICAL: | LOVE ENGINEERING<br>5740 N. TEE PEE LANE<br>LAS VEGAS, NV 89149<br>CONTACT: JOSEPH JUN PARK<br>(702) 658-2587<br>JOSEPH@LOVEENGR.COM |
| PLUMBING: | FELTEN GROUP<br>18325 N. ALLIED WAY, SUITE 200<br>PHOENIX, AZ 85054<br>CONTACT: MARK DIANA<br>(602) 867-2500<br>MARK.DIANA@FELTENGROUP.COM |
| ENERGY CALCULATIONS: | 3E, LLC<br>LAS VEGAS , NV 89148<br>847-338-5277<br>NV3E@OUTLOOK.COM<br>JOHN KAUCICH |

### CODE INFORMATION
MUNICIPALITY - CLARK COUNTY, NEVADA

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 CLARK COUNTY BUILDING ADMINISTRATIVE CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)
2018 UNIFORM MECHANICAL CODE (UMC)
2018 UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 CCAC 22.02.235 CLACK COUNTY BUILDING ADMINISTRATIVE CODE

### SHEET INDEX


COVER SHEET AND GENERAL NOTES
C1.1 COVER SHEET AND SHEET INDEX
GAN1.1 GENERAL ARCHITECTURAL NOTES

MAIN FLOOR PLANS
A1.1 FLOOR PLANS - ALL ELEVATIONS

EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION A
A2.2 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION B
A2.3 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION C

BUILDING SECTIONS
A3.1 BUILDING SECTIONS - ALL ELEVATIONS

ARCHITECTURAL DETAILS
A.D1 ARCHITECTURAL DETAILS
A.D2 ARCHITECTURAL DETAILS
A.D3 ARCHITECTURAL DETAILS

MECHANICAL PLANS
M0.1 MECHANICAL CALCULATIONS
M1.1 MECHANICAL PLAN

PLUMBING PLANS
P1.1 WASTE SCHEMATIC, WATER METER CALCULATIONS
P1.2 GAS PIPING SCHEMATIC

ELECTRICAL PLANS
E1.0 ELECTRICAL GENERAL NOTES, CALCULATIONS AND SCHEDULES
E1.1 ELECTRICAL PLAN - ALL ELEVATIONS

STRUCTURAL GENERAL NOTES
GSN GENERAL STRUCTURAL NOTES

POST-TENSIONED FOUNDATION PLANS
S1.01 FOUNDATION PLAN - ALL ELEVATIONS
S1.02 TENDON LAYOUT - ALL ELEVATIONS

ROOF FRAMING PLANS
S2.01 FLOOR FRAMING PLAN - ALL ELEVATIONS
S2.02 ROOF FRAMING PLAN ELEVATION A
S2.03 ROOF FRAMING PLAN ELEVATIONS B & C

BRACED/SHEAR WALL PLANS
S3.01 LOWER BRACED/ SHEAR WALL PLAN - ALL ELEVATIONS
S3.02 UPPER BRACED/ SHEAR WALL PLAN - ALL ELEVATIONS

STRUCTURAL DETAILS
SD.01 STRUCTURAL DETAILS
SD.02 STRUCTURAL DETAILS
SD.03 STRUCTURAL DETAILS
SD.04 STRUCTURAL DETAILS
SD.05 STRUCTURAL DETAILS
SD.06 STRUCTURAL DETAILS


22-0339
06/16/2022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FELTEN GROUP
ARCHITECTURE | ENGINEERING | FORENSICS
Phone: 602.867.2500 WWW.FELTENGROUP.COM

LGI HOMES
9950 E. DEL CAMINO
SUITE 118
SCOTTSDALE, AZ 85258
PHONE (602) 491-1483


COVER SHEET

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1284
PLAN NAME
BIRCH
SHEET NUMBER
C1.1


louis.trujillo Apr 16, 2020 - 3:48pm Z:\A_MLO\ Homes\Nevada\Skyline\1284\Architecture\Active Folder\Plot Sheets\1284-01-C1.1.dwg

## GENERAL ARCHITECTURAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS.

### DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCIES AND POTENTIAL CONFLICTS WITH THESE CONSTRUCTION DRAWINGS SHALL BE REPORTED TO FELTEN GROUP BEFORE PROCEEDING WITH CONSTRUCTION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.

### GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY, AND ENVIRONMENTAL LAWS, CODES AND ORDINANCES OF THE GOVERNING MUNICIPALITY, COUNTY AND STATE.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. ALL PRODUCTS LISTED BY ICC-ES ESR REPORT NUMBERS, OR SIMILAR TESTING REPORTS, SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC-ES-APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
5. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES.
6. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
7. THE STANDARD OF CARE FOR ALL PROFESSIONAL ARCHITECTURAL AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
8. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
9. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER. FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT, OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK
10. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
11. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE EITHER RESPONSIBLE OR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR WILL NOTIFY THE OWNER OF ANY SUSPECTED HAZARDOUS MATERIAL.
13. THE CONTRACTOR, BY PROCEEDING WITH CONSTRUCTION REPRESENTS THAT HE HAS REVIEWED THE CONSTRUCTION DRAWINGS, HAS HAD THE OPPORTUNITY TO VISIT THE SITE, HAS FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, LAWS, REGULATIONS AND SECURITY REQUIREMENTS UNDER WHICH WORK IS TO BE PERFORMED, AND THE SITE USES COORDINATED WITH THE BUILDER.
14. FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR EQUIPMENT OR COMPLETING THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST.
15. ALL ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED UNDER CONTRACT WITH BUILDER.
16. ALL MATERIALS USED IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE SPECIFIED BY BUILDER.

### GRADING AND DRAINAGE

1. REFER TO THE SITE-SPECIFIC PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION PROVIDED BY OTHERS (ENGINEERED GRADING AND DRAINAGE PLANS, ENGINEERED OFFSITE DEVELOPMENT PLANS, AND/OR ENGINEERED GEOTECHNICAL REPORT) FOR ADDITIONAL INFORMATION, RECOMMENDATIONS AND REQUIREMENTS NOT SHOWN ON THESE PLANS. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
2. IN THE ABSENCE OF PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION FOR THIS PROJECT, THE OWNER, BUILDER, CONTRACTOR AND TRADE CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SITE IMPROVEMENTS THAT PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND SITE AS REQUIRED BY CODE AND GOOD CONSTRUCTION PRACTICE. FAILURE TO PROVIDE PROPER DRAINAGE MAY AFFECT THE LONG TERM PERFORMANCE OF THE FOUNDATION SYSTEM, STRUCTURE AND SURROUNDING FLATWORK.
3. ALL NATURAL AND FINISHED GRADES, FINISHED PAD AND FLOOR HEIGHTS, SLOPES, DRAINAGE SWALES, ROOF GUTTER AND DOWNSPOUT COLLECTION SYSTEMS, UNDERGROUND UTILITIES AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
5. IN AREAS WHERE EXPANSIVE SOILS OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE NOT LESS THAN 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
6. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
7. CONCRETE AND MASONRY FOUNDATIONS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE.

### GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

### INTERIOR MATERIAL AND FINISHES

1. 1/2" GYPSUM BOARD THROUGHOUT, UNLESS NOTED OTHERWISE. USE 1/2" SAG-RESISTANT GYPSUM BOARD AT CEILING.
2. SHOWER DOOR/OPENING SHALL BE SHOWER ROD OR TEMPERED GLASS SHOWER ENCLOSURE/DOOR.
3. GLAZING IN WALLS, ENCLOSURES AND DOORS CONTAINING OR FACING BATHTUBS AND SHOWERS WITH THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE DESIGNED TO COMPLY WITH THE TEST CRITERIA FOR CATEGORY II GLAZING IN ACCORDANCE WITH CPSC 16 CFR 1201. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION TO COMPLY WITH THIS IMPACT TEST STANDARD.
4. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
5. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF APPROVED MATERIAL AS FOLLOWS: GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-CEMENT BACKER BOARD, OR NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS. BACKER BOARDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. GENERAL CONTRACTOR SHALL COORDINATE BACKING FOR ALL ACCESSORIES (TOWEL BARS, TOWEL RINGS, TOILET PAPER HOLDERS, CLOTHES PEGS, ETC.) IN BATHROOMS, KITCHEN AND OTHER AREAS AS REQUIRED.
7. PROVIDE BACKING FOR CURTAIN RODS AS REQUIRED.
8. GYPSUM BOARD CEILINGS AT KITCHEN AND BATHS SHALL BE TAPED, TEXTURED AND PAINTED SEMI-GLOSS. ALL OTHER GYPSUM BOARD CEILINGS SHALL BE TAPED, TEXTURED AND PAINTED FLAT UNLESS NOTED OTHERWISE.
9. ALL INTERIOR DOORS AND TRIM SHALL BE PAINTED GLOSS UNLESS NOTED OTHERWISE.
10. ALL FINISHES SHALL BE SELECTED BY BUILDER, AND ALL FLOORS, WALLS, CEILINGS, WOODWORK, ETC. SHALL BE PREPARED APPROPRIATELY TO RECEIVE THEIR RESPECTIVE FINISHES.
11. ALL DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR, UNLESS NOTED OTHERWISE. SLIDING GLASS DOORS SHALL HAVE TEMPERED GLASS.
12. FURNISH ALL FINISH HARDWARE NECESSARY FOR SMOOTH OPERATION OF DOORS. INCLUDE ALL REQUIRED DOOR STOPS, THRESHOLDS, WEATHER STRIPPING, FLUSH BOLTS, ETC. CONSULT WITH THE OWNER AS TO THE FUNCTION OF EACH DOOR IN ORDER TO DETERMINE APPROPRIATE HARDWARE.
13. ALL FINISH HARDWARE SHALL BE SELECTED BY BUILDER.

### METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE PROTECTION WITH SUFFICIENT CLEAR AREAS TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY.
4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

### THERMAL AND MOISTURE PROTECTION

1. CONTRACTOR SHALL PROVIDE ALL FLASHINGS, SEALANTS, WEATHER STRIPPING AND OTHER NECESSARY MATERIALS TO ENSURE THE FINISHED BUILDING WILL BE WEATHER TIGHT. CAULK AROUND ALL DOORS, WINDOWS, AND OTHER OPENINGS OR JOINTS WITH A SILICONE BASE SEALANT, LEAVE ADJACENT SURFACES CLEAN AND PROVIDE BACKING WHERE REQUIRED.
2. PROVIDE CAULKING AT ALL STUCCO PENETRATIONS BY STUCCO CONTRACTOR.
3. SLOPE SILLS TO DRAIN AWAY FROM WINDOWS.
4. SLOPE EXPOSED TOP OF PARAPETS AND WALLS TO DRAIN WATER.
5. WATERPROOF ALL SILLS AND PARAPETS. AT C.M.U., USE WATERPROOF COATING PRIOR TO INSTALLING FINISH. AT WOOD FRAMING, COVER WITH ASTM TYPE 30 FELT OR BITUTHENE MEMBRANE PRIOR TO INSTALLING FINISH (DO NOT PENETRATE TOP SURFACE AND ATTACH AT SIDES).
6. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

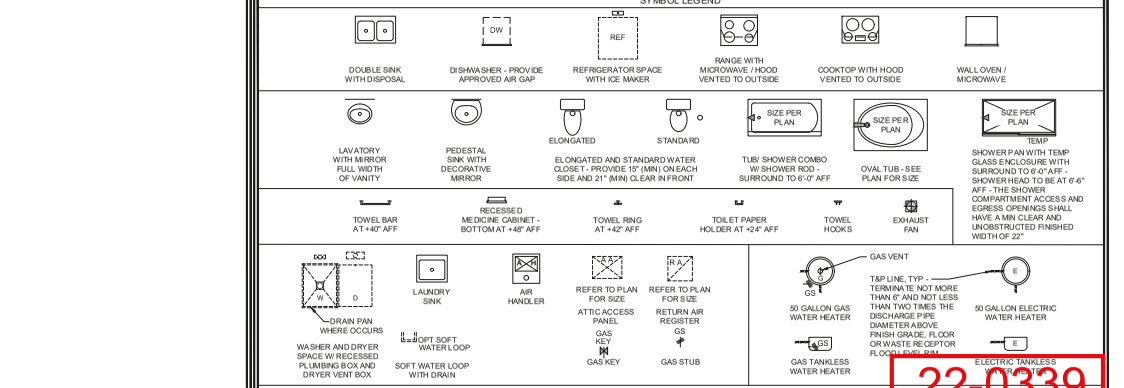
### SUBTERRANEAN TERMITE PROTECTION

1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

## ABBREVIATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| AA | ATTIC ACCESS | CU | COPPER | HR | HOUR | PLF | PER LINEAR FOOT | V | VOLT(S) |
| AB | ANCHOR BOLT | CW | COLD WATER | HS | HARD SURFACE | PLMB | PLUMBING | VCT | VINYL COMPOSITION TILE |
| ABS | ACRYLONITRILE BUTADIENE STYRENE (PIPING) | D | DRYER | HT (HGT) | HEIGHT | PLWD | PLYWOOD | VERT | VERTICAL |
| | | DBL | DOUBLE | HVAC | HEATING / VENTING / AIR CONDITIONING | PNL | PANEL | VEST | VESTIBULE |
| ABV | ABOVE | DET | DETAIL(S) | | | PR | PAIR | VIF | VERIFY IN FIELD |
| AC (A/C) | AIR CONDITIONING | DIA | DIAMETER | HYD | HYDRANT | PREFAB | PREFABRICATED | VP | VINYL PLANK |
| ADJ | ADJUSTABLE | DIAG | DIAGONAL | IBC | INTERNATIONAL BUILDING CODE | PRTL | PARTIAL | VS | VERSUS |
| AFCI | ARC-FAULT CIRCUIT-INTERRUPTER | DIF | DIFFUSER | | | PSF | POUNDS PER SQUARE FOOT | VTR | VENT THROUGH ROOF |
| AFF | ABOVE FINISHED FLOOR | DIM | DIMENSION | IECC | INTERNATIONAL ENERGY CONSERVATION CODE | PSI | POUNDS PER SQUARE INCH | W | WASHER |
| AH | AIR HANDLER | DISP | DISPENSER | | | PT | POST-TENSIONED | W/ (w/) | WITH |
| AIS | ASPHALT- IMPREGNATED SHEATHING | DISP | DISPOSAL | IEC | INTERNATIONAL MECHANICAL CODE | PT | PRESSURE-TREATED | WC (WC) | WATER CLOSET |
| | | DIV | DIVISION | | | PVC | POLYVINYL CHLORIDE (PIPING) | WD | WOOD |
| AL | ALUMINUM | DN | DOWN | IC | INSULATED CONTACT | PWDR | POWDER | W/D | WASHER / DRYER |
| ALT | ALTERNATE | DR | DOOR | ILU | IN LIEU OF | R | RISER | W&D | WASHER AND DRYER |
| AMP(S) | AMPERE(S) | DS | DOWNSPOUT | IN | INCH | RA | RETURN AIR | WDW | WINDOW |
| ARCH | ARCHITECTURAL | DTL | DETAIL(S) | INCL | INCLUDE (ED) (ING) | RAD (R) | RADIUS | WH | WATER HEATER |
| ASME | ASME INTERNATIONAL | DW | DISHWASHER | INSUL | INSULATE OR INSULATION | RAG | RETURN AIR GRILL | w/g | WITH GROUND |
| ASPH | ASPHALT | DWG | DRAWING | INT | INTERIOR | RECP | RECEPTACLE | WI | WROUGHT IRON |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | DWR | DRAWER | IPC | INTERNATIONAL PLUMBING CODE | REF | REFERENCE | WIC | WALK-IN CLOSET |
| | | EA | EACH | | | REF | REFRIGERATOR | WIN | WINDOW |
| ASSE | ASSE INTERNATIONAL | ELEC | ELECTRIC (AL) | IRC | INTERNATIONAL RESIDENTIAL CODE | REINF | REINFORCE (D) (ING) | W/O (w/o) | WITHOUT |
| AUTO | AUTOMATIC | ELEV | ELEVATION | | | REQ | REQUIRE (D) | WO | WALKOUT |
| AWG | AMERICAN WIRE GUAGE | EQ | EQUAL | KIT | KITCHEN | REV | REVISION (S) | WP | WATERPROOF (ING) |
| BA | BATH | EQUIP | EQUIPMENT | LAM | LAMINATE | RF | ROUGH FRAMED | WRB | WATER-RESISTIVE BARRIER |
| BD | BOARD | EXPD | EXPANDED | LAUN | LAUNDRY | RJ | ROOF JOIST | WRGA | WATER RESISTANT GYPSUM BOARD |
| BDRM | BEDROOM | EXH | EXHAUST | LAV | LAVATORY | RM | ROOM | | |
| BET | BETWEEN | EXIST | EXISTING | LB | POUND | RO | ROUGH OPENING | XO | SLIDING WINDOW |
| BF | BI-FOLD | EXT | EXTERIOR | LF | LINEAL FEET | RS | ROUGH SAWN | XOX | SLIDING-FIX-SLIDING WINDOW |
| BL | BUILDING LINE | FAU | FORCED AIR UNIT | LIN | LINEN | R/S | ROD AND SHELF | | |
| BLDG | BUILDING | FB | FLOOR BREAK | LT | LIGHT | SC | SOLID CORE | | |
| BLK | BLOCK | FD | FLOOR DRAIN | LTG | LIGHTING | SCH | SCHEDULE | | |
| BLKG | BLOCKING | FF | FACE FRAME | LVR | LOUVER | SD | SMOKE DETECTOR | | |
| BM | BEAM | FF | FINISH FLOOR | MAS | MASONRY | SF | SQUARE FEET | | |
| B/O | BOTTOM OF | FF HB | FROST-FREE HOSE BIBB | MATL | MATERIAL | SGD | SLIDING GLASS DOOR | | |
| BOT | BOTTOM | FG | FINISH GRADE | MAX | MAXIMUM | SGL | SINGLE | | |
| BP | BY-PASS | FIN | FINISH | MB | MACHINE BOLT | SH | SINGLE-HUNG | | |
| BRG | BEARING | FJ | FLOOR JOIST | M BA | MASTER BATH | SH | SHELF OR SHELVING | | |
| BSMT | BASEMENT | FLR | FLOOR | M BD | MASTER BEDROOM | SHGC | SOLAR HEAT GAIN COEFFICIENT | | |
| BTU | BRITISH THERMAL UNITS | FLUOR | FLUORESCENT | M BDRM | MASTER BEDROOM | | | | |
| C | COLD | FND | FOUNDATION | MC | MEDICINE CABINET | SHT | SHEET | | |
| CAB | CABINET(S) | FR | FRENCH | MECH | MECHANIC (AL) | SHTG | SHEATHING | | |
| CB | CIRCUIT BREAKER | FOS | FACE OF STUD | MED | MEDIUM | SHWR | SHOWER | | |
| CEM | CEMENT | FS | FREE STANDING | MEMB | MEMBRANE | SIM | SIMILAR | | |
| CER | CERAMIC | FT | FOOT OR FEET | MFR | MANUFACTURE (R) | SOV | SHUT OFF VALVE | | |
| CF | CUBIC FEET | FTG | FOOTING | MIN | MINIMUM | SPEC | SPECIFICATION | | |
| CFH | CUBIC FEET PER HOUR | FURR | FURRED (ING) | MR | MIRROR | SQ | SQUARE | | |
| CIR | CIRCLE | FUT | FUTURE | MISC | MISCELLANEOUS | SS | STAINLESS STEEL | | |
| CJ | CEILING JOIST | FX | FIXED | MLD | MOLDING | STD | STANDARD | | |
| CJT | CONTROL JOINT | G | GAS | MPE | MECHANICAL, PLUMBING, ELECTRICAL | STL | STEEL | | |
| CL | CENTER LINE | GA | GAUGE OR GAGE | | | STOR | STORAGE | | |
| CLG | CEILING | GAL | GALLON | MTL | METAL | STRUCT | STRUCTURAL | | |
| CLG HT | CEILING HEIGHT | GALV | GALVANIZED | MO | MASONRY OPENING | SYS | SYSTEM | | |
| CLKG | CAULKING | GAN | GENERAL ARCHITECTURAL NOTES | MPE | MECHANICAL, PLUMBING AND ELECTRICAL | T | TREAD | | |
| CLO | CLOSET | GC | GENERAL CONTRACTOR | MW | MICROWAVE | TBD | TO BE DETERMINED | | |
| CLR | CLEAR (ANCE) | GEN | GENERAL ELECTRICAL NOTES | NEC | NATIONAL ELECTRICAL CODE | T BM | TOP OF BEAM | | |
| CM | CONSTRUCTION MANAGER | GFCI | GROUND-FAULT CIRCUIT-INTERRUPTER | NO | NUMBER | TEL | TELEPHONE | | |
| CMU | CONCRETE MASONRY UNIT | GI | GALVANIZED IRON | NTS | NOT TO SCALE | TEMP | TEMPERED | | |
| CNTR | COUNTER | GL | GLASS OR GLAZING | O/ (o/) | OVER | T&G | TONGUE AND GROOVE | | |
| CNTRTP | COUNTERTOP | GL BLK | GLASS BLOCK | OA | OVERALL | THRES | THRESHOLD | | |
| CO | CLEAN OUT | GRDN | GARDEN | OBS | OBSCURE | TOM | TOP OF MASONRY | | |
| COL | COLUMN | GS | GAS STUB | OC | ON CENTER | TOP | TOP OF PARAPET | | |
| COMB | COMBUSTION | GSN | GENERAL STRUCTURAL NOTES | OFF | OFFICE | TOP | TOP OF PLATE | | |
| CONC | CONCRETE | GYP | GYPSUM | OHC | OVERHEAD CABINET | TOS | TOP OF SLAB | | |
| CONST | CONSTRUCTION | GYP BD | GYPSUM BOARD | OHD | OVERHEAD DOOR | TOT | TOTAL | | |
| CONT | CONTINUOUS OR CONTINUE | H | HOT | OHGD | OVERHEAD GARAGE DOOR | TOW | TOP OF WALL | | |
| CORR | CORRIDOR | HB | HOSE BIBB | OPG | OPENING | T PL | TOP PLATE | | |
| CPT | CARPET | HC | HOLLOW CORE | OPT | OPTION OR OPTIONAL | T&P LINE | TEMPERATURE AND PRESSURE LINE | | |
| CPVC | CHLORINATED POLYVINYL CHLORIDE | HD | HEAD | OSB | ORIENTED STRAND BOARD | TV | TELEVISION | | |
| CSMT | CASEMENT | HD | HOOD | P BD | PARTICLE BOARD | TYP | PANTRY | | |
| CT | CERAMIC TILE | HDR | HEADER | PH | PAPER HOLDER | UL | UNDERWRITERS LABORATORIES | | |
| CTR | CENTER | HDW | HARDWARE | PKT | POCKET | UNFIN | UNFINISHED | | |
| CTR | COUNTER | HM | HOLLOW METAL | PL | PLATE | UNO | UNLESS NOTED OTHERWISE | | |
| CRWL | CRAWL OR CRAWL SPACE | HORIZ | HORIZONTAL | PL | PROPERTY LINE | UPC | UNIFORM PLUMBING CODE | | |

## SYMBOL LEGEND




IRC STANDARD - AZTX

22-0339
06/16/2022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GENERAL ARCHITECTURAL NOTES


MARK A. DIANA REGISTERED 367-RD PROFESSIONAL ENGINEER STATE OF NEVADA


PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: GAN1.1


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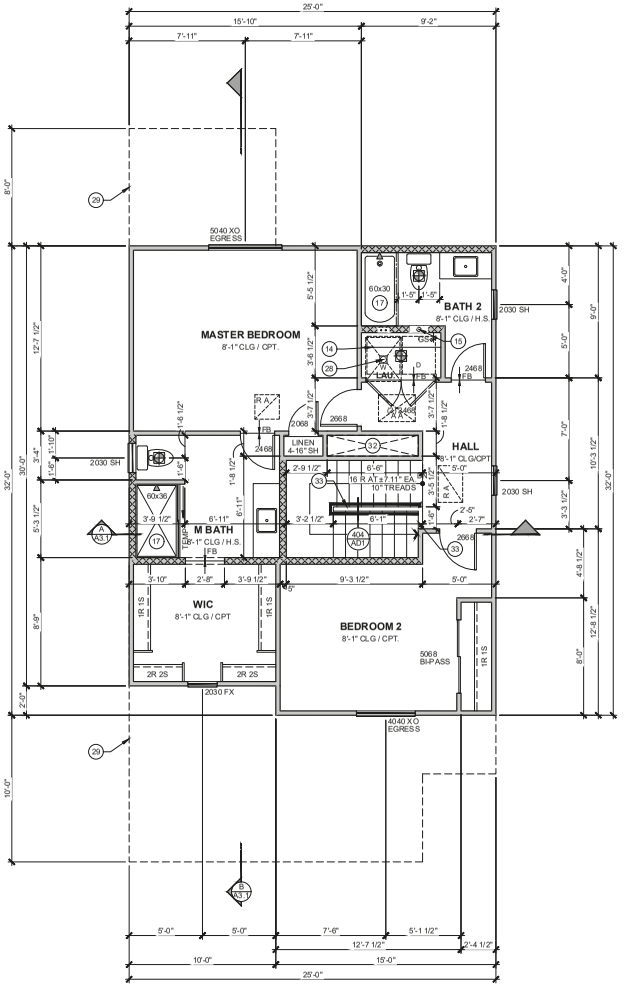
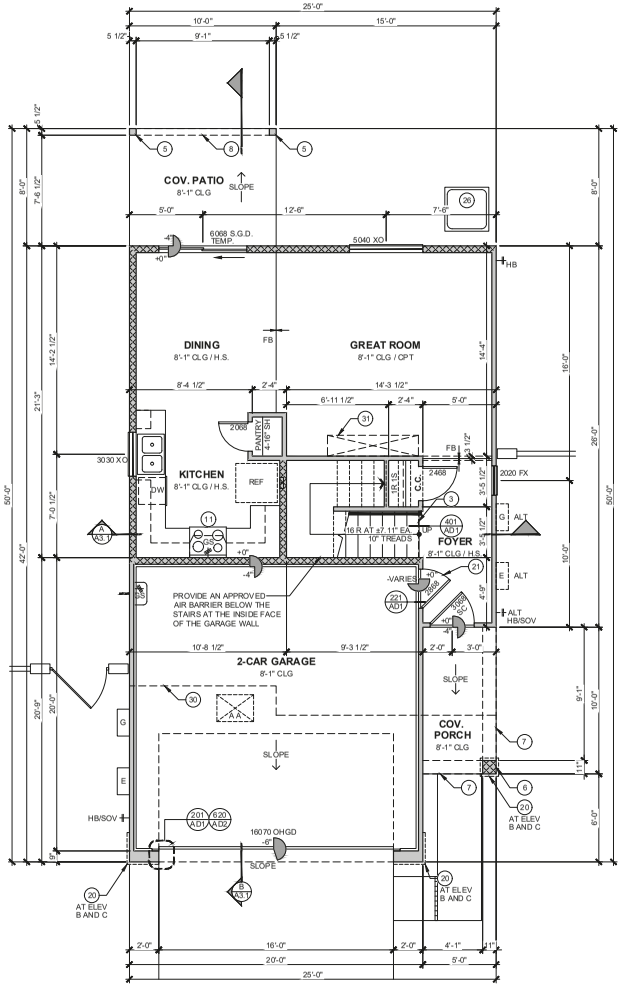
IRC STANDARD




SECOND FLOOR
ALL ELEVATIONS 1/4" = 1'-0"




FLOOR PLAN
ALL ELEVATIONS 1/4" = 1'-0"

## WALL LEGEND

- 2x4 (3 1/2") WALL
- 2x4 (3 1/2") PARTIAL HEIGHT WALL
- 2x4 (3 1/2") WALL BELOW
- 2x6 (5 1/2") WALL
- 2x6 (5 1/2") PARTIAL HEIGHT WALL
- 2x6 (5 1/2") WALL BELOW
- FLAT SOFFIT (TYP. INTERIOR WALL)
  1. 8'-1" CLG - SOFFIT AT 7'-6" U.N.O.
  2. FOR EXTERIOR SOFFIT HEIGHT REFER TO ELEVATIONS
- SOFFIT
- FLOOR MATERIAL CHANGE
- DOOR - REFER TO PLAN

## FLOOR PLAN KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. LOW WALL - HEIGHT AS NOTED
2. NOT USED
3. CEILING CHANGE
4. NOT USED
5. STUCCO WRAPPED POST
6. FRAMED STUCCO COLUMN
7. FRAMED STUCCO SOFFIT
8. STUCCO WRAPPED BEAM
9. FULL-DEPTH OVERHEAD CABINET
10. UNDER-SLAB CONDUIT
11. 30" RANGE WITH MICROWAVE/HOOD VENTED TO OUTSIDE
12. NOT USED
13. NOT USED
14. STANDARD SHELF OR OPT. OVERHEAD CABINET - VERIFY WITH BUILDER SPECIFICATIONS
15. 4" DRYER VENT TO OUTSIDE TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS - SEE DETAIL 801/AD2
16. NOT USED
17. PROVIDE SHOWER / TUB 2x BACKING - SEE DETAIL 808/AD3
18. STRUCTURED WIRING PANEL
19. EXTERIOR SILL OR POT SHELF - SLOPE TO DRAIN
20. VENEER - SEE EXTERIOR ELEVATIONS
21. SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE - DOOR TO BE TIGHT FITTING WITH GASKETS AND SWEEP
26. A/C CONDENSER AND PAD - VERIFY LOCATION WITH BUILDER
27. LOW WALL WITH MDF CAP - HEIGHT AS NOTED
28. WASHER PAN WITH DRAIN - WASHER TO ALWAYS BE LEFT OF DRYER
29. WALL OR FLOOR BELOW
30. WALL OR FLOOR ABOVE
31. CHASE ABOVE
32. CHASE BELOW
33. GUARDRAIL - MIN. +4'-2" ABOVE FINISH FLOOR, DECK OR STAIR NOSING

## FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO ROUGH-FRAMED FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS.
2. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
3. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
4. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
5. WINDOW SUPPLIER TO VERIFY THAT ALL WINDOWS IDENTIFIED AS "E GRESS" PROVIDE MINIMUM NET CLEAR OPENING AREA, HEIGHT AND WIDTH, AND WINDOW CONTROL OPENING DEVICES REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
6. SEE EXTERIOR ELEVATIONS FOR VERTICAL HEIGHTS.
7. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR - RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
8. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
9. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
10. FIRE / DRAFTSTOP BLOCK ALL VERTICAL AND HORIZONTAL VOID SPACES AS REQUIRED BY BUILDING CODE.
11. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.
12. DASHED LINE REPRESENTS OPTION.
13. MANUFACTURES INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE I.C.C. RESEARCH REPORT WILL BE MADE AVAILABLE TO THE INSPECTOR ON A 0" CLEARANCE FIREPLACE INSTALLATION.
14. CABINET LAYOUTS ARE SHOWN CONCEPTUALLY. SUB-CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL CONFIGURATION AND APPROVAL BY BUILDER. ALL M.P.E. TRADES TO COORDINATE LOCATIONS W/ APPROVED CABINET SHOP DRAWINGS.
15. FINAL CONSTRUCTION, CONFIGURATION, AND LOCATION OF SHELVING TO BE DETERMINED BY BUILDER - SEE DETAIL 810/AD3 FOR CLOTHES CLOSET SHELVING; SEE DETAIL 812/AD3 FOR LINEN / PANTRY SHELVING
16. ATTIC ACCESS 22"x30" - SEE DETAIL 805/AD2 AND 806/AD3.
17. PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
18. PROVIDE FROST-FREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
19. ELECTRICAL METER - SEE DETAIL 303/AD1.
20. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
21. DECO DRAINS AND OTHER NECESSARY MEANS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE FOR LANDSCAPE AREAS WHERE DRAINAGE COULD BE TRAPPED BY SIDEWALKS, DRIVEWAYS, OTHER FLATWORK, SITE WALLS, AND SIMILAR OBSTRUCTIONS.

22-0339
06/16/2022

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LGI HOMES

FLOOR PLAN
ALL ELEVATIONS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1284
PLAN NAME
BIRCH
SHEET NUMBER
A1.1

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| (A) ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 780.00 SQ. FT. | VENTING REQUIRED = | 374.40 SQ. IN. | |
| UPPER VENTING PROVIDED | 2 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 195.00 SQ. IN. | |
| | | | UPPER TOTAL = | 195.00 SQ. IN. | 50% |
| LOWER VENTING PROVIDED | 2 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 195.00 SQ. IN. | |
| | | | LOWER TOTAL = | 195.00 SQ. IN. | 50% |
| | | | TOTAL VENTING PROVIDED = | 390.00 SQ. IN. | |

| (B) ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 240.00 SQ. FT. | VENTING REQUIRED = | 230.40 SQ. IN. |
| VENTING PROVIDED | 3 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 292.50 SQ. IN. |
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|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
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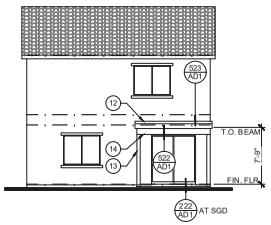
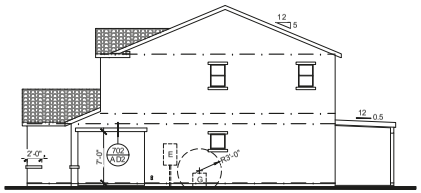



REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



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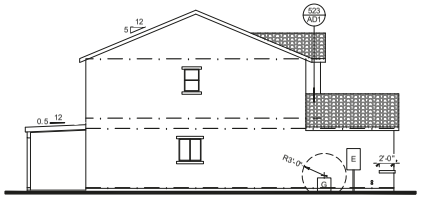

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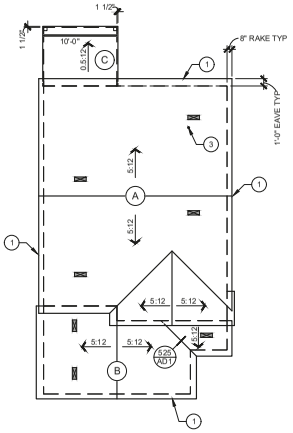
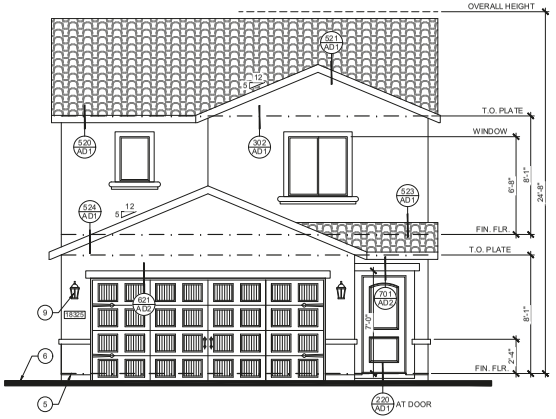
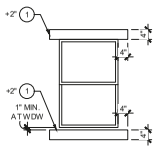



ROOF PLAN
ELEVATION A 1/8" = 1'-0"




FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"



TYP WINDOW TRIM
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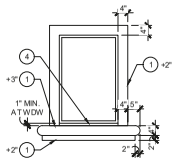

WINDOW TRIM
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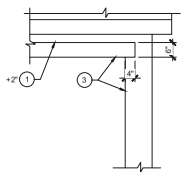
TRIM AT FRONT WINDOW



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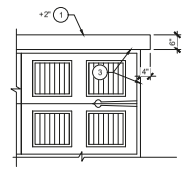
STUCCO TRIM AT PORCH



STUCCO TRIM
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STUCCO TRIM AT GARAGE

## MATERIAL LEGEND

TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL

'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL

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ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

## FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

## EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2FOR VALLEY FLASHING
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND CONSTRUCTED SURFACE SLOPES AND FLOOR HEIGHTS. [illegible] AROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

22530
09/16/2022

A ROOF AREA

6:0" LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)

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# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION A

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1284
PLAN NAME
BIRCH
SHEET NUMBER
A2.1

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| Ⓐ ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 780.00 SQ. FT. | VENTING REQUIRED = | 374.40 SQ. IN. | |
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| | | | UPPER TOTAL = | 195.00 SQ. IN. | 50% |
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| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | | 80.00 SQ. IN. |
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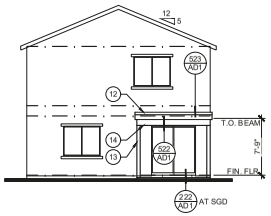
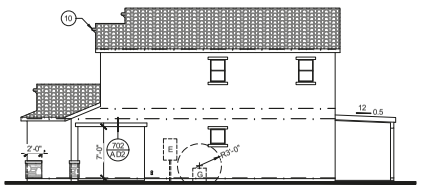



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"




RIGHT ELEVATION
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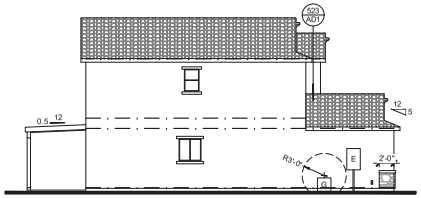


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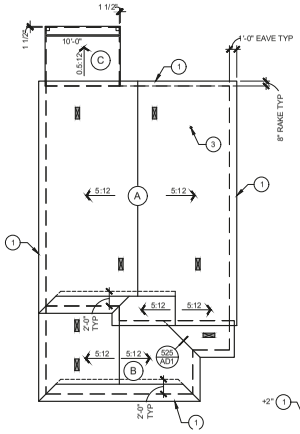
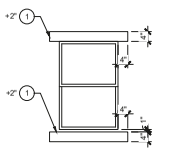



ROOF PLAN
ELEVATION B 1/8" = 1'-0"

FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

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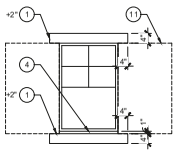


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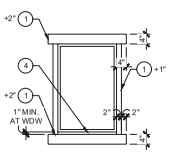


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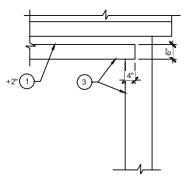


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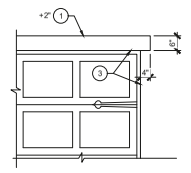


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ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

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## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 8'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## Ⓐ KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2 FOR VALLEY FLASHING.
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND FINISH GRADE SLOPES AWAY FROM FOUNDATION WALLS AND FLOOR HEIGHTS, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.


22533
08/16/2022


A ROOF AREA

6:0" LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)


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9831 E. DEL CAMINO
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PHONE (602) 494-6403


# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION B

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

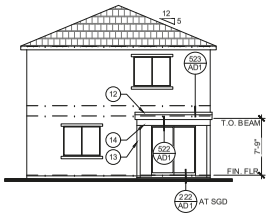
SHEET NUMBER
A2.2


louis.trujillo Apr 16, 2020 - 3:22pm J:\A_MLO\ Homes\Nevada\Skyline\1284\Architecture\Active Folder\Plot Sheets\1284-05-1-Exterior Elevs.dwg

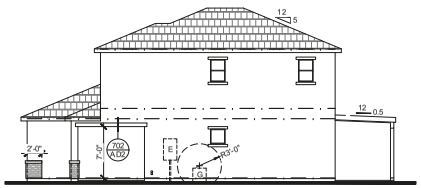
| A ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 780.00 SQ. FT. | VENTING REQUIRED = | 374.40 SQ. IN. | |
| UPPER VENTING PROVIDED | 2 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 195.00 SQ. IN. | |
| | | | UPPER TOTAL = | 195.00 SQ. IN. | 50% |
| LOWER VENTING PROVIDED | 2 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 195.00 SQ. IN. | |
| | | | LOWER TOTAL = | 195.00 SQ. IN. | 50% |
| | | | TOTAL VENTING PROVIDED = | 390.00 SQ. IN. | |

| B ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 240.00 SQ. FT. | VENTING REQUIRED = | 230.40 SQ. IN. |
| VENTING PROVIDED | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 292.50 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 292.50 SQ. IN. |

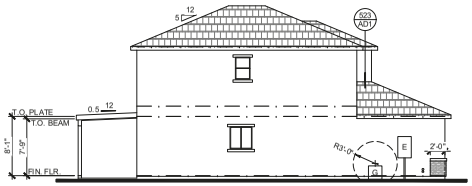
| C ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | | 80.00 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |




REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



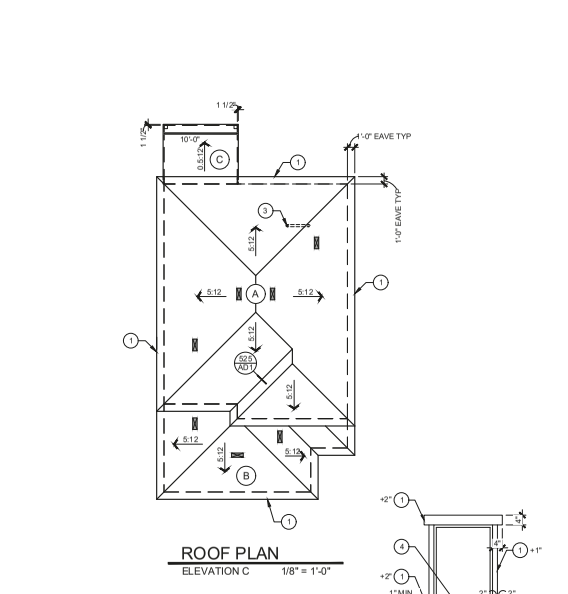

RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



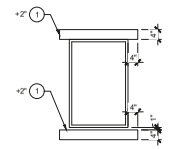

LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



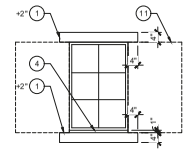

ROOF PLAN
ELEVATION C 1/8" = 1'-0"



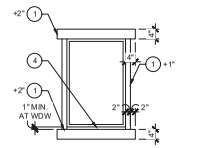

FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"



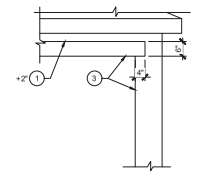

TYP WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



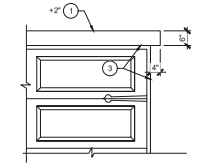

WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW




WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT PORCH




STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT GARAGE

**MATERIAL LEGEND**

- TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL
- 'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL
- FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL
- ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

**FASCIA AND BARGE BOARDS**

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

**EXTERIOR ELEVATION KEYNOTES**

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

**EXTERIOR ELEVATION GENERAL NOTES**

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2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
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4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
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6. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

**KEYED ROOF PLAN NOTES**

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

**ROOF PLAN GENERAL NOTES**

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2 FOR VALLEY FLASHING.
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE. ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF [illegible] NATURAL AND [illegible] DRAINAGE SLOPES AROUND FLOOR HEIGHTS, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

| A | 6" LOUVERED GABLE END VENT (TRIANGULAR) |
|---|---|
| ROOF AREA | |
| 5:12 DIRECTION OF ROOF SLOPE | CLOAKED TILE VENT |
| | LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR) |

22530
08/16/2022


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LGI HOMES


# EXTERIOR ELEVATION / ROOF PLANS
# ELEVATION C

MARK A. DIANA REGISTERED PROFESSIONAL ENGINEER 367-RD STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: A2.3


THESE PLANS ARE THE PROPERTY OF FELTEN GROUP AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FELTEN GROUP. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. FELTEN GROUP MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THE CONTRACTOR SHALL NOTIFY FELTEN GROUP IN WRITING OF ANY REQUESTED CHANGES.



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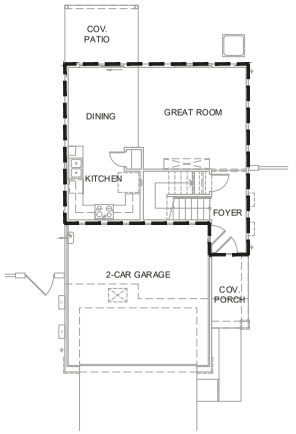
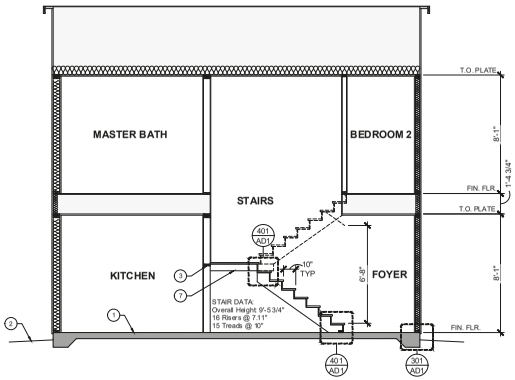
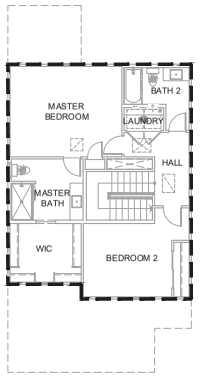


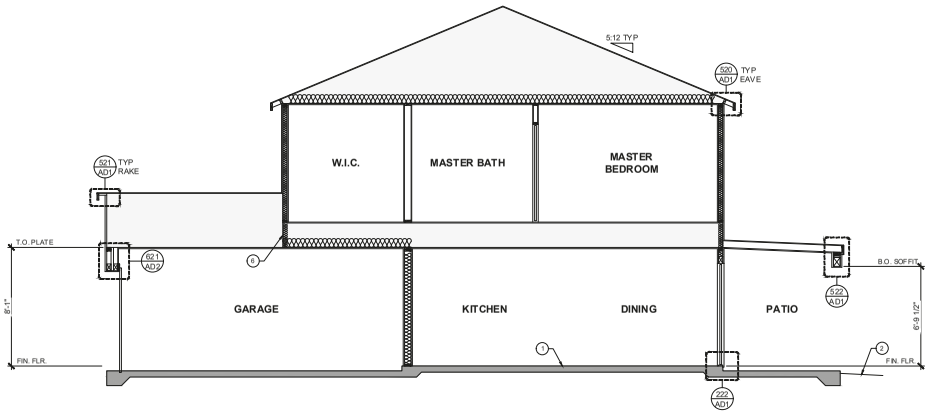

FIRST FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




BUILDING SECTION A
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)




SECOND FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




BUILDING SECTION B
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)

## SECTION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOUNDATION SYSTEM OVER TERMITE-TREATED SOIL PER STRUCTURAL
2. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
3. 2x FIREBLOCKING
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED BELOW SLOPED STUCCO SURFACE - SLOPE TO DRAIN
5. ROOF CRICKET
6. APPROVED INSULATION AIR BARRIER
7. DROPPED CEILING / SOFFIT - PROVIDE FIREBLOCKING FOR CONCEALED SPACE

## SECTION GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR ALL EXTERIOR FINISH MATERIALS.
2. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR-RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
6. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOM SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT.
7. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
8. ROOF UNDERLAYMENT - MUST COMPLY WITH ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS - FOR CLAY TILE, CONCRETE TILE, AND ASPHALT SHINGLE ROOFING, ROOF SLOPES LESS THAN 4:12 REQUIRE AT LEAST TWO LAYERS OF UNDERLAYMENT.

## FIREBLOCKING / DRAFTSTOPPING NOTES

1. FIREBLOCKING AND DRAFTSTOPS SHALL BE LOCATED AND INSTALLED PER CODE.
2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
3. FIREBLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
4. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
5. FIREBLOCKING SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
6. FIREBLOCKING SHALL BE PROVIDED AT OPENINGS OF CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS AT FLOOR/CEILING LEVELS AND AT ATTIC SPACES.
7. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
8. THE INTEGRITY OF ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE MAINTAINED.

## INSULATION / FENESTRATION SCHEDULE

| | |
|---|---|
| FENESTRATION U-FACTOR | 0.32 |
| GLAZED FENESTRATION SHGC | 0.25 |
| EXTERIOR 2x4 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| EXTERIOR 2x6 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| GARAGE / LIVABLE FRAMED WALLS:<br>BATT INSULATION AT 2x4 WALLS<br>BATT INSULATION AT 2x6 WALLS | <br>R-13<br>R-19 |
| ATTICS:<br>BLOWN CELLULOSE INSULATION | <br>R-38 |
| FRAMED FLOORS:<br>BATT INSULATION | <br>R-19 |

NOTE: FENESTRATION VALUES AND INSULATION R-VALUES LISTED ABOVE MEET OR EXCEED CODE PRESCRIPTIVE VALUES. REPLACE WITH VALUES LISTED IN PERFORMANCE ENERGY REPORT AS APPLICABLE.

## ENERGY EFFICIENCY GENERAL NOTES

1. SEE ENERGY REPORT PROVIDED BY OTHERS FOR ENERGY CODE COMPLIANCE.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED ON THE BUILDING.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE (E.G. ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
4. CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE COMPLETELY FILLING THE CAVITY WITH INSULATION TO ENSURE THERMAL RESISTANCE OF THE INSULATION.
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

2020-1339
06/16/2022

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BUILDING SECTIONS
BUILDING THERMAL ENVELOPE PLAN

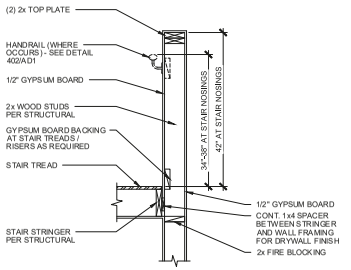
MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

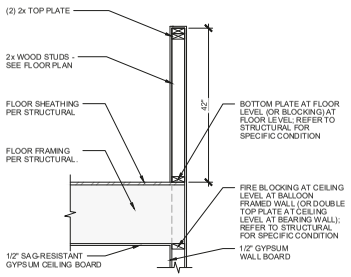
SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1284
PLAN NAME
BIRCH
SHEET NUMBER
A3.1

THESE PLANS ARE THE PROPERTY OF FELTEN GROUP AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF FELTEN GROUP. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. FELTEN GROUP SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

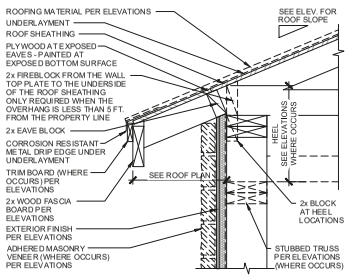
louis.trujillo Apr 15, 2020 - 3:25pm Z:\A_MLO Homes\Nevada\Skyline\1284\Architecture\Active Folder\Print Sheets\1284-09-Building Sections.dwg



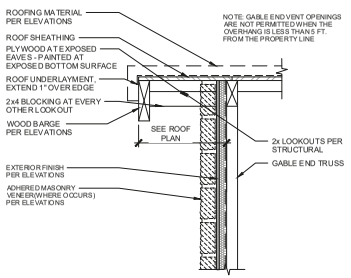

404 GUARDRAIL WALL AT STAIR
2x GUARDRAIL WALL / STAIR STRINGER
SCALE: 3/4" = 1'-0"
4001-004-404-11-AZ-STD




420 GUARDRAIL WALL AT FLOOR
FLOOR SYSTEM COMPONENTS
SCALE: 3/4" = 1'-0"
4303-013-406-11-AZ

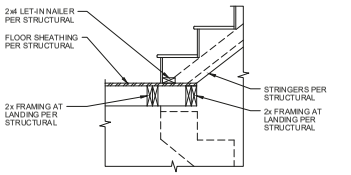



520 ROOF FASCIA BOARD
PLUMB CUT / 2x FASCIA / 1x TRIM
SCALE: 1-1/2" = 1'-0"
5101-007-5XX-11-AZ

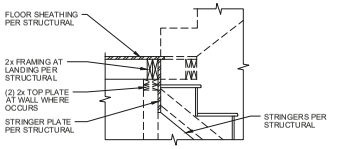



521 BARGE EXPOSED OVERHANG
2x WOOD BARGE / STUCCO / TILE
SCALE: 1-1/2" = 1'-0"
5102-007-5XX-11-AZ

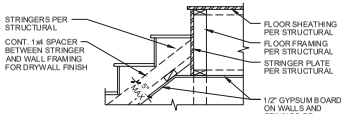
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



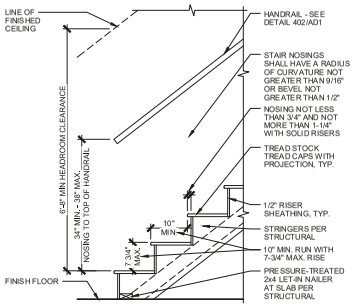

U-SHAPED STAIR LANDING - UP SIDE




U-SHAPED STAIR LANDING - DOWN SIDE



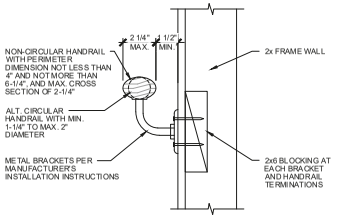

TOP OF STAIRS



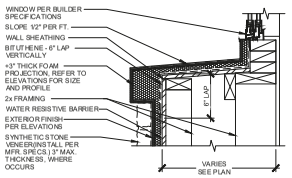

BOTTOM OF STAIRS / CLEARANCES

401 STAIRS
SCALE: 3/4" = 1'-0"
4001-001-401-13-AZ-STD

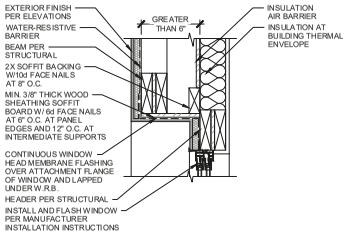
NOTES:
1. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE STAIR NOSING.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.



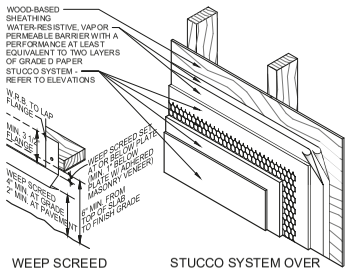

402 HANDRAIL DETAIL
SCALE: 3" = 1'-0"
4001-002-402-11-AZ-STD

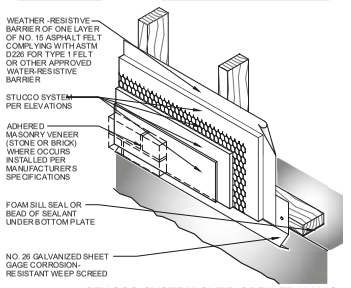



320 POTSHELF AT WINDOW SILL
STUCCO SYSTEM / WINDOW SILL
SCALE: 1-1/2" = 1'-0"
3106-003-3XX-11-AZ



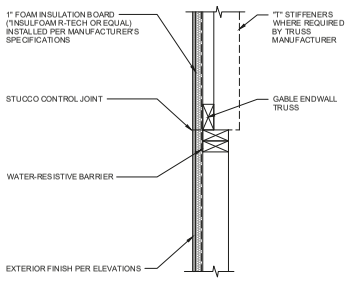

321 RECESSED SOFFIT AT WINDOW HEADER
GREATER THAN 6" RECESS / STUCCO
SCALE: 1-1/2" = 1'-0"
3106-010-3XX-11-AZ



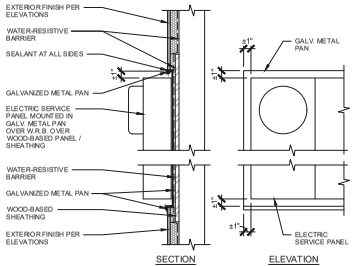




STUCCO SYSTEM OVER OPEN FRAMING

301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
3" = 1'-0"
3001-001-301-12-AZ-STD

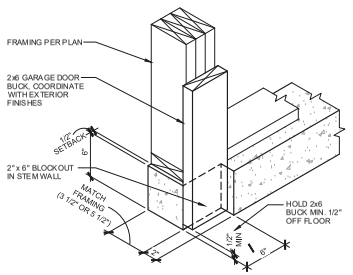



302 GABLE END TRUSS AT TOP PLATE
STUCCO SYSTEM / 2x FRAME WALL / GABLE ENDWALL TRUSS
SCALE: 1-1/2" = 1'-0"
3001-002-302-11-AZ-STD

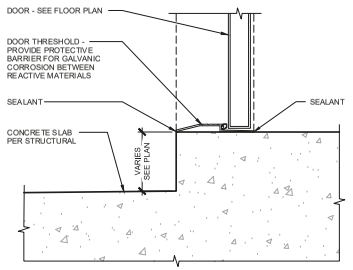



303 ELEC. PANEL AT WOOD FRAME WALL
STUCCO SYSTEM / ELECTRICAL PANEL
SCALE: 1-1/2" = 1'-0"
3001-003-303-11-AZ-STD

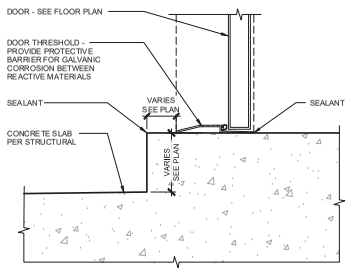


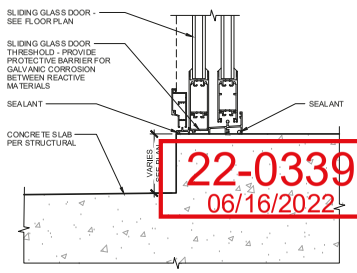

201 GARAGE DOOR BUCK AT SLAB
2x6 BUCK / CONCRETE STEM
3/4" = 1'-0"
2001-001-201-11-AZ-STD




220 DOOR THRESHOLD AT SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-001-2XX-11-AZ




221 DOOR THRESHOLD AT EXTENDED SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-004-2XX-11-AZ




222 S.G.D. THRESHOLD AT SLAB
SGD THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2102-001-2XX-11-AZ

DESIGN CONCEPT, NON-PERFORMANCE SPECIFICATIONS AND DRAWINGS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE FELTEN GROUP WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE FELTEN GROUP RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE FELTEN GROUP MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. DO NOT SCALE DRAWINGS.

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# ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED ARCHITECT
367-RD
RENEWAL DATE 12/31/2021
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
AD1

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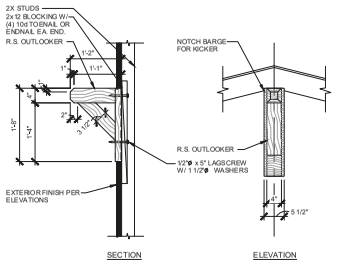
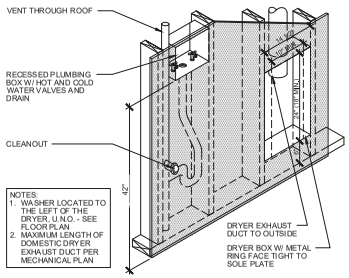



## 722 WOOD OUTLOOKER

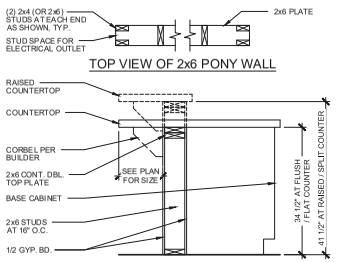
BRACKET \ STUCCO

SCALE: 3/4" = 1'-0"
7604-021-7-xx-11-AZ



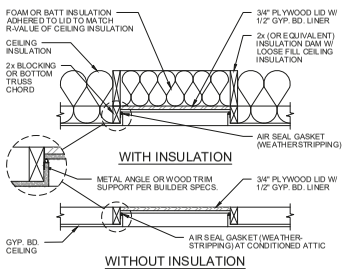

## 801 WASHER AND DRYER

SCALE: 3/4" = 1'-0"
8206-002-8XX-11-AZ



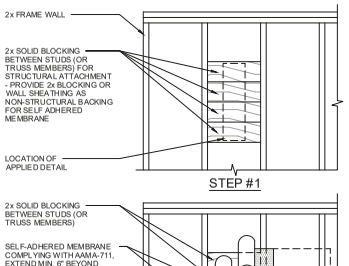

## 803 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"
8001-003-803-11-AZ-STD




## 805 ATTIC ACCESS

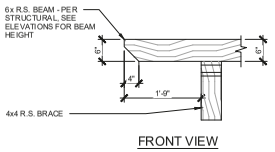
SCALE: 1" = 1'-0"
8001-005-805-11-AZ-STD

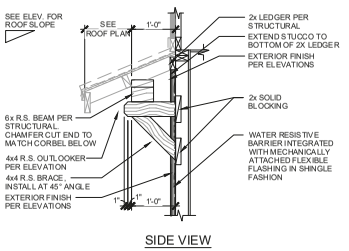



## 703 TYP. FLASHING AT APPLIED DETAIL

SCALE: 3/4" = 1'-0"
7001-003-703-12-AZ-STD

NOTE: PRE-INSTALL MECHANICALLY ATTACHED FLEXIBLE FLASHING BETWEEN OUTLOOKER / BLOCKING AND BRACE / BLOCKING. PRE-INSTALLED FLEXIBLE FLASHING SHALL BE 9" LARGER ON EACH SIDE. TOP AND BOTTOM TO ALLOW INTEGRATION WITH WRB INSTALLATION AT A LATER TIME

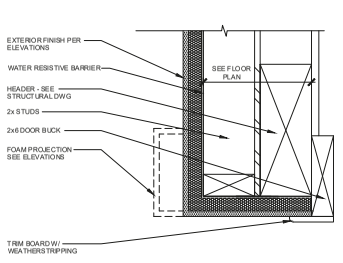



## 721 BRACKET DETAIL

STUCCO

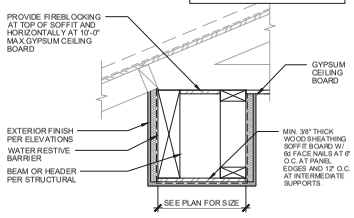
SCALE: 3/4" = 1'-0"
7604-015-7XX-12-AZ




## 621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

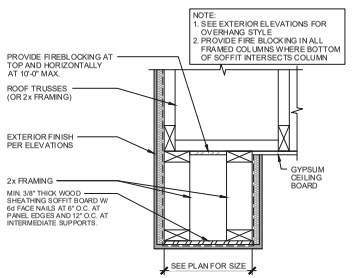
SCALE: 3" = 1'-0"
6103-064-6XX-11-AZ




## 701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

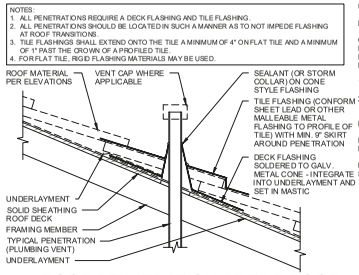
SCALE: 1-1/2" = 1'-0"
7001-001-701-11-AZ-STD




## 702 GABLE SOFFIT - PARALLEL

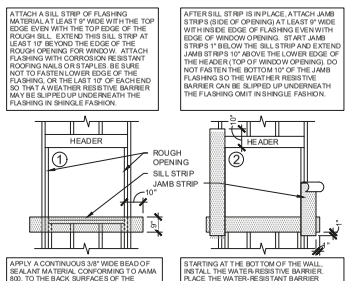
TRUSS ROOF FRAMING / STUCCO

SCALE: 1-1/2" = 1'-0"
7001-002-702-11-AZ-STD




## 527 ROOF PENETRATION AT TILE ROOF

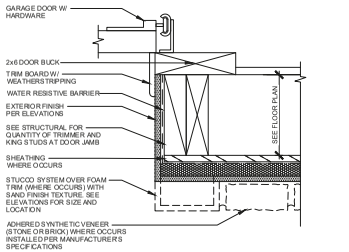
SCALE: 1-1/2" = 1'-0"
5401-007-5XX-11-AZ




## 601 TYP. WINDOW & S.G.D. FLASHING

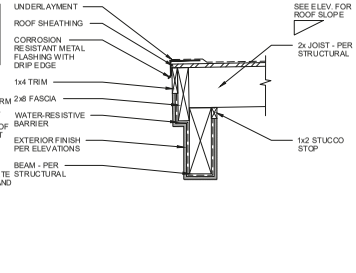
FLASHING WINDOWS WITH A MOUNTING FLANGE

SCALE: 3/4" = 1'-0"
6001-001-601-12-AZ-STD




## 620 GARAGE DOOR JAMB

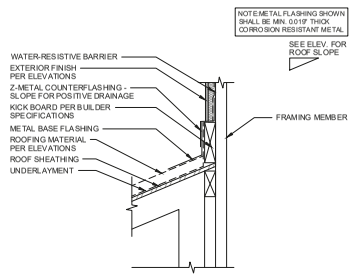
SCALE: 3" = 1'-0"
6103-001-6XX-11-AZ




## 522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

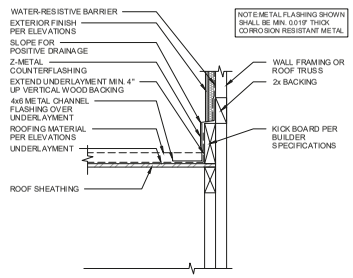
SCALE: 1-1/2" = 1'-0"
5201-005-5XX-11-AZ




## 523 HEAD WALL FLASHING

TILE / STUCCO

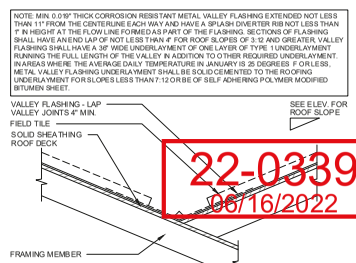
SCALE: 1-1/2" = 1'-0"
5401-001-5XX-11-AZ




## 524 SIDE WALL FLASHING

TILE / STUCCO

SCALE: 1-1/2" = 1'-0"
5401-003-5XX-11-AZ




## 525 VALLEY FLASHING AT TILE ROOF

TILE

SCALE: 1-1/2" = 1'-0"
5401-005-5XX-11-AZ

22-0339
08/16/2022

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ARCHITECTURE | ENGINEERING | FORENSICS
Phone: 602.867.2500 WWW.FELTENGROUP.COM

9850 E. DEL CAMINO SUITE 118
SCOTTSDALE, AZ 85258
PHONE (602) 619-1183
LGI HOMES

# ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
ARCHITECT
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: AD2

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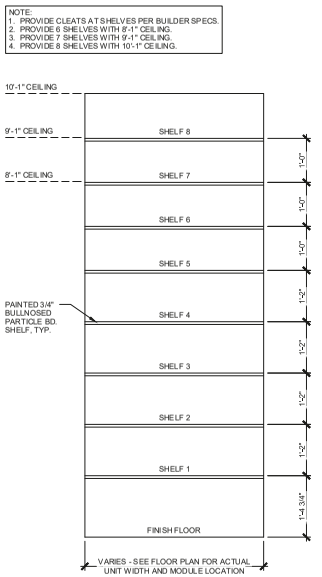
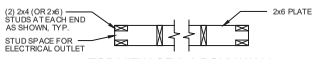
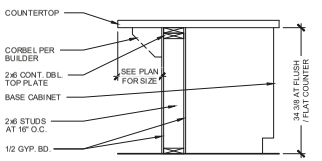



812 TYP. LINEN / PANTRY SHELVING

SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ

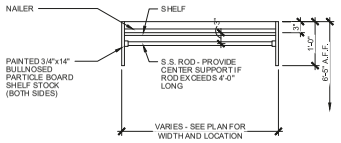



TOP VIEW OF 2x6 PONY WALL

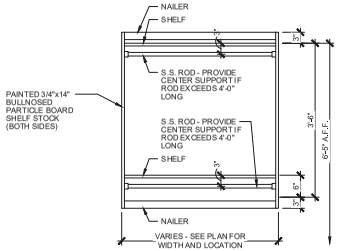



822 PONY WALL AT KITCHEN

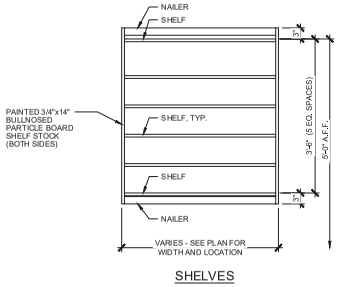
SCALE: 3/4" = 1'-0"
8201-007-8XX-11-AZ




SINGLE-HUNG UNIT



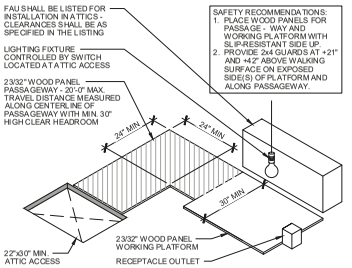

DOUBLE- HUNG UNIT




SHELVES

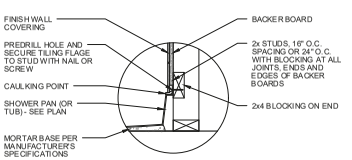
810 CLOSET SHELVING

SCALE: 3/4" = 1'-0"
8403-006-8XX-13-AZ

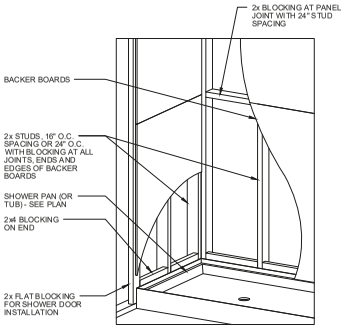



806 HORIZ. FAU ATTIC INSTALLATION

SCALE: 3/4" = 1'-0"
8001-006-806-11-AZ-STD




FLANGE DETAIL




808 TUB / SHOWER BLOCKING

SCALE: 1-1/2" = 1'-0"
8001-008-808-12-AZ-STD

22-0339
06/16/2022

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LGI HOMES

# ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

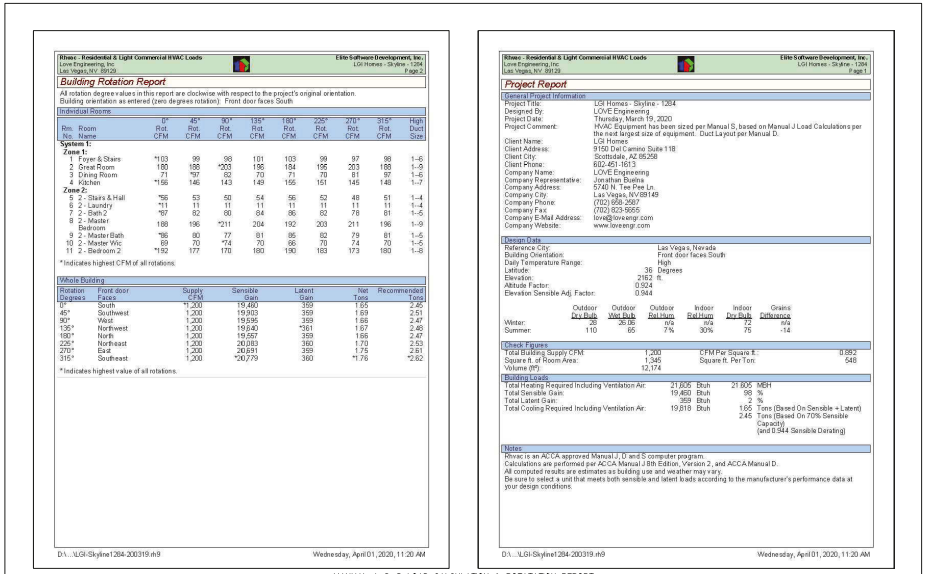
PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
AD3

louis.truglio Apr 15, 2020 - 3:24pm Z:\A_MLO Homes\Nevada\Skyline\1284\Architecture\Active Folder\Plot Sheets\12B4-10-Arch Details.dwg



Rhvac - Residential & Light Commercial HVAC Loads
Love Engineering, Inc
Las Vegas,NV - SKYLINE

Elite Software Development, Inc.
LGI Homes - Skyline - 1284
Page 2

## Building Rotation Report

All rotation degree values in this report are clockwise with respect to the project's original orientation.
Building orientation as entered (zero degrees rotation): Front door faces South

Individual Rooms

| Rm. No. | Room Name | 0° Rot. CFM | 45° Rot. CFM | 90° Rot. CFM | 135° Rot. CFM | 180° Rot. CFM | 225° Rot. CFM | 270° Rot. CFM | 315° Rot. CFM | High Duct Size |
|---|---|---|---|---|---|---|---|---|---|---|
| **System 1:** | | | | | | | | | | |
| **Zone 1:** | | | | | | | | | | |
| 1 | Foyer & Stairs | *103 | 99 | 98 | 101 | 103 | 99 | 97 | 98 | 1--6 |
| 2 | Great Room | 180 | 186 | *203 | 196 | 194 | 196 | 203 | 188 | 1--9 |
| 3 | Dining Room | 71 | *97 | 82 | 70 | 71 | 70 | 81 | 97 | 1--6 |
| 4 | Kitchen | *156 | 146 | 143 | 149 | 156 | 151 | 145 | 148 | 1--7 |
| **Zone 2:** | | | | | | | | | | |
| 5 | 2 - Stairs & Hall | *56 | 53 | 50 | 54 | 56 | 52 | 48 | 51 | 1--4 |
| 6 | 2 - Laundry | *11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 1--4 |
| 7 | 2 - Bath 2 | *87 | 82 | 80 | 84 | 86 | 82 | 78 | 81 | 1--5 |
| 8 | 2 - Master Bedroom | 188 | 196 | *211 | 204 | 192 | 203 | 211 | 196 | 1--9 |
| 9 | 2 - Master Bath | *86 | 80 | 77 | 81 | 85 | 82 | 79 | 81 | 1--5 |
| 10 | 2 - Master Wic | 69 | 70 | *74 | 70 | 66 | 70 | 74 | 70 | 1--5 |
| 11 | 2 - Bedroom 2 | *192 | 177 | 170 | 180 | 190 | 183 | 173 | 180 | 1--8 |

*Indicates highest CFM of all rotations.

Whole Building

| Rotation Degrees | Front door Faces | Supply CFM | Sensible Gain | Latent Gain | Net Tons | Recommended Tons |
|---|---|---|---|---|---|---|
| 0° | South | *1,200 | 19,460 | 359 | 1.65 | 2.45 |
| 45° | Southwest | 1,200 | 19,003 | 359 | 1.69 | 2.51 |
| 90° | West | 1,200 | 19,595 | 359 | 1.66 | 2.47 |
| 135° | Northwest | 1,200 | 19,640 | *361 | 1.67 | 2.48 |
| 180° | North | 1,200 | 19,567 | 359 | 1.66 | 2.47 |
| 225° | Northeast | 1,200 | 20,083 | 360 | 1.70 | 2.53 |
| 270° | East | 1,200 | 20,691 | 359 | 1.75 | 2.61 |
| 315° | Southeast | 1,200 | *20,779 | 360 | *1.76 | *2.62 |

*Indicates highest value of all rotations.

D:\...\LGI-Skyline1284-200319.rh9 — Wednesday, April 01, 2020, 11:20 AM



Rhvac - Residential & Light Commercial HVAC Loads
Love Engineering, Inc
Las Vegas,NV - SKYLINE

Elite Software Development, Inc.
LGI Homes - Skyline - 1284
Page 1

## Project Report

General Project Information

| | |
|---|---|
| Project Title: | LGI Homes - Skyline - 1284 |
| Designed By: | LOVE Engineering |
| Project Date: | Thursday, March 19, 2020 |
| Project Comment: | HVAC Equipment has been sized per Manual S, based on Manual J Load Calculations per the next largest size of equipment. Duct Layout per Manual D. |
| Client Name: | LGI Homes |
| Client Address: | 9150 Del Camino Suite 118 |
| Client City: | Scottsdale, AZ 85258 |
| Client Phone: | 602-451-1613 |
| Company Name: | LOVE Engineering |
| Company Representative: | Jonathan Bustos |
| Company Address: | 5740 N. Tee Pee Ln. |
| Company City: | Las Vegas, NV 89149 |
| Company Phone: | (702) 858-2567 |
| Company Fax: | (702) 823-5665 |
| Company E-Mail Address: | love@loveengr.com |
| Company Website: | www.loveengr.com |

Design Data

| | |
|---|---|
| Reference City: | Las Vegas, Nevada |
| Building Orientation: | Front door faces South |
| Daily Temperature Range: | High |
| Latitude: | 36 Degrees |
| Elevation: | 2162 ft. |
| Altitude Factor: | 0.924 |
| Elevation Sensible Adj. Factor: | 0.944 |

| | Outdoor Dry Bulb | Outdoor Wet Bulb | Outdoor Rel Hum | Indoor Rel Hum | Indoor Dry Bulb | Grains Difference |
|---|---|---|---|---|---|---|
| Winter: | 28 | 26.35 | n/a | n/a | 72 | n/a |
| Summer: | 110 | 65 | 7% | 30% | 75 | -14 |

Check Figures

| | | | |
|---|---|---|---|
| Total Building Supply CFM: | 1,200 | CFM Per Square ft.: | 0.892 |
| Square ft. of Room Area: | 1,345 | Square ft. Per Ton: | 548 |
| Volume (ft³): | 12,174 | | |

Building Loads

| | | | |
|---|---|---|---|
| Total Heating Required Including Ventilation Air: | 21,805 | Btuh | 21,805 MBH |
| Total Sensible Gain: | 19,460 | Btuh | 99 % |
| Total Latent Gain: | 359 | Btuh | 2 % |
| Total Cooling Required Including Ventilation Air: | 19,818 | Btuh | 1.65 Tons (Based On Sensible + Latent) |
| | | | 2.45 Tons (Based On 70% Sensible Capacity) (and 0.944 Sensible Derating) |

Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

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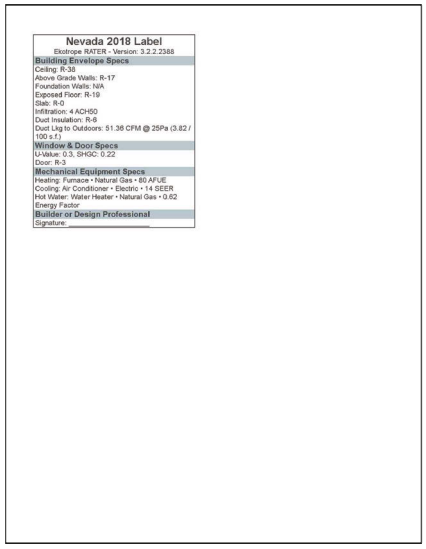
MANUAL J, S, D LOAD CALCULATION & ROTATATION REPORT



## Nevada 2018 Label

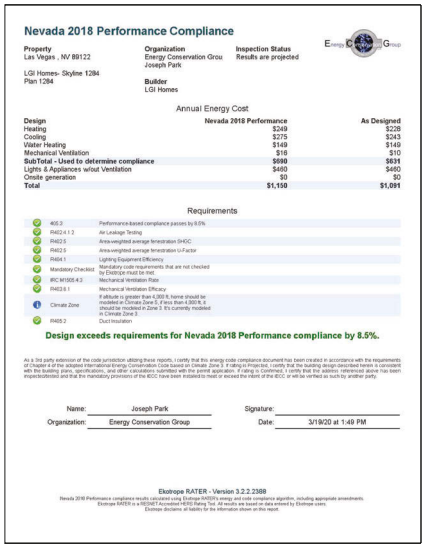
Ekotrope RATER - Version: 3.2.2.2388

**Building Envelope Specs**
Ceiling: R-38
Above Grade Walls: R-17
Foundation Walls: N/A
Exposed Floor: R-19
Slab: R-0
Infiltration: 4 ACH50
Duct Insulation: R-6
Duct Lkg to Outdoors: 51.38 CFM @ 25Pa (3.82 / 100 s.f.)

**Window & Door Specs**
U-Value: 0.3, SHGC: 0.22
Door: R-3

**Mechanical Equipment Specs**
Heating: Furnace • Natural Gas • 80 AFUE
Cooling: Air Conditioner • Electric • 14 SEER
Hot Water: Water Heater • Natural Gas • 0.62 Energy Factor

**Builder or Design Professional**
Signature: _____



## Nevada 2018 Performance Compliance

**Property**
Las Vegas , NV 89122

LGI Homes- Skyline 1284
Plan 1284

**Organization**
Energy Conservation Grou
Joseph Park

**Builder**
LGI Homes

**Inspection Status**
Results are projected

Annual Energy Cost

| Design | Nevada 2018 Performance | As Designed |
|---|---|---|
| Heating | $249 | $228 |
| Cooling | $275 | $343 |
| Water Heating | $149 | $149 |
| Mechanical Ventilation | $18 | $10 |
| **SubTotal - Used to determine compliance** | **$690** | **$631** |
| Lights & Appliances w/out Ventilation | $460 | $460 |
| Onsite generation | $0 | $0 |
| **Total** | **$1,150** | **$1,091** |

Requirements

| | | |
|---|---|---|
| ✓ | 405.3 | Performance-based compliance passes by 8.5% |
| ✓ | R402.4.1.2 | Air Leakage Testing |
| ✓ | R402.5 | Area-weighted average fenestration SHGC |
| ✓ | R402.5 | Area-weighted average fenestration U-Factor |
| ✓ | R404.1 | Lighting Equipment Efficiency |
| ✓ | Mandatory Checklist | Mandatory code requirements that are not checked by Ekotrope must be met. |
| ✓ | IRC M1505.4.2 | Mechanical Ventilation Rate |
| ✓ | R403.6.1 | Mechanical Ventilation Efficacy |
| ⓘ | Climate Zone | If altitude is greater than 4,300 ft, home should be modeled in Zone 3. If less than 4,300 ft, it should be modeled in Zone 2. It's currently modeled in Climate Zone 3. |
| ✓ | R405.2 | Duct Insulation |

**Design exceeds requirements for Nevada 2018 Performance compliance by 8.5%.**

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of Chapter 4 of the adopted International Energy Conservation Code based on Climate Zone 3. If rating is Projected, I certify that the building design described herein is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Joseph Park — Signature: _____
Organization: Energy Conservation Group — Date: 3/19/20 at 1:49 PM

Ekotrope RATER - Version 3.2.2.2388

Nevada 2018 Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments.
Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

2018 INTERNATIONAL ENERGY CONSERVATION CODE CALCULATION

## MECHANICAL COMMENTS

IECC:
1. A PERMANENT IECC CERTIFICATE SHALL BE POSTED IN A CONSPICUOUS PLACE WITHIN THE ATTACHED GARAGE OR PER LOCAL BLDG DEPT. SPECS.

HVAC SYSTEM:
1. EQUIPMENT SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL J (DESIGNED FOR WORST CASE OPTIONS AND ORIENTATION)
2. DUCTS SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL D. (EQUAL FRICTION METHOD)
3. HEATING AND COOLING EQUIPMENT SELECTION HAS BEEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF ACCA MANUAL S MEETING THE SENSIBLE LOAD PER THE EXPANDED RATING FROM THE OEM (ORIGINAL EQUIPMENT MANUFACTURERS).

ENERGY:
1. PROVIDE ALL 2018 IRC FIELD INSPECTIONS.
2. PROVIDE BLOWER DOOR TESTING PER IECC R402.4.1.2, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
3. PROVIDE DUCT TIGHTNESS TESTING PER IECC R403.3.3, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
   A. POST CONSTRUCTION TEST OR
   B. ROUGH-IN TEST
4. 2018 ECC SECTION R102.1.1 ALLOWS FOR COMPLIANCE TO ALTERNE CODE PROGRAMS, IN-LIEU OF THE 2018 IECC IF APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL CHAPTER 4 IECC MANDATORY REQUIREMENTS SHALL BE MET.

2019-0133
BLD-11222222

| REV | DATE | COMMENT |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |
| 6 | - | - |
| 7 | - | - |

# LGI HOMES - SKYLINE
## 1284 PLAN

# MECHANICAL CALCULATIONS

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WWW.LOVEENGR.COM

LIVE IN HARMONY;
ENERGY IN HOUSE, KNOWLEDGE, DESIGN WITH LOVE

LOVE ENGINEERING

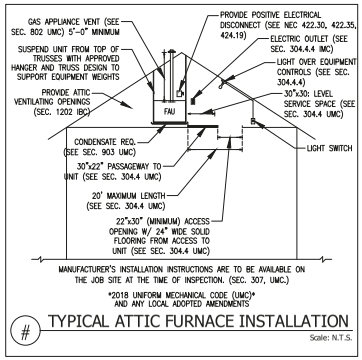
4/3/20

EXPIRES 12/31/21

CHECKED BY: JP
DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
M0.1

MECHANICAL CALCULATIONS
SCALE: NTS




# TYPICAL ATTIC FURNACE INSTALLATION

Scale: N.T.S.

## MECHANICAL SYMBOL SCHEDULE

- E1 — EXHAUST FANS
- SUPPLY GRILLE
- RETURN AIR GRILLE
- TRANSFER GRILLE
- T — THERMOSTAT – PROGRAMMABLE w/ AUTO AIR CYCLER
- V — ON/OFF SWITCH FOR WHV COMPLIANT EXHAUST FAN. PROVIDE LABEL TO INFORM HOME OWNERS TO INDICATE THE WHV
- TA — THERMOSTAT – w/ TEMPERATURE AVERAGING & VENTILATION CYCLING
- S — THERMOSTAT REMOTE SENSOR
- 20-1 — ELECTRIC SUPPLY AIR DAMPER
- 60-A — BAROMETRIC BYPASS DAMPER
- O.S.A. DUCT
- SUPPLY & RETURN DUCTWORK
- 14"x6" TRANSFER GRILLE. LOCATE AT THE CENTER OF THE DOOR AND CENTERED BETWEEN TOP OF THE DOOR AND THE CEILING
- TRANSFER DUCTWORK (FLEXIBLE)
- DRYER DUCT (28 GAUGE METAL)
- AIR VOLUME DAMPER

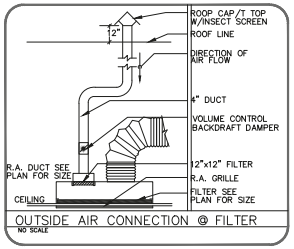
## WHOLE HOUSE MECHANICAL VENTILATION

MIN. CONTINUOUS REQ. CFM = 1% x (DWELLING SQ.FT) + 7.5 x (Number of Bedrms + 1)

35.3 CFM = 1% x 1284 SQ.FT. + 7.5 x 3

COMPLIANT WITH ASHRAE 62.2
INTERMITTENT VENTILATION RATES NOT PERMITTED LESS 25% OF EACH 4-HOUR SEGMENT.

*Worst Case Ventilation – may vary per option*




OUTSIDE AIR CONNECTION @ FILTER

NO SCALE

## MECHANICAL EQUIPMENT

STANDARD EQUIPMENT:

1. LENNOX 14ACX036 OR EQUAL (14 SEER, 3.0 TON) CONDENSING UNIT 33,600 BTU/HR NOMINAL COOLING CAPACITY. 230-1-60, MCA=18.6, MOCP=30 (SUPPLY UNIT w/ ALL ADDITIONAL ACCESSORIES NEEDED TO ACHIEVE MIN. 14 SEER.)
2. LENNOX ML180UH070P36A FURNACE (OR EQUAL) 66,000 BTU/HR INPUT 53,000 BTU/HR OUTPUT HEATING, 115V, 1/3 HP FAN MOTOR NOMINAL 1,200 CFM W/ LENNOX CH33-36C+TDR+TXV (OR EQUAL) NOMINAL 3 TON CAPACITY. 120-1-60. (APPROX 180 LBS.) INSTALL HONEYWELL (2) ZONE BYPASS SYSTEM PER MANUFACTURER'S SPECS. 14"x20" A, 16"x20" B, 10"x8" C.

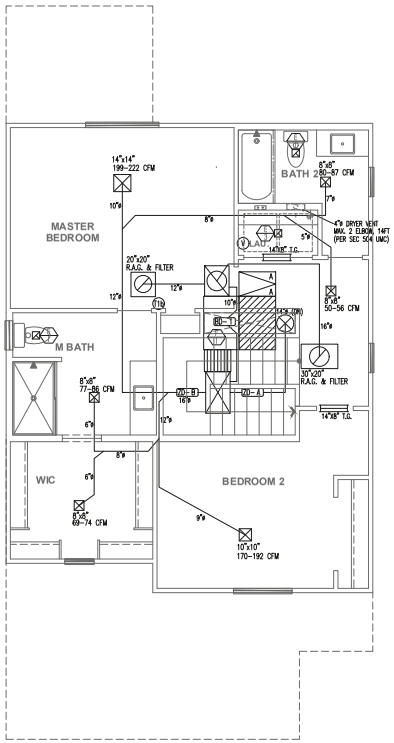
22-0333
06/16/2022

EXHAUST FANS:

1. EXHAUST FAN & DUCT; TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP.
2. WHOLE HOUSE VENTILATION EXHAUST FAN & DUCT, PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP. SEE CALCULATION ON M1.1 FOR CFM. UP TO 80 CFM FAN TO BE 1.4 CFM / WATT, OVER 80 CFM 2.8 CFM PER WATT.
3. KITCHEN RANGE EXHAUST FAN (MIN 100 CFM) SUPPLIED BY OTHERS. NO. 28 GAGE DUCT INSTALLED & VENTED OUTSIDE PER UMC 504.3 AND PER LOCAL JURISDICTION.

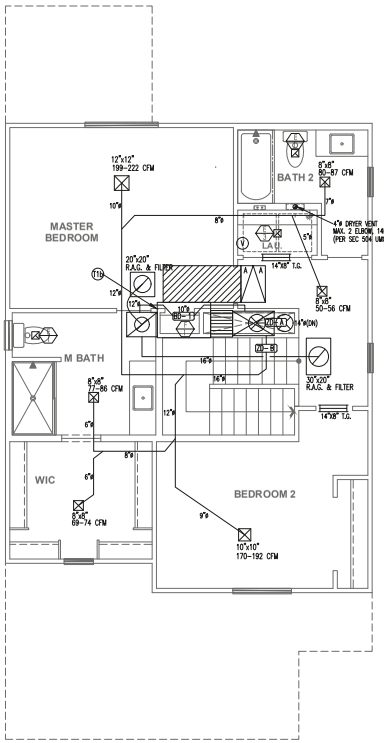
## MECHANICAL GENERAL NOTES

1. CONTRACTOR TO ENSURE THAT ALL WORK IS TO BE DONE IN ACCORDANCE WITH 2018 UMC LOCAL CODE, AND STATE, AND NATIONAL BUILDING CODES. IF THERE ARE ANY CONFLICTS BETWEEN THE CODES AND THE PLANS HEREIN, THE CODES SHALL TAKE PRECEDENCE.
2. CEILING DIFFUSERS, REGISTERS, AND GRILLES TRUE-AIRE TYPE (OR EQUAL).
3. RETURN AIR DUCT TO HAVE AT LEAST 1 90° ELBOW BETWEEN THE PLENUM ON THE FAU TO THE PLENUM AT THE RETURN AIR GRILLE. PLENUM BOX AT RETURN AIR GRILLE TO BE A MINIMUM 6" DEEP.
4. DUCTWORK TO BE CLASS 1 DUCT, INSULATED w/ A MIN. R-6 INSULATION PER THE PERFORMANCE ALTERNATIVE IN THE 2018 IECC, SECTION R405. DUCTWORK IN CONDITIONED SPACE MAY BE R-4.2. (INSTALL PER UMC 802, INSULATE PER UMC 803).
5. FACTORY-MADE AIR DUCTS, JOINTS & SEAMS SHALL BE INSTALLED TO COMPLY W/ UL 181. ALL JOINTS & SEAMS MUST BE SECURELY SEALED & FASTENED w/ MASTIC OR CODE APPROVED TAPE COMPLYING WITH UL 181.
6. DUCT PENETRATING FIRE SEPARATION/GARAGE WALL OR CEILING SHALL BE 26 GAUGE GALVANIZED STEEL OR OTHER CODE APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
7. PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL AIR MOVEMENT EQUIPMENT.
8. RUN 3/4" CONDENSATE LINE FROM COOLING COIL(S) TO APPROVED PLUMBING FIXTURE OR DISPOSAL AREA (UMC 310.1). DRAIN PIPE FROM SECONDARY DRAIN PAN SHALL DISCHARGE AT A POINT THAT IS READILY OBSERVED (UMC 310.2). IDENTIFY AUXILIARY DRAIN TERMINATION AND ADVISE OWNER THAT WATER DRIPPING FROM THAT LOCATION INDICATES CLOGGED MAIN DRAIN.
9. HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F ARE INSULATED TO R-3.
10. SUSPEND FURNACE FROM TRUSSES PER CODE AND MANUFACTURERS SPECS. VENT FURNACE AND PROVIDE ATTIC, ATTIC LIGHT, CAT WALK, AND COMBUSTION AIR TO FURNACE AS REQUIRED BY CODE.
11. VENT AND TERMINATE GAS APPLIANCES PER UMC SECTION 802. GAS VENTING SYSTEMS SIZING AND CONNECTIONS SHALL BE PER SECTIONS UMC 803.
12. ALL OUTSIDE OR COMBUSTION AIR INTAKES SHALL BE LOCATED A MIN. OF 10' FROM ANY PLUMBING VENT, EXHAUST AND FLUE OUTLETS.
13. 3/4" PLYWOOD OR EQUIVALENT IS SUGGESTED FOR FAU WORK AREA. ALL STRUCTURAL MEMBERS USED FOR SUPPORTING OR PROVIDING ACCESS FOR MECHANICAL EQUIPMENT TO BE APPROVED BY STRUCTURAL ENGINEER.
14. TEST AND BALANCE SYSTEM AIR FLOWS TO EACH GRILLE, REGISTER, AND OUTSIDE AIR DUCT TO CONFORM TO THOSE SPECIFIED ON THE HVAC PLANS.
15. THERMOSTATS MUST BE CAPABLE OF BEING SET DOWN TO 55°F OR LOWER FOR HEATING AND UP TO 85°F OR MORE FOR COOLING. THERMOSTATS FOR BOTH HEATING & COOLING MUST HAVE A DEADBAND OF AT LEAST 5°F. HEAT PUMPS REQUIRE A THERMOSTAT CAPABLE OF PREVENTING BACK-UP HEAT FROM OPERATING WHEN THE HEATING REQUIREMENTS CAN BE MET BY THE HEAT PUMP ALONE.
16. BUILDER IS REQUIRED TO PROVIDE 1" UNDERCUT (MIN. AIR GAP) BELOW THE LAU DOORS (ABOVE CARPET) FOR COMBUSTION/MAKE-UP AIR IF A JUMP DUCT IS NOT USED.
17. THE HVAC LAYOUT HAS BEEN BASED ON ARCHITECTURAL DRAWINGS. SINCE STRUCTURAL FIELD CHANGES MAY OCCUR, THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL HVAC EQUIPMENT AND DUCTWORK BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY BUILDER OF ANY REQUIRED ALTERATIONS. EITHER CONTRACTOR OR BUILDER SHALL TAKE RESPONSIBILITY FOR VERIFYING THE INTEGRITY OF THE CHANGES WITH THE HVAC DESIGN ENGINEER. APPROVED DRAWINGS SHALL NOT BE CHANGED OR ALTERED PER UMC SECTION 104.4.1.
18. R.A.G'S TO BE MINIMUM 3' DISTANCE FROM SMOKE DETECTORS.



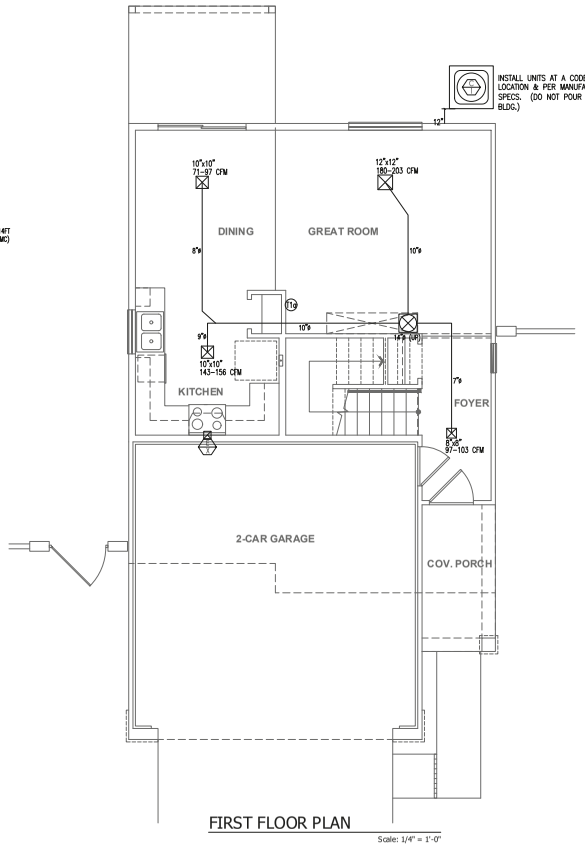

SECOND FLOOR PLAN (ELEV. B&C)

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




SECOND FLOOR PLAN (ELEV. A)

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




FIRST FLOOR PLAN

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

MECHANICAL PLAN

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

| REV | DATE | COMMENT |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
| 3 | - | - |
| 4 | - | - |
| 5 | - | - |
| 6 | - | - |
| 7 | - | - |

LGI HOMES - SKYLINE
1284 PLAN

MECHANICAL PLAN

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4/3/20

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DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
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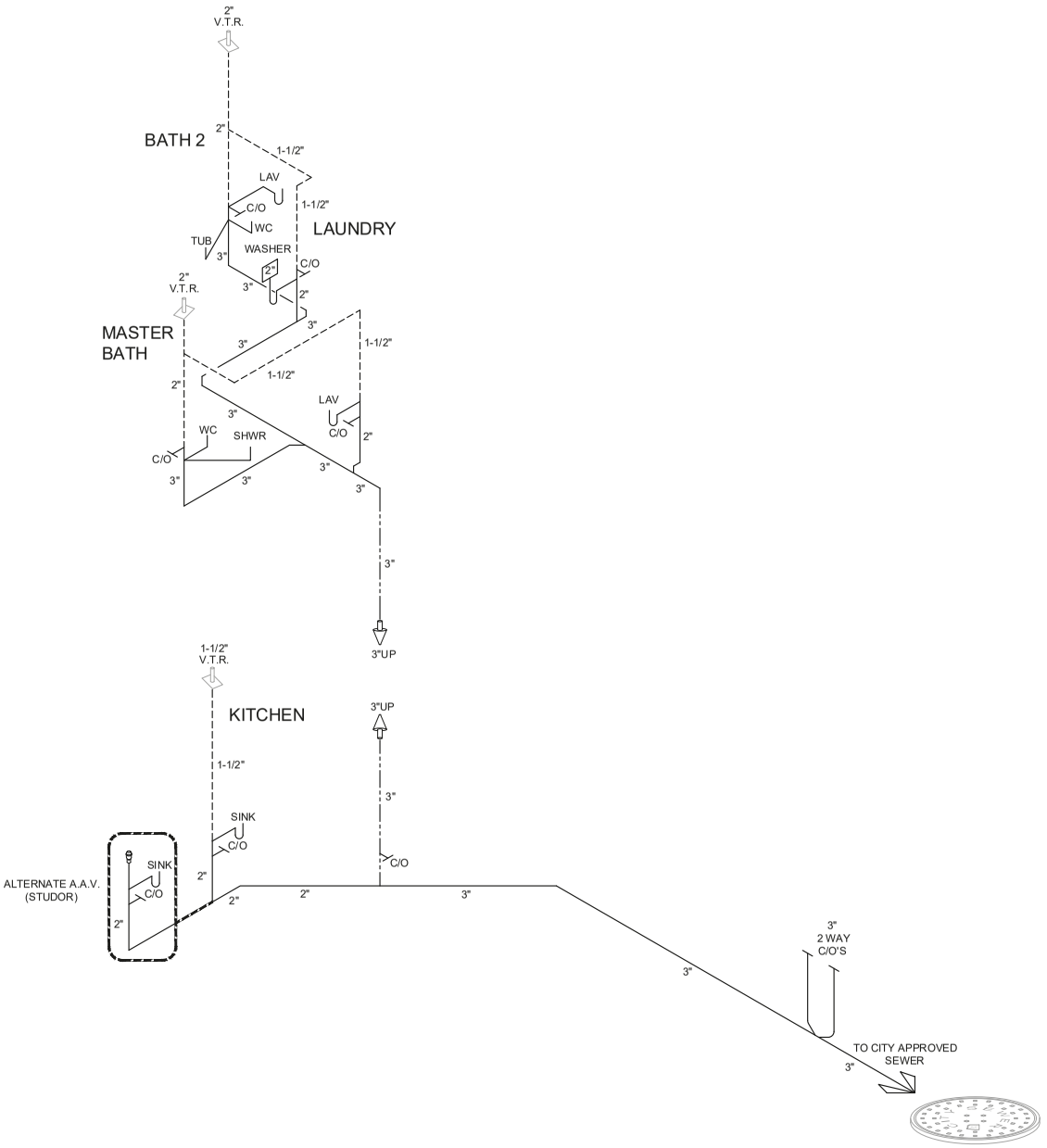



## GENERAL PLUMBING NOTES

1. PLUMBING SHALL BE IN ACCORDANCE WITH THE U.P.C. AND ALL APPLICABLE CITY ORDINANCES.
2. THE WASTE SCHEMATIC DIAGRAM IS FOR PIPE SIZE AND CLEAN-OUT LOCATIONS ONLY. SIZE PIPE ACCORDING TO U.P.C.
3. DRAIN, WASTE AND VENT PIPING SHALL BE ABS, OR PVC SCHEDULE 40.
4. NO P.V.C. PIPE SHALL BE EXPOSED IN AREAS SUCH AS POOL EQUIPMENT. ANY EXPOSED P.V.C. SHALL BE PAINTED WITH A "SUNBLOCK" MATERIAL.
5. ALL POTABLE WATER PIPES TO BE COPPER TYPE "M" FROM WATER METER TO HOUSE ENTRANCE, COPPER TYPE "L" BELOW SLAB WITH NO JOINTS, AND SCHEDULE 40 CPVC OR PEX PIPING SYSTEM INSTALLED PER MANUFACTURER'S INSTRUCTIONS ABOVE SLAB.
6. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
7. ALL FIXTURES ARE LOW FLOW COMPLIANT.
8. FIXTURES SHALL BE MARKED AS TO ITS FLOW RATE OR WITH A VERIFIABLE MODEL NO. AT THE TIME OF FINAL INSPECTION.
9. ALL WATER CLOSETS SHALL BE MINIMUM 15" CLEAR FROM CENTERLINE TO ADJACENT FINISH, UNLESS NOTED OTHERWISE.
10. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, UNLESS NOTED OTHERWISE. COORDINATE AT REVERSE PLANS, TYPICAL.
11. PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A PRESSURE-REDUCING VALVE, BACKFLOW PREVENTER OR CHECK VALVE IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.
12. VERIFY BACKFLOW PREVENTION VALVE REQUIREMENTS PER INDIVIDUAL LOT'S PLOT PLAN.
13. PROVIDE MINIMUM R-3 INSULATION FOR HOT WATER PIPES.
14. PROTECTION OF COMPONENTS OF PLUMBING SYSTEM. COMPONENTS OF A PLUMBING SYSTEM INSTALLED ALONG ALLEYWAYS, DRIVEWAYS, PARKING GARAGES OR OTHER LOCATIONS EXPOSED TO DAMAGE SHALL BE RECESSED INTO THE WALL OR OTHERWISE PROTECTED IN AN APPROVED MANNER. (PC305.9 (IRC SECTION P802 AND M1307).
15. NO HORIZONTAL WET VENTING SHALL BE PERMITTED.

## DRAIN FIXTURE UNITS AND MINIMUM TRAP SIZES

| TYPE OF FIXTURE | MIN. TRAP ARM SIZE | DRAINAGE UNIT VALUE |
|---|---|---|
| BATHTUB | 1-1/2" | 2 |
| CLOTHES WASHER | 2" | 3 |
| DISHWASHER | 1-1/2" | 2 |
| KITCHEN SINK | 1-1/2" | 2 |
| LAUNDRY TUB | 1-1/2" | 2 |
| LAVATORY / BAR SINK | 1-1/2" | 1 |
| SHOWER STALL | 2" | 2 |
| WATER CLOSET (1.6 GAL MAX.) | 3" | 3 |

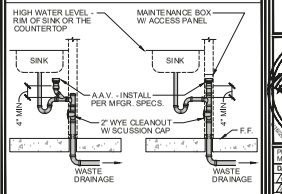
## WATER METER CALCULATIONS

| TYPE OF FIXTURE | NO. OF FIXTURES | | FIXTURE UNIT VALUE | | TOTAL |
|---|---|---|---|---|---|
| BATHTUB | 1 | x | 4.0 | = | 4.0 |
| CLOTHES WASHER | 1 | x | 4.0 | = | 4.0 |
| DISHWASHER | 1 | x | 1.5 | = | 1.5 |
| HOSE BIBBS | 2 | x | 1.0 | = | 2.0 |
| KITCHEN SINK | 1 | x | 1.5 | = | 1.5 |
| LAUNDRY TUB | 0 | x | 1.5 | = | 0.0 |
| LAVATORY / BAR SINK | 2 | x | 1.0 | = | 2.0 |
| SHOWER STALL | 1 | x | 2.0 | = | 2.0 |
| WATER CLOSET | 2 | x | 2.5 | = | 5.0 |
| TOTAL | | | | | 22.0 |

| | |
|---|---|
| DEVELOPED LENGTH: | 88'-0" |
| EFFECTIVE WATER PRESSURE: | 46-60 PSI |
| SIZE OF WATER METER: | 3/4" |
| SIZE OF BUILDING SUPPLY LINE: | 1" |

NOTES:
1. ALL CALCULATIONS CONFORM TO U.P.C. TABLE 610.3.
2. WATER CALCULATIONS INCLUDE ALL OPTIONAL FIXTURES.
3. WATER SUPPLY OUTLETS FOR ITEMS NOT LISTED ABOVE SHALL BE COMPUTED AT THEIR MAXIMUM DEMAND, OR ACCORDING TO THE SIZE OF THE SUPPLY PIPE AS INDICATED IN THE U.P.C., WHICHEVER IS GREATER.
4. REFER TO FIRE SPRINKLER CALCULATIONS FOR METER SIZE AND BUILDING SUPPLY LINE SIZE REQUIREMENTS IF APPLICABLE.
5. PRESSURE REDUCING VALVE INSTALLATION TO BE DETERMINED BY MUNICIPALITY.

## AIR ADMITTANCE VALVE DETAIL

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06/16/2022

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LGI HOMES

# WASTE SCHEMATIC, GENERAL PLUMBING NOTES, AND WATER METER CALCULATIONS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
P1.1

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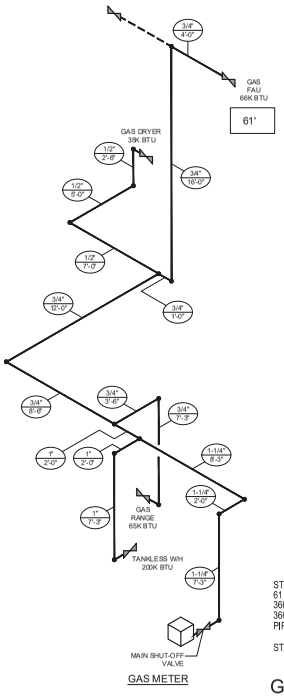


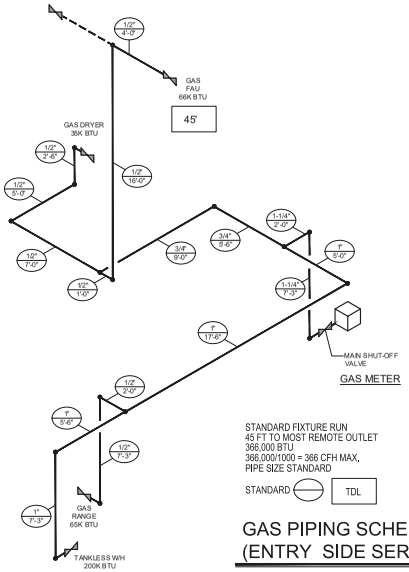

GAS METER

STANDARD FIXTURE RUN
61 FT TO MOST REMOTE OUTLET
366,000 BTU
366,000/1000 = 366 CFH MAX.
PIPE SIZE STANDARD

STANDARD TDL

## GAS PIPING SCHEMATIC (GARAGE SIDE SERVICE)

N.T.S.




GAS METER

STANDARD FIXTURE RUN
45 FT TO MOST REMOTE OUTLET
366,000 BTU
366,000/1000 = 366 CFH MAX.
PIPE SIZE STANDARD

STANDARD TDL

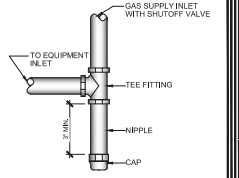
## GAS PIPING SCHEMATIC (ENTRY SIDE SERVICE)

N.T.S.

### GAS PIPING NOTES

1. GAS PIPING CALCULATIONS CONFORM TO U.P.C. TABLE 1215.2(1)
2. GAS PIPING SHALL BE SCHEDULE 40 STEEL or WROUGHT-IRON PIPE WITH MALLEABLE FITTINGS. USE COATED BLACK PIPE UNDERGROUND AND PLACE NO GAS PIPE UNDER SLAB UNLESS VENTED TO OUTDOORS PER U.P.C. STANDARDS.
3. CONTACT LOCAL GAS COMPANY FOR INSTALLATION OF GAS SERVICE AND METER AS REQUIRED.
4. OPTIONAL PIPE SIZES CALCULATED WITH ALL FIXTURE OPTIONS INCLUDED. SITE SPECIFIC OPTION COMBINATIONS TO BE CALCULATED IN FIELD IN ACCORDANCE WITH THE U.P.C.
5. FAU SIZED ACCORDING TO THE INPUT BTU DEMAND. REFER TO MECHANICAL SHEETS FOR MODEL # AND MANUFACTURERS PRODUCT DATA & SPECIFICATIONS FOR BTU DEMAND.
6. COORDINATE LOCATION OF GAS STUBS AND GAS KEYS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR EACH GAS APPLIANCE.

### SEDIMENT TRAP




SEDIMENT TRAP TO CONFORM TO U.P.C. WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE EQUIPMENT SHUTOFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OPENING OF THE RUN OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLES NEED NOT BE SO EQUIPPED.

22-0339
06/16/2022

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LGI HOMES

# GAS PIPING SCHEMATICS AND GAS PIPING NOTES

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PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
P1.2

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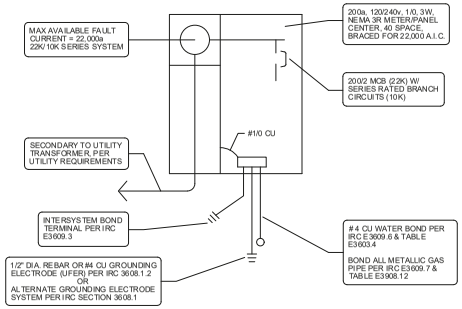
## ONE LINE DIAGRAM

200 AMP RESIDENTIAL SERVICE
120/240 VOLT SINGLE PHASE




2018 & 2015 IRC STANDARD

NOTE: CONDUCTOR SIZES ARE BASED ON 'XHHW' COPPER.

## ELECTRICAL LOAD CALCULATIONS

| ELECTRICAL LOAD CALCULATION | | | | WATTS |
|---|---|---|---|---|
| MAX LIVABLE SQ. FT. | 1284 | x | 3 | 3852 |
| KITCHEN APPLIANCE CIRCUITS | 2 | x | 1500 | 3000 |
| MICROWAVE CIRCUIT | 1 | x | 1500 | 1500 |
| DISHWASHER / DISPOSAL CIRCUIT | 1 | x | 2200 | 2200 |
| REFRIGERATOR | 1 | x | 1500 | 1500 |
| LAUNDRY CIRCUIT | 1 | x | 1500 | 1500 |
| DRYER | 1 | x | 5000 | 5000 |
| BATHROOM RECEPTACLE | 1 | x | 1500 | 1500 |
| WATER HEATER | 1 | x | 4500 | 4500 |
| TANKLESS WATER HEATER | 0 | x | 1500 | 0 |
| SINGLE OVEN | 0 | x | 4800 | 0 |
| DOUBLE OVEN | 0 | x | 9600 | 0 |
| COOKTOP | 0 | x | 9600 | 0 |
| RANGE | 0 | x | 9000 | 0 |
| FREEZER | 0 | x | 1500 | 0 |
| MISC. 120V, 20A CIRCUIT | 6 | x | 2400 | 14400 |
| MISC. 240V, 50A CIRCUIT | 1 | x | 12000 | 12000 |
| | | | | 50952 |
| 1ST 10,000 AT 100% | | | | 10000 |
| BALANCE AT 40% | | | | 16380.8 |
| TOTAL LOAD W/O EQUIPMENT | | | | 26380.8 |
| 100% CONT. EQUIPMENT LOAD | 3.0-TON HVAC SYSTEM | | | 4 150 |
| | | | - | 0 |
| | | | - | 0 |
| | | | - | 0 |
| | | | - | 0 |
| | | | - | 0 |
| TOTAL LOAD WITH EQUIPMENT | | | | 30535.80 |
| PANEL LOAD IN AMPS | | | | 127.23 |

## PANEL SCHEDULE - MAIN PANEL

| # | USAGE | TYPE | CB | WIRE | WIRE | CB | TYPE | USAGE | # |
|---|---|---|---|---|---|---|---|---|---|
| 1 | HVAC UNIT | - | 40 | 6-2 w/g AL | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 2 |
| 3 | | | | | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 4 |
| 5 | DRYER | - | 30 | 10-3 w/g CU | 12-2 w/g CU | 20 | A | DINING | 6 |
| 7 | | | | | 12-2 w/g CU | 20 | G | BATHROOM RECEPTACLES | 8 |
| 9 | RANGE | - | 40 | 6-3 w/g AL | 12-2 w/g CU | 20 | C | LAUNDRY | 10 |
| 11 | | | | | 12-2 w/g CU | 20 | C | G. DISPOSAL / D. WASHER | 12 |
| 13 | TANKLESS WATER HEATER | - | 15 | 14-2 w/g CU | 12-2 w/g CU | 20 | A | MICROWAVE | 14 |
| 15 | AIR HANDLER | - | 15 | 14-2 w/g CU | 12-2 w/g CU | 20 | A | REFRIGERATOR | 16 |
| 17 | GARAGE | G | 20 | 12-2 w/g CU | 14-2 w/g CU | 15 | A | MASTER SUITE, SMOKE / CO DETECTORS | 18 |
| 19 | EXTERIOR | G | 15 | 14-2 w/g CU | 14-2 w/g CU | 15 | A | BEDROOM 2, HALL | 20 |
| 21 | SPARE | | | | 14-2 w/g CU | 15 | A | FOYER, GREAT ROOM | 22 |
| 23 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - COVERED PORCH, COACH, COVERED PATIO, GARAGE | 24 |
| 25 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - KITCHEN, DINING, GREAT ROOM, PANTRY | 26 |
| 27 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - BATH 2, FOYER, HALL, BEDROOM 2, LAUNDRY | 28 |
| 29 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - MASTER SUITE, MASTER BATH, W.I.C. | 30 |
| 31 | SPARE | - | | | | - | | SPARE | 32 |
| 33 | SPARE | - | | | | - | | SPARE | 34 |
| 35 | SPARE | - | | | | - | | SPARE | 36 |
| 37 | SPARE | - | | | | - | | SPARE | 38 |
| 39 | SPARE | - | | | | - | | | 40 |

A = ARC-FAULT CIRCUIT INTERRUPTER (AFCI)
G = GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)
C = COMBINATION AFCI / GFCI
GLC = GENERAL LIGHTING CIRCUIT

## GENERAL ELECTRICAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS. ALL WORK SHALL ALSO COMPLY WITH THE REQUIREMENTS OF POWER SERVING AND TELEPHONE UTILITIES.

### ARC-FAULT CIRCUIT INTERRUPTER (AFCI)

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (A.F.C.I.) PROTECTION FOR BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS.
2. A.F.C.I. PROTECTION SHALL BE PROVIDED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT-INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY ANY OTHER MEANS LISTED IN THE CODE.

### CARBON MONOXIDE ALARMS

1. PROVIDE APPROVED, INTERCONNECTED (OR WIRELESS) CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS THAT CONTAIN FUEL-FIRED APPLIANCES AND IN DWELLINGS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

### CEILING-SUSPENDED (PADDLE) FANS

1. OUTLET BOXES AND OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 70 POUNDS. FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 35 POUNDS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING MOUNTED OUTLET BOX, IN A LOCATION ACCEPTABLE FOR A CEILING- SUSPENDED (PADDLE) FAN, THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN.
2. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY ONE OF THE FOLLOWING: (1) A LISTED OUTLET BOX OR OUTLET BOX SYSTEM IDENTIFIED FOR SUCH USE; OR (2) A LISTED OUTLET BOX SYSTEM, A LISTED LOCKING SUPPORT AND MOUNTING RECEPTACLE, AND A COMPATIBLE FACTORY-INSTALLED ATTACHMENT FITTING DESIGNED FOR SUPPORT AND IDENTIFIED FOR SUCH USE.

### CIRCUITS

1. PROVIDE A MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS TO SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA OR SIMILAR AREA OF A DWELLING. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
2. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
3. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
4. PROVIDE NOT LESS THAN ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT TO SUPPLY RECEPTACLE OUTLETS IN ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS.

### EQUIPMENT

1. PROVIDE A 30"" WIDE, 36" DEEP, 78" HIGH CLEAR WORKING SPACE IN FRONT OF ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT DISCONNECTS.
2. A 125-VOLT, SINGLE PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.
3. PROVIDE A MEANS OF DISCONNECT WITHIN SIGHT OF HARD WIRED APPLIANCES, INCLUDING WATER HEATERS.
4. FOR APPLIANCES IN ATTICS, A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.

### FIRE-RESISTANCE-RATED PENETRATIONS

1. OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTANCE RATING.
2. OUTLET BOXES IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND THE GARAGE AND IN THE GARAGE CEILING SHALL BE METAL OR OF OTHER MATERIALS LISTED FOR THE USE INTENDED.

### GENERAL

1. PROVIDE 200 AMP ELECTRICAL SERVICE, UNLESS NOTED OTHERWISE.
2. ELECTRICAL CONTRACTOR TO VERIFY LOADS, DISTRIBUTION, WIRING, EQUIPMENT, DESIGN, AND LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
3. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING OUTLET LOCATIONS. ELECTRICAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND MANUFACTURES' WRITTEN INSTRUCTIONS FOR THE INSTALLATION AND WIRING. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED EQUIPMENT. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY.

### GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)

1. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR RECEPTACLE OUTLETS AT BATHROOMS, GARAGES AND ACCESSORY BUILDINGS, OUTDOOR LOCATIONS, CRAWL SPACES (INCLUDING LIGHTING OUTLETS), UNFINISHED BASEMENTS, KITCHEN COUNTERTOPS, WITHIN 6 FEET OF SINKS, WITHIN 6 FEET OF BATHTUBS AND SHOWERS, AND LAUNDRY AREAS, AND FOR OUTLETS THAT SUPPLY DISHWASHERS.

### GROUNDING AND BONDING

1. PROVIDE A CONCRETE-ENCASED ELECTRODE (UFER GROUND) CONSISTING OF NOT LESS THAN 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG, OR ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2 INCH IN DIAMETER INSTALLED IN ONE CONTINUOUS 20-FOOT LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20-FOOT OR GREATER LENGTH. METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2 INCHES OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
2. AS AN ALTERNATE METHOD OF GROUNDING, PROVIDE ROD AND PIPE ELECTRODES NOT LESS THAN 8 FEET IN LENGTH AND CONSISTING OF ONE OF THE FOLLOWING MATERIALS: (1) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN TRADE SIZE 3/4 (METRIC DESIGNATOR 21) AND, WHERE OF IRON OR STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION, OR (2) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC-COATED STEEL SHALL BE AT LEAST 5/8 INCH IN DIAMETER UNLESS LISTED. THE ROD AND PIPE ELECTRODES SHALL BE INSTALLED SUCH THAT AT LEAST 8 FEET OF LENGTH IS IN CONTACT WITH THE SOIL. THEY SHALL BE DRIVEN TO A DEPTH OF NOT LESS THAN 8 FEET EXCEPT THAT, WHERE ROCK BOTTOM IS ENCOUNTERED, ELECTRODES SHALL BE DRIVEN AT AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES FROM THE VERTICAL OR SHALL BE BURIED IN A TRENCH THAT IS AT LEAST 30 INCHES DEEP. THE UPPER END OF THE ELECTRODES SHALL BE FLUSH WITH OR BELOW GROUND LEVEL EXCEPT WHERE THE ABOVE-GROUND END AND THE GROUNDING ELECTRODE CONDUCTOR ATTACHMENT ARE PROTECTED AGAINST PHYSICAL DAMAGE. PROVIDE SUPPLEMENTAL ROD OR PIPE ELECTRODE NOT LESS THAN 6 FEET APART FROM PRIMARY ELECTRODE.
3. THE METAL WATER PIPING SYSTEM SHALL BE BONDED PER CODE.
4. METAL PIPING SYSTEMS, INCLUDING GAS PIPING, CAPABLE OF BECOMING ENERGIZED SHALL BE BONDED PER CODE.

### HEIGHTS

| | | |
|---|---|---|
| 1. | EXTERIOR WALL LIGHTS | 84" |
| 2. | COACH LIGHTS | 78" |
| 3. | EXTERIOR RECEPTACLES | 18" |
| 4. | MECHANICAL DISCONNECTS | 42" ABOVE GRADE |
| 5. | STANDARD HEIGHT VANITY LIGHTS | 84" |
| 6. | RAISED MIRROR LIGHTS | 6" ABOVE TOP OF MIRROR |
| 7. | RAISED VANITY LIGHTS | 90" |
| 8. | WALL LIGHTS | 84" |
| 9. | STAIR LANDING WALL LIGHTS | 84" ABOVE LANDING |
| 10. | CHIME | 84" |
| 11. | WATER HEATER | 60" ABOVE FLOOR OR PLATFORM |
| 12. | INTERIOR RECEPTACLES | 16" |
| 13. | INTERIOR SWITCHES | 48" |
| 14. | VANITY RECEPTACLES | 48" |
| 15. | RAISED VANITY RECEPTACLE | 48" |
| 16. | CABLE / PHONE | 16" U.N.O. |
| 17. | KITCHEN RECEPTACLES | 44" |
| 18. | KITCHEN REFRIGERATOR | 44" |
| 19. | LAUNDRY | 48" |
| 20. | WASHER / DRYER | 42" |
| 21. | KITCHEN WALL PHONE | 48" |
| 22. | GARAGE RECEPTACLES | 48" |

### LIGHTING

1. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN AND BATHROOM. IN OTHER THAN KITCHENS AND BATHROOMS, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE CONSIDERED EQUIVALENT TO THE REQUIRED LIGHTING OUTLET.
2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER.
3. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
4. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL THAT INCLUDES AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS.
5. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.
6. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR EGRESS DOOR.
7. IN ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.
8. FOR OUTLETS USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS. A LUMINAIRE THAT WEIGHS MORE THAN 50 POUNDS SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS THE OUTLET BOX IS LISTED FOR NOT LESS THAN THE WEIGHT TO BE SUPPORTED. THE INTERIOR OF THE BOX SHALL BE MARKED BY THE MANUFACTURER TO INDICATE THE MAXIMUM WEIGHT THAT THE BOX IS PERMITTED TO SUPPORT.
9. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM. RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
10. FOR LUMINAIRES IN CLOTHES CLOSETS, PROVIDE A MINIMUM CLEARANCE OF 12 INCHES BETWEEN SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE AND THE NEAREST POINT OF A STORAGE SPACE AS DEFINED BY THE CODE. PROVIDE A MINIMUM CLEARANCE OF 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES, RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE, AND RECESSED FLUORESCENT LUMINAIRES.
11. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
12. LIGHT FIXTURES COVERED WITH INSULATION SHALL BE IDENTIFIED AS TYPE IC FOR CONTACT WITH INSULATION.
13. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

### RECEPTACLES

1. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY UNBROKEN WALL SPACE THAT IS 2 FEET OR MORE IN WIDTH IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
2. IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE.
3. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
4. NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTERTOP LONG DIMENSION SPACE HAVING A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL.
5. KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM COUNTERTOP RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP OR WORK SURFACE. RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS AND WORK SURFACES SHALL BE LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE WHERE THE SURFACE IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE IS NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET. RECEPTACLES MOUNTED BELOW THE COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE.
6. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.
7. NOT LESS THAN ONE RECEPTACLE OUTLET THAT IS READILY ACCESSIBLE FROM GRADE LEVEL AND LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE, SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL. BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE OF THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE THE BALCONY, DECK OR PORCH SURFACE.
8. NOT LESS THAN ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH SEPARATE UNFINISHED PORTION OF A BASEMENT. IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN ATTACHED GARAGES; IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN DETACHED GARAGES THAT ARE PROVIDED WITH ELECTRIC POWER AND IN ACCESSORY BUILDINGS THAT ARE PROVIDED WITH POWER.
9. HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE.
10. FOYERS THAT ARE NOT PART OF A HALLWAY AND THAT HAVE AN AREA THAT IS GREATER THAN 60 SQUARE FEET SHALL HAVE A RECEPTACLE(S) LOCATED IN EACH WALL SPACE THAT IS 3 FEET OR MORE IN WIDTH.
11. WHERE OUTLET BOXES FOR RECEPTACLES ARE INSTALLED IN THE FLOOR, SUCH BOXES SHALL BE LISTED SPECIFICALLY FOR THAT APPLICATION.
12. A RECEPTACLE LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF WHETHER OR NOT SHALL BE LISTED A WEATHER-RESISTANT TYPE.
13. A RECEPTACLE SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL.
14. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE GENERAL PURPOSE RECEPTACLES INSTALLED IN DWELLING UNITS, ON THE OUTSIDE OF DWELLING UNITS, IN ATTACHED GARAGES, AND IN DETACHED GARAGES AND ACCESSORY BUILDINGS PROVIDED WITH ELECTRIC POWER SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR; (2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE; AND (3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES AND NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND WHERE THE APPLIANCES ARE CORD-AND-PLUG-CONNECTED TO SUCH RECEPTACLES.

### SMOKE ALARMS

1. PROVIDE INTERCONNECTED (OR WIRELESS) SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. SMOKE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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06/16/2022

NEC-STANDARD


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# ELECTRICAL GENERAL NOTES, LOAD CALCULATIONS AND PANEL SCHEDULE

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REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

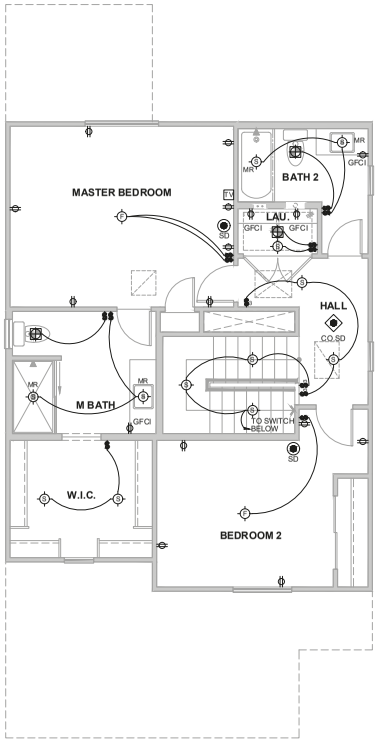
PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

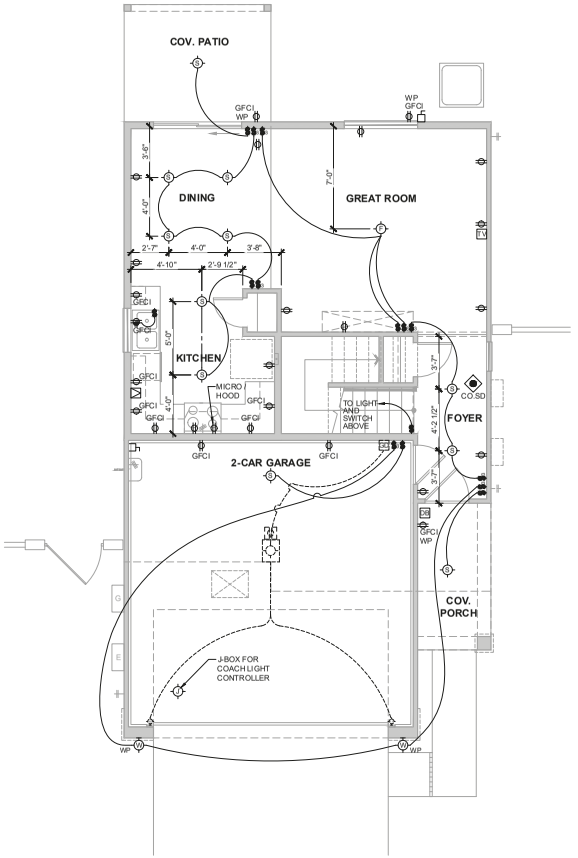
SHEET NUMBER
E1.0


tools.tsg/jbo Apr 16, 2020 - 3:24pm Z:\A_MLG\ Homes\Nevada\Skylion\1284\Architecture\Active Folder\Plot Sheets\1284-1e.Electrical Plans.dwg




SECOND FLOOR ELECTRICAL PLAN

ELEVATION A 1/4" = 1'-0"




FIRST FLOOR ELECTRICAL PLAN

ELEVATION A 1/4" = 1'-0"

## ELECTRICAL SYMBOLS LEGEND

| | | | |
|---|---|---|---|
| | DUPLEX OUTLET | | SWITCH |
| | SWITCHED DUPLEX OUTLET | 3 | 3-WAY SWITCH |
| GFCI | GFCI DUPLEX OUTLET | 4 | 4-WAY SWITCH |
| WP GFCI | WEATHERPROOF GFCI DUPLEX OUTLET | D | DIMMER SWITCH |
| GL | COMBO FAULT INTERRUPTER GUIDE LIGHT OUTLET | GL | GUIDE LIGHT SWITCH |
| USB | DUPLEX OUTLET WITH 2 -USB PORTS | O | OCCUPANCY SENSOR |
| | SPECIAL PURPOSE OUTLET | DB | DOOR BELL BUTTON |
| 240V | 240-VOLT OUTLET | VC | VOLUME CONTROL |
| | 4-PLEX OUTLET | GD | GARAGE DOOR OPENER BUTTON |
| | SWITCHED 4-PLEX OUTLET | KP | GARAGE DOOR OPENER KEYPAD |
| | DUPLEX FLOOR OUTLET | | DOOR BELL TRANSFORMER |
| | DUPLEX CEILING OUTLET | CH | CHIME |
| | CEILING-MOUNTED JUNCTION BOX | TV | TV JACK |
| | WALL-MOUNTED JUNCTION BOX | TS | THERMOSTAT |
| | CEILING FAN OUTLET W/ APPROVED OUTLET BOX W/ BACKING - CENTER IN ROOM, U.N.O. | EV | ELECTRIC VEHICLE CHARGER |
| | SURFACE-MOUNTED LIGHT FIXTURE | | PHONE JACK |
| | HANGING PENDANT LIGHT FIXTURE | | PHONE / DATA / CABLE JACK |
| | SURFACE-MOUNTED LED MINI LIGHT FIXTURE | WH | WATER HEATER CONTROLLER |
| | SURFACE-MOUNTED LED LIGHT FIXTURE | TC | TIME CLOCK |
| | ROUND RECESSED LIGHT FIXTURE | | DISCONNECT |
| | RECESSED EYEBALL LIGHT FIXTURE | SD | SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | ROUND RECESSED MINI LIGHT FIXTURE | CO / SD | CARBON MONOXIDE / SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED LIGHT FIXTURE | | WALL-MOUNTED SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED MINI LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE WITH LIGHT - 5 AIR CHANGES PER HOUR MIN. |
| | WALL-MOUNTED LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE - 5 AIR CHANGES PER HOUR MIN. |
| | UNDER-COUNTER FLUORESCENT LIGHT FIXTURE | | STRUCTURED WIRING PANEL WITH DUPLEX OUTLET |
| WP | FLOOD LIGHT | | |
| WP | PAIR OF FLOOD LIGHTS | | |
| | RECESSED KICK LIGHT FIXTURE | | |
| | TRACK LIGHTING | | |
| LED | SURFACE-MOUNTED LED LIGHT FIXTURE | E | ELECTRICAL PANEL SERVICE ENTRANCE WITH METER - SEE DETAIL 303/AD1 |
| | SURFACE-MOUNTED 2-TUBE FLUORESCENT LIGHT FIXTURE | | LOW VOLTAGE GARAGE DOOR SENSOR AT 8" A.F.F. |
| | SURFACE-MOUNTED 4-TUBE FLUORESCENT LIGHT FIXTURE | GFCI | GARAGE DOOR OPENER WITH LIGHT AND OUTLET |
| | GFCI POWER STRIP | | LED STRIP LIGHTING |

GFCI = GROUND-FAULT CIRCUIT INTERRUPTER
MR = MOISTURE-RESISTANT
WP = WEATHERPROOF

## ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES INCLUDING ADOPTED AMENDMENTS.
2. CONTINUOUS, SOLID LINES REPRESENT STANDARD CONDITIONS; DASHED LINES REPRESENT OPTIONAL CONDITIONS.
3. AMOUNT AND LOCATION OF PHONES AND TV JACKS DETERMINED BY BUILDER SPECIFICATIONS.
4. ALL WEATHER-EXPOSED EXTERIOR LIGHT FIXTURES TO BE RATED FOR WET LOCATION. ALL COVERED PORCH, COVERED PATIO AND COVERED BALCONY LIGHT FIXTURES NOT DIRECTLY EXPOSED TO WEATHER SHALL BE RATED FOR DAMP OR WET LOCATION.
5. PROVIDE (1) LIGHT, (1) RECEPTACLE, (1) SWITCH, AND (1) DISCONNECT FOR MECHANICAL APPLIANCES LOCATED IN ATTIC - SEE DETAIL 808/AD3. THE SWITCH SHALL BE LOCATED AT THE ATTIC ACCESS OPENING, AND THE LIGHT AND RECEPTACLE SHALL BE LOCATED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.
6. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
7. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION, ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION, AND TAMPER-RESISTANT RECEPTACLES PER CODE. (SEE GENERAL ELECTRICAL NOTES, SHEET E1.0).

IRC-STANDARD

22-0339
06/16/2022

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LGI HOMES

# ELECTRICAL PLAN
# ALL ELEVATIONS

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PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
E1.1

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## CONCRETE

1. ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM TO THE LATEST APPLICABLE ACI STANDARDS.
2. SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE V CEMENT. MINIMUM STRENGTHS AT 28 DAYS SHALL BE 4500 PSI
3. MAXIMUM WATER CEMENT RATIO SHALL BE 0.45.
4. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 INCH. AGGREGATE PER ASTM C57 OR C33.
5. MAXIMUM SLUMP TO BE 6 INCHES.
6. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES.
7. CONCRETE THAT IS EXPOSED TO FREEZING TEMPERATURES OR SUBJECT TO SEVERE WEATHERING AS DEFINED BY IRC SHALL HAVE 6% - 1% AIR ENTRAINMENT.
8. FLYASH MAY BE USED PROVIDED IT MEETS ASTM C618 TYPE F AND DOES NOT EXCEED 25% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL.
9. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED ONLY BE VIBRATED AROUND PENETRATIONS, EDGES, HOLDOWNS, AND POST-TENSIONING ANCHORS.
10. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6 INCHES ABOVE ADJACENT FINISH GRADE.
11. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH FROM COLD OR HOT WEATHER IN COMPLIANCE WITH ACI 305 AND ACI 306.
12. THE CONTRACTOR SHALL PROVIDE PROPER CURING TO MINIMIZE SHRINKAGE CRACKING AND ENSURE PROPER STRENGTH GAIN.
13. THE CONTRACTOR SHALL SELECT THE LOCATIONS AND PROVIDE CRACK CONTROL JOINTS IN CONVENTIONAL SLABS TO MINIMIZE RANDOM SHRINKAGE CRACKING UNLESS THE JOINT LAYOUT IS SHOWN IN THE DRAWINGS. JOINTS SHALL BE A MINIMUM DEPTH OF 1/4 OF THE SLAB THICKNESS FOR CONVENTIONAL SLABS.
14. EVALUATION AND ACCEPTANCE OF CONCRETE SHALL BE BASED ON CYLINDER STRENGTH TESTS AS OUTLINED IN THE APPLICABLE BUILDING CODE.
15. ALL PLUMBING BOXES WITH 3 1/2" MINIMUM SLAB OF 4500 PSI CONCRETE.

## CODE MINIMUM CONSTRUCTION LOADS

1. BUILDING MATERIALS SHALL BE PLACED ON FLOORS AND ROOFS SO AS NOT TO EXCEED THE DESIGN LOADS.

## DEFERRED SUBMITTALS

1. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM FOR SUBMITTAL TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
2. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD.
3. AN APPROVED SET OF TRUSS SHOP DRAWINGS SHALL BE AVAILABLE TO THE BUILDING INSPECTOR AT THE JOB SITE AS REQUIRED BY THE LOCAL JURISDICTION.
4. THE FOLLOWING ITEMS SHALL BE SUBMITTED PER THIS SECTION:
   4.1. PREFABRICATED WOOD TRUSSES.
   4.2. ENGINEERED JOISTS.
   4.3. OTHER PRE-ENGINEERED SYSTEMS.

## DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED.

## EPOXY

1. EPOXY TO BE SIMPSON SET 3G EPOXY ESR-4057 OR HILTI "HIT-RE 500 V3" ESR-3814 U.N.O.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

## FLOOR TRUSS STRONG BACKS

1. STRONGBACKS SHALL BE A MINIMUM 2x6, AND SHALL BE ATTACHED WITH A MINIMUM OF (3) 10d NAILS TO A 2x4 VERTICAL WEB.
2. STRONGBACKS SHALL BE IN CONTACT WITH EACH CHORD, PER THE WTCA.
3. IN THE ABSENCE OF A VERTICAL WEB, A 2x4 SCAB VERTICAL SHALL BE SECURED TO THE TOP AND BOTTOM CHORDS WITH A MINIMUM OF (2) 10d NAILS AT EACH END. THE STRONGBACK MAY THEN BE ATTACHED TO THE SCAB.
4. STRONGBACKS SHALL BE PLACED AS SHOWN IN THE TRUSS DESIGN DRAWINGS.
5. STRONGBACKS SHALL NOT BE CUT OR NOTCHED
6. STRONGBACK SPACING MAY NOT EXCEED 10' UNLESS THERE IS A RIGID CEILING ATTACHED AND LIVE LOAD DEFLECTION DOES NOT EXCEED 480.

## FRAMING

1. ALL EXTERIOR WALLS TO BE 2x STUDS AT 16" O.C., ALL INTERIOR BEARING TO BE 2x STUDS AT 16" O.C., AND ALL INTERIOR NON-BEARING STUDS AT 24" O.C. - U.N.O.
2. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES. NAILED TOGETHER WITH (2) 10d AT 24" O.C.
3. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". FASTEN WITH (12) 10d NAILS EACH SIDE OF SPLICE U.N.O.
4. SINGLE TOP PLATE SPLICES SHALL BE CONNECTED WITH A 16 GAUGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
5. WHERE DOUBLE TOP PLATES OF NON-SHEAR WALLS ARE NOTCHED MORE THAN 25 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO NOTCH SIDE OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP. WHERE TOP PLATES ARE NOTCHED MORE THAN 50 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
6. BRACED/ SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES EXCEPT THAT INTERIOR SHEAR WALLS MAY HAVE A SINGLE TOP PLATE SO LONG AS IT IS CONTINUOUS FOR THE LENGTH OF THE WALL. WHEN DOUBLE TOP PLATES AT BRACED SHEAR WALLS ARE CUT, ADD A MSTC52 STRAP ON EACH SIDE OF WALL WITH (48) 16d SINKERS.
7. OVERLAP DOUBLE TOP PLATES AT ALL CORNERS AND INTERSECTIONS WITH (3) 10d FACE NAILS. WHERE OVERLAP CAN NOT BE CONSTRUCTED, USE LSTA24 STRAP WITH (18) 10d NAILS.
8. WHERE INTERIOR WALL SINGLE TOP PLATES MEET EXTERIOR WALLS USE (2) 10d TOENAILS.
9. WHERE INTERIOR WALLS MEET EXTERIOR WALLS - SEE DETAIL 533.
10. AT SINGLE TOP PLATE CORNERS AND INTERSECTIONS USE (2) 10d TOENAILS.
11. ALL BOTTOM/SILL PLATES AND SLEEPERS IN CONTACT WITH THE CONCRETE SLAB SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
12. THE BOTTOM/SILL PLATE FOR ALL INTERIOR NON-SHEAR/ NON-BRACED WALLS, INCLUDING THE GARAGE/RESIDENCE COMMON WALLS, SHALL BE FASTENED WITH PINS PER THE TABLE BELOW, U.N.O.

| PLATE HEIGHT | PIN SPACING |
|---|---|
| <= 10'-1" | 48" O.C. |
| > 10'-1" <= 14'-1" | 36" O.C. |
| > 14'-1" <= 21'-1" | 24" O.C. |
| > 21'-1" | 12" O.C. |

13. BUILT-UP OR SOLID WOOD POSTS OF 2x4 OR 2x6 STUDS SHALL BE NAILED WITH (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST.

## FRAMING - CONT.

14. TRIMMER STUDS SHALL BE NAILED TO KING STUDS WITH (2) 10d NAILS AT 12" O.C.
15. BUILT-UP OR SOLID WOOD POSTS SHALL BE FASTENED AT TOP AND BOTTOM WITH (2) HZ-5A, (2) RSPH OR (2) SSP, U.N.O.
16. STUDS AND MULTI-STUD POSTS MAY BE BORED OR NOTCHED TO THE PRESCRIPTIVE LIMITS IN THE CONVENTIONAL CONSTRUCTION CODE PROVISIONS.
17. PROVIDE SOLID BLOCKING THROUGH FLOOR TRUSS DEPTH FOR ALL MULTIPLE STUD INCLUDING DOUBLE TRIMMERS OR 4x OR GREATER POSTS. BLOCKING SHALL BE SAME SIZE AS POST ABOVE, U.N.O. POSTS SHALL BE CONTINUOUS TO STRUCTURAL ELEMENT OR CARRYING MEMBER OR FOUNDATION.
18. WHEN THE DRAWINGS CALL FOR 4x OR 6x POSTS OR HEADERS, THESE ARE TO BE SOLID SAWN MEMBERS, NOT BUILT-UPS.
19. ALL BEAMS AND GIRDERS TO HAVE FULL WIDTH BEARING U.N.O.
20. COLUMNS AND POSTS LOCATED DIRECTLY ON CONCRETE (NOT ON A WOOD SILL) SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL CONNECTORS PROJECTING ABOVE THE SLAB (UNLESS THE POST IS AN APPROVED WOOD SPECIES OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD). THE PIERS OR BASES SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE THE CONCRETE SLAB.
21. AT ALL GABLE WALLS ADJACENT TO SCISSOR TRUSSES, STUDS TO BE BALLOON FRAMED FROM BOTTOM PLATE TO UNDERSIDE OF GABLE END TRUSS.
22. ALL WINDOW OPENINGS TO HAVE DOUBLE 2x SILL PLATES. FOR WINDOW OPENINGS UNDER 6 FEET, A SINGLE 2x SILL WITH 2x BLOCKING BETWEEN CRIPPLE STUDS IS ACCEPTABLE.
23. TEMPORARY OR ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR. THE DEPTH OF NOTCHES FOR LET-IN BRACES SHALL NOT EXCEED THE PRESCRIPTIVE CODE LIMITS FOR NOTCHES.
24. BOWED STUD REPAIR SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKING A MINIMUM OF 1/4 INCH PER FOOT.
26. 2x NAILERS OR BLOCKING SHALL BE NAILED WITH (2) 10d TOENAILS OR END NAILS AT EACH END U.N.O.
27. BUILT-UP HEADERS SHALL BE NAILED TOGETHER WITH (3) 10d NAILS AT 16" O.C.
28. BOX HEADERS SHALL BE NAILED TOGETHER PER DETAIL 605.
29. BUILT-UP CORNER STUDS SHALL BE NAILED TOGETHER WITH 10d AT 12" O.C. EXCEPT AT CORNER RETURNS FOR CONTINUOUSLY SHEATHED BRACED WALLS, NAIL AT 8" O.C.
30. TOP PLATE AND BOTTOM/SILL PLATE TO STUD SHALL BE NAILED AS LISTED BELOW.
   2x4 STUD = (2) 10d END NAILS OR (3) 10d TOENAILS
   2x6 STUD = (3) 10d END NAILS OR (4) 10d TOENAILS
31. FIREBLOCKING SHALL BE INSTALLED AS SHOWN OR SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND APPLICABLE BUILDING CODE.
32. END NOTCHES LOCATED AT THE ENDS OF SAWN LUMBER BENDING MEMBERS FOR BEARING OVER A SUPPORT, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER.
33. INTERIOR NOTCHES, LOCATED IN THE OUTER THIRDS OF THE SPAN OF A SINGLE SPAN SAWN LUMBER BENDING MEMBER, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER. INTERIOR NOTCHES ON THE TENSION SIDE OF 3 1/2" OR GREATER THICKNESS (4" NOMINAL THICKNESS) SAWN LUMBER BENDING MEMBERS ARE NOT PERMITTED.
34. ALL TRIMMERS, POSTS, CRIPPLE POSTS OR OTHER CUT STUDS SHALL BE FIRMLY BEARING AS NECESSARY TO BE IN FULL CONTACT WITH HEADERS, BEAMS AND PLATES.

## FRAMING NAILS

1. WHERE THE DETAILS CALL FOR 10d NAILS, THE DESIGN IS BASED ON 10d BOX NAILS (3 INCHES LONG x .128-INCH DIAMETER). THIS ALLOWS FOR THE USE OF 10d COMMON NAILS (3 INCHES LONG x .148-INCH DIAMETER) IN ALL TOENAIL LOCATIONS (3 INCHES x .131-INCH DIAMETER).
2. WHERE THE DETAILS CALL FOR 16d NAILS, THE DESIGN IS BASED ON 16d COMMON NAILS (3 1/2 INCHES LONG x .162 -INCH DIAMETER) AND THEY ARE ALL THAT MAY BE USED IN THESE LOCATIONS.
3. WHERE THE DETAILS CALL FOR 8d NAILS, 10d COMMON NAILS OR 3" NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE OR CMU NAILS MAY BE USED I.L.O. PINS AT INTERIOR NON-BRACED/ SHEAR WALL BOTTOM/SILL PLATES AT A TWO FOR ONE SUBSTITUTION.
5. TOENAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30° WITH WOOD MEMBER AND STARTED APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
6. NAILS FOR FLOOR AND DECK SHEATHING SHALL BE 8d RING-SHANK (2 1/2 INCHES LONG x .131-INCH DIAMETER) OR PASLODE TETRAGRIP (2 3/8" x 0.113" DIAMETER).
7. WHERE HUS/LUS HANGERS ARE CONNECTED TO A 1-PLY GIRDER TRUSS, USE 10d SHORT COMMON NAILS (1 1/2 INCHES LONG x .148 INCH DIAMETER).

## GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY FELTEN GROUP IN ADVANCE AND SHOWN ON SHOP DRAWINGS.
5. THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING, AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP, WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
6. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
7. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER; FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT; OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK.
8. ALL INTERIOR BUILDING MATERIALS SHALL BE STOCKED INSIDE THE BUILDING ( OR IN CONDITIONS IDENTICAL TO BUILDING INTERIOR) FOR A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION. IF A PRODUCT MANUFACTURER RECOMMENDS A LONGER PERIOD OF TIME THAN 48 HOURS, THEN THAT TIME PERIOD SHALL BE USED.
9. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
10. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE NEITHER RESPONSIBLE NOR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## GLU-LAM BEAMS (STANDARD WIDTH)

1. FABRICATION AND HANDLING OF ALL GLULAM BEAMS SHALL BE PER APA-EWS/ANSI A 190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER.
2. BEAMS TO BEAR APA-EWS CERTIFICATE AND GRADE STAMP.
3. GLULAM BEAMS, OF WIDTHS 3 1/8", 5 1/8", 6 3/4", 8 3/4" AND 10 3/4" U.N.O. SHALL HAVE THE FOLLOWING PROPERTIES:

SIMPLE SPAN AND CONTINUOUS SPANS AND CANTILEVERS

| APA-EWS | 24F-V4 |
|---|---|
| DF/DF | UNBALANCED LAYUP |
| Fb+ = | 2400 PSI |
| Fb- = | 1850 PSI |
| Fv = | 265 PSI (190PSI)* |
| Fc (PERP ) = | 650 PSI |
| E = | 1,800,000 PSI |
| | * Fv AT SLOPED END CUT. |

4. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.
5. APPEARANCE TO BE INDUSTRIAL GRADE U.N.O.
6. BEAMS SHALL HAVE STANDARD CAMBER (BASED ON 3500 FT. RADIUS) U.N.O.
7. BEAMS HAVE A TOP AND BOTTOM AND NEED TO BE INSTALLED RIGHT SIDE UP.
8. ALL EXPOSED BEAMS TO BE ROUGH SAWN (R.S.)
9. THE PORTIONS OF GLUED-LAMINATED TIMBERS THAT FORM THE STRUCTURAL SUPPORTS OF A BUILDING OR OTHER STRUCTURE AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

## GRADING AND DRAINAGE

1. GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO THE STRICTER REQUIREMENTS OF THE SITE SPECIFIC SOILS REPORT OR THOSE LISTED BELOW.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
3. STORM WATER SHALL BE DIRECTED AWAY FROM THE STRUCTURE THROUGH PROPER GRADING AND DRAINAGE.
4. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL BUILDINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
5. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
6. LANDSCAPE WATERING SHOULD NOT LEAD TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION IN THE SOILS UNDER THE FOUNDATION. IT IS RECOMMENDED THAT VEGETATION BE KEPT A MINIMUM OF 3 FEET FROM THE STRUCTURE AND THAT THE VEGETATION BE DESERT TYPE, (DRAUGHT TOLERANT) WHICH REQUIRES NOT TO PENETRATE INTO THE SOIL MORE THAN 8 INCHES).
7. IT IS RECOMMENDED THAT TREES BE KEPT AWAY FROM THE STRUCTURE SUCH THAT THE DRIP LINE OF THE MATURE TREE DOES NOT OVERLAP THE FOUNDATION.

## GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF FELTEN GROUP.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

## GYPSUM BOARD

1. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD CEILING CRACKS, FG SUGGESTS THAT RC-1 BE INSTALLED ON ALL CEILINGS WITH A DIMENSION GREATER THAN 20 FEET. AS AN ALTERNATE IN GARAGE CEILINGS, A CONTROL JOINT (S) MAY BE INSTALLED.
2. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD WALL CRACKS, FG SUGGESTS THAT VERTICAL CONTROL JOINTS BE PLACED IN WALLS WITH AN UNINTERRUPTED DIMENSION LONGER THAN 30 FEET. THIS WILL TYPICALLY OCCUR IN RV GARAGES.

## HARDWARE

1. ALL METAL HARDWARE AND SDS SCREWS TO BE SIMPSON STRONG-TIE PRODUCTS, OR APPROVED SUBSTITUTION, U.N.O. USP PRODUCTS MAY BE USED AS ALTERNATES FOR SOME CONNECTORS PER CONNECTOR COMPARISON CHART. SEE DETAIL 401.
2. ALL HANGERS, STRAPS, HOLDOWNS AND OTHER METAL CONNECTORS SHALL BE INSTALLED WITH THE MANUFACTURER'S RECOMMENDED FASTENERS U.N.O.

## HEADED STUDS

1. ALL HEADED STUDS TO BE ASTM F1554 STEEL.
2. ALL HEADED STUDS TO BE HEAVY HEX BOLT W/ HEAVY HEX NUT PER HOLDOWN SCHEDULE. HEX NUT SHALL BE THREADED ONTO BOLT SUCH THAT BOTTOM OF NUT IS FLUSH W/ BOTTOM OF BOLT. STRIKE THREADS OR TACK WELD NUT TO BOLT TO PREVENT BOLT ROTATION.

## HOLDOWNS

1. ALL HOLDOWNS TO BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED SUBSTITUTION, U.N.O. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND AS SHOWN IN DETAIL 281 AND 281.241. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
2. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
3. BENDING STHD STRAPS MAY CAUSE SPALLING.
4. FOR STHD HOLDOWNS, IF SPALLING IS 1 INCH OR LESS, MEASURED FROM EMBEDMENT LINE TO THE BOTTOM OF THE SPALL, NO STRUCTURAL REPAIR IS REQUIRED.
5. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
6. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
7. HOLDOWN STRAPS ARE TYPICALLY NAILED TO 2 FULL HEIGHT STUDS, HOWEVER HOLDOWN STRAPS MAY BE NAILED TO 1 KING STUD AND 1 TRIMMER STUD AT WINDOW AND DOOR OPENINGS. PROVIDED TRIMMER STUD IS NAILED TO KING STUD WITH A MINIMUM OF (20) 10d NAILS AND THE HOLDOWN STRAP IS MINIMUM 1/2 INCH TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
8. HOLDOWN LOCATIONS SHOWN ARE TO CENTERLINE OF HOLDOWN AND ARE BASED ON WINDOW AND SLIDING GLASS DOOR ROUGH OPENINGS 1/2 INCH OVER CALLOUT, AND SWINGING DOOR ROUGH OPENINGS 2 1/2" OVER CALLOUT. IF DIFFERENT ROUGH OPENINGS ARE REQUIRED, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
9. WHEN SWINGING DOOR OPTIONS ARE PROVIDED FOR SLIDING GLASS DOORS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
11. MINIMUM END DISTANCE FOR ANY STHD HOLDOWN SHALL BE 1 1/2".
12. REFER TO DETAIL 803 FOR MISPLACED OR MISSED MASA HOLDOWNS.
13. REFER TO DETAIL 802 FOR MISPLACED OR MISSED STHD8, STHD10 OR STHD14 HOLDOWNS.

## LEDGERS

1. WHERE THE DRAWINGS CALL FOR CONTINUOUS WOOD LEDGERS, LEDGERS SHALL BE INSTALLED WITH AS LONG OF LENGTHS AS POSSIBLE. THE MINIMUM LEDGER LENGTH ALLOWED SHALL BE 4 FEET. THE MINIMUM NUMBER OF SUPPORTS PER LEDGER SHALL BE THREE.
2. LEDGER SPLICES MAY OCCUR AT SUPPORTS OR BETWEEN SUPPORTS. LEDGER SPLICES AT SUPPORTS REQUIRE A MINIMUM OF A 3 INCH WIDE SUPPORT FOR NAILING, SUCH AS DOUBLE STUDS OR THE END OF A FLOOR TRUSS.
3. LEDGER SPLICES NEED NOT BE STRAPPED U.N.O. IN THE DRAWINGS
4. LEDGER SPLICES SHALL BE LOCATED SO THAT RAFTER, TRUSS OR JOIST HANGERS DO NOT FALL ON A SPLICE.
5. LEDGERS AT NON-TYPICAL LOADS FROM ROOF GIRDERS AND BEAMS SHALL BE NAILED TO A MINIMUM OF A 3-INCH WIDE SUPPORT ON EACH SIDE OF THE NON-TYPICAL LOAD WITH DOUBLE THE TYPICAL NAILING U.N.O. ON FRAMING PLAN
6. LEDGERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

## METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

## POWER ACTUATED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWSL-300MG, ESR-2138.
2. MINIMUM EDGE DISTANCE TO BE 3 INCHES.
3. MINIMUM SPACING TO BE 4 INCHES.
4. THE FASTENERS SHALL NOT BE DRIVEN UNTIL THE CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 2000 PSI.

## SAWN LUMBER

1. SAWN LUMBER SHALL COMPLY WITH THE LATEST GRADING RULES OF THE AMERICAN LUMBER STANDARDS COMMITTEE, WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION GRADING AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. SAWN LUMBER SHALL BE PROVIDED WITH THE SPECIES AND MINIMUM GRADES SHOWN BELOW U.N.O. ON THE DRAWINGS.

| MEMBER | SPECIES | GRADE |
|---|---|---|
| 2x HEADERS/ BEAMS | HEM-FIR | NO. 2 |
| 2x POSTS | SAME AS STUDS | |
| 6x, 8x, 10x, 12x HEADERS/ BEAMS/ POSTS | DOUG-FIR | NO. 2 OR BETTER |
| RAFTERS | HEM-FIR OR S-P-F | NO. 2 |
| CEILING/ FLOOR JOISTS | HEM-FIR OR S-P-F | NO. 2 |
| STUDS | HEM-FIR OR S-P-F | STUD , U.N.O. ON FRAMING PLAN |
| BLOCKING | HEM-FIR OR S-P-F | STUD |
| LEDGERS | HEM-FIR OR S-P-F | NO. 2 |
| TOP PLATES* | S-P-F | STANDARD |
| BOTTOM SOLE PLATES | HEM-FIR OR S-P-F | STANDARD - PRESSURE TREATED WHEN IN CONTACT W/ CONCRETE OR MASONRY |
| SLEEPERS | HEM-FIR OR S-P-F | STUD |

* CONSTRUCTION GRADE WHEN ROOF TRUSS CLEAR SPAN EXCEEDS 40 FT. OR WHEN FLOOR TRUSS CLEAR SPAN EXCEEDS 16 FT.

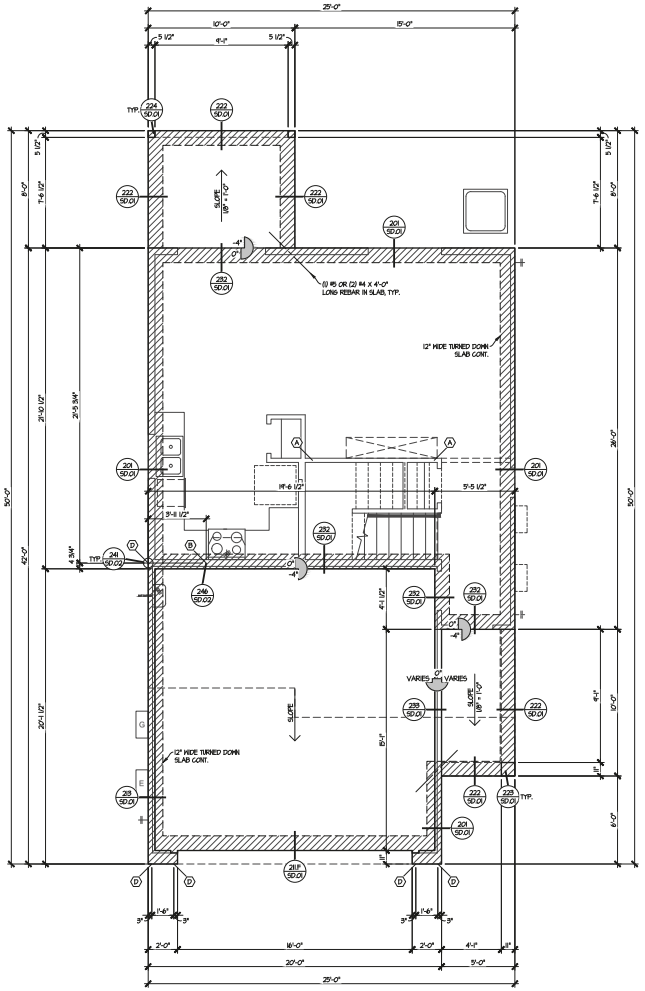
2. FINGER JOINTED MATERIAL STAMPED "VERTICAL USE ONLY" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR STUDS AND BLOCKING IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP. FINGER JOINTED MATERIAL STAMPED "CERT EXT. JNTS" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR ANY SAWN LUMBER APPLICATION IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP.

## SCREWS

1. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE WSNTL BY SIMPSON STRONG-TIE, INC.
2. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE NO. 8 x 2 INCHES LONG.
3. SCREWS FOR GYPSUM WALL BOARD SHALL BE NO. 6 x 1 1/4 INCHES LONG, TYPE W OR S AND SHALL MEET THE REQUIREMENTS OF ASTM C954 AND C1002.
4. SCREWS FOR BOTTOM/SILL PLATE ANCHORS SHALL BE NO. 8 x 3 INCHES LONG, AND MAY BE USED I.L.O. 10d NAILS SHOWN IN DRAWINGS AT A 1 FOR 1 SUBSTITUTION.
5. SIMPSON SDWC 15600 SCREWS MAY BE USED I.L.O. H2.5A'S AT DOUBLE TOP PLATE TO TRUSS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## SCREW ANCHORS

1. SCREW ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS FOR MISSED, MISLOCATED OR DAMAGED ANCHOR BOLTS




## FOUNDATION PLAN

ALL ELEVATIONS 1/4" = 1'-0"

### SOIL

1. ALL EXCAVATION, FILL (INCLUDING BASEMENT WALL AND RETAINING WALL BACKFILL) COMPACTION, AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANTS RECOMMENDATIONS. SEE SOILS REPORT AND ADDENDUMS BY THE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON THE CONSTRUCTION OF THE FOUNDATION SYSTEM.
2. SOME SOIL REPORTS REFERENCE FOUNDATION DEPTH FROM "LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE FOUNDATION" WHILE OTHER SOIL REPORTS USE "ADJACENT GRADE". SEE SITE SPECIFIC SOILS REPORT FOR PROPER DATUM FOR THIS PROJECT.

### SOILS REPORT INFORMATION

| | |
|---|---|
| GEOTECHNICAL REPORT BY: | WRIGHT ENGINEERS |
| GEOTECHNICAL REPORT #: | 162229 |
| GEOTECHNICAL REPORT DATE: | 01/17/17 |
| ALLOWABLE BEARING PRESSURE | 2000 psf |

ALL EXCAVATION, FILL, COMPACTION AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.

### PARCEL/UNIT INFORMATION

N/A

### P.T. SLAB DESIGN INFORMATION

THE SLAB FOR THIS STRUCTURE HAS BEEN DESIGNED AS A BRAB TYPE III SLAB IN ACCORDANCE WITH THE "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND", BY THE POST-TENSIONING INSTITUTE.

AS A PREFERABLE ALTERNATIVE TO DESIGNING FOR THE LARGE $C_S$ VALUES FOR PREFABRICATED ROOF TRUSSES, JOINERY DETAILS (SUCH AS PREFORMED METAL CLIPS) SHALL BE PROVIDED BETWEEN THE TRUSSES AND THE INTERSECTING NON-BEARING PARTITIONS WHICH PERMIT RELATIVE VERTICAL MOVEMENT WITHOUT INDUCING STRESS INTO THE PARTITIONS, WHILE PROVIDING THE REQUIRED LATERAL BRACING. IN ADDITION, SPECIAL GYPSUM DETAILS (FLOATING ANGLES, RESILIENT CHANNEL, FLEXIBLE JOINT COMPOUND, ETC) SHALL BE CONSIDERED TO MINIMIZE THE RISK OF COSMETIC CRACKS. THEREFORE, $C_S$ USED FOR DESIGN OF SUBJECT SLAB IS BASED ON EXTERIOR WALL MATERIAL.

EXPANSIVE SOIL CONDITIONS

EDGE MOISTURE VARIATION DISTANCE.

| | | |
|---|---|---|
| CENTER LIFT | ( Em ) : | 4.75 FT. |
| EDGE LIFT | ( Em ) : | 2.5 FT. |

MAXIMUM DIFFERENTIAL SOIL MOVEMENT:

| | | |
|---|---|---|
| CENTER LIFT | ( Ym ) : | 0.25 IN. |
| EDGE LIFT | ( Ym ) : | 0.25 IN. |
| SLAB TO SUBGRADE FRICTION COEFFICIENT= | | 1.0 |

### FOUNDATION INFORMATION

| | |
|---|---|
| STRENGTH AT TIME OF STRESSING = | 2000 psi |
| STRENGTH AT 28 DAYS = | 4900 psi |
| UNIFORM SLAB THICKNESS = | 7 1/2" |
| MIN. PLATE COMPACTED A.B.C. THICKNESS = FOR STRUCTURAL REQUIREMENTS THE BASE COURSE SHALL BE COMPACTED TO ACHIEVE THE COEFFICIENT OF FRICTION USED IN THE DESIGN. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS. | 2" |
| NOMINAL SLAB THICKNESS AT NON-POST TENSIONED PORCHES & PATIOS = (ON SUBGRADE PER GEOTECHNICAL REPORT) | N/A |

BOTTOM OF EDGE TURNDOWNS TO BEAR A MINIMUM OF 12" BELOW ENGINEERED CERTIFIED COMPACTED PAD. INTERIOR FOOTING DEPTH MEASURED FROM TOP OF SLAB.

### SULFATES

| | |
|---|---|
| SULFATE EXPOSURE = | VERY SEVERE |

CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:

NEGLIGIBLE: $SO_4 < 0.10\%$
NO SPECIAL REQUIREMENTS.

MODERATE: $0.10\% < SO_4 < 0.20\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING MODERATE SULFATE-RESISTANT HYDRAULIC CEMENT (MS) DESIGNATION.

SEVERE: $0.20\% < SO_4 < 2.00\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION.

VERY SEVERE: $SO_4 > 2.00\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION AND POZZOLAN OR SLAG DETERMINED BY SERVICE RECORD.

### CHLORIDES

| | |
|---|---|
| CHLORIDE CONCENTRATION | 12,000 -25,000 ppm |

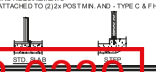
IF SOILS CONTAIN CONCENTRATION OF CHLORIDE IONS IN EXCESS OF LOCAL INDUSTRY STANDARDS KNOWN TO HAVE CAUSED CORROSION, USE ENCAPSULATED TENDONS IN CONFORMANCE WITH "SPECIFICATIONS FOR SINGLE STRAND UNBONDED TENDONS", POST TENSIONING INSTITUTE.

| | |
|---|---|
| ENCAPSULATION REQUIREMENT | ENCAPSULATION REQUIRED |

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| (A) | POST- SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 3½" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 2½" |
| | | | STEP | | |
| (B) | POST- SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 5¼" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 4½" |
| | | | STEP | | |
| (C) | POST- SET | HDU5-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 6¼" |
| | | | STEP | 7/8" DIA. F1554 GR.36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN- PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 6¼" |
| | | | STEP | | |
| (D) | CAST-IN- PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| (E) | CAST-IN- PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| (F) | CAST-IN- PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| (G) | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| (H) | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (36) 8d NAILS AT CS 16 CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| (I) | CAST-IN- PLACE | MASA | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 2/42 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 2/46




22-0339
06/16/2022

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LGI HOMES

TITLE: FOUNDATION PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA

PROJECT MANAGER: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: S1.01

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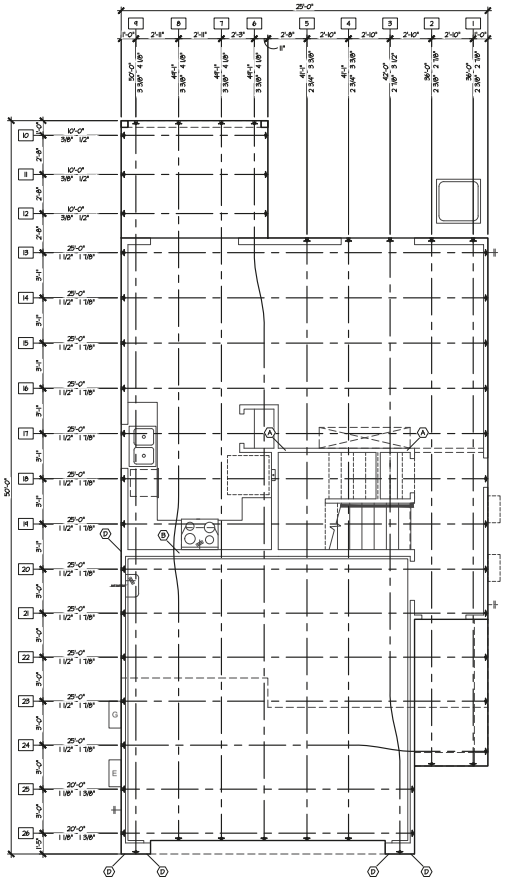
job.xrefs: Apr 15, 2020 - 3:54pm - Z:_LGI_Homes\Revised Skyline\1284\Structural\Arch Files\1284-Foundation.dwg

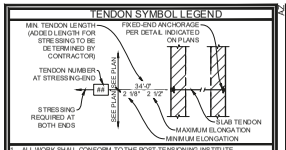


## TENDON LAYOUT

ALL ELEVATIONS

1/4" = 1'-0"

### TENDON SYMBOL LEGEND




1. ALL WORK SHALL CONFORM TO THE POST-TENSIONING INSTITUTE SPECIFICATIONS.
2. ALL STRAND PLACEMENT AND STRESSING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN INDIVIDUAL EXPERIENCED IN POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION AND CERTIFIED BY PTI.
3. TENDONS SHALL BE 1/2 INCH DIAMETER, 270 KSI, SEVEN WIRE LOW RELAXATION STRAND, ASTM A-416. STRAND SHALL BE FREE OF CORROSION AND COATED WITH GREASE. STRAND SHALL BE SHEATHED IN HIGH DENSITY POLYETHYLENE OR POLYPROPYLENE WITH A MINIMUM THICKNESS OF 0.025 INCHES. TENDONS TO BE SUPPLIED BY A PTI CERTIFIED PLANT OR APPROVED SUBSTITUTION.
4. ANCHORS SHALL BE HSM POST TENSIONING ANCHORS ESR-1356. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED. AS AN ALTERNATE, PRECISION SURE-LOCK ESR-2361 MAY BE USED. INSTALLED PER MANUFACTURERS RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED.
5. ALL FIXED-END ANCHORAGES SHALL BE SHOP FABRICATED, PRESEATED WEDGES.
6. ALL MATERIAL SHALL BE CLEAN AND FREE FROM RUST.
7. BOX AND WRAP PLUMBING PRIOR TO SETTING TENDONS.
8. THE AREA IMMEDIATELY BEHIND THE ANCHORS SHALL BE FREE OF SLEEVES, BLOCKOUTS, LARGE CONDUITS OR OTHER VOIDS OR CONGESTION THAT WOULD CAUSE THE CONCRETE TO FAIL IN THIS HIGH STRESS ZONE. THIS "ZONE" IS DEFINED AS THE REGION 18" BEHIND THE ANCHOR AND AT 45 DEGREES ON EACH SIDE FROM THE BACK OF THE ANCHOR AS SHOWN IN DETAIL 2/H4.
9. REUSABLE POCKET FORMERS ARE TO BE USED ON ALL STRESSING ENDS. THE POCKET FORMER SHALL PROVIDE ADEQUATE CONCRETE COVERAGE FOR THE ANCHOR AS REQUIRED. DIPPING POCKET FORMERS IN OIL OR OTHER MATERIALS, FOR EASE OF REMOVAL, IS ACCEPTABLE. USE 45 DEGREE POCKET FORMERS AT BAY WINDOWS AND SKEWED WALLS.
10. TENDON SUPPORTS SHALL BE PLACED AT EACH TENDON INTERSECTION AND SHOULD NOT BE SPACED MORE THAN 4 FEET 6 INCHES ON CENTER IN BOTH DIRECTIONS.
11. SUPPORTS FOR ALL REINFORCING SHALL HAVE ADEQUATE BEARING SURFACE TO MAINTAIN POSITION DURING CONCRETE PLACEMENT.
12. ALL TENDON INTERSECTIONS SHALL BE SECURED WITH TIE WIRE UNLESS A SNAP CHAIR IS USED. TIE WIRE SHALL WRAP BOTH TENDONS AND THE SUPPORT CHAIR.
13. MINIMUM COVER FOR ANCHORAGES SHALL BE 2 INCHES. MINIMUM COVER FOR TENDONS SHALL BE 1 INCH TO TOP AND 1 1/2 INCH TO BOTTOM OF UNIFORM THICKNESS SLABS.
14. TENDONS SHALL BE HELD A MINIMUM OF 6 INCHES AND A MAXIMUM OF 24 INCHES FROM ALL SLAB EDGES.
15. PLACE ALL OF THE SLAB TENDONS IN ONE DIRECTION FIRST AND THEN THOSE IN THE OPPOSITE DIRECTION.
16. THE FIXED-END SHOULD NOT BE ATTACHED TO A FLOATING FORM, BUT HELD SECURELY IN PLACE BY OTHER MEANS, E.G. REBAR.
17. NO MORE THAN 12 INCHES OF BARE STRAND SHALL BE EXPOSED AT FIXED-ENDS.
18. NO MORE THAN 1 INCH OF BARE STRAND SHALL BE EXPOSED AT STRESSING ENDS.
19. IF SHEATHING IS DAMAGED AND MORE THAN 1 INCH OF STRAND EXPOSED, THE SHEATHING SHALL BE REPAIRED TO PREVENT BONDING OF THE CONCRETE TO THE STRAND.
20. TENDONS SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE.
21. PLACEMENT OF THE FIXED-ENDS AND THE STRESSING ENDS MAY BE REVERSED AT THE CONTRACTOR'S OPTION FOR ANY TENDON(S).
22. ALL TENDONS OVER 120'-0" IN LENGTH SHALL HAVE TWO STRESSING ENDS AND BE PULLED FROM BOTH ENDS.
23. TENDON PLACEMENT SHALL CONFORM TO THE FOLLOWING TOLERANCES.
    VERTICAL PLACEMENT: +/- 1/2 INCH FOR SLABS LESS THAN 7 1/2" THICK.
    +/- 1 INCH FOR SLABS 7 1/2" THICK OR THICKER.
    HORIZONTAL PLACEMENT: +/- 12 INCHES
24. TENDONS SHALL BE LOCATED AT THE CENTER OF THE SLAB THICKNESS, UNLESS NOTED OTHERWISE.
25. WHEN TENDONS ARE SHOWN WITH A HORIZONTAL TRANSITION, TENDONS SHALL NOT TRANSITION MORE THAN ONE FOOT FOR EVERY 12 FEET OF LENGTH (1:12 RATIO).
26. PROVIDE A MINIMUM 3 INCH CLEARANCE TO TENDONS AT PLUMBING STACKS, BLOCKOUTS, ETC.
27. VERIFY UNDERSLAB MECHANICAL REQ AND PLUMBING BOX-OUTS PRIOR TO POUR. PLUMBING LINES SHALL BE PLACED BELOW SLAB AND ALL TURNDOWNS.
28. VERIFY UNDERSLAB ELECTRICAL AND PANEL RISER LOCATIONS PRIOR TO POUR. ELECTRICAL CONDUIT SHALL BE PLACED BELOW SLAB BUT MAY OCCUR IN EDGE TURNDOWN.
29. VERIFY ALL CAST-IN-PLACE HOLDOWN LOCATIONS PRIOR TO POUR.
30. PROVIDE FOR ELECTRICAL UFER AT REQUIRED LOCATION PER LOCAL CODE. UFER CONDUCTOR TO BE 6" MIN. FROM TENDONS.
31. PRIOR TO PLACEMENT OF CONCRETE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF TENDONS, REINFORCEMENT, HOLDOWNS AND OTHER EMBEDS AND VERIFY THAT THE PRE-POUR SPECIAL INSPECTION WAS COMPLETED.
32. MINIMUM COMPRESSIVE STRENGTH AT TIME OF STRESSING = 2000 PSI. STRESS AS SOON AS POSSIBLE AFTER ACHIEVING 2000 PSI TO REDUCE THE RISK OF SHRINKAGE CRACKS.
33. CONSTRUCTION JOINTS ARE NOT ALLOWED IN THE CONCRETE UNLESS SPECIFICALLY SHOWN IN THE DRAWINGS OR DETAILS. SLABS SHALL BE FORMED AND POURED AS MONOLITHIC SLABS. IF A COLD JOINT OCCURS WITHIN A SLAB, CONTACT FELTEN GROUP PRIOR TO PROCEEDING WITH SUBSEQUENT POUR.
34. SLAB THICKNESS SHALL BE AS SHOWN ON THE FOUNDATION PLAN. SLAB THICKNESS MAY BE -1/2 INCH TO + 1 INCH AT INDIVIDUAL LOCATIONS BUT THE AVERAGE SHALL BE NO MORE THAN -1/4 INCH TO +3/4 INCH.
35. POST-TENSIONED SLAB TO BE LABELED IN TWO PLACES:
    " CONCRETE SLAB IN GARAGE TO BE STAMPED WITH THE FOLLOWING NOTE: "POST-TENSION SLAB - DO NOT CUT OR DRILL." THE STAMP SHALL BE PLACED IN A CONSPICUOUS LOCATION. (CENTER OF GARAGE DOOR OPENING).
    " MAIN WATER SHUT-OFF VALVE TO HAVE METAL TAG WITH NOTE: "POST-TENSION SLAB - DONOT CUT OR DRILL."
36. ALL TENDONS SHALL BE STRESSED BY MEANS OF A HYDRAULIC JACK EQUIPPED WITH A CALIBRATED PRESSURE GAUGE. EACH JACK SHALL BE ACCOMPANIED BY A CURRENT CAUBRATION CHART. IF THE MEASURED ELONGATION DOES NOT CORRESPOND TO THE CALCULATED ELONGATION BY PLUS OR MINUS 15% STOP STRESSING OPERATIONS AND DETERMINE THE CAUSE OF THE DISCREPANCY. ON THE TENDONS 21'-0" OR LESS, GAUGE PRESSURE GOVERNS OVER ELONGATION.
37. STRESS ALL TENDONS BEFORE LOADING CONCRETE ROOF TILE OR GYPSUM BOARDS OR PLACING ANY MASONRY WALLS. PARTIAL STRESSING (25% OF TOTAL FORCE) THE DAY AFTER POURING CONCRETE IS RECOMMENDED FOR ALL CABLES WHEN THE STRUCTURES LENGTH EXCEEDS 100'-0".
38. PROJECTING ENDS OF TENDONS SHALL BE CUT OFF ONLY AFTER STRESSING HAS BEEN PROPERLY COMPLETED AND APPROVED.
39. THE TENDONS SHALL BE CUT WITH AN ABRASIVE WHEEL. CUT OFF SAW. IT IS PERMISSIBLE TO REDUCE THE GROUT COVER TO THE TENDON TAIL TO 1/8 INCH PROVIDED THAT THE TENDON TAIL IS COVERED WITH A PROTECTION CAP OR EQUIVALENT DEVICE THAT WILL RESULT IN A MINIMUM COVER OF 1 INCH FROM THE FACE OF THE CONCRETE TO THE END OF THE EXPOSED STRAND AND PROVIDED THAT THE CONTRACTOR CAN ENSURE THE INTEGRITY OF THE GROUT.
40. THE POCKET FORMER RECESSES SHALL BE FILLED WITH GROUT IMMEDIATELY AFTER THE TENDON TAILS HAVE BEEN CUT. THE GROUT MATERIAL SHALL BE NON-SHRINK GROUT AND SHALL ATTAIN THE SAME MINIMUM COMPRESSIVE STRENGTH AS THE CONCRETE SLAB.
41. CONCRETE CURING PRACTICES ARE RECOMMENDED TO BE USED TO REDUCE THE RISK OF SHRINKAGE CRACKS.
42. CERTAIN SLAB REPAIRS FOR PLUMBING PENETRATIONS MAY BE COMPLETED PER DETAIL 8/D1.

22-0339
06/16/2022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LGI HOMES


TITLE: TENDON LAYOUT
ALL ELEVATIONS

JAMES ANTHONY GILLETTE
CIVIL
No. 24907
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA

DRAWN BY: MW
CHECKED BY: JG
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
S1.02


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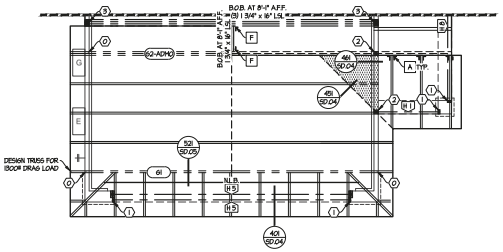
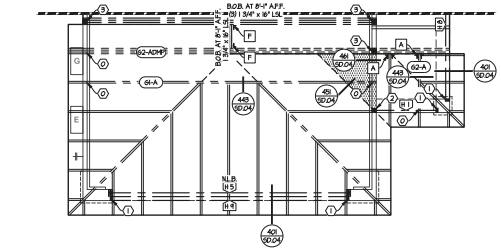



SEE ELEVATION A FOR INFORMATION NOT SHOWN

## FLOOR FRAMING PLAN

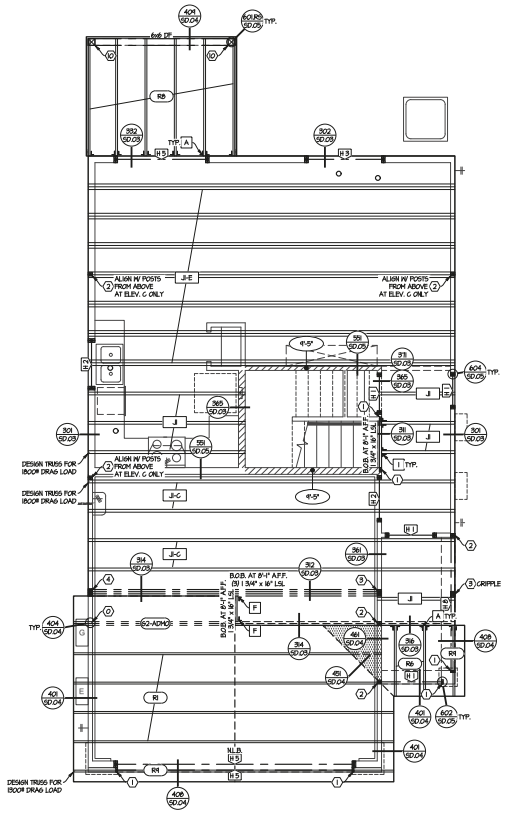
ELEVATION B — 1/4" = 1'-0"




SEE ELEVATION A FOR INFORMATION NOT SHOWN

## FLOOR FRAMING PLAN

ELEVATION C — 1/4" = 1'-0"




## FLOOR FRAMING PLAN

ELEVATION A — 1/4" = 1'-0"

### FLOOR JOIST TYPE

16" DEEP TJI 230 SERIES JOIST

| | |
|---|---|
| J1 | AT 24" O.C. |
| J2 | AT 19.2" O.C. |
| J3 | AT 16" O.C. |

### FLOOR JOIST VARIATIONS

| | | | |
|---|---|---|---|
| A | THREE POINT BEARING | D | CANTILEVERED AT BOTH ENDS |
| B | FOUR POINT BEARING | E | DOUBLE PLY |
| C | CANTILEVERED AT ONE END | | |

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE ENDWALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE ENDWALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x8 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CLIPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = ITS 1.81/16 | K | = HGUS26-2 |
| B | = LUS26 | G | = ITS 3.56/16 | L | = HGUS28-2 |
| C | = HUS26 | H | = N/A | M | = HGUS26-3 |
| D | = HGUS26 | I | = ITS 2.37/16 | N | = HGUS28-3 |
| E | = MTHMQ | J | = LBV 4.75/16 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 15" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 15" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE.

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 0 | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | 11 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | 12 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM — 8'-1" = TOP OF WALL, U.N.O.

T.O.B = TOP OF BEAM — = INTERIOR BEARING WALL

N.L.B = BEARING WALL — = CRIPPLE WALL

22-0339
06/16/2022

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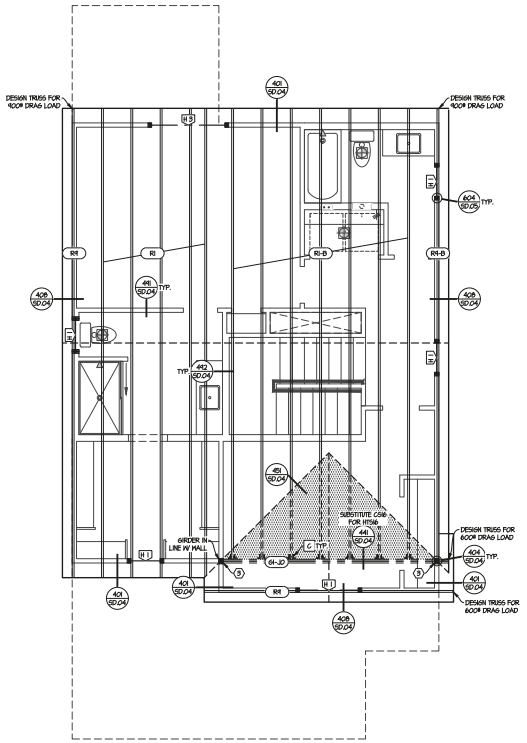
TITLE: FLOOR FRAMING PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE — ENGINEER — STATE OF ARIZONA — CIVIL — No. 34061 — REGISTERED PROFESSIONAL

PROJECT MANAGER: JON MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: S2.01

jon.morgan Apr 15, 2020 - 3:54pm J:\FL\Jobs\Homes\Skyline\1284\Structural\Active\1284xx1284xx-Floor Framing.dwg




## ROOF FRAMING PLAN

ELEVATIONS A — 1/4" = 1'-0"

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE END WALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE END WALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x6 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CUPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = THA29 | K | = HGUS26-2 |
| B | = LUS26 | G | = THA213 | L | = HGUS28-2 |
| C | = HUS26 | H | = THA413 | M | = HGUS26-3 |
| D | = HGUS26 | I | = THA418 | N | = HGUS28-3 |
| E | = MTHMQ | J | = THA422 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 18" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 18" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE

- (1) TRIMMER STUD AND (2) KING STUDS
- (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD
- (2) TRIMMER STUDS AND (2) KING STUDS
- (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
- (2) TRIMMER STUDS AND (1) KING STUD
- (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
- (1) TRIMMER STUD AND (3) KING STUDS
- (3) TRIMMER STUDS AND (3) KING STUDS
- (2) TRIMMER STUDS AND (3) KING STUDS
- (4) TRIMMER STUDS AND (3) KING STUDS

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 0 | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | X1 | = 4x4 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | X2 | = 4x6 |
| | | | | X3 | = 6x6 |
| | | | | X4 | = 6x8 |
| | | | | X5 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM
8'-1" = TOP OF WALL U.N.O.
T.O.B = TOP OF BEAM
= INTERIOR BEARING WALL
N.L.B = NON LOAD BEARING WALL
= CRIPPLE WALL

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06/16/2022


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TITLE: ROOF FRAMING PLAN
ELEVATION A

JAMES ANTHONY GILLETTE — CIVIL — No. 24067 — REGISTERED ENGINEER — STATE OF ARIZONA

PROJECT MANAGER: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: S2.02


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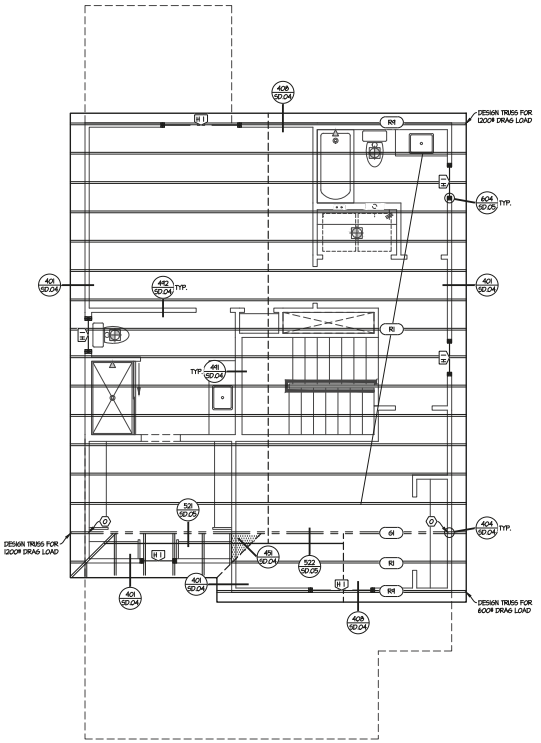
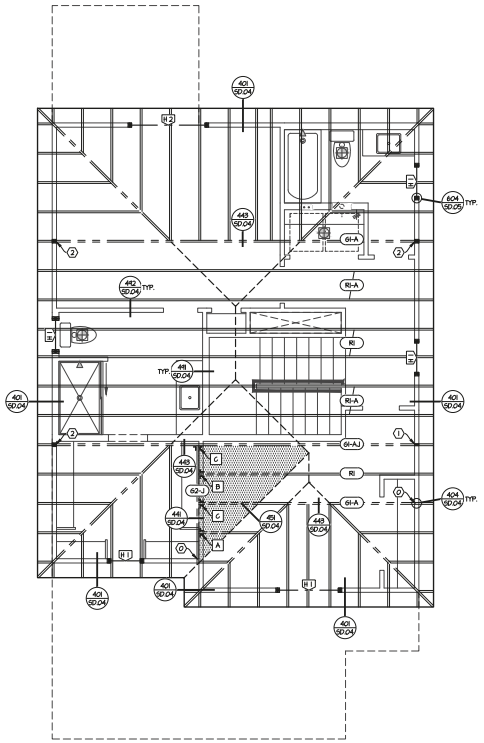



## ROOF FRAMING PLAN

ELEVATION B 1/4" = 1'-0"




## ROOF FRAMING PLAN

ELEVATION C 1/4" = 1'-0"

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE END WALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE END WALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x8 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CUPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = THA29 | K | = HGUS26-2 |
| B | = LUS26 | G | = THA213 | L | = HGUS28-2 |
| C | = HUS26 | H | = THA413 | M | = HGUS26-3 |
| D | = HGUS26 | I | = THA418 | N | = HGUS28-3 |
| E | = MTHMQ | J | = THA422 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 18" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 18" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 0 | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | Y1 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | Y2 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM
8'-1" = TOP OF WALL U.N.O.
T.O.B = TOP OF BEAM
= INTERIOR BEARING WALL
N.L.B = NON LOAD BEARING WALL
= CRIPPLE WALL

22-0339
06/16/2022

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LGI HOMES

TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA — NO. 36074

PROJECT MANAGER: JG
DRAWN BY: JG
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: S2.03

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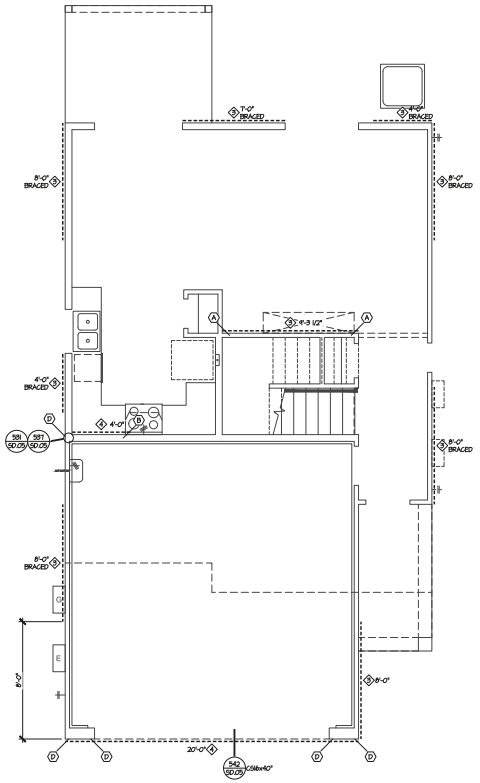
job.xrefs - Xr: 15, 2020 - 2:45pm - Z:_QM_LGI Homes\Revised Sky\Elev 1284\Structural\Xrefs\1284_A2.dwg




## LOWER BRACED/ SHEAR WALL PLAN

ALL ELEVATIONS

1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| ◇1 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | EDGE | | FIELD | |
| | | 6" O.C. | | 12" O.C. | |
| ◇2 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 6" O.C. | 12" O.C. | 6" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | |
| ◇3 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 4" O.C. | 12" O.C. | 4" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | |
| ◇4 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 3" O.C. | 12" O.C. | 3" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | |
| ◇5 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | |
| ◇6 | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | |
| | NAILS: | .148" x 3" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | |

TYPICAL ADJOINING PANEL EDGES - ◇1 AND ◇2 WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| Ⓐ | POST - SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| Ⓑ | POST - SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| Ⓒ | POST - SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN- PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| Ⓓ | CAST-IN- PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| Ⓔ | CAST-IN- PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| Ⓕ | CAST-IN- PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| Ⓖ | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| Ⓗ | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| Ⓘ | CAST-IN- PLACE | MA5A | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

22-0339
06/16/2022

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ARCHITECTURE | ENGINEERING | FORENSICS
PHONE: 602.887.2500 WWW.FELTENGROUP.COM

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(480)626-6262 ROC 181863

LGI HOMES

TITLE: LOWER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE
ENGINEER
CIVIL
ARIZONA
No. 34061
PROFESSIONAL

PROJECT MANAGER: JON HANSEN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: S3.01

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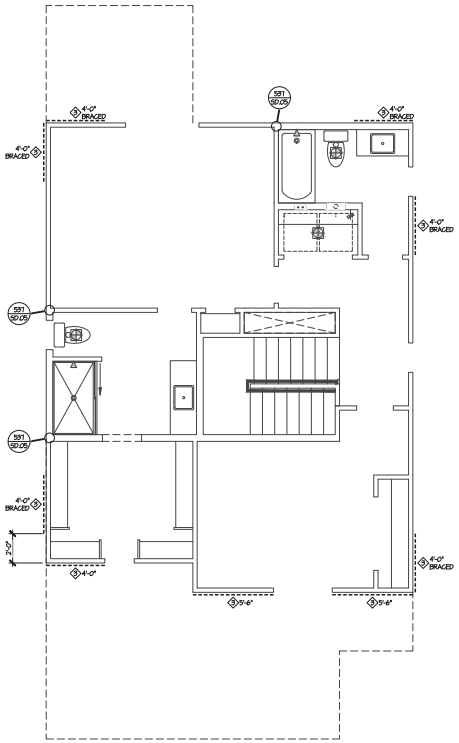
plot by: cmorgan Apr 15, 2020 - 3:55pm J:\PLOT\Homes\Revised Skyline\1284\Structural\Arch Files\1284_Lower Braced Shear Wall.dwg




## UPPER BRACED/ SHEAR WALL PLAN

ALL ELEVATIONS 1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | | |
|---|---|---|---|---|---|---|
| ◇1 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | | |
| | NAIL SPACING: | EDGE | | FIELD | | |
| | | 6" O.C. | | 12" O.C. | | |
| ◇2 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | | |
| | | EDGE | FIELD | EDGE | FIELD | |
| | | 6" O.C. | 12" O.C. | 6" O.C. | 6" O.C. | |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | | |
| ◇3 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | | |
| | | EDGE | FIELD | EDGE | FIELD | |
| | | 4" O.C. | 12" O.C. | 4" O.C. | 6" O.C. | |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | | |
| ◇4 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | | |
| | | EDGE | FIELD | EDGE | FIELD | |
| | | 3" O.C. | 12" O.C. | 3" O.C. | 6" O.C. | |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | | |
| ◇5 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | | |
| | | EDGE | FIELD | EDGE | FIELD | |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. | |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | | |
| ◇6 | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | | |
| | NAILS: | .148" x 3" NAILS | | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | | |
| | | EDGE | FIELD | EDGE | FIELD | |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. | |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | | |

TYPICAL ADJOINING PANEL EDGES - ◇1 AND ◇2 WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| ⓐ | POST- SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| ⓑ | POST- SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| ⓒ | POST- SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN- PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| ⓓ | CAST-IN- PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| ⓔ | CAST-IN- PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| ⓕ | CAST-IN- PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| ⓖ | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| ⓗ | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| ⓘ | CAST-IN- PLACE | MA5A | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

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LGI HOMES

TITLE: UPPER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA — NO. 34084 — REGISTERED PROFESSIONAL ENGINEER — STATE OF

PROJECT MANAGER: JON CARPENTER
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: S3.02

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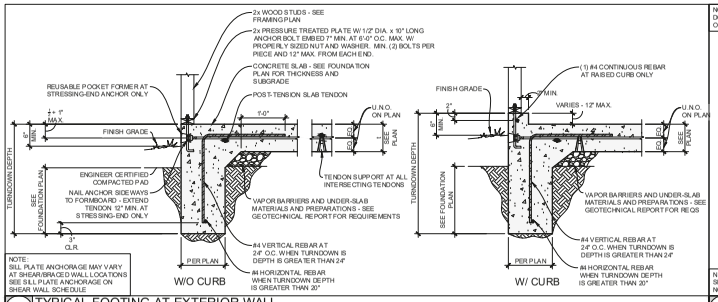
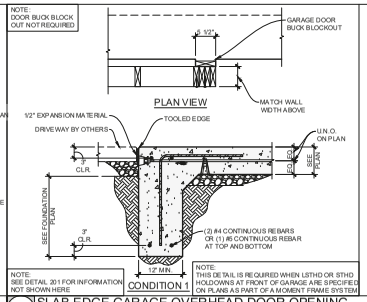
john.carpenter Apr 15, 2020 - 3:55pm Z:_Q4_25 Homes\Revised Skyline\1284\Structural\Arch Files\1284_Upper Braced Shear Wall.dwg



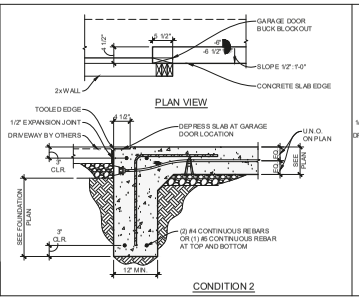

201 TYPICAL FOOTING AT EXTERIOR WALL

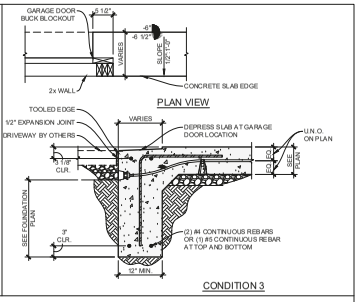
SCALE: 3/4" = 1'-0"

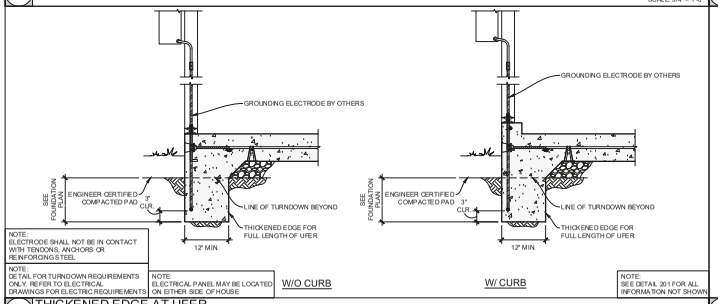



211.P SLAB EDGE GARAGE OVERHEAD DOOR OPENING

SCALE: 3/4" = 1'-0"

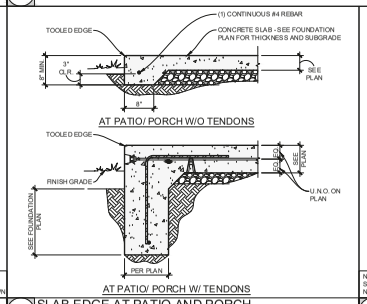


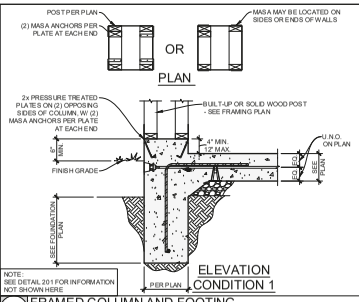

213 THICKENED EDGE AT UFER

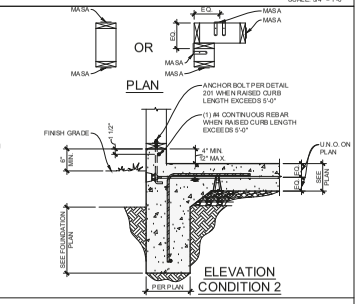
SCALE: 3/4" = 1'-0"

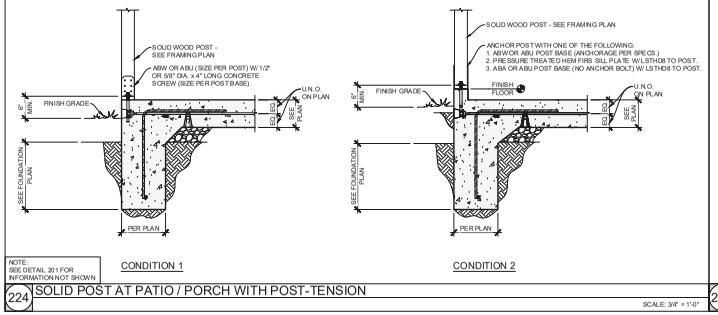



222 SLAB EDGE AT PATIO AND PORCH

SCALE: 3/4" = 1'-0"

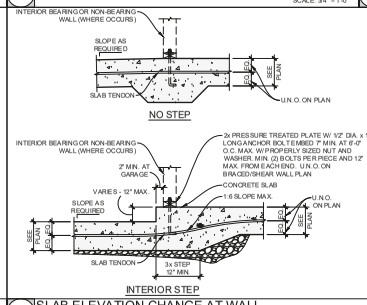


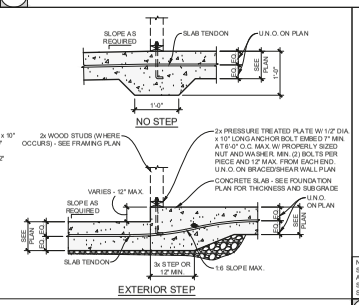



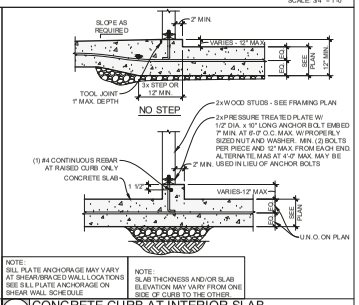




224 SOLID POST AT PATIO / PORCH WITH POST-TENSION

SCALE: 3/4" = 1'-0"




232 SLAB ELEVATION CHANGE AT WALL

SCALE: 3/4" = 1'-0"

233 CONCRETE CURB AT INTERIOR SLAB

SCALE: 3/4" = 1'-0"

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9850 E. DEL CAMINO SUITE 1IR SCOTTSDALE, AZ 85258
PHONE (480) 951 8613
LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE CIVIL

PROJECT MANAGER: JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: SD.01

22-0339
06/16/2022

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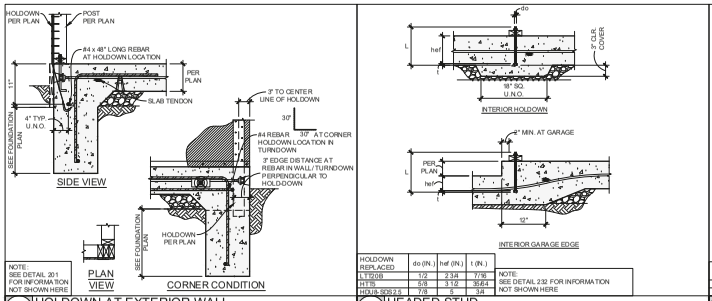
jobs\gen Apr 15, 2020 - 1:05pm 21_Qtr\Drawings\Revit Skylen\SD\Structural\Arbor\Arbor-Structural Details.dwg




241 HOLDOWN AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"

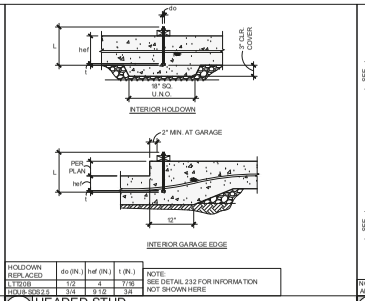



| HOLDOWN REPLACED | do (IN.) | hef (IN.) | t (IN.) |
|---|---|---|---|
| LTT20B | 1/2 | 2 3/4 | 7"/8" |
| HTT5 | 5/8 | 3 1/2 | 3X64 |
| HDU5-SDS2.5 | 7/8 | 5 | 3/4 |

NOTE: SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.W HEADED STUD WIND

SCALE: 3/4" = 1'-0"

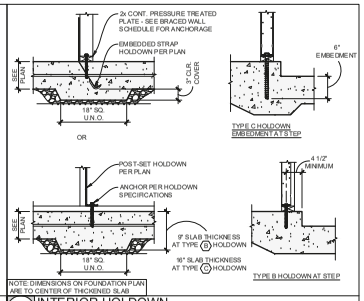



| HOLDOWN REPLACED | do (IN.) | hef (IN.) | t (IN.) |
|---|---|---|---|
| LTT20B | 1/2 | 4 | 7"/8" |
| HDU5-SDS2.5 | 3/4 | 9 1/2 | 3/4 |

NOTE: SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

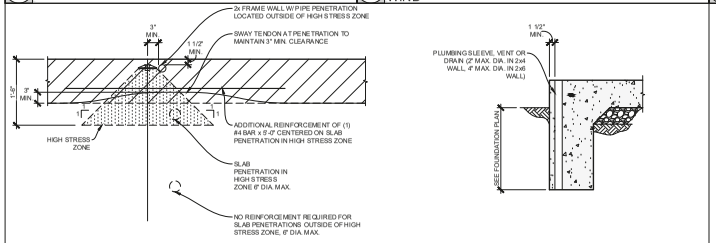
242.S HEADED STUD SEISMIC

SCALE: 3/4" = 1'-0"




246 INTERIOR HOLDOWN

SCALE: 3/4" = 1'-0"




294 PLUMBING PENETRATIONS AT SLAB EDGE

SCALE: 3/4" = 1'-0"

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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA

PROJECT MANAGER: JOB NUMBER: DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: SD.02

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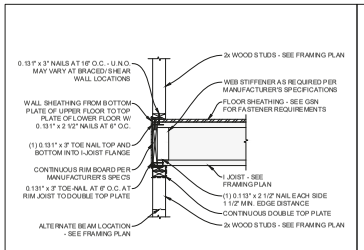
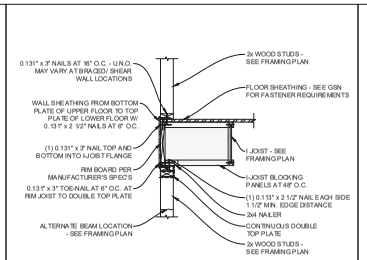


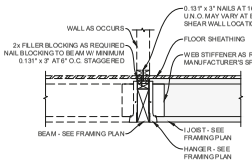

301 PERPENDICULAR JOIST AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"



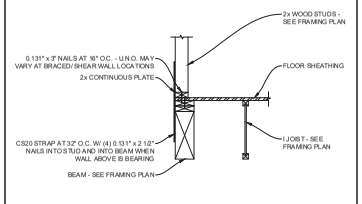

302 PARALLEL JOIST AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"



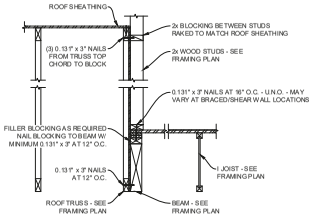

311 JOIST AT FLUSH BEAM AT INTERIOR

SCALE: 3/4" = 1'-0"



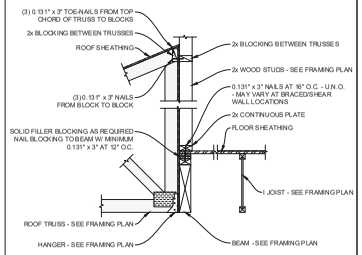

312 PARALLEL JOIST AT BEAM

SCALE: 3/4" = 1'-0"



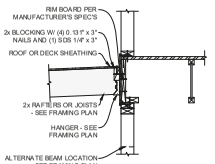

314 PARALLEL ROOF TRUSS & JOIST AT FLUSH BEAM

SCALE: 3/4" = 1'-0"




316 MONO TRUSS AND PARALLEL JOIST AT FLUSH BEAM

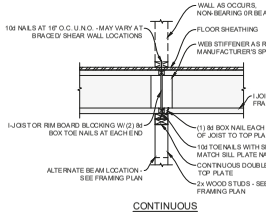
SCALE: 3/4" = 1'-0"




NOTE:
SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

332 RAFTER OR JOIST AT PARALLEL JOIST AT WALL

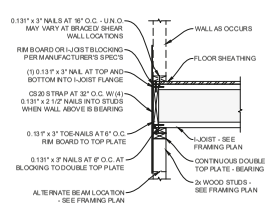
SCALE: 3/4" = 1'-0"




CONTINUOUS

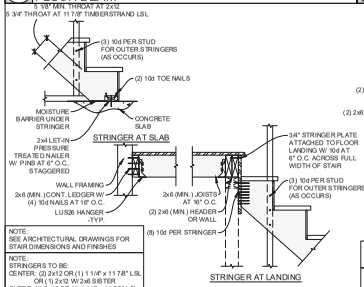
361 CONTINUOUS JOIST AT INTERIOR BEARING WALL

SCALE: 3/4" = 1'-0"



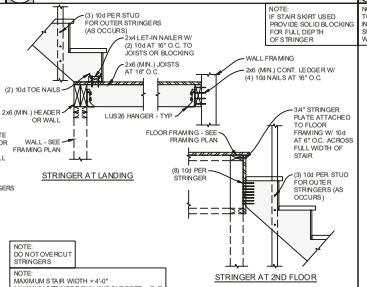

365 JOIST AT INTERIOR BEARING WALL

SCALE: 3/4" = 1'-0"




NOTE:
SEE ARCHITECTURAL DRAWINGS FOR STAIR DIMENSIONS AND FINISHES

NOTE:
STRINGERS TO BE CENTER: (2) 2x12 OR (1) 1 1/4" x 11 7/8" LSL OR (1) 2x12 W/ 2x6 SISTER
OUTER: (1) 2x12 OR (1) 1 1/4" x 11 7/8" LSL




NOTE:
IF STAIR SKIRT USED PROVIDE SOLID BLOCKING FOR FULL DEPTH OF STRINGER

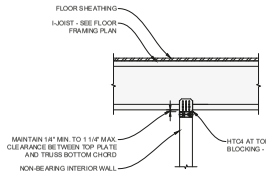
NOTE:
DO NOT OVERCUT STRINGERS

NOTE:
MAXIMUM STAIR WIDTH = 4'-0"
MAXIMUM STRINGER RUN W/O SUPPORT = 9'-0"

371 STAIR FRAMING - 3 STRINGER STAIR

SCALE: 3/4" = 1'-0"

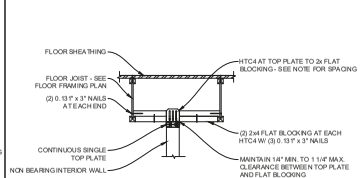
NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.



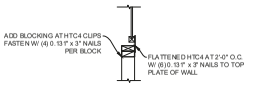

391 TYPICAL NON-SHEAR/BEARING PERPENDICULAR WALL CONNECTIONS

SCALE: 3/4" = 1'-0"

NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.




STANDARD




ALTERNATE

392 TYPICAL NON-SHEAR/BEARING PARALLEL WALL CONNECTIONS

SCALE: 3/4" = 1'-0"

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SCOTTSDALE, AZ 85258
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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — EXPIRES: 12/31/2021

PROJECT MANAGER: JON MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: SD.03

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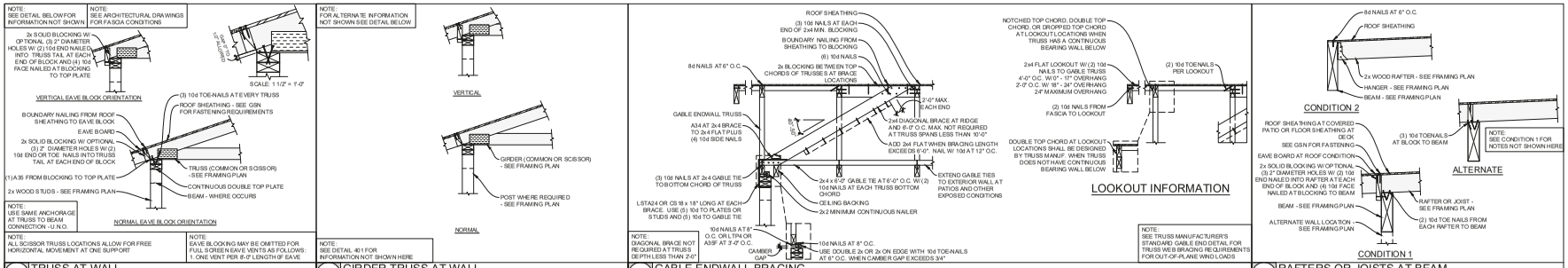
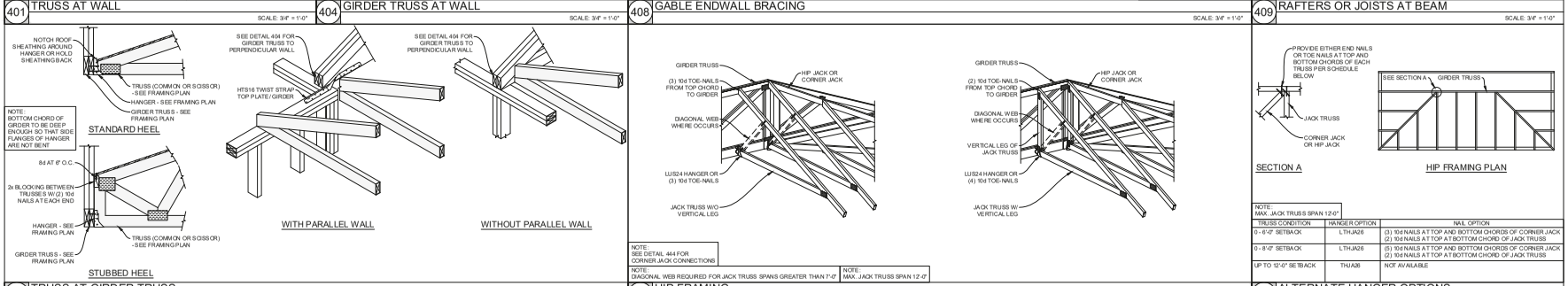
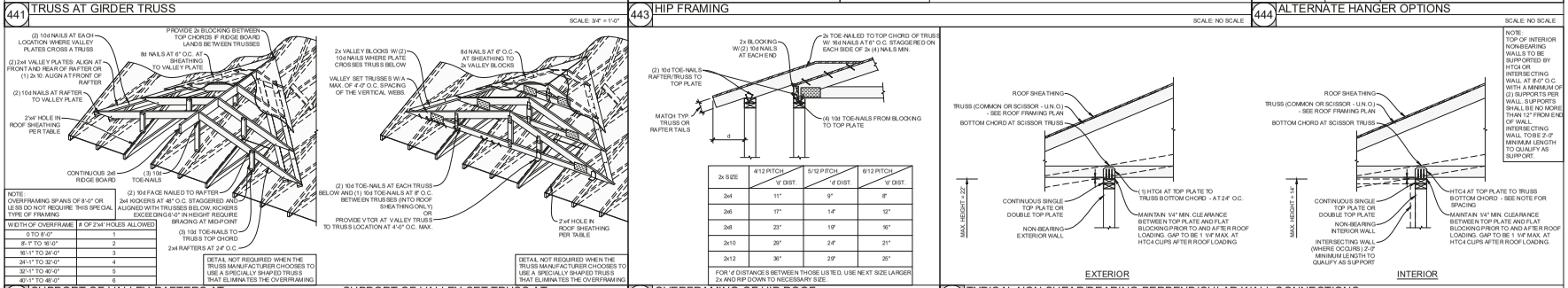


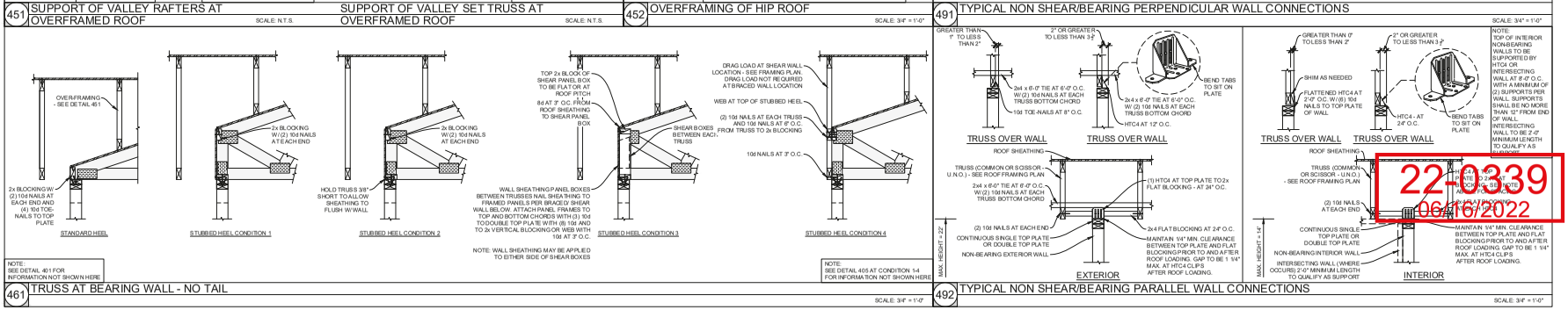




| TRUSS CONDITION | HANGER OPTION | NAIL OPTION |
|---|---|---|
| 0 - 6'-0" SETBACK | LTHJA26 | (3) 10d NAILS AT TOP AND BOTTOM CHORDS OF CORNER JACK<br>(2) 10d NAILS AT TOP AT BOTTOM CHORD OF JACK TRUSS |
| 0 - 6'-0" SETBACK | LTHJA26 | (5) 10d NAILS AT TOP AND BOTTOM CHORDS OF CORNER JACK<br>(2) 10d NAILS AT TOP AT BOTTOM CHORD OF JACK TRUSS |
| UP TO 12'-0" SETBACK | THJA26 | NOT AVAILABLE |




| WIDTH OF OVERFRAME | # OF 2'x4' HOLES ALLOWED |
|---|---|
| 0 TO 8'-0" | 1 |
| 8'-1" TO 16'-0" | 2 |
| 16'-1" TO 24'-0" | 3 |
| 24'-1" TO 32'-0" | 4 |
| 32'-1" TO 40'-0" | 5 |
| 40'-1" TO 48'-0" | 6 |

| 2x SIZE | 4/12 PITCH | 5/12 PITCH | 6/12 PITCH |
|---|---|---|---|
| | 'd' DIST. | 'd' DIST. | 'd' DIST. |
| 2x4 | 11" | 9" | 8" |
| 2x6 | 17" | 14" | 12" |
| 2x8 | 23" | 19" | 16" |
| 2x10 | 29" | 24" | 21" |
| 2x12 | 36" | 29" | 25" |

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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — No. 24982 — EXPIRES: 12/31/2020

JOB NUMBER:

DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE

PLAN NUMBER: 1284
PLAN NAME: BIRCH

SHEET NUMBER: SD.04

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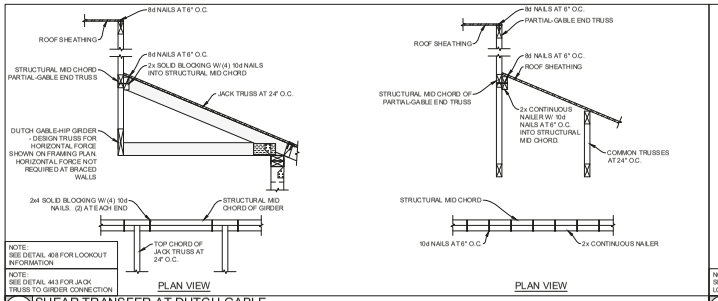
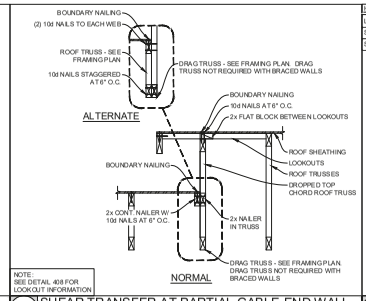


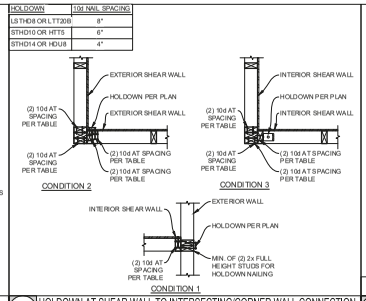

521 SHEAR TRANSFER AT DUTCH-GABLE

SCALE: 3/4" = 1'-0"



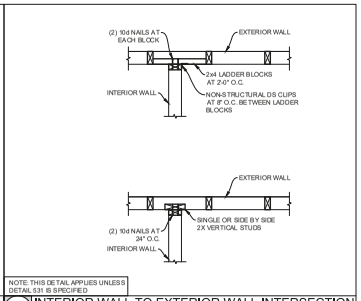

522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL

SCALE: 3/4" = 1'-0"




531 HOLDOWN AT SHEAR WALL TO INTERSECTING/CORNER WALL CONNECTION

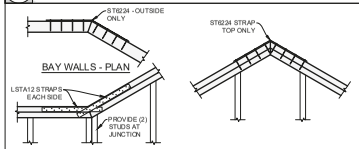
SCALE: 3/4" = 1'-0"




NOTE: THIS DETAIL APPLIES UNLESS DETAIL 531 IS SPECIFIED

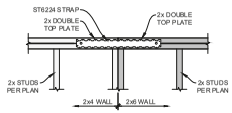
533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION

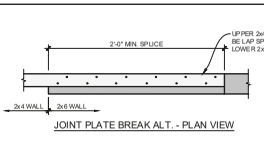
SCALE: 3/4" = 1'-0"

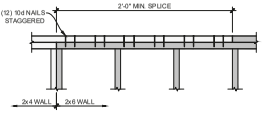






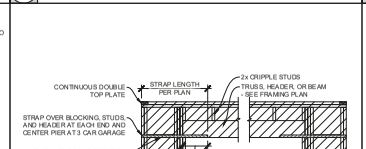



537 SHEAR TRANSFER AT TOP PLATES

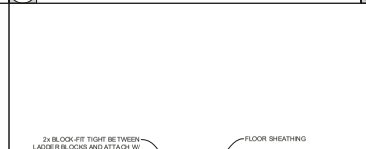
SCALE: 3/4" = 1'-0"



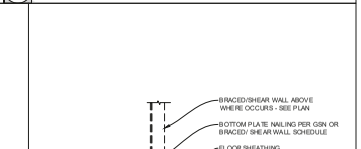

| STRAP | NUMBER OF NAILS AT EACH END | ALLOWABLE LOAD |
|---|---|---|
| CS20 | (10) - 0.131 x 1 1/2" | 1030# |
| CS16 | (15) - 0.131 x 1 1/2" | 1705# |

542 DOUBLE-SIDED DRAG STRUT

SCALE: 3/8" = 1'-0"

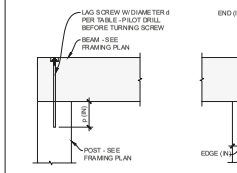


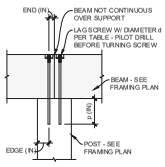

| WALL TYPE | LADDER BLOCK SPACING |
|---|---|
| ◇ | 12" O.C. |
| ◇ | 6" O.C. |



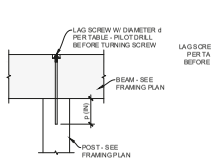

551 SHEAR TRANSFER AT PARALLEL FLOOR JOIST(S) TO BRACED/ SHEAR WALL I-JOIST

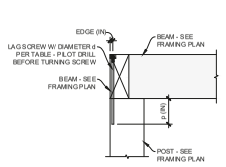
SCALE: 3/4" = 1'-0"

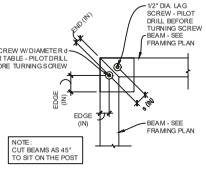



| SCREW DIAMETER, d (IN) | 1/2 | 3/8 |
|---|---|---|
| EDGE DISTANCE, EDGE (IN) | 3/4 | 9/16 |
| END DISTANCE, END (IN) | 2 | 1 1/2 |
| SCREW SPACING, s (IN) | 2 | 1 1/2 |
| SCREW PENETRATION, p (IN) | 7 | 9 |



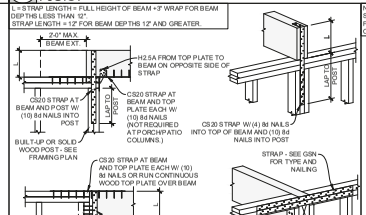




NOTE: 4X4 POSTS ARE LIMITED TO 3/8" DIAMETER LAG SCREWS WITH A 9" EMBED BECAUSE OF SPACING REQUIREMENTS

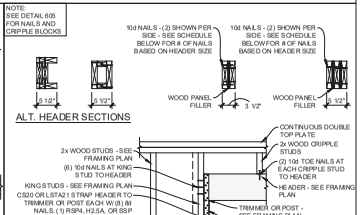
601.RS LAG BOLT - BEAM TO POST CONNECTION

SCALE: 3/4" = 1'-0"




602 BEAM AT WALL CONNECTIONS

SCALE: 3/4" = 1'-0"



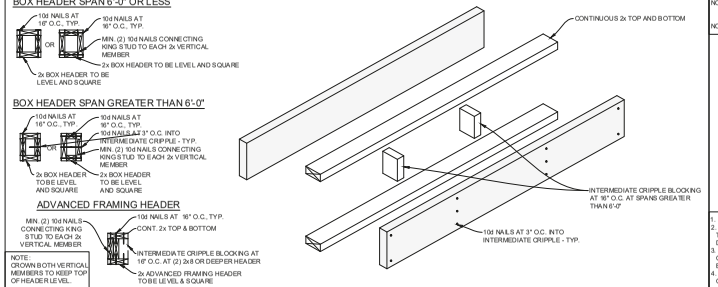

| HEADER SIZE | # OF NAILS AT 16" O.C. PER SIDE |
|---|---|
| 2x4 | 2 |
| 2x6 | 3 |
| 2x8 | 4 |
| 2x10 | 5 |
| 2x12 | 6 |

NOTE: REFER TO DETAIL 611/SD FOR ALTERNATE HEADER SIZES.

NOTE: H2.5A, RSP4, OR SSP NOT REQUIRED AT EITHER END (TOP OR BOTTOM ) OF STUDS UNDER WINDOW SILL.

604 TYPICAL WINDOW OR DOOR HEADER

SCALE: 3/4" = 1'-0"



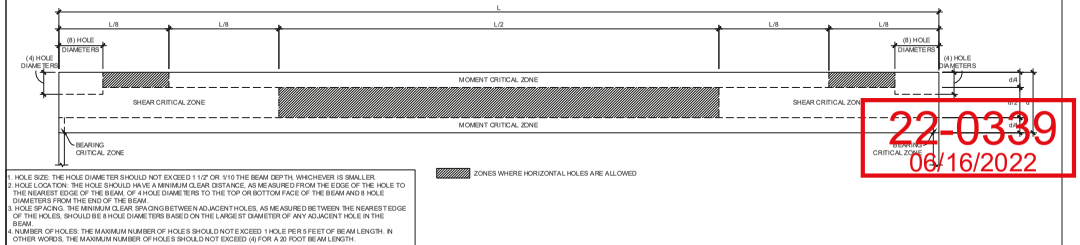




605 ALTERNATE HEADERS

SCALE: 3/4" = 1'-0"

NOTE: DETAIL SHALL BE USED FOR SIMPLE SPAN UNIFORMLY LOADED BEAMS ONLY. FOR BEAMS OTHER THAN SIMPLE SPAN (MULTIPLE BEARING POINTS, CANTILEVERS, ETC.) OR WITH MORE COMPLEX LOADING CONDITIONS (POINT LOADS, MULTIPLE UNIFORM LOADS, ETC.) CONTACT ENGINEER OF RECORD.
NOTE: SEALING HOLES IS RECOMMENDED.




1. HOLE SIZE: THE HOLE DIAMETER SHOULD NOT EXCEED 1 1/2" OR 1/10 THE BEAM DEPTH, WHICHEVER IS SMALLER.
2. HOLE LOCATION: THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST EDGE OF THE BEAM, OF 4 HOLE DIAMETERS TO THE TOP OR BOTTOM FACE OF THE BEAM AND 8 HOLE DIAMETERS FROM THE END OF THE BEAM.
3. HOLE SPACING: THE MINIMUM CLEAR SPACING BETWEEN ADJACENT HOLES, AS MEASURED BETWEEN THE NEAREST EDGE OF THE HOLES, SHOULD BE 8 HOLE DIAMETERS BASED ON THE LARGE ST DIAMETER OF ANY ADJACENT HOLE IN THE BEAM.
4. NUMBER OF HOLES: THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED 1 HOLE PER 5 FEET OF BEAM LENGTH. IN OTHER WORDS, THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED (4) FOR A 20 FOOT BEAM LENGTH.

ZONES WHERE HORIZONTAL HOLES ARE ALLOWED

607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

SCALE: 3/4" = 1'-0"

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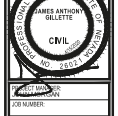
LGI HOMES

TITLE: STRUCTURAL DETAILS




PLOT MARK: ELEVATION
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: SD.05

22-0339
06/16/2022

jobs\orgpn Apr 15, 2020 - 1:55pm ZYaL\All Elements\Revised Sheets\SD\SD.05 structural details.dwg

## (2) 2x HEM-FIR #2 TO 24F-V4 GLB, PARALLAM (PSL), GANG LAM (LVL), OR TIMBERSTRAND (LSL) CONVERSION CHART

| SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 | SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 11'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 2'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 12'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 3'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 13'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/4" LVL | 3 1/2" x 9 1/4" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 4'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 14'-3" | - | - | - | 3 1/8" x 9" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 5'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 15'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 9 1/4" LSL |
| 6'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 16'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 7'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 17'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 8'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 18'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 9'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | 19'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 10'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | 20'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |

REV: 03/04/08

NOTES:
1. ALL RMT DEPTHS ARE BASED ON DOUG-FIR SELECT STRUCTURAL PROPERTIES.
2. GLU-LAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4:
   Fb =2400 psi, Fv =240 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 1.9E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 3 1/2" x 3 1/2" "PLANK" LSL MAY BE USED I.L.O. 3 1/2" x 3 1/2" LSL.

## 611 HEADER CONVERSION CHART

SCALE: 3/4" = 1'-0"

| SIMPSON STRONG-TIE | KSF |
|---|---|
| A34 | MP34 |
| A35 | MP41 |
| ABU44 | PAU44 |
| ABU66 | PAU66 |
| AC4 | PBS44 |
| AC44 | PBS544 |
| CMSTC16 | CMSTC16 |
| CS16 | RS150 |
| CS20 | RS250 |
| DTC | TR2 |
| EPOXY-TAR | EPOXY44-72 |
| H1 | RT15 |
| HG-SA | RT7A |
| HG-ST | RT7AT |
| HDQ8-SDS2.5 | PHD8 |
| HDU8-SDS2.5 | PHD8 |
| HDU5/6 | THD62S |
| HDU5/6-2 | THD62S-2 |
| HDU5/6-3 | THD62S-3 |
| HDU5/8-2 | THD82S-2 |
| HDU5/8-3 | THD82S-3 |
| HDU5/10-3 | THD102-3 |
| HHUS10-2 | THD102-2 |
| HTS16 | HTW16 |
| HTC4 | HTC4 (60% O.C. SPACING) |
| HTT4 | HTT4S (MIN.) |
| HTT5 | HTT5S (MAX.) |
| HUS26 | HHUS26 |
| LTS | LTS |
| LSSU | LWPS |

| SIMPSON STRONG-TIE | LSSI |
|---|---|
| LSU | LWP7 |
| LSSU210 | LSSH210 |
| LSTA12 | LSTA12 |
| LSTA18 | LSTA18 |
| LSTA24 | LSTA24 |
| LSTI826 | NOT ALLOWED |
| LTHUA26 | HHC26/ HC26 |
| LTP4 | MP4F |
| LTT2B | DTB-T2 |
| LUS24 | JUS24 |
| LUS26 | JUS26 |
| LUS28 | JUS28 |
| MAS4 | FAM (75% O.C. SPACING AT SILL ANCHORAGE) |
| MSTC28 | MSTC28 |
| MTHMQ.505 | H1HC28 |
| RSP4 | RSPT4 |
| SSP | RSPT6 |
| ST12 | ST12 |
| ST6224 | ST7224 |
| STHD10 | NOT ALLOWED |
| STHD14 | NOT ALLOWED |
| SUR/U26 | SKH26/U |
| TBE4 | SBP4 |
| THA29 | MSH29 |
| THA2S13 | MSH213 (USE 16d COMMON NAILS) |
| THA14S | MSH413 |
| THA14SII | MSH413 (USE 16d COMMON NAILS) |
| THA42Z | MSH422R |
| THEA26 | HHC26/ HC26 |
| TS22 | KT524 |

## 612 CONNECTOR CONVERSION CHART

SCALE: N.T.S.

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 6 3/8" | 5" |
| 2x6 | 2 3/4" | | |

ANCHOR TYPE: 5/8" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY

## 802 SUBSTITUTE HTT5 FOR LSTHD8

POST-TENSION FOUNDATION

SCALE: 3/4" = 1'-0"

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 7 7/8" | 5 1/2" |
| 2x6 | 2 3/4" | | |

ANCHOR TYPE: 3/4" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY

## SUBSTITUTE HTT5-3/4 FOR STHD10

SCALE: 3/4" = 1'-0"

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 8 1/2" | 7 1/2" |
| 2x6 | 2 3/4" | ≥ 7 7/8" | |

ANCHOR TYPE: 1" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY

## SUBSTITUTE HDU11-SDS2.5 FOR STHD14

SCALE: 3/4" = 1'-0"

## 801 STANDARD POST-TENSIONED REPAIR

REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 3" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL.
5. TEMPORARY SHORING SHALL BE PLACED TO SUPPORT ANY BEARING ELEMENTS WITHIN 2 FEET OF PENETRATION. SHORING SHALL BE MAINTAINED UNTIL PATCH HAS REACHED A STRENGTH OF 2000 psi.

NOTE: PRIOR TO PATCHING CONCRETE
1. ROUGHEN ANY SMOOTH EDGES OF PENETRATION TO PROVIDE A MINIMUM SURFACE PROFILE OF +/- 1/8 IN.
2. PRE-WET SURFACE TO SSD (SATURATED SURFACE DRY). NO BONDING AGENT REQUIRED.
3. INSTALL SIKACRETE 211 SCC PLUS PER MANUFACTURER'S RECOMMENDATIONS.

NOTES:
1. ALL RMT DEPTHS ARE BASED ON DOUG-FIR SELECT STRUCTURAL PROPERTIES.
2. GLU-LAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4:
   Fb =2400 psi, Fv =240 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 1.9E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 3 1/2" x 3 1/2" "PLANK" LSL MAY BE USED I.L.O. 3 1/2" x 3 1/2" LSL.

## 803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION

SCALE: 3/4" = 1'-0"

| ANCHOR TYPE | EDGE DISTANCE (S) | EMBED DEPTH (D) |
|---|---|---|
| 2x4 WALL | 1 3/4" MIN. | 4" MIN. |
| 2x6 WALL | 2 3/4" | 4" MIN. |
| SIMPSON TITEN HD THD50600H | | |

NOTE: DO NOT DRILL INTO TENDON

NOTE: THIS DETAIL DOES NOT APPLY FOR POPOUT DIMENSIONS ARE GREATER THAN 36"

NOTE: RETROFIT ANCHOR SHOULD HAVE A MINIMUM OF 3" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

NOTE: SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

## 804 POST-SET POPOUT TO POST-TENSIONED SLAB

SCALE: 3/4" = 1'-0"

## 805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

SCALE: 3/4" = 1'-0"

NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER.

IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE BELOW BEFORE CONCRETE PLACEMENT.
1. COUPLERS SHOULD BE CENTERED IN THE SLAB.
2. IF MORE THAN ONE TENDON IS SHORT, COUPLERS SHOULD NOT BE LOCATED SIDE BY SIDE. THEY SHOULD BE STAGGERED AT 24" INCREMENTS.
3. A 'PVC' PIPE OF SUFFICIENT INSIDE DIAMETER TO HOLD THE COUPLER AND OF SUFFICIENT LENGTH TO ALLOW FOR SUBSEQUENT ELONGATION MOVEMENT DURING STRESSING SHALL BE USED. ALSO, AN ADDITIONAL PIECE OF SHEATHED STRAND OF SUFFICIENT LENGTH TO REACH THE EDGE FORM IS REQUIRED ALONG WITH TWO POCKET FORMERS. CORROSION INHIBITING COATING SHALL BE USED TO FILL THE VOID IN THE 'PVC' PIPE.
4. THE TAPERED TIP OF THE POCKET FORMER THAT NORMALLY FITS INSIDE THE WEDGE CAVITY CAN BE CUT OFF WHEN BEING USED FOR SPLICING THEREBY REDUCING THE LENGTH OF THE 'PVC' PIPE NEEDED.
5. THE ORIGINAL STRAND IS FIRST CUT WITH AN ABRASIVE WHEEL SAW AT THE COUPLER LOCATION AND ONE POCKET FORMER IS PLACED ON THE STRAND. MARK THE STRAND BEFORE COUPLING TO MAKE CERTAIN THAT THE PROPER LENGTH OF STRAND HAS BEEN FULLY INSERTED INTO THE COUPLER. THE COUPLER IS THEN COUPLED TO THE ORIGINAL STRAND. THE 'PVC' PIPE IS PLACED OVER THE COUPLER. THE SECOND POCKET FORMER IS PLACED OVER THE NEW STRAND (THE STRAND IS MARKED) AND THE STRAND IS INSERTED INTO THE COUPLER.
6. A POCKET FORMER IS TAPED TO ONE END OF THE 'PVC' PIPE WHICH IS THEN PACKED TIGHTLY WITH CORROSION INHIBITING-COATING ALLOWING NO AIR VOIDS. THE SECOND POCKET FORMER IS AFFIXED TO THE 'PVC' PIPE COMPLETING A TIGHTLY SEALED COUPLER.
7. THE TENDON COUPLERS LOCATION WITHIN THE 'PVC' PIPE MUST PERMIT THE COUPLER TO MOVE THE REQUIRED ELONGATION AMOUNT IN THE DIRECTION OF THE STRESSING. ALL OWANCE FOR MOVEMENT IN BOTH DIRECTIONS MUST BE PROVIDED WHEN THE TENDON IS TO BE STRESSED FROM BOTH ENDS.
8. A DARK CRAYON OR PAINT MARK ON THE DECK WILL FACILITATE LOCATING THE COUPLER AFTER THE POUR SHOULD THAT BECOME NECESSARY.

ALLOWANCE FOR MOVEMENT:
1/2 x EXPECTED ELONGATION

## 806 TENDON COUPLER

SCALE: 3/4" = 1'-0"

NOTES:
1. SPLICE MUST BE LOCATED BETWEEN PROPERLY SPACED SILL PLATE ANCHORS.
2. THE PINS ARE NOT INTENDED TO REPLACE MISSING SILL PLATE ANCHORS.
3. SILL PLATE SPLICE CAN NOT BE AT A CORNER.
4. 12"-1" MAX PLATE HEIGHT.

## 813 SILL ANCHORAGE RETROFIT AT EXTERIOR SILL PLATE SPLICE

SCALE: 3/4" = 1'-0"

## 814 ROOF / CEILING OVERSPAN

SCALE: 3/4" = 1'-0"

## 811 BOWED/WARPED STUD REPAIRS

SCALE: 1 1/2" = 1'-0"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LGI HOMES


TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — No. 24607 — REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA

PLOT MARK: 4/16/2020 10:49:00 AM
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: SD.06

22-0339
06/16/2022


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# SKYLINE
## CLARK COUNTY, NV

### 25 DECIBEL NOISE LEVEL REDUCTION

PRESCRIPTIVE STANDARD
1. BRICK VENEER, MASONRY BLOCKS OR STUCCO EXTERIOR WALLS SHALL BE CONSTRUCTED AIRTIGHT.
2. AT THE PENETRATION OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS, THE SPACE BETWEEN THE WALL AND PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR.
3. WINDOW AND/OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.
4. FIREPLACES SHALL COMPLY WITH THE CLARK COUNTY BUILDING CODE.
5. ALL SLEEPING SPACES SHALL BE PROVIDED WITH A CARPETED FLOOR.
6. THROUGH-THE-WALL OR DOOR MAILBOXES SHALL NOT BE USED.

EXTERIOR WALLS
STUD WALLS SHALL BE AT LEAST 4" IN NOMINAL DEPTH
1. THE INTERIOR SURFACE OF THE EXTERIOR WALLS SHALL BE OF GYPSUM BOARD OR PLASTER AT LEAST ½" THICK, INSTALLED ON THE STUDS.
2. IN ADDITION TO EXTERIOR WALL COVERING, CONTINUOUS COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING AT LEAST ½" THICK SHALL COVER THE EXTERIOR SIDE OF THE WALL STUD.
3. SHEATHING PANELS SHALL BE COVERED ON THE EXTERIOR WITH OVERLAPPING BUILDING PAPER.

WINDOWS
1. GLASS SHALL BE AT LEAST 3/16" THICK.
2. ALL OPERABLE WINDOWS SHALL BE WEATHER-STRIPPED.
3. THE GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON-HARDENING SEALANT OR A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

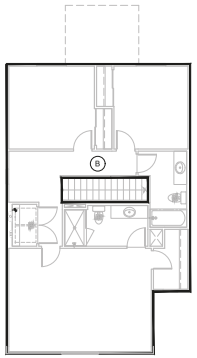
DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, NON-HARDENING SEALANT OR IN A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

ROOFS
1. WITH AN ATTIC OR RAFTER SPACE AT LEAST 6" DEEP AND WITH A CEILING BELOW, THE ROOF SHALL CONSIST OF ½" COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING TOPPED BY ROOFING, AS REQUIRED.
2. OPEN BEAM ROOF CONSTRUCTION SHALL FOLLOW THE ENERGY INSULATION STANDARD METHOD FOR BATT INSULATION.

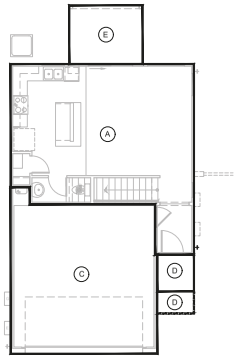
CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

VENTILATION
1. A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED THAT WILL PROVIDE THE MINIMUM AIR CIRCULATION AND FRESH AIR SUPPLY REQUIREMENTS FOR VARIOUS USES IN OCCUPIED ROOMS, WITHOUT THE NEED TO OPEN ANY WINDOWS, DOORS OR OTHER OPENINGS TO THE EXTERIOR. THE SUPPLY AND RETURN DUCTS SERVING ALL CONDITIONED AIR EQUIPMENT SHALL HAVE THE FIRST 5 FEET FROM THE EXTERIOR OF 20 GAUGE STEEL DUCT, INCLUDING ONE 90 DEGREE BEND, AND SHALL BE LINED WITH 1" THICK COATED FIBER GLASS INSULATION. ( THIS INCLUDES ATTIC-MOUNTED EQUIPMENT.)
2. GRAVITY VENT OPENINGS IN ATTICS SHALL NOT EXCEED CODE MINIMUMS IN SIZE AND NUMBER.
3. ALL VENT DUCTS (EXCEPT KITCHEN EXHAUST DUCTS), INCLUDING BATHROOM AND DRYER EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS, SHALL CONTAIN A MINIMUM OF 20 GAUGE STEEL DUCT IN THE LAST 5 FOOT LENGTH TO THE EXTERIOR. EACH DUCT SHALL BE PROVIDED WITH A 90 DEGREE BEND IN THE DUCT, SUCH THAT THERE IS NO DIRECT LINE OF SIGHT THROUGH THE DUCT.
4. LISTED FACTORY-MADE DUCT, SPECIFICALLY DESIGNED TO MEET THE 25 DECIBEL NOISE/SOUND ATTENUATION REQUIREMENT MAY BE SUBSTITUTED FOR 20 GAUGE STEEL DUCT.
5. DOMESTIC RANGE EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS SHALL CONTAIN A BACK DRAFT DAMPER.

### BUILDING FOOTPRINT




SECOND FLOOR PLAN A




FIRST FLOOR PLAN A

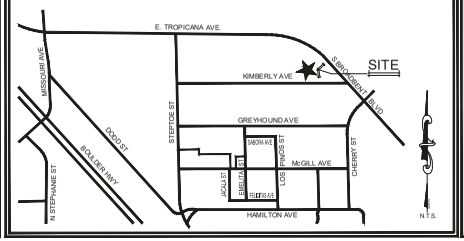
### SQUARE FOOTAGE TABLE

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

| LIVABLE: | ALL ELEV. | A | B | C |
|---|---|---|---|---|
| (A) FIRST FLOOR | 508 | - | - | - |
| (B) SECOND FLOOR | 906 | - | - | - |
| TOTAL LIVABLE: | 1414 | - | - | - |
| **NON LIVABLE:** | **ALL ELEV.** | **A** | **B** | **C** |
| (C) 2 CAR GARAGE | 412 | - | - | - |
| (D) PORCH | - | 25 | 40 | 40 |
| (E) COVERED PATIO | 80 | - | - | - |

1. MISC. PROJECTIONS SUPPORT ROOF STRUCTURE WITH OR WITHOUT FOUNDATION UNDERNEATH, I.E. AREA UNDER ROOF.
2. MISC. APPENDAGES HAVE CONCRETE FOUNDATION UNDERNEATH WITHOUT ROOF STRUCTURE, I.E. SLAB AREA.

### VICINITY MAP:

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### CODE INFORMATION
MUNICIPALITY - CLARK COUNTY, NEVADA

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 CLARK COUNTY BUILDING ADMINISTRATIVE CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)
2018 UNIFORM MECHANICAL CODE (UMC)
2018 UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 CCAC 22.02.235 CLACK COUNTY BUILDING ADMINISTRATIVE CODE

### SHEET INDEX


COVER SHEET AND GENERAL NOTES
C1.1 COVER SHEET AND SHEET INDEX
GAN1.1 GENERAL ARCHITECTURAL NOTES

MAIN FLOOR PLANS
A1.1 FLOOR PLAN - ALL ELEVATIONS
A1.2 SECOND FLOOR PLAN - ALL ELEVATIONS

EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION A
A2.2 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION B
A2.3 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION C

BUILDING SECTIONS
A3.1 BUILDING SECTIONS AND BUILDING THERMAL ENVELOPE

ARCHITECTURAL DETAILS
A D1 ARCHITECTURAL DETAILS
A D2 ARCHITECTURAL DETAILS
A D3 ARCHITECTURAL DETAILS

MECHANICAL PLANS
M0.1 MECHANICAL CALCULATIONS
M1.1 MECHANICAL PLAN

PLUMBING PLANS
P1.1 WASTE SCHEMATIC, WATER METER CALCULATIONS
P1.2 GAS DIAGRAM, NOTES AND CALCULATIONS

ELECTRICAL PLANS
E1.0 ELECTRICAL GENERAL NOTES, CALCULATIONS AND SCHEDULES
E1.1 ELECTRICAL PLAN - ALL ELEVATIONS

STRUCTURAL GENERAL NOTES
GSN GENERAL STRUCTURAL NOTES

POST-TENSIONED FOUNDATION PLANS
S1.01 FOUNDATION PLAN - ALL ELEVATIONS
S1.02 TENDON LAYOUT - ALL ELEVATIONS

FRAMING PLANS
S2.01 FLOOR FRAMING PLAN - ALL ELEVATIONS
S2.02 ROOF FRAMING PLAN - ELEVATION A
S2.03 ROOF FRAMING PLAN - ELEVATIONS B & C

BRACED/SHEAR WALL PLANS
S3.01 LOWER BRACED/ SHEAR WALL PLAN - ALL ELEVATIONS
S3.02 UPPER BRACED/ SHEAR WALL PLAN - ALL ELEVATION

STRUCTURAL DETAILS
SD.01 STRUCTURAL DETAILS
SD.02 STRUCTURAL DETAILS
SD.03 STRUCTURAL DETAILS
SD.04 STRUCTURAL DETAILS
SD.05 STRUCTURAL DETAILS
SD.06 STRUCTURAL DETAILS


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06/16/2022


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COVER SHEET

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1414
PLAN NAME
CYPRESS
SHEET NUMBER
C1.1


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## GENERAL ARCHITECTURAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS.

### DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCIES AND POTENTIAL CONFLICTS WITH THESE CONSTRUCTION DRAWINGS SHALL BE REPORTED TO FELTEN GROUP BEFORE PROCEEDING WITH CONSTRUCTION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.

### GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY, AND ENVIRONMENTAL LAWS, CODES AND ORDINANCES OF THE GOVERNING MUNICIPALITY, COUNTY AND STATE.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. ALL PRODUCTS LISTED BY ICC-ES ESR REPORT NUMBERS, OR SIMILAR TESTING REPORTS, SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC-ES-APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
5. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES.
6. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
7. THE STANDARD OF CARE FOR ALL PROFESSIONAL ARCHITECTURAL AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
8. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
9. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER. FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT, OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK
10. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
11. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE EITHER RESPONSIBLE OR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR WILL NOTIFY THE OWNER OF ANY SUSPECTED HAZARDOUS MATERIAL.
13. THE CONTRACTOR, BY PROCEEDING WITH CONSTRUCTION REPRESENTS THAT HE HAS REVIEWED THE CONSTRUCTION DRAWINGS, HAS HAD THE OPPORTUNITY TO VISIT THE SITE, HAS FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, LAWS, REGULATIONS AND SECURITY REQUIREMENTS UNDER WHICH WORK IS TO BE PERFORMED, AND THE SITE USES COORDINATED WITH THE BUILDER.
14. FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR EQUIPMENT OR COMPLETING THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST.
15. ALL ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED UNDER CONTRACT WITH BUILDER.
16. ALL MATERIALS USED IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE SPECIFIED BY BUILDER.

### GRADING AND DRAINAGE

1. REFER TO THE SITE-SPECIFIC PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION PROVIDED BY OTHERS (ENGINEERED GRADING AND DRAINAGE PLANS, ENGINEERED OFFSITE DEVELOPMENT PLANS, AND/OR ENGINEERED GEOTECHNICAL REPORT) FOR ADDITIONAL INFORMATION, RECOMMENDATIONS AND REQUIREMENTS NOT SHOWN ON THESE PLANS. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
2. IN THE ABSENCE OF PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION FOR THIS PROJECT, THE OWNER, BUILDER, CONTRACTOR AND TRADE CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SITE IMPROVEMENTS THAT PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND SITE AS REQUIRED BY CODE AND GOOD CONSTRUCTION PRACTICE. FAILURE TO PROVIDE PROPER DRAINAGE MAY AFFECT THE LONG TERM PERFORMANCE OF THE FOUNDATION SYSTEM, STRUCTURE AND SURROUNDING FLATWORK.
3. ALL NATURAL AND FINISHED GRADES, FINISHED PAD AND FLOOR HEIGHTS, SLOPES, DRAINAGE SWALES, ROOF GUTTER AND DOWNSPOUT COLLECTION SYSTEMS, UNDERGROUND UTILITIES AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
5. IN AREAS WHERE EXPANSIVE SOILS OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE NOT LESS THAN 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
6. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
7. CONCRETE AND MASONRY FOUNDATIONS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE.

### GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

### INTERIOR MATERIAL AND FINISHES

1. 1/2" GYPSUM BOARD THROUGHOUT, UNLESS NOTED OTHERWISE. USE 1/2" SAG-RESISTANT GYPSUM BOARD AT CEILING.
2. SHOWER DOOR/OPENING SHALL BE SHOWER ROD OR TEMPERED GLASS SHOWER ENCLOSURE/DOOR.
3. GLAZING IN WALLS, ENCLOSURES AND DOORS CONTAINING OR FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE DESIGNED TO COMPLY WITH THE TEST CRITERIA FOR CATEGORY II GLAZING IN ACCORDANCE WITH CPSC 16 CFR 1201. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION TO COMPLY WITH THIS IMPACT TEST STANDARD.
4. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
5. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF APPROVED MATERIAL AS FOLLOWS: GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-CEMENT BACKER BOARD, OR NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS. BACKER BOARDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. GENERAL CONTRACTOR SHALL COORDINATE BACKING FOR ALL ACCESSORIES (TOWEL BARS, TOWEL RINGS, TOILET PAPER HOLDERS, CLOTHES PEGS, ETC.) IN BATHROOMS, KITCHEN AND OTHER AREAS AS REQUIRED.
7. PROVIDE BACKING FOR CURTAIN RODS AS REQUIRED.
8. GYPSUM BOARD CEILINGS AT KITCHEN AND BATHS SHALL BE TAPED, TEXTURED AND PAINTED SEMI-GLOSS. ALL OTHER GYPSUM BOARD CEILINGS SHALL BE TAPED, TEXTURED AND PAINTED FLAT UNLESS NOTED OTHERWISE.
9. ALL INTERIOR DOORS AND TRIM SHALL BE PAINTED GLOSS UNLESS NOTED OTHERWISE.
10. ALL FINISHES SHALL BE SELECTED BY BUILDER, AND ALL FLOORS, WALLS, CEILINGS, WOODWORK, ETC. SHALL BE PREPARED APPROPRIATELY TO RECEIVE THEIR RESPECTIVE FINISHES.
11. ALL DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR, UNLESS NOTED OTHERWISE. SLIDING GLASS DOORS SHALL HAVE TEMPERED GLASS.
12. FURNISH ALL FINISH HARDWARE NECESSARY FOR SMOOTH OPERATION OF DOORS. INCLUDE ALL REQUIRED DOOR STOPS, THRESHOLDS, WEATHER STRIPPING, FLUSH BOLTS, ETC. CONSULT WITH THE OWNER AS TO THE FUNCTION OF EACH DOOR IN ORDER TO DETERMINE APPROPRIATE HARDWARE.
13. ALL FINISH HARDWARE SHALL BE SELECTED BY BUILDER.

### METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE PROTECTION WITH SUFFICIENT CLEAR AREAS TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY.
4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

### THERMAL AND MOISTURE PROTECTION

1. CONTRACTOR SHALL PROVIDE ALL FLASHINGS, SEALANTS, WEATHER STRIPPING AND OTHER NECESSARY MATERIALS TO ENSURE THE FINISHED BUILDING WILL BE WEATHER TIGHT. CAULK AROUND ALL DOORS, WINDOWS, AND OTHER OPENINGS OR JOINTS WITH A SILICONE BASE SEALANT, LEAVE ADJACENT SURFACES CLEAN AND PROVIDE BACKING WHERE REQUIRED.
2. PROVIDE CAULKING AT ALL STUCCO PENETRATIONS BY STUCCO CONTRACTOR.
3. SLOPE SILLS TO DRAIN AWAY FROM WINDOWS.
4. SLOPE EXPOSED TOP OF PARAPETS AND WALLS TO DRAIN WATER.
5. WATERPROOF ALL SILLS AND PARAPETS. AT C.M.U., USE WATERPROOF COATING PRIOR TO INSTALLING FINISH. AT WOOD FRAMING, COVER WITH ASTM TYPE 30 FELT OR BITUTHENE MEMBRANE PRIOR TO INSTALLING FINISH (DO NOT PENETRATE TOP SURFACE AND ATTACH AT SIDES).
6. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

### SUBTERRANEAN TERMITE PROTECTION

1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

## ABBREVIATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| AA | ATTIC ACCESS | CU | COPPER | HR | HOUR | PLF | PER LINEAR FOOT | V | VOLT(S) |
| AB | ANCHOR BOLT | CW | COLD WATER | HS | HARD SURFACE | PLMB | PLUMBING | VCT | VINYL COMPOSITION TILE |
| ABS | ACRYLONITRILE BUTADIENE STYRENE (PIPING) | D | DRYER | HT (HGT) | HEIGHT | PLWD | PLYWOOD | VERT | VERTICAL |
| | | DBL | DOUBLE | HVAC | HEATING / VENTING / AIR CONDITIONING | PNL | PANEL | VEST | VESTIBULE |
| ABV | ABOVE | DET | DETAIL(S) | | | PR | PAIR | VIF | VERIFY IN FIELD |
| AC (A/C) | AIR CONDITIONING | DIA | DIAMETER | HYD | HYDRANT | PREFAB | PREFABRICATED | VP | VINYL PLANK |
| ADJ | ADJUSTABLE | DIAG | DIAGONAL | IBC | INTERNATIONAL BUILDING CODE | PRTL | PARTIAL | VS | VERSUS |
| AFCI | ARC-FAULT CIRCUIT-INTERRUPTER | DIF | DIFFUSER | | | PSF | POUNDS PER SQUARE FOOT | VTR | VENT THROUGH ROOF |
| AFF | ABOVE FINISHED FLOOR | DIM | DIMENSION | IECC | INTERNATIONAL ENERGY CONSERVATION CODE | PSI | POUNDS PER SQUARE INCH | W | WASHER |
| AH | AIR HANDLER | DISP | DISPENSER | | | PT | POST-TENSIONED | W/ (w/) | WITH |
| AIS | ASPHALT- IMPREGNATED SHEATHING | DISP | DISPOSAL | IEC | INTERNATIONAL MECHANICAL CODE | PT | PRESSURE-TREATED | WC (WC) | WATER CLOSET |
| | | DIV | DIVISION | | | PVC | POLYVINYL CHLORIDE (PIPING) | WD | WOOD |
| AL | ALUMINUM | DN | DOWN | IC | INSULATED CONTACT | PWDR | POWDER | W/D | WASHER / DRYER |
| ALT | ALTERNATE | DR | DOOR | ILU | IN LIEU OF | R | RISER | W&D | WASHER AND DRYER |
| AMP(S) | AMPERE(S) | DS | DOWNSPOUT | IN | INCH | RA | RETURN AIR | WDW | WINDOW |
| ARCH | ARCHITECTURAL | DTL | DETAIL(S) | INCL | INCLUDE (ED) (ING) | RAD (R) | RADIUS | WH | WATER HEATER |
| ASME | ASME INTERNATIONAL | DW | DISHWASHER | INSUL | INSULATE OR INSULATION | RAG | RETURN AIR GRILL | w/g | WITH GROUND |
| ASPH | ASPHALT | DWG | DRAWING | INT | INTERIOR | RECP | RECEPTACLE | WI | WROUGHT IRON |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | DWR | DRAWER | IPC | INTERNATIONAL PLUMBING CODE | REF | REFERENCE | WIC | WALK-IN CLOSET |
| | | EA | EACH | | | REF | REFRIGERATOR | WIN | WINDOW |
| ASSE | ASSE INTERNATIONAL | ELEC | ELECTRIC (AL) | IRC | INTERNATIONAL RESIDENTIAL CODE | REINF | REINFORCE (D) (ING) | W/O (w/o) | WITHOUT |
| AUTO | AUTOMATIC | ELEV | ELEVATION | | | REQ | REQUIRE (D) | WO | WALKOUT |
| AWG | AMERICAN WIRE GUAGE | EQ | EQUAL | KIT | KITCHEN | REV | REVISION (S) | WP | WATERPROOF (ING) |
| BA | BATH | EQUIP | EQUIPMENT | LAM | LAMINATE | RF | ROUGH FRAMED | WRB | WATER-RESISTIVE BARRIER |
| BD | BOARD | EXPD | EXPANDED | LAUN | LAUNDRY | RJ | ROOF JOIST | WRGA | WATER RESISTANT GYPSUM BOARD |
| BDRM | BEDROOM | EXH | EXHAUST | LAV | LAVATORY | RM | ROOM | | |
| BET | BETWEEN | EXIST | EXISTING | LB | POUND | RO | ROUGH OPENING | XO | SLIDING WINDOW |
| BF | BI-FOLD | EXT | EXTERIOR | LF | LINEAL FEET | RS | ROUGH SAWN | XOX | SLIDING-FIX-SLIDING WINDOW |
| BL | BUILDING LINE | FAU | FORCED AIR UNIT | LIN | LINEN | R/S | ROD AND SHELF | | |
| BLDG | BUILDING | FB | FLOOR BREAK | LT | LIGHT | SC | SOLID CORE | | |
| BLK | BLOCK | FD | FLOOR DRAIN | LTG | LIGHTING | SCH | SCHEDULE | | |
| BLKG | BLOCKING | FF | FACE FRAME | LVR | LOUVER | SD | SMOKE DETECTOR | | |
| BM | BEAM | FF | FINISH FLOOR | MAS | MASONRY | SF | SQUARE FEET | | |
| BO | BOTTOM OF | FF HB | FROST-FREE HOSE BIBB | MATL | MATERIAL | SGD | SLIDING GLASS DOOR | | |
| BOT | BOTTOM | FG | FINISH GRADE | MAX | MAXIMUM | SGL | SINGLE | | |
| BP | BY-PASS | FIN | FINISH | MB | MACHINE BOLT | SH | SINGLE-HUNG | | |
| BRG | BEARING | FJ | FLOOR JOIST | M BA | MASTER BATH | SH | SHELF OR SHELVING | | |
| BSMT | BASEMENT | FLR | FLOOR | M BD | MASTER BEDROOM | SHGC | SOLAR HEAT GAIN COEFFICIENT | | |
| BTU | BRITISH THERMAL UNITS | FLUOR | FLUORESCENT | M BDRM | MASTER BEDROOM | | | | |
| C | COLD | FND | FOUNDATION | MC | MEDICINE CABINET | SHT | SHEET | | |
| CAB | CABINET(S) | FR | FRENCH | MECH | MECHANIC (AL) | SHTG | SHEATHING | | |
| CB | CIRCUIT BREAKER | FOS | FACE OF STUD | MED | MEDIUM | SHWR | SHOWER | | |
| CEM | CEMENT | FS | FREE STANDING | MEMB | MEMBRANE | SIM | SIMILAR | | |
| CER | CERAMIC | FT | FOOT OR FEET | MFR | MANUFACTURE (R) | SOV | SHUT OFF VALVE | | |
| CF | CUBIC FEET | FTG | FOOTING | MIN | MINIMUM | SPEC | SPECIFICATION | | |
| CFH | CUBIC FEET PER HOUR | FURR | FURRED (ING) | MIR | MIRROR | SQ | SQUARE | | |
| CIR | CIRCLE | FUT | FUTURE | MISC | MISCELLANEOUS | SS | STAINLESS STEEL | | |
| CJ | CEILING JOIST | FX | FIXED | MLD | MOLDING | STD | STANDARD | | |
| CJT | CONTROL JOINT | G | GAS | MPE | MECHANICAL, PLUMBING, ELECTRICAL | STL | STEEL | | |
| CL | CENTER LINE | GA | GAUGE OR GAGE | | | STOR | STORAGE | | |
| CLG | CEILING | GAL | GALLON | MTL | METAL | STRUCT | STRUCTURAL | | |
| CLG HT | CEILING HEIGHT | GALV | GALVANIZED | MO | MASONRY OPENING | SYS | SYSTEM | | |
| CLKG | CAULKING | GAN | GENERAL ARCHITECTURAL NOTES | MPE | MECHANICAL, PLUMBING AND ELECTRICAL | T | TREAD | | |
| CLO | CLOSET | GC | GENERAL CONTRACTOR | MW | MICROWAVE | TBD | TO BE DETERMINED | | |
| CLR | CLEAR (ANCE) | GEN | GENERAL ELECTRICAL NOTES | NEC | NATIONAL ELECTRICAL CODE | T BM | TOP OF BEAM | | |
| CM | CONSTRUCTION MANAGER | GFCI | GROUND-FAULT CIRCUIT-INTERRUPTER | NO | NUMBER | TEL | TELEPHONE | | |
| CMU | CONCRETE MASONRY UNIT | GI | GALVANIZED IRON | NTS | NOT TO SCALE | TEMP | TEMPERED | | |
| CNTR | COUNTER | GL | GLASS OR GLAZING | O/ (o/) | OVER | T&G | TONGUE AND GROOVE | | |
| CNTRTP | COUNTERTOP | GL BLK | GLASS BLOCK | OA | OVERALL | THRES | THRESHOLD | | |
| CO | CLEAN OUT | GRDN | GARDEN | OBS | OBSCURE | TOM | TOP OF MASONRY | | |
| COL | COLUMN | GS | GAS STUB | OC | ON CENTER | TOP | TOP OF PARAPET | | |
| COMB | COMBUSTION | GSN | GENERAL STRUCTURAL NOTES | OFF | OFFICE | TOS | TOP OF PLATE | | |
| CONC | CONCRETE | GYP | GYPSUM | OHC | OVERHEAD CABINET | TOT | TOP OF SLAB | | |
| CONST | CONSTRUCTION | GYP BD | GYPSUM BOARD | OHD | OVERHEAD DOOR | TOW | TOTAL | | |
| CONT | CONTINUOUS OR CONTINUE | H | HOT | OHGD | OVERHEAD GARAGE DOOR | T PL | TOP PLATE | | |
| CORR | CORRIDOR | HB | HOSE BIBB | OPG | OPENING | T&P LINE | TEMPERATURE AND PRESSURE LINE | | |
| CPT | CARPET | HC | HOLLOW CORE | OPT | OPTION OR OPTIONAL | | | | |
| CPVC | CHLORINATED POLYVINYL CHLORIDE | HD | HEAD | OSB | ORIENTED STRAND BOARD | TV | TELEVISION | | |
| | | HD | HOOD | PAN | PANTRY | TYP | TYPICAL | | |
| CSMT | CASEMENT | HDR | HEADER | P BD | PARTICLE BOARD | UL | UNDERWRITERS LABORATORIES | | |
| CT | CERAMIC TILE | HDW | HARDWARE | PH | PAPER HOLDER | | | | |
| CTR | CENTER | HM | HOLLOW METAL | PKT | POCKET | UNFIN | UNFINISHED | | |
| CTR | COUNTER | HORIZ | HORIZONTAL | PL | PLATE | UNO | UNLESS NOTED OTHERWISE | | |
| CRWL | CRAWL OR CRAWL SPACE | | | PL | PROPERTY LINE | UPC | UNIFORM PLUMBING CODE | | |

## SYMBOL LEGEND

DOUBLE SINK WITH DISPOSAL

DW
DISHWASHER - PROVIDE APPROVED AIR GAP

REF
REFRIGERATOR SPACE WITH ICE MAKER

RANGE WITH MICROWAVE / HOOD VENTED TO OUTSIDE

COOKTOP WITH HOOD VENTED TO OUTSIDE

WALL OVEN / MICROWAVE

LAVATORY WITH MIRROR FULL WIDTH OF VANITY

PEDESTAL SINK WITH DECORATIVE MIRROR

ELONGATED

STANDARD

ELONGATED AND STANDARD WATER CLOSET - PROVIDE 15" (MIN.) ON EACH SIDE AND 21" (MIN) CLEAR IN FRONT

SIZE PER PLAN

TUB/ SHOWER COMBO W/ SHOWER ROD - SURROUND TO 6'-0" AFF

SIZE PER PLAN

OVAL TUB - SEE PLAN FOR SIZE

SIZE PER PLAN

TEMP

SHOWER PAN WITH TEMP GLASS ENCLOSURE WITH SURROUND TO 6'-0" AFF - SHOWER HEAD TO BE AT 6'-6" AFF - THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENINGS SHALL HAVE A MIN CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22"

TOWEL BAR AT +40" AFF

RECESSED MEDICINE CABINET - BOTTOM AT +48" AFF

TOWEL RING AT +42" AFF

TOILET PAPER HOLDER AT +24" AFF

TOWEL HOOKS

EXHAUST FAN

W D
DRAIN PAN WHERE OCCURS

WASHER AND DRYER SPACE W/ RECESSED PLUMBING BOX AND DRYER VENT BOX

LAUNDRY SINK

OPT SOFT WATER LOOP

SOFT WATER LOOP WITH DRAIN

AIR HANDLER

REFER TO PLAN FOR SIZE

ATTIC ACCESS PANEL

GAS KEY

GAS KEY

REFER TO PLAN FOR SIZE

RETURN AIR REGISTER

GS

GAS STUB

GAS VENT

GS
50 GALLON GAS WATER HEATER

T&P LINE, TYP - TERMINATE NOT MORE THAN 6" AND NOT LESS THAN TWO TIMES THE DISCHARGE PIPE DIAMETER ABOVE FINISH GRADE, FLOOR OR WASTE RECEPTOR FLOOD LEVEL RIM

E
50 GALLON ELECTRIC WATER HEATER

GS
GAS TANKLESS WATER HEATER

E
ELECTRIC TANKLESS WATER HEATER

G
GAS METER

E
ELECTRICAL PANEL / METER

A/C CONDENSER AND PAD

HB
HOSE BIBB

HB/SOV
HOSE BIBB WITH SHUT OFF VALVE

123 / A0
DETAIL NUMBER / SHEET NUMBER

A / A4.1
SECTION LETTER / SHEET NUMBER

-0" -4"
FLOOR ELEVATION CHANGES AT SLAB LINES

-0" SLOPE
FLOOR ELEVATION CHANGES AT SLAB LINES

FB
FLOOR MATERIAL BREAK LINE

U / 4.1 / 5.2
INTERIOR WALL DESIGNATOR

IRC STANDARD - AZTX

22-0339
06/16/2022


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LGI HOMES


GENERAL ARCHITECTURAL NOTES

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
GAN1.1


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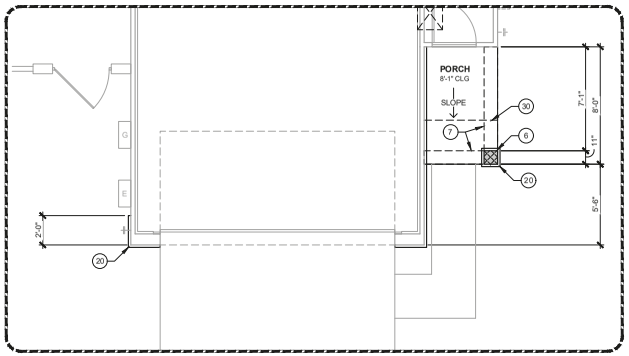
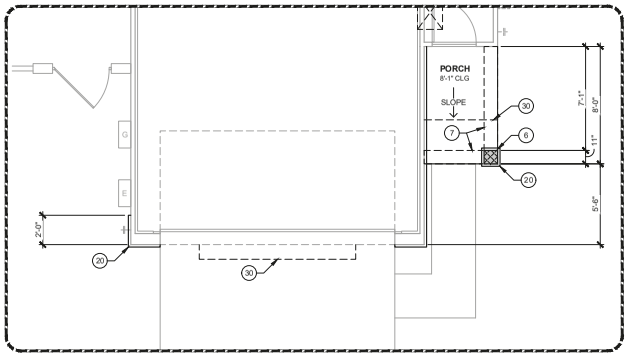
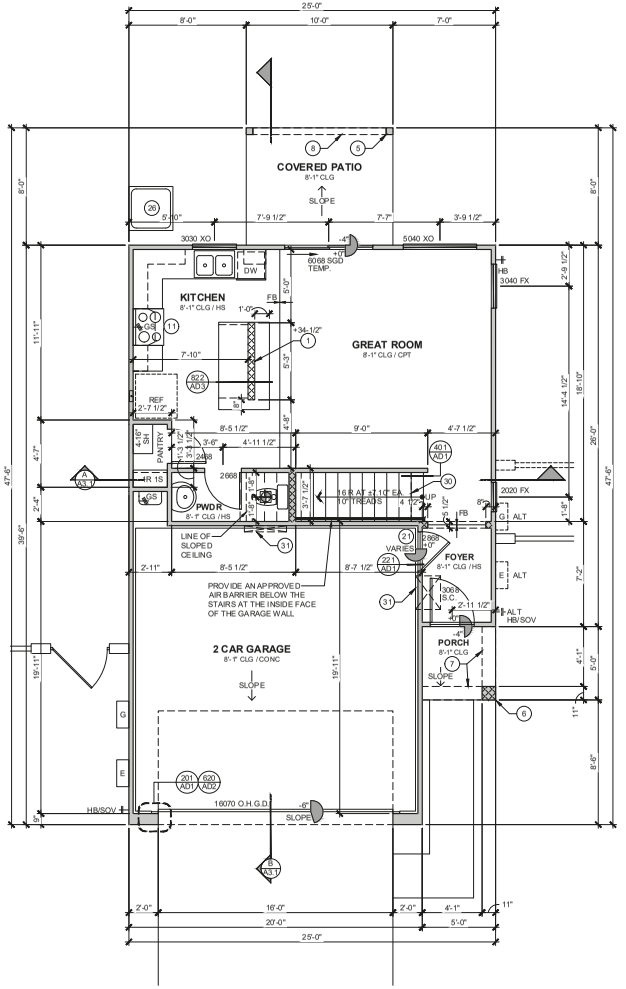



FLOOR PLAN
ELEVATION B 1/4" = 1'-0"




FLOOR PLAN
ELEVATION C 1/4" = 1'-0"




FLOOR PLAN
ELEVATION A 1/4" = 1'-0"

## WALL LEGEND

- 2x4 (3 1/2") WALL
- 2x4 (3 1/2") PARTIAL HEIGHT WALL
- 2x4 (3 1/2") WALL BELOW
- 2x6 (5 1/2") WALL
- 2x6 (5 1/2") PARTIAL HEIGHT WALL
- 2x6 (5 1/2") WALL BELOW
- FLAT SOFFIT (TYP. INTERIOR WALL)
  1. 8'-1" CLG - SOFFIT AT 7'-6" U.N.O.
  2. FOR EXTERIOR SOFFIT HEIGHT REFER TO ELEVATIONS
- SOFFIT
- FLOOR MATERIAL CHANGE
- DOOR - REFER TO PLAN

## FLOOR PLAN KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. LOW WALL - HEIGHT AS NOTED
2. NOT USED
3. CEILING CHANGE
4. NOT USED
5. STUCCO WRAPPED POST
6. FRAMED STUCCO COLUMN
7. FRAMED STUCCO SOFFIT
8. STUCCO WRAPPED BEAM
9. FULL-DEPTH OVERHEAD CABINET
10. UNDER-SLAB CONDUIT
11. 30" RANGE WITH MICROWAVE/HOOD VENTED TO OUTSIDE
12. NOT USED
13. NOT USED
14. STANDARD SHELF OR OPT. OVERHEAD CABINET - VERIFY WITH BUILDER SPECIFICATIONS
15. 4" DRYER VENT TO OUTSIDE TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS - SEE DETAIL 801/AD2
16. NOT USED
17. PROVIDE SHOWER / TUB 2x BACKING - SEE DETAIL 808/AD3
18. STRUCTURED WIRING PANEL
19. EXTERIOR SILL OR POT SHELF - SLOPE TO DRAIN
20. VENEER - SEE EXTERIOR ELEVATIONS
21. SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE - DOOR TO BE TIGHT FITTING WITH GASKETS AND SWEEP
26. A/C CONDENSER AND PAD - VERIFY LOCATION WITH BUILDER
27. LOW WALL WITH MDF CAP - HEIGHT AS NOTED
28. WASHER PAN WITH DRAIN - WASHER TO ALWAYS BE LEFT OF DRYER
29. WALL OR FLOOR BELOW
30. WALL OR FLOOR ABOVE
31. CHASE ABOVE
32. CHASE BELOW
33. GUARDRAIL - MIN. +4'-2" ABOVE FINISH FLOOR, DECK OR STAIR NOSING

## FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO ROUGH-FRAMED FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS.
2. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
3. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
4. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
5. WINDOW SUPPLIER TO VERIFY THAT ALL WINDOWS IDENTIFIED AS "E GRESS" PROVIDE MINIMUM NET CLEAR OPENING AREA, HEIGHT AND WIDTH, AND WINDOW CONTROL OPENING DEVICES REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
6. SEE EXTERIOR ELEVATIONS FOR VERTICAL HEIGHTS.
7. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR- RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
8. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
9. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
10. FIRE / DRAFTSTOP BLOCK ALL VERTICAL AND HORIZONTAL VOID SPACES AS REQUIRED BY BUILDING CODE.
11. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.
12. DASHED LINE REPRESENTS OPTION.
13. MANUFACTURES INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE I.C.C. RESEARCH REPORT WILL BE MADE AVAILABLE TO THE INSPECTOR ON A 0" CLEARANCE FIREPLACE INSTALLATION.
14. CABINET LAYOUTS ARE SHOWN CONCEPTUALLY. SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL CONFIGURATION AND APPROVAL BY BUILDER. ALL M.P.E. TRADES TO COORDINATE LOCATIONS W/ APPROVED CABINET SHOP DRAWINGS.
15. FINAL CONSTRUCTION, CONFIGURATION, AND LOCATION OF SHELVING TO BE DETERMINED BY BUILDER - SEE DETAIL 810/AD3 FOR CLOTHES CLOSET SHELVING; SEE DETAIL 812/AD3 FOR LINEN / PANTRY SHELVING
16. ATTIC ACCESS 22"x30" - SEE DETAIL 805/AD2 AND 806/AD3.
17. PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
18. PROVIDE FROST-FREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
19. ELECTRICAL METER - SEE DETAIL 303/AD1.
20. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
21. DECO DRAINS AND OTHER NECESSARY MEANS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE FOR LANDSCAPE AREAS WHERE DRAINAGE COULD BE TRAPPED BY SIDEWALKS, DRIVEWAYS, OTHER FLATWORK, SITE WALLS, AND SIMILAR OBSTRUCTIONS.

22-0339
06/16/2022

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# FLOOR PLAN
# ALL ELEVATIONS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

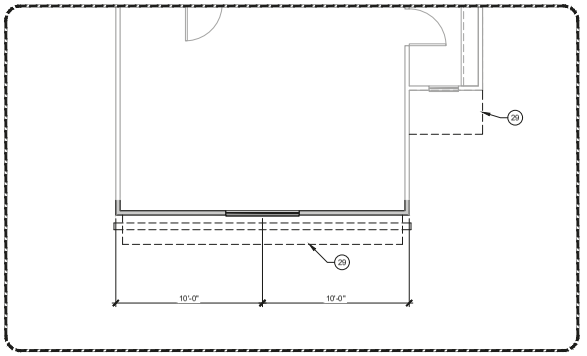
PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

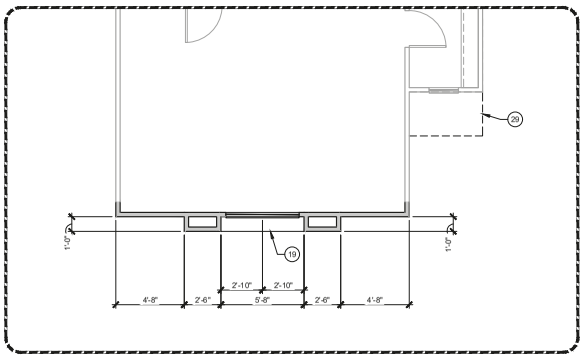
PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
A1.1

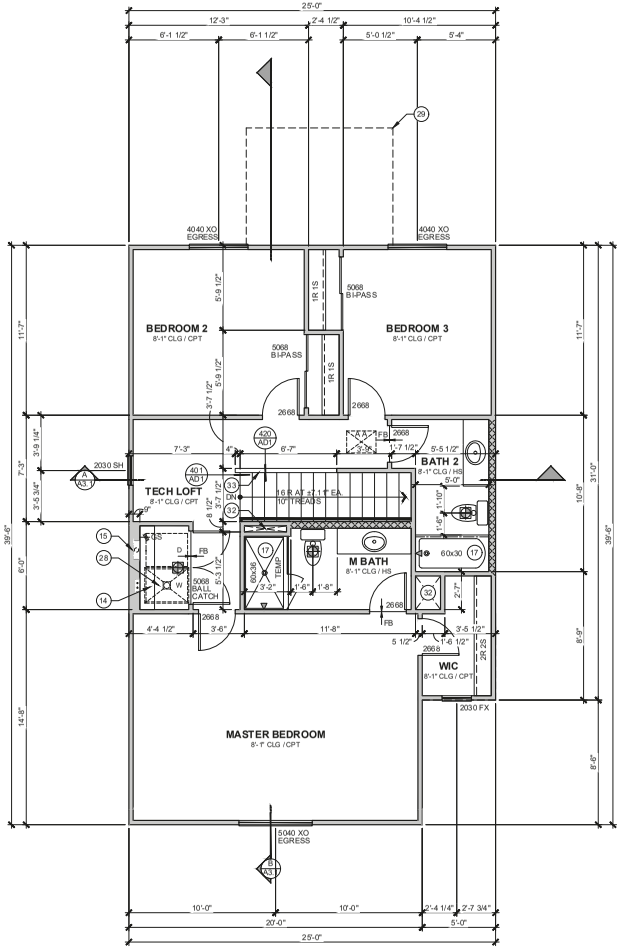
tools.trujillo Apr 16, 2020 - 3:26pm Z:\A_MLG\ Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-03-Floor Plans.dwg




SECOND FLOOR
ELEVATION B 1/4" = 1'-0"




SECOND FLOOR
ELEVATION C 1/4" = 1'-0"




SECOND FLOOR
ELEVATION A 1/4" = 1'-0"

## WALL LEGEND

| | | |
|---|---|---|
| 2x4 (3 1/2") WALL | 2x4 (3 1/2") PARTIAL HEIGHT WALL | 2x4 (3 1/2") WALL BELOW |
| 2x6 (5 1/2") WALL | 2x6 (5 1/2") PARTIAL HEIGHT WALL | 2x6 (5 1/2") WALL BELOW |

FLAT SOFFIT (TYP. INTERIOR WALL)
1. 8'-1" CLG - SOFFIT AT 7'-6" U.N.O.
2. FOR EXTERIOR SOFFIT HEIGHT REFER TO ELEVATIONS

SOFFIT
FLOOR MATERIAL CHANGE
DOOR - REFER TO PLAN

## FLOOR PLAN KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. LOW WALL - HEIGHT AS NOTED
2. NOT USED
3. CEILING CHANGE
4. NOT USED
5. STUCCO WRAPPED POST
6. FRAMED STUCCO COLUMN
7. FRAMED STUCCO SOFFIT
8. STUCCO WRAPPED BEAM
9. FULL-DEPTH OVERHEAD CABINET
10. UNDER-SLAB CONDUIT
11. 30" RANGE WITH MICROWAVE/HOOD VENTED TO OUTSIDE
12. NOT USED
13. NOT USED
14. STANDARD SHELF OR OPT. OVERHEAD CABINET - VERIFY WITH BUILDER SPECIFICATIONS
15. 4" DRYER VENT TO OUTSIDE TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS - SEE DETAIL 801/AD2
16. NOT USED
17. PROVIDE SHOWER / TUB 2x BACKING - SEE DETAIL 808/AD3
18. STRUCTURED WIRING PANEL
19. EXTERIOR SILL OR POT SHELF - SLOPE TO DRAIN
20. VENEER - SEE EXTERIOR ELEVATIONS
21. SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE - DOOR TO BE TIGHT FITTING WITH GASKETS AND SWEEP
26. A/C CONDENSER AND PAD - VERIFY LOCATION WITH BUILDER
27. LOW WALL WITH MDF CAP - HEIGHT AS NOTED
28. WASHER PAN WITH DRAIN - WASHER TO ALWAYS BE LEFT OF DRYER
29. WALL OR FLOOR BELOW
30. WALL OR FLOOR ABOVE
31. CHASE ABOVE
32. CHASE BELOW
33. GUARDRAIL - MIN. +4'-2" ABOVE FINISH FLOOR, DECK OR STAIR NOSING

## FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO ROUGH-FRAMED FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS.
2. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
3. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
4. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
5. WINDOW SUPPLIER TO VERIFY THAT ALL WINDOWS IDENTIFIED AS "EGRESS" PROVIDE MINIMUM NET CLEAR OPENING AREA, HEIGHT AND WIDTH, AND WINDOW CONTROL OPENING DEVICES REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
6. SEE EXTERIOR ELEVATIONS FOR VERTICAL HEIGHTS.
7. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR- RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
8. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. - GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
9. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
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11. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.
12. DASHED LINE REPRESENTS OPTION.
13. MANUFACTURES INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE I.C.C. RESEARCH REPORT WILL BE MADE AVAILABLE TO THE INSPECTOR ON A 0" CLEARANCE FIREPLACE INSTALLATION.
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15. FINAL CONSTRUCTION, CONFIGURATION, AND LOCATION OF SHELVING TO BE DETERMINED BY BUILDER - SEE DETAIL 810/AD3 FOR CLOTHES CLOSET SHELVING; SEE DETAIL 812/AD3 FOR LINEN / PANTRY SHELVING
16. ATTIC ACCESS 2'-4"X30" - SEE DETAIL 805/AD2 AND 806/AD3.
17. PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
18. PROVIDE FROST-FREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
19. ELECTRICAL METER - SEE DETAIL 303/AD1.
20. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
21. DECO DRAINS AND OTHER NECESSARY MEANS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE FOR LANDSCAPE AREAS WHERE DRAINAGE COULD BE TRAPPED BY SIDEWALKS, DRIVEWAYS, OTHER FLATWORK, SITE WALLS, AND SIMILAR OBSTRUCTIONS.

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# SECOND FLOOR PLAN
# ALL ELEVATIONS

MARK A. DIANA
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367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

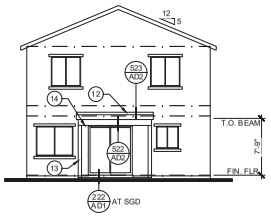
PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1414
PLAN NAME
CYPRESS
SHEET NUMBER
A1.2

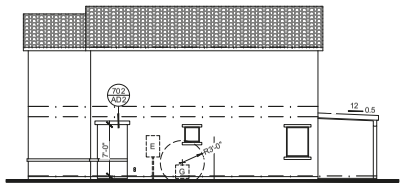
tools.trujillo Apr 16, 2020 - 3:26pm Z:\A_MLG\ Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-03-Floor Plans.dwg

| A ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 945.00 SQ. FT. | VENTING REQUIRED = | 453.60 SQ. IN. | |
| UPPER VENTING PROVIDED | | 2 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 195.00 SQ. IN. | |
| | | | UPPER TOTAL = | 195.00 SQ. IN. | 40% |
| LOWER VENTING PROVIDED | | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 292.50 SQ. IN. | |
| | | | LOWER TOTAL = | 292.50 SQ. IN. | 60% |
| | | | TOTAL VENTING PROVIDED = | 487.50 SQ. IN. | |

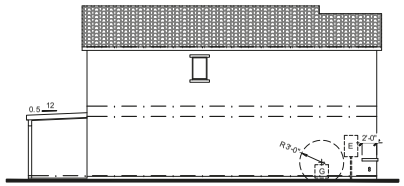
| B ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | 80.00 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |



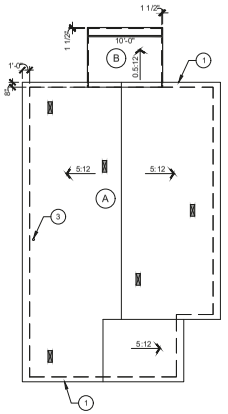

REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



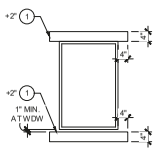

RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



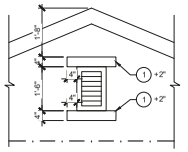

LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



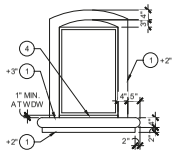

ROOF PLAN
ELEVATION A 1/8" = 1'-0"



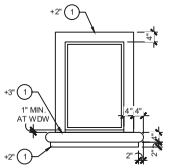

TYP WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



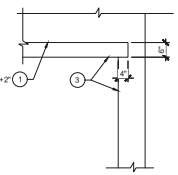

DECORATIVE VENT
ELEVATION A 1/2" = 1'-0"
FRONT GABLE END



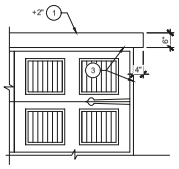

WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
TRIM AT FRONT WINDOW



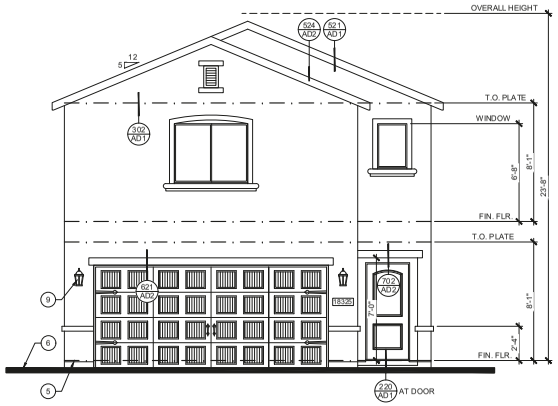

STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT PORCH




STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT GARAGE




FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

## MATERIAL LEGEND

- TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL
- 'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL
- FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL
- ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

## FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

## A EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 8'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2FOR VALLEY FLASHING
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND FINISH GRADE SLOPES AWAY FROM FOUNDATION WALLS, FLOOR HEIGHTS, DRAINAGE SWALES, SLOPES AND FOUNDATIONS, UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.


98716/2022


A ROOF AREA

6:0" LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)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PHONE (602) 494-9483
LGI HOMES


# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION A

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

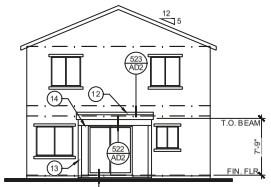
SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1414
PLAN NAME
CYPRESS
SHEET NUMBER
A2.1


tools.tsujito Apr 16, 2020 - 3:27pm Z:\A_MLO Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-05-1-Exterior Elevs.dwg

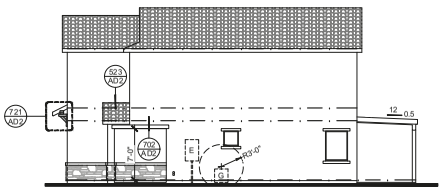
| A ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 945.00 SQ. FT. | VENTING REQUIRED = | 453.60 SQ. IN. | |
| UPPER VENTING PROVIDED | 2 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 195.00 SQ. IN. | |
| | | | UPPER TOTAL = | 195.00 SQ. IN. | 40% |
| LOWER VENTING PROVIDED | 3 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 292.50 SQ. IN. | |
| | | | LOWER TOTAL = | 292.50 SQ. IN. | 60% |
| | | | TOTAL VENTING PROVIDED = | 487.50 SQ. IN. | |

| B ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 15.00 SQ. FT. | VENTING REQUIRED = | 14.40 SQ. IN. |
| VENTING PROVIDED | 1 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 97.50 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. |

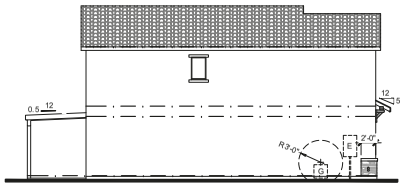
| C ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | | 80.00 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |



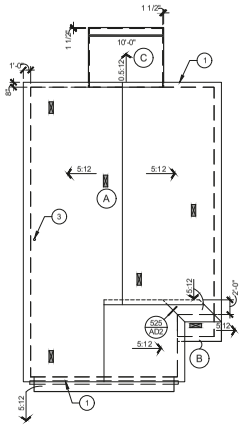

REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



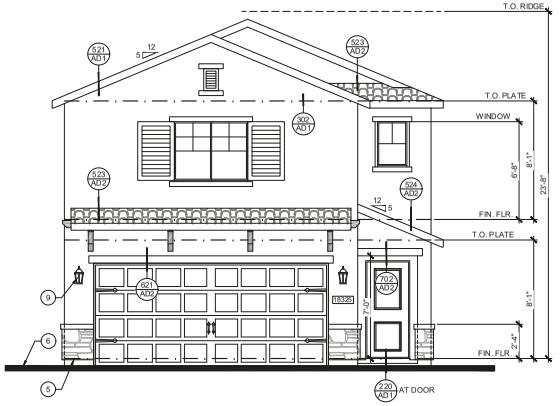
RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



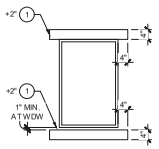
LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



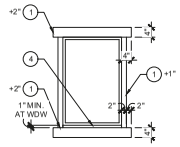
ROOF PLAN
ELEVATION B 1/8" = 1'-0"



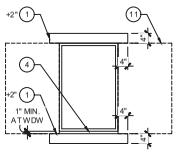

FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"



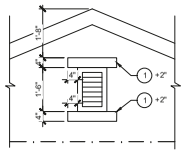
TYP WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



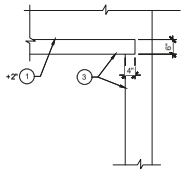
WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW



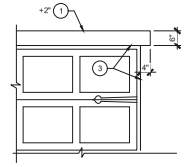
WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW



STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT FRONT WINDOW



STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT PORCH



STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT GARAGE

## MATERIAL LEGEND

TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL

'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL

FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL

ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

## FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

## EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4 % OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2FOR VALLEY FLASHING
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND FINISH GRADE SLOPES. SHOW ALL FINISH FLOOR HEIGHTS, DRAINAGE SWALES, SLOPES, AND UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.


22530
08/16/2022


A ROOF AREA

6.0" LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)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PHONE (602) 494-6403

LGI HOMES


# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION B

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
A2.2


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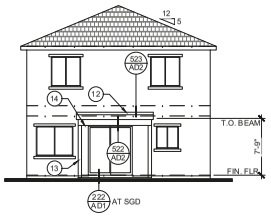
| (A) ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 945.00 SQ. FT. | VENTING REQUIRED = | 453.60 SQ. IN. | |
| UPPER VENTING PROVIDED | | 2 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 195.00 SQ. IN. | |
| | | | UPPER TOTAL = | 195.00 SQ. IN. | 40% |
| LOWER VENTING PROVIDED | | 3 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 292.50 SQ. IN. | |
| | | | LOWER TOTAL = | 292.50 SQ. IN. | 60% |
| | | | TOTAL VENTING PROVIDED = | 487.50 SQ. IN. | |

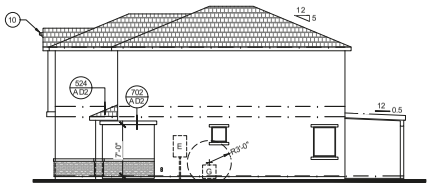
| (B) ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 15.00 SQ. FT. | VENTING REQUIRED = | 14.40 SQ. IN. |
| VENTING PROVIDED | | 1 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 97.50 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. |

| (C) ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 10.67 SQ. FT. | VENTING REQUIRED = | 10.24 SQ. IN. |
| VENTING PROVIDED | | 1 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 97.50 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. |

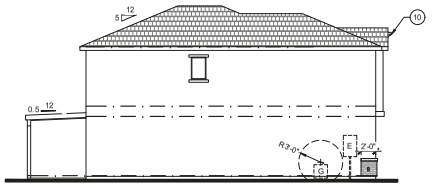
| (D) ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | 80.00 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |



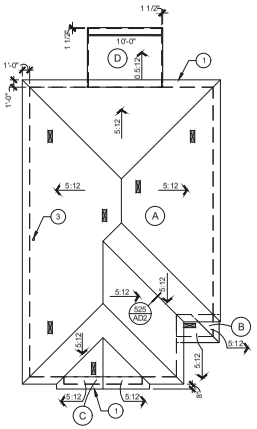

REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



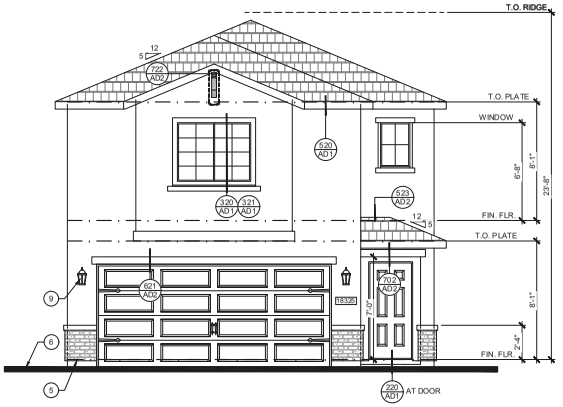

RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



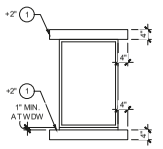

LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



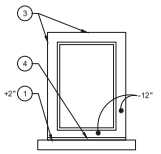

ROOF PLAN
ELEVATION C 1/8" = 1'-0"



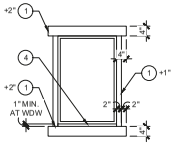

FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"



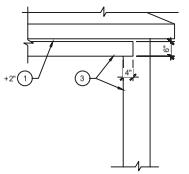

TYP WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



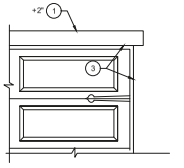

WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT RECESSED WINDOW




WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT PORCH




STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT GARAGE

## MATERIAL LEGEND

TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL

'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL

FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL

ADHERED STONE VENEER - EL DORADO STONE (DU TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - EL DORADO STONE (DU TER No. 1312-01), OR EQUAL

## FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

## EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING.
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 8'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2 FOR VALLEY FLASHING.
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE. ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS WHERE REQUIRED SHALL BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND FINISH GRADE SLOPES TO DIRECT SURFACE AND FLOOR HEIGHTS. [illegible] DRAINAGE SWALES, [illegible] AND UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

| | |
|---|---|
| A | ROOF AREA |
| 6'-0" | LOUVERED GABLE END VENT (TRIANGULAR) |
| 5:12 | DIRECTION OF ROOF SLOPE |
| | CLOAKED TILE VENT |
| | LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR) |

22530
08/16/2022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# EXTERIOR ELEVATION / ROOF PLANS
# ELEVATION C

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REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

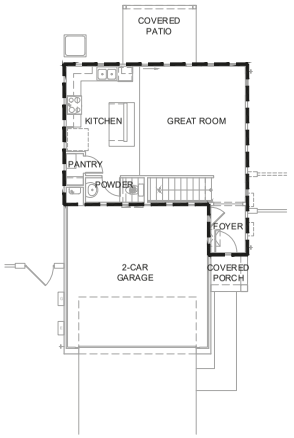
PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

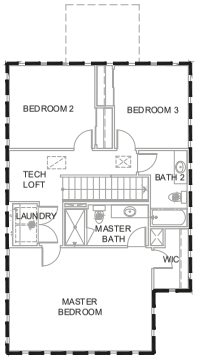
PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
A2.3

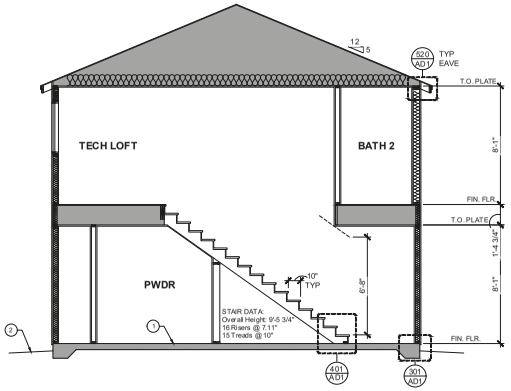

tools.tsujito Apr 16, 2020 - 3:27pm J:\A_MKJD Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-05-1-Exterior Elevs.dwg



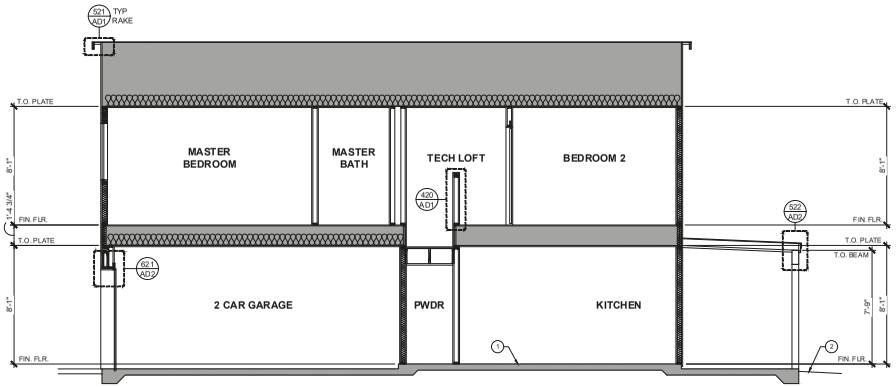

FIRST FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




SECOND FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




BUILDING SECTION A
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)




BUILDING SECTION B
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)

## SECTION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOUNDATION SYSTEM OVER TERMITE-TREATED SOIL PER STRUCTURAL
2. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
3. 2x FIREBLOCKING
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED BELOW SLOPED STUCCO SURFACE - SLOPE TO DRAIN
5. ROOF CRICKET
6. APPROVED INSULATION AIR BARRIER
7. DROPPED CEILING / SOFFIT - PROVIDE FIREBLOCKING FOR CONCEALED SPACE

## SECTION GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR ALL EXTERIOR FINISH MATERIALS.
2. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR-RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
6. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOM SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT.
7. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
8. ROOF UNDERLAYMENT - MUST COMPLY WITH ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS - FOR CLAY TILE, CONCRETE TILE, AND ASPHALT SHINGLE ROOFING, ROOF SLOPES LESS THAN 4:12 REQUIRE AT LEAST TWO LAYERS OF UNDERLAYMENT.

## FIREBLOCKING / DRAFTSTOPPING NOTES

1. FIREBLOCKING AND DRAFTSTOPS SHALL BE LOCATED AND INSTALLED PER CODE.
2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
3. FIREBLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
4. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
5. FIREBLOCKING SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
6. FIREBLOCKING SHALL BE PROVIDED AT OPENINGS OF CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS AT FLOOR/CEILING LEVELS AND AT ATTIC SPACES.
7. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
8. THE INTEGRITY OF ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE MAINTAINED.

## INSULATION / FENESTRATION SCHEDULE

| | |
|---|---|
| FENESTRATION U-FACTOR | 0.32 |
| GLAZED FENESTRATION SHGC | 0.25 |
| EXTERIOR 2x4 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| EXTERIOR 2x6 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| GARAGE / LIVABLE FRAMED WALLS: | |
| BATT INSULATION AT 2x4 WALLS | R-13 |
| BATT INSULATION AT 2x6 WALLS | R-19 |
| ATTICS: | |
| BLOWN CELLULOSE INSULATION | R-38 |
| FRAMED FLOORS: | |
| BATT INSULATION | R-19 |

NOTE: FENESTRATION VALUES AND INSULATION R-VALUES LISTED ABOVE MEET OR EXCEED CODE PRESCRIPTIVE VALUES. REPLACE WITH VALUES LISTED IN PERFORMANCE ENERGY REPORT AS APPLICABLE.

## ENERGY EFFICIENCY GENERAL NOTES

1. SEE ENERGY REPORT PROVIDED BY OTHERS FOR ENERGY CODE COMPLIANCE.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED [illegible]
3. ACCESS DOORS FROM CONDITIONED SPACE TO [illegible] SHALL BE WEATHERSTRIPPED AND INSULATED TO [illegible]
4. CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE [illegible] COMPLETELY FILLING THE CAVITY WITH [illegible] THERMAL RESISTANCE [illegible]
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

2ND USE
06/16/2022

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# BUILDING SECTIONS
# BUILDING THERMAL ENVELOPE PLANS

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PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
A3.1

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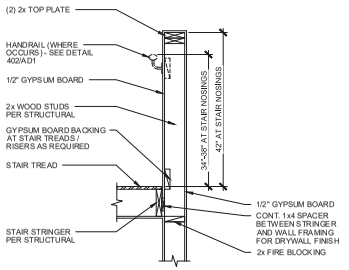
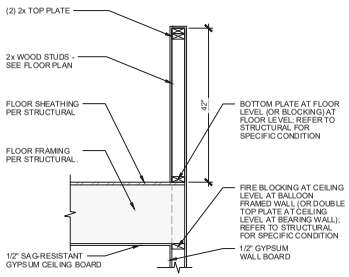
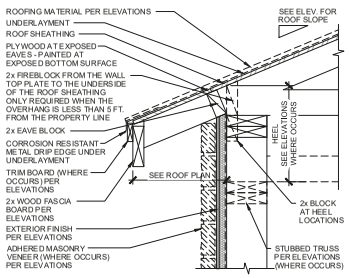


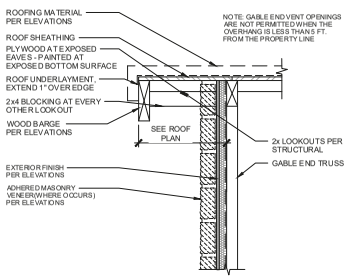

404 GUARDRAIL WALL AT STAIR
2x GUARDRAIL WALL / STAIR STRINGER
SCALE: 3/4" = 1'-0"
4001-004-404-11-AZ-STD




420 GUARDRAIL WALL AT FLOOR
FLOOR SYSTEM COMPONENTS
SCALE: 3/4" = 1'-0"
4303-013-406-11-AZ

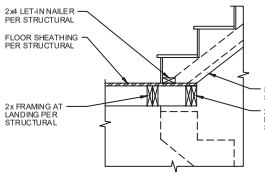



520 ROOF FASCIA BOARD
PLUMB CUT / 2x FASCIA / 1x TRIM
SCALE: 1-1/2" = 1'-0"
5101-007-5XX-11-AZ

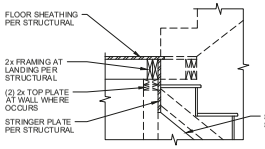



521 BARGE EXPOSED OVERHANG
2x WOOD BARGE / STUCCO / TILE
SCALE: 1-1/2" = 1'-0"
5102-007-5XX-11-AZ

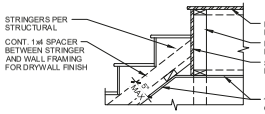
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



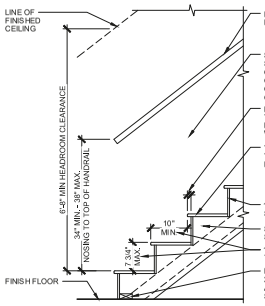

U-SHAPED STAIR LANDING - UP SIDE




U-SHAPED STAIR LANDING - DOWN SIDE



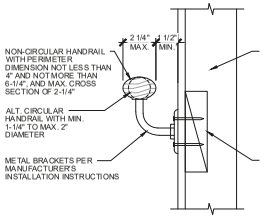

TOP OF STAIRS



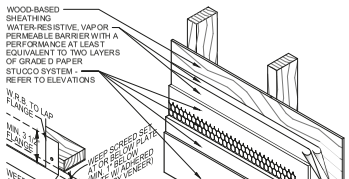

BOTTOM OF STAIRS / CLEARANCES

401 STAIRS
SCALE: 3/4" = 1'-0"
4001-001-401-13-AZ-STD

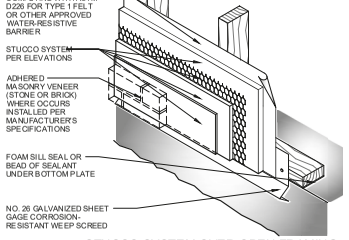
NOTES:
1. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE STAIR NOSING.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.




402 HANDRAIL DETAIL
SCALE: 3" = 1'-0"
4001-002-402-11-AZ-STD




320 POTSHELF AT WINDOW SILL
STUCCO SYSTEM / WINDOW SILL
SCALE: 1-1/2" = 1'-0"
3106-003-3XX-11-AZ




321 RECESSED SOFFIT AT WINDOW HEADER
GREATER THAN 6" RECESS / STUCCO
SCALE: 1-1/2" = 1'-0"
3106-010-3XX-11-AZ

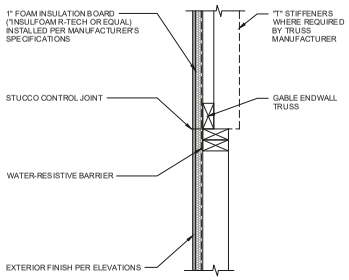




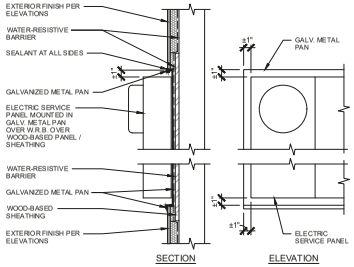


STUCCO SYSTEM OVER OPEN FRAMING

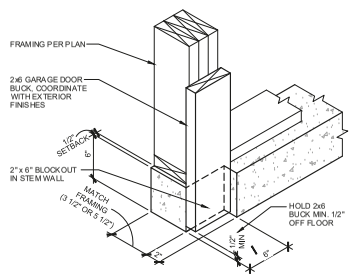
301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
3" = 1'-0"
3001-001-301-12-AZ-STD



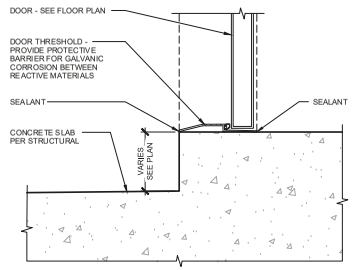

302 GABLE END TRUSS AT TOP PLATE
STUCCO SYSTEM / 2x FRAME WALL / GABLE ENDWALL TRUSS
SCALE: 1-1/2" = 1'-0"
3001-002-302-11-AZ-STD



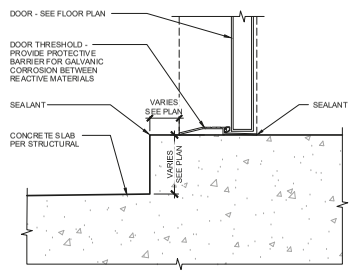

303 ELEC. PANEL AT WOOD FRAME WALL
STUCCO SYSTEM / ELECTRICAL PANEL
SCALE: 1-1/2" = 1'-0"
3001-003-303-11-AZ-STD



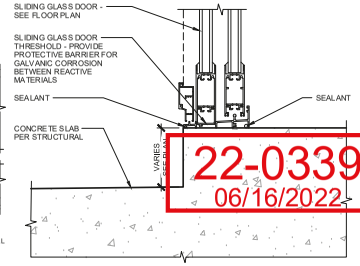

201 GARAGE DOOR BUCK AT SLAB
2x6 BUCK / CONCRETE STEM
3/4" = 1'-0"
2001-001-201-11-AZ-STD




220 DOOR THRESHOLD AT SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-001-2XX-11-AZ




221 DOOR THRESHOLD AT EXTENDED SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-004-2XX-11-AZ




222 S.G.D. THRESHOLD AT SLAB
SGD THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2102-001-2XX-11-AZ

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LGI HOMES

ARCHITECTURAL DETAILS

MARK A. DIANA REGISTERED ARCHITECT 367-RD PROFESSIONAL ARCHITECT STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

22-0339
06/16/2022

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: AD1

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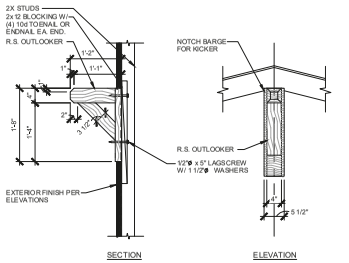
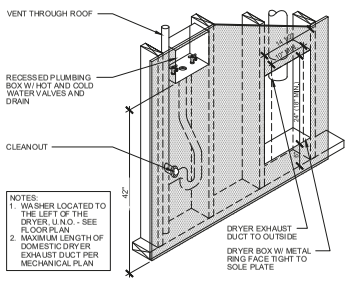



## 722 WOOD OUTLOOKER

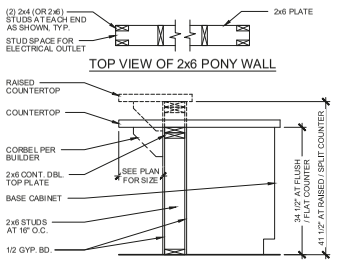
BRACKET \ STUCCO

SCALE: 3/4" = 1'-0"
7604-021-7-xx-11-AZ



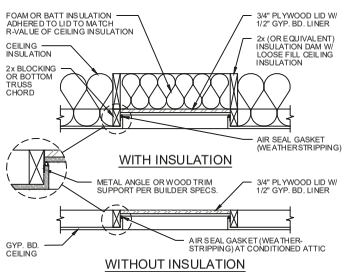

## 801 WASHER AND DRYER

SCALE: 3/4" = 1'-0"
8206-002-8XX-11-AZ



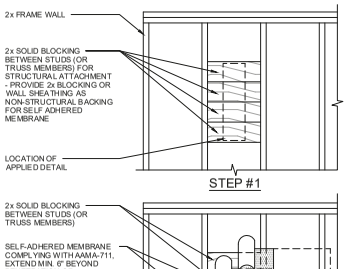

## 803 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"
8001-003-803-11-AZ-STD




## 805 ATTIC ACCESS

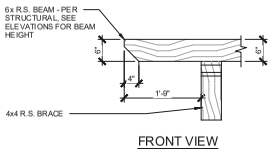
SCALE: 1" = 1'-0"
8001-005-805-11-AZ-STD

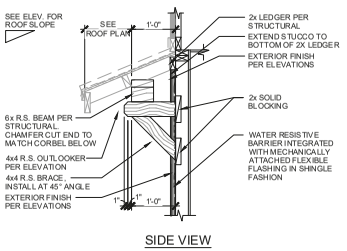



## 703 TYP. FLASHING AT APPLIED DETAIL

SCALE: 3/4" = 1'-0"
7001-003-703-12-AZ-STD

NOTE: PRE-INSTALL MECHANICALLY ATTACHED FLEXIBLE FLASHING BETWEEN OUTLOOKER / BLOCKING AND BRACE / BLOCKING. PRE-INSTALLED FLEXIBLE FLASHING SHALL BE 9" LARGER ON EACH SIDE. TOP AND BOTTOM TO ALLOW INTEGRATION WITH WRB INSTALLATION AT A LATER TIME

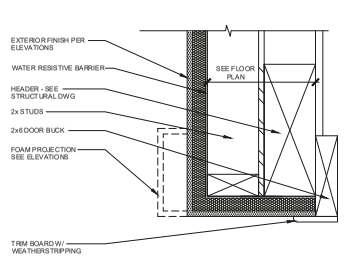



## 721 BRACKET DETAIL

STUCCO

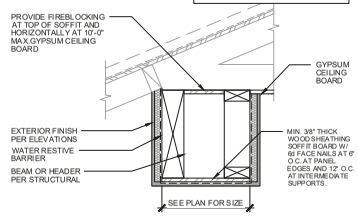
SCALE: 3/4" = 1'-0"
7604-015-7XX-12-AZ




## 621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

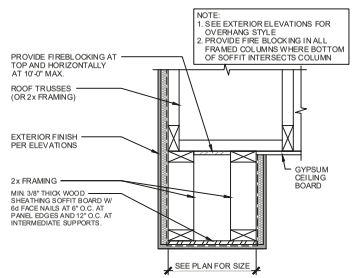
SCALE: 3" = 1'-0"
6103-064-6XX-11-AZ




## 701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

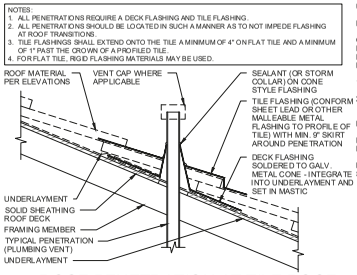
SCALE: 1-1/2" = 1'-0"
7001-001-701-11-AZ-STD




## 702 GABLE SOFFIT - PARALLEL

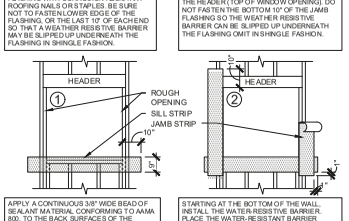
TRUSS ROOF FRAMING / STUCCO

SCALE: 1-1/2" = 1'-0"
7001-002-702-11-AZ-STD




## 527 ROOF PENETRATION AT TILE ROOF

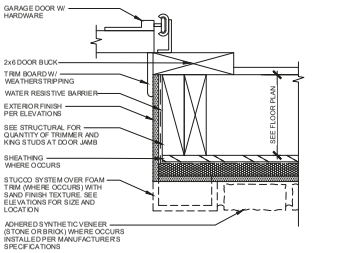
SCALE: 1-1/2" = 1'-0"
5401-007-5XX-11-AZ




## 601 TYP. WINDOW & S.G.D. FLASHING

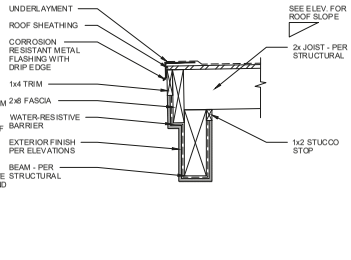
FLASHING WINDOWS WITH A MOUNTING FLANGE

SCALE: 3/4" = 1'-0"
6001-001-601-12-AZ-STD




## 620 GARAGE DOOR JAMB

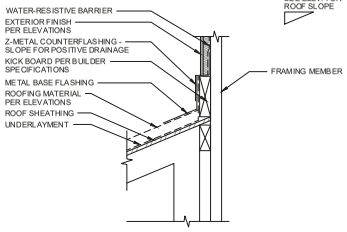
SCALE: 3" = 1'-0"
6103-001-6XX-11-AZ




## 522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

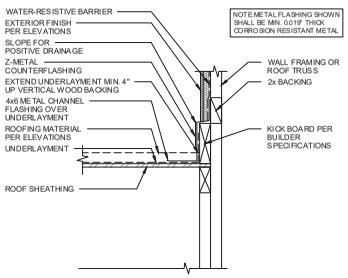
SCALE: 1-1/2" = 1'-0"
5201-005-5XX-11-AZ




## 523 HEAD WALL FLASHING

TILE / STUCCO

SCALE: 1-1/2" = 1'-0"
5401-001-5XX-11-AZ

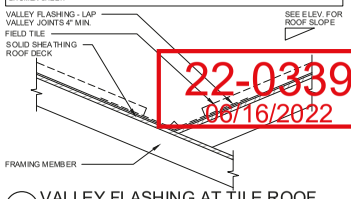



## 524 SIDE WALL FLASHING

TILE / STUCCO

SCALE: 1-1/2" = 1'-0"
5401-003-5XX-11-AZ

NOTE: MIN. 0.019" THICK CORROSION RESISTANT METAL VALLEY FLASHING EXTENDED NOT LESS THAN 11" FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1" IN HEIGHT AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4" FOR ROOF SLOPES OF 3:12 AND GREATER. VALLEY FLASHING SHALL HAVE A 36" WIDE UNDERLAYMENT OF ONE LAYER OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY. IN ADDITION TO OTHER REQUIRED UNDERLAYMENT. IN AREAS WHERE THE AVERAGE DAILY TEMPERATURE IN JANUARY IS 25 DEGREES F OR LESS, METAL VALLEY FLASHING UNDERLAYMENT SHALL BE SOLID CEMENTED TO THE ROOFING UNDERLAYMENT FOR SLOPES LESS THAN 7:12 OR BE OF SELF ADHERING POLYMER MODIFIED BITUMEN SHEET.




## 525 VALLEY FLASHING AT TILE ROOF

TILE

SCALE: 1-1/2" = 1'-0"
5401-005-5XX-11-AZ

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# ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
AD2

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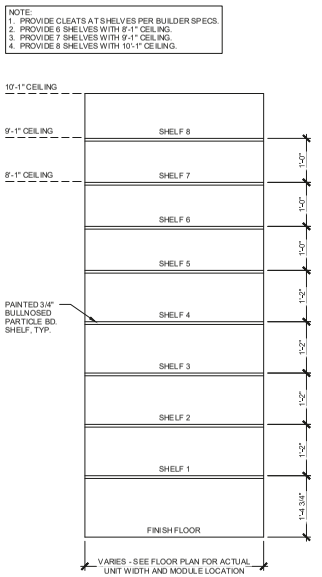
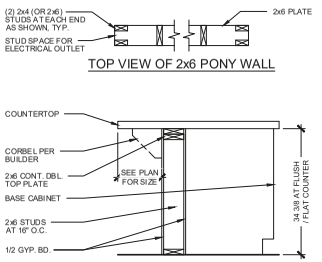


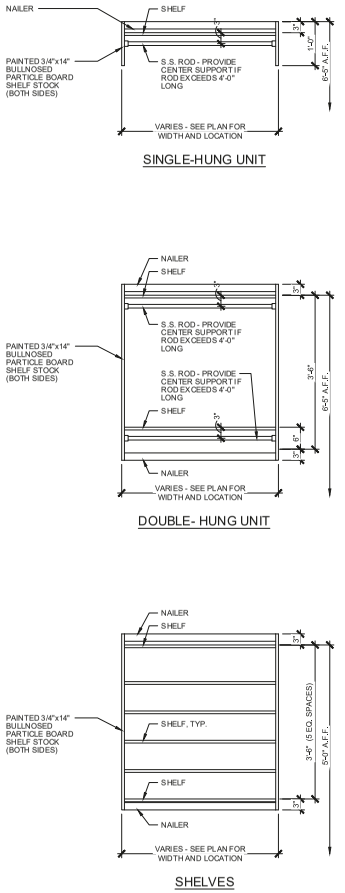

812 TYP. LINEN / PANTRY SHELVING

SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ



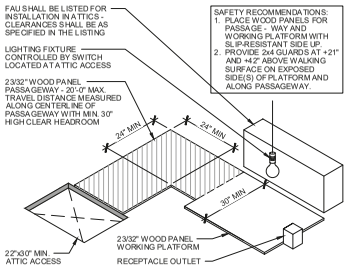

822 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"
8201-007-8XX-11-AZ



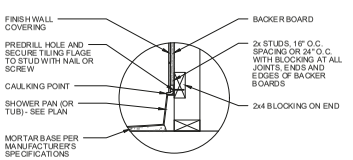

810 CLOSET SHELVING

SCALE: 3/4" = 1'-0"
8403-006-8XX-13-AZ

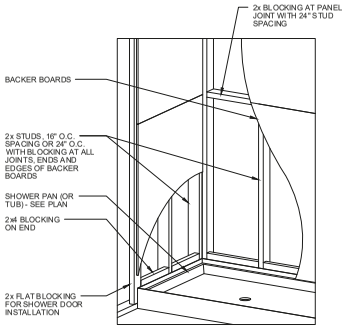



806 HORIZ. FAU ATTIC INSTALLATION

SCALE: 3/4" = 1'-0"
8001-006-806-11-AZ-STD




FLANGE DETAIL




808 TUB / SHOWER BLOCKING

SCALE: 1-1/2" = 1'-0"
8001-008-808-12-AZ-STD

22-0339
06/16/2022

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PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
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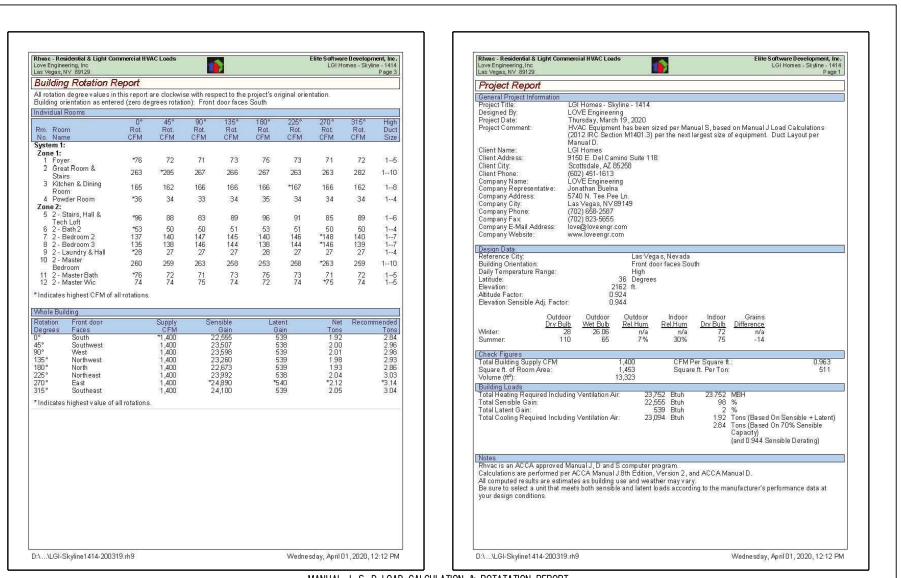

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Love Engineering, Inc
Las Vegas, NV 89128
Elite Software Development, Inc.
LGI Homes - Skyline - 1414
Page 3

## Building Rotation Report

All rotation degree values in this report are clockwise with respect to the project's original orientation.
Building orientation as entered (zero degrees rotation): Front door faces South

Individual Rooms

| Rm. No. | Room Name | 0° Rot. CFM | 45° Rot. CFM | 90° Rot. CFM | 135° Rot. CFM | 180° Rot. CFM | 225° Rot. CFM | 270° Rot. CFM | 315° Rot. CFM | High Duct Size |
|---|---|---|---|---|---|---|---|---|---|---|
| **System 1:** | | | | | | | | | | |
| **Zone 1:** | | | | | | | | | | |
| 1 | Foyer | *76 | 72 | 71 | 73 | 75 | 73 | 71 | 72 | 1--5 |
| 2 | Great Room & Stairs | 263 | *286 | 267 | 266 | 267 | 263 | 263 | 282 | 1--10 |
| 3 | Kitchen & Dining Room | 165 | 162 | 166 | 166 | 166 | *167 | 166 | 162 | 1--8 |
| 4 | Powder Room | *36 | 34 | 33 | 34 | 35 | 34 | 34 | 34 | 1--4 |
| **Zone 2:** | | | | | | | | | | |
| 5 | 2 - Stairs, Hall & Tech Loft | *96 | 88 | 83 | 89 | 96 | 91 | 85 | 89 | 1--6 |
| 6 | 2 - Bath 2 | *53 | 50 | 50 | 51 | 53 | 51 | 50 | 50 | 1--4 |
| 7 | 2 - Bedroom 2 | 137 | 140 | 147 | 145 | 140 | 146 | *148 | 140 | 1--7 |
| 8 | 2 - Bedroom 3 | 135 | 139 | 146 | 144 | 139 | 144 | *146 | 139 | 1--7 |
| 9 | 2 - Laundry & Hall | *28 | 27 | 27 | 27 | 28 | 27 | 27 | 27 | 1--4 |
| 10 | 2 - Master Bedroom | 260 | 269 | 263 | 268 | 253 | 268 | *263 | 269 | 1--10 |
| 11 | 2 - Master Bath | *76 | 72 | 71 | 73 | 75 | 73 | 71 | 72 | 1--5 |
| 12 | 2 - Master Wic | 74 | 74 | 76 | 74 | 72 | 74 | *76 | 74 | 1--5 |

*Indicates highest CFM of all rotations.

Whole Building

| Rotation Degrees | Front door Faces | Supply CFM | Sensible Gain | Latent Gain | Net Tons | Recommended Tons |
|---|---|---|---|---|---|---|
| 0° | South | *1,400 | 22,655 | 539 | 1.92 | 2.84 |
| 45° | Southwest | 1,400 | 23,697 | 536 | 2.00 | 2.96 |
| 90° | West | 1,400 | 23,586 | 539 | 2.01 | 2.95 |
| 135° | Northwest | 1,400 | 23,260 | 539 | 1.98 | 2.93 |
| 180° | North | 1,400 | 22,673 | 539 | 1.93 | 2.86 |
| 225° | Northeast | 1,400 | 23,992 | 536 | 2.04 | 3.03 |
| 270° | East | 1,400 | *24,880 | *540 | *2.12 | *3.14 |
| 315° | Southeast | 1,400 | 24,100 | 539 | 2.05 | 3.04 |

*Indicates highest value of all rotations.

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Love Engineering, Inc
Las Vegas, NV 89128
Elite Software Development, Inc.
LGI Homes - Skyline - 1414
Page 1

## Project Report

General Project Information

| | |
|---|---|
| Project Title: | LGI Homes - Skyline - 1414 |
| Designed By: | LOVE Engineering |
| Project Date: | Thursday, March 19, 2020 |
| Project Comment: | HVAC Equipment has been sized per Manual S, based on Manual J Load Calculations (2012 IRC Section M1401.3) pair the next largest size of equipment. Duct Layout per Manual D. |
| Client Name: | LGI Homes |
| Client Address: | 9150 E. Del Camino Suite 118 |
| Client City: | Scottsdale, AZ 85258 |
| Client Phone: | (602) 451-1613 |
| Company Name: | LOVE Engineering |
| Company Representative: | Jonathan Bustos |
| Company Address: | 5740 N. Tee Pee Ln. |
| Company City: | Las Vegas, NV 89149 |
| Company Phone: | (702) 858-2567 |
| Company Fax | (702) 823-5665 |
| Company E-Mail Address: | love@loveengr.com |
| Company Website: | www.loveengr.com |

Design Data

| | | |
|---|---|---|
| Reference City: | Las Vegas, Nevada | |
| Building Orientation: | Front door faces South | |
| Daily Temperature Range: | High | |
| Latitude: | 36 | Degrees |
| Elevation: | 2162 | ft. |
| Altitude Factor: | 0.924 | |
| Elevation Sensible Adj. Factor: | 0.944 | |

| | Outdoor Dry Bulb | Outdoor Wet Bulb | Outdoor Rel Hum | Indoor Rel Hum | Indoor Dry Bulb | Grains Difference |
|---|---|---|---|---|---|---|
| Winter: | 28 | 26.06 | n/a | n/a | 72 | n/a |
| Summer: | 110 | 65 | 7% | 30% | 75 | -14 |

Check Figures

| | | | |
|---|---|---|---|
| Total Building Supply CFM: | 1,400 | CFM Per Square ft.: | 0.963 |
| Square ft. of Room Area: | 1,453 | Square ft. Per Ton: | 511 |
| Volume (ft³): | 13,323 | | |

Building Loads

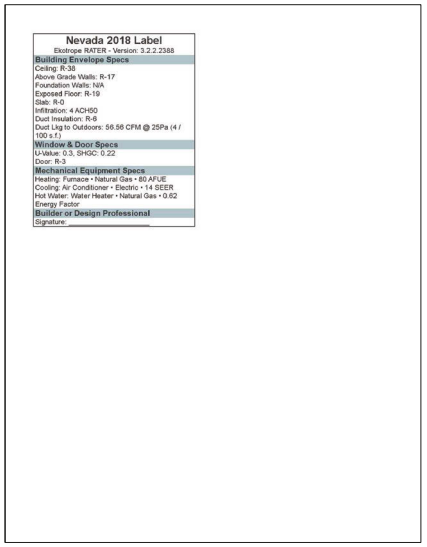
| | | | |
|---|---|---|---|
| Total Heating Required Including Ventilation Air: | 23,752 | Btuh | 23,752 MBH |
| Total Sensible Gain: | 22,655 | Btuh | 98 % |
| Total Latent Gain: | 539 | Btuh | 2 % |
| Total Cooling Required Including Ventilation Air: | 23,094 | Btuh | 1.92 Tons (Based On Sensible + Latent) |
| | | | 2.84 Tons (Based On 70% Sensible Capacity) (and 0.944 Sensible Derating) |

Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D..
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

D:\...\LGI-Skyline1414-200319.rh9 — Wednesday, April 01, 2020, 12:12 PM

MANUAL J, S, D LOAD CALCULATION & ROTATATION REPORT



## Nevada 2018 Label

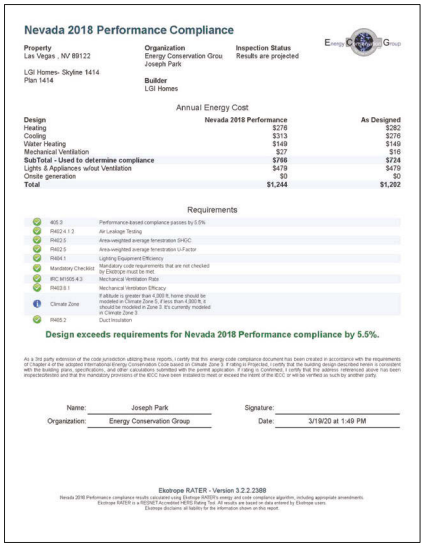
Ekotrope RATER - Version: 3.2.2.2388

**Building Envelope Specs**
Ceiling: R-38
Above Grade Walls: R-17
Foundation Walls: N/A
Exposed Floor: R-19
Slab: R-0
Infiltration: 4 ACH50
Duct Insulation: R-6
Duct Lkg to Outdoors: 56.56 CFM @ 25Pa (4 / 100 s.f.)

**Window & Door Specs**
U-Value: 0.3, SHGC: 0.22
Door: R-3

**Mechanical Equipment Specs**
Heating: Furnace • Natural Gas • 80 AFUE
Cooling: Air Conditioner • Electric • 14 SEER
Hot Water: Water Heater • Natural Gas • 0.62 Energy Factor

**Builder or Design Professional**
Signature: _____



## Nevada 2018 Performance Compliance

**Property**
Las Vegas , NV 89122

LGI Homes- Skyline 1414
Plan 1414

**Organization**
Energy Conservation Grou
Joseph Park

**Builder**
LGI Homes

**Inspection Status**
Results are projected

Annual Energy Cost

| Design | Nevada 2018 Performance | As Designed |
|---|---|---|
| Heating | $278 | $282 |
| Cooling | $313 | $276 |
| Water Heating | $149 | $149 |
| Mechanical Ventilation | $27 | $16 |
| **SubTotal - Used to determine compliance** | **$766** | **$724** |
| Lights & Appliances w/out Ventilation | $479 | $479 |
| Onsite generation | $0 | $0 |
| **Total** | **$1,244** | **$1,202** |

Requirements

| | | |
|---|---|---|
| ✓ | 405.3 | Performance-based compliance passes by 5.5% |
| ✓ | R402.4.1.2 | Air Leakage Testing |
| ✓ | R402.3 | Area-weighted average fenestration SHGC |
| ✓ | R402.5 | Area-weighted average fenestration U-Factor |
| ✓ | R404.1 | Lighting Equipment Efficiency |
| ✓ | Mandatory Checklist | Mandatory code requirements that are not checked by Ekotrope must be met |
| ✓ | IRC M1505.4.3 | Mechanical Ventilation Rate |
| ✓ | R403.6.1 | Mechanical Ventilation Efficacy |
| ℹ | Climate Zone | If latitude is greater than 4,000 ft. home should be modeled as Climate Zone 5. If less than 4,000 ft. it should be modeled in Zone 3. It's currently modeled in Climate Zone 3. |
| ✓ | R405.2 | Duct Insulation |

**Design exceeds requirements for Nevada 2018 Performance compliance by 5.5%.**

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of the 2018 International Energy Conservation Code and the Nevada 2018 Performance Compliance. I certify that the inputs listed in this report are consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Joseph Park
Organization: Energy Conservation Group
Signature: _____
Date: 3/19/20 at 1:49 PM

Ekotrope RATER - Version 3.2.2.2388

Nevada 2018 Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments.
Ekotrope RATER is a software tool for modeling energy use in homes. Results are dependent on the inputs provided by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

2018 INTERNATIONAL ENERGY CONSERVATION CODE CALCULATION

## MECHANICAL COMMENTS

IECC:
1. A PERMANENT IECC CERTIFICATE SHALL BE POSTED IN A CONSPICUOUS PLACE WITHIN THE ATTACHED GARAGE OR PER LOCAL BLDG DEPT. SPECS.

HVAC SYSTEM:
1. EQUIPMENT SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL J (DESIGNED FOR WORST CASE OPTIONS AND ORIENTATION)
2. DUCTS SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL D. (EQUAL FRICTION METHOD)
3. HEATING AND COOLING EQUIPMENT SELECTION HAS BEEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF ACCA MANUAL S MEETING THE SENSIBLE LOAD PER THE EXPANDED RANGE FROM THE OEM (ORIGINAL EQUIPMENT MANUFACTURERS).

ENERGY:
1. PROVIDE ALL 2018 IRC FIELD INSPECTIONS.
2. PROVIDE BLOWER DOOR TESTING PER IECC R402.4.1.2, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
3. PROVIDE DUCT TIGHTNESS TESTING PER IECC R403.3.3, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
   A. POST CONSTRUCTION TEST OR
   B. ROUGH-IN TEST
4. 2018 ECC SECTION R102.1.1 ALLOWS FOR COMPLIANCE TO ALTERNE CODE PROGRAMS, IN-LIEU OF THE 2018 IECC IF APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL CHAPTER 4 IECC MANDATORY REQUIREMENTS SHALL BE MET.

2-9033
2-11-2222

| REV | DATE | COMMENT |
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# LGI HOMES - SKYLINE
## 1414 PLAN

# MECHANICAL CALCULATIONS

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WWW.LOVEENGR.COM

LIVE IN HARMONY:
ENERGY EFFICIENT HOUSE DESIGN WITH LOVE

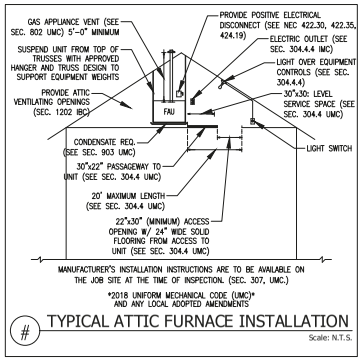
LOVE ENGINEERING

JOSEPH JUDE PARK
PROFESSIONAL ENGINEER - STATE OF NEVADA
MECHANICAL
No 21315
4/3/20
EXPIRES 12/31/21

CHECKED BY: JP
DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
M0.1

MECHANICAL CALCULATIONS
SCALE: NTS




# TYPICAL ATTIC FURNACE INSTALLATION

Scale: N.T.S.

## MECHANICAL SYMBOL SCHEDULE

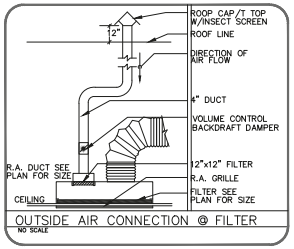
| | |
|---|---|
| E1 | EXHAUST FANS |
| | SUPPLY GRILLE |
| | RETURN AIR GRILLE |
| 12"x12" | TRANSFER GRILLE |
| T | THERMOSTAT – PROGRAMMABLE w/ AUTO AIR CYCLER |
| V | ON/OFF SWITCH FOR WHV COMPLIANT EXHAUST FAN. PROVIDE LABEL TO INFORM HOME OWNERS TO INDICATE THE WHV |
| TA | THERMOSTAT – w/ TEMPERATURE AVERAGING & VENTILATION CYCLING |
| S | THERMOSTAT REMOTE SENSOR |
| SD-1 | ELECTRIC SUPPLY AIR DAMPER |
| BD-A | BAROMETRIC BYPASS DAMPER |
| | O.S.A. DUCT |
| | SUPPLY & RETURN DUCTWORK |
| | 14"x8" TRANSFER GRILLE. LOCATE AT THE CENTER OF THE DOOR AND CENTERED BETWEEN TOP OF THE DOOR AND THE CEILING |
| | TRANSFER DUCTWORK (FLEXIBLE) |
| | DRYER DUCT (28 GAUGE METAL) |
| | AIR VOLUME DAMPER |

## WHOLE HOUSE MECHANICAL VENTILATION

MIN. CONTINUOUS REQ. CFM = 1% x (DWELLING SQ.FT) + 7.5 x (Number of Bedrms + 1)

44.1 CFM = 1% x 1414 SQ.FT. + 7.5 x 4

COMPLIANT WITH ASHRAE 62.2 AND UMC SECTION 403
INTERMITTENT VENTILATION RATES NOT PERMITTED LESS 25% OF EACH 4-HOUR SEGMENT.




OUTSIDE AIR CONNECTION @ FILTER

NO SCALE

## MECHANICAL EQUIPMENT

STANDARD EQUIPMENT:

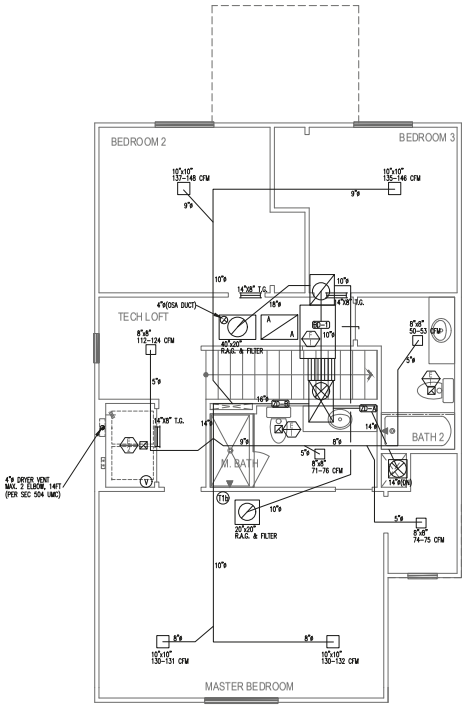
1. LENNOX 14ACX042 OR EQUAL (14 SEER, 3.5 TON) CONDENSING UNIT 41,500 BTU/HR NOMINAL COOLING CAPACITY. 230–1–60, MCA=24.1, MOCP=40. (SUPPLY UNIT w/ ALL ADDITIONAL ACCESSORIES NEEDED TO ACHIEVE MIN. 14 SEER.)
2. LENNOX ML180UH090P48C FURNACE (OR EQUAL) 88,000 BTU/HR INPUT 72,100 BTU/HR OUTPUT HEATING, 115V, 1/2 HP FAN MOTOR NOMINAL 1,400 CFM MED–HIGH W/ LENNOX CH33-50/60C+TDR+TXV COOLING COIL (OR EQUAL) NOMINAL 4 TON CAPACITY. 120–1–60. (APPROX 220 LBS.) INSTALL HONEYWELL (2) ZONE BYPASS SYSTEM PER MANUFACTURER'S SPECS. 14"ø (W1-A), 16"ø (W1-B), 10"ø (W1-C)

EXHAUST FANS:

1. EXHAUST FAN & DUCT; TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP.
2. WHOLE HOUSE VENTILATION EXHAUST FAN & DUCT, PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP. SEE CALCULATION ON M1.1 FOR CFM. UP TO 80 CFM FAN TO BE 1.4 CFM / WATT, OVER 80 CFM 2.8 CFM PER WATT.
3. KITCHEN RANGE EXHAUST FAN (MIN 100 CFM) SUPPLIED BY OTHERS. NO. 28 GAGE DUCT INSTALLED & VENTED OUTSIDE PER UMC 504.3 AND PER LOCAL JURISDICTION.

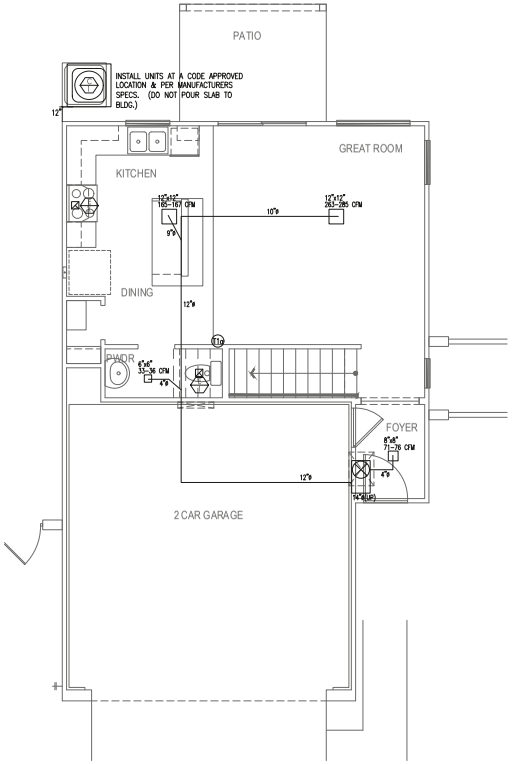
## MECHANICAL GENERAL NOTES

1. CONTRACTOR TO ENSURE THAT ALL WORK IS TO BE DONE IN ACCORDANCE WITH 2018 UMC LOCAL CODE, AND STATE, AND NATIONAL BUILDING CODES. IF THERE ARE ANY CONFLICTS BETWEEN THE CODES AND THE PLANS HEREIN, THE CODES SHALL TAKE PRECEDENCE.
2. CEILING DIFFUSERS, REGISTERS, AND GRILLES TRUE–AIRE TYPE (OR EQUAL).
3. RETURN AIR DUCT TO HAVE AT LEAST 1 90° ELBOW BETWEEN THE PLENUM ON THE FAU TO THE PLENUM AT THE RETURN AIR GRILLE. PLENUM BOX AT RETURN AIR GRILLE TO BE A MINIMUM 8" DEEP.
4. DUCTWORK TO BE CLASS 1 DUCT, INSULATED w/ A MIN. R–6 INSULATION PER THE PERFORMANCE ALTERNATIVE IN THE 2018 IECC, SECTION R405. DUCTWORK IN CONDITIONED SPACE MAY BE R–4.2. (INSTALL PER UMC 802, INSULATE PER UMC 803).
5. FACTORY–MADE AIR DUCTS, JOINTS & SEAMS SHALL BE INSTALLED TO COMPLY W/ UL 181. ALL JOINTS & SEAMS MUST BE SECURELY SEALED & FASTENED w/ MASTIC OR CODE APPROVED TAPE COMPLYING WITH UL 181.
6. DUCT PENETRATING FIRE SEPARATION/GARAGE WALL OR CEILING SHALL BE 26 GAUGE GALVANIZED STEEL OR OTHER CODE APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
7. PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL AIR MOVEMENT EQUIPMENT.
8. RUN 3/4" CONDENSATE LINE FROM COOLING COIL(S) TO APPROVED PLUMBING FIXTURE OR DISPOSAL AREA (UMC 310.1). DRAIN PIPE FROM SECONDARY DRAIN PAN SHALL DISCHARGE AT A POINT THAT IS READILY OBSERVED (UMC 310.2). IDENTIFY AUXILIARY DRAIN TERMINATION AND ADVISE OWNER THAT WATER DRIPPING FROM THAT LOCATION INDICATES CLOGGED MAIN DRAIN.
9. HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F ARE INSULATED TO R–3.
10. SUSPEND FURNACE FROM TRUSSES PER CODE AND MANUFACTURERS SPECS. VENT FURNACE AND PROVIDE ATTIC, ATTIC LIGHT, CAT WALK, AND COMBUSTION AIR TO FURNACE AS REQUIRED BY CODE.
11. VENT AND TERMINATE GAS APPLIANCES PER UMC SECTION 802. GAS VENTING SYSTEMS SIZING AND CONNECTIONS SHALL BE PER SECTIONS UMC 803.
12. ALL OUTSIDE OR COMBUSTION AIR INTAKES SHALL BE LOCATED A MIN. OF 10' FROM ANY PLUMBING VENT, EXHAUST AND FLUE OUTLETS.
13. 3/4" PLYWOOD OR EQUIVALENT IS SUGGESTED FOR FAU WORK AREA. ALL STRUCTURAL MEMBERS USED FOR SUPPORTING OR PROVIDING ACCESS FOR MECHANICAL EQUIPMENT TO BE APPROVED BY STRUCTURAL ENGINEER.
14. TEST AND BALANCE SYSTEM AIR FLOWS TO EACH GRILLE, REGISTER, AND OUTSIDE AIR DUCT TO CONFORM TO THOSE SPECIFIED ON THE HVAC PLANS.
15. THERMOSTATS MUST BE CAPABLE OF BEING SET DOWN TO 55°F OR LOWER FOR HEATING AND UP TO 85°F OR MORE FOR COOLING. THERMOSTATS FOR BOTH HEATING & COOLING MUST HAVE A DEADBAND OF AT LEAST 5°F. HEAT PUMPS REQUIRE A THERMOSTAT CAPABLE OF PREVENTING BACK–UP HEAT FROM OPERATING WHEN THE HEATING REQUIREMENTS CAN BE MET BY THE HEAT PUMP ALONE.
16. BUILDER IS REQUIRED TO PROVIDE 1" UNDERCUT (MIN. AIR GAP) BELOW THE LAU DOORS (ABOVE CARPET) FOR COMBUSTION/MAKE–UP AIR IF A JUMP DUCT IS NOT USED.
17. THE HVAC LAYOUT HAS BEEN BASED ON ARCHITECTURAL DRAWINGS. SINCE STRUCTURAL FIELD CHANGES MAY OCCUR, THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL HVAC EQUIPMENT AND DUCTWORK BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY BUILDER OF ANY REQUIRED ALTERATIONS. EITHER CONTRACTOR OR BUILDER SHALL TAKE RESPONSIBILITY FOR VERIFYING THE INTEGRITY OF THE CHANGES WITH THE HVAC DESIGN ENGINEER. APPROVED DRAWINGS SHALL NOT BE CHANGED OR ALTERED PER UMC SECTION 104.4.1.
18. R.A.G'S TO BE MINIMUM 3' DISTANCE FROM SMOKE DETECTORS.




SECOND FLOOR PLAN

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




FIRST FLOOR PLAN

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

MECHANICAL PLAN

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

22-0337
06/16/2022

| REV | DATE | COMMENT |
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LGI HOMES – SKYLINE
1414 PLAN

MECHANICAL PLAN

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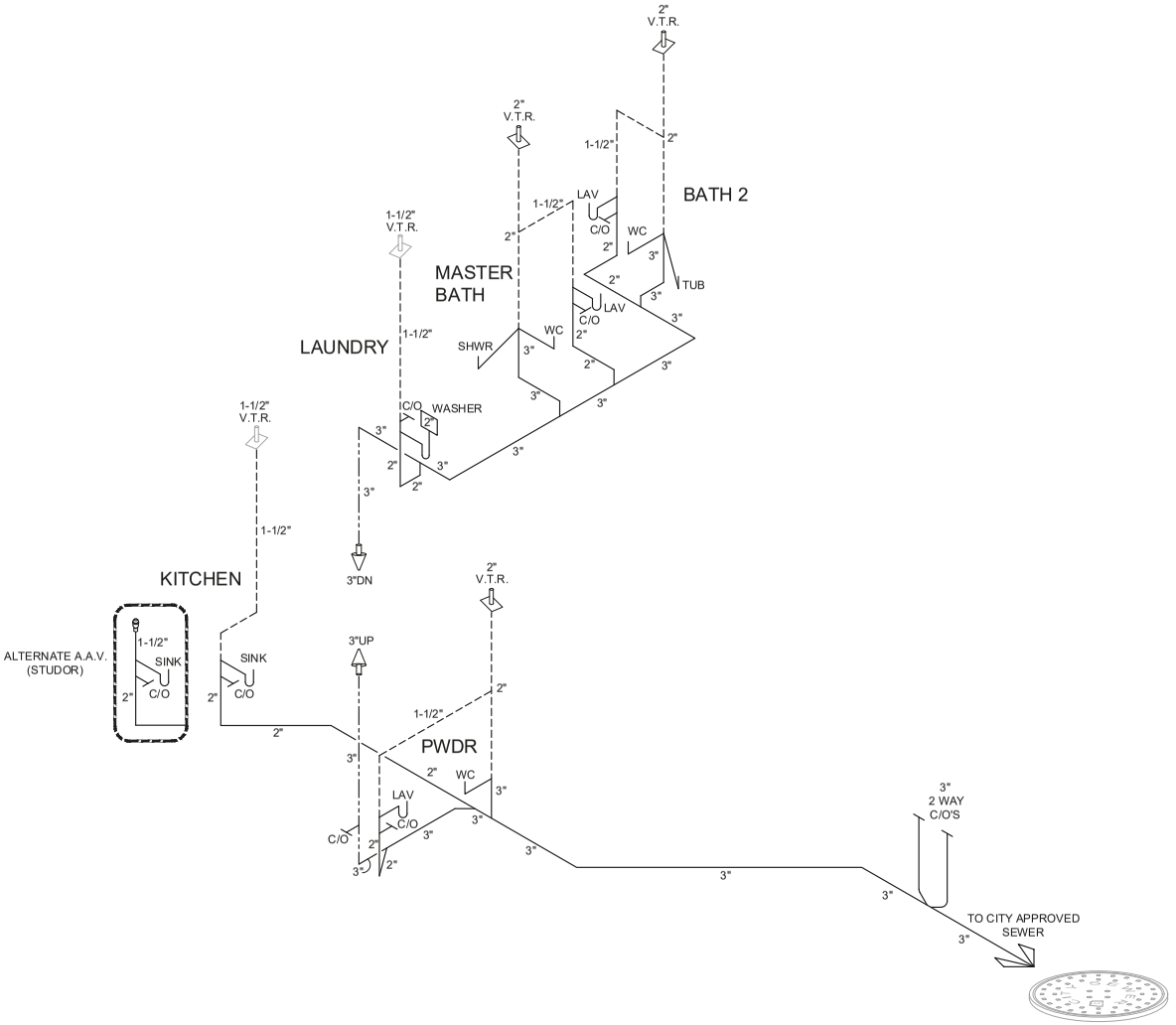
ENGINEER WITH KNOWLEDGE,
DESIGN WITH LOVE

LOVE ENGINEERING

PROFESSIONAL ENGINEER – STATE OF NEVADA
JOSEPH JUSTIN PARK
MECHANICAL
No 21315
4/3/20
EXPIRES 12/31/21

CHECKED BY: JP
DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
M1.1




## GENERAL PLUMBING NOTES

1. PLUMBING SHALL BE IN ACCORDANCE WITH THE U.P.C. AND ALL APPLICABLE CITY ORDINANCES.
2. THE WASTE SCHEMATIC DIAGRAM IS FOR PIPE SIZE AND CLEAN-OUT LOCATIONS ONLY. SIZE PIPE ACCORDING TO U.P.C.
3. DRAIN, WASTE AND VENT PIPING SHALL BE ABS, OR PVC SCHEDULE 40.
4. NO P.V.C. PIPE SHALL BE EXPOSED IN AREAS SUCH AS POOL EQUIPMENT. ANY EXPOSED P.V.C. SHALL BE PAINTED WITH A "SUNBLOCK" MATERIAL.
5. ALL POTABLE WATER PIPES TO BE COPPER TYPE "M" FROM WATER METER TO HOUSE ENTRANCE, COPPER TYPE "L" BELOW SLAB WITH NO JOINTS, AND SCHEDULE 40 CPVC OR PEX PIPING SYSTEM INSTALLED PER MANUFACTURER'S INSTRUCTIONS ABOVE SLAB.
6. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
7. ALL FIXTURES ARE LOW FLOW COMPLIANT.
8. FIXTURES SHALL BE MARKED AS TO ITS FLOW RATE OR WITH A VERIFIABLE MODEL NO. AT THE TIME OF FINAL INSPECTION.
9. ALL WATER CLOSETS SHALL BE MINIMUM 15" CLEAR FROM CENTERLINE TO ADJACENT FINISH, UNLESS NOTED OTHERWISE.
10. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, UNLESS NOTED OTHERWISE. COORDINATE AT REVERSE PLANS, TYPICAL.
11. PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A PRESSURE-REDUCING VALVE, BACKFLOW PREVENTER OR CHECK VALVE IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.
12. VERIFY BACKFLOW PREVENTION VALVE REQUIREMENTS PER INDIVIDUAL LOT'S PLOT PLAN.
13. PROVIDE MINIMUM R-3 INSULATION FOR HOT WATER PIPES.
14. PROTECTION OF COMPONENTS OF PLUMBING SYSTEM. COMPONENTS OF A PLUMBING SYSTEM INSTALLED ALONG ALLEYWAYS, DRIVEWAYS, PARKING GARAGES OR OTHER LOCATIONS EXPOSED TO DAMAGE SHALL BE RECESSED INTO THE WALL OR OTHERWISE PROTECTED IN AN APPROVED MANNER. IPC 305.9 (IRC SECTION P802 AND M1307).
15. NO HORIZONTAL WET VENTING SHALL BE PERMITTED.

## DRAIN FIXTURE UNITS AND MINIMUM TRAP SIZES

| TYPE OF FIXTURE | MIN. TRAP ARM SIZE | DRAINAGE UNIT VALUE |
|---|---|---|
| BATHTUB | 1-1/2" | 2 |
| CLOTHES WASHER | 2" | 3 |
| DISHWASHER | 1-1/2" | 2 |
| KITCHEN SINK | 1-1/2" | 2 |
| LAUNDRY TUB | 1-1/2" | 2 |
| LAVATORY / BAR SINK | 1-1/2" | 1 |
| SHOWER STALL | 2" | 2 |
| WATER CLOSET (1.6 GAL MAX.) | 3" | 3 |

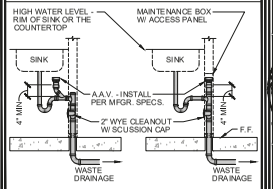
## WATER METER CALCULATIONS

| TYPE OF FIXTURE | NO. OF FIXTURES | | FIXTURE UNIT VALUE | | TOTAL |
|---|---|---|---|---|---|
| BATHTUB | 1 | x | 4.0 | = | 4.0 |
| CLOTHES WASHER | 1 | x | 4.0 | = | 4.0 |
| DISHWASHER | 1 | x | 1.5 | = | 1.5 |
| HOSE BIBBS | 2 | x | 1.0 | = | 2.0 |
| KITCHEN SINK | 1 | x | 1.5 | = | 1.5 |
| LAUNDRY TUB | 0 | x | 1.5 | = | 0.0 |
| LAVATORY / BAR SINK | 3 | x | 1.0 | = | 3.0 |
| SHOWER STALL | 1 | x | 2.0 | = | 2.0 |
| WATER CLOSET | 3 | x | 2.5 | = | 7.5 |
| TOTAL | | | | | 25.5 |

| | |
|---|---|
| DEVELOPED LENGTH: | 98'-0" |
| EFFECTIVE WATER PRESSURE: | 46-60 PSI |
| SIZE OF WATER METER: | 3/4" |
| SIZE OF BUILDING SUPPLY LINE: | 1" |

NOTES:
1. ALL CALCULATIONS CONFORM TO U.P.C. TABLE 610.3.
2. WATER CALCULATIONS INCLUDE ALL OPTIONAL FIXTURES.
3. WATER SUPPLY OUTLETS FOR ITEMS NOT LISTED ABOVE SHALL BE COMPUTED AT THEIR MAXIMUM DEMAND, OR ACCORDING TO THE SIZE OF THE SUPPLY PIPE AS INDICATED IN THE U.P.C., WHICHEVER IS GREATER.
4. REFER TO FIRE SPRINKLER CALCULATIONS FOR METER SIZE AND BUILDING SUPPLY LINE SIZE REQUIREMENTS IF APPLICABLE.
5. PRESSURE REDUCING VALVE INSTALLATION TO BE DETERMINED BY MUNICIPALITY.

## AIR ADMITTANCE VALVE DETAIL




22-0339
06/16/2022

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LGI HOMES

# WASTE SCHEMATIC, GENERAL PLUMBING NOTES, AND WATER METER CALCULATIONS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
P1.1

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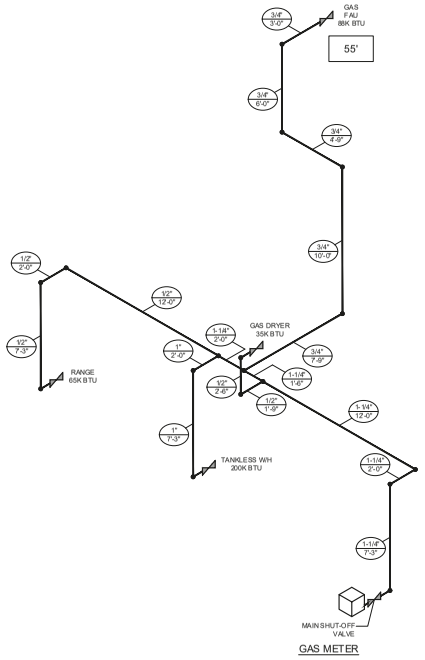
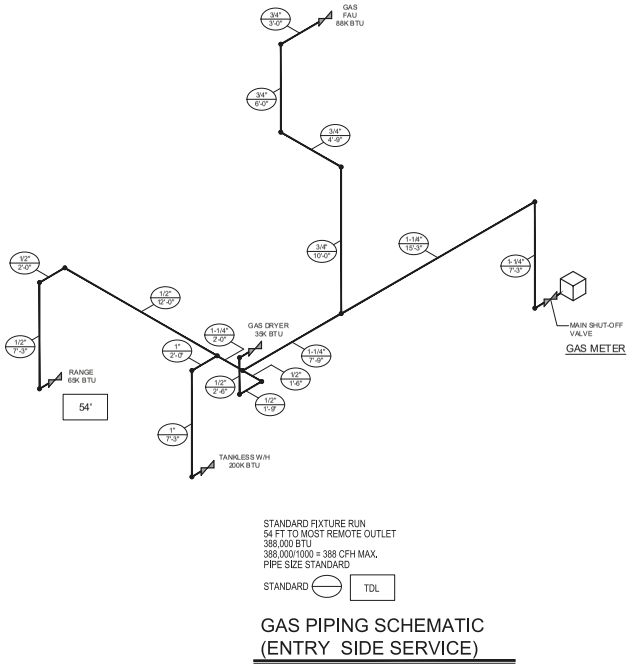



STANDARD FIXTURE RUN
55 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

STANDARD TDL

GAS PIPING SCHEMATIC
(GARAGE SIDE SERVICE)

N.T.S.




STANDARD FIXTURE RUN
54 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

STANDARD TDL

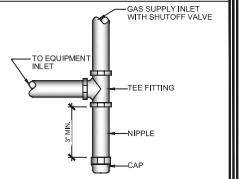
GAS PIPING SCHEMATIC
(ENTRY SIDE SERVICE)

N.T.S.

## GAS PIPING NOTES

1. GAS PIPING CALCULATIONS CONFORM TO U.P.C. TABLE 1215.2(1)
2. GAS PIPING SHALL BE SCHEDULE 40 STEEL or WROUGHT-IRON PIPE WITH MALLEABLE FITTINGS. USE COATED BLACK PIPE UNDERGROUND AND PLACE NO GAS PIPE UNDER SLAB UNLESS VENTED TO OUTDOORS PER U.P.C. STANDARDS.
3. CONTACT LOCAL GAS COMPANY FOR INSTALLATION OF GAS SERVICE AND METER AS REQUIRED.
4. OPTIONAL PIPE SIZES CALCULATED WITH ALL FIXTURE OPTIONS INCLUDED. SITE SPECIFIC OPTION COMBINATIONS TO BE CALCULATED IN FIELD IN ACCORDANCE WITH THE U.P.C.
5. FAU SIZED ACCORDING TO THE INPUT BTU DEMAND. REFER TO MECHANICAL SHEETS FOR MODEL # AND MANUFACTURERS PRODUCT DATA & SPECIFICATIONS FOR BTU DEMAND.
6. COORDINATE LOCATION OF GAS STUBS AND GAS KEYS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR EACH GAS APPLIANCE.

## SEDIMENT TRAP




SEDIMENT TRAP TO CONFORM TO U.P.C. WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE EQUIPMENT SHUTOFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OPENING OF THE RUN OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLES NEED NOT BE SO EQUIPPED.

22-0339
06/16/2022

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LGI HOMES

# GAS PIPING SCHEMATICS AND GAS PIPING NOTES

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

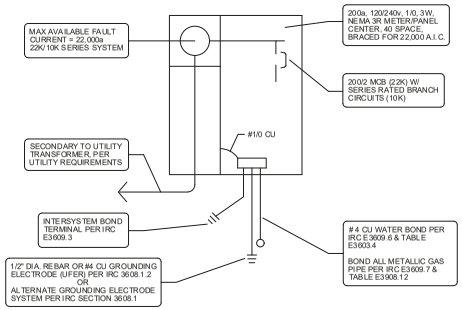
PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
P1.2

louis.trujillo Apr 16, 2020 - 3:25pm Z:\A_MLO Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-12-Plumbing Plans.dwg

## ONE LINE DIAGRAM

200 AMP RESIDENTIAL SERVICE
120/240 VOLT SINGLE PHASE




2018 & 2015 IRC STANDARD

NOTE: CONDUCTOR SIZES ARE BASED ON 'XHHW' COPPER.

## ELECTRICAL LOAD CALCULATIONS

| ELECTRICAL LOAD CALCULATION | | | | WATTS |
|---|---|---|---|---|
| MAX LIVABLE SQ. FT. | 1414 | x | 3 | 4242 |
| KITCHEN APPLIANCE CIRCUITS | 2 | x | 1500 | 3000 |
| MICROWAVE CIRCUIT | 1 | x | 1500 | 1500 |
| DISHWASHER / DISPOSAL CIRCUIT | 1 | x | 2200 | 2200 |
| REFRIGERATOR | 1 | x | 1500 | 1500 |
| LAUNDRY CIRCUIT | 1 | x | 1500 | 1500 |
| DRYER | 1 | x | 5000 | 5000 |
| BATHROOM RECEPTACLE | 1 | x | 1500 | 1500 |
| WATER HEATER | 1 | x | 4500 | 4500 |
| TANKLESS WATER HEATER | 0 | x | 1500 | 0 |
| SINGLE OVEN | 0 | x | 4800 | 0 |
| DOUBLE OVEN | 0 | x | 9600 | 0 |
| COOKTOP | 0 | x | 9600 | 0 |
| RANGE | 0 | x | 9000 | 0 |
| FREEZER | 0 | x | 1500 | 0 |
| MISC. 120V, 20A CIRCUIT | 6 | x | 2400 | 14400 |
| MISC. 240V, 50A CIRCUIT | 1 | x | 12000 | 12000 |
| | | | | |
| | | | | 51342 |
| | | | 1ST 10,000 AT 100% | 10000 |
| | | | BALANCE AT 40% | 16536.80 |
| | | | TOTAL LOAD W/O EQUIPMENT | 26536.80 |
| 100% CONT. EQUIPMENT LOAD | 3.5-TON HVAC SYSTEM | | | 5410 |
| | | | - | 0 |
| | | | - | 0 |
| | | | - | 0 |
| | | | - | 0 |
| | | | - | 0 |
| | | | TOTAL LOAD WITH EQUIPMENT | 3195.5.80 |
| | | | PANEL LOAD IN AMPS | 133.15 |

## PANEL SCHEDULE - MAIN PANEL

| # | USAGE | TYPE | CB | WIRE | WIRE | CB | TYPE | USAGE | # |
|---|---|---|---|---|---|---|---|---|---|
| 1 | HVAC UNIT | - | 40 | 6-2 w/g AL | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 2 |
| 3 | | | | | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 4 |
| 5 | DRYER | - | 30 | 10-3 w/g CU | 12-2 w/g CU | 20 | A | DINING | 6 |
| 7 | | | | | 12-2 w/g CU | 20 | G | BATHROOM RECEPTACLES | 8 |
| 9 | RANGE | - | 40 | 6-3 w/g AL | 12-2 w/g CU | 20 | C | LAUNDRY | 10 |
| 11 | | | | | 12-2 w/g CU | 20 | C | G. DISPOSAL / D. WASHER | 12 |
| 13 | TANKLESS WATER HEATER | - | 15 | 14-2 w/g CU | 12-2 w/g CU | 20 | A | MICROWAVE | 14 |
| 15 | AIR HANDLER | - | 15 | 14-2 w/g CU | 12-2 w/g CU | 20 | A | REFRIGERATOR | 16 |
| 17 | GARAGE | G | 20 | 12-2 w/g CU | 14-2 w/g CU | 15 | A | MASTER SUITE, SMOKE / CO DETECTORS | 18 |
| 19 | EXTERIOR | G | 15 | 14-2 w/g CU | 14-2 w/g CU | 15 | A | BEDROOM 2, BEDROOM 3 | 20 |
| 21 | SPARE | - | | | 14-2 w/g CU | 15 | A | FOYER, POWDER, TECH LOFT, GREAT ROOM | 22 |
| 23 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - PORCH, COACH, COVERED PATIO, GARAGE | 24 |
| 25 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - KITCHEN, DINING, GREAT ROOM, PANTRY | 26 |
| 27 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - BATH 2, FOYER, TECH LOFT, LAUNDRY, POWDER | 28 |
| 29 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - MASTER SUITE, MASTER BATH, W.I.C. | 30 |
| 31 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - BEDROOM 2, BEDROOM 3 | 32 |
| 33 | SPARE | - | | | | - | | SPARE | 34 |
| 35 | SPARE | - | | | | - | | SPARE | 36 |
| 37 | SPARE | - | | | | - | | SPARE | 38 |
| 39 | SPARE | - | | | | - | | | 40 |

A = ARC-FAULT CIRCUIT INTERRUPTER (AFCI)
G = GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)
C = COMBINATION AFCI / GFCI
GLC = GENERAL LIGHTING CIRCUIT

## GENERAL ELECTRICAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS. ALL WORK SHALL ALSO COMPLY WITH THE REQUIREMENTS OF POWER SERVING AND TELEPHONE UTILITIES.

### ARC-FAULT CIRCUIT INTERRUPTER (AFCI)

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (A.F.C.I.) PROTECTION FOR BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS.
2. A.F.C.I. PROTECTION SHALL BE PROVIDED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT-INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY ANY OTHER MEANS LISTED IN THE CODE.

### CARBON MONOXIDE ALARMS

1. PROVIDE APPROVED, INTERCONNECTED (OR WIRELESS) CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS THAT CONTAIN FUEL-FIRED APPLIANCES AND IN DWELLINGS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

### CEILING-SUSPENDED (PADDLE) FANS

1. OUTLET BOXES AND OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 70 POUNDS. FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 35 POUNDS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING MOUNTED OUTLET BOX, IN A LOCATION ACCEPTABLE FOR A CEILING- SUSPENDED (PADDLE) FAN, THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN.
2. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY ONE OF THE FOLLOWING: (1) A LISTED OUTLET BOX OR OUTLET BOX SYSTEM IDENTIFIED FOR SUCH USE; OR (2) A LISTED OUTLET BOX SYSTEM, A LISTED LOCKING SUPPORT AND MOUNTING RECEPTACLE, AND A COMPATIBLE FACTORY-INSTALLED ATTACHMENT FITTING DESIGNED FOR SUPPORT AND IDENTIFIED FOR SUCH USE.

### CIRCUITS

1. PROVIDE A MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS TO SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA OR SIMILAR AREA OF A DWELLING. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
2. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
3. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
4. PROVIDE NOT LESS THAN ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT TO SUPPLY RECEPTACLE OUTLETS IN ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS.

### EQUIPMENT

1. PROVIDE A 30"" WIDE, 36" DEEP, 78" HIGH CLEAR WORKING SPACE IN FRONT OF ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT DISCONNECTS.
2. A 125-VOLT, SINGLE PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.
3. PROVIDE A MEANS OF DISCONNECT WITHIN SIGHT OF HARD WIRED APPLIANCES, INCLUDING WATER HEATERS.
4. FOR APPLIANCES IN ATTICS, A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.

### FIRE-RESISTANCE-RATED PENETRATIONS

1. OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTANCE RATING.
2. OUTLET BOXES IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND THE GARAGE AND IN THE GARAGE CEILING SHALL BE METAL OR OF OTHER MATERIALS LISTED FOR THE USE INTENDED.

### GENERAL

1. PROVIDE 200 AMP ELECTRICAL SERVICE, UNLESS NOTED OTHERWISE.
2. ELECTRICAL CONTRACTOR TO VERIFY LOADS, DISTRIBUTION, WIRING, EQUIPMENT, DESIGN, AND LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
3. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING OUTLET LOCATIONS. ELECTRICAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND MANUFACTURES' WRITTEN INSTRUCTIONS FOR THE INSTALLATION AND WIRING. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED EQUIPMENT. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY.

### GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)

1. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR RECEPTACLE OUTLETS AT BATHROOMS, GARAGES AND ACCESSORY BUILDINGS, OUTDOOR LOCATIONS, CRAWL SPACES (INCLUDING LIGHTING OUTLETS), UNFINISHED BASEMENTS, KITCHEN COUNTERTOPS, WITHIN 6 FEET OF SINKS, WITHIN 6 FEET OF BATHTUBS AND SHOWERS, AND LAUNDRY AREAS, AND FOR OUTLETS THAT SUPPLY DISHWASHERS.

### GROUNDING AND BONDING

1. PROVIDE A CONCRETE-ENCASED ELECTRODE (UFER GROUND) CONSISTING OF NOT LESS THAN 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG, OR ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2 INCH IN DIAMETER INSTALLED IN ONE CONTINUOUS 20-FOOT LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING OR OTHER EFFECTIVE MEANS TO CREATE A 20-FOOT OR GREATER LENGTH. METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2 INCHES OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
2. AS AN ALTERNATE METHOD OF GROUNDING, PROVIDE ROD AND PIPE ELECTRODES NOT LESS THAN 8 FEET IN LENGTH AND CONSISTING OF ONE OF THE FOLLOWING MATERIALS: (1) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN TRADE SIZE 3/4 (METRIC DESIGNATOR 21) AND, WHERE OF IRON OR STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION, OR (2) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC-COATED STEEL SHALL BE AT LEAST 5/8 INCH IN DIAMETER UNLESS LISTED. THE ROD AND PIPE ELECTRODES SHALL BE INSTALLED SUCH THAT AT LEAST 8 FEET OF LENGTH IS IN CONTACT WITH THE SOIL. THEY SHALL BE DRIVEN TO A DEPTH OF NOT LESS THAN 8 FEET EXCEPT THAT, WHERE ROCK BOTTOM IS ENCOUNTERED, ELECTRODES SHALL BE DRIVEN AT AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES FROM THE VERTICAL OR SHALL BE BURIED IN A TRENCH THAT IS AT LEAST 30 INCHES DEEP. THE UPPER END OF THE ELECTRODES SHALL BE FLUSH WITH OR BELOW GROUND LEVEL EXCEPT WHERE THE ABOVE-GROUND END AND THE GROUNDING ELECTRODE CONDUCTOR ATTACHMENT ARE PROTECTED AGAINST PHYSICAL DAMAGE. PROVIDE SUPPLEMENTAL ROD OR PIPE ELECTRODE NOT LESS THAN 6 FEET APART FROM PRIMARY ELECTRODE.
3. THE METAL WATER PIPING SYSTEM SHALL BE BONDED PER CODE.
4. METAL PIPING SYSTEMS, INCLUDING GAS PIPING, CAPABLE OF BECOMING ENERGIZED SHALL BE BONDED PER CODE.

### HEIGHTS

| | | |
|---|---|---|
| 1. | EXTERIOR WALL LIGHTS | 84" |
| 2. | COACH LIGHTS | 78" |
| 3. | EXTERIOR RECEPTACLES | 18" |
| 4. | MECHANICAL DISCONNECTS | 42" ABOVE GRADE |
| 5. | STANDARD HEIGHT VANITY LIGHTS | 84" |
| 6. | RAISED MIRROR LIGHTS | 6" ABOVE TOP OF MIRROR |
| 7. | RAISED VANITY LIGHTS | 90" |
| 8. | WALL LIGHTS | 84" |
| 9. | STAIR LANDING WALL LIGHTS | 84" ABOVE LANDING |
| 10. | CHIME | 84" |
| 11. | WATER HEATER | 60" ABOVE FLOOR OR PLATFORM |
| 12. | INTERIOR RECEPTACLES | 16" |
| 13. | INTERIOR SWITCHES | 48" |
| 14. | VANITY RECEPTACLES | 48" |
| 15. | RAISED VANITY RECEPTACLE | 48" |
| 16. | CABLE / PHONE | 16" U.N.O. |
| 17. | KITCHEN RECEPTACLES | 44" |
| 18. | KITCHEN REFRIGERATOR | 44" |
| 19. | LAUNDRY | 48" |
| 20. | WASHER / DRYER | 42" |
| 21. | KITCHEN WALL PHONE | 48" |
| 22. | GARAGE RECEPTACLES | 48" |

### LIGHTING

1. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN AND BATHROOM. IN OTHER THAN KITCHENS AND BATHROOMS, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE CONSIDERED EQUIVALENT TO THE REQUIRED LIGHTING OUTLET.
2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER.
3. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
4. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL THAT INCLUDES AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS.
5. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.
6. AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR EGRESS DOOR.
7. IN ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.
8. FOR OUTLETS USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS. A LUMINAIRE THAT WEIGHS MORE THAN 50 POUNDS SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS THE OUTLET BOX IS LISTED FOR NOT LESS THAN THE WEIGHT TO BE SUPPORTED. THE INTERIOR OF THE BOX SHALL BE MARKED BY THE MANUFACTURER TO INDICATE THE MAXIMUM WEIGHT THAT THE BOX IS PERMITTED TO SUPPORT.
9. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM. RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
10. FOR LUMINAIRES IN CLOTHES CLOSETS, PROVIDE A MINIMUM CLEARANCE OF 12 INCHES BETWEEN SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE AND THE NEAREST POINT OF A STORAGE SPACE AS DEFINED BY THE CODE. PROVIDE A MINIMUM CLEARANCE OF 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES, RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE, AND RECESSED FLUORESCENT LUMINAIRES.
11. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
12. LIGHT FIXTURES COVERED WITH INSULATION SHALL BE IDENTIFIED AS TYPE IC FOR CONTACT WITH INSULATION.
13. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

### RECEPTACLES

1. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY UNBROKEN WALL SPACE THAT IS 2 FEET OR MORE IN WIDTH IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
2. IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE.
3. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
4. NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTERTOP LONG DIMENSION SPACE HAVING A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL.
5. KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM COUNTERTOP RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP OR WORK SURFACE. RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS AND WORK SURFACES SHALL BE LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE WHERE THE SURFACE IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE IS NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET. RECEPTACLES MOUNTED BELOW THE COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE.
6. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.
7. NOT LESS THAN ONE RECEPTACLE OUTLET THAT IS READILY ACCESSIBLE FROM GRADE LEVEL AND LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE, SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL. BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE OF THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE THE BALCONY, DECK OR PORCH SURFACE.
8. NOT LESS THAN ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH SEPARATE UNFINISHED PORTION OF A BASEMENT. IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN ATTACHED GARAGES; IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN DETACHED GARAGES THAT ARE PROVIDED WITH ELECTRIC POWER AND IN ACCESSORY BUILDINGS THAT ARE PROVIDED WITH POWER.
9. HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE.
10. FOYERS THAT ARE NOT PART OF A HALLWAY AND THAT HAVE AN AREA THAT IS GREATER THAN 60 SQUARE FEET SHALL HAVE A RECEPTACLE(S) LOCATED IN EACH WALL SPACE THAT IS 3 FEET OR MORE IN WIDTH.
11. WHERE OUTLET BOXES FOR RECEPTACLES ARE INSTALLED IN THE FLOOR, SUCH BOXES SHALL BE LISTED SPECIFICALLY FOR THAT APPLICATION.
12. A RECEPTACLE LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF AND SHALL BE LISTED A WEATHER-RESISTANT TYPE.
13. A RECEPTACLE SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL.
14. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE GENERAL PURPOSE RECEPTACLES INSTALLED IN DWELLING UNITS, ON THE OUTSIDE OF DWELLING UNITS, IN ATTACHED GARAGES, AND IN DETACHED GARAGES AND ACCESSORY BUILDINGS PROVIDED WITH ELECTRIC POWER SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR; (2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE; AND (3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES AND NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND WHERE THE APPLIANCES ARE CORD-AND-PLUG-CONNECTED TO SUCH RECEPTACLES.

### SMOKE ALARMS

1. PROVIDE INTERCONNECTED (OR WIRELESS) SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. SMOKE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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06/16/2022

NEC-STANDARD


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GL HOMES

# ELECTRICAL GENERAL NOTES, LOAD CALCULATIONS AND PANEL SCHEDULE

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
E1.0


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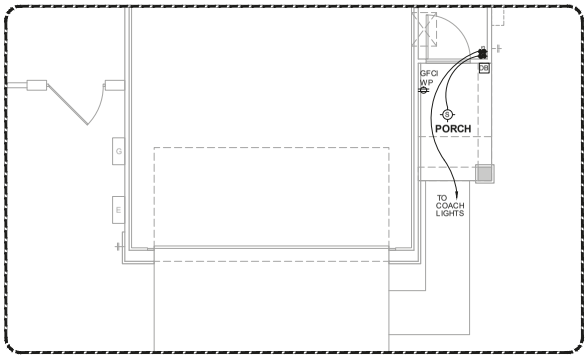
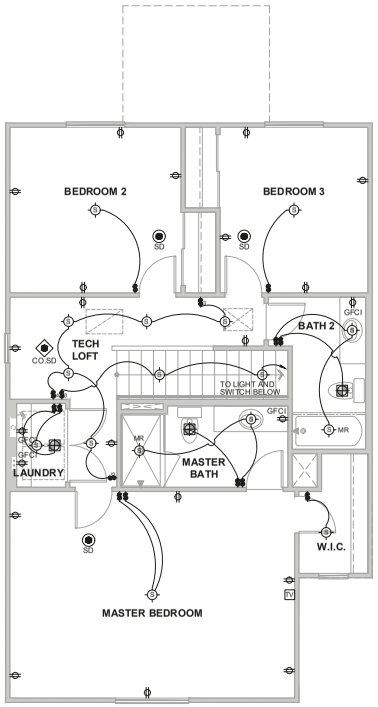
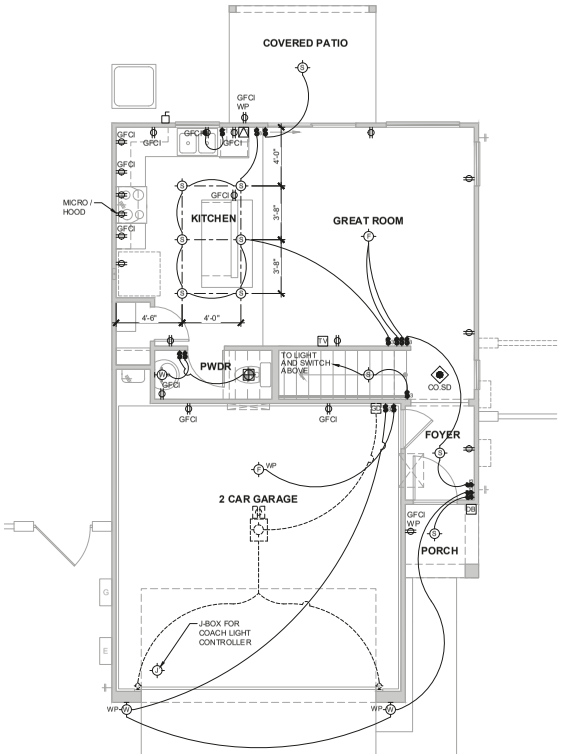



FIRST FLOOR ELECTRICAL PLAN
ELEVATION B & C 1/4" = 1'-0"




SECOND FLOOR ELECTRICAL PLAN
ALL ELEVATIONS 1/4" = 1'-0"




FIRST FLOOR ELECTRICAL PLAN
ELEVATION A 1/4" = 1'-0"

## ELECTRICAL SYMBOLS LEGEND

| | | | |
|---|---|---|---|
| | DUPLEX OUTLET | | SWITCH |
| | SWITCHED DUPLEX OUTLET | 3 | 3-WAY SWITCH |
| GFCI | GFCI DUPLEX OUTLET | 4 | 4-WAY SWITCH |
| WP GFCI | WEATHERPROOF GFCI DUPLEX OUTLET | D | DIMMER SWITCH |
| GL | COMBO FAULT INTERRUPTER GUIDE LIGHT OUTLET | GL | GUIDE LIGHT SWITCH |
| USB | DUPLEX OUTLET WITH 2-USB PORTS | O | OCCUPANCY SENSOR |
| | SPECIAL PURPOSE OUTLET | DB | DOOR BELL BUTTON |
| 240V | 240-VOLT OUTLET | VC | VOLUME CONTROL |
| | 4-PLEX OUTLET | GD | GARAGE DOOR OPENER BUTTON |
| | SWITCHED 4-PLEX OUTLET | KP | GARAGE DOOR OPENER KEYPAD |
| | DUPLEX FLOOR OUTLET | | DOOR BELL TRANSFORMER |
| | DUPLEX CEILING OUTLET | CH | CHIME |
| | CEILING-MOUNTED JUNCTION BOX | TV | TV JACK |
| | WALL-MOUNTED JUNCTION BOX | TS | THERMOSTAT |
| | CEILING FAN OUTLET W/ APPROVED OUTLET BOX W/ BACKING - CENTER IN ROOM, U.N.O. | EV | ELECTRIC VEHICLE CHARGER |
| | SURFACE-MOUNTED LIGHT FIXTURE | | PHONE JACK |
| | HANGING PENDANT LIGHT FIXTURE | | PHONE / DATA / CABLE JACK |
| | SURFACE-MOUNTED LED MINI LIGHT FIXTURE | WH | WATER HEATER CONTROLLER |
| | SURFACE-MOUNTED LED LIGHT FIXTURE | TC | TIME CLOCK |
| | ROUND RECESSED LIGHT FIXTURE | | DISCONNECT |
| | RECESSED EYEBALL LIGHT FIXTURE | SD | SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | ROUND RECESSED MINI LIGHT FIXTURE | CO / SD | CARBON MONOXIDE / SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED LIGHT FIXTURE | | WALL-MOUNTED SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED MINI LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE WITH LIGHT - 5 AIR CHANGES PER HOUR MIN. |
| | WALL-MOUNTED LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE - 5 AIR CHANGES PER HOUR MIN. |
| | UNDER-COUNTER FLUORESCENT LIGHT FIXTURE | | STRUCTURED WIRING PANEL WITH DUPLEX OUTLET |
| WP | FLOOD LIGHT | | |
| WP | PAIR OF FLOOD LIGHTS | | |
| | RECESSED KICK LIGHT FIXTURE | | |
| | TRACK LIGHTING | | |
| LED | SURFACE-MOUNTED LED LIGHT FIXTURE | E | ELECTRICAL PANEL SERVICE ENTRANCE WITH METER - SEE DETAIL 303/AD1 |
| | SURFACE-MOUNTED 2-TUBE FLUORESCENT LIGHT FIXTURE | | LOW VOLTAGE GARAGE DOOR SENSOR AT 8" A.F.F. |
| | SURFACE-MOUNTED 4-TUBE FLUORESCENT LIGHT FIXTURE | GFCI | GARAGE DOOR OPENER WITH LIGHT AND OUTLET |
| | GFCI POWER STRIP | | LED STRIP LIGHTING |

GFCI = GROUND-FAULT CIRCUIT INTERRUPTER
MR = MOISTURE-RESISTANT
WP = WEATHERPROOF

## ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES INCLUDING ADOPTED AMENDMENTS.
2. CONTINUOUS, SOLID LINES REPRESENT STANDARD CONDITIONS; DASHED LINES REPRESENT OPTIONAL CONDITIONS.
3. AMOUNT AND LOCATION OF PHONES AND TV JACKS DETERMINED BY BUILDER SPECIFICATIONS.
4. ALL WEATHER-EXPOSED EXTERIOR LIGHT FIXTURES TO BE RATED FOR WET LOCATION. ALL COVERED PORCH, COVERED PATIO AND COVERED BALCONY LIGHT FIXTURES NOT DIRECTLY EXPOSED TO WEATHER SHALL BE RATED FOR DAMP OR WET LOCATION.
5. PROVIDE (1) LIGHT, (1) RECEPTACLE, (1) SWITCH, AND (1) DISCONNECT FOR MECHANICAL APPLIANCES LOCATED IN ATTIC - SEE DETAIL 808/AD3. THE SWITCH SHALL BE LOCATED AT THE ATTIC ACCESS OPENING, AND THE LIGHT AND RECEPTACLE SHALL BE LOCATED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.
6. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
7. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION, ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION, AND TAMPER-RESISTANT RECEPTACLES PER CODE. (SEE GENERAL ELECTRICAL NOTES, SHEET E1.0).

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22-0339
06/16/2022

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# ELECTRICAL PLANS
# ALL ELEVATIONS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
E1.1

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## CONCRETE

1. ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM TO THE LATEST APPLICABLE ACI STANDARDS.
2. SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE V CEMENT. MINIMUM STRENGTHS AT 28 DAYS SHALL BE 4500 PSI
3. MAXIMUM WATER CEMENT RATIO SHALL BE 0.45.
4. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 INCH. AGGREGATE PER ASTM C57 OR C33.
5. MAXIMUM SLUMP TO BE 6 INCHES.
6. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES.
7. CONCRETE THAT IS EXPOSED TO FREEZING TEMPERATURES OR SUBJECT TO SEVERE WEATHERING AS DEFINED BY IRC SHALL HAVE 6% - 1% AIR ENTRAINMENT.
8. FLYASH MAY BE USED PROVIDED IT MEETS ASTM C618 TYPE F AND DOES NOT EXCEED 25% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL.
9. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED ONLY BE VIBRATED AROUND PENETRATIONS, EDGES, HOLDOWNS, AND POST-TENSIONING ANCHORS.
10. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6 INCHES ABOVE ADJACENT FINISH GRADE.
11. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH FROM COLD OR HOT WEATHER IN COMPLIANCE WITH ACI 305 AND ACI 306.
12. THE CONTRACTOR SHALL PROVIDE PROPER CURING TO MINIMIZE SHRINKAGE CRACKING AND ENSURE PROPER STRENGTH GAIN.
13. THE CONTRACTOR SHALL SELECT THE LOCATIONS AND PROVIDE CRACK CONTROL JOINTS IN CONVENTIONAL SLABS TO MINIMIZE RANDOM SHRINKAGE CRACKING UNLESS THE JOINT LAYOUT IS SHOWN IN THE DRAWINGS. JOINTS SHALL BE A MINIMUM DEPTH OF 1/4 OF THE SLAB THICKNESS FOR CONVENTIONAL SLABS.
14. EVALUATION AND ACCEPTANCE OF CONCRETE SHALL BE BASED ON CYLINDER STRENGTH TESTS AS OUTLINED IN THE APPLICABLE BUILDING CODE.
15. ALL PLUMBING BOXES WITH 3 1/2" MINIMUM SLAB OF 4500 PSI CONCRETE.

## CODE MINIMUM CONSTRUCTION LOADS

1. BUILDING MATERIALS SHALL BE PLACED ON FLOORS AND ROOFS SO AS NOT TO EXCEED THE DESIGN LOADS.

## DEFERRED SUBMITTALS

1. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM FOR SUBMITTAL TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
2. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD.
3. AN APPROVED SET OF TRUSS SHOP DRAWINGS SHALL BE AVAILABLE TO THE BUILDING INSPECTOR AT THE JOB SITE AS REQUIRED BY THE LOCAL JURISDICTION.
4. THE FOLLOWING ITEMS SHALL BE SUBMITTED PER THIS SECTION:
   4.1. PREFABRICATED WOOD TRUSSES.
   4.2. ENGINEERED JOISTS.
   4.3. OTHER PRE-ENGINEERED SYSTEMS.

## DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED.

## EPOXY

1. EPOXY TO BE SIMPSON SET 3G EPOXY ESR-4057 OR HILTI "HIT-RE 500 V3" ESR-3814 U.N.O.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

## FLOOR TRUSS STRONG BACKS

1. STRONGBACKS SHALL BE A MINIMUM 2x6, AND SHALL BE ATTACHED WITH A MINIMUM OF (3) 10d NAILS TO A 2x4 VERTICAL WEB.
2. STRONGBACKS SHALL BE IN CONTACT WITH THE TOP CHORD, PER THE WTCA.
3. IN THE ABSENCE OF A VERTICAL WEB, A 2x4 SCAB VERTICAL SHALL BE SECURED TO THE TOP AND BOTTOM CHORDS WITH A MINIMUM OF (2) 10d NAILS AT EACH END. THE STRONGBACK MAY THEN BE ATTACHED TO THE SCAB.
4. STRONGBACKS SHALL BE PLACED AS SHOWN IN THE TRUSS DESIGN DRAWINGS.
5. STRONGBACKS SHALL NOT BE CUT OR NOTCHED
6. STRONGBACK SPACING MAY NOT EXCEED 10' UNLESS THERE IS A RIGID CEILING ATTACHED AND LIVE LOAD DEFLECTION DOES NOT EXCEED 480.

## FRAMING

1. ALL EXTERIOR WALLS TO BE 2x STUDS AT 16" O.C., ALL INTERIOR BEARING TO BE 2x STUDS AT 16" O.C., AND ALL INTERIOR NON-BEARING STUDS AT 24" O.C. - U.N.O.
2. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES. NAILED TOGETHER WITH (2) 10d AT 24" O.C.
3. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". FASTEN WITH (12) 10d NAILS EACH SIDE OF SPLICE U.N.O.
4. SINGLE TOP PLATE SPLICES SHALL BE CONNECTED WITH A 16 GAUGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
5. WHERE DOUBLE TOP PLATES OF NON-SHEAR WALLS ARE NOTCHED MORE THAN 25 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO NOTCH SIDE OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP. WHERE TOP PLATES ARE NOTCHED MORE THAN 50 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
6. BRACED/ SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES EXCEPT THAT INTERIOR SHEAR WALLS MAY HAVE A SINGLE TOP PLATE SO LONG AS IT IS CONTINUOUS FOR THE LENGTH OF THE WALL. WHEN DOUBLE TOP PLATES AT BRACED SHEAR WALLS ARE CUT, ADD A MSTC52 STRAP ON EACH SIDE OF WALL WITH (48) 16d SINKERS.
7. OVERLAP DOUBLE TOP PLATES AT ALL CORNERS AND INTERSECTIONS WITH (3) 10d FACE NAILS. WHERE OVERLAP CAN NOT BE CONSTRUCTED, USE LSTA24 STRAP WITH (18) 10d NAILS.
8. WHERE INTERIOR WALL SINGLE TOP PLATES MEET EXTERIOR WALLS USE (2) 10d TOENAILS.
9. PROVIDE INTERIOR WALLS MEET EXTERIOR WALLS - SEE DETAIL 533.
10. AT SINGLE TOP PLATE CORNERS AND INTERSECTIONS USE (2) 10d TOENAILS.
11. ALL BOTTOM/SILL PLATES AND SLEEPERS IN CONTACT WITH THE CONCRETE SLAB SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
12. THE BOTTOM/SILL PLATE FOR ALL INTERIOR NON-SHEAR/ NON-BRACED WALLS, INCLUDING THE GARAGE/RESIDENCE COMMON WALLS, SHALL BE FASTENED WITH PINS PER THE TABLE BELOW, U.N.O.

| PLATE HEIGHT | PIN SPACING |
|---|---|
| <= 10'-1" | 48" O.C. |
| > 10'-1" <= 14'-1" | 36" O.C. |
| > 14'-1" <= 21'-1" | 24" O.C. |
| > 21'-1" | 12" O.C. |

13. BUILT-UP OR SOLID WOOD POSTS OF 2x4 OR 2x6 STUDS SHALL BE NAILED WITH (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST.

## FRAMING - CONT.

14. TRIMMER STUDS SHALL BE NAILED TO KING STUDS WITH (2) 10d NAILS AT 12" O.C.
15. BUILT-UP OR SOLID WOOD POSTS SHALL BE FASTENED AT TOP AND BOTTOM WITH (2) HZ-5A, (2) RSPH OR (2) SSP, U.N.O.
16. STUDS AND MULTI-STUD POSTS MAY BE BORED OR NOTCHED TO THE PRESCRIPTIVE LIMITS IN THE CONVENTIONAL CONSTRUCTION CODE PROVISIONS.
17. PROVIDE SOLID BLOCKING THROUGH FLOOR TRUSS DEPTH FOR ALL MULTIPLE STUD INCLUDING DOUBLE TRIMMERS OR 4x OR GREATER POSTS. BLOCKING SHALL BE SAME SIZE AS POST ABOVE, U.N.O. POST SHALL BE CONTINUOUS TO STRUCTURAL ELEMENT OR CARRYING MEMBER OR FOUNDATION.
18. WHEN THE DRAWINGS CALL FOR 4x OR 6x POSTS OR HEADERS, THESE ARE TO BE SOLID SAWN MEMBERS, NOT BUILT-UPS.
19. ALL BEAMS AND GIRDERS TO HAVE FULL WIDTH BEARING U.N.O.
20. COLUMNS AND POSTS LOCATED DIRECTLY ON CONCRETE (NOT ON A WOOD SILL) SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL CONNECTORS PROJECTING ABOVE THE SLAB (UNLESS THE POST IS AN APPROVED NATURALLY DURABLE SPECIES OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD). THE PIERS OR BASES SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE THE CONCRETE SLAB.
21. AT ALL GABLE WALLS ADJACENT TO SCISSOR TRUSSES, STUDS TO BE BALLOON FRAMED FROM BOTTOM PLATE TO UNDERSIDE OF GABLE END TRUSS.
22. ALL WINDOW OPENINGS TO HAVE DOUBLE 2x SILL PLATES. FOR WINDOW OPENINGS UNDER 6 FEET, A SINGLE 2x SILL WITH 2x BLOCKING BETWEEN CRIPPLE STUDS IS ACCEPTABLE.
23. TEMPORARY OR ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR. THE DEPTH OF NOTCHES FOR LET-IN BRACES SHALL NOT EXCEED THE PRESCRIPTIVE CODE LIMITS FOR NOTCHES.
24. BOWED STUD REPAIR SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKING A MINIMUM OF 1/4 INCH PER FOOT.
26. 2x NAILERS OR BLOCKING SHALL BE NAILED WITH (2) 10d TOENAILS OR END NAILS AT EACH END U.N.O.
27. BUILT-UP HEADERS SHALL BE NAILED TOGETHER WITH (3) 10d NAILS AT 16" O.C.
28. BOX HEADERS SHALL BE NAILED TOGETHER PER DETAIL 605.
29. BUILT-UP CORNER STUDS SHALL BE NAILED TOGETHER WITH 10d AT 12" O.C. EXCEPT AT CORNER RETURNS FOR CONTINUOUSLY SHEATHED BRACED WALLS, USE 10d AT 8" O.C.
30. TOP PLATE AND BOTTOM/SILL PLATE TO STUD SHALL BE NAILED AS LISTED BELOW.
   2x4 STUD = (2) 10d END NAILS OR (3) 10d TOENAILS
   2x6 STUD = (3) 10d END NAILS OR (4) 10d TOENAILS
31. FIREBLOCKING SHALL BE INSTALLED AS SHOWN IN THE DRAWINGS OR SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND APPLICABLE BUILDING CODE.
32. END NOTCHES LOCATED AT THE ENDS OF SAWN LUMBER BENDING MEMBERS FOR BEARING OVER A SUPPORT, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/4 THE BEAM DEPTH.
33. INTERIOR NOTCHES, LOCATED IN THE OUTER THIRDS OF THE SPAN OF A SINGLE SPAN SAWN LUMBER BENDING MEMBER, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER. INTERIOR NOTCHES ON THE TENSION SIDE OF 3 1/2" OR GREATER THICKNESS (4" NOMINAL THICKNESS) SAWN LUMBER BENDING MEMBERS ARE NOT PERMITTED.
34. ALL TRIMMERS, POSTS, CRIPPLE POSTS OR OTHER CUT STUDS SHALL BE FIRMLY BEARING AND SHALL BE IN FULL CONTACT WITH HEADERS, BEAMS AND PLATES.

## FRAMING NAILS

1. WHERE THE DETAILS CALL FOR 10d NAILS, THE DESIGN IS BASED ON 10d BOX NAILS (3 INCHES LONG x .128-INCH DIAMETER). THIS ALLOWS FOR THE USE OF 10d FRAMING NAILS FROM NAIL GUNS IN THESE LOCATIONS (3 INCHES x .131-INCH DIAMETER).
2. WHERE THE DETAILS CALL FOR 16d NAILS, THE DESIGN IS BASED ON 16d COMMON NAILS (3 1/2 INCHES LONG x .162 -INCH DIAMETER) AND THEY ARE ALL THAT MAY BE USED IN THESE LOCATIONS.
3. WHERE THE DETAILS CALL FOR NAILS NOTES CALL FOR 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE OR CMU NAILS MAY BE USED I.L.O. PINS AT INTERIOR NON-BRACED/ SHEAR WALL BOTTOM/SILL PLATES AT A TWO FOR ONE SUBSTITUTION.
5. TOENAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30° WITH WOOD MEMBER AND STARTED APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
6. NAILS FOR FLOOR AND DECK SHEATHING SHALL BE 8d RING-SHANK (2 1/2 INCHES LONG x .131-INCH DIAMETER) OR PASLODE TETRAGRIP (2 3/8" x 0.113" DIAMETER).
7. WHERE HUS/LUS HANGERS ARE CONNECTED TO A 1-PLY GIRDER TRUSS, USE 10d SHORT COMMON NAILS (1 1/2 INCHES LONG x .148 INCH DIAMETER).

## GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY FELTEN GROUP IN ADVANCE AND SHOWN ON THE DRAWINGS.
5. THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING, AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP, WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, SUBCONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
6. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
7. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER; FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT; OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK.
8. ALL INTERIOR BUILDING MATERIALS SHALL BE STOCKED INSIDE THE BUILDING ( OR IN CONDITIONS IDENTICAL TO BUILDING INTERIOR) FOR A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION. IF A PRODUCT MANUFACTURER RECOMMENDS A LONGER PERIOD OF TIME THAN 48 HOURS, THEN THAT TIME PERIOD SHALL BE USED.
9. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
10. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE NEITHER RESPONSIBLE NOR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## GLU-LAM BEAMS (STANDARD WIDTH)

1. FABRICATION AND HANDLING OF ALL GLULAM BEAMS SHALL BE PER APA-EWS/ANSI A 190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER.
2. BEAMS TO BEAR APA-EWS CERTIFICATE AND GRADE STAMP.
3. GLULAM BEAMS, OF WIDTHS 3 1/8", 5 1/8", 6 3/4", 8 3/4" AND 10 3/4" U.N.O. SHALL HAVE THE FOLLOWING PROPERTIES:

| SIMPLE SPAN AND CONTINUOUS SPANS AND CANTILEVERS | |
|---|---|
| APA-EWS | 24F-V4 |
| DF/DF | UNBALANCED LAYUP |
| Fb+ = | 2400 PSI |
| Fb- = | 1850 PSI |
| Fv = | 265 PSI (190PSI)* |
| Fc (PERP ) = | 650 PSI |
| E = | 1,800,000 PSI |
| | * Fv AT SLOPED END CUT. |

4. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.
5. APPEARANCE TO BE INDUSTRIAL GRADE U.N.O.
6. BEAMS SHALL HAVE STANDARD CAMBER (BASED ON 3500 FT. RADIUS) U.N.O.
7. BEAMS HAVE A TOP AND BOTTOM AND NEED TO BE INSTALLED RIGHT SIDE UP.
8. ALL EXPOSED BEAMS TO BE ROUGH SAWN (R.S.)
9. THE PORTIONS OF GLUED-LAMINATED TIMBERS THAT FORM THE STRUCTURAL SUPPORTS OF A BUILDING OR OTHER STRUCTURE AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

## GRADING AND DRAINAGE

1. GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO THE STRICTER REQUIREMENTS OF THE SITE SPECIFIC SOILS REPORT OR THOSE LISTED BELOW.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
3. STORM WATER SHALL BE DIRECTED AWAY FROM THE STRUCTURE THROUGH PROPER GRADING AND DRAINAGE.
4. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL BUILDINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
5. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
6. LANDSCAPE WATERING SHOULD NOT LEAD TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION IN THE SOILS UNDER THE FOUNDATION. IT IS RECOMMENDED THAT VEGETATION BE KEPT A MINIMUM OF 3 FEET FROM THE STRUCTURE AND THAT THE VEGETATION BE DESERT TYPE, (DRAUGHT TOLERANT) WATERING MOISTURE NOT TO PENETRATE INTO THE SOIL MORE THAN 8 INCHES).
7. IT IS RECOMMENDED THAT TREES BE KEPT AWAY FROM THE STRUCTURE SUCH THAT THE DRIP LINE OF THE MATURE TREE DOES NOT OVERLAP THE FOUNDATION.

## GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF FELTEN GROUP.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

## GYPSUM BOARD

1. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD CEILING CRACKS, FG SUGGESTS THAT RC-1 BE INSTALLED ON ALL CEILINGS WITH A DIMENSION GREATER THAN 20 FEET. AS AN ALTERNATE IN GARAGE CEILINGS, A CONTROL JOINT (S) MAY BE USED.
2. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD WALL CRACKS, FG SUGGESTS THAT VERTICAL CONTROL JOINTS BE PLACED IN WALLS WITH AN UNINTERRUPTED DIMENSION LONGER THAN 30 FEET. THIS WILL TYPICALLY OCCUR IN RV GARAGES.

## HARDWARE

1. ALL METAL HARDWARE AND SDS SCREWS TO BE SIMPSON STRONG-TIE PRODUCTS, OR APPROVED SUBSTITUTION, U.N.O. USP PRODUCTS MAY BE USED AS ALTERNATES FOR SOME CONNECTORS PER CONNECTOR SELECTION CHART. SEE DETAIL 405.
2. ALL HANGERS, STRAPS, HOLDOWNS AND OTHER METAL CONNECTORS SHALL BE INSTALLED WITH THE MANUFACTURER'S RECOMMENDED FASTENERS U.N.O.

## HEADED STUDS

1. ALL HEADED STUDS TO BE ASTM F1554 STEEL.
2. ALL HEADED STUDS TO BE HEAVY HEX BOLT W/ HEAVY HEX NUT PER HOLDOWN SCHEDULE. HEX NUT SHALL BE THREADED ONTO BOLT SUCH THAT BOTTOM OF NUT IS FLUSH W/ BOTTOM OF BOLT. STRIKE THREADS OR TACK WELD NUT TO BOLT TO PREVENT BOLT ROTATION.

## HOLDOWNS

1. ALL HOLDOWNS TO BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED SUBSTITUTION, U.N.O. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND AS SHOWN IN DETAIL 281 AND 281.1. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
2. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
3. BENDING STHD STRAPS MAY CAUSE SPALLING.
4. FOR STHD HOLDOWNS, IF SPALLING IS 1 INCH OR LESS, MEASURED FROM EMBEDMENT LINE TO THE BOTTOM OF THE SPALL, NO STRUCTURAL REPAIR IS REQUIRED.
5. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
6. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
7. HOLDOWN STRAPS ARE TYPICALLY NAILED TO 2 FULL HEIGHT STUDS, HOWEVER HOLDOWN STRAPS MAY BE NAILED TO 1 KING STUD AND 1 TRIMMER STUD AT WINDOW AND DOOR OPENINGS. PROVIDED TRIMMER STUD IS NAILED TO KING STUD WITH A MINIMUM OF (20) 10d NAILS AND THE HOLDOWN STRAP IS FASTENED TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
8. HOLDOWN LOCATIONS SHOWN ARE TO CENTERLINE OF HOLDOWN AND ARE BASED ON WINDOW AND SLIDING GLASS DOOR ROUGH OPENINGS 1/2 INCH OVER CALLOUT, AND SWINGING DOOR ROUGH OPENINGS 2 1/2" OVER CALLOUT. IF DIFFERENT ROUGH OPENINGS ARE REQUIRED, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
9. WHEN SWINGING DOOR OPTIONS ARE PROVIDED FOR SLIDING GLASS DOORS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
11. MINIMUM END DISTANCE FOR ANY STHD HOLDOWN SHALL BE 1 1/2".
12. REFER TO DETAIL 803 FOR MISPLACED OR MISSED MASA HOLDOWNS.
13. REFER TO DETAIL 802 FOR MISPLACED OR MISSED STHD8, STHD10 OR STHD14 HOLDOWNS.

## LEDGERS

1. WHERE THE DRAWINGS CALL FOR CONTINUOUS WOOD LEDGERS, LEDGERS SHALL BE INSTALLED WITH AS LONG OF LENGTHS AS POSSIBLE. THE MINIMUM LEDGER LENGTH ALLOWED SHALL BE 4 FEET. THE MINIMUM NUMBER OF SUPPORTS PER LEDGER SHALL BE THREE.
2. LEDGER SPLICES MAY OCCUR AT SUPPORTS OR BETWEEN SUPPORTS. LEDGER SPLICES AT SUPPORTS REQUIRE A MINIMUM OF A 3 INCH WIDE SUPPORT FOR NAILING, SUCH AS DOUBLE STUDS OR THE END OF A FLOOR TRUSS.
3. LEDGER SPLICES NEED NOT BE STRAPPED U.N.O. IN THE DRAWINGS
4. LEDGER SPLICES SHALL BE LOCATED SO THAT RAFTER, TRUSS OR JOIST HANGERS DO NOT FALL ON A SPLICE.
5. LEDGERS AT NON-TYPICAL LOADS FROM ROOF GIRDERS AND BEAMS SHALL BE NAILED TO A MINIMUM OF A 3-INCH WIDE SUPPORT ON EACH SIDE OF THE NON-TYPICAL LOAD WITH DOUBLE THE TYPICAL NAILING U.N.O. ON FRAMING PLAN
6. LEDGERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

## METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

## POWER ACTUATED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWSL-300MG, ESR-2138.
2. MINIMUM EDGE DISTANCE TO BE 3 INCHES.
3. MINIMUM SPACING TO BE 4 INCHES.
4. THE FASTENERS SHALL NOT BE DRIVEN UNTIL THE CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 2000 PSI.

## SAWN LUMBER

1. SAWN LUMBER SHALL COMPLY WITH THE LATEST GRADING RULES OF THE AMERICAN LUMBER STANDARDS COMMITTEE, WESTERN WOOD PRODUCTS ASSOCIATION, OR THE WEST COAST LUMBER INSPECTION GRADING AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. SAWN LUMBER SHALL BE PROVIDED WITH THE SPECIES AND MINIMUM GRADES SHOWN BELOW U.N.O. IN THE DRAWINGS.

| MEMBER | SPECIES | GRADE |
|---|---|---|
| 2x HEADERS/ BEAMS | HEM-FIR | NO. 2 |
| 2x POSTS | SAME AS HEADERS/ BEAMS/ POSTS | AS STUDS |
| 6x, 8x, 10x, 12x HEADERS/ BEAMS/ POSTS | DOUG-FIR | NO. 2 OR BETTER |
| RAFTERS | HEM-FIR OR S-P-F | NO. 2 |
| CEILING/ FLOOR JOISTS | HEM-FIR OR S-P-F | NO. 2 |
| STUDS | HEM-FIR OR S-P-F | STUD , U.N.O. ON FRAMING PLAN |
| BLOCKING | HEM-FIR OR S-P-F | STUD |
| LEDGERS | HEM-FIR OR S-P-F | NO. 2 |
| TOP PLATES* | S-P-F | STANDARD |
| BOTTOM SOLE PLATES | HEM-FIR OR S-P-F | STANDARD - PRESSURE TREATED WHEN IN CONTACT W/ CONCRETE OR MASONRY |
| SLEEPERS | HEM-FIR OR S-P-F | STUD |

* CONSTRUCTION GRADE WHEN ROOF TRUSS CLEAR SPAN EXCEEDS 40 FT. OR WHEN FLOOR TRUSS CLEAR SPAN EXCEEDS 16 FT.

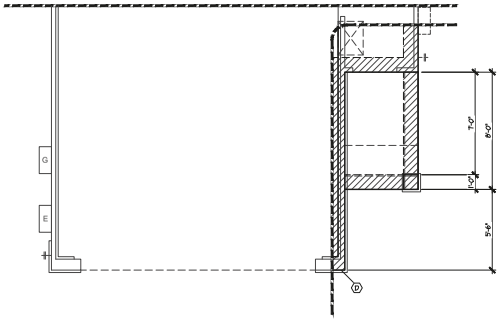
2. FINGER JOINTED MATERIAL STAMPED "VERTICAL USE ONLY" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR STUDS AND BLOCKING IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP. FINGER JOINTED MATERIAL STAMPED "CERT EXT. JNT'S" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR ANY SAWN LUMBER APPLICATION IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP.

## SCREWS

1. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE WSNTL BY SIMPSON STRONG-TIE, INC.
2. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE NO. 8 x 2 INCHES LONG.
3. SCREWS FOR GYPSUM WALL BOARD SHALL BE NO. 6 x 1 1/4 INCHES LONG, TYPE W OR S AND SHALL MEET THE REQUIREMENTS OF ASTM C954 AND C1002.
4. SCREWS FOR BOTTOM/SILL PLATE ANCHORS SHALL BE NO. 8 x 3 INCHES LONG AND MAY BE USED I.L.O. 10d NAILS SHOWN IN DRAWINGS AT A 1 FOR 1 SUBSTITUTION.
5. SIMPSON SDWC 15600 SCREWS MAY BE USED I.L.O. H2.5A'S AT DOUBLE TOP PLATE TO TRUSS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

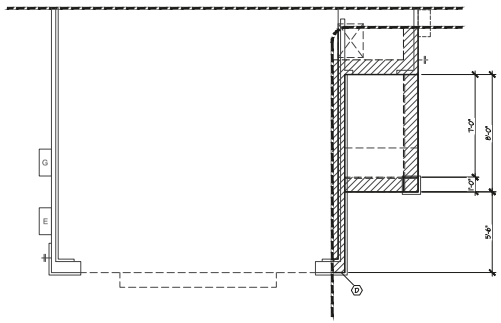
## SCREW ANCHORS

1. SCREW ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS FOR MISSED, MISLOCATED OR DAMAGED ANCHOR BOL



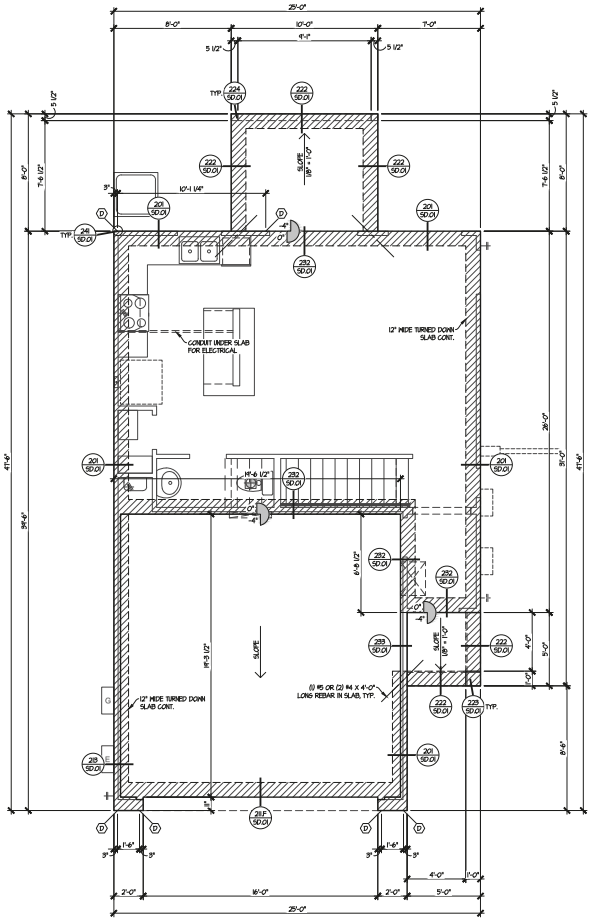

FOUNDATION PLAN

ELEVATION B 1/4" = 1'-0"




FOUNDATION PLAN

ELEVATION C 1/4" = 1'-0"




FOUNDATION PLAN

ELEVATION A 1/4" = 1'-0"

## SOIL

1. ALL EXCAVATION, FILL (INCLUDING BASEMENT WALL AND RETAINING WALL BACKFILL) COMPACTION, AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANTS RECOMMENDATIONS. SEE SOILS REPORT AND ADDENDUMS BY THE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON THE CONSTRUCTION OF THE FOUNDATION SYSTEM.
2. SOME SOIL REPORTS REFERENCE FOUNDATION DEPTH FROM "LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE FOUNDATION" WHILE OTHER SOIL REPORTS USE "ADJACENT GRADE". SEE SITE SPECIFIC SOILS REPORT FOR PROPER DATUM FOR THIS PROJECT.

## SOILS REPORT INFORMATION

| | |
|---|---|
| GEOTECHNICAL REPORT BY: | WRIGHT ENGINEERS |
| GEOTECHNICAL REPORT #: | 162229 |
| GEOTECHNICAL REPORT DATE: | 01/17/17 |
| ALLOWABLE BEARING PRESSURE | 2000 psf |

ALL EXCAVATION, FILL, COMPACTION AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.

## PARCEL/UNIT INFORMATION

N/A

## P.T. SLAB DESIGN INFORMATION

THE SLAB FOR THIS STRUCTURE HAS BEEN DESIGNED AS A BRAB TYPE III SLAB IN ACCORDANCE WITH THE "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND", BY THE POST-TENSIONING INSTITUTE.

AS A PREFERABLE ALTERNATIVE TO DESIGNING FOR THE LARGE $C_y$ VALUES FOR PREFABRICATED ROOF TRUSSES, JOINERY DETAILS (SUCH AS PREFORMED METAL CLIPS) SHALL BE PROVIDED BETWEEN THE TRUSSES AND THE INTERSECTING NON-BEARING PARTITIONS WHICH PERMIT RELATIVE VERTICAL MOVEMENT WITHOUT INDUCING STRESS INTO THE PARTITIONS, WHILE PROVIDING THE REQUIRED LATERAL BRACING. IN ADDITION, SPECIAL GYPSUM DETAILS (FLOATING ANGLES, RESILIENT CHANNEL, FLEXIBLE JOINT COMPOUND, ETC.) SHALL BE CONSIDERED TO MINIMIZE THE RISK OF COSMETIC CRACKS. THEREFORE, $C_y$ USED FOR DESIGN OF SUBJECT SLAB IS BASED ON EXTERIOR WALL MATERIAL.

EXPANSIVE SOIL CONDITIONS

EDGE MOISTURE VARIATION DISTANCE.

| | | |
|---|---|---|
| CENTER LIFT | ( Em ) : | 4.75 FT. |
| EDGE LIFT | ( Em ) : | 2.5 FT. |

MAXIMUM DIFFERENTIAL SOIL MOVEMENT:

| | | |
|---|---|---|
| CENTER LIFT | ( Ym ) : | 0.25 IN. |
| EDGE LIFT | ( Ym ) : | 0.25 IN. |

| | |
|---|---|
| SLAB TO SUBGRADE FRICTION COEFFICIENT= | 1.0 |

## FOUNDATION INFORMATION

| | |
|---|---|
| STRENGTH AT TIME OF STRESSING = | 2000 psi |
| STRENGTH AT 28 DAYS = | 4900 psi |
| UNIFORM SLAB THICKNESS = | 7 1/2" |
| MIN. PLATE COMPACTED A.B.C. THICKNESS = FOR STRUCTURAL REQUIREMENTS THE BASE COURSE SHALL BE COMPACTED TO ACHIEVE THE COEFFICIENT OF FRICTION USED IN THE DESIGN. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS. | 2" |
| NOMINAL SLAB THICKNESS AT NON-POST TENSIONED PORCHES & PATIOS = (ON SUBGRADE PER GEOTECHNICAL REPORT) | N/A |

BOTTOM OF EDGE TURNDOWNS TO BEAR A MINIMUM OF 12" BELOW ENGINEERED CERTIFIED COMPACTED PAD. INTERIOR FOOTING DEPTH MEASURED FROM TOP OF SLAB.

## SULFATES

| | |
|---|---|
| SULFATE EXPOSURE = | VERY SEVERE |

CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:

NEGLIGIBLE: $SO_4$ < 0.10%
NO SPECIAL REQUIREMENTS.

MODERATE: 0.10% < $SO_4$ <0.20%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING MODERATE SULFATE-RESISTANT HYDRAULIC CEMENT (MS) DESIGNATION.

SEVERE: 0.20% < $SO_4$ < 2.00%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION.

VERY SEVERE: $SO_4$ > 2.00%
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION AND POZZOLAN OR SLAG DETERMINED BY SERVICE RECORD.

## CHLORIDES

| | |
|---|---|
| CHLORIDE CONCENTRATION | 12,000 <25,000 ppm |

IF SOILS CONTAIN CONCENTRATION OF CHLORIDE IONS IN EXCESS OF LOCAL INDUSTRY STANDARDS KNOWN TO HAVE CAUSED CORROSION, USE ENCAPSULATED TENDONS IN CONFORMANCE WITH "SPECIFICATIONS FOR SINGLE STRAND UNBONDED TENDONS", POST TENSIONING INSTITUTE.

| | |
|---|---|
| ENCAPSULATION REQUIREMENT | ENCAPSULATION REQUIRED |

## HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| A | POST-SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 3½" |
| | | | STEP | | |
| | CAST-IN-PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 2½" |
| | | | STEP | | |
| B | POST-SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 5½" |
| | | | STEP | | |
| | CAST-IN-PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 4½" |
| | | | STEP | | |
| C | POST-SET | HDU5-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 6½" |
| | | | STEP | 7/8" DIA. F1554 GR.36 THREADED ROD W/ SET-3G EPOXY | 6"-1 |
| | CAST-IN-PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 6½" |
| | | | STEP | | |
| D | CAST-IN-PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| E | CAST-IN-PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| F | CAST-IN-PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| G | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| H | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (36) 8d NAILS AT CS 16 CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| I | CAST-IN-PLACE | MASA | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 2/42 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 2/46

22-0339
06/16/2022

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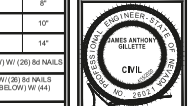
LGI HOMES

TITLE: FOUNDATION PLAN
ALL ELEVATIONS




PROJECT MANAGER: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
S1.01

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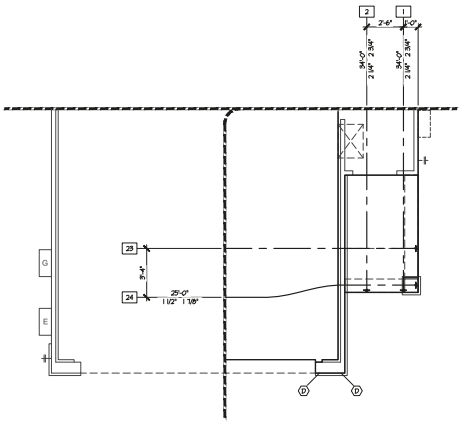
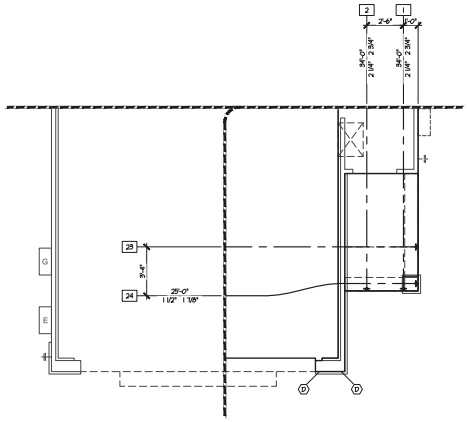


SEE ELEVATION A FOR INFORMATION NOT SHOWN

## FOUNDATION PLAN

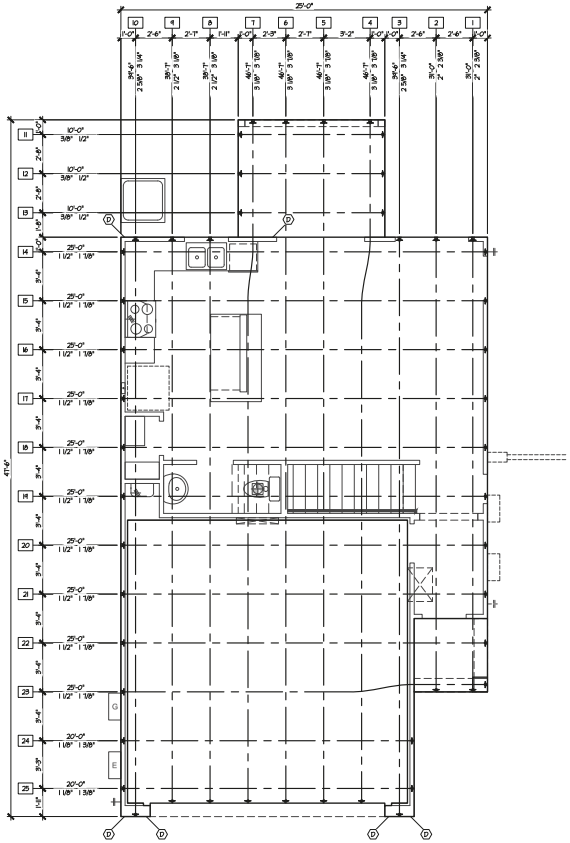
ELEVATION B — 1/4" = 1'-0"



SEE ELEVATION A FOR INFORMATION NOT SHOWN

## FOUNDATION PLAN

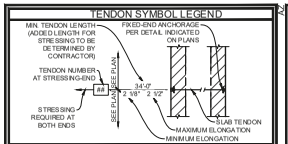
ELEVATION C — 1/4" = 1'-0"



## FOUNDATION PLAN

ELEVATION A — 1/4" = 1'-0"

### TENDON SYMBOL LEGEND




1. ALL WORK SHALL CONFORM TO THE POST-TENSIONING INSTITUTE SPECIFICATIONS.
2. ALL STRAND PLACEMENT AND STRESSING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN INDIVIDUAL EXPERIENCED IN POST-TENSIONED SLAB-ON-GRADE CONSTRUCTION AND CERTIFIED BY PTI.
3. TENDONS SHALL BE 1/2 INCH DIAMETER, 270 KSI, SEVEN WIRE LOW RELAXATION STRAND, ASTM A-416. STRAND SHALL BE FREE OF CORROSION AND COATED WITH GREASE. STRAND SHALL BE SHEATHED IN HIGH DENSITY POLYETHYLENE OR POLYPROPYLENE WITH A MINIMUM THICKNESS OF 0.025 INCHES. TENDONS TO BE SUPPLIED BY A PTI CERTIFIED PLANT OR APPROVED SUBSTITUTION.
4. ANCHORS SHALL BE HSM POST TENSIONING ANCHORS ESR-3356. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED. AS AN ALTERNATE, PRECISION SURE-LOCK ESR-2361 MAY BE USED INSTALLED PER MANUFACTURERS RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED.
5. ALL FIXED-END ANCHORAGES SHALL BE SHOP FABRICATED, PRESEATED WEDGES.
6. ALL MATERIAL SHALL BE CLEAN AND FREE FROM RUST.
7. BOX AND WRAP PLUMBING PRIOR TO SETTING TENDONS.
8. THE AREA IMMEDIATELY BEHIND THE ANCHORS SHALL BE FREE OF SLEEVES, BLOCKOUTS, LARGE CONDUITS OR OTHER VOIDS OR CONGESTION THAT WOULD CAUSE THE CONCRETE TO FAIL IN THIS HIGH STRESS ZONE. THIS "ZONE" IS DEFINED AS THE REGION 18" BEHIND THE ANCHOR AND AT 45 DEGREES ON EACH SIDE FROM THE BACK OF THE ANCHOR AS SHOWN IN DETAIL 2/S4.
9. REUSABLE POCKET FORMERS ARE TO BE USED ON ALL STRESSING ENDS. THE POCKET FORMER SHALL PROVIDE ADEQUATE CONCRETE COVERAGE FOR THE ANCHOR AS REQUIRED. DIPPING POCKET FORMERS IN OIL OR OTHER MATERIALS, FOR EASE OF REMOVAL, IS ACCEPTABLE. USE 45 DEGREE POCKET FORMERS AT BAY WINDOWS AND SKEWED WALLS.
10. TENDON SUPPORTS SHALL BE PLACED AT EACH TENDON INTERSECTION AND SHOULD NOT BE SPACED MORE THAN 4 FEET 6 INCHES ON CENTER IN BOTH DIRECTIONS.
11. SUPPORTS FOR ALL REINFORCING SHALL HAVE ADEQUATE BEARING SURFACE TO MAINTAIN POSITION DURING CONCRETE PLACEMENT.
12. ALL TENDON INTERSECTIONS SHALL BE SECURED WITH TIE WIRE UNLESS A SNAP CHAIR IS USED. TIE WIRE SHALL WRAP BOTH TENDONS AND THE SUPPORT CHAIR.
13. MINIMUM COVER FOR ANCHORAGES SHALL BE 2 INCHES. MINIMUM COVER FOR TENDONS SHALL BE 1 INCH TO TOP AND 1 1/2 INCH TO BOTTOM OF UNFORM THICKNESS SLABS.
14. TENDONS SHALL BE HELD A MINIMUM OF 6 INCHES AND A MAXIMUM OF 24 INCHES FROM ALL SLAB EDGES.
15. PLACE ALL OF THE SLAB TENDONS IN ONE DIRECTION FIRST AND THEN THOSE IN THE OPPOSITE DIRECTION.
16. THE FIXED-END SHOULD NOT BE ATTACHED TO A FLOATING FORM, BUT HELD SECURELY IN PLACE BY OTHER MEANS, E.G. REBAR.
17. NO MORE THAN 12 INCHES OF BARE STRAND SHALL BE EXPOSED AT FIXED-ENDS.
18. NO MORE THAN 1 INCH OF BARE STRAND SHALL BE EXPOSED AT STRESSING ENDS.
19. IF SHEATHING IS DAMAGED AND MORE THAN 1 INCH OF STRAND EXPOSED, THE SHEATHING SHALL BE REPAIRED TO PREVENT BONDING OF THE CONCRETE TO THE STRAND.
20. TENDONS SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE.
21. PLACEMENT OF THE FIXED-ENDS AND THE STRESSING ENDS MAY BE REVERSED AT THE CONTRACTOR'S OPTION FOR ANY TENDON(S).
22. ALL TENDONS OVER 120'-0" IN LENGTH SHALL HAVE TWO STRESSING ENDS AND BE PULLED FROM BOTH ENDS.
23. TENDON PLACEMENT SHALL CONFORM TO THE FOLLOWING TOLERANCES.
    VERTICAL PLACEMENT: +/- 1/2 INCH FOR SLABS LESS THAN 7 1/2" THICK.
    +/- 1 INCH FOR SLABS 7 1/2" THICK OR THICKER.
    HORIZONTAL PLACEMENT: +/- 12 INCHES.
24. TENDONS SHALL BE LOCATED AT THE CENTER OF THE SLAB THICKNESS, UNLESS NOTED OTHERWISE.
25. WHEN TENDONS ARE SHOWN WITH A HORIZONTAL TRANSITION, TENDONS SHALL NOT TRANSITION MORE THAN ONE FOOT FOR EVERY 12 FEET OF LENGTH (1:12 RATIO).
26. PROVIDE A MINIMUM 3 INCH CLEARANCE TO TENDONS AT PLUMBING STACKS, BLOCKOUTS, ETC.
27. VERIFY UNDERSLAB MECHANICAL REQ AND PLUMBING BOX-OUTS PRIOR TO POUR. PLUMBING LINES SHALL BE PLACED BELOW SLAB AND ALL TURNDOWNS.
28. VERIFY UNDERSLAB ELECTRICAL AND PANEL RISER LOCATIONS PRIOR TO POUR. ELECTRICAL CONDUIT SHALL BE PLACED BELOW SLAB BUT MAY OCCUR IN EDGE TURNDOWN.
29. VERIFY ALL CAST IN PLACE HOLDOWN LOCATIONS PRIOR TO POUR.
30. PROVIDE FOR ELECTRICAL UFER AT REQUIRED LOCATION PER LOCAL CODE. UFER CONDUCTOR TO BE #4 MIN. FROM FOOTINGS.
31. PRIOR TO PLACEMENT OF CONCRETE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF TENDONS, REINFORCEMENT, HOLDOWNS AND OTHER EMBEDS AND VERIFY THAT THE PRE-POUR SPECIAL INSPECTION WAS COMPLETED.
32. MINIMUM COMPRESSIVE STRENGTH AT TIME OF STRESSING = 2000 PSI. STRESS AS SOON AS POSSIBLE AFTER ACHIEVING 2000 PSI TO REDUCE THE RISK OF SHRINKAGE CRACKS.
33. CONSTRUCTION JOINTS ARE NOT ALLOWED IN THE CONCRETE UNLESS SPECIFICALLY SHOWN IN THE DRAWINGS OR DETAILS. SLABS SHALL BE FORMED AND POURED AS MONOLITHIC SLABS. IF A COLD JOINT OCCURS WITHIN A SLAB, CONTACT FELTEN GROUP PRIOR TO PROCEEDING WITH SUBSEQUENT POUR.
34. SLAB THICKNESS SHALL BE AS SHOWN ON THE FOUNDATION PLAN. SLAB THICKNESS MAY BE -1/2 INCH TO + 1 INCH AT INDIVIDUAL LOCATIONS BUT THE AVERAGE SHALL BE NO MORE THAN -1/4 INCH TO +3/4 INCH.
35. POST-TENSIONED SLAB TO BE LABELED IN TWO PLACES:
    " CONCRETE SLAB IN GARAGE TO BE STAMPED WITH THE FOLLOWING NOTE: "POST-TENSION SLAB - DO NOT CUT OR DRILL." THE STAMP SHALL BE PLACED IN A CONSPICUOUS LOCATION. (CENTER OF GARAGE DOOR OPENING).
    " MAIN WATER SHUT-OFF VALVE TO HAVE METAL TAG WITH NOTE: "POST-TENSION SLAB - DO NOT CUT OR DRILL."
36. ALL TENDONS SHALL BE STRESSED BY MEANS OF A HYDRAULIC JACK EQUIPPED WITH A CALIBRATED PRESSURE GAUGE. EACH JACK SHALL BE ACCOMPANIED BY A CURRENT CALIBRATION CHART. IF THE MEASURED ELONGATION DOES NOT CORRESPOND TO THE CALCULATED ELONGATION BY PLUS OR MINUS 15% STOP STRESSING OPERATIONS AND DETERMINE THE CAUSE OF THE DISCREPANCY. ON THE TENDONS 25'-0" OR LESS, GAUGE PRESSURE GOVERNS OVER ELONGATION.
37. STRESS ALL TENDONS BEFORE LOADING CONCRETE ROOF TILE OR GYPSUM BOARDS OR PLACING ANY MASONRY WALLS. PARTIAL STRESSING (20% OF TOTAL FORCE) THE DAY AFTER POURING CONCRETE IS RECOMMENDED FOR ALL CABLES WHEN THE STRUCTURES LENGTH EXCEEDS 100'-0".
38. PROJECTING ENDS OF TENDONS SHALL BE CUT OFF ONLY AFTER STRESSING HAS BEEN PROPERLY COMPLETED AND APPROVED.
39. THE TENDONS SHALL BE CUT WITH AN ABRASIVE WHEEL CUT OFF SAW. IT IS PERMISSIBLE TO REDUCE THE GROUT COVER TO THE TENDON TAIL TO 1/8 INCH PROVIDED THAT THE TENDON TAIL IS COVERED WITH A PROTECTION CAP OR EQUIVALENT DEVICE THAT WILL RESULT IN A MINIMUM COVER OF 1 INCH FROM THE FACE OF THE CONCRETE TO THE END OF THE EXPOSED STRAND AND PROVIDED THAT THE CONTRACTOR CAN ENSURE THE INTEGRITY OF THE GROUT.
40. THE POCKET FORMER RECESSES SHALL BE FILLED WITH GROUT IMMEDIATELY AFTER THE TENDON TAILS HAVE BEEN CUT. THE GROUT MATERIAL SHALL BE NON-SHRINK GROUT AND SHALL ATTAIN THE SAME MINIMUM COMPRESSIVE STRENGTH AS THE CONCRETE SLAB.
41. CONCRETE CURING PRACTICES ARE RECOMMENDED TO BE USED TO REDUCE THE RISK OF SHRINKAGE CRACKS.
42. CERTAIN SLAB REPAIRS FOR PLUMBING PENETRATIONS MAY BE COMPLETED PER DETAIL 8/S1.

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TITLE: TENDON LAYOUT ALL ELEVATIONS

JAMES ANTHONY GILLETTE — CIVIL — No. 26067 — REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA

PROJECT MANAGER: JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S1.02


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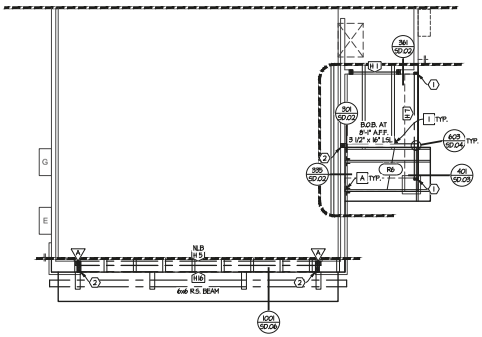
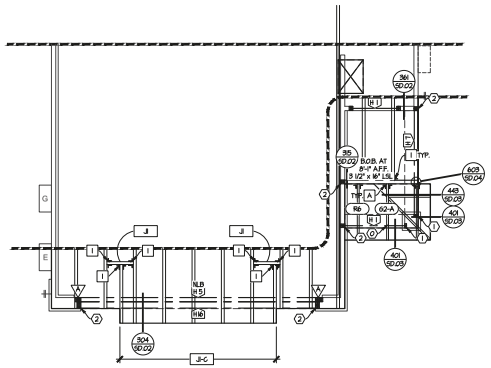


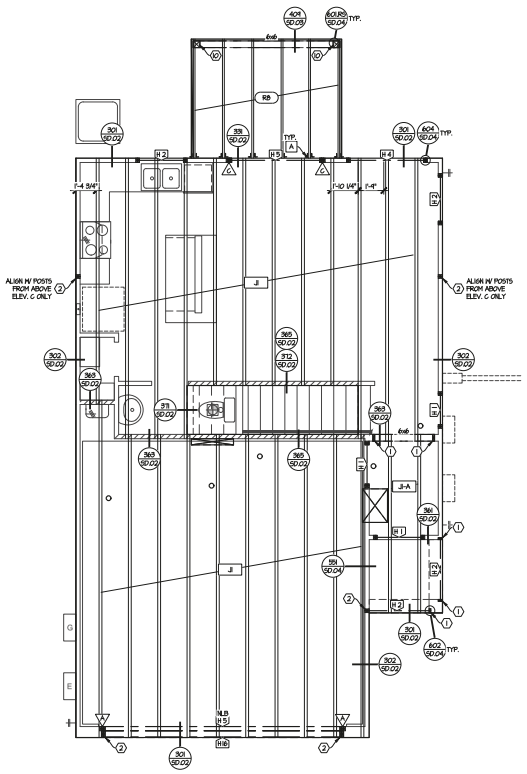

## FLOOR FRAMING PLAN

ELEVATION B — 1/4" = 1'-0"




## FLOOR FRAMING PLAN

ELEVATION C — 1/4" = 1'-0"




## FLOOR FRAMING PLAN

ELEVATION A — 1/4" = 1'-0"

### FLOOR JOIST TYPE

16" DEEP TJI 230 SERIES JOIST

| | |
|---|---|
| J1 | AT 24" O.C. |
| J2 | AT 19.2" O.C. |
| J3 | AT 16" O.C. |

### FLOOR JOIST VARIATIONS

| | | | |
|---|---|---|---|
| A | THREE POINT BEARING | D | CANTILEVERED AT BOTH ENDS |
| B | FOUR POINT BEARING | E | DOUBLE PLY |
| C | CANTILEVERED AT ONE END | | |

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE ENDWALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE ENDWALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x6 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CLIPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = ITS 1.81/16 | K | = HGUS26-2 |
| B | = LUS26 | G | = ITS 3.56/16 | L | = HGUS28-2 |
| C | = HUS26 | H | = N/A | M | = HGUS26-3 |
| D | = HGUS26 | I | = ITS 2.37/16 | N | = HGUS28-3 |
| E | = MTHMQ | J | = LBV 4.75/16 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 16" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 15" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE.

| | |
|---|---|
| △ = (1) TRIMMER STUD AND (2) KING STUDS | △1 = (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| △2 = (2) TRIMMER STUDS AND (2) KING STUDS | △3 = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| △4 = (2) TRIMMER STUDS AND (1) KING STUD | △5 = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| △6 = (1) TRIMMER STUD AND (3) KING STUDS | △7 = (3) TRIMMER STUDS AND (3) KING STUDS |
| △8 = (2) TRIMMER STUDS AND (3) KING STUDS | △9 = (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| N | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | 11 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | 12 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

| | | | |
|---|---|---|---|
| B.O.B | = BOTTOM OF BEAM | 8'-1" | = TOP OF WALL, U.N.O. |
| T.O.B | = TOP OF BEAM | | = INTERIOR BEARING WALL |
| N.L.B | = BEARING WALL | | = CRIPPLE WALL |

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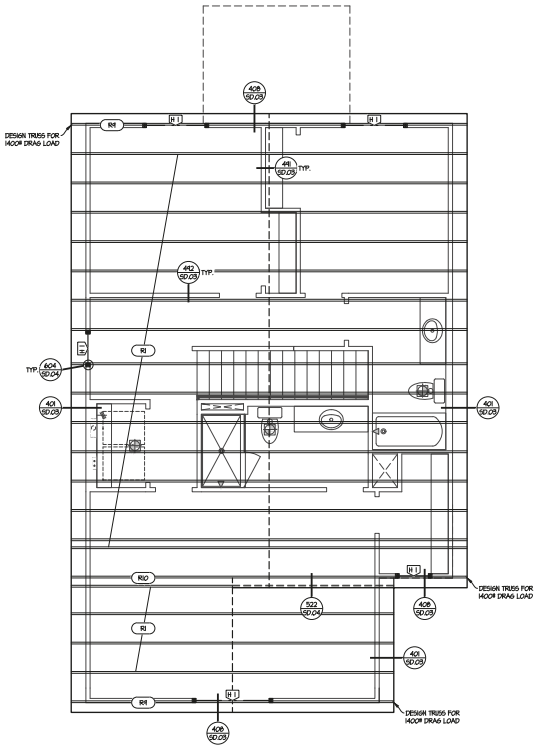
LGI HOMES

TITLE: FLOOR FRAMING PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE — ENGINEER — STATE OF ARIZONA — CIVIL — 24601 — REGISTERED PROFESSIONAL

DRAWN BY: MW
CHECKED BY: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S2.01




## ROOF FRAMING PLAN

ELEVATION A 1/4" = 1'-0"

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE END/WALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE END/WALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x8 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CUPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = THA29 | K | = HGUS26-2 |
| B | = LUS26 | G | = THA213 | L | = HGUS28-2 |
| C | = HUS26 | H | = THA413 | M | = HGUS26-3 |
| D | = HGUS26 | I | = THA418 | N | = HGUS28-3 |
| E | = MTHMQ | J | = THA422 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 15" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 15" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE

- (1) TRIMMER STUD AND (2) KING STUDS
- (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD
- (2) TRIMMER STUDS AND (2) KING STUDS
- (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
- (2) TRIMMER STUDS AND (1) KING STUD
- (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
- (1) TRIMMER STUD AND (3) KING STUDS
- (3) TRIMMER STUDS AND (3) KING STUDS
- (2) TRIMMER STUDS AND (3) KING STUDS
- (4) TRIMMER STUDS AND (3) KING STUDS

### POST SCHEDULE

0 = NO POST REQUIRED

| | | | | | |
|---|---|---|---|---|---|
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | X | = 4x4 | Y1 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | Y | = 4x6 | Y2 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM
8'-1" = TOP OF WALL, U.N.O.
T.O.B = TOP OF BEAM
= INTERIOR BEARING WALL
N.L.B = NON LOAD BEARING WALL
= CRIPPLE WALL

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06/16/2022

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LGI HOMES

TITLE: ROOF FRAMING PLAN
ELEVATION A

JAMES ANTHONY GILLETTE
CIVIL
No. 39067
REGISTERED PROFESSIONAL ENGINEER
STATE OF ARIZONA

PROJECT MANAGER:
DRAWN BY:
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
S2.02

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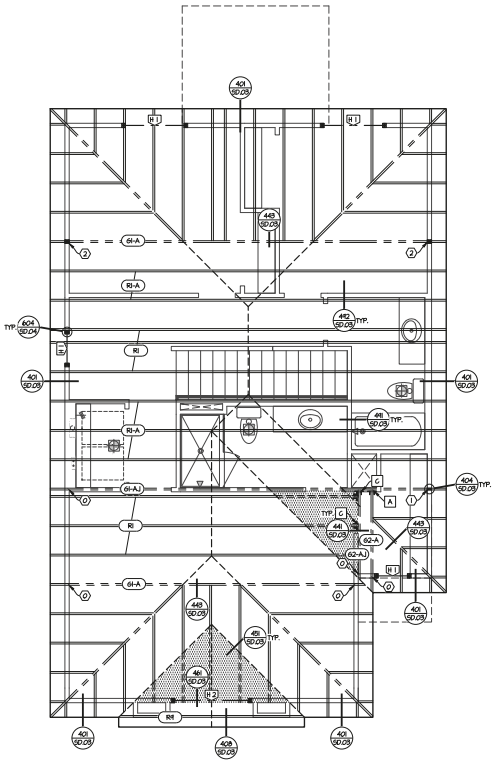
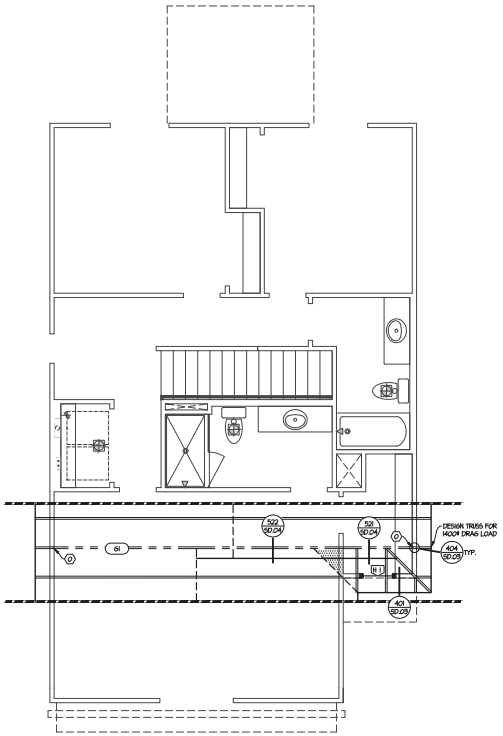


## ROOF FRAMING PLAN

ELEVATION C 1/4" = 1'-0"




## ROOF FRAMING PLAN

ELEVATION B 1/4" = 1'-0"

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE END WALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE END WALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x6 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CLIPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = THA29 | K | = HGUS26-2 |
| B | = LUS26 | G | = THA213 | L | = HGUS28-2 |
| C | = HUS26 | H | = THA413 | M | = HGUS26-3 |
| D | = HGUS26 | I | = THA418 | N | = HGUS28-3 |
| E | = MTHMQ | J | = THA422 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 15" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 15" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 0 | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | Y1 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | Y2 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
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- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

| | | | |
|---|---|---|---|
| B.O.B | = BOTTOM OF BEAM | 8'-1" | = TOP OF WALL, U.N.O. |
| T.O.B | = TOP OF BEAM | | = INTERIOR BEARING WALL |
| N.L.B | = NON LOAD BEARING WALL | | = CRIPPLE WALL |

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PHONE (480) 951-9163

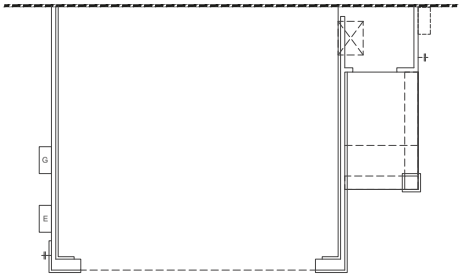
LGI HOMES

TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

JAMES ANTHONY GILLETTE
CIVIL
ARIZONA
NO. 36061
EXPIRES: 09/30/2021

PROJECT MANAGER: JM
DRAWN BY: JM
JOB NUMBER:
DATE: 04/15/2020

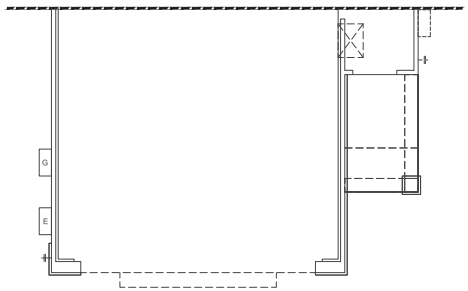
SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S2.03




SEE ELEVATION A FOR INFORMATION NOT SHOWN

## LOWER BRACED/ SHEAR WALL PLAN

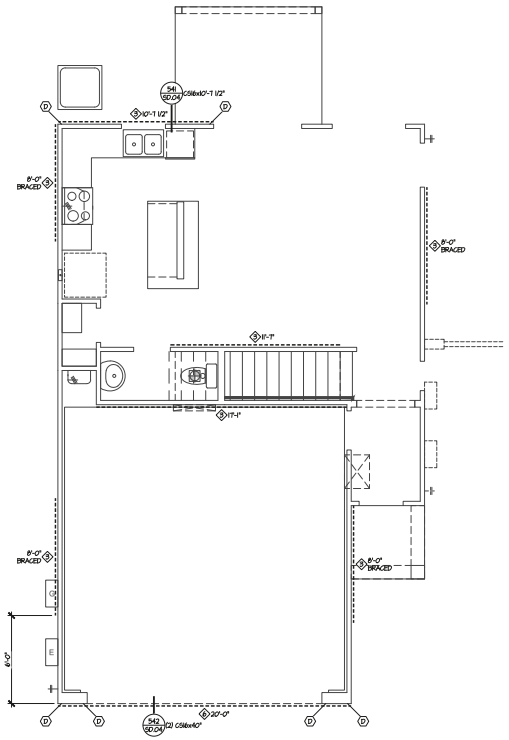
ELEVATION B — 1/4" = 1'-0"




SEE ELEVATION A FOR INFORMATION NOT SHOWN

## LOWER BRACED/ SHEAR WALL PLAN

ELEVATION C — 1/4" = 1'-0"




## LOWER BRACED/ SHEAR WALL PLAN

ELEVATION A — 1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| ◇1 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | EDGE | | FIELD | |
| | | 6" O.C. | | 12" O.C. | |
| ◇2 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 6" O.C. | 12" O.C. | 6" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | |
| ◇3 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 4" O.C. | 12" O.C. | 4" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | |
| ◇4 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 3" O.C. | 12" O.C. | 3" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | |
| ◇5 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | |
| ◇6 | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | |
| | NAILS: | .148" x 3" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | |

TYPICAL ADJOINING PANEL EDGES - ◇1 AND ◇2 WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PRW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| Ⓐ | POST - SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| Ⓑ | POST - SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| Ⓒ | POST - SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN- PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| Ⓓ | CAST-IN- PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| Ⓔ | CAST-IN- PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| Ⓕ | CAST-IN- PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| Ⓖ | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| Ⓗ | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 38" ( 19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| Ⓘ | CAST-IN- PLACE | MA5A | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

22-0339
06/16/2022

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LGI HOMES

TITLE: LOWER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA — 36021 — REGISTERED PROFESSIONAL ENGINEER

PROJECT MANAGER:
DESIGNED BY:
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

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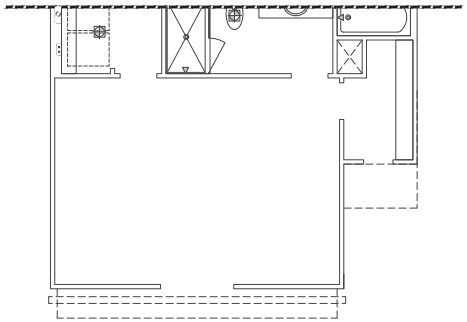
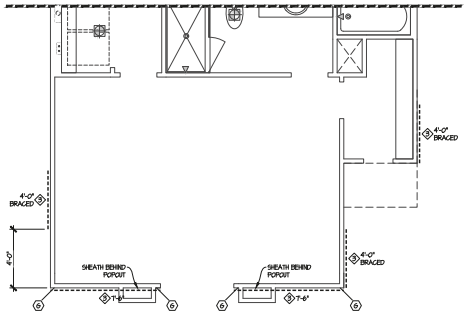


SEE ELEVATION A FOR INFORMATION NOT SHOWN

## UPPER BRACED/ SHEAR WALL PLAN

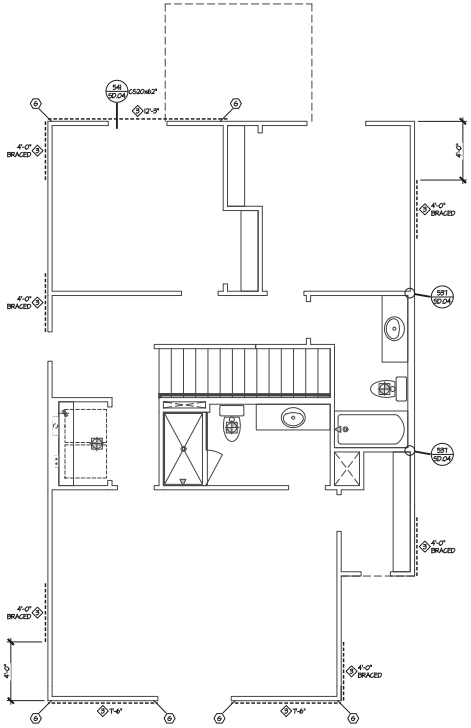
ELEVATION B — 1/4" = 1'-0"




SEE ELEVATION A FOR INFORMATION NOT SHOWN

## UPPER BRACED/ SHEAR WALL PLAN

ELEVATION C — 1/4" = 1'-0"




## UPPER BRACED/ SHEAR WALL PLAN

ELEVATION A — 1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| ◇1 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | EDGE | | FIELD | |
| | | 6" O.C. | | 12" O.C. | |
| ◇2 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 6" O.C. | 12" O.C. | 6" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | |
| ◇3 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 4" O.C. | 12" O.C. | 4" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | |
| ◇4 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 3" O.C. | 12" O.C. | 3" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | |
| ◇5 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | |
| ◇6 | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | |
| | NAILS: | 148" x 3" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | |

TYPICAL ADJOINING PANEL EDGES - ◇1 AND ◇2 WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING.

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| ⓐ | POST- SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| ⓑ | POST- SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| ⓒ | POST- SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN- PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| ⓓ | CAST-IN- PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| ⓔ | CAST-IN- PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| ⓕ | CAST-IN- PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| ⓖ | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| ⓗ | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 38" ( 19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| ⓘ | CAST-IN- PLACE | MA5A | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

22-0339
06/16/2022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9850 E. DEL CAMINO SUITE 1I8 SCOTTSDALE, AZ 85258 (480)626-6510 ROC 180613

LGI HOMES


TITLE: UPPER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA — 24067 — REGISTERED PROFESSIONAL ENGINEER — STATE OF

PROJECT MANAGER: ALEX HAMILTON
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S3.02


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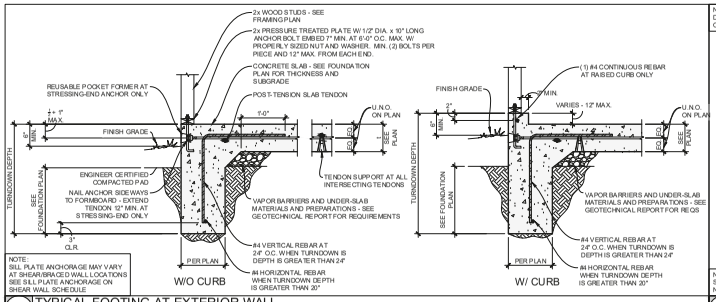
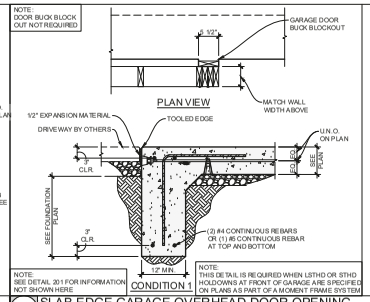
job no.engin Apr 15, 2020 - 8:52pm ZYL,Ltr,H:\Homes\Revised Skyline\1414\Structural\Arch Files\1414-Sh3-Upper Braced Shear Wall.dwg



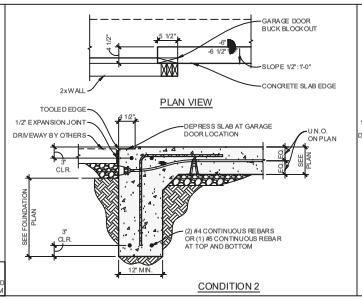

201 TYPICAL FOOTING AT EXTERIOR WALL

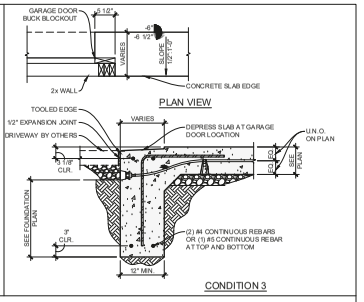
SCALE: 3/4" = 1'-0"

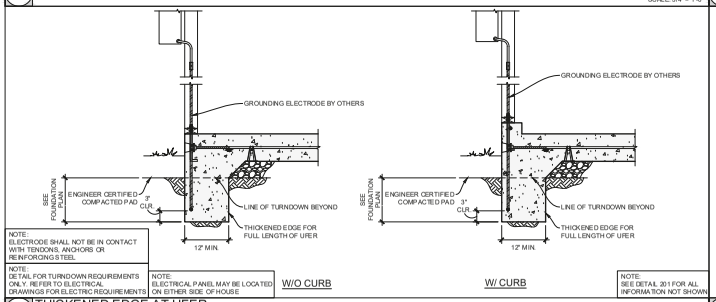



211.P SLAB EDGE GARAGE OVERHEAD DOOR OPENING

SCALE: 3/4" = 1'-0"

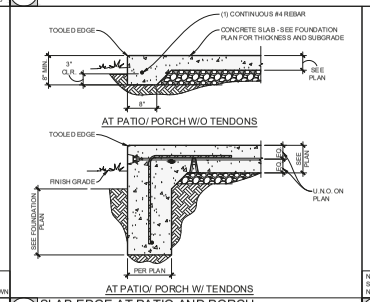


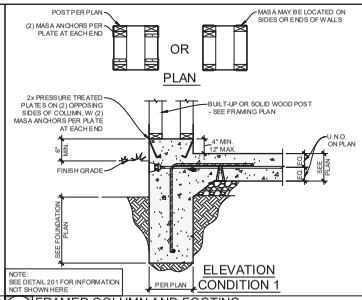

213 THICKENED EDGE AT UFER

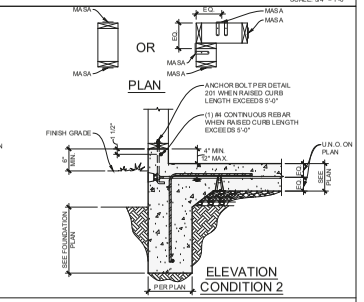
SCALE: 3/4" = 1'-0"




222 SLAB EDGE AT PATIO AND PORCH

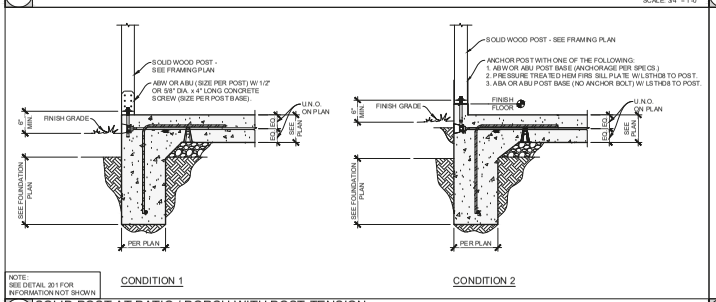
SCALE: 3/4" = 1'-0"



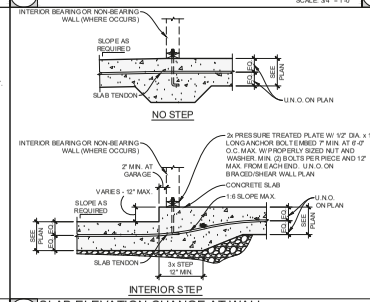

223 FRAMED COLUMN AND FOOTING

SCALE: 3/4" = 1'-0"



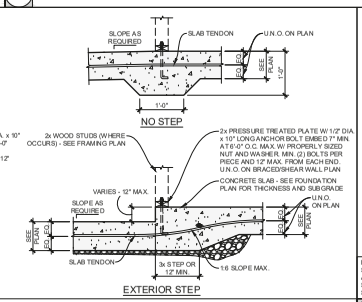

224 SOLID POST AT PATIO / PORCH WITH POST-TENSION

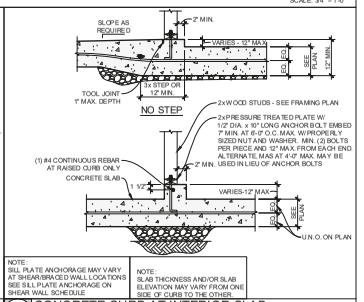
SCALE: 3/4" = 1'-0"




232 SLAB ELEVATION CHANGE AT WALL

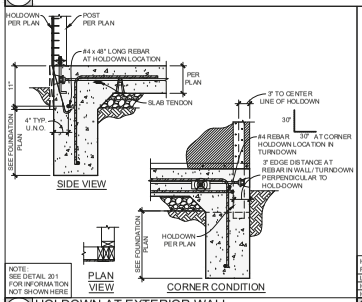
SCALE: 3/4" = 1'-0"



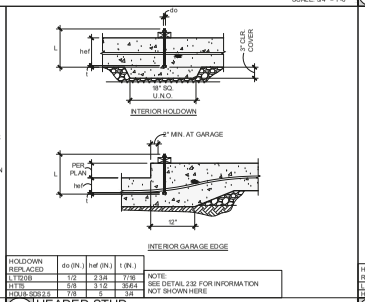

233 CONCRETE CURB AT INTERIOR SLAB

SCALE: 3/4" = 1'-0"




241 HOLDOWN AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"

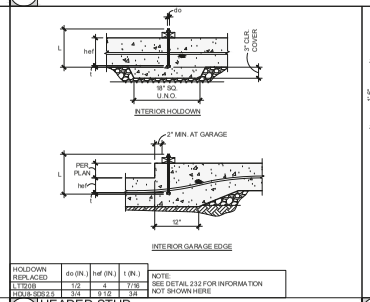



| HOLDOWN REPLACED | do (IN.) | hef (IN.) | t (IN.) |
|---|---|---|---|
| LTT20B | 1/2 | 2 3/4 | 7/16 |
| HTS | 5/8 | 3 1/2 | 3/64 |
| HDU8-SDS2.5 | 7/8 | 5 | 3/4 |

NOTE: SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.W HEADED STUD WIND

SCALE: 3/4" = 1'-0"

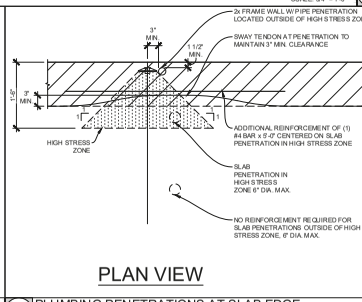


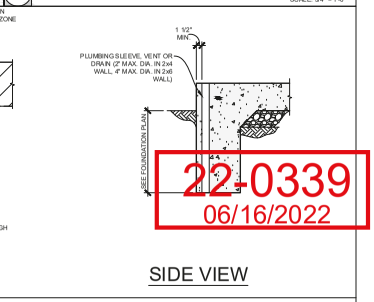

| HOLDOWN REPLACED | do (IN.) | hef (IN.) | t (IN.) |
|---|---|---|---|
| LTT20B | 1/2 | 4 | 7/16 |
| HDU8-SDS2.5 | 3/4 | 9 1/2 | 3/4 |

NOTE: SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.S HEADED STUD SEISMIC

SCALE: 3/4" = 1'-0"




294 PLUMBING PENETRATIONS AT SLAB EDGE

SCALE: 3/4" = 1'-0"

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PHONE (602) 451 8883
LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA

| | |
|---|---|
| JOB NUMBER: | |
| DATE: | 04/15/2020 |

22-0339
06/16/2022

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: SD.01

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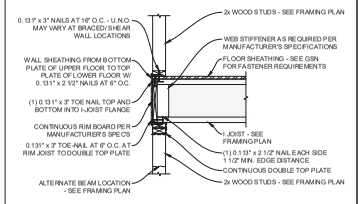
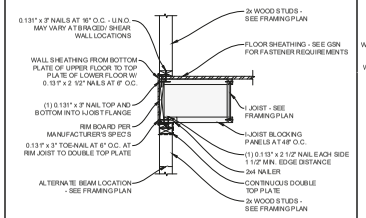
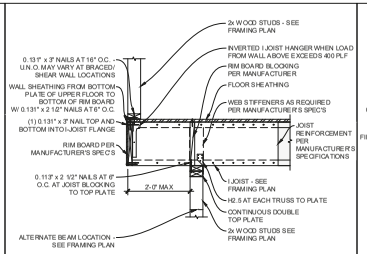
jobs\cypress Apr 15, 2020 - 3:52pm 21_Qtr\Drawings\Sheets\Structural\Typical Structural Details.dwg



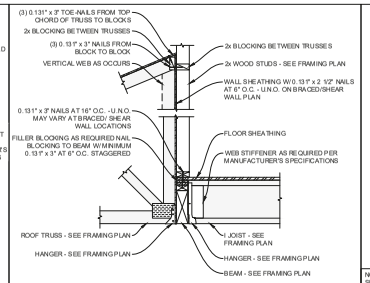

301 PERPENDICULAR JOIST AT EXTERIOR WALL — SCALE: 3/4" = 1'-0"



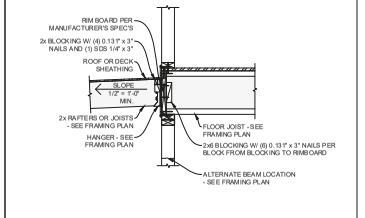

302 PARALLEL JOIST AT EXTERIOR WALL — SCALE: 3/4" = 1'-0"




304 CANTILEVERED JOIST AT WALL — SCALE: 3/4" = 1'-0"

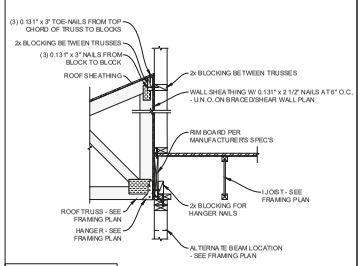



315 MONO TRUSS AND PERPENDICULAR FLOOR JOIST AT FLUSH BEAM — SCALE: 3/4" = 1'-0"



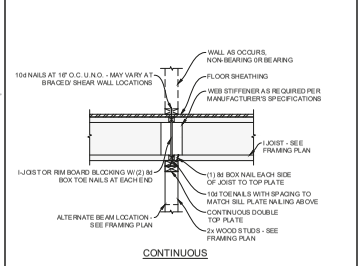

NOTE: SEE DETAIL 301 FOR INFORMATION NOT SHOWN HERE

331 RAFTER OR JOIST AT PERPENDICULAR JOIST AT WALL — SCALE: 3/4" = 1'-0"



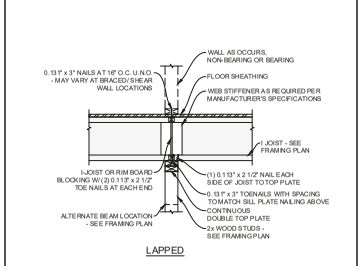

NOTE: SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

335 MONO TRUSS AND PARALLEL FLOOR JOIST AT WALL — SCALE: 3/4" = 1'-0"



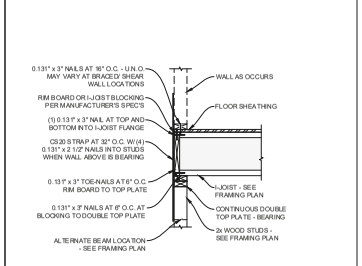

CONTINUOUS

361 CONTINUOUS JOIST AT INTERIOR BEARING WALL — SCALE: 3/4" = 1'-0"

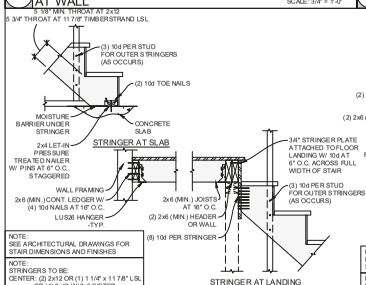



LAPPED

363 LAPPED JOIST AT INTERIOR BEARING WALL — SCALE: 3/4" = 1'-0"

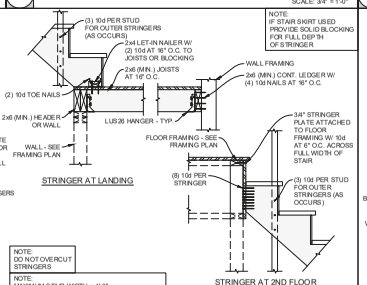



365 JOIST AT INTERIOR BEARING WALL — SCALE: 3/4" = 1'-0"



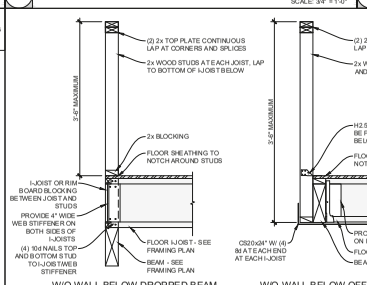

NOTE: SEE ARCHITECTURAL DRAWINGS FOR STAIR DIMENSIONS AND FINISHES

NOTE: STRINGERS TO BE CENTER: (2) 2x12 OR (1) 1 1/4" x 11 7/8" LSL OR (1) 2x12 W/ 2x6 SISTER OUTER: (1) 2x12 OR (1) 1 1/4" x 11 7/8" LSL




NOTE: DO NOT OVERCUT STRINGERS

NOTE: MAXIMUM STAIR WIDTH = 4'-0" MAXIMUM STRINGER RUN W/O SUPPORT = 9'-0"

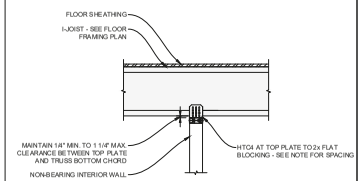



371 STAIR FRAMING - 3 STRINGER STAIR — SCALE: 3/4" = 1'-0"



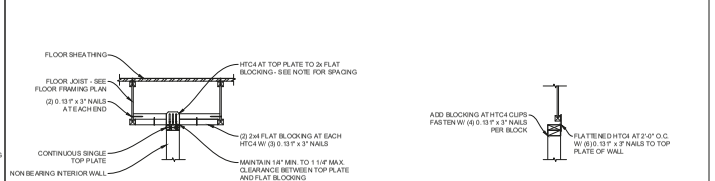

372 GUARDRAIL WALL PERPENDICULAR TO JOIST — SCALE: 3/4" = 1'-0"

NOTE: TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.




391 TYPICAL NON-SHEAR/BEARING PERPENDICULAR WALL CONNECTIONS — SCALE: 3/4" = 1'-0"

NOTE: TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.




392 TYPICAL NON-SHEAR/BEARING PARALLEL WALL CONNECTIONS — SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
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9850 E. DEL CAMINO SUITE 1I8 SCOTTSDALE, AZ 85258
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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — EXPIRES: 12/31/2020

PROJECT MANAGER: JON
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: SD.02

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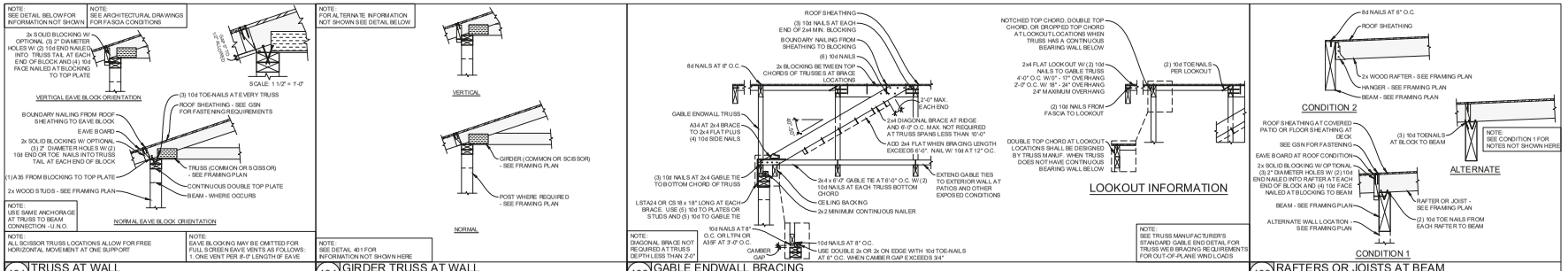
jobs\cypress Apr 15, 2020 - 3:52pm 21_QM_LGI Homes\Revised Sheets\Arch\Structural Details.dwg

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TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE
CIVIL
No. 29067
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA

DRAWN BY: JAMES GILLETTE
JOB NUMBER:
DATE: 04/15/2020

| | |
|---|---|
| SERIES | 25' SERIES |
| SUBDIVISION | SKYLINE |
| PLAN NUMBER | 1414 |
| PLAN NAME | CYPRESS |
| SHEET NUMBER | SD.03 |

22-0339
06/16/2022

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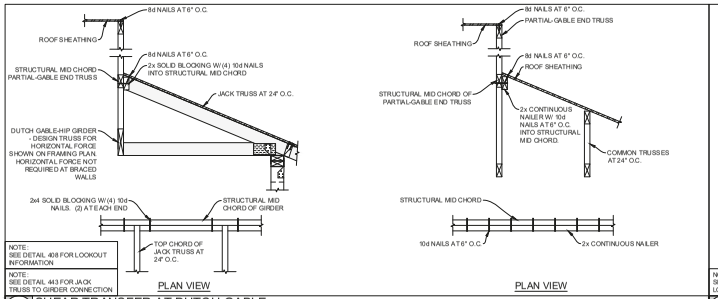
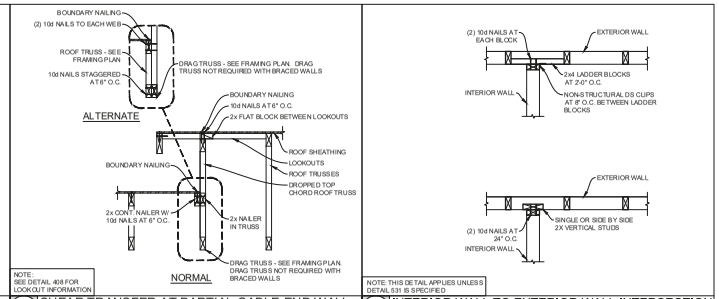



521 SHEAR TRANSFER AT DUTCH-GABLE

SCALE: 3/4" = 1'-0"

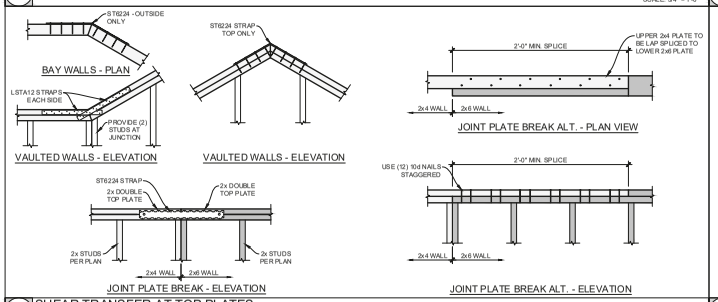



522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL

SCALE: 3/4" = 1'-0"

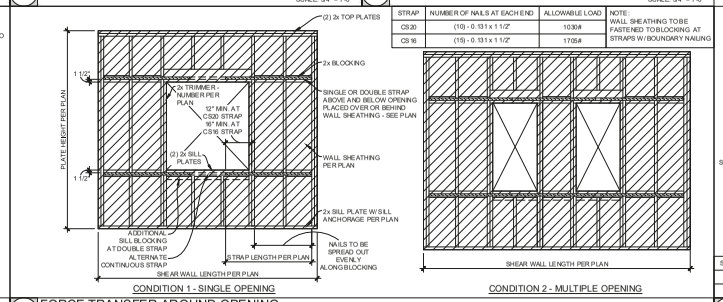
533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION

SCALE: 3/4" = 1'-0"




537 SHEAR TRANSFER AT TOP PLATES

SCALE: 3/4" = 1'-0"

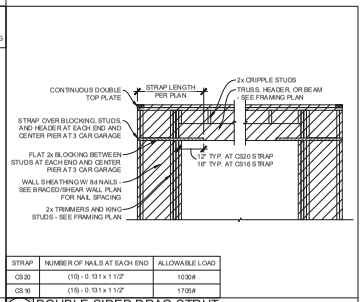



| STRAP | NUMBER OF NAILS AT EACH END | ALLOWABLE LOAD |
|---|---|---|
| CS20 | (10) - 0.131 x 1 1/2" | 1030# |
| CS16 | (15) - 0.131 x 1 1/2" | 1705# |

NOTE: WALL SHEATHING TO BE FASTENED TO BLOCKING AT STRAPS W/ BOUNDARY NAILING

541 FORCE TRANSFER AROUND OPENING

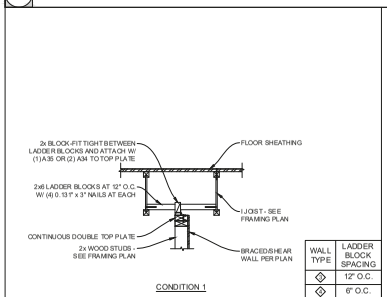
SCALE: 3/4" = 1'-0"



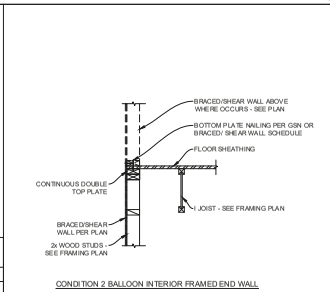

| STRAP | NUMBER OF NAILS AT EACH END | ALLOWABLE LOAD |
|---|---|---|
| CS20 | (10) - 0.131 x 1 1/2" | 1030# |
| CS16 | (15) - 0.131 x 1 1/2" | 1705# |

542 DOUBLE-SIDED DRAG STRUT

SCALE: 3/8" = 1'-0"

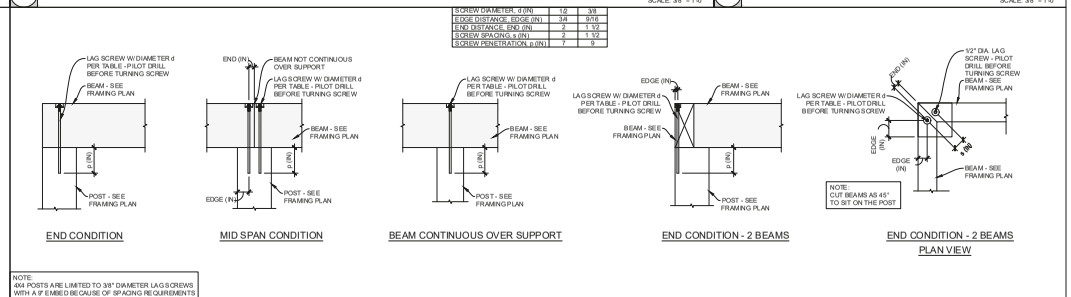



| WALL TYPE | LADDER BLOCK SPACING |
|---|---|
| ◇ | 12" O.C. |
| ◇ | 6" O.C. |




551 SHEAR TRANSFER AT PARALLEL FLOOR JOIST(S) TO BRACED/ SHEAR WALL I-JOIST

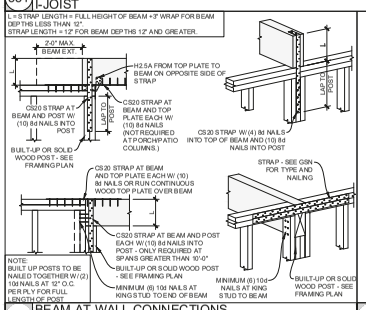
SCALE: 3/4" = 1'-0"




NOTE: 4X4 POSTS ARE LIMITED TO 3/8" DIAMETER LAG SCREWS WITH A 9" EMBED BECAUSE OF SPACING REQUIREMENTS

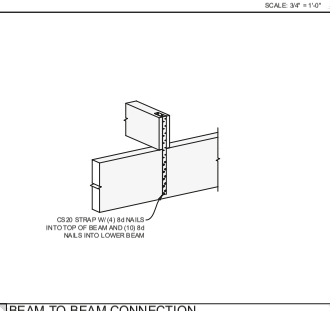
601.RS LAG BOLT - BEAM TO POST CONNECTION

SCALE: 3/4" = 1'-0"



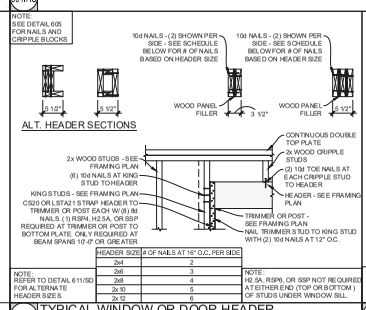

602 BEAM AT WALL CONNECTIONS

SCALE: 3/4" = 1'-0"




603 BEAM TO BEAM CONNECTION

SCALE: 3/4" = 1'-0"



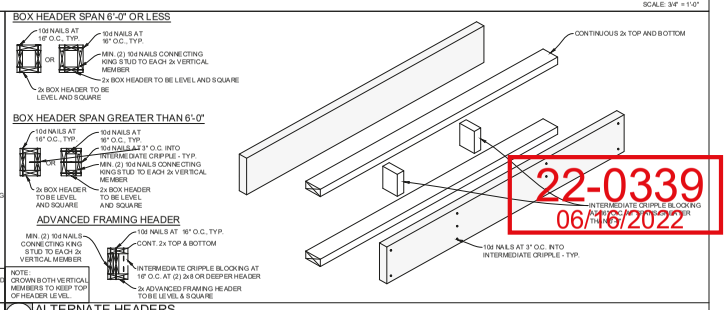

| HEADER SIZE | # OF NAILS AT 16" O.C., PER SIDE |
|---|---|
| 2x4 | 2 |
| 2x6 | 3 |
| 2x8 | 4 |
| 2x10 | 5 |
| 2x12 | 6 |

NOTE: REFER TO DETAIL 611/SD FOR ALTERNATE HEADER SIZES.

NOTE: H2.5A, RSP6, OR SSP NOT REQUIRED AT EITHER END (TOP OR BOTTOM ) OF STUDS UNDER WINDOW SILL.

604 TYPICAL WINDOW OR DOOR HEADER

SCALE: 3/4" = 1'-0"




605 ALTERNATE HEADERS

SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

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TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA

PERMIT MASTER APPLICATION

JOB NUMBER:

DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE

PLAN NUMBER: 1414
PLAN NAME: CYPRESS

SHEET NUMBER: SD.04

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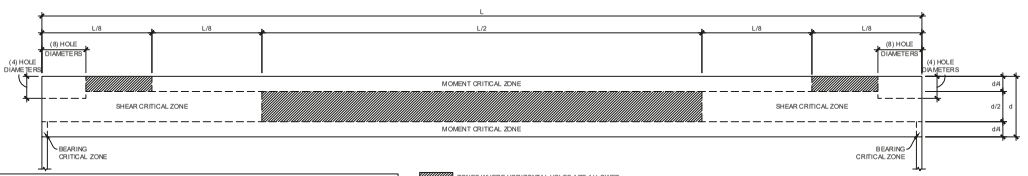
job.xrefs: Xr: 15, 203 - 1.02in - 2"x3_Grid Elements\Revised Grid Elements\1414 Structural Sheets\1414 Structural Details.dwg

NOTE: DETAIL SHALL BE USED FOR SIMPLE SPAN UNIFORMLY LOADED BEAMS ONLY. FOR BEAMS OTHER THAN SIMPLE SPAN (MULTIPLE BEARING POINTS, CANTILEVERS, ETC.) OR WITH MORE COMPLEX LOADING CONDITIONS (POINT LOADS, MULTIPLE UNIFORM LOADS, ETC.) CONTACT ENGINEER OF RECORD.
NOTE: SEALING HOLES IS RECOMMENDED.




1. HOLE SIZE: THE HOLE DIAMETER SHOULD NOT EXCEED 1 1/2" OR 1/10 THE BEAM DEPTH, WHICHEVER IS SMALLER.
2. HOLE LOCATION: THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST EDGE OF THE BEAM, OF 4 HOLE DIAMETERS TO THE TOP OR BOTTOM FACE OF THE BEAM AND 8 HOLE DIAMETERS FROM THE END OF THE BEAM.
3. HOLE SPACING: THE MINIMUM CLEAR SPACING BETWEEN ADJACENT HOLES, AS MEASURED BETWEEN THE NEAREST EDGE OF THE HOLES, SHOULD BE 8 HOLE DIAMETERS BASED ON THE LARGEST DIAMETER OF ANY ADJACENT HOLE IN THE BEAM.
4. NUMBER OF HOLES: THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED 1 HOLE PER 5 FEET OF BEAM LENGTH. IN OTHER WORDS, THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED (4) FOR A 20 FOOT BEAM LENGTH.

ZONES WHERE HORIZONTAL HOLES ARE ALLOWED

607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

SCALE: 3/4" = 1'-0"

| SIMPSON STRONG-TIE | USP | SIMPSON STRONG-TIE | USP |
|---|---|---|---|
| A34 | MP34 | LS70 | MP7 |
| A35 | MPA1 | LSS1210 | LSSH210 |
| ABU44 | PAU46 | LSTA12 | LSTA12 |
| EBU66 | PAU66 | LSTA18 | LSTA18 |
| EC8 | PBS44 | LSTA24 | LSTA24 |
| EC84 | PBS544 | LSTI84 | NOT ALLOWED |
| CMSTC16 | CMSTC16 | LTHJA26 | RHC26/HEC26 |
| CS16 | RS350 | LTP4 | MP4F |
| CS20 | RS250 | LTT19B | DTB-TZ |
| DTC | TR2 | LUS24 | JUS24 |
| EPCZ (48) | EPCM44-TZ | LUS26 | JUS26 |
| H3 | RT15 | LUS28 | JUS28 |
| HGLSA | RTTA | MASA | FAA (72% O.C. SPACING AT SILL ANCHORAGE) |
| HGT | RTTAT | MSTC28 | MSTC28 |
| HDQ8-SDS3 | PHD8 | MTHMQ-SDS | HHC28 |
| HDUB-SDS2.5 | PHD8 | RSP4 | RSP4 |
| HGUS26 | THD426 | SSP | RSP76 |
| HGUS26-2 | THD426-2 | ST12 | ST12 |
| HGUS26-3 | THD426-2 | ST6224 | ST7224 |
| HGUS28-2 | THD428-2 | STHD10 | NOT ALLOWED |
| HGUS28-3 | THD428-3 | STHD14 | NOT ALLOWED |
| HGUS210-3 | THDH210-3 | SUKU26 | SHH26/FL |
| HHGUS210-2 | THD210-2 | TBE4 | DRP4 |
| HTS16 | HTW16 | TMA29 | MSH29 |
| HTC4 | HTC4 (50% O.C. SPACING) | TMA213 | MSH213 (USE 16d COMMON NAILS) |
| HTT4 | HTT4S (MIN.) | TMA413 | MSH413 |
| HTT5 | HTT4S (MAX.) | TMH418 | MSH418 (USE 16d COMMON NAILS) |
| HUS26 | IHUS26 | TMHA22 | MSHH22F |
| IT5 | TFL | TMJA26 | RHC26/ HEC26 |
| LS30 | MP5 | TS22 | KT524 |

612 CONNECTOR CONVERSION CHART

SCALE: N.T.S.

(2) 2x HEM-FIR #2 TO 24F-V4 GLB, PARALLAM (PSL), GANG LAM (LVL), OR TIMBERSTRAND (LSL) CONVERSION CHART

| SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 | SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 11'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/2" LSL |
| 2'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 12'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/4" LSL |
| 3'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 13'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/4" LSL |
| 4'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 14'-3" | - | - | - | 3 1/8" x 9" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/4" LSL |
| 5'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 15'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 6'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 16'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 7'-3" | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 17'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 8'-3" | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 18'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/2" LSL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| 9'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 19'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/2" LSL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| 10'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 20'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/2" LSL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | | | | | | | | | | | 3 1/2" x 11 1/4" LSL |

REV. 03/04/08

NOTES:
1. ALL RMT DEPTHS ARE BASED ON DOUG-FIR SELECT STRUCTURAL PROPERTIES.
2. GLULAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4:
   Fb = 2400 psi, Fv = 240 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 1.9E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 5 1/2" x 3 1/2" "FLANK" LSL MAY BE USED I.L.O. 3 1/2" x 3 1/2" LSL.

611 HEADER CONVERSION CHART

SCALE: 3/4" = 1'-0"

22-0339
06/16/2022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LGI HOMES


TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE
CIVIL
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REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA

PROJECT MANAGER: JON MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: SD.05


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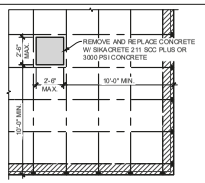


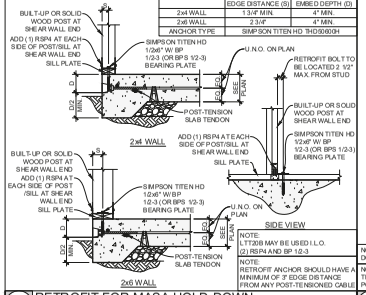

REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 3" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL
5. TEMPORARY SHORING SHALL BE PLACED TO SUPPORT ANY BEARING ELEMENTS WITHIN 2 FEET OF PENETRATION. SHORING SHALL BE MAINTAINED UNTIL PATCH HAS REACHED A STRENGTH OF 2000 psi.

NOTE: PRIOR TO PATCHING CONCRETE
1. ROUGHEN ANY SMOOTH EDGES OF PENETRATION TO PROVIDE A MINIMUM SURFACE PROFILE OF +/- 1/8 IN.
2. PRE-WET SURFACE TO SSD (SATURATED SURFACE DRY). NO BONDING AGENT REQUIRED.
3. INSTALL SIKACRETE 211 SCC PLUS PER MANUFACTURER'S RECOMMENDATIONS.

## 801 STANDARD POST-TENSIONED REPAIR

| | EDGE DISTANCE (S) | EMBED DEPTH (D) |
|---|---|---|
| 2x4 WALL | 1 3/4" MIN. | 4" MIN. |
| 2x6 WALL | 2 3/4" | 4" MIN. |
| ANCHOR TYPE | SIMPSON TITEN HD 1/2"x5"x10"H | |



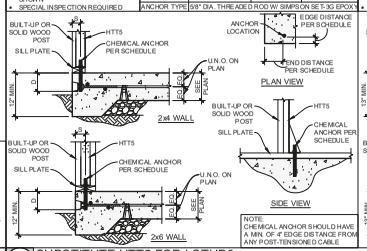

## 802 SUBSTITUTE HTT5 FOR LSTHD8

POST-TENSION FOUNDATION

SCALE: 3/4" = 1'-0"

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 6 3/8" | 5" |
| 2x6 | 2 3/4" | | |
| ANCHOR TYPE | 5/8" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY | | |

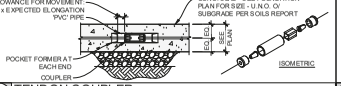



## 803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION

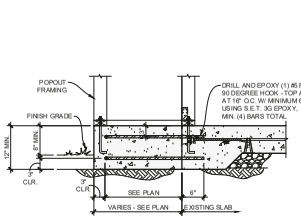
SCALE: 3/4" = 1'-0"

IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE BELOW BEFORE CONCRETE PLACEMENT.
1. COUPLERS SHOULD BE CENTERED IN THE SLAB.
2. IF MORE THAN ONE TENDON IS SHORT, COUPLERS SHOULD NOT BE LOCATED SIDE BY SIDE. THEY SHOULD BE STAGGERED AT 2'-0" INCREMENTS.
3. A PVC PIPE OF SUFFICIENT INSIDE DIAMETER TO HOLD THE COUPLER AND OF SUFFICIENT LENGTH TO ALLOW FOR SUBSEQUENT ELONGATION MOVEMENT DURING STRESSING SHALL BE USED. ALSO, AN ADDITIONAL PIECE OF SHEATHED STRAND OF SUFFICIENT LENGTH TO REACH THE EDGE FORM IS REQUIRED ALONG WITH TWO POCKET FORMERS. CORROSION INHIBITING COATING SHALL BE USED TO FILL THE VOID IN THE "PVC" PIPE.
4. THE TAPERED TIP OF THE POCKET FORMER THAT NORMALLY FITS INSIDE THE WEDGE CAVITY CAN BE CUT OFF WHEN BEING USED FOR SPLICING THEREBY REDUCING THE LENGTH OF THE "PVC" PIPE NEEDED.
5. THE ORIGINAL STRAND IS FIRST CUT WITH AN ABRASIVE WHEEL SAW AT THE COUPLER LOCATION AND ONE POCKET FORMER IS PLACED ON THE STRAND. MARK THE STRAND BEFORE COUPLING TO MAKE CERTAIN THAT THE PROPER LENGTH OF STRAND HAS BEEN FULLY INSERTED INTO THE COUPLER. THE COUPLER IS THEN COUPLED TO THE ORIGINAL STRAND. THE "PVC" PIPE IS PLACED OVER THE COUPLER.
6. THE SECOND POCKET FORMER IS PLACED OVER THE NEW STRAND (THE STRAND IS MARKED) AND THE STRAND IS INSERTED INTO THE COUPLER.
7. A POCKET FORMER IS TAPED TO ONE END OF THE "PVC" PIPE WHICH IS THEN PACKED TIGHTLY WITH CORROSION INHIBITING-COATING ALLOWING NO AIR VOIDS. THE SECOND POCKET FORMER IS AFFIXED TO THE "PVC" PIPE COMPLETING A TIGHTLY SEALED COUPLER.
8. THE TENDON COUPLER'S LOCATION WITHIN THE "PVC" PIPE MUST PERMIT THE COUPLER TO MOVE THE REQUIRED ELONGATION AMOUNT IN THE DIRECTION OF THE STRESSING. ALLOWANCE FOR MOVEMENT IN BOTH DIRECTIONS MUST BE PROVIDED WHEN THE TENDON IS TO BE STRESSED FROM BOTH ENDS.
9. A DARK CRAYON OR PAINT MARK ON THE DECK WILL FACILITATE LOCATING THE COUPLER AFTER THE POUR SHOULD THAT BECOME NECESSARY.




## 804 POST-SET POPOUT TO POST-TENSIONED SLAB

SCALE: 3/4" = 1'-0"



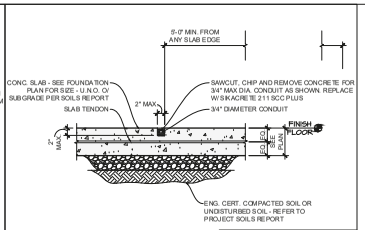

NOTE: DO NOT DRILL INTO TENDON

NOTE: THIS DETAIL DOES NOT APPLY FOR POPOUT DIMENSIONS GREATER THAN 36"

NOTE: SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

## 805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

SCALE: 3/4" = 1'-0"

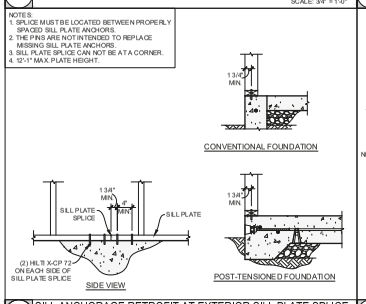



NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM. AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 1'-6-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER.

## 806 TENDON COUPLER

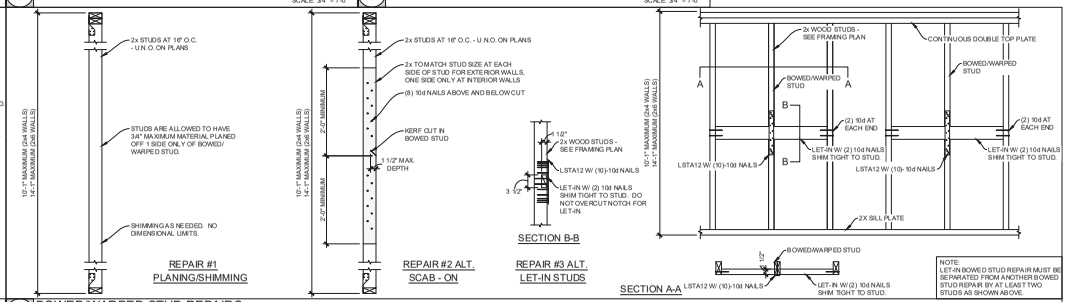
SCALE: 3/4" = 1'-0"

NOTES:
1. SPLICE MUST BE LOCATED BETWEEN PROPERLY SPACED SILL PLATE ANCHORS.
2. THE PINS ARE NOT INTENDED TO REPLACE MISSING SILL PLATE ANCHORS.
3. SILL PLATE SPLICE CAN NOT BE AT A CORNER.
4. 12'-1" MAX. PLATE HEIGHT.




## 811 BOWED/WARPED STUD REPAIRS

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



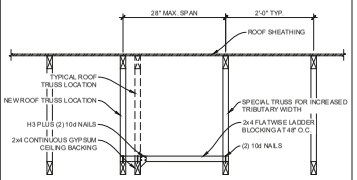

NOTE: LET-IN BOWED STUD REPAIR MUST BE SEPARATED FROM ANOTHER BOWED STUD REPAIR BY AT LEAST TWO STUDS AS SHOWN ABOVE.

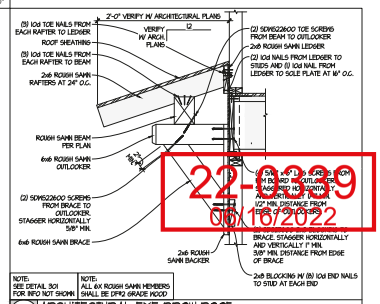
## 813 SILL ANCHORAGE RETROFIT AT EXTERIOR SILL PLATE SPLICE

SCALE: 3/4" = 1'-0"

## 814 ROOF / CEILING OVERSPAN

SCALE: 3/4" = 1'-0"




NOTE: SEE DETAIL 301 FOR INFO NOT SHOWN

NOTE: ALL 6X ROUGH SAWN MEMBERS SHALL BE DFN2 GRADE #DOD

## 00 ARCHITECTURAL EYE BROW ROOF

SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — No. 26074 — REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA

PROJECT MANAGER:
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: SD.06

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LGI HOMES

# SKYLINE
## CLARK COUNTY, NV

### 25 DECIBEL NOISE LEVEL REDUCTION

PRESCRIPTIVE STANDARD
1. BRICK VENEER, MASONRY BLOCKS OR STUCCO EXTERIOR WALLS SHALL BE CONSTRUCTED AIRTIGHT.
2. AT THE PENETRATION OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS, THE SPACE BETWEEN THE WALL AND PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR.
3. WINDOW AND/OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.
4. FIREPLACES SHALL COMPLY WITH THE CLARK COUNTY BUILDING CODE.
5. ALL SLEEPING SPACES SHALL BE PROVIDED WITH A CARPETED FLOOR.
6. THROUGH-THE-WALL OR DOOR MAILBOXES SHALL NOT BE USED.

EXTERIOR WALLS
STUD WALLS SHALL BE AT LEAST 4" IN NOMINAL DEPTH
1. THE INTERIOR SURFACE OF THE EXTERIOR WALLS SHALL BE OF GYPSUM BOARD OR PLASTER AT LEAST ½" THICK, INSTALLED ON THE STUDS.
2. IN ADDITION TO EXTERIOR WALL COVERING, CONTINUOUS COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING AT LEAST ½" THICK SHALL COVER THE EXTERIOR SIDE OF THE WALL STUD.
3. SHEATHING PANELS SHALL BE COVERED ON THE EXTERIOR WITH OVERLAPPING BUILDING PAPER.

WINDOWS
1. GLASS SHALL BE AT LEAST 3/16" THICK.
2. ALL OPERABLE WINDOWS SHALL BE WEATHER-STRIPPED.
3. THE GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON-HARDENING SEALANT OR A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

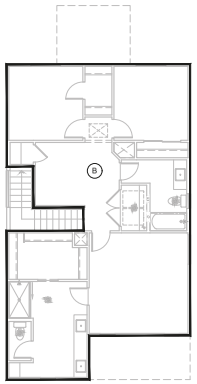
DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, NON-HARDENING SEALANT OR IN A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

ROOFS
1. WITH AN ATTIC OR RAFTER SPACE AT LEAST 6" DEEP AND WITH A CEILING BELOW, THE ROOF SHALL CONSIST OF ½" COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING TOPPED BY ROOFING, AS REQUIRED.
2. OPEN BEAM ROOF CONSTRUCTION SHALL FOLLOW THE ENERGY INSULATION STANDARD METHOD FOR BATT INSULATION.

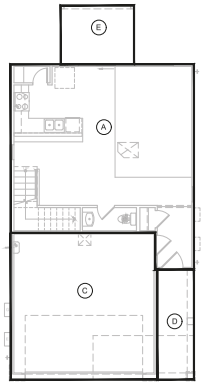
CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

VENTILATION
1. A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED THAT WILL PROVIDE THE MINIMUM AIR CIRCULATION AND FRESH AIR SUPPLY REQUIREMENTS FOR VARIOUS USES IN OCCUPIED ROOMS, WITHOUT THE NEED TO OPEN ANY WINDOWS, DOORS OR OTHER OPENINGS TO THE EXTERIOR. THE SUPPLY AND RETURN DUCTS SERVING ALL CONDITIONED AIR EQUIPMENT SHALL HAVE THE FIRST 5 FEET FROM THE EXTERIOR OF 20 GAUGE STEEL DUCT, INCLUDING ONE 90 DEGREE BEND, AND SHALL BE LINED WITH 1" THICK COATED FIBER GLASS INSULATION. ( THIS INCLUDES ATTIC-MOUNTED EQUIPMENT. )
2. GRAVITY VENT OPENINGS IN ATTICS SHALL NOT EXCEED CODE MINIMUMS IN SIZE AND NUMBER.
3. ALL VENT DUCTS (EXCEPT KITCHEN EXHAUST DUCTS), INCLUDING BATHROOM AND DRYER EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS, SHALL CONTAIN A MINIMUM OF 20 GAUGE STEEL DUCT IN THE LAST 5 FOOT LENGTH TO THE EXTERIOR. EACH DUCT SHALL BE PROVIDED WITH A 90 DEGREE BEND IN THE DUCT, SUCH THAT THERE IS NO DIRECT LINE OF SIGHT THROUGH THE DUCT.
4. LISTED FACTORY-MADE DUCT, SPECIFICALLY DESIGNED TO MEET THE 25 DECIBEL NOISE/SOUND ATTENUATION REQUIREMENT MAY BE SUBSTITUTED FOR 20 GAUGE STEEL DUCT.
5. DOMESTIC RANGE EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS SHALL CONTAIN A BACK DRAFT DAMPER.

### BUILDING FOOTPRINT




SECOND FLOOR PLAN A




FIRST FLOOR PLAN A

### SQUARE FOOTAGE TABLE

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

| LIVABLE: | ALL ELEV. | A | B | C |
|---|---|---|---|---|
| (A) FIRST FLOOR | 601 | - | - | - |
| (B) SECOND FLOOR | 939 | - | - | - |
| TOTAL LIVABLE: | 1541 | - | - | - |

| NON LIVABLE: | ALL ELEV. | A | B | C |
|---|---|---|---|---|
| (C) 2 CAR GARAGE | 399 | - | - | - |
| (D) PORCH | 75 | - | - | - |
| (E) COVERED PATIO | 80 | - | - | - |

1. MISC. PROJECTIONS SUPPORT ROOF STRUCTURE WITH OR WITHOUT FOUNDATION UNDERNEATH, I.E. AREA UNDER ROOF.
2. MISC. APPENDAGES HAVE CONCRETE FOUNDATION UNDERNEATH WITHOUT ROOF STRUCTURE, I.E. SLAB AREA.

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### SHEET INDEX


COVER SHEET AND GENERAL NOTES
C1.1 COVER SHEET AND SHEET INDEX
GAN1.1 GENERAL ARCHITECTURAL NOTES

MAIN FLOOR PLANS
A1.1 FLOOR PLAN - ALL ELEVATIONS

EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION A
A2.2 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION B
A2.3 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION C

BUILDING SECTIONS
A3.1 BUILDING SECTIONS AND BUILDING THERMAL ENVELOPE

ARCHITECTURAL DETAILS
A01 ARCHITECTURAL DETAILS
A02 ARCHITECTURAL DETAILS
A03 ARCHITECTURAL DETAILS

MECHANICAL PLANS
M0.1 MECHANICAL CALCULATIONS
M1.1 MECHANICAL PLAN

PLUMBING PLANS
P1.1 WASTE SCHEMATIC, WATER METER CALCULATIONS
P1.2 GAS DIAGRAM, NOTES AND CALCULATIONS

ELECTRICAL PLANS
E1.0 ELECTRICAL GENERAL NOTES, CALCULATIONS AND SCHEDULES
E1.1 ELECTRICAL PLAN - ALL ELEVATIONS

STRUCTURAL GENERAL NOTES
GSN GENERAL STRUCTURAL NOTES

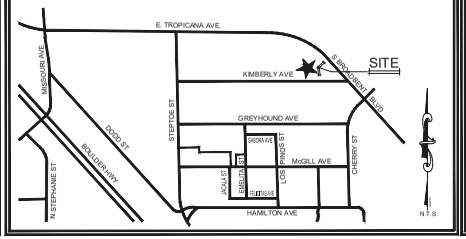
POST-TENSIONED FOUNDATION PLANS
S1.01 FOUNDATION PLAN - ALL ELEVATIONS
S1.02 TENDON LAYOUT - ALL ELEVATIONS

ROOF FRAMING PLANS
S2.01 FLOOR FRAMING PLAN ELEVATION A
S2.02 FLOOR FRAMING PLAN ELEVATIONS B & C
S2.03 ROOF FRAMING PLAN ELEVATION A
S2.04 ROOF FRAMING PLAN ELEVATIONS B & C

BRACED/SHEAR WALL PLANS
S3.01 LOWER BRACED/ SHEAR WALL PLAN - ALL ELEVATIONS
S3.02 UPPER BRACED/ SHEAR WALL PLAN - ALL ELEVATIONS

STRUCTURAL DETAILS
SD.01 STRUCTURAL DETAILS
SD.02 STRUCTURAL DETAILS
SD.03 STRUCTURAL DETAILS
SD.04 STRUCTURAL DETAILS
SD.05 STRUCTURAL DETAILS
SD.06 STRUCTURAL DETAILS
SD.07 STRUCTURAL DETAILS


### VICINITY MAP:




### CODE INFORMATION
MUNICIPALITY - CLARK COUNTY, NEVADA

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 CLARK COUNTY BUILDING ADMINISTRATIVE CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)
2018 UNIFORM MECHANICAL CODE (UMC)
2018 UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 CCAC 22.02.235 CLACK COUNTY BUILDING ADMINISTRATIVE CODE

22-0339
06/16/2022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COVER SHEET

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PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1541
PLAN NAME
JUNIPER
SHEET NUMBER
C1.1


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## GENERAL ARCHITECTURAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS.

### DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCIES AND POTENTIAL CONFLICTS WITH THESE CONSTRUCTION DRAWINGS SHALL BE REPORTED TO FELTEN GROUP BEFORE PROCEEDING WITH CONSTRUCTION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.

### GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY, AND ENVIRONMENTAL LAWS, CODES AND ORDINANCES OF THE GOVERNING MUNICIPALITY, COUNTY AND STATE.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. ALL PRODUCTS LISTED BY ICC-ES ESR REPORT NUMBERS, OR SIMILAR TESTING REPORTS, SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC-ES-APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
5. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES.
6. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
7. THE STANDARD OF CARE FOR ALL PROFESSIONAL ARCHITECTURAL AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
8. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
9. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER. FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT, OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK
10. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
11. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE EITHER RESPONSIBLE OR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR WILL NOTIFY THE OWNER OF ANY SUSPECTED HAZARDOUS MATERIAL.
13. THE CONTRACTOR, BY PROCEEDING WITH CONSTRUCTION REPRESENTS THAT HE HAS REVIEWED THE CONSTRUCTION DRAWINGS, HAS HAD THE OPPORTUNITY TO VISIT THE SITE, HAS FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, LAWS, REGULATIONS AND SECURITY REQUIREMENTS UNDER WHICH WORK IS TO BE PERFORMED, AND THE SITE USES COORDINATED WITH THE BUILDER.
14. FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR EQUIPMENT OR COMPLETING THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST.
15. ALL ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED UNDER CONTRACT WITH BUILDER.
16. ALL MATERIALS USED IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE SPECIFIED BY BUILDER.

### GRADING AND DRAINAGE

1. REFER TO THE SITE-SPECIFIC PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION PROVIDED BY OTHERS (ENGINEERED GRADING AND DRAINAGE PLANS, ENGINEERED OFFSITE DEVELOPMENT PLANS, AND/OR ENGINEERED GEOTECHNICAL REPORT) FOR ADDITIONAL INFORMATION, RECOMMENDATIONS AND REQUIREMENTS NOT SHOWN ON THESE PLANS. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
2. IN THE ABSENCE OF PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION FOR THIS PROJECT, THE OWNER, BUILDER, CONTRACTOR AND TRADE CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SITE IMPROVEMENTS THAT PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND SITE AS REQUIRED BY CODE AND GOOD CONSTRUCTION PRACTICE. FAILURE TO PROVIDE PROPER DRAINAGE MAY AFFECT THE LONG TERM PERFORMANCE OF THE FOUNDATION SYSTEM, STRUCTURE AND SURROUNDING FLATWORK.
3. ALL NATURAL AND FINISHED GRADES, FINISHED PAD AND FLOOR HEIGHTS, SLOPES, DRAINAGE SWALES, ROOF GUTTER AND DOWNSPOUT COLLECTION SYSTEMS, UNDERGROUND UTILITIES AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
5. IN AREAS WHERE EXPANSIVE SOILS OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE NOT LESS THAN 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
6. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
7. CONCRETE AND MASONRY FOUNDATIONS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE.

### GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

### INTERIOR MATERIAL AND FINISHES

1. 1/2" GYPSUM BOARD THROUGHOUT, UNLESS NOTED OTHERWISE. USE 1/2" SAG-RESISTANT GYPSUM BOARD AT CEILING.
2. SHOWER DOOR/OPENING SHALL BE SHOWER ROD OR TEMPERED GLASS SHOWER ENCLOSURE/DOOR.
3. GLAZING IN WALLS, ENCLOSURES AND DOORS CONTAINING OR FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE DESIGNED TO COMPLY WITH THE TEST CRITERIA FOR CATEGORY II GLAZING IN ACCORDANCE WITH CPSC 16 CFR 1201. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION TO COMPLY WITH THIS IMPACT TEST STANDARD.
4. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
5. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF APPROVED MATERIAL AS FOLLOWS: GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-CEMENT BACKER BOARD, OR NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS. BACKER BOARDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. GENERAL CONTRACTOR SHALL COORDINATE BACKING FOR ALL ACCESSORIES (TOWEL BARS, TOWEL RINGS, TOILET PAPER HOLDERS, CLOTHES PEGS, ETC.) IN BATHROOMS, KITCHEN AND OTHER AREAS AS REQUIRED.
7. PROVIDE BACKING FOR CURTAIN RODS AS REQUIRED.
8. GYPSUM BOARD CEILINGS AT KITCHEN AND BATHS SHALL BE TAPED, TEXTURED AND PAINTED SEMI-GLOSS. ALL OTHER GYPSUM BOARD CEILINGS SHALL BE TAPED, TEXTURED AND PAINTED FLAT UNLESS NOTED OTHERWISE.
9. ALL INTERIOR DOORS AND TRIM SHALL BE PAINTED GLOSS UNLESS NOTED OTHERWISE.
10. ALL FINISHES SHALL BE SELECTED BY BUILDER, AND ALL FLOORS, WALLS, CEILINGS, WOODWORK, ETC. SHALL BE PREPARED APPROPRIATELY TO RECEIVE THEIR RESPECTIVE FINISHES.
11. ALL DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR, UNLESS NOTED OTHERWISE. SLIDING GLASS DOORS SHALL HAVE TEMPERED GLASS.
12. FURNISH ALL FINISH HARDWARE NECESSARY FOR SMOOTH OPERATION OF DOORS. INCLUDE ALL REQUIRED DOOR STOPS, THRESHOLDS, WEATHER STRIPPING, FLUSH BOLTS, ETC. CONSULT WITH THE OWNER AS TO THE FUNCTION OF EACH DOOR IN ORDER TO DETERMINE APPROPRIATE HARDWARE.
13. ALL FINISH HARDWARE SHALL BE SELECTED BY BUILDER.

### METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE PROTECTION WITH SUFFICIENT CLEAR AREAS TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY.
4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

### THERMAL AND MOISTURE PROTECTION

1. CONTRACTOR SHALL PROVIDE ALL FLASHINGS, SEALANTS, WEATHER STRIPPING AND OTHER NECESSARY MATERIALS TO ENSURE THE FINISHED BUILDING WILL BE WEATHER TIGHT. CAULK AROUND ALL DOORS, WINDOWS, AND OTHER OPENINGS OR JOINTS WITH A SILICONE BASE SEALANT, LEAVE ADJACENT SURFACES CLEAN AND PROVIDE BACKING WHERE REQUIRED.
2. PROVIDE CAULKING AT ALL STUCCO PENETRATIONS BY STUCCO CONTRACTOR.
3. SLOPE SILLS TO DRAIN AWAY FROM WINDOWS.
4. SLOPE EXPOSED TOP OF PARAPETS AND WALLS TO DRAIN WATER.
5. WATERPROOF ALL SILLS AND PARAPETS. AT C.M.U., USE WATERPROOF COATING PRIOR TO INSTALLING FINISH. AT WOOD FRAMING, COVER WITH ASTM TYPE 30 FELT OR BITUTHENE MEMBRANE PRIOR TO INSTALLING FINISH (DO NOT PENETRATE TOP SURFACE AND ATTACH AT SIDES).
6. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

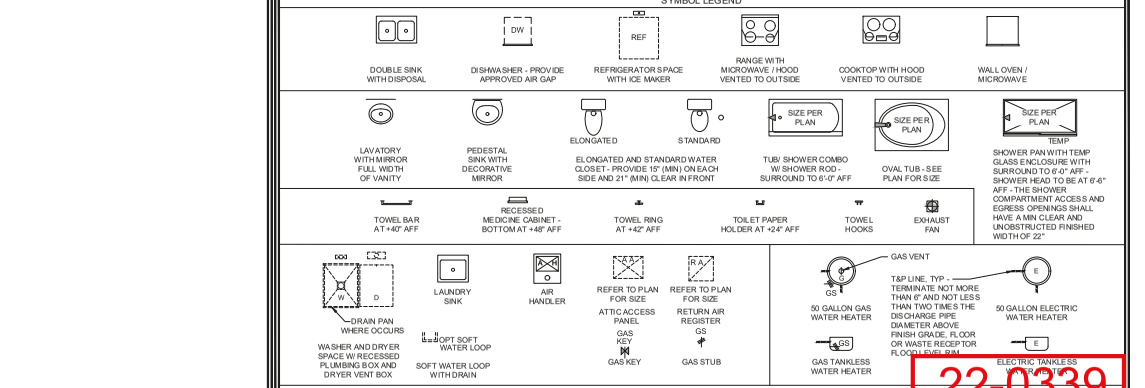
### SUBTERRANEAN TERMITE PROTECTION

1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

## ABBREVIATIONS

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| AA | ATTIC ACCESS | CU | COPPER | HR | HOUR | PLF | PER LINEAR FOOT | V | VOLT(S) |
| AB | ANCHOR BOLT | CW | COLD WATER | HS | HARD SURFACE | PLMB | PLUMBING | VCT | VINYL COMPOSITION TILE |
| ABS | ACRYLONITRILE BUTADIENE STYRENE (PIPING) | D | DRYER | HT (HGT) | HEIGHT | PLWD | PLYWOOD | VERT | VERTICAL |
| | | DBL | DOUBLE | HVAC | HEATING / VENTING / AIR CONDITIONING | PNL | PANEL | VEST | VESTIBULE |
| ABV | ABOVE | DET | DETAIL(S) | | | PR | PAIR | VIF | VERIFY IN FIELD |
| AC (A/C) | AIR CONDITIONING | DIA | DIAMETER | HYD | HYDRANT | PREFAB | PREFABRICATED | VP | VINYL PLANK |
| ADJ | ADJUSTABLE | DIAG | DIAGONAL | IBC | INTERNATIONAL BUILDING CODE | PRTL | PARTIAL | VS | VERSUS |
| AFCI | ARC-FAULT CIRCUIT-INTERRUPTER | DIF | DIFFUSER | | | PSF | POUNDS PER SQUARE FOOT | VTR | VENT THROUGH ROOF |
| AFF | ABOVE FINISHED FLOOR | DIM | DIMENSION | IECC | INTERNATIONAL ENERGY CONSERVATION CODE | PSI | POUNDS PER SQUARE INCH | W | WASHER |
| AH | AIR HANDLER | DISP | DISPENSER | | | PT | POST-TENSIONED | W/ (w/) | WITH |
| AIS | ASPHALT- IMPREGNATED SHEATHING | DISP | DISPOSAL | IEC | INTERNATIONAL MECHANICAL CODE | PT | PRESSURE-TREATED | WC (WC) | WATER CLOSET |
| | | DIV | DIVISION | | | PVC | POLYVINYL CHLORIDE (PIPING) | WD | WOOD |
| AL | ALUMINUM | DN | DOWN | IC | INSULATED CONTACT | PWDR | POWDER | W/D | WASHER / DRYER |
| ALT | ALTERNATE | DR | DOOR | ILU | IN LIEU OF | R | RISER | W&D | WASHER AND DRYER |
| AMP(S) | AMPERE(S) | DS | DOWNSPOUT | IN | INCH | RA | RETURN AIR | WDW | WINDOW |
| ARCH | ARCHITECTURAL | DTL | DETAIL(S) | INCL | INCLUDE (ED) (ING) | RAD (R) | RADIUS | WH | WATER HEATER |
| ASME | ASME INTERNATIONAL | DW | DISHWASHER | INSUL | INSULATE OR INSULATION | RAG | RETURN AIR GRILL | w/g | WITH GROUND |
| ASPH | ASPHALT | DWG | DRAWING | INT | INTERIOR | RECP | RECEPTACLE | WI | WROUGHT IRON |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | DWR | DRAWER | IPC | INTERNATIONAL PLUMBING CODE | REF | REFERENCE | WIC | WALK-IN CLOSET |
| | | EA | EACH | | | REF | REFRIGERATOR | WIN | WINDOW |
| ASSE | ASSE INTERNATIONAL | ELEC | ELECTRIC (AL) | IRC | INTERNATIONAL RESIDENTIAL CODE | REINF | REINFORCE (D) (ING) | W/O (w/o) | WITHOUT |
| AUTO | AUTOMATIC | ELEV | ELEVATION | | | REQ | REQUIRE (D) | WO | WALKOUT |
| AWG | AMERICAN WIRE GUAGE | EQ | EQUAL | KIT | KITCHEN | REV | REVISION (S) | WP | WATERPROOF (ING) |
| BA | BATH | EQUIP | EQUIPMENT | LAM | LAMINATE | RF | ROUGH FRAMED | WRB | WATER-RESISTIVE BARRIER |
| BD | BOARD | EXPD | EXPANDED | LAUN | LAUNDRY | RJ | ROOF JOIST | WRGA | WATER RESISTANT GYPSUM BOARD |
| BDRM | BEDROOM | EXH | EXHAUST | LAV | LAVATORY | RM | ROOM | | |
| BET | BETWEEN | EXIST | EXISTING | LB | POUND | RO | ROUGH OPENING | XO | SLIDING WINDOW |
| BF | BI-FOLD | EXT | EXTERIOR | LF | LINEAL FEET | RS | ROUGH SAWN | XOX | SLIDING-FIX-SLIDING WINDOW |
| BL | BUILDING LINE | FAU | FORCED AIR UNIT | LIN | LINEN | R/S | ROD AND SHELF | | |
| BLDG | BUILDING | FB | FLOOR BREAK | LT | LIGHT | SC | SOLID CORE | | |
| BLK | BLOCK | FD | FLOOR DRAIN | LTG | LIGHTING | SCH | SCHEDULE | | |
| BLKG | BLOCKING | FF | FACE FRAME | LVR | LOUVER | SD | SMOKE DETECTOR | | |
| BM | BEAM | FF | FINISH FLOOR | MAS | MASONRY | SF | SQUARE FEET | | |
| BO | BOTTOM OF | FF HB | FROST-FREE HOSE BIBB | MATL | MATERIAL | SGD | SLIDING GLASS DOOR | | |
| BOT | BOTTOM | FG | FINISH GRADE | MAX | MAXIMUM | SGL | SINGLE | | |
| BP | BY-PASS | FIN | FINISH | MB | MACHINE BOLT | SH | SINGLE-HUNG | | |
| BRG | BEARING | FJ | FLOOR JOIST | M BA | MASTER BATH | SH | SHELF OR SHELVING | | |
| BSMT | BASEMENT | FLR | FLOOR | M BD | MASTER BEDROOM | SHGC | SOLAR HEAT GAIN COEFFICIENT | | |
| BTU | BRITISH THERMAL UNITS | FLUOR | FLUORESCENT | M BDRM | MASTER BEDROOM | | | | |
| C | COLD | FND | FOUNDATION | MC | MEDICINE CABINET | SHT | SHEET | | |
| CAB | CABINET(S) | FR | FRENCH | MECH | MECHANIC (AL) | SHTG | SHEATHING | | |
| CB | CIRCUIT BREAKER | FOS | FACE OF STUD | MED | MEDIUM | SHWR | SHOWER | | |
| CEM | CEMENT | FS | FREE STANDING | MEMB | MEMBRANE | SIM | SIMILAR | | |
| CER | CERAMIC | FT | FOOT OR FEET | MFR | MANUFACTURE (R) | SOV | SHUT OFF VALVE | | |
| CF | CUBIC FEET | FTG | FOOTING | MIN | MINIMUM | SPEC | SPECIFICATION | | |
| CFH | CUBIC FEET PER HOUR | FURR | FURRED (ING) | MIR | MIRROR | SQ | SQUARE | | |
| CIR | CIRCLE | FUT | FUTURE | MISC | MISCELLANEOUS | SS | STAINLESS STEEL | | |
| CJ | CEILING JOIST | G | GAS | MLD | MOLDING | STD | STANDARD | | |
| CJT | CONTROL JOINT | GA | GAUGE OR GAGE | MPE | MECHANICAL, PLUMBING, ELECTRICAL | STL | STEEL | | |
| CL | CENTER LINE | GAL | GALLON | | | STOR | STORAGE | | |
| CLG | CEILING | GALV | GALVANIZED | MO | MASONRY OPENING | STRUCT | STRUCTURAL | | |
| CLG HT | CEILING HEIGHT | GAN | GENERAL ARCHITECTURAL NOTES | MPE | MECHANICAL, PLUMBING AND ELECTRICAL | SYS | SYSTEM | | |
| CLKG | CAULKING | | | | | T | TREAD | | |
| CLO | CLOSET | GC | GENERAL CONTRACTOR | MW | MICROWAVE | TBD | TO BE DETERMINED | | |
| CLR | CLEAR (ANCE) | GEN | GENERAL ELECTRICAL NOTES | NEC | NATIONAL ELECTRICAL CODE | T BM | TOP OF BEAM | | |
| CM | CONSTRUCTION MANAGER | GFCI | GROUND-FAULT CIRCUIT-INTERRUPTER | NO | NUMBER | TEL | TELEPHONE | | |
| CMU | CONCRETE MASONRY UNIT | | | NTS | NOT TO SCALE | TEMP | TEMPERED | | |
| CNTR | COUNTER | GI | GALVANIZED IRON | O/ (o/) | OVER | T&G | TONGUE AND GROOVE | | |
| CNTRTP | COUNTERTOP | GL | GLASS OR GLAZING | OA | OVERALL | THRES | THRESHOLD | | |
| CO | CLEAN OUT | GL BLK | GLASS BLOCK | OBS | OBSCURE | TOM | TOP OF MASONRY | | |
| COL | COLUMN | GRDN | GARDEN | OC | ON CENTER | TOP | TOP OF PARAPET | | |
| COMB | COMBUSTION | GS | GAS STUB | OFF | OFFICE | TOP | TOP OF PLATE | | |
| CONC | CONCRETE | GSN | GENERAL STRUCTURAL NOTES | OH | OVERHEAD CABINET | TOS | TOP OF SLAB | | |
| CONST | CONSTRUCTION | GYP | GYPSUM | OHD | OVERHEAD DOOR | NOT | TOTAL | | |
| CONT | CONTINUOUS OR CONTINUE | GYP BD | GYPSUM BOARD | OHGD | OVERHEAD GARAGE DOOR | TOW | TOP OF WALL | | |
| CORR | CORRIDOR | H | HOT | OPG | OPENING | T PL | TOP PLATE | | |
| CPT | CARPET | HB | HOSE BIBB | OPT | OPTION OR OPTIONAL | T&P LINE | TEMPERATURE AND PRESSURE LINE | | |
| CPVC | CHLORINATED POLYVINYL CHLORIDE | HC | HOLLOW CORE | OSB | ORIENTED STRAND BOARD | TV | TELEVISION | | |
| | | HD | HEAD | PAN | PANTRY | TYP | TYPICAL | | |
| CSMT | CASEMENT | HD | HOOD | P BD | PARTICLE BOARD | UL | UNDERWRITERS LABORATORIES | | |
| CT | CERAMIC TILE | HDR | HEADER | PH | PAPER HOLDER | | | | |
| CTR | CENTER | HDW | HARDWARE | PKT | POCKET | UNFIN | UNFINISHED | | |
| CTR | COUNTER | HM | HOLLOW METAL | PL | PLATE | UNO | UNLESS NOTED OTHERWISE | | |
| CRWL | CRAWL OR CRAWL SPACE | HORIZ | HORIZONTAL | PL | PROPERTY LINE | UPC | UNIFORM PLUMBING CODE | | |

## SYMBOL LEGEND




IRC STANDARD - AZTX

22-0339
06/16/2022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GENERAL ARCHITECTURAL NOTES


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367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA


PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1541
PLAN NAME
JUNIPER
SHEET NUMBER
GAN1.1


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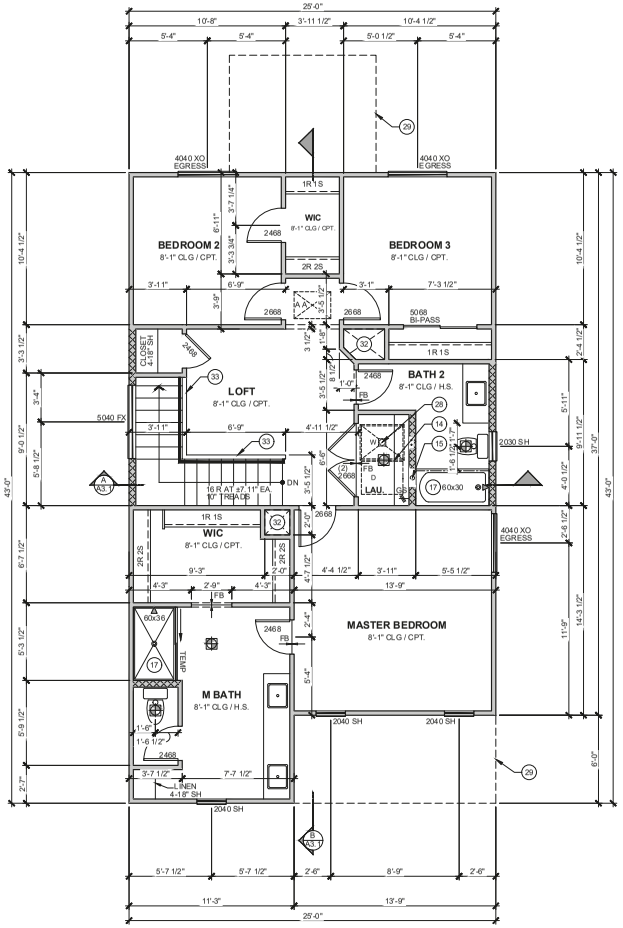
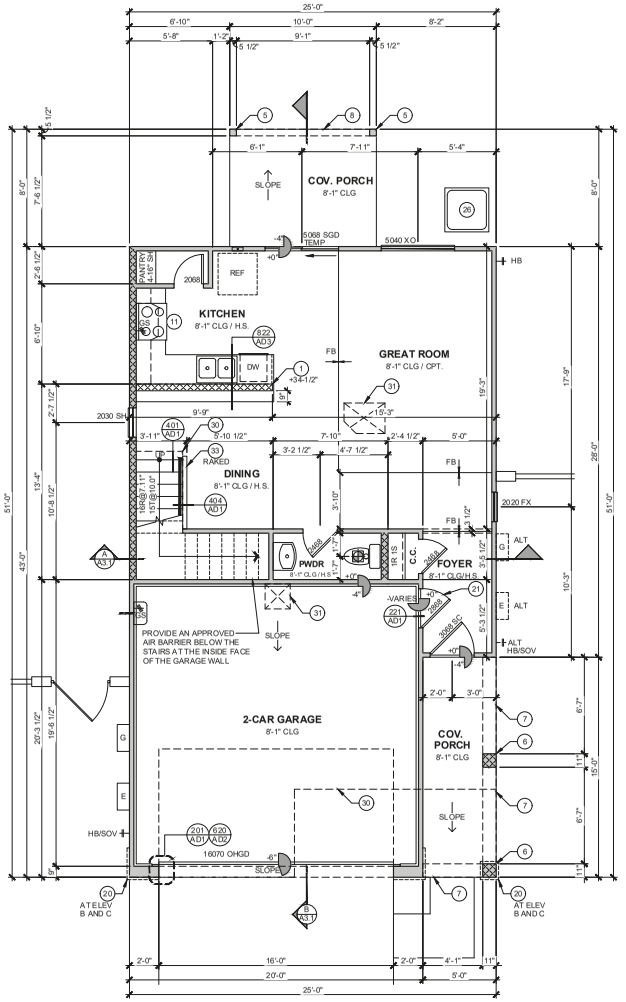
IRC STANDARD




SECOND FLOOR
ELEVATION A 1/4" = 1'-0"




FLOOR PLAN
ELEVATION A 1/4" = 1'-0"

## WALL LEGEND

- 2x4 (3 1/2") WALL
- 2x4 (3 1/2") PARTIAL HEIGHT WALL
- 2x4 (3 1/2") WALL BELOW
- 2x6 (5 1/2") WALL
- 2x6 (5 1/2") PARTIAL HEIGHT WALL
- 2x6 (5 1/2") WALL BELOW
- FLAT SOFFIT (TYP. INTERIOR WALL)
  1. 8'-1" CLG - SOFFIT AT 7'-6" U.N.O.
  2. FOR EXTERIOR SOFFIT HEIGHT REFER TO ELEVATIONS
- SOFFIT
- FLOOR MATERIAL CHANGE
- DOOR - REFER TO PLAN

## FLOOR PLAN KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. LOW WALL - HEIGHT AS NOTED
2. NOT USED
3. CEILING CHANGE
4. NOT USED
5. STUCCO WRAPPED POST
6. FRAMED STUCCO COLUMN
7. FRAMED STUCCO SOFFIT
8. STUCCO WRAPPED BEAM
9. FULL-DEPTH OVERHEAD CABINET
10. UNDER-SLAB CONDUIT
11. 30" RANGE WITH MICROWAVE/HOOD VENTED TO OUTSIDE
12. NOT USED
13. NOT USED
14. STANDARD SHELF OR OPT. OVERHEAD CABINET - VERIFY WITH BUILDER SPECIFICATIONS
15. 4" DRYER VENT TO OUTSIDE TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS - SEE DETAIL 801/AD2
16. NOT USED
17. PROVIDE SHOWER / TUB 2x BACKING - SEE DETAIL 808/AD3
18. STRUCTURED WIRING PANEL
19. EXTERIOR SILL OR POT SHELF - SLOPE TO DRAIN
20. VENEER - SEE EXTERIOR ELEVATIONS
21. SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE - DOOR TO BE TIGHT FITTING WITH GASKETS AND SWEEP
26. A/C CONDENSER AND PAD - VERIFY LOCATION WITH BUILDER
27. LOW WALL WITH MDF CAP - HEIGHT AS NOTED
28. WASHER PAN WITH DRAIN - WASHER TO ALWAYS BE LEFT OF DRYER
29. WALL OR FLOOR BELOW
30. WALL OR FLOOR ABOVE
31. CHASE ABOVE
32. CHASE BELOW
33. GUARDRAIL - MIN. +4'-2" ABOVE FINISH FLOOR, DECK OR STAIR NOSING

## FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO ROUGH-FRAMED FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS.
2. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
3. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
4. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
5. WINDOW SUPPLIER TO VERIFY THAT ALL WINDOWS IDENTIFIED AS "E GRESS" PROVIDE MINIMUM NET CLEAR OPENING AREA, HEIGHT AND WIDTH, AND WINDOW CONTROL OPENING DEVICES REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
6. SEE EXTERIOR ELEVATIONS FOR VERTICAL HEIGHTS.
7. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR- RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
8. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. -GARAGE BENEATH HABITABLE ROOM SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
9. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
10. FIRE / DRAFTSTOP BLOCK ALL VERTICAL AND HORIZONTAL VOID SPACES AS REQUIRED BY BUILDING CODE.
11. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.
12. DASHED LINE REPRESENTS SOFFIT.
13. MANUFACTURES INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE I.C.C. RESEARCH REPORT WILL BE MADE AVAILABLE TO THE INSPECTOR ON A 0" CLEARANCE FIREPLACE INSTALLATION.
14. CABINET LAYOUTS ARE SHOWN CONCEPTUALLY. SUB-CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL CONFIGURATION AND APPROVAL BY BUILDER. ALL M.P.E. TRADES TO COORDINATE LOCATIONS W/ APPROVED CABINET SHOP DRAWINGS.
15. FINAL CONSTRUCTION, CONFIGURATION, AND LOCATION OF SHELVING TO BE DETERMINED BY BUILDER - SEE DETAIL 810/AD3 FOR CLOTHES CLOSET SHELVING; SEE DETAIL 812/AD3 FOR LINEN / PANTRY SHELVING
16. ATTIC ACCESS 22"x30" - SEE DETAIL 805/AD2 AND 806/AD3.
17. PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
18. PROVIDE FROSTFREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
19. ELECTRICAL METER - SEE DETAIL 303/AD1.
20. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
21. DECO DRAINS AND OTHER NECESSARY MEANS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE FOR LANDSCAPE AREAS WHERE DRAINAGE COULD BE TRAPPED BY SIDEWALKS, DRIVEWAYS, OTHER FLATWORK, SITE WALLS, AND SIMILAR OBSTRUCTIONS.

22-0339
06/16/2022

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LGI HOMES

FLOOR PLAN
ALL ELEVATIONS

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367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA

DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
A1.1

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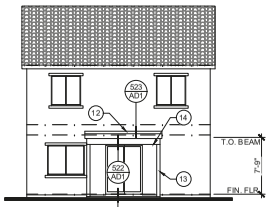
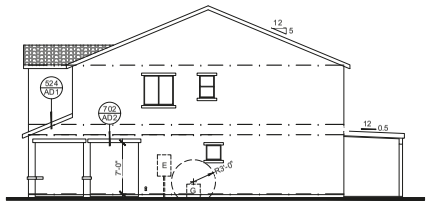
| A ROOF VENTILATION CALCULATIONS | | | | 1/300 |
|---|---|---|---|---|
| TOTAL ROOF AREA = | 992.50 SQ. FT. | VENTING REQUIRED = | 476.40 SQ. IN. | |
| UPPER VENTING PROVIDED | 2 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 195.00 SQ. IN. | |
| | | UPPER TOTAL = | 195.00 SQ. IN. | 40% |
| LOWER VENTING PROVIDED | 3 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 292.50 SQ. IN. | |
| | | LOWER TOTAL = | 292.50 SQ. IN. | 60% |
| | | TOTAL VENTING PROVIDED = | 487.50 SQ. IN. | |

| B ROOF VENTILATION CALCULATIONS | | | 1/150 |
|---|---|---|---|
| TOTAL ROOF AREA = | 82.50 SQ. FT. | VENTING REQUIRED = | 79.20 SQ. IN. |
| VENTING PROVIDED | 1 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 97.50 SQ. IN. |
| | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. |

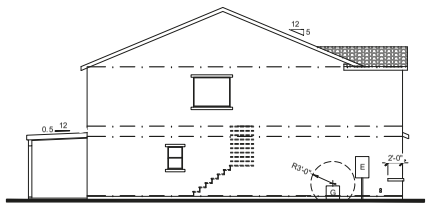
| C ROOF VENTILATION CALCULATIONS | | | 1/150 |
|---|---|---|---|
| TOTAL ROOF AREA = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | 80.00 SQ. IN. |
| | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |



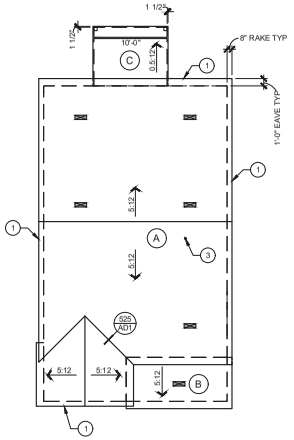

REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



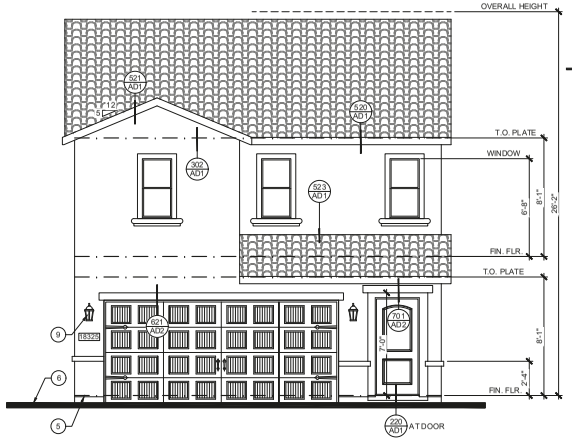

RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



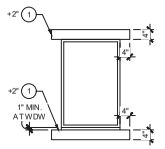

LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



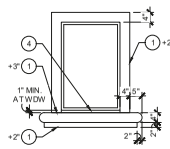

ROOF PLAN
ELEVATION A 1/8" = 1'-0"



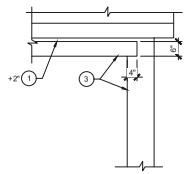

FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"



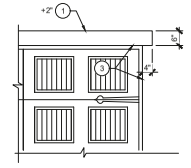

TYP WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO




WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT PORCH




STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT GARAGE

## MATERIAL LEGEND

TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL

'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL

FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL

ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

### FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

## EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2 FOR VALLEY FLASHING.
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF [illegible] NATURAL AND IMPROVED SURFACE SLOPES AND FLOOR HEIGHTS. [illegible] DRAINAGE SWALES AND UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.


22530
09/16/2022


A ROOF AREA

LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)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# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION A

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DATE: 00/00/00

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25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

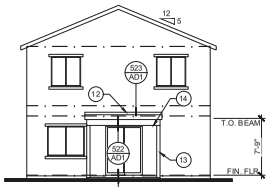
SHEET NUMBER
A2.1


tools.tsujito Apr 19, 2020 - 3:51pm Z:\A_MLO\ Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-05-1-Exterior Elevs.dwg

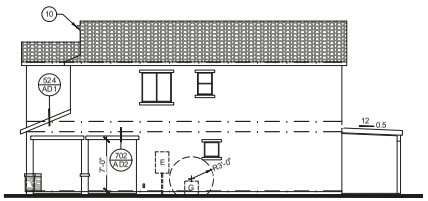
| Ⓐ ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 992.50 SQ. FT. | VENTING REQUIRED = | 476.40 SQ. IN. | |
| UPPER VENTING PROVIDED | 2 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 195.00 SQ. IN. | |
| | | | UPPER TOTAL = | 195.00 SQ. IN. | 40% |
| LOWER VENTING PROVIDED | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 292.50 SQ. IN. | |
| | | | LOWER TOTAL = | 292.50 SQ. IN. | 60% |
| | | | TOTAL VENTING PROVIDED = | 487.50 SQ. IN. | |

| Ⓑ ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 82.50 SQ. FT. | VENTING REQUIRED = | 79.20 SQ. IN. |
| VENTING PROVIDED | 1 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 97.50 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. |

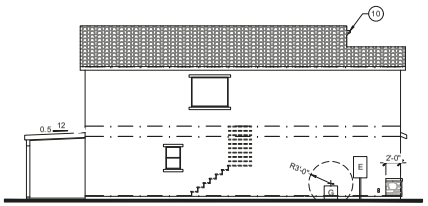
| Ⓒ ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | | 80.00 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |



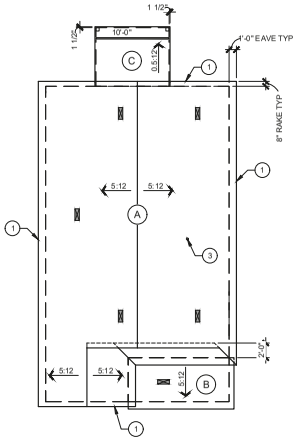

REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



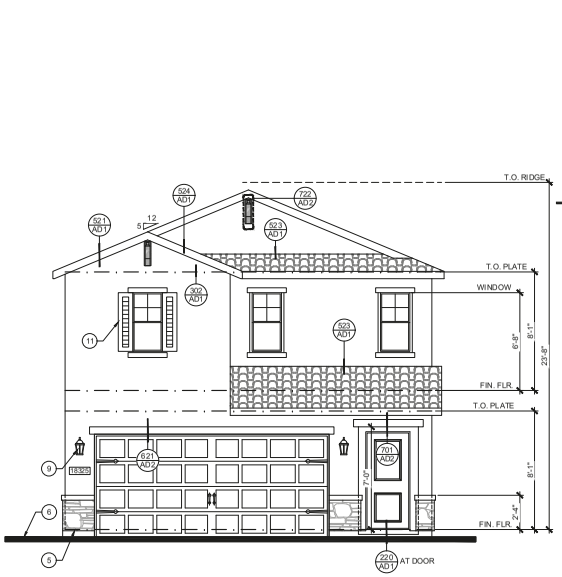

RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



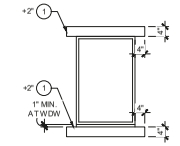

LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



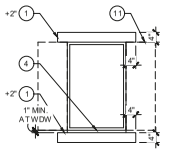

ROOF PLAN
ELEVATION B 1/8" = 1'-0"



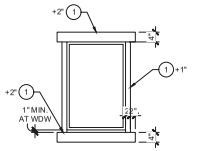

FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"



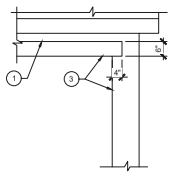

TYP WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



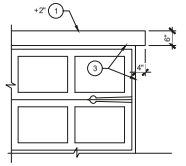

WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW




WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT COVERED PATIO




STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT GARAGE

MATERIAL LEGEND

TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL

'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL

FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL

ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

Ⓔ EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

Ⓚ KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2FOR VALLEY FLASHING
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF ADEQUATE NATURAL AND FINISH GRADE SLOPES. SHEET GRADING, FLOOR HEIGHTS, DRAINAGE SWALES, RETAINING WALLS, UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.


22530
08/16/2022


A ROOF AREA

6:0" LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)


THESE PLANS AND DESIGNS ARE THE PROPERTY OF FELTEN GROUP AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FELTEN GROUP. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. FELTEN GROUP MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION ON THE JOB SITE AND FELTEN GROUP WILL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION METHODS OR PROCEDURES.



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SUITE 118
SCOTTSDALE, AZ 85258
PHONE (602) 451-6183

LGI HOMES


# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION B


MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA


PROJECT MANAGER:
MARK DIANA

DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
A2.2


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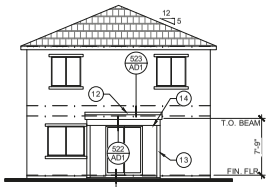
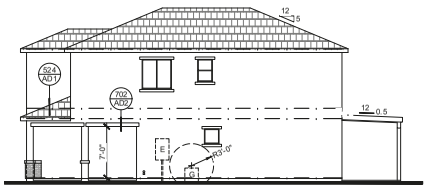
| Ⓐ ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 992.50 SQ. FT. | VENTING REQUIRED = | 476.40 SQ. IN. | |
| UPPER VENTING PROVIDED | 2 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 195.00 SQ. IN. | |
| | | | UPPER TOTAL = | 195.00 SQ. IN. | 40% |
| LOWER VENTING PROVIDED | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 292.50 SQ. IN. | |
| | | | LOWER TOTAL = | 292.50 SQ. IN. | 60% |
| | | | TOTAL VENTING PROVIDED = | 487.50 SQ. IN. | |

| Ⓑ ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 82.50 SQ. FT. | VENTING REQUIRED = | 79.20 SQ. IN. |
| VENTING PROVIDED | 1 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 97.50 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. |

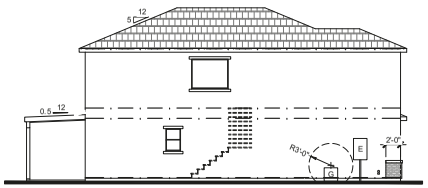
| Ⓒ ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | | 80.00 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |




REAR ELEVATION
ELEVATION C 1/8" = 1'-0"




RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"




LEFT ELEVATION
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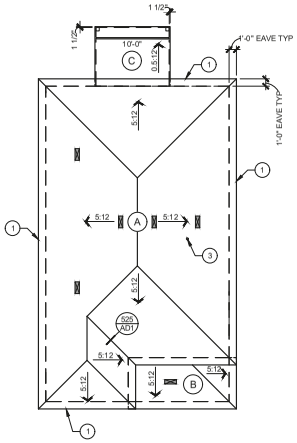
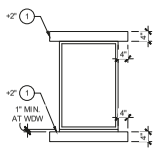
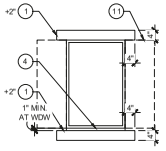


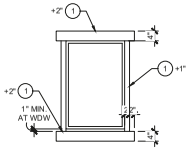

ROOF PLAN
ELEVATION C 1/8" = 1'-0"




TYP WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO




WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW

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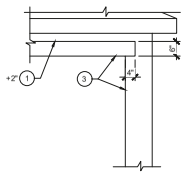
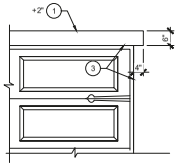



STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT PORCH




STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT GARAGE

FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"

MATERIAL LEGEND

TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL

'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL

FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL

ADHERED STONE VENEER - EL DORADO STONE (DJJ TER No. 1312-01), OR EQUAL

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FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

Ⓔ EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
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13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 8'-1" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDERS SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEMS REQUIREMENTS.
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Ⓚ KEYED ROOF PLAN NOTES

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1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2FOR VALLEY FLASHING
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE INSTALLED AND MAINTAINED AS REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND FINISH GRADE SLOPES. SWALES AND FLOOR HEIGHTS AND TERRAIN/DRAINAGE SWALES AROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.


22-530
06/16/2022


A ROOF AREA

6:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

6'-0" LOUVERED GABLE END VENT (TRIANGULAR)

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)


THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH THEY HAVE BEEN PREPARED, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. © COPYRIGHT 2022 FELTEN GROUP



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EXTERIOR ELEVATION / ROOF PLANS
ELEVATION C


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367-RD
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STATE OF NEVADA


PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
A2.3


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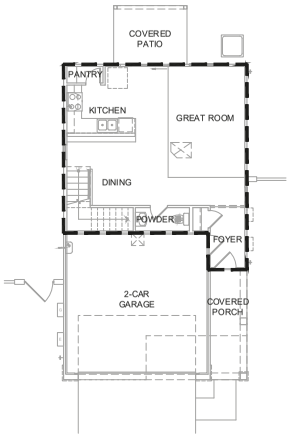
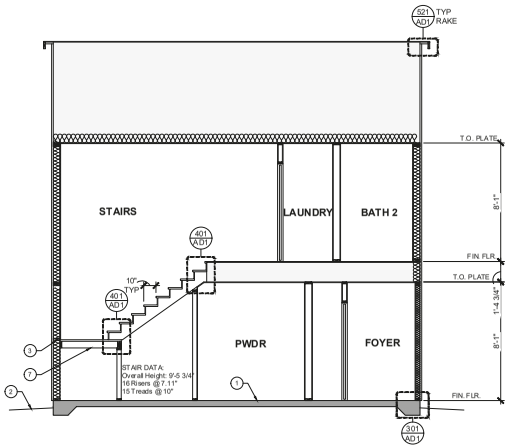
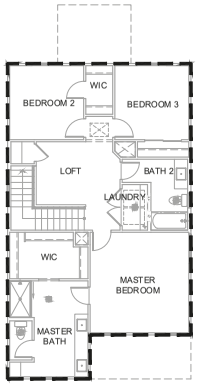


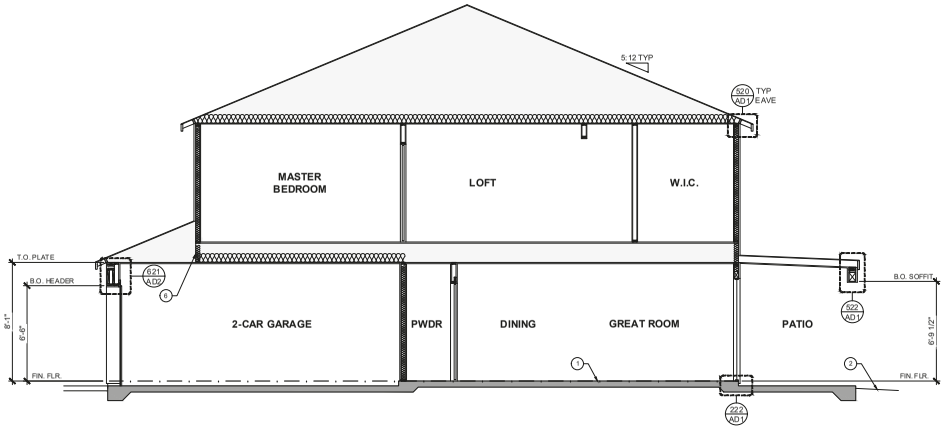

FIRST FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




BUILDING SECTION A
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)




SECOND FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




BUILDING SECTION B
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)

## SECTION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOUNDATION SYSTEM OVER TERMITE-TREATED SOIL PER STRUCTURAL
2. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
3. 2x FIREBLOCKING
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED BELOW SLOPED STUCCO SURFACE - SLOPE TO DRAIN
5. ROOF CRICKET
6. APPROVED INSULATION AIR BARRIER
7. DROPPED CEILING / SOFFIT - PROVIDE FIREBLOCKING FOR CONCEALED SPACE

## SECTION GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR ALL EXTERIOR FINISH MATERIALS.
2. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR-RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
6. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOM SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT.
7. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
8. ROOF UNDERLAYMENT - MUST COMPLY WITH ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS - FOR CLAY TILE, CONCRETE TILE, AND ASPHALT SHINGLE ROOFING, ROOF SLOPES LESS THAN 4:12 REQUIRE AT LEAST TWO LAYERS OF UNDERLAYMENT.

## FIREBLOCKING / DRAFTSTOPPING NOTES

1. FIREBLOCKING AND DRAFTSTOPS SHALL BE LOCATED AND INSTALLED PER CODE.
2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
3. FIREBLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
4. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
5. FIREBLOCKING SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
6. FIREBLOCKING SHALL BE PROVIDED AT OPENINGS OF CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS AT FLOOR/CEILING LEVELS AND AT ATTIC SPACES.
7. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
8. THE INTEGRITY OF ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE MAINTAINED.

## INSULATION / FENESTRATION SCHEDULE

| | |
|---|---|
| FENESTRATION U-FACTOR | 0.32 |
| GLAZED FENESTRATION SHGC | 0.25 |
| EXTERIOR 2x4 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| EXTERIOR 2x6 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| GARAGE / LIVABLE FRAMED WALLS: | |
| BATT INSULATION AT 2x4 WALLS | R-13 |
| BATT INSULATION AT 2x6 WALLS | R-19 |
| ATTICS: | |
| BLOWN CELLULOSE INSULATION | R-38 |
| FRAMED FLOORS: | |
| BATT INSULATION | R-19 |

NOTE: FENESTRATION VALUES AND INSULATION R-VALUES LISTED ABOVE MEET OR EXCEED CODE PRESCRIPTIVE VALUES. REPLACE WITH VALUES LISTED IN PERFORMANCE ENERGY REPORT AS APPLICABLE.

## ENERGY EFFICIENCY GENERAL NOTES

1. SEE ENERGY REPORT PROVIDED BY OTHERS FOR ENERGY CODE COMPLIANCE.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED ON THE BUILDING.
3. ACCESS DOORS FROM CONDITIONED SPACE TO [illegible] AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
4. CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE FILLED WITH INSULATION COMPLETELY FILLING THE CAVITY AND CONTACTING THE INSULATION HAVING THE THERMAL RESISTANCE OF THE ADJACENT WALL.
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

2020 CBC
06/16/2020

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# BUILDING SECTIONS
# BUILDING THERMAL ENVELOPE PLAN

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PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1541
PLAN NAME
JUNIPER
SHEET NUMBER
A3.1

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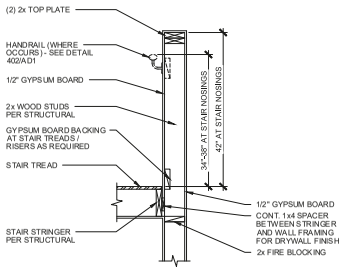
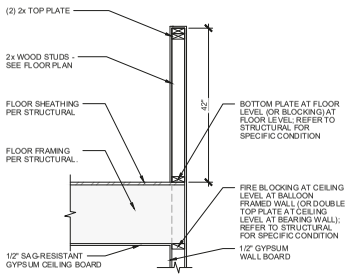
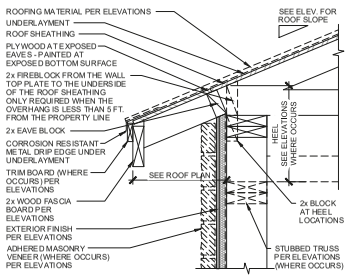


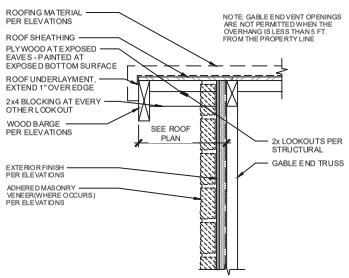

404 GUARDRAIL WALL AT STAIR
2x GUARDRAIL WALL / STAIR STRINGER
SCALE: 3/4" = 1'-0"
4001-004-404-11-AZ-STD




420 GUARDRAIL WALL AT FLOOR
FLOOR SYSTEM COMPONENTS
SCALE: 3/4" = 1'-0"
4303-013-406-11-AZ

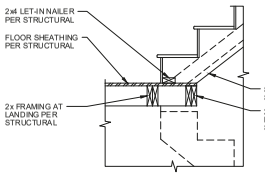



520 ROOF FASCIA BOARD
PLUMB CUT / 2x FASCIA / 1x TRIM
SCALE: 1-1/2" = 1'-0"
5101-007-5XX-11-AZ

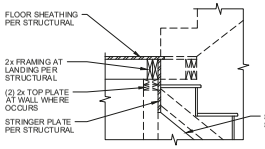



521 BARGE EXPOSED OVERHANG
2x WOOD BARGE / STUCCO / TILE
SCALE: 1-1/2" = 1'-0"
5102-007-5XX-11-AZ

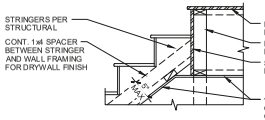
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



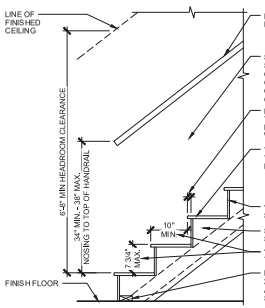

U-SHAPED STAIR LANDING - UP SIDE




U-SHAPED STAIR LANDING - DOWN SIDE



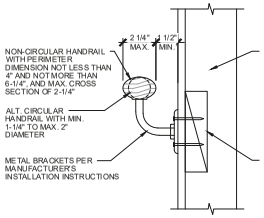

TOP OF STAIRS



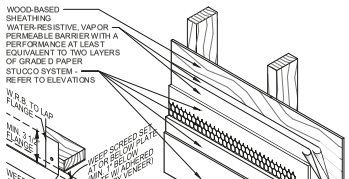

BOTTOM OF STAIRS / CLEARANCES

401 STAIRS
SCALE: 3/4" = 1'-0"
4001-001-401-13-AZ-STD

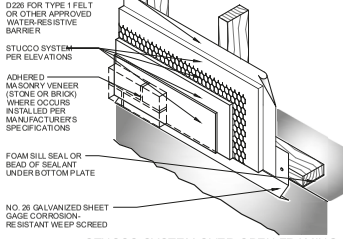
NOTES:
1. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE STAIR NOSING.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.




402 HANDRAIL DETAIL
SCALE: 3" = 1'-0"
4001-002-402-11-AZ-STD




320 POTSHELF AT WINDOW SILL
STUCCO SYSTEM / WINDOW SILL
SCALE: 1-1/2" = 1'-0"
3106-003-3XX-11-AZ




321 RECESSED SOFFIT AT WINDOW HEADER
GREATER THAN 6" RECESS / STUCCO
SCALE: 1-1/2" = 1'-0"
3106-010-3XX-11-AZ



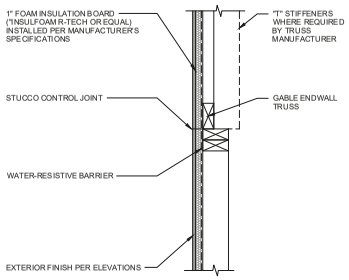

WEEP SCREED APPLICATION



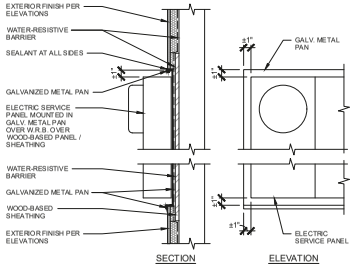

STUCCO SYSTEM OVER OPEN FRAMING

STUCCO SYSTEM OVER WOOD-BASED SHEATHING

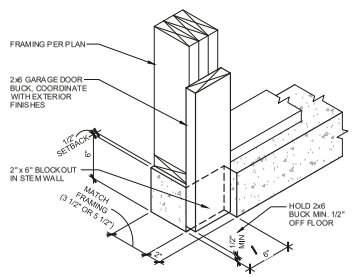
301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
3" = 1'-0"
3001-001-301-12-AZ-STD



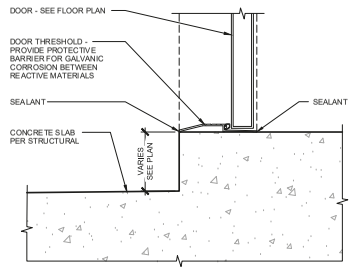

302 GABLE END TRUSS AT TOP PLATE
STUCCO SYSTEM / 2x FRAME WALL / GABLE ENDWALL TRUSS
SCALE: 1-1/2" = 1'-0"
3001-002-302-11-AZ-STD



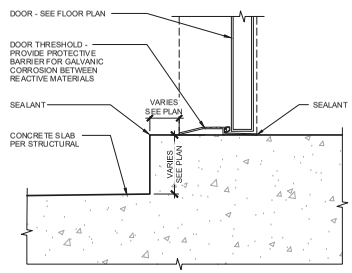

303 ELEC. PANEL AT WOOD FRAME WALL
STUCCO SYSTEM / ELECTRICAL PANEL
SCALE: 1-1/2" = 1'-0"
3001-003-303-11-AZ-STD



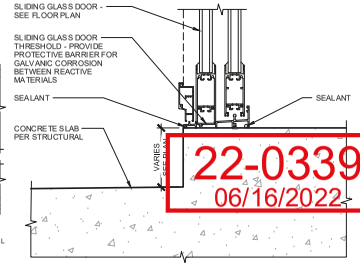

201 GARAGE DOOR BUCK AT SLAB
2x6 BUCK / CONCRETE STEM
3/4" = 1'-0"
2001-001-201-11-AZ-STD




220 DOOR THRESHOLD AT SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-001-2XX-11-AZ




221 DOOR THRESHOLD AT EXTENDED SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-004-2XX-11-AZ




222 S.G.D. THRESHOLD AT SLAB
SGD THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2102-001-2XX-11-AZ

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DATE: 00/00/00

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: AD1

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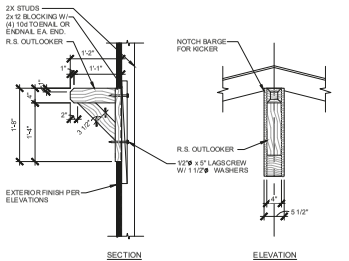
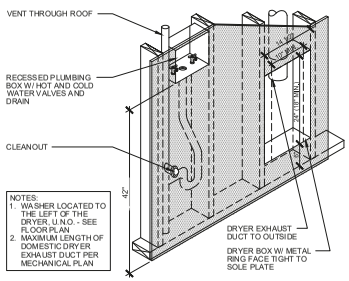



## 722 WOOD OUTLOOKER

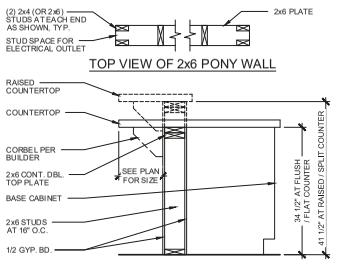
BRACKET \ STUCCO

SCALE: 3/4" = 1'-0"
7604-021-7-xx-11-AZ




## 801 WASHER AND DRYER

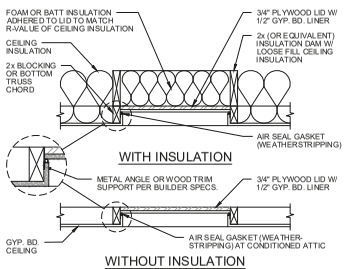
SCALE: 3/4" = 1'-0"
8206-002-8XX-11-AZ




TOP VIEW OF 2x6 PONY WALL

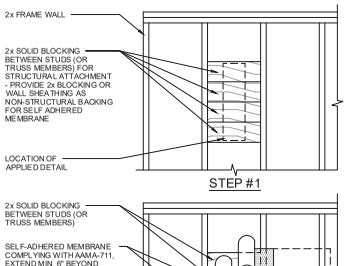
## 803 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"
8001-003-803-11-AZ-STD




## 805 ATTIC ACCESS

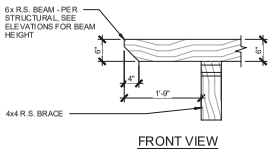
SCALE: 1" = 1'-0"
8001-005-805-11-AZ-STD



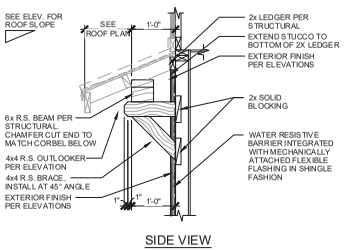

## 703 TYP. FLASHING AT APPLIED DETAIL

SCALE: 3/4" = 1'-0"
7001-003-703-12-AZ-STD

NOTE: PRE-INSTALL MECHANICALLY ATTACHED FLEXIBLE FLASHING BETWEEN OUTLOOKER / BLOCKING AND BRACE / BLOCKING. PRE-INSTALLED FLEXIBLE FLASHING SHALL BE 9" LARGER ON EACH SIDE. TOP AND BOTTOM TO ALLOW INTEGRATION WITH WRB INSTALLATION AT A LATER TIME




FRONT VIEW

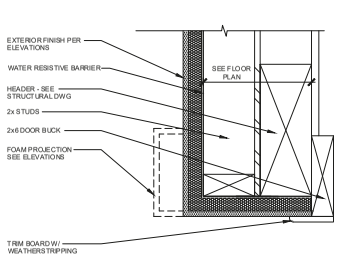



SIDE VIEW

## 721 BRACKET DETAIL

STUCCO

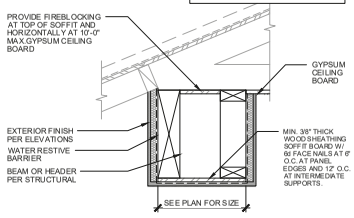
SCALE: 3/4" = 1'-0"
7604-015-7XX-12-AZ




## 621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

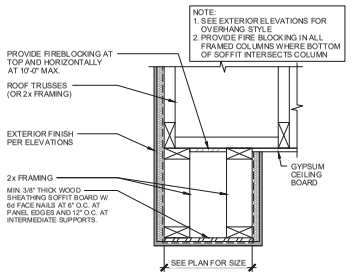
SCALE: 3" = 1'-0"
6103-064-6XX-11-AZ




## 701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

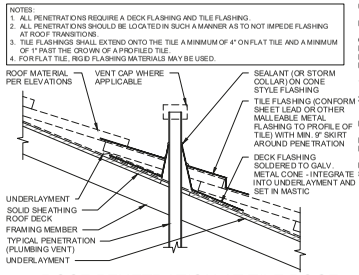
SCALE: 1-1/2" = 1'-0"
7001-001-701-11-AZ-STD




## 702 GABLE SOFFIT - PARALLEL

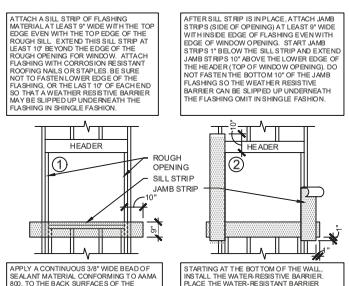
TRUSS ROOF FRAMING / STUCCO

SCALE: 1-1/2" = 1'-0"
7001-002-702-11-AZ-STD




## 527 ROOF PENETRATION AT TILE ROOF

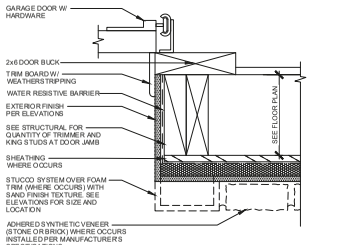
SCALE: 1-1/2" = 1'-0"
5401-007-5XX-11-AZ




## 601 TYP. WINDOW & S.G.D. FLASHING

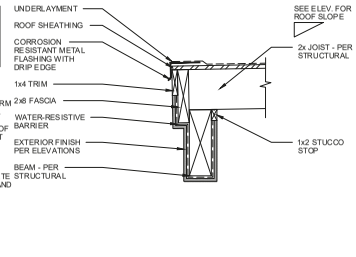
FLASHING WINDOWS WITH A MOUNTING FLANGE

SCALE: 3/4" = 1'-0"
6001-001-601-12-AZ-STD




## 620 GARAGE DOOR JAMB

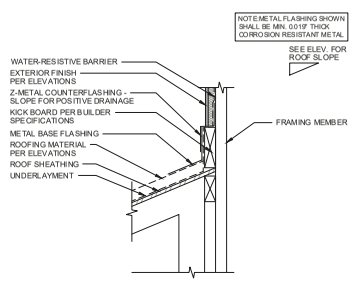
SCALE: 3" = 1'-0"
6103-001-6XX-11-AZ




## 522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

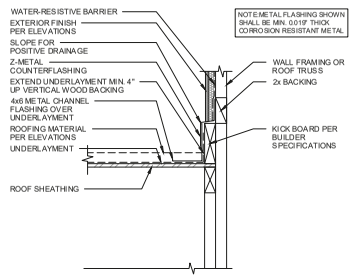
SCALE: 1-1/2" = 1'-0"
5201-005-5XX-11-AZ




## 523 HEAD WALL FLASHING

TILE / STUCCO

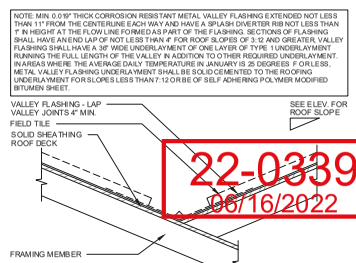
SCALE: 1-1/2" = 1'-0"
5401-001-5XX-11-AZ




## 524 SIDE WALL FLASHING

TILE / STUCCO

SCALE: 1-1/2" = 1'-0"
5401-003-5XX-11-AZ




## 525 VALLEY FLASHING AT TILE ROOF

TILE

SCALE: 1-1/2" = 1'-0"
5401-005-5XX-11-AZ

22-0339
06/16/2022

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PHONE (602) 619-1483
LGI HOMES

# ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: AD2

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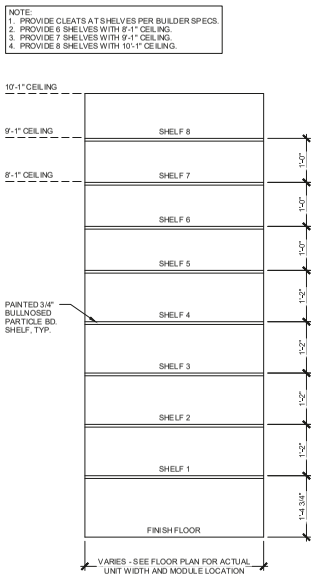
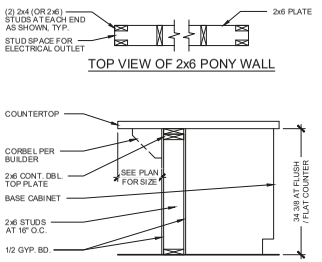


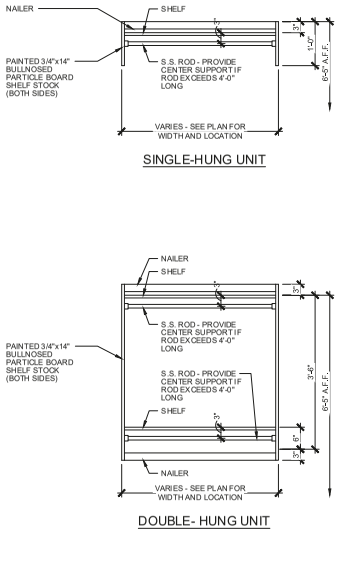

812 TYP. LINEN / PANTRY SHELVING

SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ



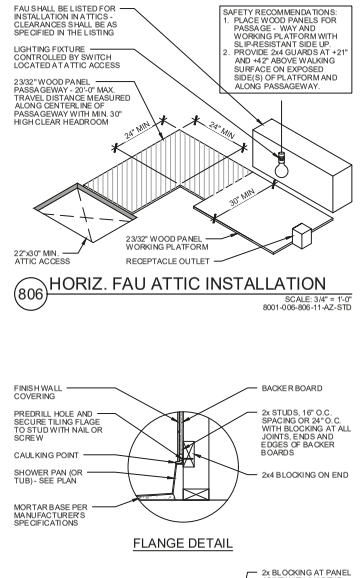

822 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"
8201-007-8XX-11-AZ




810 CLOSET SHELVING

SCALE: 3/4" = 1'-0"
8403-006-8XX-13-AZ

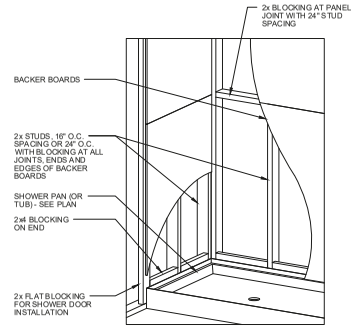



806 HORIZ. FAU ATTIC INSTALLATION

SCALE: 3/4" = 1'-0"
8001-006-806-11-AZ-STD




FLANGE DETAIL




808 TUB / SHOWER BLOCKING

SCALE: 1-1/2" = 1'-0"
8001-008-808-12-AZ-STD

22-0339
06/16/2022

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LGI HOMES

# ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
AD3

louis.truglio Apr 15, 2020 - 3:33pm Z:\LGI Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-15-Arch Details.dwg

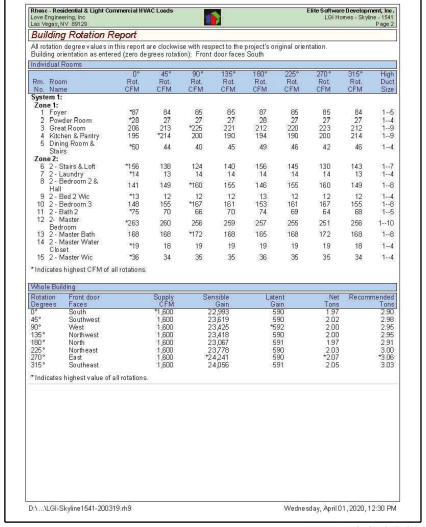
## MECHANICAL COMMENTS

IECC:
1. A PERMANENT IECC CERTIFICATE SHALL BE POSTED IN A CONSPICUOUS PLACE WITHIN THE ATTACHED GARAGE OR PER LOCAL BLDG DEPT. SPECS.

HVAC SYSTEM:
1. EQUIPMENT SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL J (DESIGNED FOR WORST CASE OPTIONS AND ORIENTATION)
2. DUCTS SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL D. (EQUAL FRICTION METHOD)
3. HEATING AND COOLING EQUIPMENT SELECTION HAS BEEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF ACCA MANUAL S MEETING THE SENSIBLE LOAD PER THE EXPANDED RANGE FROM THE OEM (ORIGINAL EQUIPMENT MANUFACTURERS).

ENERGY:
1. PROVIDE ALL 2018 IRC FIELD INSPECTIONS.
2. PROVIDE BLOWER DOOR TESTING PER IECC R402.4.1.2, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
3. PROVIDE DUCT TIGHTNESS TESTING PER IECC R403.3.3, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
   A. POST CONSTRUCTION TEST OR
   B. ROUGH-IN TEST
4. 2018 ECC SECTION R102.1.1 ALLOWS FOR COMPLIANCE TO ABOVE CODE PROGRAMS, IN-LIEU OF THE 2018 IECC IF APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL CHAPTER 4 IECC MANDATORY REQUIREMENTS SHALL BE MET.

2-9-2021
11:22:22


Rhvac - Residential & Light Commercial HVAC Loads
Love Engineering, Inc
Las Vegas, NV 89129
Elite Software Development, Inc.
LGI Homes - Skyline - 1541
Page 2

**Building Rotation Report**

All rotation degree values in this report are clockwise with respect to the project's original orientation.
Building orientation as entered (zero degrees rotation): Front door faces South

Individual Rooms

| Rm. No. | Room Name | 0° Rot. CFM | 45° Rot. CFM | 90° Rot. CFM | 135° Rot. CFM | 180° Rot. CFM | 225° Rot. CFM | 270° Rot. CFM | 315° Rot. CFM | High Duct Size |
|---|---|---|---|---|---|---|---|---|---|---|
| **System 1:** | | | | | | | | | | |
| **Zone 1:** | | | | | | | | | | |
| 1 | Foyer | *87 | 84 | 85 | 85 | 87 | 86 | 86 | 84 | 1--5 |
| 2 | Powder Room | *28 | 27 | 27 | 27 | 28 | 27 | 27 | 27 | 1--4 |
| 3 | Great Room | 206 | 213 | *225 | 221 | 212 | 220 | 223 | 212 | 1--9 |
| 4 | Kitchen & Pantry | 195 | *214 | 200 | 190 | 194 | 198 | 200 | 214 | 1--9 |
| 5 | Dining Room & Stairs | *50 | 44 | 40 | 45 | 49 | 46 | 42 | 46 | 1--4 |
| **Zone 2:** | | | | | | | | | | |
| 6 | 2 - Stairs & Loft | *156 | 138 | 124 | 140 | 156 | 145 | 130 | 143 | 1--7 |
| 7 | 2 - Laundry | *14 | 13 | 14 | 14 | 14 | 14 | 14 | 13 | 1--4 |
| 8 | 2 - Bedroom 2 & Hall | 141 | 149 | *160 | 155 | 146 | 155 | 160 | 149 | 1--8 |
| 9 | 2 - Bed 2 Wic | *13 | 12 | 12 | 12 | 13 | 12 | 12 | 12 | 1--4 |
| 10 | 2 - Bedroom 3 | 148 | 155 | *167 | 161 | 153 | 161 | 167 | 155 | 1--8 |
| 11 | 2 - Bath2 | *75 | 70 | 66 | 70 | 74 | 69 | 64 | 68 | 1--5 |
| 12 | 2 - Master Bedroom | *263 | 260 | 256 | 259 | 267 | 265 | 261 | 266 | 1--10 |
| 13 | 2 - Master Bath | 168 | 168 | *172 | 168 | 165 | 168 | 172 | 168 | 1--8 |
| 14 | 2 - Master Water Closet | *19 | 18 | 19 | 19 | 19 | 19 | 19 | 18 | 1--4 |
| 15 | 2 - Master Wic | *36 | 34 | 35 | 35 | 36 | 35 | 35 | 34 | 1--4 |

*Indicates highest CFM of all rotations:

Whole Building

| Rotation Degrees | Front door Faces | Supply CFM | Sensible Gain | Latent Gain | Net Tons | Recommended Tons |
|---|---|---|---|---|---|---|
| 0° | South | *1,600 | 22,993 | 590 | 1.97 | 2.90 |
| 45° | Southwest | 1,600 | 23,619 | 590 | 2.02 | 2.98 |
| 90° | West | 1,600 | 23,435 | *592 | 2.00 | 2.95 |
| 135° | Northwest | 1,600 | 23,418 | 590 | 2.00 | 2.95 |
| 180° | North | 1,600 | 23,067 | 591 | 1.97 | 2.91 |
| 225° | Northeast | 1,600 | 23,726 | 590 | 2.03 | 3.00 |
| 270° | East | 1,600 | *24,241 | 590 | *2.07 | *3.06 |
| 315° | Southeast | 1,600 | 24,056 | 591 | 2.05 | 3.03 |

*Indicates highest value of all rotations.

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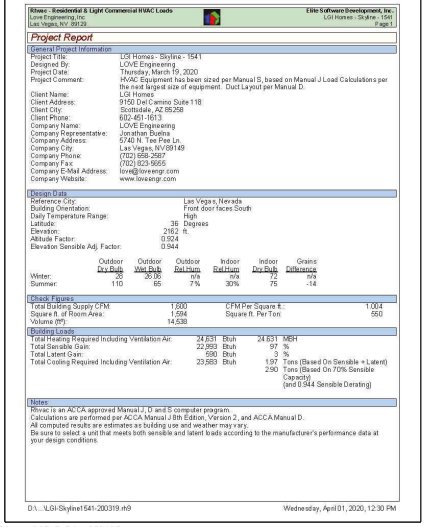
Rhvac - Residential & Light Commercial HVAC Loads
Love Engineering, Inc
Las Vegas, NV 89129
Elite Software Development, Inc.
LGI Homes - Skyline - 1541
Page 1

**Project Report**

General Project Information

| | |
|---|---|
| Project Title: | LGI Homes - Skyline - 1541 |
| Designed By: | LOVE Engineering |
| Project Date: | Thursday, March 19, 2020 |
| Project Comment: | HVAC Equipment has been sized per Manual S, based on Manual J Load Calculations per the next largest size of equipment. Duct Layout per Manual D. |
| Client Name: | LGI Homes |
| Client Address: | 9150 Del Camino Suite 118 |
| Client City: | Scottsdale, AZ 85258 |
| Client Phone: | 602-451-1613 |
| Company Name: | LOVE Engineering |
| Company Representative: | Jonathan Buelna |
| Company Address: | 5740 N. Tee Pee Ln. |
| Company City: | Las Vegas, NV 89149 |
| Company Phone: | (702) 658-2587 |
| Company Fax: | (702) 823-3555 |
| Company E-Mail Address: | love@loveengr.com |
| Company Website: | www.loveengr.com |

Design Data

| | | |
|---|---|---|
| Reference City: | Las Vegas, Nevada | |
| Building Orientation: | Front door faces South | |
| Daily Temperature Range: | High | |
| Latitude: | 36 | Degrees |
| Elevation: | 2162 | ft. |
| Altitude Factor: | 0.924 | |
| Elevation Sensible Adj. Factor: | 0.944 | |

| | Outdoor Dry Bulb | Outdoor Wet Bulb | Outdoor Rel Hum | Indoor Rel Hum | Indoor Dry Bulb | Grains Difference |
|---|---|---|---|---|---|---|
| Winter: | 25 | 20.85 | n/a | n/a | 72 | n/a |
| Summer: | 110 | 65 | 7% | 30% | 75 | -14 |

Check Figures:

| | | | |
|---|---|---|---|
| Total Building Supply CFM: | 1,600 | CFM Per Square ft.: | 1.004 |
| Square ft. of Room Area: | 1,594 | Square ft. Per Ton: | 550 |
| Volume (ft³): | 14,538 | | |

Building Loads

| | | | |
|---|---|---|---|
| Total Heating Required Including Ventilation Air: | 24,831 | Btuh | 24,831 MBH |
| Total Sensible Gain: | 22,993 | Btuh | 97 % |
| Total Latent Gain: | 590 | Btuh | 3 % |
| Total Cooling Required Including Ventilation Air: | 23,583 | Btuh | 1.97 Tons (Based On Sensible + Latent) |
| | | | 2.90 Tons (Based On 70% Sensible Capacity) (and 0.944 Sensible Derating) |

Notes:
Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D.
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

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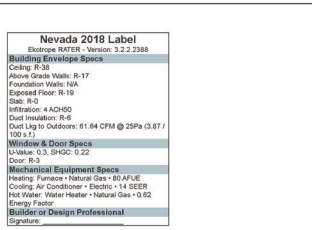
MANUAL J, S, D LOAD CALCULATION & ROTATATION REPORT

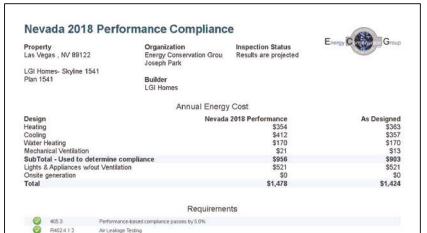

**Nevada 2018 Label**
Ekotrope RATER - Version: 3.2.2.2388

**Building Envelope Specs**
Ceiling: R-38
Above Grade Walls: R-17
Foundation Walls: N/A
Exposed Floor: R-19
Slab: R-0
Infiltration: 4 ACH50
Duct Insulation: R-6
Duct Lkg to Outdoors: 61.64 CFM @ 25Pa (3.87 / 100 s.f.)

**Window & Door Specs**
U-Value: 0.3, SHGC: 0.22
Door: R-3

**Mechanical Equipment Specs**
Heating: Furnace • Natural Gas • 80 AFUE
Cooling: Air Conditioner • Electric • 14 SEER
Hot Water: Water Heater • Natural Gas • 0.62 Energy Factor

**Builder or Design Professional**
Signature: _____


**Nevada 2018 Performance Compliance**

Property
Las Vegas , NV 89122

LGI Homes- Skyline 1541
Plan 1541

Organization
Energy Conservation Grou
Joseph Park

Builder
LGI Homes

Inspection Status
Results are projected

Annual Energy Cost

| Design | Nevada 2018 Performance | As Designed |
|---|---|---|
| Heating | $354 | $363 |
| Cooling | $412 | $357 |
| Water Heating | $170 | $170 |
| Mechanical Ventilation | $21 | $13 |
| **SubTotal - Used to determine compliance** | **$956** | **$903** |
| Lights & Appliances w/out Ventilation | $521 | $521 |
| Onsite generation | $0 | $0 |
| **Total** | **$1,478** | **$1,424** |

Requirements

| | | |
|---|---|---|
| ✓ | 405.3 | Performance-based compliance passes by 5.6% |
| ✓ | R402.4.1.2 | Air Leakage Testing |
| ✓ | R402.3 | Area-weighted average fenestration SHGC |
| ✓ | R402.5 | Area-weighted average fenestration U-Factor |
| ✓ | R404.1 | Lighting Equipment Efficiency |
| ✓ | Mandatory Checklist | Mandatory code requirements that are not checked by Ekotrope must be met |
| ✓ | IRC M1505.4.3 | Mechanical Ventilation Rate |
| ✓ | R403.6.1 | Mechanical Ventilation Efficacy |
| ℹ | Climate Zone | If latitude is greater than 4,000 ft. home should be modeled on Climate Zone 5. If less than 4,000 ft. it should be modeled in Zone 3. It's currently modeled in Climate Zone 3. |
| ✓ | R405.2 | Duct Insulation |

**Design exceeds requirements for Nevada 2018 Performance compliance by 5.6%.**

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of the 2018 International Energy Conservation Code and the Nevada 2018 Performance Compliance. I certify that the inputs listed in this report are consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Joseph Park
Organization: Energy Conservation Group
Signature:
Date: 3/19/20 at 1:48 PM

Ekotrope RATER - Version 3.2.2.2388
Nevada 2018 Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments.
Ekotrope RATER is a software tool for modeling energy use in homes. Results are dependent on the inputs provided by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

2018 INTERNATIONAL ENERGY CONSERVATION CODE CALCULATION

MECHANICAL CALCULATIONS
SCALE: NTS

| REV | DATE | COMMENT |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |

LGI HOMES - SKYLINE
1541 PLAN

MECHANICAL CALCULATIONS

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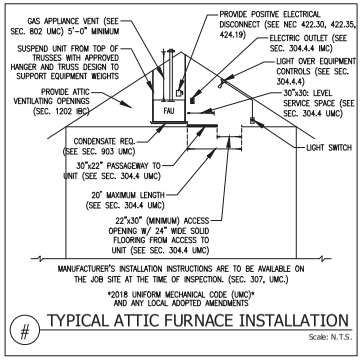
ENERGY EFFICIENT HOUSE DESIGN WITH LOVE

LOVE ENGINEERING

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSEPH JUDE PARK
MECHANICAL
No 21315
4/3/20
EXPIRES 12/31/21

CHECKED BY: JP
DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
M0.1




# TYPICAL ATTIC FURNACE INSTALLATION

Scale: N.T.S.

## MECHANICAL SYMBOL SCHEDULE

- E1 — EXHAUST FANS
- SUPPLY GRILLE
- RETURN AIR GRILLE
- TRANSFER GRILLE
- T — THERMOSTAT – PROGRAMMABLE w/ AUTO AIR CYCLER
- V — ON/OFF SWITCH FOR WHV COMPLIANT EXHAUST FAN. PROVIDE LABEL TO INFORM HOME OWNERS TO INDICATE THE WHV
- TA — THERMOSTAT – w/ TEMPERATURE AVERAGING & VENTILATION CYCLING
- S — THERMOSTAT REMOTE SENSOR
- m-1 — ELECTRIC SUPPLY AIR DAMPER
- BD-A — BAROMETRIC BYPASS DAMPER
- O.S.A. DUCT
- SUPPLY & RETURN DUCTWORK
- 14"x6" TRANSFER GRILLE. LOCATE AT THE CENTER OF THE DOOR AND CENTERED BETWEEN TOP OF THE DOOR AND THE CEILING
- TRANSFER DUCTWORK (FLEXIBLE)
- DRYER DUCT (28 GAUGE METAL)
- AIR VOLUME DAMPER

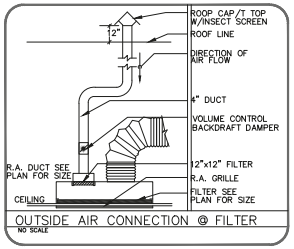
## WHOLE HOUSE MECHANICAL VENTILATION

MIN. CONTINUOUS REQ. CFM = 1% x (DWELLING SQ.FT) + 7.5 x (Number of Bedrms + 1)

45.4 CFM = 1% x 1541 SQ.FT. + 7.5 x 4

COMPLIANT WITH ASHRAE 62.2
INTERMITTENT VENTILATION RATES NOT PERMITTED LESS 25% OF EACH 4-HOUR SEGMENT.

*Worst Case Ventilation – may vary per option*




OUTSIDE AIR CONNECTION @ FILTER

NO SCALE

## MECHANICAL EQUIPMENT

STANDARD EQUIPMENT:

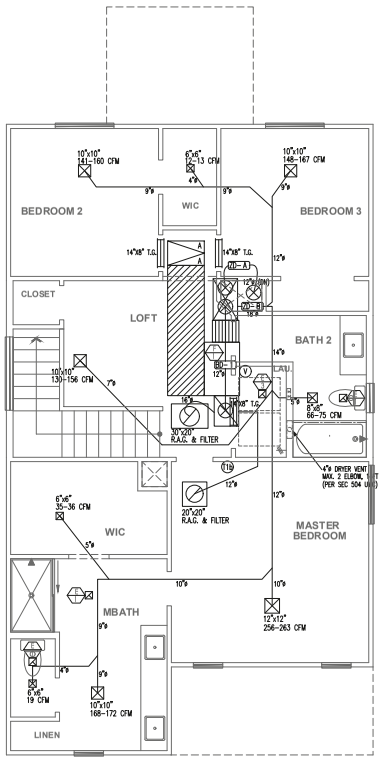
1. LENNOX 14ACX042 OR EQUAL (14 SEER, 3.5 TON) CONDENSING UNIT 41,500 BTU/HR NOMINAL COOLING CAPACITY. 230-1-60, MCA=24.1, MOCP=40. (SUPPLY UNIT w/ ALL ADDITIONAL ACCESSORIES NEEDED TO ACHIEVE MIN. 14 SEER.)
2. LENNOX ML180UH090P48C FURNACE (OR EQUAL) 88,000 BTU/HR INPUT 72,100 BTU/HR OUTPUT HEATING, 115V, 1/2 HP FAN MOTOR NOMINAL 1,585 CFM W/ LENNOX CH33-50/60C+TDR+TC COOLING COIL (OR EQUAL) NOMINAL 4 TON CAPACITY. 120-1-60. APPROX 220 LBS.) INSTALL HONEYWELL (2) ZONE BYPASS SYSTEM PER MANUFACTURER'S SPECS. 14"x20"-A1, 18"x20"-B1 12"x8"-C1.

EXHAUST FANS:

1. EXHAUST FAN & DUCT; TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP.
2. WHOLE HOUSE VENTILATION EXHAUST FAN & DUCT, PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP. SEE CALCULATION ON M1.1 FOR CFM. UP TO 80 CFM FAN TO BE 1.4 CFM / WATT, OVER 80 CFM 2.8 CFM PER WATT.
3. KITCHEN RANGE EXHAUST FAN (MIN 100 CFM) SUPPLIED BY OTHERS. NO. 28 GAGE DUCT INSTALLED & VENTED OUTSIDE PER UMC 504.3 AND PER LOCAL JURISDICTION.

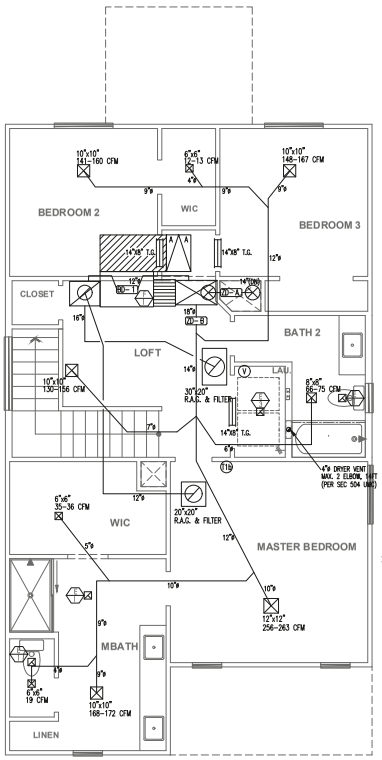
## MECHANICAL GENERAL NOTES

1. CONTRACTOR TO ENSURE THAT ALL WORK IS TO BE DONE IN ACCORDANCE WITH 2018 UMC LOCAL CODE, AND STATE, AND NATIONAL BUILDING CODES. IF THERE ARE ANY CONFLICTS BETWEEN THE CODES AND THE PLANS HEREIN, THE CODES SHALL TAKE PRECEDENCE.
2. CEILING DIFFUSERS, REGISTERS, AND GRILLES TRUE-AIRE TYPE (OR EQUAL).
3. RETURN AIR DUCT TO HAVE AT LEAST 1 90° ELBOW BETWEEN THE PLENUM ON THE FAU TO THE PLENUM AT THE RETURN AIR GRILLE. PLENUM BOX AT RETURN AIR GRILLE TO BE A MINIMUM 6" DEEP.
4. DUCTWORK TO BE CLASS 1 DUCT, INSULATED w/ A MIN. R-6 INSULATION PER THE PERFORMANCE ALTERNATIVE IN THE 2018 IECC, SECTION R405. DUCTWORK IN CONDITIONED SPACE MAY BE R-4.2. (INSTALL PER UMC 802, INSULATE PER UMC 803).
5. FACTORY-MADE AIR DUCTS, JOINTS & SEAMS SHALL BE INSTALLED TO COMPLY W/ UL 181. ALL JOINTS & SEAMS MUST BE SECURELY SEALED & FASTENED w/ MASTIC OR CODE APPROVED TAPE COMPLYING WITH UL 181.
6. DUCT PENETRATING FIRE SEPARATION/GARAGE WALL OR CEILING SHALL BE 26 GAUGE GALVANIZED STEEL OR OTHER CODE APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
7. PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL AIR MOVEMENT EQUIPMENT.
8. RUN 3/4" CONDENSATE LINE FROM COOLING COIL(S) TO APPROVED PLUMBING FIXTURE OR DISPOSAL AREA (UMC 310.1). DRAIN PIPE FROM SECONDARY DRAIN PAN SHALL DISCHARGE AT A POINT THAT IS READILY OBSERVED (UMC 310.2). IDENTIFY AUXILIARY DRAIN TERMINATION AND ADVISE OWNER THAT WATER DRIPPING FROM THAT LOCATION INDICATES CLOGGED MAIN DRAIN.
9. HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F ARE INSULATED TO R-3.
10. SUSPEND FURNACE FROM TRUSSES PER CODE AND MANUFACTURERS SPECS. VENT FURNACE AND PROVIDE ATTIC, ATTIC LIGHT, CAT WALK, AND COMBUSTION AIR TO FURNACE AS REQUIRED BY CODE.
11. VENT AND TERMINATE GAS APPLIANCES PER UMC SECTION 802. GAS VENTING SYSTEMS SIZING AND CONNECTIONS SHALL BE PER SECTIONS UMC 803.
12. ALL OUTSIDE OR COMBUSTION AIR INTAKES SHALL BE LOCATED A MIN. OF 10' FROM ANY PLUMBING VENT, EXHAUST AND FLUE OUTLETS.
13. 3/4" PLYWOOD OR EQUIVALENT IS SUGGESTED FOR FAU WORK AREA. ALL STRUCTURAL MEMBERS USED FOR SUPPORTING OR PROVIDING ACCESS FOR MECHANICAL EQUIPMENT TO BE APPROVED BY STRUCTURAL ENGINEER.
14. TEST AND BALANCE SYSTEM AIR FLOWS TO EACH GRILLE, REGISTER, AND OUTSIDE AIR DUCT TO CONFORM TO THOSE SPECIFIED ON THE HVAC PLANS.
15. THERMOSTATS MUST BE CAPABLE OF BEING SET DOWN TO 55°F OR LOWER FOR HEATING AND UP TO 85°F OR MORE FOR COOLING. THERMOSTATS FOR BOTH HEATING & COOLING MUST HAVE A DEADBAND OF AT LEAST 5°F. HEAT PUMPS REQUIRE A THERMOSTAT CAPABLE OF PREVENTING BACK-UP HEAT FROM OPERATING WHEN THE HEATING REQUIREMENTS CAN BE MET BY THE HEAT PUMP ALONE.
16. BUILDER IS REQUIRED TO PROVIDE 1" UNDERCUT (MIN. AIR GAP) BELOW THE LAU DOORS (ABOVE CARPET) FOR COMBUSTION/MAKE-UP AIR IF A JUMP DUCT IS NOT USED.
17. THE HVAC LAYOUT HAS BEEN BASED ON ARCHITECTURAL DRAWINGS. SINCE STRUCTURAL FIELD CHANGES MAY OCCUR, THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL HVAC EQUIPMENT AND DUCTWORK BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY BUILDER OF ANY REQUIRED ALTERATIONS. EITHER CONTRACTOR OR BUILDER SHALL TAKE RESPONSIBILITY FOR VERIFYING THE INTEGRITY OF THE CHANGES WITH THE HVAC DESIGN ENGINEER. APPROVED DRAWINGS SHALL NOT BE CHANGED OR ALTERED PER UMC SECTION 104.4.1.
18. R.A.G'S TO BE MINIMUM 3' DISTANCE FROM SMOKE DETECTORS.



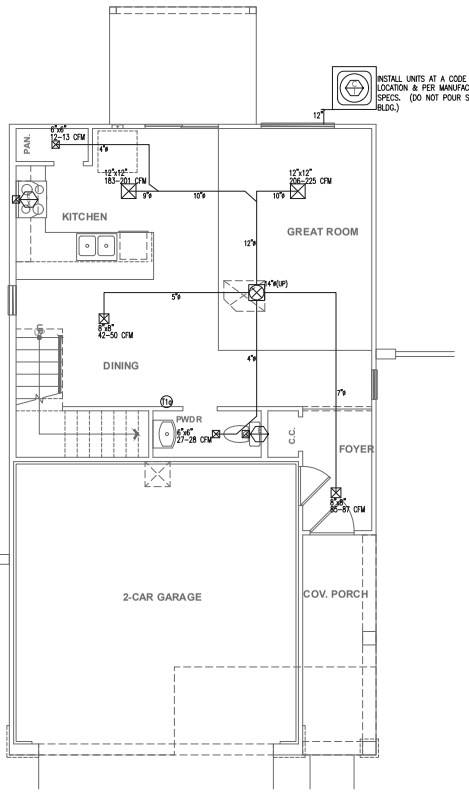

SECOND FLOOR PLAN (ELEV. B&C)

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




SECOND FLOOR PLAN (ELEV. A)

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




FIRST FLOOR PLAN

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

MECHANICAL PLAN

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

22-0339
06/16/2022

| REV | DATE | COMMENT |
|---|---|---|
| 1 | - | - |
| 2 | - | - |
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| 7 | - | - |

LGI HOMES - SKYLINE
1541 PLAN

MECHANICAL PLAN

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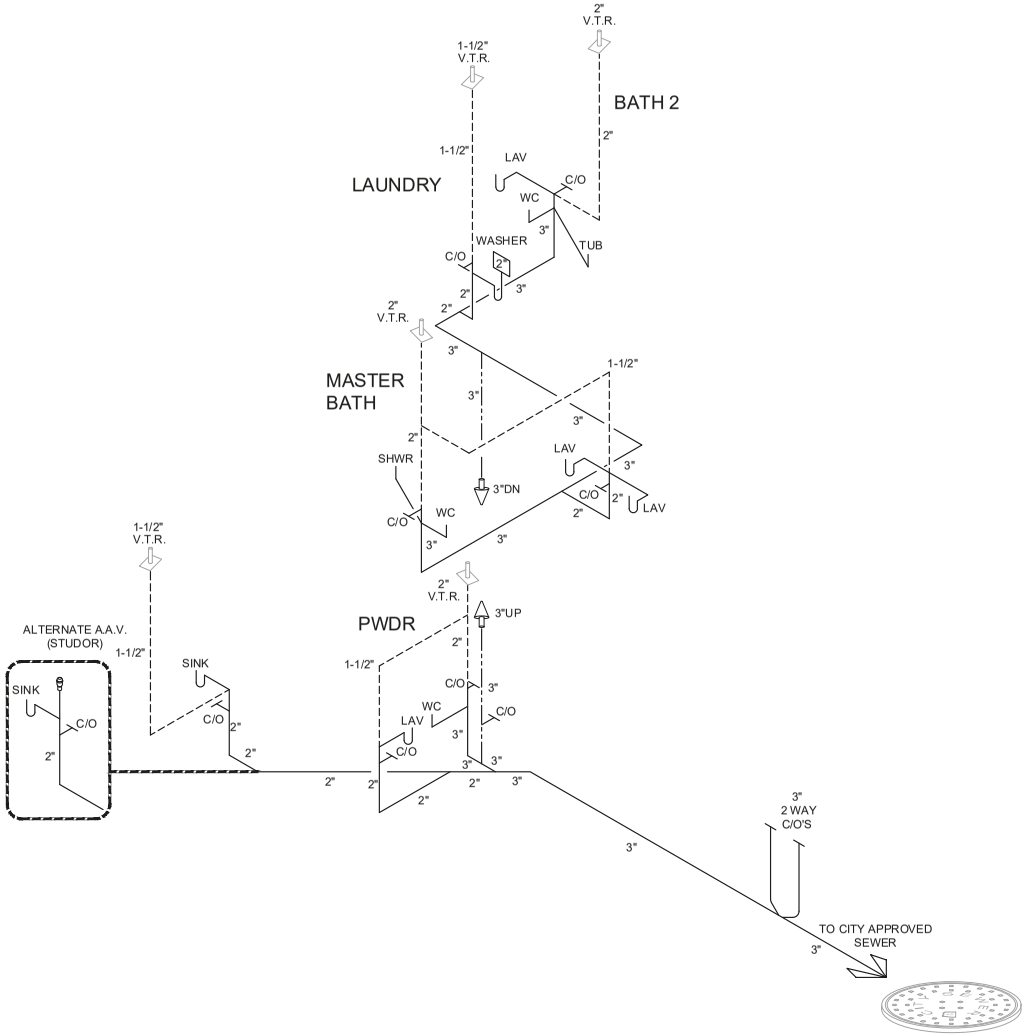
4/3/20

EXPIRES 12/31/21

CHECKED BY: JP
DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
M1.1




## GENERAL PLUMBING NOTES

1. PLUMBING SHALL BE IN ACCORDANCE WITH THE U.P.C. AND ALL APPLICABLE CITY ORDINANCES.
2. THE WASTE SCHEMATIC DIAGRAM IS FOR PIPE SIZE AND CLEAN-OUT LOCATIONS ONLY. SIZE PIPE ACCORDING TO U.P.C.
3. DRAIN, WASTE AND VENT PIPING SHALL BE ABS, OR PVC SCHEDULE 40.
4. NO P.V.C. PIPE SHALL BE EXPOSED IN AREAS SUCH AS POOL EQUIPMENT. ANY EXPOSED P.V.C. SHALL BE PAINTED WITH A "SUNBLOCK" MATERIAL.
5. ALL POTABLE WATER PIPES TO BE COPPER TYPE "M" FROM WATER METER TO HOUSE ENTRANCE, COPPER TYPE "L" BELOW SLAB WITH NO JOINTS, AND SCHEDULE 40 CPVC OR PEX PIPING SYSTEM INSTALLED PER MANUFACTURER'S INSTRUCTIONS ABOVE SLAB.
6. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
7. ALL FIXTURES ARE LOW FLOW COMPLIANT.
8. FIXTURES SHALL BE MARKED AS TO ITS FLOW RATE OR WITH A VERIFIABLE MODEL NO. AT THE TIME OF FINAL INSPECTION.
9. ALL WATER CLOSETS SHALL BE MINIMUM 15" CLEAR FROM CENTERLINE TO ADJACENT FINISH, UNLESS NOTED OTHERWISE.
10. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, UNLESS NOTED OTHERWISE. COORDINATE AT REVERSE PLANS, TYPICAL.
11. PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A PRESSURE-REDUCING VALVE, BACKFLOW PREVENTER OR CHECK VALVE IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.
12. VERIFY BACKFLOW PREVENTION VALVE REQUIREMENTS PER INDIVIDUAL LOT'S PLOT PLAN.
13. PROVIDE MINIMUM R-3 INSULATION FOR HOT WATER PIPES.
14. PROTECTION OF COMPONENTS OF PLUMBING SYSTEM. COMPONENTS OF A PLUMBING SYSTEM INSTALLED ALONG ALLEYWAYS, DRIVEWAYS, PARKING GARAGES OR OTHER LOCATIONS EXPOSED TO DAMAGE SHALL BE RECESSED INTO THE WALL OR OTHERWISE PROTECTED IN AN APPROVED MANNER. IPC 305.9 (IRC SECTION P602 AND M1307).
15. NO HORIZONTAL WET VENTING SHALL BE PERMITTED.

## DRAIN FIXTURE UNITS AND MINIMUM TRAP SIZES

| TYPE OF FIXTURE | MIN. TRAP ARM SIZE | DRAINAGE UNIT VALUE |
|---|---|---|
| BATHTUB | 1-1/2" | 2 |
| CLOTHES WASHER | 2" | 3 |
| DISHWASHER | 1-1/2" | 2 |
| KITCHEN SINK | 1-1/2" | 2 |
| LAUNDRY TUB | 1-1/2" | 2 |
| LAVATORY / BAR SINK | 1-1/2" | 1 |
| SHOWER STALL | 2" | 2 |
| WATER CLOSET (1.6 GAL MAX.) | 3" | 3 |

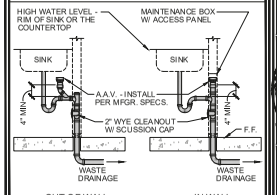
## WATER METER CALCULATIONS

| TYPE OF FIXTURE | NO. OF FIXTURES | | FIXTURE UNIT VALUE | | TOTAL |
|---|---|---|---|---|---|
| BATHTUB | 1 | x | 4.0 | = | 4.0 |
| CLOTHES WASHER | 1 | x | 4.0 | = | 4.0 |
| DISHWASHER | 1 | x | 1.5 | = | 1.5 |
| HOSE BIBBS | 2 | x | 1.0 | = | 2.0 |
| KITCHEN SINK | 1 | x | 1.5 | = | 1.5 |
| LAUNDRY TUB | 0 | x | 1.5 | = | 0.0 |
| LAVATORY / BAR SINK | 4 | x | 1.0 | = | 4.0 |
| SHOWER STALL | 1 | x | 2.0 | = | 2.0 |
| WATER CLOSET | 3 | x | 2.5 | = | 7.5 |
| TOTAL | | | | | 26.5 |

| | |
|---|---|
| DEVELOPED LENGTH: 99'-0" | |
| EFFECTIVE WATER PRESSURE: | 46-60 PSI |
| SIZE OF WATER METER: | 3/4" |
| SIZE OF BUILDING SUPPLY LINE: | 1" |

NOTES:
1. ALL CALCULATIONS CONFORM TO U.P.C. TABLE 610.3.
2. WATER CALCULATIONS INCLUDE ALL OPTIONAL FIXTURES.
3. WATER SUPPLY OUTLETS FOR ITEMS NOT LISTED ABOVE SHALL BE COMPUTED AT THEIR MAXIMUM DEMAND, OR ACCORDING TO THE SIZE OF THE SUPPLY PIPE AS INDICATED IN THE U.P.C., WHICHEVER IS GREATER.
4. REFER TO FIRE SPRINKLER CALCULATIONS FOR METER SIZE AND BUILDING SUPPLY LINE SIZE REQUIREMENTS IF APPLICABLE.
5. PRESSURE REDUCING VALVE INSTALLATION TO BE DETERMINED BY MUNICIPALITY.

## AIR ADMITTANCE VALVE DETAIL

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LGI HOMES


# WASTE SCHEMATIC, GENERAL PLUMBING NOTES, AND WATER METER CALCULATIONS


MARK A. DIANA
REGISTERED PROFESSIONAL ENGINEER
367-RD
STATE OF NEVADA


PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

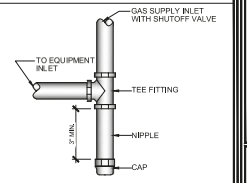
SHEET NUMBER
P1.1


louis.truglio Apr 19, 2020 - 3:33pm Z:\A_MLG\ Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-12-Plumbing Plans.dwg

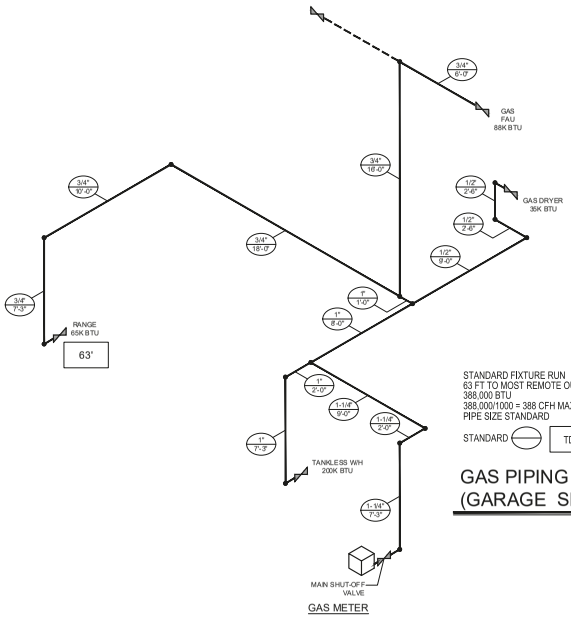
## GAS PIPING NOTES

1. GAS PIPING CALCULATIONS CONFORM TO U.P.C. TABLE 1215.2(1)
2. GAS PIPING SHALL BE SCHEDULE 40 STEEL or WROUGHT-IRON PIPE WITH MALLEABLE FITTINGS. USE COATED BLACK PIPE UNDERGROUND AND PLACE NO GAS PIPE UNDER SLAB UNLESS VENTED TO OUTDOORS PER U.P.C. STANDARDS.
3. CONTACT LOCAL GAS COMPANY FOR INSTALLATION OF GAS SERVICE AND METER AS REQUIRED.
4. OPTIONAL PIPE SIZES CALCULATED WITH ALL FIXTURE OPTIONS INCLUDED. SITE SPECIFIC OPTION COMBINATIONS TO BE CALCULATED IN FIELD IN ACCORDANCE WITH THE U.P.C.
5. FAU SIZED ACCORDING TO THE INPUT BTU DEMAND. REFER TO MECHANICAL SHEETS FOR MODEL # AND MANUFACTURERS PRODUCT DATA & SPECIFICATIONS FOR BTU DEMAND.
6. COORDINATE LOCATION OF GAS STUBS AND GAS KEYS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR EACH GAS APPLIANCE.

## SEDIMENT TRAP




SEDIMENT TRAP TO CONFORM TO U.P.C. WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE EQUIPMENT SHUTOFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OPENING OF THE RUN OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLES NEED NOT BE SO EQUIPPED.

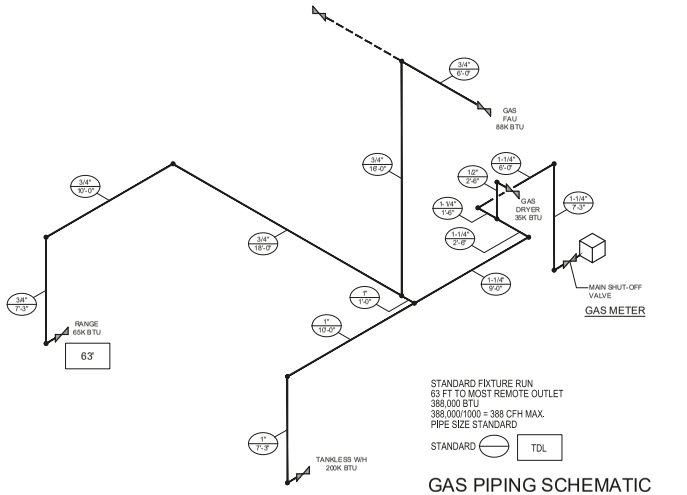



STANDARD FIXTURE RUN
63 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

STANDARD (TDL)

## GAS PIPING SCHEMATIC (GARAGE SIDE SERVICE)

N.T.S.




STANDARD FIXTURE RUN
63 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

STANDARD (TDL)

## GAS PIPING SCHEMATIC (ENTRY SIDE SERVICE)

N.T.S.

22-0339
06/16/2022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SCOTTSDALE, AZ 85258
(480)626-1934

LGI HOMES


# GAS PIPING SCHEMATICS AND GAS PIPING NOTES

MARK A. DIANA
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PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

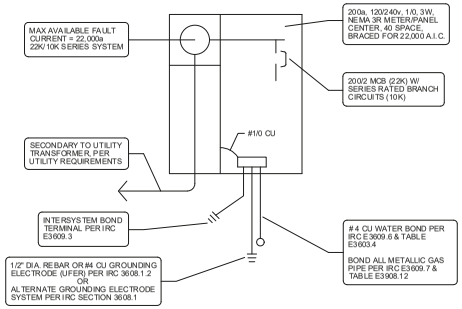
PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
P1.2


Isaac.Inguillo Apr 19, 2020 - 3:33pm Z:\A_MLO\ Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-12-Plumbing Plans.dwg

## ONE LINE DIAGRAM

200 AMP RESIDENTIAL SERVICE
120/240 VOLT SINGLE PHASE




NOTE: CONDUCTOR SIZES ARE BASED ON 'XHHW' COPPER.

2018 & 2015 IRC STANDARD

## ELECTRICAL LOAD CALCULATIONS

| ELECTRICAL LOAD CALCULATION | | | | WATTS |
|---|---|---|---|---|
| MAX LIVABLE SQ. FT. | 1541 | x | 3 | 4623 |
| KITCHEN APPLIANCE CIRCUITS | 2 | x | 1500 | 3000 |
| MICROWAVE CIRCUIT | 1 | x | 1500 | 1500 |
| DISHWASHER / DISPOSAL CIRCUIT | 1 | x | 2200 | 2200 |
| REFRIGERATOR | 1 | x | 1500 | 1500 |
| LAUNDRY CIRCUIT | 1 | x | 1500 | 1500 |
| DRYER | 1 | x | 5000 | 5000 |
| BATHROOM RECEPTACLE | 1 | x | 1500 | 1500 |
| WATER HEATER | 1 | x | 4500 | 4500 |
| TANKLESS WATER HEATER | 0 | x | 1500 | 0 |
| SINGLE OVEN | 0 | x | 4800 | 0 |
| DOUBLE OVEN | 0 | x | 9600 | 0 |
| COOKTOP | 0 | x | 9600 | 0 |
| RANGE | 0 | x | 9000 | 0 |
| FREEZER | 0 | x | 1500 | 0 |
| MISC. 120V, 20A CIRCUIT | 6 | x | 2400 | 14400 |
| MISC. 240V, 50A CIRCUIT | 1 | x | 12000 | 12000 |
| | | | | 51723 |
| 1ST 10,000 AT 100% | | | | 10000 |
| BALANCE AT 40% | | | | 16689.20 |
| TOTAL LOAD W/O EQUIPMENT | | | | 26689.20 |
| 100% CONT. EQUIPMENT LOAD | 3.5-TON HVAC SYSTEM | | | 5419 |
| | | - | | 0 |
| | | - | | 0 |
| | | - | | 0 |
| | | - | | 0 |
| | | - | | 0 |
| TOTAL LOAD WITH EQUIPMENT | | | | 32108.20 |
| PANEL LOAD IN AMPS | | | | 133.78 |

## PANEL SCHEDULE - MAIN PANEL

| # | USAGE | TYPE | CB | WIRE | WIRE | CB | TYPE | USAGE | # |
|---|---|---|---|---|---|---|---|---|---|
| 1 | HVAC UNIT | - | 40 | 6-2 w/g AL | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 2 |
| 3 | | | | | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 4 |
| 5 | DRYER | - | 30 | 10-3 w/g CU | 12-2 w/g CU | 20 | A | DINING | 6 |
| 7 | | | | | 12-2 w/g CU | 20 | G | BATHROOM RECEPTACLES | 8 |
| 9 | RANGE | - | 40 | 6-3 w/g AL | 12-2 w/g CU | 20 | C | LAUNDRY | 10 |
| 11 | | | | | 12-2 w/g CU | 20 | C | G. DISPOSAL / D. WASHER | 12 |
| 13 | TANKLESS WATER HEATER | - | 15 | 14-2 w/g CU | 12-2 w/g CU | 20 | A | MICROWAVE | 14 |
| 15 | AIR HANDLER | - | 15 | 14-2 w/g CU | 12-2 w/g CU | 20 | A | REFRIGERATOR | 16 |
| 17 | GARAGE | G | 20 | 12-2 w/g CU | 14-2 w/g CU | 15 | A | MASTER SUITE, SMOKE / CO DETECTORS | 18 |
| 19 | EXTERIOR | G | 15 | 14-2 w/g CU | 14-2 w/g CU | 15 | A | BEDROOM 2, BEDROOM 3 | 20 |
| 21 | SPARE | - | | | 14-2 w/g CU | 15 | A | LOFT | 22 |
| 23 | SPARE | - | | | 14-2 w/g CU | 15 | A | FOYER, POWDER, GREAT ROOM | 24 |
| 25 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - PORCH, COACH, COVERED PATIO, GARAGE | 26 |
| 27 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - KITCHEN, DINING, GREAT ROOM, PANTRY | 28 |
| 29 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - BATH 2, FOYER, LOFT, LAUNDRY, POWDER | 30 |
| 31 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - MASTER SUITE, MASTER BATH, W.I.C. | 32 |
| 33 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - BEDROOM 2, BEDROOM 3 | 34 |
| 35 | SPARE | - | | | | | - | SPARE | 36 |
| 37 | SPARE | - | | | | | - | SPARE | 38 |
| 39 | SPARE | - | | | | | - | | 40 |

A = ARC-FAULT CIRCUIT INTERRUPTER (AFCI)
G = GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)
C = COMBINATION AFCI / GFCI
GLC = GENERAL LIGHTING CIRCUIT

## GENERAL ELECTRICAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS. ALL WORK SHALL ALSO COMPLY WITH THE REQUIREMENTS OF POWER SERVING AND TELEPHONE UTILITIES.

### ARC-FAULT CIRCUIT INTERRUPTER (AFCI)

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (A.F.C.I.) PROTECTION FOR BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS.
2. A.F.C.I. PROTECTION SHALL BE PROVIDED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT-INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY ANY OTHER MEANS LISTED IN THE CODE.

### CARBON MONOXIDE ALARMS

1. PROVIDE APPROVED, INTERCONNECTED (OR WIRELESS) CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS THAT CONTAIN FUEL-FIRED APPLIANCES AND IN DWELLINGS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

### CEILING-SUSPENDED (PADDLE) FANS

1. OUTLET BOXES AND OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 70 POUNDS. FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 35 POUNDS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING MOUNTED OUTLET BOX, IN A LOCATION ACCEPTABLE FOR A CEILING- SUSPENDED (PADDLE) FAN, THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN.
2. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY ONE OF THE FOLLOWING: (1) A LISTED OUTLET BOX OR OUTLET BOX SYSTEM IDENTIFIED FOR SUCH USE; OR (2) A LISTED OUTLET BOX SYSTEM, A LISTED LOCKING SUPPORT AND MOUNTING RECEPTACLE, AND A COMPATIBLE FACTORY-INSTALLED ATTACHMENT FITTING DESIGNED FOR SUPPORT AND IDENTIFIED FOR SUCH USE.

### CIRCUITS

1. PROVIDE A MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS TO SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA OR SIMILAR AREA OF A DWELLING. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
2. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
3. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
4. PROVIDE NOT LESS THAN ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT TO SUPPLY RECEPTACLE OUTLETS IN ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS.

### EQUIPMENT

1. PROVIDE A 30"WIDE, 36" DEEP, 78" HIGH CLEAR WORKING SPACE IN FRONT OF ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT DISCONNECTS.
2. A 125-VOLT, SINGLE PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.
3. PROVIDE A MEANS OF DISCONNECT WITHIN SIGHT OF HARD WIRED APPLIANCES, INCLUDING WATER HEATERS.
4. FOR APPLIANCES IN ATTICS, A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.

### FIRE-RESISTANCE-RATED PENETRATIONS

1. OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTANCE RATING.
2. OUTLET BOXES IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND THE GARAGE AND IN THE GARAGE CEILING SHALL BE METAL OR OF OTHER MATERIALS LISTED FOR THE USE INTENDED.

### GENERAL

1. PROVIDE 200 AMP ELECTRICAL SERVICE, UNLESS NOTED OTHERWISE.
2. ELECTRICAL CONTRACTOR TO VERIFY LOADS, DISTRIBUTION, WIRING, EQUIPMENT, DESIGN, AND LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
3. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING OUTLET LOCATIONS. ELECTRICAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND MANUFACTURES' WRITTEN INSTRUCTIONS FOR THE INSTALLATION AND WIRING. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED EQUIPMENT. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY.

### GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)

1. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR RECEPTACLE OUTLETS AT BATHROOMS, GARAGES AND ACCESSORY BUILDINGS, OUTDOOR LOCATIONS, CRAWL SPACES (INCLUDING LIGHTING OUTLETS), UNFINISHED BASEMENTS, KITCHEN COUNTERTOPS, WITHIN 6 FEET OF SINKS, WITHIN 6 FEET OF BATHTUBS AND SHOWERS, AND LAUNDRY AREAS, AND FOR OUTLETS THAT SUPPLY DISHWASHERS.

### GROUNDING AND BONDING

1. PROVIDE A CONCRETE-ENCASED ELECTRODE (UFER GROUND) CONSISTING OF NOT LESS THAN 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG, OR ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2 INCH IN DIAMETER INSTALLED IN ONE CONTINUOUS 20-FOOT LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING OR OTHER EFFECTIVE MEANS TO CREATE A 20-FOOT OR GREATER LENGTH. METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2 INCHES OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
2. AS AN ALTERNATE METHOD OF GROUNDING, PROVIDE ROD AND PIPE ELECTRODES NOT LESS THAN 8 FEET IN LENGTH AND CONSISTING OF ONE OF THE FOLLOWING MATERIALS: (1) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN TRADE SIZE 3/4 (METRIC DESIGNATOR 21) AND, WHERE OF IRON OR STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION, OR (2) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC-COATED STEEL SHALL BE AT LEAST 5/8 INCH IN DIAMETER UNLESS LISTED. THE ROD AND PIPE ELECTRODES SHALL BE INSTALLED SUCH THAT AT LEAST 8 FEET OF LENGTH IS IN CONTACT WITH THE SOIL. THEY SHALL BE DRIVEN TO A DEPTH OF NOT LESS THAN 8 FEET EXCEPT THAT, WHERE ROCK BOTTOM IS ENCOUNTERED, ELECTRODES SHALL BE DRIVEN AT AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES FROM THE VERTICAL OR SHALL BE BURIED IN A TRENCH THAT IS AT LEAST 30 INCHES DEEP. THE UPPER END OF THE ELECTRODES SHALL BE FLUSH WITH OR BELOW GROUND LEVEL EXCEPT WHERE THE ABOVE-GROUND END AND THE GROUNDING ELECTRODE CONDUCTOR ATTACHMENT ARE PROTECTED AGAINST PHYSICAL DAMAGE. PROVIDE SUPPLEMENTAL ROD OR PIPE ELECTRODE NOT LESS THAN 6 FEET APART FROM PRIMARY ELECTRODE.
3. THE METAL WATER PIPING SYSTEM SHALL BE BONDED PER CODE.
4. METAL PIPING SYSTEMS, INCLUDING GAS PIPING, CAPABLE OF BECOMING ENERGIZED SHALL BE BONDED PER CODE.

### HEIGHTS

| | | |
|---|---|---|
| 1. | EXTERIOR WALL LIGHTS | 84" |
| 2. | COACH LIGHTS | 78" |
| 3. | EXTERIOR RECEPTACLES | 18" |
| 4. | MECHANICAL DISCONNECTS | 42" ABOVE GRADE |
| 5. | STANDARD HEIGHT VANITY LIGHTS | 84" |
| 6. | RAISED MIRROR LIGHTS | 6" ABOVE TOP OF MIRROR |
| 7. | RAISED VANITY LIGHTS | 90" |
| 8. | WALL LIGHTS | 84" |
| 9. | STAIR LANDING WALL LIGHTS | 84" ABOVE LANDING |
| 10. | CHIME | 84" |
| 11. | WATER HEATER | 60" ABOVE FLOOR OR PLATFORM |
| 12. | INTERIOR RECEPTACLES | 16" |
| 13. | INTERIOR SWITCHES | 48" |
| 14. | VANITY RECEPTACLES | 48" |
| 15. | RAISED VANITY RECEPTACLE | 48" |
| 16. | CABLE / PHONE | 16" U.N.O. |
| 17. | KITCHEN RECEPTACLES | 44" |
| 18. | KITCHEN REFRIGERATOR | 44" |
| 19. | LAUNDRY | 48" |
| 20. | WASHER / DRYER | 42" |
| 21. | KITCHEN WALL PHONE | 48" |
| 22. | GARAGE RECEPTACLES | 48" |

### LIGHTING

1. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN AND BATHROOM. IN OTHER THAN KITCHENS AND BATHROOMS, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE CONSIDERED EQUIVALENT TO THE REQUIRED LIGHTING OUTLET.
2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER.
3. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
4. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL THAT INCLUDES AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS.
5. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.
6. AT LEAST ONE WALL-S WITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR EGRESS DOOR.
7. IN ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.
8. FOR OUTLETS USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS. A LUMINAIRE THAT WEIGHS MORE THAN 50 POUNDS SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS THE OUTLET BOX IS LISTED FOR NOT LESS THAN THE WEIGHT TO BE SUPPORTED. THE INTERIOR OF THE BOX SHALL BE MARKED BY THE MANUFACTURER TO INDICATE THE MAXIMUM WEIGHT THAT THE BOX IS PERMITTED TO SUPPORT.
9. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM. RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
10. FOR LUMINAIRES IN CLOTHES CLOSETS, PROVIDE A MINIMUM CLEARANCE OF 12 INCHES BETWEEN SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE AND THE NEAREST POINT OF A STORAGE SPACE AS DEFINED BY THE CODE. PROVIDE A MINIMUM CLEARANCE OF 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES, RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE, AND RECESSED FLUORESCENT LUMINAIRES.
11. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS". ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
12. LIGHT FIXTURES COVERED WITH INSULATION SHALL BE IDENTIFIED AS TYPE IC FOR CONTACT WITH INSULATION.
13. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

### RECEPTACLES

1. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY UNBROKEN WALL SPACE THAT IS 2 FEET OR MORE IN WIDTH IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
2. IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE.
3. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
4. NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTERTOP LONG DIMENSION SPACE HAVING A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL.
5. KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM COUNTERTOP RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP OR WORK SURFACE. RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS AND WORK SURFACES SHALL BE LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE WHERE THE SURFACE IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE IS NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET. RECEPTACLES MOUNTED BELOW THE COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE.
6. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.
7. NOT LESS THAN ONE RECEPTACLE OUTLET THAT IS READILY ACCESSIBLE FROM GRADE LEVEL AND LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE, SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL. BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE OF THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE THE BALCONY, DECK OR PORCH SURFACE.
8. NOT LESS THAN ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH SEPARATE UNFINISHED PORTION OF A BASEMENT. IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN ATTACHED GARAGES; IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN DETACHED GARAGES THAT ARE PROVIDED WITH ELECTRIC POWER AND IN ACCESSORY BUILDINGS THAT ARE PROVIDED WITH POWER.
9. HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE.
10. FOYERS THAT ARE NOT PART OF A HALLWAY AND THAT HAVE AN AREA THAT IS GREATER THAN 60 SQUARE FEET SHALL HAVE A RECEPTACLE(S) LOCATED IN EACH WALL SPACE THAT IS 3 FEET OR MORE IN WIDTH.
11. WHERE OUTLET BOXES FOR RECEPTACLES ARE INSTALLED IN THE FLOOR, SUCH BOXES SHALL BE LISTED SPECIFICALLY FOR THAT APPLICATION.
12. A RECEPTACLE LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF AND SHALL BE LISTED A WEATHER-RESISTANT TYPE.
13. A RECEPTACLE SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL.
14. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE GENERAL PURPOSE RECEPTACLES INSTALLED IN DWELLING UNITS, ON THE OUTSIDE OF DWELLING UNITS, IN ATTACHED GARAGES, AND IN DETACHED GARAGES AND ACCESSORY BUILDINGS PROVIDED WITH ELECTRIC POWER SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR; (2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE; AND (3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES ARE NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND WHERE THE APPLIANCES ARE CORD-AND-PLUG-CONNECTED TO SUCH RECEPTACLES.

### SMOKE ALARMS

1. PROVIDE INTERCONNECTED (OR WIRELESS) SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. SMOKE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

22-0339
06/16/2022

NEC-STANDARD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# ELECTRICAL GENERAL NOTES, LOAD CALCULATIONS AND PANEL SCHEDULE

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PROJECT MANAGER:
MARK DIANA

DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
E1.0


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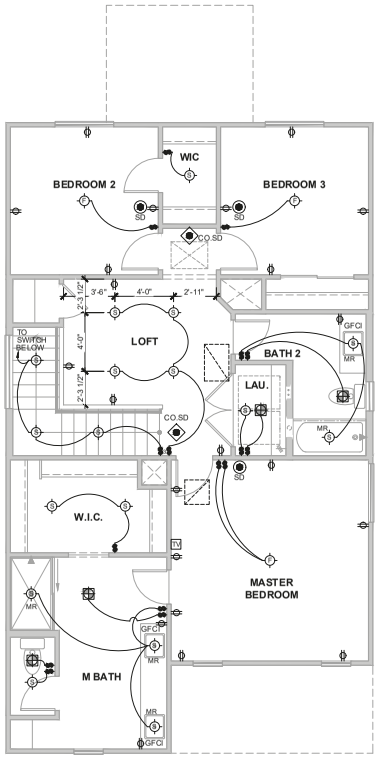
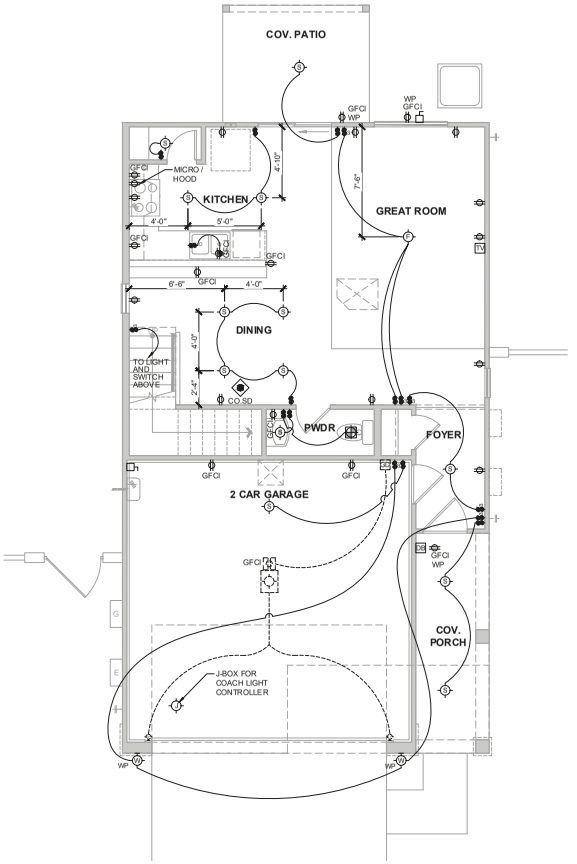



## SECOND FLOOR ELECTRICAL PLAN

ALL ELEVATIONS 1/4" = 1'-0"




## FIRST FLOOR ELECTRICAL PLAN

ALL ELEVATIONS 1/4" = 1'-0"

### ELECTRICAL SYMBOLS LEGEND

| | | | |
|---|---|---|---|
| | DUPLEX OUTLET | | SWITCH |
| | SWITCHED DUPLEX OUTLET | 3 | 3-WAY SWITCH |
| GFCI | GFCI DUPLEX OUTLET | 4 | 4-WAY SWITCH |
| WP GFCI | WEATHERPROOF GFCI DUPLEX OUTLET | D | DIMMER SWITCH |
| GL | COMBO FAULT INTERRUPTER GUIDE LIGHT OUTLET | GL | GUIDE LIGHT SWITCH |
| USB | DUPLEX OUTLET WITH 2 -USB PORTS | O | OCCUPANCY SENSOR |
| | SPECIAL PURPOSE OUTLET | DB | DOOR BELL BUTTON |
| 240V | 240-VOLT OUTLET | VC | VOLUME CONTROL |
| | 4-PLEX OUTLET | GD | GARAGE DOOR OPENER BUTTON |
| | SWITCHED 4-PLEX OUTLET | GK | GARAGE DOOR OPENER KEYPAD |
| | DUPLEX FLOOR OUTLET | | DOOR BELL TRANSFORMER |
| | DUPLEX CEILING OUTLET | CH | CHIME |
| | CEILING-MOUNTED JUNCTION BOX | TV | TV JACK |
| | WALL-MOUNTED JUNCTION BOX | TS | THERMOSTAT |
| | CEILING FAN OUTLET W/ APPROVED OUTLET BOX W/ BACKING - CENTER IN ROOM, U.N.O. | EV | ELECTRIC VEHICLE CHARGER |
| | SURFACE-MOUNTED LIGHT FIXTURE | | PHONE JACK |
| | HANGING PENDANT LIGHT FIXTURE | | PHONE / DATA / CABLE JACK |
| | SURFACE-MOUNTED LED MINI LIGHT FIXTURE | WH | WATER HEATER CONTROLLER |
| | SURFACE-MOUNTED LED LIGHT FIXTURE | TC | TIME CLOCK |
| | ROUND RECESSED LIGHT FIXTURE | | DISCONNECT |
| | RECESSED EYEBALL LIGHT FIXTURE | SD | SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | ROUND RECESSED MINI LIGHT FIXTURE | CO / SD | CARBON MONOXIDE / SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED LIGHT FIXTURE | | WALL-MOUNTED SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED MINI LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE WITH LIGHT - 5 AIR CHANGES PER HOUR MIN. |
| | WALL-MOUNTED LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE - 5 AIR CHANGES PER HOUR MIN. |
| | UNDER-COUNTER FLUORESCENT LIGHT FIXTURE | | STRUCTURED WIRING PANEL WITH DUPLEX OUTLET |
| WP | FLOOD LIGHT | | |
| WP | PAIR OF FLOOD LIGHTS | | |
| | RECESSED KICK LIGHT FIXTURE | | |
| | TRACK LIGHTING | | |
| LED | SURFACE-MOUNTED LED LIGHT FIXTURE | E | ELECTRICAL PANEL SERVICE ENTRANCE WITH METER - SEE DETAIL 303/AD1 |
| | SURFACE-MOUNTED 2-TUBE FLUORESCENT LIGHT FIXTURE | | LOW VOLTAGE GARAGE DOOR SENSOR AT 8" A.F.F. |
| | SURFACE-MOUNTED 4-TUBE FLUORESCENT LIGHT FIXTURE | GFCI | GARAGE DOOR OPENER WITH LIGHT AND OUTLET |
| | GFCI POWER STRIP | | LED STRIP LIGHTING |

GFCI = GROUND-FAULT CIRCUIT INTERRUPTER
MR = MOISTURE-RESISTANT
WP = WEATHERPROOF

### ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES INCLUDING ADOPTED AMENDMENTS.
2. CONTINUOUS, SOLID LINES REPRESENT STANDARD CONDITIONS; DASHED LINES REPRESENT OPTIONAL CONDITIONS.
3. AMOUNT AND LOCATION OF PHONES AND TV JACKS DETERMINED BY BUILDER SPECIFICATIONS.
4. ALL WEATHER-EXPOSED EXTERIOR LIGHT FIXTURES TO BE RATED FOR WET LOCATION. ALL COVERED PORCH, COVERED PATIO AND COVERED BALCONY LIGHT FIXTURES NOT DIRECTLY EXPOSED TO WEATHER SHALL BE RATED FOR DAMP OR WET LOCATION.
5. PROVIDE (1) LIGHT, (1) RECEPTACLE, (1) SWITCH, AND (1) DISCONNECT FOR MECHANICAL APPLIANCES LOCATED IN ATTIC - SEE DETAIL 808/AD3. THE SWITCH SHALL BE LOCATED AT THE ATTIC ACCESS OPENING, AND THE LIGHT AND RECEPTACLE SHALL BE LOCATED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.
6. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
7. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION, ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION, AND TAMPER-RESISTANT RECEPTACLES PER CODE. (SEE GENERAL ELECTRICAL NOTES, SHEET E1.0).

IRC-STANDARD

22-0339
06/16/2022

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# ELECTRICAL PLANS
# ALL ELEVATIONS

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## CONCRETE

1. ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM TO THE LATEST APPLICABLE ACI STANDARDS.
2. SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE V CEMENT. MINIMUM STRENGTHS AT 28 DAYS SHALL BE 4500 PSI
3. MAXIMUM WATER CEMENT RATIO SHALL BE 0.45.
4. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 INCH. AGGREGATE PER ASTM C57 OR C33.
5. MAXIMUM SLUMP TO BE 6 INCHES.
6. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES.
7. CONCRETE THAT IS EXPOSED TO FREEZING TEMPERATURES OR SUBJECT TO SEVERE WEATHERING AS DEFINED BY IRC SHALL HAVE 6% - 1% AIR ENTRAINMENT.
8. FLYASH MAY BE USED PROVIDED IT MEETS ASTM C618 TYPE F AND DOES NOT EXCEED 25% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL.
9. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED ONLY BE VIBRATED AROUND PENETRATIONS, EDGES, HOLDOWNS, AND POST-TENSIONING ANCHORS.
10. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6 INCHES ABOVE ADJACENT FINISH GRADE.
11. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH FROM COLD OR HOT WEATHER IN COMPLIANCE WITH ACI 305 AND ACI 306.
12. THE CONTRACTOR SHALL PROVIDE PROPER CURING TO MINIMIZE SHRINKAGE CRACKING AND ENSURE PROPER STRENGTH GAIN.
13. THE CONTRACTOR SHALL SELECT THE LOCATIONS AND PROVIDE CRACK CONTROL JOINTS IN CONVENTIONAL SLABS TO MINIMIZE RANDOM SHRINKAGE CRACKING UNLESS THE JOINT LAYOUT IS SHOWN IN THE DRAWINGS. JOINTS SHALL BE A MINIMUM DEPTH OF 1/4 OF THE SLAB THICKNESS FOR CONVENTIONAL SLABS.
14. EVALUATION AND ACCEPTANCE OF CONCRETE SHALL BE BASED ON CYLINDER STRENGTH TESTS AS OUTLINED IN THE APPLICABLE BUILDING CODE.
15. FILL PLUMBING BOXES WITH 3 1/2" MINIMUM SLAB OF 4500 PSI CONCRETE.

## CODE MINIMUM CONSTRUCTION LOADS

1. BUILDING MATERIALS SHALL BE PLACED ON FLOORS AND ROOFS SO AS NOT TO EXCEED THE DESIGN LOADS.

## DEFERRED SUBMITTALS

1. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM FOR SUBMITTAL TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
2. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD.
3. AN APPROVED SET OF TRUSS SHOP DRAWINGS SHALL BE AVAILABLE TO THE BUILDING INSPECTOR AT THE JOB SITE AS REQUIRED BY THE LOCAL JURISDICTION.
4. THE FOLLOWING ITEMS SHALL BE SUBMITTED PER THIS SECTION:
   4.1. PREFABRICATED WOOD TRUSSES.
   4.2. ENGINEERED JOISTS.
   4.3. OTHER PRE-ENGINEERED SYSTEMS.

## DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED.

## EPOXY

1. EPOXY TO BE SIMPSON SET 3G EPOXY ESR-4057 OR HILTI "HIT-RE 500 V3" ESR-3814 U.N.O.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

## FLOOR TRUSS STRONG BACKS

1. STRONGBACKS SHALL BE A MINIMUM 2x6, AND SHALL BE ATTACHED WITH A MINIMUM OF (3) 10d NAILS TO A 2x4 VERTICAL WEB.
2. STRONGBACKS SHALL BE IN CONTACT WITH THE TOP CHORD, PER THE WTCA.
3. IN THE ABSENCE OF A VERTICAL WEB, A 2x4 SCAB VERTICAL SHALL BE SECURED TO THE TOP AND BOTTOM CHORDS WITH A MINIMUM OF (2) 10d NAILS AT EACH END. THE STRONGBACK MAY THEN BE ATTACHED TO THE SCAB.
4. STRONGBACKS SHALL BE PLACED AS SHOWN IN THE TRUSS DESIGN DRAWINGS.
5. STRONGBACKS SHALL NOT BE CUT OR NOTCHED
6. STRONGBACK SPACING MAY NOT EXCEED 10' UNLESS THERE IS A RIGID CEILING ATTACHED AND LIVE LOAD DEFLECTION DOES NOT EXCEED 480.

## FRAMING

1. ALL EXTERIOR WALLS TO BE 2x STUDS AT 16" O.C., ALL INTERIOR BEARING TO BE 2x STUDS AT 16" O.C., AND ALL INTERIOR NON-BEARING STUDS AT 24" O.C. - U.N.O.
2. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES. NAILED TOGETHER WITH (2) 10d AT 24" O.C.
3. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". FASTEN WITH (12) 10d NAILS EACH SIDE OF SPLICE U.N.O.
4. SINGLE TOP PLATE SPLICES SHALL BE CONNECTED WITH A 16 GAUGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
5. WHERE DOUBLE TOP PLATES OF NON-SHEAR WALLS ARE NOTCHED MORE THAN 25 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO NOTCH SIDE OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP. WHERE TOP PLATES ARE NOTCHED MORE THAN 50 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
6. BRACED/ SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES EXCEPT THAT INTERIOR SHEAR WALLS MAY HAVE A SINGLE TOP PLATE SO LONG AS IT IS CONTINUOUS FOR THE LENGTH OF THE WALL. WHEN DOUBLE TOP PLATES AT BRACED SHEAR WALLS ARE CUT, ADD A MSTC52 STRAP ON EACH SIDE OF WALL WITH (48) 16d SINKERS.
7. OVERLAP DOUBLE TOP PLATES AT ALL CORNERS AND INTERSECTIONS WITH (3) 10d FACE NAILS. WHERE OVERLAP CAN NOT BE CONSTRUCTED, USE LSTA24 STRAP WITH (18) 10d NAILS.
8. WHERE INTERIOR WALL SINGLE TOP PLATES MEET EXTERIOR WALLS USE (2) 10d TOENAILS.
9. WHERE INTERIOR WALLS MEET EXTERIOR WALLS - SEE DETAIL 533.
10. AT SINGLE TOP PLATE CORNERS AND INTERSECTIONS USE (2) 10d TOENAILS.
11. ALL BOTTOM/SILL PLATES AND SLEEPERS IN CONTACT WITH THE CONCRETE SLAB SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
12. THE BOTTOM/SILL PLATE FOR ALL INTERIOR NON-SHEAR/ NON-BRACED WALLS, INCLUDING THE GARAGE/RESIDENCE COMMON WALLS, SHALL BE FASTENED WITH PINS PER THE TABLE BELOW, U.N.O.

| PLATE HEIGHT | PIN SPACING |
|---|---|
| <= 10'-1" | 48" O.C. |
| > 10'-1" <= 14'-1" | 36" O.C. |
| > 14'-1" <= 21'-1" | 24" O.C. |
| > 21'-1" | 12" O.C. |

13. BUILT-UP OR SOLID WOOD POSTS OF 2x4 OR 2x6 STUDS SHALL BE NAILED WITH (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST.

## FRAMING - CONT.

14. TRIMMER STUDS SHALL BE NAILED TO KING STUDS WITH (2) 10d NAILS AT 12" O.C.
15. BUILT-UP OR SOLID WOOD POSTS SHALL BE FASTENED AT TOP AND BOTTOM WITH (2) HZ-5A, (2) RSPH OR (2) SSP, U.N.O.
16. STUDS AND MULTI-STUD POSTS MAY BE BORED OR NOTCHED TO THE PRESCRIPTIVE LIMITS IN THE CONVENTIONAL CONSTRUCTION CODE PROVISIONS.
17. PROVIDE SOLID BLOCKING THROUGH FLOOR TRUSS DEPTH FOR ALL MULTIPLE STUD INCLUDING DOUBLE TRIMMERS OR 4x OR GREATER POSTS. BLOCKING SHALL BE SAME SIZE AS POST ABOVE, U.N.O. POSTS SHALL BE CONTINUOUS TO STRUCTURAL ELEMENT OR CARRYING MEMBER OR FOUNDATION.
18. WHEN THE DRAWINGS CALL FOR 4x OR 6x POSTS OR HEADERS, THESE ARE TO BE SOLID SAWN MEMBERS, NOT BUILT-UPS.
19. ALL BEAMS AND GIRDERS TO HAVE FULL WIDTH BEARING U.N.O.
20. COLUMNS AND POSTS LOCATED DIRECTLY ON CONCRETE (NOT ON A WOOD SILL) SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL CONNECTORS PROJECTING ABOVE THE SLAB (UNLESS THE POST IS AN APPROVED WOOD SPECIES OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD). THE PIERS OR BASES SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE THE CONCRETE SLAB.
21. AT ALL GABLE WALLS ADJACENT TO SCISSOR TRUSSES, STUDS TO BE BALLOON FRAMED FROM BOTTOM PLATE TO UNDERSIDE OF GABLE END TRUSS.
22. ALL WINDOW OPENINGS TO HAVE DOUBLE 2x SILL PLATES. FOR WINDOW OPENINGS UNDER 6 FEET, A SINGLE 2x SILL WITH 2x BLOCKING BETWEEN CRIPPLE STUDS IS ACCEPTABLE.
23. TEMPORARY OR ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR. THE DEPTH OF NOTCHES FOR LET-IN BRACES SHALL NOT EXCEED THE PRESCRIPTIVE CODE LIMITS FOR NOTCHES.
24. BOWED STUD REPAIR SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKING A MINIMUM OF 1/4 INCH PER FOOT.
26. 2x NAILERS OR BLOCKING SHALL BE NAILED WITH (2) 10d TOENAILS OR END NAILS AT EACH END U.N.O.
27. BUILT-UP HEADERS SHALL BE NAILED TOGETHER WITH (3) 10d NAILS AT 16" O.C.
28. BOX HEADERS SHALL BE NAILED TOGETHER PER DETAIL 605.
29. BUILT-UP CORNER STUDS SHALL BE NAILED TOGETHER WITH 10d AT 12" O.C. EXCEPT AT CORNER RETURNS FOR CONTINUOUSLY SHEATHED BRACED WALLS, NAIL AT 8" O.C.
30. TOP PLATE AND BOTTOM/SILL PLATE TO STUD SHALL BE NAILED AS LISTED BELOW.
   2x4 STUD = (2) 10d END NAILS OR (3) 10d TOENAILS
   2x6 STUD = (3) 10d END NAILS OR (4) 10d TOENAILS
31. FIREBLOCKING SHALL BE INSTALLED AS SHOWN OR SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND APPLICABLE BUILDING CODE.
32. END NOTCHES LOCATED AT THE ENDS OF SAWN LUMBER BENDING MEMBERS FOR BEARING OVER A SUPPORT, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/4 THE BEAM DEPTH.
33. INTERIOR NOTCHES, LOCATED IN THE OUTER THIRDS OF THE SPAN OF A SINGLE SPAN SAWN LUMBER BENDING MEMBER, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER. INTERIOR NOTCHES ON THE TENSION SIDE OF 3 1/2" OR GREATER THICKNESS (4" NOMINAL THICKNESS) SAWN LUMBER BENDING MEMBERS ARE NOT PERMITTED.
34. ALL TRIMMERS, POSTS, CRIPPLE POSTS OR OTHER CUT STUDS SHALL BE FIRMLY BLOCKED AS NECESSARY TO BE IN FULL CONTACT WITH HEADERS, BEAMS AND PLATES.

## FRAMING NAILS

1. WHERE THE DETAILS CALL FOR 10d NAILS, THE DESIGN IS BASED ON 10d BOX NAILS (3 INCHES LONG x .128-INCH DIAMETER). THIS ALLOWS FOR THE USE OF 10d COMMON NAILS FROM NAIL GUNS IN THESE LOCATIONS (3 INCHES x .131-INCH DIAMETER).
2. WHERE THE DETAILS CALL FOR 16d NAILS, THE DESIGN IS BASED ON 16d COMMON NAILS (3 1/2 INCHES LONG x .162 -INCH DIAMETER) AND THEY ARE ALL THAT MAY BE USED IN THESE LOCATIONS.
3. WHERE THE DETAILS CALL FOR NAILS NOTES CALL FOR 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE OR CMU NAILS MAY BE USED I.L.O. PINS AT INTERIOR NON-BRACED/ SHEAR WALL BOTTOM/SILL PLATES AT A TWO FOR ONE SUBSTITUTION.
5. TOENAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30° WITH WOOD MEMBER AND STARTED APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
6. NAILS FOR FLOOR AND DECK SHEATHING SHALL BE 8d RING-SHANK (2 1/2 INCHES LONG x .131-INCH DIAMETER) OR PASLODE TETRAGRIP (2 3/8" x 0.113" DIAMETER).
7. WHERE HUS/LUS HANGERS ARE CONNECTED TO A 1-PLY GIRDER TRUSS, USE 10d SHORT COMMON NAILS (1 1/2 INCHES LONG x .148 INCH DIAMETER).

## GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY FELTEN GROUP IN ADVANCE AND SHOWN ON SHOP DRAWINGS.
5. THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING, AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP, WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
6. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
7. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER; FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT; OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK.
8. ALL INTERIOR BUILDING MATERIALS SHALL BE STOCKED INSIDE THE BUILDING ( OR IN CONDITIONS IDENTICAL TO BUILDING INTERIOR) FOR A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION. IF A PRODUCT MANUFACTURER RECOMMENDS A LONGER PERIOD OF TIME THAN 48 HOURS, THEN THAT TIME PERIOD SHALL BE USED.
9. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
10. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE NEITHER RESPONSIBLE NOR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## GLU-LAM BEAMS (STANDARD WIDTH)

1. FABRICATION AND HANDLING OF ALL GLULAM BEAMS SHALL BE PER APA-EWS/ANSI A 190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER.
2. BEAMS TO BEAR APA-EWS CERTIFICATE AND GRADE STAMP.
3. GLULAM BEAMS, OF WIDTHS 3 1/8", 5 1/8", 6 3/4", 8 3/4" AND 10 3/4" U.N.O. SHALL HAVE THE FOLLOWING PROPERTIES:

SIMPLE SPAN AND CONTINUOUS SPANS AND CANTILEVERS

| APA-EWS | 24F-V4 |
|---|---|
| DF/DF | UNBALANCED LAYUP |
| Fb+ = | 2400 PSI |
| Fb- = | 1850 PSI |
| Fv = | 265 PSI (190PSI)* |
| Fc (PERP ) = | 650 PSI |
| E = | 1,800,000 PSI |
| | * Fv AT SLOPED END CUT. |

4. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.
5. APPEARANCE TO BE INDUSTRIAL GRADE U.N.O.
6. BEAMS SHALL HAVE STANDARD CAMBER (BASED ON 3500 FT. RADIUS) U.N.O.
7. BEAMS HAVE A TOP AND BOTTOM AND NEED TO BE INSTALLED RIGHT SIDE UP.
8. ALL EXPOSED BEAMS TO BE ROUGH SAWN (R.S.)
9. THE POSITIONS OF GLUED-LAMINATED TIMBERS THAT FORM THE STRUCTURAL SUPPORTS OF A BUILDING OR OTHER STRUCTURE AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

## GRADING AND DRAINAGE

1. GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO THE STRICTER REQUIREMENTS OF THE SITE SPECIFIC SOILS REPORT OR THOSE LISTED BELOW.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
3. STORM WATER SHALL BE DIRECTED AWAY FROM THE STRUCTURE THROUGH PROPER GRADING AND DRAINAGE.
4. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL FOUNDATIONS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
5. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
6. LANDSCAPE WATERING SHOULD NOT LEAD TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION IN THE SOILS UNDER THE FOUNDATION. IT IS RECOMMENDED THAT VEGETATION BE KEPT A MINIMUM OF 3 FEET FROM THE STRUCTURE AND THAT THE VEGETATION BE DESERT TYPE, (DRAUGHT TOLERANT) WHICH REQUIRES NOT TO PENETRATE INTO THE SOIL MORE THAN 8 INCHES).
7. IT IS RECOMMENDED THAT TREES BE KEPT AWAY FROM THE STRUCTURE SUCH THAT THE DRIP LINE OF THE MATURE TREE DOES NOT OVERLAP THE FOUNDATION.

## GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF FELTEN GROUP.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

## GYPSUM BOARD

1. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD CEILING CRACKS, FG SUGGESTS THAT RC-1 BE INSTALLED ON ALL CEILINGS WITH A DIMENSION GREATER THAN 20 FEET. AS AN ALTERNATE IN GARAGE CEILINGS, A CONTROL JOINT (S) MAY BE USED.
2. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD WALL CRACKS, FG SUGGESTS THAT VERTICAL CONTROL JOINTS BE PLACED IN WALLS WITH AN UNINTERRUPTED DIMENSION LONGER THAN 30 FEET. THIS WILL TYPICALLY OCCUR IN RV GARAGES.

## HARDWARE

1. ALL METAL HARDWARE AND SDS SCREWS TO BE SIMPSON STRONG-TIE PRODUCTS, OR APPROVED SUBSTITUTION, U.N.O. USP PRODUCTS MAY BE USED AS ALTERNATES FOR SOME CONNECTORS PER CONNECTOR SELECTION CHART. SEE DETAIL 405.
2. ALL HANGERS, STRAPS, HOLDOWNS AND OTHER METAL CONNECTORS SHALL BE INSTALLED WITH THE MANUFACTURER'S RECOMMENDED FASTENERS U.N.O.

## HEADED STUDS

1. ALL HEADED STUDS TO BE ASTM F1554 STEEL.
2. ALL HEADED STUDS TO BE HEAVY HEX BOLT W/ HEAVY HEX NUT PER HOLDOWN SCHEDULE. HEX NUT SHALL BE THREADED ONTO BOLT SUCH THAT BOTTOM OF NUT IS FLUSH W/ BOTTOM OF BOLT. STRIKE THREADS OR TACK WELD NUT TO BOLT TO PREVENT BOLT ROTATION.

## HOLDOWNS

1. ALL HOLDOWNS TO BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED SUBSTITUTION, U.N.O. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND AS SHOWN IN DETAILS 141 OR 241. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
2. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
3. BENDING STHD STRAPS MAY CAUSE SPALLING.
4. FOR STHD HOLDOWNS, IF SPALLING IS 1 INCH OR LESS, MEASURED FROM EMBEDMENT LINE TO THE BOTTOM OF THE SPALL, NO STRUCTURAL REPAIR IS REQUIRED.
5. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
6. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
7. HOLDOWN STRAPS ARE TYPICALLY NAILED TO 2 FULL HEIGHT STUDS. HOWEVER HOLDOWN STRAPS MAY BE NAILED TO 1 KING STUD AND 1 TRIMMER STUD AT WINDOW AND DOOR OPENINGS. PROVIDED TRIMMER STUD IS NAILED TO KING STUD WITH A MINIMUM OF (20) 10d NAILS AND THE HOLDOWN STRAP IS MINIMUM 1/2 INCH TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
8. HOLDOWN LOCATIONS SHOWN ARE TO CENTERLINE OF HOLDOWN AND ARE BASED ON WINDOW AND SLIDING GLASS DOOR ROUGH OPENINGS 1/2 INCH OVER CALLOUT, AND SWINGING DOOR ROUGH OPENINGS 2 1/2" OVER CALLOUT. IF DIFFERENT ROUGH OPENINGS ARE REQUIRED, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
9. WHEN SWINGING DOOR OPTIONS ARE PROVIDED FOR SLIDING GLASS DOORS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
11. MINIMUM END DISTANCE FOR ANY STHD HOLDOWN SHALL BE 1 1/2".
12. REFER TO DETAIL 803 FOR MISPLACED OR MISSED MASA HOLDOWNS.
13. REFER TO DETAIL 802 FOR MISPLACED OR MISSED STHD8, STHD10 OR STHD14 HOLDOWNS.

## LEDGERS

1. WHERE THE DRAWINGS CALL FOR CONTINUOUS WOOD LEDGERS, LEDGERS SHALL BE INSTALLED WITH AS LONG OF LENGTHS AS POSSIBLE. THE MINIMUM LEDGER LENGTH ALLOWED SHALL BE 4 FEET. THE MINIMUM NUMBER OF SUPPORTS PER LEDGER SHALL BE THREE.
2. LEDGER SPLICES MAY OCCUR AT SUPPORTS OR BETWEEN SUPPORTS. LEDGER SPLICES AT SUPPORTS REQUIRE A MINIMUM OF A 3 INCH WIDE SUPPORT FOR NAILING, SUCH AS DOUBLE STUDS OR THE END OF A FLOOR TRUSS.
3. LEDGER SPLICES NEED NOT BE STRAPPED U.N.O. IN THE DRAWINGS
4. LEDGER SPLICES SHALL BE LOCATED SO THAT RAFTER, TRUSS OR JOIST HANGERS DO NOT FALL ON A SPLICE.
5. LEDGERS AT NON-TYPICAL LOADS FROM ROOF GIRDERS AND BEAMS SHALL BE NAILED TO A MINIMUM OF A 3-INCH WIDE SUPPORT ON EACH SIDE OF THE NON-TYPICAL LOAD WITH DOUBLE THE TYPICAL NAILING U.N.O. ON FRAMING PLAN
6. LEDGERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

## METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

## POWER ACTUATED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWSL-300MG, ESR-2138.
2. MINIMUM EDGE DISTANCE TO BE 3 INCHES.
3. MINIMUM SPACING TO BE 4 INCHES.
4. THE FASTENERS SHALL NOT BE DRIVEN UNTIL THE CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 2000 PSI.

## SAWN LUMBER

1. SAWN LUMBER SHALL COMPLY WITH THE LATEST GRADING RULES OF THE AMERICAN LUMBER STANDARDS COMMITTEE, WESTERN WOOD PRODUCTS ASSOCIATION, OR THE WEST COAST LUMBER INSPECTION GRADING AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. SAWN LUMBER SHALL BE PROVIDED WITH THE SPECIES AND MINIMUM GRADES SHOWN BELOW U.N.O. IN THE DRAWINGS.

| MEMBER | SPECIES | GRADE |
|---|---|---|
| 2x HEADERS/ BEAMS | HEM-FIR | NO. 2 |
| 2x POSTS | SAME AS HEADERS/ BEAMS/ POSTS | AS STUDS |
| 6x, 8x, 10x, 12x HEADERS/ BEAMS/ POSTS | DOUG-FIR | NO. 2 OR BETTER |
| RAFTERS | HEM-FIR OR S-P-F | NO. 2 |
| CEILING/ FLOOR JOISTS | HEM-FIR OR S-P-F | NO. 2 |
| STUDS | HEM-FIR OR S-P-F | STUD , U.N.O. ON FRAMING PLAN |
| BLOCKING | HEM-FIR OR S-P-F | STUD |
| LEDGERS | HEM-FIR OR S-P-F | NO. 2 |
| TOP PLATES* | S-P-F | STANDARD |
| BOTTOM SOLE PLATES | HEM-FIR OR S-P-F | STANDARD - PRESSURE TREATED WHEN IN CONTACT W/ CONCRETE OR MASONRY |
| SLEEPERS | HEM-FIR OR S-P-F | STUD |

CONSTRUCTION GRADE WHEN ROOF TRUSS CLEAR SPAN EXCEEDS 40 FT. OR WHEN FLOOR TRUSS CLEAR SPAN EXCEEDS 16 FT.

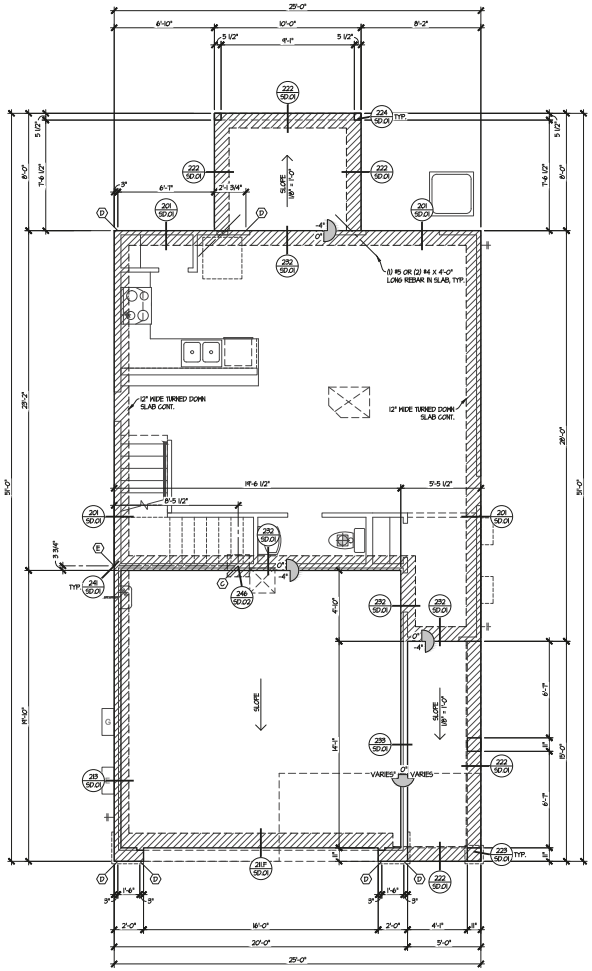
2. FINGER JOINTED MATERIAL STAMPED "VERTICAL USE ONLY" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR STUDS AND BLOCKING IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP. FINGER JOINTED MATERIAL STAMPED "CERT EXT. JNT'S" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR ANY SAWN LUMBER APPLICATION IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP.

## SCREWS

1. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE WSNTL BY SIMPSON STRONG-TIE, INC.
2. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE NO. 8 x 2 INCHES LONG.
3. SCREWS FOR GYPSUM WALL BOARD SHALL BE NO. 6 x 1 1/4 INCHES LONG, TYPE W OR S AND SHALL MEET THE REQUIREMENTS OF ASTM C954 AND C1002.
4. SCREWS FOR BOTTOM/SILL PLATE ANCHORS SHALL BE NO. 8 x 3 INCHES LONG, AND MAY BE USED I.L.O. 10d NAILS SHOWN IN DRAWINGS AT A 1 FOR 1 SUBSTITUTION.
5. SIMPSON SDWC 15600 SCREWS MAY BE USED I.L.O. H2.5A'S AT DOUBLE TOP PLATE TO TRUSS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## SCREW ANCHORS

1. SCREW ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS FOR MISSED, MISLOCATED OR DAMAGED ANCHOR BOLTS OR MASA AN




## FOUNDATION PLAN

ALL ELEVATIONS — 1/4" = 1'-0"

### SOIL

1. ALL EXCAVATION, FILL (INCLUDING BASEMENT WALL AND RETAINING WALL BACKFILL) COMPACTION, AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANTS RECOMMENDATIONS. SEE SOILS REPORT AND ADDENDUM BY THE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON THE CONSTRUCTION OF THE FOUNDATION SYSTEM.
2. SOME SOIL REPORTS REFERENCE FOUNDATION DEPTH FROM "LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE FOUNDATION" WHILE OTHER SOIL REPORTS USE "ADJACENT GRADE". SEE SITE SPECIFIC SOILS REPORT FOR PROPER DATUM FOR THIS PROJECT.

### SOILS REPORT INFORMATION

| | |
|---|---|
| GEOTECHNICAL REPORT BY: | WRIGHT ENGINEERS |
| GEOTECHNICAL REPORT #: | 162229 |
| GEOTECHNICAL REPORT DATE: | 01/17/17 |
| ALLOWABLE BEARING PRESSURE | 2000 psf |

ALL EXCAVATION, FILL, COMPACTION AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.

### PARCEL/UNIT INFORMATION

N/A

### P.T. SLAB DESIGN INFORMATION

THE SLAB FOR THIS STRUCTURE HAS BEEN DESIGNED AS A BRAB TYPE III SLAB IN ACCORDANCE WITH THE "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND", BY THE POST-TENSIONING INSTITUTE.

AS A PREFERABLE ALTERNATIVE TO DESIGNING FOR THE LARGE $C_Q$ VALUES FOR PREFABRICATED ROOF TRUSSES, JOINERY DETAILS (SUCH AS PREFORMED METAL CLIPS) SHALL BE PROVIDED BETWEEN THE TRUSSES AND THE INTERSECTING NON-BEARING PARTITIONS WHICH PERMIT RELATIVE VERTICAL MOVEMENT WITHOUT INDUCING STRESS INTO THE PARTITIONS, WHILE PROVIDING THE REQUIRED LATERAL BRACING. IN ADDITION, SPECIAL GYPSUM DETAILS (FLOATING ANGLES, RESILIENT CHANNEL, FLEXIBLE JOINT COMPOUND, ETC.) SHALL BE CONSIDERED TO MINIMIZE THE RISK OF COSMETIC CRACKS. THEREFORE, $C_Q$ USED FOR DESIGN OF SUBJECT SLAB IS BASED ON EXTERIOR WALL MATERIAL.

EXPANSIVE SOIL CONDITIONS

EDGE MOISTURE VARIATION DISTANCE.

| | |
|---|---|
| CENTER LIFT ( Em ): | 4.75 FT. |
| EDGE LIFT ( Em ): | 2.5 FT. |

MAXIMUM DIFFERENTIAL SOIL MOVEMENT:

| | |
|---|---|
| CENTER LIFT ( Ym ): | 0.25 IN. |
| EDGE LIFT ( Ym ): | 0.25 IN. |
| SLAB TO SUBGRADE FRICTION COEFFICIENT= | 1.0 |

### FOUNDATION INFORMATION

| | |
|---|---|
| STRENGTH AT TIME OF STRESSING = | 2000 psi |
| STRENGTH AT 28 DAYS = | 4500 psi |
| UNIFORM SLAB THICKNESS = | 7 1/2" |
| MIN. PLATE COMPACTED A.B.C. THICKNESS = FOR STRUCTURAL REQUIREMENTS THE BASE COURSE SHALL BE COMPACTED TO ACHIEVE THE COEFFICIENT OF FRICTION USED IN THE DESIGN. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS. | 2" |
| NOMINAL SLAB THICKNESS AT NON-POST TENSIONED PORCHES & PATIOS = (ON SUBGRADE PER GEOTECHNICAL REPORT) | N/A |

BOTTOM OF EDGE TURNDOWNS TO BEAR A MINIMUM OF 12" BELOW ENGINEERED CERTIFIED COMPACTED PAD. INTERIOR FOOTING DEPTH MEASURED FROM TOP OF SLAB.

### SULFATES

SULFATE EXPOSURE = VERY SEVERE

CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:

NEGLIGIBLE: $SO_4 < 0.10\%$
NO SPECIAL REQUIREMENTS.

MODERATE: $0.10\% < SO_4 < 0.20\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING MODERATE SULFATE-RESISTANT HYDRAULIC CEMENT (MS) DESIGNATION.

SEVERE: $0.20\% < SO_4 < 2.00\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION.

VERY SEVERE: $SO_4 > 2.00\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION AND POZZOLAN OR SLAG DETERMINED BY SERVICE RECORD.

### CHLORIDES

| | |
|---|---|
| CHLORIDE CONCENTRATION | 12,000 <25,000 ppm |

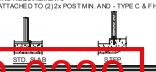
IF SOILS CONTAIN CONCENTRATION OF CHLORIDE IONS IN EXCESS OF LOCAL INDUSTRY STANDARDS KNOWN TO HAVE CAUSED CORROSION, USE ENCAPSULATED TENDONS IN CONFORMANCE WITH "SPECIFICATIONS FOR SINGLE STRAND UNBONDED TENDONS", POST TENSIONING INSTITUTE.

| | |
|---|---|
| ENCAPSULATION REQUIREMENT | ENCAPSULATION REQUIRED |

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| (A) | POST-SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 3½" |
| | | | STEP | | |
| | CAST-IN-PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 2½" |
| | | | STEP | | |
| (B) | POST-SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 5½" |
| | | | STEP | | |
| | CAST-IN-PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 4½" |
| | | | STEP | | |
| (C) | POST-SET | HDU5-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 6½" |
| | | | STEP | 7/8" DIA. F1554 GR.36 THREADED ROD W/ SET-3G EPOXY | 6"-1 |
| | CAST-IN-PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 6½" |
| | | | STEP | | |
| (D) | CAST-IN-PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| (E) | CAST-IN-PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| (F) | CAST-IN-PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| (G) | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| (H) | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (36) 8d NAILS AT CS 16 CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| (I) | CAST-IN-PLACE | MASA | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 2/42 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 2/46

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06/16/2022

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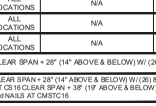
TITLE: FOUNDATION PLAN
ALL ELEVATIONS




CHECKED BY: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: S1.01

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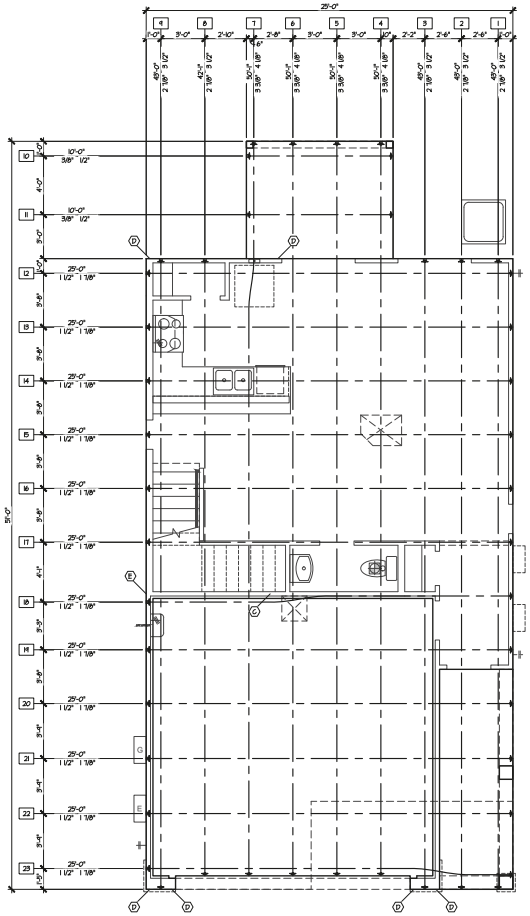
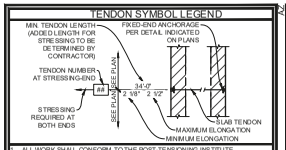


## TENDON LAYOUT

ALL ELEVATIONS

1/4" = 1'-0"

### TENDON SYMBOL LEGEND




1. ALL WORK SHALL CONFORM TO THE POST-TENSIONING INSTITUTE SPECIFICATIONS.
2. ALL STRAND PLACEMENT AND STRESSING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN INDIVIDUAL EXPERIENCED IN POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION AND CERTIFIED BY PTI.
3. TENDONS SHALL BE 1/2 INCH DIAMETER, 270 KSI, SEVEN WIRE LOW RELAXATION STRAND, ASTM A-416. STRAND SHALL BE FREE OF CORROSION AND COATED WITH GREASE. STRAND SHALL BE SHEATHED IN HIGH DENSITY POLYETHYLENE OR POLYPROPYLENE WITH A MINIMUM THICKNESS OF 0.025 INCHES. TENDONS TO BE SUPPLIED BY A PTI CERTIFIED PLANT OR APPROVED SUBSTITUTION.
4. ANCHORS SHALL BE HSM POST TENSIONING ANCHORS ESR-3356, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED. AS AN ALTERNATE, PRECISION SURE-LOCK ESR-2361 MAY BE USED INSTALLED PER MANUFACTURERS RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED.
5. ALL FIXED-END ANCHORAGES SHALL BE SHOP FABRICATED, PRESEATED WEDGES.
6. ALL MATERIAL SHALL BE CLEAN AND FREE FROM RUST.
7. BOX AND WRAP PLUMBING PRIOR TO SETTING TENDONS.
8. THE AREA IMMEDIATELY BEHIND THE ANCHORS SHALL BE FREE OF SLEEVES, BLOCKOUTS, LARGE CONDUITS OR OTHER VOIDS OR CONGESTION THAT WOULD CAUSE THE CONCRETE TO FAIL IN THIS HIGH STRESS ZONE. THIS "ZONE" IS DEFINED AS THE REGION 18" BEHIND THE ANCHOR AND AT 45 DEGREES ON EACH SIDE FROM THE BACK OF THE ANCHOR AS SHOWN IN DETAIL 2/S4.
9. REUSABLE POCKET FORMERS ARE TO BE USED ON ALL STRESSING ENDS. THE POCKET FORMER SHALL PROVIDE ADEQUATE CONCRETE COVERAGE FOR THE ANCHOR AS REQUIRED. DIPPING POCKET FORMERS IN OIL OR OTHER MATERIALS, FOR EASE OF REMOVAL, IS ACCEPTABLE. USE 45 DEGREE POCKET FORMERS AT BAY WINDOWS AND SKEWED WALLS.
10. TENDON SUPPORTS SHALL BE PLACED AT EACH TENDON INTERSECTION AND SHOULD NOT BE SPACED MORE THAN 4 FEET 6 INCHES ON CENTER IN BOTH DIRECTIONS.
11. SUPPORTS FOR ALL REINFORCING SHALL HAVE ADEQUATE BEARING SURFACE TO MAINTAIN POSITION DURING CONCRETE PLACEMENT.
12. ALL TENDON INTERSECTIONS SHALL BE SECURED WITH TIE WIRE UNLESS A SNAP CHAIR IS USED. TIE WIRE SHALL WRAP BOTH TENDONS AND THE SUPPORT CHAIR.
13. MINIMUM COVER FOR ANCHORAGES SHALL BE 2 INCHES. MINIMUM COVER FOR TENDONS SHALL BE 1 INCH TO TOP AND 1 1/2 INCH TO BOTTOM OF UNFORM THICKNESS SLABS.
14. TENDONS SHALL BE HELD A MINIMUM OF 6 INCHES AND A MAXIMUM OF 24 INCHES FROM ALL SLAB EDGES.
15. PLACE ALL OF THE SLAB TENDONS IN ONE DIRECTION FIRST AND THEN THOSE IN THE OPPOSITE DIRECTION.
16. THE FIXED-END SHOULD NOT BE ATTACHED TO A FLOATING FORM, BUT HELD SECURELY IN PLACE BY OTHER MEANS, E.G. REBAR.
17. NO MORE THAN 12 INCHES OF BARE STRAND SHALL BE EXPOSED AT FIXED ENDS.
18. NO MORE THAN 1 INCH OF BARE STRAND SHALL BE EXPOSED AT STRESSING ENDS.
19. IF SHEATHING IS DAMAGED AND MORE THAN 1 INCH OF STRAND EXPOSED, THE SHEATHING SHALL BE REPAIRED TO PREVENT BONDING OF THE CONCRETE TO THE STRAND.
20. TENDONS SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE.
21. PLACEMENT OF THE FIXED-ENDS AND THE STRESSING ENDS MAY BE REVERSED AT THE CONTRACTOR'S OPTION FOR ANY TENDON(S).
22. ALL TENDONS OVER 120'-0" IN LENGTH SHALL HAVE TWO STRESSING ENDS AND BE PULLED FROM BOTH ENDS.
23. TENDON PLACEMENT SHALL CONFORM TO THE FOLLOWING TOLERANCES.
    VERTICAL PLACEMENT: +/- 1/2 INCH FOR SLABS LESS THAN 7 1/2" THICK.
    +/- 1 INCH FOR SLABS 7 1/2" THICK OR THICKER.
    HORIZONTAL PLACEMENT: +/- 12 INCHES
24. TENDONS SHALL BE LOCATED AT THE CENTER OF THE SLAB THICKNESS, UNLESS NOTED OTHERWISE.
25. WHEN TENDONS ARE SHOWN WITH A HORIZONTAL TRANSITION, TENDONS SHALL NOT TRANSITION MORE THAN ONE FOOT FOR EVERY 12 FEET OF LENGTH (1:12 RATIO).
26. PROVIDE A MINIMUM 3 INCH CLEARANCE TO TENDONS AT PLUMBING STACKS, BLOCKOUTS, ETC.
27. VERIFY UNDERSLAB MECHANICAL REQ AND PLUMBING BOX-OUTS PRIOR TO POUR. PLUMBING LINES SHALL BE PLACED BELOW SLAB AND ALL TURNDOWNS.
28. VERIFY UNDERSLAB ELECTRICAL AND PANEL RISER LOCATIONS PRIOR TO POUR. ELECTRICAL CONDUIT SHALL BE PLACED BELOW SLAB BUT MAY OCCUR IN EDGE TURNDOWN.
29. VERIFY ALL CAST IN PLACE HOLDOWN LOCATIONS PRIOR TO POUR.
30. PROVIDE FOR ELECTRICAL UFER AT REQUIRED LOCATION PER LOCAL CODE. UFER CONDUCTOR TO BE 6' MIN. FROM TENDONS.
31. PRIOR TO PLACEMENT OF CONCRETE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF TENDONS, REINFORCEMENT, HOLDOWNS AND OTHER EMBEDS AND VERIFY THAT THE PRE-POUR SPECIAL INSPECTION WAS COMPLETED.
32. MINIMUM COMPRESSIVE STRENGTH AT TIME OF STRESSING = 2000 PSI. STRESS AS SOON AS POSSIBLE AFTER ACHIEVING 2000 PSI TO REDUCE THE RISK OF SHRINKAGE CRACKS.
33. CONSTRUCTION JOINTS ARE NOT ALLOWED IN THE CONCRETE UNLESS SPECIFICALLY SHOWN IN THE DRAWINGS OR DETAILS. SLABS SHALL BE FORMED AND POURED AS MONOLITHIC SLABS. IF A COLD JOINT OCCURS WITHIN A SLAB, CONTACT FELTEN GROUP PRIOR TO PROCEEDING WITH SUBSEQUENT POUR.
34. SLAB THICKNESS SHALL BE AS SHOWN ON THE FOUNDATION PLAN. SLAB THICKNESS MAY BE -1/2 INCH TO + 1 INCH AT INDIVIDUAL LOCATIONS BUT THE AVERAGE SHALL BE NO MORE THAN -1/4 INCH TO +3/4 INCH.
35. POST-TENSIONED SLAB TO BE LABELED IN TWO PLACES:
    * CONCRETE SLAB IN GARAGE TO BE STAMPED WITH THE FOLLOWING NOTE: "POST-TENSION SLAB - DO NOT CUT OR DRILL." THE STAMP SHALL BE PLACED IN A CONSPICUOUS LOCATION. (CENTER OF GARAGE DOOR OPENING).
    * MAIN WATER SHUT-OFF VALVE TO HAVE METAL TAG WITH NOTE: "POST-TENSION SLAB - DONOT CUT OR DRILL."
36. ALL TENDONS SHALL BE STRESSED BY MEANS OF A HYDRAULIC JACK EQUIPPED WITH A CALIBRATED PRESSURE GAUGE. EACH JACK SHALL BE ACCOMPANIED BY A CURRENT CAUBRATION CHART. IF THE MEASURED ELONGATION DOES NOT CORRESPOND TO THE CALCULATED ELONGATION BY PLUS OR MINUS 15% STOP STRESSING OPERATIONS AND DETERMINE THE CAUSE OF THE DISCREPANCY. ON THE TENDONS 21'-0" OR LESS, GAUGE PRESSURE GOVERNS OVER ELONGATION.
37. STRESS ALL TENDONS BEFORE LOADING CONCRETE ROOF TILE OR GYPSUM BOARDS OR PLACING ANY MASONRY WALLS. PARTIAL STRESSING (25% OF TOTAL FORCE) THE DAY AFTER POURING CONCRETE IS RECOMMENDED FOR ALL CABLES WHEN THE STRUCTURES LENGTH EXCEEDS 100'-0".
38. PROJECTING ENDS OF TENDONS SHALL BE CUT OFF ONLY AFTER STRESSING HAS BEEN PROPERLY COMPLETED AND APPROVED.
39. THE TENDONS SHALL BE CUT WITH AN ABRASIVE WHEEL. CUT OFF SAW. IT IS PERMISSIBLE TO REDUCE THE GROUT COVER TO THE TENDON TAIL TO 1/8 INCH PROVIDED THAT THE TENDON TAIL IS COVERED WITH A PROTECTION CAP OR EQUIVALENT DEVICE THAT WILL RESULT IN A MINIMUM COVER OF 1 INCH FROM THE FACE OF THE CONCRETE TO THE END OF THE EXPOSED STRAND AND PROVIDED THAT THE CONTRACTOR CAN ENSURE THE INTEGRITY OF THE GROUT.
40. THE POCKET FORMER RECESSES SHALL BE FILLED WITH GROUT IMMEDIATELY AFTER THE TENDON TAILS HAVE BEEN CUT. THE GROUT MATERIAL SHALL BE NON-SHRINK GROUT AND SHALL ATTAIN THE SAME MINIMUM COMPRESSIVE STRENGTH AS THE CONCRETE SLAB.
41. CONCRETE CURING PRACTICES ARE RECOMMENDED TO BE USED TO REDUCE THE RISK OF SHRINKAGE CRACKS.
42. CERTAIN SLAB REPAIRS FOR PLUMBING PENETRATIONS MAY BE COMPLETED PER DETAIL 8/D1.

22-0339
06/16/2022

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LGI HOMES

TITLE: TENDON LAYOUT
ALL ELEVATIONS

JAMES ANTHONY GILLETTE
CIVIL
No. 24607
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA

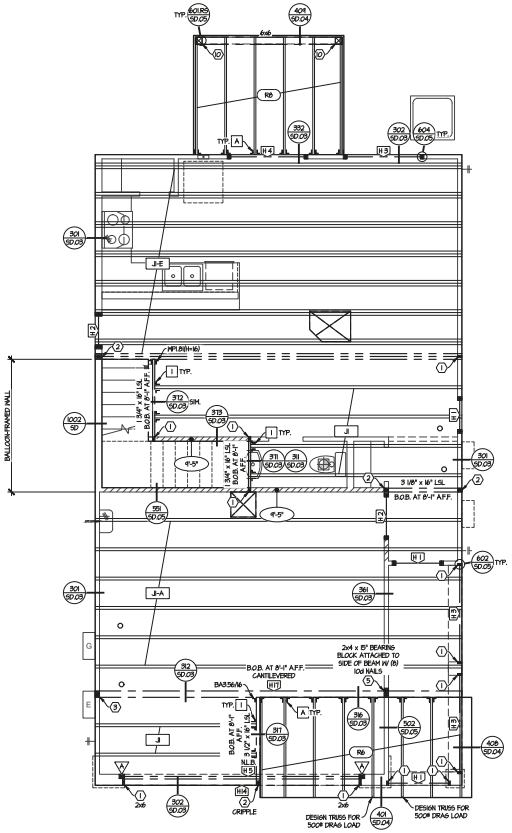
DRAWN BY: MW
CHECKED BY: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
S1.02

jobs\orange\ Apr 15, 2020 - 2:58pm 21st_Unit 2\Homes\Revised Skyline\1541\Structural\Arch Base\1541s2-Construction.dwg




## FLOOR FRAMING PLAN

ELEVATION A — 1/4" = 1'-0"

### FLOOR JOIST TYPE

16" DEEP TJI 230 SERIES JOIST

| | |
|---|---|
| J1 | AT 24" O.C. |
| J2 | AT 19.2" O.C. |
| J3 | AT 16" O.C. |

### FLOOR JOIST VARIATIONS

| | | | |
|---|---|---|---|
| A | THREE POINT BEARING | D | CANTILEVERED AT BOTH ENDS |
| B | FOUR POINT BEARING | E | DOUBLE PLY |
| C | CANTILEVERED AT ONE END | | |

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE ENDWALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE ENDWALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x8 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CLIPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = ITS 1.81/16 | K | = HGUS26-2 |
| B | = LUS26 | G | = ITS 3.56/16 | L | = HGUS28-2 |
| C | = HUS26 | H | = N/A | M | = HGUS26-3 |
| D | = HGUS26 | I | = ITS 2.37/16 | N | = HGUS28-3 |
| E | = MTHMQ | J | = LBV 4.75/16 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 16" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 15" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE.

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| N | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | 11 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | 12 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650/1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM
8'-1" = TOP OF WALL, U.N.O.
T.O.B = TOP OF BEAM
= INTERIOR BEARING WALL
U.N.O. = UNLESS NOTED OTHERWISE
B.W. = BEARING WALL
= CRIPPLE WALL

22-0339
06/16/2022

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LGI HOMES

TITLE: FLOOR FRAMING PLAN
ELEVATION A

JAMES ANTHONY GILLETTE — ENGINEER — STATE OF ARIZONA — CIVIL — 24607 — REGISTERED PROFESSIONAL

DRAWN BY: MW
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: S2.01

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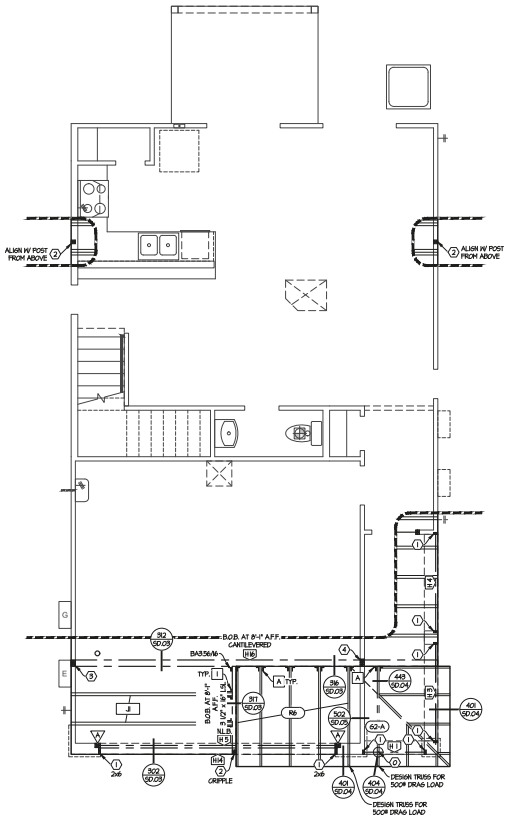
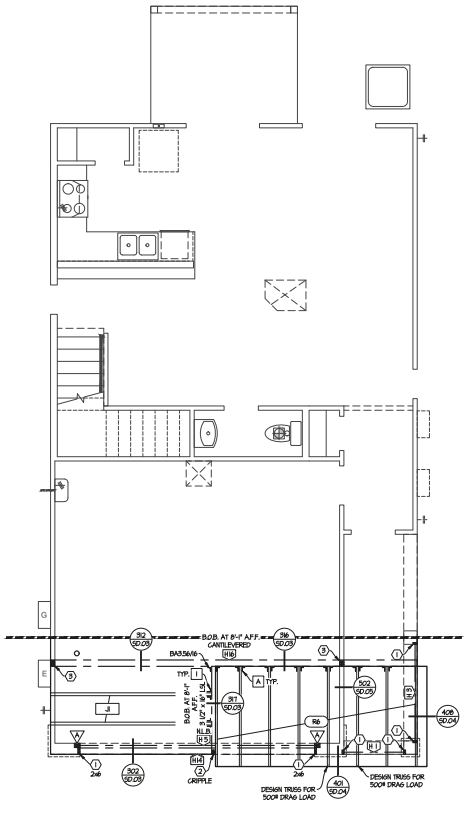



## FLOOR FRAMING PLAN

ELEVATION C

SEE ELEVATION A FOR INFORMATION NOT SHOWN

1/4" = 1'-0"




## FLOOR FRAMING PLAN

ELEVATION B

SEE ELEVATION A FOR INFORMATION NOT SHOWN

1/4" = 1'-0"

### FLOOR JOIST TYPE

16" DEEP TJI 230 SERIES JOIST

| | |
|---|---|
| J1 | AT 24" O.C. |
| J2 | AT 19.2" O.C. |
| J3 | AT 16" O.C. |

### FLOOR JOIST VARIATIONS

| | | | |
|---|---|---|---|
| A | THREE POINT BEARING | D | CANTILEVERED AT BOTH ENDS |
| B | FOUR POINT BEARING | E | DOUBLE PLY |
| C | CANTILEVERED AT ONE END | | |

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE ENDWALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE ENDWALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x6 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CLIPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = ITS 1.81/16 | K | = HGUS26-2 |
| B | = LUS26 | G | = ITS 3.56/16 | L | = HGUS28-2 |
| C | = HUS26 | H | = N/A | M | = HGUS26-3 |
| D | = HGUS26 | I | = ITS 2.37/16 | N | = HGUS28-3 |
| E | = MTHMQ | J | = LBV 4.75/16 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | = (2) 2x4 | H7 | = 3 1/8" x 9" GLB | H13 | = 5 1/8" x 10 1/2" GLB |
| H2 | = (2) 2x6 | H8 | = 3 1/8" x 10 1/2" GLB | H14 | = 5 1/8" x 12" GLB |
| H3 | = (2) 2x8 | H9 | = 3 1/8" x 12" GLB | H15 | = 5 1/8" x 13 1/2" GLB |
| H4 | = (2) 2x10 | H10 | = 3 1/8" x 13 1/2" GLB | H16 | = 5 1/8" x 16" GLB |
| H5 | = (2) 2x12 | H11 | = 3 1/8" x 15" GLB | H17 | = 5 1/8" x 16 1/2" GLB |
| H6 | = 3 1/8" x 7 1/2" GLB | H12 | = 5 1/8" x 9" GLB | H18 | = 5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE.

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| N | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | 11 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | 12 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650f-1.5E AT 16" O.C. |

### LEGEND

| | | | |
|---|---|---|---|
| B.O.B. | = BOTTOM OF BEAM | 8'-1" | = TOP OF WALL, U.N.O. |
| T.O.B. | = TOP OF BEAM | | = INTERIOR BEARING WALL |
| N.L.B. | = BEARING WALL | | = CRIPPLE WALL |

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LGI HOMES

TITLE: FLOOR FRAMING PLAN
ELEVATIONS B & C

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA — 24601 — REGISTERED PROFESSIONAL ENGINEER — STATE OF

DRAWN: MW
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: S2.02

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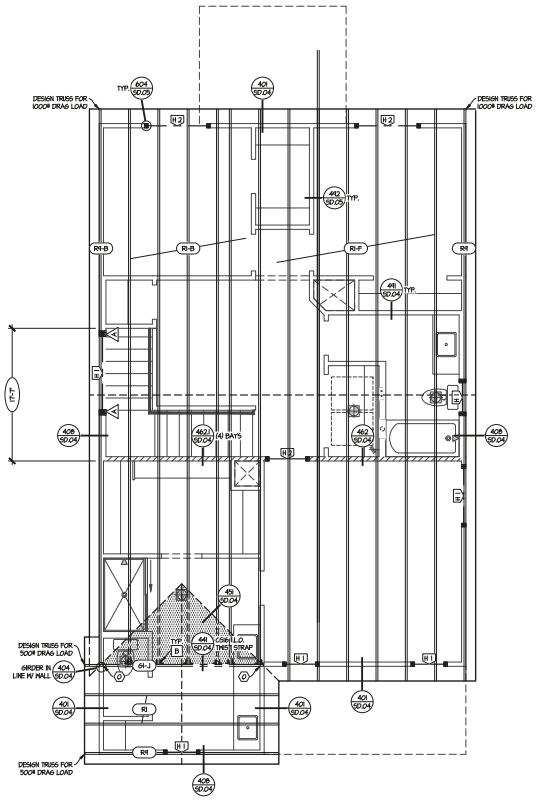
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DESIGN TRUSS FOR 1000# DRAG LOAD
DESIGN TRUSS FOR 500# DRAG LOAD
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DESIGN TRUSS FOR 500# DRAG LOAD
TYP.
4/A4 (SD.04)
4/A5 (SD.04)
4/A6 (SD.04)
4/A7 (SD.04)
4/A8 (SD.04)
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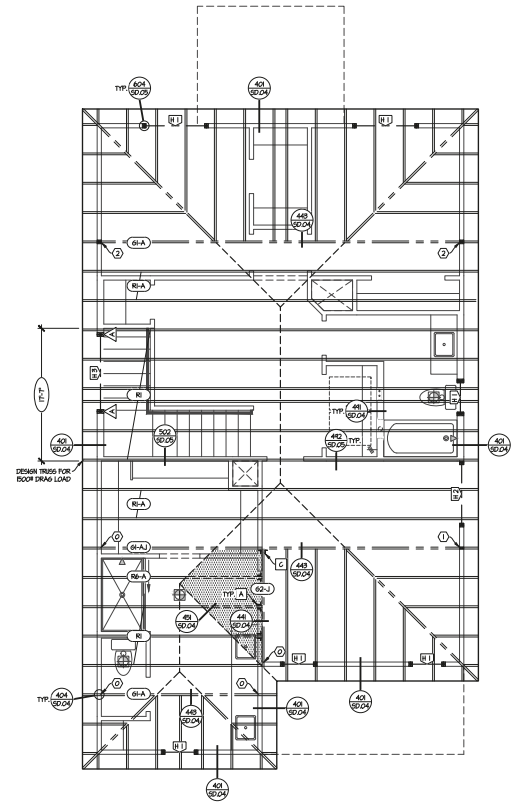
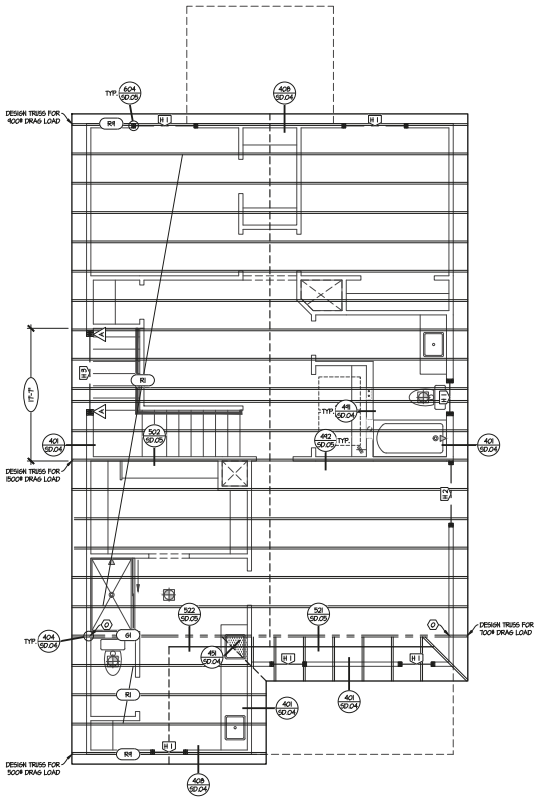



## ROOF FRAMING PLAN

ELEVATION C 1/4" = 1'-0"




## ROOF FRAMING PLAN

ELEVATION B 1/4" = 1'-0"

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE END WALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE END WALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x8 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CUPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | |
|---|---|---|
| A = LUS24 | F = THA29 | K = HGUS26-2 |
| B = LUS26 | G = THA213 | L = HGUS28-2 |
| C = HUS26 | H = THA413 | M = HGUS26-3 |
| D = HGUS26 | I = THA418 | N = HGUS28-3 |
| E = MTHMQ | J = THA422 | O = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 16" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 16" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 0 = NO POST REQUIRED | | | | | |
| 1 = (1) 2x STUDS | 4 = (4) 2x STUDS | 7 = (7) 2x STUDS | V1 = 6x6 | | |
| 2 = (2) 2x STUDS | 5 = (5) 2x STUDS | 8 = 4x4 | V1 = 6x8 | | |
| 3 = (3) 2x STUDS | 6 = (6) 2x STUDS | 9 = 4x6 | V2 = 8x8 | | |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650f-1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM
8'-1" = TOP OF WALL U.N.O.
T.O.B = TOP OF BEAM
= INTERIOR BEARING WALL
N.L.B = NON LOAD BEARING WALL
= CRIPPLE WALL

22-0339
06/16/2022

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LGI HOMES

TITLE: ROOF FRAMING PLAN ELEVATIONS B & C

JAMES ANTHONY GILLETTE CIVIL No. 24674 REGISTERED PROFESSIONAL ENGINEER STATE OF ARIZONA

PROJECT MANAGER: JOB NUMBER:

DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE

PLAN NUMBER: 1541
PLAN NAME: JUNIPER

SHEET NUMBER: S2.04

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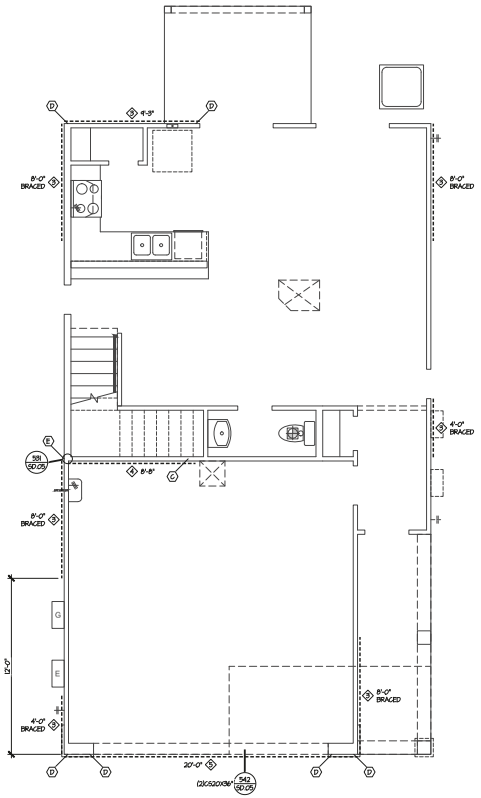
job_xrefs.dwg Apr 15, 2020 - 4:10pm 21x36 (Homes\Revised\Skyline\1541\Structural\Arch\1541-S2-Roof Framing.dwg




## LOWER BRACED/ SHEAR WALL PLAN

ALL ELEVATIONS — 1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| ◇1 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | EDGE | | FIELD | |
| | | 6" O.C. | | 12" O.C. | |
| ◇2 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 6" O.C. | 12" O.C. | 6" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | |
| ◇3 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 4" O.C. | 12" O.C. | 4" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | |
| ◇4 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 3" O.C. | 12" O.C. | 3" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | |
| ◇5 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | |
| ◇6 | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | |
| | NAILS: | .148" x 3" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | |

TYPICAL ADJOINING PANEL EDGES - ◇1 AND ◇2 WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| Ⓐ | POST - SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| Ⓑ | POST - SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| Ⓒ | POST - SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN- PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| Ⓓ | CAST-IN- PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| Ⓔ | CAST-IN- PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| Ⓕ | CAST-IN- PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| Ⓖ | VERTICAL COIL STRAP | CS16 | CLEAR SPAN = 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| Ⓗ | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN = 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| Ⓘ | CAST-IN- PLACE | MA5A | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

22-0339
06/16/2022

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LGI HOMES

TITLE: LOWER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA — NO. 34061 — REGISTERED PROFESSIONAL ENGINEER — STATE OF

PROJECT MANAGER: JON
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: S3.01

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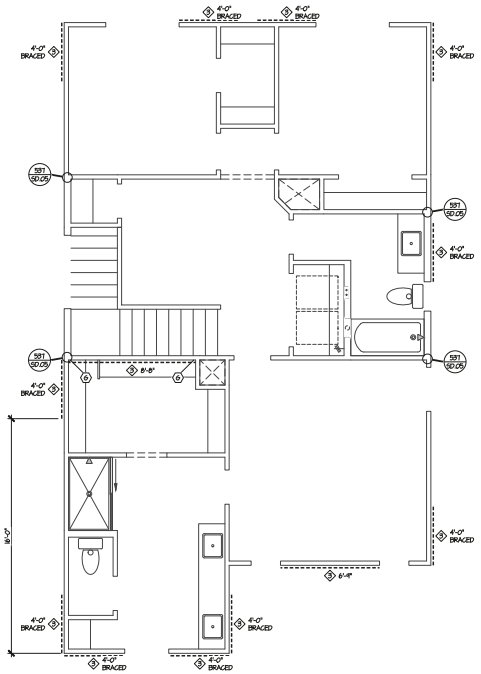
job/project: Apr 15, 2020 - 4:10pm - J:_Q4_16 Homes\Revised Skyline\1541\Structural\Arch Plan\1541-S2-Lower Braced+Shear Wall.dwg



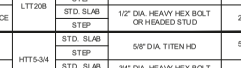

## UPPER BRACED/ SHEAR WALL PLAN

ALL ELEVATIONS 1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| ① | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | EDGE | | FIELD | |
| | | 6" O.C. | | 12" O.C. | |
| ② | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 6" O.C. | 12" O.C. | 6" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | |
| ③ | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 4" O.C. | 12" O.C. | 4" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | |
| ④ | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 3" O.C. | 12" O.C. | 3" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | |
| ⑤ | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | |
| ⑥ | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | |
| | NAILS: | .148" x 3" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | |

TYPICAL ADJOINING PANEL EDGES - ① AND ② WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| Ⓐ | POST - SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN - PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| Ⓑ | POST - SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN - PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| Ⓒ | POST - SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN - PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| Ⓓ | CAST-IN - PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| Ⓔ | CAST-IN - PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| Ⓕ | CAST-IN - PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| Ⓖ | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| Ⓗ | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| Ⓘ | CAST-IN - PLACE | MASA | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

22-0339
06/16/2022

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LGI HOMES

TITLE: UPPER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE
CIVIL
EXPIRES: 12/31/2021

PROJECT MANAGER: JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: S3.02

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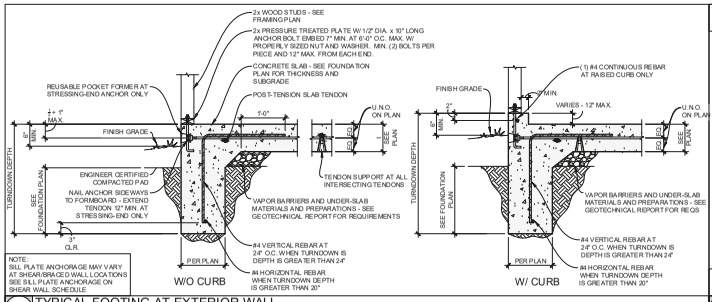
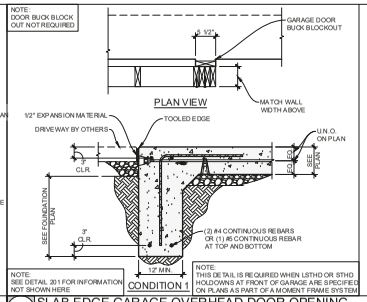
jobs\gillette - Apr 15, 2020 - 4:15pm - 21x36_LGI Homes\Revised Skyline\1541\Structural\Arch Main\1541-S4-Upper Braced Shear Wall.dwg



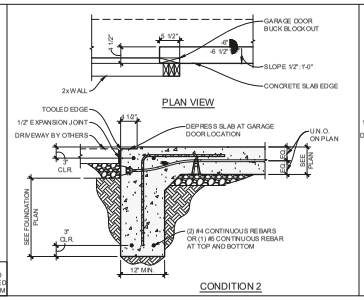

201 TYPICAL FOOTING AT EXTERIOR WALL

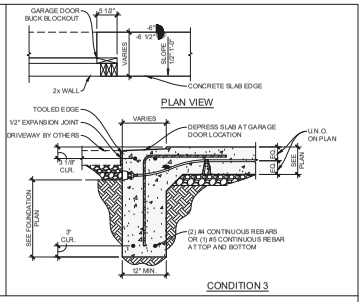
SCALE: 3/4" = 1'-0"

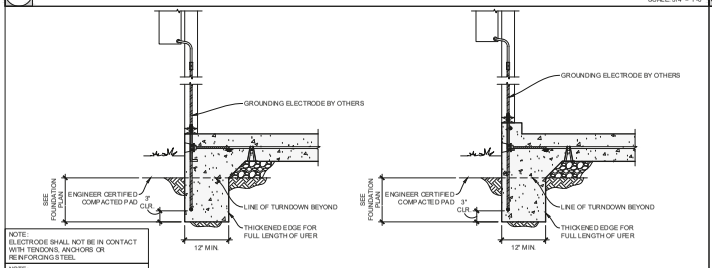



211.P SLAB EDGE GARAGE OVERHEAD DOOR OPENING

SCALE: 3/4" = 1'-0"

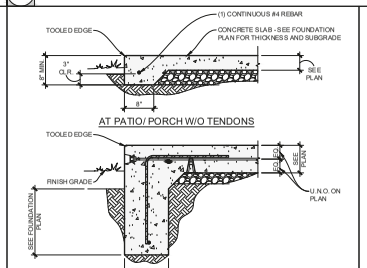


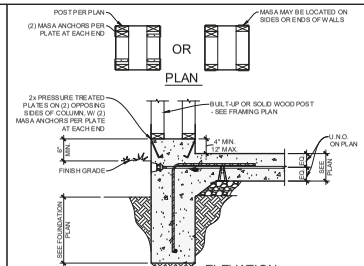

213 THICKENED EDGE AT UFER

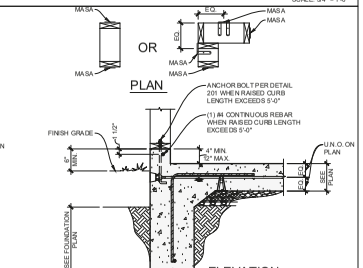
SCALE: 3/4" = 1'-0"




222 SLAB EDGE AT PATIO AND PORCH

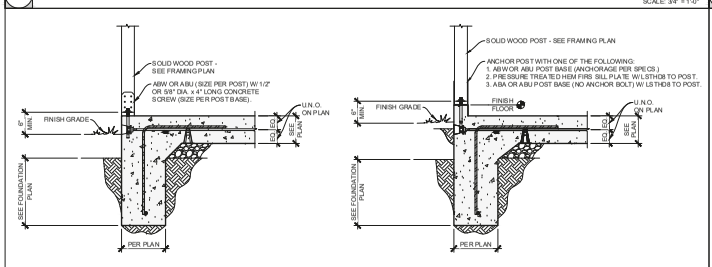
SCALE: 3/4" = 1'-0"



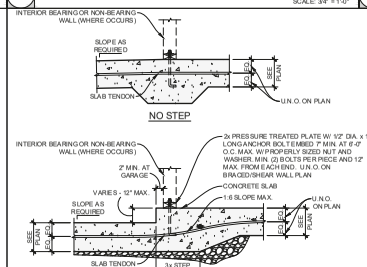

223 FRAMED COLUMN AND FOOTING

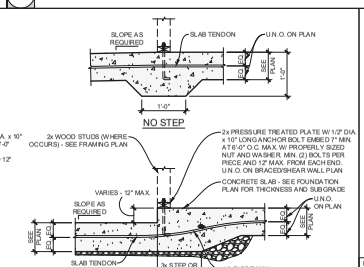
SCALE: 3/4" = 1'-0"

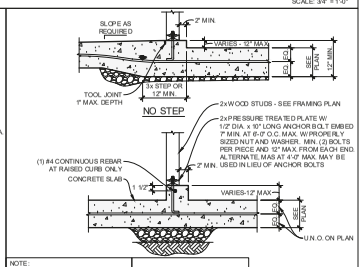



224 SOLID POST AT PATIO / PORCH WITH POST-TENSION

SCALE: 3/4" = 1'-0"



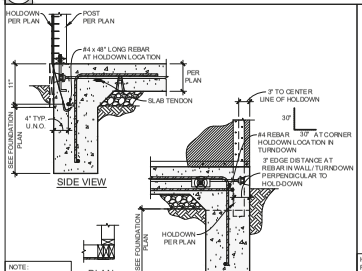




232 SLAB ELEVATION CHANGE AT WALL

SCALE: 3/4" = 1'-0"

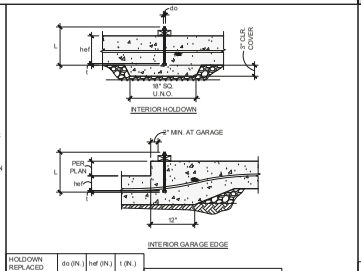
233 CONCRETE CURB AT INTERIOR SLAB

SCALE: 3/4" = 1'-0"




241 HOLDOWN AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"

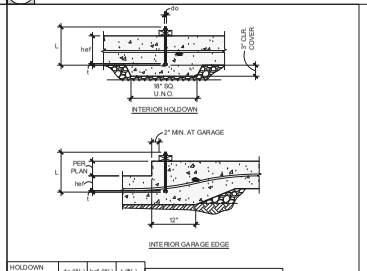



| HOLDOWN REPLACED | do (IN.) | hef (IN.) | t (IN.) |
|---|---|---|---|
| LTT20B | 1/2 | 3 3/4 | 7/16 |
| HTT8 | 5/8 | 5 1/2 | 3/64 |
| HDU8-SDS2.5 | 7/8 | 8 | 3/4 |

NOTE: SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.W HEADED STUD WIND

SCALE: 3/4" = 1'-0"




| HOLDOWN REPLACED | do (IN.) | hef (IN.) | t (IN.) |
|---|---|---|---|
| LTT20B | 1/2 | 4 | 7/16 |
| HDU8-SDS2.5 | 3/4 | 9 1/2 | 3/4 |

NOTE: SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.S HEADED STUD SEISMIC

SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
PHONE 602 887 2500 WWW.FELTENGROUP.COM
9850 E. DEL CAMINO SUITE 1IR SCOTTSDALE, AZ 85258 PHONE (480) 951 8613
LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE CIVIL No. 26074 REGISTERED ENGINEER STATE OF ARIZONA

| | |
|---|---|
| PLOT MADE ON | |
| JOB NUMBER: | |
| DATE: | 04/15/2020 |

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.01

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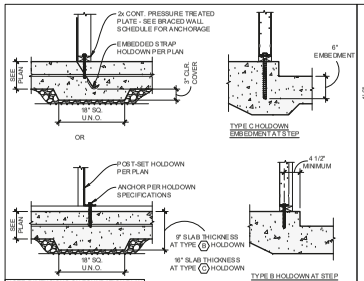
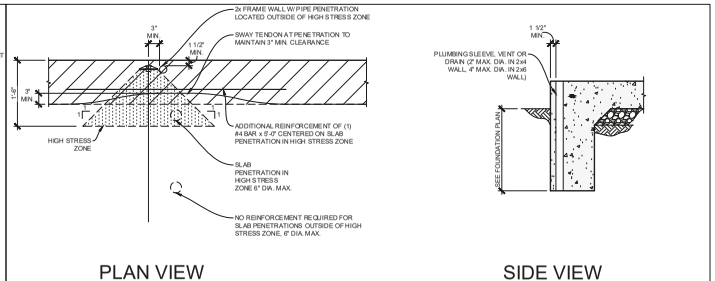
job.xrefs: Xr: 15, 203 - 4:10pm - 2^4_Ult 2\homes\Homes\Skyline\Structural\Sheets\15412-Structural Details.dwg




246 INTERIOR HOLDOWN

SCALE: 3/4" = 1'-0"




294 PLUMBING PENETRATIONS AT SLAB EDGE

SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

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Phone 602.887.2500 WWW.FELTENGROUP.COM

9850 E. DEL CAMINO SUITE 1IR
SCOTTSDALE, AZ 85258
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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE
CIVIL
No. 36078
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA

PROJECT MANAGER: JON MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.02

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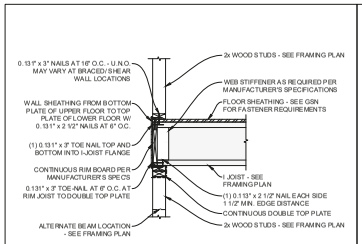
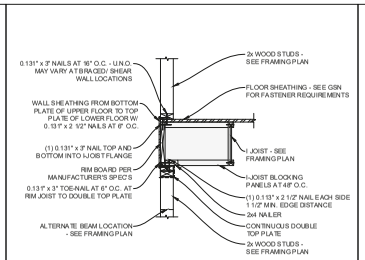
jobs\morgan Apr 15, 2020 - 4:10pm 21_QM_LGI Homes\Revised Skyline\1541\Structural\Arch\1541-21-Structural Details.dwg



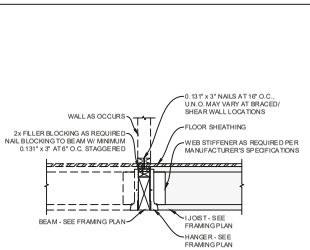

301 PERPENDICULAR JOIST AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"



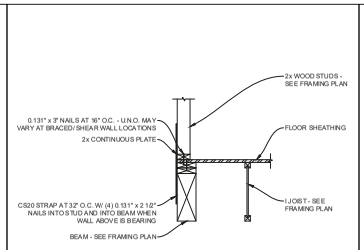

302 PARALLEL JOIST AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"



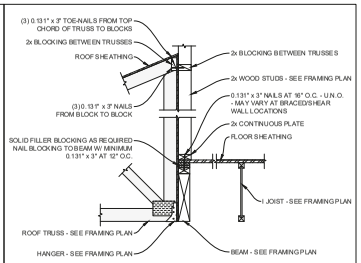

311 JOIST AT FLUSH BEAM AT INTERIOR

SCALE: 3/4" = 1'-0"



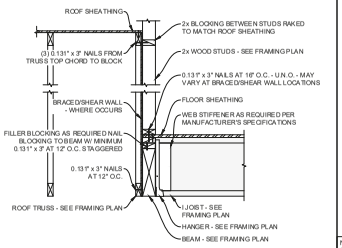

312 PARALLEL JOIST AT BEAM

SCALE: 3/4" = 1'-0"



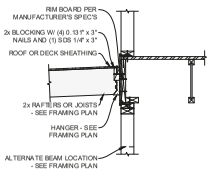

316 MONO TRUSS AND PARALLEL JOIST AT FLUSH BEAM

SCALE: 3/4" = 1'-0"




317 TRUSS AND PERP. FLOOR JOIST AT FLUSH BEAM

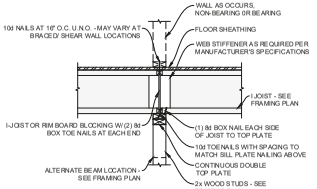
SCALE: 3/4" = 1'-0"




NOTE:
SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

332 RAFTER OR JOIST AT PARALLEL JOIST AT WALL

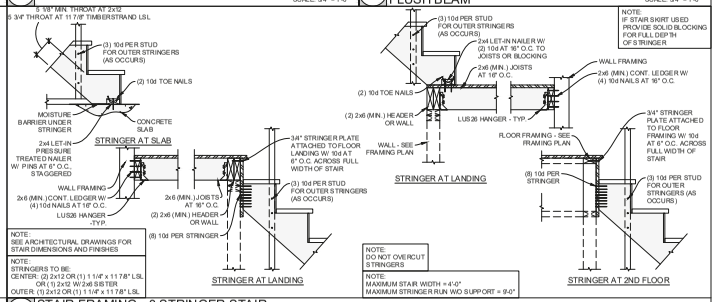
SCALE: 3/4" = 1'-0"




CONTINUOUS

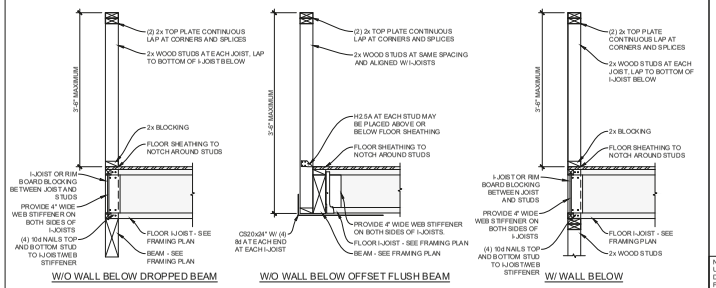
361 CONTINUOUS JOIST AT INTERIOR BEARING WALL

SCALE: 3/4" = 1'-0"



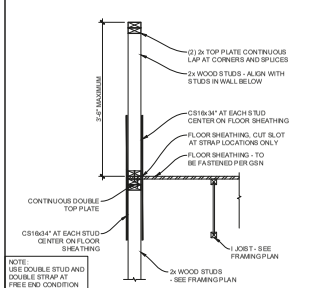

371 STAIR FRAMING - 3 STRINGER STAIR

SCALE: 3/4" = 1'-0"




372 GUARDRAIL WALL PERPENDICULAR TO JOIST

SCALE: 3/4" = 1'-0"

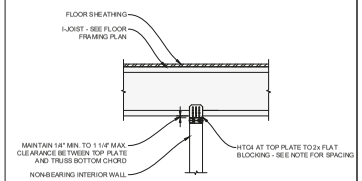



NOTE:
USE DOUBLE STUD AND DOUBLE STRAP AT FREE END CONDITION

373 GUARDRAIL WALL PARALLEL TO JOIST AT BALLOON FRAMED WALL

SCALE: 3/4" = 1'-0"

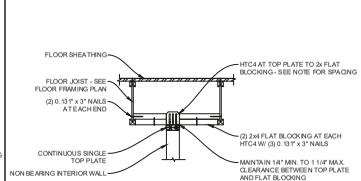
NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.




391 TYPICAL NON-SHEAR/BEARING PERPENDICULAR WALL CONNECTIONS

SCALE: 3/4" = 1'-0"

NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.




392 TYPICAL NON-SHEAR/BEARING PARALLEL WALL CONNECTIONS

SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

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9850 E. DEL CAMINO SUITE 108 SCOTTSDALE, AZ 85258
LGI HOMES
JAMES ANTHONY GILLETTE CIVIL

TITLE: STRUCTURAL DETAILS

PROJECT MANAGER: JAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.03

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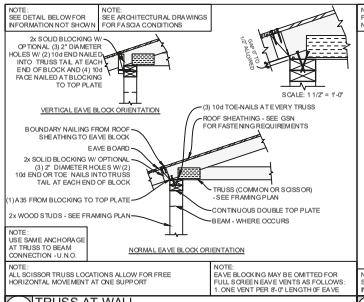
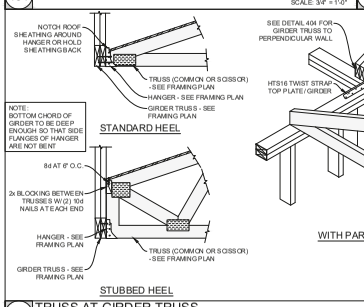


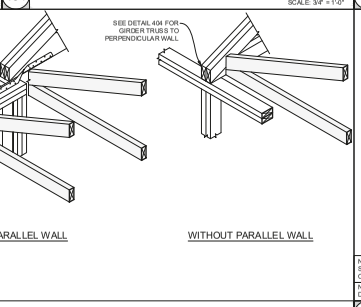

## 401 TRUSS AT WALL

SCALE: 3/4" = 1'-0"

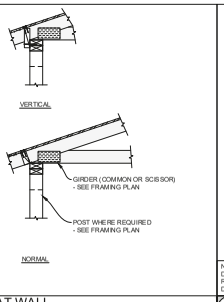



## 404 GIRDER TRUSS AT WALL

SCALE: 3/4" = 1'-0"



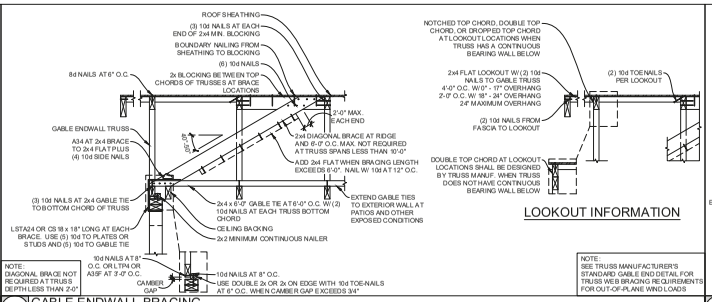

NOTE: FOR ALTERNATE INFORMATION NOT SHOWN SEE DETAIL BELOW.




NOTE: SEE DETAIL 401 FOR INFORMATION NOT SHOWN HERE

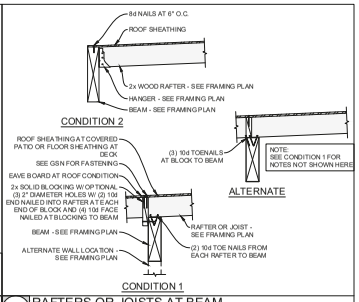
## 408 GABLE ENDWALL BRACING

SCALE: 3/4" = 1'-0"



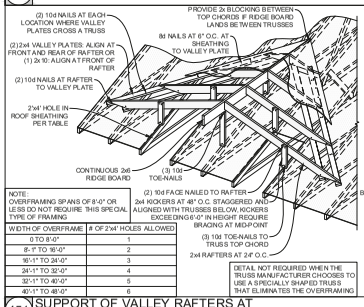

## 409 RAFTERS OR JOISTS AT BEAM

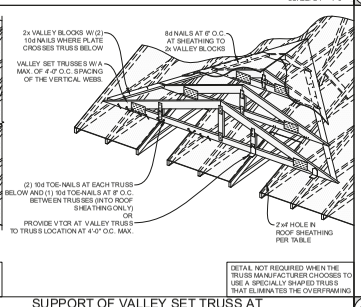
SCALE: 3/4" = 1'-0"




## 441 TRUSS AT GIRDER TRUSS

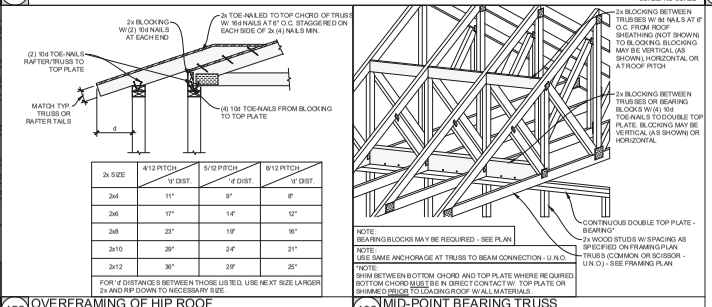
SCALE: 3/4" = 1'-0"




## 443 HIP FRAMING

SCALE: NO SCALE



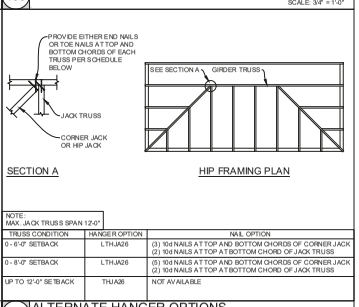

NOTE: SEE DETAIL 444 FOR CORNER JACK CONNECTIONS

NOTE: DIAGONAL WEB REQUIRED FOR JACK TRUSS SPANS GREATER THAN 7'-0"

NOTE: MAX. JACK TRUSS SPAN 12'-0"

## 444 ALTERNATE HANGER OPTIONS

SCALE: NO SCALE

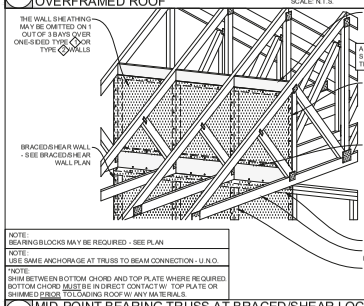



NOTE: MAX. JACK TRUSS SPAN 12'-0"

| TRUSS CONDITION | HANGER OPTION | NAIL OPTION |
|---|---|---|
| 0 - 6'-0" SETBACK | LTHJA26 | (3) 10d NAILS AT TOP AND BOTTOM CHORDS OF CORNER JACK (2) 10d NAILS AT TOP AT BOTTOM CHORD OF JACK TRUSS |
| 0 - 6'-0" SETBACK | LTHJA26 | (5) 10d NAILS AT TOP AND BOTTOM CHORDS OF CORNER JACK (2) 10d NAILS AT TOP AT BOTTOM CHORD OF JACK TRUSS |
| UP TO 12'-0" SETBACK | THJA26 | NOT AVAILABLE |

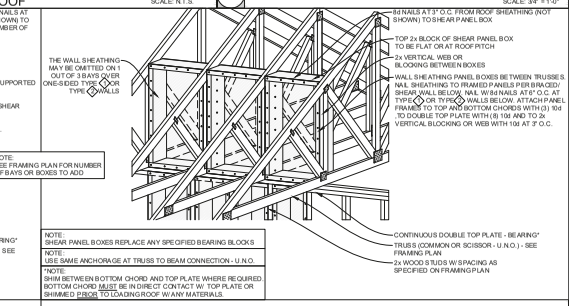
## 451 SUPPORT OF VALLEY RAFTERS AT OVERFRAMED ROOF

SCALE: N.T.S.




## SUPPORT OF VALLEY SET TRUSS AT OVERFRAMED ROOF

SCALE: N.T.S.




## 452 OVERFRAMING OF HIP ROOF

SCALE: 3/4" = 1'-0"



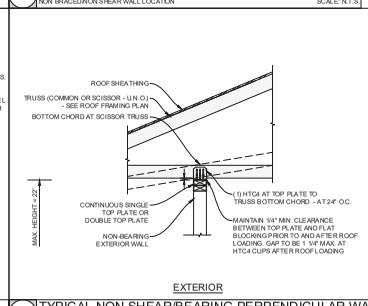

| 2x SIZE | 4/12 PITCH | 5/12 PITCH | 6/12 PITCH |
|---|---|---|---|
| | 'd' DIST. | 'd' DIST. | 'd' DIST. |
| 2x4 | 11" | 9" | 8" |
| 2x6 | 17" | 14" | 12" |
| 2x8 | 23" | 19" | 16" |
| 2x10 | 29" | 24" | 21" |
| 2x12 | 36" | 29" | 25" |

FOR 'd' DISTANCES BETWEEN THOSE LISTED, USE NEXT SIZE LARGER
2x AND RIP DOWN TO NECESSARY SIZE.

## 462 MID-POINT BEARING TRUSS

NON BRACED NON SHEAR WALL LOCATION

SCALE: N.T.S.




## 462.1 MID-POINT BEARING TRUSS AT BRACED/SHEAR LOCATIONS

CONDITION 1 - BRACED/SHEAR WALL LOCATION W/ BLOCKING

CONDITION 2 - BRACED/SHEAR WALL LOCATION W/ SHEAR PANEL BOX

SCALE: N.T.S.

## 491 TYPICAL NON SHEAR/BEARING PERPENDICULAR WALL CONNECTIONS

SCALE: 3/4" = 1'-0"

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9850 E. DEL CAMINO SUITE 1IR SCOTTSDALE, AZ 85258 (480)626-1510 LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE CIVIL No. 29067 REGISTERED PROFESSIONAL ENGINEER STATE OF ARIZONA

REVISED MARK: PLAN CHECK

JOB NUMBER:

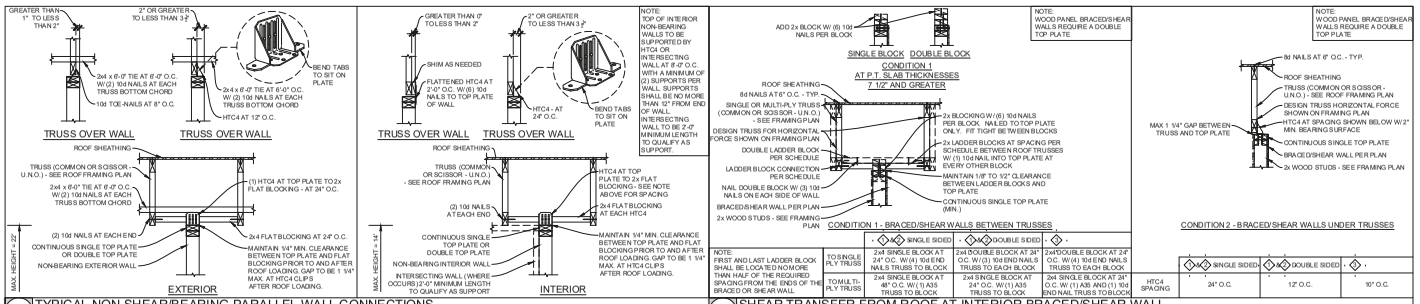
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE

PLAN NUMBER: 1541
PLAN NAME: JUNIPER

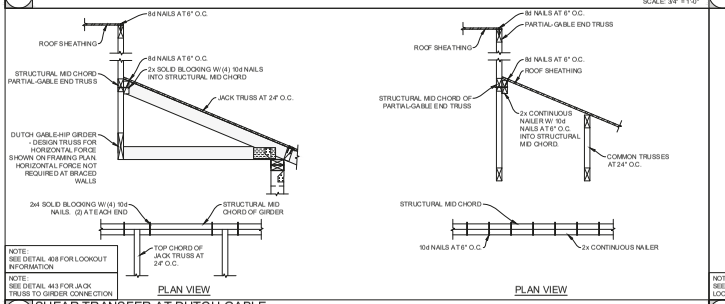
SHEET NUMBER: SD.04

plot scale=1 plot offset=0,0 plot rotation=0 plot date=Apr 15, 2020 - 4:15pm Z:_QA_GI\Homes\Revised Skyline\1541\Structural\Arch\1541-SD-Structural Details.dwg

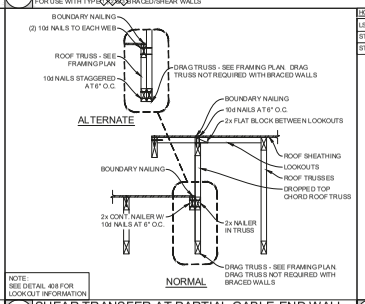



492 TYPICAL NON SHEAR/BEARING PARALLEL WALL CONNECTIONS — SCALE: 3/4" = 1'-0"

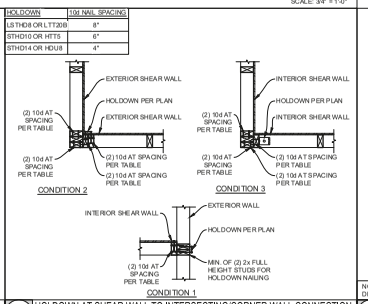
502 SHEAR TRANSFER FROM ROOF AT INTERIOR BRACED/SHEAR WALL — FOR USE WITH TYPES BRACED/SHEAR WALLS — SCALE: 3/4" = 1'-0"



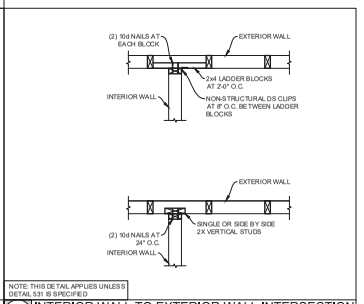

521 SHEAR TRANSFER AT DUTCH-GABLE — SCALE: 3/4" = 1'-0"



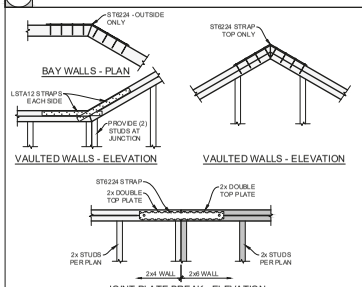

522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL — SCALE: 3/4" = 1'-0"



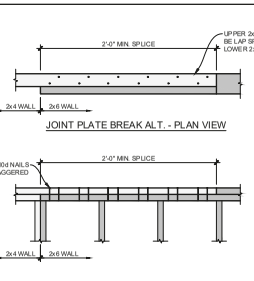

531 HOLDOWN AT SHEAR WALL TO INTERSECTING/CORNER WALL CONNECTION — SCALE: 3/4" = 1'-0"



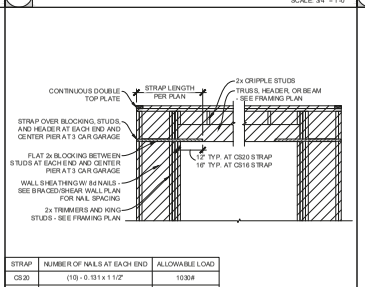
533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION — SCALE: 3/4" = 1'-0"



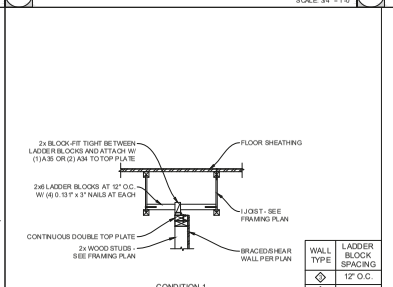

537 SHEAR TRANSFER AT TOP PLATES — SCALE: 3/4" = 1'-0"

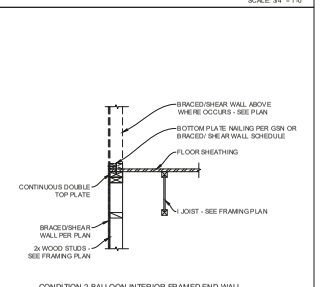


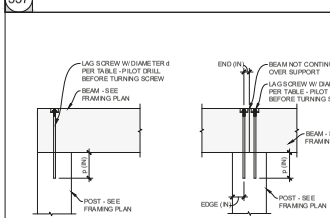

542 DOUBLE-SIDED DRAG STRUT — SCALE: 3/4" = 1'-0"

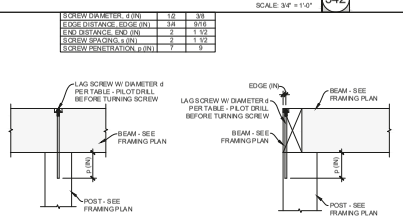


551 SHEAR TRANSFER AT PARALLEL FLOOR JOIST(S) TO BRACED/ SHEAR WALL I-JOIST — SCALE: 3/4" = 1'-0"



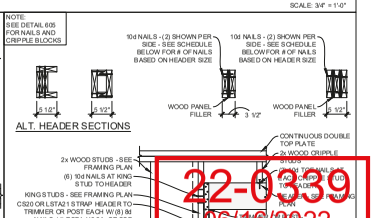




201.RS LAG BOLT - BEAM TO POST CONNECTION — SCALE: 3/4" = 1'-0"

602 BEAM AT WALL CONNECTIONS — SCALE: 3/4" = 1'-0"




604 TYPICAL WINDOW OR DOOR HEADER — SCALE: 3/4" = 1'-0"

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TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — No. 24574 — EXPIRES: 12/31/2020

JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.05

22-0339
06/16/2022

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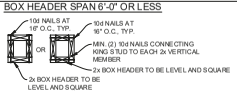
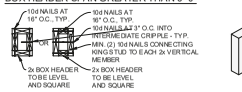
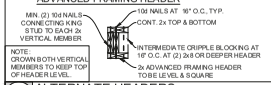
## BOX HEADER SPAN 6'-0" OR LESS



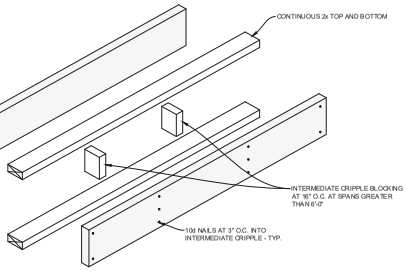

## BOX HEADER SPAN GREATER THAN 6'-0"




## ADVANCED FRAMING HEADER



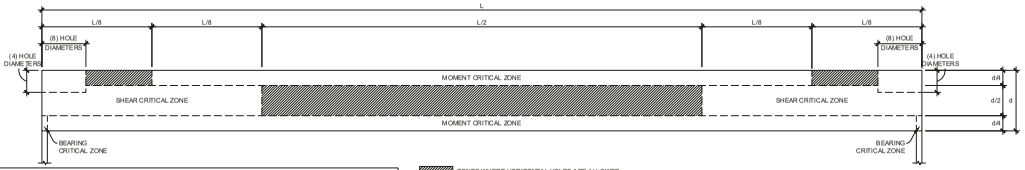

NOTE: CROWN BOTH VERTICAL MEMBERS TO KEEP TOP OF HEADER LEVEL




605 ALTERNATE HEADERS

SCALE: 3/4" = 1'-0"

NOTE: DETAIL SHALL BE USED FOR SIMPLE SPAN UNIFORMLY LOADED BEAMS ONLY. FOR BEAMS OTHER THAN SIMPLE SPAN (MULTIPLE BEARING POINTS, CANTILEVERS, ETC.) OR WITH MORE COMPLEX LOADING CONDITIONS (POINT LOADS, MULTIPLE UNIFORM LOADS, ETC.) CONTACT ENGINEER OF RECORD.
NOTE: BE ALING HOLES IS RECOMMENDED.




1. HOLE SIZE: THE HOLE DIAMETER SHOULD NOT EXCEED 1 1/2" OR 1/10 THE BEAM DEPTH, WHICHEVER IS SMALLER.
2. HOLE LOCATION: THE HOLE SHOULD HAVE A MINIMUM CLEAR DISTANCE, AS MEASURED FROM THE EDGE OF THE HOLE TO THE NEAREST EDGE OF THE BEAM, OF 4 HOLE DIAMETERS TO THE TOP OR BOTTOM FACE OF THE BEAM AND 8 HOLE DIAMETERS FROM THE END OF THE BEAM.
3. HOLE SPACING: THE MINIMUM CLEAR SPACING BETWEEN ADJACENT HOLES, AS MEASURED BETWEEN THE NEAREST EDGE OF THE HOLES, SHOULD BE 8 HOLE DIAMETERS BASED ON THE LARGEST DIAMETER OF ANY ADJACENT HOLE IN THE BEAM.
4. NUMBER OF HOLES: THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED 1 HOLE PER 5 FEET OF BEAM LENGTH. IN OTHER WORDS, THE MAXIMUM NUMBER OF HOLES SHOULD NOT EXCEED (4) FOR A 20 FOOT BEAM LENGTH.

ZONES WHERE HORIZONTAL HOLES ARE ALLOWED

607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

SCALE: 3/4" = 1'-0"

### (2) 2x HEM-FIR #2 TO 24F-V4 GLB, PARALLAM (PSL), GANG LAM (LVL), OR TIMBERSTRAND (LSL) CONVERSION CHART

| SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 | SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 11'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/2" LSL |
| 2'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 12'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/2" LSL |
| 3'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 13'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/4" LSL |
| 4'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 14'-3" | - | - | - | 3 1/8" x 9" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/4" LSL |
| 5'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 15'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 6'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 16'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 7'-3" | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 17'-3" | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 8'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 18'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/2" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 9'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | 19'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/2" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 10'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | 20'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/2" LSL | 3 1/2" x 9 1/2" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |

REV. 03/04/08

NOTES:
1. ALL RMT DEPTHS ARE BASED ON DOUG-FIR SELECT STRUCTURAL PROPERTIES.
2. GLULAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4:
   Fb =2400 psi, Fv = 240 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 1.3E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 5 1/2" x 3 1/2" "FLANK" LSL MAY BE USED I.L.O. 3 1/2" x 3 1/2" LSL.

611 HEADER CONVERSION CHART

SCALE: 3/4" = 1'-0"

| SIMPSON STRONG-TIE | USP |
|---|---|
| A34 | WP34 |
| A35 | WP35 |
| ABA44 | BWA44 |
| ABA66 | BWA66 |
| AC4 | PBS44 |
| AC44 | PBS548 |
| CMSTC16 | CMSTC16 |
| CS16 | BS180 |
| CS20 | BS250 |
| DTC | TR2 |
| EPCZ (44) | EPCWM4-T2 |
| H1 | RT1S |
| H2.5A | RT7A |
| H2.5T | RT7AT |
| HDQ8-SDS3 | PHD9 |
| HDU8-SDS2.5 | PHD8 |
| HGUS26 | THDH26 |
| HGUS26-2 | THDH26-2 |
| HGUS26-3 | THDH26-3 |
| HGUS28-2 | THDH28-2 |
| HGUS28-3 | THDH28-3 |
| HGUS210-3 | THDH210-3 |
| HHUS210-2 | THD210-2 |
| HTS16 | HTW16 |
| HTC4 | HTC4 (60% O.C. SPACING) |
| HTT4 | HTT4S (MIN.) |
| HTT5 | HTT4S (MAX.) |
| HUS26 | HUS26 |
| ITS | ITL |
| LSSI | WPS |

| SIMPSON STRONG-TIE | USP |
|---|---|
| LS70 | WP7 |
| LSSU210 | LSSH210 |
| LSTA12 | LSTA12 |
| LSTA18 | LSTA18 |
| LSTA24 | LSTA24 |
| LSTHD8 | NOT ALLOWED |
| LTHA26 | HHC2IV RIC26 |
| LTP4 | WPH4 |
| LTT20B | DTR-T2 |
| LUS24 | LUS24 |
| LUS26 | LUS26 |
| LUS28 | LUS28 |
| MASA | EAA (75% O.C. SPACING AT SILL ANCHORAGE) |
| MSTC28 | MSTC28 |
| MTHM(-SDS | MHC28 |
| RSP4 | RSPT4 |
| SSP | RSPT6 |
| ST12 | ST12 |
| ST6224 | ST7224 |
| STHD10 | NOT ALLOWED |
| STHD14 | NOT ALLOWED |
| SUR/U26 | SHU26R/L |
| T4H4 | SIP4 |
| THA25 | MSH25 |
| THA25 | MSH223 (USE 16d COMMON NAILS) |
| THA413 | MSH413 |
| THA418 | MSH418 (USE 16d COMMON NAILS) |
| THA422 | MSH422F |
| THUL26 | HHC2IV RIC26 |
| TS22 | ST122 |

612 CONNECTOR CONVERSION CHART

SCALE: N.T.S.

22-0339
06/16/2022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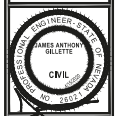
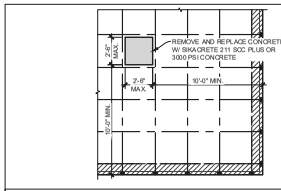
TITLE: STRUCTURAL DETAILS




PROJECT MANAGER: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.06


jmcorrigan Apr 15, 2020 - 4:10pm J:\My_Job Files\Revised Skyline\1541 Juniper\Elevations\1541 Juniper Structural Details.dwg




REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 3" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL
5. TEMPORARY SHORING SHALL BE PLACED TO SUPPORT ANY BEARING ELEMENTS WITHIN 2 FEET OF PENETRATION. SHORING SHALL BE MAINTAINED UNTIL PATCH HAS REACHED A STRENGTH OF 2000 psi.

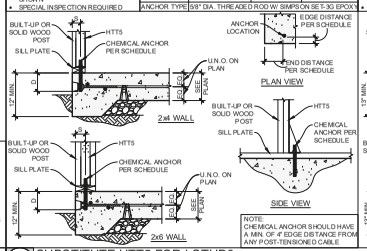
NOTE: PRIOR TO PATCHING CONCRETE
1. ROUGHEN ANY SMOOTH EDGES OF PENETRATION TO PROVIDE A MINIMUM SURFACE PROFILE OF +/- 1/8 IN.
2. PRE-WET SURFACE TO SSD (SATURATED SURFACE DRY). NO BONDING AGENT REQUIRED.
3. INSTALL SIKACRETE 211 SCC PLUS PER MANUFACTURER'S RECOMMENDATIONS.

801 STANDARD POST-TENSIONED REPAIR

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 6 3/8" | 5" |
| 2x6 | 2 3/4" | | |

ANCHOR TYPE: 5/8" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY

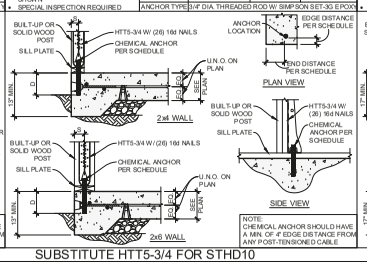



802 SUBSTITUTE HTT5 FOR LSTHD8

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 7 7/8" | 5 1/2" |
| 2x6 | 2 3/4" | | |

ANCHOR TYPE: 3/4" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY

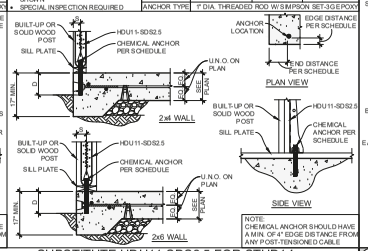



SUBSTITUTE HTT5-3/4 FOR STHD10

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 8 1/2" | 7 1/2" |
| 2x6 | 2 3/4" | ≥ 7 7/8" | |

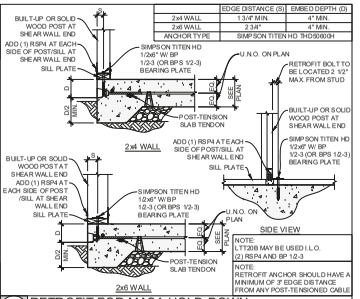
ANCHOR TYPE: 1" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY

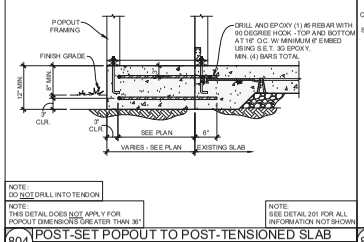



SUBSTITUTE HDU11-SDS2.5 FOR STHD14

803 RETROFIT FOR MASA HOLD-DOWN
POST-TENSIONED FOUNDATION
SCALE: 3/4" = 1'-0"

| | EDGE DISTANCE (S) | EMBED DEPTH (D) |
|---|---|---|
| 2x4 WALL | 1 3/4" MIN. | 4" MIN. |
| 2x6 WALL | 2 3/4" | 4" MIN. |
| ANCHOR TYPE | SIMPSON TITEN HD THDS9080H | |

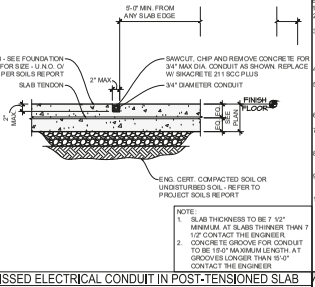



NOTE: DO NOT DRILL INTO TENDON

NOTE: THIS DETAIL DOES NOT APPLY FOR POPOUT DIMENSIONS GREATER THAN 36"

804 POST-SET POPOUT TO POST-TENSIONED SLAB
SCALE: 3/4" = 1'-0"

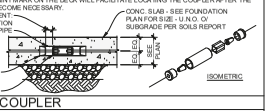



NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER.

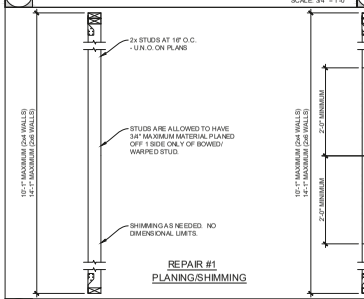
805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB
SCALE: 3/4" = 1'-0"

IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE BELOW BEFORE CONCRETE PLACEMENT.
1. COUPLERS SHOULD BE CENTERED IN THE SLAB.
2. IF MORE THAN ONE TENDON IS SHORT, COUPLERS SHOULD NOT BE LOCATED SIDE BY SIDE. THEY SHOULD BE STAGGERED AT 2-0" INCREMENTS.
3. A 'PVC' PIPE OF SUFFICIENT INSIDE DIAMETER TO HOLD THE COUPLER AND OF SUFFICIENT LENGTH TO ALLOW FOR SUBSEQUENT ELONGATION MOVEMENT DURING STRESSING SHALL BE USED. ALSO, AN ADDITIONAL PIECE OF SHEATHED STRAND OF SUFFICIENT LENGTH TO REACH THE EDGE FORM IS REQUIRED ALONG WITH TWO POCKET FORMERS. CORROSION INHIBITING COATING SHALL BE USED TO FILL THE VOID IN THE 'PVC' PIPE.
4. THE TAPERED TIP OF THE POCKET FORMER THAT NORMALLY FITS INSIDE THE WEDGE CAVITY CAN BE CUT OFF WHEN BEING USED FOR SPLICING THEREBY REDUCING THE LENGTH OF THE 'PVC' PIPE NEEDED.
5. THE ORIGINAL STRAND IS FIRST CUT WITH AN ABRASIVE WHEEL SAW AT THE COUPLER LOCATION AND ONE POCKET FORMER IS PLACED ON THE STRAND. MARK THE STRAND BEFORE COUPLING TO MAKE CERTAIN THAT THE PROPER LENGTH OF STRAND HAS BEEN FULLY INSERTED INTO THE COUPLER. THE COUPLER IS THEN COUPLED TO THE ORIGINAL STRAND. THE 'PVC' PIPE IS PLACED OVER THE COUPLER.
6. THE SECOND POCKET FORMER IS PLACED OVER THE NEW STRAND (THE STRAND IS MARKED) AND THE STRAND IS INSERTED INTO THE COUPLER.
7. A POCKET FORMER IS TAPED TO ONE END OF THE 'PVC' PIPE WHICH IS THEN PACKED TIGHTLY WITH CORROSION INHIBITING-COATING ALLOWING NO AIR VOIDS. THE SECOND POCKET FORMER IS AFFIXED TO THE 'PVC' PIPE COMPLETING A TIGHTLY SEALED COUPLER.
8. THE TENDON COUPLER'S LOCATION WITHIN THE 'PVC' PIPE MUST PERMIT THE COUPLER TO MOVE THE REQUIRED ELONGATION AMOUNT IN THE DIRECTION OF THE STRESSING. ALLOWANCE FOR MOVEMENT IN BOTH DIRECTIONS MUST BE PROVIDED WHEN THE TENDON IS TO BE STRESSED FROM BOTH ENDS.
9. A DARK CRAYON OR PAINT MARK ON THE DECK WILL FACILITATE LOCATING THE COUPLER AFTER THE POUR SHOULD THAT BECOME NECESSARY.

ALLOWANCE FOR MOVEMENT = 1 1/2 x ELONGATION

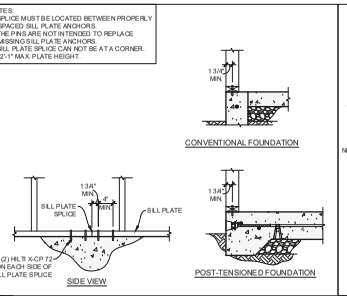



806 TENDON COUPLER
SCALE: 3/4" = 1'-0"

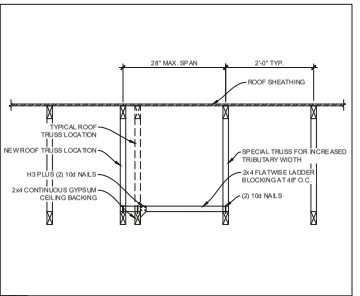



811 BOWED/WARPED STUD REPAIRS
SCALE: 1 1/2" = 1'-0"

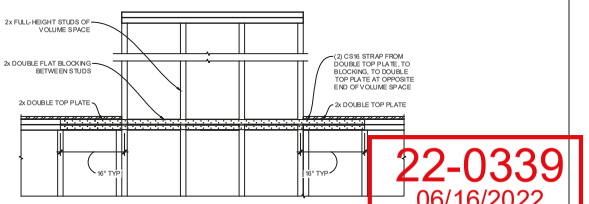
NOTES:
1. SPLICE MUST BE LOCATED BETWEEN PROPERLY SPACED SILL PLATE ANCHORS.
2. THE PINS ARE NOT INTENDED TO REPLACE MISSING SILL PLATE ANCHORS.
3. SILL PLATE SPLICE CAN NOT BE AT A CORNER.
4. 12"-1" MAX. PLATE HEIGHT.




813 SILL ANCHORAGE RETROFIT AT EXTERIOR SILL PLATE SPLICE
SCALE: 3/4" = 1'-0"




814 ROOF / CEILING OVERSPAN
SCALE: 3/4" = 1'-0"




NOTE: REFER TO BRACED/ SHEAR WALL PLAN FOR LOCATION OF BRACED/ SHEAR WALLS.

1002 DRAG CONNECTION AT VOLUME SPACE
SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

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LGI HOMES
9950 E. DEL CAMINO
SUITE 1IR
SCOTTSDALE, AZ 85258
PHONE (480) 951 8613

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — 24601 — ARIZONA — REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: MW
CHECKED BY: JAG
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.07

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job.xrefs: Xr: 15, 203 - 4:10pm 21_Qtr_Ut Homes\Revised Skyline\1541\Structural\Arch\1541-2-Structural Details.dwg

# SKYLINE
## CLARK COUNTY, NV

### 25 DECIBEL NOISE LEVEL REDUCTION

PRESCRIPTIVE STANDARD
1. BRICK VENEER, MASONRY BLOCKS OR STUCCO EXTERIOR WALLS SHALL BE CONSTRUCTED AIRTIGHT.
2. AT THE PENETRATION OF EXTERIOR WALLS BY PIPES, DUCTS OR CONDUITS, THE SPACE BETWEEN THE WALL AND PIPES, DUCTS OR CONDUITS SHALL BE CAULKED OR FILLED WITH MORTAR.
3. WINDOW AND/OR THROUGH-THE-WALL VENTILATION UNITS SHALL NOT BE USED.
4. FIREPLACES SHALL COMPLY WITH THE CLARK COUNTY BUILDING CODE.
5. ALL SLEEPING SPACES SHALL BE PROVIDED WITH A CARPETED FLOOR.
6. THROUGH-THE-WALL OR DOOR MAILBOXES SHALL NOT BE USED.

EXTERIOR WALLS
STUD WALLS SHALL BE AT LEAST 4" IN NOMINAL DEPTH
1. THE INTERIOR SURFACE OF THE EXTERIOR WALLS SHALL BE OF GYPSUM BOARD OR PLASTER AT LEAST ½" THICK, INSTALLED ON THE STUDS.
2. IN ADDITION TO EXTERIOR WALL COVERING, CONTINUOUS COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING AT LEAST ½" THICK SHALL COVER THE EXTERIOR SIDE OF THE WALL STUD.
3. SHEATHING PANELS SHALL BE COVERED ON THE EXTERIOR WITH OVERLAPPING BUILDING PAPER.

WINDOWS
1. GLASS SHALL BE AT LEAST 3/16" THICK.
2. ALL OPERABLE WINDOWS SHALL BE WEATHER-STRIPPED.
3. THE GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON-HARDENING SEALANT OR A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, NON-HARDENING SEALANT OR IN A SOFT ELASTOMER GASKET OR GLAZING TAPE.
4. THE PERIMETER OF DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER-RESISTANT SEALANT.

ROOFS
1. WITH AN ATTIC OR RAFTER SPACE AT LEAST 6" DEEP AND WITH A CEILING BELOW, THE ROOF SHALL CONSIST OF ½" COMPOSITION BOARD, PLYWOOD OR GYPSUM BOARD SHEATHING TOPPED BY ROOFING, AS REQUIRED.
2. OPEN BEAM ROOF CONSTRUCTION SHALL FOLLOW THE ENERGY INSULATION STANDARD METHOD FOR BATT INSULATION.

CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

VENTILATION
1. A MECHANICAL VENTILATION SYSTEM SHALL BE INSTALLED THAT WILL PROVIDE THE MINIMUM AIR CIRCULATION AND FRESH AIR SUPPLY REQUIREMENTS FOR VARIOUS USES IN OCCUPIED ROOMS, WITHOUT THE NEED TO OPEN ANY WINDOWS, DOORS OR OTHER OPENINGS TO THE EXTERIOR. THE SUPPLY AND RETURN DUCTS SERVING ALL CONDITIONED AIR EQUIPMENT SHALL HAVE THE FIRST 5 FEET FROM THE EXTERIOR OF 20 GAUGE STEEL DUCT, INCLUDING ONE 90 DEGREE BEND, AND SHALL BE LINED WITH 1" THICK COATED FIBER GLASS INSULATION. ( THIS INCLUDES ATTIC-MOUNTED EQUIPMENT. )
2. GRAVITY VENT OPENINGS IN ATTICS SHALL NOT EXCEED CODE MINIMUMS IN SIZE AND NUMBER.
3. ALL VENT DUCTS (EXCEPT KITCHEN EXHAUST DUCTS), INCLUDING BATHROOM AND DRYER EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS, SHALL CONTAIN A MINIMUM OF 20 GAUGE STEEL DUCT IN THE LAST 5 FOOT LENGTH TO THE EXTERIOR. EACH DUCT SHALL BE PROVIDED WITH A 90 DEGREE BEND IN THE DUCT, SUCH THAT THERE IS NO DIRECT LINE OF SIGHT THROUGH THE DUCT.
4. LISTED FACTORY-MADE DUCT, SPECIFICALLY DESIGNED TO MEET THE 25 DECIBEL NOISE/SOUND ATTENUATION REQUIREMENT MAY BE SUBSTITUTED FOR 20 GAUGE STEEL DUCT.
5. DOMESTIC RANGE EXHAUST DUCTS CONNECTING THE INTERIOR SPACE TO THE OUTDOORS SHALL CONTAIN A BACK DRAFT DAMPER.


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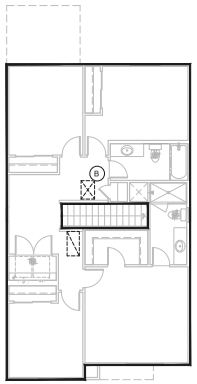
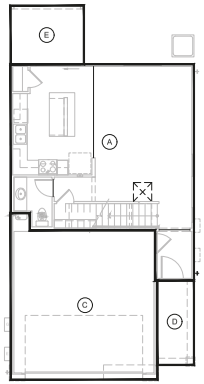
### BUILDING FOOTPRINT




SECOND FLOOR PLAN A




FIRST FLOOR PLAN A

### SQUARE FOOTAGE TABLE

FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

| LIVABLE: | ALL ELEV. | A | B | C |
|---|---|---|---|---|
| (A) FIRST FLOOR | 596 | - | - | - |
| (B) SECOND FLOOR | 1007 | - | - | - |
| TOTAL LIVABLE: | 1603 | - | - | - |

| NON LIVABLE: | ALL ELEV. | A | B | C |
|---|---|---|---|---|
| (C) 2 CAR GARAGE | 412 | - | - | - |
| (D) PORCH | 57 | - | - | - |
| (E) COVERED PATIO | 80 | - | - | - |

1. MISC. PROJECTIONS SUPPORT ROOF STRUCTURE WITH OR WITHOUT FOUNDATION UNDERNEATH, I.E. AREA UNDER ROOF.
2. MISC. APPENDAGES HAVE CONCRETE FOUNDATION UNDERNEATH WITHOUT ROOF STRUCTURE, I.E. SLAB AREA.

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| | |
|---|---|
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### SHEET INDEX


COVER SHEET AND GENERAL NOTES
C1.1 COVER SHEET AND SHEET INDEX
GAN1.1 GENERAL ARCHITECTURAL NOTES

MAIN FLOOR PLANS
A1.1 FLOOR PLAN - ALL ELEVATIONS

EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION A
A2.2 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION B
A2.3 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION C

BUILDING SECTIONS
A3.1 BUILDING SECTIONS AND BUILDING THERMAL ENVELOPE

ARCHITECTURAL DETAILS
A D1 ARCHITECTURAL DETAILS
A D2 ARCHITECTURAL DETAILS
A D3 ARCHITECTURAL DETAILS

MECHANICAL PLANS
M0.1 MECHANICAL CALCULATIONS
M1.1 MECHANICAL PLAN

PLUMBING PLANS
P1.1 WASTE SCHEMATIC, WATER METER CALCULATIONS
P1.2 GAS DIAGRAM, NOTES AND CALCULATIONS

ELECTRICAL PLANS
E1.0 ELECTRICAL GENERAL NOTES, CALCULATIONS AND SCHEDULES
E1.1 ELECTRICAL PLAN - ALL ELEVATIONS

STRUCTURAL GENERAL NOTES
GSN GENERAL STRUCTURAL NOTES

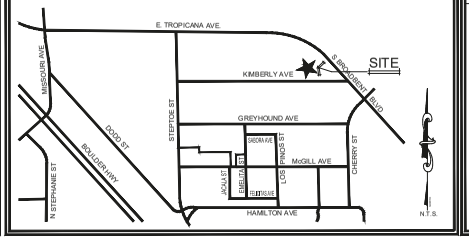
POST-TENSIONED FOUNDATION PLANS
S1.01 FOUNDATION PLAN - ALL ELEVATIONS
S1.02 TENDON LAYOUT - ALL ELEVATIONS

ROOF FRAMING PLANS
S2.01 FLOOR FRAMING PLAN - ELEVATION A
S2.02 ROOF FRAMING PLAN - ELEVATION A
S2.03 ROOF FRAMING PLAN - ELEVATIONS B & C

BRACED/SHEAR WALL PLANS
S3.01 LOWER BRACED/ SHEAR WALL PLAN - ALL ELEVATIONS
S3.02 UPPER BRACED/ SHEAR WALL PLAN - ALL ELEVATIONS

STRUCTURAL DETAILS
SD.01 STRUCTURAL DETAILS
SD.02 STRUCTURAL DETAILS
SD.03 STRUCTURAL DETAILS
SD.04 STRUCTURAL DETAILS
SD.05 STRUCTURAL DETAILS


### VICINITY MAP:




### CODE INFORMATION
MUNICIPALITY - CLARK COUNTY, NEVADA

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

2018 CLARK COUNTY BUILDING ADMINISTRATIVE CODE
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)
2018 UNIFORM MECHANICAL CODE (UMC)
2018 UNIFORM PLUMBING CODE (UPC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 CCAC 22.02.235 CLACK COUNTY BUILDING ADMINISTRATIVE CODE

22-0339
06/16/2022

COVER SHEET

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1603
PLAN NAME
OAK
SHEET NUMBER
C1.1


tools.hqjlbi Apr 19, 2020 - 4:08pm Z:\A_MLG\ Homes\Nevada\Skyline\1603\Architecture\Active Folder\Print Sheets\1603-01-C1.1.dwg

## GENERAL ARCHITECTURAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS.

### DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON THE SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCIES AND POTENTIAL CONFLICTS WITH THESE CONSTRUCTION DRAWINGS SHALL BE REPORTED TO FELTEN GROUP BEFORE PROCEEDING WITH CONSTRUCTION.
3. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.

### GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK, INCLUDING, WITHOUT LIMITATION, ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY, AND ENVIRONMENTAL LAWS, CODES AND ORDINANCES OF THE GOVERNING MUNICIPALITY, COUNTY AND STATE.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. ALL PRODUCTS LISTED BY ICC-ES ESR REPORT NUMBERS, OR SIMILAR TESTING REPORTS, SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC-ES-APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.
5. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL BUILDING CODES.
6. MISCELLANEOUS SITE STRUCTURES, SWIMMING POOLS, SPAS, FENCES, SITE WALLS (INCLUDING RETAINING WALLS), AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
7. THE STANDARD OF CARE FOR ALL PROFESSIONAL ARCHITECTURAL AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS, AND SUPPLIERS.
8. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
9. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER. FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT, OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTOR'S WORK
10. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
11. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE EITHER RESPONSIBLE OR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
12. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. THE CONTRACTOR WILL NOTIFY THE OWNER OF ANY SUSPECTED HAZARDOUS MATERIAL.
13. THE CONTRACTOR, BY PROCEEDING WITH CONSTRUCTION REPRESENTS THAT, HE HAS REVIEWED THE CONSTRUCTION DRAWINGS, HAS HAD THE OPPORTUNITY TO VISIT THE SITE, HAS FAMILIARIZED HIMSELF WITH LOCAL CONDITIONS, LAWS, REGULATIONS AND SECURITY REQUIREMENTS UNDER WHICH WORK IS TO BE PERFORMED, AND THE SITE USES COORDINATED WITH THE BUILDER.
14. FAILURE TO VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS SHALL NOT RELIEVE CONTRACTOR OR A SUBCONTRACTOR FROM FURNISHING MATERIALS OR EQUIPMENT OR COMPLETING THE WORK IN ACCORDANCE WITH CONTRACT DOCUMENTS AT NO ADDITIONAL COST.
15. ALL ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED UNDER CONTRACT WITH BUILDER.
16. ALL MATERIALS USED IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS OTHERWISE SPECIFIED BY BUILDER.

### GRADING AND DRAINAGE

1. REFER TO THE SITE-SPECIFIC PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION PROVIDED BY OTHERS (ENGINEERED GRADING AND DRAINAGE PLANS, ENGINEERED OFFSITE DEVELOPMENT PLANS, AND/OR ENGINEERED GEOTECHNICAL REPORT) FOR ADDITIONAL INFORMATION, RECOMMENDATIONS AND REQUIREMENTS NOT SHOWN ON THESE PLANS. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
2. IN THE ABSENCE OF PROFESSIONALLY ENGINEERED SYSTEMS AND DOCUMENTATION FOR THIS PROJECT, THE OWNER, BUILDER, CONTRACTOR AND TRADE CONTRACTORS ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SITE IMPROVEMENTS THAT PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND SITE AS REQUIRED BY CODE AND GOOD CONSTRUCTION PRACTICE. FAILURE TO PROVIDE PROPER DRAINAGE MAY AFFECT THE LONG TERM PERFORMANCE OF THE FOUNDATION SYSTEM, STRUCTURE AND SURROUNDING FLATWORK.
3. ALL NATURAL AND FINISHED GRADES, FINISHED PAD AND FLOOR HEIGHTS, SLOPES, DRAINAGE SWALES, ROOF GUTTER AND DOWNSPOUT COLLECTION SYSTEMS, UNDERGROUND UTILITIES AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. THE PROCEDURE USED TO ESTABLISH THE FINAL GROUND LEVEL ADJACENT TO THE FOUNDATION SHALL ACCOUNT FOR ADDITIONAL SETTLEMENT OF THE BACKFILL.
5. IN AREAS WHERE EXPANSIVE SOILS OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE NOT LESS THAN 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
6. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
7. CONCRETE AND MASONRY FOUNDATIONS SHALL EXTEND ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS NOT LESS THAN 4 INCHES WHERE MASONRY VENEER IS USED AND NOT LESS THAN 6 INCHES ELSEWHERE.

### GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

### INTERIOR MATERIAL AND FINISHES

1. 1/2" GYPSUM BOARD THROUGHOUT, UNLESS NOTED OTHERWISE. USE 1/2" SAG-RESISTANT GYPSUM BOARD AT CEILING.
2. SHOWER DOOR/OPENING SHALL BE SHOWER ROD OR TEMPERED GLASS SHOWER ENCLOSURE/DOOR.
3. GLAZING IN WALLS, ENCLOSURES AND DOORS CONTAINING OR FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE DESIGNED TO COMPLY WITH THE TEST CRITERIA FOR CATEGORY II GLAZING IN ACCORDANCE WITH CPSC 16 CFR 1201. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION TO COMPLY WITH THIS IMPACT TEST STANDARD.
4. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
5. MATERIALS USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS SHALL BE OF APPROVED MATERIAL AS FOLLOWS: GLASS MAT GYPSUM BACKING PANEL, FIBER-REINFORCED GYPSUM PANELS, NONASBESTOS FIBER-CEMENT BACKER BOARD, OR NONASBESTOS FIBER MAT REINFORCED CEMENTITIOUS BACKER UNITS. BACKER BOARDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. GENERAL CONTRACTOR SHALL COORDINATE BACKING FOR ALL ACCESSORIES (TOWEL BARS, TOWEL RINGS, TOILET PAPER HOLDERS, CLOTHES PEGS, ETC.) IN BATHROOMS, KITCHEN AND OTHER AREAS AS REQUIRED.
7. PROVIDE BACKING FOR CURTAIN RODS AS REQUIRED.
8. GYPSUM BOARD CEILINGS AT KITCHEN AND BATHS SHALL BE TAPED, TEXTURED AND PAINTED SEMI-GLOSS. ALL OTHER GYPSUM BOARD CEILINGS SHALL BE TAPED, TEXTURED AND PAINTED FLAT UNLESS NOTED OTHERWISE.
9. ALL INTERIOR DOORS AND TRIM SHALL BE PAINTED GLOSS UNLESS NOTED OTHERWISE.
10. ALL FINISHES SHALL BE SELECTED BY BUILDER, AND ALL FLOORS, WALLS, CEILINGS, WOODWORK, ETC. SHALL BE PREPARED APPROPRIATELY TO RECEIVE THEIR RESPECTIVE FINISHES.
11. ALL DOORS TO BE 6'-8" HIGH, 1-3/8" HOLLOW CORE AT INTERIOR, 1-3/4" SOLID CORE AT EXTERIOR, UNLESS NOTED OTHERWISE. SLIDING GLASS DOORS SHALL HAVE TEMPERED GLASS.
12. FURNISH ALL FINISH HARDWARE NECESSARY FOR SMOOTH OPERATION OF DOORS. INCLUDE ALL REQUIRED DOOR STOPS, THRESHOLDS, WEATHER STRIPPING, FLUSH BOLTS, ETC. CONSULT WITH THE OWNER AS TO THE FUNCTION OF EACH DOOR IN ORDER TO DETERMINE APPROPRIATE HARDWARE.
13. ALL FINISH HARDWARE SHALL BE SELECTED BY BUILDER.

### METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE PROTECTION WITH SUFFICIENT CLEAR AREAS TO THE SATISFACTION OF THE GOVERNING MUNICIPALITY.
4. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

### THERMAL AND MOISTURE PROTECTION

1. CONTRACTOR SHALL PROVIDE ALL FLASHINGS, SEALANTS, WEATHER STRIPPING AND OTHER NECESSARY MATERIALS TO ENSURE THE FINISHED BUILDING WILL BE WEATHER TIGHT. CAULK AROUND ALL DOORS, WINDOWS, AND OTHER OPENINGS OR JOINTS WITH A SILICONE BASE SEALANT, LEAVE ADJACENT SURFACES CLEAN AND PROVIDE BACKING WHERE REQUIRED.
2. PROVIDE CAULKING AT ALL STUCCO PENETRATIONS BY STUCCO CONTRACTOR.
3. SLOPE SILLS TO DRAIN AWAY FROM WINDOWS.
4. SLOPE EXPOSED TOP OF PARAPETS AND WALLS TO DRAIN WATER.
5. WATERPROOF ALL SILLS AND PARAPETS. AT C.M.U., USE WATERPROOF COATING PRIOR TO INSTALLING FINISH. AT WOOD FRAMING, COVER WITH ASTM TYPE 30 FELT OR BITUTHENE MEMBRANE PRIOR TO INSTALLING FINISH (DO NOT PENETRATE TOP SURFACE AND ATTACH AT SIDES).
6. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS.

### SUBTERRANEAN TERMITE PROTECTION

1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

## ABBREVIATIONS

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AA | ATTIC ACCESS | CU | COPPER | HR | HOUR | PLF | PER LINEAR FOOT | V | VOLT(S) |
| AB | ANCHOR BOLT | CW | COLD WATER | HS | HARD SURFACE | PLMB | PLUMBING | VCT | VINYL COMPOSITION TILE |
| ABS | ACRYLONITRILE BUTADIENE STYRENE (PIPING) | D | DRYER | HT (HGT) | HEIGHT | PLWD | PLYWOOD | VERT | VERTICAL |
| | | DBL | DOUBLE | HVAC | HEATING / VENTING / AIR CONDITIONING | PNL | PANEL | VEST | VESTIBULE |
| ABV | ABOVE | DET | DETAIL(S) | | | PR | PAIR | VIF | VERIFY IN FIELD |
| AC (A/C) | AIR CONDITIONING | DIA | DIAMETER | HYD | HYDRANT | PREFAB | PREFABRICATED | VP | VINYL PLANK |
| ADJ | ADJUSTABLE | DIAG | DIAGONAL | IBC | INTERNATIONAL BUILDING CODE | PRTL | PARTIAL | VS | VERSUS |
| AFCI | ARC-FAULT CIRCUIT-INTERRUPTER | DIF | DIFFUSER | | | PSF | POUNDS PER SQUARE FOOT | VTR | VENT THROUGH ROOF |
| AFF | ABOVE FINISHED FLOOR | DIM | DIMENSION | IECC | INTERNATIONAL ENERGY CONSERVATION CODE | PSI | POUNDS PER SQUARE INCH | W | WASHER |
| AH | AIR HANDLER | DISP | DISPENSER | | | PT | POST-TENSIONED | W/ (w/) | WITH |
| AIS | ASPHALT- IMPREGNATED SHEATHING | DISP | DISPOSAL | IEC | INTERNATIONAL MECHANICAL CODE | PT | PRESSURE-TREATED | WC (WC) | WATER CLOSET |
| | | DIV | DIVISION | | | PVC | POLYVINYL CHLORIDE (PIPING) | WD | WOOD |
| AL | ALUMINUM | DN | DOWN | IC | INSULATED CONTACT | PWDR | POWDER | W/D | WASHER / DRYER |
| ALT | ALTERNATE | DR | DOOR | ILU | IN LIEU OF | R | RISER | W&D | WASHER AND DRYER |
| AMP(S) | AMPERE(S) | DS | DOWNSPOUT | IN | INCH | RA | RETURN AIR | WDW | WINDOW |
| ARCH | ARCHITECTURAL | DTL | DETAIL(S) | INCL | INCLUDE (ED) (ING) | RAD (R) | RADIUS | WH | WATER HEATER |
| ASME | ASME INTERNATIONAL | DW | DISHWASHER | INSUL | INSULATE OR INSULATION | RAG | RETURN AIR GRILL | w/g | WITH GROUND |
| ASPH | ASPHALT | DWG | DRAWING | INT | INTERIOR | RECP | RECEPTACLE | WI | WROUGHT IRON |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | DWR | DRAWER | IPC | INTERNATIONAL PLUMBING CODE | REF | REFERENCE | WIC | WALK-IN CLOSET |
| | | EA | EACH | | | REF | REFRIGERATOR | WIN | WINDOW |
| ASSE | ASSE INTERNATIONAL | ELEC | ELECTRIC (AL) | IRC | INTERNATIONAL RESIDENTIAL CODE | REINF | REINFORCE (D) (ING) | W/O (w/o) | WITHOUT |
| AUTO | AUTOMATIC | ELEV | ELEVATION | | | REQ | REQUIRE (D) | WO | WALKOUT |
| AWG | AMERICAN WIRE GUAGE | EQ | EQUAL | KIT | KITCHEN | REV | REVISION (S) | WP | WATERPROOF (ING) |
| BA | BATH | EQUIP | EQUIPMENT | LAM | LAMINATE | RF | ROUGH FRAMED | WRB | WATER-RESISTIVE BARRIER |
| BD | BOARD | EXPD | EXPANDED | LAUN | LAUNDRY | RJ | ROOF JOIST | WRGA | WATER RESISTANT GYPSUM BOARD |
| BDRM | BEDROOM | EXH | EXHAUST | LAV | LAVATORY | RM | ROOM | | |
| BET | BETWEEN | EXIST | EXISTING | LB | POUND | RO | ROUGH OPENING | XO | SLIDING WINDOW |
| BF | BI-FOLD | EXT | EXTERIOR | LF | LINEAL FEET | RS | ROUGH SAWN | XOX | SLIDING-FIX-SLIDING WINDOW |
| BL | BUILDING LINE | FAU | FORCED AIR UNIT | LIN | LINEN | R/S | ROD AND SHELF | | |
| BLDG | BUILDING | FB | FLOOR BREAK | LT | LIGHT | SC | SOLID CORE | | |
| BLK | BLOCK | FD | FLOOR DRAIN | LTG | LIGHTING | SCH | SCHEDULE | | |
| BLKG | BLOCKING | FF | FACE FRAME | LVR | LOUVER | SD | SMOKE DETECTOR | | |
| BM | BEAM | FF | FINISH FLOOR | MAS | MASONRY | SF | SQUARE FEET | | |
| B/O | BOTTOM OF | FF HB | FROST-FREE HOSE BIBB | MATL | MATERIAL | SGD | SLIDING GLASS DOOR | | |
| BOT | BOTTOM | FG | FINISH GRADE | MAX | MAXIMUM | SGL | SINGLE | | |
| BP | BY-PASS | FIN | FINISH | MB | MACHINE BOLT | SH | SINGLE-HUNG | | |
| BRG | BEARING | FJ | FLOOR JOIST | M BA | MASTER BATH | SH | SHELF OR SHELVING | | |
| BSMT | BASEMENT | FLR | FLOOR | M BD | MASTER BEDROOM | SHGC | SOLAR HEAT GAIN COEFFICIENT | | |
| BTU | BRITISH THERMAL UNITS | FLUOR | FLUORESCENT | M BDRM | MASTER BEDROOM | | | | |
| C | COLD | FND | FOUNDATION | MC | MEDICINE CABINET | SHT | SHEET | | |
| CAB | CABINET(S) | FR | FRENCH | MECH | MECHANIC (AL) | SHTG | SHEATHING | | |
| CB | CIRCUIT BREAKER | FOS | FACE OF STUD | MED | MEDIUM | SHWR | SHOWER | | |
| CEM | CEMENT | FS | FREE STANDING | MEMB | MEMBRANE | SIM | SIMILAR | | |
| CER | CERAMIC | FT | FOOT OR FEET | MFR | MANUFACTURE (R) | SOV | SHUT OFF VALVE | | |
| CF | CUBIC FEET | FTG | FOOTING | MIN | MINIMUM | SPEC | SPECIFICATION | | |
| CFH | CUBIC FEET PER HOUR | FURR | FURRED (ING) | MIR | MIRROR | SQ | SQUARE | | |
| CIR | CIRCLE | FUT | FUTURE | MISC | MISCELLANEOUS | SS | STAINLESS STEEL | | |
| CJ | CEILING JOIST | FX | FIXED | MLD | MOLDING | STD | STANDARD | | |
| CJ/T | CONTROL JOINT | G | GAS | MPE | MECHANICAL, PLUMBING, ELECTRICAL | STL | STEEL | | |
| CL | CENTER LINE | GA | GAUGE OR GAGE | | | STOR | STORAGE | | |
| CLG | CEILING | GAL | GALLON | MTL | METAL | STRUCT | STRUCTURAL | | |
| CLG HT | CEILING HEIGHT | GALV | GALVANIZED | MO | MASONRY OPENING | SYS | SYSTEM | | |
| CLKG | CAULKING | GAN | GENERAL ARCHITECTURAL NOTES | MPE | MECHANICAL, PLUMBING AND ELECTRICAL | T | TREAD | | |
| CLO | CLOSET | GC | GENERAL CONTRACTOR | MW | MICROWAVE | TBD | TO BE DETERMINED | | |
| CLR | CLEAR (ANCE) | GEN | GENERAL ELECTRICAL NOTES | NEC | NATIONAL ELECTRICAL CODE | T BM | TOP OF BEAM | | |
| CM | CONSTRUCTION MANAGER | GFCI | GROUND-FAULT CIRCUIT-INTERRUPTER | NO | NUMBER | TEL | TELEPHONE | | |
| CMU | CONCRETE MASONRY UNIT | GI | GALVANIZED IRON | NTS | NOT TO SCALE | TEMP | TEMPERED | | |
| CNTR | COUNTER | GL | GLASS OR GLAZING | O/ (o/) | OVER | T&G | TONGUE AND GROOVE | | |
| CNTRTP | COUNTERTOP | GL BLK | GLASS BLOCK | OA | OVERALL | THRES | THRESHOLD | | |
| CO | CLEAN OUT | GRDN | GARDEN | OBS | OBSCURE | TOM | TOP OF MASONRY | | |
| COL | COLUMN | GS | GAS STUB | OC | ON CENTER | TOP | TOP OF PARAPET | | |
| COMB | COMBUSTION | GSN | GENERAL STRUCTURAL NOTES | OFF | OFFICE | TOS | TOP OF PLATE | | |
| CONC | CONCRETE | GYP | GYPSUM | OHC | OVERHEAD CABINET | TOT | TOP OF SLAB | | |
| CONST | CONSTRUCTION | GYP BD | GYPSUM BOARD | OHD | OVERHEAD DOOR | TOW | TOTAL | | |
| CONT | CONTINUOUS OR CONTINUE | H | HOT | OHGD | OVERHEAD GARAGE DOOR | T PL | TOP PLATE | | |
| CORR | CORRIDOR | HB | HOSE BIBB | OPG | OPENING | T&P LINE | TEMPERATURE AND PRESSURE LINE | | |
| CPT | CARPET | HC | HOLLOW CORE | OPT | OPTION OR OPTIONAL | | | | |
| CPVC | CHLORINATED POLYVINYL CHLORIDE | HD | HEAD | OSB | ORIENTED STRAND BOARD | TV | TELEVISION | | |
| | | HD | HOOD | PAN | PANTRY | TYP | TYPICAL | | |
| CSMT | CASEMENT | HDR | HEADER | P BD | PARTICLE BOARD | UL | UNDERWRITERS LABORATORIES | | |
| CT | CERAMIC TILE | HDW | HARDWARE | PH | PAPER HOLDER | | | | |
| CTR | CENTER | HM | HOLLOW METAL | PKT | POCKET | UNFIN | UNFINISHED | | |
| CTR | COUNTER | HORIZ | HORIZONTAL | PL | PLATE | UNO | UNLESS NOTED OTHERWISE | | |
| CRWL | CRAWL OR CRAWL SPACE | | | PL | PROPERTY LINE | UPC | UNIFORM PLUMBING CODE | | |

## SYMBOL LEGEND

DOUBLE SINK WITH DISPOSAL

DW
DISHWASHER - PROVIDE APPROVED AIR GAP

REF
REFRIGERATOR SPACE WITH ICE MAKER

RANGE WITH MICROWAVE / HOOD VENTED TO OUTSIDE

COOKTOP WITH HOOD VENTED TO OUTSIDE

WALL OVEN / MICROWAVE

LAVATORY WITH MIRROR FULL WIDTH OF VANITY

PEDESTAL SINK WITH DECORATIVE MIRROR

ELONGATED

STANDARD

ELONGATED AND STANDARD WATER CLOSET - PROVIDE 15" (MIN.) ON EACH SIDE AND 21" (MIN) CLEAR IN FRONT

SIZE PER PLAN

TUB/ SHOWER COMBO W/ SHOWER ROD - SURROUND TO 6'-0" AFF

SIZE PER PLAN

OVAL TUB - SEE PLAN FOR SIZE

SIZE PER PLAN

TEMP

SHOWER PAN WITH TEMP GLASS ENCLOSURE WITH SURROUND TO 6'-0" AFF - SHOWER HEAD TO BE AT 6'-6" AFF - THE SHOWER COMPARTMENT ACCESS AND EGRESS OPENINGS SHALL HAVE A MIN CLEAR AND UNOBSTRUCTED FINISHED WIDTH OF 22"

TOWEL BAR AT +40" AFF

RECESSED MEDICINE CABINET - BOTTOM AT +48" AFF

TOWEL RING AT +42" AFF

TOILET PAPER HOLDER AT +24" AFF

TOWEL HOOKS

EXHAUST FAN

W D

DRAIN PAN WHERE OCCURS

WASHER AND DRYER SPACE W/ RECESSED PLUMBING BOX AND DRYER VENT BOX

LAUNDRY SINK

OPT SOFT WATER LOOP

SOFT WATER LOOP WITH DRAIN

AIR HANDLER

REFER TO PLAN FOR SIZE

ATTIC ACCESS PANEL

GAS KEY

GAS KEY

REFER TO PLAN FOR SIZE

RETURN AIR REGISTER

GS

GAS STUB

GAS VENT

GS

50 GALLON GAS WATER HEATER

T&P LINE, TYP - TERMINATE NOT MORE THAN 6" AND NOT LESS THAN TWO TIMES THE DISCHARGE PIPE DIAMETER ABOVE FINISH GRADE, FLOOR OR WASTE RECEPTOR FLOOD LEVEL RIM

E

50 GALLON ELECTRIC WATER HEATER

GS

GAS TANKLESS WATER HEATER

E

ELECTRIC TANKLESS WATER HEATER

G

GAS METER

E

ELECTRICAL PANEL / METER

HB/SOV

HOSE BIBB WITH SHUT OFF VALVE

A/C CONDENSER AND PAD

HB

HOSE BIBB

123
AD

DETAIL NUMBER
SHEET NUMBER

A
M-1

SECTION LETTER
SHEET NUMBER

-4"

FLOOR ELEVATION CHANGES AT SLAB LINES

-0"

SLOPE

FLOOR ELEVATION CHANGES AT SLAB LINES

FB

FLOOR MATERIAL BREAK LINE

INTERIOR WALL DESIGNATOR

IRC STANDARD - AZTX

22-0339
06/16/2022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GENERAL ARCHITECTURAL NOTES

MARK A. DIANA
REGISTERED
367-RD
ARCHITECTURAL CORPORATE SEAL
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
GAN1.1


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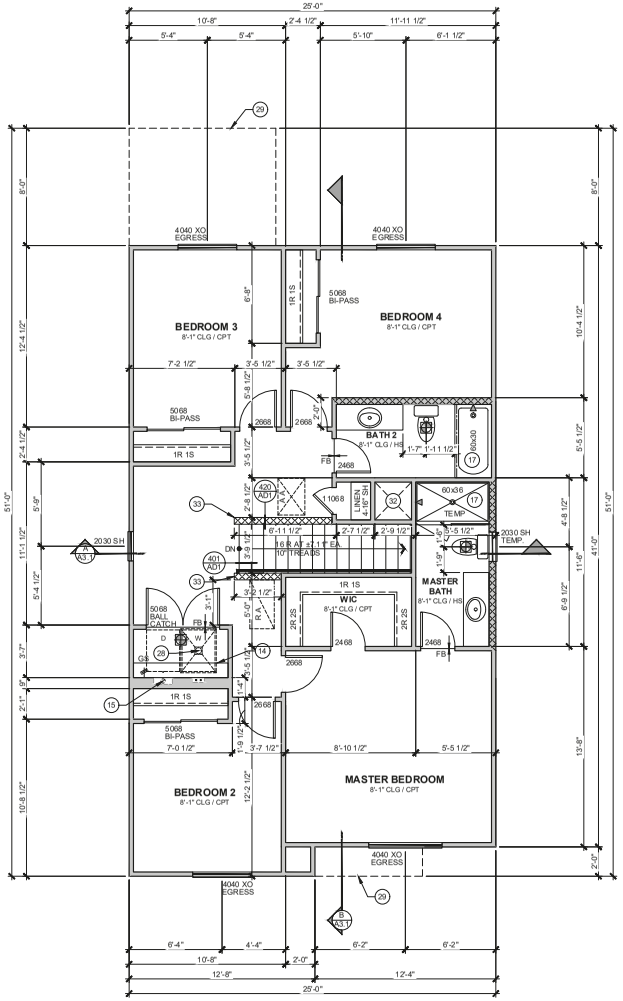
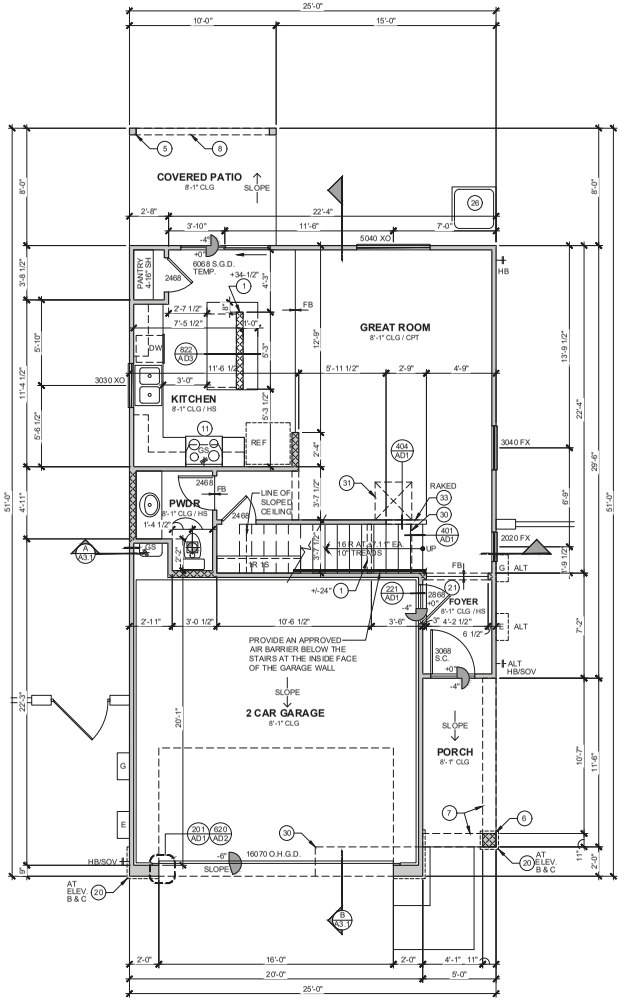



SECOND FLOOR
ELEVATION A 1/4" = 1'-0"




FLOOR PLAN
ELEVATION A 1/4" = 1'-0"

## WALL LEGEND

| | | |
|---|---|---|
| 2x4 (3 1/2") WALL | 2x4 (3 1/2") PARTIAL HEIGHT WALL | 2x4 (3 1/2") WALL BELOW |
| 2x6 (5 1/2") WALL | 2x6 (5 1/2") PARTIAL HEIGHT WALL | 2x6 (5 1/2") WALL BELOW |

FLAT SOFFIT (TYP. INTERIOR WALL)
1. 8'-1" CLG - SOFFIT AT 7'-6" U.N.O.
2. FOR EXTERIOR SOFFIT HEIGHT REFER TO ELEVATIONS

SOFFIT
FLOOR MATERIAL CHANGE
DOOR - REFER TO PLAN

## FLOOR PLAN KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. LOW WALL - HEIGHT AS NOTED
2. NOT USED
3. CEILING CHANGE
4. NOT USED
5. STUCCO WRAPPED POST
6. FRAMED STUCCO COLUMN
7. FRAMED STUCCO SOFFIT
8. STUCCO WRAPPED BEAM
9. FULL-DEPTH OVERHEAD CABINET
10. UNDER-SLAB CONDUIT
11. 30" RANGE WITH MICROWAVE/HOOD VENTED TO OUTSIDE
12. NOT USED
13. NOT USED
14. STANDARD SHELF OR OPT. OVERHEAD CABINET - VERIFY WITH BUILDER SPECIFICATIONS
15. 4" DRYER VENT TO OUTSIDE TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS - SEE DETAIL 801/AD2
16. NOT USED
17. PROVIDE SHOWER / TUB 2x BACKING - SEE DETAIL 808/AD3
18. STRUCTURED WIRING PANEL
19. EXTERIOR SILL OR POT SHELF - SLOPE TO DRAIN
20. VENEER - SEE EXTERIOR ELEVATIONS
21. SOLID WOOD DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOOR NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR 20-MINUTE FIRE-RATED DOOR, EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC-CLOSING DEVICE - DOOR TO BE TIGHT FITTING WITH GASKETS AND SWEEP
26. A/C CONDENSER AND PAD - VERIFY LOCATION WITH BUILDER
27. LOW WALL WITH MDF CAP - HEIGHT AS NOTED
28. WASHER PAN WITH DRAIN - WASHER TO ALWAYS BE LEFT OF DRYER
29. WALL OR FLOOR BELOW
30. WALL OR FLOOR ABOVE
31. CHASE ABOVE
32. CHASE BELOW
33. GUARDRAIL - MIN. +4'-2" ABOVE FINISH FLOOR, DECK OR STAIR NOSING

## FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO ROUGH-FRAMED FACE OF STUD, U.N.O. DO NOT SCALE DRAWINGS.
2. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
3. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
4. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
5. WINDOW SUPPLIER TO VERIFY THAT ALL WINDOWS IDENTIFIED AS "EGRESS" PROVIDE MINIMUM NET CLEAR OPENING AREA, HEIGHT AND WIDTH, AND WINDOW CONTROL OPENING DEVICES REQUIRED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
6. SEE EXTERIOR ELEVATIONS FOR VERTICAL HEIGHTS.
7. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR- RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
8. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NO LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOM SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT.
9. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
10. FIRE / DRAFTSTOP BLOCK ALL VERTICAL AND HORIZONTAL VOID SPACES AS REQUIRED BY BUILDING CODE.
11. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES.
12. DASHED LINE REPRESENTS SOFFIT.
13. MANUFACTURES INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE I.C.C. RESEARCH REPORT WILL BE MADE AVAILABLE TO THE INSPECTOR ON A 0" CLEARANCE FIREPLACE INSTALLATION.
14. CABINET LAYOUTS ARE SHOWN CONCEPTUALLY. SUB-CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR FINAL CONFIGURATION AND APPROVAL BY BUILDER. ALL M.P.E. TRADES TO COORDINATE LOCATIONS W/ APPROVED CABINET SHOP DRAWINGS.
15. FINAL CONSTRUCTION, CONFIGURATION, AND LOCATION OF SHELVING TO BE DETERMINED BY BUILDER - SEE DETAIL 810/AD3 FOR CLOTHES CLOSET SHELVING; SEE DETAIL 812/AD3 FOR LINEN / PANTRY SHELVING
16. ATTIC ACCESS 22"x30" - SEE DETAIL 805/AD2 AND 806/AD3.
17. PROVIDE WATER SUPPLY FOR LANDSCAPING AS REQUIRED.
18. PROVIDE FROST-FREE HOSE BIBBS AS REQUIRED IN APPLICABLE CLIMATES ZONES.
19. ELECTRICAL METER - SEE DETAIL 303/AD1.
20. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.
21. DECO DRAINS AND OTHER NECESSARY MEANS ARE TO BE INSTALLED TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE FOR LANDSCAPE AREAS WHERE DRAINAGE COULD BE TRAPPED BY SIDEWALKS, DRIVEWAYS, OTHER FLATWORK, SITE WALLS, AND SIMILAR OBSTRUCTIONS.

**22-0339**
**06/16/2022**

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FLOOR PLAN
ALL ELEVATIONS

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PROJECT MANAGER:
MARK DIANA

DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

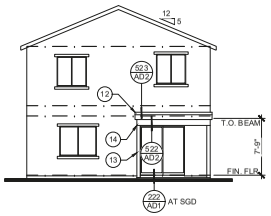
SHEET NUMBER
A1.1

louis.trujillo Apr 19, 2020 - 3:55pm Z:\A_MLG Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-03-Floor Plans.dwg

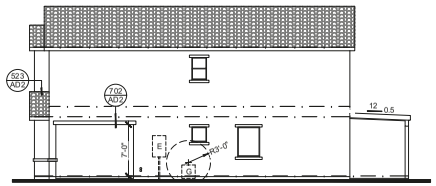
| (A) ROOF VENTILATION CALCULATIONS | | | | 1/300 | |
|---|---|---|---|---|---|
| TOTAL ROOF AREA | = | 1050.33 SQ. FT. | VENTING REQUIRED = | 504.16 SQ. IN. | |
| UPPER VENTING PROVIDED | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 292.50 SQ. IN. | |
| | | | UPPER TOTAL = | 292.50 SQ. IN. | 50% |
| LOWER VENTING PROVIDED | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 292.50 SQ. IN. | |
| | | | LOWER TOTAL = | 292.50 SQ. IN. | 50% |
| | | | TOTAL VENTING PROVIDED = | 585.00 SQ. IN. | |

| (B) ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 14.67 SQ. FT. | VENTING REQUIRED = | 14.08 SQ. IN. |
| VENTING PROVIDED | 1 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | | 97.50 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. |

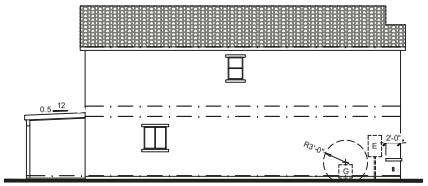
| (C) ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | | 80.00 SQ. IN. |
| | | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. |



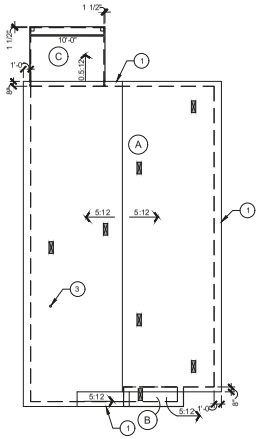

REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



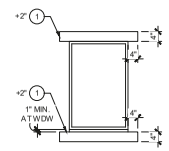

RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



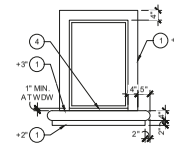

LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



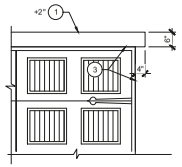

ROOF PLAN
ELEVATION A 1/8" = 1'-0"



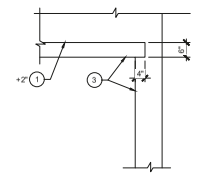

TYP WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



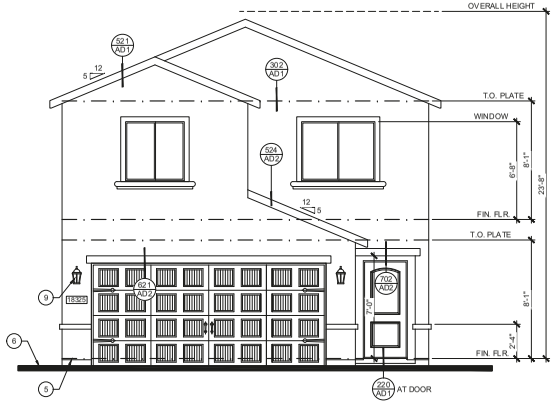

WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT GARAGE




STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT PORCH




FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

## MATERIAL LEGEND

- TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL
- 'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL
- FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL
- ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

### FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

## EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 8'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2 FOR VALLEY FLASHING.
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF ADEQUATE NATURAL AND FINISH GRADE SLOPES AWAY FROM FOUNDATION WALLS AND FLOOR HEIGHTS. GRADING, DRAINAGE, SLOPES, UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS


22530
08/16/2022


A ROOF AREA

6:0" LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)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PHONE (602) 451-0403

LGI HOMES


# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION A


MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA


PROJECT MANAGER:
MARK DIANA

DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

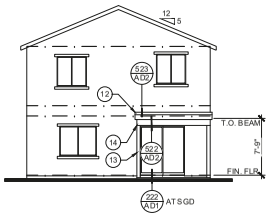
SHEET NUMBER
A2.1


Issis.tsujillo Apr 19, 2020 - 3:38pm J:\A_MVJ\ Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-05-1-Exterior Elevs.dwg

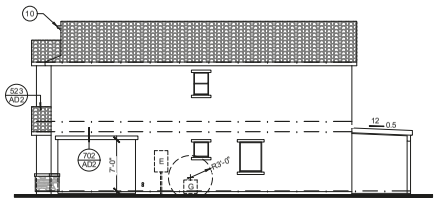
| A ROOF VENTILATION CALCULATIONS | | | | 1/300 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 1050.33 SQ. FT. | VENTING REQUIRED = | 504.16 SQ. IN. |
| UPPER VENTING PROVIDED | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 292.50 SQ. IN. | |
| | | UPPER TOTAL = | 292.50 SQ. IN. | 50% |
| LOWER VENTING PROVIDED | 3 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 292.50 SQ. IN. | |
| | | LOWER TOTAL = | 292.50 SQ. IN. | 50% |
| | | TOTAL VENTING PROVIDED = | 585.00 SQ. IN. | |

| B ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 1467 SQ. FT. | VENTING REQUIRED = | 14.08 SQ. IN. |
| VENTING PROVIDED | 1 | OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 97.50 SQ. IN. | |
| | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. | |

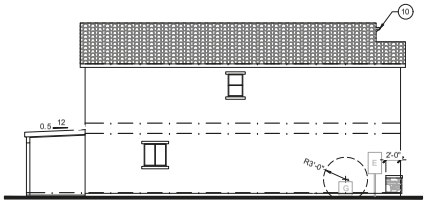
| C ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = | 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | 80.00 SQ. IN. | |
| | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. | |



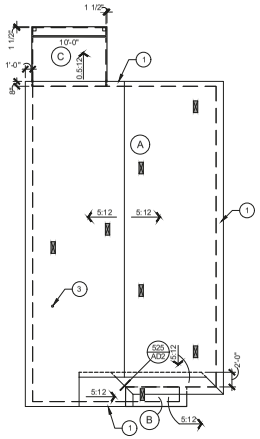

REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



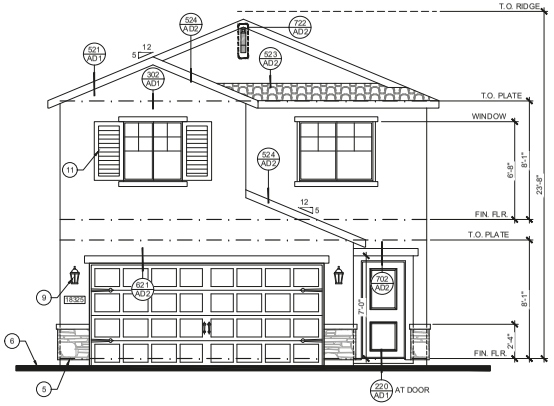

RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



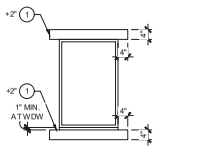

LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



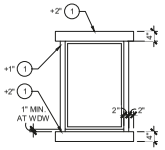

ROOF PLAN
ELEVATION B 1/8" = 1'-0"



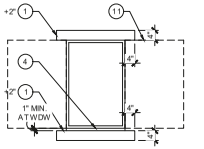

FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"



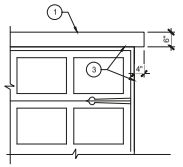

TYP WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



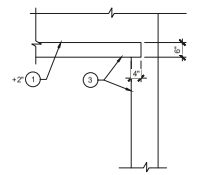

WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW




WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT GARAGE




STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT PORCH

## MATERIAL LEGEND

- TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL
- 'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL
- FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL
- ADHERED STONE VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - EL DORADO STONE (DJ TER No. 1312-01), OR EQUAL

### FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

## EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 8'-8" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDER'S SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEM'S REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

## KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

## ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2 FOR VALLEY FLASHING.
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE, ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE TO BE INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF POSITIVE NATURAL AND FINISH GRADE SLOPES AWAY FROM FOUNDATION WALLS AND FLOOR HEIGHTS. GRADING AND DRAINAGE SHALL ALSO AVOID UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.


98/16/2022


A ROOF AREA

6.4" LOUVERED GABLE END VENT (TRIANGULAR)

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)


THESE PLANS AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF FELTEN GROUP. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FELTEN GROUP. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. FELTEN GROUP MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE PLANS. COPYRIGHT 2020 FELTEN GROUP ALL RIGHTS RESERVED



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LGI HOMES


# EXTERIOR ELEVATIONS / ROOF PLANS
# ELEVATION B

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

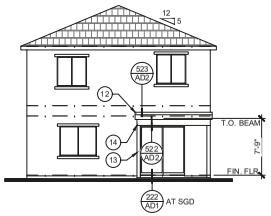
SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1603
PLAN NAME
OAK
SHEET NUMBER
A2.2


\\cds.lrsg\lbo Apr 19, 2020 - 3:38pm 21A_MKJD Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-05-1-Exterior Elevs.dwg

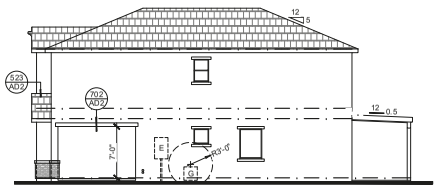
| A ROOF VENTILATION CALCULATIONS | | | | 1/300 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = 1050.33 SQ. FT. | VENTING REQUIRED = | 504.16 SQ. IN. | |
| UPPER VENTING PROVIDED | 3 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 292.50 SQ. IN. | |
| | | UPPER TOTAL = | 292.50 SQ. IN. | 50% |
| LOWER VENTING PROVIDED | 3 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 292.50 SQ. IN. | |
| | | LOWER TOTAL = | 292.50 SQ. IN. | 50% |
| | | TOTAL VENTING PROVIDED = | 585.00 SQ. IN. | |

| B ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = 14.67 SQ. FT. | VENTING REQUIRED = | 14.08 SQ. IN. | |
| VENTING PROVIDED | 1 | O'HAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. = | 97.50 SQ. IN. | |
| | | TOTAL VENTING PROVIDED = | 97.50 SQ. IN. | |

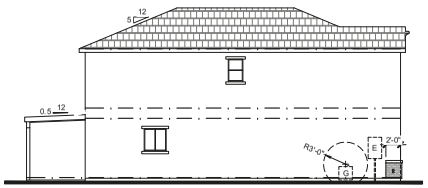
| C ROOF VENTILATION CALCULATIONS | | | | 1/150 |
|---|---|---|---|---|
| TOTAL ROOF AREA | = 80.00 SQ. FT. | VENTING REQUIRED = | 76.80 SQ. IN. | |
| VENTING PROVIDED | 10 L.F. | 2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. = | 80.00 SQ. IN. | |
| | | TOTAL VENTING PROVIDED = | 80.00 SQ. IN. | |



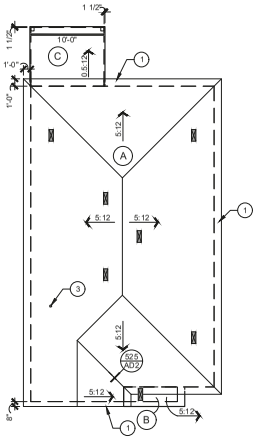

REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



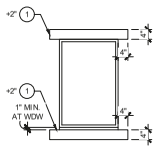

RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



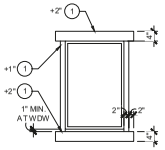

LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



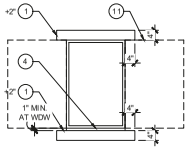

ROOF PLAN
ELEVATION C 1/8" = 1'-0"



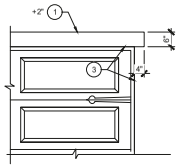

TYP WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



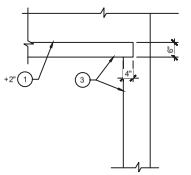

WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW



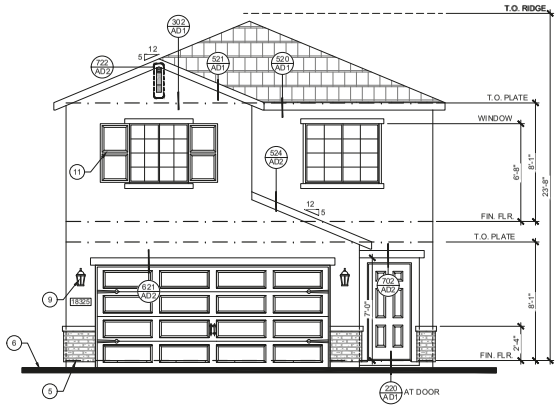

WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW




STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT GARAGE




STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT PORCH




FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"

MATERIAL LEGEND

TYPICAL EXTERIOR FINISH - OMEGA DIAMOND WALL EXTERIOR STUCCO SYSTEM (ESR-1194) OR EQUAL

'S' CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "CAPISTRANO" (IAPMO UES ER#1900) OR EQUAL

FLAT CONCRETE ROOF TILE - EAGLE INTERLOCKING CONCRETE ROOFING TILE, "BEL AIR" (IAPMO UES ER#1900), OR EQUAL

ADHERED STONE VENEER - EL DORADO STONE (DJJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - EL DORADO STONE (DJJ TER No. 1312-01), OR EQUAL

FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

EXTERIOR ELEVATION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOAM PROJECTION WITH STUCCO FINISH - SLOPE TO DRAIN WHERE APPLICABLE
2. TRIM BOARD
3. TOP / SIDE OF OPENING OR RECESS
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED - SLOPE TO DRAIN
5. GALV. WEEP SCREED
6. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
7. CRICKET - SLOPE 1/2" P.L.F. MIN. TO DRAIN
8. OPENING
9. LOCATION OF COACH LIGHT
10. DECORATIVE WOOD BRACKET
11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
12. BUILT-UP ROOFING
13. STUCCO WRAPPED WOOD POST
14. STUCCO WRAPPED WOOD BEAM

EXTERIOR ELEVATION GENERAL NOTES

1. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
2. FLASH ALL EXTERIOR OPENINGS - SEE DETAIL 601/AD2.
3. SEE DETAIL 703/AD2 FOR FLASHING ELEMENTS OR FEATURES APPLIED TO EXTERIOR WALLS (I.E. CORBELS, BRACKETS, ETC.).
4. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
5. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
6. ALL 2ND FLOOR WINDOW HEADS TO BE 8'-1" U.N.O.
7. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
8. REFER TO BUILDERS SPECIFICATIONS FOR ALL EXTERIOR FINISHES AND TEXTURES.
9. UTILITY SERVICES: LOCATE EQUIPMENT AND METERS PER UTILITY COMPANY SPECIFICATIONS AND STANDARDS. PROVIDE MINIMUM 36" CLEARANCE BETWEEN GAS REGULATOR VENT AND ELECTRICAL EQUIPMENT, OPERABLE DOORS AND WINDOWS, VENTS, AND MECHANICAL EQUIPMENT.
10. STUCCO CONTROL JOINTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH STUCCO SYSTEM MANUFACTURER'S SPECIFICATIONS, INSTALLATION INSTRUCTIONS, AND/OR EVALUATION REPORT. IF EXTERIOR ELEVATIONS INCLUDE CONTROL JOINTS, THESE ARE FOR AESTHETIC PURPOSES ONLY. THE STUCCO CONTRACTOR SHALL ADVISE THE BUILDER OF ADDITIONAL OR ALTERNATE LOCATIONS FOR CONTROL JOINTS DEEMED NECESSARY TO COMPLY WITH THE STUCCO SYSTEMS REQUIREMENTS.
11. FOAM PLASTIC INSULATION BOARDS USED AS COMPONENTS OF EXTERIOR ONE-COAT STUCCO SYSTEMS APPLIED OVER OPEN FRAMING IN ATTICS AND CRAWLSPACES MUST EITHER BE PROTECTED AGAINST IGNITION USING AN APPROVED IGNITION BARRIER MATERIAL OR BE TESTED AND RATED FOR USE WITHOUT A COVERING APPLIED TO THE INTERIOR SIDE OF THE FOAM PLASTIC

KEYED ROOF PLAN NOTES

ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. OVERHANG
2. WATER HEATER FLUE
3. DRYER VENT - SEE DETAIL 801/AD2, 527/AD2 FOR ROOF PENETRATION.
4. ROOF SHEATHING OMITTED FOR VENTILATION
5. NOT USED
6. NOT USED

ROOF PLAN GENERAL NOTES

1. PROVIDE ROOF VENTILATION TO COMPLY WITH I.R.C. R806 FOR ALL ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS.
2. ATTIC VENTILATION OPENINGS SHALL BE PROTECTED WITH CORROSION-RESISTANT WIRE MESH OR HARDWARE CLOTH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS.
3. PROVIDE OPENINGS INTO MAIN ATTIC SPACE FROM ADJACENT ATTICS TO PROVIDE ADEQUATE VENTILATION AS REQUIRED.
4. SEE DETAIL 527/AD2 FOR ALL ROOF PENETRATIONS.
5. SEE DETAIL 525/AD2 FOR VALLEY FLASHING.
6. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA MUST BE PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE ATTIC TO ALLOW A 1/300 CALCULATION. UPPER VENTS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF EACH SEPARATELY CALCULATED ATTIC AREA, MEASURED VERTICALLY. THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM ONE-THIRD OF EACH ATTIC SPACE.
7. LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY - FIELD VERIFY LOCATIONS.
8. FIELD VERIFY THAT THE MINIMUM REQUIRED VENTING AS LISTED IN THE ATTIC VENT CALCULATIONS IS PROVIDED WHEN THE FREE VENTILATION AREA FOR INDIVIDUAL VENTS IS DIFFERENT THAN THOSE LISTED IN THE ATTIC VENT CALCULATIONS.
9. PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE. ROOF GUTTERS AND DOWNSPOUT COLLECTION SYSTEMS ARE REQUIRED AND INSTALLED AS REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND IMPROVED DRAINAGE SLOPES AWAY FROM FLOOR HEIGHTS AND DRAINAGE SWALES TO CONVEY STORM WATER, UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.


22-530
08/16/2022


A ROOF AREA

6:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

6'-0" LOUVERED GABLE END VENT (TRIANGULAR)

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)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# EXTERIOR ELEVATION / ROOF PLANS
# ELEVATION C


MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

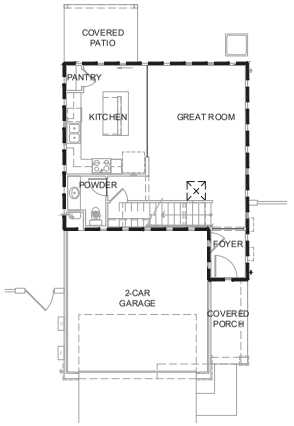

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

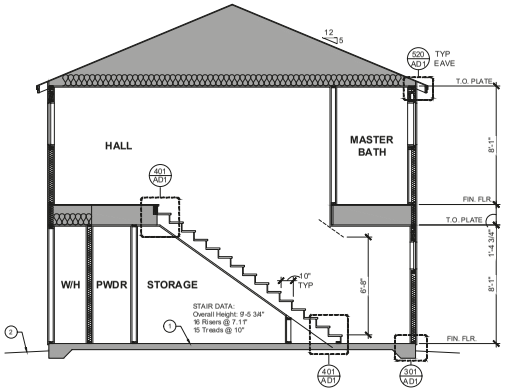
PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
A2.3

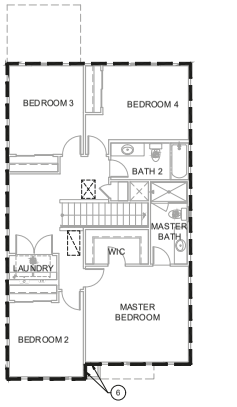

\\cds.lvg\lbi Apr 19, 2020 - 3:38pm Z:\A_MKJD Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-05-1-Exterior Elevs.dwg



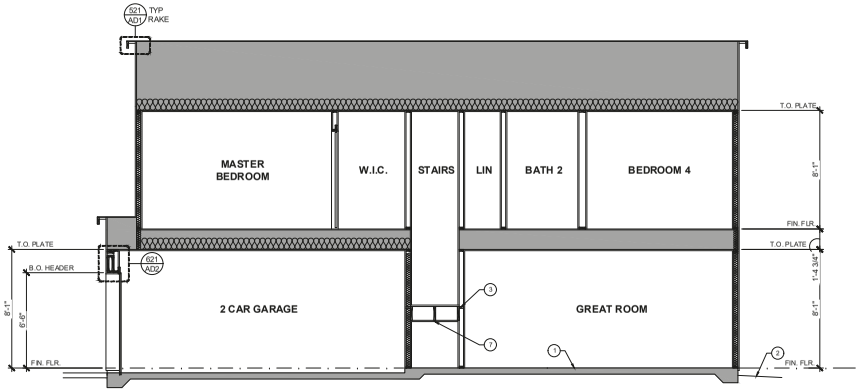

FIRST FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




BUILDING SECTION A
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)




SECOND FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"




BUILDING SECTION B
ELEVATION A 1/4" = 1'-0"
(ELEV. B AND C SIM.)

## SECTION KEYNOTES

NOTE: ALL PLAN NOTES ARE NOT REFERENCED ON EVERY PLAN SHEET

1. FOUNDATION SYSTEM OVER TERMITE-TREATED SOIL PER STRUCTURAL
2. FINISH GRADE - SLOPE AWAY FROM STRUCTURE TO PROVIDE POSITIVE DRAINAGE
3. 2x FIREBLOCKING
4. PROVIDE BITUMEN MEMBRANE (BITUTHANE) WHERE REQUIRED BELOW SLOPED STUCCO SURFACE - SLOPE TO DRAIN
5. ROOF CRICKET
6. APPROVED INSULATION AIR BARRIER
7. DROPPED CEILING / SOFFIT - PROVIDE FIREBLOCKING FOR CONCEALED SPACE

## SECTION GENERAL NOTES

1. SEE EXTERIOR ELEVATIONS FOR ALL EXTERIOR FINISH MATERIALS.
2. INSTALL ALL MATERIALS PER MANUFACTURER'S SPECIFICATIONS.
3. ALL VERTICAL DIMENSIONS ARE TO FACE OF ROUGH FRAMING, U.N.O. DO NOT SCALE DRAWINGS.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN.
5. ALL INTERIOR WALLS TO BE 1/2" GYPSUM BOARD, U.N.O. ALL INTERIOR CEILINGS TO BE 1/2" SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. ALL EXTERIOR CEILINGS TO BE 1/2" EXTERIOR-RATED, SAG-RESISTANT GYPSUM CEILING BOARD, U.N.O. USE MOISTURE-RESISTANT AND/OR MOLD-RESISTANT GYPSUM BOARD AT BATHTUB AND SHOWER AREAS PER BUILDER SPECIFICATIONS.
6. GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOM SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE 'X' GYPSUM BOARD OR EQUIVALENT.
7. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.
8. ROOF UNDERLAYMENT - MUST COMPLY WITH ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS - FOR CLAY TILE, CONCRETE TILE, AND ASPHALT SHINGLE ROOFING, ROOF SLOPES LESS THAN 4:12 REQUIRE AT LEAST TWO LAYERS OF UNDERLAYMENT.

## FIREBLOCKING / DRAFTSTOPPING NOTES

1. FIREBLOCKING AND DRAFTSTOPS SHALL BE LOCATED AND INSTALLED PER CODE.
2. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, VERTICALLY AT THE CEILING AND FLOOR LEVELS, AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
3. FIREBLOCKING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
4. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
5. FIREBLOCKING SHALL BE PROVIDED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
6. FIREBLOCKING SHALL BE PROVIDED AT OPENINGS OF CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS AT FLOOR/CEILING LEVELS AND AT ATTIC SPACES.
7. WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, PROVIDE DRAFTSTOPS SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
8. THE INTEGRITY OF ALL FIREBLOCKING AND DRAFTSTOPPING SHALL BE MAINTAINED.

## INSULATION / FENESTRATION SCHEDULE

| | |
|---|---|
| FENESTRATION U-FACTOR | 0.32 |
| GLAZED FENESTRATION SHGC | 0.25 |
| EXTERIOR 2x4 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| EXTERIOR 2x6 FRAMED WALLS R-13 CAVITY + R-5 CONTINUOUS | |
| GARAGE / LIVABLE FRAMED WALLS: | |
| BATT INSULATION AT 2x4 WALLS | R-13 |
| BATT INSULATION AT 2x6 WALLS | R-19 |
| ATTICS: | |
| BLOWN CELLULOSE INSULATION | R-38 |
| FRAMED FLOORS: | |
| BATT INSULATION | R-19 |

NOTE: FENESTRATION VALUES AND INSULATION R-VALUES LISTED ABOVE MEET OR EXCEED CODE PRESCRIPTIVE VALUES. REPLACE WITH VALUES LISTED IN PERFORMANCE ENERGY REPORT AS APPLICABLE.

## ENERGY EFFICIENCY GENERAL NOTES

1. SEE ENERGY REPORT PROVIDED BY OTHERS FOR ENERGY CODE COMPLIANCE.
2. A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING. WHERE LOCATED ON AN ELECTRICAL PANEL, THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL INDICATE THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILINGS, ROOFS, WALLS, FOUNDATION COMPONENTS SUCH AS SLABS, BASEMENT WALLS, CRAWL SPACE WALLS AND FLOORS, AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS OF FENESTRATION AND SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING PERFORMED [illegible]
3. ACCESS DOORS FROM CONDITIONED SPACE TO [illegible] ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO LEVELS EQUAL TO THE WALLS SURROUNDING THE [illegible]
4. CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE [illegible] COMPLETELY FILLING THE CAVITY WITH [illegible] TO PROVIDE THE THERMAL RESISTANCE [illegible]
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

2210.0330
06/16/2022

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BUILDING SECTIONS
BUILDING THERMAL ENVELOPE PLANS

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PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1603
PLAN NAME
OAK
SHEET NUMBER
A3.1

THESE PLANS ARE THE PROPERTY OF LGI HOMES AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF LGI HOMES. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ARCHITECT.

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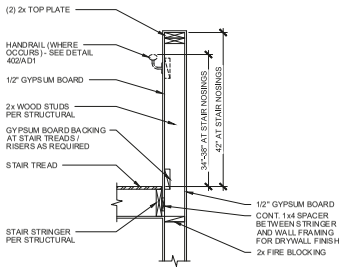
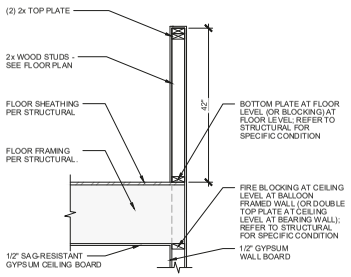
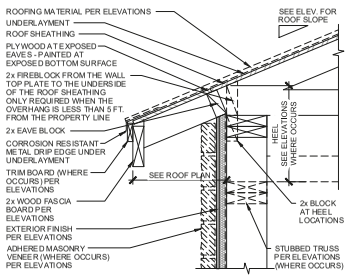


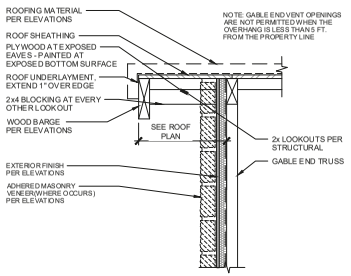

404 GUARDRAIL WALL AT STAIR
2x GUARDRAIL WALL / STAIR STRINGER
SCALE: 3/4" = 1'-0"
4001-004-404-11-AZ-STD




420 GUARDRAIL WALL AT FLOOR
FLOOR SYSTEM COMPONENTS
SCALE: 3/4" = 1'-0"
4303-013-406-11-AZ

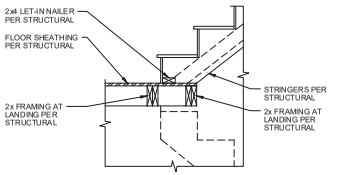



520 ROOF FASCIA BOARD
PLUMB CUT / 2x FASCIA / 1x TRIM
SCALE: 1-1/2" = 1'-0"
5101-007-5XX-11-AZ

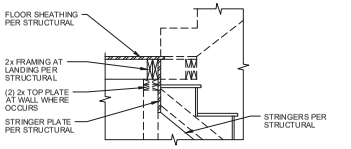



521 BARGE EXPOSED OVERHANG
2x WOOD BARGE / STUCCO / TILE
SCALE: 1-1/2" = 1'-0"
5102-007-5XX-11-AZ

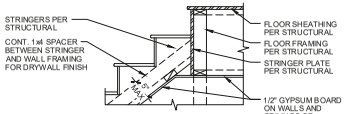
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



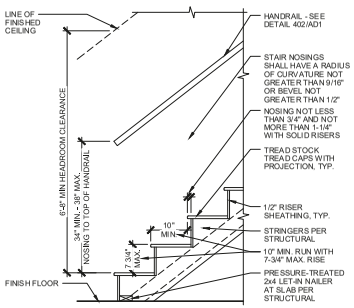

U-SHAPED STAIR LANDING - UP SIDE




U-SHAPED STAIR LANDING - DOWN SIDE



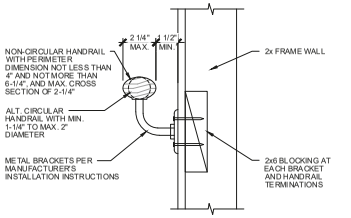

TOP OF STAIRS



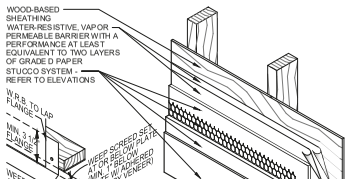

BOTTOM OF STAIRS / CLEARANCES

401 STAIRS
SCALE: 3/4" = 1'-0"
4001-001-401-13-AZ-STD

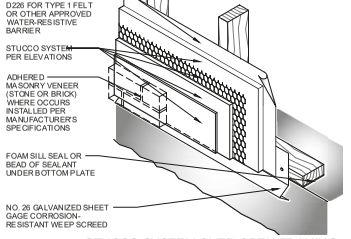
NOTES:
1. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE STAIR NOSING.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.




402 HANDRAIL DETAIL
SCALE: 3" = 1'-0"
4001-002-402-11-AZ-STD




320 POTSHELF AT WINDOW SILL
STUCCO SYSTEM / WINDOW SILL
SCALE: 1-1/2" = 1'-0"
3106-003-3XX-11-AZ




321 RECESSED SOFFIT AT WINDOW HEADER
GREATER THAN 6" RECESS / STUCCO
SCALE: 1-1/2" = 1'-0"
3106-010-3XX-11-AZ

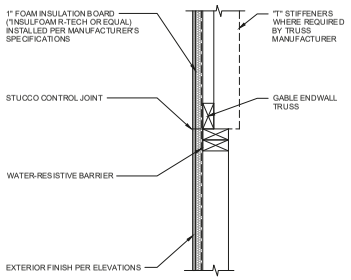




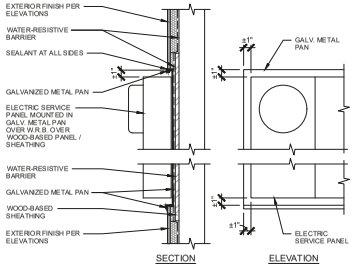


STUCCO SYSTEM OVER OPEN FRAMING

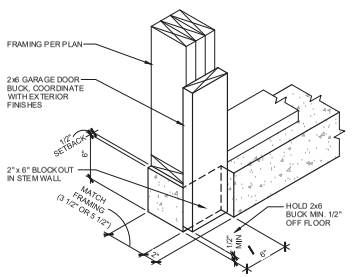
301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
3" = 1'-0"
3001-001-301-12-AZ-STD



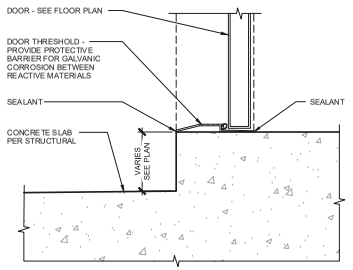

302 GABLE END TRUSS AT TOP PLATE
STUCCO SYSTEM / 2x FRAME WALL / GABLE ENDWALL TRUSS
SCALE: 1-1/2" = 1'-0"
3001-002-302-11-AZ-STD



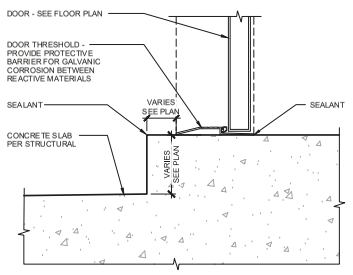

303 ELEC. PANEL AT WOOD FRAME WALL
STUCCO SYSTEM / ELECTRICAL PANEL
SCALE: 1-1/2" = 1'-0"
3001-003-303-11-AZ-STD



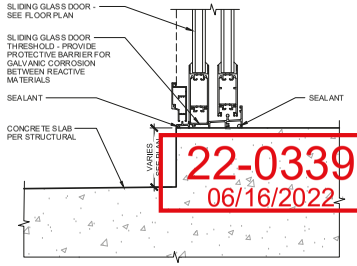

201 GARAGE DOOR BUCK AT SLAB
2x6 BUCK / CONCRETE STEM
3/4" = 1'-0"
2001-001-201-11-AZ-STD




220 DOOR THRESHOLD AT SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-001-2XX-11-AZ




221 DOOR THRESHOLD AT EXTENDED SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-004-2XX-11-AZ




222 S.G.D. THRESHOLD AT SLAB
SGD THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2102-001-2XX-11-AZ

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ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED ARCHITECT
367-RD
PROFESSIONAL ARCHITECT
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: AD1

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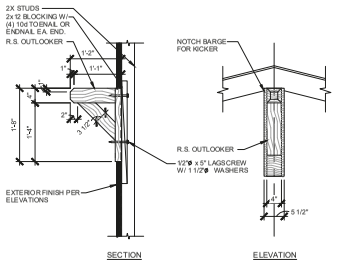
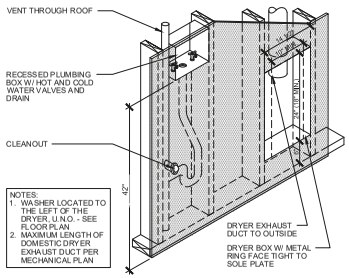



## 722 WOOD OUTLOOKER

BRACKET \ STUCCO

SCALE: 3/4" = 1'-0"

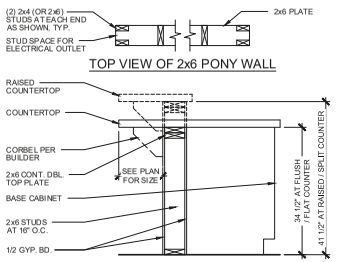
7604-021-7-xx-11-AZ




## 801 WASHER AND DRYER

SCALE: 3/4" = 1'-0"

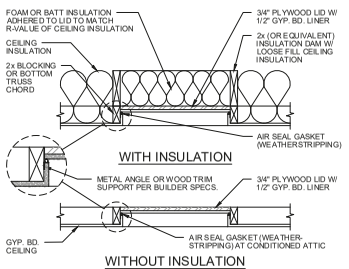
8206-002-8XX-11-AZ




## 803 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"

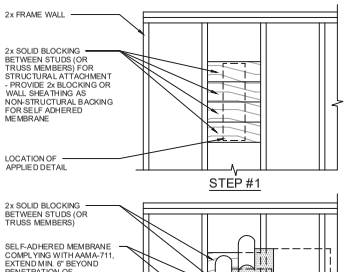
8001-003-803-11-AZ-STD




## 805 ATTIC ACCESS

SCALE: 1" = 1'-0"

8001-005-805-11-AZ-STD

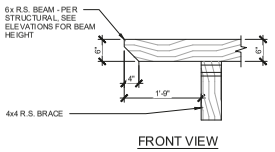


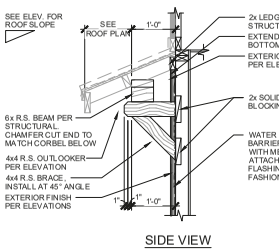

## 703 TYP. FLASHING AT APPLIED DETAIL

SCALE: 3/4" = 1'-0"

7001-003-703-12-AZ-STD

NOTE: PRE-INSTALL MECHANICALLY ATTACHED FLEXIBLE FLASHING BETWEEN OUTLOOKER / BLOCKING AND BRACE / BLOCKING. PRE-INSTALLED FLEXIBLE FLASHING SHALL BE 9" LARGER ON EACH SIDE. TOP AND BOTTOM TO ALLOW INTEGRATION WITH WRB INSTALLATION AT A LATER TIME



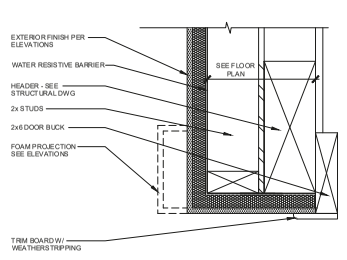




## 721 BRACKET DETAIL

STUCCO

SCALE: 3/4" = 1'-0"

7604-015-7XX-12-AZ

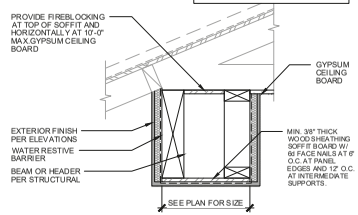



## 621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

SCALE: 3" = 1'-0"

6103-064-6XX-11-AZ

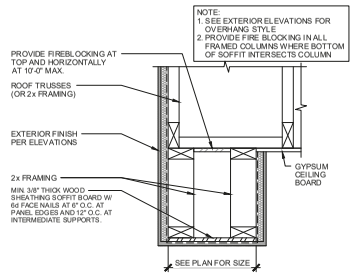



## 701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

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

7001-001-701-11-AZ-STD

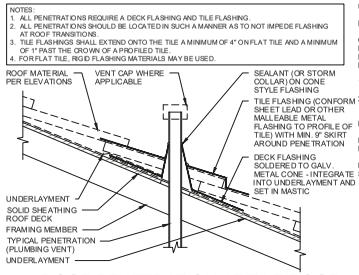



## 702 GABLE SOFFIT - PARALLEL

TRUSS ROOF FRAMING / STUCCO

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

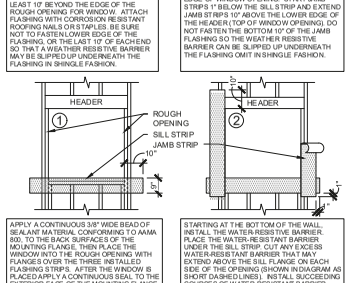
7001-002-702-11-AZ-STD




## 527 ROOF PENETRATION AT TILE ROOF

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

5401-007-5XX-11-AZ

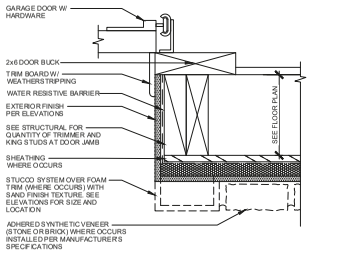



## 601 TYP. WINDOW & S.G.D. FLASHING

FLASHING WINDOWS WITH A MOUNTING FLANGE

SCALE: 3/4" = 1'-0"

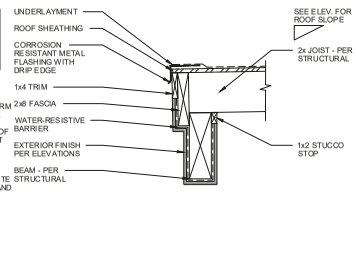
6001-001-601-12-AZ-STD




## 620 GARAGE DOOR JAMB

SCALE: 3" = 1'-0"

6103-001-6XX-11-AZ

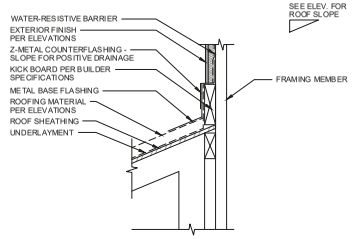



## 522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

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

5201-005-5XX-11-AZ

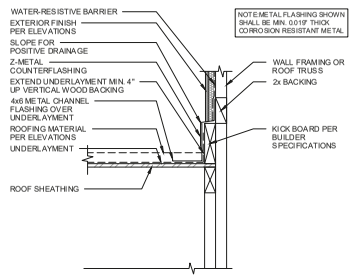



## 523 HEAD WALL FLASHING

TILE / STUCCO

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

5401-001-5XX-11-AZ

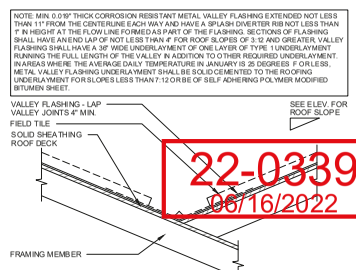



## 524 SIDE WALL FLASHING

TILE / STUCCO

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

5401-003-5XX-11-AZ




## 525 VALLEY FLASHING AT TILE ROOF

TILE

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

5401-005-5XX-11-AZ

22-0339
06/16/2022

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# ARCHITECTURAL DETAILS

MARK A. DIANA REGISTERED ARCHITECT 367-RD RENO, NEVADA STATE OF NEVADA

PROJECT MANAGER: MARK DIANA

DATE: 00/00/00

SERIES: 25' SERIES
SUBDIVISION: SKYLINE

PLAN NUMBER: 1603
PLAN NAME: OAK

SHEET NUMBER: AD2

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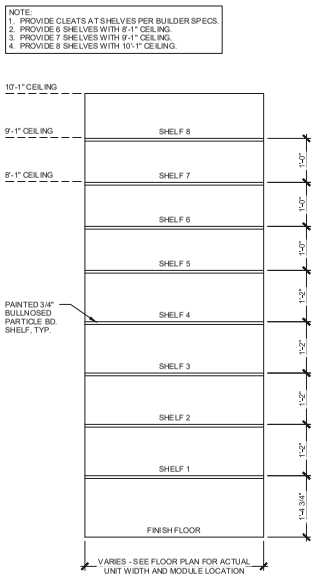
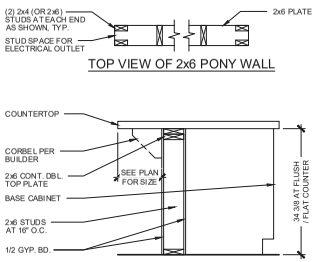


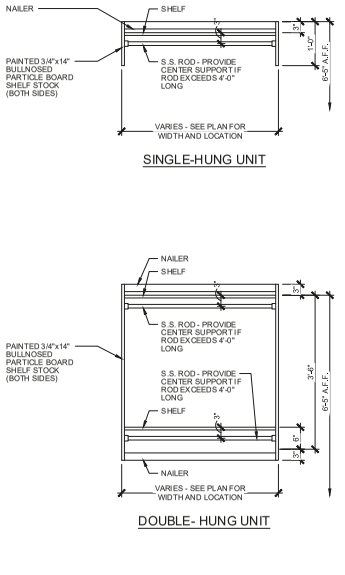

812 TYP. LINEN / PANTRY SHELVING

SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ



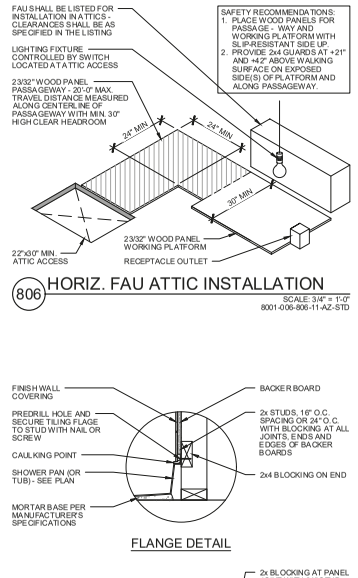

822 PONY WALL AT KITCHEN

SCALE: 3/4" = 1'-0"
8201-007-8XX-11-AZ




810 CLOSET SHELVING

SCALE: 3/4" = 1'-0"
8403-006-8XX-13-AZ

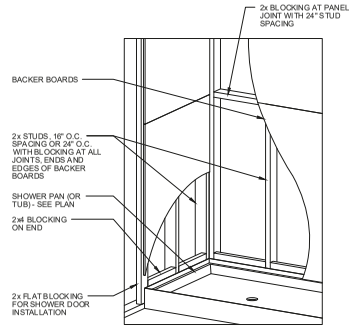



806 HORIZ. FAU ATTIC INSTALLATION

SCALE: 3/4" = 1'-0"
8001-006-806-11-AZ-STD




FLANGE DETAIL




808 TUB / SHOWER BLOCKING

SCALE: 1-1/2" = 1'-0"
8001-008-808-12-AZ-STD

22-0339
06/16/2022

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# ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
ARCHITECTURAL
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1603
PLAN NAME
OAK
SHEET NUMBER
AD3

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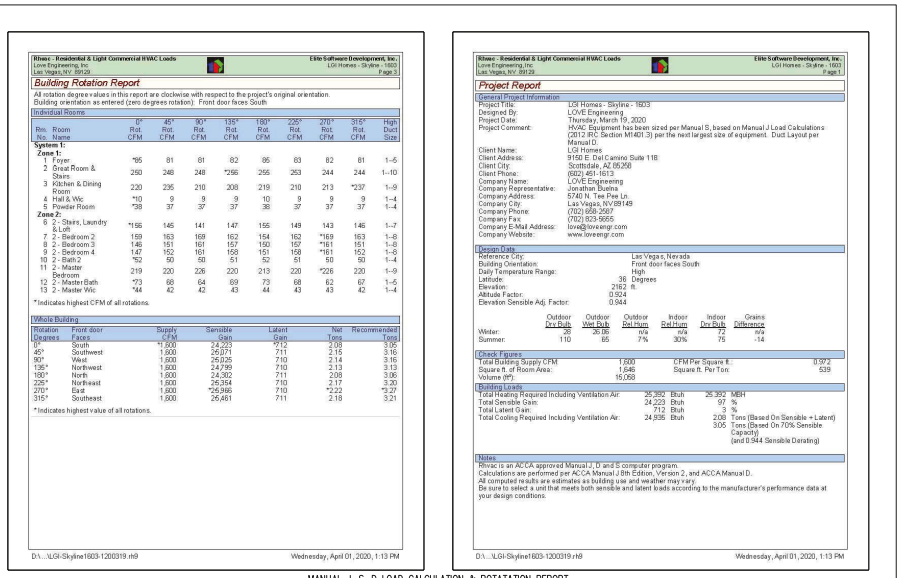

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Love Engineering, Inc
Las Vegas, NV 89128
Elite Software Development, Inc.
LGI Homes - Skyline - 1603
Page 3

**Building Rotation Report**

All rotation degree values in this report are clockwise with respect to the project's original orientation.
Building orientation as entered (zero degrees rotation): Front door faces South

Individual Rooms

| Rm. No. | Room Name | 0° Rot. CFM | 45° Rot. CFM | 90° Rot. CFM | 135° Rot. CFM | 180° Rot. CFM | 225° Rot. CFM | 270° Rot. CFM | 315° Rot. CFM | High Duct Size |
|---|---|---|---|---|---|---|---|---|---|---|
| **System 1:** | | | | | | | | | | |
| **Zone 1:** | | | | | | | | | | |
| 1 | Foyer | *86 | 81 | 81 | 82 | 86 | 83 | 82 | 81 | 1--5 |
| 2 | Great Room & Stairs | 250 | 248 | 248 | *266 | 266 | 263 | 244 | 244 | 1--10 |
| 3 | Kitchen & Dining Room | 220 | 236 | 210 | 208 | 219 | 210 | 213 | *237 | 1--9 |
| 4 | Hall & Wic | *10 | 9 | 9 | 9 | 10 | 9 | 9 | 9 | 1--4 |
| 5 | Powder Room | *38 | 37 | 37 | 37 | 38 | 37 | 37 | 37 | 1--4 |
| **Zone 2:** | | | | | | | | | | |
| 6 | 2 - Stairs, Laundry & Loft | *156 | 145 | 141 | 147 | 155 | 149 | 143 | 146 | 1--7 |
| 7 | 2 - Bedroom 2 | 159 | 163 | 168 | 162 | 154 | 162 | *169 | 163 | 1--8 |
| 8 | 2 - Bedroom 3 | 146 | 151 | 161 | 157 | 150 | 157 | *161 | 151 | 1--8 |
| 9 | 2 - Bedroom 4 | 147 | 152 | 161 | 158 | 151 | 158 | *161 | 152 | 1--8 |
| 10 | 2 - Bath 2 | *52 | 50 | 50 | 51 | 52 | 51 | 50 | 50 | 1--4 |
| 11 | 2 - Master Bedroom | 219 | 220 | 226 | 220 | 213 | 220 | *226 | 220 | 1--9 |
| 12 | 2 - Master Bath | *73 | 68 | 64 | 69 | 73 | 68 | 62 | 67 | 1--5 |
| 13 | 2 - Master Wic | *44 | 42 | 42 | 43 | 44 | 43 | 43 | 42 | 1--4 |

* Indicates highest CFM of all rotations.

Whole Building

| Rotation Degrees | Front door Faces | Supply CFM | Sensible Gain | Latent Gain | Net Tons | Recommended Tons |
|---|---|---|---|---|---|---|
| 0° | South | *1,600 | 24,220 | *712 | 2.08 | 3.06 |
| 45° | Southwest | 1,600 | 25,071 | 711 | 2.15 | 3.16 |
| 90° | West | 1,600 | 25,025 | 710 | 2.14 | 3.16 |
| 135° | Northwest | 1,600 | 24,799 | 710 | 2.13 | 3.13 |
| 180° | North | 1,600 | 24,302 | 711 | 2.08 | 3.06 |
| 225° | Northeast | 1,600 | 25,354 | 710 | 2.17 | 3.20 |
| 270° | East | 1,600 | *25,986 | 710 | *2.22 | *3.27 |
| 315° | Southeast | 1,600 | 25,481 | 711 | 2.18 | 3.21 |

* Indicates highest value of all rotations.

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LGI Homes - Skyline - 1603
Page 1

**Project Report**

General Project Information

| | |
|---|---|
| Project Title: | LGI Homes - Skyline - 1603 |
| Designed By: | LOVE Engineering |
| Project Date: | Thursday, March 19, 2020 |
| Project Comment: | HVAC Equipment has been sized per Manual S, based on Manual J Load Calculations (2012 IRC Section M1401.3) per the next largest size of equipment. Duct Layout per Manual D. |
| Client Name: | LGI Homes |
| Client Address: | 9150 E. Dal Camino Suite 118 |
| Client City: | Scottsdale, AZ 85258 |
| Client Phone: | (602) 451-1613 |
| Company Name: | LOVE Engineering |
| Company Representative: | Jonathan Bustos |
| Company Address: | 5740 N. Tee Pee Ln. |
| Company City: | Las Vegas, NV 89149 |
| Company Phone: | (702) 958-2567 |
| Company Fax | (702) 823-5665 |
| Company E-Mail Address: | love@loveengr.com |
| Company Website: | www.loveengr.com |

Design Data

| | | |
|---|---|---|
| Reference City: | Las Vegas, Nevada | |
| Building Orientation: | Front door faces South | |
| Daily Temperature Range: | High | |
| Latitude: | 36 | Degrees |
| Elevation: | 2162 | ft. |
| Altitude Factor: | 0.924 | |
| Elevation Sensible Adj. Factor: | 0.944 | |

| | Outdoor Dry Bulb | Outdoor Wet Bulb | Outdoor Rel Hum | Indoor Rel Hum | Indoor Dry Bulb | Grains Difference |
|---|---|---|---|---|---|---|
| Winter: | 28 | 26.06 | n/a | n/a | 72 | n/a |
| Summer: | 110 | 65 | 7% | 30% | 75 | -14 |

Check Figures

| | | | |
|---|---|---|---|
| Total Building Supply CFM: | 1,600 | CFM Per Square ft.: | 0.97 |
| Square ft. of Room Area: | 1,646 | Square ft. Per Ton: | 639 |
| Volume (ft³): | 16,098 | | |

Building Loads

| | | | |
|---|---|---|---|
| Total Heating Required Including Ventilation Air: | 25,392 | Btuh | 25.392 MBH |
| Total Sensible Gain: | 24,223 | Btuh | 97 % |
| Total Latent Gain: | 712 | Btuh | 3 % |
| Total Cooling Required Including Ventilation Air: | 24,935 | Btuh | 2.08 Tons (Based On Sensible + Latent) |
| | | | 3.05 Tons (Based On 70% Sensible Capacity) (and 0.944 Sensible Derating) |

Notes

Rhvac is an ACCA approved Manual J, D and S computer program.
Calculations are performed per ACCA Manual J 8th Edition, Version 2, and ACCA Manual D..
All computed results are estimates as building use and weather may vary.
Be sure to select a unit that meets both sensible and latent loads according to the manufacturer's performance data at your design conditions.

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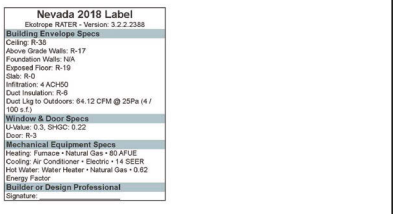
MANUAL J, S, D LOAD CALCULATION & ROTATATION REPORT



**Nevada 2018 Label**
Ekotrope RATER - Version: 3.2.2.2388

**Building Envelope Specs**
Ceiling: R-38
Above Grade Walls: R-17
Foundation Walls: N/A
Exposed Floor: R-19
Slab: R-0
Infiltration: 4 ACH50
Duct Insulation: R-6
Duct Lkg to Outdoors: 64.12 CFM @ 25Pa (4 / 100 s.f.)

**Window & Door Specs**
U-Value: 0.3, SHGC: 0.22
Door: R-3

**Mechanical Equipment Specs**
Heating: Furnace • Natural Gas • 80 AFUE
Cooling: Air Conditioner • Electric • 14 SEER
Hot Water: Water Heater • Natural Gas • 0.62 Energy Factor

**Builder or Design Professional**
Signature: _____

**Nevada 2018 Performance Compliance**

Property
Las Vegas , NV 89122

LGI Homes- Skyline 1603
Plan 1603

Organization
Energy Conservation Grou
Joseph Park

Builder
LGI Homes

Inspection Status
Results are projected

Annual Energy Cost

| Design | Nevada 2018 Performance | As Designed |
|---|---|---|
| Heating | $288 | $288 |
| Cooling | $362 | $330 |
| Water Heating | $190 | $191 |
| Mechanical Ventilation | $40 | $30 |
| **SubTotal - Used to determine compliance** | **$879** | **$819** |
| Lights & Appliances w/out Ventilation | $555 | $555 |
| Onsite generation | $0 | $0 |
| **Total** | **$1,433** | **$1,374** |

Requirements

| | | |
|---|---|---|
| ✓ | 405.3 | Performance-based compliance passes by 6.8% |
| ✓ | R402.4.1.2 | Air Leakage Testing |
| ✓ | R402.3 | Area-weighted average fenestration SHGC |
| ✓ | R402.3 | Area-weighted average fenestration U-Factor |
| ✓ | R404.1 | Lighting Equipment Efficiency |
| ✓ | Mandatory Checklist | Mandatory code requirements that are not checked by Ekotrope must be met |
| ✓ | IRC M1505.4.3 | Mechanical Ventilation Rate |
| ✓ | R403.6.1 | Mechanical Ventilation Efficacy |
| ℹ | Climate Zone | If latitude is greater than 4,000 ft. home should be modeled in Climate Zone 5. If less than 4,000 ft. it should be modeled in Zone 5. It's currently modeled in Climate Zone 3. |
| ✓ | R405.2 | Duct Insulation |

**Design exceeds requirements for Nevada 2018 Performance compliance by 6.8%.**

As a 3rd party extension of the code jurisdiction utilizing these reports, I certify that this energy code compliance document has been created in accordance with the requirements of the 2018 International Energy Conservation Code as amended by the Nevada Energy Code. I certify that the building design represented in this document is consistent with the building plans, specifications, and other calculations submitted with the permit application. If rating is Confirmed, I certify that the address referenced above has been inspected/tested and that the mandatory provisions of the IECC have been installed to meet or exceed the intent of the IECC or will be verified as such by another party.

Name: Joseph Park
Organization: Energy Conservation Group
Signature:
Date: 3/19/20 at 1:46 PM

Ekotrope RATER - Version 3.2.2.2388

Nevada 2018 Performance compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments. Ekotrope RATER is a software tool for modeling energy use in homes. Results are only as accurate as the data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

2018 INTERNATIONAL ENERGY CONSERVATION CODE CALCULATION

## MECHANICAL COMMENTS

IECC:
1. A PERMANENT IECC CERTIFICATE SHALL BE POSTED IN A CONSPICUOUS PLACE WITHIN THE ATTACHED GARAGE OR PER LOCAL BLDG DEPT. SPECS.

HVAC SYSTEM:
1. EQUIPMENT SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL J (DESIGNED FOR WORST CASE OPTIONS AND ORIENTATION)
2. DUCTS SIZED PER THE MOST CURRENT VERSION OF ACCA MANUAL D. (EQUAL FRICTION METHOD)
3. HEATING AND COOLING EQUIPMENT SELECTION HAS BEEN IN ACCORDANCE WITH THE MOST CURRENT VERSION OF ACCA MANUAL S MEETING THE SENSIBLE LOAD PER THE EXPANDED RANGE FROM THE OEM (ORIGINAL EQUIPMENT MANUFACTURERS).

ENERGY:
1. PROVIDE ALL 2018 IRC FIELD INSPECTIONS.
2. PROVIDE BLOWER DOOR TESTING PER IECC R402.4.1.2, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
3. PROVIDE DUCT TIGHTNESS TESTING PER IECC R403.3.3, BY 3RD PARTY VERIFIER, (BPI or RESNET CERTS)
   A. POST CONSTRUCTION TEST OR
   B. ROUGH-IN TEST
4. 2018 ECC SECTION R102.1.1 ALLOWS FOR COMPLIANCE TO ALTERNATIVE CODE PROGRAMS, IN-LIEU OF THE 2018 IECC IF APPROVED BY THE AUTHORITY HAVING JURISDICTION. ALL CHAPTER 4 IECC MANDATORY REQUIREMENTS SHALL BE MET.

2-9033
11222

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# LGI HOMES - SKYLINE
## 1603 PLAN

# MECHANICAL CALCULATIONS

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LOVE ENGINEERING

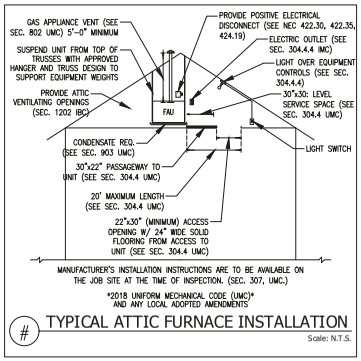
4/3/20

EXPIRES 12/31/21

CHECKED BY: JP
DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
**M0.1**

MECHANICAL CALCULATIONS
SCALE: NTS




# TYPICAL ATTIC FURNACE INSTALLATION

Scale: N.T.S.

## MECHANICAL SYMBOL SCHEDULE

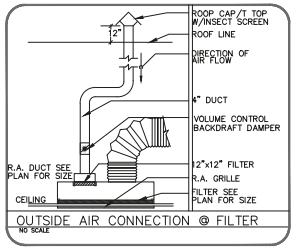
| | |
|---|---|
| E1 | EXHAUST FANS |
| | SUPPLY GRILLE |
| | RETURN AIR GRILLE |
| | TRANSFER GRILLE |
| T | THERMOSTAT – PROGRAMMABLE w/ AUTO AIR CYCLER |
| V | ON/OFF SWITCH FOR WHV COMPLIANT EXHAUST FAN. PROVIDE LABEL TO INFORM HOME OWNERS TO INDICATE THE WHV |
| TA | THERMOSTAT – w/ TEMPERATURE AVERAGING & VENTILATION CYCLING |
| S | THERMOSTAT REMOTE SENSOR |
| ZD-1 | ELECTRIC SUPPLY AIR DAMPER |
| BD-A | BAROMETRIC BYPASS DAMPER |
| | O.S.A. DUCT |
| | SUPPLY & RETURN DUCTWORK |
| | 14"x8" TRANSFER GRILLE. LOCATE AT THE CENTER OF THE DOOR AND CENTERED BETWEEN TOP OF THE DOOR AND THE CEILING |
| | TRANSFER DUCTWORK (FLEXIBLE) |
| | DRYER DUCT (28 GAUGE METAL) |
| | AIR VOLUME DAMPER |

## WHOLE HOUSE MECHANICAL VENTILATION

MIN. CONTINUOUS REQ. CFM = 1% x (DWELLING SQ.FT) + 7.5 x (Number of Bedrms + 1)

53.5 CFM = 1% x 1603 SQ.FT. + 7.5 x 5

COMPLIANT WITH ASHRAE 62.2 AND UMC SECTION 403
INTERMITTENT VENTILATION RATES NOT PERMITTED LESS 25% OF EACH 6-HOUR SEGMENT.




OUTSIDE AIR CONNECTION @ FILTER

NO SCALE

## MECHANICAL EQUIPMENT

STANDARD EQUIPMENT:

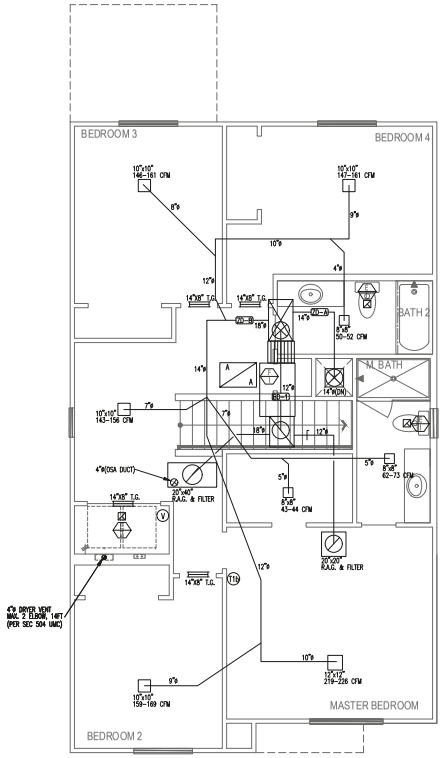
1. LENNOX 14ACX042 OR EQUAL (14 SEER, 3.5 TON) CONDENSING UNIT 41,500 BTU/HR NOMINAL COOLING CAPACITY. 230-1-60, MCA=24.1, MOCP=40. (SUPPLY UNIT w/ ALL ADDITIONAL ACCESSORIES NEEDED TO ACHIEVE MIN. 14 SEER.)
2. LENNOX ML180UH090P48C FURNACE (OR EQUAL) 88,000 BTU/HR INPUT 72,100 BTU/HR OUTPUT HEATING, 115V, 1/2 HP FAN MOTOR NOMINAL 1,585 CFM W/ LENNOX CH33-50/60C+TDR+TD COOLING COIL (OR EQUAL) NOMINAL 4 TON CAPACITY. 120-1-60. (APPROX 220 LBS.) INSTALL HONEYWELL (2) ZONE BYPASS SYSTEM PER MANUFACTURER'S SPECS. 14"ø (ZD-A), 18"ø (ZD-B), 12"ø (BD-1).

EXHAUST FANS:

1. EXHAUST FAN & DUCT; TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP.
2. WHOLE HOUSE VENTILATION EXHAUST FAN & DUCT, PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP. SEE CALCULATION ON M1.1 FOR CFM. UP TO 80 CFM FAN TO BE 1.4 CFM / WATT, OVER 80 CFM 2.8 CFM PER WATT.
3. KITCHEN RANGE EXHAUST FAN (MIN 100 CFM) SUPPLIED BY OTHERS. NO. 28 GAGE DUCT INSTALLED & VENTED OUTSIDE PER UMC 504.3 AND PER LOCAL JURISDICTION.

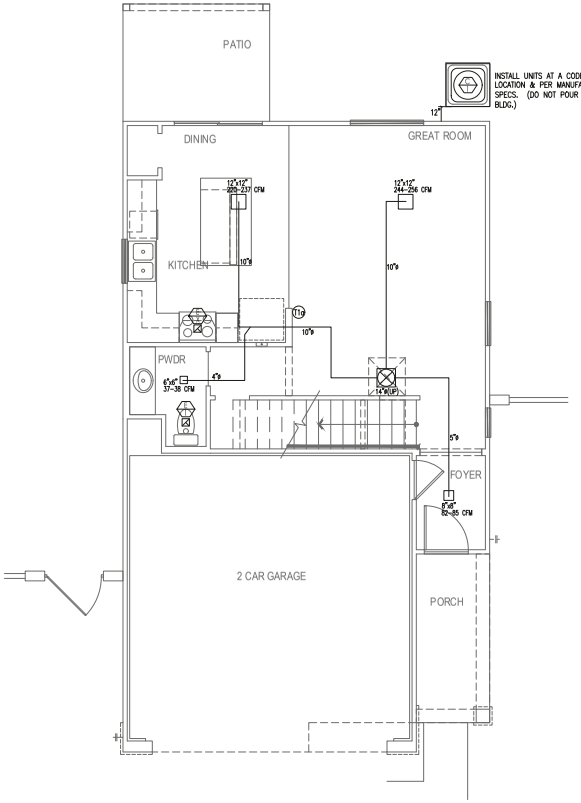
## MECHANICAL GENERAL NOTES

1. CONTRACTOR TO ENSURE THAT ALL WORK IS TO BE DONE IN ACCORDANCE WITH 2018 UMC LOCAL CODE, AND STATE, AND NATIONAL BUILDING CODES. IF THERE ARE ANY CONFLICTS BETWEEN THE CODES AND THE PLANS HEREIN, THE CODES SHALL TAKE PRECEDENCE.
2. CEILING DIFFUSERS, REGISTERS, AND GRILLES TRUE-AIRE TYPE (OR EQUAL).
3. RETURN AIR DUCT TO HAVE AT LEAST 1 90° ELBOW BETWEEN THE PLENUM ON THE FAU TO THE PLENUM AT THE RETURN AIR GRILLE. PLENUM BOX AT RETURN AIR GRILLE TO BE A MINIMUM 6" DEEP.
4. DUCTWORK TO BE CLASS 1 DUCT, INSULATED w/ A MIN. R-6 INSULATION PER THE PERFORMANCE ALTERNATIVE IN THE 2018 IECC, SECTION R405. DUCTWORK IN CONDITIONED SPACE MAY BE R-4.2. (INSTALL PER UMC 802, INSULATE PER UMC 803).
5. FACTORY-MADE AIR DUCTS, JOINTS & SEAMS SHALL BE INSTALLED TO COMPLY W/ UL 181. ALL JOINTS & SEAMS MUST BE SECURELY SEALED & FASTENED w/ MASTIC OR CODE APPROVED TAPE COMPLYING WITH UL 181.
6. DUCT PENETRATING FIRE SEPARATION/GARAGE WALL OR CEILING SHALL BE 26 GAUGE GALVANIZED STEEL OR OTHER CODE APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
7. PROVIDE FLEXIBLE DUCT CONNECTIONS AT ALL AIR MOVEMENT EQUIPMENT.
8. RUN 3/4" CONDENSATE LINE FROM COOLING COIL(S) TO APPROVED PLUMBING FIXTURE OR DISPOSAL AREA (UMC 310.1). DRAIN PIPE FROM SECONDARY DRAIN PAN SHALL DISCHARGE AT A POINT THAT IS READILY OBSERVED (UMC 310.2). IDENTIFY AUXILIARY DRAIN TERMINATION AND ADVISE OWNER THAT WATER DRIPPING FROM THAT LOCATION INDICATES CLOGGED MAIN DRAIN.
9. HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F ARE INSULATED TO R-3.
10. SUSPEND FURNACE FROM TRUSSES PER CODE AND MANUFACTURERS SPECS. VENT FURNACE AND PROVIDE ATTIC, ATTIC LIGHT, CAT WALK, AND COMBUSTION AIR TO FURNACE AS REQUIRED BY CODE.
11. VENT AND TERMINATE GAS APPLIANCES PER UMC SECTION 802. GAS VENTING SYSTEMS SIZING AND CONNECTIONS SHALL BE PER SECTIONS UMC 803.
12. ALL OUTSIDE OR COMBUSTION AIR INTAKES SHALL BE LOCATED A MIN. OF 10' FROM ANY PLUMBING VENT, EXHAUST AND FLUE OUTLETS.
13. 3/4" PLYWOOD OR EQUIVALENT IS SUGGESTED FOR FAU WORK AREA. ALL STRUCTURAL MEMBERS USED FOR SUPPORTING OR PROVIDING ACCESS FOR MECHANICAL EQUIPMENT TO BE APPROVED BY STRUCTURAL ENGINEER.
14. TEST AND BALANCE SYSTEM AIR FLOWS TO EACH GRILLE, REGISTER, AND OUTSIDE AIR DUCT TO CONFORM TO THOSE SPECIFIED ON THE HVAC PLANS.
15. THERMOSTATS MUST BE CAPABLE OF BEING SET DOWN TO 55°F OR LOWER FOR HEATING AND UP TO 85°F OR MORE FOR COOLING. THERMOSTATS FOR BOTH HEATING & COOLING MUST HAVE A DEADBAND OF AT LEAST 5°F. HEAT PUMPS REQUIRE A THERMOSTAT CAPABLE OF PREVENTING BACK-UP HEAT FROM OPERATING WHEN THE HEATING REQUIREMENTS CAN BE MET BY THE HEAT PUMP ALONE.
16. BUILDER IS REQUIRED TO PROVIDE 1" UNDERCUT (MIN. AIR GAP) BELOW THE LAU DOORS (ABOVE CARPET) FOR COMBUSTION/MAKE-UP AIR IF A JUMP DUCT IS NOT USED.
17. THE HVAC LAYOUT HAS BEEN BASED ON ARCHITECTURAL DRAWINGS. SINCE STRUCTURAL FIELD CHANGES MAY OCCUR, THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY LOCATION OF ALL HVAC EQUIPMENT AND DUCTWORK BEFORE INSTALLATION. CONTRACTOR SHALL NOTIFY BUILDER OF ANY REQUIRED ALTERATIONS. EITHER CONTRACTOR OR BUILDER SHALL TAKE RESPONSIBILITY FOR VERIFYING THE INTEGRITY OF THE CHANGES WITH THE HVAC DESIGN ENGINEER. APPROVED DRAWINGS SHALL NOT BE CHANGED OR ALTERED PER UMC SECTION 104.4.1.
18. R.A.G'S TO BE MINIMUM 3' DISTANCE FROM SMOKE DETECTORS.




SECOND FLOOR PLAN

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




FIRST FLOOR PLAN

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

MECHANICAL PLAN

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

22-0339
06/16/2022

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LGI HOMES - SKYLINE
1603 PLAN

MECHANICAL PLAN

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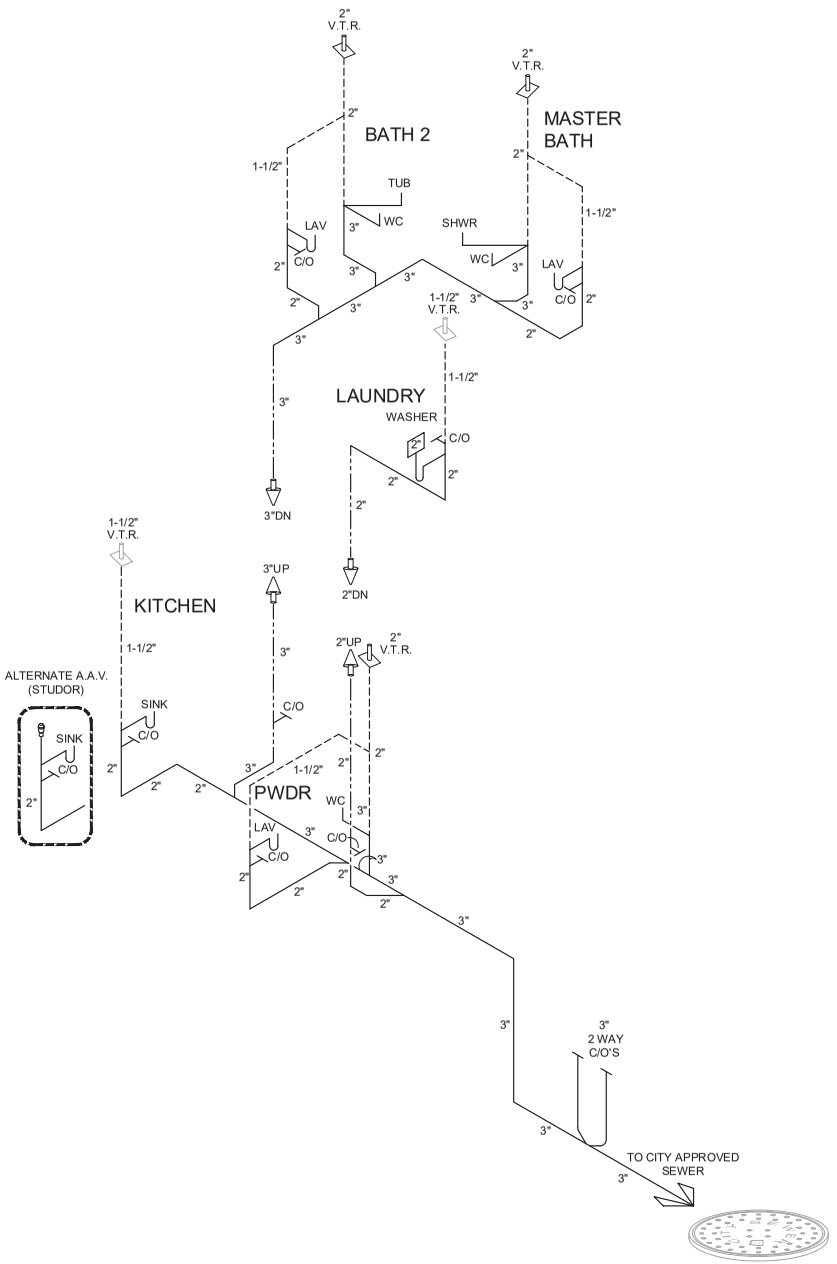
MECHANICAL

4/3/20

EXPIRES 12/31/21

CHECKED BY: JP
DRAWN BY: CJ
DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
M1.1




## GENERAL PLUMBING NOTES

1. PLUMBING SHALL BE IN ACCORDANCE WITH THE U.P.C. AND ALL APPLICABLE CITY ORDINANCES.
2. THE WASTE SCHEMATIC DIAGRAM IS FOR PIPE SIZE AND CLEAN-OUT LOCATIONS ONLY. SIZE PIPE ACCORDING TO U.P.C.
3. DRAIN, WASTE AND VENT PIPING SHALL BE ABS, OR PVC SCHEDULE 40.
4. NO P.V.C. PIPE SHALL BE EXPOSED IN AREAS SUCH AS POOL EQUIPMENT. ANY EXPOSED P.V.C. SHALL BE PAINTED WITH A "SUNBLOCK" MATERIAL.
5. ALL POTABLE WATER PIPES TO BE COPPER TYPE "M" FROM WATER METER TO HOUSE ENTRANCE, COPPER TYPE "L" BELOW SLAB WITH NO JOINTS, AND SCHEDULE 40 CPVC OR PEX PIPING SYSTEM INSTALLED PER MANUFACTURER'S INSTRUCTIONS ABOVE SLAB.
6. INDIVIDUAL SHOWER AND TUB/SHOWER COMBINATION VALVES SHALL BE IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1.
7. ALL FIXTURES ARE LOW FLOW COMPLIANT.
8. FIXTURES SHALL BE MARKED AS TO ITS FLOW RATE OR WITH A VERIFIABLE MODEL NO. AT THE TIME OF FINAL INSPECTION.
9. ALL WATER CLOSETS SHALL BE MINIMUM 15" CLEAR FROM CENTERLINE TO ADJACENT FINISH, UNLESS NOTED OTHERWISE.
10. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, UNLESS NOTED OTHERWISE. COORDINATE AT REVERSE PLANS, TYPICAL.
11. PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A PRESSURE-REDUCING VALVE, BACKFLOW PREVENTER OR CHECK VALVE IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.
12. VERIFY BACKFLOW PREVENTION VALVE REQUIREMENTS PER INDIVIDUAL LOT'S PLOT PLAN.
13. PROVIDE MINIMUM R-3 INSULATION FOR HOT WATER PIPES.
14. PROTECTION OF COMPONENTS OF PLUMBING SYSTEM. COMPONENTS OF A PLUMBING SYSTEM INSTALLED ALONG ALLEYWAYS, DRIVEWAYS, PARKING GARAGES OR OTHER LOCATIONS EXPOSED TO DAMAGE SHALL BE RECESSED INTO THE WALL OR OTHERWISE PROTECTED IN AN APPROVED MANNER. IPC 305.9 (IRC SECTION P602 AND M1307).
15. NO HORIZONTAL WET VENTING SHALL BE PERMITTED.

## DRAIN FIXTURE UNITS AND MINIMUM TRAP SIZES

| TYPE OF FIXTURE | MIN. TRAP ARM SIZE | DRAINAGE UNIT VALUE |
|---|---|---|
| BATHTUB | 1-1/2" | 2 |
| CLOTHES WASHER | 2" | 3 |
| DISHWASHER | 1-1/2" | 2 |
| KITCHEN SINK | 1-1/2" | 2 |
| LAUNDRY TUB | 1-1/2" | 2 |
| LAVATORY / BAR SINK | 1-1/2" | 1 |
| SHOWER STALL | 2" | 2 |
| WATER CLOSET (1.6 GAL MAX.) | 3" | 3 |

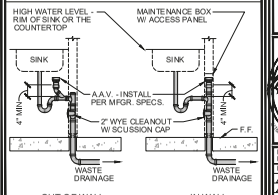
## WATER METER CALCULATIONS

| TYPE OF FIXTURE | NO. OF FIXTURES | | FIXTURE UNIT VALUE | | TOTAL |
|---|---|---|---|---|---|
| BATHTUB | 1 | x | 4.0 | = | 4.0 |
| CLOTHES WASHER | 1 | x | 4.0 | = | 4.0 |
| DISHWASHER | 1 | x | 1.5 | = | 1.5 |
| HOSE BIBBS | 2 | x | 1.0 | = | 2.0 |
| KITCHEN SINK | 1 | x | 1.5 | = | 1.5 |
| LAUNDRY TUB | 0 | x | 1.5 | = | 0.0 |
| LAVATORY / BAR SINK | 3 | x | 1.0 | = | 3.0 |
| SHOWER STALL | 1 | x | 2.0 | = | 2.0 |
| WATER CLOSET | 3 | x | 2.5 | = | 7.5 |
| TOTAL | | | | | 25.5 |

| | |
|---|---|
| DEVELOPED LENGTH: 99'-0" | |
| EFFECTIVE WATER PRESSURE: | 46-60 PSI |
| SIZE OF WATER METER: | 3/4" |
| SIZE OF BUILDING SUPPLY LINE: | 1" |

NOTES:
1. ALL CALCULATIONS CONFORM TO U.P.C. TABLE 610.3.
2. WATER CALCULATIONS INCLUDE ALL OPTIONAL FIXTURES.
3. WATER SUPPLY OUTLETS FOR ITEMS NOT LISTED ABOVE SHALL BE COMPUTED AT THEIR MAXIMUM DEMAND, OR ACCORDING TO THE SIZE OF THE SUPPLY PIPE AS INDICATED IN THE U.P.C., WHICHEVER IS GREATER.
4. REFER TO FIRE SPRINKLER CALCULATIONS FOR METER SIZE AND BUILDING SUPPLY LINE SIZE REQUIREMENTS IF APPLICABLE.
5. PRESSURE REDUCING VALVE INSTALLATION TO BE DETERMINED BY MUNICIPALITY.

## AIR ADMITTANCE VALVE DETAIL




22-0339
06/16/2022

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# WASTE SCHEMATIC, GENERAL PLUMBING NOTES, AND WATER METER CALCULATIONS

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PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
P1.1

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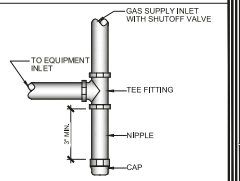
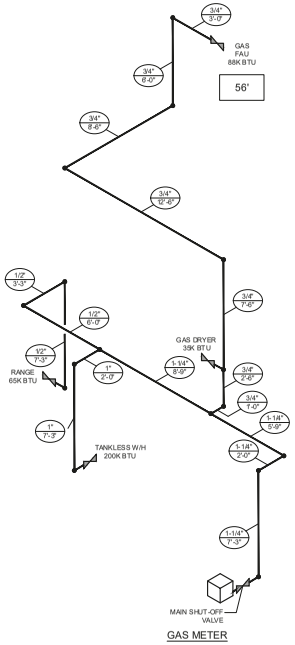
## GAS PIPING NOTES

1. GAS PIPING CALCULATIONS CONFORM TO U.P.C. TABLE 1215.2(1)
2. GAS PIPING SHALL BE SCHEDULE 40 STEEL or WROUGHT-IRON PIPE WITH MALLEABLE FITTINGS. USE COATED BLACK PIPE UNDERGROUND AND PLACE NO GAS PIPE UNDER SLAB UNLESS VENTED TO OUTDOORS PER U.P.C. STANDARDS.
3. CONTACT LOCAL GAS COMPANY FOR INSTALLATION OF GAS SERVICE AND METER AS REQUIRED.
4. OPTIONAL PIPE SIZES CALCULATED WITH ALL FIXTURE OPTIONS INCLUDED. SITE SPECIFIC OPTION COMBINATIONS TO BE CALCULATED IN FIELD IN ACCORDANCE WITH THE U.P.C.
5. FAU SIZED ACCORDING TO THE INPUT BTU DEMAND. REFER TO MECHANICAL SHEETS FOR MODEL # AND MANUFACTURERS PRODUCT DATA & SPECIFICATIONS FOR BTU DEMAND.
6. COORDINATE LOCATION OF GAS STUBS AND GAS KEYS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR EACH GAS APPLIANCE.

## SEDIMENT TRAP




SEDIMENT TRAP TO CONFORM TO U.P.C. WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE GAS UTILIZATION EQUIPMENT, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE EQUIPMENT SHUTOFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OPENING OF THE RUN OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS AND OUTDOOR GRILLES NEED NOT BE SO EQUIPPED.

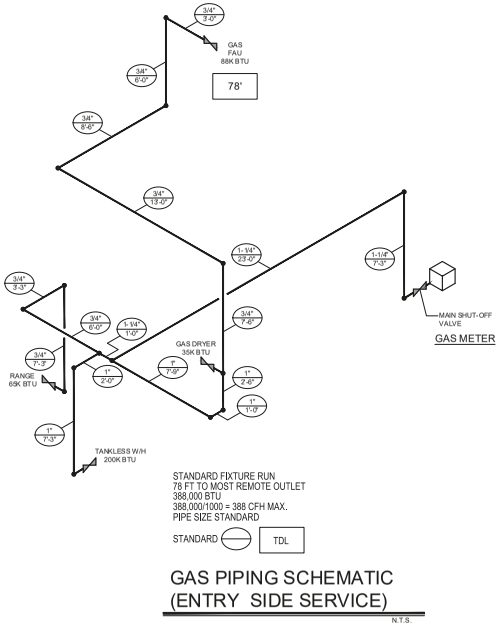



STANDARD FIXTURE RUN
56 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

STANDARD TDL

GAS PIPING SCHEMATIC
(GARAGE SIDE SERVICE)

N.T.S.




STANDARD FIXTURE RUN
78 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

STANDARD TDL

GAS PIPING SCHEMATIC
(ENTRY SIDE SERVICE)

N.T.S.

22-0339
06/16/2022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# GAS PIPING SCHEMATICS AND GAS PIPING NOTES

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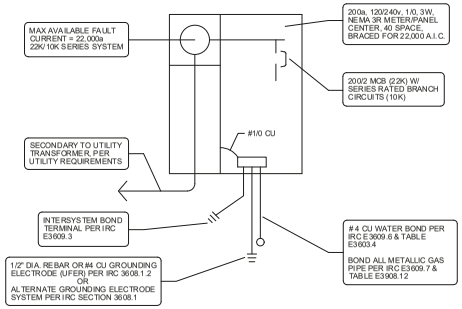
## ONE LINE DIAGRAM

200 AMP RESIDENTIAL SERVICE
120/240 VOLT SINGLE PHASE




NOTE: CONDUCTOR SIZES ARE BASED ON 'XHHW' COPPER.

2018 & 2015 IRC STANDARD

## ELECTRICAL LOAD CALCULATIONS

| ELECTRICAL LOAD CALCULATION | | | | WATTS |
|---|---|---|---|---|
| MAX LIVABLE SQ. FT. | 1603 | x | 3 | 4809 |
| KITCHEN APPLIANCE CIRCUITS | 2 | x | 1500 | 3000 |
| MICROWAVE CIRCUIT | 1 | x | 1500 | 1500 |
| DISHWASHER / DISPOSAL CIRCUIT | 1 | x | 2200 | 2200 |
| REFRIGERATOR | 1 | x | 1500 | 1500 |
| LAUNDRY CIRCUIT | 1 | x | 1500 | 1500 |
| DRYER | 1 | x | 5000 | 5000 |
| BATHROOM RECEPTACLE | 1 | x | 1500 | 1500 |
| WATER HEATER | 1 | x | 4500 | 4500 |
| TANKLESS WATER HEATER | 0 | x | 1500 | 0 |
| SINGLE OVEN | 0 | x | 4800 | 0 |
| DOUBLE OVEN | 0 | x | 9600 | 0 |
| COOKTOP | 0 | x | 9600 | 0 |
| RANGE | 0 | x | 9000 | 0 |
| FREEZER | 0 | x | 1500 | 0 |
| MISC. 120V, 20A CIRCUIT | 6 | x | 2400 | 14400 |
| MISC. 240V, 50A CIRCUIT | 1 | x | 12000 | 12000 |
| | | | | 51909 |
| 1ST 10,000 AT 100% | | | | 10000 |
| BALANCE AT 40% | | | | 16763.60 |
| TOTAL LOAD W/O EQUIPMENT | | | | 26763.60 |
| 100% CONT. EQUIPMENT LOAD | 3.5-TON HVAC SYSTEM | | | 5419 |
| | | - | | 0 |
| | | - | | 0 |
| | | - | | 0 |
| | | - | | 0 |
| | | - | | 0 |
| TOTAL LOAD WITH EQUIPMENT | | | | 32182.60 |
| PANEL LOAD IN AMPS | | | | 134.09 |

## PANEL SCHEDULE - MAIN PANEL

| # | USAGE | TYPE | CB | WIRE | WIRE | CB | TYPE | USAGE | # |
|---|---|---|---|---|---|---|---|---|---|
| 1 | HVAC UNIT | - | 40 | 6-2 w/g AL | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 2 |
| 3 | | | | | 12-2 w/g CU | 20 | C | KITCHEN APPLIANCE | 4 |
| 5 | DRYER | - | 30 | 10-3 w/g CU | 12-2 w/g CU | 20 | A | DINING | 6 |
| 7 | | | | | 12-2 w/g CU | 20 | G | BATHROOM RECEPTACLES | 8 |
| 9 | RANGE | - | 40 | 6-3 w/g AL | 12-2 w/g CU | 20 | C | LAUNDRY | 10 |
| 11 | | | | | 12-2 w/g CU | 20 | C | G. DISPOSAL / D. WASHER | 12 |
| 13 | TANKLESS WATER HEATER | - | 25 | 10-2 w/g CU | 12-2 w/g CU | 20 | A | MICROWAVE | 14 |
| 15 | AIR HANDLER | - | 15 | 14-2 w/g CU | 12-2 w/g CU | 20 | A | REFRIGERATOR | 16 |
| 17 | GARAGE | G | 20 | 12-2 w/g CU | 14-2 w/g CU | 15 | A | MASTER SUITE, SMOKE / CO DETECTORS | 18 |
| 19 | EXTERIOR | G | 15 | 14-2 w/g CU | 14-2 w/g CU | 15 | A | BEDROOM 3, BEDROOM 4 | 20 |
| 21 | SPARE | - | | | 14-2 w/g CU | 15 | A | BEDROOM 2, HALL | 22 |
| 23 | SPARE | - | | | 14-2 w/g CU | 15 | A | FOYER, POWDER, GREAT ROOM | 24 |
| 25 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - PORCH, COACH, COVERED PATIO, GARAGE | 26 |
| 27 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - KITCHEN, DINING, GREAT ROOM, PANTRY | 28 |
| 29 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - BATH 2, FOYER, HALL, LAUNDRY, POWDER | 30 |
| 31 | SPARE | - | | | 14-2 w/g CU | 15 | A | GLC - MASTER SUITE, MASTER BATH, W.I.C. | 32 |
| 33 | SPARE | - | | | | - | | GLC - BEDROOM 2, BEDROOM 3, BEDROOM 4 | 34 |
| 35 | SPARE | - | | | | - | | SPARE | 36 |
| 37 | SPARE | - | | | | - | | SPARE | 38 |
| 39 | SPARE | - | | | | - | | | 40 |

A = ARC-F AULT CIRCUIT INTERRUPTER (AFCI)
G = GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)
C = COMBINATION AF CI / GF CI
GLC = GENERAL LIGHTING CIRCUIT

## GENERAL ELECTRICAL NOTES

### CODE COMPLIANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) AND ALL OTHER APPLICABLE BUILDING CODES (SEE CODE INFORMATION ON SHEET C1.1 ) INCLUDING ADOPTED AMENDMENTS. ALL WORK SHALL ALSO COMPLY WITH THE REQUIREMENTS OF POWER SERVING AND TELEPHONE UTILITIES.

### ARC-FAULT CIRCUIT INTERRUPTER (AFCI)

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER (A.F.C.I.) PROTECTION FOR BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS AND SIMILAR ROOMS OR AREAS.
2. A.F.C.I. PROTECTION SHALL BE PROVIDED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT-INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, OR BY ANY OTHER MEANS LISTED IN THE CODE.

### CARBON MONOXIDE ALARMS

1. PROVIDE APPROVED, INTERCONNECTED (OR WIRELESS) CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLINGS THAT CONTAIN FUEL-FIRED APPLIANCES AND IN DWELLINGS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

### CEILING-SUSPENDED (PADDLE) FANS

1. OUTLET BOXES AND OUTLET BOX SYSTEMS USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED, SHALL BE MARKED BY THEIR MANUFACTURER AS SUITABLE FOR THIS PURPOSE, AND SHALL NOT SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 70 POUNDS. FOR OUTLET BOXES OR OUTLET BOX SYSTEMS DESIGNED TO SUPPORT CEILING-SUSPENDED (PADDLE) FANS THAT WEIGH MORE THAN 35 POUNDS, THE REQUIRED MARKING SHALL INCLUDE THE MAXIMUM WEIGHT TO BE SUPPORTED. WHERE SPARE, SEPARATELY SWITCHED, UNGROUNDED CONDUCTORS ARE PROVIDED TO A CEILING MOUNTED OUTLET BOX, IN A LOCATION ACCEPTABLE FOR A CEILING- SUSPENDED (PADDLE) FAN, THE OUTLET BOX OR OUTLET BOX SYSTEM SHALL BE LISTED FOR SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN.
2. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY ONE OF THE FOLLOWING: (1) A LISTED OUTLET BOX OR OUTLET BOX SYSTEM IDENTIFIED FOR SUCH USE; OR (2) A LISTED OUTLET BOX SYSTEM, A LISTED LOCKING SUPPORT AND MOUNTING RECEPTACLE, AND A COMPATIBLE FACTORY-INSTALLED ATTACHMENT FITTING DESIGNED FOR SUPPORT AND IDENTIFIED FOR SUCH USE.

### CIRCUITS

1. PROVIDE A MINIMUM OF TWO 20-AMPERE-RATED BRANCH CIRCUITS TO SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS LOCATED IN THE KITCHEN, PANTRY, BREAKFAST AREA, DINING AREA OR SIMILAR AREA OF A DWELLING. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
2. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT FOR RECEPTACLES LOCATED IN THE LAUNDRY AREA. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
3. PROVIDE A MINIMUM OF ONE 20-AMPERE-RATED BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
4. PROVIDE NOT LESS THAN ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT TO SUPPLY RECEPTACLE OUTLETS IN ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, EXCEPT READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS.

### EQUIPMENT

1. PROVIDE A 30"WIDE, 36" DEEP, 78" HIGH CLEAR WORKING SPACE IN FRONT OF ELECTRICAL PANELS, INCLUDING MECHANICAL EQUIPMENT DISCONNECTS.
2. A 125-VOLT, SINGLE PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.
3. PROVIDE A MEANS OF DISCONNECT WITHIN SIGHT OF HARD WIRED APPLIANCES, INCLUDING WATER HEATERS.
4. FOR APPLIANCES IN ATTICS, A LUMINAIRE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS OPENING AND A RECEPTACLE OUTLET SHALL BE INSTALLED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.

### FIRE-RESISTANCE-RATED PENETRATIONS

1. OPENINGS AROUND ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS, PARTITIONS, FLOORS OR CEILINGS SHALL BE FIRESTOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE-RESISTANCE RATING.
2. OUTLET BOXES IN THE GARAGE SIDE OF THE WALL BETWEEN THE DWELLING AND THE GARAGE AND IN THE GARAGE CEILING SHALL BE METAL OR OF OTHER MATERIALS LISTED FOR THE USE INTENDED.

### GENERAL

1. PROVIDE 200 AMP ELECTRICAL SERVICE, UNLESS NOTED OTHERWISE.
2. ELECTRICAL CONTRACTOR TO VERIFY LOADS, DISTRIBUTION, WIRING, EQUIPMENT, DESIGN, AND LAYOUT PRIOR TO PROCEEDING WITH ANY WORK.
3. DRAWINGS ARE DIAGRAMMATIC ONLY FOR THE PURPOSE OF SHOWING OUTLET LOCATIONS. ELECTRICAL CONTRACTOR TO COMPLY WITH ALL APPLICABLE CODES AND MANUFACTURES' WRITTEN INSTRUCTIONS FOR THE INSTALLATION AND WIRING. ELECTRICAL CONTRACTOR TO VERIFY SERVICE SIZE BY CALCULATION BASED UPON ACTUAL NAME PLATE RATINGS OF SELECTED EQUIPMENT. VERIFY LOCATION OF SERVICE ENTRANCE WITH POWER COMPANY.

### GROUND-FAULT CIRCUIT INTERRUPTER (GFCI)

1. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION FOR RECEPTACLE OUTLETS AT BATHROOMS, GARAGES AND ACCESSORY BUILDINGS, OUTDOOR LOCATIONS, CRAWL SPACES (INCLUDING LIGHTING OUTLETS), UNFINISHED BASEMENTS, KITCHEN COUNTERTOPS, WITHIN 6 FEET OF SINKS, WITHIN 6 FEET OF BATHTUBS AND SHOWERS, AND LAUNDRY AREAS, AND FOR OUTLETS THAT SUPPLY DISHWASHERS.

### GROUNDING AND BONDING

1. PROVIDE A CONCRETE-ENCASED ELECTRODE (UFER GROUND) CONSISTING OF NOT LESS THAN 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG, OR ONE OR MORE BARE OR ZINC-GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2 INCH IN DIAMETER INSTALLED IN ONE CONTINUOUS 20-FOOT LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING OR OTHER EFFECTIVE MEANS TO CREATE A 20-FOOT OR GREATER LENGTH. METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2 INCHES OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. PROVIDE UFER GROUND IN BUILDING FOUNDATION AT SERVICE ENTRANCE LOCATION.
2. AS AN ALTERNATE METHOD OF GROUNDING, PROVIDE ROD AND PIPE ELECTRODES NOT LESS THAN 8 FEET IN LENGTH AND CONSISTING OF ONE OF THE FOLLOWING MATERIALS: (1) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN TRADE SIZE 3/4 (METRIC DESIGNATOR 21) AND, WHERE OF IRON OR STEEL, SHALL HAVE THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION, OR (2) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC-COATED STEEL SHALL BE AT LEAST 5/8 INCH IN DIAMETER UNLESS LISTED. THE ROD AND PIPE ELECTRODES SHALL BE INSTALLED SUCH THAT AT LEAST 8 FEET OF LENGTH IS IN CONTACT WITH THE SOIL. THEY SHALL BE DRIVEN TO A DEPTH OF NOT LESS THAN 8 FEET EXCEPT THAT, WHERE ROCK BOTTOM IS ENCOUNTERED, ELECTRODES SHALL BE DRIVEN AT AN OBLIQUE ANGLE NOT TO EXCEED 45 DEGREES FROM THE VERTICAL OR SHALL BE BURIED IN A TRENCH THAT IS AT LEAST 30 INCHES DEEP. THE UPPER END OF THE ELECTRODES SHALL BE FLUSH WITH OR BELOW GROUND LEVEL EXCEPT WHERE THE ABOVE-GROUND END AND THE GROUNDING ELECTRODE CONDUCTOR ATTACHMENT ARE PROTECTED AGAINST PHYSICAL DAMAGE. PROVIDE SUPPLEMENTAL ROD OR PIPE ELECTRODE NOT LESS THAN 6 FEET APART FROM PRIMARY ELECTRODE.
3. THE METAL WATER PIPING SYSTEM SHALL BE BONDED PER CODE.
4. METAL PIPING SYSTEMS, INCLUDING GAS PIPING, CAPABLE OF BECOMING ENERGIZED SHALL BE BONDED PER CODE.

### HEIGHTS

| | | |
|---|---|---|
| 1. | EXTERIOR WALL LIGHTS | 84" |
| 2. | COACH LIGHTS | 78" |
| 3. | EXTERIOR RECEPTACLES | 18" |
| 4. | MECHANICAL DISCONNECTS | 42" ABOVE GRADE |
| 5. | STANDARD HEIGHT VANITY LIGHTS | 84" |
| 6. | RAISED MIRROR LIGHTS | 6" ABOVE TOP OF MIRROR |
| 7. | RAISED VANITY LIGHTS | 90" |
| 8. | WALL LIGHTS | 84" |
| 9. | STAIR LANDING WALL LIGHTS | 84" ABOVE LANDING |
| 10. | CHIME | 84" |
| 11. | WATER HEATER | 60" ABOVE FLOOR OR PLATFORM |
| 12. | INTERIOR RECEPTACLES | 16" |
| 13. | INTERIOR SWITCHES | 48" |
| 14. | VANITY RECEPTACLES | 48" |
| 15. | RAISED VANITY RECEPTACLE | 48" |
| 16. | CABLE / PHONE | 16" U.N.O. |
| 17. | KITCHEN RECEPTACLES | 44" |
| 18. | KITCHEN REFRIGERATOR | 44" |
| 19. | LAUNDRY | 48" |
| 20. | WASHER / DRYER | 42" |
| 21. | KITCHEN WALL PHONE | 48" |
| 22. | GARAGE RECEPTACLES | 48" |

### LIGHTING

1. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, KITCHEN AND BATHROOM. IN OTHER THAN KITCHENS AND BATHROOMS, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH SHALL BE CONSIDERED EQUIVALENT TO THE REQUIRED LIGHTING OUTLET.
2. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND DETACHED GARAGES WITH ELECTRIC POWER.
3. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE AS MEASURED AT THE CENTER OF TREADS AND LANDINGS.
4. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED FOR INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL AND LANDING LEVEL THAT INCLUDES AN ENTRYWAY TO CONTROL THE LIGHTING OUTLETS WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS.
5. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTDOOR GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED AT THE BOTTOM LANDING OF THE STAIRWAY.
6. AT LEAST ONE WALL-S WITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER. A VEHICLE DOOR IN A GARAGE SHALL NOT BE CONSIDERED AS AN OUTDOOR EGRESS DOOR.
7. IN ATTICS, UNDER-FLOOR SPACES, UTILITY ROOMS AND BASEMENTS, AT LEAST ONE LIGHTING OUTLET SHALL BE INSTALLED WHERE THESE SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICING. SUCH LIGHTING OUTLET SHALL BE CONTROLLED BY A WALL SWITCH OR SHALL HAVE AN INTEGRAL SWITCH. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES. THE LIGHTING OUTLET SHALL BE PROVIDED AT OR NEAR THE EQUIPMENT REQUIRING SERVICING.
8. FOR OUTLETS USED EXCLUSIVELY FOR LIGHTING, THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMPHOLDER CAN BE ATTACHED. SUCH BOXES SHALL BE CAPABLE OF SUPPORTING A LUMINAIRE WEIGHING UP TO 50 POUNDS. A LUMINAIRE THAT WEIGHS MORE THAN 50 POUNDS SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX, UNLESS THE OUTLET BOX IS LISTED FOR NOT LESS THAN THE WEIGHT TO BE SUPPORTED. THE INTERIOR OF THE BOX SHALL BE MARKED BY THE MANUFACTURER TO INDICATE THE MAXIMUM WEIGHT THAT THE BOX IS PERMITTED TO SUPPORT.
9. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT GREATER THAN 2.0 CFM. RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
10. FOR LUMINAIRES IN CLOTHES CLOSETS, PROVIDE A MINIMUM CLEARANCE OF 12 INCHES BETWEEN SURFACE-MOUNTED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE AND THE NEAREST POINT OF A STORAGE SPACE AS DEFINED BY THE CODE. PROVIDE A MINIMUM CLEARANCE OF 6 INCHES FOR SURFACE-MOUNTED FLUORESCENT LUMINAIRES, RECESSED INCANDESCENT OR LED LUMINAIRES WITH A COMPLETELY ENCLOSED LIGHT SOURCE, AND RECESSED FLUORESCENT LUMINAIRES.
11. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS".
12. LIGHT FIXTURES COVERED WITH INSULATION SHALL BE IDENTIFIED AS TYPE IC FOR CONTACT WITH INSULATION.
13. NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

### RECEPTACLES

1. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY UNBROKEN WALL SPACE THAT IS 2 FEET OR MORE IN WIDTH IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
2. IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE.
3. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER.
4. NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA COUNTERTOP LONG DIMENSION SPACE HAVING A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL.
5. KITCHEN, PANTRY, BREAKFAST ROOM, AND DINING ROOM COUNTERTOP RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP OR WORK SURFACE. RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS AND WORK SURFACES SHALL BE LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP OR WORK SURFACE WHERE THE SURFACE IS FLAT ACROSS ITS ENTIRE SURFACE AND THERE IS NO MEANS TO MOUNT A RECEPTACLE WITHIN 20 INCHES ABOVE THE COUNTERTOP, SUCH AS IN AN OVERHEAD CABINET. RECEPTACLES MOUNTED BELOW THE COUNTERTOP OR WORK SURFACE SHALL NOT BE LOCATED WHERE THE COUNTERTOP OR WORK SURFACE EXTENDS MORE THAN 6 INCHES BEYOND ITS SUPPORT BASE.
6. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN.
7. NOT LESS THAN ONE RECEPTACLE OUTLET THAT IS READILY ACCESSIBLE FROM GRADE LEVEL AND LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE GRADE, SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL. BALCONIES, DECKS AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE OF THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET INSTALLED WITHIN THE PERIMETER OF THE BALCONY, DECK OR PORCH. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 6 FEET 6 INCHES ABOVE THE BALCONY, DECK OR PORCH SURFACE.
8. NOT LESS THAN ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH SEPARATE UNFINISHED PORTION OF A BASEMENT. IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN ATTACHED GARAGES; IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEET ABOVE THE FLOOR IN DETACHED GARAGES THAT ARE PROVIDED WITH ELECTRIC POWER AND IN ACCESSORY BUILDINGS THAT ARE PROVIDED WITH POWER.
9. HALLWAYS OF 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE.
10. FOYERS THAT ARE NOT PART OF A HALLWAY AND THAT HAVE AN AREA THAT IS GREATER THAN 60 SQUARE FEET SHALL HAVE A RECEPTACLE(S) LOCATED IN EACH WALL SPACE THAT IS 3 FEET OR MORE IN WIDTH.
11. WHERE OUTLET BOXES FOR RECEPTACLES ARE INSTALLED IN THE FLOOR, SUCH BOXES SHALL BE LISTED SPECIFICALLY FOR THAT APPLICATION.
12. A RECEPTACLE LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE FOR THE RECEPTACLE THAT IS WEATHERPROOF AND SHALL BE LISTED A WEATHER-RESISTANT TYPE.
13. A RECEPTACLE SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL.
14. ALL 15- AND 20-AMPERE, 125- AND 250-VOLT NONLOCKING-TYPE GENERAL PURPOSE RECEPTACLES INSTALLED IN DWELLING UNITS, ON THE OUTSIDE OF DWELLING UNITS, IN ATTACHED GARAGES, AND IN DETACHED GARAGES AND ACCESSORY BUILDINGS PROVIDED WITH ELECTRIC POWER SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES LOCATED MORE THAN 5.5 FEET ABOVE THE FLOOR; (2) RECEPTACLES THAT ARE PART OF A LUMINAIRE OR APPLIANCE; AND (3) A SINGLE RECEPTACLE FOR A SINGLE APPLIANCE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES WHERE SUCH RECEPTACLES ARE LOCATED IN SPACES DEDICATED FOR THE APPLIANCES SERVED AND, UNDER CONDITIONS OF NORMAL USE, THE APPLIANCES AND NOT EASILY MOVED FROM ONE PLACE TO ANOTHER, AND WHERE THE APPLIANCES ARE CORD-AND-PLUG-CONNECTED TO SUCH RECEPTACLES.

### SMOKE ALARMS

1. PROVIDE INTERCONNECTED (OR WIRELESS) SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP.
2. SMOKE ALARMS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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06/16/2022

NEC-STANDARD


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LGI HOMES

# ELECTRICAL GENERAL NOTES, LOAD CALCULATIONS AND PANEL SCHEDULE

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PROJECT MANAGER:
MARK DIANA

DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
E1.0


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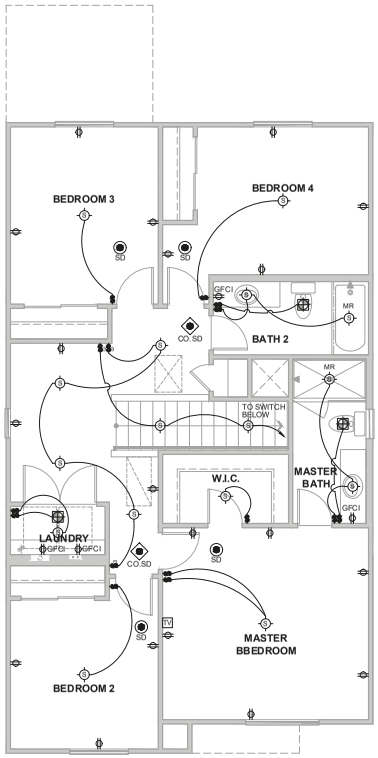
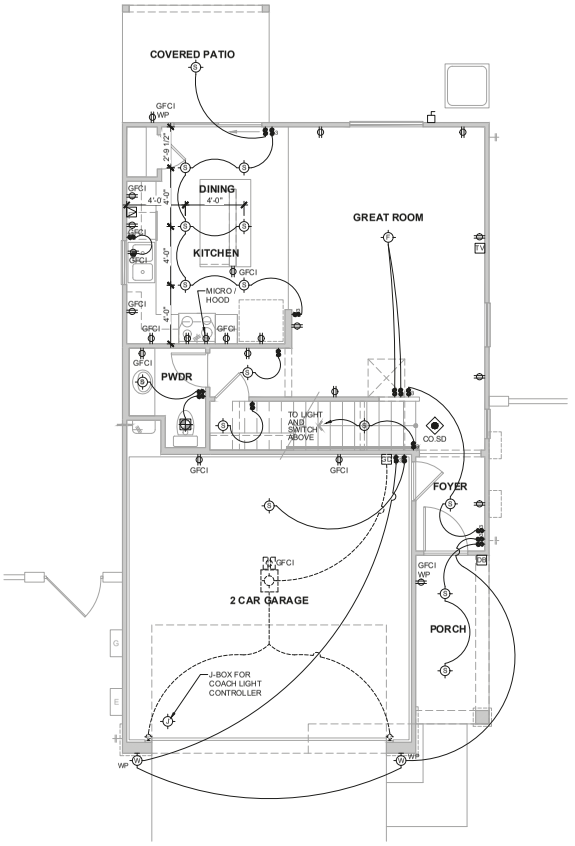



SECOND FLOOR ELECTRICAL PLAN

ALL ELEVATIONS 1/4" = 1'-0"




FIRST FLOOR ELECTRICAL PLAN

ALL ELEVATIONS 1/4" = 1'-0"

## ELECTRICAL SYMBOLS LEGEND

| | | | |
|---|---|---|---|
| | DUPLEX OUTLET | | SWITCH |
| | SWITCHED DUPLEX OUTLET | 3 | 3-WAY SWITCH |
| GFCI | GFCI DUPLEX OUTLET | 4 | 4-WAY SWITCH |
| WP GFCI | WEATHERPROOF GFCI DUPLEX OUTLET | D | DIMMER SWITCH |
| GL | COMBO FAULT INTERRUPTER GUIDE LIGHT OUTLET | GL | GUIDE LIGHT SWITCH |
| USB | DUPLEX OUTLET WITH 2-USB PORTS | O | OCCUPANCY SENSOR |
| | SPECIAL PURPOSE OUTLET | DB | DOOR BELL BUTTON |
| 240V | 240-VOLT OUTLET | VC | VOLUME CONTROL |
| | 4-PLEX OUTLET | GD | GARAGE DOOR OPENER BUTTON |
| | SWITCHED 4-PLEX OUTLET | KP | GARAGE DOOR OPENER KEYPAD |
| | DUPLEX FLOOR OUTLET | | DOOR BELL TRANSFORMER |
| | DUPLEX CEILING OUTLET | CH | CHIME |
| | CEILING-MOUNTED JUNCTION BOX | TV | TV JACK |
| | WALL-MOUNTED JUNCTION BOX | TS | THERMOSTAT |
| | CEILING FAN OUTLET W/ APPROVED OUTLET BOX W/ BACKING - CENTER IN ROOM, U.N.O. | EV | ELECTRIC VEHICLE CHARGER |
| | SURFACE-MOUNTED LIGHT FIXTURE | | PHONE JACK |
| | HANGING PENDANT LIGHT FIXTURE | | PHONE / DATA / CABLE JACK |
| | SURFACE-MOUNTED LED MINI LIGHT FIXTURE | WH | WATER HEATER CONTROLLER |
| | SURFACE-MOUNTED LED LIGHT FIXTURE | TC | TIME CLOCK |
| | ROUND RECESSED LIGHT FIXTURE | | DISCONNECT |
| | RECESSED EYEBALL LIGHT FIXTURE | SD | SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | ROUND RECESSED MINI LIGHT FIXTURE | CO / SD | CARBON MONOXIDE / SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED LIGHT FIXTURE | | WALL-MOUNTED SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP |
| | SQUARE RECESSED MINI LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE WITH LIGHT - 5 AIR CHANGES PER HOUR MIN. |
| | WALL-MOUNTED LIGHT FIXTURE | | EXHAUST FAN TO OUTSIDE - 5 AIR CHANGES PER HOUR MIN. |
| | UNDER-COUNTER FLUORESCENT LIGHT FIXTURE | | STRUCTURED WIRING PANEL WITH DUPLEX OUTLET |
| WP | FLOOD LIGHT | | |
| WP | PAIR OF FLOOD LIGHTS | | |
| | RECESSED KICK LIGHT FIXTURE | | |
| | TRACK LIGHTING | | |
| LED | SURFACE-MOUNTED LED LIGHT FIXTURE | E | ELECTRICAL PANEL SERVICE ENTRANCE WITH METER - SEE DETAIL 303/AD1 |
| | SURFACE-MOUNTED 2-TUBE FLUORESCENT LIGHT FIXTURE | | LOW VOLTAGE GARAGE DOOR SENSOR AT 8" A.F.F. |
| | SURFACE-MOUNTED 4-TUBE FLUORESCENT LIGHT FIXTURE | GFCI | GARAGE DOOR OPENER WITH LIGHT AND OUTLET |
| | GFCI POWER STRIP | | LED STRIP LIGHTING |

GFCI = GROUND-FAULT CIRCUIT INTERRUPTER
MR = MOISTURE-RESISTANT
WP = WEATHERPROOF

## ELECTRICAL GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) AND ALL OTHER APPLICABLE BUILDING CODES INCLUDING ADOPTED AMENDMENTS.
2. CONTINUOUS, SOLID LINES REPRESENT STANDARD CONDITIONS; DASHED LINES REPRESENT OPTIONAL CONDITIONS.
3. AMOUNT AND LOCATION OF PHONES AND TV JACKS DETERMINED BY BUILDER SPECIFICATIONS.
4. ALL WEATHER-EXPOSED EXTERIOR LIGHT FIXTURES TO BE RATED FOR WET LOCATION. ALL COVERED PORCH, COVERED PATIO AND COVERED BALCONY LIGHT FIXTURES NOT DIRECTLY EXPOSED TO WEATHER SHALL BE RATED FOR DAMP OR WET LOCATION.
5. PROVIDE (1) LIGHT, (1) RECEPTACLE, (1) SWITCH, AND (1) DISCONNECT FOR MECHANICAL APPLIANCES LOCATED IN ATTIC - SEE DETAIL 808/AD3. THE SWITCH SHALL BE LOCATED AT THE ATTIC ACCESS OPENING, AND THE LIGHT AND RECEPTACLE SHALL BE LOCATED AT OR NEAR THE APPLIANCE LOCATION. EXPOSED LAMPS SHALL BE PROTECTED FROM DAMAGE BY LOCATION OR LAMP GUARDS.
6. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.
7. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION, ARC-FAULT CIRCUIT-INTERRUPTER (AFCI) PROTECTION, AND TAMPER-RESISTANT RECEPTACLES PER CODE. (SEE GENERAL ELECTRICAL NOTES, SHEET E1.0).

IRC-STANDARD

22-0339
06/16/2022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# ELECTRICAL PLANS
# ALL ELEVATIONS

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PROJECT MANAGER:
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DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
E1.1


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## CONCRETE

1. ALL MATERIALS, PROCEDURES, PLACEMENT, FORMWORK, LAPS, ETC. TO CONFORM TO THE LATEST APPLICABLE ACI STANDARDS.
2. SHALL MEET ALL THE REQUIREMENTS OF ACI 301, TYPE V CEMENT. MINIMUM STRENGTHS AT 28 DAYS SHALL BE 4500 PSI
3. MAXIMUM WATER CEMENT RATIO SHALL BE 0.45.
4. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 INCH. AGGREGATE PER ASTM C57 OR C33.
5. MAXIMUM SLUMP TO BE 6 INCHES.
6. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES.
7. CONCRETE THAT IS EXPOSED TO FREEZING TEMPERATURES OR SUBJECT TO SEVERE WEATHERING AS DEFINED BY IRC SHALL HAVE 6% - 1% AIR ENTRAINMENT.
8. FLYASH MAY BE USED PROVIDED IT MEETS ASTM C618 TYPE F AND DOES NOT EXCEED 25% OF THE WEIGHT OF TOTAL CEMENTITIOUS MATERIAL.
9. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED, EXCEPT THAT SLABS ON GRADE NEED ONLY BE VIBRATED AROUND PENETRATIONS, EDGES, HOLDOWNS, AND POST-TENSIONING ANCHORS.
10. FOUNDATIONS SUPPORTING WOOD SHALL EXTEND TO AT LEAST 6 INCHES ABOVE ADJACENT FINISH GRADE.
11. PROTECT CONCRETE FROM DAMAGE OR REDUCED STRENGTH FROM COLD OR HOT WEATHER IN COMPLIANCE WITH ACI 305 AND ACI 306.
12. THE CONTRACTOR SHALL PROVIDE PROPER CURING TO MINIMIZE SHRINKAGE CRACKING AND ENSURE PROPER STRENGTH GAIN.
13. THE CONTRACTOR SHALL SELECT THE LOCATIONS AND PROVIDE CRACK CONTROL JOINTS IN CONVENTIONAL SLABS TO MINIMIZE RANDOM SHRINKAGE CRACKING UNLESS THE JOINT LAYOUT IS SHOWN IN THE DRAWINGS. JOINTS SHALL BE A MINIMUM DEPTH OF 1/4 OF THE SLAB THICKNESS FOR CONVENTIONAL SLABS.
14. EVALUATION AND ACCEPTANCE OF CONCRETE SHALL BE BASED ON CYLINDER STRENGTH TESTS AS OUTLINED IN THE APPLICABLE BUILDING CODE.
15. ALL PLUMBING BOXES WITH 3 1/2" MINIMUM SLAB OF 4500 PSI CONCRETE.

## CODE MINIMUM CONSTRUCTION LOADS

1. BUILDING MATERIALS SHALL BE PLACED ON FLOORS AND ROOFS SO AS NOT TO EXCEED THE DESIGN LOADS.

## DEFERRED SUBMITTALS

1. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM FOR SUBMITTAL TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
2. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ENGINEER OF RECORD.
3. AN APPROVED SET OF TRUSS SHOP DRAWINGS SHALL BE AVAILABLE TO THE BUILDING INSPECTOR AT THE JOB SITE AS REQUIRED BY THE LOCAL JURISDICTION.
4. THE FOLLOWING ITEMS SHALL BE SUBMITTED PER THIS SECTION:
   4.1. PREFABRICATED WOOD TRUSSES.
   4.2. ENGINEERED JOISTS.
   4.3. OTHER PRE-ENGINEERED SYSTEMS.

## DISCREPANCIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS WITH THE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL INFORM FELTEN GROUP OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCIES, OMISSIONS, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALED.

## EPOXY

1. EPOXY TO BE SIMPSON SET 3G EPOXY ESR-4057 OR HILTI "HIT-RE 500 V3" ESR-3814 U.N.O.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

## FLOOR TRUSS STRONG BACKS

1. STRONGBACKS SHALL BE A MINIMUM 2x6, AND SHALL BE ATTACHED WITH A MINIMUM OF (3) 10d NAILS TO A 2x4 VERTICAL WEB.
2. STRONGBACKS SHALL BE IN CONTACT WITH THE BOTTOM CHORD, PER THE WTCA.
3. IN THE ABSENCE OF A VERTICAL WEB, A 2x4 SCAB VERTICAL SHALL BE SECURED TO THE TOP AND BOTTOM CHORDS WITH A MINIMUM OF (2) 10d NAILS AT EACH END. THE STRONGBACK MAY THEN BE ATTACHED TO THE SCAB.
4. STRONGBACKS SHALL BE PLACED AS SHOWN IN THE TRUSS DESIGN DRAWINGS.
5. STRONGBACKS SHALL NOT BE CUT OR NOTCHED
6. STRONGBACK SPACING MAY NOT EXCEED 10' UNLESS THERE IS A RIGID CEILING ATTACHED AND LIVE LOAD DEFLECTION DOES NOT EXCEED 480.

## FRAMING

1. ALL EXTERIOR WALLS TO BE 2x STUDS AT 16" O.C., ALL INTERIOR BEARING TO BE 2x STUDS AT 16" O.C., AND ALL INTERIOR NON-BEARING STUDS AT 24" O.C. - U.N.O.
2. ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL HAVE DOUBLE TOP PLATES. NAILED TOGETHER WITH (2) 10d AT 24" O.C.
3. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". FASTEN WITH (12) 10d NAILS EACH SIDE OF SPLICE U.N.O.
4. SINGLE TOP PLATE SPLICES SHALL BE CONNECTED WITH A 16 GAUGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
5. WHERE DOUBLE TOP PLATES OF NON-SHEAR WALLS ARE NOTCHED MORE THAN 25 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO NOTCH SIDE OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP. WHERE TOP PLATES ARE NOTCHED MORE THAN 50 PERCENT, ADD A 16 GAGE BY 1 1/2 INCH WIDE STRAP TO BOTH SIDES OF EACH PLATE. FASTEN WITH NOT LESS THAN (8) 16d OR (12) 10d NAILS AT EACH END OF EACH STRAP.
6. BRACED/ SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES EXCEPT THAT INTERIOR SHEAR WALLS MAY HAVE A SINGLE TOP PLATE SO LONG AS IT IS CONTINUOUS FOR THE LENGTH OF THE WALL. WHEN DOUBLE TOP PLATES AT BRACED SHEAR WALLS ARE CUT, ADD A MSTC52 STRAP ON EACH SIDE OF WALL WITH (48) 16d SINKERS.
7. OVERLAP DOUBLE TOP PLATES AT ALL CORNERS AND INTERSECTIONS WITH (3) 10d FACE NAILS. WHERE OVERLAP CAN NOT BE CONSTRUCTED, USE LSTA24 STRAP WITH (18) 10d NAILS.
8. WHERE INTERIOR WALL SINGLE TOP PLATES MEET EXTERIOR WALLS USE (2) 10d TOENAILS.
9. PROVIDE INTERIOR WALLS MEET EXTERIOR WALLS - SEE DETAIL 533.
10. AT SINGLE TOP PLATE CORNERS AND INTERSECTIONS USE (2) 10d TOENAILS.
11. ALL BOTTOM/SILL PLATES AND SLEEPERS IN CONTACT WITH THE CONCRETE SLAB SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.
12. THE BOTTOM/SILL PLATE FOR ALL INTERIOR NON-SHEAR/ NON-BRACED WALLS, INCLUDING THE GARAGE/RESIDENCE COMMON WALLS, SHALL BE FASTENED WITH PINS PER THE TABLE BELOW, U.N.O.

| PLATE HEIGHT | PIN SPACING |
|---|---|
| <= 10'-1" | 48" O.C. |
| > 10'-1" <= 14'-1" | 36" O.C. |
| > 14'-1" <= 21'-1" | 24" O.C. |
| > 21'-1" | 12" O.C. |

13. BUILT-UP OR SOLID WOOD POSTS OF 2x4 OR 2x6 STUDS SHALL BE NAILED WITH (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST.

## FRAMING - CONT.

14. TRIMMER STUDS SHALL BE NAILED TO KING STUDS WITH (2) 10d NAILS AT 12" O.C.
15. BUILT-UP OR SOLID WOOD POSTS SHALL BE FASTENED AT TOP AND BOTTOM WITH (2) HZ-5A, (2) RSPH OR (2) SSP, U.N.O.
16. STUDS AND MULTI-STUD POSTS MAY BE BORED OR NOTCHED TO THE PRESCRIPTIVE LIMITS IN THE CONVENTIONAL CONSTRUCTION CODE PROVISIONS.
17. PROVIDE SOLID BLOCKING THROUGH FLOOR TRUSS DEPTH FOR ALL MULTIPLE STUD INCLUDING DOUBLE TRIMMERS OR 4x OR GREATER POSTS. BLOCKING SHALL BE SAME SIZE AS POST ABOVE, U.N.O. POST SHALL BE CONTINUOUS TO STRUCTURAL ELEMENT OR CARRYING MEMBER OR FOUNDATION.
18. WHEN THE DRAWINGS CALL FOR 4x OR 6x POSTS OR HEADERS, THESE ARE TO BE SOLID SAWN MEMBERS, NOT BUILT-UPS.
19. ALL BEAMS AND GIRDERS TO HAVE FULL WIDTH BEARING U.N.O.
20. COLUMNS AND POSTS LOCATED DIRECTLY ON CONCRETE (NOT ON A WOOD SILL) SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL CONNECTORS PROJECTING ABOVE THE SLAB (UNLESS THE POST IS AN APPROVED NATURALLY DURABLE OR NATURAL RESISTANCE TO DECAY OR TREATED WOOD). THE PIERS OR BASES SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE THE CONCRETE SLAB.
21. AT ALL GABLE WALLS ADJACENT TO SCISSOR TRUSSES, STUDS TO BE BALLOON FRAMED FROM BOTTOM PLATE TO UNDERSIDE OF GABLE END TRUSS.
22. ALL WINDOW OPENINGS TO HAVE DOUBLE 2x SILL PLATES. FOR WINDOW OPENINGS UNDER 6 FEET, A SINGLE 2x SILL WITH 2x BLOCKING BETWEEN CRIPPLE STUDS IS ACCEPTABLE.
23. TEMPORARY OR ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING CONTRACTOR. THE DEPTH OF NOTCHES FOR LET-IN BRACES SHALL NOT EXCEED THE PRESCRIPTIVE CODE LIMITS FOR NOTCHES.
24. BOWED STUD REPAIR SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKING A MINIMUM OF 1/4 INCH PER FOOT.
26. 2x NAILERS OR BLOCKING SHALL BE NAILED WITH (2) 10d TOENAILS OR END NAILS AT EACH END U.N.O.
27. BUILT-UP HEADERS SHALL BE NAILED TOGETHER WITH (3) 10d NAILS AT 16" O.C.
28. BOX HEADERS SHALL BE NAILED TOGETHER PER DETAIL 605.
29. BUILT-UP CORNER STUDS SHALL BE NAILED TOGETHER WITH 10d AT 12" O.C. EXCEPT AT CORNER RETURNS FOR CONTINUOUSLY SHEATHED BRACED WALLS, NAIL AT 8" O.C.
30. TOP PLATE AND BOTTOM/SILL PLATE TO STUD SHALL BE NAILED AS LISTED BELOW.

| | |
|---|---|
| 2x4 STUD = (2) 10d END NAILS OR (3) 10d TOENAILS | |
| 2x6 STUD = (3) 10d END NAILS OR (4) 10d TOENAILS | |

31. FIREBLOCKING SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS OR SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND APPLICABLE BUILDING CODE.
32. END NOTCHES LOCATED AT THE ENDS OF SAWN LUMBER BENDING MEMBERS FOR BEARING OVER A SUPPORT, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER.
33. INTERIOR NOTCHES, LOCATED IN THE OUTER THIRDS OF THE SPAN OF A SINGLE SPAN SAWN LUMBER BENDING MEMBER, SHALL BE PERMITTED, AND SHALL NOT EXCEED 1/6 THE DEPTH OF THE MEMBER. INTERIOR NOTCHES ON THE TENSION SIDE OF 3 1/2" OR GREATER THICKNESS (4" NOMINAL THICKNESS) SAWN LUMBER BENDING MEMBERS ARE NOT PERMITTED.
34. ALL TRIMMERS, POSTS, CRIPPLE POSTS OR OTHER CUT STUDS SHALL BE FIRMLY BEARING AND SHALL BE IN FULL CONTACT WITH HEADERS, BEAMS AND PLATES.

## FRAMING NAILS

1. WHERE THE DETAILS CALL FOR 10d NAILS, THE DESIGN IS BASED ON 10d BOX NAILS (3 INCHES LONG x .128-INCH DIAMETER). THIS ALLOWS FOR THE USE OF 10d FRAMING NAILS FROM MULTI-FASTENER COILS.
2. WHERE THE DETAILS CALL FOR 16d NAILS, THE DESIGN IS BASED ON 16d COMMON NAILS (3 1/2 INCHES LONG x .162 -INCH DIAMETER) AND THEY ARE ALL THAT MAY BE USED IN THESE LOCATIONS.
3. WHERE THE DETAILS CALL FOR 8d NAILS NOTES CALL FOR 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE OR CMU NAILS MAY BE USED I.L.O. PINS AT INTERIOR NON-BRACED/ SHEAR WALL BOTTOM/SILL PLATES AT A TWO FOR ONE SUBSTITUTION.
5. TOENAILS SHALL BE DRIVEN AT AN ANGLE OF APPROXIMATELY 30° WITH WOOD MEMBER AND STARTED APPROXIMATELY 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.
6. NAILS FOR FLOOR AND DECK SHEATHING SHALL BE 8d RING-SHANK (2 1/2 INCHES LONG x .131-INCH DIAMETER) OR PASLODE TETRAGRIP (2 3/8" x 0.113" DIAMETER).
7. WHERE HUS/LUS HANGERS ARE CONNECTED TO A 1-PLY GIRDER TRUSS, USE 10d SHORT COMMON NAILS (1 1/2 INCHES LONG x .148 INCH DIAMETER).

## GENERAL

1. ALL WORK SHALL COMPLY WITH THE GENERAL NOTES, DRAWINGS, APPLICABLE BUILDING CODES AND ALL LOCAL ORDINANCES, LAWS, REGULATIONS, AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
2. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
3. TYPICAL DETAILS SHALL APPLY UNLESS SHOWN OTHERWISE IN THE DRAWINGS.
4. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS SPECIFICALLY APPROVED BY FELTEN GROUP IN ADVANCE AND SHOWN ON THE DRAWINGS.
5. THE STANDARD OF CARE FOR ALL PROFESSIONAL ENGINEERING, AND RELATED SERVICES PERFORMED OR FURNISHED BY FELTEN GROUP, WILL BE THE CARE AND SKILL ORDINARILY USED BY MEMBERS OF THE SUBJECT PROFESSION PRACTICING UNDER SIMILAR CIRCUMSTANCES AT THE SAME TIME AND IN THE SAME LOCALITY. FELTEN GROUP MAKES NO WARRANTIES, EXPRESS OR IMPLIED, OR OTHERWISE, IN CONNECTION WITH FELTEN GROUP'S SERVICES. FELTEN GROUP AND ITS CONSULTANTS MAY USE OR RELY UPON THE DESIGN SERVICES OF OTHERS, INCLUDING, BUT NOT LIMITED TO, ENGINEERS, ARCHITECTS, DESIGNERS, CONTRACTORS, MANUFACTURERS AND SUPPLIERS.
6. ALL DESIGN DOCUMENTS PREPARED OR FURNISHED BY FELTEN GROUP ARE INSTRUMENTS OF SERVICE, AND FELTEN GROUP RETAINS OWNERSHIP AND PROPERTY INTEREST (INCLUDING THE COPYRIGHT) IN SUCH DOCUMENTS, WHETHER OR NOT THE PROJECT IS COMPLETED. CLIENT SHALL NOT REUSE THE DOCUMENTS WITHOUT WRITTEN PERMISSION FROM FELTEN GROUP.
7. THE CONTRACTOR, NOT FELTEN GROUP, IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT, AND FELTEN GROUP IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER; FOR SAFETY PRECAUTIONS, PROGRAMS OR ENFORCEMENT; OR FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY THE CONTRACTOR. FELTEN GROUP SHALL NOT AT ANY TIME SUPERVISE, DIRECT, OR HAVE CONTROL OVER ANY CONTRACTORS WORK.
8. ALL INTERIOR BUILDING MATERIALS SHALL BE STOCKED INSIDE THE BUILDING ( OR IN CONDITIONS IDENTICAL TO BUILDING INTERIOR) FOR A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION. IF A PRODUCT MANUFACTURER RECOMMENDS A LONGER PERIOD OF TIME THAN 48 HOURS, THEN THAT TIME PERIOD SHALL BE USED.
9. FELTEN GROUP NEITHER GUARANTEES THE PERFORMANCE OF ANY CONTRACTOR NOR ASSUMES RESPONSIBILITY FOR ANY CONTRACTOR'S FAILURE TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT BETWEEN CLIENT AND SUCH CONTRACTOR.
10. FELTEN GROUP WILL NOT HAVE CONTROL OVER NOR BE NEITHER RESPONSIBLE NOR LIABLE IN ANY WAY FOR SAFETY PROCEDURES, SAFETY TRAINING AND PROGRAMS OR OTHER SAFETY RELATED ASPECTS OF THE WORK OF THE PROJECT SINCE THESE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## GLU-LAM BEAMS (STANDARD WIDTH)

1. FABRICATION AND HANDLING OF ALL GLULAM BEAMS SHALL BE PER APA-EWS/ANSI A 190.1, AMERICAN NATIONAL STANDARD FOR STRUCTURAL GLUED LAMINATED TIMBER.
2. BEAMS TO BEAR APA-EWS CERTIFICATE AND GRADE STAMP.
3. GLULAM BEAMS, OF WIDTHS 3 1/8", 5 1/8", 6 3/4", 8 3/4" AND 10 3/4" U.N.O. SHALL HAVE THE FOLLOWING PROPERTIES:

SIMPLE SPAN AND CONTINUOUS SPANS AND CANTILEVERS

| | |
|---|---|
| APA-EWS | 24F-V4 |
| DF/DF | UNBALANCED LAYUP |
| Fb+ = | 2400 PSI |
| Fb- = | 1850 PSI |
| Fv = | 265 PSI (190PSI)* |
| Fc (PERP ) = | 650 PSI |
| E = | 1,800,000 PSI |
| | * Fv AT SLOPED END CUT. |

4. ALL BEAMS SHALL BE FABRICATED USING WATERPROOF GLUE.
5. APPEARANCE TO BE INDUSTRIAL GRADE U.N.O.
6. BEAMS SHALL HAVE STANDARD CAMBER (BASED ON 3500 FT. RADIUS) U.N.O.
7. BEAMS HAVE A TOP AND BOTTOM AND NEED TO BE INSTALLED RIGHT SIDE UP.
8. ALL EXPOSED BEAMS TO BE ROUGH SAWN (R.S.)
9. THE POSITIONS OF GLUED-LAMINATED TIMBERS THAT FORM THE STRUCTURAL SUPPORTS OF A BUILDING OR OTHER STRUCTURE AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

## GRADING AND DRAINAGE

1. GRADING AND DRAINAGE SHALL BE CONSTRUCTED TO THE STRICTER REQUIREMENTS OF THE SITE SPECIFIC SOILS REPORT OR THOSE LISTED BELOW.
2. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
3. STORM WATER SHALL BE DIRECTED AWAY FROM THE STRUCTURE THROUGH PROPER GRADING AND DRAINAGE.
4. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL FOUNDATIONS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.
5. PROPER GRADING SHALL BE PROVIDED DURING CONSTRUCTION AS WELL AS THROUGHOUT THE LIFE OF THE STRUCTURE.
6. LANDSCAPE WATERING SHOULD NOT LEAD TO MOISTURE INFILTRATION OR MOISTURE CONTENT FLUCTUATION IN THE SOILS UNDER THE FOUNDATION. IT IS RECOMMENDED THAT VEGETATION BE KEPT A MINIMUM OF 3 FEET FROM THE STRUCTURE AND THAT THE VEGETATION BE DESERT TYPE, (DRAUGHT TOLERANT) WATERING MOISTURE NOT TO PENETRATE INTO THE SOIL MORE THAN 8 INCHES).
7. IT IS RECOMMENDED THAT TREES BE KEPT AWAY FROM THE STRUCTURE SUCH THAT THE DRIP LINE OF THE MATURE TREE DOES NOT OVERLAP THE FOUNDATION.

## GUARDRAILS AND HANDRAILS

1. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR A SINGLE 200 POUND CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
2. THE DESIGN OF GUARDRAIL WALLS CONSTRUCTED OF WOOD STUD FRAMING SHALL BE THE RESPONSIBILITY OF FELTEN GROUP.
3. THE DESIGN OF GUARDRAILS AND HANDRAILS CONSTRUCTED OF FINISH WOOD, STEEL OR OTHER MATERIALS INSTALLED AFTER ROUGH FRAMING SHALL BE THE RESPONSIBILITY OF THE PRODUCT SUPPLIER.

## GYPSUM BOARD

1. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD CEILING CRACKS, FG SUGGESTS THAT RC-1 BE INSTALLED ON ALL CEILINGS WITH A DIMENSION GREATER THAN 20 FEET. AS AN ALTERNATE IN GARAGE CEILINGS, A CONTROL JOINT (S) MAY BE USED.
2. IN ORDER TO REDUCE THE RISK OF GYPSUM BOARD WALL CRACKS, FG SUGGESTS THAT VERTICAL CONTROL JOINTS BE PLACED IN WALLS WITH AN UNINTERRUPTED DIMENSION LONGER THAN 30 FEET. THIS WILL TYPICALLY OCCUR IN RV GARAGES.

## HARDWARE

1. ALL METAL HARDWARE AND SDS SCREWS TO BE SIMPSON STRONG-TIE PRODUCTS, OR APPROVED SUBSTITUTION, U.N.O. USP PRODUCTS MAY BE USED AS ALTERNATES FOR SOME CONNECTORS PER CONNECTOR SELECTION CHART. SEE DETAIL 405.
2. ALL HANGERS, STRAPS, HOLDOWNS AND OTHER METAL CONNECTORS SHALL BE INSTALLED WITH THE MANUFACTURER'S RECOMMENDED FASTENERS U.N.O.

## HEADED STUDS

1. ALL HEADED STUDS TO BE ASTM F1554 STEEL.
2. ALL HEADED STUDS TO BE HEAVY HEX BOLT W/ HEAVY HEX NUT PER HOLDOWN SCHEDULE. HEX NUT SHALL BE THREADED ONTO BOLT SUCH THAT BOTTOM OF NUT IS FLUSH W/ BOTTOM OF BOLT. STRIKE THREADS OR TACK WELD NUT TO BOLT TO PREVENT BOLT ROTATION.

## HOLDOWNS

1. ALL HOLDOWNS TO BE SIMPSON STRONG-TIE PRODUCTS OR APPROVED SUBSTITUTION, U.N.O. INSTALL PER MANUFACTURERS RECOMMENDATIONS AND AS SHOWN IN DETAIL 281 AND 291. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
2. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
3. BENDING STHD STRAPS MAY CAUSE SPALLING.
4. FOR STHD HOLDOWNS, IF SPALLING IS 1 INCH OR LESS, MEASURED FROM EMBEDMENT LINE TO THE BOTTOM OF THE SPALL, NO STRUCTURAL REPAIR IS REQUIRED.
5. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
6. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
7. HOLDOWN STRAPS ARE TYPICALLY NAILED TO 2 FULL HEIGHT STUDS, HOWEVER HOLDOWN STRAPS MAY BE NAILED TO 1 KING STUD AND 1 TRIMMER STUD AT WINDOW AND DOOR OPENINGS. PROVIDED TRIMMER STUD IS NAILED TO KING STUD WITH A MINIMUM OF (20) 10d NAILS AND THE HOLDOWN STRAP IS MINIMUM 1/2 INCH TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
8. HOLDOWN LOCATIONS SHOWN ARE TO CENTERLINE OF HOLDOWN AND ARE BASED ON WINDOW AND SLIDING GLASS DOOR ROUGH OPENINGS 1/2 INCH OVER CALLOUT, AND SWINGING DOOR ROUGH OPENINGS 2 1/2" OVER CALLOUT. IF DIFFERENT ROUGH OPENINGS ARE REQUIRED, CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
9. WHEN SWINGING DOOR OPTIONS ARE PROVIDED FOR SLIDING GLASS DOORS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO ADJUST HOLDOWN LOCATIONS.
11. MINIMUM END DISTANCE FOR ANY STHD HOLDOWN SHALL BE 1 1/2".
12. REFER TO DETAIL 803 FOR MISPLACED OR MISSED MASA HOLDOWNS.
13. REFER TO DETAIL 802 FOR MISPLACED OR MISSED STHD8, STHD10 OR STHD14 HOLDOWNS.

## LEDGERS

1. WHERE THE DRAWINGS CALL FOR CONTINUOUS WOOD LEDGERS, LEDGERS SHALL BE INSTALLED WITH AS LONG OF LENGTHS AS POSSIBLE. THE MINIMUM LEDGER LENGTH ALLOWED SHALL BE 4 FEET. THE MINIMUM NUMBER OF SUPPORTS PER LEDGER SHALL BE THREE.
2. LEDGER SPLICES MAY OCCUR AT SUPPORTS OR BETWEEN SUPPORTS. LEDGER SPLICES AT SUPPORTS REQUIRE A MINIMUM OF A 3 INCH WIDE SUPPORT FOR NAILING, SUCH AS DOUBLE STUDS OR THE END OF A FLOOR TRUSS.
3. LEDGER SPLICES NEED NOT BE STRAPPED U.N.O. IN THE DRAWINGS
4. LEDGER SPLICES SHALL BE LOCATED SO THAT RAFTER, TRUSS OR JOIST HANGERS DO NOT FALL ON A SPLICE.
5. LEDGERS AT NON-TYPICAL LOADS FROM ROOF GIRDERS AND BEAMS SHALL BE NAILED TO A MINIMUM OF A 3-INCH WIDE SUPPORT ON EACH SIDE OF THE NON-TYPICAL LOAD WITH DOUBLE THE TYPICAL NAILING U.N.O. ON FRAMING PLAN
6. LEDGERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WITH SODIUM BORATE (SBX). FIELD CUT ENDS, NOTCHES AND DRILLED HOLES MAY NEED TO BE RETREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

## METHOD OF CONSTRUCTION

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF FELTEN GROUP AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK AFFECTED.

## NAILED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWSL-300MG, ESR-2138.
2. MINIMUM EDGE DISTANCE TO BE 3 INCHES.
3. MINIMUM SPACING TO BE 4 INCHES.
4. THE FASTENERS SHALL NOT BE DRIVEN UNTIL THE CONCRETE HAS REACHED A COMPRESSIVE STRENGTH OF 2000 PSI.

## SAWN LUMBER

1. SAWN LUMBER SHALL COMPLY WITH THE LATEST GRADING RULES OF THE AMERICAN LUMBER STANDARDS COMMITTEE, WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION GRADING AGENCY. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP. SAWN LUMBER SHALL BE PROVIDED WITH THE SPECIES AND MINIMUM GRADES SHOWN BELOW U.N.O. IN THE DRAWINGS.

| MEMBER | SPECIES | GRADE |
|---|---|---|
| 2x HEADERS/ BEAMS | HEM-FIR | NO. 2 |
| 2x POSTS | SAME AS HEADERS/ BEAMS/ POSTS | AS STUDS |
| 6x, 8x, 10x, 12x HEADERS/ BEAMS/ POSTS | DOUG-FIR | NO. 2 OR BETTER |
| RAFTERS | HEM-FIR OR S-P-F | NO. 2 |
| CEILING/ FLOOR JOISTS | HEM-FIR OR S-P-F | NO. 2 |
| STUDS | HEM-FIR OR S-P-F | STUD , U.N.O. ON FRAMING PLAN |
| BLOCKING | HEM-FIR OR S-P-F | STUD |
| LEDGERS | HEM-FIR OR S-P-F | NO. 2 |
| TOP PLATES* | S-P-F | STANDARD |
| BOTTOM SOLE PLATES | HEM-FIR OR S-P-F | STANDARD - PRESSURE TREATED WHEN IN CONTACT W/ CONCRETE OR MASONRY |
| SLEEPERS | HEM-FIR OR S-P-F | STUD |

CONSTRUCTION GRADE WHEN ROOF TRUSS CLEAR SPAN EXCEEDS 40 FT. OR WHEN FLOOR TRUSS CLEAR SPAN EXCEEDS 16 FT.

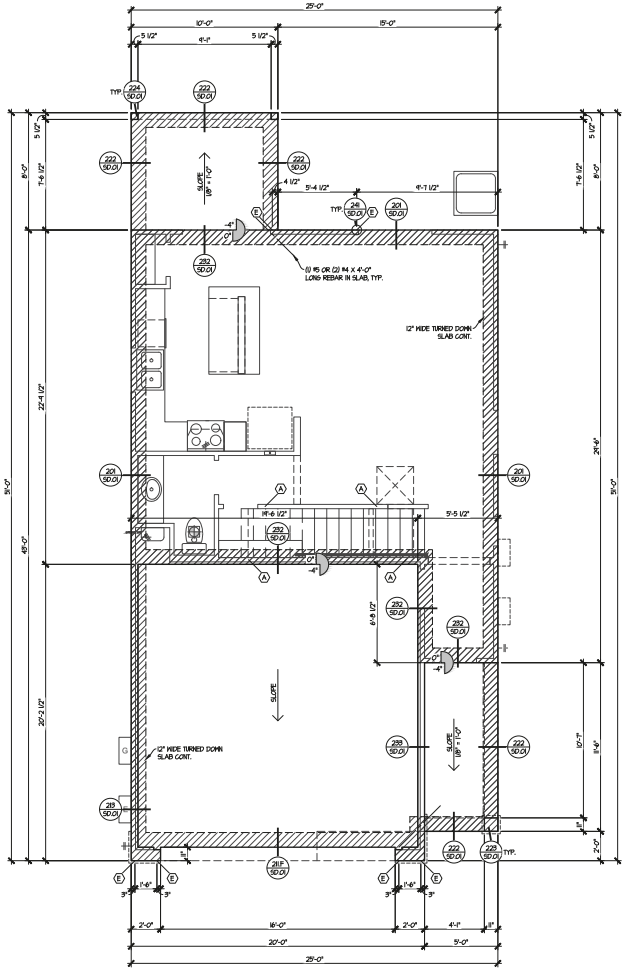
2. FINGER JOINTED MATERIAL STAMPED "VERTICAL USE ONLY" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR STUDS AND BLOCKING IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP. FINGER JOINTED MATERIAL STAMPED "CERT EXT. JNT'S" OF THE SAME SPECIES AND MINIMUM GRADE SHOWN ABOVE OR IN THE DRAWINGS MAY BE USED FOR ANY SAWN LUMBER APPLICATION IN UNRATED CONSTRUCTION. FINGER JOINTED MATERIAL IN FIRE-RATED CONSTRUCTION REQUIRES A HEAT RESISTANT ADHESIVE (HRA) STAMP.

## SCREWS

1. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE WSNTL BY SIMPSON STRONG-TIE, INC.
2. SCREWS FOR FLOOR AND DECK SHEATHING SHALL BE NO. 8 x 2 INCHES LONG.
3. SCREWS FOR GYPSUM WALL BOARD SHALL BE NO. 6 x 1 1/4 INCHES LONG, TYPE W OR S AND SHALL MEET THE REQUIREMENTS OF ASTM C954 AND C1002.
4. SCREWS FOR BOTTOM/SILL PLATE ANCHORS SHALL BE NO. 8 x 3 INCHES LONG AND MAY BE USED I.L.O. 10d NAILS SHOWN IN DRAWINGS AT A 1 FOR 1 SUBSTITUTION.
5. SIMPSON SDWC 15600 SCREWS MAY BE USED I.L.O. H2.5A'S AT DOUBLE TOP PLATE TO TRUSS. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

## SCREW ANCHORS

1. SCREW ANCHORS MAY BE USED IN LIEU OF ANCHOR BOLTS FOR MISSED, MISLOCATED OR DAMAGED ANCHOR BO




## FOUNDATION PLAN

ALL ELEVATIONS

1/4" = 1'-0"

## SOIL

1. ALL EXCAVATION, FILL (INCLUDING BASEMENT WALL AND RETAINING WALL BACKFILL) COMPACTION, AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANTS RECOMMENDATIONS. SEE SOILS REPORT AND ADDENDUM BY THE GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON THE CONSTRUCTION OF THE FOUNDATION SYSTEM.
2. SOME SOIL REPORTS REFERENCE FOUNDATION DEPTH FROM "LOWEST ADJACENT GRADE WITHIN 5 FEET OF THE FOUNDATION" WHILE OTHER SOIL REPORTS USE "ADJACENT GRADE". SEE SITE SPECIFIC SOILS REPORT FOR PROPER DATUM FOR THIS PROJECT.

## SOILS REPORT INFORMATION

| | |
|---|---|
| GEOTECHNICAL REPORT BY: | WRIGHT ENGINEERS |
| GEOTECHNICAL REPORT #: | 162229 |
| GEOTECHNICAL REPORT DATE: | 01/17/17 |
| ALLOWABLE BEARING PRESSURE | 2000 psf |

ALL EXCAVATION, FILL, COMPACTION AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.

## PARCEL/UNIT INFORMATION

N/A

## P.T. SLAB DESIGN INFORMATION

THE SLAB FOR THIS STRUCTURE HAS BEEN DESIGNED AS A BRAB TYPE III SLAB IN ACCORDANCE WITH THE "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS-ON-GROUND", BY THE POST-TENSIONING INSTITUTE.

AS A PREFERABLE ALTERNATIVE TO DESIGNING FOR THE LARGE $C_s$ VALUES FOR PREFABRICATED ROOF TRUSSES, JOINERY DETAILS (SUCH AS PREFORMED METAL CLIPS) SHALL BE PROVIDED BETWEEN THE TRUSSES AND THE INTERSECTING NON-BEARING PARTITIONS WHICH PERMIT RELATIVE VERTICAL MOVEMENT WITHOUT INDUCING STRESS INTO THE PARTITIONS, WHILE PROVIDING THE REQUIRED LATERAL BRACING. IN ADDITION, SPECIAL GYPSUM DETAILS (FLOATING ANGLES, RESILIENT CHANNEL, FLEXIBLE JOINT COMPOUND, ETC) SHALL BE CONSIDERED TO MINIMIZE THE RISK OF COSMETIC CRACKS. THEREFORE, $C_s$ USED FOR DESIGN OF SUBJECT SLAB IS BASED ON EXTERIOR WALL MATERIAL.

EXPANSIVE SOIL CONDITIONS

EDGE MOISTURE VARIATION DISTANCE.

| | | |
|---|---|---|
| CENTER LIFT | ( Em ) : | 4.75 FT. |
| EDGE LIFT | ( Em ) : | 2.5 FT. |

MAXIMUM DIFFERENTIAL SOIL MOVEMENT:

| | | |
|---|---|---|
| CENTER LIFT | ( Ym ) : | 0.25 IN. |
| EDGE LIFT | ( Ym ) : | 0.25 IN. |

| | |
|---|---|
| SLAB TO SUBGRADE FRICTION COEFFICIENT= | 1.0 |

## FOUNDATION INFORMATION

| | |
|---|---|
| STRENGTH AT TIME OF STRESSING = | 2000 psi |
| STRENGTH AT 28 DAYS = | 4900 psi |
| UNIFORM SLAB THICKNESS = | 7 1/2" |
| MIN. PLATE COMPACTED A.B.C. THICKNESS = FOR STRUCTURAL REQUIREMENTS THE BASE COURSE SHALL BE COMPACTED TO ACHIEVE THE COEFFICIENT OF FRICTION USED IN THE DESIGN. SEE GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS. | 2" |
| NOMINAL SLAB THICKNESS AT NON-POST TENSIONED PORCHES & PATIOS = (ON SUBGRADE PER GEOTECHNICAL REPORT) | N/A |

BOTTOM OF EDGE TURNDOWNS TO BEAR A MINIMUM OF 12" BELOW ENGINEERED CERTIFIED COMPACTED PAD. INTERIOR FOOTING DEPTH MEASURED FROM TOP OF SLAB.

## SULFATES

| | |
|---|---|
| SULFATE EXPOSURE = | VERY SEVERE |

CONCRETE THAT IS IN DIRECT CONTACT WITH NATIVE SOILS CONTAINING WATER-SOLUBLE SULFATES SHALL CONFORM TO THE FOLLOWING:

NEGLIGIBLE: $SO_4 < 0.10\%$
NO SPECIAL REQUIREMENTS.

MODERATE: $0.10\% < SO_4 < 0.20\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE II CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING MODERATE SULFATE-RESISTANT HYDRAULIC CEMENT (MS) DESIGNATION.

SEVERE: $0.20\% < SO_4 < 2.00\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION.

VERY SEVERE: $SO_4 > 2.00\%$
CONCRETE SHALL BE MADE WITH ASTM C 150 TYPE V CEMENT, OR AN ASTM C 595 OR C 1157 HYDRAULIC CEMENT MEETING HIGH SULFATE-RESISTANT HYDRAULIC CEMENT (HS) DESIGNATION AND POZZOLAN OR SLAG DETERMINED BY SERVICE RECORD.

## CHLORIDES

| | |
|---|---|
| CHLORIDE CONCENTRATION | 12,000 <25,000 ppm |

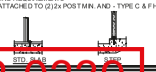
IF SOILS CONTAIN CONCENTRATION OF CHLORIDE IONS IN EXCESS OF LOCAL INDUSTRY STANDARDS KNOWN TO HAVE CAUSED CORROSION, USE ENCAPSULATED TENDONS IN CONFORMANCE WITH "SPECIFICATIONS FOR SINGLE STRAND UNBONDED TENDONS", POST TENSIONING INSTITUTE.

| | |
|---|---|
| ENCAPSULATION REQUIREMENT | ENCAPSULATION REQUIRED |

## HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| (A) | POST-SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 3½" |
| | | | STEP | | |
| | CAST-IN-PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 2½" |
| | | | STEP | | |
| (B) | POST-SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 5½" |
| | | | STEP | | |
| | CAST-IN-PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 4½" |
| | | | STEP | | |
| (C) | POST-SET | HDU5-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 6½" |
| | | | STEP | 7/8" DIA. F1554 GR.36 THREADED ROD W/ SET-3G EPOXY | 6"-1 |
| | CAST-IN-PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 6½" |
| | | | STEP | | |
| (D) | CAST-IN-PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| (E) | CAST-IN-PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| (F) | CAST-IN-PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| (G) | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| (H) | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (36) 8d NAILS AT CS 16 CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| (I) | CAST-IN-PLACE | MASA | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 2/42 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 2/46




22-0339
06/16/2022

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LGI HOMES

TITLE: FOUNDATION PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE
CIVIL
No. 24907
EXPIRES: 12/31/2021
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA

PLOT MARK
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S1.01

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CONSTRUCTION NOTES, PERMITS, APPROVALS AND FEES
CONTRACTOR SHALL COMPLY WITH ALL CODES, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE WORK. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, APPROVALS AND FEES NECESSARY FOR THE PERFORMANCE OF THE WORK.

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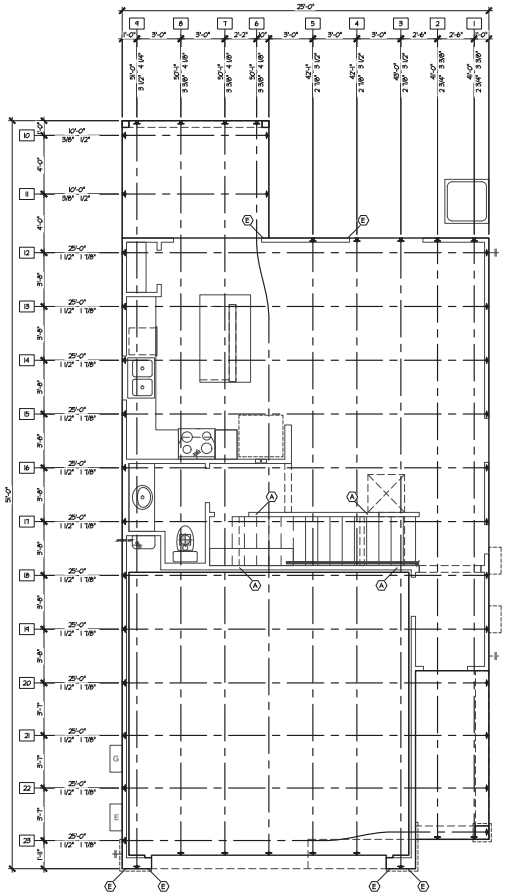
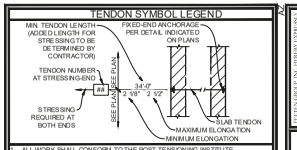


## TENDON LAYOUT

ALL ELEVATIONS

1/4" = 1'-0"

### TENDON SYMBOL LEGEND




1. ALL WORK SHALL CONFORM TO THE POST-TENSIONING INSTITUTE SPECIFICATIONS.
2. ALL STRAND PLACEMENT AND STRESSING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN INDIVIDUAL EXPERIENCED IN POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION AND CERTIFIED BY PTI.
3. TENDONS SHALL BE 1/2 INCH DIAMETER, 270 KSI, SEVEN WIRE LOW RELAXATION STRAND, ASTM A-416. STRAND SHALL BE FREE OF CORROSION AND COATED WITH GREASE. STRAND SHALL BE SHEATHED IN HIGH DENSITY POLYETHYLENE OR POLYPROPYLENE WITH A MINIMUM THICKNESS OF 0.025 INCHES. TENDONS TO BE SUPPLIED BY A PTI CERTIFIED PLANT OR APPROVED SUBSTITUTION.
4. ANCHORS SHALL BE HSM POST TENSIONING ANCHORS ESR-3356, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED. AS AN ALTERNATE, PRECISION SURE-LOCK ESR-2361 MAY BE USED INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. BACK-UP BARS ARE NOT REQUIRED.
5. ALL FIXED-END ANCHORAGES SHALL BE SHOP FABRICATED, PRESEATED WEDGES.
6. ALL MATERIAL SHALL BE CLEAN AND FREE FROM RUST.
7. BOX AND WRAP PLUMBING PRIOR TO SETTING TENDONS.
8. THE AREA IMMEDIATELY BEHIND THE ANCHORS SHALL BE FREE OF SLEEVES, BLOCKOUTS, LARGE CONDUITS OR OTHER VOIDS OR CONGESTION THAT WOULD CAUSE THE CONCRETE TO FAIL IN THIS HIGH STRESS ZONE. THIS "ZONE" IS DEFINED AS THE REGION 18" BEHIND THE ANCHOR AND AT 45 DEGREES ON EACH SIDE FROM THE BACK OF THE ANCHOR AS SHOWN IN DETAIL 2/S4.
9. REUSABLE POCKET FORMERS ARE TO BE USED ON ALL STRESSING ENDS. THE POCKET FORMER SHALL PROVIDE ADEQUATE CONCRETE COVERAGE FOR THE ANCHOR AS REQUIRED. DIPPING POCKET FORMERS IN OIL OR OTHER MATERIALS, FOR EASE OF REMOVAL, IS ACCEPTABLE. USE 45 DEGREE POCKET FORMERS AT BAY WINDOWS AND SKEWED WALLS.
10. TENDON SUPPORTS SHALL BE PLACED AT EACH TENDON INTERSECTION AND SHOULD NOT BE SPACED MORE THAN 4 FEET 6 INCHES ON CENTER IN BOTH DIRECTIONS.
11. SUPPORTS FOR ALL REINFORCING SHALL HAVE ADEQUATE BEARING SURFACE TO MAINTAIN POSITION DURING CONCRETE PLACEMENT.
12. ALL TENDON INTERSECTIONS SHALL BE SECURED WITH TIE WIRE UNLESS A SNAP CHAIR IS USED. TIE WIRE SHALL WRAP BOTH TENDONS AND THE SUPPORT CHAIR.
13. MINIMUM COVER FOR ANCHORAGES SHALL BE 2 INCHES. MINIMUM COVER FOR TENDONS SHALL BE 1 INCH TO TOP AND 1 1/2 INCH TO BOTTOM OF UNIFORM THICKNESS SLABS.
14. TENDONS SHALL BE HELD A MINIMUM OF 6 INCHES AND A MAXIMUM OF 24 INCHES FROM ALL SLAB EDGES.
15. PLACE ALL OF THE SLAB TENDONS IN ONE DIRECTION FIRST AND THEN THOSE IN THE OPPOSITE DIRECTION.
16. THE FIXED-END SHOULD NOT BE ATTACHED TO A FLOATING FORM, BUT HELD SECURELY IN PLACE BY OTHER MEANS, E.G. REBAR.
17. NO MORE THAN 12 INCHES OF BARE STRAND SHALL BE EXPOSED AT FIXED-ENDS.
18. NO MORE THAN 1 INCH OF BARE STRAND SHALL BE EXPOSED AT STRESSING ENDS.
19. IF SHEATHING IS DAMAGED AND MORE THAN 1 INCH OF STRAND EXPOSED, THE SHEATHING SHALL BE REPAIRED TO PREVENT BONDING OF THE CONCRETE TO THE STRAND.
20. TENDONS SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE.
21. PLACEMENT OF THE FIXED-ENDS AND THE STRESSING ENDS MAY BE REVERSED AT THE CONTRACTOR'S OPTION FOR ANY TENDON(S).
22. ALL TENDONS OVER 120'-0" IN LENGTH SHALL HAVE TWO STRESSING ENDS AND BE PULLED FROM BOTH ENDS.
23. TENDON PLACEMENT SHALL CONFORM TO THE FOLLOWING TOLERANCES.
    VERTICAL PLACEMENT: +/- 1/2 INCH FOR SLABS LESS THAN 7 1/2" THICK.
    +/- 1 INCH FOR SLABS 7 1/2" THICK OR THICKER.
    HORIZONTAL PLACEMENT: +/- 12 INCHES.
24. TENDONS SHALL BE LOCATED AT THE CENTER OF THE SLAB THICKNESS, UNLESS NOTED OTHERWISE.
25. WHEN TENDONS ARE SHOWN WITH A HORIZONTAL TRANSITION, TENDONS SHALL NOT TRANSITION MORE THAN ONE FOOT FOR EVERY 12 FEET OF LENGTH (1:12 RATIO).
26. PROVIDE A MINIMUM 3 INCH CLEARANCE TO TENDONS AT PLUMBING STACKS, BLOCKOUTS, ETC.
27. VERIFY UNDERSLAB MECHANICAL REQ AND PLUMBING BOX-OUTS PRIOR TO POUR. PLUMBING LINES SHALL BE PLACED BELOW SLAB AND ALL TURNDOWNS.
28. VERIFY UNDERSLAB ELECTRICAL AND PANEL RISER LOCATIONS PRIOR TO POUR. ELECTRICAL CONDUIT SHALL BE PLACED BELOW SLAB BUT MAY OCCUR IN EDGE TURNDOWN.
29. VERIFY ALL CAST IN PLACE HOLDOWN LOCATIONS PRIOR TO POUR.
30. PROVIDE FOR ELECTRICAL UFER AT REQUIRED LOCATION PER LOCAL CODE. UFER CONDUCTOR TO BE #1 MIN. FROM TENDONS.
31. PRIOR TO PLACEMENT OF CONCRETE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF TENDONS, REINFORCEMENT, HOLDOWNS AND OTHER EMBEDS AND VERIFY THAT THE PRE-POUR SPECIAL INSPECTION WAS COMPLETED.
32. MINIMUM COMPRESSIVE STRENGTH AT TIME OF STRESSING = 2000 PSI. STRESS AS SOON AS POSSIBLE AFTER ACHIEVING 2000 PSI TO REDUCE THE RISK OF SHRINKAGE CRACKS.
33. CONSTRUCTION JOINTS ARE NOT ALLOWED IN THE CONCRETE UNLESS SPECIFICALLY SHOWN IN THE DRAWINGS OR DETAILS. SLABS SHALL BE FORMED AND POURED AS MONOLITHIC SLABS. IF A COLD JOINT OCCURS WITHIN A SLAB, CONTACT FELTEN GROUP PRIOR TO PROCEEDING WITH SUBSEQUENT POUR.
34. SLAB THICKNESS SHALL BE AS SHOWN ON THE FOUNDATION PLAN. SLAB THICKNESS MAY BE -1/2 INCH TO + 1 INCH AT INDIVIDUAL LOCATIONS BUT THE AVERAGE SHALL BE NO MORE THAN -1/4 INCH TO +3/4 INCH.
35. POST-TENSIONED SLAB TO BE LABELED IN TWO PLACES:
    "CONCRETE SLAB IN GARAGE TO BE STAMPED WITH THE FOLLOWING NOTE:
    "POST-TENSION SLAB - DO NOT CUT OR DRILL" THE STAMP SHALL BE PLACED IN A CONSPICUOUS LOCATION. (CENTER OF GARAGE DOOR OPENING).
    "MAIN WATER SHUT-OFF VALVE TO HAVE METAL TAG WITH NOTE:
"POST-TENSION SLAB - DO NOT CUT OR DRILL".
36. ALL TENDONS SHALL BE STRESSED BY MEANS OF A HYDRAULIC JACK EQUIPPED WITH A CALIBRATED PRESSURE GAUGE. EACH JACK SHALL BE ACCOMPANIED BY A CURRENT CALIBRATION CHART. IF THE MEASURED ELONGATION DOES NOT CORRESPOND TO THE CALCULATED ELONGATION BY PLUS OR MINUS 15% STOP STRESSING OPERATIONS AND DETERMINE THE CAUSE OF THE DISCREPANCY ON THE TENDONS 25'-0" OR LESS, GAUGE PRESSURE GOVERNS OVER ELONGATION.
37. STRESS ALL TENDONS BEFORE LOADING CONCRETE ROOF TILE OR GYPSUM BOARDS OR PLACING ANY MASONRY WALLS. PARTIAL STRESSING (25% OF TOTAL FORCE) THE DAY AFTER POURING CONCRETE IS RECOMMENDED FOR ALL CABLES WHEN THE STRUCTURES LENGTH EXCEEDS 100'-0".
38. PROJECTING ENDS OF TENDONS SHALL BE CUT OFF ONLY AFTER STRESSING HAS BEEN PROPERLY COMPLETED AND APPROVED.
39. THE TENDONS SHALL BE CUT WITH AN ABRASIVE WHEEL CUT OFF SAW. IT IS PERMISSIBLE TO REDUCE THE GROUT COVER TO THE TENDON TAIL TO 1/8 INCH PROVIDED THAT THE TENDON TAIL IS COVERED WITH A PROTECTION CAP OR EQUIVALENT DEVICE THAT WILL RESULT IN A MINIMUM COVER OF 1 INCH FROM THE FACE OF THE CONCRETE TO THE END OF THE EXPOSED STRAND AND PROVIDED THAT THE CONTRACTOR CAN ENSURE THE INTEGRITY OF THE GROUT.
40. THE POCKET FORMER RECESSES SHALL BE FILLED WITH GROUT IMMEDIATELY AFTER THE TENDON TAILS HAVE BEEN CUT. THE GROUT MATERIAL SHALL BE NON-SHRINK GROUT AND SHALL ATTAIN THE SAME MINIMUM COMPRESSIVE STRENGTH AS THE CONCRETE SLAB.
41. CONCRETE CURING PRACTICES ARE RECOMMENDED TO BE USED TO REDUCE THE RISK OF SHRINKAGE CRACKS.
42. CERTAIN SLAB REPAIRS FOR PLUMBING PENETRATIONS MAY BE COMPLETED PER DETAIL 8/D1.

22-0339
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LGI HOMES


TITLE: TENDON LAYOUT
ALL ELEVATIONS

JAMES ANTHONY GILLETTE
CIVIL
EXPIRES: 12/31/2021

JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S1.02


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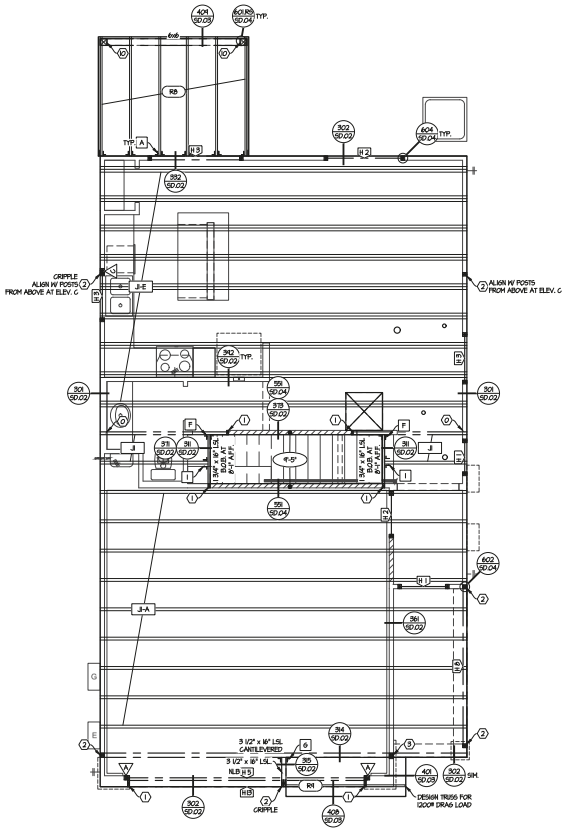


## FLOOR FRAMING PLAN

ALL ELEVATIONS

1/4" = 1'-0"

### FLOOR JOIST TYPE

16" DEEP TJI 230 SERIES JOIST

| | |
|---|---|
| J1 | AT 24" O.C. |
| J2 | AT 19.2" O.C. |
| J3 | AT 16" O.C. |

### FLOOR JOIST VARIATIONS

| | | | |
|---|---|---|---|
| A | THREE POINT BEARING | D | CANTILEVERED AT BOTH ENDS |
| B | FOUR POINT BEARING | E | DOUBLE PLY |
| C | CANTILEVERED AT ONE END | | |

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE ENDWALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE ENDWALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x6 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CLIPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = ITS 1.81/16 | K | = HGUS26-2 |
| B | = LUS26 | G | = ITS 3.56/16 | L | = HGUS28-2 |
| C | = HUS26 | H | = N/A | M | = HGUS26-3 |
| D | = HGUS26 | I | = ITS 2.37/16 | N | = HGUS28-3 |
| E | = MTHMQ | J | = LBV 4.75/16 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | = (2) 2x4 | H7 | = 3 1/8" x 9" GLB | H13 | = 5 1/8" x 10 1/2" GLB |
| H2 | = (2) 2x6 | H8 | = 3 1/8" x 10 1/2" GLB | H14 | = 5 1/8" x 12" GLB |
| H3 | = (2) 2x8 | H9 | = 3 1/8" x 12" GLB | H15 | = 5 1/8" x 13 1/2" GLB |
| H4 | = (2) 2x10 | H10 | = 3 1/8" x 13 1/2" GLB | H16 | = 5 1/8" x 15" GLB |
| H5 | = (2) 2x12 | H11 | = 3 1/8" x 15" GLB | H17 | = 5 1/8" x 16 1/2" GLB |
| H6 | = 3 1/8" x 7 1/2" GLB | H12 | = 5 1/8" x 9" GLB | H18 | = 5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE.

| | |
|---|---|
| △ = (1) TRIMMER STUD AND (2) KING STUDS | △ = (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| △ = (2) TRIMMER STUDS AND (2) KING STUDS | △ = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| △ = (2) TRIMMER STUDS AND (1) KING STUD | △ = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| △ = (1) TRIMMER STUD AND (3) KING STUDS | △ = (3) TRIMMER STUDS AND (3) KING STUDS |
| △ = (2) TRIMMER STUDS AND (3) KING STUDS | △ = (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| N | = NO POST REQUIRED | | | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | X1 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | X2 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | X3 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

| | |
|---|---|
| B.O.B = BOTTOM OF BEAM | 8'-1" = TOP OF WALL, U.N.O. |
| T.O.B = TOP OF BEAM | = INTERIOR BEARING WALL |
| N.L.B = BEARING WALL | = CRIPPLE WALL |

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TITLE: FLOOR FRAMING PLAN
ALL ELEVATIONS

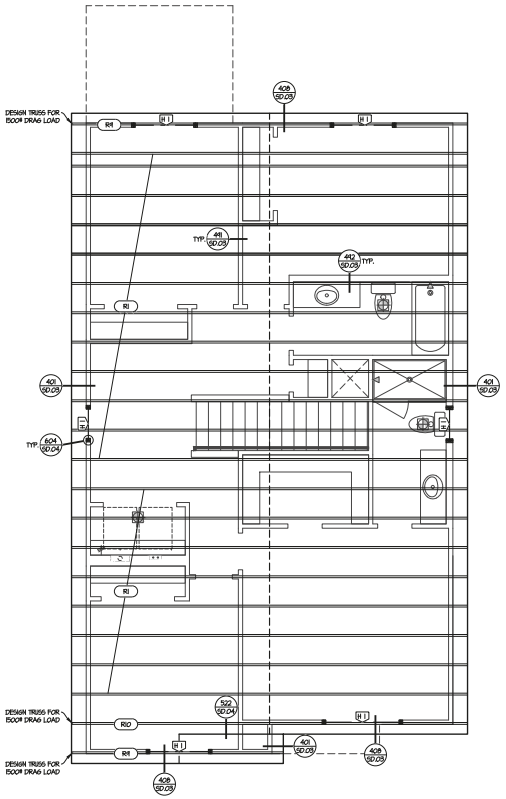
JAMES ANTHONY GILLETTE
CIVIL
No. 24901
REGISTERED ENGINEER
STATE OF ARIZONA

DRAWN BY: MW
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S2.01




## ROOF FRAMING PLAN

ELEVATION A

1/4" = 1'-0"

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE END WALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE END WALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x6 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CUPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = THA29 | K | = HGUS26-2 |
| B | = LUS26 | G | = THA213 | L | = HGUS28-2 |
| C | = HUS26 | H | = THA413 | M | = HGUS26-3 |
| D | = HGUS26 | I | = THA418 | N | = HGUS28-3 |
| E | = MTHMQ | J | = THA422 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 15" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 15" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

0 = NO POST REQUIRED

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | Y1 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | Y2 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650-1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM
8'-1" = TOP OF WALL, U.N.O.
T.O.B = TOP OF BEAM
= INTERIOR BEARING WALL
N.L.B = NON LOAD BEARING WALL
= CRIPPLE WALL

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TITLE: ROOF FRAMING PLAN
ELEVATION A

JAMES ANTHONY GILLETTE
CIVIL
No. 36067
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA

PROJECT MANAGER: JAMES GILLETTE
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: S2.02

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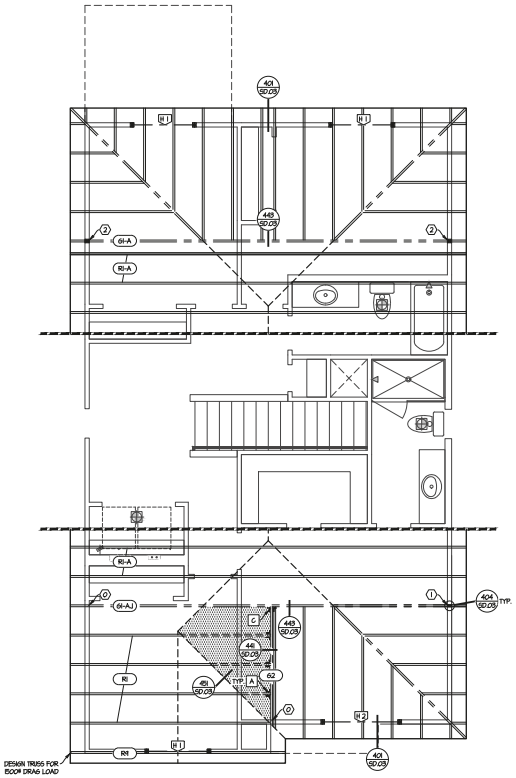
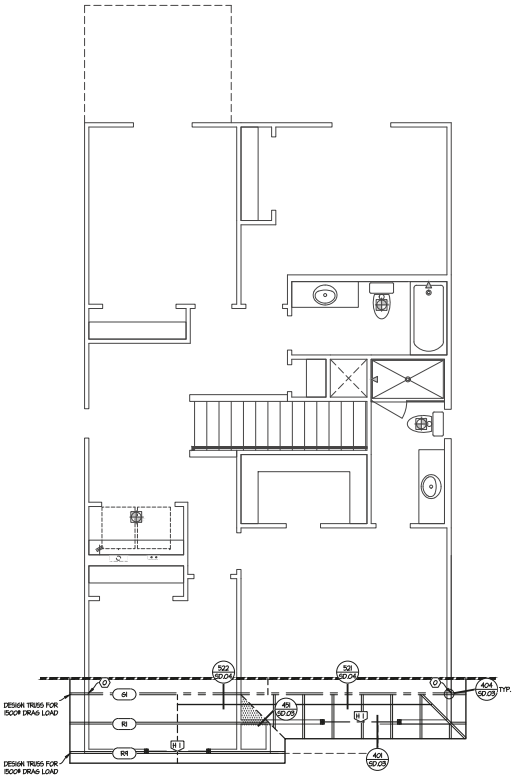



## ROOF FRAMING PLAN

ELEVATION C

1/4" = 1'-0"

SEE ELEVATION A FOR INFORMATION NOT SHOWN




## ROOF FRAMING PLAN

ELEVATION B

1/4" = 1'-0"

SEE ELEVATION A FOR INFORMATION NOT SHOWN

### ROOF TRUSS TYPE

| | | | |
|---|---|---|---|
| G1 | GIRDER TRUSS | R6 | MONO TRUSS AT 24" O.C. |
| G2 | MONO GIRDER | R7 | JACK TRUSS AT 24" O.C. |
| G3 | BOX GIRDER | R8 | 2x6 RAFTER AT 24" O.C. |
| R1 | COMMON TRUSS AT 24" O.C. | R9 | STRUCTURAL GABLE END WALL TRUSS |
| R2 | SCISSOR TRUSS AT 24" O.C. | R10 | PARTIAL GABLE END WALL TRUSS |
| R3 | PARALLEL CHORD TRUSS AT 24" O.C. | R11 | PARTIAL SCISSOR TRUSS |
| R4 | TAPERED TOP CHORD TRUSS AT 24" O.C. | R12 | 2x6 RAFTER AT 16" O.C. |
| R5 | TAPERED TOP CHORD TRUSS AT 16" O.C. | R13 | 2x6 RAFTER AT 24" O.C. |

### ROOF TRUSS VARIATIONS

| | | | |
|---|---|---|---|
| A | CUPPED, STEP DOWN, AND FLAT TOP | J | MINIMUM 2x6 BOTTOM CHORD |
| B | STUBBED AT ONE END | K | MINIMUM 2x8 BOTTOM CHORD |
| C | STUBBED AT BOTH ENDS | L | 2x6 KING POST |
| D | CANTILEVERED AT ONE END | M | DESIGN FOR LOADS FROM ABOVE |
| E | CANTILEVERED AT BOTH ENDS | N | TOP CHORD BEARING |
| F | 3-POINT BEARING | O | MINIMUM DOUBLE MEMBER AT BEARING |
| G | 4-POINT BEARING | P | MINIMUM TRIPLE MEMBER AT BEARING |
| H | STEPPED BOTTOM CHORD | Q | MINIMUM QUADRUPLE MEMBER AT BEARING |
| I | OFFSET BEARING | R | SPECIAL TRUSS |

### HANGER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| A | = LUS24 | F | = THA29 | K | = HGUS26-2 |
| B | = LUS26 | G | = THA213 | L | = HGUS28-2 |
| C | = HUS26 | H | = THA413 | M | = HGUS26-3 |
| D | = HGUS26 | I | = THA418 | N | = HGUS28-3 |
| E | = MTHMQ | J | = THA422 | O | = HGUS210-3 |

### HEADER SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| H1 | =(2) 2x4 | H7 | =3 1/8" x 9" GLB | H13 | =5 1/8" x 10 1/2" GLB |
| H2 | =(2) 2x6 | H8 | =3 1/8" x 10 1/2" GLB | H14 | =5 1/8" x 12" GLB |
| H3 | =(2) 2x8 | H9 | =3 1/8" x 12" GLB | H15 | =5 1/8" x 13 1/2" GLB |
| H4 | =(2) 2x10 | H10 | =3 1/8" x 13 1/2" GLB | H16 | =5 1/8" x 15" GLB |
| H5 | =(2) 2x12 | H11 | =3 1/8" x 15" GLB | H17 | =5 1/8" x 16 1/2" GLB |
| H6 | =3 1/8" x 7 1/2" GLB | H12 | =5 1/8" x 9" GLB | H18 | =5 1/8" x 18" GLB |

### TRIMMER AND KING STUD SCHEDULE

USE (1) TRIMMER STUD AND (1) KING STUD FOR ALL OPENINGS, UNLESS NOTED OTHERWISE

| | |
|---|---|
| (1) TRIMMER STUD AND (2) KING STUDS | (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (2) KING STUDS | (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD |
| (2) TRIMMER STUDS AND (1) KING STUD | (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS |
| (1) TRIMMER STUD AND (3) KING STUDS | (3) TRIMMER STUDS AND (3) KING STUDS |
| (2) TRIMMER STUDS AND (3) KING STUDS | (4) TRIMMER STUDS AND (3) KING STUDS |

### POST SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 0 | = NO POST REQUIRED | | | | |
| 1 | = (1) 2x STUDS | 4 | = (4) 2x STUDS | 7 | = (7) 2x STUDS | 10 | = 6x6 |
| 2 | = (2) 2x STUDS | 5 | = (5) 2x STUDS | 8 | = 4x4 | 11 | = 6x8 |
| 3 | = (3) 2x STUDS | 6 | = (6) 2x STUDS | 9 | = 4x6 | 12 | = 8x8 |

### STUD SCHEDULE

NOTE:
- ALL 8'-1" BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR STUD GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- ALL 9'-1" AND TALLER BEARING AND EXTERIOR WALLS TO BE FRAMED WITH 2x4 OR 2x6 S.P.F. OR HEM-FIR #2 GRADE STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
- NON-BEARING INTERIOR PARTITIONS TO BE FRAMED WITH 2x4 OR 2x6 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 24" O.C. UNLESS NOTED OTHERWISE.

| | | | |
|---|---|---|---|
| W1 | 2x4 HEM-FIR OR S.P.F. STUD GRADE STUDS AT 12" O.C. | W4 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. |
| W2 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 16" O.C. | W5 | 2x6 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. |
| W3 | 2x4 HEM-FIR OR S.P.F. No. 2 STUDS AT 12" O.C. | W6 | 2x6 HEM-FIR OR S.P.F. MSR 1650f-1.5E AT 16" O.C. |

### LEGEND

B.O.B = BOTTOM OF BEAM
8'-1" = TOP OF WALL U.N.O.
T.O.B = TOP OF BEAM
= INTERIOR BEARING WALL
N.L.B = NON LOAD BEARING WALL
= CRIPPLE WALL

22-0339
06/16/2022

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LGI HOMES

TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

JAMES ANTHONY GILLETTE
CIVIL
No. 24904
REGISTERED ENGINEER
STATE OF ARIZONA

PROJECT MANAGER: JON MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: S2.03

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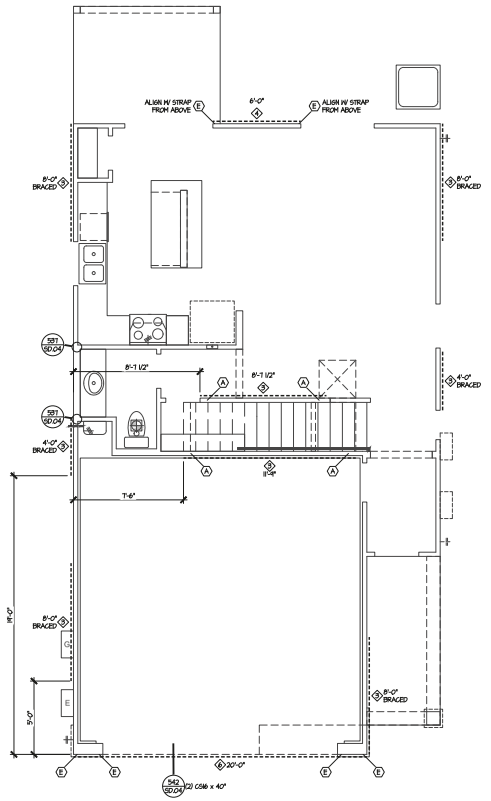


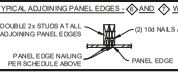

## LOWER BRACED/ SHEAR WALL PLAN

ALL ELEVATIONS 1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 1 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | EDGE: 6" O.C. | | FIELD: 12" O.C. | |
| 2 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 6" O.C. | 12" O.C. | 6" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | |
| 3 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 4" O.C. | 12" O.C. | 4" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | |
| 4 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 3" O.C. | 12" O.C. | 3" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | |
| 5 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | |
| 6 | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | |
| | NAILS: | .148" x 3" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE | FIELD | EDGE | FIELD |
| | | 2" O.C. | 12" O.C. | 2" O.C. | 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | |

TYPICAL ADJOINING PANEL EDGES - 1 AND 2 WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL: SHEATH ABOVE AND BELOW OPENING

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| A | POST - SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| B | POST - SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN- PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| C | POST - SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" [4] |
| | CAST-IN- PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| D | CAST-IN- PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| E | CAST-IN- PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| F | CAST-IN- PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| G | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| H | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS AT CS 16 CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| I | CAST-IN- PLACE | MASA | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

22-0339
06/16/2022

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LGI HOMES

TITLE: LOWER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

PROJECT MANAGER: JAMES GILLETTE
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: S3.01

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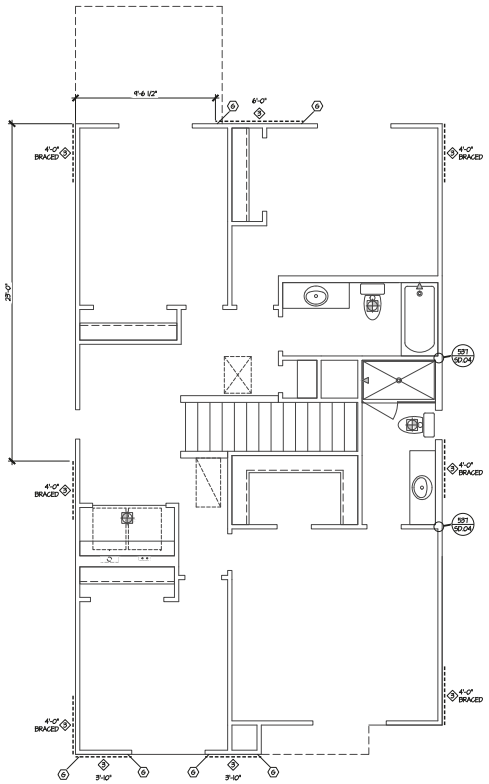


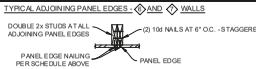

## UPPER BRACED/ SHEAR WALL PLAN

ALL ELEVATIONS 1/4" = 1'-0"

### BRACED/SHEAR WALL SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| 1 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | EDGE: 6" O.C. | | FIELD: 12" O.C. | |
| 2 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE: 6" O.C. | FIELD: 12" O.C. | EDGE: 6" O.C. | FIELD: 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 32" O.C. | | | | |
| INTERIOR | PINS AT 4" O.C. OR 1/2" DIA. SCREW ANCHORS AT 32" O.C. | | | 10d NAILS AT 4" O.C. | |
| 3 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE: 4" O.C. | FIELD: 12" O.C. | EDGE: 4" O.C. | FIELD: 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 3" O.C. | |
| 4 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE: 3" O.C. | FIELD: 12" O.C. | EDGE: 3" O.C. | FIELD: 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 16" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 16" O.C. | | | 10d NAILS AT 2" O.C. | |
| 5 | MATERIAL: | 3/8" MIN. RATED SHEATHING | | | |
| | NAILS: | .131" x 2 1/2" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE: 2" O.C. | FIELD: 12" O.C. | EDGE: 2" O.C. | FIELD: 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 16d NAILS AT 2" O.C. | |
| 6 | MATERIAL: | 15/32" MIN. RATED SHEATHING | | | |
| | NAILS: | 148" x 3" NAILS | | | |
| | NAIL SPACING: | STUDS AT 16" O.C. | | STUDS AT 24" O.C. | |
| | | EDGE: 2" O.C. | FIELD: 12" O.C. | EDGE: 2" O.C. | FIELD: 6" O.C. |
| LOCATION | FOUNDATION ANCHORAGE: | | | BOTTOM PLATE ANCHORAGE: | |
| EXTERIOR | 1/2" DIA. ANCHOR BOLTS AT 8" O.C. | | | | |
| INTERIOR | 1/2" DIA. SCREW ANCHORS AT 8" O.C. | | | 1/4" x 4 1/2" SDS SCREWS AT 2" O.C. | |

TYPICAL ADJOINING PANEL EDGES - 1 AND 2 WALLS




NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL. SHEATH ABOVE AND BELOW OPENING

### HOLDOWN SCHEDULE

| MARK | TYPE | LABEL | LOCATION | ANCHOR | MINIMUM EMBED. |
|---|---|---|---|---|---|
| A | POST - SET | LTT20B | STD. SLAB | 1/2" DIA. TITEN HD | 34" |
| | | | STEP | | |
| | CAST-IN - PLACE | | STD. SLAB | 1/2" DIA. HEAVY HEX BOLT OR HEADED STUD | 28" |
| | | | STEP | | |
| B | POST - SET | HTT5-3/4 | STD. SLAB | 5/8" DIA. TITEN HD | 54" |
| | | | STEP | | |
| | CAST-IN - PLACE | | STD. SLAB | 3/4" DIA. HEAVY HEX BOLT OR HEADED STUD | 48" |
| | | | STEP | | |
| C | POST - SET | HDU8-SDS2.5 | STD. SLAB | 3/4" DIA. TITEN HD | 64" |
| | | | STEP | 7/8" DIA. F1554 GR 36 THREADED ROD W/ SET-3G EPOXY | 6" 4 |
| | CAST-IN - PLACE | | STD. SLAB | 7/8" DIA. HEAVY HEX BOLT OR HEADED STUD | 64" |
| | | | STEP | | |
| D | CAST-IN - PLACE | LSTHD8 | ALL LOCATIONS | N/A | 8" |
| E | CAST-IN - PLACE | STHD10 | ALL LOCATIONS | N/A | 10" |
| F | CAST-IN - PLACE | STHD14 | ALL LOCATIONS | N/A | 14" |
| G | VERTICAL COIL STRAP | CS16 | CLEAR SPAN + 28" (14" ABOVE & BELOW) W/ (26) 8d NAILS | | |
| H | VERTICAL COIL STRAP | (2) CS16 OR CMSTC16 | CLEAR SPAN + 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16 | | |
| I | CAST-IN - PLACE | MASA | MIN. (1) LEG ATTACHED TO STUD | | |

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
2. SEE DETAIL 242 FOR HEADED STUD DETAILING REQUIREMENTS
3. TYPE A, B, D, E, & H HOLDOWNS SHALL BE ATTACHED TO (2) 2x POST MIN. AND - TYPE C & F HOLDOWNS SHALL BE ATTACHED TO (3) 2x POST MIN.
4. SEE DETAIL 246.

22-0339
06/16/2022

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ENGINEER(602) 697-8663

LGI HOMES

TITLE: UPPER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

JAMES ANTHONY GILLETTE
CIVIL
No. 39067
DATE EXPIRES: 12/31/2021
REGISTERED ENGINEER - STATE OF ARIZONA

PROJECT MANAGER:
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S3.02

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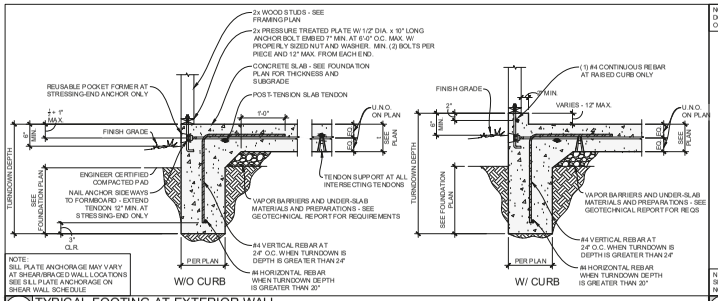
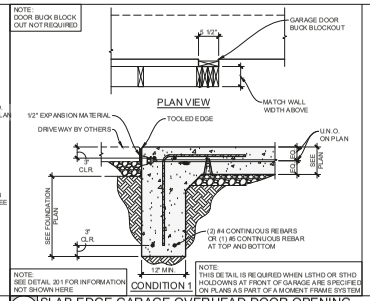
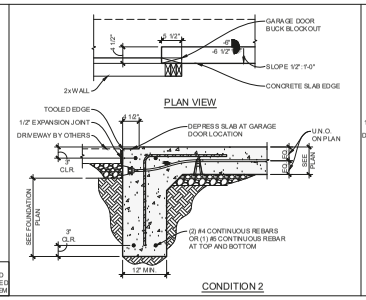
jobs\oregon Apr 15, 2020 - 4:18pm 21_LGI_Homes\Revised Skyline\1603\Structural\Arch Main\1603A-Upper Braced Shear Wall.dwg

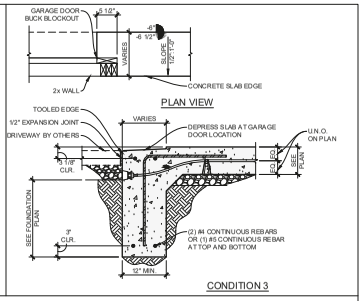



201 TYPICAL FOOTING AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"

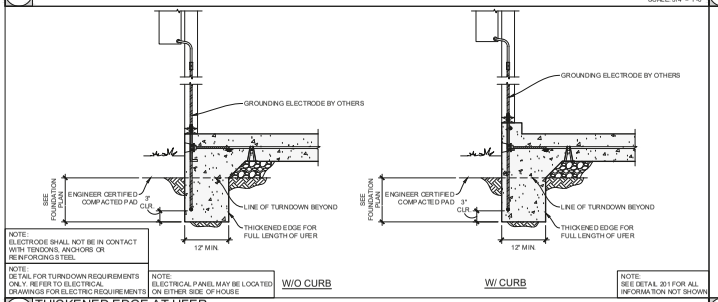


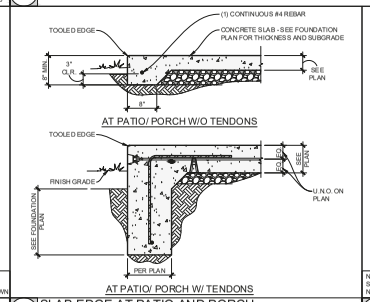

211.P SLAB EDGE GARAGE OVERHEAD DOOR OPENING

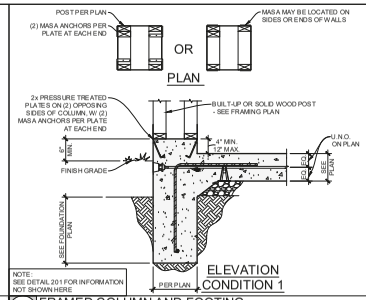
SCALE: 3/4" = 1'-0"

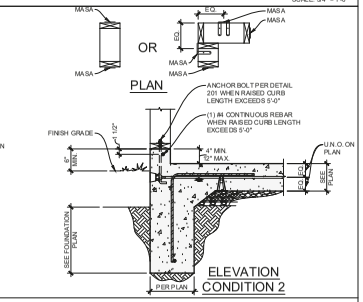



213 THICKENED EDGE AT UFER

SCALE: 3/4" = 1'-0"



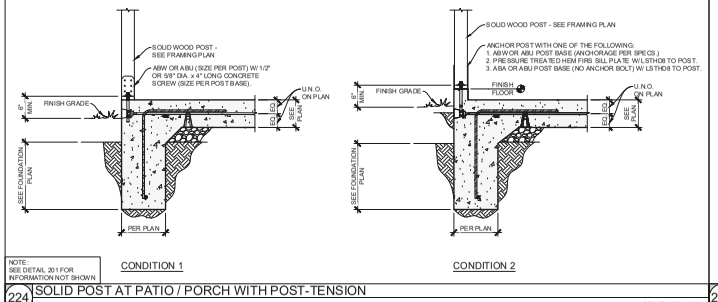




222 SLAB EDGE AT PATIO AND PORCH

SCALE: 3/4" = 1'-0"

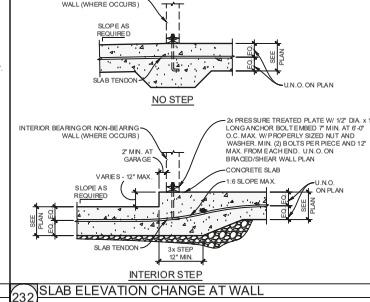
223 FRAMED COLUMN AND FOOTING

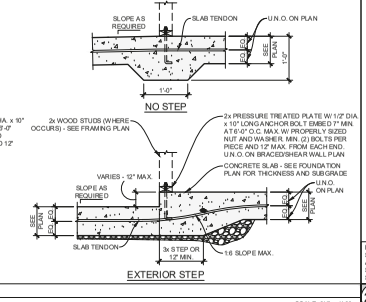
SCALE: 3/4" = 1'-0"

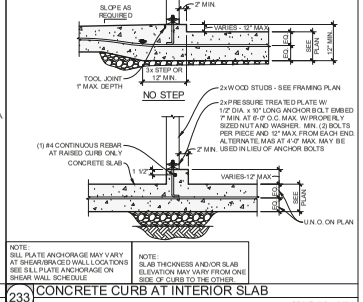



224 SOLID POST AT PATIO / PORCH WITH POST-TENSION

SCALE: 3/4" = 1'-0"



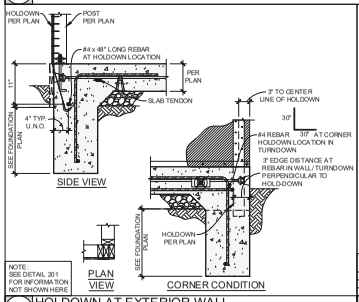




232 SLAB ELEVATION CHANGE AT WALL

SCALE: 3/4" = 1'-0"

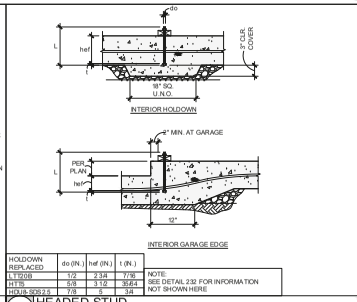
233 CONCRETE CURB AT INTERIOR SLAB

SCALE: 3/4" = 1'-0"




241 HOLDOWN AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"

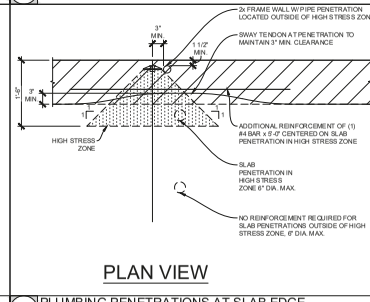


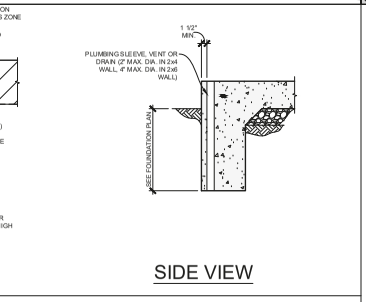

| HOLDOWN REPLACED | do (IN.) | hef (IN.) | t (IN.) |
|---|---|---|---|
| LTT20B | 1/2 | 2 3/4 | 7/16 |
| HTT5 | 5/8 | 3 1/2 | 3/64 |
| HDU5-SDS2.5 | 7/8 | 5 | 3/4 |

NOTE: SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.10 HEADED STUD WIND

SCALE: 3/4" = 1'-0"




294 PLUMBING PENETRATIONS AT SLAB EDGE

SCALE: 3/4" = 1'-0"

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TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — ARIZONA — 24601 — REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: SD.01

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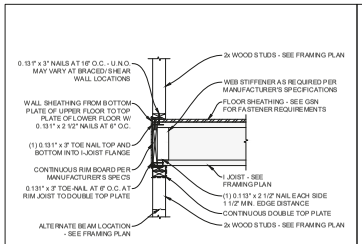
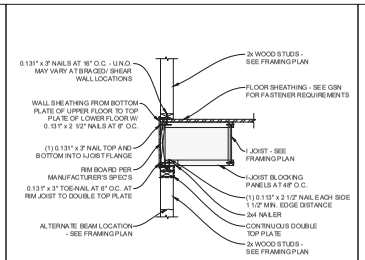


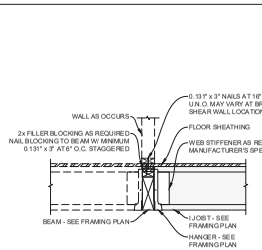

301 PERPENDICULAR JOIST AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"



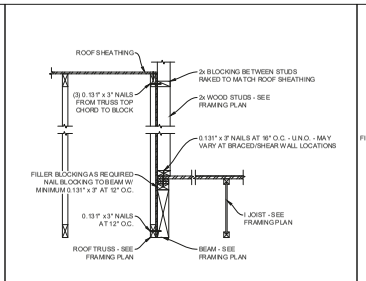

302 PARALLEL JOIST AT EXTERIOR WALL

SCALE: 3/4" = 1'-0"



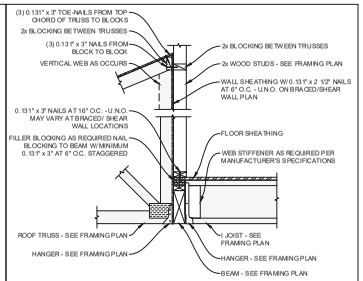

311 JOIST AT FLUSH BEAM AT INTERIOR

SCALE: 3/4" = 1'-0"



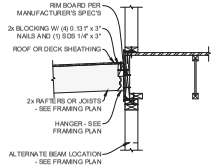

314 PARALLEL ROOF TRUSS & JOIST AT FLUSH BEAM

SCALE: 3/4" = 1'-0"




315 MONO TRUSS AND PERPENDICULAR FLOOR JOIST AT FLUSH BEAM

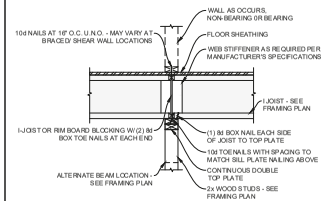
SCALE: 3/4" = 1'-0"




NOTE:
SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

332 RAFTER OR JOIST AT PARALLEL JOIST AT WALL

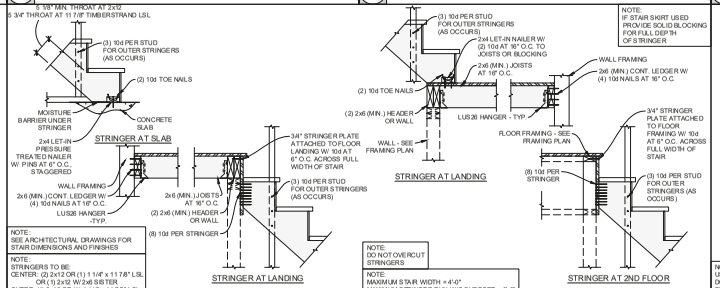
SCALE: 3/4" = 1'-0"




CONTINUOUS

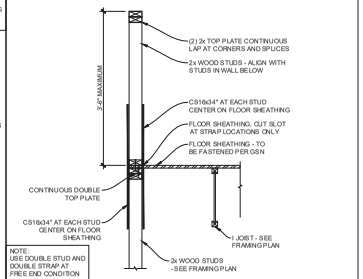
361 CONTINUOUS JOIST AT INTERIOR BEARING WALL

SCALE: 3/4" = 1'-0"




371 STAIR FRAMING - 3 STRINGER STAIR

SCALE: 3/4" = 1'-0"

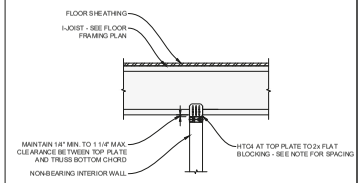



NOTE: USE DOUBLE STUD AND DOUBLE STRAP AT FREE END CONDITION

373 GUARDRAIL WALL PARALLEL TO JOIST AT BALLOON FRAMED WALL

SCALE: 3/4" = 1'-0"

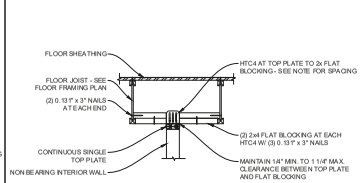
NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.



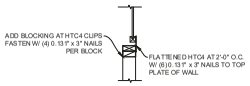

391 TYPICAL NON-SHEAR/BEARING PERPENDICULAR WALL CONNECTIONS

SCALE: 3/4" = 1'-0"

NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.




STANDARD




ALTERNATE

392 TYPICAL NON-SHEAR/BEARING PARALLEL WALL CONNECTIONS

SCALE: 3/4" = 1'-0"

22-0339
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9850 E. DEL CAMINO SUITE 108 SCOTTSDALE, AZ 85258
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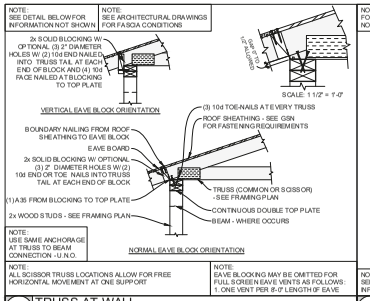
LGI HOMES

TITLE: STRUCTURAL DETAILS

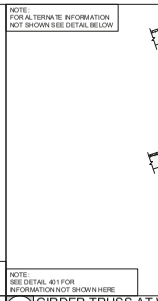
JAMES ANTHONY GILLETTE — CIVIL — ARIZONA

PROJECT MANAGER: JOHN MCGOWAN
JOB NUMBER:
DATE: 04/15/2020

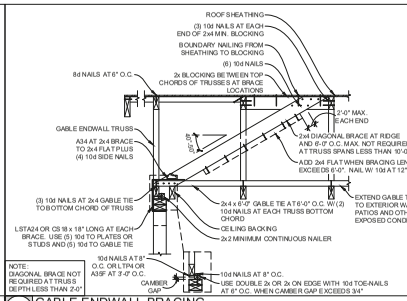
SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: SD.02



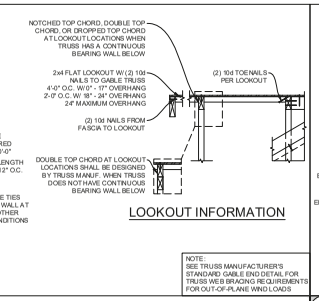

401 TRUSS AT WALL — SCALE: 3/4" = 1'-0"

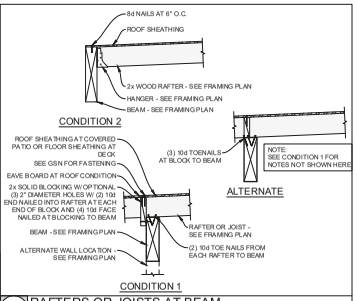



404 GIRDER TRUSS AT WALL — SCALE: 3/4" = 1'-0"

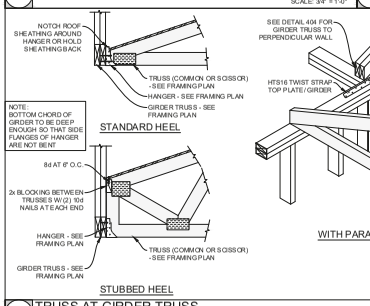



408 GABLE ENDWALL BRACING — SCALE: 3/4" = 1'-0"

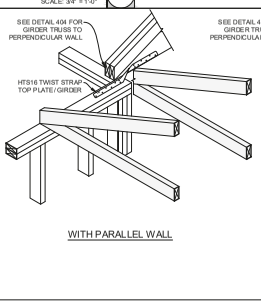


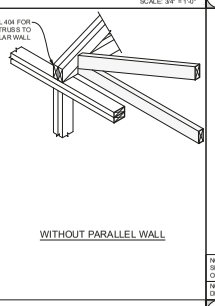



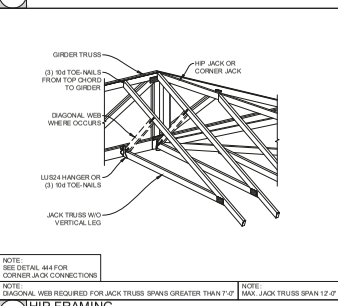

409 RAFTERS OR JOISTS AT BEAM — SCALE: 3/4" = 1'-0"

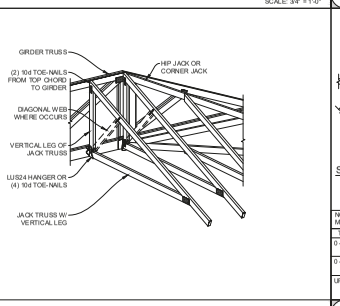



441 TRUSS AT GIRDER TRUSS — SCALE: 3/4" = 1'-0"



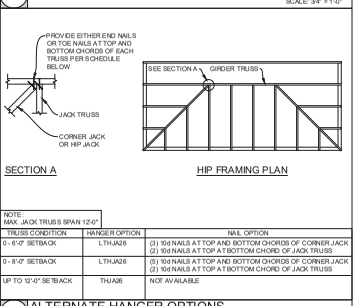




NOTE: SEE DETAIL 444 FOR CORNER JACK CONNECTIONS
NOTE: DIAGONAL WEB REQUIRED FOR JACK TRUSS SPANS GREATER THAN 7'-0"
NOTE: MAX. JACK TRUSS SPAN 12'-0"

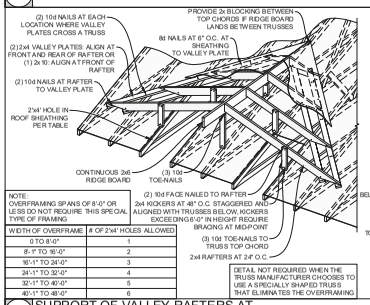
443 HIP FRAMING — SCALE: NO SCALE




NOTE: MAX. JACK TRUSS SPAN 12'-0"

| TRUSS CONDITION | HANGER OPTION | NAIL OPTION |
|---|---|---|
| 0 - 6'-0" SETBACK | LTHJA26 | (3) 10d NAILS AT TOP AND BOTTOM CHORDS OF CORNER JACK (2) 10d NAILS AT TOP AT BOTTOM CHORD OF JACK TRUSS |
| 0 - 6'-0" SETBACK | LTHJA26 | (5) 10d NAILS AT TOP AND BOTTOM CHORDS OF CORNER JACK (2) 10d NAILS AT TOP AT BOTTOM CHORD OF JACK TRUSS |
| UP TO 12'-0" SETBACK | THJA26 | NOT AVAILABLE |

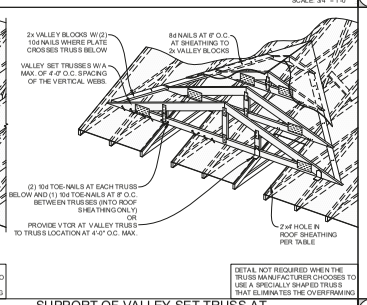
444 ALTERNATE HANGER OPTIONS — SCALE: NO SCALE




| WIDTH OF OVERFRAME | # OF 2'x4' HOLES ALLOWED |
|---|---|
| 0 TO 8'-0" | 1 |
| 8'-1" TO 16'-0" | 2 |
| 16'-1" TO 24'-0" | 3 |
| 24'-1" TO 32'-0" | 4 |
| 32'-1" TO 40'-0" | 5 |
| 40'-1" TO 48'-0" | 6 |

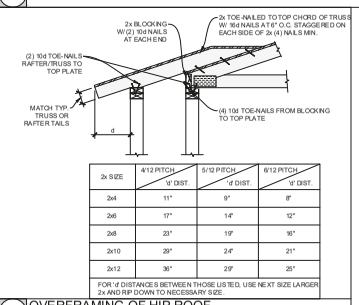
DETAIL NOT REQUIRED WHEN THE TRUSS MANUFACTURER CHOOSES TO USE A SPECIALLY SHAPED TRUSS THAT ELIMINATES THE OVERFRAMING

451 SUPPORT OF VALLEY RAFTERS AT OVERFRAMED ROOF — SCALE: N.T.S.




DETAIL NOT REQUIRED WHEN THE TRUSS MANUFACTURER CHOOSES TO USE A SPECIALLY SHAPED TRUSS THAT ELIMINATES THE OVERFRAMING

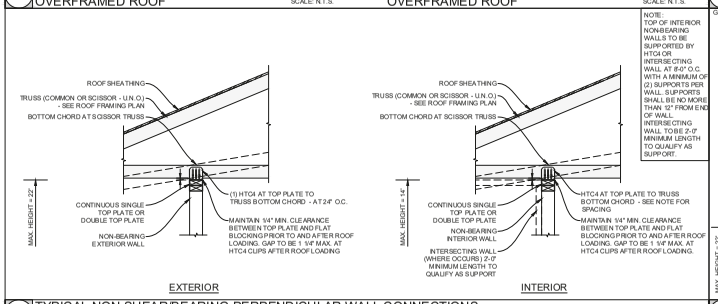
SUPPORT OF VALLEY SET TRUSS AT OVERFRAMED ROOF — SCALE: N.T.S.



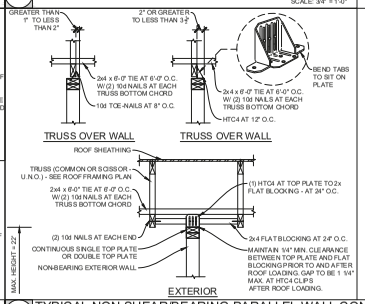

| 2x SIZE | 4/12 PITCH 'd' DIST. | 5/12 PITCH 'd' DIST. | 6/12 PITCH 'd' DIST. |
|---|---|---|---|
| 2x4 | 11" | 9" | 8" |
| 2x6 | 17" | 14" | 12" |
| 2x8 | 23" | 19" | 16" |
| 2x10 | 29" | 24" | 21" |
| 2x12 | 36" | 29" | 25" |

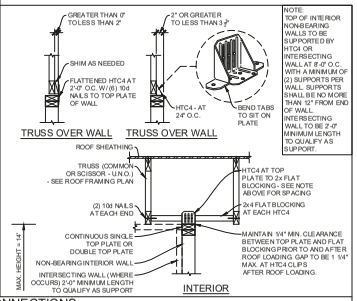
FOR 'd' DISTANCES BETWEEN THOSE LISTED, USE NEXT SIZE LARGER 2x AND RIP DOWN TO NECESSARY SIZE.

452 OVERFRAMING OF HIP ROOF — SCALE: 3/4" = 1'-0"




491 TYPICAL NON SHEAR/BEARING PERPENDICULAR WALL CONNECTIONS — SCALE: 3/4" = 1'-0"




492 TYPICAL NON SHEAR/BEARING PARALLEL WALL CONNECTIONS — SCALE: 3/4" = 1'-0"

22-0339
06/16/2022

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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — EXPIRES 12/31/2021

DRAWN BY: MARK HANNAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: SD.03

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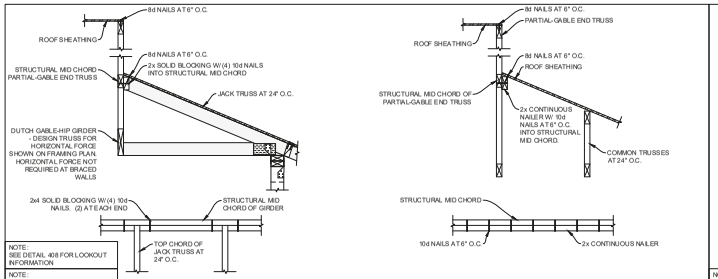
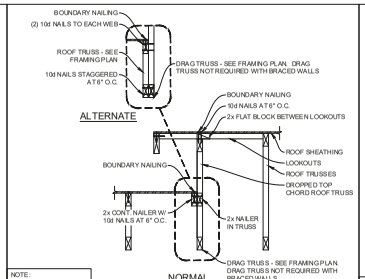


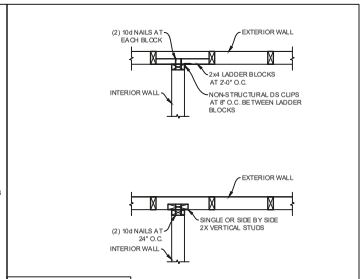

521 SHEAR TRANSFER AT DUTCH-GABLE

SCALE: 3/4" = 1'-0"




522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL

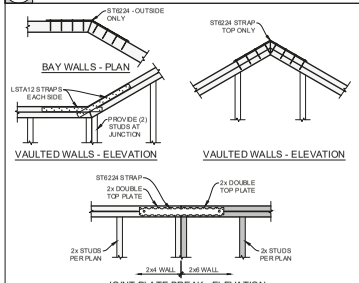
SCALE: 3/4" = 1'-0"

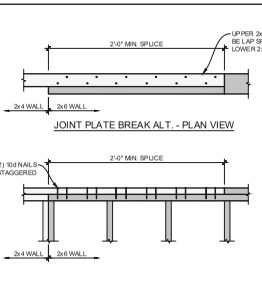



NOTE: THIS DETAIL APPLIES UNLESS DETAIL 531 IS SPECIFIED

533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION

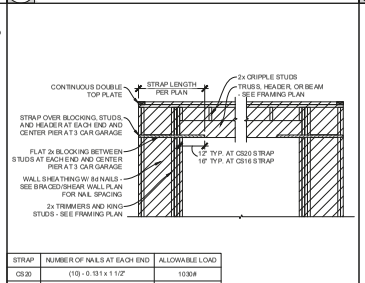
SCALE: 3/4" = 1'-0"




537 SHEAR TRANSFER AT TOP PLATES

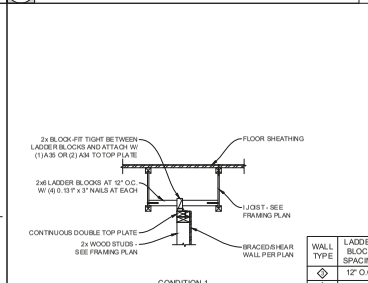
SCALE: 3/4" = 1'-0"



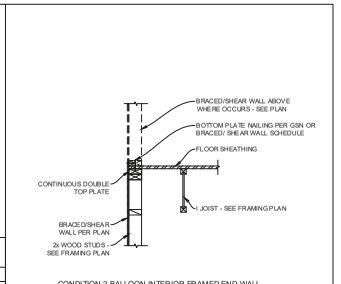

| STRAP | NUMBER OF NAILS AT EACH END | ALLOWABLE LOAD |
|---|---|---|
| CS20 | (10) - 0.131 x 1 1/2" | 1030# |
| CS16 | (15) - 0.131 x 1 1/2" | 1705# |

542 DOUBLE-SIDED DRAG STRUT

SCALE: 3/8" = 1'-0"



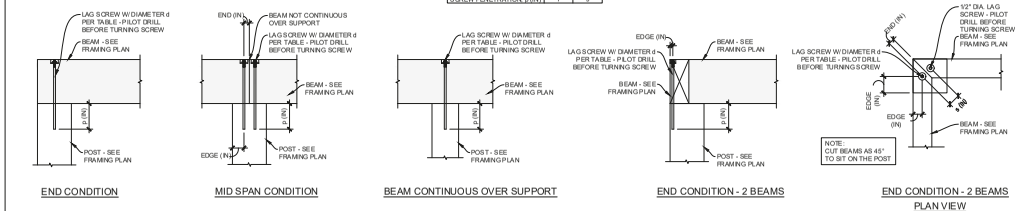

| WALL TYPE | LADDER BLOCK SPACING |
|---|---|
| ◇ | 12" O.C. |
| ◇ | 6" O.C. |




551 SHEAR TRANSFER AT PARALLEL FLOOR JOIST(S) TO BRACED/ SHEAR WALL I-JOIST

SCALE: 3/4" = 1'-0"

| SCREW DIAMETER, d (IN) | 1/2 | 3/8 |
|---|---|---|
| EDGE DISTANCE, EDGE (IN) | 3/4 | 9/16 |
| END DISTANCE, END (IN) | 2 | 1 1/2 |
| SCREW SPACING, s (IN) | 2 | 1 1/2 |
| SCREW PENETRATION, p (IN) | 7 | 9 |




NOTE: 4X4 POSTS ARE LIMITED TO 3/8" DIAMETER LAG SCREWS WITH A 9" EMBED BECAUSE OF SPACING REQUIREMENTS

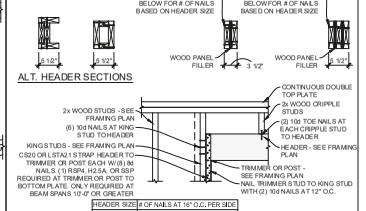
501.RS LAG BOLT - BEAM TO POST CONNECTION

SCALE: 3/4" = 1'-0"




602 BEAM AT WALL CONNECTIONS

SCALE: 3/4" = 1'-0"



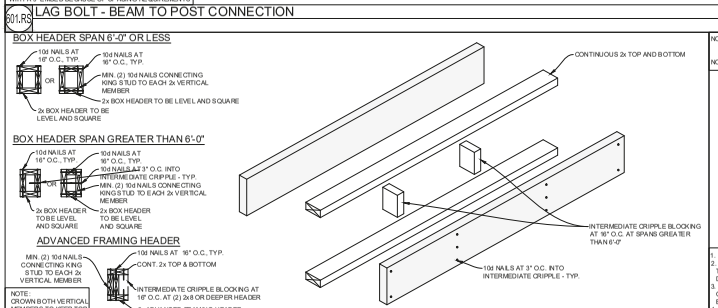

NOTE: REFER TO DETAIL 611/SD FOR ALTERNATE HEADER SIZES.

| HEADER SIZE | # OF NAILS AT 16" O.C. PER SIDE |
|---|---|
| 2x4 | 2 |
| 2x6 | 3 |
| 2x8 | 4 |
| 2x10 | 5 |
| 2x12 | 6 |

NOTE: H2.5A, RSP6, OR SSP NOT REQUIRED AT EITHER END (TOP OR BOTTOM ) OF STUDS UNDER WINDOW SILL.

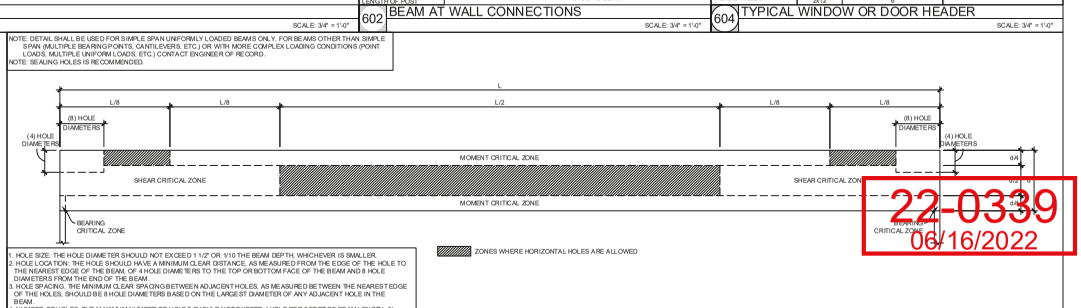
604 TYPICAL WINDOW OR DOOR HEADER

SCALE: 3/4" = 1'-0"




605 ALTERNATE HEADERS

SCALE: 3/4" = 1'-0"




607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

SCALE: 3/4" = 1'-0"

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TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — No. 24607 — REGISTERED ENGINEER — STATE OF ARIZONA

PERMIT MARK: 22-0339 06/16/2022

JOB NUMBER:

DATE: 04/15/2020

SERIES: 25' SERIES

SUBDIVISION: SKYLINE

PLAN NUMBER: 1603

PLAN NAME: OAK

SHEET NUMBER: SD.04

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jmk morgan Apr 15, 2020 - 4:18pm J:_Q4_GI Homes\Revised Skyline\1603\Structural\Arch\1603sd01Details.dwg

## (2) 2x HEM-FIR #2 TO 24F-V4 GLB, PARALLAM (PSL), GANG LAM (LVL), OR TIMBERSTRAND (LSL) CONVERSION CHART

| SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 | SPAN | (2) 2x4 | (2) 2x6 | (2) 2x8 | (2) 2x10 | (2) 2x12 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 11'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 2'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 12'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 3'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 13'-3" | - | - | - | 3 1/8" x 7 1/2" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/4" LVL | 3 1/2" x 9 1/4" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 4'-3" | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 14'-3" | - | - | - | 3 1/8" x 9" GLB | 3 1/8" x 9" GLB |
| | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL |
| | 3 1/2" x 3 1/2" LVL | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | 3 1/2" x 9 1/2" LVL | 3 1/2" x 9 1/2" LVL |
| | 3 1/2" x 3 1/2" LSL | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL |
| 5'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 15'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 6'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 16'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 4 3/8" LVL | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 4 3/8" LSL | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 7'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 17'-3" | - | - | - | - | 3 1/8" x 9" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 8'-3" | - | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 18'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | 3 1/2" x 5 1/2" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | 3 1/2" x 5 1/2" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 9'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | 19'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/4" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |
| 10'-3" | - | - | 3 1/8" x 6" GLB | 3 1/8" x 7 1/2" GLB | 3 1/8" x 7 1/2" GLB | 20'-3" | - | - | - | - | 3 1/8" x 10 1/2" GLB |
| | - | - | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | 3 1/2" x 9 1/4" PSL | | - | - | - | - | 3 1/2" x 9 1/4" PSL |
| | - | - | 3 1/2" x 7 1/4" LVL | 3 1/2" x 9 1/4" LVL | 3 1/2" x 9 1/2" LVL | | - | - | - | - | 3 1/2" x 9 1/2" LVL |
| | - | - | 3 1/2" x 7 1/4" LSL | 3 1/2" x 9 1/4" LSL | 3 1/2" x 9 1/4" LSL | | - | - | - | - | 3 1/2" x 11 1/4" LSL |

REV: 03/04/08

NOTES:
1. ALL RMT DEPTHS ARE BASED ON DOUG-FIR SELECT STRUCTURAL PROPERTIES.
2. GLU-LAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4:
   Fb = 2400 psi, Fv = 240 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 1.9E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 3 1/2" x 3 1/2" "PLANK" LSL MAY BE USED IN LIEU OF 3 1/2" x 3 1/2" LSL.

## 611 HEADER CONVERSION CHART

SCALE: 3/4" = 1'-0"

| SIMPSON STRONG-TIE | KSF |
|---|---|
| A34 | MP34 |
| A35 | MP41 |
| ABU44 | PAU44 |
| ABU66 | PAU66 |
| AC4 | PBS44 |
| AC24 | PBS244 |
| CMSTC16 | CMSTC16 |
| CS16 | RS150 |
| CS20 | RS250 |
| DTC | TR2 |
| EPOXY-ARL | EPOXY-ARL |
| H1 | RT15 |
| HG-SA | RTTA |
| HG-ST | RTTAT |
| HDQ8-SDS2.5 | PHD8 |
| HDQ8-SDS2.5 | PHD8 |
| HDU6 | PHD6 |
| HDU6-2 | THDH26-2 |
| HDU6-2 | THDH26-2 |
| HDU6-2 | THDH26-2 |
| HDU8-2 | THDH28-2 |
| HDU8-2 | THDH28-3 |
| HDU8-3 | THDH28-3 |
| HDU10-3 | THDH210-3 |
| HHUS210-2 | THDU10-2 |
| HTS16 | HTW16 |
| HTC4 | HTC4 (60% O.C. SPACING) |
| HTT4 | HTT4S (MIN.) |
| HTT5 | HTT4S (MAX.) |
| HGUS6 | HHGU6 |
| ITS | TFL |
| LSSI0 | IWP5 |

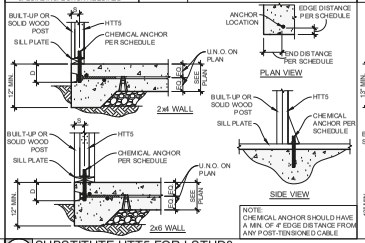
| SIMPSON STRONG-TIE | KSF |
|---|---|
| LSU9 | MP7 |
| LSSU210 | LSSH210 |
| LSTA12 | LSTA12 |
| LSTA18 | LSTA18 |
| LSTA24 | LSTA24 |
| LSTHD8 | NOT ALLOWED |
| LTHA26 | RHC26/ HC26 |
| LTP4 | MP4F |
| LTT20B | DTB-T2 |
| LUS24 | JUS24 |
| LUS26 | JUS26 |
| LUS28 | JUS28 |
| MASA | FAA175/6.0 C. SPACING AT SILL ANCHORAGE |
| MSTC28 | MSTC28 |
| MTHMQ-SDS | H1HC28 |
| RSP4 | RSPT4 |
| SSP | RSPT6 |
| ST12 | ST12 |
| ST6224 | ST7224 |
| STHD10 | NOT ALLOWED |
| STHD14 | NOT ALLOWED |
| SUR/U26 | SKH26/U |
| TBE4 | SBP4 |
| THA29 | MSH29 |
| THD213 | MSH213 (USE 16d COMMON NAILS) |
| THD413 | MSH413 |
| THH418 | MSH418 (USE 16d COMMON NAILS) |
| THHA22 | MSHA22F |
| THHA26 | RHC26/ HC26 |
| TS22 | KTS24 |

## 612 CONNECTOR CONVERSION CHART

SCALE: N.T.S.

NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 6 3/8" | 5" |
| 2x6 | 2 3/4" | | |
| ANCHOR TYPE | 5/8" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY | | |

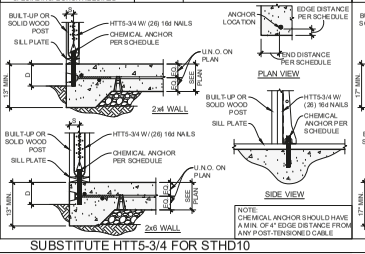



## 802 SUBSTITUTE HTT5 FOR LSTHD8

POST-TENSION FOUNDATION

SCALE: 3/4" = 1'-0"

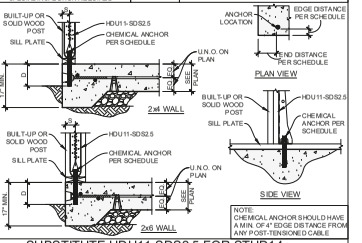
| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 7 7/8" | 5 1/2" |
| 2x6 | 2 3/4" | | |
| ANCHOR TYPE | 3/4" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY | | |




## SUBSTITUTE HTT5-3/4 FOR STHD10

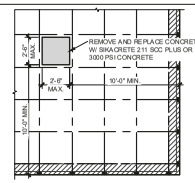
NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

| WALL WIDTH | EDGE DISTANCE (S) | END DISTANCE | EMBED DEPTH (D) |
|---|---|---|---|
| 2x4 | 2" | ≥ 8 1/2" | 7 1/2" |
| 2x6 | 2 3/4" | ≥ 7 7/8" | |
| ANCHOR TYPE | 1" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY | | |




## SUBSTITUTE HDU11-SDS2.5 FOR STHD14

## 801 STANDARD POST-TENSIONED REPAIR

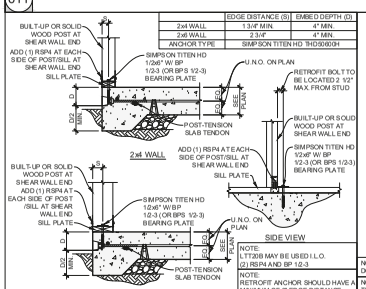



REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 3" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL
5. TEMPORARY SHORING SHALL BE PLACED TO SUPPORT ANY BEARING ELEMENTS WITHIN 2 FEET OF PENETRATION. SHORING SHALL BE MAINTAINED UNTIL PATCH HAS REACHED A STRENGTH OF 2000 psi.

NOTE: PRIOR TO PATCHING CONCRETE
1. ROUGHEN ANY SMOOTH EDGES OF PENETRATION TO PROVIDE A MINIMUM SURFACE PROFILE OF +/- 1/8 IN.
2. PRE-WET SURFACE TO SSD (SATURATED SURFACE DRY). NO BONDING AGENT REQUIRED.
3. INSTALL SIKACRETE 211 SCC PLUS PER MANUFACTURER'S RECOMMENDATIONS.

NOTES:
1. ALL RMT DEPTHS ARE BASED ON DOUG-FIR SELECT STRUCTURAL PROPERTIES.
2. GLU-LAM BEAMS ARE BASED ON THE FOLLOWING PROPERTIES FOR 24F-V4:
   Fb = 2400 psi, Fv = 240 psi, AND E = 1,800,000 psi.
3. PARALLAM (PSL) BEAMS ARE BASED ON 2.0E.
4. GANG LAM (LVL) BEAMS ARE BASED ON 1.9E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 3 1/2" x 3 1/2" "PLANK" LSL MAY BE USED IN LIEU OF 3 1/2" x 3 1/2" LSL.

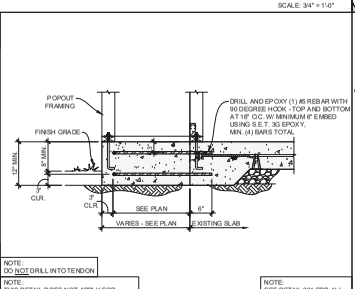



## 803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION

SCALE: 3/4" = 1'-0"

| | EDGE DISTANCE (S) | EMBED DEPTH (D) |
|---|---|---|
| 2x4 WALL | 1 3/4" MIN. | 4" MIN. |
| 2x6 WALL | 2 3/4" | 4" MIN. |
| ANCHOR TYPE | SIMPSON TITEN HD THD50600H | |

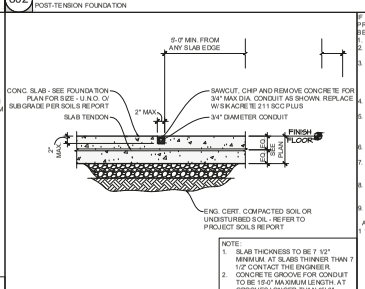



NOTE: DO NOT DRILL INTO TENDON

NOTE: THIS DETAIL DOES NOT APPLY FOR POPOUT DIMENSIONS ARE GREATER THAN 36"

## 804 POST-SET POPOUT TO POST-TENSIONED SLAB

SCALE: 3/4" = 1'-0"



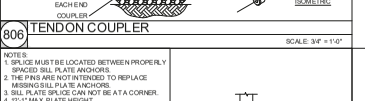

NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM. AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER.

## 805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

SCALE: 3/4" = 1'-0"

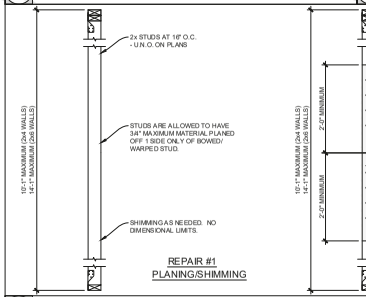
IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE BELOW BEFORE CONCRETE PLACEMENT.
1. COUPLERS SHOULD BE CENTERED IN THE SLAB.
2. IF MORE THAN ONE TENDON IS SHORT, COUPLERS SHOULD NOT BE LOCATED SIDE BY SIDE. THEY SHOULD BE STAGGERED AT 24" INCREMENTS.
3. A 'PVC' PIPE OF SUFFICIENT INSIDE DIAMETER TO HOLD THE COUPLER AND OF SUFFICIENT LENGTH TO ALLOW FOR SUBSEQUENT ELONGATION MOVEMENT DURING STRESSING SHALL BE USED. ALSO, AN ADDITIONAL PIECE OF SHEATHED STRAND OF SUFFICIENT LENGTH TO REACH THE EDGE FORM IS REQUIRED ALONG WITH TWO POCKET FORMERS. CORROSION INHIBITING COATING SHALL BE USED TO FILL THE VOID IN THE 'PVC' PIPE.
4. THE TAPERED TIP OF THE POCKET FORMER THAT NORMALLY FITS INSIDE THE WEDGE CAVITY CAN BE CUT OFF WHEN BEING USED FOR SPLICING THEREBY REDUCING THE LENGTH OF THE 'PVC' PIPE NEEDED.
5. THE ORIGINAL STRAND IS FIRST CUT WITH AN ABRASIVE WHEEL SAW AT THE COUPLER LOCATION AND ONE POCKET FORMER IS PLACED ON THE STRAND. MARK THE STRAND BEFORE COUPLING TO MAKE CERTAIN THAT THE PROPER LENGTH OF STRAND HAS BEEN FULLY INSERTED INTO THE COUPLER. THE COUPLER IS THEN COUPLED TO THE ORIGINAL STRAND. THE 'PVC' PIPE IS PLACED OVER THE COUPLER. THE SECOND POCKET FORMER IS PLACED OVER THE NEW STRAND (THE STRAND IS MARKED) AND THE STRAND IS INSERTED INTO THE COUPLER.
6. A POCKET FORMER IS TAPED TO ONE END OF THE 'PVC' PIPE WHICH IS THEN PACKED TIGHTLY WITH CORROSION INHIBITING-COATING ALLOWING NO AIR VOIDS. THE SECOND POCKET FORMER IS AFFIXED TO THE 'PVC' PIPE COMPLETING A TIGHTLY SEALED COUPLER.
7. THE TENDON COUPLERS LOCATION WITHIN THE 'PVC' PIPE MUST PERMIT THE COUPLER TO MOVE THE REQUIRED ELONGATION AMOUNT IN THE DIRECTION OF THE STRESSING. ALL COVERAGE FOR MOVEMENT IN BOTH DIRECTIONS MUST BE PROVIDED WHEN THE TENDON IS TO BE STRESSED FROM BOTH ENDS.
8. A DARK CRAYON OR PAINT MARK ON THE DECK WILL FACILITATE LOCATING THE COUPLER AFTER THE POUR SHOULD THAT BECOME NECESSARY.

ALLOWANCE FOR MOVEMENT:
1/2 x EXPECTED ELONGATION



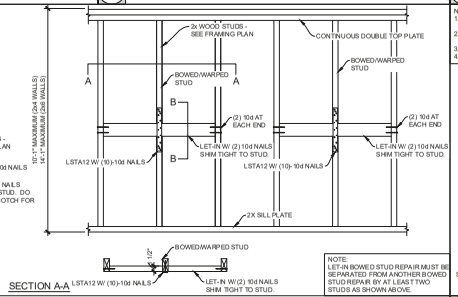

## 806 TENDON COUPLER

SCALE: 3/4" = 1'-0"



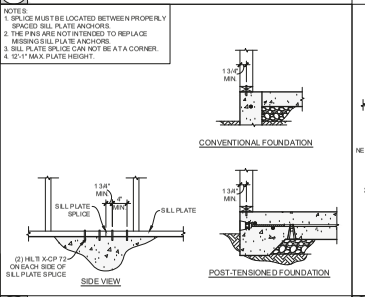

## 811 BOWED/WARPED STUD REPAIRS

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



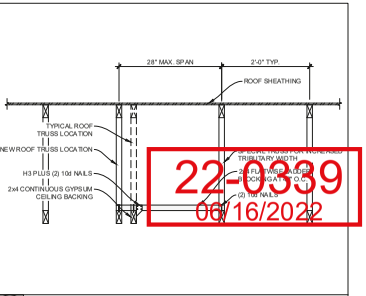

NOTE: LET-IN BOWED STUD REPAIR MUST BE SEPARATED FROM ANOTHER BOWED STUD REPAIR BY AT LEAST TWO STUDS AS SHOWN ABOVE.

NOTES:
1. SPLICE MUST BE LOCATED BETWEEN PROPERLY SPACED SILL PLATE ANCHORS.
2. THE PINS ARE NOT INTENDED TO REPLACE MISSING SILL PLATE ANCHORS.
3. SILL PLATE SPLICE CAN NOT BE AT A CORNER.
4. 12"-1" MAX PLATE HEIGHT.




## 813 SILL ANCHORAGE RETROFIT AT EXTERIOR SILL PLATE SPLICE

SCALE: 3/4" = 1'-0"




## 814 ROOF / CEILING OVERSPAN

SCALE: 3/4" = 1'-0"


FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS
PHONE 602.887.2500 WWW.FELTENGROUP.COM
9850 E. DEL CAMINO SUITE 1IR SCOTTSDALE, AZ 85258
T:NCN+1(480) 951.9613
LGI HOMES


TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE — CIVIL — No. 24607 — EXPIRES: 12/31/2020 — REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA

PLOT MADE: 4/15/2020 10:33:14 AM
JOB NUMBER:
DATE: 04/15/2020

| | |
|---|---|
| SERIES | 25' SERIES |
| SUBDIVISION | SKYLINE |
| PLAN NUMBER | 1603 |
| PLAN NAME | OAK |
| SHEET NUMBER | SD.05 |

22-0339
06/16/2022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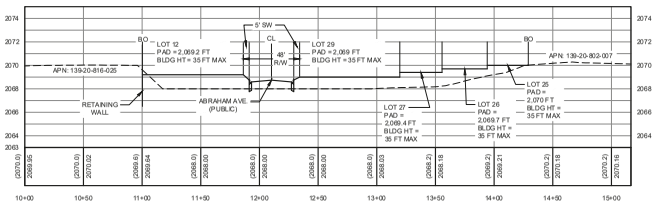
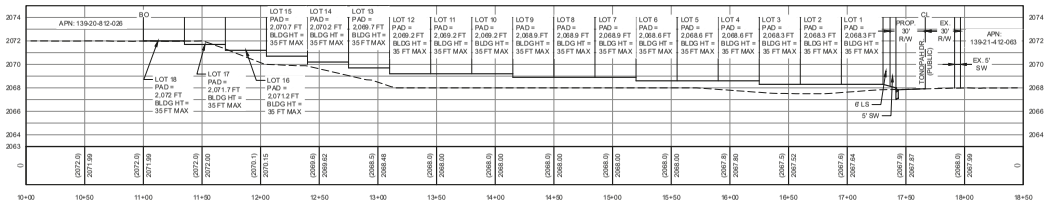



**SECTION A - PROFILE**
**STA: 10+00,00 TO 15+16,62**
**SCALE: 1" = 50**




**SECTION B - PROFILE**
**STA: 10+00,00 TO 18+50,00**
**SCALE: 1" = 50**

| NO | DESCRIPTION | BY | SHTS | APPR. | DATE |
|---|---|---|---|---|---|
| | **REVISIONS** | | | | |

LGI HOMES - NEVADA, LLC


EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM


**TONOPAH & VEGAS**
**SINGLE-FAMILY RESIDENTIAL**

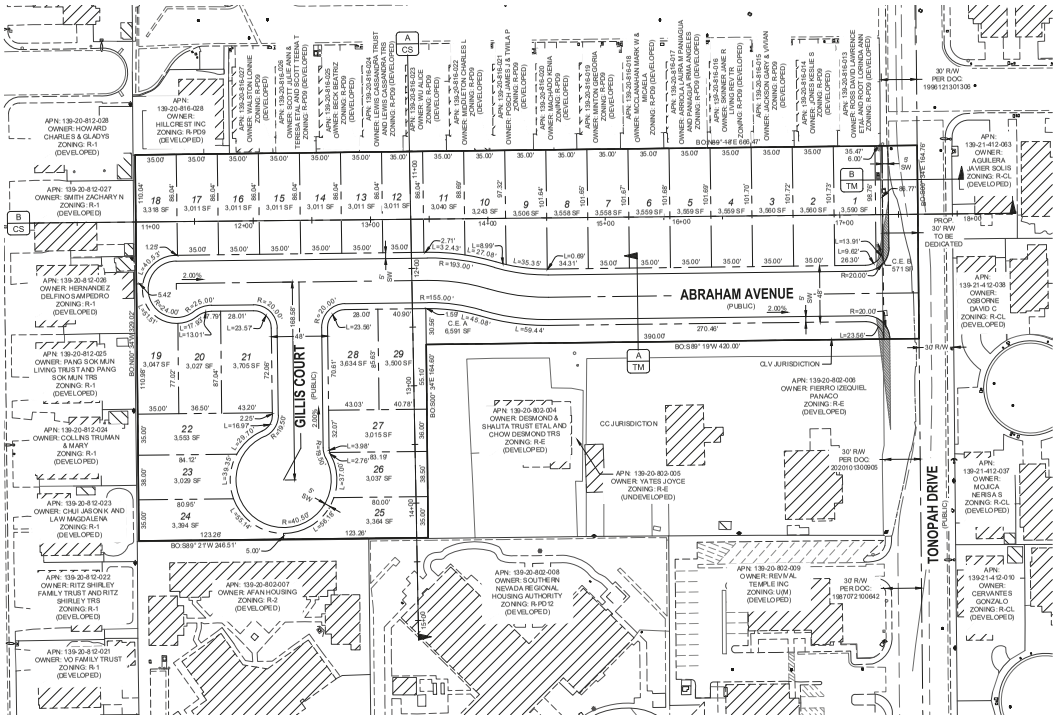
**CROSS SECTIONS**

ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15705

22-0339
07/07/2022

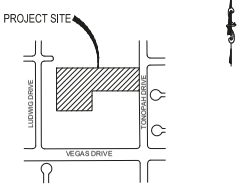
| | |
|---|---|
| DATE: | 7/6/2022 |
| SCALE: | 1"=50' |
| JOB NO: | LGH-22-073 |
| DRAWN BY: | JJ CHECKED BY: RC |
| SHEET NAME: | CS |
| SHEET NUMBER: | 1 OF 1 |
| CLV | 0000000 |

LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\LGI HOMES, INC\LGH-22-073 - TONOPAH & VEGAS\ENG\1 ENTITLEMENTS\DWG\LGH073_TM.DWG




## KEY MAP

NOT TO SCALE




## PROJECT INFORMATION

| | |
|---|---|
| ASSESSORS PARCEL NUMBERS: | 139-20-802-002 & 139-20-802-003 |
| PROPOSED USE OF PROPERTY: | SINGLE-FAMILY RESIDENTIAL |
| EXISTING ZONING: | U(ML) |
| PROPOSED ZONING: | R-CL |
| TOTAL PROPOSED LOTS: | 29 LOTS / 2 LOTS (COMMON LOTS) |
| GROSS ACREAGE: | 3.45 ACRES |
| NET ACREAGE: | 3.36 ACRES |
| DENSITY (BASED ON GROSS ACREAGE): | 8.41 LOTS/ACRE |
| DENSITY ALLOWED: | 8.48 LOTS/ACRE |
| SMALLEST LOT SIZE: | 3,011 SF |
| LARGEST LOT SIZE: | 3,705 SF |
| AVERAGE LOT SIZE: | 3,310 SF |
| MINIMUM LOT SIZE ALLOWED: | 3,000 SF |
| MAXIMUM HEIGHT ALLOWED: | 35 FT |
| OPEN SPACE REQUIRED: | N/A |
| OPEN SPACE PROVIDED: | N/A |
| PARKING REQUIRED: | 2 SPACES PER UNIT |
| PARKING PROVIDED: | 58 SPACES |

## WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE-FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 29 HOUSES

AVERAGE FLOW = 0.0072 MGD (29 ERUS)
PEAK FLOW = 0.0136 MGD (102 ERUS)
PEAK + WET WEATHER = 0.017 MGD (128 ERUS)

CALCULATIONS:
AVG FLOW = 29 X 90,000 GAL X 1 MG = 0.0072 MGD
365 DAYS 1,000,000 G
PEAK FLOW = 0.0072 X 1.5 = 0.0252 MGD
PEAK + WET WEATHER FLOW = 0.0252 MGD X 1.25 = 0.0315 MGD

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALTIC CONCRETE | LVWD | LAS VEGAS VALLEY WATER DISTRICT |
| AVE | AVENUE | MAX | MAXIMUM |
| BC | BACK OF CURB | MH | MANHOLE |
| BFE | BASE FLOOD ELEVATION | MIN | MINIMUM |
| BLM | BUREAU OF LAND MANAGEMENT | NTS | NOT TO SCALE |
| BM | BENCHMARK | PE | POLYETHYLENE |
| CATV | CABLE TELEVISION | PL | PROPERTY LINE |
| CC | CLARK COUNTY | POC | POINT OF CONNECTION |
| CCFD | CLARK COUNTY FIRE DEPARTMENT | PP | POWER POLE |
| CCWRD | CLARK COUNTY WATER RECLAMATION DISTRICT | PROJ | PROJECT |
| CL | CENTERLINE | PVC | POLYVINYL CHLORIDE |
| CLV | CITY OF LAS VEGAS | R | RADIUS |
| CMP | CORRUGATED METAL PIPE | RCB | REINFORCED CONCRETE BOX |
| CNLV | CITY OF NORTH LAS VEGAS | RCP | REINFORCED CONCRETE PIPE |
| COH | CITY OF HENDERSON | R/W | RIGHT-OF-WAY |
| DIP | DUCTILE IRON PIPE | SD | STORM DRAIN |
| DR | DRIVE | SHT | SHEET |
| EG | EXISTING GRADE | ST LT | STREETLIGHT |
| ELEC | ELECTRICAL | SNWA | SOUTHERN NEVADA WATER AUTHORITY |
| EP | EDGE OF PAVEMENT | SS | SANITARY SEWER |
| EX | EXISTING | ST | STREET |
| FF | FINISH FLOOR ELEVATION | SW | SIDEWALK |
| FG | FINISH GRADE | TELE | TELEPHONE |
| FH | FIRE HYDRANT | TYP | TYPICAL |
| HPG | HIGH PRESSURE GAS | USD | UNIFORM STANDARD DRAWING |
| LN | LANE | VCP | VITRIFIED CLAY PIPE |
| LS | LANDSCAPE | W | WATER |

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CONTOUR (1' INTERVAL) | | |
| CONTOUR (5' INTERVAL) | | |
| CENTERLINE | | |
| RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| BOUNDARY LINE | | |
| CURB AND GUTTER | | |
| FENCE | X X | X X |
| POWER POLE | | |
| STORM DRAIN W/MANHOLE | | |
| SIDEWALK | | |
| EDGE OF PAVEMENT | | |
| FIRE HYDRANT | | |
| SEWER LINE W/MANHOLE | | |
| WATER LINE | | |
| STREETLIGHT | | |

## UTILITIES

| | |
|---|---|
| GAS: | SOUTHWEST GAS CORP. |
| WATER: | LAS VEGAS VALLEY WATER DISTRICT |
| SOLID WASTE DISPOSAL: | REPUBLIC SERVICES |
| SEWER: | CITY OF LAS VEGAS |
| CABLE TELEVISION: | COX CABLE |
| POWER: | NV ENERGY |
| TELEPHONE: | CENTURYLINK |

## CONNECTIVITY

3 LINKS
3 NODES
RATIO: 3/3=1

## BUILDING SETBACKS

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT: | | 14 FT. |
| FRONT GARAGE: | | 18 FT. |
| INTERIOR SIDE: | | 10 FT. |
| CORNER SIDE: | | 10 FT. |
| REAR: | | 10 FT. |

## LANDSCAPING REQUIREMENTS

CITY OF LAS VEGAS STANDARDS REQUIRE 24" BOX TREES BE PLANTED A MAXIMUM OF 30 FT. ON CENTER TONOPAH DRIVE. LANDSCAPING SHALL INCLUDE DROUGHT-RESISTANT AND WATER EFFICIENT PLANT MATERIALS CONSISTENT WITH THE SOUTHERN NEVADA REGIONAL PLANNING COALITION REGIONAL PLANT LIST.

SHRUBS ARE REQUIRED IN ALL BUFFER AREAS, WITH A MINIMUM OF FOUR 5-GALLON SHRUBS REQUIRED FOR EVERY REQUIRED TREE.

GROUND COVERS SHALL BE INSTALLED IN ALL LANDSCAPED AREAS. NON-VEGATATIVE GROUND COVERS SHALL INCLUDE, WITHOUT LIMITATIONS, ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

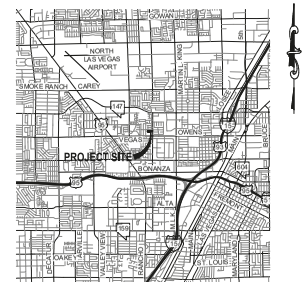
A LANDSCAPING MAINTENANCE AGREEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAYS AND INTERNAL COMMON LOTS MAINTAINED PER CODE. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH TITLE 30.

## DEVELOPMENT NOTES

1. THE SUBDIVIDER INTENDS ON ENFORCING THE STANDARD PROTECTIVE COVENANTS AND DEED RESTRICTIONS WHICH WILL BE COMPILED INTO A SEPARATE DOCUMENT.
2. THE SITE CONTAINS NO KNOWN FAULTS AND FISSURES, A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.
3. THIS SITE HAS NO KNOWN GROUNDWATER DEPTHS HISTORICALLY WITHIN 20 FEET OF THE EXISTING GROUND SURFACE. A GEOTECHNICAL ANALYSIS OF THE SITE IS BEING PREPARED AND MAY DETERMINE OTHERWISE.

## VICINITY MAP

NOT TO SCALE




## OWNER

PHANTOM GROUP, LLC
9900 CARLA RIDGE
BEVERLY HILLS, CA 90210

## DEVELOPER

LGI HOMES - NEVADA, LLC
2251 DOUGLAS BOULEVARD, SUITE #110
ROSEVILLE, CA 95661
(916) 926-3136

## UTILITY DISCLAIMER

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR EXISTING LOCATIONS.

## BASIS OF BEARING

N00°33'59"W

BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN THAT CERTAIN PLAT OF HILLCREST @ SUMMIT HILLS, BOOK 77, PAGE 39, OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

## BENCHMARK

MONUMENT ID: 6LV012SNIES
RIVET & PLATE IN TOP OF CURB SW CORNER TONOPAH DR. & VEGAS DR.
ELEVATION (METERS): 629.58
ELEVATION (FEET): 2,065.53

## LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

22-0339
07/18/2022

| NO | DESCRIPTION | BY | SHTS | APPR | DATE |
|---|---|---|---|---|---|
| | REVISIONS | | | | |

LGI HOMES - NEVADA, LLC

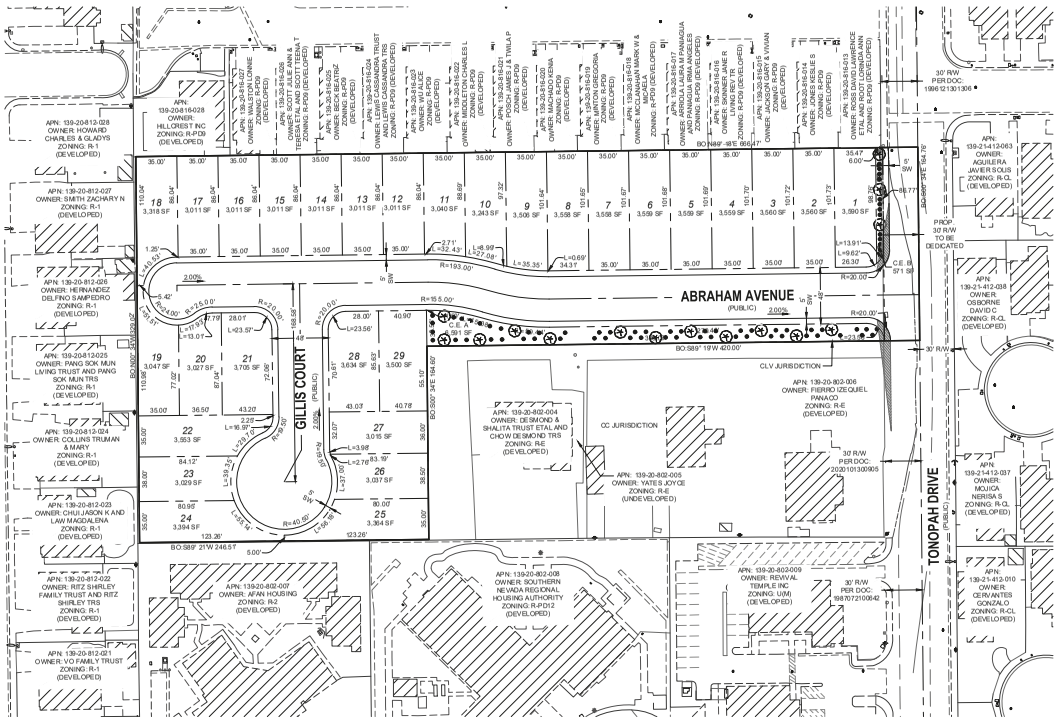

TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM


TONOPAH & VEGAS
SINGLE-FAMILY RESIDENTIAL
SITE PLAN

DATE: 7/18/2022
SCALE: 1"=50'
JOB NO: LGH-22-073
DESIGNED BY: JJ CHECKED BY: RC
SHEET NAME: SP
SHEET NUMBER: 1 OF 1
CLV 0000000

Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811 OR 1-800-227-2600

LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\LGI HOMES, INC\LGH-22-073 - TONOPAH & VEGAS\ENGI\1 ENTITLEMENTS\DWG\LGH073_TM.DWG




## UTILITIES

| | |
|---|---|
| GAS: | SOUTHWEST GAS CORP. |
| WATER: | LAS VEGAS VALLEY WATER DISTRICT |
| SOLID WASTE DISPOSAL: | REPUBLIC SERVICES |
| SEWER: | CITY OF LAS VEGAS |
| CABLE TELEVISION: | COX CABLE |
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| TELEPHONE: | CENTURYLINK |

## CONNECTIVITY

3 LINKS
3 NODES
RATIO: 3/3=1

## BUILDING SETBACKS

| | REQUIRED | PROPOSED |
|---|---|---|
| FRONT: | | 14 FT. |
| FRONT GARAGE: | | 18 FT. |
| INTERIOR SIDE: | | 10 FT. |
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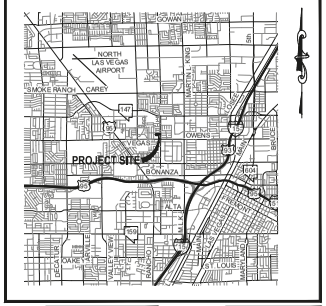
## VICINITY MAP

NOT TO SCALE




## OWNER

PHANTOM GROUP, LLC
1960 CARLA RIDGE
BEVERLY HILLS, CA 90210

## DEVELOPER

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2251 DOUGLAS BOULEVARD, SUITE #110
ROSEVILLE, CA 95661
(916) 926-3136

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## BASIS OF BEARING

N00°33'59"W

BEING THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN THAT CERTAIN PLAT OF HILLCREST @ SUMMIT HILLS, BOOK 77, PAGE 35 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

## BENCHMARK

MONUMENT ID: BLVD126INES
RIVET & PLATE IN TOP OF CURB SW CORNER TONAPAH DR. & VEGAS DR.
ELEVATION (METERS): 629.38
ELEVATION (FEET): 2,066.53

## LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

## TREE/ PLANT SCHEDULE

*-SPACING PER LANDSCAPING NOTE, THIS SHEET.

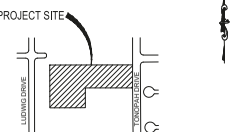
| SYM | QTY | SIZE | SPACING | COMMON NAME | BOTANICAL NAME |
|---|---|---|---|---|---|
| | PER PLAN | 24" Box | PER PLAN | BLUE PALO VERDE OR EQUIVALENT | Parkinsonia Florida |
| | PER PLAN | 1-5 Gallon | N/A | CLIFF GOLDENBUSH OR EQUIVALENT | Ericameria cuneata |

SCALE: 1" = 50'

50' 25' 50' 100' 150'

## KEY MAP

NOT TO SCALE




## WASTEWATER CALCULATIONS

FACILITY TYPE: SINGLE-FAMILY RESIDENTIAL
TOTAL UNITS AT BUILD OUT: 29 HOUSES

AVERAGE FLOW = 0.0072 MGD (29 ERUS)
PEAK FLOW = 0.0136 MGD (102 ERUS)
PEAK + WET WEATHER = 0.017 MGD (128 ERUS)

CALCULATIONS:
AVG FLOW = 29 X 90.000 GAL X 1 MG = 0.0072 MGD
365 DAYS 1,000,000 G

PEAK FLOW = 0.0072 X 1.5 = 0.0232 MGD
PEAK + WET WEATHER FLOW = 0.0232 MGD X 1.25 = 0.0315 MGD

## PROJECT INFORMATION

| | |
|---|---|
| ASSESSORS PARCEL NUMBERS: | 139-20-803-002 & 139-20-802-003 |
| PROPOSED USE OF PROPERTY: | SINGLE-FAMILY RESIDENTIAL |
| EXISTING ZONING: | U(ML) |
| PROPOSED ZONING: | R-CL |
| TOTAL PROPOSED LOTS: | 29 LOTS / 2 LOTS (COMMON LOTS) |
| GROSS ACREAGE: | 3.45 ACRES |
| NET ACREAGE: | 3.36 ACRES |
| DENSITY (BASED ON GROSS ACREAGE): | 8.41 LOTS/ACRE |
| DENSITY ALLOWED: | 8.49 LOTS/ACRE |
| SMALLEST LOT SIZE: | 3,011 SF |
| LARGEST LOT SIZE: | 3,705 SF |
| AVERAGE LOT SIZE: | 3,310 SF |
| MINIMUM LOT SIZE ALLOWED: | 3,000 SF |
| MAXIMUM HEIGHT ALLOWED: | 35 FT |
| OPEN SPACE REQUIRED: | N/A |
| OPEN SPACE PROVIDED: | N/A |
| PARKING REQUIRED: | 2 SPACES PER UNIT |
| PARKING PROVIDED: | 58 SPACES |

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| AC | ASPHALTIC CONCRETE | LVVWD | LAS VEGAS VALLEY WATER DISTRICT |
| AVE | AVENUE | MAX | MAXIMUM |
| BC | BACK OF CURB | MH | MANHOLE |
| BFE | BASE FLOOD ELEVATION | MIN | MINIMUM |
| BLM | BUREAU OF LAND MANAGEMENT | NTS | NOT TO SCALE |
| BM | BENCHMARK | PE | POLYETHYLENE |
| CATV | CABLE TELEVISION | PL | PROPERTY LINE |
| CC | CLARK COUNTY | POC | POINT OF CONNECTION |
| COFD | CLARK COUNTY FIRE DEPARTMENT | PP | POWER POLE |
| CCWRD | CLARK COUNTY WATER RECLAMATION DISTRICT | PROJ | PROJECT |
| CL | CENTERLINE | PVC | POLYVINYL CHLORIDE |
| CLV | CITY OF LAS VEGAS | R | RADIUS |
| CMP | CORRUGATED METAL PIPE | RCB | REINFORCED CONCRETE BOX |
| CNLV | CITY OF NORTH LAS VEGAS | RCP | REINFORCED CONCRETE PIPE |
| COH | CITY OF HENDERSON | R/W | RIGHT-OF-WAY |
| DIP | DUCTILE IRON PIPE | SD | STORM DRAIN |
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| ELEC | ELECTRICAL | SNWA | SOUTHERN NEVADA WATER AUTHORITY |
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| LN | LANE | VCP | VITRIFIED CLAY PIPE |
| LS | LANDSCAPE | W | WATER |

## LEGEND

| | EXISTING | PROPOSED |
|---|---|---|
| CONTOUR (1' INTERVAL) | | |
| CONTOUR (5' INTERVAL) | | |
| CENTERLINE | | |
| RIGHT-OF-WAY | | |
| PROPERTY LINE | | |
| BOUNDARY LINE | | |
| CURB AND GUTTER | | |
| FENCE | X X | X X |
| POWER POLE | | |
| STORM DRAIN W/MANHOLE | | |
| SIDEWALK | | |
| EDGE OF PAVEMENT | | |
| FIRE HYDRANT | | |
| SEWER LINE W/MANHOLE | | |
| WATER LINE | | |
| STREETLIGHT | | |

22-0339
07/18/2022

| NO | DESCRIPTION | BY | SHTS | APPR. | DATE |
|---|---|---|---|---|---|
| | REVISIONS | | | | |

LGI HOMES - NEVADA, LLC

EST. 2000

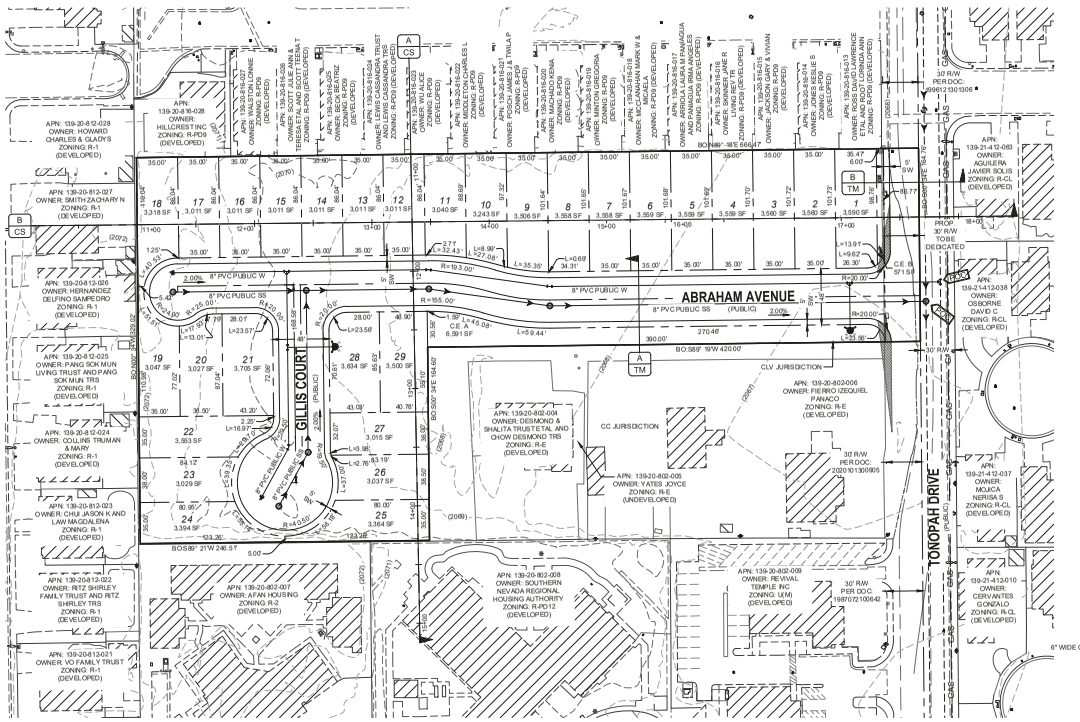
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

TONOPAH & VEGAS
SINGLE-FAMILY RESIDENTIAL
LANDSCAPE PLAN

DATE: 7/18/2022
SCALE: 1"=50'
JOB NO: LGH-22-073
DESIGNED BY: JJ CHECKED BY: RC
SHEET NAME: LS
SHEET NUMBER: 1 OF 1
CLV 0000000

Call before you Dig
Avoid cutting underground utility lines. It's easy.
CALL 811
OR 1-800-227-2600

LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\LGI HOMES, INC\LGH-22-073 - TONOPAH & VEGAS\ENG\1 ENTITLEMENTS\DWG\LGH073_TM.DWG


ABRAHAM AVENUE
8" PVC PUBLIC W
8" PVC PUBLIC SS
(PUBLIC)
2.00%
GILLIS COURT
TONOPAH DRIVE
CLV JURISDICTION
CC JURISDICTION
30' R/W
30' R/W TO BE DEDICATED
APN: 139-20-812-028
OWNER: HOWARD CHARLES & GLADYS
ZONING: R-1
(DEVELOPED)
APN: 139-20-812-027
OWNER: SMITH ZACHARY N
ZONING: R-1
(DEVELOPED)
APN: 139-20-812-026
OWNER: HERNANDEZ DELFINO SAMPEDRO
ZONING: R-1
(DEVELOPED)
APN: 139-20-812-025
OWNER: PANG SOK MUN LIVING TRUST AND PANG SOK MUN TRS
ZONING: R-1
(DEVELOPED)
APN: 139-20-812-024
OWNER: COLLINS TRUMAN & MARY
ZONING: R-1
(DEVELOPED)
APN: 139-20-813-023
OWNER: CHUI JASON K AND LAW MAGDALENA
ZONING: R-1
(DEVELOPED)
APN: 139-20-813-022
OWNER: RITZ SHIRLEY FAMILY TRUST AND RITZ SHIRLEY TRS
ZONING: R-1
(DEVELOPED)
APN: 139-20-813-021
OWNER: VO FAMILY TRUST
ZONING: R-1
(DEVELOPED)
APN: 139-20-802-004
OWNER: DESMOND & SHALITA TRUST ETAL AND CHOW DESMOND TRS
ZONING: R-E
(DEVELOPED)
APN: 139-20-802-005
OWNER: YATES JOYCE
ZONING: R-E
(UNDEVELOPED)
APN: 139-20-802-006
OWNER: FIERRO IZEQUIEL PANACO
ZONING: R-E
(DEVELOPED)
30' R/W PER DOC: 20201013003905
APN: 139-20-802-007
OWNER: AFAN HOUSING
ZONING: R-2
(DEVELOPED)
APN: 139-20-802-008
OWNER: SOUTHERN NEVADA REGIONAL HOUSING AUTHORITY
ZONING: R-PD12
(DEVELOPED)
APN: 139-20-802-009
OWNER: REVIVAL TEMPLE INC
ZONING: U(M)
(DEVELOPED)
30' R/W PER DOC: 19970721:00640
APN: 139-21-412-037
OWNER: NOJICA NERISA S
ZONING: R-CL
(DEVELOPED)
APN: 139-21-412-010
OWNER: CERVANTES GONZALO
ZONING: R-CL
(DEVELOPED)
APN: 139-21-412-039
OWNER: OSBORNE DAVID C
ZONING: R-CL
(DEVELOPED)
APN: 139-21-412-063
OWNER: AGUILERA JAVIER SOLIS
ZONING: R-CL
(DEVELOPED)
30' R/W PER DOC: 20061213:01306
PROP. 30' R/W TO BE DEDICATED
C.E. A
C.E. B
C.E. C
BOS 89° 19'W 420.00'
BOS 89° 21'W 246.51'
BOS 89° 15'E 664.47'
BOS 0° 00'E 184.76'
BOS 0° 00'E 184.82'
BOS 0° 00'E 184.82'
270.46'
390.00'
R=155.00'
R=20.00'
R=40.00'
R=190.00'
L=59.44'
L=23.56'
L=169.72'
L=43.98'
L=43.97'
L=2.76'
L=3.98'
L=13.00'
L=23.57'
L=35.39'
L=0.69'
L=8.99'
L=127.08'
L=13.91'
L=8.62'
L=26.30'
L=26.77'
L=52.43'
L=6.77'
L=4.40'
L=6.59'
L=1.99'
L=4.63'
L=5.99'
L=23.99'
L=23.56'
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