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 case 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 Gorham

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)

personally 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~~ authorized 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
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☑ 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, 20 22.

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.

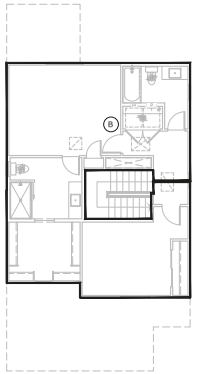
DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, 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.

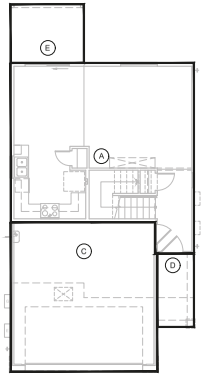
CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

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.

CONSULTANTS

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

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SD.03 STRUCTURAL DETAILS
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SD.05 STRUCTURAL DETAILS
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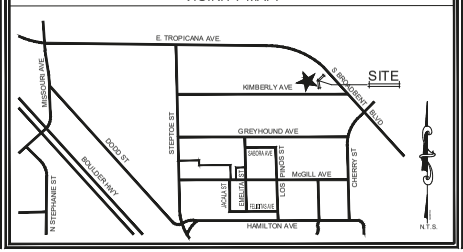
VICINITY MAP:



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

THIS DOCUMENT IS THE PROPERTY OF FELTEN GROUP AND MUST BE RETURNED UPON REQUEST. THIS DOCUMENT IS TO BE USED FOR THE SPECIFIED PROJECT ONLY AND SHALL NOT BE REPRODUCED OR TRANSFERRED TO OTHERS FOR OTHER PROJECTS OR FOR ADDITIONS TO THIS PROJECT WITHOUT THE WRITTEN PERMISSION OF FELTEN GROUP.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON JOB BEFORE SUBMITTING PLANS OR PROCEEDING WITH WORK. ANY DISCREPANCY MUST BE REPORTED TO THE ARCHITECT.

FELTEN GROUP
ARCHITECTURE | ENGINEERING | FORENSICS
Phone: 602 867 2500 WWW.FELTENGROUP.COM

LGI HOMES
9850 E. DEL CAMINO SUITE 108
SCOTTSDALE, AZ 85258
PHONE (602) 494-0403

COVER SHEET

MARK A. DIANA
REGISTERED
367-RD
INDUSTRIAL DESIGNER
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

lucas.trujillo Apr 16, 2020 - 3:48pm Z:\A_MLJD 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 BUILDING 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

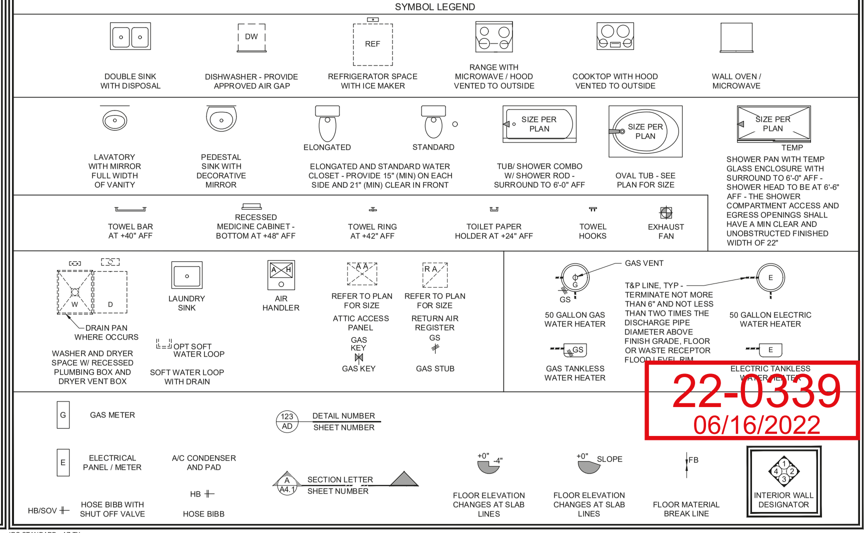
1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

IRC STANDARD

ABBREVIATIONS

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

SYMBOL LEGEND



IRC STANDARD - AZ TX

22-0339
06/16/2022

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GENERAL ARCHITECTURAL NOTES

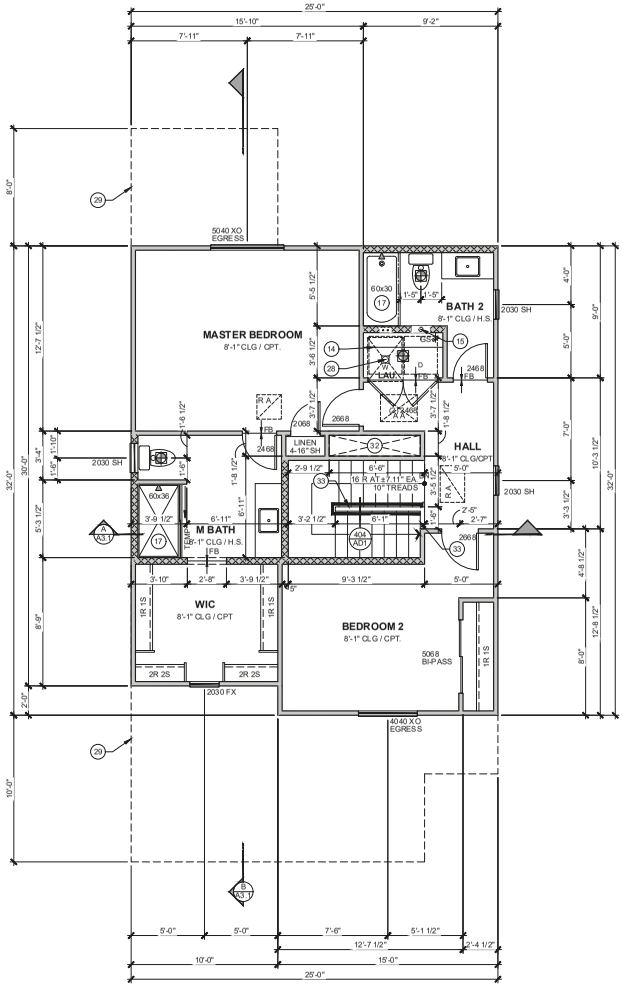
MARK A. DIANA
REGISTERED RESIDENTIAL DESIGNER
367-RD
STATE OF NEVADA
4/16/2020

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

SERIES
25' SERIES
SUBDIVISION
SKYLINE

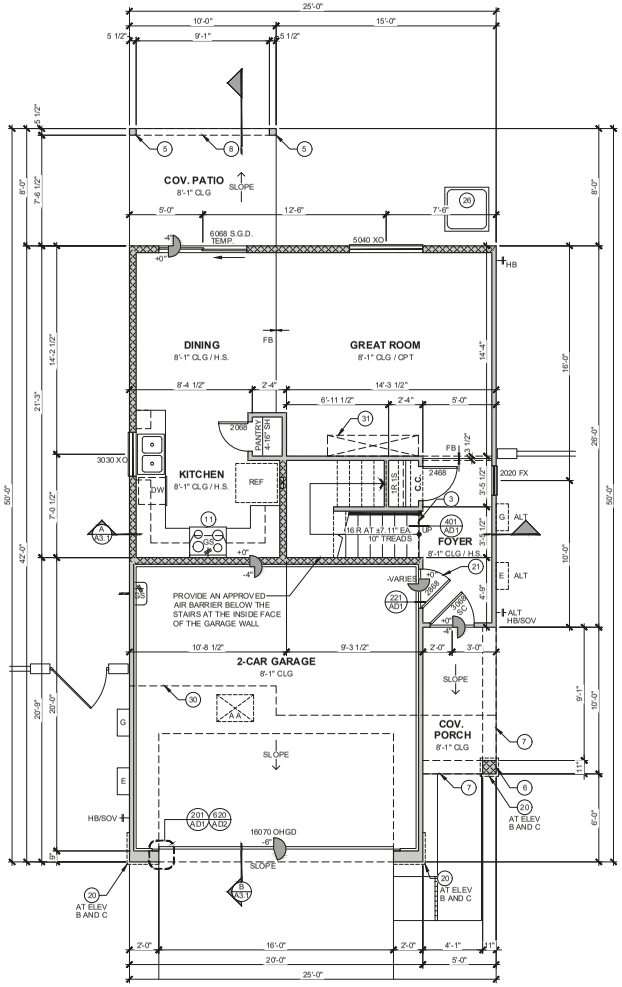
PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
GAN1.1



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 MOF 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 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. CABINETLAYOUTS 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 2'2"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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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. DO NOT SCALE DRAWINGS. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES.

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LGI HOMES

FLOOR PLAN
ALL ELEVATIONS

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

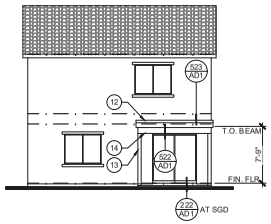
SHEET NUMBER
A1.1

lucas.trujillo Apr 16, 2020 - 3:21pm Z:\LMJD Homes\Newsold\Skyline\1284\Architecture\Active Folder\Plot Sheets\1284-03-Floor Plans.dwg

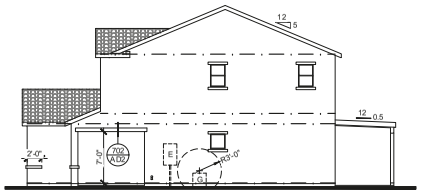
(A) ROOF VENTILATION CALCULATIONS			1/300	
TOTAL ROOF AREA =	780.00 SQ. FT.	VENTING REQUIRED =	374.40 SQ. IN.	
UPPER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	195.00 SQ. IN.	
		UPPER TOTAL =	195.00 SQ. IN.	50%
LOWER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	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 A 1/8" = 1'-0"



RIGHT ELEVATION
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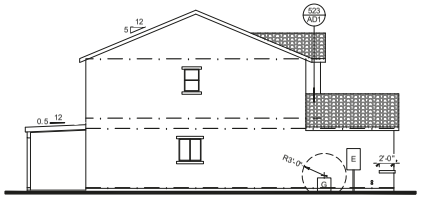

LEFT ELEVATION
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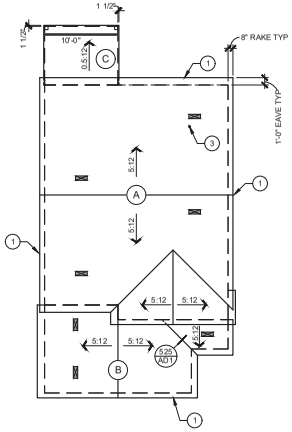
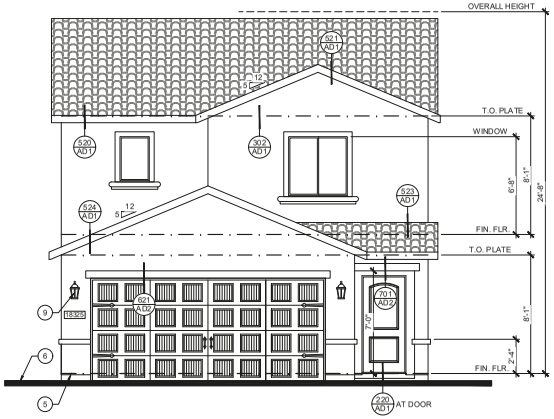
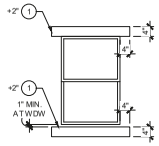


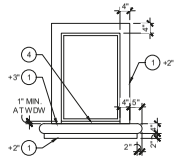
ROOF PLAN
ELEVATION A 1/8" = 1'-0"



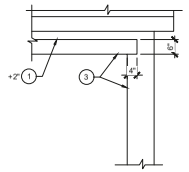
FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"



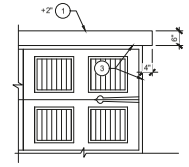
TYP WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - ELDORADO STONE (DJJ 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 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

(B) 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 IMPROVED SURFACE SLOPES AND FINISHED FLOOR HEIGHTS. ROOF DRAINAGE SHOWN IS SUBJECT TO GROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

2022
08/16/2022

(A) ROOF AREA

5:12 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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LGI HOMES

EXTERIOR ELEVATIONS / ROOF PLANS
ELEVATION A

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL DESIGNER
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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UPPER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	195.00 SQ. IN.	
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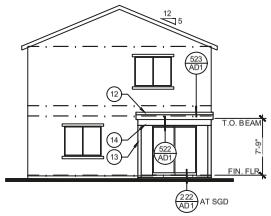
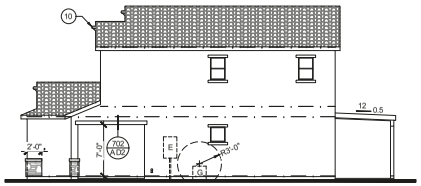


REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
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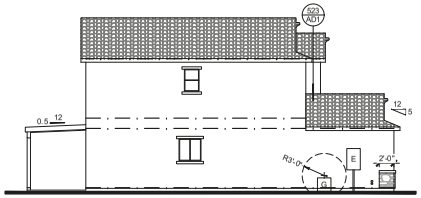

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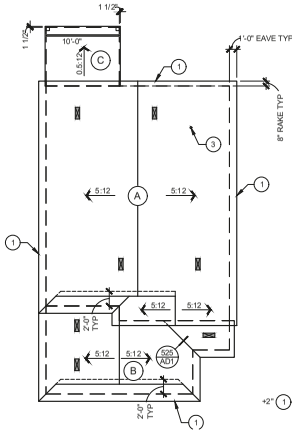

ROOF PLAN
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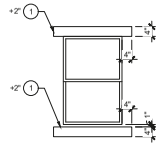

TYP WINDOW TRIM
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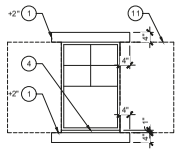
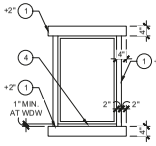
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



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



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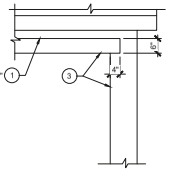

STUCCO TRIM
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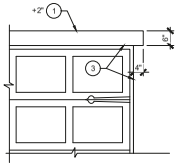
STUCCO TRIM AT PORCH



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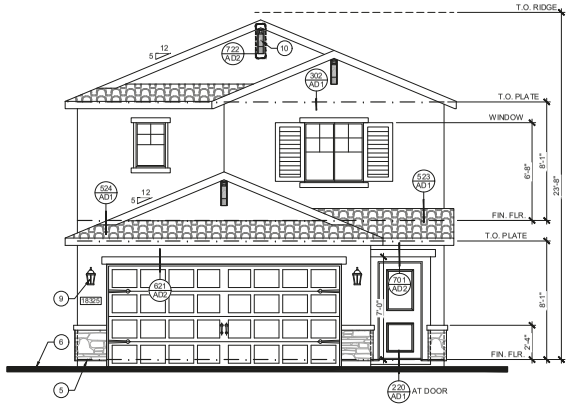

FRONT ELEVATION
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MATERIAL LEGEND

- 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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FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

(1) 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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11. DECORATIVE SHUTTERS. SHUTTERS TO BE INSTALLED OVER STONE WHEN APPLICABLE
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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 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

(2) 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 WHERE REQUIRED IN ADDITION TO THE PROVISION OF SUFFICIENT NATURAL AND FINISHED GRADE SLOPES AWAY FROM FLOOR HEIGHTS, RAINWATER SHOWS, SUBSURFACE UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

2022
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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EXTERIOR ELEVATIONS / ROOF PLANS
ELEVATION B

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL DESIGNER
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

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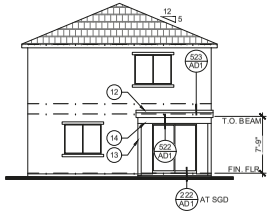
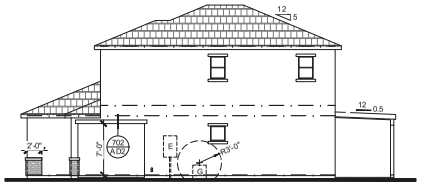
(A) ROOF VENTILATION CALCULATIONS			1/300	
TOTAL ROOF AREA =	780.00 SQ. FT.	VENTING REQUIRED =	374.40 SQ. IN.	
UPPER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	195.00 SQ. IN.	
		UPPER TOTAL =	195.00 SQ. IN.	50%
LOWER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA.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

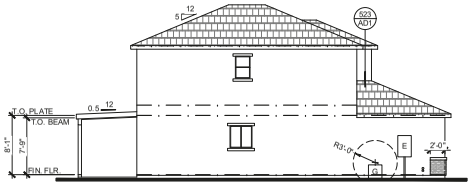
(C) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



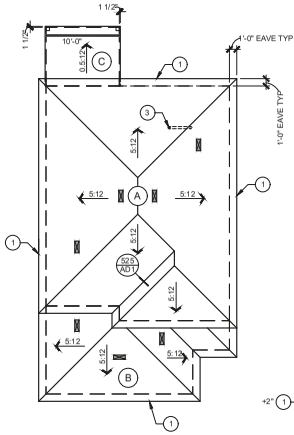
REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



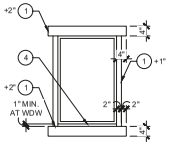
RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



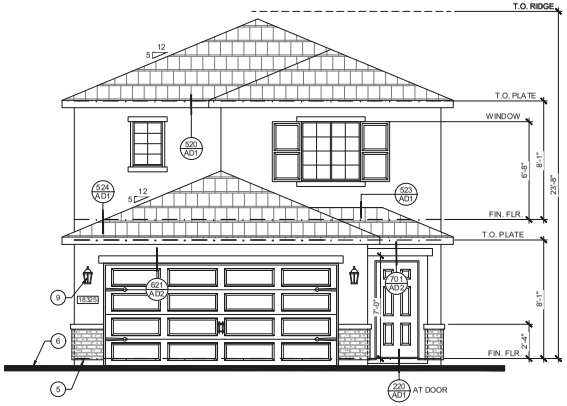
LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



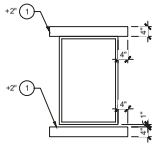
ROOF PLAN
ELEVATION C 1/8" = 1'-0"



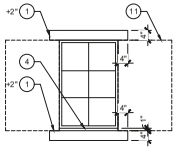
WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW



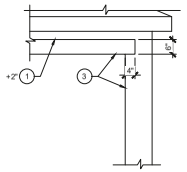
FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"



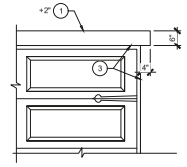
TYP WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



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



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - ELDORADO STONE (DJJ 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 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

(B) 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 WHERE REQUIRED IN ADDITION TO THE PROVISION OF SUFFICIENT NATURAL AND IMPROVED GRADE SLOPES AWAY AND BELOW FLOOR HEIGHTS. DRAINAGE SWALES, SUBSURFACE AND GROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

2020-098
06/16/2022

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 ELEVATION / ROOF PLANS
ELEVATION C

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REGISTERED
367-RD
PROFESSIONAL DESIGNER
STATE OF NEVADA

PROJECT MANAGER:	MARK DIANA
DATE:	03/13/20
1	
2	
3	
4	
5	
6	
7	

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

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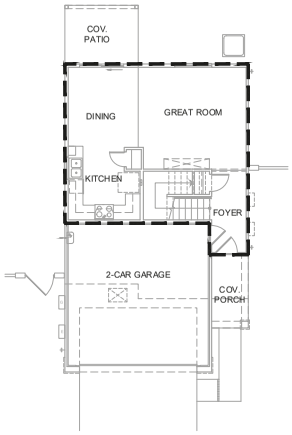
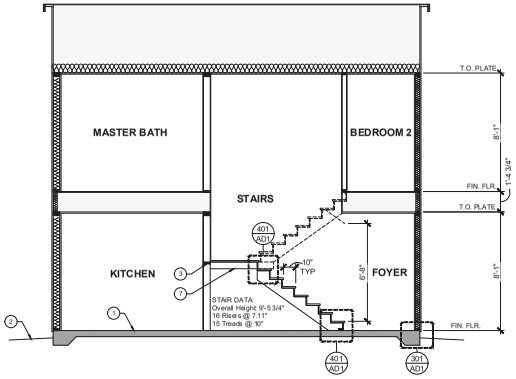
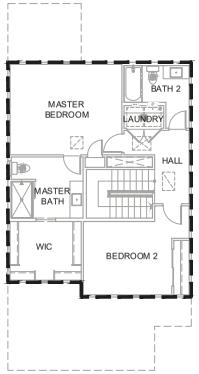


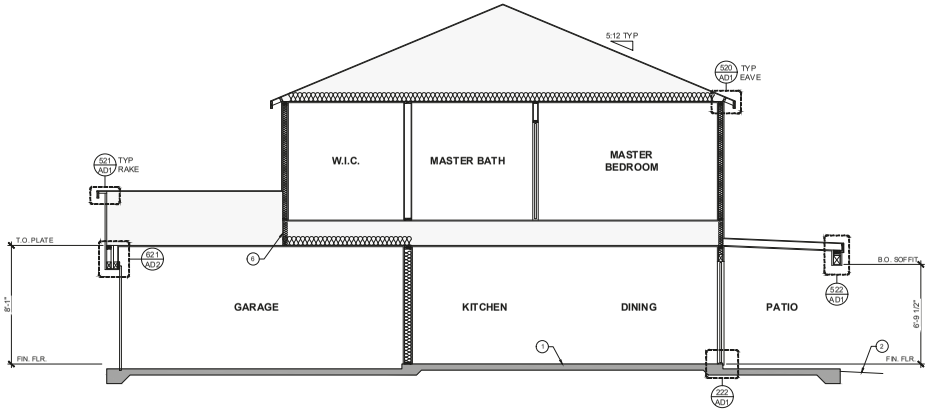
FIRST FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"



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 BY OTHERS.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO LEVELS EQUAL 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 PROVIDING THE RATED THERMAL RESISTANCE OF THE INSULATION.
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

2020-0303
06/16/2020

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BUILDING SECTIONS
BUILDING THERMAL ENVELOPE PLAN

MARK A. DIANA
REGISTERED
367-RD
INDUSTRIAL DESIGNER
STATE OF NEVADA

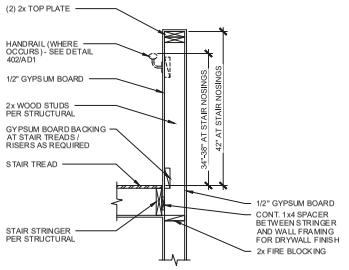
PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

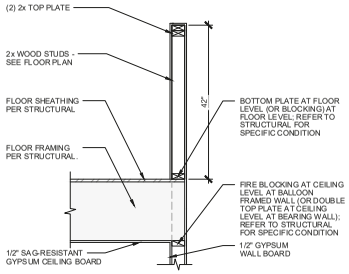
SHEET NUMBER
A3.1

luca.trujillo Apr 16, 2020 - 3:25pm Z:\A_MLJ2 Homes\Nevada\Skyline\1284\Architecture\Active Folder\Plot Sheets\1284-09-Building Sections.dwg



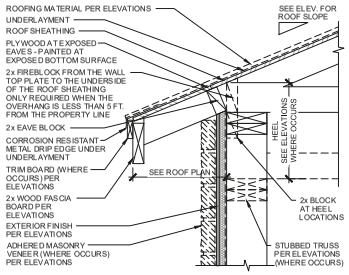
404 GUARDRAIL WALL AT STAIR

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



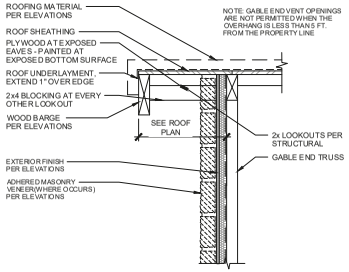
420 GUARDRAIL WALL AT FLOOR

FLOOR SYSTEM COMPONENTS — SCALE: 3/4" = 1'-0" — 4303-013-406-11-AZ



520 ROOF FASCIA BOARD

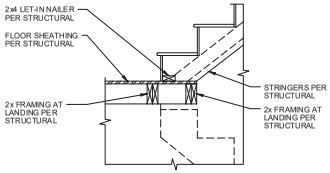
PLUMB CUT / 2x FASCIA / 1x TRIM — SCALE: 1-1/2" = 1'-0" — 5101-007-5X0X-11-AZ



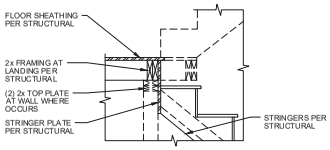
521 BARGE EXPOSED OVERHANG

2x WOOD BARGE / STUCCO / TILE — SCALE: 1-1/2" = 1'-0" — 5102-007-5X0X-11-AZ

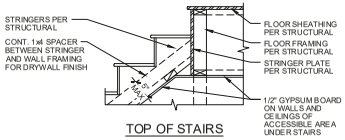
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



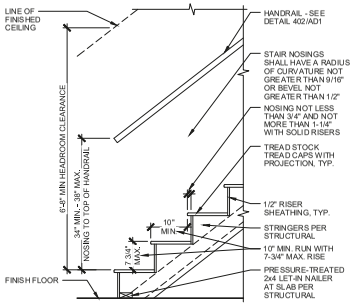
U-SHAPED STAIR LANDING - UP SIDE



U-SHAPED STAIR LANDING - DOWN SIDE



TOP OF STAIRS

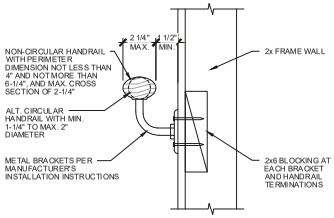


BOTTOM OF STAIRS / CLEARANCES

401 STAIRS

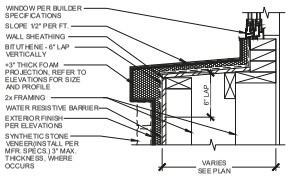
SCALE: 3/4" = 1'-0" — 4001-001-401-13-AZ-STD

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.



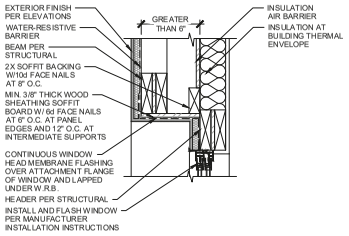
402 HANDRAIL DETAIL

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



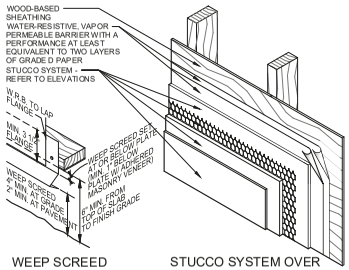
320 POTSHELF AT WINDOW SILL

STUCCO SYSTEM / WINDOW SILL — SCALE: 1-1/2" = 1'-0" — 3106-003-3X0X-11-AZ



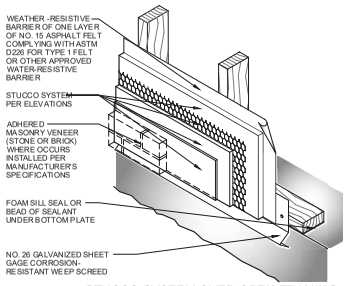
321 RECESSED SOFFIT AT WINDOW HEADER

GREATER THAN 6" RECESS / STUCCO — SCALE: 1-1/2" = 1'-0" — 3106-010-3X0X-11-AZ



WEEP SCREED APPLICATION

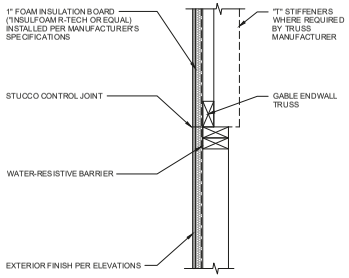
STUCCO SYSTEM OVER WOOD-BASED SHEATHING



STUCCO SYSTEM OVER OPEN FRAMING

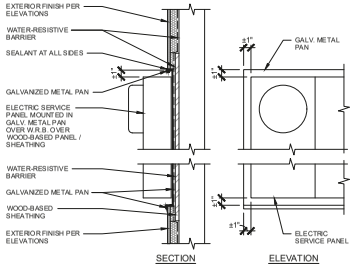
301 STUCCO SYSTEM & WEEP SCREED

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



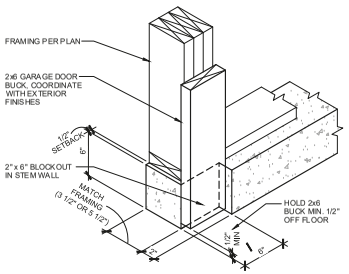
302 GABLE END TRUSS AT TOP PLATE

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



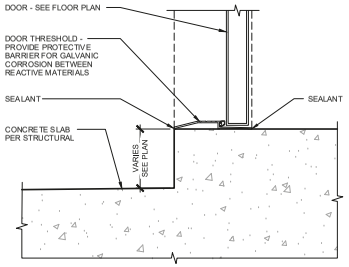
303 ELEC. PANEL AT WOOD FRAME WALL

STUCCO SYSTEM / ELECTRICAL PANEL — SCALE: 1-1/2" = 1'-0" — 3001-003-303-11-AZ-STD



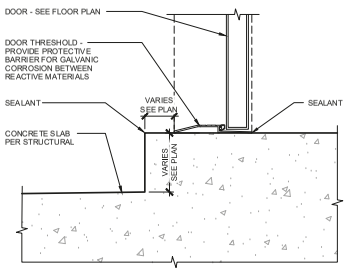
201 GARAGE DOOR BUCK AT SLAB

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



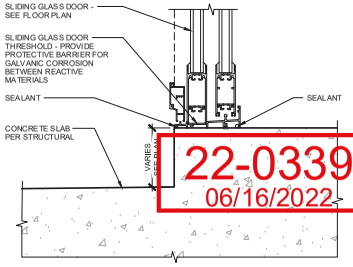
220 DOOR THRESHOLD AT SLAB

DOOR THRESHOLD / CONCRETE SLAB — SCALE: 3" = 1'-0" — 2101-001-2X0X-11-AZ



221 DOOR THRESHOLD AT EXTENDED SLAB

DOOR THRESHOLD / CONCRETE SLAB — SCALE: 3" = 1'-0" — 2101-004-2X0X-11-AZ



222 S.G.D. THRESHOLD AT SLAB

SGD THRESHOLD / CONCRETE SLAB — SCALE: 3" = 1'-0" — 2102-001-2X0X-11-AZ

22-0339
06/16/2022

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ARCHITECTURAL DETAILS

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: AD1

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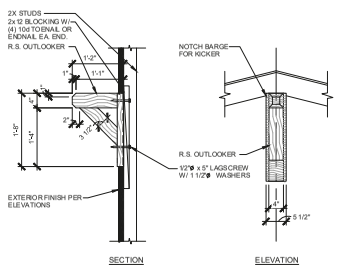
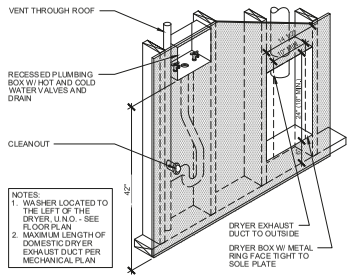


722 WOOD OUTLOOKER

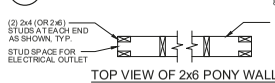
BRACKET\ STUCCO

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

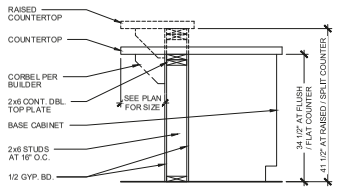


801 WASHER AND DRYER

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

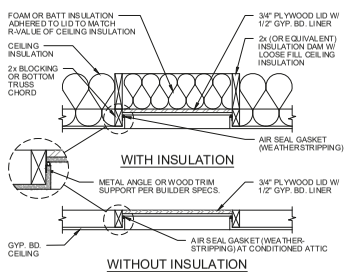


TOP VIEW OF 2x6 PONY WALL



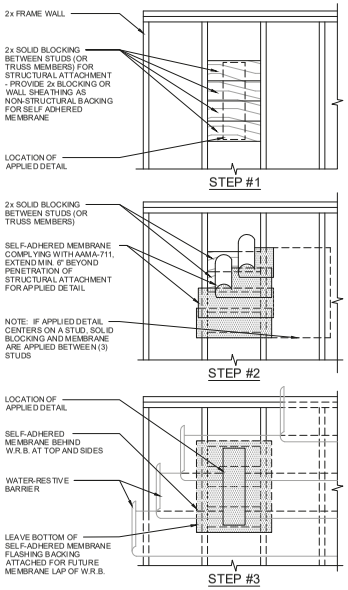
803 PONY WALL AT KITCHEN

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



805 ATTIC ACCESS

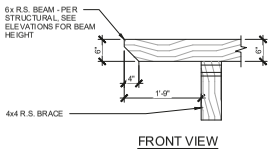
SCALE: 1" = 1'-0"
8001-005-805-11-AZ-STD



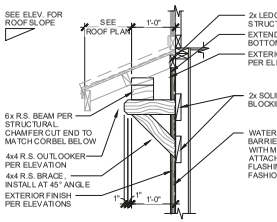
703 TYP. FLASHING AT APPLIED DETAIL

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

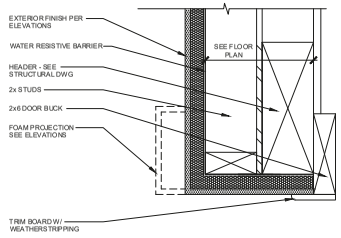


SIDE VIEW

721 BRACKET DETAIL

STUCCO

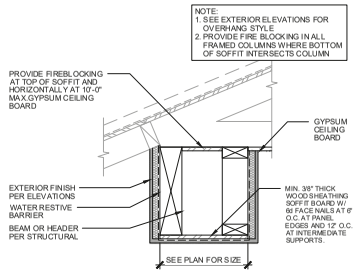
SCALE: 3/4" = 1'-0"
7604-015-7XX-12-AZ



621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

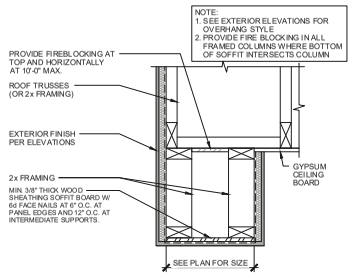
SCALE: 3" = 1'-0"
6103-064-6XX-11-AZ



701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

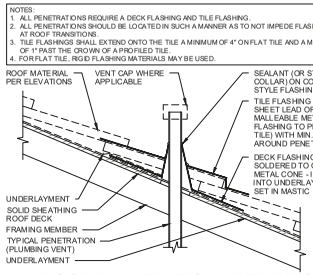
SCALE: 1-1/2" = 1'-0"
7001-001-701-11-AZ-STD



702 GABLE SOFFIT - PARALLEL

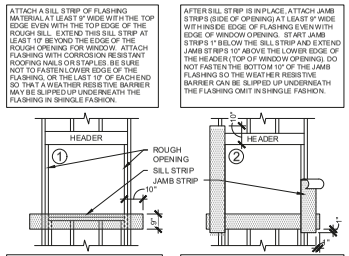
TRUSS ROOF FRAMING / STUCCO

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



527 ROOF PENETRATION AT TILE ROOF

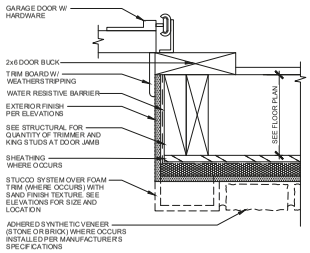
SCALE: 1-1/2" = 1'-0"
5401-007-5XX-11-AZ



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

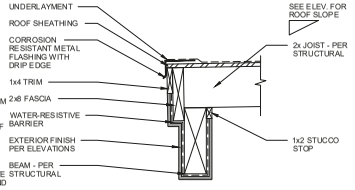
FLASHING WINDOWS WITH A MOUNTING FLANGE

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



620 GARAGE DOOR JAMB

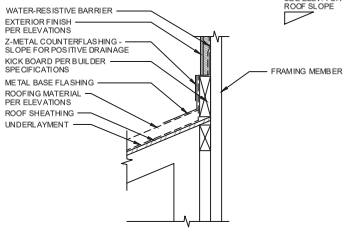
SCALE: 3" = 1'-0"
6103-001-6XX-11-AZ



522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

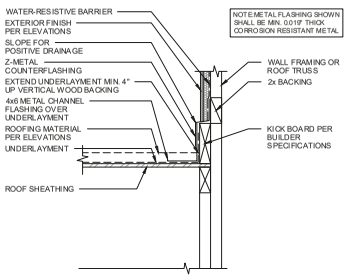
SCALE: 1-1/2" = 1'-0"
5201-005-5XX-11-AZ



523 HEAD WALL FLASHING

TILE / STUCCO

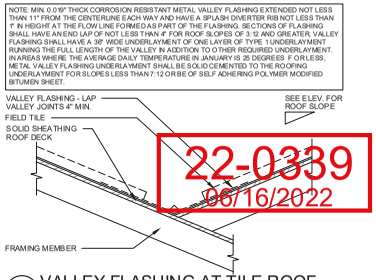
SCALE: 1-1/2" = 1'-0"
5401-001-5XX-11-AZ



524 SIDE WALL FLASHING

TILE / STUCCO

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



22-0339
06/16/2022

525 VALLEY FLASHING AT TILE ROOF

TILE

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

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Phone: 602 887 2500 WWW.FELTENGROUP.COM
9830 E. DEL CAMINO SUITE 118 SCOTTSDALE, AZ 85258 PHONE (602) 519 0483
LGI HOMES

ARCHITECTURAL DETAILS

MARK A. DIANA REGISTERED PROFESSIONAL ENGINEER 367-RD ARCHITECTURAL DESIGNER 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

THIS DRAWING AND SPECIFICATION, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT.
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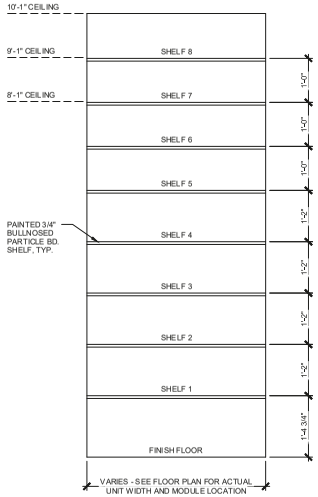
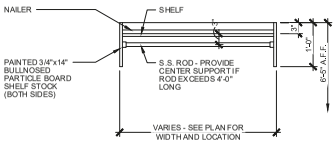
NOTE:
1. PROVIDE CLEATS AT SHELVES PER BUILDER SPECS.
2. PROVIDE 6 SHELVES WITH 8'-1" CEILING.
3. PROVIDE 7 SHELVES WITH 9'-1" CEILING.
4. PROVIDE 8 SHELVES WITH 10'-1" CEILING.

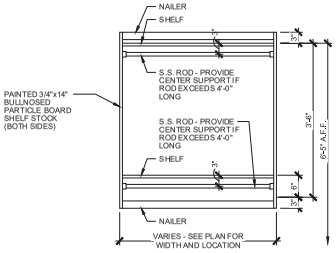


812 TYP. LINEN / PANTRY SHELVING

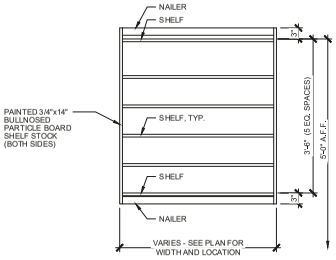
SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ



SINGLE-HUNG UNIT



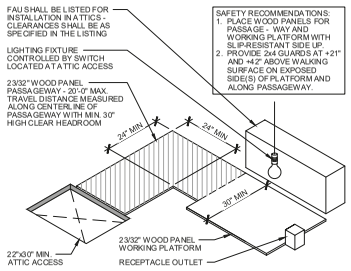
DOUBLE- HUNG UNIT



SHELVES

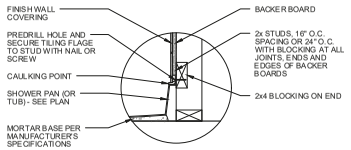
810 CLOSET SHELVING

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

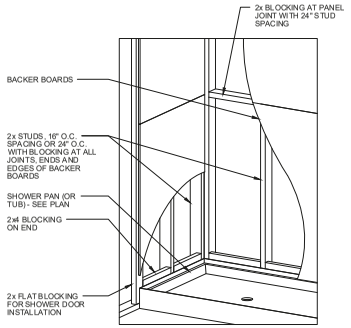


806 HORIZ. FAU ATTIC INSTALLATION

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

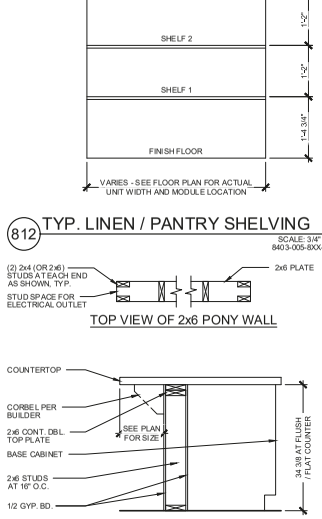


FLANGE DETAIL



808 TUB / SHOWER BLOCKING

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



TOP VIEW OF 2x6 PONY WALL

822 PONY WALL AT KITCHEN

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

22-0339
06/16/2022

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ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
ARCHITECTURAL DESIGNER
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

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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 IECC 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.

22-0339
06/16/2022

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

Rhvac - Residential & Light Commercial HVAC Loads — **Elite Software Development, Inc.**
Love Engineering, Inc — LGI Homes - Skyline - 1284
Las Vegas, NV 89129 — 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	188	*203	196	184	195	203	188	1-9
3	Dining Room	71	*97	82	70	71	70	81	97	1-6
4	Kitchen	*156	146	143	149	155	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	19,903	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	19,557	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.

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Rhvac - Residential & Light Commercial HVAC Loads — **Elite Software Development, Inc.**
Love Engineering, Inc — LGI Homes - Skyline - 1284
Las Vegas, NV 89129 — 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 Buelna
Company Address:	5740 N. Tee Pee Ln.
Company City:	Las Vegas, NV 89149
Company Phone:	(702) 658-2587
Company Fax:	(702) 823-5655
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:	1,200	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:	21,605	Btuh	21.605	MBH
Total Sensible Gain:	19,460	Btuh	98	%
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: 51.36 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

Energy Conservation Group

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	$243
Water Heating	$149	$149
Mechanical Ventilation	$16	$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 M1505.4.3	Mechanical Ventilation Rate
R403.6.1	Mechanical Ventilation Efficacy
Climate Zone	If altitude 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 3. 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 CALCULATIONS
SCALE: NTS

LGI HOMES - SKYLINE
1284 PLAN
MECHANICAL CALCULATIONS

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LAS VEGAS, NV 89149
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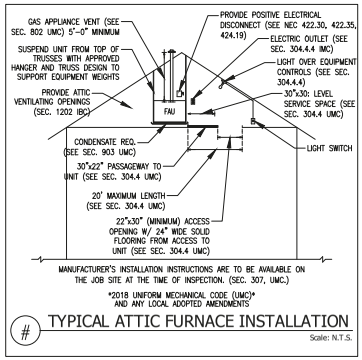
LOVE ENGINEERING

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSEPH JUN 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
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
20–1	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

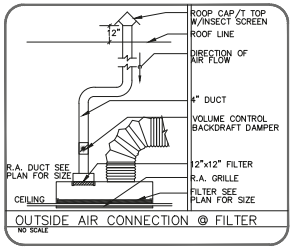
WHOLE HOUSE MECHANICAL VENTILATION

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

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:

E1 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.)

E1 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"x8D–1

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EXHAUST FANS:

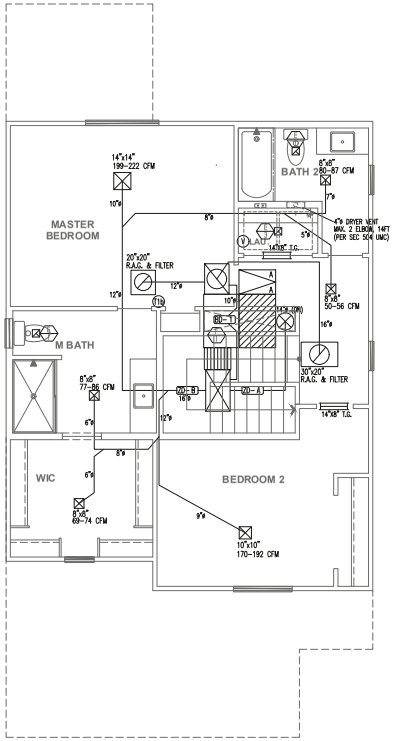
E1 EXHAUST FAN & DUCT; TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP.

E1 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.

E1 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.

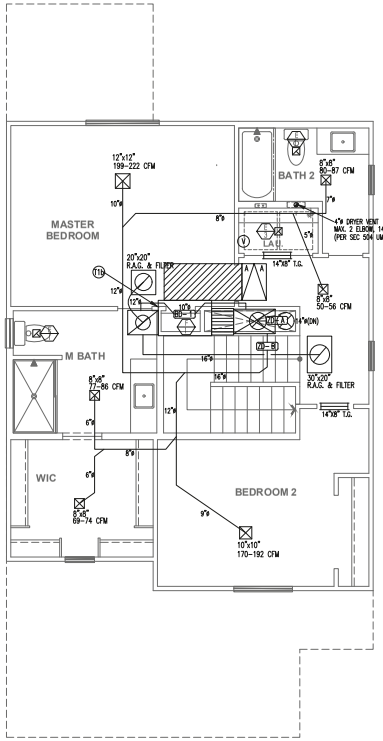
MECHANICAL GENERAL NOTES

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–ARE 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 R403. 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.



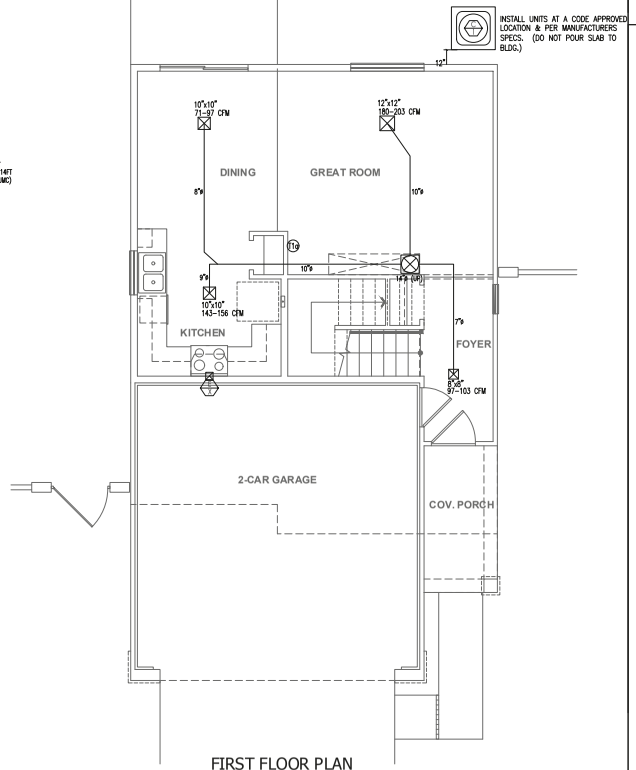
SECOND FLOOR PLAN (ELEV. B&C)

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

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DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
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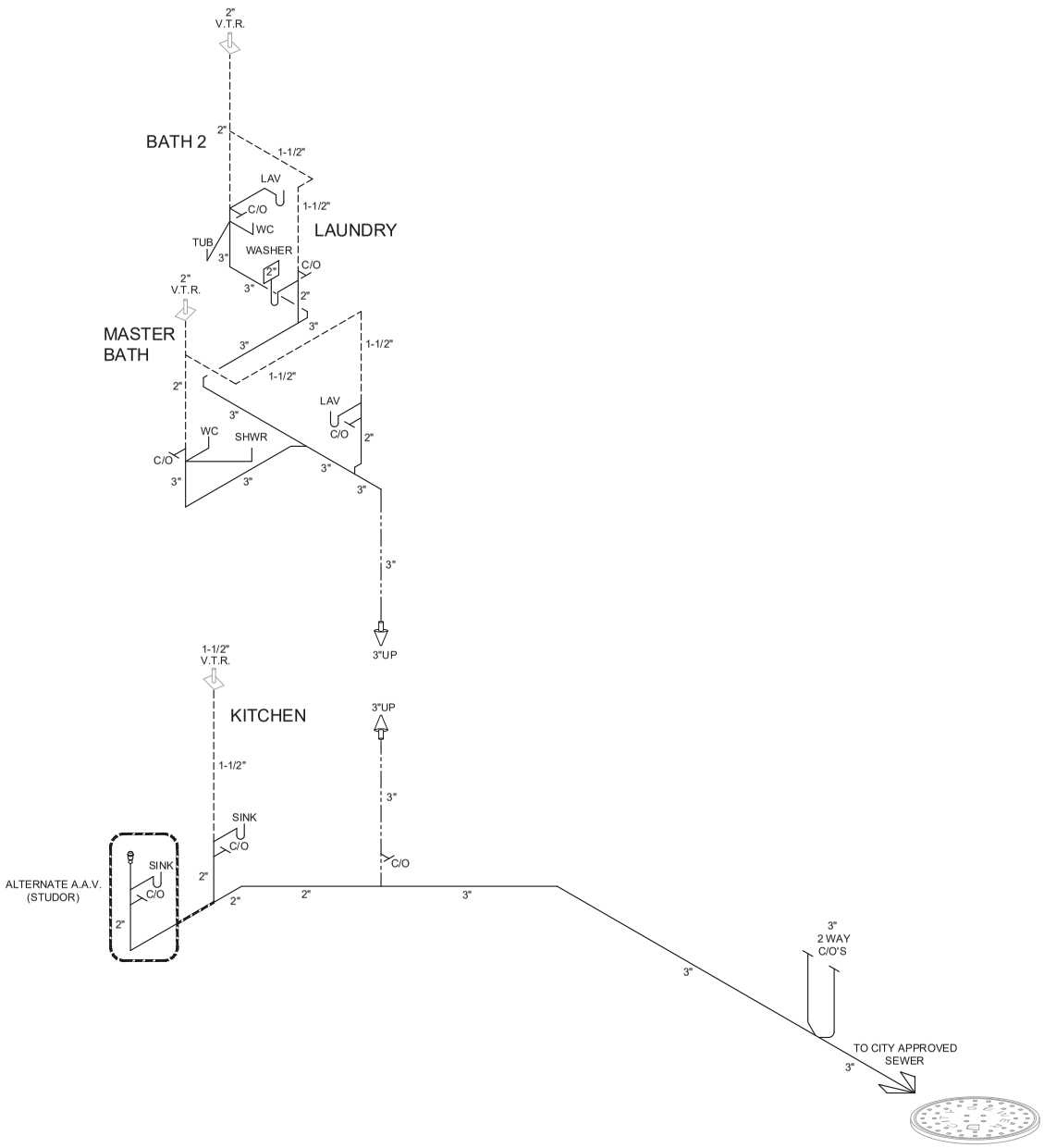


GENERAL PLUMBING NOTES

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. IPC305.9 (IRC SECTION P602 AND M1307).
15. NO HORZONTAL 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

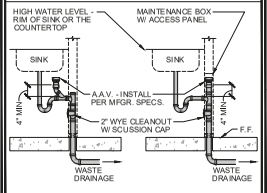
WATER METER CALCULATIONS

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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WASTE SCHEMATIC, GENERAL PLUMBING NOTES, AND WATER METER CALCULATIONS

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INDUSTRIAL DESIGNER
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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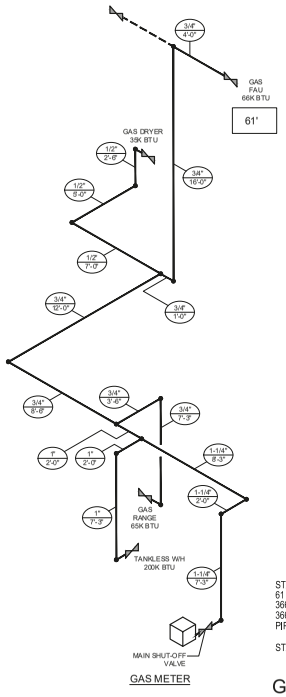
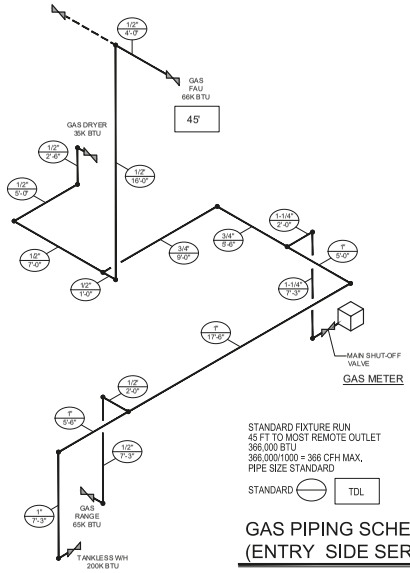


STANDARD FIXTURE RUN
61 FT TO MOST REMOTE OUTLET
366,000 BTU
366,000/1000 = 366 CFH MAX.
PIPE SIZE STANDARD

STANDARD — TDL

GAS PIPING SCHEMATIC (GARAGE SIDE SERVICE)

N.T.S.



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

STANDARD — TDL

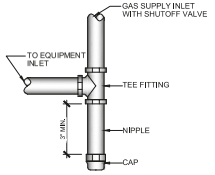
GAS PIPING SCHEMATIC (ENTRY SIDE SERVICE)

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.

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GAS PIPING SCHEMATICS AND GAS PIPING NOTES

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

SERIES
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SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
P1.2

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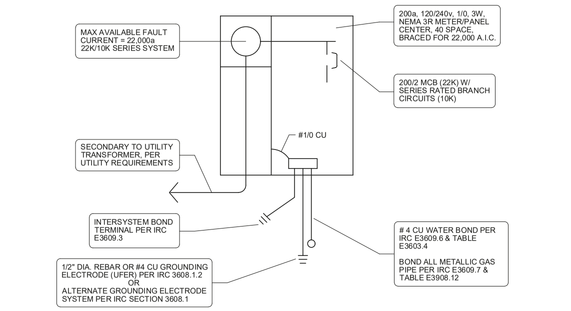
ONE LINE DIAGRAM

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%				16380.80
TOTAL LOAD W/O EQUIPMENT				26380.80
100% CONT. EQUIPMENT LOAD	3.0-TON HVAC SYSTEM			4155
	-			0
	-			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	16"
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.	HALL 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 ATTACHED GARAGES; 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 OUTLET.
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.

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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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367-RD
STATE OF NEVADA
4/16/2020

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

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
E1.0

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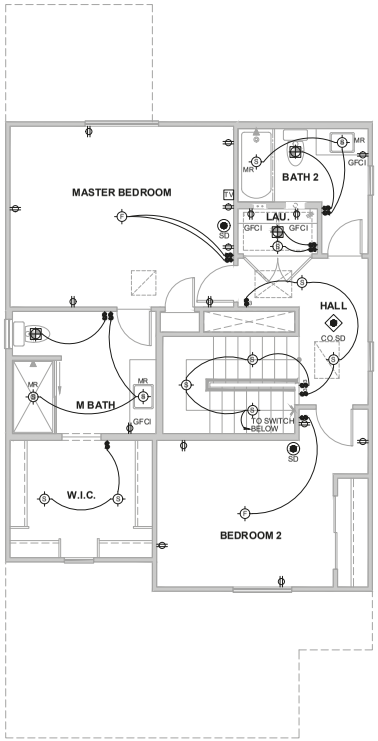
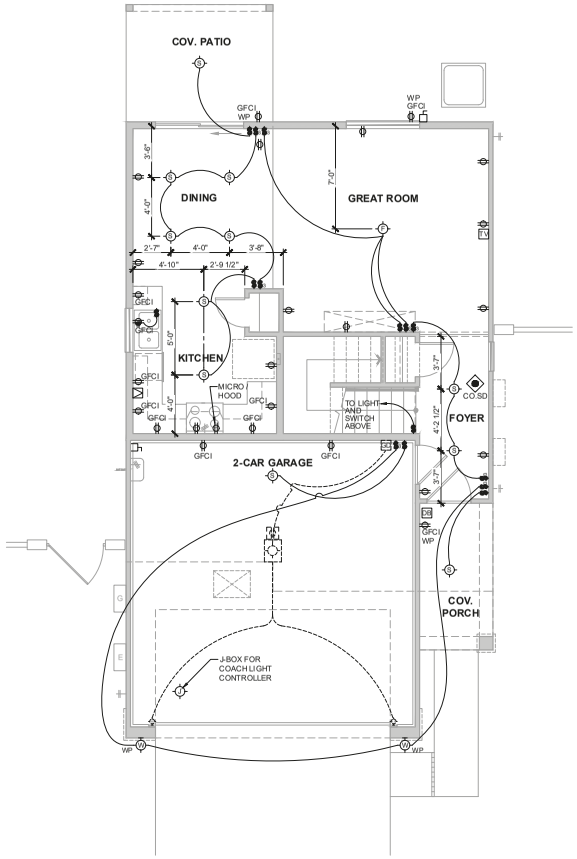


SECOND FLOOR ELECTRICAL PLAN

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	T	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 PLAN
ALL ELEVATIONS

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REGISTERED
367-RD
INDUSTRIAL DESIGNER
STATE OF NEVADA

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

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NV

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 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. 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) H2.5A, (2) RSP4 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 REPAIRS SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKS 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 AND DRAFTSTOPPING 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 SHIMMED 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 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 AND NOTES CALL FOR 8d NAILS, 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE CUT 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 OR AS SHOWN ON THESE 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 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 DWELLINGS 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. (SHALLOW 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 CONVERSION CHART. SEE DETAIL 612.
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 MANUFACTURER'S RECOMMENDATIONS, AND AS SHOWN IN DETAILS 141 OR 241.
2. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
3. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
4. BENDING STHD STRAPS MAY CAUSE SPALLING.
5. 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.
6. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
7. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
8. 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 SHIMMED TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
9. 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.
10. 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.

POWDER ACTUATED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWLS-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	
4x, 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 MISSING, MIS-LOCATED OR DAMAGED ANCHOR BOLTS OR MASA ANCHORS. SCREW ANCHORS MAY NOT BE USED TO REPLACE MASA ANCHORS USED AS HOLDOWNS.
2. ALL SCREW ANCHORS TO BE TITEN HD. SEE ESR-2713 FOR CONCRETE AND ESR-1056 FOR MASONRY. DIAMETER TO BE 1/2-INCH.
3. MINIMUM EMBEDMENT TO BE 3 1/4 INCHES U.N.O. IN DRAWINGS.
4. MINIMUM EDGE DISTANCE TO BE 1 3/4 INCHES U.N.O. IN DRAWINGS
5. MINIMUM CONCRETE THICKNESS IS 1 1/2 TIMES THE EMBEDMENT DEPTH.
6. VERIFY TENDON LOCATIONS PRIOR TO DRILLING FOR SCREWS AT POST-TENSIONED SLABS.
7. SPECIAL INSPECTION IS REQUIRED FOR TITEN HD ANCHORS INSTALLED IN CONCRETE PER THE ICC REPORT.
8. SPECIAL INSPECTION SHALL BE PROVIDED WHEN REQUIRED IN ESR-1056 FOR ALL TITEN HD ANCHORS INSTALLED IN MASONRY.
9. USE SCREW ANCHORS IN DRY AND NON-CORROSIVE ENVIRONMENTS.

BOTTOM/SILL PLATE ANCHORS

1. MASA ANCHORS MAY BE USED AT 6'-0" O.C. IN LIEU OF 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. U.N.O. IN THE DRAWINGS.
2. SPALLING, FULL PUBLISHED CAPACITY IS ACHIEVED SO LONG AS A MAXIMUM HEIGHT OF 1 1/4" AND A MAXIMUM DEPTH OF 7/8" IS NOT EXCEEDED. ANY EXPOSED PORTION OF THE BOTTOM/SILL ANCHOR MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
3. IF SPALLING IS MORE THAN LISTED ABOVE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
4. WHEN USED AT WOOD PANEL BRACED OR SHEAR WALLS, USE 4-HOLE MASA PLACED BEHIND WOOD PANEL AND NAILED TO BOTTOM/SILL PLATE OR ADD 2x4 EDGEWISE BLOCKING BETWEEN STUDS FOR MASA NAILING OVER WOOD PANEL.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE IBC AND LOCAL BUILDING OFFICIAL. THE TYPES OF WORK TO BE INSPECTED ARE:
1.1 POST-TENSIONED SLAB ON GROUND. THREE SPECIAL INSPECTIONS SHALL BE PERFORMED FOR EACH POST-TENSIONED SLAB ON GROUND. THE INSPECTIONS SHALL BE DOCUMENTED ON THE LOCAL MUNICIPALITY FORMS (REQUIRED BY CERTAIN MUNICIPALITIES.) THE FIRST SHALL BE AN INSPECTION OF THE REINFORCING STEEL, INCLUDING TENDONS AND EMBEDDED ANCHORS. THIS MAY OCCUR AT ANY TIME AFTER THE INSTALLATION OF THE REINFORCEMENT AND BEFORE THE CONCRETE IS POURED. THE SECOND SHALL BE DURING CONCRETE PLACEMENT AND SHALL INCLUDE SAMPLES FOR CONCRETE STRENGTH VERIFICATION (4500PSI). THE THIRD SPECIAL INSPECTION SHALL OCCUR DURING THE STRESSING OPERATION.
1.2 EPOXY ANCHORS AND OTHER CONCRETE ANCHORS AS OUTLINED IN EVALUATION REPORTS.
1.3 GEOTECHNICAL INSPECTION OF THE BUILDING PAD.

STEEL REINFORCEMENT

1. SHALL BE SUPPLIED AND INSTALLED PER THE LATEST ACI STANDARDS.
2. USE ASTM A615 GRADE 60 FOR ALL REINFORCEMENT.
3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.
   CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   EXPOSED TO EARTH OR WEATHER 1 1/2"
   NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 3/4"
4. U.N.O., LAP SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF 1 LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
5. SECURELY TIE ALL BARS AND ANCHOR BOLTS IN LOCATION BEFORE PLACING CONCRETE.

STRUCTURAL COMPOSITE LUMBER (SCL)

1. IF LSL HEADER IS TO BE USED IN THE FLATWISE OR PLANK ORIENTATION, IT WILL BE LABELED WITH "PLANK" IN THE DRAWINGS.

MEMBER	E (PSI)	Fb (PSI)
LAMINATED STRAND LUMBER (LSL)	1.3/1.55	1700/2325
LAMINATED VENEER LUMBER (LVL)	2.0	2600
PARALLEL STRAND LUMBER (PSL)	2.0	2900

2. (2) AND (3) PLY BEAMS SHALL BE CONNECTED W/ (3) ROWS OF 10d NAILS AT 12" O.C. U.N.O. DRIVE NAILS FROM BOTH SIDES FOR (3) PLY BEAMS
3. (4) PLY BEAMS SHALL BE CONNECTED W/ (2) ROWS OF SDS 1/4" x 6" SCREWS AT 16" O.C. OR (2) ROWS OF 1/2" DIAMETER THROUGH BOLTS AT 24" O.C. U.N.O.

STRUCTURAL STEEL/ANCHOR BOLTS

1. ASTM A992, Fy = 50 K.S.I. STRUCTURAL TUBES SHALL BE ASTM A-500, Fy = 46 K.S.I.
2. LATEST AISC AND AWS CODE APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.
3. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM A-307 OR ASTM F1554 - U.N.O.
4. MINIMUM EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT, OR CONCRETE TO BE 7" U.N.O. ON PLANS.
5. ALL BOLTS SHALL BE INSTALLED WITH PROPERLY SIZED NUTS AND WASHERS. WASHERS AT BOTTOM/SILL PLATE ANCHOR BOLTS SHALL BE 3" x 3" x 0.229" W/ THE EDGE OF THE WASHER LOCATED NO MORE THAN 1/2" FROM THE SHEATHED FACE OF WALL.
6. FASTENERS, INCLUDING NUTS AND WASHERS, AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE MATERIAL AND CORROSION PROTECTION REQUIREMENTS IN THE IRC.

SUBSTITUTIONS

1. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TO FELTEN GROUP FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED PRODUCT. PRODUCT SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY FELTEN GROUP IN WRITING.

WOOD SHEATHING

1. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF A.P.A., OR APPROVED SUBSTITUTION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS-1, VOLUNTARY PRODUCT STANDARD PS-2 OR A.P.A. PRP-108 PERFORMANCE STANDARDS
2. ALL PANELS SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1 PER CHART BELOW

LOCATION	THICKNESS	SPAN RATING	NAILING/- EDGE/ FIELD
ROOF	15/32"	32/16*	0.131 x 2 1/2" - 6"/12" OR 16 GAUGE x 1 3/4" - 3"/6"
FLOOR	23/32" STURD-I-FLOOR	24" O.C.	RINGSHANK 0.131" x 2 1/2" - 6"/12" 0.113 x 2 3/8"*** - 6"/12"
DECK	23/32" PLYWOOD	24" O.C.	NO. 8 x 2" - 6"/12"
WALL***	3/8"	24/0	0.131 x 2 1/2" - 6"/12"****

* ROOF SHEATHING ALLOWED TO SPAN 28". 1x6 TONGUE & GROOVE MAY BE USED AT OVERHANGS.
** PASLODE TETRA GRIP
*** 3-PLY PLYWOOD PANELS SHALL BE APPLIED W/ LONG DIMENSION ACROSS STUDS
**** U.N.O. IN BRACED/ SHEAR WALL SCHEDULE

3. SEE DETAIL 812 FOR FLOOR SHEATHING OVERSPAN. SEE DETAIL 814 FOR ROOF SHEATHING OVERSPAN.
4. INSTALL PANELS WITH LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS, EXCEPT WALL PANELS MAY HAVE LONG DIMENSION PARALLEL TO SUPPORTS.
5. INSTALL PANELS CONTINUOUS OVER TWO OR MORE SPANS.
6. PLACE ROOF SHEATHING WITH SIDE WITH SKID-RESISTANT COATING UP. KEEP ROOF DECK FREE OF DIRT, DEBRIS AND SAWDUST DURING CONSTRUCTION.
7. PANEL END JOINTS SHALL OCCUR OVER FRAMING. PANEL END JOINTS SHALL BE STAGGERED, NOT REQUIRED AT WALL SHEATHING. MINIMUM SPACING OF 1/8" IS RECOMMENDED AT ALL PANEL ENDS AND EDGES. PANEL SPACING SHALL NOT EXCEED 1/4 INCH.
8. ROOF SHEATHING IS UNBLOCKED U.N.O.
9. WHEN USING 8d NAILS FOR ROOF SHEATHING, FIELD NAILS WITHIN 4 FEET OF ANY ROOF EDGE SHALL BE 6" O.C.
10. WALL SHEATHING IS TO BE BLOCKED WHEN USED AS BRACED WALL OR SHEAR WALL.
11. PROVIDE H-CLIPS FOR ROOF SHEATHING BETWEEN SUPPORTS (RAFTERS/TRUSSES) FOR ALL ROOFS LESS THAN 3:12 SLOPE.
12. FLOOR SHEATHING IS UNBLOCKED U.N.O.
13. FLOOR AND DECK SHEATHING SHALL BE NAILED OR SCREWED. FASTEN 6" O.C. ALONG SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
14. ADHESIVES MAY BE USED FOR FLOOR AND DECK SHEATHING. ADHESIVES SHALL MEET A.P.A. SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SHEATHING ADHESIVE SHALL BE APPLIED TO FRAMING MEMBERS PRIOR TO PLACEMENT OF SHEATHING. SHEATHING TO BE FULLY FASTENED PRIOR TO SETTING TIME OF ADHESIVE.

WOOD SHEATHING - CONT.

15. ROOF SHEATHING ON TRUSSES TO CONTINUE TO ENDS OF TRUSSES TYPICAL. THIS APPLIES TO ALL OVERFRAMING AREAS. SHEATHING MAY BE OMITTED FOR VENTILATION PURPOSES ONLY AS SHOWN IN THE DETAIL 451.
16. ROOF SHEATHING SHALL BE INSTALLED WITH A 24" MINIMUM PANEL WIDTH WHEREVER POSSIBLE. FOR PANEL WIDTHS GREATER THAN 16" BUT LESS THAN 24", USE PANEL EDGE CLIPS OR LUMBER BLOCKING AT UNSUPPORTED EDGES. THE EDGE SUPPORT IS TO BE PLACED AT THE JOINT BETWEEN THE NARROW-WIDTH PANEL AND AN ADJACENT FULL-WIDTH PANEL. UNLESS OTHERWISE REQUIRED BY THE BUILDING CODE, THE SUPPORT MAY BE OMITTED AT THE EDGE ADJACENT TO A RIDGE OR VALLEY WHEN THE OPPOSITE EDGE OF THE NARROW-WIDTH PANEL IS THUS SUPPORTED. WHEN USED, TWO PANEL EDGE CLIPS, EQUALLY SPACED, SHOULD BE PLACED BETWEEN EACH PAIR OF SUPPORTS. AS AN ALTERNATIVE, TWO-BY-FOUR BLOCKING MAY BE USED FLATWISE OR EDGEWISE AND SHOULD BE ADEQUATELY ATTACHED TO ROOF FRAMING. FOR PANEL WIDTHS GREATER THAN 12" BUT LESS THAN OR EQUAL TO 16", ONLY LUMBER BLOCKING AS DESCRIBED ABOVE IS RECOMMENDED. FOR PANEL WIDTHS OF 12" OR LESS, LUMBER BLOCKING APPLIED TO BOTH NARROW-WIDTH PANEL EDGES IS RECOMMENDED, REGARDLESS OF ADJACENT RIDGE OR VALLEY.

WOOD TRUSSES

1. ALL TRUSSES SHALL BE SUPPLIED BY A CITY OR COUNTY APPROVED FABRICATOR (WHICHEVER HAS JURISDICTION). TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND APPLICABLE BUILDING CODE.
2. MANUFACTURER SHALL FURNISH TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. THE TRUSS DESIGN DRAWINGS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA. TRUSS DRAWINGS SHALL BE REVIEWED BY FELTEN GROUP PRIOR TO MANUFACTURE OR FRAMING INSPECTION.
3. TRUSSES SHALL BE DESIGNED FOR MAXIMUM TOTAL LOADS SHOWN UNDER DESIGN LOADS, CONCENTRATED LOADS FROM AIR HANDLER UNITS AND ANY OTHER CONCENTRATED LOADS.
4. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OR REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE THE SIZE, SPECIES, AND GRADE IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS.
5. CONNECTOR PLATES SHALL BE MANUFACTURED BY A TPI MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL.
6. HANDLING, INSTALLING, RESTRAINING & BRACING SHALL BE IN ACCORDANCE WITH "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES", BCSI LATEST EDITION BY WTCA AND TPI.
7. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION.
8. TRUSSES SHALL BE SUFFICIENTLY BRACED DURING ERECTION TO PREVENT TOPPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP TRUSSES. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING TRADE PARTNER.
9. PERMANENT RESTRAINT/ BRACING OF CHORDS AND WEB MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-B3 U.N.O.
10. WHERE PERMANENT BRACING OF TRUSS WEB MEMBERS IS REQUIRED ON THE TRUSS DESIGN DRAWINGS, IT SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:
    1. THE TRUSSES SHALL BE DESIGNED SO THAT THE BUCKLING OF ANY INDIVIDUAL TRUSS MEMBER IS RESISTED INTERNALLY BY MEMBER T-BRACING, L-BRACING, ETC. OF THE INDIVIDUAL TRUSS. THE BUCKLING REINFORCEMENT OF THE TRUSS INDIVIDUAL MEMBER SHALL BE INSTALLED AS SHOWN ON THE TRUSS DESIGN DRAWING OR ON SUPPLEMENTAL TRUSS MEMBER BUCKLING REINFORCEMENT DIAGRAMS PROVIDED BY THE TRUSS DESIGNER.
    2. CONTINUOUS LATERAL RESTRAINT (CLR) CONSISTING OF MINIMUM 2x4 STRESS-GRADED DIMENSION LUMBER ATTACHED AT RIGHT ANGLES TO THE WEBS WITH A MINIMUM OF (2) 10d NAILS PER TRUSS. LAP BRACING A MINIMUM OF ONE TRUSS BAY. PROVIDE DIAGONAL BRACE AT ANGLE OF APPROXIMATELY 45° TO THE CLR, ATTACH AS CLOSE AS POSSIBLE TO THE TOP AND BOTTOM CHORD PLANE WITH (2) 10d NAILS. REPEAT DIAGONAL BRACE EVERY 20 FEET U.N.O.
11. GABLE END TRUSS PERMANENT BRACING SHALL BE PROVIDED AS SHOWN IN DETAIL 408.
12. NOTCHING OF TOP CHORD OF GABLE END TRUSS FOR LOOKOUTS SHALL BE ACCOUNTED FOR IN DESIGN BY TRUSS MANUFACTURER.
13. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. TRUSS REPAIRS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA.
14. ATTICS ARE DESIGNED WITHOUT STORAGE, THEREFORE THERE SHALL NOT BE TWO OR MORE ADJACENT TRUSSES WITH THE SAME WEB CONFIGURATION CAPABLE OF CONTAINING A RECTANGLE 42 INCHES HIGH BY 2 FEET WIDE LOCATED WITHIN THE PLANE OF THE TRUSS. THE RECTANGLE SHALL BE MEASURED FROM THE TOP OF THE BOTTOM CHORD AND THE BOTTOM OF ANY OTHER TRUSS MEMBER. THIS REQUIREMENT DOES NOT APPLY IF THE REQUIRED INSULATION DEPTH IS MORE THAN THE BOTTOM CHORD MEASURE DEPTH.
15. WHEN PIGGYBACK ROOF TRUSS SYSTEM IS USED, FULLY SHEATH LOWER TRUSSES OR PROVIDE CONTINUOUS LATERAL RESTRAINT (CLR) AT SPACING SPECIFIED ON THE TRUSS DESIGN DRAWING AND DIAGONAL BRACING EVERY 10 FEET U.N.O. IN THE DRAWINGS. ALL BRACING TO BE INSTALLED PER LATEST EDITION OF BCSI-B3. DIAGONAL BRACING TO HAVE (2) 10d AT EACH INTERMEDIATE TRUSS AND (3) 10d AT EACH END.
16. WHEN HIP OVERLAY TRUSSES ARE USED FOR HIP END ROOFS, SEE DETAIL 452 FOR CONNECTION REQUIREMENTS.
17. PURLIN GABLES SHALL BE ATTACHED TO TRUSSES BELOW WITH (2) 10d FACE NAILS AT EACH INTERSECTION.
18. FELTEN GROUP DESIGNS INCLUDE MWFRS LOADS AND ARE BASED ON RATIONAL ANALYSIS. FELTEN GROUP'S CALCULATED TRUSS REACTIONS AND/OR CONNECTIONS SHALL SUPERSEDE ALL REACTIONS AND/OR CONNECTIONS LISTED IN THE TRUSS SHOP DRAWINGS.

DESIGN LOADS

2018 INTERNATIONAL BUILDING AND RESIDENTIAL CODES (IBC/IRC)

ROOF DEAD LOAD =	21 psf. 15 psf.	CONCRETE TILE MEMBRANE
ROOF LIVE LOAD =	16 psf. 20 psf.	4:12 SLOPE AND GREATER LESS THAN 4:12 SLOPE
ATTIC LIVE LOAD = (WITHOUT STORAGE)	10 psf. NON - CONCURRENT	
FLOOR DEAD LOAD =	10 psf. +5 psf. +5 psf.	 w/ PARTITION WALL w/ TILE
FLOOR LIVE LOAD =	40 psf.	
DECK LIVE LOAD =	40 psf.	
EXT. WALL DEAD LOAD = INT. WALL DEAD LOAD =	12 psf. 7 psf.	
WIND SPEED = EXPOSURE AT M.W.F.R.S = EXPOSURE AT C & C = RISK CATEGORY	98 mph. (IBC) C C II	115 mph. (IRC)
SEISMIC DESIGN CATEGORY =	D	D0
GROUND SNOW LOAD; Pg =	0 psf.	SITE CLASS = D
SEISMIC DESIGN PARAMETERS:	Ss = 0.497	S1 = 0.168

22-0339
06/16/2022

FELTEN GROUP
ARCHITECTURE | ENGINEERING | FORENSICS
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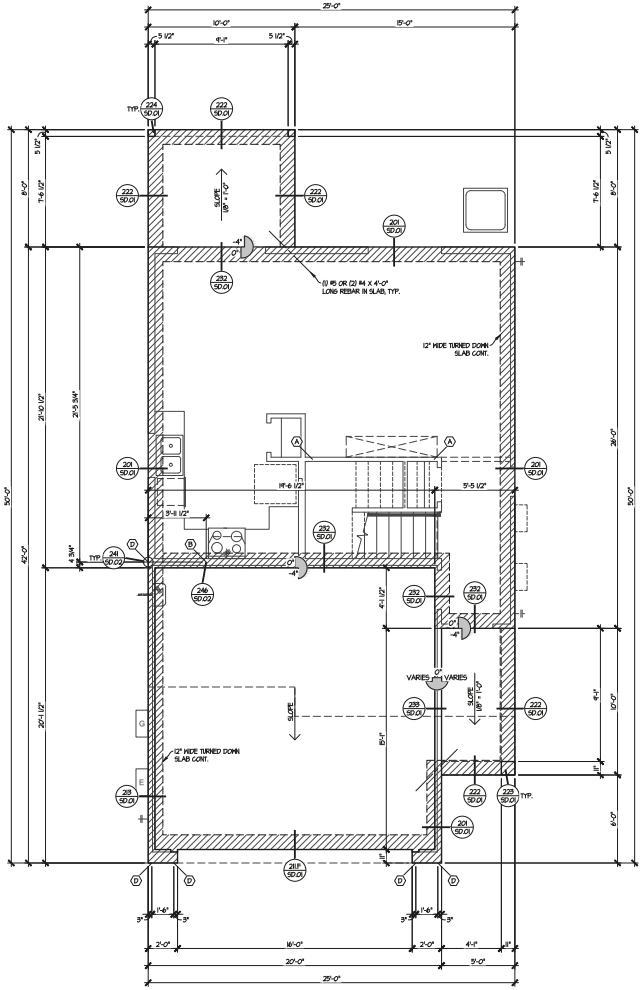
TITLE: GENERAL STRUCTURAL NOTES

ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
PROFESSIONAL
4/15/2020

PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020
1 2 3 4 5 6 7 8

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



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 CONSULTANT'S 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 =	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	2¾"
			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-SD2.5	STD. SLAB	3/4" DIA. TITEN HD	6¼"
			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 CS16 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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TITLE: FOUNDATION PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
CERTIFICATE NO. 36014

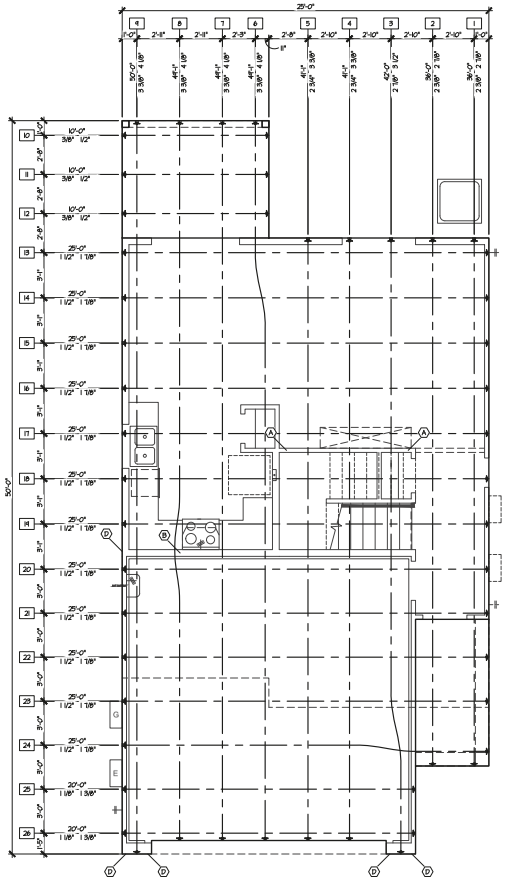
PLAN NAME: BIRCH
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
S1.01

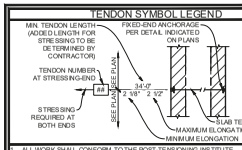
plot scale: 1/4" = 1'-0" plot date: Apr 15, 2020 - 3:56pm jobs:\LGI Homes\Revised Birch\S1.01.dwg



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 1/F 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 REG 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 8' 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 10% 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/S3.
43. [illegible]

22-0339
06/16/2022

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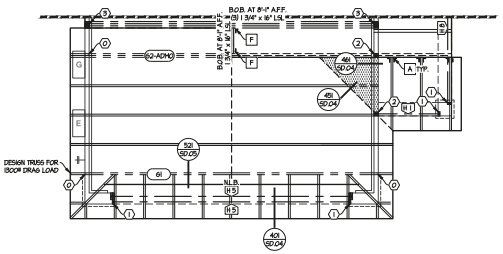
TITLE: TENDON LAYOUT ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
CERTIFICATE NO. 36074

DRAWN BY: MARK WILKINSON
JOB NUMBER:
DATE: 04/15/2020

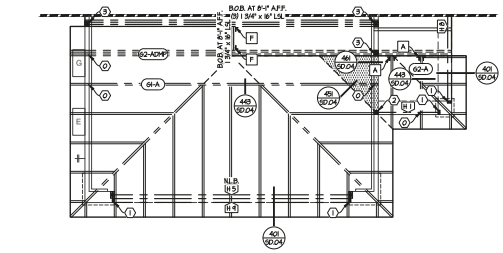
SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1284
PLAN NAME: BIRCH
SHEET NUMBER: S1.02



SEE ELEVATION A FOR INFORMATION NOT SHOWN

FLOOR FRAMING PLAN

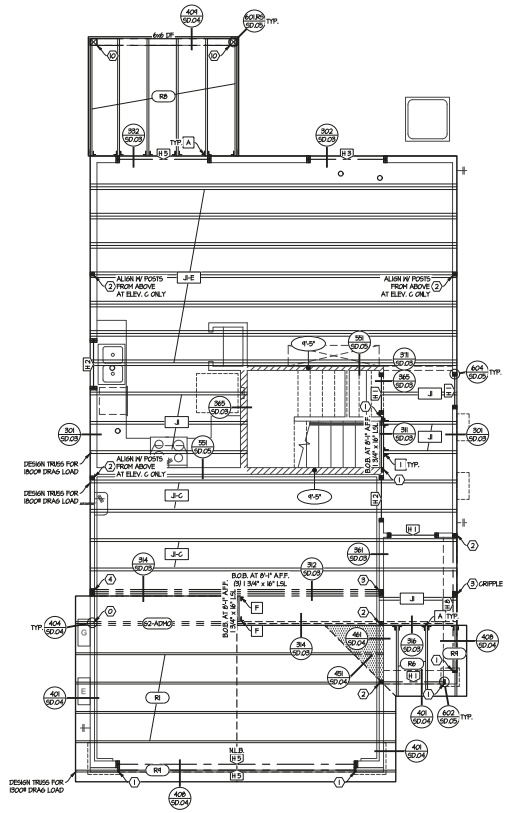
ELEVATION B 1/4" = 1'-0"



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 18" 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 = (1) TRIMMER STUD AND (2) KING STUDS	1A = (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD
2 = (2) TRIMMER STUDS AND (2) KING STUDS	2A = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3 = (2) TRIMMER STUDS AND (1) KING STUD	3A = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4 = (1) TRIMMER STUD AND (3) KING STUDS	4A = (3) TRIMMER STUDS AND (3) KING STUDS
5 = (2) TRIMMER STUDS AND (3) KING STUDS	5A = (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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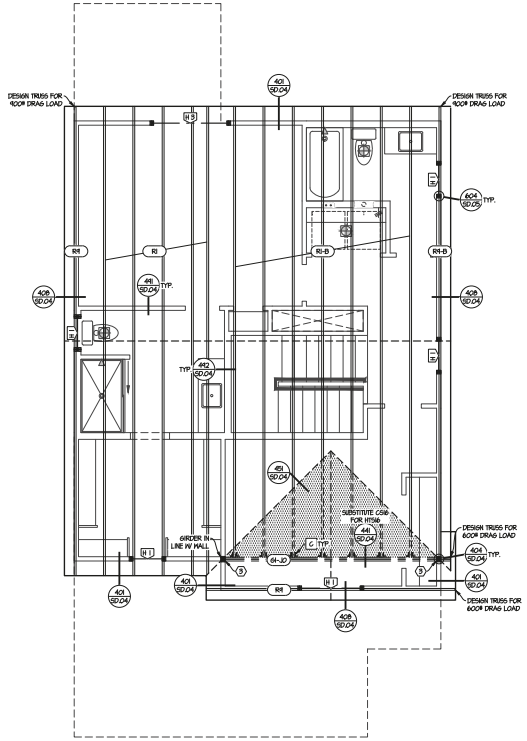
TITLE: FLOOR FRAMING PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
No. 36014

CURRENT IMPROVEMENT PLAN
JOB NUMBER:
DATE: 04/15/2020

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



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	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 = (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	2 = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3 = (2) TRIMMER STUDS AND (1) KING STUD	3 = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4 = (1) TRIMMER STUD AND (3) KING STUDS	4 = (3) TRIMMER STUDS AND (3) KING STUDS
5 = (2) TRIMMER STUDS AND (3) KING STUDS	5 = (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

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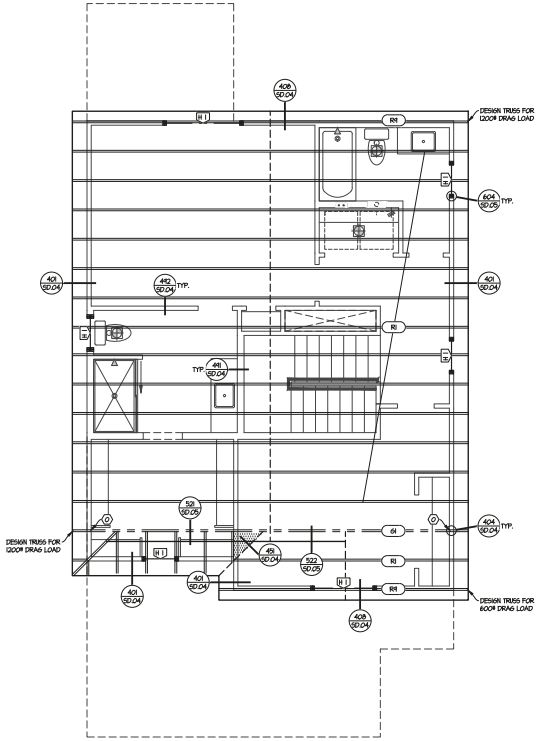
TITLE: ROOF FRAMING PLAN
ELEVATION A

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

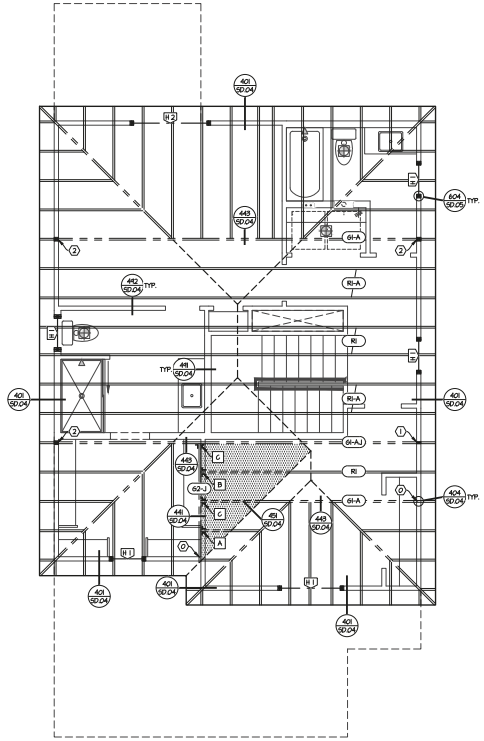
PRELIMINARY NOT FOR CONSTRUCTION
JOB NUMBER:
DATE: 04/15/2020

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



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	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 = (1) TRIMMER STUD AND (2) KING STUDS
1 = (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD
1 = (2) TRIMMER STUDS AND (2) KING STUDS
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1 = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
1 = (1) TRIMMER STUD AND (3) KING STUDS
1 = (3) TRIMMER STUDS AND (3) KING STUDS
1 = (2) TRIMMER STUDS AND (3) KING STUDS
1 = (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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GT HOMES

TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

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JOB NUMBER:

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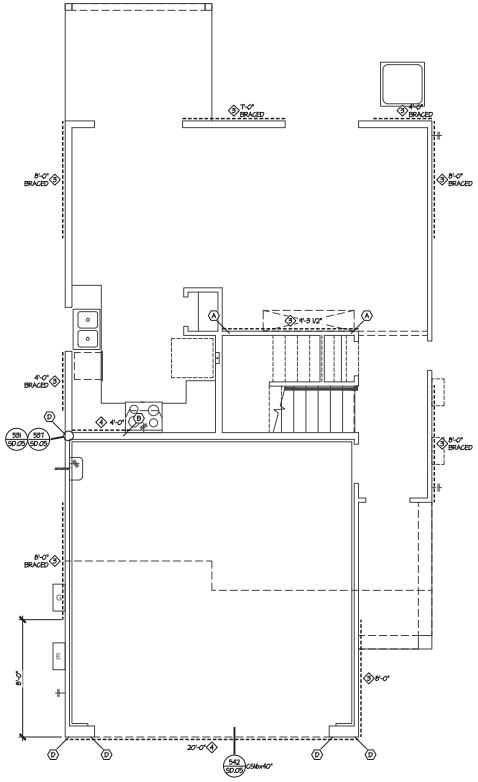
SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
S2.03



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.	12" 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	3½"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	4¼"
			STEP		
C	POST - SET	HDU8-SDS2.5	STD. SLAB	3/4" DIA. TITEN HD	6½"
			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	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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	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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GT HOMES

TITLE: LOWER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

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PLAN NAME
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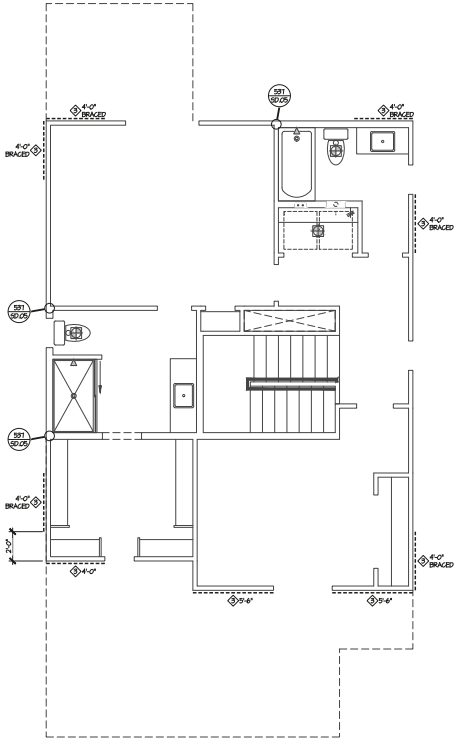
SHEET NUMBER
S3.01



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.
A	POST - SET	LTT20B	STD. SLAB	1/2" DIA. TITEN HD	3¼"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	4¼"
			STEP		
C	POST - SET	HDU8-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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	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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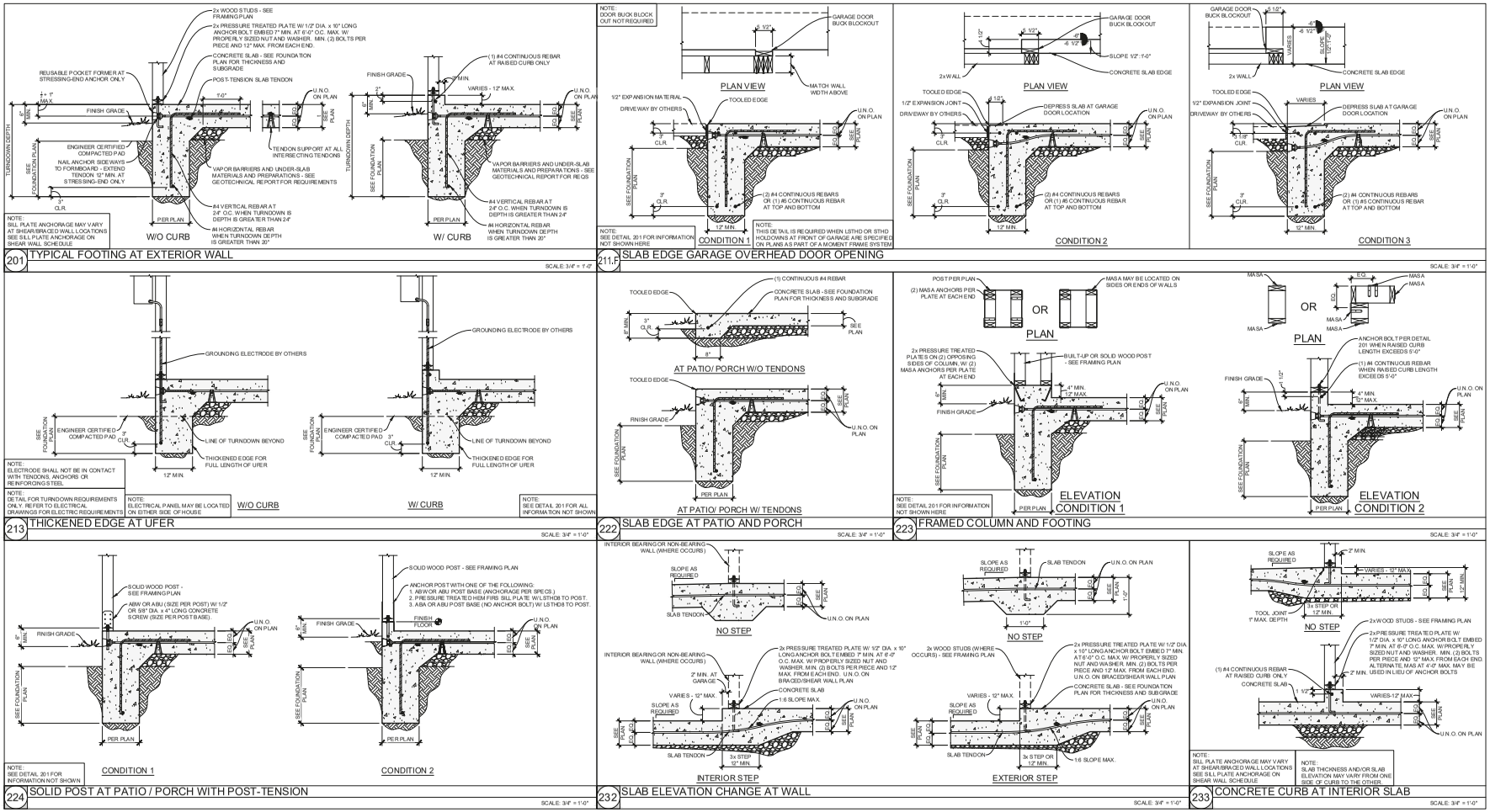

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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE CIVIL

JOB NUMBER:

DATE: 04/15/2020

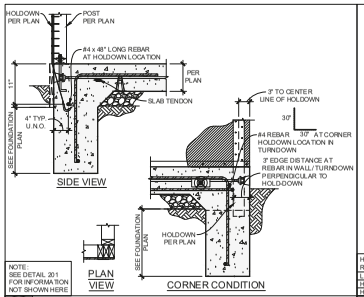
SERIES: 25' SERIES

SUBDIVISION: SKYLINE

PLAN NUMBER: 1284

PLAN NAME: BIRCH

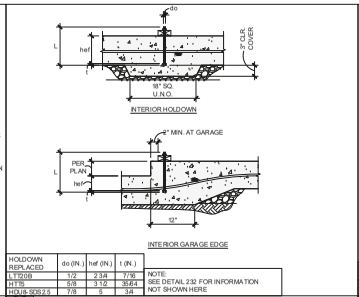
SHEET NUMBER: SD.01



NOTE:
SEE DETAIL 201 FOR INFORMATION NOT SHOWN HERE

241 HOLDOWN AT EXTERIOR WALL

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

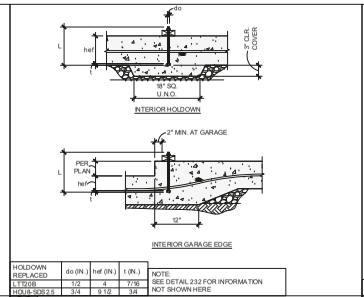


HOLDOWN REPLACED	do (IN.)	hef (IN.)	t (IN.)
LTT20B	1/2	2 3/4	7/16
HTT8	5/8	3 1/2	3x6x4
HDU8-SDS2.5	7/8	5	3/4

NOTE:
SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.W HEADED STUD WIND

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

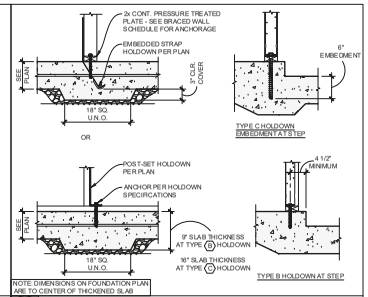


HOLDOWN REPLACED	do (IN.)	hef (IN.)	t (IN.)
LTT20B	1/2	4	7/16
HDU8-SDS2.5	3/4	9 1/2	3/4

NOTE:
SEE DETAIL 232 FOR INFORMATION NOT SHOWN HERE

242.S HEADED STUD SEISMIC

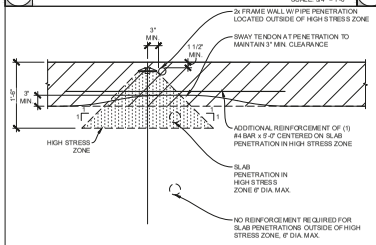
SCALE: 3/4" = 1'-0"



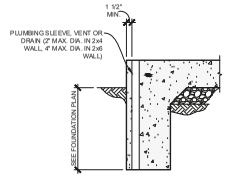
NOTE: DIMENSIONS ON FOUNDATION PLAN ARE TO CENTER OF THICKENED SLAB

246 INTERIOR HOLDOWN

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



PLAN VIEW



SIDE VIEW

294 PLUMBING PENETRATIONS AT SLAB EDGE

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

22-0339
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TITLE: STRUCTURAL DETAILS

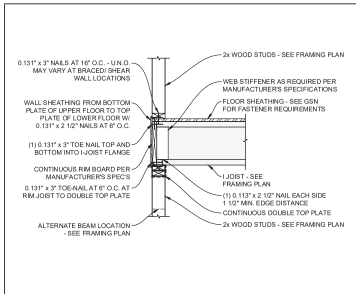
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
CERTIFICATE NO. 36014

CLIENT IMAGE APPROVAL:
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

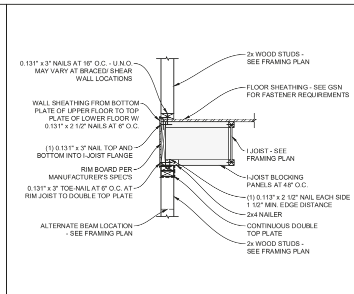
PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
SD.02



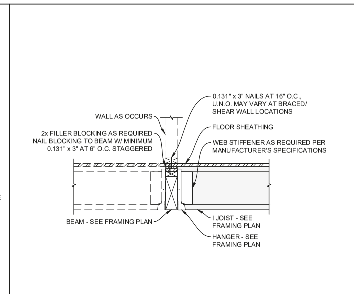
301 PERPENDICULAR JOIST AT EXTERIOR WALL

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



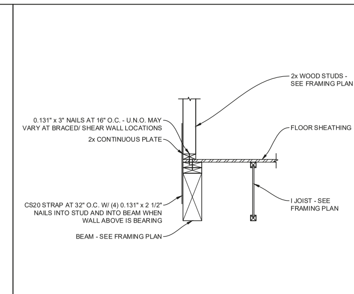
302 PARALLEL JOIST AT EXTERIOR WALL

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



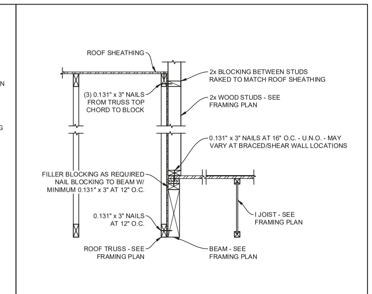
311 JOIST AT FLUSH BEAM AT INTERIOR

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



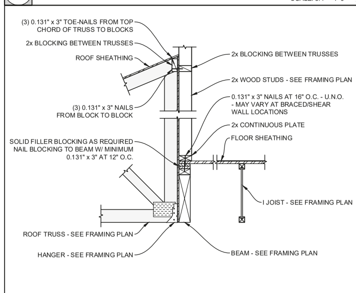
312 PARALLEL JOIST AT BEAM

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



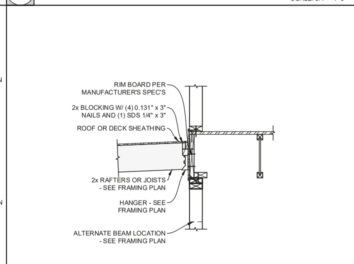
314 PARALLEL ROOF TRUSS & JOIST AT FLUSH BEAM

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



316 MONO TRUSS AND PARALLEL JOIST AT FLUSH BEAM

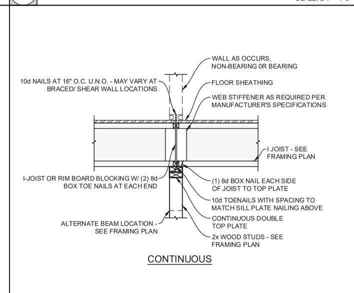
SCALE: 3/4" = 1'-0"



NOTE:
SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

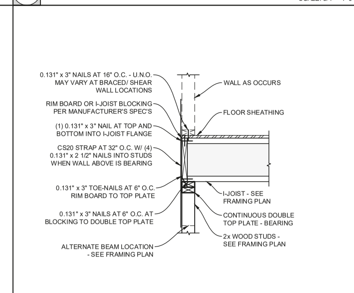
332 RAFTER OR JOIST AT PARALLEL JOIST AT WALL

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



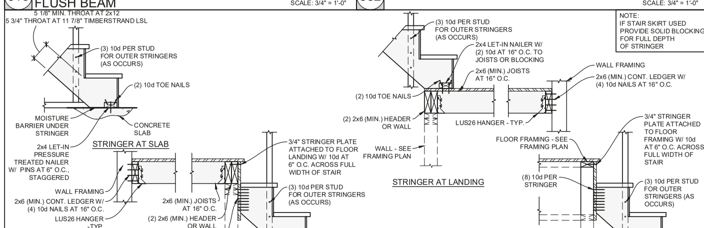
361 CONTINUOUS JOIST AT INTERIOR BEARING WALL

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



365 JOIST AT INTERIOR BEARING WALL

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



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

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

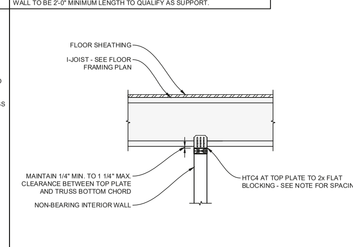
NOTE:
DO NOT OVERCUT STRINGERS

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"

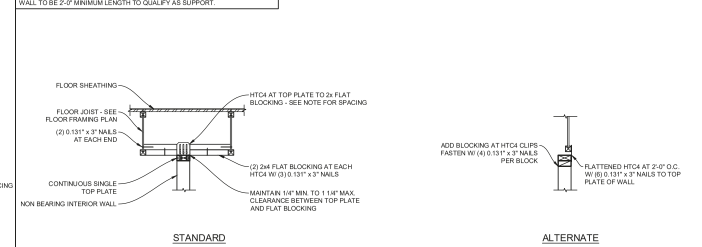
NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.



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"

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TITLE:
STRUCTURAL DETAILS

ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
PROFESSIONAL

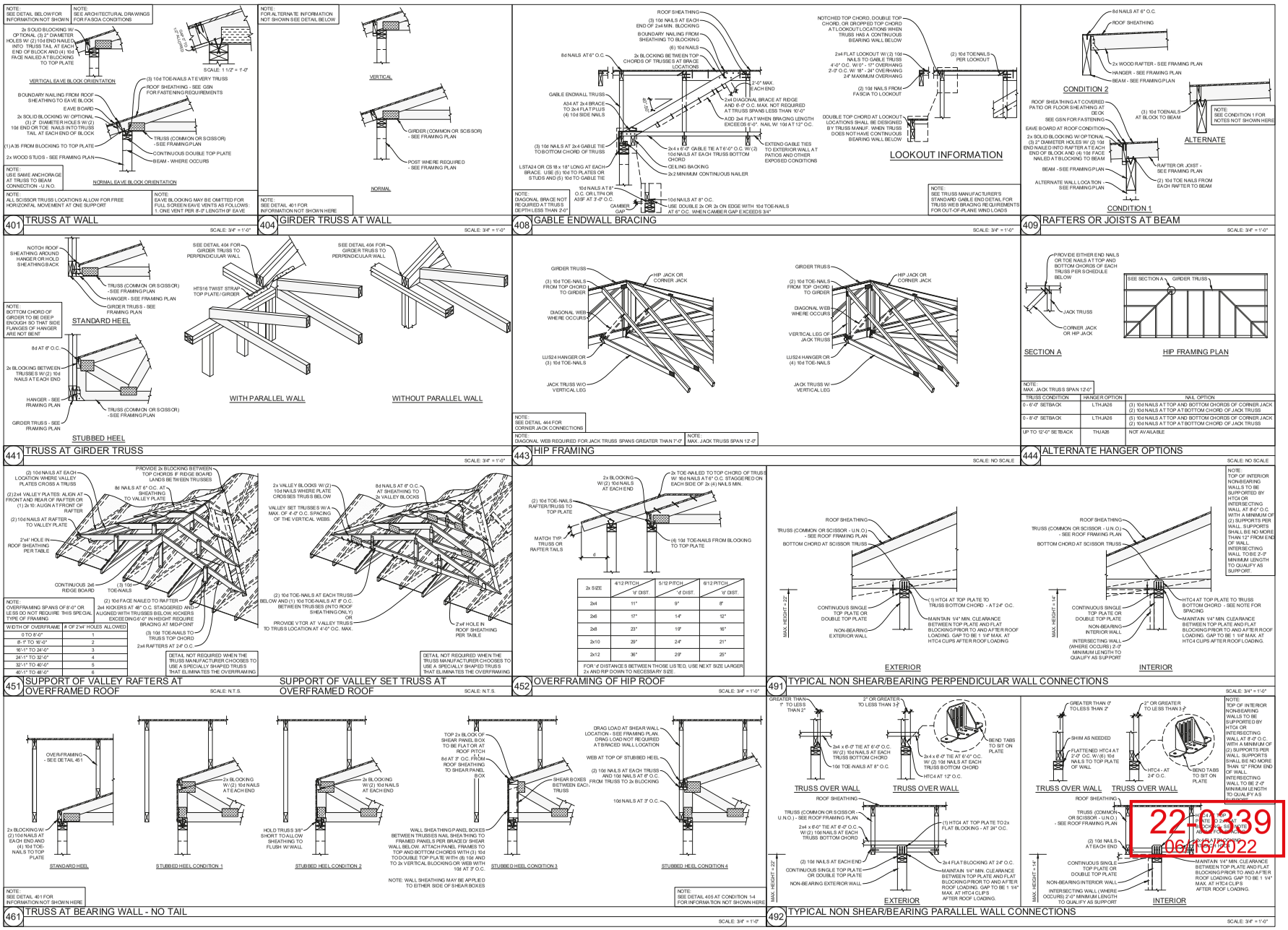
PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1284
PLAN NAME
BIRCH

SHEET NUMBER
SD.03

john.morgan Apr 15, 2020 - 6:05pm Z:\A_MLGI Homes\Nevada\Skyline\1284\Structural\Active Folder\1284-27-Structural Details.dwg



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	THJA08	NOT AVAILABLE

WIDTH OF OVERFRAME	# OF 2x4' 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 'l' DIST.	5/12 PITCH 'd' DIST.	6/12 PITCH 'l' 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.

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TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE CIVIL

JOB NAME: 22-0339 LGI HOMES-ARIZONA

JOB NUMBER:

DATE: 04/15/2020

SERIES: 25' SERIES

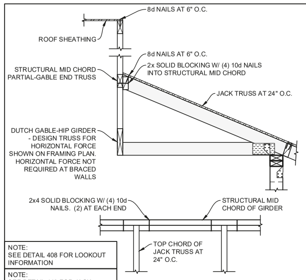
SUBDIVISION: SKYLINE

PLAN NUMBER: 1284

PLAN NAME: BIRCH

SHEET NUMBER: SD.04

22-0339
06/16/2022

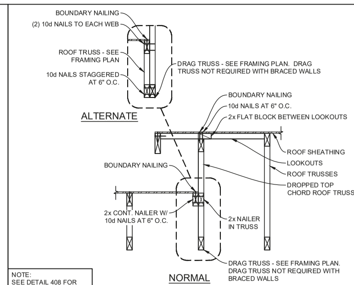


NOTE:
SEE DETAIL 408 FOR LOOKOUT INFORMATION

NOTE:
SEE DETAIL 443 FOR JACK TRUSS TO GIRDER CONNECTION

521 SHEAR TRANSFER AT DUTCH-GABLE

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

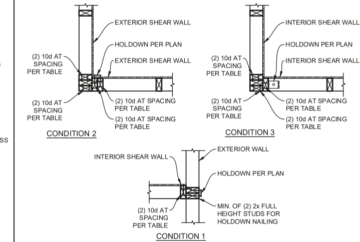


NOTE:
SEE DETAIL 408 FOR LOOKOUT INFORMATION

522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL

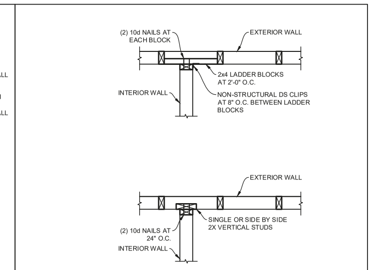
SCALE: 3/4" = 1'-0"

HOLDOWN	10d NAIL SPACING
LSTHD8 OR LTT20B	8"
STHD10 OR HTT5	6"
STHD14 OR HDU8	4"



531 HOLDOWN AT SHEAR WALL TO INTERSECTING/CORNER WALL CONNECTION

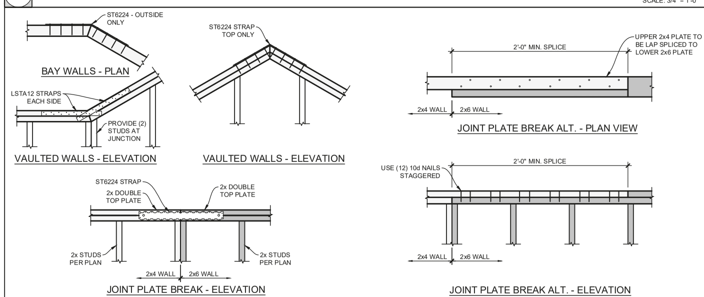
SCALE: 3/4" = 1'-0"



NOTE: THIS DETAIL APPLIES UNLESS DETAIL 531 IS SPECIFIED

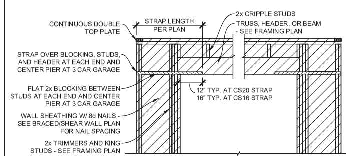
533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION

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



537 SHEAR TRANSFER AT TOP PLATES

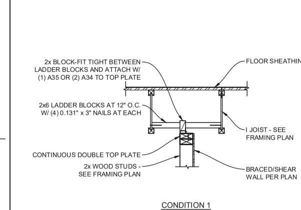
SCALE: 3/4" = 1'-0"



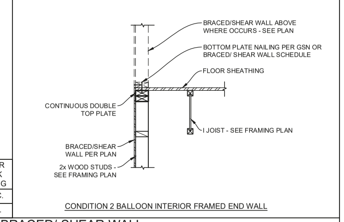
STRAP	NUMBER OF NAILS AT EACH END	ALLOWABLE LOAD
CS20	(10) - 0.131 x 1 1/2"	1030#
CS16	(15) - 0.131 x 1 1/2"	1705#

542 DOUBLE-SIDED DRAG STRUT

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



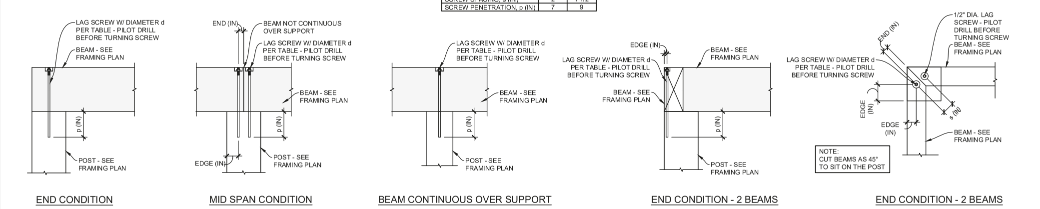
WALL TYPE	LADDER BLOCK SPACING
3	12" O.C.
4	6" O.C.



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

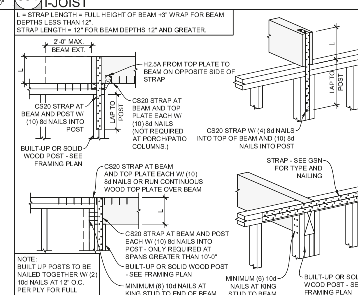


NOTE:
4X4 POSTS ARE LIMITED TO 3/8" DIAMETER LAG SCREWS WITH A 9" EMBED BECAUSE OF SPACING REQUIREMENTS

601.RS LAG BOLT - BEAM TO POST CONNECTION

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

L = STRAP LENGTH = FULL HEIGHT OF BEAM +3" WRAP FOR BEAM DEPTHS LESS THAN 12".
STRAP LENGTH = 12" FOR BEAM DEPTHS 12" AND GREATER.

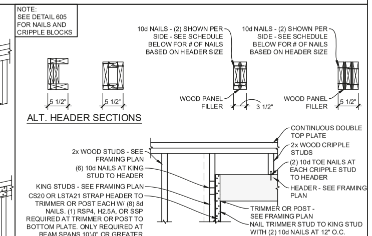


NOTE:
BUILT UP POSTS TO BE NAILED TOGETHER W/ (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST

602 BEAM AT WALL CONNECTIONS

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

NOTE:
SEE DETAIL 605 FOR NAILS AND CRIPPLE BLOCKS



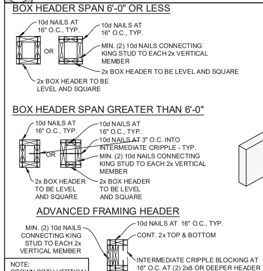
HEADER SIZE	# OF NAILS AT 16" O.C. PER SIDE
2x4	2
2x6	3
2x8	4
2x10	5
2x12	6

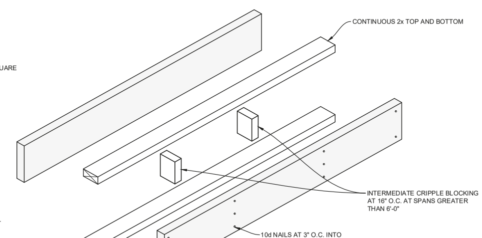
NOTE:
REFER TO DETAIL 611/SD FOR ALTERNATE HEADER SIZES.

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"



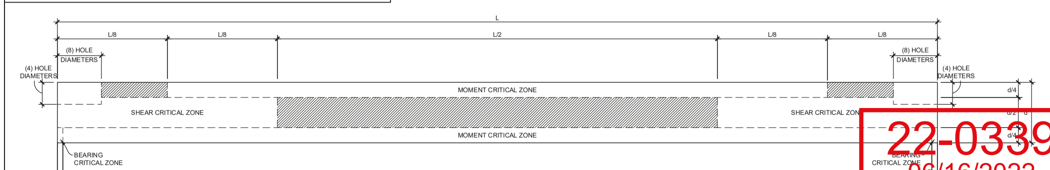


NOTE:
CROWN BOTH VERTICAL MEMBERS TO KEEP TOP OF HEADER LEVEL.

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: SEALING HOLES IS RECOMMENDED.



ZONES WHERE HORIZONTAL HOLES ARE ALLOWED

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.

607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

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

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TITLE: STRUCTURAL DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

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

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

(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 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
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 1/4" 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 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 1/8" 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 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 1/4" 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 9 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 1/2" 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 1/4" 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 1.5E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 5 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"

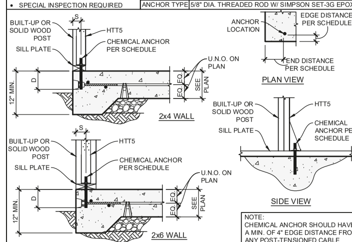
SIMPSON STRONG-TIE	USP	SIMPSON STRONG-TIE	USP
A34	MP34	LS70	MP7
A35	MPA1	LSSU210	LSSH210
ABU44	PAU44	LSTA12	LSTA12
ABU66	PAU66	LSTA18	LSTA18
AC4	PBS44	LSTA24	LSTA24
ACE4	PBES44	LSTHD8	NOT ALLOWED
CMSTC16	CMSTC16	LTHJA26	HHC26/ HJC26
CS16	RS150	LTP4	MP4F
CS20	RS250	LTT20B	DTB-TZ
DTC	TR2	LUS24	JUS24
EPCZ (44)	EPCM44-T2	LUS26	JUS26
H1	RT15	LUS28	JUS28
H2.5A	RT7A	MASA	FA4 (75% O.C. SPACING AT SILL ANCHORAGE)
H2.5T	RT7AT	MSTC28	MSTC28
HDQ8-SDS3	PHD8	MTHMQ-SDS	HJHC28
HDU8-SDS2.5	PHD8	RSP4	RSPT4
HGUS26	THDH26	SSP	RSPT6
HGUS26-2	THDH26-2	ST12	ST12
HGUS26-3	THDH26-3	ST6224	KST224
HGUS28-2	THDH28-2	STHD10	NOT ALLOWED
HGUS28-3	THDH28-3	STHD14	NOT ALLOWED
HGUS210-3	THDH210-3	SUR/L26	SKH26 R/L
HHUS210-2	THD210-2	TBE4	SBP4
HTS16	HTW16	THA29	MSH29
HTC4	HTC4 (60% O.C. SPACING)	THA213	MSH213 (USE 16d COMMON NAILS)
HTT4	HTT45 (MIN.)	THA413	MSH413
HTT5	HTT45 (MAX.)	THA418	MSH418 (USE 16d COMMON NAILS)
HUS26	HUS26	THA422	MSH422IF
ITS	TFL	THJA26	HHC26/ HJC26
LS50	MP5	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		



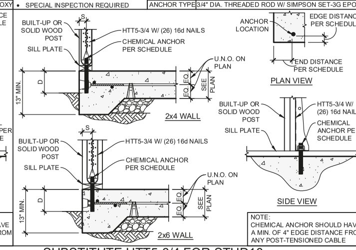
NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

802 SUBSTITUTE HTT5 FOR LSTHD8

POST-TENSION FOUNDATION

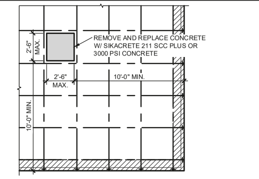
NOTES:
- SAME REQUIREMENTS APPLY AT 6" MIN. WIDE CONCRETE CURB. ADD 6" TO EMBED DEPTH AT 4" WIDE CURB.
- DO NOT EXCEED EMBEDMENT DEPTH SHOWN
- SPECIAL INSPECTION REQUIRED

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		



NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

SUBSTITUTE HTT5-3/4 FOR STHD10



REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

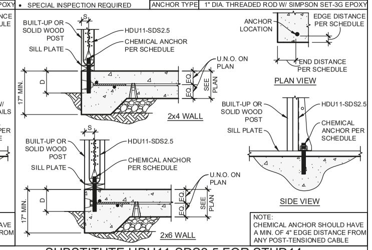
NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 3" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL
5. TEMPORARY SHORING 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"	≥ 8 1/2"	7 1/2"
2x6	2 3/4"	≥ 7 7/8"	
ANCHOR TYPE	1" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY		

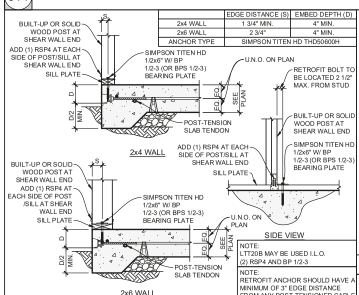


NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

SUBSTITUTE HDU11-SDS2.5 FOR STHD14

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	

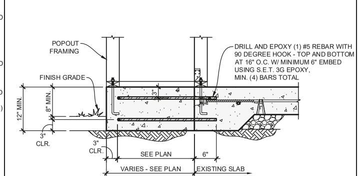


NOTE:
LTT20B MAY BE USED I.L.O. (2) RSP4 AND BP 1/2-3

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

803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION



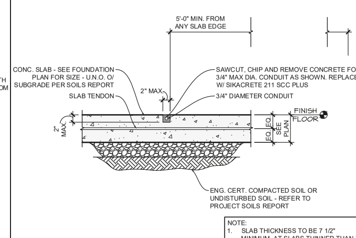
NOTE:
DO NOT DRILL INTO TENDON

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

NOTE:
SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

804 POST-SET POPOUT TO POST-TENSIONED SLAB

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



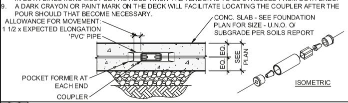
NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM. AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER

805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

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

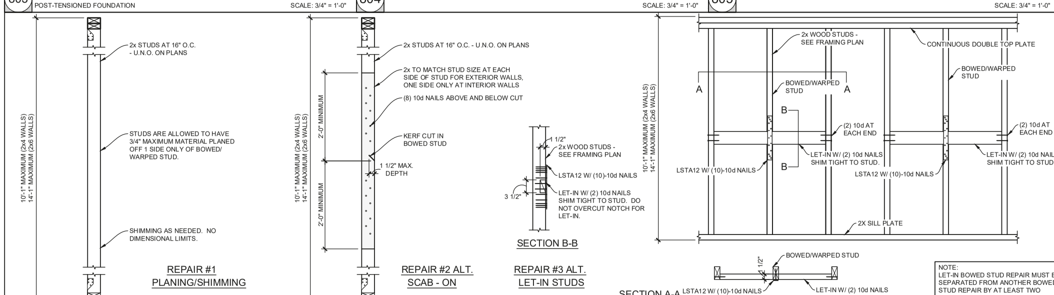
IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE BELOW BEFORE CONCRETE PLACEMENT.

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 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.
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 COUPLERS 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.



806 TENDON COUPLER

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

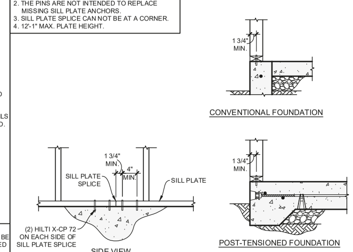


NOTE:
LET-IN BOWED STUD REPAIR MUST BE SEPARATED FROM ANOTHER BOWED STUD REPAIR BY AT LEAST TWO STUDS AS SHOWN ABOVE.

811 BOWED/WARPED STUD REPAIRS

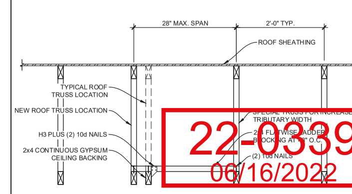
SCALE: 1 1/2" = 1'-0"

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"

22-0339
06/16/2022

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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL NOTIFY FELTEN GROUP, INC. OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE CONSTRUCTION DOCUMENTS.
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TITLE: STRUCTURAL DETAILS

STATE OF NEVADA PROFESSIONAL ENGINEER
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

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

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

john.morgan Apr 15, 2020 - 6:05pm Z:\A_MI\LGI Homes\Nevada\Skyline\1284\Structural\Active Folder\1284-27-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.

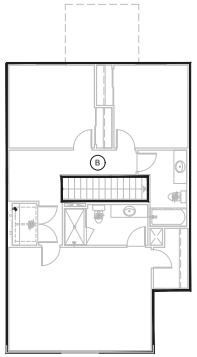
DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, 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.

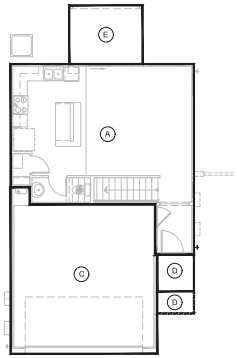
CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

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.

BUILDING FOOTPRINT



SECOND FLOOR PLAN A



FIRST FLOOR PLAN A

SQUARE FOOTAGE TABLE

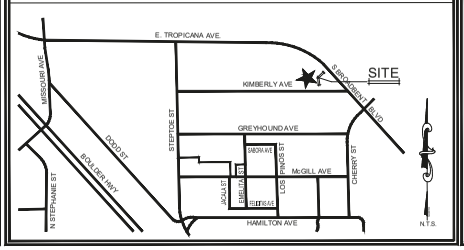
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

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 22.0.2.235 CLACK COUNTY BUILDING ADMINISTRATIVE CODE

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22-0339
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

lucas.trujillo Apr 16, 2020 - 3:56pm Z:\A_MLJD Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-01-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 BUILDING 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

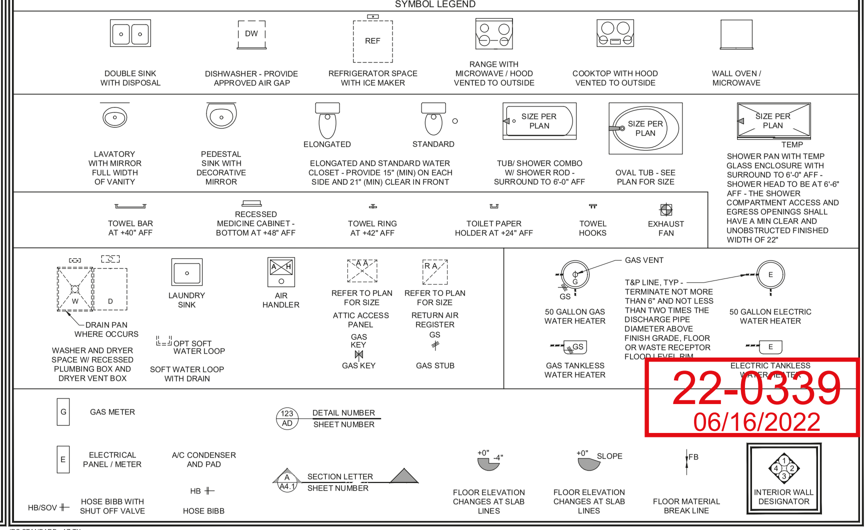
1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

IRC STANDARD

ABBREVIATIONS

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

SYMBOL LEGEND



IRC STANDARD - AZ TX

22-0339
06/16/2022

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ARCHITECTURE | ENGINEERING | FORENSICS
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GENERAL ARCHITECTURAL NOTES

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REGISTERED RESIDENTIAL DESIGNER
367-RD
STATE OF NEVADA
4/16/2020

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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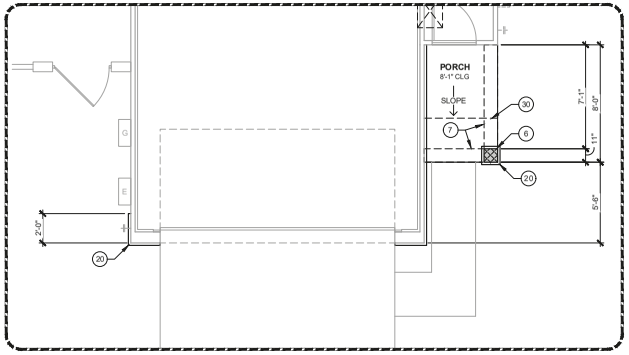
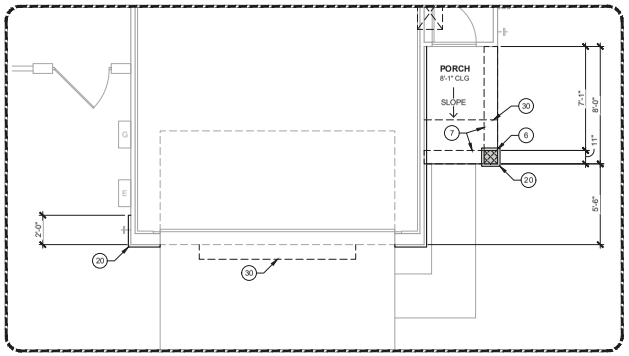


FLOOR PLAN
ELEVATION B 1/4" = 1'-0"



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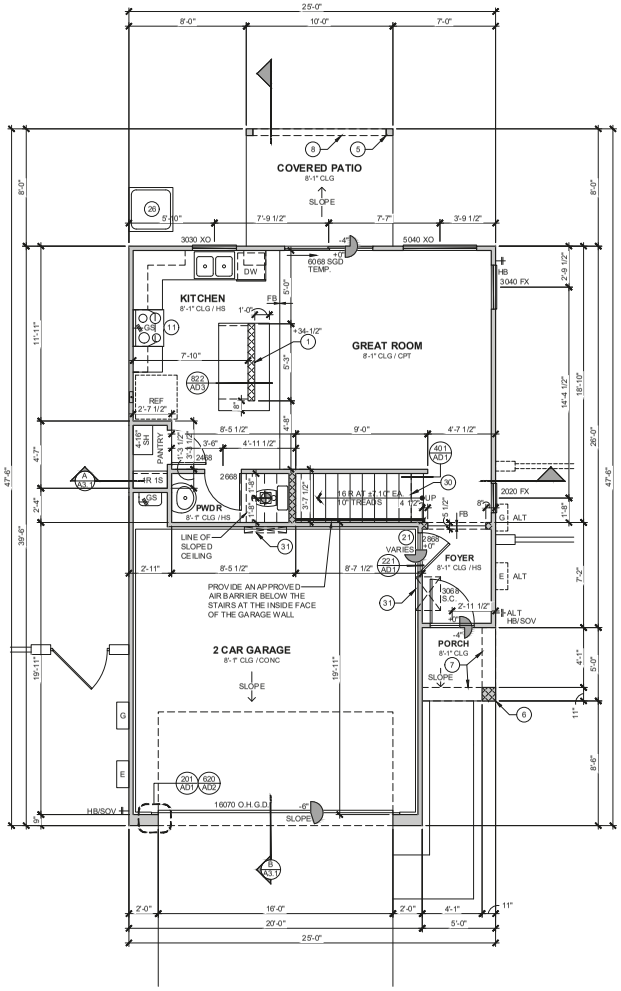

FLOOR PLAN
ELEVATION A 1/4" = 1'-0"

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 MOF CAP - HEIGHT AS NOTED
28. WASHER PAN WITH DRAIN - WASHER TO ALWAYS BE LEFT OF DRYER
29. WALL OR FLOOR BELOW
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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 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 2'2"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
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367-RD
ARCHITECT
STATE OF NEVADA

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

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
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PLAN NAME
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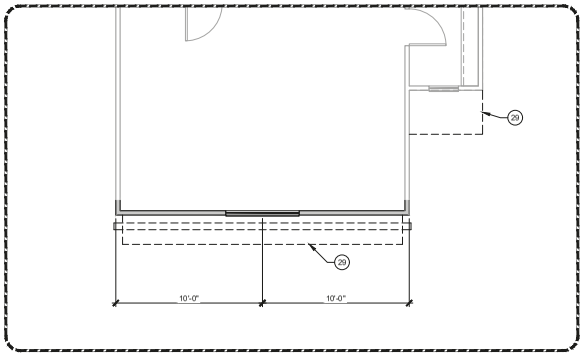
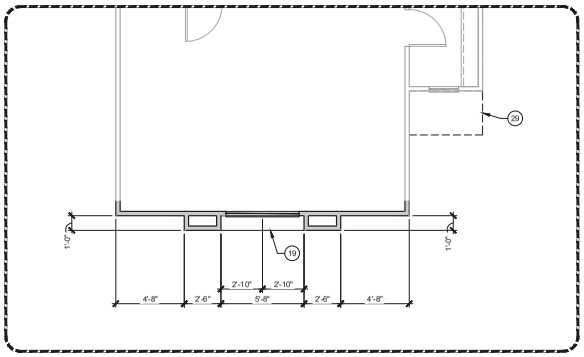


SECOND FLOOR
ELEVATION B 1/4" = 1'-0"



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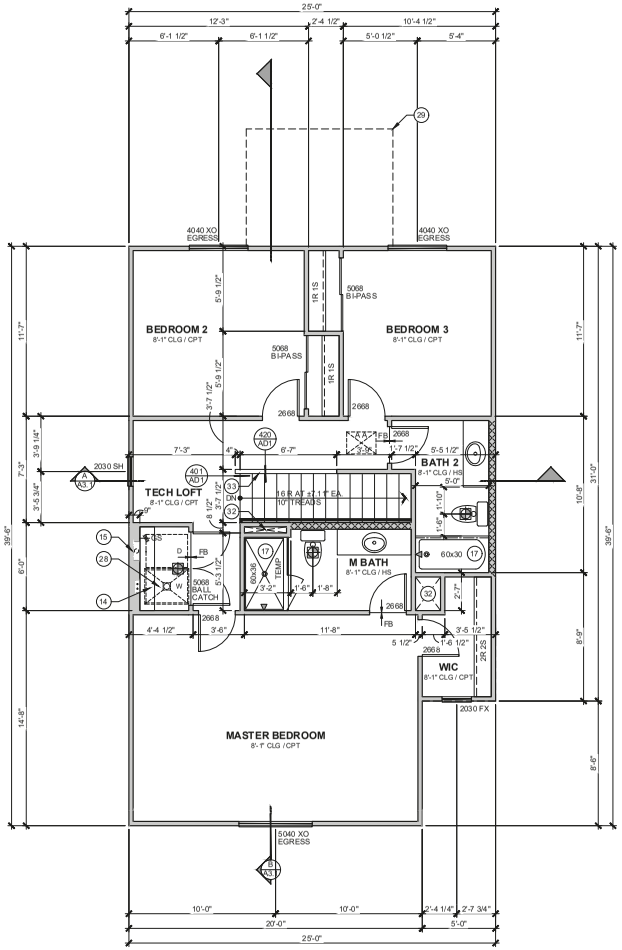

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2. ALL 1ST FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
3. ALL 2ND FLOOR WINDOW HEADS TO BE 6'-8" U.N.O.
4. PROVIDE WINDOW AREAS EQUAL TO 8% OF FLOOR AREA WITH MINIMUM OPENABLE AREA TO OUTDOORS EQUAL TO 4% OF FLOOR AREA.
5. WINDOW SUPPLIER TO VERIFY THAT 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 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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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 ON THESE DRAWINGS.

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SECOND FLOOR PLAN
ALL ELEVATIONS

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

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

SERIES
25' SERIES
SUBDIVISION
SKYLINE

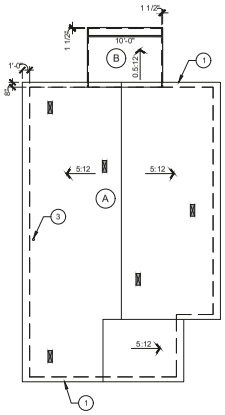
PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
A1.2

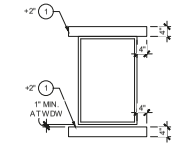
lucas.trujillo Apr 16, 2020 - 3:26pm Z:\A_MLGI Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-03-Floor Plans.dwg

(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.	

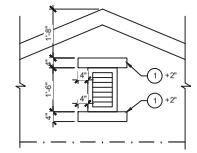
(B) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



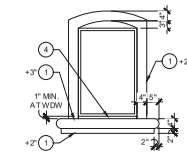
ROOF PLAN
ELEVATION A 1/8" = 1'-0"



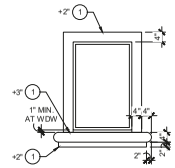
TYP WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



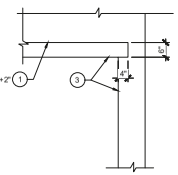
DECORATIVE VENT
ELEVATION A 1/2" = 1'-0"
FRONT GABLE END



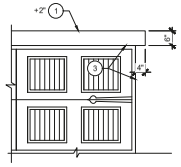
WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
TRIM AT FRONT WINDOW



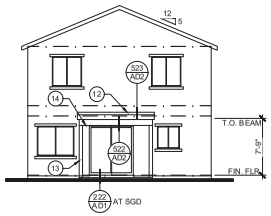
STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT FRONT WINDOW



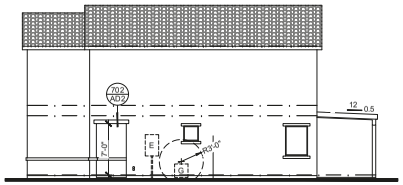
STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT PORCH



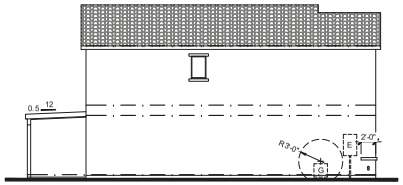
STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT GARAGE



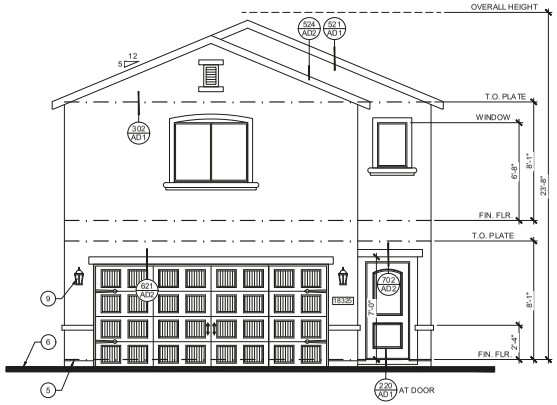
REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



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



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



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - ELDORADO STONE (DJJ 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 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

(B) 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 WHERE REQUIRED IN ADDITION TO THE PROVISION OF ADEQUATE NATURAL AND ARTIFICIAL DRAINAGE SLOPES AND FLOOR HEIGHTS. ALL DRAINAGE SYSTEMS, SUBSURFACE AND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.

2022
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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EXTERIOR ELEVATIONS / ROOF PLANS
ELEVATION A

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REGISTERED
367-RD
PROFESSIONAL DESIGNER
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

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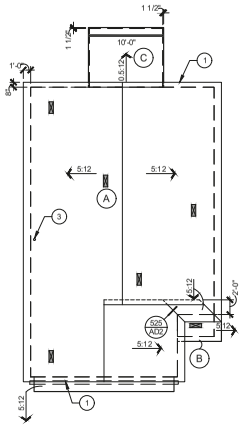
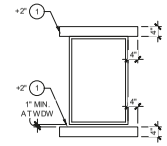
(A) ROOF VENTILATION CALCULATIONS			1/300	
TOTAL ROOF AREA =	945.00 SQ. FT.	VENTING REQUIRED =	453.60 SQ. IN.	
UPPER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	195.00 SQ. IN.	
		UPPER TOTAL =	195.00 SQ. IN.	40%
LOWER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	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 =	15.00 SQ. FT.	VENTING REQUIRED =	14.40 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.

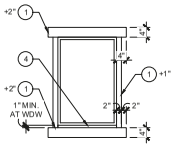
(C) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



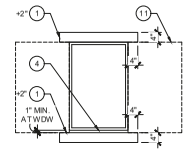
ROOF PLAN
ELEVATION B 1/8" = 1'-0"



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



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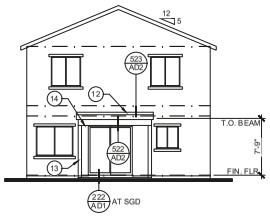
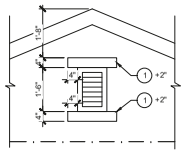
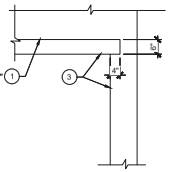


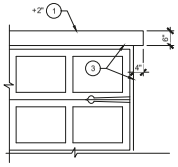
REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



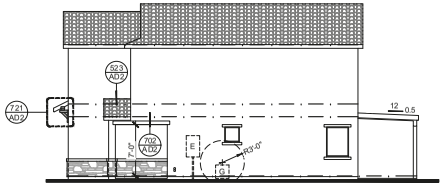
STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT FRONT WINDOW



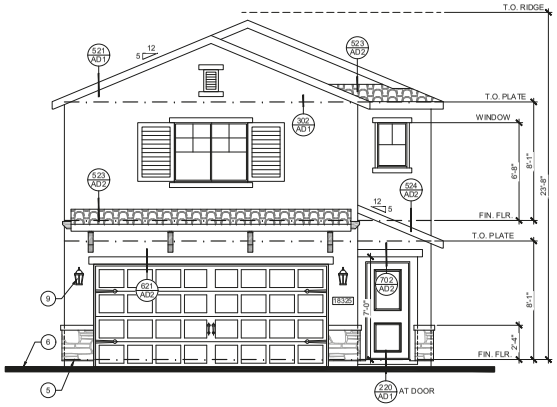
STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT PORCH



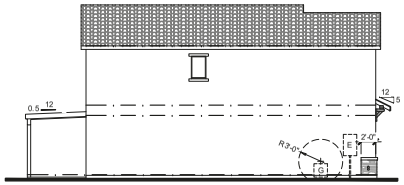
STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT GARAGE



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



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



LEFT ELEVATION
ELEVATION B 1/8" = 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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - ELDORADO 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 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 ADEQUATE NATURAL AND/OR MECHANICAL SLOPES AND FLOOR HEIGHTS. DRAINAGE SWALES, SUBSURFACE UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.

2022
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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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

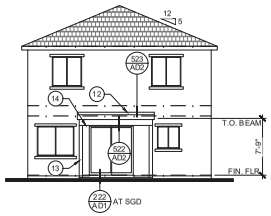
lucas.hugillo Apr 16, 2020 - 3:27pm Z:\A_MULDI Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-05-1-Exterior Elevs.dwg

(A) ROOF VENTILATION CALCULATIONS			1/300	
TOTAL ROOF AREA =	945.00 SQ. FT.	VENTING REQUIRED =	453.60 SQ. IN.	
UPPER VENTING PROVIDED	2	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.	

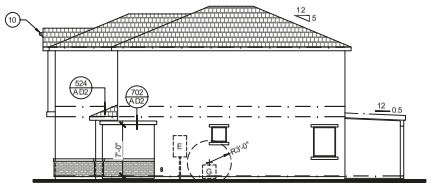
(B) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	15.00 SQ. FT.	VENTING REQUIRED =	14.40 SQ. IN.
VENTING PROVIDED	1	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	97.50 SQ. IN.
		TOTAL VENTING PROVIDED =	97.50 SQ. IN.

(C) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	10.67 SQ. FT.	VENTING REQUIRED =	10.24 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.

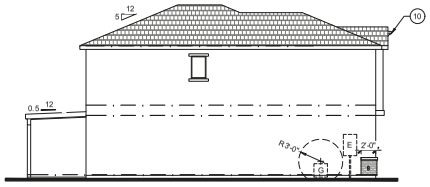
(D) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



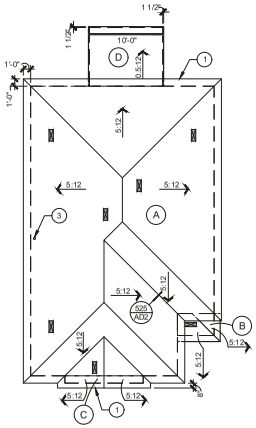
REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



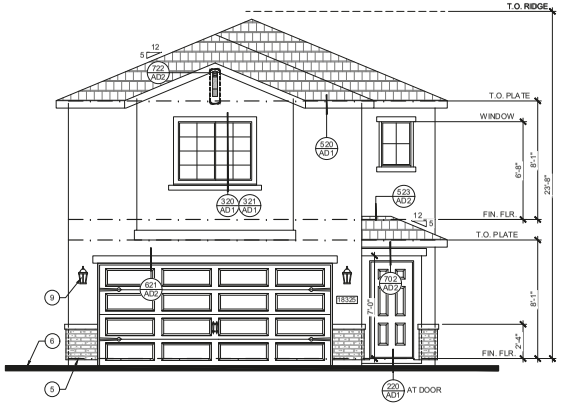
RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



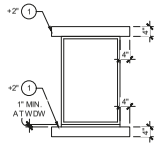
LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



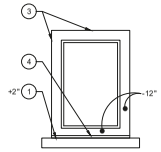
ROOF PLAN
ELEVATION C 1/8" = 1'-0"



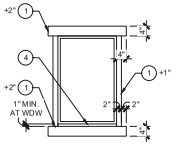
FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"



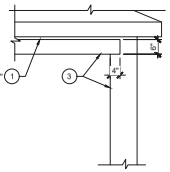
TYP WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



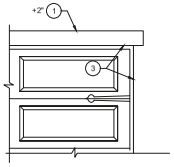
WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT RECESSED WINDOW



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL

FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

(1) 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

(2) 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 SUFFICIENT NATURAL AND IMPROVED SURFACE SLOPES AND FLOOR HEIGHTS. DRAINAGE SHOWN ON SITE, SUBSURFACE UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.

2020-0316
06/16/2022

A — ROOF AREA

5:12 — DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)

6'-0" LOUVERED GABLE END VENT (TRIANGULAR)

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE FELTEN GROUP AND MAY NOT BE REPRODUCED OR USED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE FELTEN GROUP. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE FELTEN GROUP DOES NOT ASSUME RESPONSIBILITY FOR ANY DEVIATIONS MADE FROM THESE PLANS WITHOUT WRITTEN CONSENT.

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EXTERIOR ELEVATION / ROOF PLANS
ELEVATION C

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

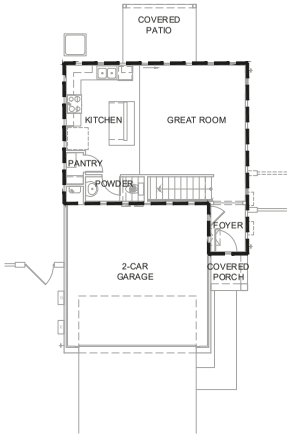
PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

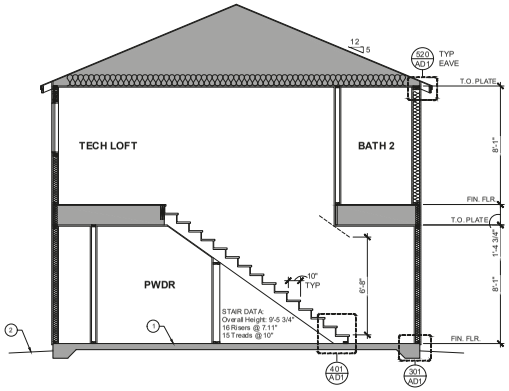
PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
A2.3

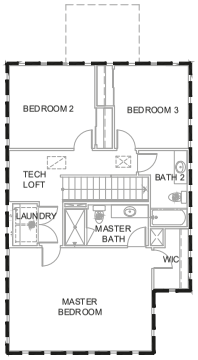
tools.tsg/jlo Apr 16, 2020 - 3:27pm Z:\A_MLJ\LGI Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-05-1-Exterior Elevs.dwg



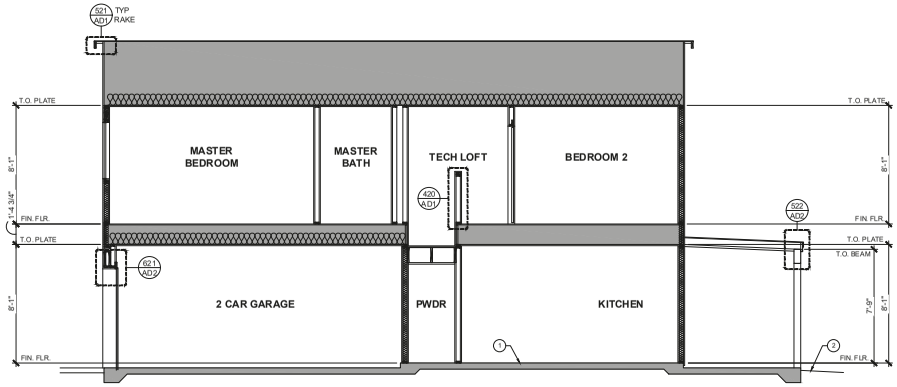
FIRST FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"



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 BY OTHERS.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE (SUCH AS ATTICS AND CRAWL SPACES) SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
4. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE FILLED BY INSULATION COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF NO LESS THAN R-3 PER INCH.
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

2020-0303
06/16/2020

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BUILDING SECTIONS
BUILDING THERMAL ENVELOPE PLANS

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

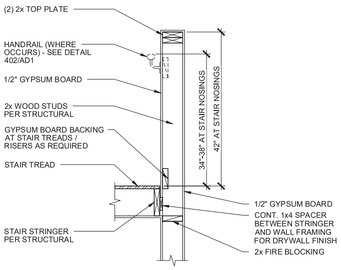
PROJECT MANAGER:
MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

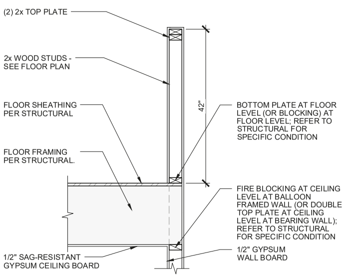
PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
A3.1

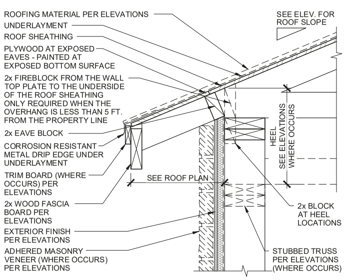
lucas.hugillo Apr 16, 2020 - 3:28pm Z:\A_MLJD Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-00-Building Sections.dwg



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

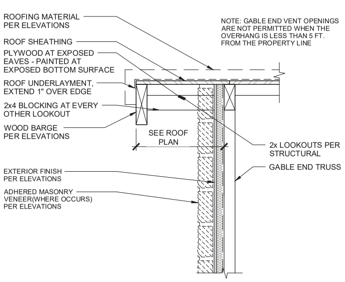


420 GUARDRAIL WALL AT FLOOR
FLOOR SYSTEM COMPONENTS
SCALE: 3/4" = 1'-0"
4303-013-406-11-AZ



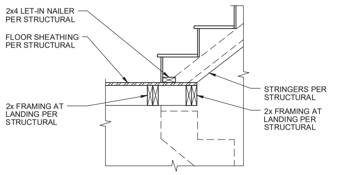
520 ROOF FASCIA BOARD
PLUMB CUT / 2x FASCIA / 1x TRIM
SCALE: 1-1/2" = 1'-0"
5101-007-5XX-11-AZ

NOTE: GABLE END VENT OPENINGS ARE NOT PERMITTED WHEN THE OVERHANG IS LESS THAN 5 FT. FROM THE PROPERTY LINE

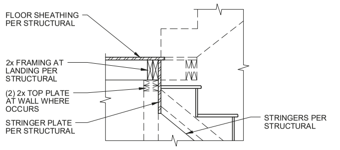


521 BARGE EXPOSED OVERHANG
2x WOOD BARGE / STUCCO / TILE
SCALE: 1-1/2" = 1'-0"
5102-007-5XX-11-AZ

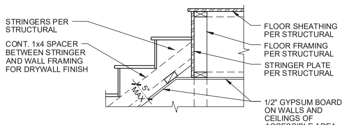
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



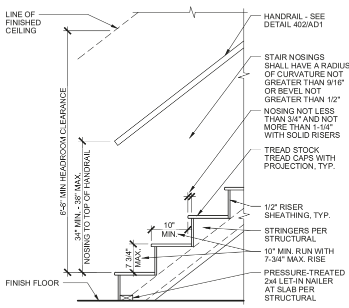
U-SHAPED STAIR LANDING - UP SIDE



U-SHAPED STAIR LANDING - DOWN SIDE



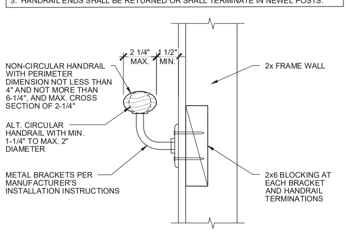
TOP OF STAIRS



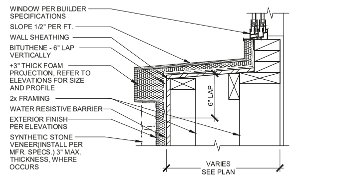
BOTTOM OF STAIRS / CLEARANCES

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

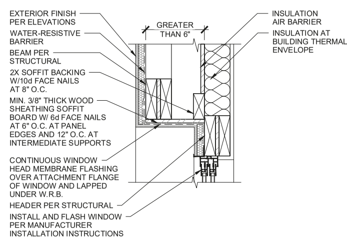
NOTES:
1. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE STAIR NOSING.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.



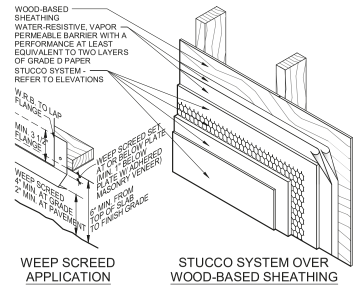
402 HANDRAIL DETAIL
SCALE: 3" = 1'-0"
4001-002-402-11-AZ-STD

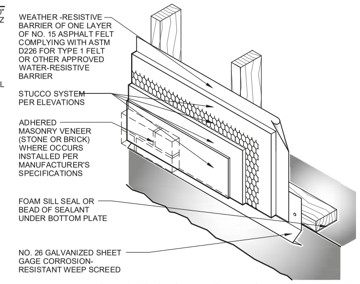


320 POTSHELF AT WINDOW SILL
STUCCO SYSTEM / WINDOW SILL
SCALE: 1-1/2" = 1'-0"
3106-003-3XX-11-AZ

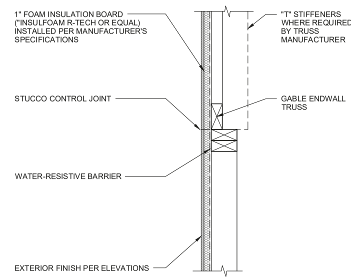


321 RECESSED SOFFIT AT WINDOW HEADER
GREATER THAN 6" RECESS / STUCCO
SCALE: 1-1/2" = 1'-0"
3106-010-3XX-11-AZ

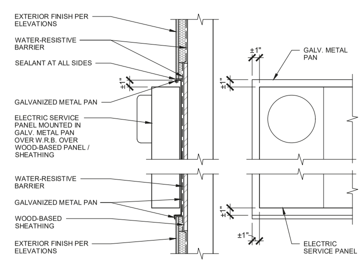




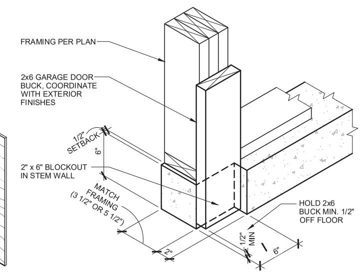
301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
3" = 1'-0"
3001-001-301-12-AZ-STD



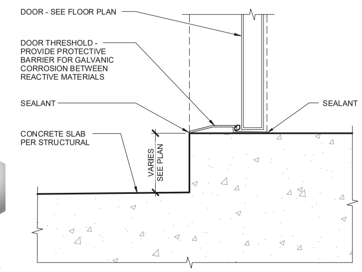
302 GABLE END TRUSS AT TOP PLATE
STUCCO SYSTEM / 2x FRAME WALL / GABLE ENDWALL TRUSS
SCALE: 1-1/2" = 1'-0"
3001-002-302-11-AZ-STD



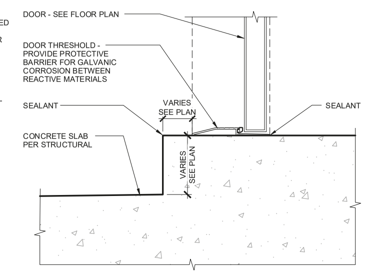
303 ELEC. PANEL AT WOOD FRAME WALL
STUCCO SYSTEM / ELECTRICAL PANEL
SCALE: 1-1/2" = 1'-0"
3001-003-303-11-AZ-STD



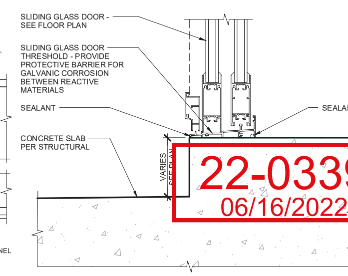
201 GARAGE DOOR BUCK AT SLAB
2x6 BUCK / CONCRETE STEM
3/4" = 1'-0"
2001-001-201-11-AZ-STD



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



22-0339
06/16/2022

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

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REGISTERED RESIDENTIAL DESIGNER
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STATE OF NEVADA
4/16/2020

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

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
AD1

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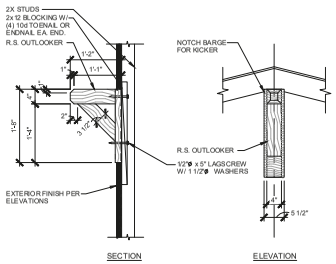
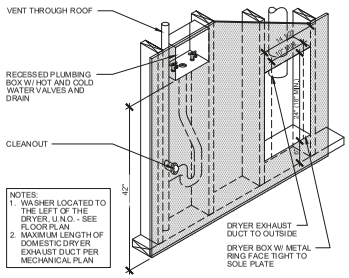


722 WOOD OUTLOOKER

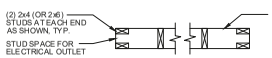
BRACKET\ STUCCO

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

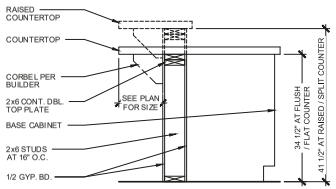


801 WASHER AND DRYER

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

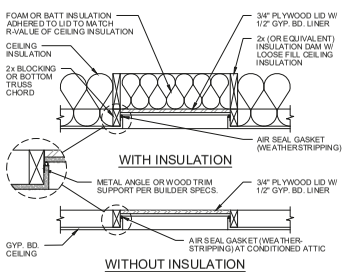


TOP VIEW OF 2x6 PONY WALL



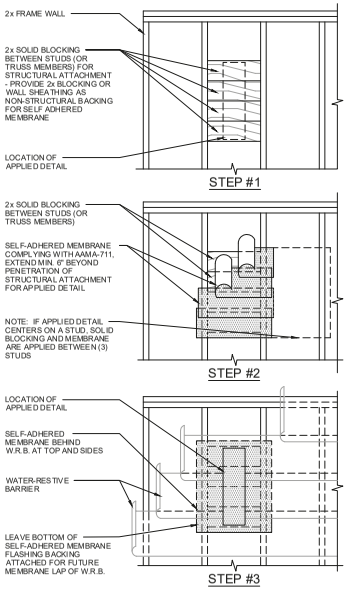
803 PONY WALL AT KITCHEN

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



805 ATTIC ACCESS

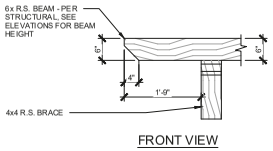
SCALE: 1" = 1'-0"
8001-005-805-11-AZ-STD



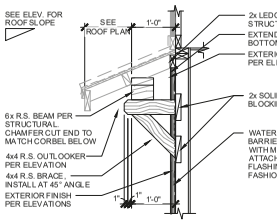
703 TYP. FLASHING AT APPLIED DETAIL

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

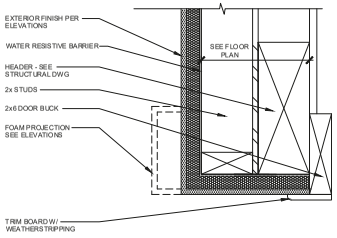


SIDE VIEW

721 BRACKET DETAIL

STUCCO

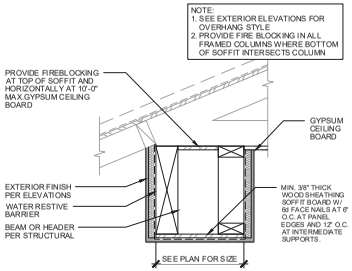
SCALE: 3/4" = 1'-0"
7604-015-7XX-12-AZ



621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

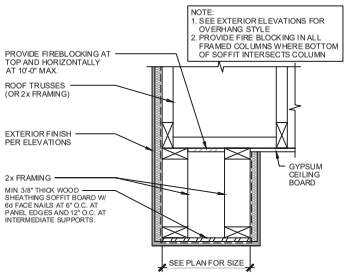
SCALE: 3" = 1'-0"
6103-064-6XX-11-AZ



701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

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

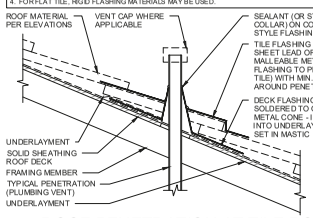


702 GABLE SOFFIT - PARALLEL

TRUSS ROOF FRAMING / STUCCO

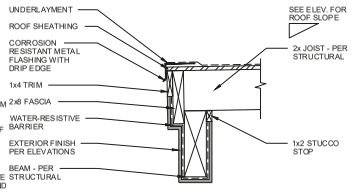
SCALE: 1-1/2" = 1'-0"
7001-002-702-11-AZ-STD

NOTES:
1. ALL PENETRATIONS REQUIRE A DECK FLASHING AND TILE FLASHING.
2. ALL PENETRATIONS SHOULD BE LOCATED IN SUCH A MANNER AS TO NOT IMPEDE FLASHING AT ROOF TRANSITIONS.
3. TILE FLASHINGS SHALL EXTEND ONTO THE TILE A MINIMUM OF 4" ON FLAT TILE AND A MINIMUM OF 1" PAST THE CROWN OF A PROFILED TILE.
4. FOR FLAT TILE, RIGID FLASHING MATERIALS MAY BE USED.



527 ROOF PENETRATION AT TILE ROOF

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

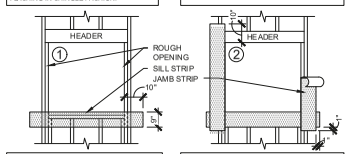


522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

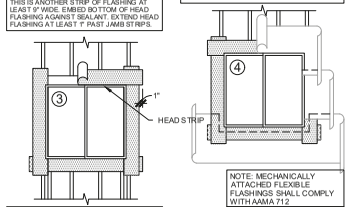
SCALE: 1-1/2" = 1'-0"
5201-005-5XX-11-AZ

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" WIDE WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING. STARTING AT THE BOTTOM OF THE JAMB STRIPS 10" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING), DO NOT FASTEN THE BOTTOM 10" OF THE JAMB FLASHING SO THE WEATHER RESISTIVE BARRIER CAN BE SLIPPED UP UNDERNEATH THE FLASHING OMIT IN SHINGLE FASHION.



APPLY A CONTINUOUS 3/8" WIDE BEAD OF SEALANT MATERIAL CONFORMING TO AAMA 800, TO THE BACK SURFACES OF THE MOUNTING FLANGE. THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE THREE INSTALLED FLASHING STRIPS. AFTER THE WINDOW IS PLACED APPLY A CONTINUOUS SEAL TO THE EXTERIOR FACE OF THE MOUNTING FLANGE AT THE WINDOW HEAD. INSTALL THE HEAD FLASHING OVER THE MOUNTING FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 9" WIDE. EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT. EXTEND HEAD FLASHING AT LEAST 1" PAST JAMB STRIPS.

STARTING AT THE BOTTOM OF THE WALL, INSTALL THE WATER-RESISTIVE BARRIER. PLACE THE WATER-RESISTANT BARRIER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT BARRIER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT BARRIER OVER JAMB AND HEAD STRIPS IN SHINGLE FASHION.



NOTE: THE WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS SUPERSEDE THIS TYPICAL DETAIL

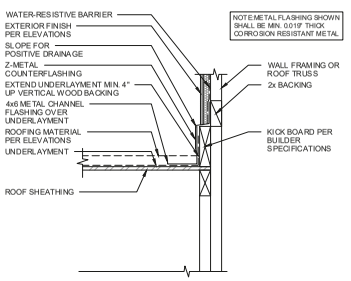
NOTE: MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712

NOTE: SLIDING GLASS DOOR FLASHING INSTALLATION IS SIMILAR AT JAMB AND HEAD

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

FLASHING WINDOWS WITH A MOUNTING FLANGE

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



523 HEAD WALL FLASHING

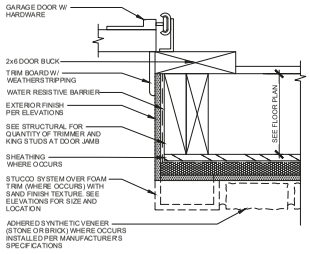
TILE / STUCCO

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

524 SIDE WALL FLASHING

TILE / STUCCO

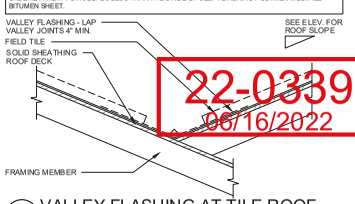
SCALE: 1-1/2" = 1'-0"
5401-003-5XX-11-AZ



620 GARAGE DOOR JAMB

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



22-0339
06/16/2022

525 VALLEY FLASHING AT TILE ROOF

TILE

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

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9830 E. DEL CAMINO SUITE 118
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PHONE (602) 691-0013
LGI HOMES

ARCHITECTURAL DETAILS

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
1414
PLAN NAME
CYPRESS

SHEET NUMBER
AD2

THIS DRAWING AND SPECIFICATIONS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FELTEN GROUP AND MUST BE RETURNED UPON REQUEST. THEY SHALL NOT BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING BY FELTEN GROUP.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO FELTEN GROUP BEFORE PROCEEDING WITH WORK.

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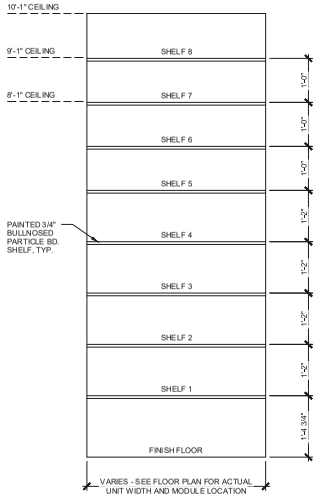
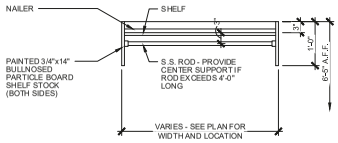
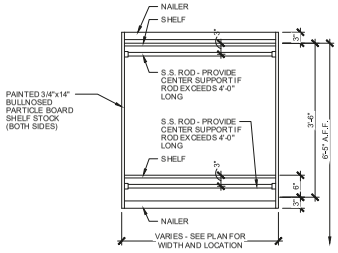
NOTE:
1. PROVIDE CLEATS AT SHELVES PER BUILDER SPECS.
2. PROVIDE 6 SHELVES WITH 8'-1" CEILING.
3. PROVIDE 7 SHELVES WITH 9'-1" CEILING.
4. PROVIDE 8 SHELVES WITH 10'-1" CEILING.



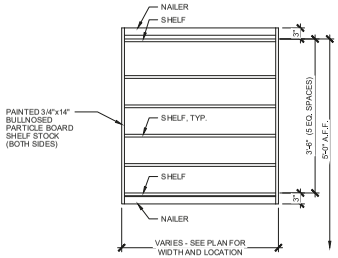
812 TYP. LINEN / PANTRY SHELVING
SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ



SINGLE-HUNG UNIT

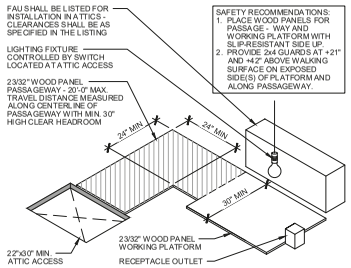


DOUBLE- HUNG UNIT

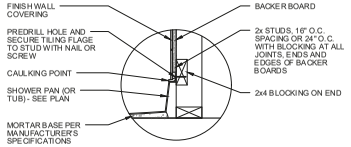


SHELVES

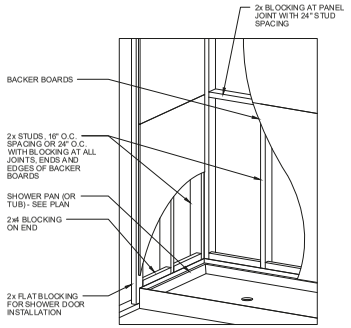
810 CLOSET SHELVING
SCALE: 3/4" = 1'-0"
8403-006-8XX-13-AZ



806 HORIZ. FAU ATTIC INSTALLATION
SCALE: 3/4" = 1'-0"
8001-006-806-11-AZ-STD



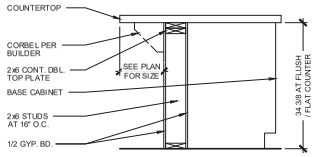
FLANGE DETAIL



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

(2) 2x4 (OR 2x6) STUDS AT EACH END AS SHOWN, TYP.
STUD SPACE FOR ELECTRICAL OUTLET
2x6 PLATE

TOP VIEW OF 2x6 PONY WALL



822 PONY WALL AT KITCHEN
SCALE: 3/4" = 1'-0"
8201-007-8XX-11-AZ

22-0339
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SCOTTSDALE, AZ 85258
PHONE:(602) 494-0403

ARCHITECTURAL DETAILS

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REGISTERED
367-RD
PROFESSIONAL DESIGNER
STATE OF NEVADA

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

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
AD3

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MANUAL J, S, D LOAD CALCULATION & ROTATATION REPORT

Rhvac - Residential & Light Commercial HVAC Loads — Love Engineering, Inc — Las Vegas, NV 89129
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	*285	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	138	146	144	138	144	*146	139	1--7
9	2 - Laundry & Hall	*28	27	27	27	28	27	27	27	1--4
10	2 - Master Bedroom	260	259	263	258	253	258	*263	259	1--10
11	2 - Master Bath	*76	72	71	73	75	73	71	72	1--5
12	2 - Master Wic	74	74	75	74	72	74	*75	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	22,555	539	1.92	2.84
45°	Southwest	1,400	23,507	538	2.00	2.96
90°	West	1,400	23,598	539	2.01	2.98
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	538	2.04	3.03
270°	East	1,400	*24,890	*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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Rhvac - Residential & Light Commercial HVAC Loads — Love Engineering, Inc — Las Vegas, NV 89129
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) per 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 Buelna
Company Address:	5740 N. Tee Pee Ln.
Company City:	Las Vegas, NV 89149
Company Phone:	(702) 658-2587
Company Fax:	(702) 823-5655
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:	22,555 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.

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2018 INTERNATIONAL ENERGY CONSERVATION CODE CALCULATION

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

Energy Conservation Group

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	$276	$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
R402.5	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 M1505.4.3	Mechanical Ventilation Rate
R403.6.1	Mechanical Ventilation Efficacy
Climate Zone	If altitude 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 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 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.

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 IECC 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.

22-0339
06/16/2022

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

LGI HOMES - SKYLINE
1414 PLAN
MECHANICAL CALCULATIONS

ALL DESIGN CONCEPTS, IDEAS AND ARRANGEMENTS DEPICTED ON THESE SHEETS ARE THE PROPERTY OF LOVE ENGINEERING, INC. AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT ONLY AND SHALL NOT BE USED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY WRITTEN CONSENT WITH LOVE ENGINEERING, INC.. ANY USE OR UNAUTHORIZED REPRODUCTION OF THESE DRAWINGS, IN WHOLE OR PART, BY ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED EXCEPT WITH WRITTEN CONSENT WITH LOVE ENGINEERING, INC. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER A SCALED DIMENSION. DO NOT SCALE DRAWINGS. NOTIFY LOVE ENGINEERING, INC. IN CASE OF DISCREPANCIES.

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WWW.LOVEENGR.COM

LIVE IN HARMONY,
ENGINEER WITH PURPOSE,
DESIGN WITH LOVE

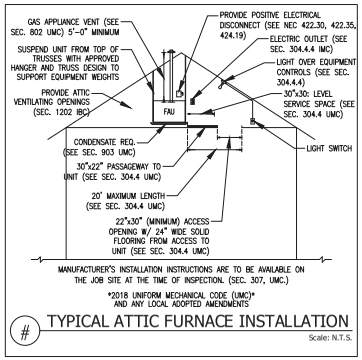
LOVE ENGINEERING

PROFESSIONAL ENGINEER - STATE OF NEVADA — JOSEPH JUN PARK — MECHANICAL — No. 21315
4/3/20
EXPIRES: 12/31/21

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

MECHANICAL CALCULATIONS
SCALE: NTS

SHEET NUMBER: M0.1



TYPICAL ATTIC FURNACE INSTALLATION

Scale: N.T.S.

MECHANICAL SYMBOL SCHEDULE

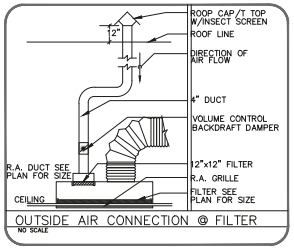
E1	EXHAUST FANS
	SUPPLY GRILLE
	RETURN AIR GRILLE
12"/12	TRANSFER GRILLE
T	THERMOSTAT – PROGRAMMABLE w/ AUTO AIR CYCLER
V	ON/OFF SWITCH FOR WHV COMPLIANT EXHAUST FAN. PROVIDE LABEL TO INFORM HOME OWNERS TO INDICATE THE WHV
TA	THERMOSTAT – w/ TEMPERATURE AVERAGING & VENTILATION CYCLING
S	THERMOSTAT REMOTE SENSOR
20-1	ELECTRIC SUPPLY AIR DAMPER
BD-A	BAROMETRIC BYPASS DAMPER
	O.S.A. DUCT
	SUPPLY & RETURN DUCTWORK
	14"ø8" 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.)

1 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 COILING 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 (20-1), 16"Ø (BD-B), 10"Ø (BD-1)

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EXHAUST FANS:

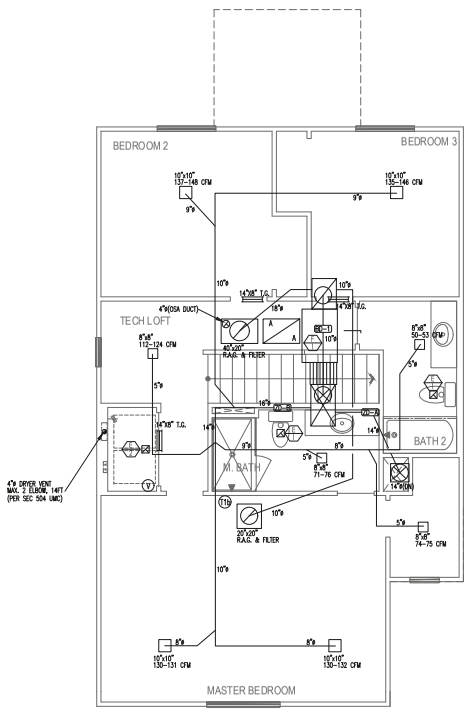
1 EXHAUST FAN & DUCT; TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP.

1 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.

1 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.

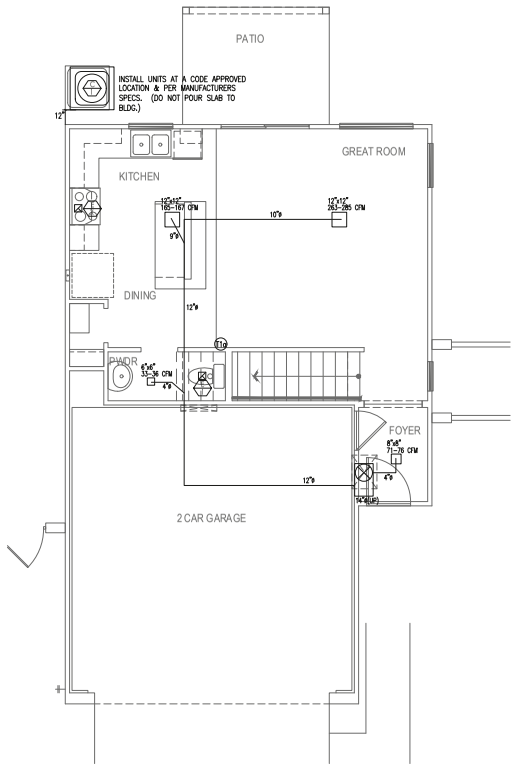
MECHANICAL GENERAL NOTES

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-ARE 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"

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

LGI HOMES - SKYLINE
1414 PLAN

MECHANICAL PLAN

ALL DESIGN CONCEPTS, IDEAS AND ARRANGEMENTS SHOWN ON THESE SHEETS ARE THE PROPERTY OF LOVE ENGINEERING, INC., AND ARE INTENDED TO BE USED IN CONNECTION WITH THIS SPECIFIC PROJECT. THEY ARE NOT TO BE USED ELSEWHERE WITHOUT WRITTEN CONSENT FROM LOVE ENGINEERING, INC. THESE DRAWINGS, IN WHOLE OR PART, OR ANY IDEAS WHATSOever, IS STRICTLY PROHIBITED. ALTERATIONS TO THESE DRAWINGS, IN WHOLE OR PART, WITHOUT WRITTEN CONSENT FROM LOVE ENGINEERING, INC. WILL RENDER THE DRAWINGS, IN WHOLE OR PART, OF ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED. ALTERATIONS TO THESE DRAWINGS, IN WHOLE OR PART, WITHOUT WRITTEN CONSENT FROM LOVE ENGINEERING, INC. WILL RENDER THE DRAWINGS, IN WHOLE OR PART, OF ANY MEANS WHATSOEVER, IS STRICTLY PROHIBITED. ANY WRITTEN DIMENSIONS HAVE PRECEDENCE OVER A SCALED DIMENSION, DO NOT SCALE DRAWINGS.

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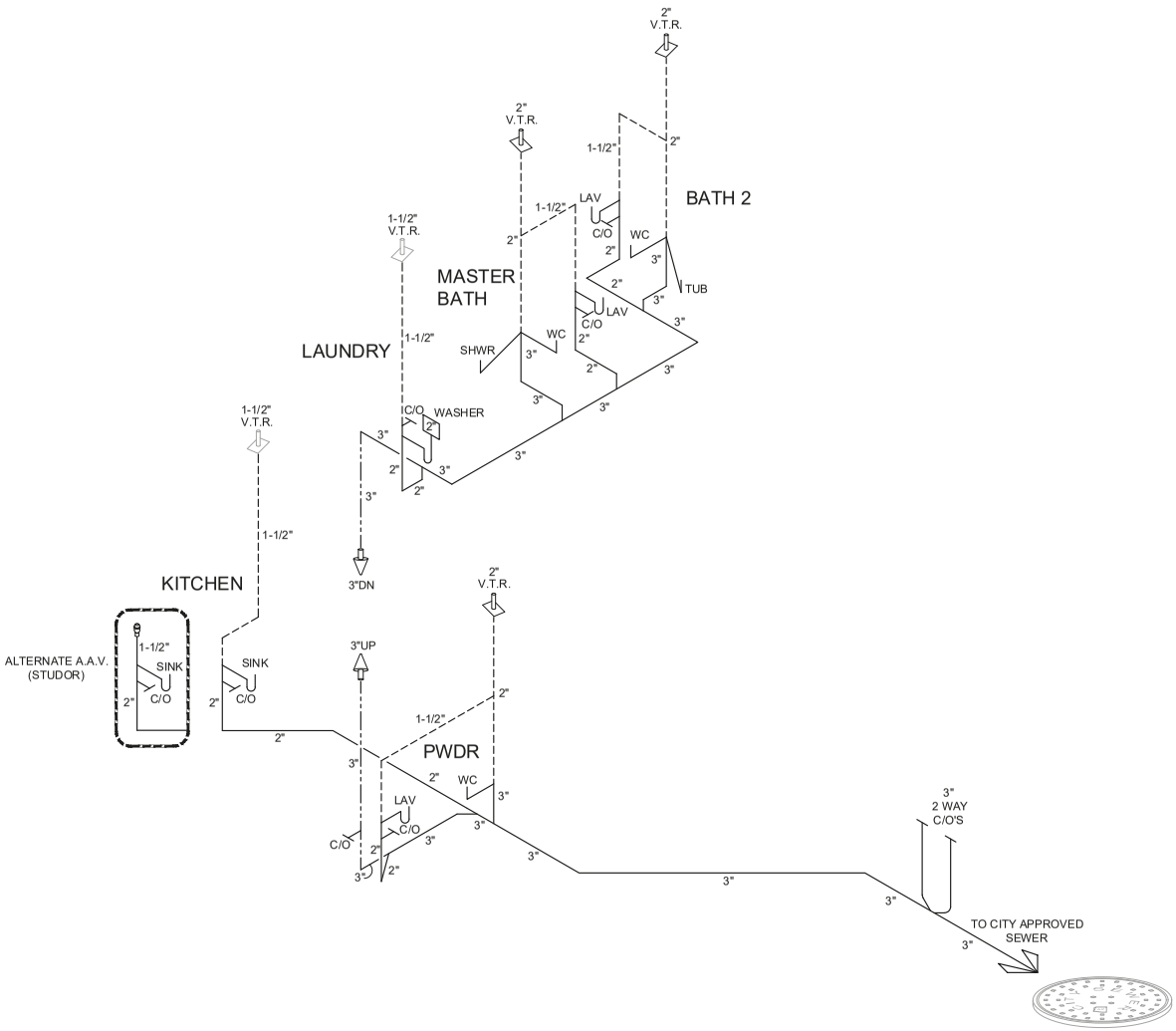
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSEPH JUNG PARK
MECHANICAL
No. 21315

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. IPC305.9 (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

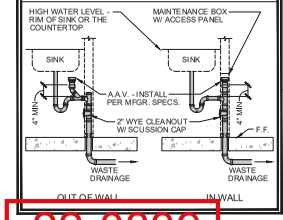
WATER METER CALCULATIONS

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: 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



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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: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
P1.1

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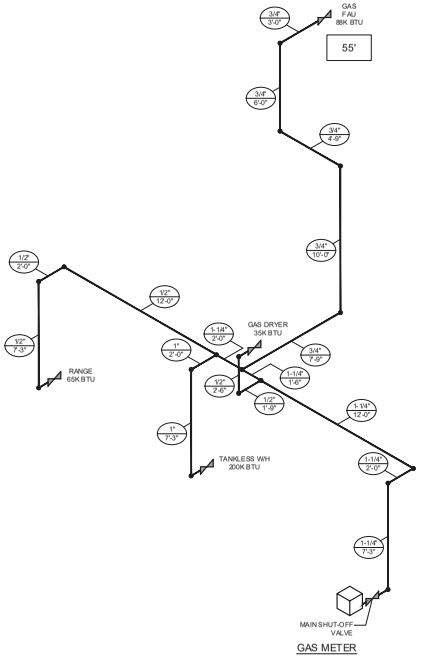
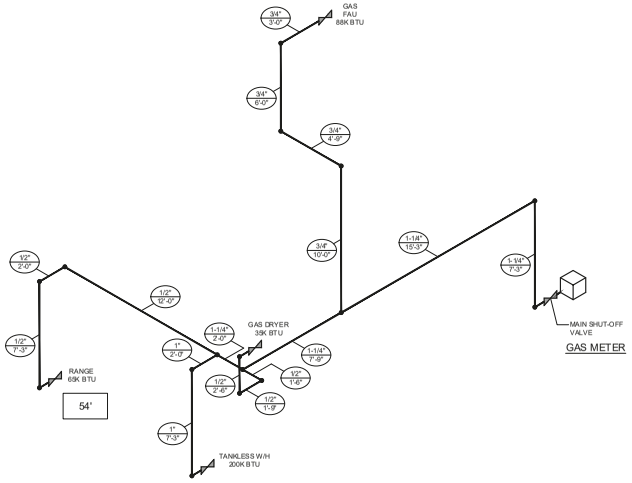


STANDARD FIXTURE RUN
55 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

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

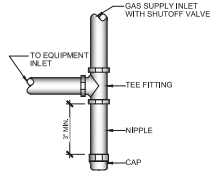
GAS PIPING SCHEMATIC (ENTRY SIDE SERVICE)

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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GAS PIPING SCHEMATICS AND GAS PIPING NOTES

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

SERIES
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SKYLINE

PLAN NUMBER
1414
PLAN NAME
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SHEET NUMBER
P1.2

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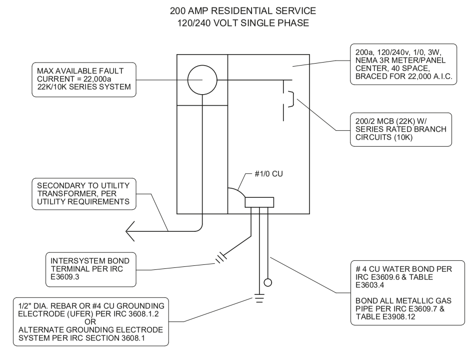
ONE LINE DIAGRAM



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			5419
	-			0
	-			0
	-			0
	-			0
	-			0
	-			0
TOTAL LOAD WITH EQUIPMENT				31955.80
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	16"
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.	HALL 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 OUTLET.
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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367-RD
RESIDENTIAL DESIGNER
STATE OF NEVADA
4/16/2020

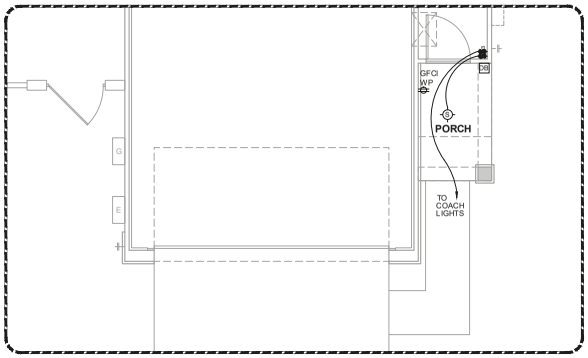
PROJECT MANAGER: MARK DIANA
DATE: 03/13/20

SERIES
25' SERIES
SUBDIVISION
SKYLINE

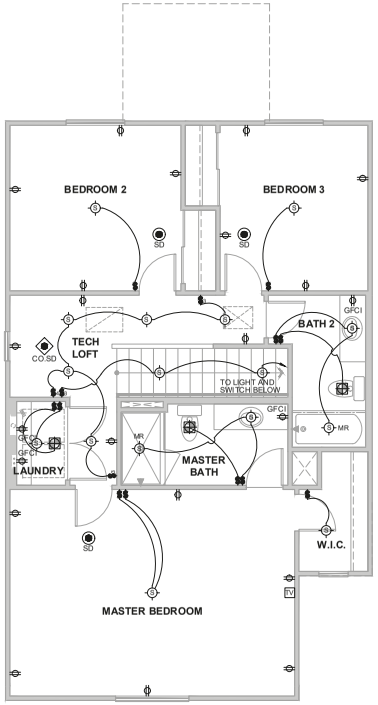
PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
E1.0

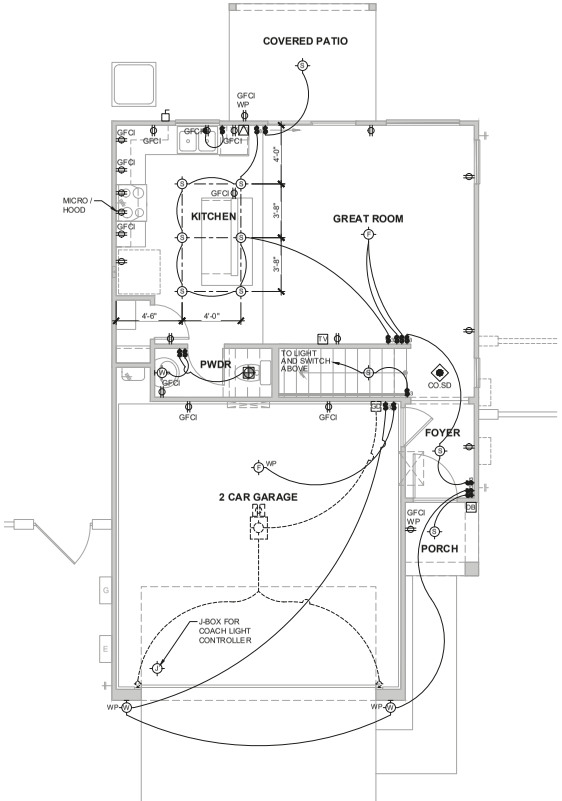
louis.trujillo Apr 16, 2020 - 3:29pm Z:\A_M\LGI Homes\Nevada\Skyline\1414\Architecture\Active Folder\Plot Sheets\1414-14-Electical Plans.dwg



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		
	SQUARE RECESSED LIGHT FIXTURE	CO / SD	CARBON MONOXIDE / SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP
	SQUARE RECESSED MINI LIGHT FIXTURE		
	WALL-MOUNTED LIGHT FIXTURE		WALL-MOUNTED SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP
	UNDER-COUNTER FLUORESCENT LIGHT FIXTURE		
WP	FLOOD LIGHT		EXHAUST FAN TO OUTSIDE WITH LIGHT - 5 AIR CHANGES PER HOUR MIN.
WP	PAIR OF FLOOD LIGHTS		
	RECESSED KICK LIGHT FIXTURE		EXHAUST FAN TO OUTSIDE - 5 AIR CHANGES PER HOUR MIN.
	TRACK LIGHTING		STRUCTURED WIRING PANEL WITH DUPLEX OUTLET
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

THIS DRAWING AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, IS THE PROPERTY OF FELTEN GROUP AND MAY NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF FELTEN GROUP.
CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

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ELECTRICAL PLANS
ALL ELEVATIONS

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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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NV

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 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. 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) H2.5A, (2) RSP4 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 REPAIRS SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKS 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 AND DRAFTSTOPPING 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 SHIMMED 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 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 AND NOTES CALL FOR 8d NAILS, 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE CUT 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 OR AS SHOWN ON THESE 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 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 DWELLINGS 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. (SHALLOW 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 CONVERSION CHART. SEE DETAIL 612.
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 MANUFACTURER'S RECOMMENDATIONS, AND AS SHOWN IN DETAILS 141 OR 241.
2. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
3. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
4. BENDING STHD STRAPS MAY CAUSE SPALLING.
5. 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.
6. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
7. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
8. 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 SHIMMED TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
9. 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.
10. 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.

POWDER ACTUATED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWLS-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	
4x, 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 MISSING, MIS-LOCATED OR DAMAGED ANCHOR BOLTS OR MASA ANCHORS. SCREW ANCHORS MAY NOT BE USED TO REPLACE MASA ANCHORS USED AS HOLDOWNS.
2. ALL SCREW ANCHORS TO BE TITEN HD. SEE ESR-2713 FOR CONCRETE AND ESR-1056 FOR MASONRY. DIAMETER TO BE 1/2-INCH.
3. MINIMUM EMBEDMENT TO BE 3 1/4 INCHES U.N.O. IN DRAWINGS.
4. MINIMUM EDGE DISTANCE TO BE 3 3/4 INCHES U.N.O. IN DRAWINGS
5. MINIMUM CONCRETE THICKNESS IS 1 1/2 TIMES THE EMBEDMENT DEPTH.
6. VERIFY TENDON LOCATIONS PRIOR TO DRILLING FOR SCREWS AT POST-TENSIONED SLABS.
7. SPECIAL INSPECTION IS REQUIRED FOR TITEN HD ANCHORS INSTALLED IN CONCRETE PER THE ICC REPORT.
8. SPECIAL INSPECTION SHALL BE PROVIDED WHEN REQUIRED IN ESR-1056 FOR ALL TITEN HD ANCHORS INSTALLED IN MASONRY.
9. USE SCREW ANCHORS IN DRY AND NON-CORROSIVE ENVIRONMENTS.

BOTTOM/SILL PLATE ANCHORS

1. MASA ANCHORS MAY BE USED AT 6'-0" O.C. IN LIEU OF 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. U.N.O. IN THE DRAWINGS.
2. SPALLING, FULL PUBLISHED CAPACITY IS ACHIEVED SO LONG AS A MAXIMUM HEIGHT OF 1 1/4" AND A MAXIMUM DEPTH OF 7/8" IS NOT EXCEEDED. ANY EXPOSED PORTION OF THE BOTTOM/SILL ANCHOR MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
3. IF SPALLING IS MORE THAN LISTED ABOVE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
4. WHEN USED AT WOOD PANEL BRACED OR SHEAR WALLS, USE 4-HOLE MASA PLACED BEHIND WOOD PANEL AND NAILED TO BOTTOM/SILL PLATE OR ADD 2x4 EDGEWISE BLOCKING BETWEEN STUDS FOR MASA NAILING OVER WOOD PANEL.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE IBC AND LOCAL BUILDING OFFICIAL. THE TYPES OF WORK TO BE INSPECTED ARE:

1.1 POST-TENSIONED SLAB ON GROUND. THREE SPECIAL INSPECTIONS SHALL BE PERFORMED FOR EACH POST-TENSIONED SLAB ON GROUND. THE INSPECTIONS SHALL BE DOCUMENTED ON THE LOCAL MUNICIPALITY FORMS (REQUIRED BY CERTAIN MUNICIPALITIES.) THE FIRST SHALL BE AN INSPECTION OF THE REINFORCING STEEL, INCLUDING TENDONS AND EMBEDDED ANCHORS. THIS MAY OCCUR AT ANY TIME AFTER THE INSTALLATION OF THE REINFORCEMENT AND BEFORE THE CONCRETE IS POURED. THE SECOND SHALL BE DURING CONCRETE PLACEMENT AND SHALL INCLUDE SAMPLES FOR CONCRETE STRENGTH VERIFICATION (4500PSI). THE THIRD SPECIAL INSPECTION SHALL OCCUR DURING THE STRESSING OPERATION.

1.2 EPOXY ANCHORS AND OTHER CONCRETE ANCHORS AS OUTLINED IN EVALUATION REPORTS.

1.3 GEOTECHNICAL INSPECTION OF THE BUILDING PAD.

STEEL REINFORCEMENT

1. SHALL BE SUPPLIED AND INSTALLED PER THE LATEST ACI STANDARDS.
2. USE ASTM A615 GRADE 60 FOR ALL REINFORCEMENT.
3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.
   CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   EXPOSED TO EARTH OR WEATHER 1 1/2"
   NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND3/4"
4. U.N.O., LAP SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF 1 LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
5. SECURELY TIE ALL BARS AND ANCHOR BOLTS IN LOCATION BEFORE PLACING CONCRETE.

STRUCTURAL COMPOSITE LUMBER (SCL)

1. IF LSL HEADER IS TO BE USED IN THE FLATWISE OR PLANK ORIENTATION, IT WILL BE LABELED WITH "PLANK" IN THE DRAWINGS.

MEMBER	E (PSI)	Fb (PSI)
LAMINATED STRAND LUMBER (LSL)	1.3/1.55	1700/2325
LAMINATED VENEER LUMBER (LVL)	2.0	2600
PARALLEL STRAND LUMBER (PSL)	2.0	2900

2. (2) AND (3) PLY BEAMS SHALL BE CONNECTED W/ (3) ROWS OF 10d NAILS AT 12" O.C. U.N.O. DRIVE NAILS FROM BOTH SIDES FOR (3) PLY BEAMS
3. (4) PLY BEAMS SHALL BE CONNECTED W/ (2) ROWS OF SDS 1/4" x 6" SCREWS AT 16" O.C. OR (2) ROWS OF 1/2" DIAMETER THROUGH BOLTS AT 24" O.C. U.N.O.

STRUCTURAL STEEL/ANCHOR BOLTS

1. ASTM A992, Fy = 50 K.S.I. STRUCTURAL TUBES SHALL BE ASTM A-500, Fy = 46 K.S.I.
2. LATEST AISC AND AWS CODE APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.
3. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM A-307 OR ASTM F1554 - U.N.O.
4. MINIMUM EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT, OR CONCRETE TO BE 7" U.N.O. ON PLANS.
5. ALL BOLTS SHALL BE INSTALLED WITH PROPERLY SIZED NUTS AND WASHERS. WASHERS AT BOTTOM/SILL PLATE ANCHOR BOLTS SHALL BE 3" x 3" x 0.229" W/ THE EDGE OF THE WASHER LOCATED NO MORE THAN 1/2" FROM THE SHEATHED FACE OF WALL.
6. FASTENERS, INCLUDING NUTS AND WASHERS, AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE MATERIAL AND CORROSION PROTECTION REQUIREMENTS IN THE IRC.

SUBSTITUTIONS

1. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TO FELTEN GROUP FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED PRODUCT. PRODUCT SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY FELTEN GROUP IN WRITING.

WOOD SHEATHING

1. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF A.P.A., OR APPROVED SUBSTITUTION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS-1, VOLUNTARY PRODUCT STANDARD PS-2 OR A.P.A. PRP-108 PERFORMANCE STANDARDS
2. ALL PANELS SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1 PER CHART BELOW

LOCATION	THICKNESS	SPAN RATING	NAILING/- EDGE/ FIELD
ROOF	15/32"	32/16*	0.131 x 2 1/2" - 6"/12" OR 16 GAUGE x 1 3/4" - 3"/6"
FLOOR	23/32" STURD-I-FLOOR	24" O.C.	RINGSHANK 0.131" x 2 1/2" - 6"/12" 0.113 x 2 3/8"** - 6"/12"
DECK	23/32" PLYWOOD	24" O.C.	NO. 8 x 2" - 6"/12"
WALL***	3/8"	24/0	0.131 x 2 1/2" - 6"/12"****

* ROOF SHEATHING ALLOWED TO SPAN 28". 1x6 TONGUE & GROOVE MAY BE USED AT OVERHANGS.
** PASLODE TETRA GRIP
*** 3-PLY PLYWOOD PANELS SHALL BE APPLIED W/ LONG DIMENSION ACROSS STUDS
**** U.N.O. IN BRACED/ SHEAR WALL SCHEDULE

3. SEE DETAIL 812 FOR FLOOR SHEATHING OVERSPAN. SEE DETAIL 814 FOR ROOF SHEATHING OVERSPAN.
4. INSTALL PANELS WITH LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS, EXCEPT WALL PANELS MAY HAVE LONG DIMENSION PARALLEL TO SUPPORTS.
5. INSTALL PANELS CONTINUOUS OVER TWO OR MORE SPANS.
6. PLACE ROOF SHEATHING WITH SIDE WITH SKID-RESISTANT COATING UP. KEEP ROOF DECK FREE OF DIRT, DEBRIS AND SAWDUST DURING CONSTRUCTION.
7. PANEL END JOINTS SHALL OCCUR OVER FRAMING. PANEL END JOINTS SHALL BE STAGGERED, NOT REQUIRED AT WALL SHEATHING. MINIMUM SPACING OF 1/8" IS RECOMMENDED AT ALL PANEL ENDS AND EDGES. PANEL SPACING SHALL NOT EXCEED 1/4 INCH.
8. ROOF SHEATHING IS UNBLOCKED U.N.O.
9. WHEN USING 8d NAILS FOR ROOF SHEATHING, FIELD NAILS WITHIN 4 FEET OF ANY ROOF EDGE SHALL BE 6" O.C.
10. WALL SHEATHING IS TO BE BLOCKED WHEN USED AS BRACED WALL OR SHEAR WALL.
11. PROVIDE H-CLIPS FOR ROOF SHEATHING BETWEEN SUPPORTS (RAFTERS/TRUSSES) FOR ALL ROOFS LESS THAN 3:12 SLOPE.
12. FLOOR SHEATHING IS UNBLOCKED U.N.O.
13. FLOOR AND DECK SHEATHING SHALL BE NAILED OR SCREWED. FASTEN 6" O.C. ALONG SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
14. ADHESIVES MAY BE USED FOR FLOOR AND DECK SHEATHING. ADHESIVES SHALL MEET A.P.A. SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SHEATHING ADHESIVE SHALL BE APPLIED TO FRAMING MEMBERS PRIOR TO PLACEMENT OF SHEATHING. SHEATHING TO BE FULLY FASTENED PRIOR TO SETTING TIME OF ADHESIVE.

WOOD SHEATHING - CONT.

15. ROOF SHEATHING ON TRUSSES TO CONTINUE TO ENDS OF TRUSSES TYPICAL. THIS APPLIES TO ALL OVERFRAMING AREAS. SHEATHING MAY BE OMITTED FOR VENTILATION PURPOSES ONLY AS SHOWN IN THE DETAIL 451.
16. ROOF SHEATHING SHALL BE INSTALLED WITH A 24" MINIMUM PANEL WIDTH WHEREVER POSSIBLE. FOR PANEL WIDTHS GREATER THAN 16" BUT LESS THAN 24", USE PANEL EDGE CLIPS OR LUMBER BLOCKING AT UNSUPPORTED EDGES. THE EDGE SUPPORT IS TO BE PLACED AT THE JOINT BETWEEN THE NARROW-WIDTH PANEL AND AN ADJACENT FULL-WIDTH PANEL. UNLESS OTHERWISE REQUIRED BY THE BUILDING CODE, THE SUPPORT MAY BE OMITTED AT THE EDGE ADJACENT TO A RIDGE OR VALLEY WHEN THE OPPOSITE EDGE OF THE NARROW-WIDTH PANEL IS THUS SUPPORTED. WHEN USED, TWO PANEL EDGE CLIPS, EQUALLY SPACED, SHOULD BE PLACED BETWEEN EACH PAIR OF SUPPORTS. AS AN ALTERNATIVE, TWO-BY-FOUR BLOCKING MAY BE USED FLATWISE OR EDGEWISE AND SHOULD BE ADEQUATELY ATTACHED TO ROOF FRAMING. FOR PANEL WIDTHS GREATER THAN 12" BUT LESS THAN OR EQUAL TO 16", ONLY LUMBER BLOCKING AS DESCRIBED ABOVE IS RECOMMENDED. FOR PANEL WIDTHS OF 12" OR LESS, LUMBER BLOCKING APPLIED TO BOTH NARROW-WIDTH PANEL EDGES IS RECOMMENDED, REGARDLESS OF ADJACENT RIDGE OR VALLEY.

WOOD TRUSSES

1. ALL TRUSSES SHALL BE SUPPLIED BY A CITY OR COUNTY APPROVED FABRICATOR (WHICHEVER HAS JURISDICTION). TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND APPLICABLE BUILDING CODE.
2. MANUFACTURER SHALL FURNISH TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. THE TRUSS DESIGN DRAWINGS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA. TRUSS DRAWINGS SHALL BE REVIEWED BY FELTEN GROUP PRIOR TO MANUFACTURE OR FRAMING INSPECTION.
3. TRUSSES SHALL BE DESIGNED FOR MAXIMUM TOTAL LOADS SHOWN UNDER DESIGN LOADS, CONCENTRATED LOADS FROM AIR HANDLER UNITS AND ANY OTHER CONCENTRATED LOADS.
4. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OR REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE THE SIZE, SPECIES, AND GRADE IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS.
5. CONNECTOR PLATES SHALL BE MANUFACTURED BY A TPI MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL.
6. HANDLING, INSTALLING, RESTRAINING & BRACING SHALL BE IN ACCORDANCE WITH "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES", BCSI LATEST EDITION BY WTCA AND TPI.
7. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION.
8. TRUSSES SHALL BE SUFFICIENTLY BRACED DURING ERECTION TO PREVENT TOPPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP TRUSSES. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING TRADE PARTNER.
9. PERMANENT RESTRAINT/ BRACING OF CHORDS AND WEB MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-B3 U.N.O.
10. WHERE PERMANENT BRACING OF TRUSS WEB MEMBERS IS REQUIRED ON THE TRUSS DESIGN DRAWINGS, IT SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:
    1. THE TRUSSES SHALL BE DESIGNED SO THAT THE BUCKLING OF ANY INDIVIDUAL TRUSS MEMBER IS RESISTED INTERNALLY BY MEMBER T-BRACING, L-BRACING, ETC. OF THE INDIVIDUAL TRUSS. THE BUCKLING REINFORCEMENT OF THE TRUSS INDIVIDUAL MEMBER SHALL BE INSTALLED AS SHOWN ON THE TRUSS DESIGN DRAWING OR ON SUPPLEMENTAL TRUSS MEMBER BUCKLING REINFORCEMENT DIAGRAMS PROVIDED BY THE TRUSS DESIGNER.
    2. CONTINUOUS LATERAL RESTRAINT (CLR) CONSISTING OF MINIMUM 2x4 STRESS-GRADED DIMENSION LUMBER ATTACHED AT RIGHT ANGLES TO THE WEBS WITH A MINIMUM OF (2) 10d NAILS PER TRUSS. LAP BRACING A MINIMUM OF ONE TRUSS BAY. PROVIDE DIAGONAL BRACE AT ANGLE OF APPROXIMATELY 45° TO THE CLR, ATTACH AS CLOSE AS POSSIBLE TO THE TOP AND BOTTOM CHORD PLANE WITH (2) 10d NAILS. REPEAT DIAGONAL BRACE EVERY 20 FEET U.N.O.
11. GABLE END TRUSS PERMANENT BRACING SHALL BE PROVIDED AS SHOWN IN DETAIL 408.
12. NOTCHING OF TOP CHORD OF GABLE END TRUSS FOR LOOKOUTS SHALL BE ACCOUNTED FOR IN DESIGN BY TRUSS MANUFACTURER.
13. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. TRUSS REPAIRS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA.
14. ATTICS ARE DESIGNED WITHOUT STORAGE, THEREFORE THERE SHALL NOT BE TWO OR MORE ADJACENT TRUSSES WITH THE SAME WEB CONFIGURATION CAPABLE OF CONTAINING A RECTANGLE 42 INCHES HIGH BY 2 FEET WIDE LOCATED WITHIN THE PLANE OF THE TRUSS. THE RECTANGLE SHALL BE MEASURED FROM THE TOP OF THE BOTTOM CHORD AND THE BOTTOM OF ANY OTHER TRUSS MEMBER. THIS REQUIREMENT DOES NOT APPLY IF THE REQUIRED INSULATION DEPTH IS MORE THAN THE BOTTOM CHORD MEASURE DEPTH.
15. WHEN PIGGYBACK ROOF TRUSS SYSTEM IS USED, FULLY SHEATH LOWER TRUSSES OR PROVIDE CONTINUOUS LATERAL RESTRAINT (CLR) AT SPACING SPECIFIED ON THE TRUSS DESIGN DRAWING AND DIAGONAL BRACING EVERY 10 FEET U.N.O. IN THE DRAWINGS. ALL BRACING TO BE INSTALLED PER LATEST EDITION OF BCSI-B3. DIAGONAL BRACING TO HAVE (2) 10d AT EACH INTERMEDIATE TRUSS AND (3) 10d AT EACH END.
16. WHEN HIP OVERLAY TRUSSES ARE USED FOR HIP END ROOFS, SEE DETAIL 452 FOR CONNECTION REQUIREMENTS.
17. PURLIN GABLES SHALL BE ATTACHED TO TRUSSES BELOW WITH (2) 10d FACE NAILS AT EACH INTERSECTION.
18. FELTEN GROUP DESIGNS INCLUDE MWFRS LOADS AND ARE BASED ON RATIONAL ANALYSIS. FELTEN GROUP'S CALCULATED TRUSS REACTIONS AND/OR CONNECTIONS SHALL SUPERSEDE ALL REACTIONS AND/OR CONNECTIONS LISTED IN THE TRUSS SHOP DRAWINGS.

DESIGN LOADS

2018 INTERNATIONAL BUILDING AND RESIDENTIAL CODES (IBC/IRC)			
ROOF DEAD LOAD =	21 psf.	CONCRETE TILE	
	15 psf.	MEMBRANE	
ROOF LIVE LOAD =	16 psf.	4:12 SLOPE AND GREATER	
	20 psf.	LESS THAN 4:12 SLOPE	
ATTIC LIVE LOAD = (WITHOUT STORAGE)	10 psf.	NON - CONCURRENT	
FLOOR DEAD LOAD =	10 psf.		
	+5 psf.	w/ PARTITION WALL	
	+5 psf.	w/ TILE	
FLOOR LIVE LOAD =	40 psf.		
DECK LIVE LOAD =	40 psf.		
EXT. WALL DEAD LOAD =	12 psf.		
INT. WALL DEAD LOAD =	7 psf.		
WIND SPEED =	98 mph. (IBC)	115 mph. (IRC)	
EXPOSURE AT M.W.F.R.S =	C		
EXPOSURE AT C & C =	C		
RISK CATEGORY	II		
SEISMIC DESIGN CATEGORY =	D	D0	
GROUND SNOW LOAD; Pg =	0 psf.	SITE CLASS = D	
SEISMIC DESIGN PARAMETERS:	Ss = 0.497	S1 = 0.168	

22-0339
06/16/2022

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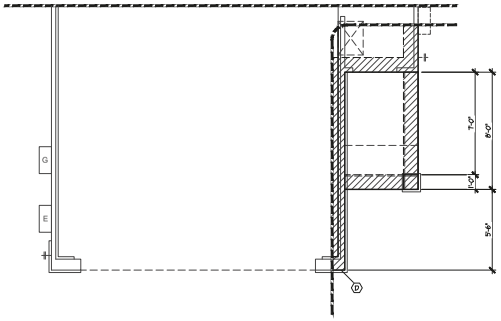
TITLE: GENERAL STRUCTURAL NOTES

ENGINEER - STATE OF NEVADA - PROFESSIONAL
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

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

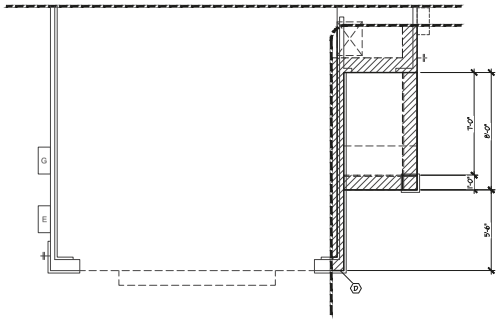
SERIES 25' SERIES
SUBDIVISION SKYLINE
PLAN NUMBER 1414
PLAN NAME CYPRESS
SHEET NUMBER GSN



SEE ELEVATION A FOR INFORMATION NOT SHOWN

FOUNDATION PLAN

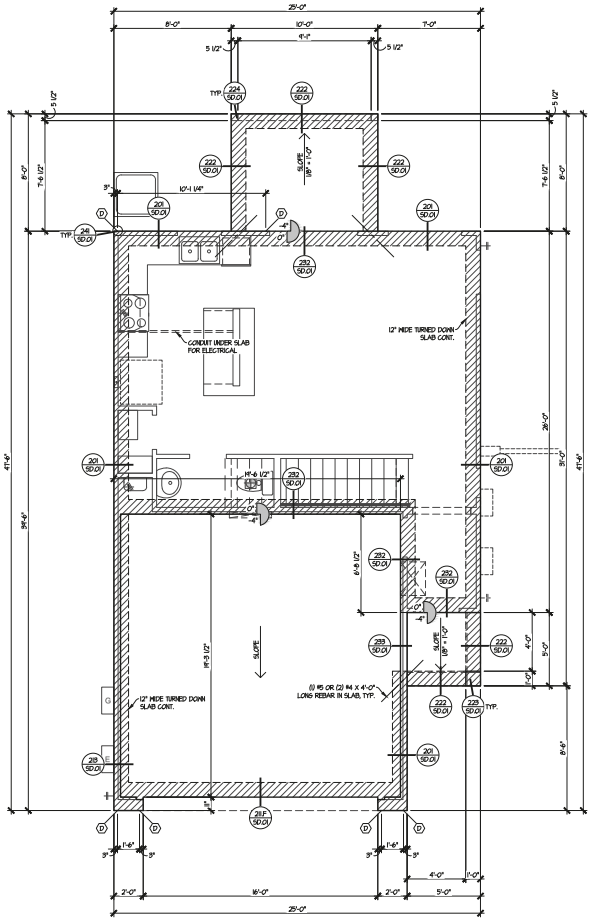
ELEVATION B — 1/4" = 1'-0"



SEE ELEVATION A FOR INFORMATION NOT SHOWN

FOUNDATION PLAN

ELEVATION C — 1/4" = 1'-0"



FOUNDATION PLAN

ELEVATION A — 1/4" = 1'-0"

SOIL

1. ALL EXCAVATION, FILL (INCLUDING BASEMENT WALL AND RETAINING WALL BACKFILL) COMPACTION, AND SOIL RELATED OPERATIONS SHALL BE PERFORMED ACCORDING TO SOILS CONSULTANT'S 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 =	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	3¼"
			STEP		
	CAST-IN-PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	HDU8-SD2.5	STD. SLAB	3/4" DIA. TITEN HD	6¾"
			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	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 CS16 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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TITLE: FOUNDATION PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION

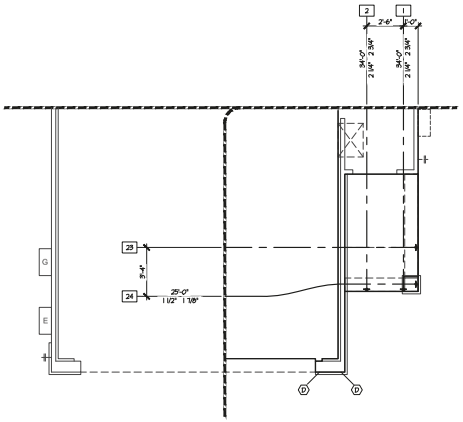
JOB NUMBER:

DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

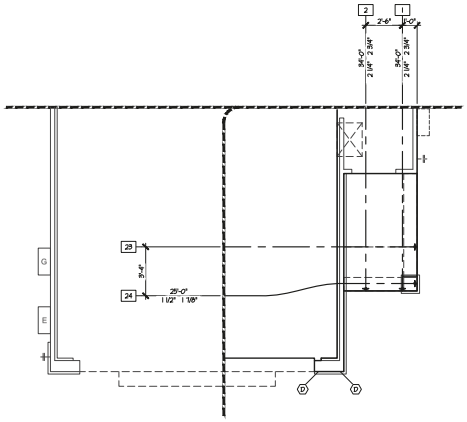
SHEET NUMBER
S1.01



SEE ELEVATION A FOR INFORMATION NOT SHOWN

FOUNDATION PLAN

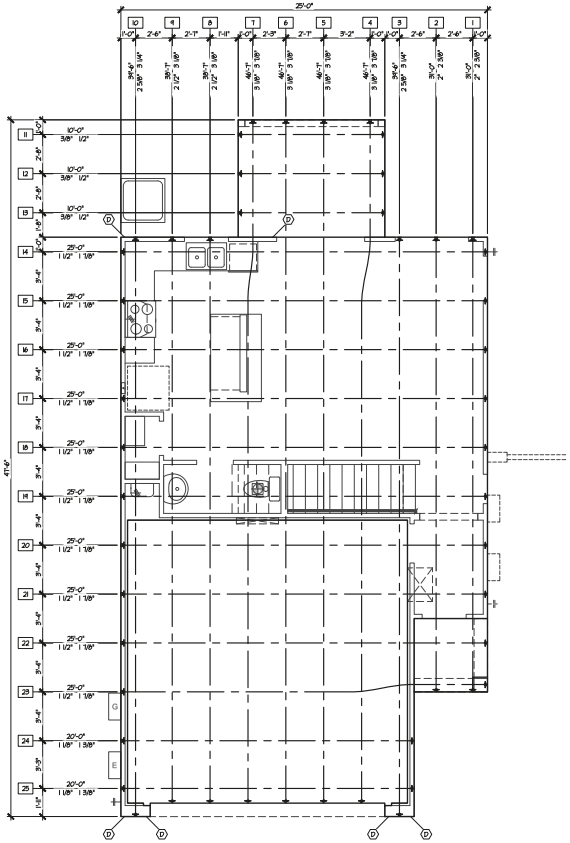
ELEVATION B — 1/4" = 1'-0"



SEE ELEVATION A FOR INFORMATION NOT SHOWN

FOUNDATION PLAN

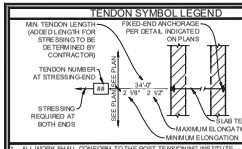
ELEVATION C — 1/4" = 1'-0"



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-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 3/94.
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-END 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 - 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 10% 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/S1.
43. [illegible]

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06/16/2022

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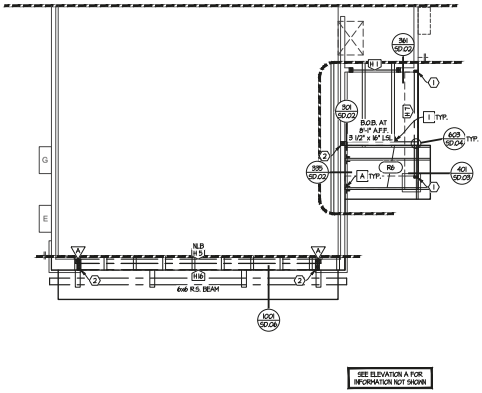
TITLE: TENDON LAYOUT ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36074

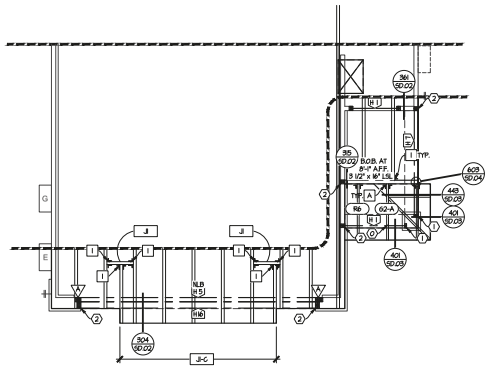
DRAWN BY: MARK HAMILTON
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S1.02



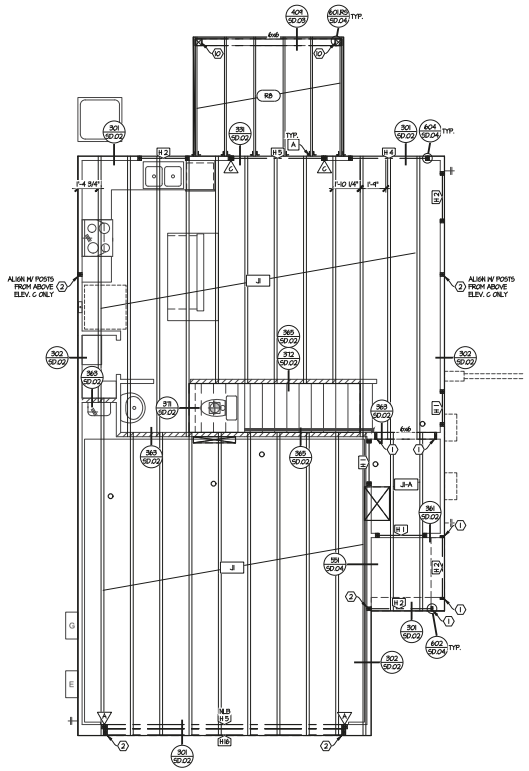
FLOOR FRAMING PLAN

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	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 = (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	2 = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3 = (2) TRIMMER STUDS AND (1) KING STUD	3 = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4 = (1) TRIMMER STUD AND (3) KING STUDS	4 = (3) TRIMMER STUDS AND (3) KING STUDS
5 = (2) TRIMMER STUDS AND (3) KING STUDS	5 = (4) TRIMMER STUDS AND (3) KING STUDS

POST SCHEDULE

6 = 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
NLB	= BEARING WALL		= CRIPPLE WALL

22-0339
06/16/2022

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TITLE: FLOOR FRAMING PLAN
ALL ELEVATIONS

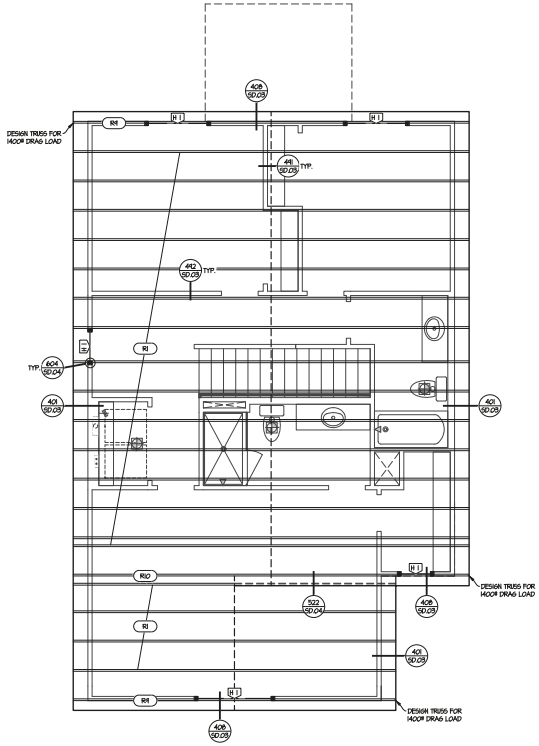
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

DRAWN BY: MARK HANNAN
JOB NUMBER:
DATE: 04/15/2020

1	
2	
3	
4	
5	
6	
7	

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S2.01

plot-on-open: Apr 15, 2020 - 8:51pm - Z:_JOBS\Lennar/Homes/Skyline/01-Models/Cypress/Elevations/Cypress Framing.dwg



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	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 = (1) TRIMMER STUD AND (2) KING STUDS — 1 = (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD
1 = (2) TRIMMER STUDS AND (2) KING STUDS — 1 = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
1 = (2) TRIMMER STUDS AND (1) KING STUD — 1 = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
1 = (1) TRIMMER STUD AND (3) KING STUDS — 1 = (3) TRIMMER STUDS AND (3) KING STUDS
1 = (2) TRIMMER STUDS AND (3) KING STUDS — 1 = (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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TITLE: ROOF FRAMING PLAN
ELEVATION A

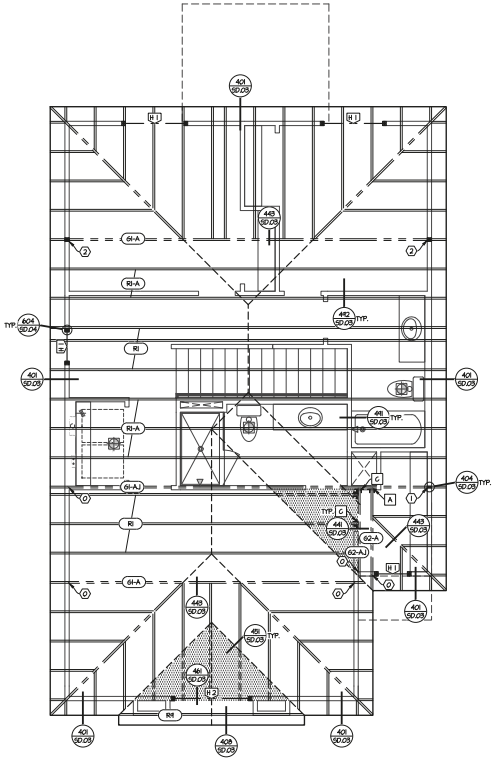
REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA — JAMES ANTHONY GILLETTE — CIVIL — CERTIFICATE NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:

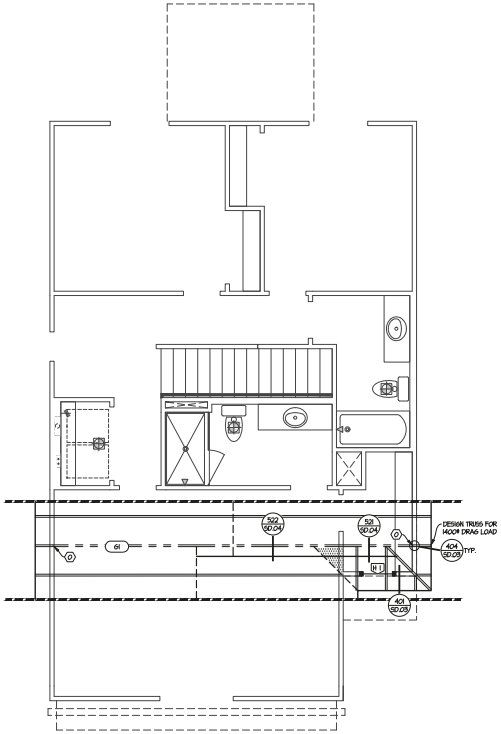
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S2.02



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"

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	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
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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	= (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	2	= (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3	= (2) TRIMMER STUDS AND (1) KING STUD	3	= (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4	= (1) TRIMMER STUD AND (3) KING STUDS	4	= (3) TRIMMER STUDS AND (3) KING STUDS
5	= (2) TRIMMER STUDS AND (3) KING STUDS	5	= (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 f.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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TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

REGISTERED PROFESSIONAL ENGINEER — STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION

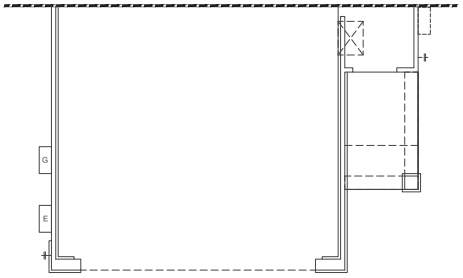
JOB NUMBER:

DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

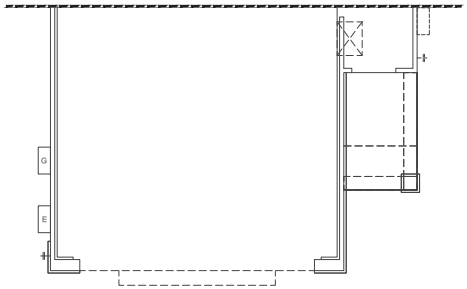
SHEET NUMBER
S2.03



SEE ELEVATION A FOR INFORMATION NOT SHOWN

LOWER BRACED/ SHEAR WALL PLAN

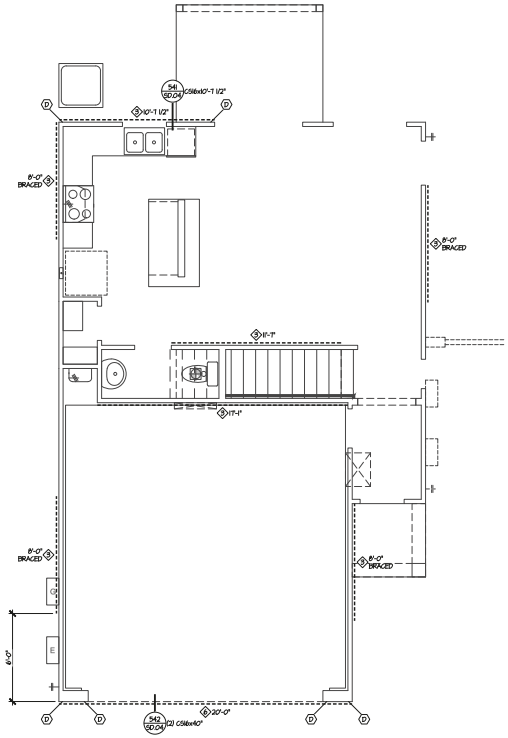
ELEVATION B — 1/4" = 1'-0"



SEE ELEVATION A FOR INFORMATION NOT SHOWN

LOWER BRACED/ SHEAR WALL PLAN

ELEVATION C — 1/4" = 1'-0"



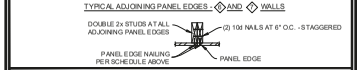
LOWER BRACED/ SHEAR WALL PLAN

ELEVATION A — 1/4" = 1'-0"

BRACED/SHEAR WALL SCHEDULE

1	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	131" x 2 1/2" NAILS			
	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.
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	2⅞"
			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	4⅛"
			STEP		
C	POST - SET	HDU8-SDS2.5	STD. SLAB	3/4" DIA. TITEN HD	6½"
			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	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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	CAST-IN- PLACE	MA5A	MIN. (1) LEG ATTACHED TO STUD		

1. SEE CSN 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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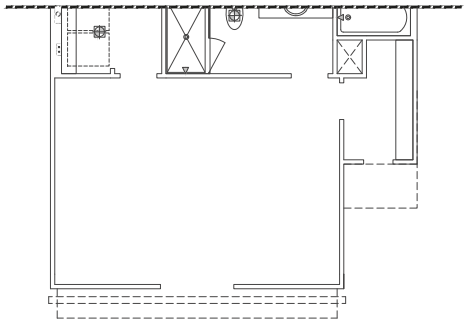
GT HOMES

TITLE: LOWER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

ISSUE DATE: 04/15/2020
JOB NUMBER:
DATE: 04/15/2020

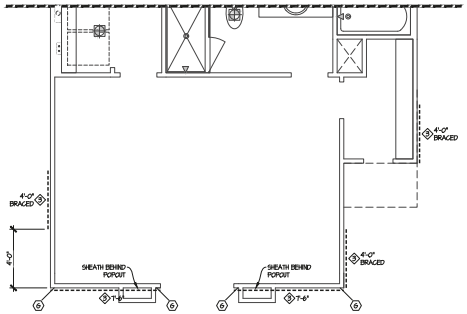
SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: S3.01



SEE ELEVATION A FOR INFORMATION NOT SHOWN

UPPER BRACED/ SHEAR WALL PLAN

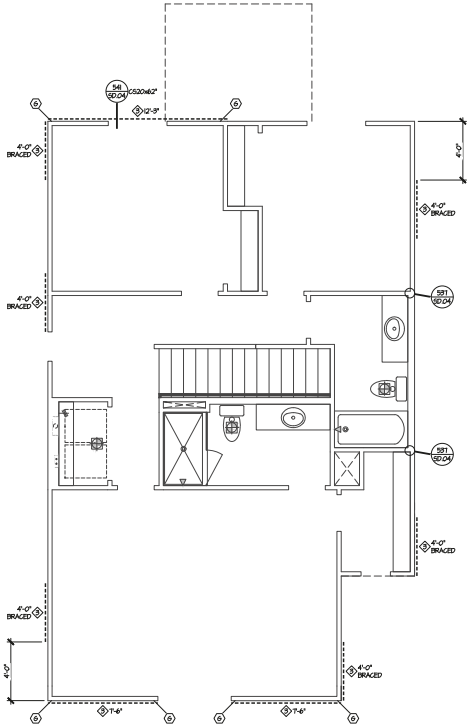
ELEVATION B 1/4" = 1'-0"



SEE ELEVATION A FOR INFORMATION NOT SHOWN

UPPER BRACED/ SHEAR WALL PLAN

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



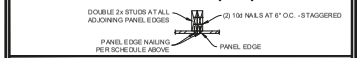
UPPER BRACED/ SHEAR WALL PLAN

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

BRACED/SHEAR WALL SCHEDULE

6	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	131" x 2 1/2" NAILS			
	NAIL SPACING:	EDGE		FIELD	
		6" O.C.		12" O.C.	
8	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.	
9	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.	
10	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.	
11	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.	
7	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 - 6 AND 7 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	3½"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	4¼"
			STEP		
C	POST - SET	HDU8-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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	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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GT HOMES

TITLE: UPPER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

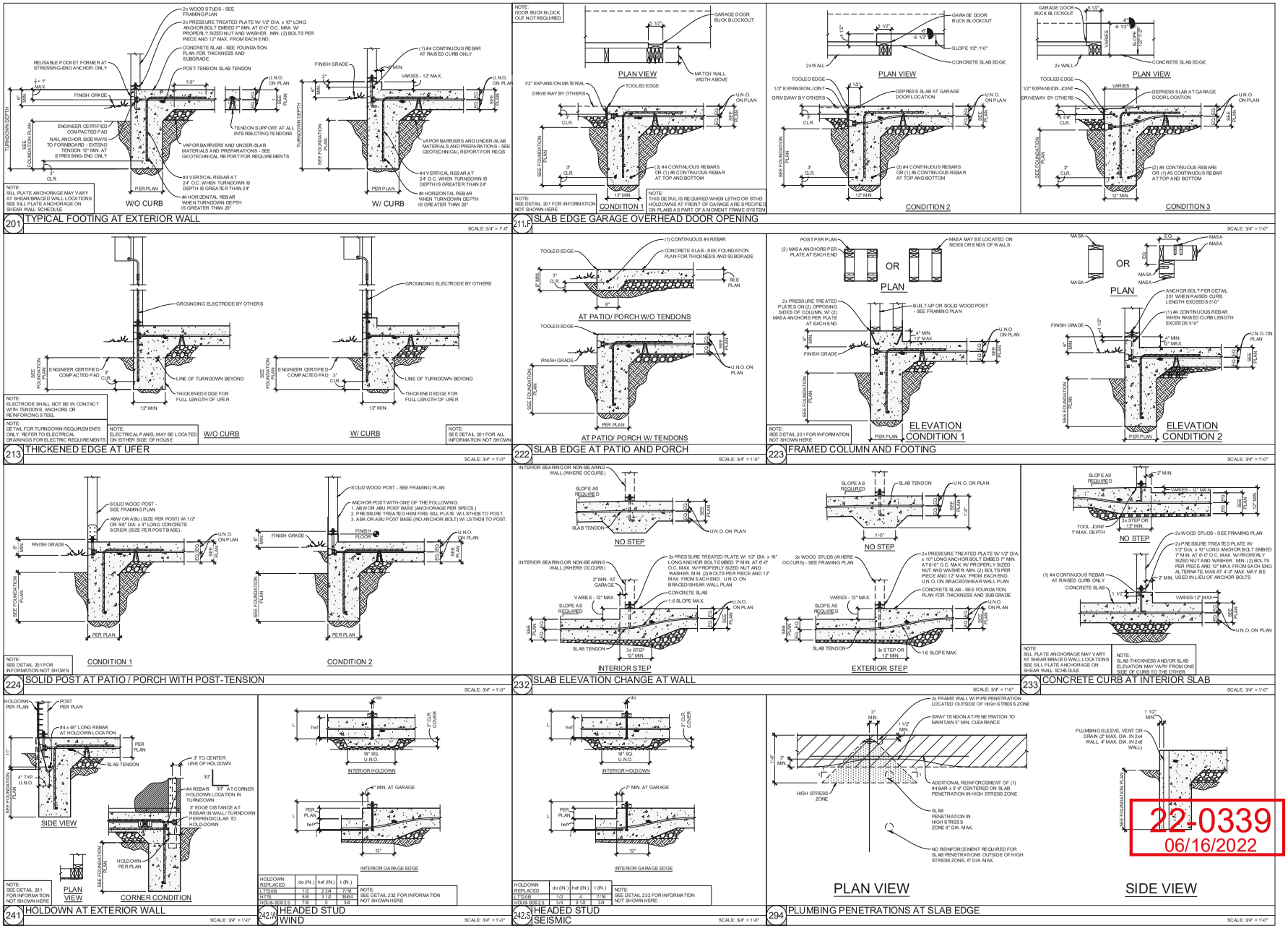
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION
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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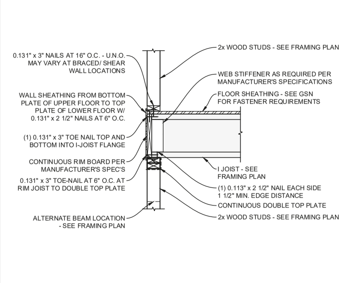
LGT HOMES

TITLE: STRUCTURAL DETAILS

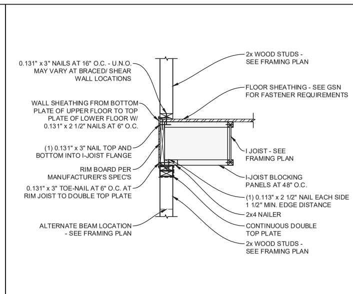
JAMES ANTHONY GILLETTE CIVIL

JOB NUMBER:
DATE: 04/15/2020

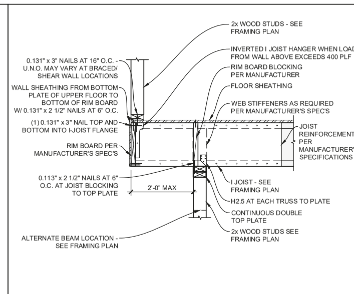
SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: SD.01



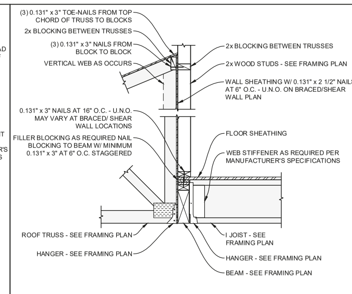
301 PERPENDICULAR JOIST AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"



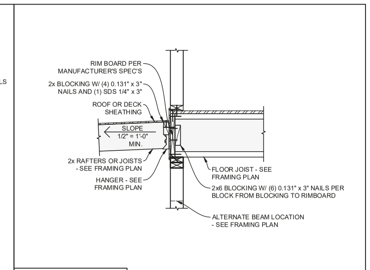
302 PARALLEL JOIST AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"



304 CANTILEVERED JOIST AT WALL
SCALE: 3/4" = 1'-0"

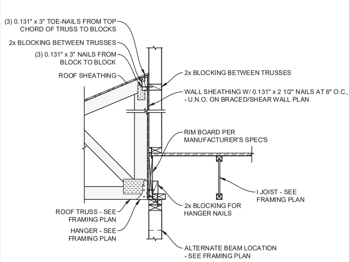


315 MONO TRUSS AND PERPENDICULAR FLOOR JOIST AT FLUSH BEAM
SCALE: 3/4" = 1'-0"



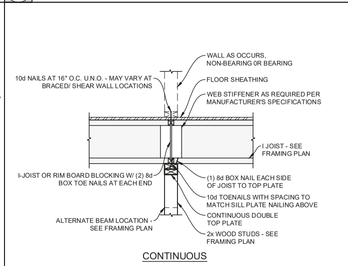
NOTE:
SEE DETAIL 301 FOR INFORMATION NOT SHOWN HERE

331 RAFTER OR JOIST AT PERPENDICULAR JOIST AT WALL
SCALE: 3/4" = 1'-0"

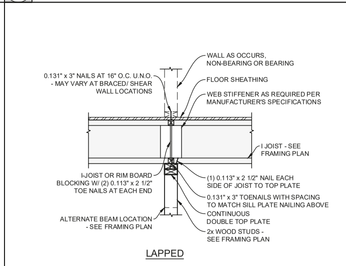


NOTE:
SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

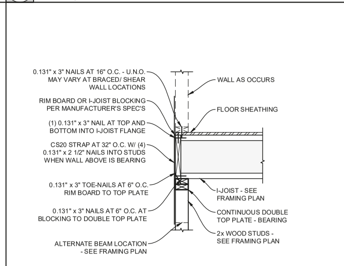
335 MONO TRUSS AND PARALLEL FLOOR JOIST AT WALL
SCALE: 3/4" = 1'-0"



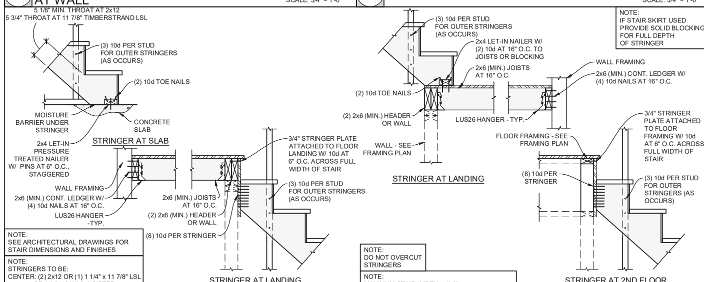
361 CONTINUOUS JOIST AT INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0"



363 LAPPED JOIST AT INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0"



365 JOIST AT INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0"



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

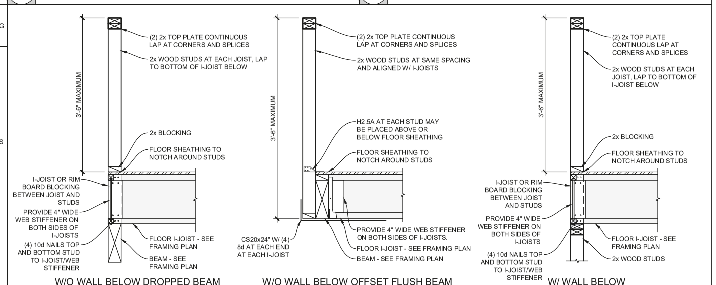
NOTE:
SEE ARCHITECTURAL DRAWINGS FOR STAIR DIMENSIONS AND FINISHES

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

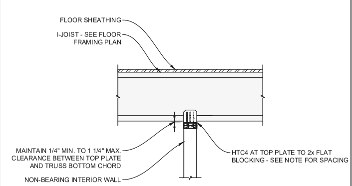
NOTE:
MAXIMUM STAIR WIDTH = 4'-0"
MAXIMUM STRINGER RUN W/O SUPPORT = 9'-0"

371 STAIR FRAMING - 3 STRINGER STAIR
SCALE: 3/4" = 1'-0"



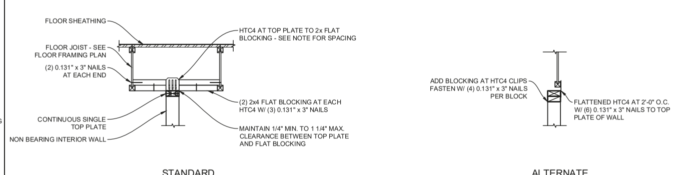
372 GUARDRAIL WALL PERPENDICULAR TO JOIST
SCALE: 3/4" = 1'-0"

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

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TITLE:
STRUCTURAL DETAILS

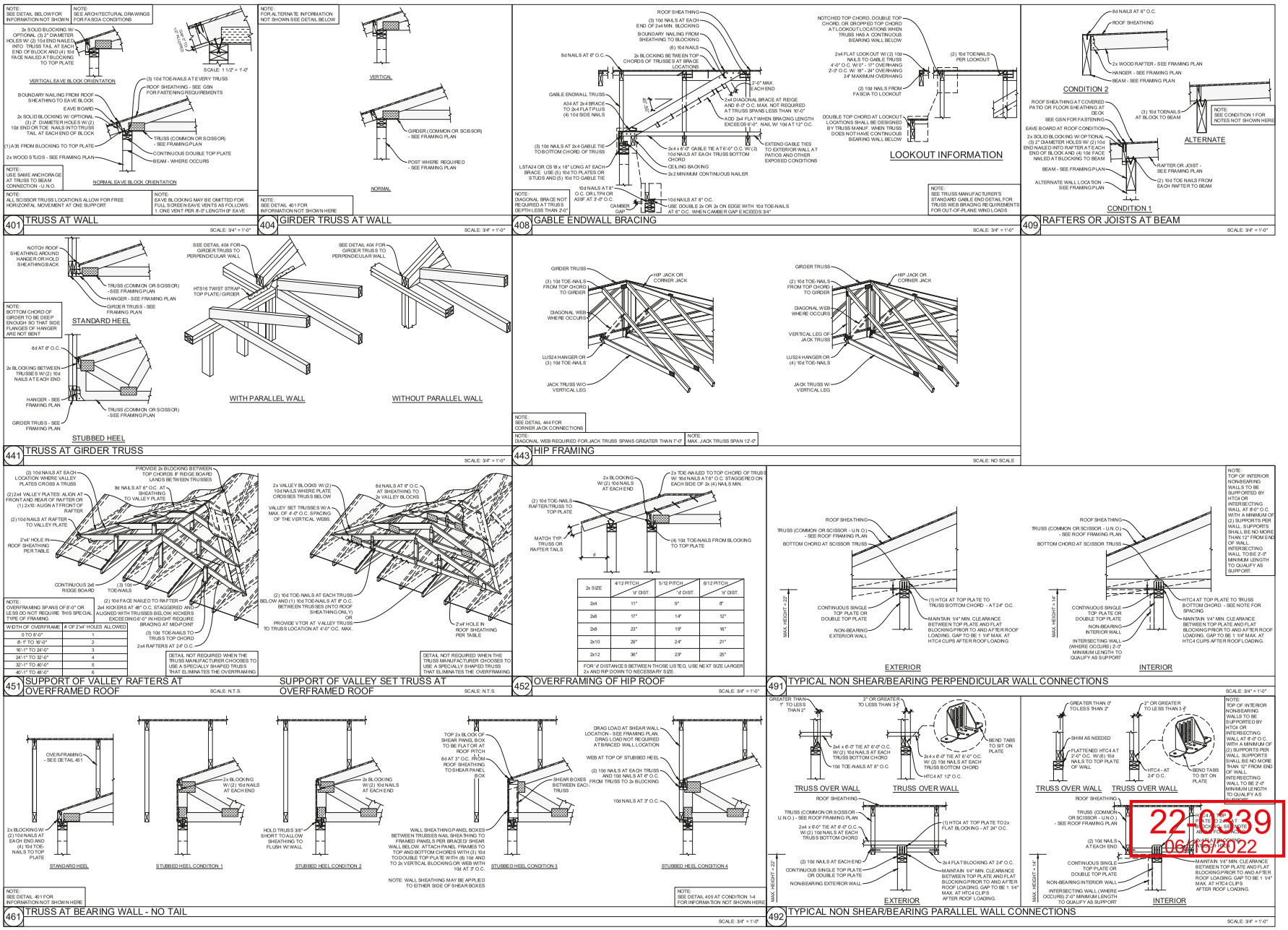
ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020
PROFESSIONAL

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

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
SD.02



2x SIZE	4/12 PITCH 1' DIST.	5/12 PITCH 1' DIST.	6/12 PITCH 1' 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.

WIDTH OF OVERFRAME	# OF 2x4' 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

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LGT HOMES

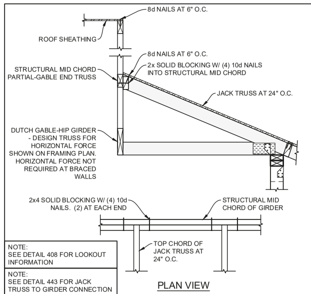
TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE CIVIL NO. 36074 REGISTERED PROFESSIONAL ENGINEER STATE OF ARIZONA

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

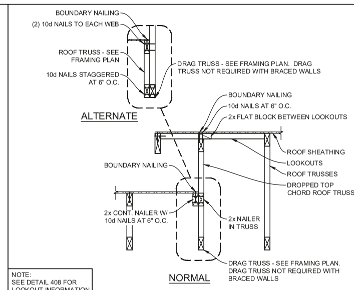


NOTE:
SEE DETAIL 408 FOR LOOKOUT INFORMATION

NOTE:
SEE DETAIL 443 FOR JACK TRUSS TO GIRDER CONNECTION

521 SHEAR TRANSFER AT DUTCH-GABLE

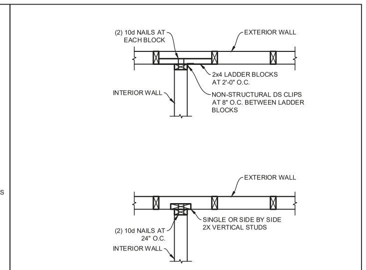
SCALE: 3/4" = 1'-0"



NOTE:
SEE DETAIL 408 FOR LOOKOUT INFORMATION

522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL

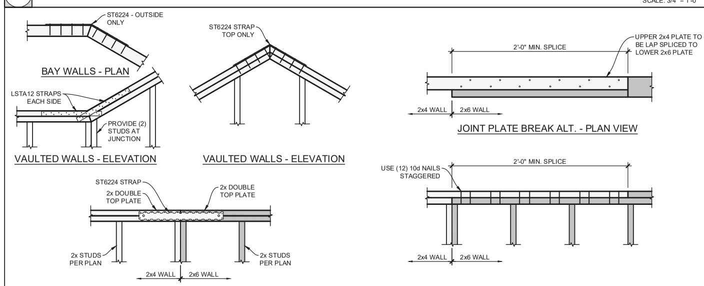
SCALE: 3/4" = 1'-0"



NOTE: THIS DETAIL APPLIES UNLESS DETAIL 531 IS SPECIFIED

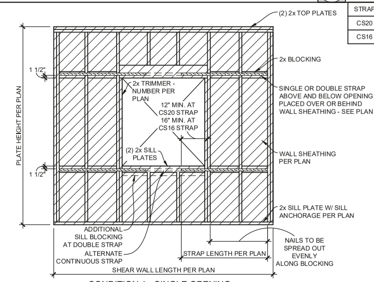
533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION

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



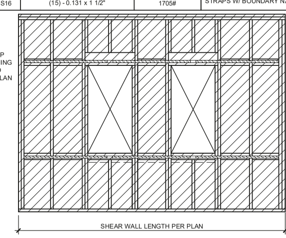
537 SHEAR TRANSFER AT TOP PLATES

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



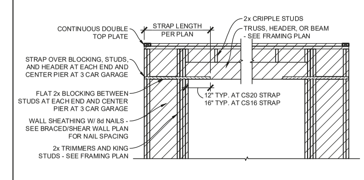
STRAP	NUMBER OF NAILS AT EACH END	ALLOWABLE LOAD
CS20	(10) - 0.131 x 1 1/2"	1030#
CS16	(15) - 0.131 x 1 1/2"	1705#

NOTE:
WALL SHEATHING TO BE FASTENED TO BLOCKING AT STRAPS W/ BOUNDARY NAILING



541 FORCE TRANSFER AROUND OPENING

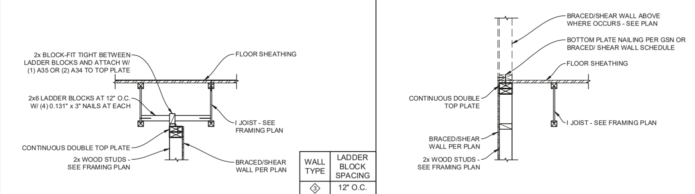
SCALE: 3/8" = 1'-0"



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"

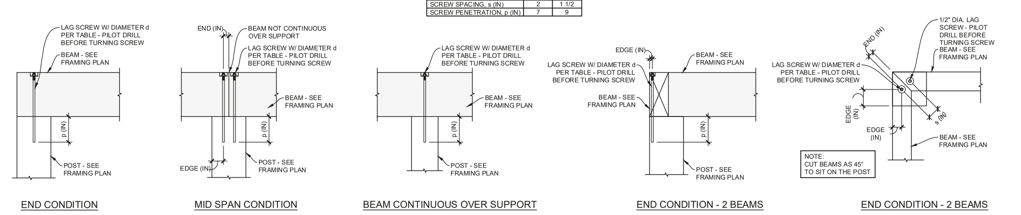


WALL TYPE	LADDER BLOCK SPACING
3	12" O.C.
4	6" O.C.

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

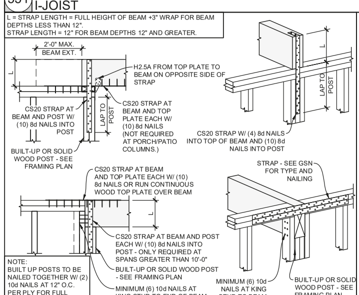


NOTE:
4X4 POSTS ARE LIMITED TO 3/8" DIAMETER LAG SCREWS WITH A 9" EMBED BECAUSE OF SPACING REQUIREMENTS

601.RS LAG BOLT - BEAM TO POST CONNECTION

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

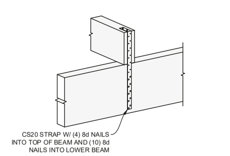
L = STRAP LENGTH = FULL HEIGHT OF BEAM +3" WRAP FOR BEAM DEPTHS LESS THAN 12".
STRAP LENGTH = 12" FOR BEAM DEPTHS 12" AND GREATER.



NOTE:
BUILT UP POSTS TO BE NAILED TOGETHER W/ (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST

602 BEAM AT WALL CONNECTIONS

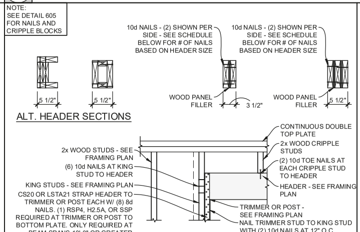
SCALE: 3/4" = 1'-0"



603 BEAM TO BEAM CONNECTION

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

NOTE:
SEE DETAIL 605 FOR NAILS AND CRIPPLE BLOCKS



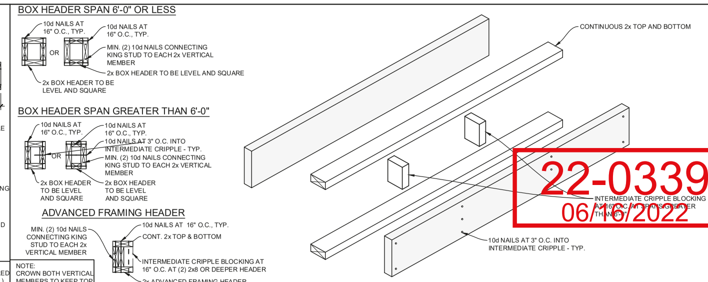
HEADER SIZE	# OF NAILS AT 16" O.C. PER SIDE
2x4	2
2x6	3
2x8	4
2x10	5
2x12	6

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"



NOTE:
CROWN BOTH VERTICAL MEMBERS TO KEEP TOP OF HEADER LEVEL.

605 ALTERNATE HEADERS

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

22-0339
06/16/2022

TITLE:
STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
PROFESSIONAL ENGINEER - STATE OF NEVADA
4/15/2020

PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020
1 2 3 4 5 6 7 8

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1414
PLAN NAME
CYPRESS

SHEET NUMBER
SD.04

LGI HOMES
9150 E. DEL CAMINO
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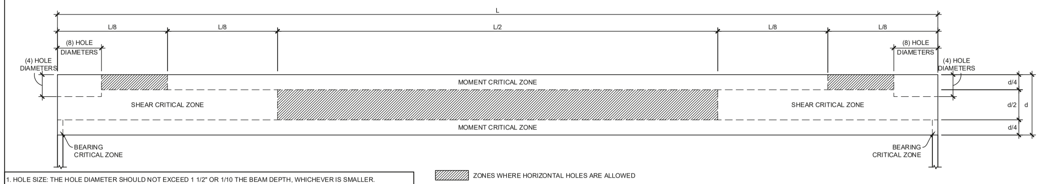
john.morgan Apr 15, 2020 - 6:02pm Z:\A_M\LGI Homes\Nevada\Skyline\1414\Structural\Active Folder\1414-27-Structural Details.dwg

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.

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	LSSU210	LSSH210
ABU44	PAU44	LSTA12	LSTA12
ABU66	PAU66	LSTA18	LSTA18
AC4	PBS44	LSTA24	LSTA24
ACE4	PBES44	LSTHD8	NOT ALLOWED
CMSTC16	CMSTC16	LTHJA26	HHC26/ HJC26
CS16	RS150	LTP4	MP4F
CS20	RS250	LTT20B	DTB-TZ
DTC	TR2	LUS24	JUS24
EPCZ (44)	EPCM44-T2	LUS26	JUS26
H1	RT15	LUS28	JUS28
H2.5A	RT7A	MASA	FA4 (75% O.C. SPACING AT SILL ANCHORAGE)
H2.5T	RT7AT	MSTC28	MSTC28
HDQ8-SDS3	PHD8	MTHMQ-SDS	HJHC28
HDU8-SDS2.5	PHD8	RSP4	RSPT4
HGUS26	THDH26	SSP	RSPT6
HGUS26-2	THDH26-2	ST12	ST12
HGUS26-3	THDH26-3	ST6224	KST224
HGUS28-2	THDH28-2	STHD10	NOT ALLOWED
HGUS28-3	THDH28-3	STHD14	NOT ALLOWED
HGUS210-3	THDH210-3	SUR/L26	SKH26 R/L
HHUS210-2	THD210-2	TBE4	SBP4
HTS16	HTW16	THA29	MSH29
HTC4	HTC4 (60% O.C. SPACING)	THA213	MSH213 (USE 16d COMMON NAILS)
HTT4	HTT45 (MIN.)	THA413	MSH413
HTT5	HTT45 (MAX.)	THA418	MSH418 (USE 16d COMMON NAILS)
HUS26	HUS26	THA422	MSH422IF
ITS	TFL	THJA26	HHC26/ HJC26
LS50	MP5	TS22	KTS24

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 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 1/2" 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 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 1/2" 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 1/8" 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 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. 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 1.5E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 5 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"

22-0339
06/16/2022

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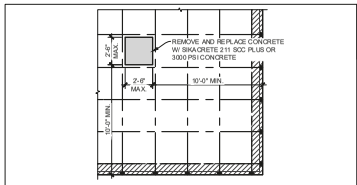
TITLE: STRUCTURAL DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26921
4/15/2020

PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020
1 2 3 4 5 6 7 8

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1414
PLAN NAME: CYPRESS
SHEET NUMBER: SD.05



REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

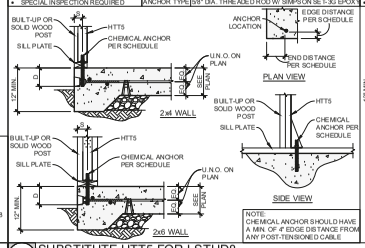
NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 2" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL
5. TEMPORARY SHORING 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		

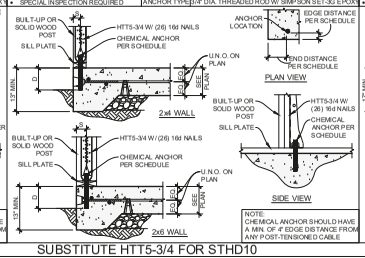


NOTE: CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

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		

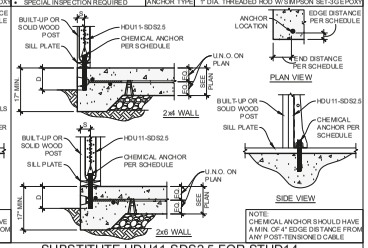


NOTE: CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

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		

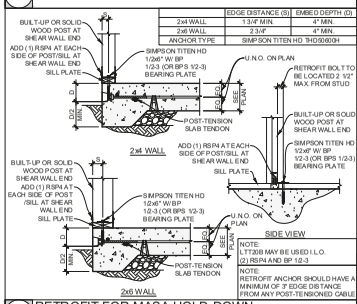


NOTE: CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

SUBSTITUTE HDU11-SDS2.5 FOR STHD14

802 POST-TENSION 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 1/2x3(6)(8)H	

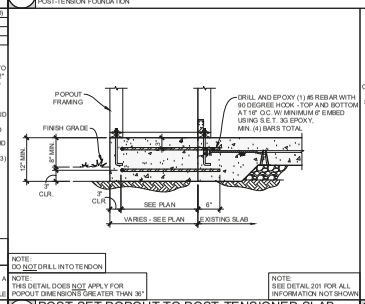
NOTE: LTT20B MAY BE USED I.L.O. (2) RSP4 AND BP 1/2-3

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

803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION

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



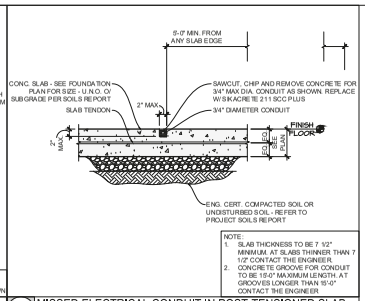
NOTE: DO NOT DRILL INTO TENDON

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

NOTE: SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

804 POST-SET POPOUT TO POST-TENSIONED SLAB

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

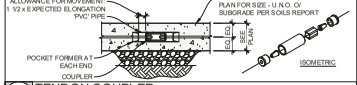


NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM. AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER

805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

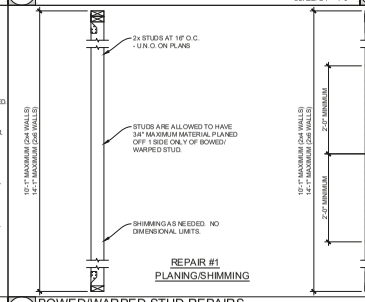
SCALE: 3/4" = 1'-0"

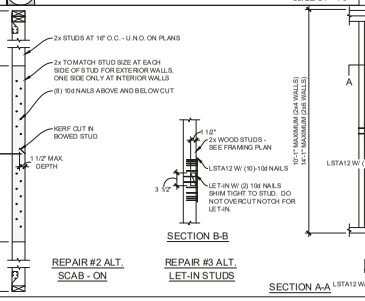
IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE
BELOW BEFORE CONCRETE PLACEMENT.
1. COUPLERS SHOULD BE CENTERED IN THE SLAB.
2. IF MORE THAN ONE TENDON IS SHORT, COUPLERS SHOULD NOT BE LOCATED SIDE BY SIDE. THEY SHOULD BE STAGGERED AT 2-4" INCREMENTS.
3. A 1PVC 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 1PVC 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 1PVC 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 1PVC 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 1PVC PIPE WHICH IS THEN PACKED TIGHTLY WITH CORROSION INHIBITING COATING ALLOWING NO AIR VOIDS. THE SECOND POCKET FORMER IS AFFIXED TO THE 1PVC PIPE COMPLETING A TIGHTLY SEALED COUPLER.
8. THE TENDON COUPLERS LOCATION WITHIN THE 1PVC 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.

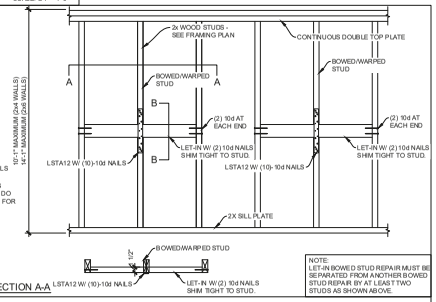


806 TENDON COUPLER

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





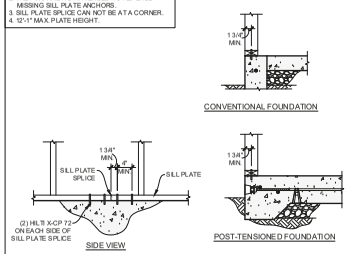


NOTE: LET-IN BOWED STUD REPAIR MUST BE SEPARATED FROM ANOTHER BOWED STUD REPAIR BY AT LEAST TWO STUDS AS SHOWN ABOVE.

811 BOWED/WARPED STUD REPAIRS

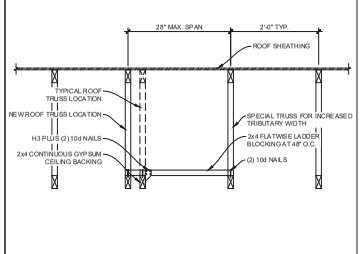
SCALE: 1 1/2" = 1'-0"

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.



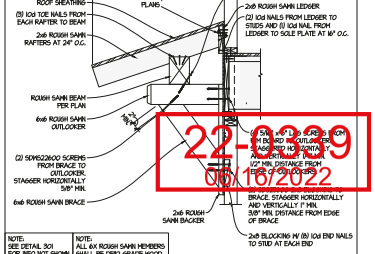
813 SILL ANCHORAGE RETROFIT AT EXTERIOR SILL PLATE SPLICE

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



814 ROOF / CEILING OVERSPAN

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



NOTE: SEE DETAIL 3/21 FOR INFO NOT SHOWN

NOTE: ALL 6X R0161H SAWN MEMBERS SHALL BE DF#2 GRADE WOOD

00 ARCHITECTURAL EYE BROW ROOF

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

22-0339
06/16/2022

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LGT HOMES

TITLE: STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
CERTIFICATE NO. 36074

PLANS MADE AVAILABLE FOR CONSTRUCTION

JOB NUMBER:

DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE

PLAN NUMBER: 1414
PLAN NAME: CYPRESS

SHEET NUMBER: SD.06

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.

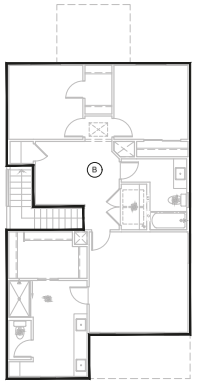
DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, 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.

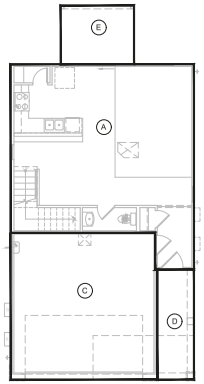
CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

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

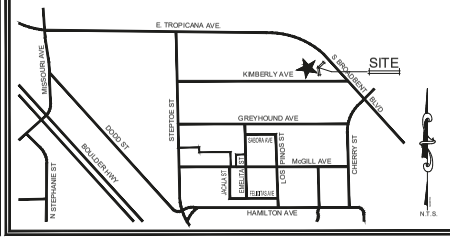
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

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.

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

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A2.3 EXTERIOR ELEVATIONS AND ROOF PLAN - ELEVATION C

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SD.06 STRUCTURAL DETAILS
SD.07 STRUCTURAL DETAILS

22-0339
06/16/2022

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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. SHOP DRAWINGS MUST BE SUBMITTED TO FELTEN GROUP PRIOR TO FABRICATION. ANY QUESTIONS SHOULD BE DIRECTED TO THE ARCHITECT.

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PHONE (602) 957-9103

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
1541
PLAN NAME
JUNIPER

SHEET NUMBER
C1.1

lucas.trujillo Apr 16, 2020 - 3:35pm Z:\A_MULDI Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-01-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 BUILDING 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

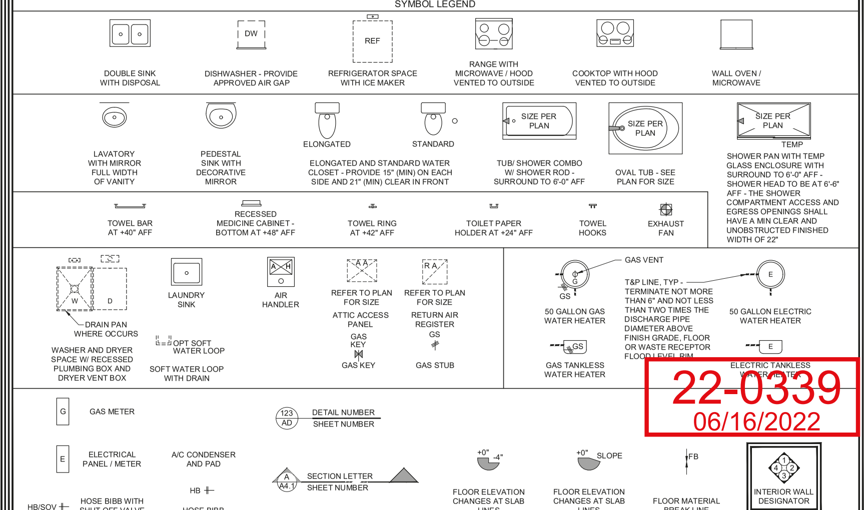
1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

IRC STANDARD

ABBREVIATIONS

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

SYMBOL LEGEND



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06/16/2022

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GENERAL ARCHITECTURAL NOTES

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367-RD
STATE OF NEVADA
4/16/2020

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00
1 2 3 4 5 6 7 8

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
GAN1.1

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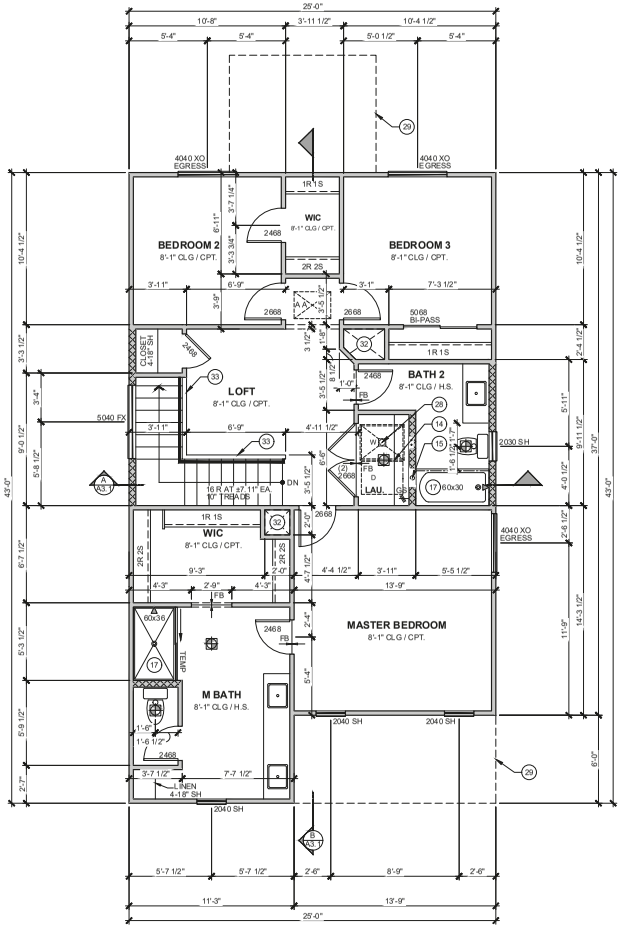
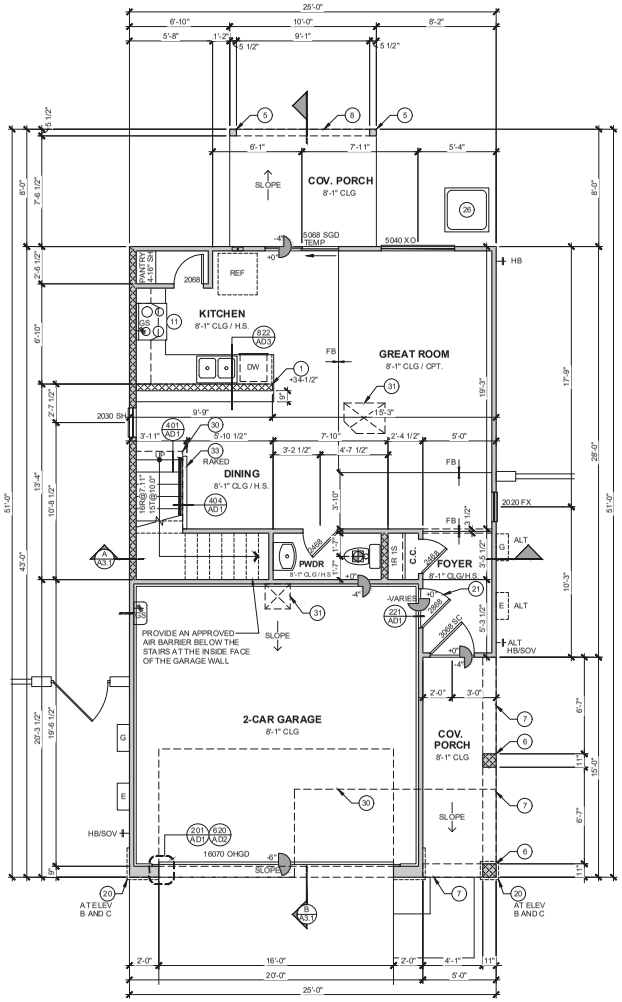


SECOND FLOOR

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 MOF 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. CABINETLAYOUTS 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 2'2"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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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS.

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FLOOR PLAN
ALL ELEVATIONS

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

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

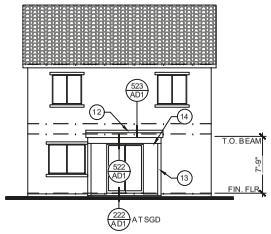
SHEET NUMBER
A1.1

lucas.trujillo Apr 16, 2020 - 3:51pm Z:\A_MLJD Homes\Newsold\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-03-Floor Plans.dwg

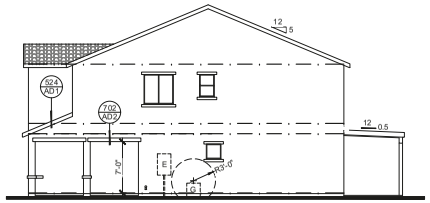
(A) ROOF VENTILATION CALCULATIONS			1/300	
TOTAL ROOF ROOF AREA =	992.50 SQ. FT.	VENTING REQUIRED =	476.40 SQ. IN.	
UPPER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	195.00 SQ. IN.	
		UPPER TOTAL =	195.00 SQ. IN.	40%
LOWER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	292.50 SQ. IN.	
		LOWER TOTAL =	292.50 SQ. IN.	60%
		TOTAL VENTING PROVIDED =	487.50 SQ. IN.	

(B) 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.

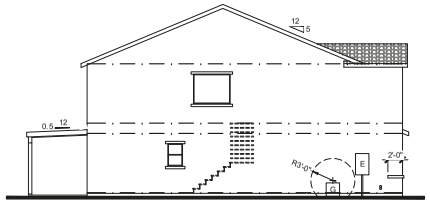
(C) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



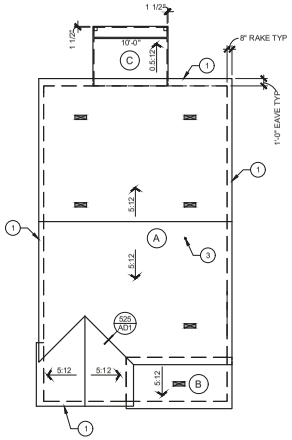
REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



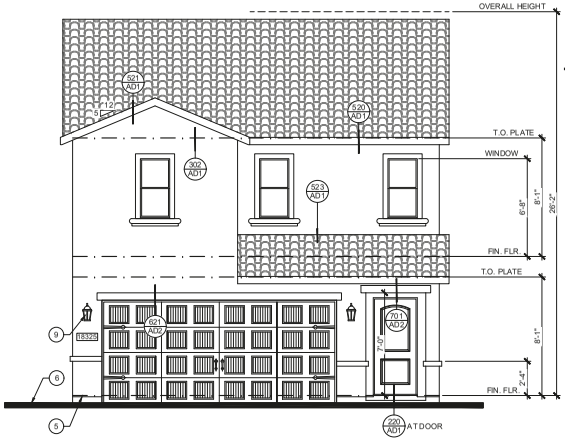
RIGHT ELEVATION
ELEVATION A 1/8" = 1'-0"



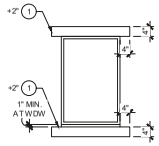
LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



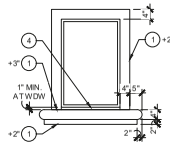
ROOF PLAN
ELEVATION A 1/8" = 1'-0"



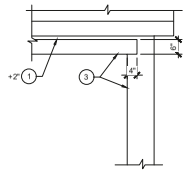
FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"



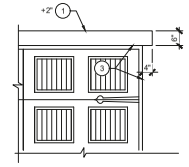
TYP WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - ELDORADO STONE (DJJ 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 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

(B) 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 WHERE REQUIRED IN ADDITION TO THE PROVISION OF SUFFICIENT NATURAL AND ARTIFICIAL SURFACE SLOPES AND FLOOR HEIGHTS. DRAINAGE SWALES, SUBSURFACE DRAINS, UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

22-00312
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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EXTERIOR ELEVATIONS / ROOF PLANS
ELEVATION A

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

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE
PLAN NUMBER
1541
PLAN NAME
JUNIPER
SHEET NUMBER
A2.1

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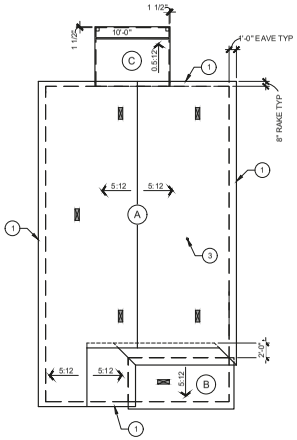
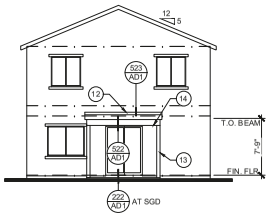
(A) ROOF VENTILATION CALCULATIONS				1/300	
TOTAL ROOF AREA =	992.50 SQ. FT.	VENTING REQUIRED =		476.40 SQ. IN.	
UPPER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =		195.00 SQ. IN.	
			UPPER TOTAL =	195.00 SQ. IN.	40%
LOWER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. 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 =	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.

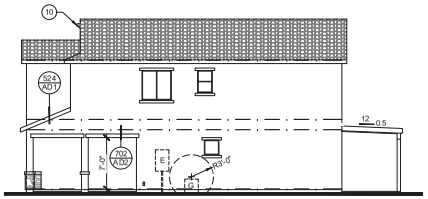
(C) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



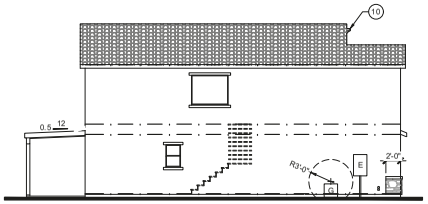
ROOF PLAN
ELEVATION B 1/8" = 1'-0"



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



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



LEFT ELEVATION
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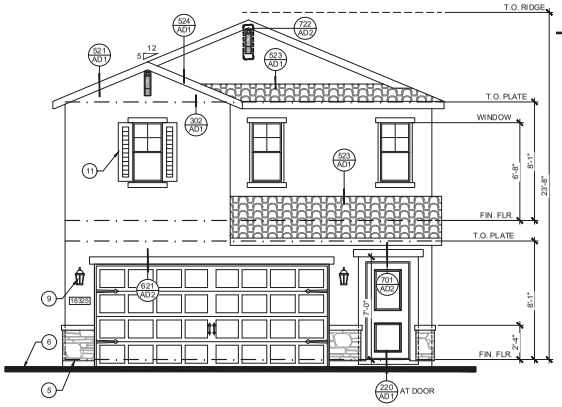
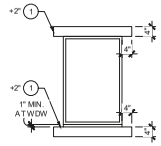
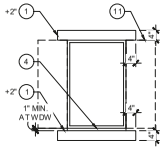


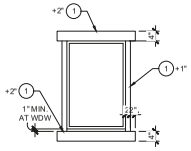
FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"



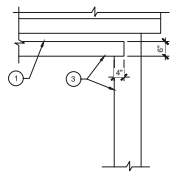
TYP WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



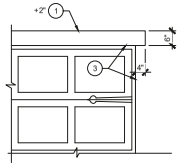
WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - ELDORADO STONE (DJJ 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 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

(B) 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 ARTIFICIAL SLOPES IN THE GROUND PLANE. NATURAL DRAINAGE SWALES SHALL BE AVOID UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

2022-3-34
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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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY DISCREPANCIES MUST BE REPORTED TO THE FELTEN GROUP.

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EXTERIOR ELEVATIONS / ROOF PLANS
ELEVATION B

MARK A. DIANA
REGISTERED
367-RD
ARCHITECTURAL DESIGNER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

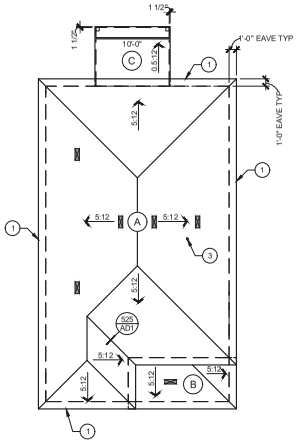
SHEET NUMBER
A2.2

luca.tuglio Apr 18, 2020 - 3:32pm Z:\A_MLJD Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-05-1-Exterior Elevs.dwg

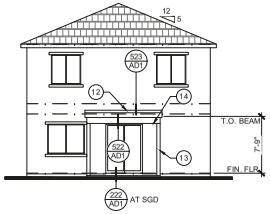
(A) ROOF VENTILATION CALCULATIONS			1/300		
TOTAL ROOF AREA =	992.50 SQ. FT.	VENTING REQUIRED =	476.40 SQ. IN.		
UPPER VENTING PROVIDED	2	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	195.00 SQ. IN.		
		UPPER TOTAL =	195.00 SQ. IN.	40%	
LOWER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	292.50 SQ. IN.		
		LOWER TOTAL =	292.50 SQ. IN.	60%	
		TOTAL VENTING PROVIDED =	487.50 SQ. IN.		

(B) 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.

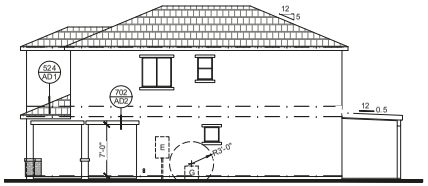
(C) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



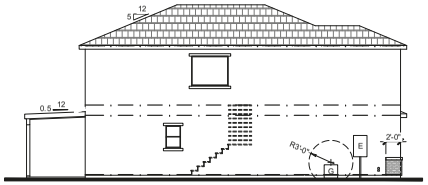
ROOF PLAN
ELEVATION C 1/8" = 1'-0"



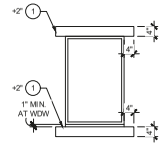
REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



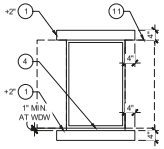
RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



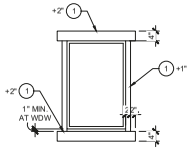
LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



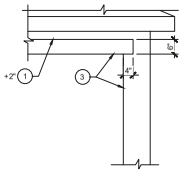
TYP WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



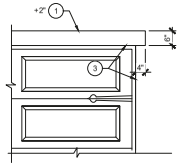
WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW



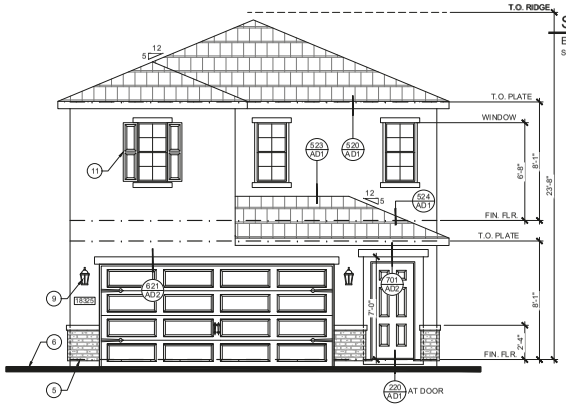
WINDOW TRIM
ELEVATION C 1/2" = 1'-0"
TRIM AT FRONT WINDOW



STUCCO TRIM
ELEVATION C 1/2" = 1'-0"
STUCCO TRIM AT 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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
ADHERED BRICK VENEER - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
FASCIA AND BARGE BOARDS
ALL ELEVATIONS 2x6 FASCIA AND 2x6 BARGE BOARD

(1) 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 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

(2) 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 WHERE REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND IMPROVED GRADES, SLOPES, SWALES AND FLOOR HEIGHTS. DRAINAGE ALONG THE FOUNDATION, UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.

22-3330
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)

THE ARCHITECTURAL WORK, DESIGNS, DRAWINGS, PLANS, SPECIFICATIONS, SCHEMATICS, AND ELECTRONIC DOCUMENTS OF FELTEN GROUP ARE THE PROPERTY OF FELTEN GROUP AND SHALL REMAIN THE PROPERTY OF FELTEN GROUP. THE REPRODUCTION, ALTERATION OR USE FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF FELTEN GROUP IS FORBIDDEN.

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EXTERIOR ELEVATION / ROOF PLANS
ELEVATION C

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

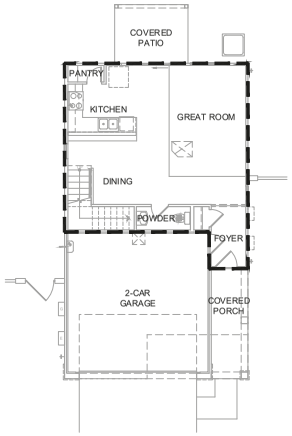
PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

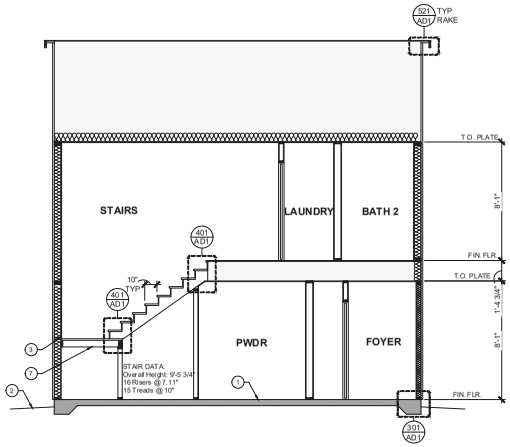
PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
A2.3

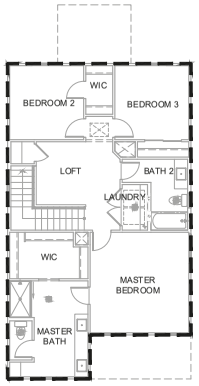
locals.tsg@o Apr 16, 2020 - 3:32pm Z:\A_MULDI Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-05-1-Exterior Elevs.dwg



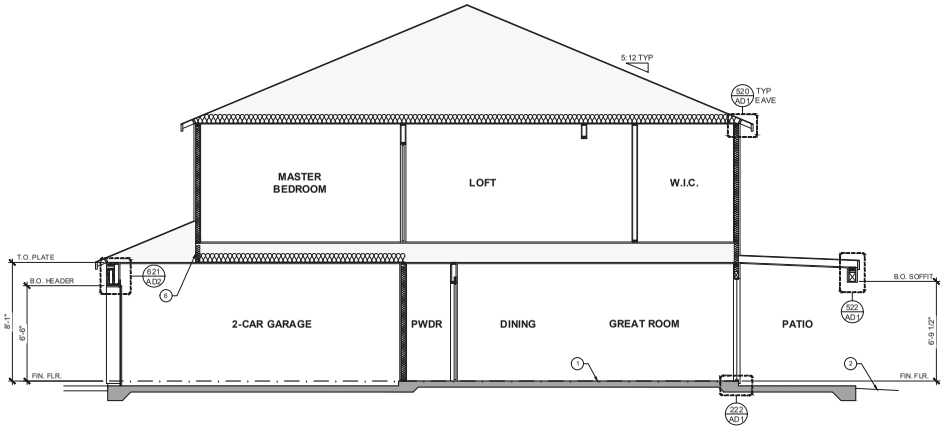
FIRST FLOOR THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"



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 BY OTHERS.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACES SUCH AS 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 FILLED WITH INSULATION COMPLETELY FILLING THE CAVITY AND CONTACTING THE FRAMING TO ACHIEVE THE RATED THERMAL RESISTANCE OF THE INSULATION.
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

22-0303
06/16/2022

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BUILDING SECTIONS
BUILDING THERMAL ENVELOPE PLAN

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

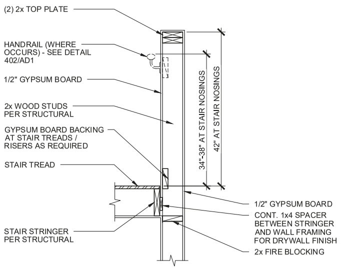
PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

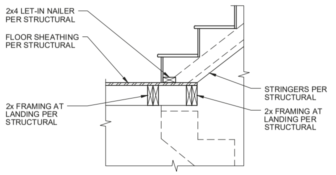
SHEET NUMBER
A3.1

lucas.trujillo Apr 18, 2020 - 3:32pm Z:\A_MLJD Homes\Nevada\Skyline\1541\Architecture\Active Folder\Plot Sheets\1541-08-Building Sections.dwg

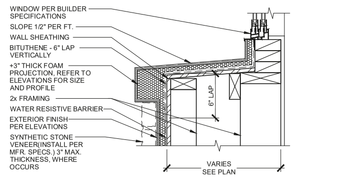


404 GUARDRAIL WALL AT STAIR
2x GUARDRAIL WALL / STAIR STRINGER
SCALE: 3/4" = 1'-0"
4001-004-404-11-AZ-STD

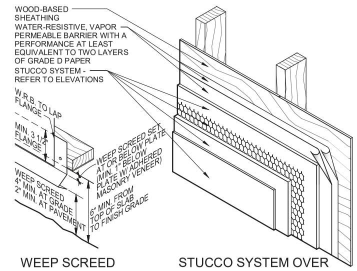
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



U-SHAPED STAIR LANDING - UP SIDE

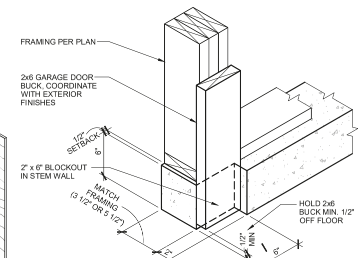


320 POTSHELF AT WINDOW SILL
STUCCO SYSTEM / WINDOW SILL
SCALE: 1-1/2" = 1'-0"
3106-003-3XX-11-AZ

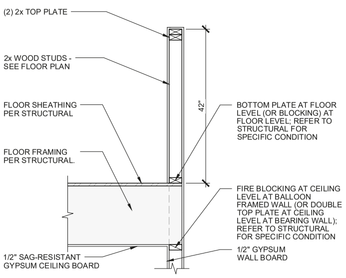


WEEP SCREED APPLICATION

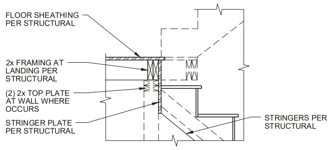
STUCCO SYSTEM OVER WOOD-BASED SHEATHING



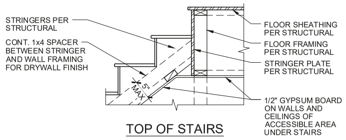
201 GARAGE DOOR BUCK AT SLAB
2x6 BUCK / CONCRETE STEM
3/4" = 1'-0"
2001-001-201-11-AZ-STD



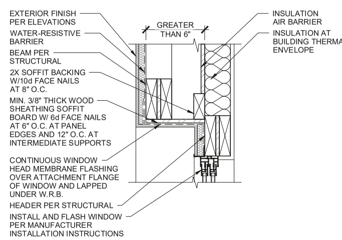
420 GUARDRAIL WALL AT FLOOR
FLOOR SYSTEM COMPONENTS
SCALE: 3/4" = 1'-0"
4303-013-406-11-AZ



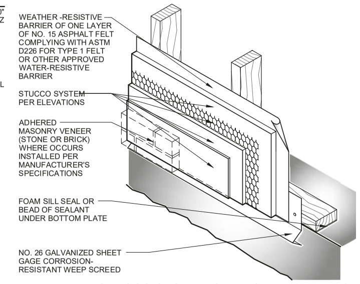
U-SHAPED STAIR LANDING - DOWN SIDE



TOP OF STAIRS

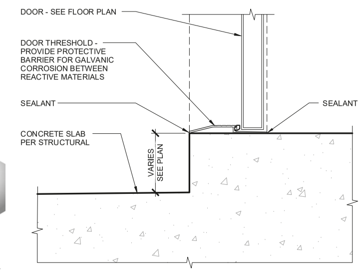


321 RECESSED SOFFIT AT WINDOW HEADER
GREATER THAN 6" RECESS / STUCCO
SCALE: 1-1/2" = 1'-0"
3106-010-3XX-11-AZ

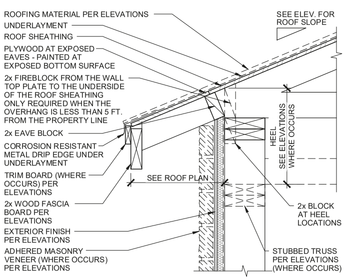


STUCCO SYSTEM OVER OPEN FRAMING

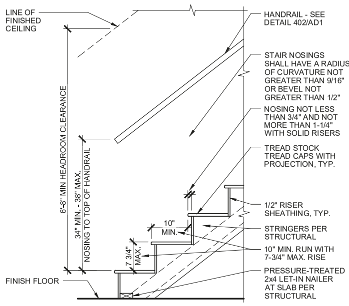
301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
3" = 1'-0"
3001-001-301-12-AZ-STD



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

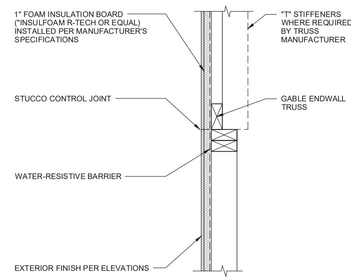


520 ROOF FASCIA BOARD
PLUMB CUT / 2x FASCIA / 1x TRIM
SCALE: 1-1/2" = 1'-0"
5101-007-5XX-11-AZ

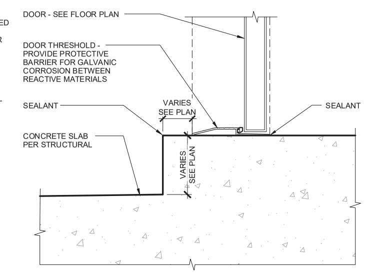


BOTTOM OF STAIRS / CLEARANCES

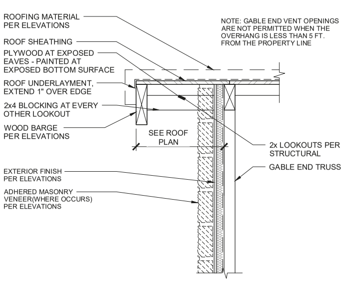
401 STAIRS
SCALE: 3/4" = 1'-0"
4001-001-401-13-AZ-STD



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

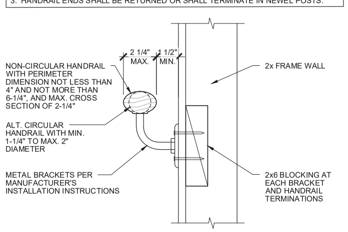


221 DOOR THRESHOLD AT EXTENDED SLAB
DOOR THRESHOLD / CONCRETE SLAB
SCALE: 3" = 1'-0"
2101-004-2XX-11-AZ

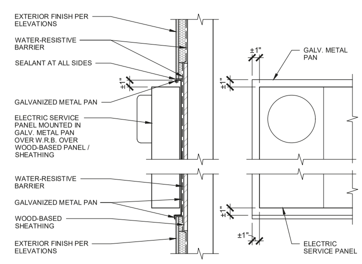


521 BARGE EXPOSED OVERHANG
2x WOOD BARGE / STUCCO / TILE
SCALE: 1-1/2" = 1'-0"
5102-007-5XX-11-AZ

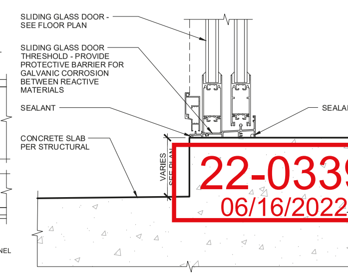
NOTES:
1. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE STAIR NOSING.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.



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



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



22-0339
06/16/2022

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

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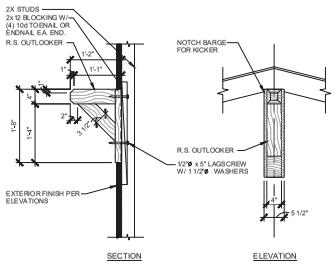
ARCHITECTURAL DETAILS

MARK A. DIANA REGISTERED RESIDENTIAL DESIGNER 367-RD STATE OF NEVADA 4/16/2020

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

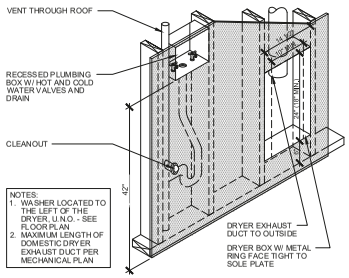
SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: AD1



722 WOOD OUTLOOKER

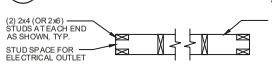
BRACKET \ STUCCO

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

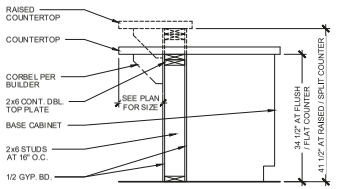


801 WASHER AND DRYER

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

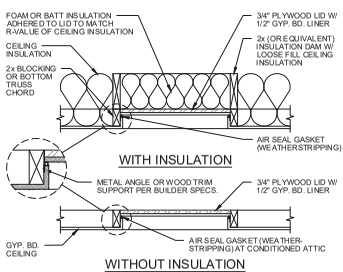


TOP VIEW OF 2x6 PONY WALL



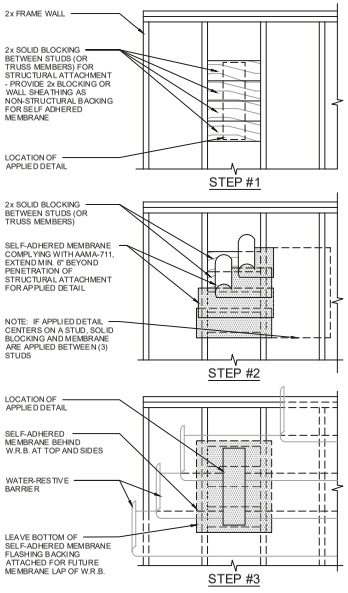
803 PONY WALL AT KITCHEN

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



805 ATTIC ACCESS

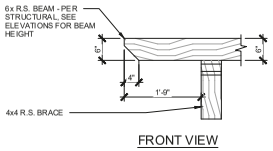
SCALE: 1" = 1'-0"
8001-005-805-11-AZ-STD



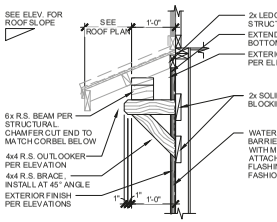
703 TYP. FLASHING AT APPLIED DETAIL

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

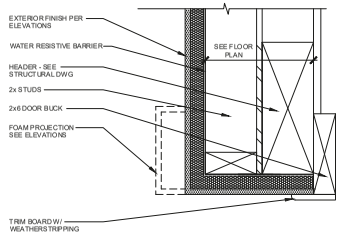


SIDE VIEW

721 BRACKET DETAIL

STUCCO

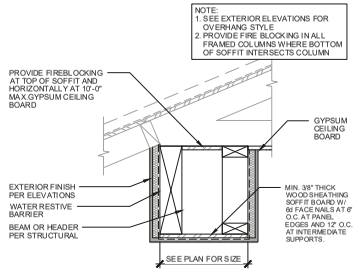
SCALE: 3/4" = 1'-0"
7604-015-7XX-12-AZ



621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

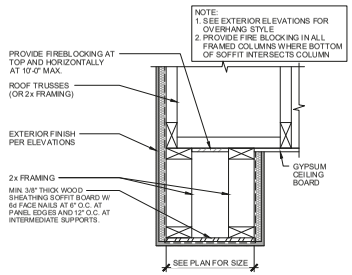
SCALE: 3" = 1'-0"
6103-064-6XX-11-AZ



701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

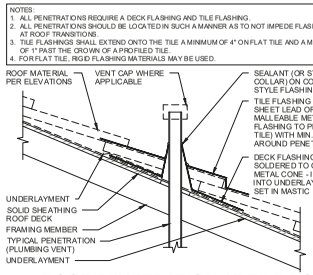
SCALE: 1-1/2" = 1'-0"
7001-001-701-11-AZ-STD



702 GABLE SOFFIT - PARALLEL

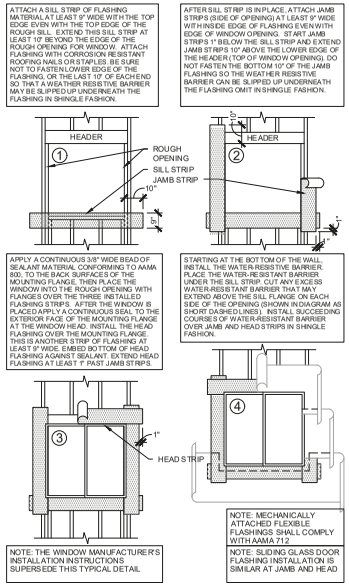
TRUSS ROOF FRAMING / STUCCO

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



527 ROOF PENETRATION AT TILE ROOF

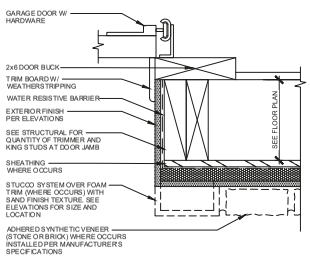
SCALE: 1-1/2" = 1'-0"
5401-007-5XX-11-AZ



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

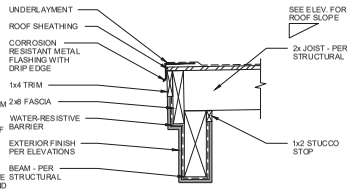
FLASHING WINDOWS WITH A MOUNTING FLANGE

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



620 GARAGE DOOR JAMB

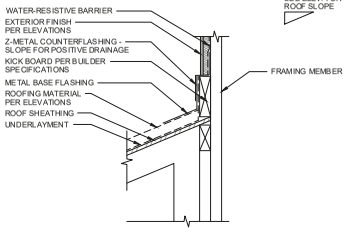
SCALE: 3" = 1'-0"
6103-001-6XX-11-AZ



522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

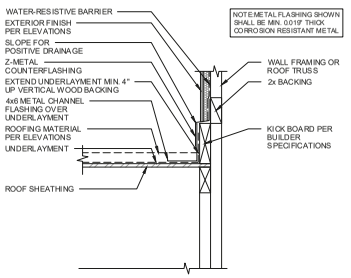
SCALE: 1-1/2" = 1'-0"
5201-005-5XX-11-AZ



523 HEAD WALL FLASHING

TILE / STUCCO

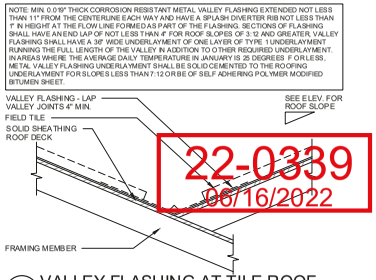
SCALE: 1-1/2" = 1'-0"
5401-001-5XX-11-AZ



524 SIDE WALL FLASHING

TILE / STUCCO

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



22-0339
06/16/2022

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 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
AD2

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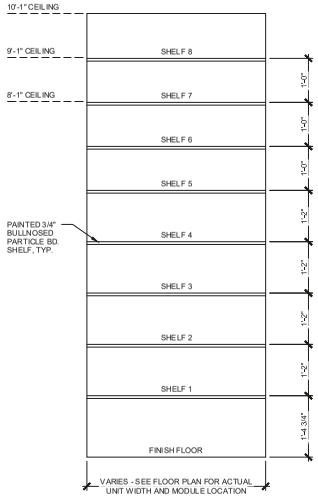
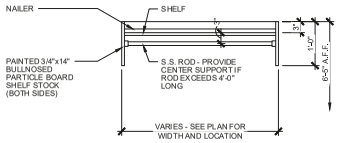
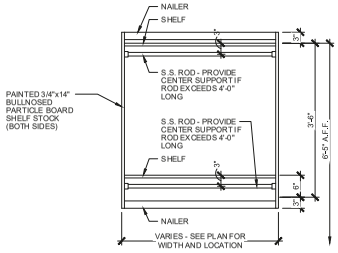
NOTE:
1. PROVIDE CLEATS AT SHELVES PER BUILDER SPECS.
2. PROVIDE 6 SHELVES WITH 8'-1" CEILING.
3. PROVIDE 7 SHELVES WITH 9'-1" CEILING.
4. PROVIDE 8 SHELVES WITH 10'-1" CEILING.



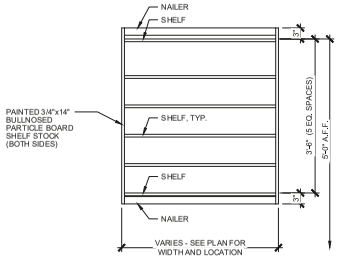
812 TYP. LINEN / PANTRY SHELVING
SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ



SINGLE-HUNG UNIT

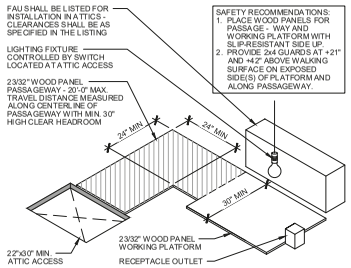


DOUBLE- HUNG UNIT

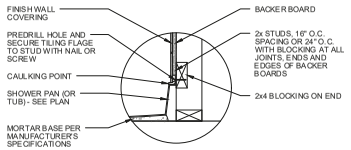


SHELVES

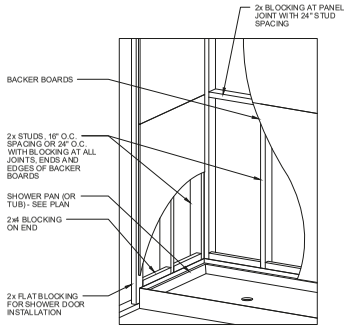
810 CLOSET SHELVING
SCALE: 3/4" = 1'-0"
8403-006-8XX-13-AZ



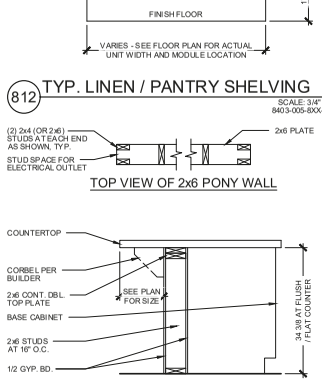
806 HORIZ. FAU ATTIC INSTALLATION
SCALE: 3/4" = 1'-0"
8001-006-806-11-AZ-STD



FLANGE DETAIL



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



TOP VIEW OF 2x6 PONY WALL

822 PONY WALL AT KITCHEN
SCALE: 3/4" = 1'-0"
8201-007-8XX-11-AZ

22-0339
06/16/2022

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LGI HOMES

ARCHITECTURAL DETAILS

MARK A. DIANA
REGISTERED
367-RD
ARCHITECTURAL DESIGNER
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

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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 IECC 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.

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Rhvac - Residential & Light Commercial HVAC Loads — **Elite Software Development, Inc.**
Love Engineering, Inc — LGI Homes - Skyline - 1541
Las Vegas, NV 89129 — 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	85	85	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	190	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 - Bath 2	*75	70	66	70	74	69	64	68	1--5
12	2- Master Bedroom	*263	260	256	259	257	255	251	256	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	23,425	*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	23,778	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 — **Elite Software Development, Inc.**
Love Engineering, Inc — LGI Homes - Skyline - 1541
Las Vegas, NV 89129 — 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) 823-5655
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.:	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:	24,631 Btuh	24.631	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

Energy Conservation Group

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
R402.5	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 M1505.4.3	Mechanical Ventilation Rate
R403.6.1	Mechanical Ventilation Efficacy
Climate Zone	If altitude 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 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 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 1:48 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 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 CALCULATIONS
SCALE: NTS

LGI HOMES - SKYLINE
1541 PLAN
MECHANICAL CALCULATIONS

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

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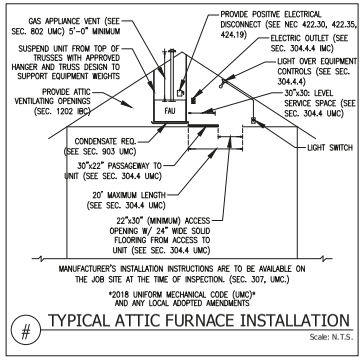
5740 N. TEE PEE LN
LAS VEGAS, NV 89149
OFFICE: (702) 658-2587
FAX: (702) 823-5655
WWW.LOVEENGR.COM

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSEPH JUN 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
- 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
- ED-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

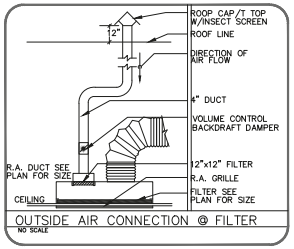
WHOLE HOUSE MECHANICAL VENTILATION

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

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+TX 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"x6"(D-A), 18"x6"(D-B) 12"x6"(D-1).

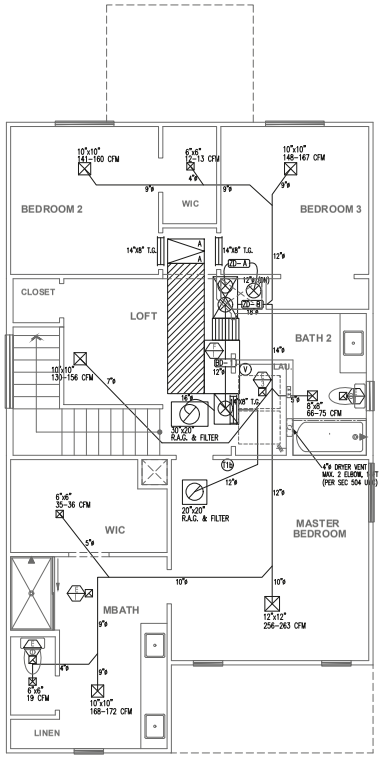
22-0339
06/16/2022

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.

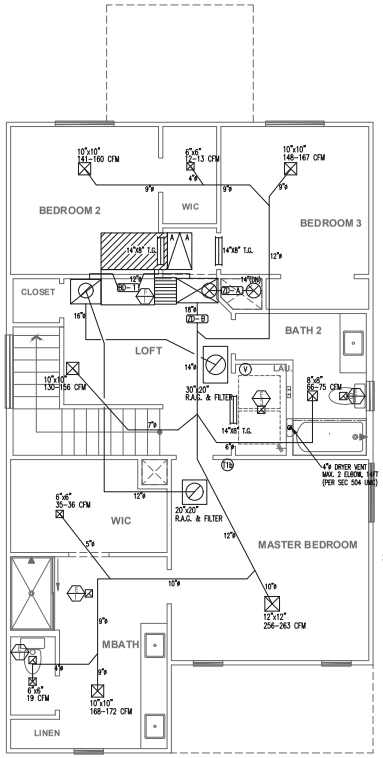
MECHANICAL GENERAL NOTES

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-ARE 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.



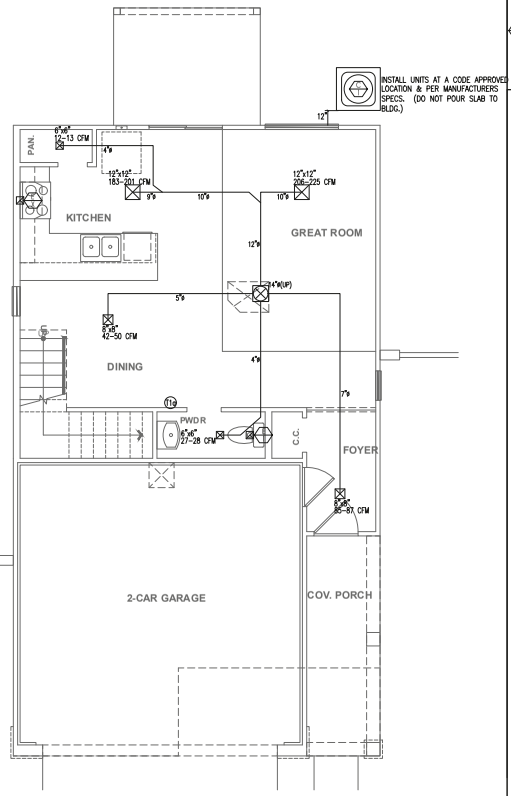
SECOND FLOOR PLAN (ELEV. B&C)

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
1541 PLAN

MECHANICAL PLAN

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LOVE ENGINEERING

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

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DATE: 4/01/20
SCALE: AS NOTED

SHEET NUMBER:
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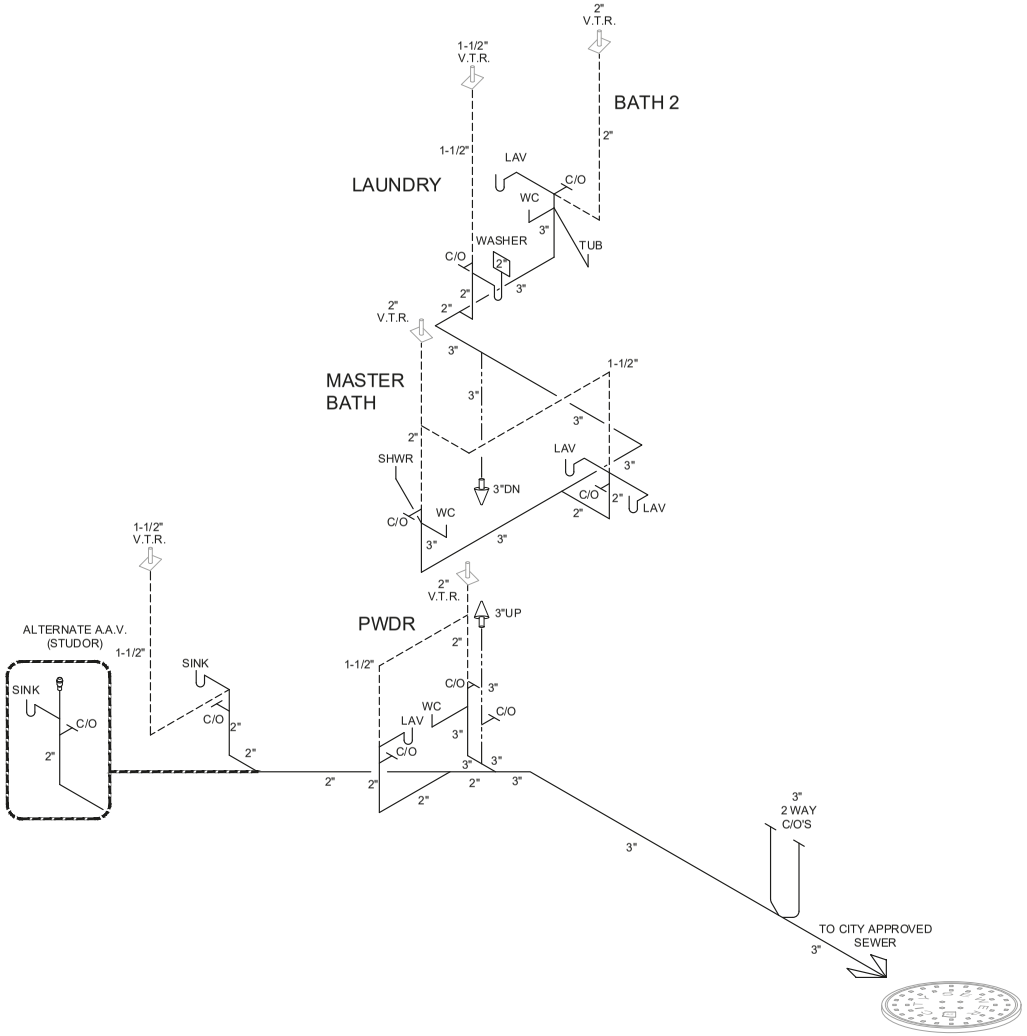


GENERAL PLUMBING NOTES

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. IPC305.9 (IRC SECTION P602 AND M1307).
15. NO HORZONTAL 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

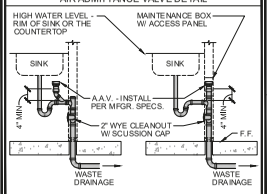
WATER METER CALCULATIONS

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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06/16/2022

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WASTE SCHEMATIC, GENERAL PLUMBING NOTES, AND WATER METER CALCULATIONS

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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
P1.1

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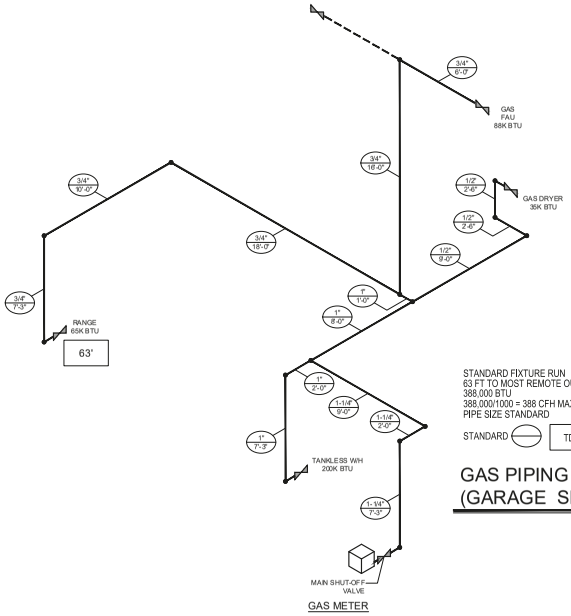
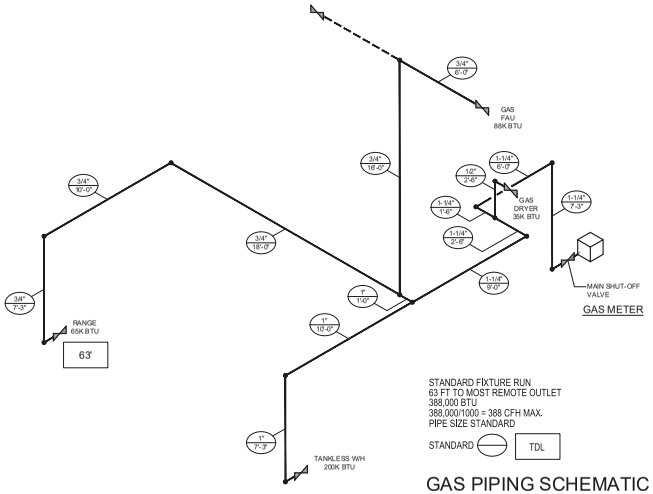


STANDARD FIXTURE RUN
63 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

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

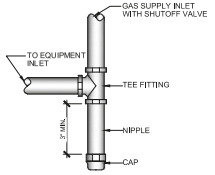
GAS PIPING SCHEMATIC (ENTRY SIDE SERVICE)

N.T.S.

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.

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06/16/2022

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GAS PIPING SCHEMATICS AND GAS PIPING NOTES

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PROJECT MANAGER:
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DATE: 00/00/00

SERIES
25' SERIES
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SKYLINE

PLAN NUMBER
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PLAN NAME
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P1.2

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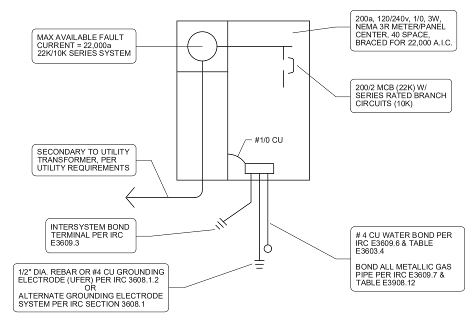
ONE LINE DIAGRAM

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.	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
	-			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	16"
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.	HALL 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 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 OUTLET.
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.

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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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4/16/2020

PROJECT MANAGER:
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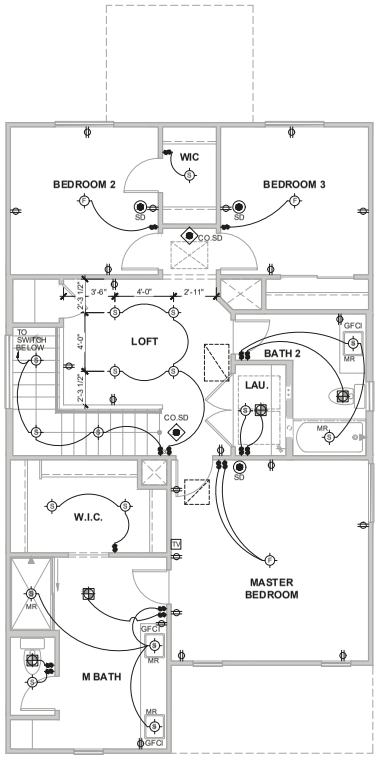
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

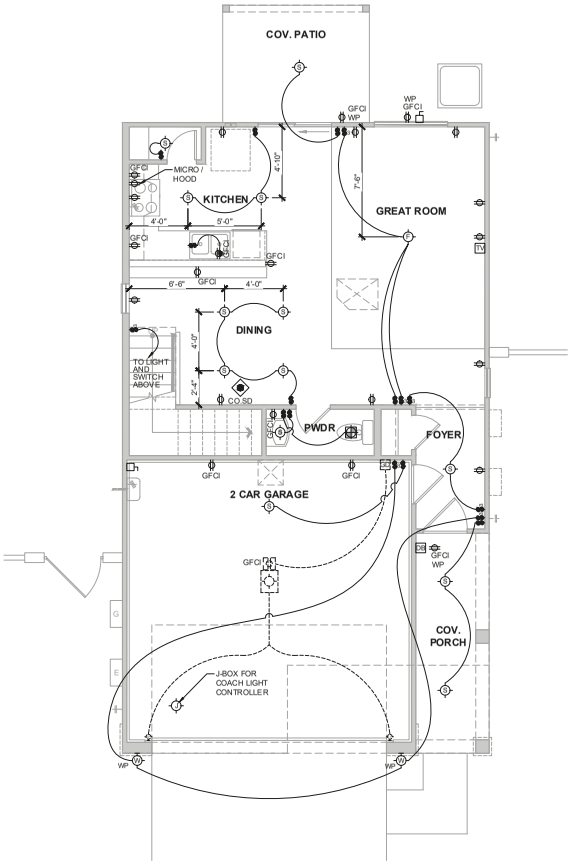
PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
E1.0



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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STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
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NV

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 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. 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) H2.5A, (2) RSP4 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 REPAIRS SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKS 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 AND DRAFTSTOPPING 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 SHIMMED 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 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 AND NOTES CALL FOR 8d NAILS, 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE CUT 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 OR AS SHOWN ON THESE 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 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 DWELLINGS 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. (SHALLOW 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 CONVERSION CHART. SEE DETAIL 612.
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 MANUFACTURER'S RECOMMENDATIONS, AND AS SHOWN IN DETAILS 141 OR 241.
2. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
3. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
4. BENDING STHD STRAPS MAY CAUSE SPALLING.
5. 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.
6. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
7. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
8. 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 SHIMMED TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
9. 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.
10. 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.

POWDER ACTUATED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWLS-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	
4x, 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 MISSING, MIS-LOCATED OR DAMAGED ANCHOR BOLTS OR MASA ANCHORS. SCREW ANCHORS MAY NOT BE USED TO REPLACE MASA ANCHORS USED AS HOLDOWNS.
2. ALL SCREW ANCHORS TO BE TITEN HD. SEE ESR-2713 FOR CONCRETE AND ESR-1056 FOR MASONRY. DIAMETER TO BE 1/2-INCH.
3. MINIMUM EMBEDMENT TO BE 3 1/4 INCHES U.N.O. IN DRAWINGS.
4. MINIMUM EDGE DISTANCE TO BE 1 3/4 INCHES U.N.O. IN DRAWINGS
5. MINIMUM CONCRETE THICKNESS IS 1 1/2 TIMES THE EMBEDMENT DEPTH.
6. VERIFY TENDON LOCATIONS PRIOR TO DRILLING FOR SCREWS AT POST-TENSIONED SLABS.
7. SPECIAL INSPECTION IS REQUIRED FOR TITEN HD ANCHORS INSTALLED IN CONCRETE PER THE ICC REPORT.
8. SPECIAL INSPECTION SHALL BE PROVIDED WHEN REQUIRED IN ESR-1056 FOR ALL TITEN HD ANCHORS INSTALLED IN MASONRY.
9. USE SCREW ANCHORS IN DRY AND NON-CORROSIVE ENVIRONMENTS.

BOTTOM/SILL PLATE ANCHORS

1. MASA ANCHORS MAY BE USED AT 6'-0" O.C. IN LIEU OF 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. U.N.O. IN THE DRAWINGS.
2. SPALLING, FULL PUBLISHED CAPACITY IS ACHIEVED SO LONG AS A MAXIMUM HEIGHT OF 1 1/4" AND A MAXIMUM DEPTH OF 7/8" IS NOT EXCEEDED. ANY EXPOSED PORTION OF THE BOTTOM/SILL ANCHOR MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
3. IF SPALLING IS MORE THAN LISTED ABOVE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
4. WHEN USED AT WOOD PANEL BRACED OR SHEAR WALLS, USE 4-HOLE MASA PLACED BEHIND WOOD PANEL AND NAILED TO BOTTOM/SILL PLATE OR ADD 2x4 EDGEWISE BLOCKING BETWEEN STUDS FOR MASA NAILING OVER WOOD PANEL.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE IBC AND LOCAL BUILDING OFFICIAL. THE TYPES OF WORK TO BE INSPECTED ARE:
1.1 POST-TENSIONED SLAB ON GROUND. THREE SPECIAL INSPECTIONS SHALL BE PERFORMED FOR EACH POST-TENSIONED SLAB ON GROUND. THE INSPECTIONS SHALL BE DOCUMENTED ON THE LOCAL MUNICIPALITY FORMS (REQUIRED BY CERTAIN MUNICIPALITIES.) THE FIRST SHALL BE AN INSPECTION OF THE REINFORCING STEEL, INCLUDING TENDONS AND EMBEDDED ANCHORS. THIS MAY OCCUR AT ANY TIME AFTER THE INSTALLATION OF THE REINFORCEMENT AND BEFORE THE CONCRETE IS POURED. THE SECOND SHALL BE DURING CONCRETE PLACEMENT AND SHALL INCLUDE SAMPLES FOR CONCRETE STRENGTH VERIFICATION (4500PSI). THE THIRD SPECIAL INSPECTION SHALL OCCUR DURING THE STRESSING OPERATION.
1.2 EPOXY ANCHORS AND OTHER CONCRETE ANCHORS AS OUTLINED IN EVALUATION REPORTS.
1.3 GEOTECHNICAL INSPECTION OF THE BUILDING PAD.

STEEL REINFORCEMENT

1. SHALL BE SUPPLIED AND INSTALLED PER THE LATEST ACI STANDARDS.
2. USE ASTM A615 GRADE 60 FOR ALL REINFORCEMENT.
3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.
   CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   EXPOSED TO EARTH OR WEATHER 1 1/2"
   NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND3/4"
4. U.N.O., LAP SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF 1 LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
5. SECURELY TIE ALL BARS AND ANCHOR BOLTS IN LOCATION BEFORE PLACING CONCRETE.

STRUCTURAL COMPOSITE LUMBER (SCL)

1. IF LSL HEADER IS TO BE USED IN THE FLATWISE OR PLANK ORIENTATION, IT WILL BE LABELED WITH "PLANK" IN THE DRAWINGS.

MEMBER	E (PSI)	Fb (PSI)
LAMINATED STRAND LUMBER (LSL)	1.3/1.55	1700/2325
LAMINATED VENEER LUMBER (LVL)	2.0	2600
PARALLEL STRAND LUMBER (PSL)	2.0	2900

2. (2) AND (3) PLY BEAMS SHALL BE CONNECTED W/ (3) ROWS OF 10d NAILS AT 12" O.C. U.N.O. DRIVE NAILS FROM BOTH SIDES FOR (3) PLY BEAMS
3. (4) PLY BEAMS SHALL BE CONNECTED W/ (2) ROWS OF SDS 1/4" x 6" SCREWS AT 16" O.C. OR (2) ROWS OF 1/2" DIAMETER THROUGH BOLTS AT 24" O.C. U.N.O.

STRUCTURAL STEEL/ANCHOR BOLTS

1. ASTM A992, Fy = 50 K.S.I. STRUCTURAL TUBES SHALL BE ASTM A-500, Fy = 46 K.S.I.
2. LATEST AISC AND AWS CODE APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.
3. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM A-307 OR ASTM F1554 - U.N.O.
4. MINIMUM EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT, OR CONCRETE TO BE 7" U.N.O. ON PLANS.
5. ALL BOLTS SHALL BE INSTALLED WITH PROPERLY SIZED NUTS AND WASHERS. WASHERS AT BOTTOM/SILL PLATE ANCHOR BOLTS SHALL BE 3" x 3" x 0.229" W/ THE EDGE OF THE WASHER LOCATED NO MORE THAN 1/2" FROM THE SHEATHED FACE OF WALL.
6. FASTENERS, INCLUDING NUTS AND WASHERS, AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE MATERIAL AND CORROSION PROTECTION REQUIREMENTS IN THE IRC.

SUBSTITUTIONS

1. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TO FELTEN GROUP FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED PRODUCT. PRODUCT SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY FELTEN GROUP IN WRITING.

WOOD SHEATHING

1. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF A.P.A., OR APPROVED SUBSTITUTION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS-1, VOLUNTARY PRODUCT STANDARD PS-2 OR A.P.A. PRP-108 PERFORMANCE STANDARDS
2. ALL PANELS SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1 PER CHART BELOW

LOCATION	THICKNESS	SPAN RATING	NAILING/- EDGE/ FIELD
ROOF	15/32"	32/16*	0.131 x 2 1/2" - 6"/12" OR 16 GAUGE x 1 3/4" - 3"/6"
FLOOR	23/32" STURD-I-FLOOR	24" O.C.	RINGSHANK 0.131" x 2 1/2" - 6"/12" 0.113 x 2 3/8"** - 6"/12"
DECK	23/32" PLYWOOD	24" O.C.	NO. 8 x 2" - 6"/12"
WALL***	3/8"	24/0	0.131 x 2 1/2" - 6"/12"****

* ROOF SHEATHING ALLOWED TO SPAN 28". 1x6 TONGUE & GROOVE MAY BE USED AT OVERHANGS.
** PASLODE TETRA GRIP
*** 3-PLY PLYWOOD PANELS SHALL BE APPLIED W/ LONG DIMENSION ACROSS STUDS
**** U.N.O. IN BRACED/ SHEAR WALL SCHEDULE

3. SEE DETAIL 812 FOR FLOOR SHEATHING OVERSPAN. SEE DETAIL 814 FOR ROOF SHEATHING OVERSPAN.
4. INSTALL PANELS WITH LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS, EXCEPT WALL PANELS MAY HAVE LONG DIMENSION PARALLEL TO SUPPORTS.
5. INSTALL PANELS CONTINUOUS OVER TWO OR MORE SPANS.
6. PLACE ROOF SHEATHING WITH SIDE WITH SKID-RESISTANT COATING UP. KEEP ROOF DECK FREE OF DIRT, DEBRIS AND SAWDUST DURING CONSTRUCTION.
7. PANEL END JOINTS SHALL OCCUR OVER FRAMING. PANEL END JOINTS SHALL BE STAGGERED, NOT REQUIRED AT WALL SHEATHING. MINIMUM SPACING OF 1/8" IS RECOMMENDED AT ALL PANEL ENDS AND EDGES. PANEL SPACING SHALL NOT EXCEED 1/4 INCH.
8. ROOF SHEATHING IS UNBLOCKED U.N.O.
9. WHEN USING 8d NAILS FOR ROOF SHEATHING, FIELD NAILS WITHIN 4 FEET OF ANY ROOF EDGE SHALL BE 6" O.C.
10. WALL SHEATHING IS TO BE BLOCKED WHEN USED AS BRACED WALL OR SHEAR WALL.
11. PROVIDE H-CLIPS FOR ROOF SHEATHING BETWEEN SUPPORTS (RAFTERS/TRUSSES) FOR ALL ROOFS LESS THAN 3:12 SLOPE.
12. FLOOR SHEATHING IS UNBLOCKED U.N.O.
13. FLOOR AND DECK SHEATHING SHALL BE NAILED OR SCREWED. FASTEN 6" O.C. ALONG SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
14. ADHESIVES MAY BE USED FOR FLOOR AND DECK SHEATHING. ADHESIVES SHALL MEET A.P.A. SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SHEATHING ADHESIVE SHALL BE APPLIED TO FRAMING MEMBERS PRIOR TO PLACEMENT OF SHEATHING. SHEATHING TO BE FULLY FASTENED PRIOR TO SETTING TIME OF ADHESIVE.

WOOD SHEATHING - CONT.

15. ROOF SHEATHING ON TRUSSES TO CONTINUE TO ENDS OF TRUSSES TYPICAL. THIS APPLIES TO ALL OVERFRAMING AREAS. SHEATHING MAY BE OMITTED FOR VENTILATION PURPOSES ONLY AS SHOWN IN THE DETAIL 451.
16. ROOF SHEATHING SHALL BE INSTALLED WITH A 24" MINIMUM PANEL WIDTH WHEREVER POSSIBLE. FOR PANEL WIDTHS GREATER THAN 16" BUT LESS THAN 24", USE PANEL EDGE CLIPS OR LUMBER BLOCKING AT UNSUPPORTED EDGES. THE EDGE SUPPORT IS TO BE PLACED AT THE JOINT BETWEEN THE NARROW-WIDTH PANEL AND AN ADJACENT FULL-WIDTH PANEL. UNLESS OTHERWISE REQUIRED BY THE BUILDING CODE, THE SUPPORT MAY BE OMITTED AT THE EDGE ADJACENT TO A RIDGE OR VALLEY WHEN THE OPPOSITE EDGE OF THE NARROW-WIDTH PANEL IS THUS SUPPORTED. WHEN USED, TWO PANEL EDGE CLIPS, EQUALLY SPACED, SHOULD BE PLACED BETWEEN EACH PAIR OF SUPPORTS. AS AN ALTERNATIVE, TWO-BY-FOUR BLOCKING MAY BE USED FLATWISE OR EDGEWISE AND SHOULD BE ADEQUATELY ATTACHED TO ROOF FRAMING. FOR PANEL WIDTHS GREATER THAN 12" BUT LESS THAN OR EQUAL TO 16", ONLY LUMBER BLOCKING AS DESCRIBED ABOVE IS RECOMMENDED. FOR PANEL WIDTHS OF 12" OR LESS, LUMBER BLOCKING APPLIED TO BOTH NARROW-WIDTH PANEL EDGES IS RECOMMENDED, REGARDLESS OF ADJACENT RIDGE OR VALLEY.

WOOD TRUSSES

1. ALL TRUSSES SHALL BE SUPPLIED BY A CITY OR COUNTY APPROVED FABRICATOR (WHICHEVER HAS JURISDICTION). TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND APPLICABLE BUILDING CODE.
2. MANUFACTURER SHALL FURNISH TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. THE TRUSS DESIGN DRAWINGS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA. TRUSS DRAWINGS SHALL BE REVIEWED BY FELTEN GROUP PRIOR TO MANUFACTURE OR FRAMING INSPECTION.
3. TRUSSES SHALL BE DESIGNED FOR MAXIMUM TOTAL LOADS SHOWN UNDER DESIGN LOADS, CONCENTRATED LOADS FROM AIR HANDLER UNITS AND ANY OTHER CONCENTRATED LOADS.
4. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OR REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE THE SIZE, SPECIES, AND GRADE IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS.
5. CONNECTOR PLATES SHALL BE MANUFACTURED BY A TPI MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL.
6. HANDLING, INSTALLING, RESTRAINING & BRACING SHALL BE IN ACCORDANCE WITH "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES", BCSI LATEST EDITION BY WTCA AND TPI.
7. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION.
8. TRUSSES SHALL BE SUFFICIENTLY BRACED DURING ERECTION TO PREVENT TOPPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP TRUSSES. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING TRADE PARTNER.
9. PERMANENT RESTRAINT/ BRACING OF CHORDS AND WEB MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-B3 U.N.O.
10. WHERE PERMANENT BRACING OF TRUSS WEB MEMBERS IS REQUIRED ON THE TRUSS DESIGN DRAWINGS, IT SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:
    1. THE TRUSSES SHALL BE DESIGNED SO THAT THE BUCKLING OF ANY INDIVIDUAL TRUSS MEMBER IS RESISTED INTERNALLY BY MEMBER T-BRACING, L-BRACING, ETC. OF THE INDIVIDUAL TRUSS. THE BUCKLING REINFORCEMENT OF THE TRUSS INDIVIDUAL MEMBER SHALL BE INSTALLED AS SHOWN ON THE TRUSS DESIGN DRAWING OR ON SUPPLEMENTAL TRUSS MEMBER BUCKLING REINFORCEMENT DIAGRAMS PROVIDED BY THE TRUSS DESIGNER.
    2. CONTINUOUS LATERAL RESTRAINT (CLR) CONSISTING OF MINIMUM 2x4 STRESS-GRADED DIMENSION LUMBER ATTACHED AT RIGHT ANGLES TO THE WEBS WITH A MINIMUM OF (2) 10d NAILS PER TRUSS. LAP BRACING A MINIMUM OF ONE TRUSS BAY. PROVIDE DIAGONAL BRACE AT ANGLE OF APPROXIMATELY 45° TO THE CLR, ATTACH AS CLOSE AS POSSIBLE TO THE TOP AND BOTTOM CHORD PLANE WITH (2) 10d NAILS. REPEAT DIAGONAL BRACE EVERY 20 FEET U.N.O.
11. GABLE END TRUSS PERMANENT BRACING SHALL BE PROVIDED AS SHOWN IN DETAIL 408.
12. NOTCHING OF TOP CHORD OF GABLE END TRUSS FOR LOOKOUTS SHALL BE ACCOUNTED FOR IN DESIGN BY TRUSS MANUFACTURER.
13. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. TRUSS REPAIRS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA.
14. ATTICS ARE DESIGNED WITHOUT STORAGE, THEREFORE THERE SHALL NOT BE TWO OR MORE ADJACENT TRUSSES WITH THE SAME WEB CONFIGURATION CAPABLE OF CONTAINING A RECTANGLE 42 INCHES HIGH BY 2 FEET WIDE LOCATED WITHIN THE PLANE OF THE TRUSS. THE RECTANGLE SHALL BE MEASURED FROM THE TOP OF THE BOTTOM CHORD AND THE BOTTOM OF ANY OTHER TRUSS MEMBER. THIS REQUIREMENT DOES NOT APPLY IF THE REQUIRED INSULATION DEPTH IS MORE THAN THE BOTTOM CHORD MEASURE DEPTH.
15. WHEN PIGGYBACK ROOF TRUSS SYSTEM IS USED, FULLY SHEATH LOWER TRUSSES OR PROVIDE CONTINUOUS LATERAL RESTRAINT (CLR) AT SPACING SPECIFIED ON THE TRUSS DESIGN DRAWING AND DIAGONAL BRACING EVERY 10 FEET U.N.O. IN THE DRAWINGS. ALL BRACING TO BE INSTALLED PER LATEST EDITION OF BCSI-B3. DIAGONAL BRACING TO HAVE (2) 10d AT EACH INTERMEDIATE TRUSS AND (3) 10d AT EACH END.
16. WHEN HIP OVERLAY TRUSSES ARE USED FOR HIP END ROOFS, SEE DETAIL 452 FOR CONNECTION REQUIREMENTS.
17. PURLIN GABLES SHALL BE ATTACHED TO TRUSSES BELOW WITH (2) 10d FACE NAILS AT EACH INTERSECTION.
18. FELTEN GROUP DESIGNS INCLUDE MWFRS LOADS AND ARE BASED ON RATIONAL ANALYSIS. FELTEN GROUP'S CALCULATED TRUSS REACTIONS AND/OR CONNECTIONS SHALL SUPERSEDE ALL REACTIONS AND/OR CONNECTIONS LISTED IN THE TRUSS SHOP DRAWINGS.

DESIGN LOADS

2018 INTERNATIONAL BUILDING AND RESIDENTIAL CODES (IBC/IRC)		
ROOF DEAD LOAD =	21 psf. 15 psf.	CONCRETE TILE MEMBRANE
ROOF LIVE LOAD =	16 psf. 20 psf.	4:12 SLOPE AND GREATER LESS THAN 4:12 SLOPE
ATTIC LIVE LOAD = (WITHOUT STORAGE)	10 psf. NON - CONCURRENT	
FLOOR DEAD LOAD =	10 psf. +5 psf. +5 psf.	 w/ PARTITION WALL w/ TILE
FLOOR LIVE LOAD =	40 psf.	
DECK LIVE LOAD =	40 psf.	
EXT. WALL DEAD LOAD = INT. WALL DEAD LOAD =	12 psf. 7 psf.	
WIND SPEED = EXPOSURE AT M.W.F.R.S = EXPOSURE AT C & C = RISK CATEGORY	98 mph. (IBC) C C II	115 mph. (IRC)
SEISMIC DESIGN CATEGORY =	D	D0
GROUND SNOW LOAD; Pg =	0 psf.	SITE CLASS = D
SEISMIC DESIGN PARAMETERS:	Ss = 0.497	S1 = 0.168

22-0339
06/16/2022

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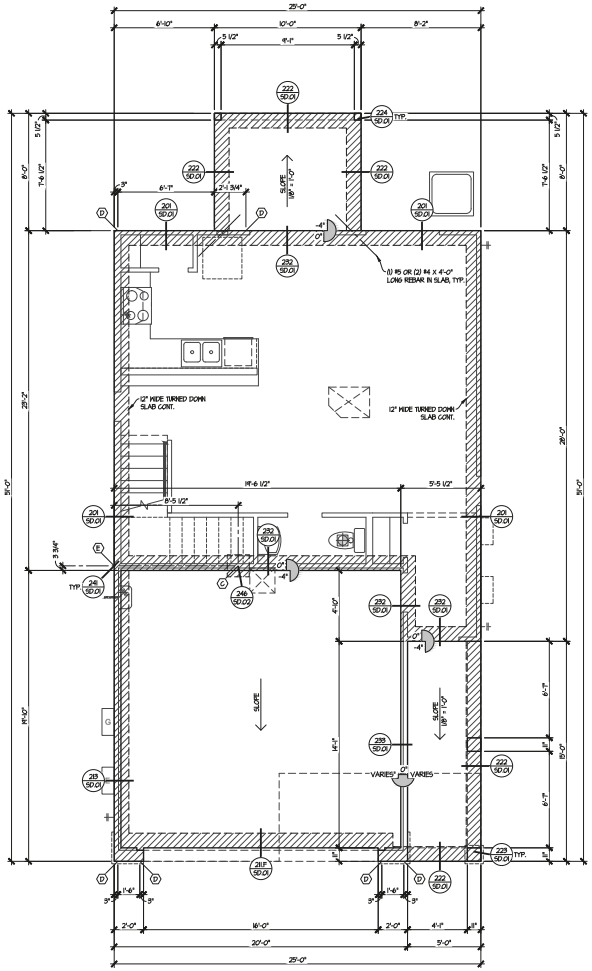
TITLE: GENERAL STRUCTURAL NOTES

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

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

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: GSN

john.morgan Apr 15, 2020 - 6:09pm Z:\A_M\LGI Homes\Nevada\Skyline\1541\Structural\Active folder\1541-21-GSN.dwg



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_u 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_u 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	3¼"
			STEP		
	CAST-IN-PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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"-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 CS16 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/d0 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/d0.

22-0339
06/16/2022

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TITLE: FOUNDATION PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION

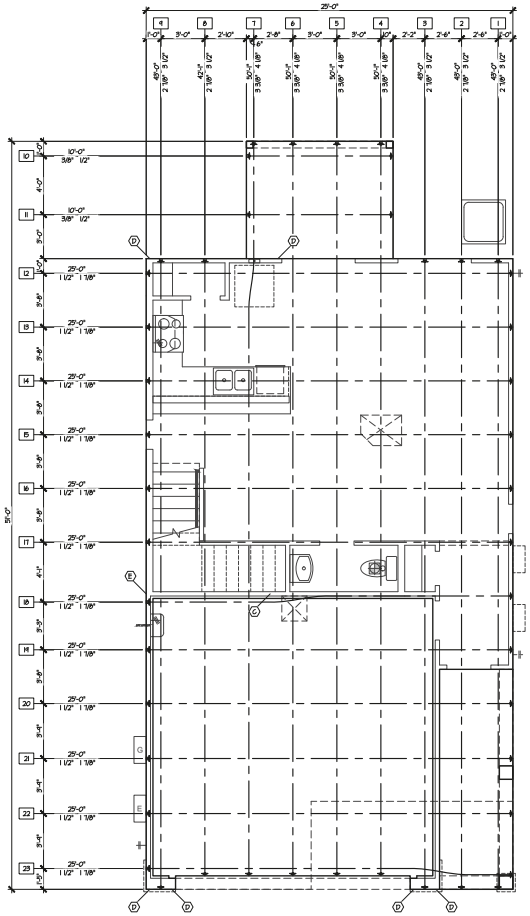
JOB NUMBER:

DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

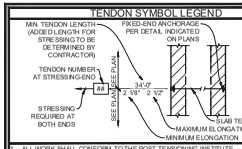
SHEET NUMBER
S1.01



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 1/F BSHIND THE ANCHOR AND AT 45 DEGREES ON EACH SIDE FROM THE BACK OF THE ANCHOR AS SHOWN IN DETAIL 3/94.
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 REG 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 8' 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 10% 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 POSSIBSILE 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.
43. [illegible]

22-0339
06/16/2022

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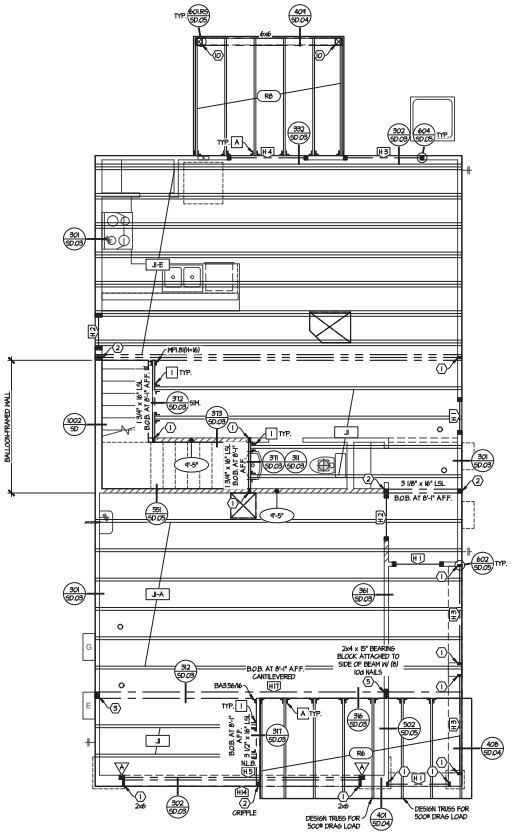
TITLE: TENDON LAYOUT ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36074

DRAWN BY: MAX
CHECKED BY: JAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: S1.02



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	= (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	2	= (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3	= (2) TRIMMER STUDS AND (1) KING STUD	3	= (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4	= (1) TRIMMER STUD AND (3) KING STUDS	4	= (3) TRIMMER STUDS AND (3) KING STUDS
5	= (2) TRIMMER STUDS AND (3) KING STUDS	5	= (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	8	= 4x4
3	= (3) 2x STUDS	6	= (6) 2x STUDS	9	= 4x6

10 = 6x6; 11 = 6x8; 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
NLB = BEARING WALL	= CRIPPLE WALL

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06/16/2022

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LGI HOMES

TITLE: FLOOR FRAMING PLAN
ELEVATION A

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014
DATE EXPIRES 12/31/2020

DRAWN BY: MARK WILKINSON
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
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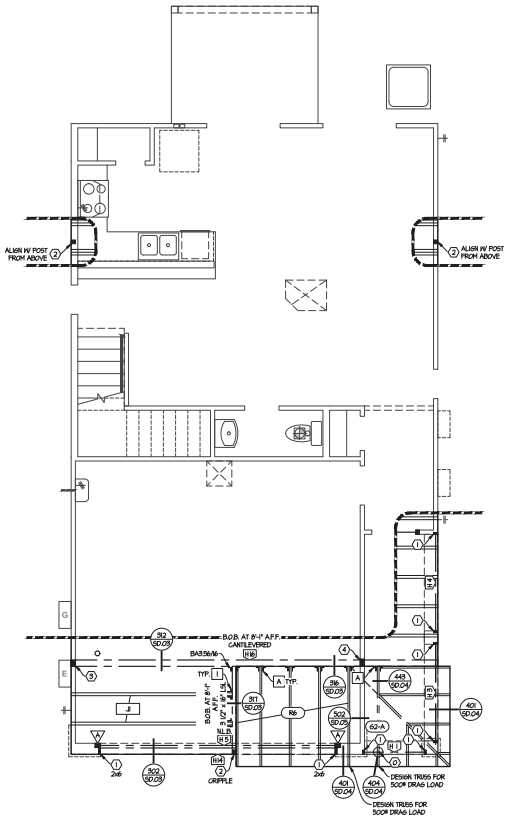
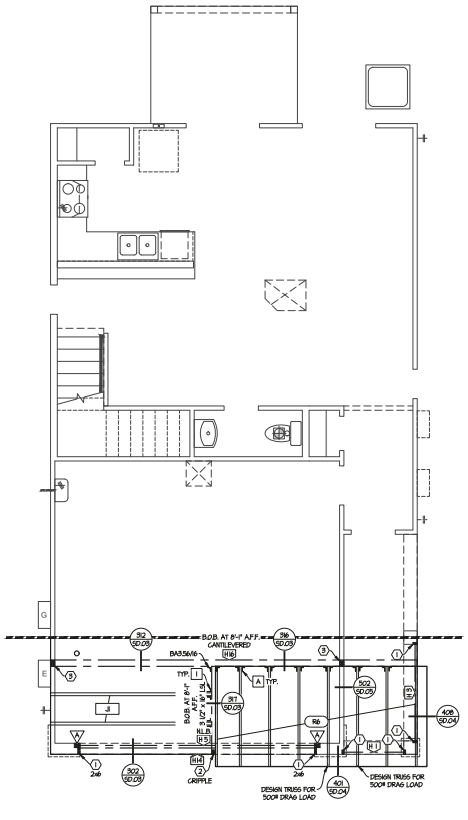


SEE ELEVATION A FOR INFORMATION NOT SHOWN

FLOOR FRAMING PLAN

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



SEE ELEVATION A FOR INFORMATION NOT SHOWN

FLOOR FRAMING PLAN

ELEVATION B 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.
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ROOF TRUSS VARIATIONS

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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

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E	= MTHMQ	J	= LBV 4.75/16	O	= HGUS210-3

HEADER SCHEDULE

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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.

A	= (1) TRIMMER STUD AND (2) KING STUDS	A	= (1) TRIMMER STUD, (1) KING STUD, AND (1) TRIMMER STUD
A	= (2) TRIMMER STUDS AND (2) KING STUDS	A	= (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
A	= (2) TRIMMER STUDS AND (1) KING STUD	A	= (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
A	= (1) TRIMMER STUD AND (3) KING STUDS	A	= (3) TRIMMER STUDS AND (3) KING STUDS
A	= (2) TRIMMER STUDS AND (3) KING STUDS	A	= (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	8	= 4x4
3	= (3) 2x STUDS	6	= (6) 2x STUDS	9	= 4x6
10	= 6x6	11	= 6x8	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
NLB	= BEARING WALL		= CRIPPLE WALL

22-0339
06/16/2022

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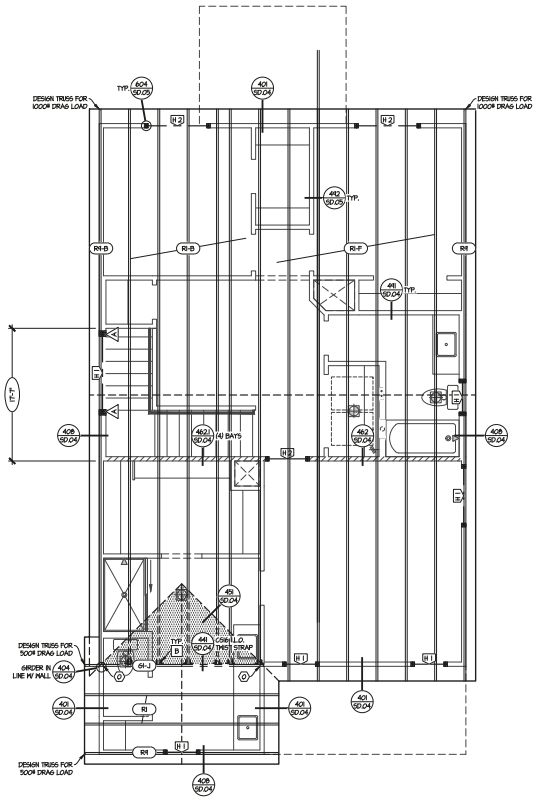
LGI HOMES

TITLE: FLOOR FRAMING PLAN
ELEVATIONS B & C

PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
No. 36014
EXPIRES 12/31/2022

DRAWN BY: MICHAEL HAGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: S2.02


DESIGN TRUSS FOR 100# DRAG LOAD
DESIGN TRUSS FOR 100# DRAG LOAD
DESIGN TRUSS FOR 50# DRAG LOAD
GIRDER IN LINE W/ WALL
DESIGN TRUSS FOR 50# DRAG LOAD
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4/A2 SD.04
4/A3 SD.04
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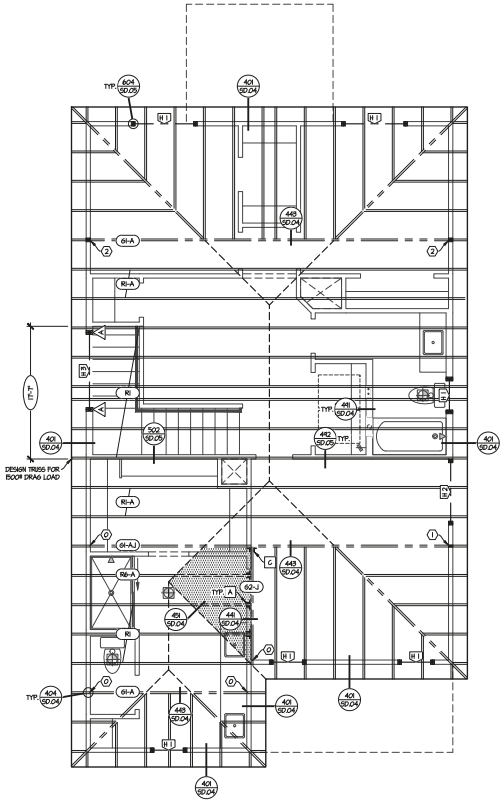
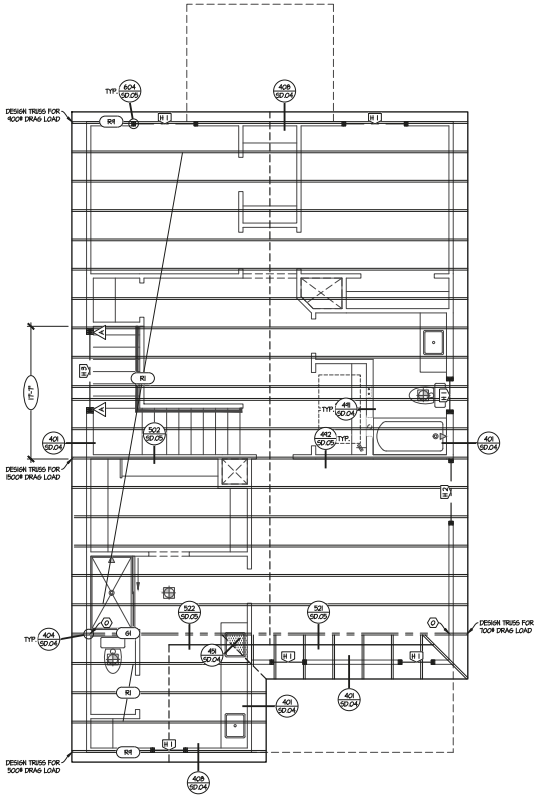


ROOF FRAMING PLAN

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	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 = (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	2* = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3 = (2) TRIMMER STUDS AND (1) KING STUD	3* = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4 = (1) TRIMMER STUD AND (3) KING STUDS	4* = (3) TRIMMER STUDS AND (3) KING STUDS
5 = (2) TRIMMER STUDS AND (3) KING STUDS	5* = (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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TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY
CONSTRUCTION

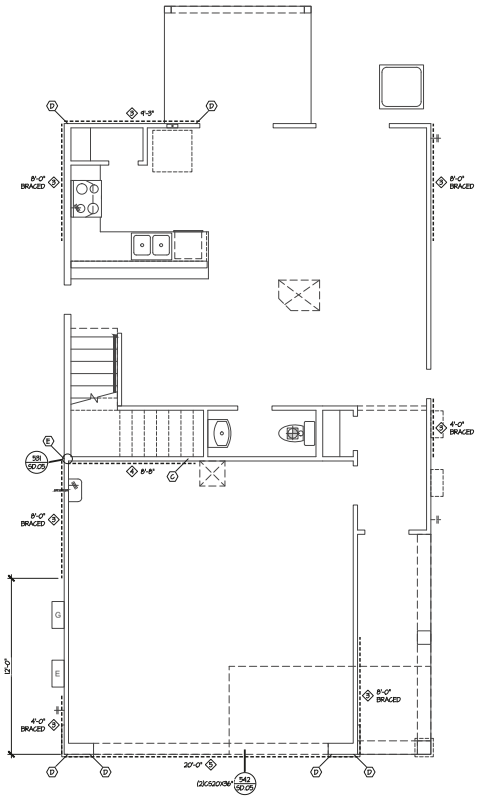
JOB NUMBER:

DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
S2.04



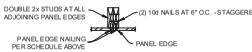
LOWER BRACED/ SHEAR WALL PLAN

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

BRACED/SHEAR WALL SCHEDULE

6	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	131" x 2 1/2" NAILS			
	NAIL SPACING:	EDGE		FIELD	
		6" O.C.		12" O.C.	
8	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.	12" 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.	
9	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.	
10	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.	
11	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.	
7	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 - 6 AND 7 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	3½"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	4¼"
			STEP		
C	POST - SET	HDU8-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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	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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TITLE: LOWER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

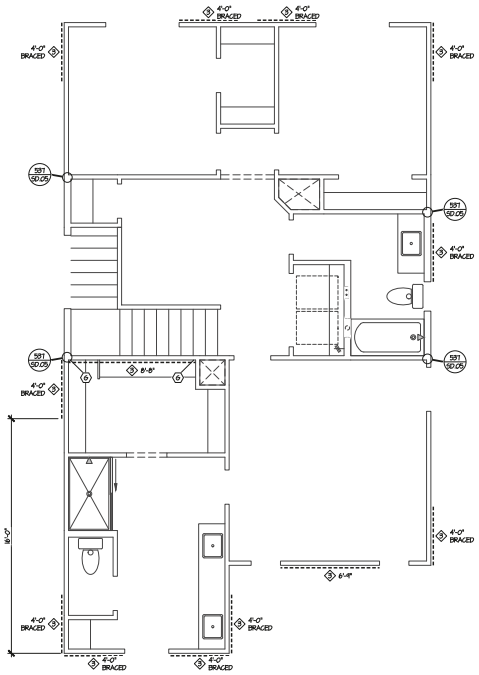
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
S3.01



UPPER BRACED/ SHEAR WALL PLAN

ALL ELEVATIONS — 1/4" = 1'-0"

BRACED/SHEAR WALL SCHEDULE

3	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	131" x 2 1/2" NAILS			
	NAIL SPACING:	EDGE		FIELD	
		6" O.C.		12" 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
		6" O.C.	12" O.C.	6" O.C.	12" 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.	
6	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.	
8	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.	
9	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.	
7	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 - 3 AND 7 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	3¼"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	4¼"
			STEP		
C	POST - SET	HDU8-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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	CAST-IN- PLACE	MA5A	MIN. (1) LEG ATTACHED TO STUD		

1. SEE GSN FOR HEADED STUD MATERIAL SPECIFICATIONS
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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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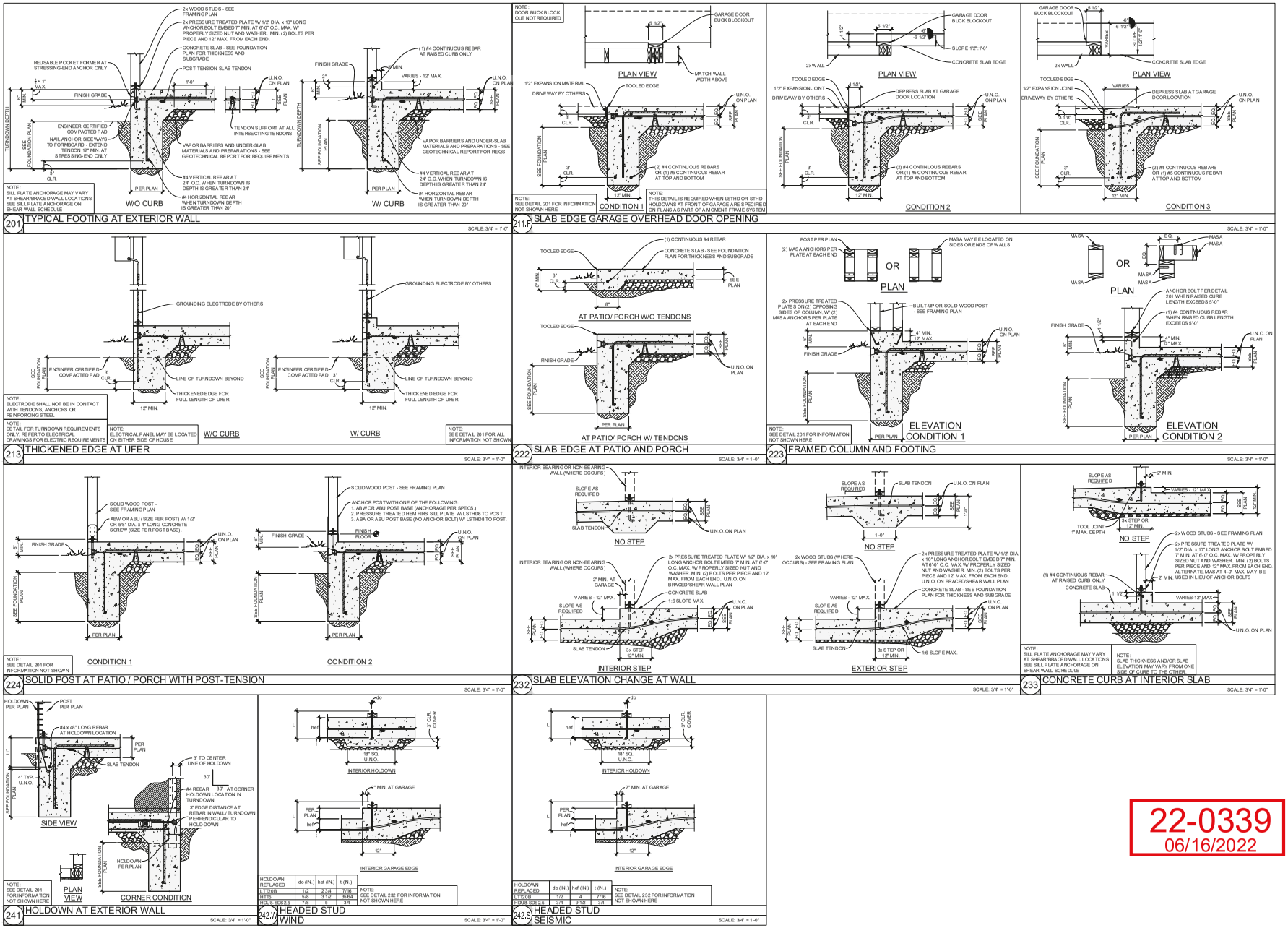
TITLE: UPPER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION
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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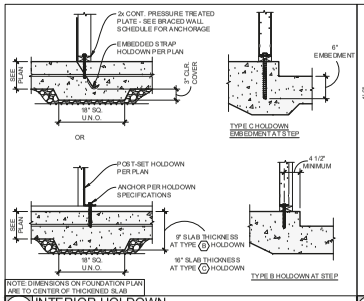
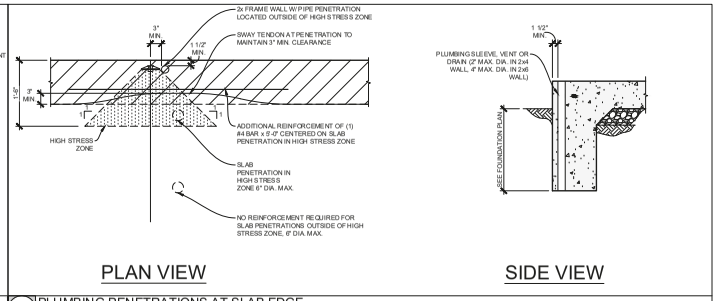
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.01



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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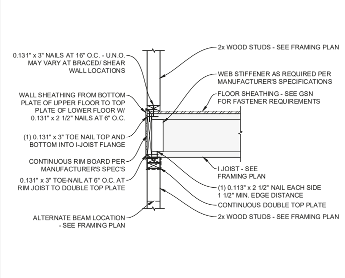
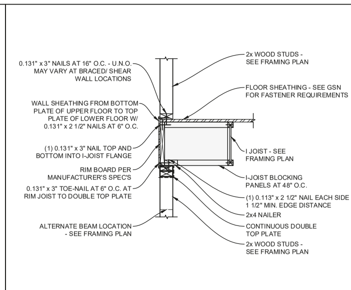
CLIENT NAME: LGI HOMES-ARIZONA
JOB NUMBER:
DATE: 04/15/2020

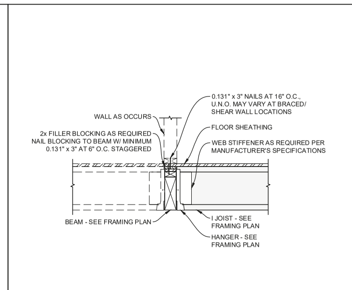
SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.02



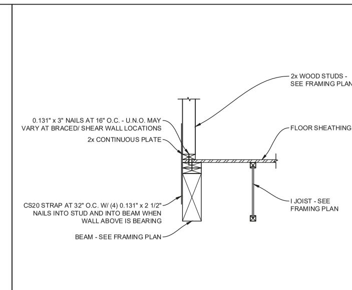
301 PERPENDICULAR JOIST AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"



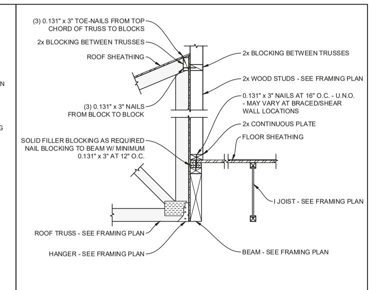
302 PARALLEL JOIST AT EXTERIOR WALL
SCALE: 3/4" = 1'-0"



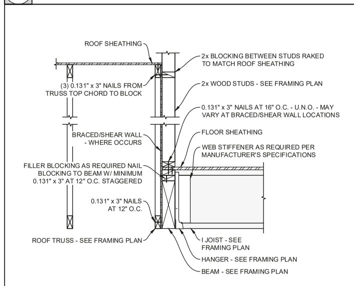
311 JOIST AT FLUSH BEAM AT INTERIOR
SCALE: 3/4" = 1'-0"



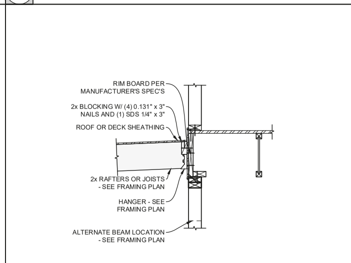
312 PARALLEL JOIST AT BEAM
SCALE: 3/4" = 1'-0"



316 MONO TRUSS AND PARALLEL JOIST AT FLUSH BEAM
SCALE: 3/4" = 1'-0"

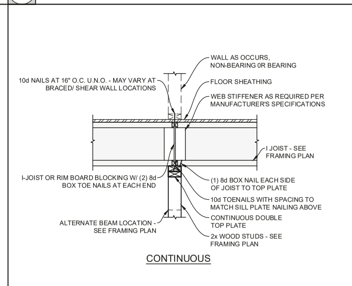


317 TRUSS AND PERP. FLOOR JOIST AT FLUSH BEAM
SCALE: 3/4" = 1'-0"

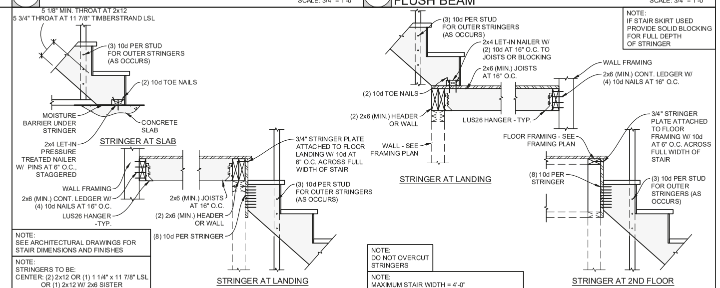


NOTE:
SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

332 RAFTER OR JOIST AT PARALLEL JOIST AT WALL
SCALE: 3/4" = 1'-0"



361 CONTINUOUS JOIST AT INTERIOR BEARING WALL
SCALE: 3/4" = 1'-0"



NOTE:
SEE ARCHITECTURAL DRAWINGS FOR STAIR DIMENSIONS AND FINISHES

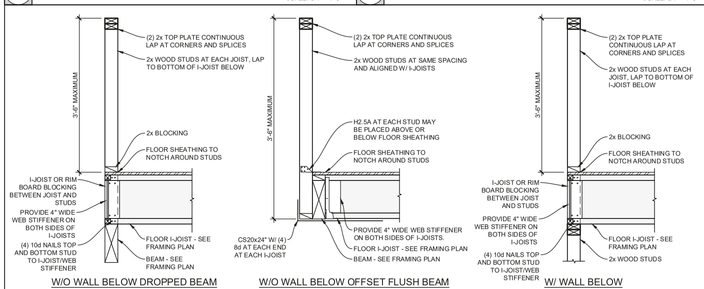
NOTE:
STRINGERS TO BE:
CENTER: (2) 2x12 OR (1) 1 1/4" x 11 7/8" LSL OR (1) 2x12 W/ 2x6 SISTER
OUTER: (1) 2x12 OR (1) 1 1/4" x 11 7/8" LSL

NOTE:
DO NOT OVERCUT STRINGERS

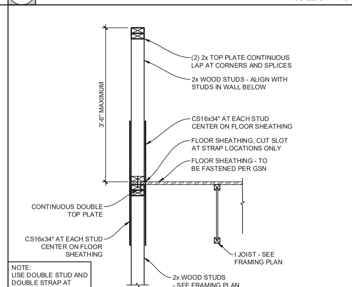
NOTE:
MAXIMUM STAIR WIDTH = 4'-0"
MAXIMUM STRINGER RUN W/O SUPPORT = 9'-0"

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

371 STAIR FRAMING - 3 STRINGER STAIR
SCALE: 3/4" = 1'-0"



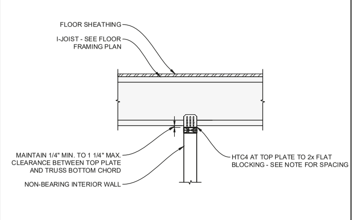
372 GUARDRAIL WALL PERPENDICULAR TO JOIST
SCALE: 3/4" = 1'-0"



NOTE:
USE DOUBLE STUD AND DOUBLE STRAP AT FREE END CONDITION

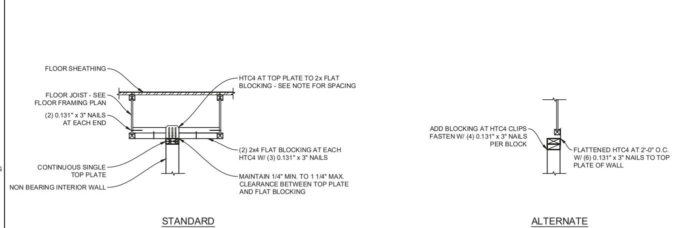
373 GUARDRAIL WALL PARALLEL TO JOIST AT BALLOON FRAMED WALL
SCALE: 3/4" = 1'-0"

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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TITLE:
STRUCTURAL DETAILS

ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
No. 26021
4/15/2020
PROFESSIONAL

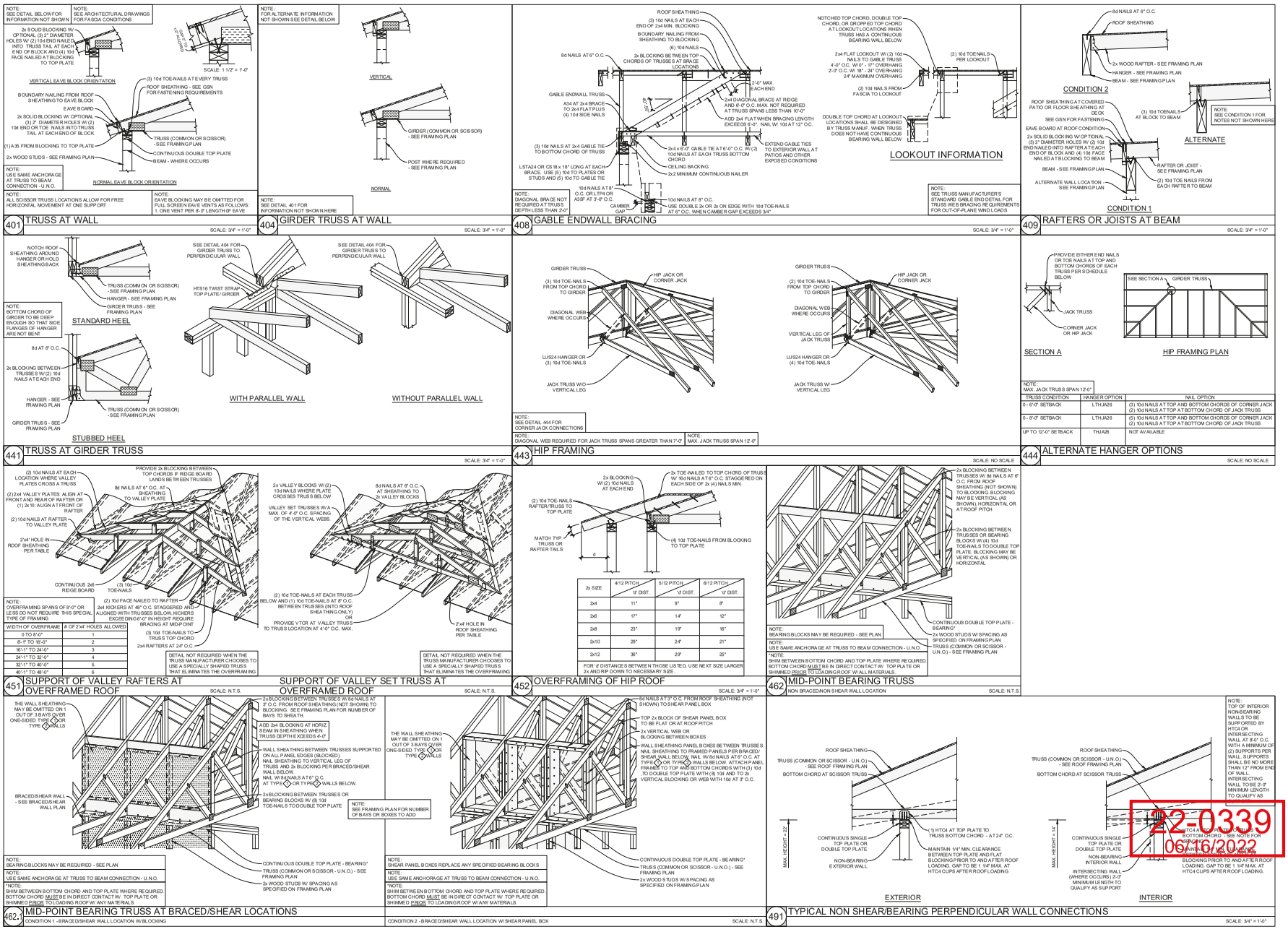
PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1541
PLAN NAME
JUNIPER

SHEET NUMBER
SD.03

john.morgan Apr 15, 2020 - 6:10pm Z:\A_M\LGI Homes\Nevada\Skyline\1541\Structural\Active folder\1541-27-Structural Details.dwg



WIDTH OF OVERFRAME	# OF 2x4' 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 'a' 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

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

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LGI HOMES

TITLE: STRUCTURAL DETAILS

JAMES ANTHONY GILLETTE CIVIL

JOB NAME: JUNIPER PLAN

JOB NUMBER:

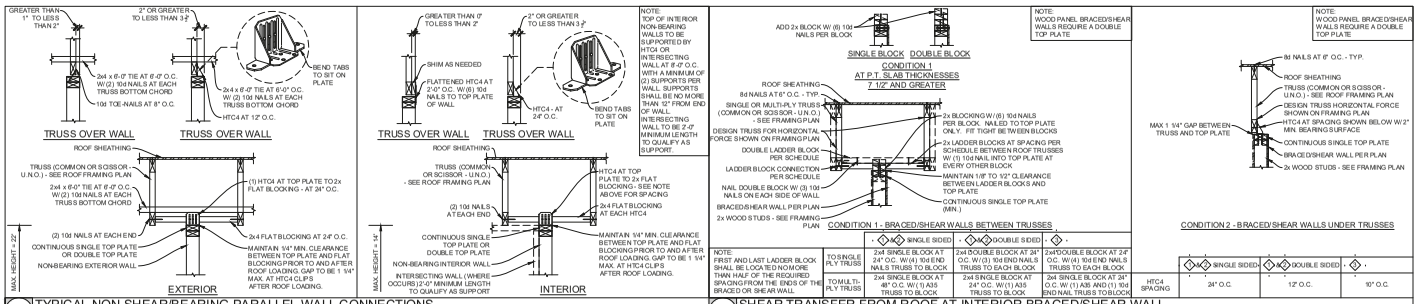
DATE: 04/15/2020

SERIES: 25' SERIES SUBDIVISION: SKYLINE

PLAN NUMBER: 1541

PLAN NAME: JUNIPER

SHEET NUMBER: SD.04



492 TYPICAL NON SHEAR/BEARING PARALLEL WALL CONNECTIONS

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

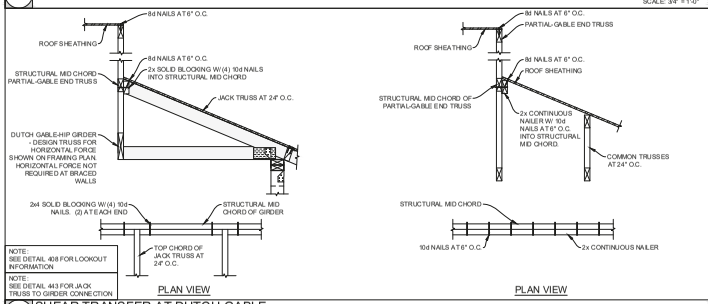
NOTE: FIRST AND LAST LADDER BLOCK SHALL BE LOCATED NO MORE THAN HALF OF THE REQUIRED SPACING FROM THE ENDS OF THE BRACED OR SHEAR WALL		SINGLE SIDED	DOUBLE SIDED	
	TO SINGLE PLY TRUSS	2x4 SINGLE BLOCK AT 24" O.C. W/ (4) 10d END NAILS TRUSS TO BLOCK	2x4 DOUBLE BLOCK AT 24" O.C. W/ (3) 10d END NAILS TRUSS TO EACH BLOCK	2x4 DOUBLE BLOCK AT 24" O.C. W/ (4) 10d END NAILS TRUSS TO EACH BLOCK
	TO MULTI-PLY TRUSS	2x4 SINGLE BLOCK AT 48" O.C. W/ (1) A35 TRUSS TO BLOCK	2x4 SINGLE BLOCK AT 24" O.C. W/ (1) A35 TRUSS TO BLOCK	2x4 SINGLE BLOCK AT 24" O.C. W/ (1) A35 AND (1) 10d END NAIL TRUSS TO BLOCK

HTC4 SPACING	SINGLE SIDED	DOUBLE SIDED	
	24" O.C.	12" O.C.	10" O.C.

502 SHEAR TRANSFER FROM ROOF AT INTERIOR BRACED/SHEAR WALL

FOR USE WITH TYPES BRACED/SHEAR WALLS

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

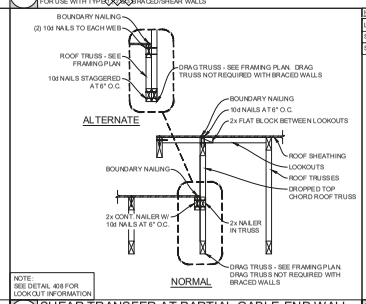


NOTE: SEE DETAIL 408 FOR LOCKOUT INFORMATION

NOTE: SEE DETAIL 443 FOR JACK TRUSS TO GIRDER CONNECTION

521 SHEAR TRANSFER AT DUTCH-GABLE

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

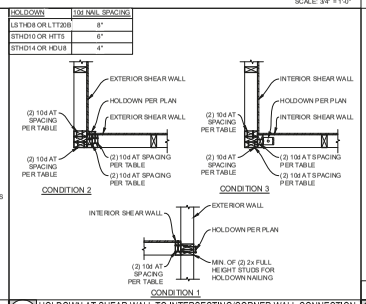


NOTE: SEE DETAIL 408 FOR LOCKOUT INFORMATION

522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL

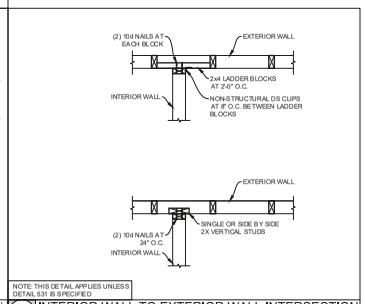
SCALE: 3/4" = 1'-0"

HOLDOWN	10d NAIL SPACING
LSTHD8 OR LTT20B	8"
STHD10 OR HTT5	6"
STHD14 OR HDU8	4"



531 HOLDOWN AT SHEAR WALL TO INTERSECTING/CORNER WALL CONNECTION

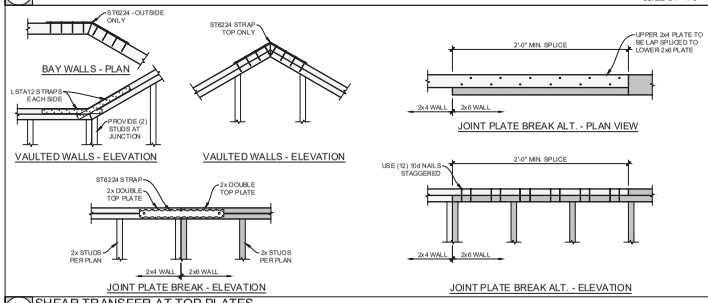
SCALE: 3/4" = 1'-0"



NOTE: THIS DETAIL APPLIES UNLESS DETAIL 531 IS SPECIFIED

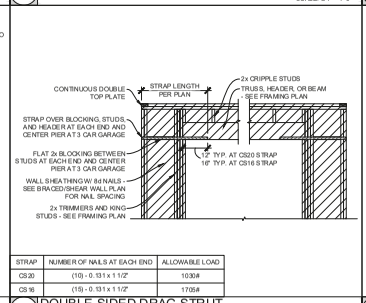
533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION

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



537 SHEAR TRANSFER AT TOP PLATES

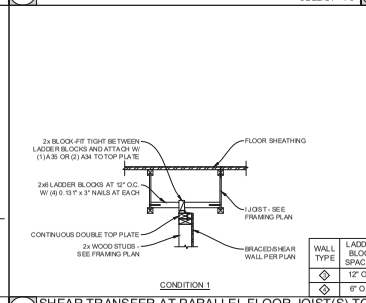
SCALE: 3/4" = 1'-0"



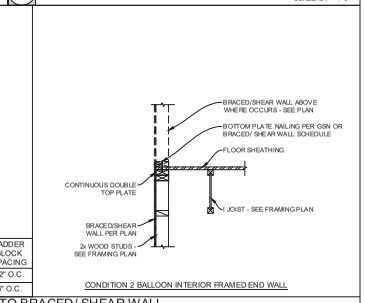
STRAP	NUMBER OF NAILS AT EACH END	ALLOWABLE LOAD
CS20	(10) - 0.131 x 1 1/2"	1030#
CS16	(15) - 0.131 x 1 1/2"	1705#

542 DOUBLE-SIDED DRAG STRUT

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



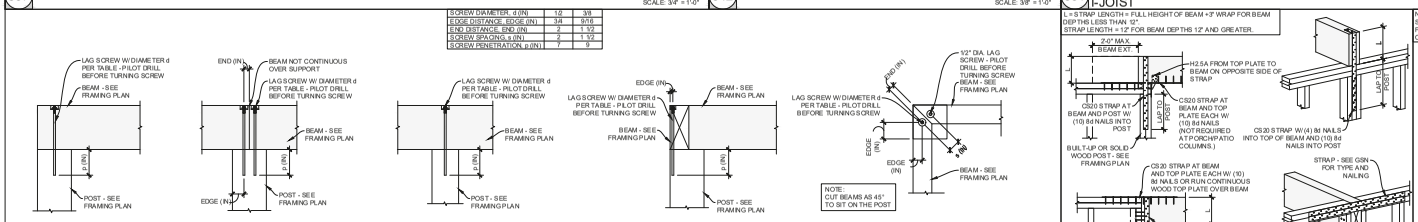
WALL TYPE	LADDER BLOCK SPACING
◇	12" O.C.
◇	6" O.C.



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

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: CUT BEAMS AS 45° TO SIT ON THE POST

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

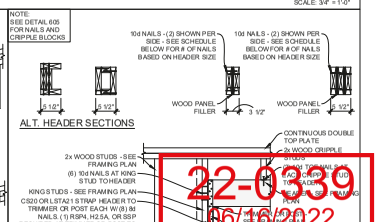
601.R3 LAG BOLT - BEAM TO POST CONNECTION

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

NOTE: BUILT UP POSTS TO BE NAILED TOGETHER W/ (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST

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, RSPH, 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"

22-0339
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TITLE: STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA JAMES ANTHONY GILLETTE CIVIL NO. 36074 DATE SIGNED 04/15/20

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

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.05

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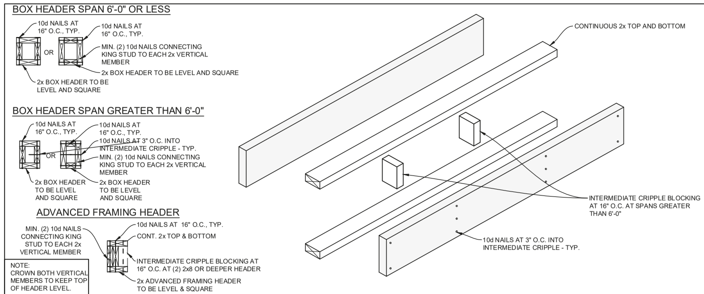
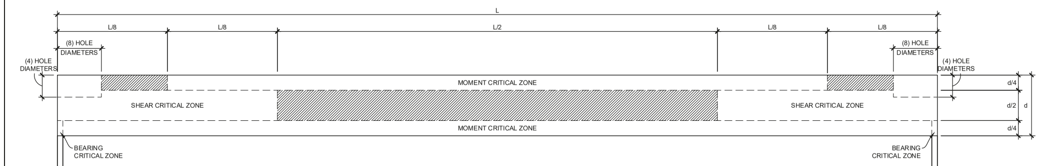
job.scrapper Apr 15, 2020 - 4:15pm ZA_LGI_Skyline_Phase2_Revised_Sheet_Set_Phase2 SD.05 Structural Details.dwg



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 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.

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
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
	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 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
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
	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 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'-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
	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 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
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
	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 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
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
	-	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 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
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
	-	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 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
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
	-	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 5 1/2" LVL	3 1/2" x 7 1/4" LVL	3 1/2" x 7 1/4" 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
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
	-	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 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
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 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 7 1/4" LSL	3 1/2" x 9 1/2" LSL	3 1/2" x 9 1/2" 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
	-	-	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 7 1/4" LSL	3 1/2" x 9 1/2" LSL	3 1/2" x 9 1/2" LSL

SPAN	(2) 2x4	(2) 2x6	(2) 2x8	(2) 2x10	(2) 2x12
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/2" LSL	3 1/2" x 9 1/2" LSL
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/2" LSL	3 1/2" x 9 1/4" LSL
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/2" LSL	3 1/2" x 9 1/4" LSL
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/2" LSL	3 1/2" x 9 1/4" LSL
15'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
16'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
17'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
18'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
19'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
20'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	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. 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 1.5E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 5 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	USP
A34	MP34
A35	MPA1
ABU44	PAU44
ABU66	PAU66
AC4	PBS44
ACE4	PBES44
CMSTC16	CMSTC16
CS16	RS150
CS20	RS250
DTC	TR2
EPCZ (44)	EPCM44-T2
H1	RT15
H2.5A	RT7A
H2.5T	RT7AT
HDQ8-SDS3	PHD8
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	HTT45 (MIN.)
HTT5	HTT45 (MAX.)
HUS26	HUS26
ITS	TFL
LS50	MP5

SIMPSON STRONG-TIE	USP
LS70	MP7
LSSU210	LSSH210
LSTA12	LSTA12
LSTA18	LSTA18
LSTA24	LSTA24
LSTHD8	NOT ALLOWED
LTHJA26	HHC26/ HJC26
LTP4	MP4F
LTT20B	DTB-TZ
LUS24	JUS24
LUS26	JUS26
LUS28	JUS28
MASA	FA4 (75% O.C. SPACING AT SILL ANCHORAGE)
MSTC28	MSTC28
MTHMQ-SDS	HJHC28
RSP4	RSPT4
SSP	RSPT6
ST12	ST12
ST6224	KST224
STHD10	NOT ALLOWED
STHD14	NOT ALLOWED
SUR/L26	SKH26 R/L
TBE4	SBP4
THA29	MSH29
THA213	MSH213 (USE 16d COMMON NAILS)
THA413	MSH413
THA418	MSH418 (USE 16d COMMON NAILS)
THA422	MSH422IF
THJA26	HHC26/ HJC26
TS22	KTS24

612 CONNECTOR CONVERSION CHART

SCALE: N.T.S.

22-0339
06/16/2022

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TITLE: STRUCTURAL DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020
1
2
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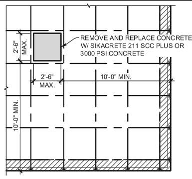
SERIES 25' SERIES
SUBDIVISION SKYLINE

PLAN NUMBER 1541
PLAN NAME JUNIPER

SHEET NUMBER SD.06



REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

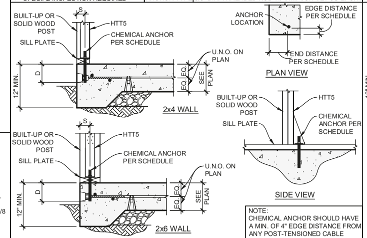
NOTE: PRIOR TO CUTTING AND/OR DRILLING SLAB
1. VERIFY LOCATION OF ALL TENDONS.
2. HOLE SIDES MUST BE PARALLEL TO TENDONS WITH 3" MIN. CLEARANCE
3. ALL TENDONS MUST BE 3" MIN. CLEAR FROM PIPE PENETRATIONS
4. SLAB PENETRATION TO BE A MINIMUM OF 12" FROM ANY LOAD BEARING POST OR WALL
5. TEMPORARY SHORING 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		



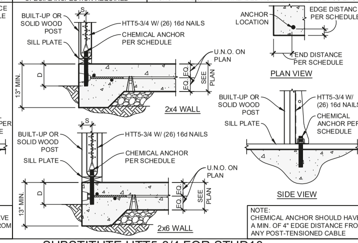
NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

802 SUBSTITUTE HTT5 FOR LSTHD8

POST-TENSION FOUNDATION

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		

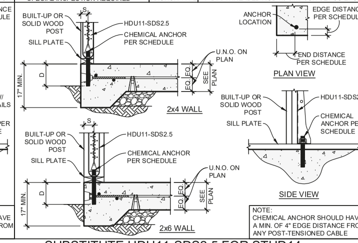


NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

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		

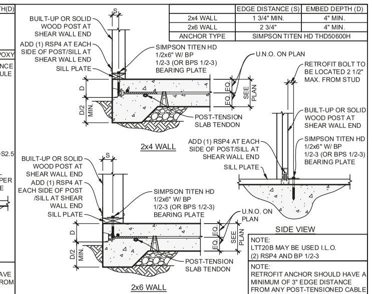


NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

SUBSTITUTE HDU11-SDS2.5 FOR STHD14

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	



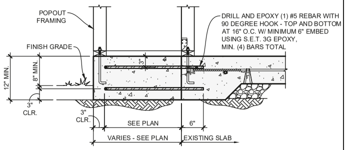
NOTE:
LTT20B MAY BE USED I.L.O. (2) RSP4 AND BP 1/2-3

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

803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION

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



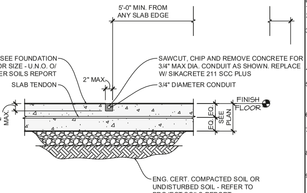
NOTE:
DO NOT DRILL INTO TENDON

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

NOTE:
SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

804 POST-SET POPOUT TO POST-TENSIONED SLAB

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



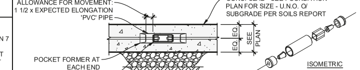
NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM. AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER

805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

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

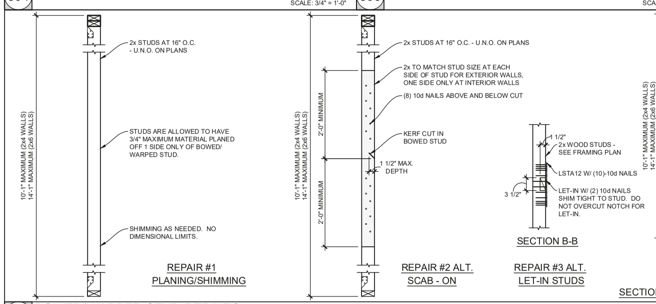
IF A CUT OR DAMAGED TENDON CANNOT BE REPLACED, A TENDON COUPLER MAY BE USED. FOLLOW THE PROCEDURE BELOW BEFORE CONCRETE PLACEMENT.

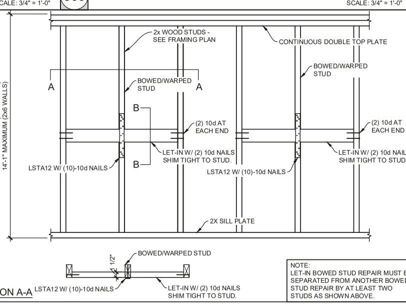
1. COUPLERS SHOULD BE CENTERED IN THE SLAB.
2. IF MORE THAN ONE TENDON IS SHORT, COUPLERS SHOULD NOT BE LOCATED SIDE BY SIDE. THEY SHOULD BE STAGGERED AT 24" INCREMENTS.
3. A 'PVC' PIPE OF SUFFICIENT INSIDE DIAMETER TO HOLD THE COUPLER AND OF SUFFICIENT LENGTH TO ALLOW FOR SUBSEQUENT ELONGATION MOVEMENT 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.
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 COUPLERS 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.



806 TENDON COUPLER

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



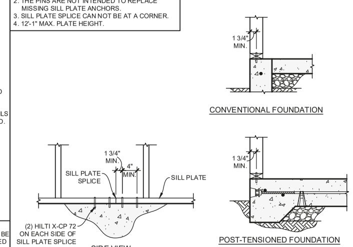


NOTE:
LET-IN BOWED STUD REPAIR MUST BE SEPARATED FROM ANOTHER BOWED STUD REPAIR BY AT LEAST TWO STUDS AS SHOWN ABOVE.

811 BOWED/WARPED STUD REPAIRS

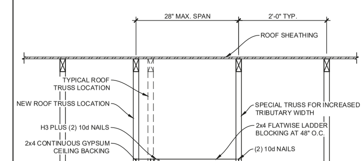
SCALE: 1 1/2" = 1'-0"

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.



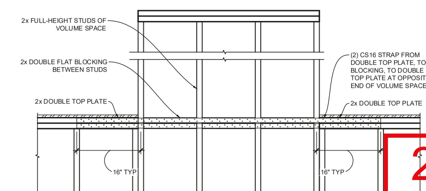
813 SILL ANCHORAGE RETROFIT AT EXTERIOR SILL PLATE SPLICE

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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TITLE: STRUCTURAL DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

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

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1541
PLAN NAME: JUNIPER
SHEET NUMBER: SD.07

john.morgan Apr 15, 2020 - 6:10pm Z:\A_M\LGI Homes\Nevada\Skyline\1541\Structural\Active folder\1541-27-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.

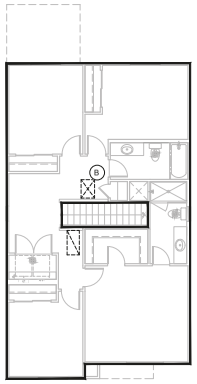
DOORS
1. ALL EXTERIOR SIDE-HINGED DOORS SHALL BE SOLID-CORE WOOD OR INSULATED HOLLOW METAL AT LEAST 1 ¾" THICK AND BE WEATHER-STRIPPED.
2. EXTERIOR SLIDING DOORS SHALL BE WEATHER-STRIPPED. GLASS INSTALLED IN DOORS SHALL BE AT LEAST 3/16" TOTAL THICKNESS.
3. GLASS IN DOORS SHALL BE SEALED IN AN AIRTIGHT, 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.

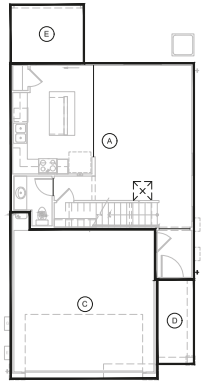
CEILINGS
1. GYPSUM BOARD OR PLASTER CEILINGS AT LEAST ½" THICK SHALL BE PROVIDED.
2. INSULATION AT LEAST R-19 SHALL BE PROVIDED ABOVE THE CEILING BETWEEN JOISTS.

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.

BUILDING FOOTPRINT



SECOND FLOOR PLAN A



FIRST FLOOR PLAN A

SQUARE FOOTAGE TABLE

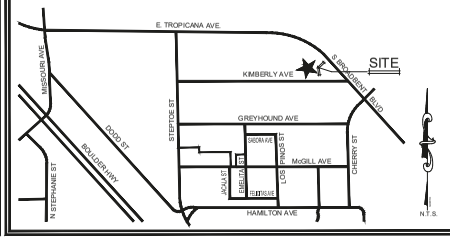
FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS HOUSE WERE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

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.

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 22.0.2.235 CLACK COUNTY BUILDING ADMINISTRATIVE CODE

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22-0339
06/16/2022

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FELTEN GROUP AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FELTEN GROUP. ALL REPRODUCTIONS MUST BEAR THE ORIGINAL FELTEN GROUP SEAL.

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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

lucas.trujillo Apr 18, 2020 - 4:08pm Z:\A_MLJD Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot 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 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 BUILDING 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

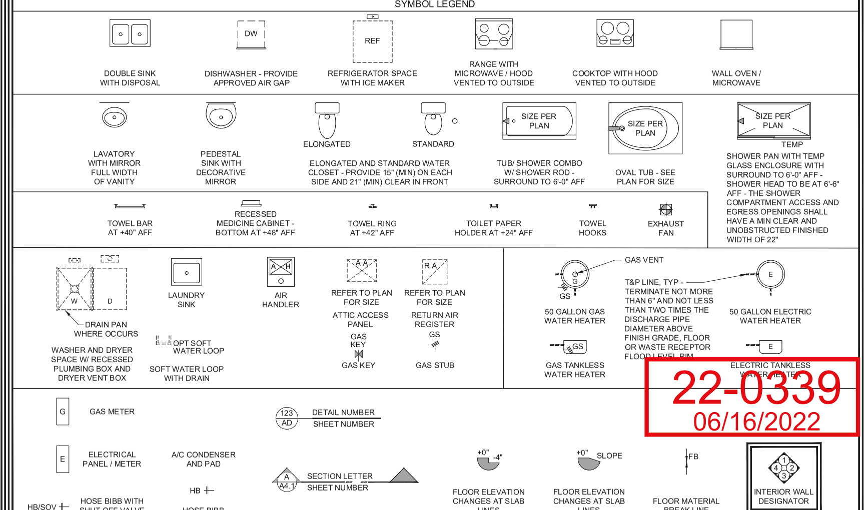
1. PROVIDE PROTECTION AGAINST SUBTERRANEAN TERMITES BY ONE OF THE METHODS LISTED IN THE I.R.C.

IRC STANDARD

ABBREVIATIONS

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

SYMBOL LEGEND



IRC STANDARD - AZ TX

22-0339
06/16/2022

GENERAL ARCHITECTURAL NOTES

MARK A. DIANA
REGISTERED RESIDENTIAL DESIGNER
367-RD
STATE OF NEVADA
4/16/2020

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00
1 2 3 4 5 6 7 8

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
GAN1.1

LGI HOMES
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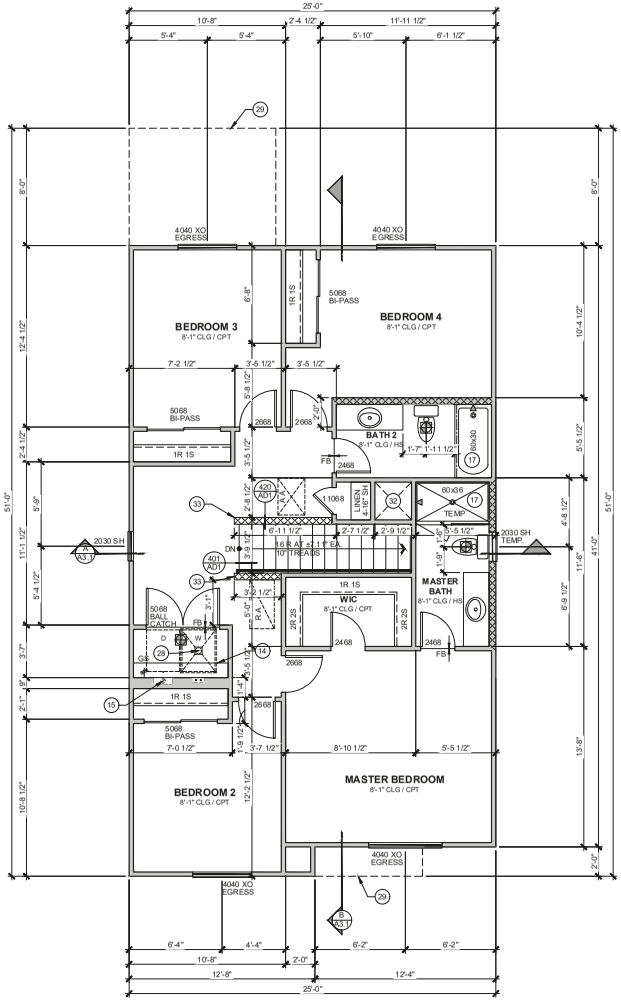
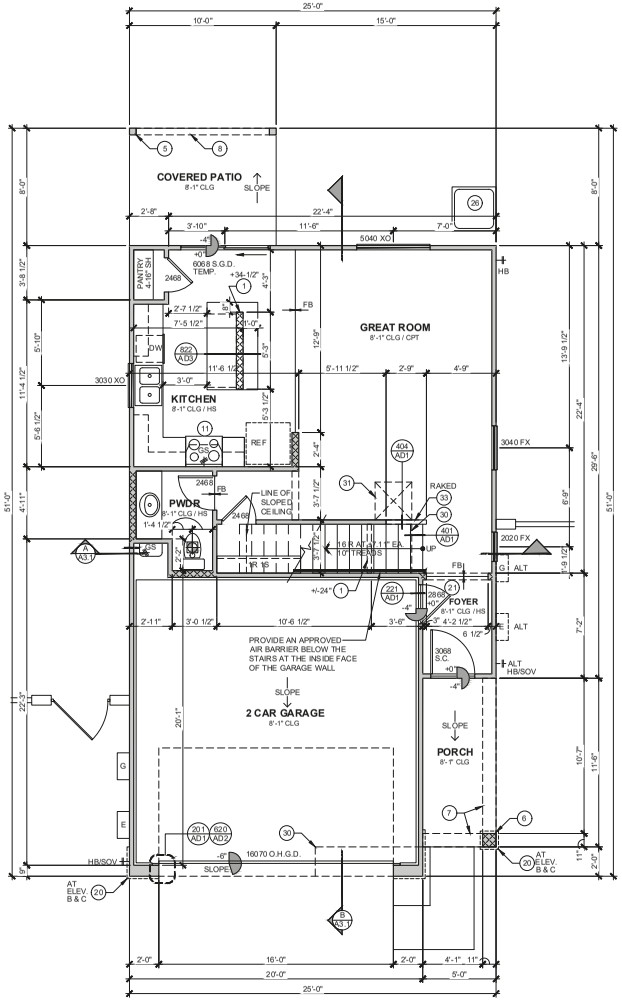


SECOND FLOOR

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 MOF 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 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. CABINETLAYOUTS 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 2'2"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
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

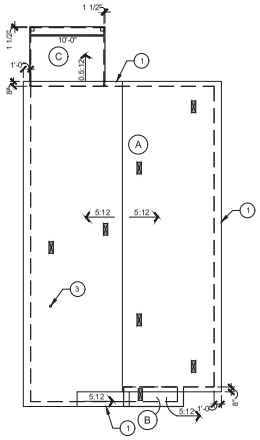
SHEET NUMBER
A1.1

locals.tsq@o Apr 16, 2020 - 3:55pm Z:\A_MLJD Homes\Newsold\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-03-Floor Plans.dwg

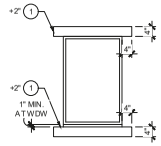
(A) ROOF VENTILATION CALCULATIONS			1/300		
TOTAL ROOF AREA =	1050.33 SQ. FT.	VENTING REQUIRED =	504.16 SQ. IN.		
UPPER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =	292.50 SQ. IN.		
		UPPER TOTAL =	292.50 SQ. IN.	50%	
LOWER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. 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.

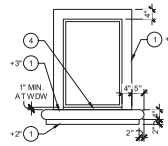
(C) ROOF VENTILATION CALCULATIONS			1/150
TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =	80.00 SQ. IN.
		TOTAL VENTING PROVIDED =	80.00 SQ. IN.



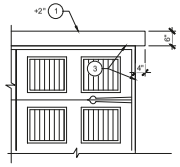
ROOF PLAN
ELEVATION A 1/8" = 1'-0"



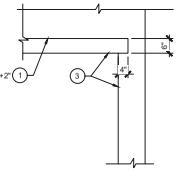
TYP WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



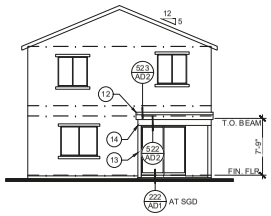
WINDOW TRIM
ELEVATION A 1/2" = 1'-0"
TRIM AT FRONT WINDOW



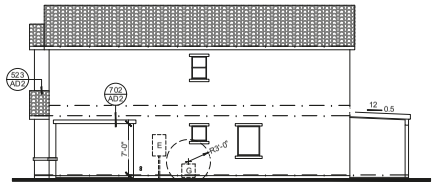
STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT GARAGE



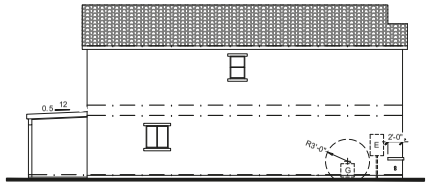
STUCCO TRIM
ELEVATION A 1/2" = 1'-0"
STUCCO TRIM AT PORCH



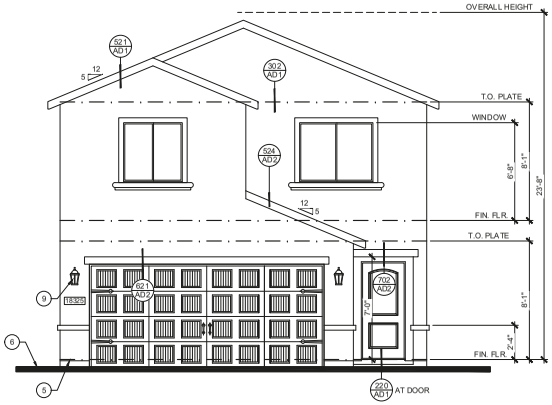
REAR ELEVATION
ELEVATION A 1/8" = 1'-0"



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



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



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL

ADHERED BRICK VENEER - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL

FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

(1) 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.
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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

(2) 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 SITE DRAINAGE. SLOPE FINISHED GROUND FLOOR HEIGHTS, DRAINAGE SWALES, BURIED GROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKS.

22-3-0-0-0-2
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, SPECIFICATIONS, DESIGNS, ARRANGEMENTS AND PROVISIONS ARE THE PROPERTY OF THE FELTEN GROUP AND MUST BE RETURNED UPON REQUEST. THESE PLANS, SPECIFICATIONS, DESIGNS, ARRANGEMENTS AND PROVISIONS MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE FELTEN GROUP.

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. THE FELTEN GROUP SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

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EXTERIOR ELEVATIONS / ROOF PLANS
ELEVATION A

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL DESIGNER
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

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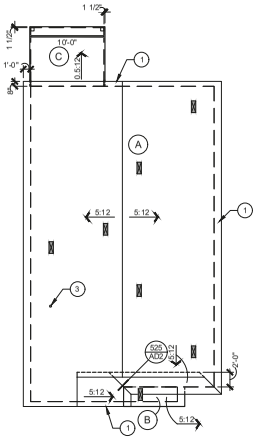
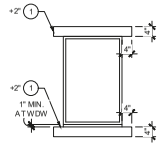
(A) ROOF VENTILATION CALCULATIONS				1/300	
TOTAL ROOF AREA =	1050.33 SQ. FT.		VENTING REQUIRED =	504.16 SQ. IN.	
UPPER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. IN. EA. =		292.50 SQ. IN.	
			UPPER TOTAL =	292.50 SQ. IN.	50%
LOWER VENTING PROVIDED	3	OHAGIN CLOAKED TILE VENT - 97.50 SQ. 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.

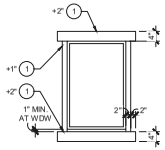
(C) ROOF VENTILATION CALCULATIONS				1/150
TOTAL ROOF AREA =	80.00 SQ. FT.		VENTING REQUIRED =	76.80 SQ. IN.
VENTING PROVIDED	10 L.F.	2" WIDE CONT. METAL STRIP VENT - 8.00 SQ. IN. P.L.F. =		80.00 SQ. IN.
			TOTAL VENTING PROVIDED =	80.00 SQ. IN.



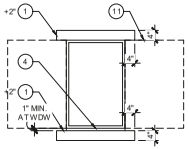
ROOF PLAN
ELEVATION B 1/8" = 1'-0"



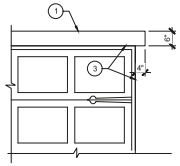
TYP WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT SIDES AND REAR APPLIED TO ALL WINDOWS INCLUDING WINDOW AND SLIDING GLASS DOOR AT COVERED PATIO



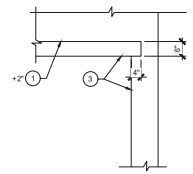
WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW



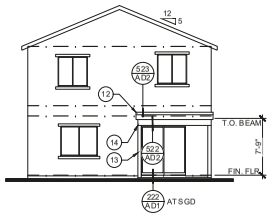
WINDOW TRIM
ELEVATION B 1/2" = 1'-0"
TRIM AT FRONT WINDOW



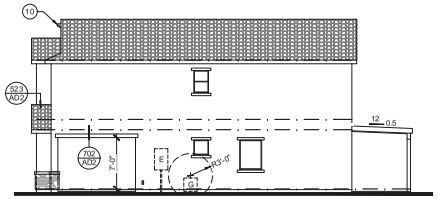
STUCCO TRIM
ELEVATION B 1/2" = 1'-0"
STUCCO TRIM AT GARAGE



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



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



RIGHT ELEVATION
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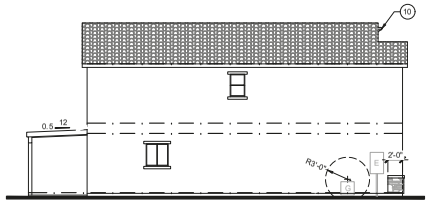
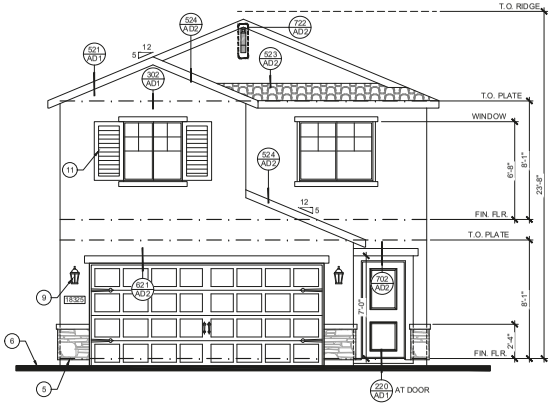


LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B 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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL

FASCIA AND BARGE BOARDS

ALL ELEVATIONS
2x6 FASCIA AND 2x6 BARGE BOARD

(1) 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.
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2022
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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LGI HOMES

EXTERIOR ELEVATIONS / ROOF PLANS
ELEVATION B

MARK A. DIANA
REGISTERED
367-RD
PROFESSIONAL DESIGNER
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

luca.trujillo Apr 16, 2020 - 3:38pm Z:\A_MLJ\LGI 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 =	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.
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TOTAL ROOF AREA =	80.00 SQ. FT.	VENTING REQUIRED =	76.80 SQ. IN.
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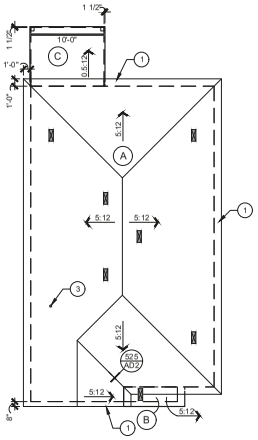
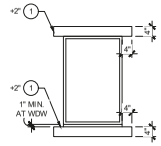
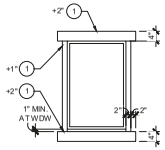


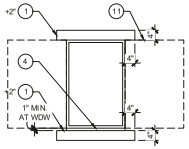
ROOF PLAN
ELEVATION C 1/8" = 1'-0"



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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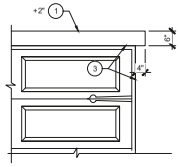

STUCCO TRIM
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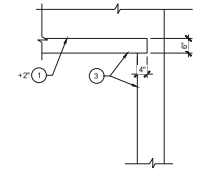
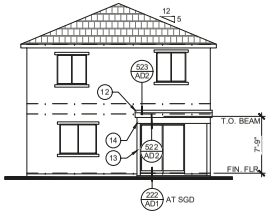
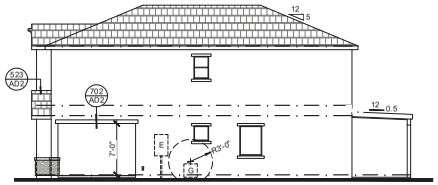
STUCCO TRIM AT GARAGE



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



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



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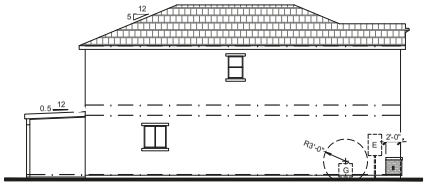
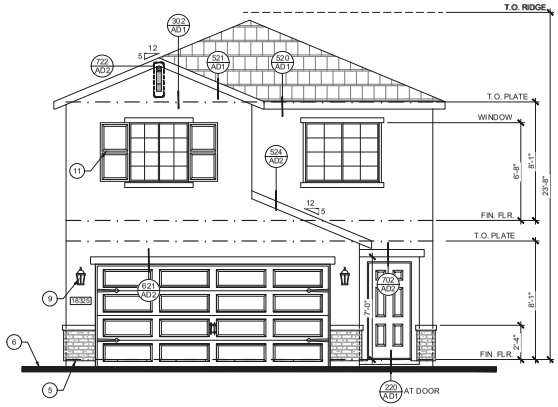


LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



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 - ELDORADO STONE (DJJ TER No. 1312-01), OR EQUAL
- ADHERED BRICK VENEER - ELDORADO 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 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 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/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 WHERE REQUIRED IN ADDITION TO THE PROVISION OF APPROPRIATE NATURAL AND FINISHED GRADES, SLOPES, SWALES, AND FLOOR HEIGHTS TO ENSURE RAINWATER WILL NOT ENTER UNDERGROUND UTILITIES, AND SITE IMPROVEMENTS SUCH AS DRIVEWAYS AND WALKWAYS.

2233
08/16/2022

A ROOF AREA

5:12 DIRECTION OF ROOF SLOPE

CLOAKED TILE VENT

LOUVERED GABLE END VENT (SQUARE OR RECTANGULAR)

6'-0" LOUVERED GABLE END VENT (TRIANGULAR)

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHO PREPARED THEM. THE PLANS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT, THE ARCHITECT HAS PROVIDED NO ASSURANCE REGARDING THE USE OF THE PLANS AND SPECIFICATIONS BY OTHERS.

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EXTERIOR ELEVATION / ROOF PLANS
ELEVATION C

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367-RD
PROFESSIONAL DESIGNER
STATE OF NEVADA

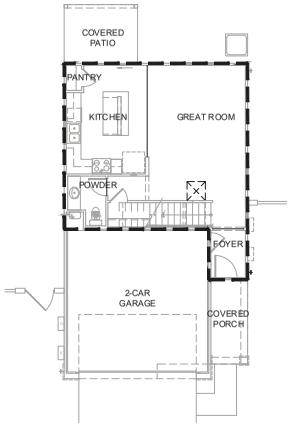
PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

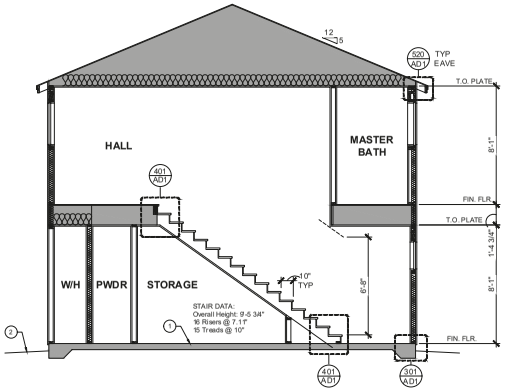
PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
A2.3

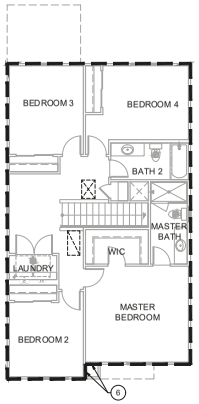
luca.trujillo Apr 18, 2020 - 3:38pm Z:\A_MLJ\Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-05-1-Exterior Elevs.dwg



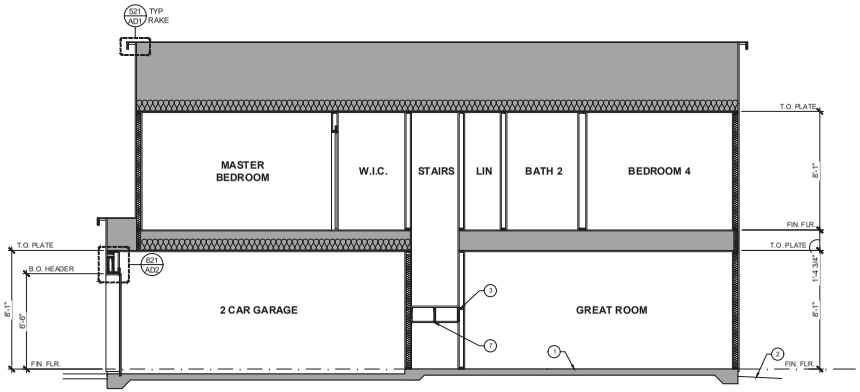
FIRST FLOOR
THERMAL ENVELOPE PLAN
ELEVATION A 1/8" = 1'-0"



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 A TTIC 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 BY THE BUILDER.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
4. CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED COMPLETELY, FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF NO LESS THAN R-3 PER INCH.
5. VAPOR RETARDERS SHALL BE LOCATED AND INSTALLED FOR APPLICABLE CLIMATE ZONES PER CODE.

25-0303
06/16/25

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BUILDING SECTIONS
BUILDING THERMAL ENVELOPE PLANS

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STATE OF NEVADA

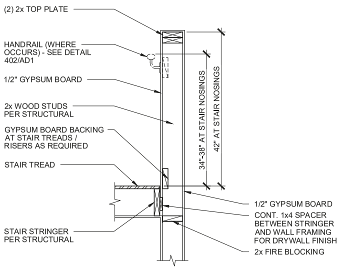
PROJECT MANAGER:
MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

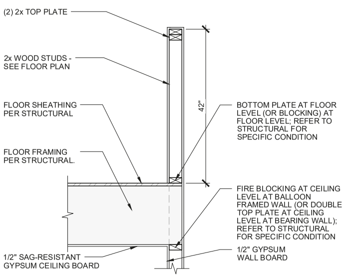
PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
A3.1

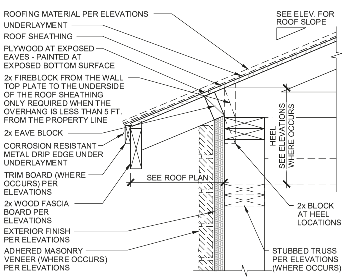
lucas.trujillo Apr 16, 2020 - 3:37pm Z:\A_MLJD Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-08-Building Sections.dwg



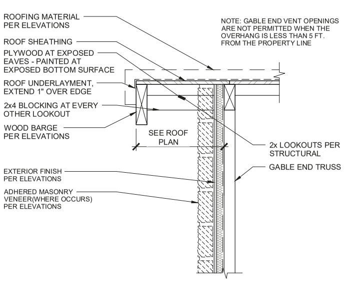
404 GUARDRAIL WALL AT STAIR
2x GUARDRAIL WALL / STAIR STRINGER
SCALE: 3/4" = 1'-0"
4001-004-404-11-AZ-STD



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

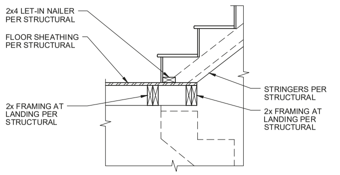


520 ROOF FASCIA BOARD
PLUMB CUT / 2x FASCIA / 1x TRIM
SCALE: 1-1/2" = 1'-0"
5101-007-5XX-11-AZ

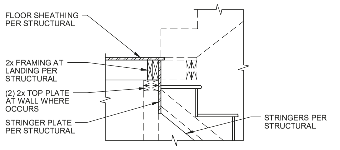


521 BARGE EXPOSED OVERHANG
2x WOOD BARGE / STUCCO / TILE
SCALE: 1-1/2" = 1'-0"
5102-007-5XX-11-AZ

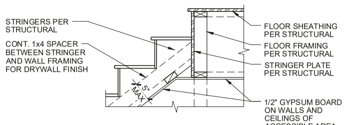
NOTE: HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.



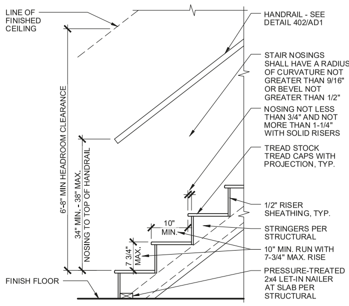
U-SHAPED STAIR LANDING - UP SIDE



U-SHAPED STAIR LANDING - DOWN SIDE



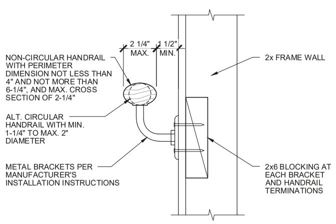
TOP OF STAIRS



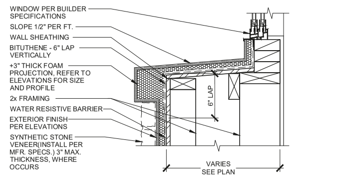
BOTTOM OF STAIRS / CLEARANCES

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

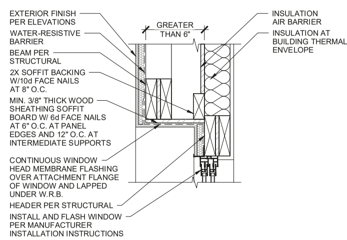
NOTES:
1. HANDRAILS SHALL BE 34" MIN. TO 38" MAX. ABOVE STAIR NOSING.
2. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
3. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS.



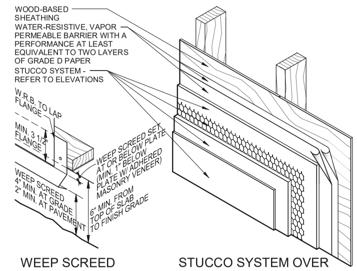
402 HANDRAIL DETAIL
SCALE: 3" = 1'-0"
4001-002-402-11-AZ-STD



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

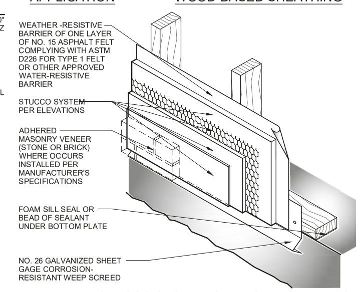


321 RECESSED SOFFIT AT WINDOW HEADER
GREATER THAN 6" RECESS / STUCCO
SCALE: 1-1/2" = 1'-0"
3106-010-3XX-11-AZ



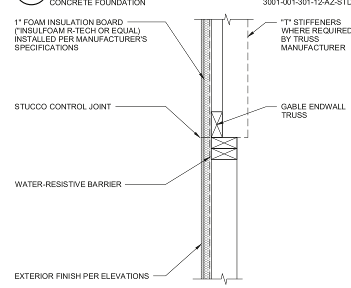
WEEP SCREED APPLICATION

STUCCO SYSTEM OVER WOOD-BASED SHEATHING

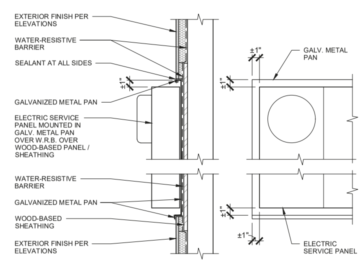


STUCCO SYSTEM OVER OPEN FRAMING

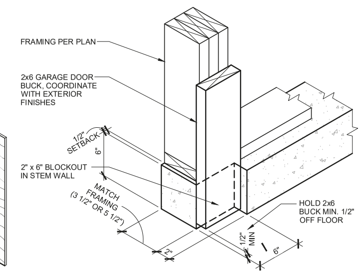
301 STUCCO SYSTEM & WEEP SCREED
STUCCO SYSTEM / 2x FRAMING / CONCRETE FOUNDATION
3" = 1'-0"
3001-001-301-12-AZ-STD



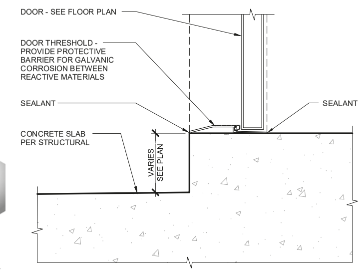
302 GABLE END TRUSS AT TOP PLATE
STUCCO SYSTEM / 2x FRAME WALL / GABLE ENDWALL TRUSS
SCALE: 1-1/2" = 1'-0"
3001-002-302-11-AZ-STD



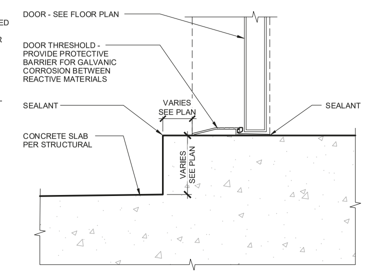
303 ELEC. PANEL AT WOOD FRAME WALL
STUCCO SYSTEM / ELECTRICAL PANEL
SCALE: 1-1/2" = 1'-0"
3001-003-303-11-AZ-STD



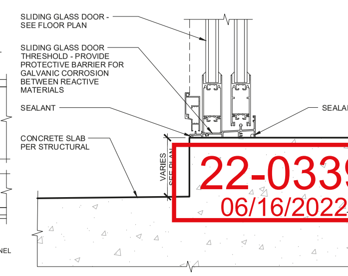
201 GARAGE DOOR BUCK AT SLAB
2x6 BUCK / CONCRETE STEM
3/4" = 1'-0"
2001-001-201-11-AZ-STD



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

22-0339
06/16/2022

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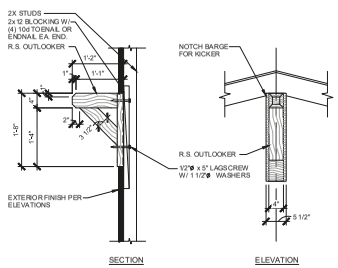
REGISTERED RESIDENTIAL DESIGNER
367-RD
STATE OF NEVADA
4/16/2020

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

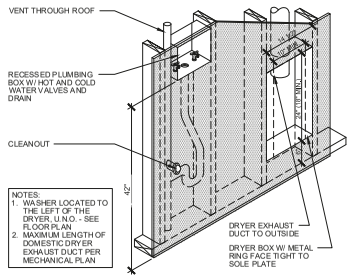
SHEET NUMBER
AD1



722 WOOD OUTLOOKER

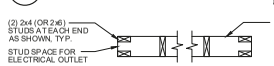
BRACKET\ STUCCO

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

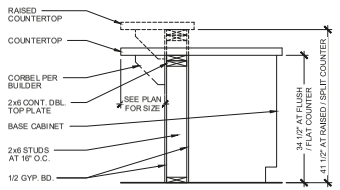


801 WASHER AND DRYER

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

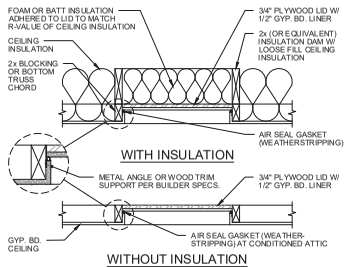


TOP VIEW OF 2x6 PONY WALL



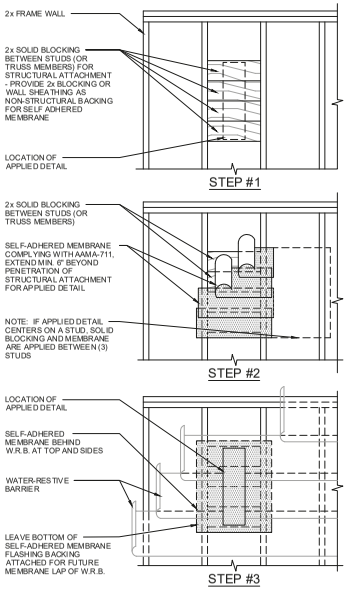
803 PONY WALL AT KITCHEN

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



805 ATTIC ACCESS

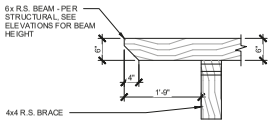
SCALE: 1" = 1'-0"
8001-005-805-11-AZ-STD



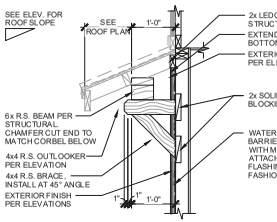
703 TYP. FLASHING AT APPLIED DETAIL

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

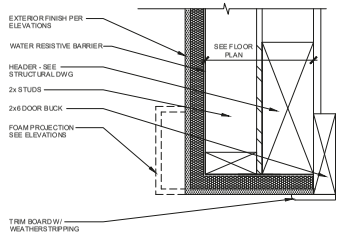


SIDE VIEW

721 BRACKET DETAIL

STUCCO

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

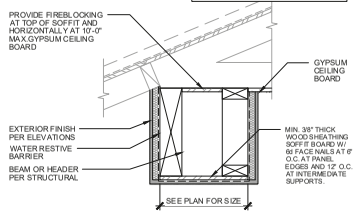


621 RECESSED GARAGE DOOR HEAD

HEADER AT RECESSED GARAGE DOOR

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

NOTE:
1. SEE EXTERIOR ELEVATIONS FOR OVERHANG STYLE
2. PROVIDE FIRE BLOCKING IN ALL FRAMED COLUMNS WHERE BOTTOM OF SOFFIT INTERSECTS COLUMN

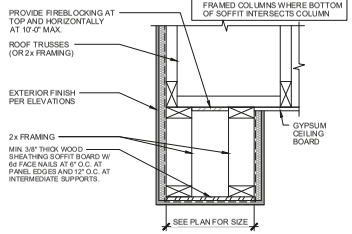


701 EAVE SOFFIT - PERPENDICULAR

TRUSS / STUCCO

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

NOTE:
1. SEE EXTERIOR ELEVATIONS FOR OVERHANG STYLE
2. PROVIDE FIRE BLOCKING IN ALL FRAMED COLUMNS WHERE BOTTOM OF SOFFIT INTERSECTS COLUMN

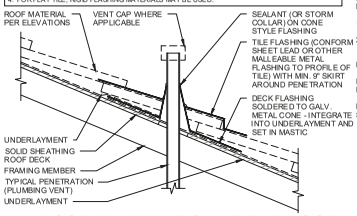


702 GABLE SOFFIT - PARALLEL

TRUSS ROOF FRAMING / STUCCO

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

NOTES:
1. ALL PENETRATIONS REQUIRE A DECK FLASHING AND TILE FLASHING.
2. ALL PENETRATIONS SHOULD BE LOCATED IN SUCH A MANNER AS TO NOT IMPEDE FLASHING AT ROOF TRANSITIONS.
3. TILE FLASHINGS SHALL EXTEND ONTO THE TILE A MINIMUM OF 4" ON FLAT TILE AND A MINIMUM OF 1" PAST THE CROWN OF A PROFILED TILE.
4. FOR FLAT TILE, RIGID FLASHING MATERIALS MAY BE USED.

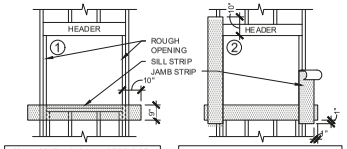


527 ROOF PENETRATION AT TILE ROOF

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

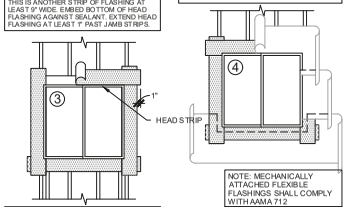
ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 9" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 10" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH CORROSION RESISTANT ROOFING NAILS OR STAPLES. BE SURE NOT TO FASTEN LOWER EDGE OF THE FLASHING, OR THE LAST 10" OF EACH END SO THAT A WEATHER RESISTIVE BARRIER MAY BE SLIPPED UP UNDERNEATH THE FLASHING IN SHINGLE FASHION.

AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS (SIDE OF OPENING) AT LEAST 9" WIDE WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 10" ABOVE THE LOWER EDGE OF THE HEADER (TOP OF WINDOW OPENING). DO NOT FASTEN THE BOTTOM 10" OF THE JAMB FLASHING SO THE WEATHER RESISTIVE BARRIER CAN BE SLIPPED UP UNDERNEATH THE FLASHING OMIT IN SHINGLE FASHION.



APPLY A CONTINUOUS 3/8" WIDE BEAD OF SEALANT MATERIAL CONFORMING TO AAMA 800, TO THE BACK SURFACES OF THE MOUNTING FLANGE. THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE THREE INSTALLED FLASHING STRIPS. AFTER THE WINDOW IS PLACED APPLY A CONTINUOUS SEAL TO THE EXTERIOR FACE OF THE MOUNTING FLANGE AT THE WINDOW HEAD. INSTALL THE HEAD FLASHING OVER THE MOUNTING FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 9" WIDE. EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT. EXTEND HEAD FLASHING AT LEAST 1" PAST JAMB STRIPS.

STARTING AT THE BOTTOM OF THE WALL, INSTALL THE WATER-RESISTIVE BARRIER. PLACE THE WATER-RESISTANT BARRIER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT BARRIER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER-RESISTANT BARRIER OVER JAMB AND HEAD STRIPS IN SHINGLE FASHION.



NOTE: THE WINDOW MANUFACTURER'S INSTALLATION INSTRUCTIONS SUPERSEDE THIS TYPICAL DETAIL.

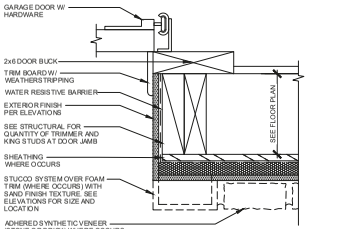
NOTE: MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712

NOTE: SLIDING GLASS DOOR FLASHING INSTALLATION IS SIMILAR AT JAMB AND HEAD

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

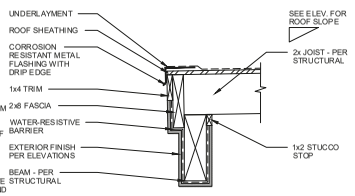
FLASHING WINDOWS WITH A MOUNTING FLANGE

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



620 GARAGE DOOR JAMB

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

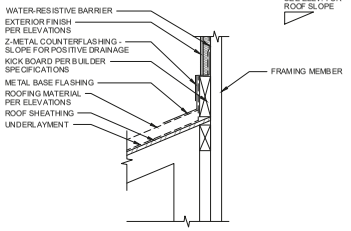


522 TYP. ROOF JOIST AT BEAM

JOIST AT BEAM

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

NOTE METAL FLASHING SHOWN SHALL BE MIN. 0.019" THICK CORROSION RESISTANT METAL

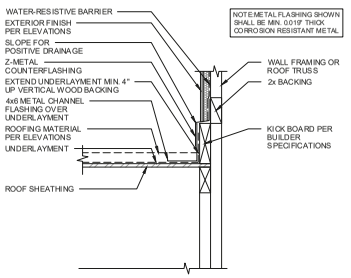


523 HEAD WALL FLASHING

TILE / STUCCO

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

NOTE METAL FLASHING SHOWN SHALL BE MIN. 0.019" THICK CORROSION RESISTANT METAL

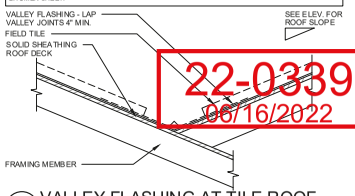


524 SIDE WALL FLASHING

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.



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525 VALLEY FLASHING AT TILE ROOF

TILE

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

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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: AD2

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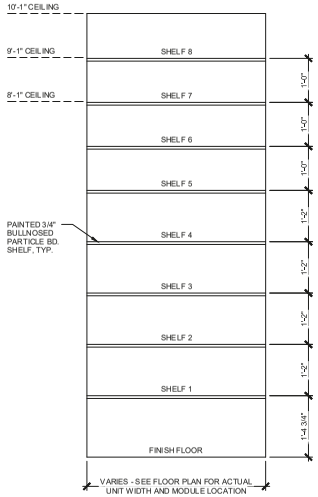
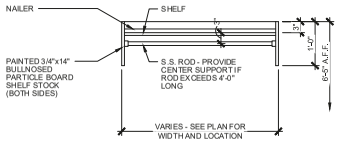
locals.tsg/jlbo Apr 16, 2020 - 3:37pm Z:\A_MULDI Homes\Nevada\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-10-Arch Details.dwg

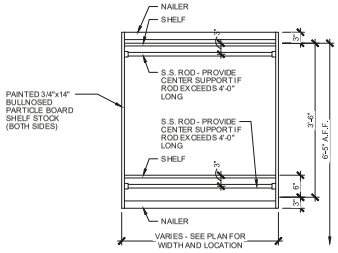
NOTE:
1. PROVIDE CLEATS AT SHELVES PER BUILDER SPECS.
2. PROVIDE 6 SHELVES WITH 8'-1" CEILING.
3. PROVIDE 7 SHELVES WITH 9'-1" CEILING.
4. PROVIDE 8 SHELVES WITH 10'-1" CEILING.



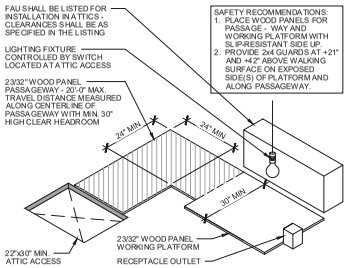
812 TYP. LINEN / PANTRY SHELVING
SCALE: 3/4" = 1'-0"
8403-005-8XX-12-AZ



SINGLE-HUNG UNIT

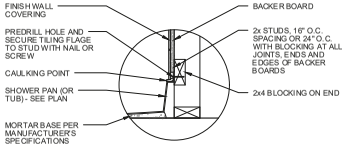


DOUBLE- HUNG UNIT

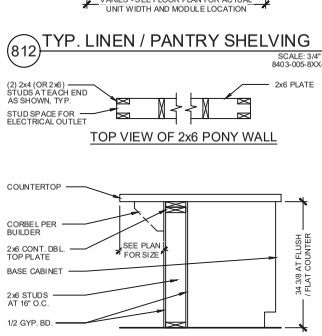


SAFETY RECOMMENDATIONS:
1. PLACE WOOD PANELS FOR PASSAGE - WAY AND WORKING PLATFORM WITH SLIP-RESISTANT SIDE UP.
2. PROVIDE 2x4 GUARDS AT +21" AND +42" ABOVE WALKING SURFACE ON EXPOSED SIDE(S) OF PLATFORM AND ALONG PASSAGEWAY.

806 HORIZ. FAU ATTIC INSTALLATION
SCALE: 3/4" = 1'-0"
8001-006-806-11-AZ-STD

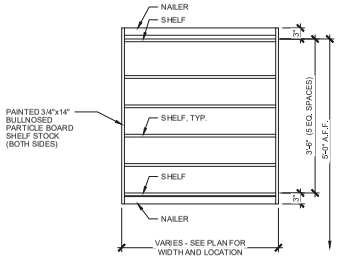


FLANGE DETAIL



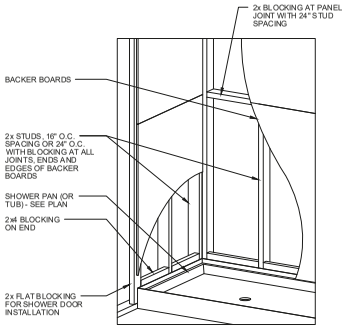
TOP VIEW OF 2x6 PONY WALL

822 PONY WALL AT KITCHEN
SCALE: 3/4" = 1'-0"
8201-007-8XX-11-AZ



SHELVES

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



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 DESIGNER STATE OF NEVADA

CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
AD3

lucas.trujillo Apr 16, 2020 - 3:37pm Z:\A_MLJD Homes\Newsold\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-10-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 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 IECC 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.

22-0339
06/16/2022

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

Rhvac - Residential & Light Commercial HVAC Loads — Love Engineering, Inc — Las Vegas, NV 89129
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	*85	81	81	82	85	83	82	81	1--5
2	Great Room & Stairs	250	248	248	*256	255	253	244	244	1--10
3	Kitchen & Dining Room	220	235	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	169	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	24,223	*712	2.08	3.05
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	*25,966	710	*2.22	*3.27
315°	Southeast	1,600	25,461	711	2.18	3.21

* 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 - 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. 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) 823-5655
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.:	0.972
Square ft. of Room Area:	1,646	Square ft. Per Ton:	539
Volume (ft³):	15,058		

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

Energy Conservation Group

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	$286	$289
Cooling	$362	$320
Water Heating	$190	$191
Mechanical Ventilation	$40	$20
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
R402.5	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 M1505.4.3	Mechanical Ventilation Rate
R403.6.1	Mechanical Ventilation Efficacy
Climate Zone	If altitude 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 3. 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 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 1:46 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 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 CALCULATIONS
SCALE: NTS

LGI HOMES - SKYLINE
1603 PLAN
MECHANICAL CALCULATIONS

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FAX: (702) 823-5655
WWW.LOVEENGR.COM

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DESIGN WITH LOVE

LOVE ENGINEERING

PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSEPH JUN 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:
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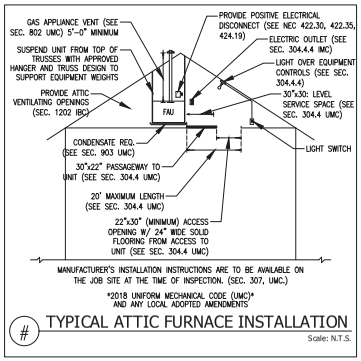


TYPICAL ATTIC FURNACE INSTALLATION

Scale: N.T.S.

MECHANICAL SYMBOL SCHEDULE

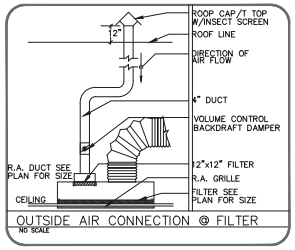
E1	EXHAUST FANS
	SUPPLY GRILLE
	RETURN AIR GRILLE
	TRANSFER GRILLE
T	THERMOSTAT – PROGRAMMABLE w/ AUTO AIR CYCLER
V	ON/OFF SWITCH FOR WHV COMPLIANT EXHAUST FAN. PROVIDE LABEL TO INFORM HOME OWNERS TO INDICATE THE WHV
TA	THERMOSTAT – w/ TEMPERATURE AVERAGING & VENTILATION CYCLING
S	THERMOSTAT REMOTE SENSOR
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 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.)

1 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+TX 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).

22-0339
06/16/2022

EXHAUST FANS:

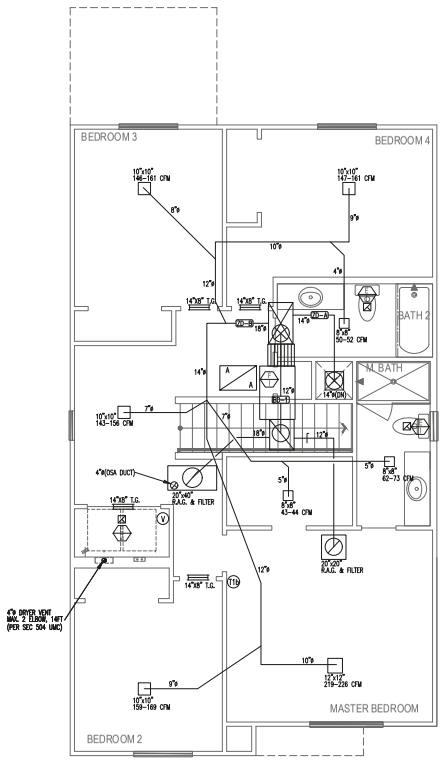
1 EXHAUST FAN & DUCT; TO PROVIDE 50 CFM VENT TO OUTSIDE PER CODE, PROVIDE BIRD SCREEN, BACKDRAFT & FACTORY CAP.

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.

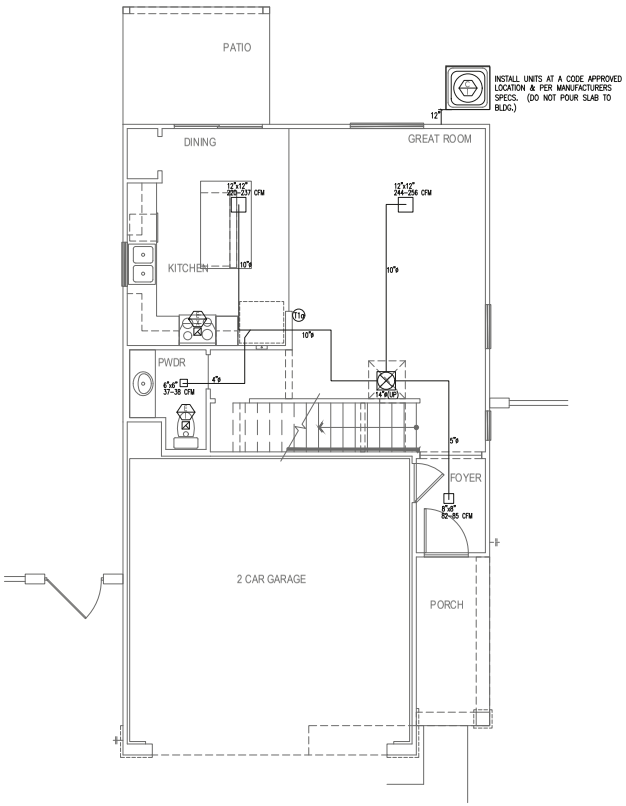
MECHANICAL GENERAL NOTES

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-ARE 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"

REV	DATE	COMMENT
1		
2		
3		
4		
5		
6		
7		

LGI HOMES - SKYLINE
1603 PLAN

MECHANICAL PLAN

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LOVE ENGINEERING

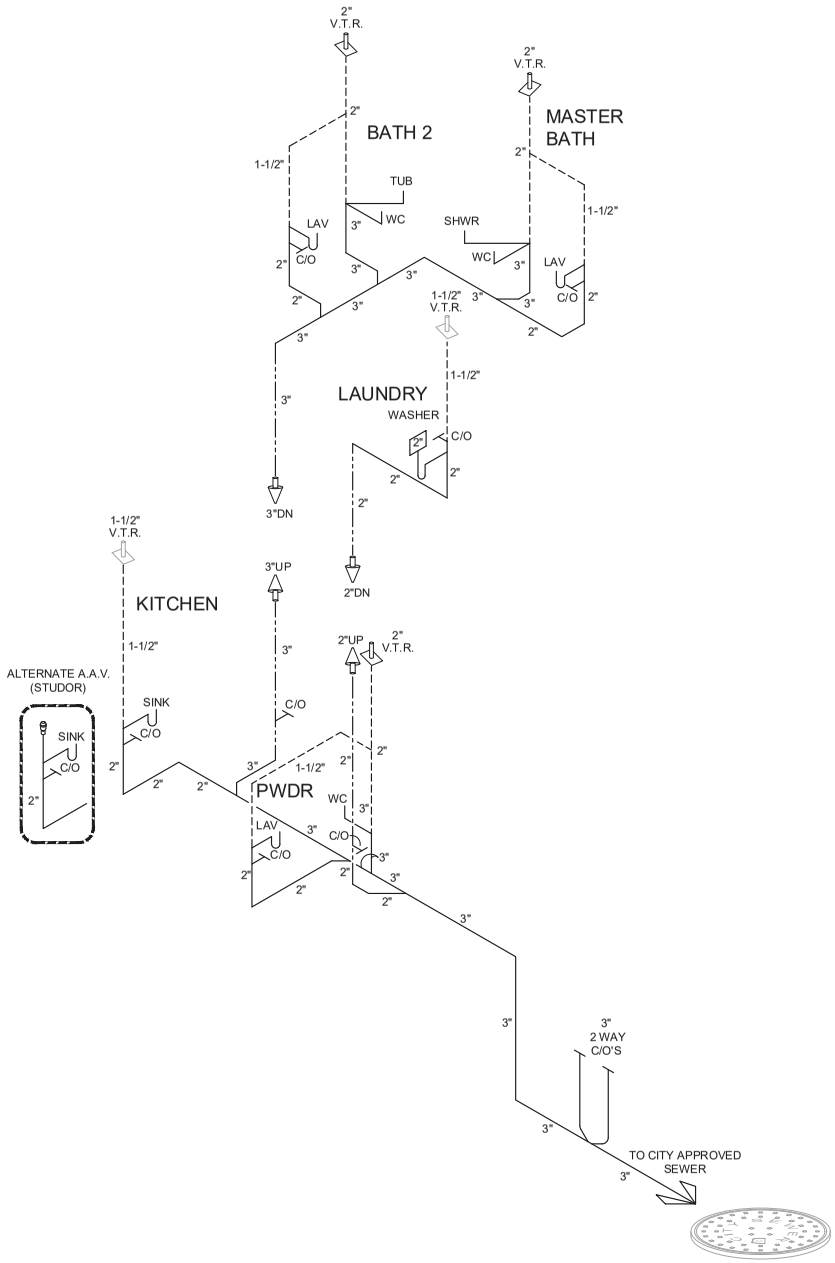
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOSEPH JUNG PARK
MECHANICAL
No. 21315

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. IPC305.9 (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

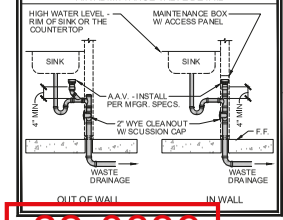
WATER METER CALCULATIONS

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



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06/16/2022

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WASTE SCHEMATIC, GENERAL PLUMBING NOTES, AND WATER METER CALCULATIONS

MARK A. DIANA
REGISTERED
367-RD
INDUSTRIAL DESIGNER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

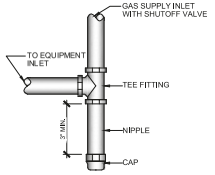
SHEET NUMBER
P1.1

lucas.trujillo Apr 16, 2020 - 3:38pm Z:\A_MLJD Homes\Newadd\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-12-Plumbing Plans.dwg

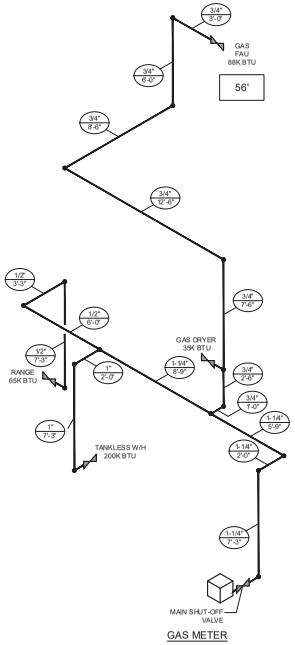
GAS PIPING NOTES

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.

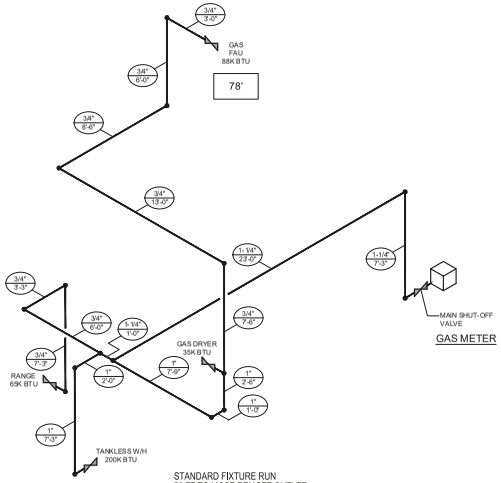


STANDARD FIXTURE RUN
56 FT TO MOST REMOTE OUTLET
388,000 BTU
388,000/1000 = 388 CFH MAX.
PIPE SIZE STANDARD

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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REGISTERED
367-RD
PROFESSIONAL ENGINEER
STATE OF NEVADA

PROJECT MANAGER: MARK DIANA	
DATE: 00/00/00	
1	
2	
3	
4	
5	
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SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
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PLAN NAME
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P1.2

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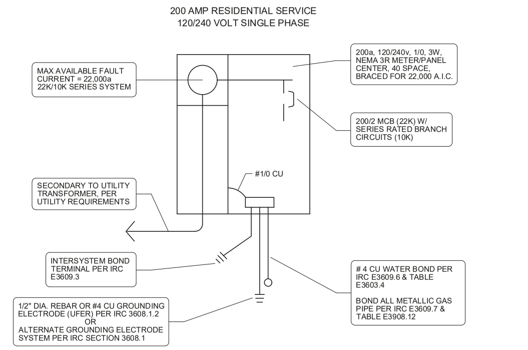
ONE LINE DIAGRAM



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
	-			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-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	16"
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.	HALL 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 OUTLET.
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.

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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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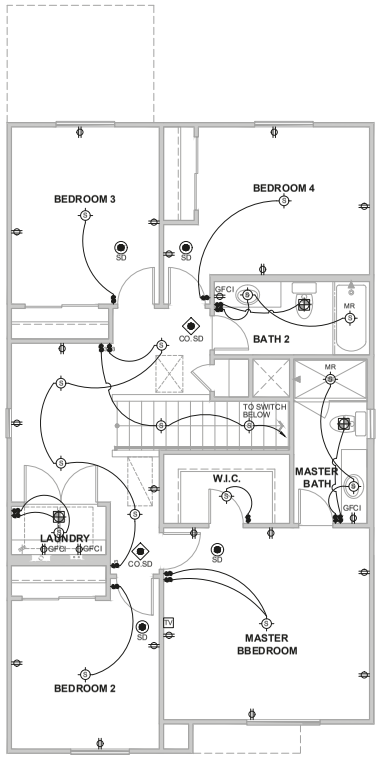
367-RD
STATE OF NEVADA
4/16/2020

PROJECT MANAGER: MARK DIANA
DATE: 00/00/00

SERIES
25' SERIES
SUBDIVISION
SKYLINE

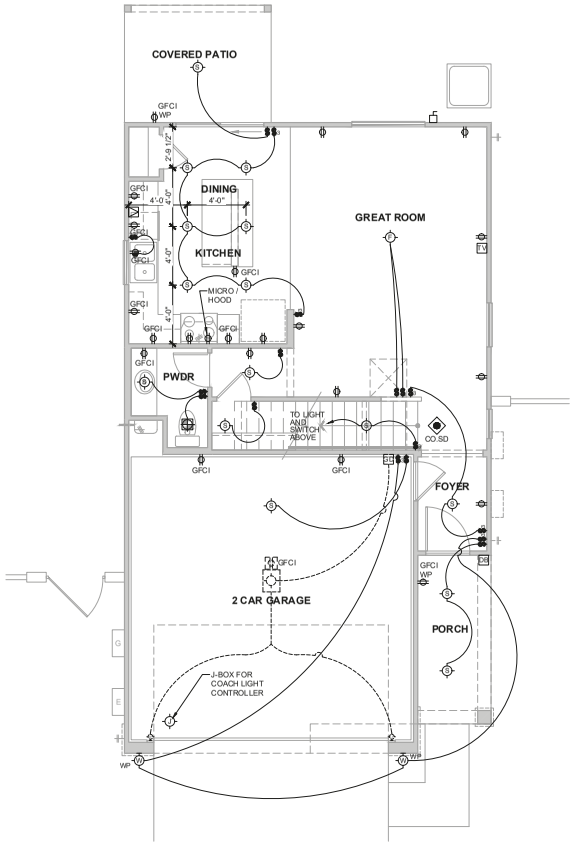
PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
E1.0



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		
	SQUARE RECESSED LIGHT FIXTURE	CO / SD	CARBON MONOXIDE / SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP
	SQUARE RECESSED MINI LIGHT FIXTURE		
	WALL-MOUNTED LIGHT FIXTURE		WALL-MOUNTED SMOKE DETECTOR HARDWIRED W/ BATTERY BACKUP
	UNDER-COUNTER FLUORESCENT LIGHT FIXTURE		
WP	FLOOD LIGHT		EXHAUST FAN TO OUTSIDE WITH LIGHT - 5 AIR CHANGES PER HOUR MIN.
WP	PAIR OF FLOOD LIGHTS		
	RECESSED KICK LIGHT FIXTURE		EXHAUST FAN TO OUTSIDE - 5 AIR CHANGES PER HOUR MIN.
	TRACK LIGHTING		STRUCTURED WIRING PANEL WITH DUPLEX OUTLET
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

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ELECTRICAL PLANS
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
E1.1

lucas.trujillo Apr 18, 2020 - 3:38pm Z:\A_MLJ2 Homes\Newsold\Skyline\1603\Architecture\Active Folder\Plot Sheets\1603-14-Electrical Plans.dwg

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 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. 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) H2.5A, (2) RSP4 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 REPAIRS SHALL BE COMPLETED PER DETAIL 811.
25. SLOPE DECKS 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 AND DRAFTSTOPPING 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 SHIMMED 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 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 AND NOTES CALL FOR 8d NAILS, 8d COMMON NAILS (2 1/2" x .131" DIA.) SHALL BE USED U.N.O.
4. CONCRETE CUT 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 OR AS SHOWN ON THESE 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 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 DWELLINGS 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. (SHALLOW 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 CONVERSION CHART. SEE DETAIL 612.
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 MANUFACTURER'S RECOMMENDATIONS, AND AS SHOWN IN DETAILS 141 OR 241.
2. SEE HOLDOWN SCHEDULE FOR MINIMUM EDGE DISTANCE REQUIREMENTS FOR ALL POST-SET AND HEADED STUD CAST-IN PLACE HOLDOWNS.
3. ALL HOLDOWNS SHALL BE SECURELY TIED TO REINFORCING BEFORE PLACING CONCRETE.
4. BENDING STHD STRAPS MAY CAUSE SPALLING.
5. 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.
6. FOR STHD HOLDOWNS, IF SPALLING IS BETWEEN 1 INCH AND 4 INCHES, CONTACT FELTEN GROUP FOR STRUCTURAL ASSESSMENT.
7. FOR STHD HOLDOWNS, IF SPALLING IS 4 INCHES OR MORE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
8. 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 SHIMMED TO THE TRIMMER STUD WITH WOOD PANEL OF EQUAL THICKNESS TO BRACED/SHEAR WALL.
9. 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.
10. 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.

POWDER ACTUATED PINS

1. ALL PINS TO BE HILTI X-CP 72, ESR-2379, OR SIMPSON STRONG-TIE PDPWL-300MG, PDPWLS-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	
4x, 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 MISSING, MIS-LOCATED OR DAMAGED ANCHOR BOLTS OR MASA ANCHORS. SCREW ANCHORS MAY NOT BE USED TO REPLACE MASA ANCHORS USED AS HOLDOWNS.
2. ALL SCREW ANCHORS TO BE TITEN HD. SEE ESR-2713 FOR CONCRETE AND ESR-1056 FOR MASONRY. DIAMETER TO BE 1/2-INCH.
3. MINIMUM EMBEDMENT TO BE 3 1/4 INCHES U.N.O. IN DRAWINGS.
4. MINIMUM EDGE DISTANCE TO BE 3 1/4 INCHES U.N.O. IN DRAWINGS
5. MINIMUM CONCRETE THICKNESS IS 1 1/2 TIMES THE EMBEDMENT DEPTH.
6. VERIFY TENDON LOCATIONS PRIOR TO DRILLING FOR SCREWS AT POST-TENSIONED SLABS.
7. SPECIAL INSPECTION IS REQUIRED FOR TITEN HD ANCHORS INSTALLED IN CONCRETE PER THE ICC REPORT.
8. SPECIAL INSPECTION SHALL BE PROVIDED WHEN REQUIRED IN ESR-1056 FOR ALL TITEN HD ANCHORS INSTALLED IN MASONRY.
9. USE SCREW ANCHORS IN DRY AND NON-CORROSIVE ENVIRONMENTS.

BOTTOM/SILL PLATE ANCHORS

1. MASA ANCHORS MAY BE USED AT 6'-0" O.C. IN LIEU OF 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. U.N.O. IN THE DRAWINGS.
2. SPALLING, FULL PUBLISHED CAPACITY IS ACHIEVED SO LONG AS A MAXIMUM HEIGHT OF 1 1/4" AND A MAXIMUM DEPTH OF 7/8" IS NOT EXCEEDED. ANY EXPOSED PORTION OF THE BOTTOM/SILL ANCHOR MUST BE PROTECTED AGAINST POSSIBLE CORROSION.
3. IF SPALLING IS MORE THAN LISTED ABOVE CONTACT FELTEN GROUP FOR STRUCTURAL REPAIR.
4. WHEN USED AT WOOD PANEL BRACED OR SHEAR WALLS, USE 4-HOLE MASA PLACED BEHIND WOOD PANEL AND NAILED TO BOTTOM/SILL PLATE OR ADD 2x4 EDGEWISE BLOCKING BETWEEN STUDS FOR MASA NAILING OVER WOOD PANEL.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE PROVIDED AS REQUIRED BY THE IBC AND LOCAL BUILDING OFFICIAL. THE TYPES OF WORK TO BE INSPECTED ARE:
   1.1 POST-TENSIONED SLAB ON GROUND. THREE SPECIAL INSPECTIONS SHALL BE PERFORMED FOR EACH POST-TENSIONED SLAB ON GROUND. THE INSPECTIONS SHALL BE DOCUMENTED ON THE LOCAL MUNICIPALITY FORMS (REQUIRED BY CERTAIN MUNICIPALITIES.) THE FIRST SHALL BE AN INSPECTION OF THE REINFORCING STEEL, INCLUDING TENDONS AND EMBEDDED ANCHORS. THIS MAY OCCUR AT ANY TIME AFTER THE INSTALLATION OF THE REINFORCEMENT AND BEFORE THE CONCRETE IS POURED. THE SECOND SHALL BE DURING CONCRETE PLACEMENT AND SHALL INCLUDE SAMPLES FOR CONCRETE STRENGTH VERIFICATION (4500PSI). THE THIRD SPECIAL INSPECTION SHALL OCCUR DURING THE STRESSING OPERATION.
   1.2 EPOXY ANCHORS AND OTHER CONCRETE ANCHORS AS OUTLINED IN EVALUATION REPORTS.
   1.3 GEOTECHNICAL INSPECTION OF THE BUILDING PAD.

STEEL REINFORCEMENT

1. SHALL BE SUPPLIED AND INSTALLED PER THE LATEST ACI STANDARDS.
2. USE ASTM A615 GRADE 60 FOR ALL REINFORCEMENT.
3. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT.
   CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
   EXPOSED TO EARTH OR WEATHER 1 1/2"
   NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 3/4"
4. U.N.O., LAP SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM. STAGGER ALTERNATE SPLICES A MINIMUM OF 1 LAP LENGTH. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS.
5. SECURELY TIE ALL BARS AND ANCHOR BOLTS IN LOCATION BEFORE PLACING CONCRETE.

STRUCTURAL COMPOSITE LUMBER (SCL)

1. IF LSL HEADER IS TO BE USED IN THE FLATWISE OR PLANK ORIENTATION, IT WILL BE LABELED WITH "PLANK" IN THE DRAWINGS.

MEMBER	E (PSI)	Fb (PSI)
LAMINATED STRAND LUMBER (LSL)	1.3/1.55	1700/2325
LAMINATED VENEER LUMBER (LVL)	2.0	2600
PARALLEL STRAND LUMBER (PSL)	2.0	2900

2. (2) AND (3) PLY BEAMS SHALL BE CONNECTED W/ (3) ROWS OF 10d NAILS AT 12" O.C. U.N.O. DRIVE NAILS FROM BOTH SIDES FOR (3) PLY BEAMS
3. (4) PLY BEAMS SHALL BE CONNECTED W/ (2) ROWS OF SDS 1/4" x 6" SCREWS AT 16" O.C. OR (2) ROWS OF 1/2" DIAMETER THROUGH BOLTS AT 24" O.C. U.N.O.

STRUCTURAL STEEL/ANCHOR BOLTS

1. ASTM A992, Fy = 50 K.S.I. STRUCTURAL TUBES SHALL BE ASTM A-500, Fy = 46 K.S.I.
2. LATEST AISC AND AWS CODE APPLY. ALL CONSTRUCTION PER LATEST AISC HANDBOOK.
3. ALL ANCHORS AND ANCHOR BOLTS SHALL BE ASTM A-307 OR ASTM F1554 - U.N.O.
4. MINIMUM EMBEDMENT OF ALL BOLTS IN MASONRY, GROUT, OR CONCRETE TO BE 7" U.N.O. ON PLANS.
5. ALL BOLTS SHALL BE INSTALLED WITH PROPERLY SIZED NUTS AND WASHERS. WASHERS AT BOTTOM/SILL PLATE ANCHOR BOLTS SHALL BE 3" x 3" x 0.229" W/ THE EDGE OF THE WASHER LOCATED NO MORE THAN 1/2" FROM THE SHEATHED FACE OF WALL.
6. FASTENERS, INCLUDING NUTS AND WASHERS, AND CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE MATERIAL AND CORROSION PROTECTION REQUIREMENTS IN THE IRC.

SUBSTITUTIONS

1. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED TO FELTEN GROUP FOR REVIEW PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT DOCUMENTATION TO DEMONSTRATE THAT THE PROPOSED SUBSTITUTION IS EQUAL TO THE SPECIFIED PRODUCT. PRODUCT SUBSTITUTIONS MAY BE USED PROVIDED THEY ARE APPROVED BY FELTEN GROUP IN WRITING.

WOOD SHEATHING

1. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF A.P.A., OR APPROVED SUBSTITUTION, AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF VOLUNTARY PRODUCT STANDARD PS-1, VOLUNTARY PRODUCT STANDARD PS-2 OR A.P.A. PRP-108 PERFORMANCE STANDARDS
2. ALL PANELS SHALL BE A.P.A. RATED SHEATHING, EXPOSURE 1 PER CHART BELOW

LOCATION	THICKNESS	SPAN RATING	NAILING/- EDGE/ FIELD
ROOF	15/32"	32/16*	0.131 x 2 1/2" - 6"/12" OR 16 GAUGE x 1 3/4" - 3"/6"
FLOOR	23/32" STURD-I-FLOOR	24" O.C.	RINGSHANK 0.131" x 2 1/2" - 6"/12" 0.113 x 2 3/8"** - 6"/12"
DECK	23/32" PLYWOOD	24" O.C.	NO. 8 x 2" - 6"/12"
WALL***	3/8"	24/0	0.131 x 2 1/2" - 6"/12"****

* ROOF SHEATHING ALLOWED TO SPAN 28". 1x6 TONGUE & GROOVE MAY BE USED AT OVERHANGS.
** PASLODE TETRA GRIP
*** 3-PLY PLYWOOD PANELS SHALL BE APPLIED W/ LONG DIMENSION ACROSS STUDS
**** U.N.O. IN BRACED/ SHEAR WALL SCHEDULE

3. SEE DETAIL 812 FOR FLOOR SHEATHING OVERSPAN. SEE DETAIL 814 FOR ROOF SHEATHING OVERSPAN.
4. INSTALL PANELS WITH LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS, EXCEPT WALL PANELS MAY HAVE LONG DIMENSION PARALLEL TO SUPPORTS.
5. INSTALL PANELS CONTINUOUS OVER TWO OR MORE SPANS.
6. PLACE ROOF SHEATHING WITH SIDE WITH SKID-RESISTANT COATING UP. KEEP ROOF DECK FREE OF DIRT, DEBRIS AND SAWDUST DURING CONSTRUCTION.
7. PANEL END JOINTS SHALL OCCUR OVER FRAMING. PANEL END JOINTS SHALL BE STAGGERED, NOT REQUIRED AT WALL SHEATHING. MINIMUM SPACING OF 1/8" IS RECOMMENDED AT ALL PANEL ENDS AND EDGES. PANEL SPACING SHALL NOT EXCEED 1/4 INCH.
8. ROOF SHEATHING IS UNBLOCKED U.N.O.
9. WHEN USING 8d NAILS FOR ROOF SHEATHING, FIELD NAILS WITHIN 4 FEET OF ANY ROOF EDGE SHALL BE 6" O.C.
10. WALL SHEATHING IS TO BE BLOCKED WHEN USED AS BRACED WALL OR SHEAR WALL.
11. PROVIDE H-CLIPS FOR ROOF SHEATHING BETWEEN SUPPORTS (RAFTERS/TRUSSES) FOR ALL ROOFS LESS THAN 3:12 SLOPE.
12. FLOOR SHEATHING IS UNBLOCKED U.N.O.
13. FLOOR AND DECK SHEATHING SHALL BE NAILED OR SCREWED. FASTEN 6" O.C. ALONG SUPPORTED PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
14. ADHESIVES MAY BE USED FOR FLOOR AND DECK SHEATHING. ADHESIVES SHALL MEET A.P.A. SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SHEATHING ADHESIVE SHALL BE APPLIED TO FRAMING MEMBERS PRIOR TO PLACEMENT OF SHEATHING. SHEATHING TO BE FULLY FASTENED PRIOR TO SETTING TIME OF ADHESIVE.

WOOD SHEATHING - CONT.

15. ROOF SHEATHING ON TRUSSES TO CONTINUE TO ENDS OF TRUSSES TYPICAL. THIS APPLIES TO ALL OVERFRAMING AREAS. SHEATHING MAY BE OMITTED FOR VENTILATION PURPOSES ONLY AS SHOWN IN THE DETAIL 451.
16. ROOF SHEATHING SHALL BE INSTALLED WITH A 24" MINIMUM PANEL WIDTH WHEREVER POSSIBLE. FOR PANEL WIDTHS GREATER THAN 16" BUT LESS THAN 24", USE PANEL EDGE CLIPS OR LUMBER BLOCKING AT UNSUPPORTED EDGES. THE EDGE SUPPORT IS TO BE PLACED AT THE JOINT BETWEEN THE NARROW-WIDTH PANEL AND AN ADJACENT FULL-WIDTH PANEL. UNLESS OTHERWISE REQUIRED BY THE BUILDING CODE, THE SUPPORT MAY BE OMITTED AT THE EDGE ADJACENT TO A RIDGE OR VALLEY WHEN THE OPPOSITE EDGE OF THE NARROW-WIDTH PANEL IS THUS SUPPORTED. WHEN USED, TWO PANEL EDGE CLIPS, EQUALLY SPACED, SHOULD BE PLACED BETWEEN EACH PAIR OF SUPPORTS. AS AN ALTERNATIVE, TWO-BY-FOUR BLOCKING MAY BE USED FLATWISE OR EDGEWISE AND SHOULD BE ADEQUATELY ATTACHED TO ROOF FRAMING. FOR PANEL WIDTHS GREATER THAN 12" BUT LESS THAN OR EQUAL TO 16", ONLY LUMBER BLOCKING AS DESCRIBED ABOVE IS RECOMMENDED. FOR PANEL WIDTHS OF 12" OR LESS, LUMBER BLOCKING APPLIED TO BOTH NARROW-WIDTH PANEL EDGES IS RECOMMENDED, REGARDLESS OF ADJACENT RIDGE OR VALLEY.

WOOD TRUSSES

1. ALL TRUSSES SHALL BE SUPPLIED BY A CITY OR COUNTY APPROVED FABRICATOR (WHICHEVER HAS JURISDICTION). TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ANSI/TPI 1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND APPLICABLE BUILDING CODE.
2. MANUFACTURER SHALL FURNISH TRUSS PLACEMENT PLANS AND TRUSS DESIGN DRAWINGS. THE TRUSS DESIGN DRAWINGS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA. TRUSS DRAWINGS SHALL BE REVIEWED BY FELTEN GROUP PRIOR TO MANUFACTURE OR FRAMING INSPECTION.
3. TRUSSES SHALL BE DESIGNED FOR MAXIMUM TOTAL LOADS SHOWN UNDER DESIGN LOADS, CONCENTRATED LOADS FROM AIR HANDLER UNITS AND ANY OTHER CONCENTRATED LOADS.
4. LUMBER USED SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY BOARD OR REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE, AND SHALL BE THE SIZE, SPECIES, AND GRADE IN ACCORDANCE WITH THE TRUSS DESIGN DRAWINGS.
5. CONNECTOR PLATES SHALL BE MANUFACTURED BY A TPI MEMBER PLATE SUPPLIER AND SHALL MEET OR EXCEED ASTM A653/A653M REQUIREMENTS FOR STRUCTURAL STEEL.
6. HANDLING, INSTALLING, RESTRAINING & BRACING SHALL BE IN ACCORDANCE WITH "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES", BCSI LATEST EDITION BY WTCA AND TPI.
7. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION.
8. TRUSSES SHALL BE SUFFICIENTLY BRACED DURING ERECTION TO PREVENT TOPPLING OR DOMINOING. INSTALL ALL BRACING BEFORE PLACING CONCENTRATED LOADS ATOP TRUSSES. THE INSTALLATION OF TEMPORARY/ERECTION BRACING IS SOLELY THE RESPONSIBILITY OF THE FRAMING TRADE PARTNER.
9. PERMANENT RESTRAINT/ BRACING OF CHORDS AND WEB MEMBERS SHALL BE INSTALLED IN ACCORDANCE WITH BCSI-B3 U.N.O.
10. WHERE PERMANENT BRACING OF TRUSS WEB MEMBERS IS REQUIRED ON THE TRUSS DESIGN DRAWINGS, IT SHALL BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:
    1. THE TRUSSES SHALL BE DESIGNED SO THAT THE BUCKLING OF ANY INDIVIDUAL TRUSS MEMBER IS RESISTED INTERNALLY BY MEMBER T-BRACING, L-BRACING, ETC. OF THE INDIVIDUAL TRUSS. THE BUCKLING REINFORCEMENT OF THE TRUSS INDIVIDUAL MEMBER SHALL BE INSTALLED AS SHOWN ON THE TRUSS DESIGN DRAWING OR ON SUPPLEMENTAL TRUSS MEMBER BUCKLING REINFORCEMENT DIAGRAMS PROVIDED BY THE TRUSS DESIGNER.
    2. CONTINUOUS LATERAL RESTRAINT (CLR) CONSISTING OF MINIMUM 2x4 STRESS-GRADED DIMENSION LUMBER ATTACHED AT RIGHT ANGLES TO THE WEBS WITH A MINIMUM OF (2) 10d NAILS PER TRUSS. LAP BRACING A MINIMUM OF ONE TRUSS BAY. PROVIDE DIAGONAL BRACE AT ANGLE OF APPROXIMATELY 45° TO THE CLR, ATTACH AS CLOSE AS POSSIBLE TO THE TOP AND BOTTOM CHORD PLANE WITH (2) 10d NAILS. REPEAT DIAGONAL BRACE EVERY 20 FEET U.N.O.
11. GABLE END TRUSS PERMANENT BRACING SHALL BE PROVIDED AS SHOWN IN DETAIL 408.
12. NOTCHING OF TOP CHORD OF GABLE END TRUSS FOR LOOKOUTS SHALL BE ACCOUNTED FOR IN DESIGN BY TRUSS MANUFACTURER.
13. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED. TRUSS REPAIRS SHALL BE SEALED AND SIGNED BY A REGISTERED ENGINEER LICENSED IN THE STATE OF ARIZONA.
14. ATTICS ARE DESIGNED WITHOUT STORAGE, THEREFORE THERE SHALL NOT BE TWO OR MORE ADJACENT TRUSSES WITH THE SAME WEB CONFIGURATION CAPABLE OF CONTAINING A RECTANGLE 42 INCHES HIGH BY 2 FEET WIDE LOCATED WITHIN THE PLANE OF THE TRUSS. THE RECTANGLE SHALL BE MEASURED FROM THE TOP OF THE BOTTOM CHORD AND THE BOTTOM OF ANY OTHER TRUSS MEMBER. THIS REQUIREMENT DOES NOT APPLY IF THE REQUIRED INSULATION DEPTH IS MORE THAN THE BOTTOM CHORD MEASURE DEPTH.
15. WHEN PIGGYBACK ROOF TRUSS SYSTEM IS USED, FULLY SHEATH LOWER TRUSSES OR PROVIDE CONTINUOUS LATERAL RESTRAINT (CLR) AT SPACING SPECIFIED ON THE TRUSS DESIGN DRAWING AND DIAGONAL BRACING EVERY 10 FEET U.N.O. IN THE DRAWINGS. ALL BRACING TO BE INSTALLED PER LATEST EDITION OF BCSI-B3. DIAGONAL BRACING TO HAVE (2) 10d AT EACH INTERMEDIATE TRUSS AND (3) 10d AT EACH END.
16. WHEN HIP OVERLAY TRUSSES ARE USED FOR HIP END ROOFS, SEE DETAIL 452 FOR CONNECTION REQUIREMENTS.
17. PURLIN GABLES SHALL BE ATTACHED TO TRUSSES BELOW WITH (2) 10d FACE NAILS AT EACH INTERSECTION.
18. FELTEN GROUP DESIGNS INCLUDE MWFRS LOADS AND ARE BASED ON RATIONAL ANALYSIS. FELTEN GROUP'S CALCULATED TRUSS REACTIONS AND/OR CONNECTIONS SHALL SUPERSEDE ALL REACTIONS AND/OR CONNECTIONS LISTED IN THE TRUSS SHOP DRAWINGS.

DESIGN LOADS

2018 INTERNATIONAL BUILDING AND RESIDENTIAL CODES (IBC/IRC)

ROOF DEAD LOAD =	21 psf.	CONCRETE TILE
	15 psf.	MEMBRANE
ROOF LIVE LOAD =	16 psf.	4:12 SLOPE AND GREATER
	20 psf.	LESS THAN 4:12 SLOPE
ATTIC LIVE LOAD = (WITHOUT STORAGE)	10 psf.	NON - CONCURRENT
FLOOR DEAD LOAD =	+5 psf.	w/ PARTITION WALL
	+5 psf.	w/ TILE
FLOOR LIVE LOAD =	40 psf.	
DECK LIVE LOAD =	40 psf.	
EXT. WALL DEAD LOAD =	12 psf.	
INT. WALL DEAD LOAD =	7 psf.	
WIND SPEED =	98 mph. (IRC)	115 mph. (IBC)
EXPOSURE AT M.W.F.R.S =	C	
EXPOSURE AT C & C =	C	
RISK CATEGORY	II	
SEISMIC DESIGN CATEGORY =	D	D0
GROUND SNOW LOAD; Pg =	0 psf.	SITE CLASS = D
SEISMIC DESIGN PARAMETERS:	Ss = 0.497	S1 = 0.168

22-0339
06/16/2022

NV

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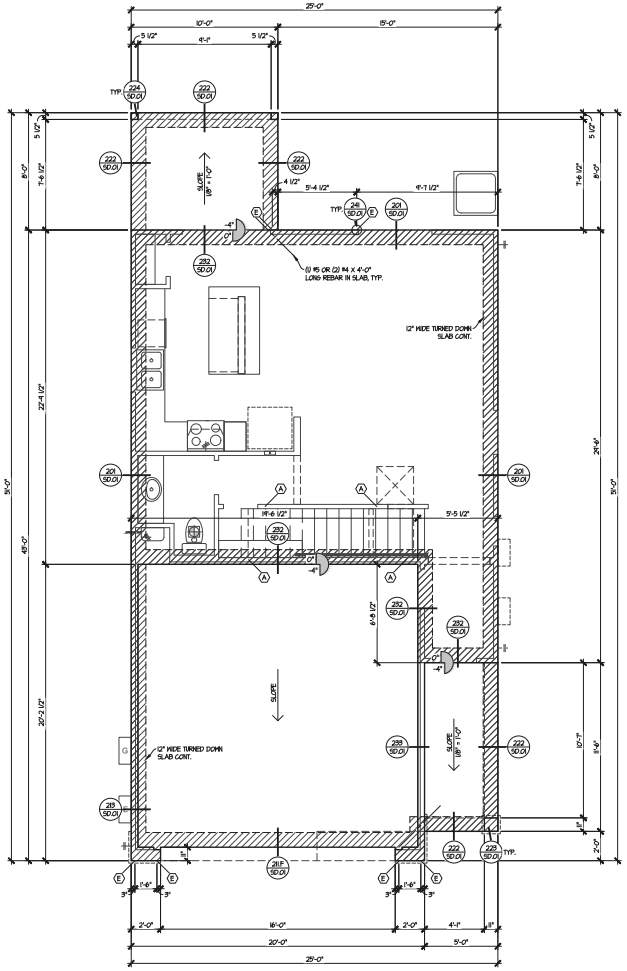
TITLE: GENERAL STRUCTURAL NOTES

ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
PROFESSIONAL
4/15/2020

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

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: GSN



FOUNDATION PLAN

ALL ELEVATIONS 3/16" = 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_w 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_w 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	3¼"
			STEP		
	CAST-IN-PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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-SD2.5	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	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 CS16 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/d2 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/d6

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TITLE: FOUNDATION PLAN
ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION

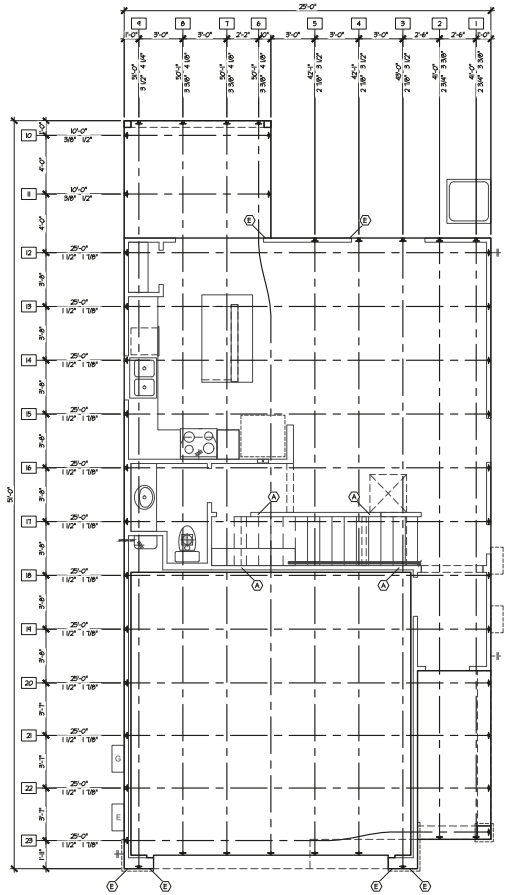
JOB NUMBER:

DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

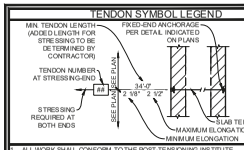
SHEET NUMBER
S1.01



TENDON LAYOUT

ALL ELEVATIONS 3/16" = 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 1/F BSHIND THE ANCHOR AND AT 45 DEGREES ON EACH SIDE FROM THE BACK OF THE ANCHOR AS SHOWN IN DETAIL 3/94.
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 FIXEDENDS 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 REG 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 8' 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 10% 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/S1.

22-0339
06/16/2022

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TITLE: TENDON LAYOUT ALL ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36074

PRELIMINARY NOT FOR CONSTRUCTION

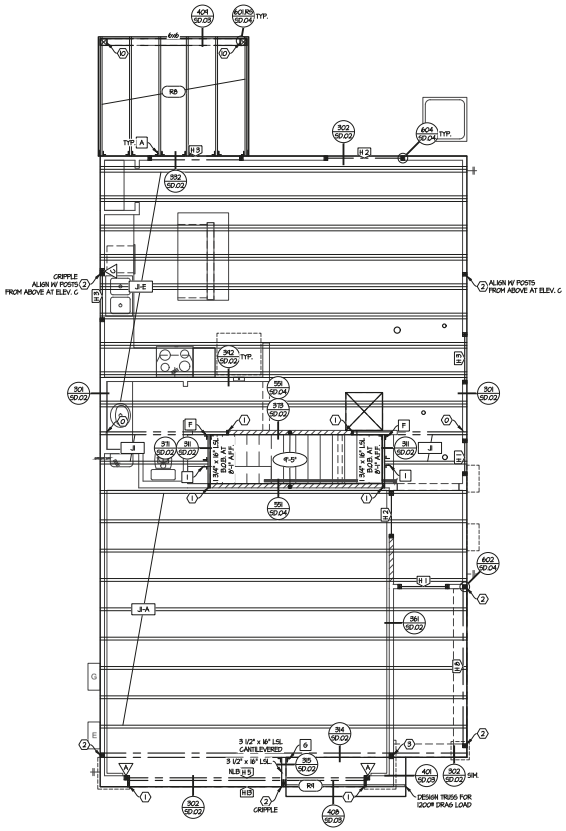
JOB NUMBER:

DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S1.02



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	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	= (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	2	= (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3	= (2) TRIMMER STUDS AND (1) KING STUD	3	= (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4	= (1) TRIMMER STUD AND (3) KING STUDS	4	= (3) TRIMMER STUDS AND (3) KING STUDS
5	= (2) TRIMMER STUDS AND (3) KING STUDS	5	= (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

PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
No. 36014

PRELIMINARY
NOT FOR CONSTRUCTION

JOB NUMBER:

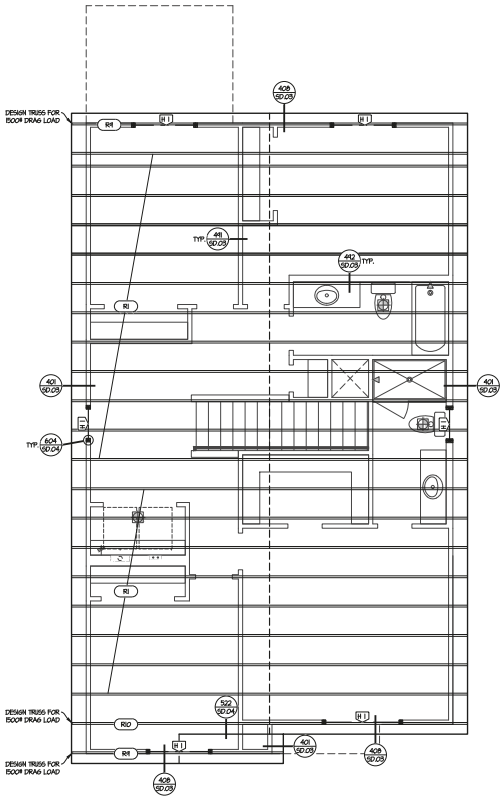
DATE: 04/15/2020

1	
2	
3	
4	
5	
6	
7	

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S2.01



ROOF FRAMING PLAN

ELEVATION A 3/16" = 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	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 = (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; 2 = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3 = (2) TRIMMER STUDS AND (1) KING STUD; 3 = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4 = (1) TRIMMER STUD AND (3) KING STUDS; 4 = (3) TRIMMER STUDS AND (3) KING STUDS
5 = (2) TRIMMER STUDS AND (3) KING STUDS; 5 = (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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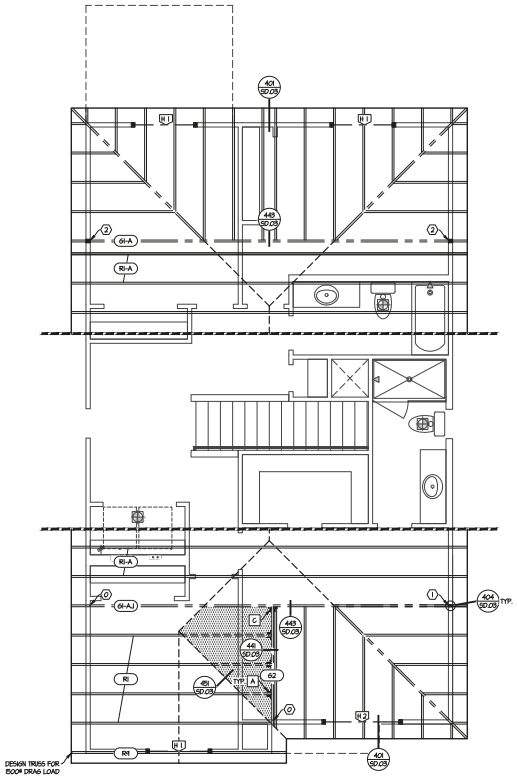
TITLE: ROOF FRAMING PLAN
ELEVATION A

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: S2.02

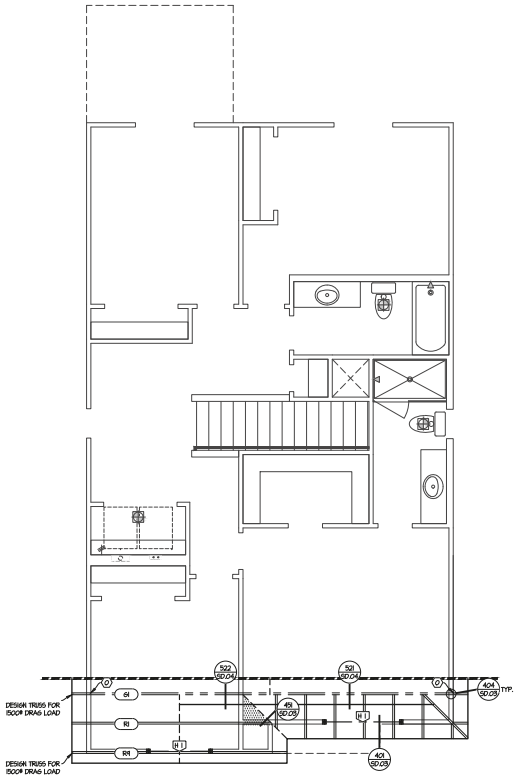


ROOF FRAMING PLAN

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	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 = (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	2* = (1) TRIMMER STUD, (2) KING STUDS, AND (1) TRIMMER STUD
3 = (2) TRIMMER STUDS AND (1) KING STUD	3* = (2) TRIMMER STUDS, (2) KING STUDS, AND (2) TRIMMER STUDS
4 = (1) TRIMMER STUD AND (3) KING STUDS	4* = (3) TRIMMER STUDS AND (3) KING STUDS
5 = (2) TRIMMER STUDS AND (3) KING STUDS	5* = (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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TITLE: ROOF FRAMING PLAN
ELEVATIONS B & C

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

PRELIMINARY NOT FOR CONSTRUCTION

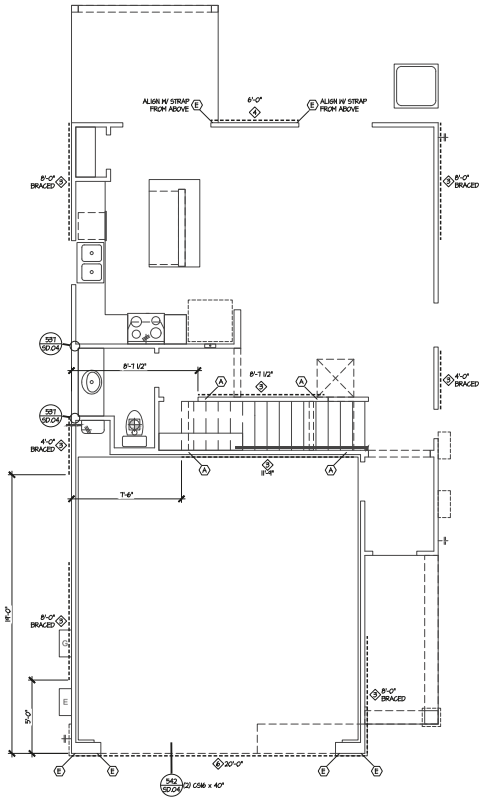
JOB NUMBER:

DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S2.03



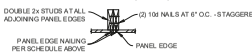
LOWER BRACED/ SHEAR WALL PLAN

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

BRACED/SHEAR WALL SCHEDULE

6	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	131" x 2 1/2" NAILS			
	SPACING:	EDGE		FIELD	
		6" O.C.		12" O.C.	
8	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.	12" 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.	
9	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.	
10	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.	
11	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.	
7	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 - 6 AND 7 WALLS

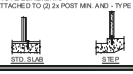


NOTES:
1. CS = CONTINUOUS SHEATHING
2. PSW = PERFORATED SHEAR WALL, SHEATH ABOVE AND BELOW OPENING

HOLDOWN SCHEDULE

MARK	TYPE	LABEL	LOCATION	ANCHOR	MINIMUM EMBED.
A	POST - SET	LTT20B	STD. SLAB	1/2" DIA. TITEN HD	3½"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	4¼"
			STEP		
C	POST - SET	HDU8-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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	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

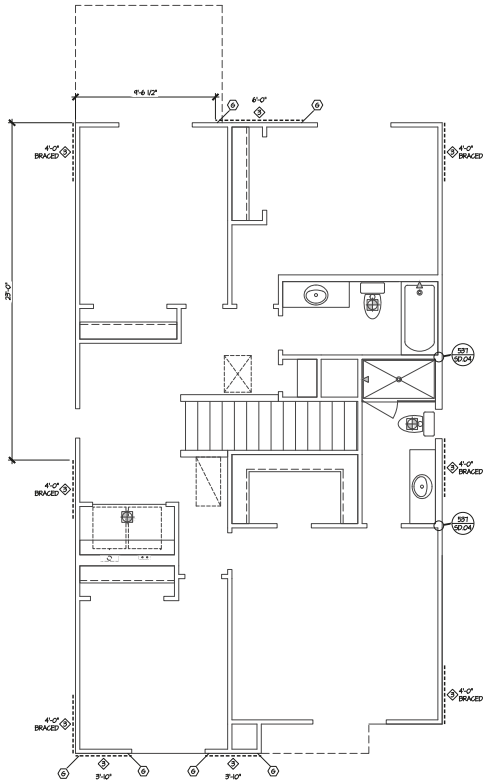
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

CURRENT IMPLEMENTATION
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
S3.01



UPPER BRACED/ SHEAR WALL PLAN

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

BRACED/SHEAR WALL SCHEDULE

3	MATERIAL:	3/8" MIN. RATED SHEATHING			
	NAILS:	131" x 2 1/2" NAILS			
	NAIL SPACING:	EDGE		FIELD	
		6" O.C.		12" 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
		6" O.C.	12" O.C.	6" O.C.	12" 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.	
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
		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.	
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
		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.	
7	MATERIAL:	15/32" MIN. RATED SHEATHING			
	NAILS:	148" x 3" NAILS			
	NAIL SPACING:	STUDS AT 16" O.C.		STUDS AT 24" O.C.	
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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 - 3 AND 7 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	3½"
			STEP		
	CAST-IN- PLACE		STD. SLAB	1/2" DIA. HEAVY HEX BOLT OR HEADED STUD	2¾"
			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	4¼"
			STEP		
C	POST - SET	HDU8-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/ (26) 8d NAILS AT CS 16 CLEAR SPAN = 38" (19" ABOVE & BELOW) W/ (44) 10d NAILS AT CMSTC16		
I	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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GT HOMES

TITLE: UPPER BRACED/ SHEAR WALL PLAN
ALL ELEVATIONS

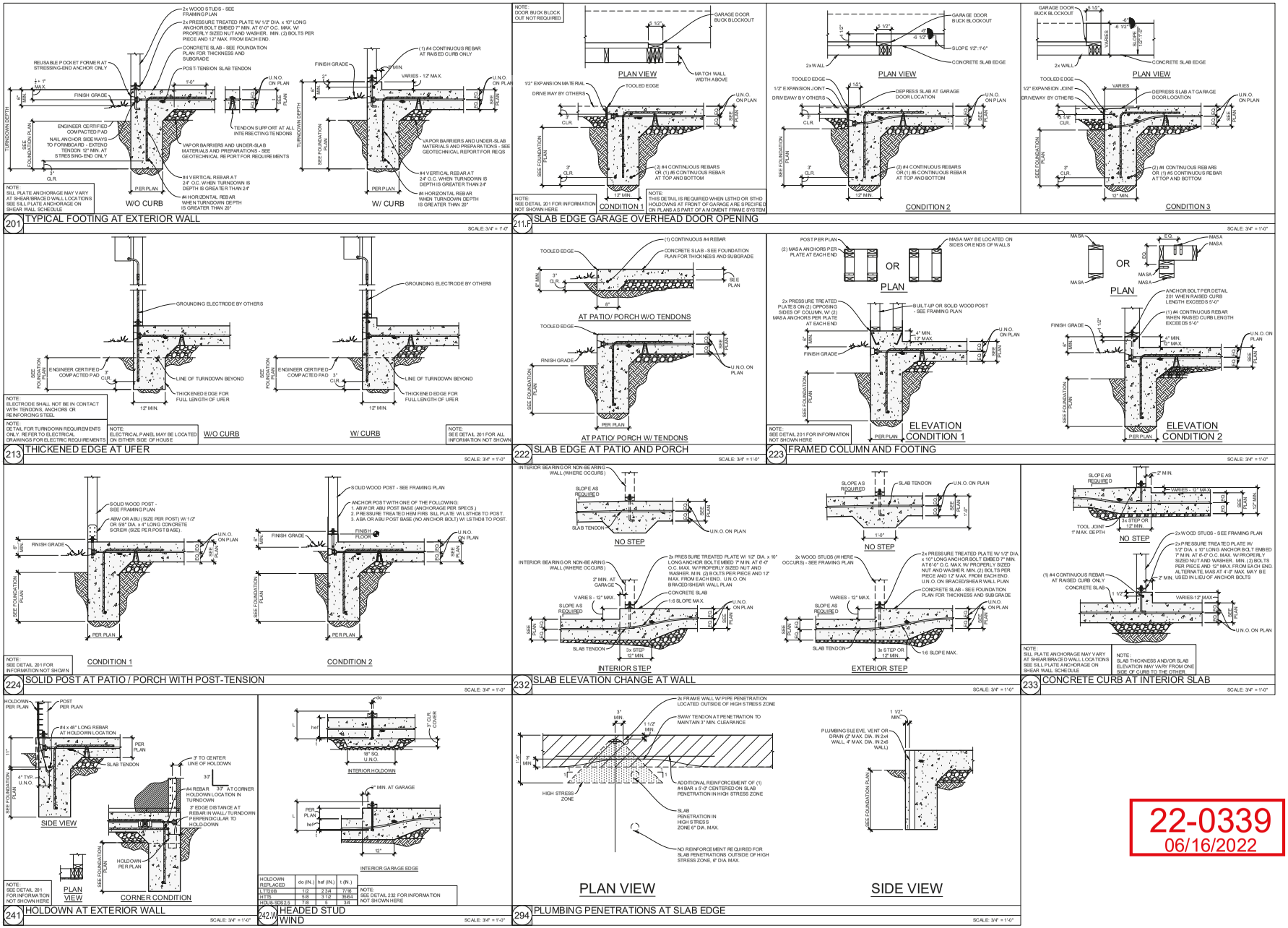
REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 36014

SHEET IMAGE
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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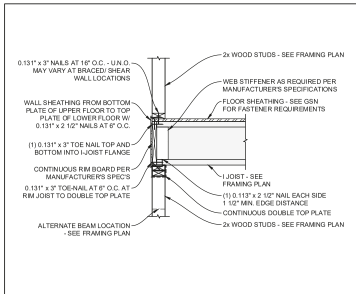
9650 E. DEL CAMINO SUITE 108 SCOTTSDALE, AZ 85258 PHONE:(602) 591 0403
LGI HOMES

TITLE: STRUCTURAL DETAILS

REGISTERED PROFESSIONAL ENGINEER - STATE OF ARIZONA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26014

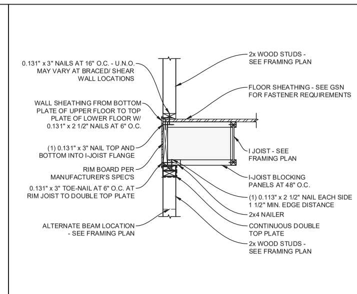
JOB NUMBER:
DATE: 04/15/2020

SERIES: 25' SERIES
SUBDIVISION: SKYLINE
PLAN NUMBER: 1603
PLAN NAME: OAK
SHEET NUMBER: SD.01



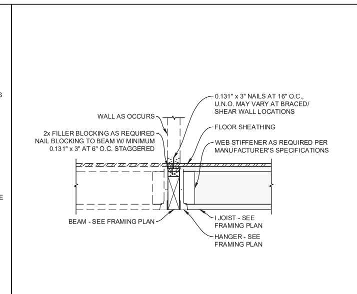
301 PERPENDICULAR JOIST AT EXTERIOR WALL

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



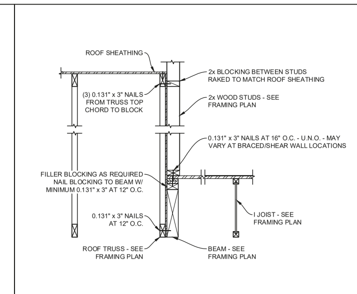
302 PARALLEL JOIST AT EXTERIOR WALL

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



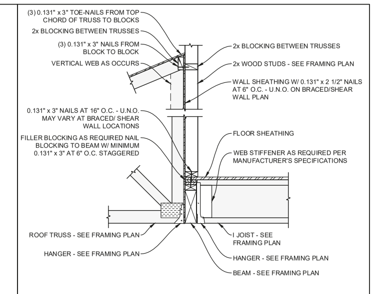
311 JOIST AT FLUSH BEAM AT INTERIOR

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



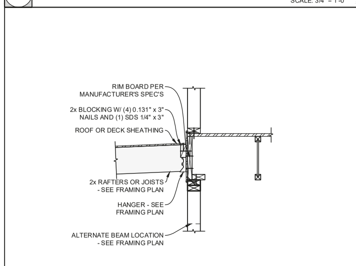
314 PARALLEL ROOF TRUSS & JOIST AT FLUSH BEAM

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



315 MONO TRUSS AND PERPENDICULAR FLOOR JOIST AT FLUSH BEAM

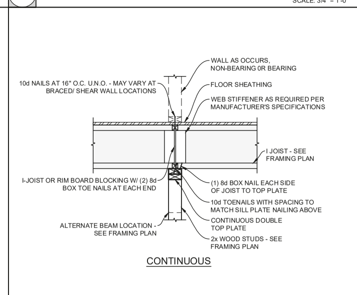
SCALE: 3/4" = 1'-0"



NOTE:
SEE DETAIL 302 FOR INFORMATION NOT SHOWN HERE

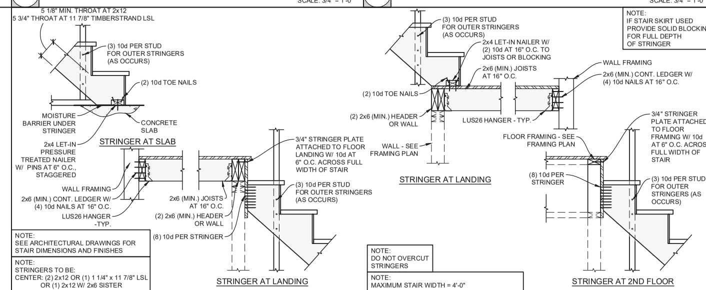
332 RAFTER OR JOIST AT PARALLEL JOIST AT WALL

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



361 CONTINUOUS 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

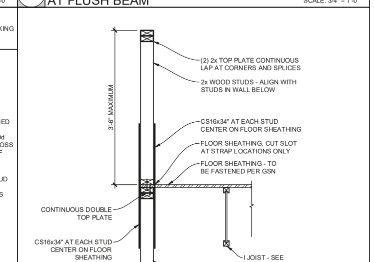
NOTE:
DO NOT OVERCUT STRINGERS

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

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

371 STAIR FRAMING - 3 STRINGER STAIR

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

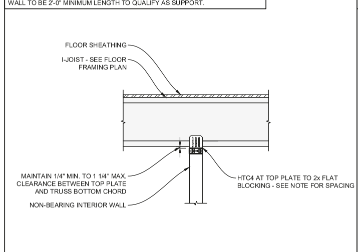


NOTE:
USE DOUBLE STUD AND DOUBLE STRAP AT FREE END CONDITION

373 GUARDRAIL WALL PARALLEL TO JOIST AT BALLOON FRAMED WALL

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

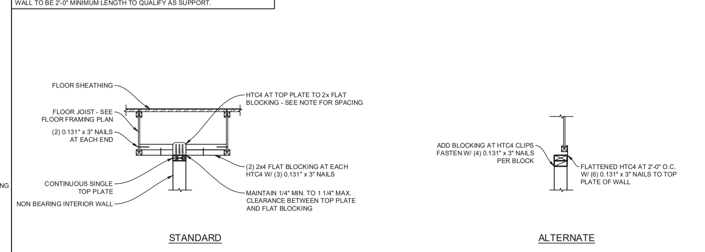
NOTE:
TOP OF INTERIOR NON-BEARING WALLS TO BE SUPPORTED BY HTC4 OR INTERSECTING WALL AT 8'-0" O.C. WITH A MINIMUM OF (2) SUPPORTS PER WALL. SUPPORTS SHALL BE NO MORE THAN 12" FROM END OF WALL. INTERSECTING WALL TO BE 2'-0" MINIMUM LENGTH TO QUALIFY AS SUPPORT.



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.



392 TYPICAL NON-SHEAR/BEARING PARALLEL WALL CONNECTIONS

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

22-0339
06/16/2022

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TITLE:
STRUCTURAL DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

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

1
2
3
4
5
6
7
8

SERIES
25' SERIES
SUBDIVISION
SKYLINE

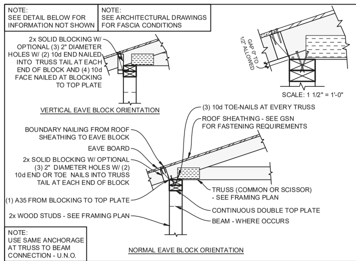
PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
SD.02

john.morgan Apr 15, 2020 - 6:18pm Z:\A_MI LGI Homes\Nevada\Skyline\1603\Structural\Active folder\1603-27-Structural Details.dwg

NOTE:
SEE DETAIL BELOW FOR INFORMATION NOT SHOWN

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR FASCIA CONDITIONS



NOTE:
USE SAME ANCHORAGE AT TRUSS TO BEAM CONNECTION - U.N.O.

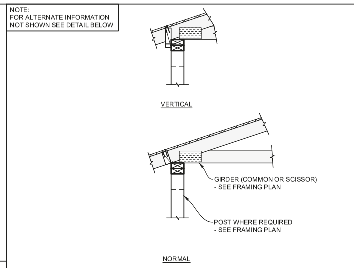
NOTE:
ALL SCISSOR TRUSS LOCATIONS ALLOW FOR FREE HORIZONTAL MOVEMENT AT ONE SUPPORT

NOTE:
EAVE BLOCKING MAY BE OMITTED FOR FULL SCREEN EAVE VENTS AS FOLLOWS:
1. ONE VENT PER 8'-0" LENGTH OF EAVE

401 TRUSS AT WALL

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

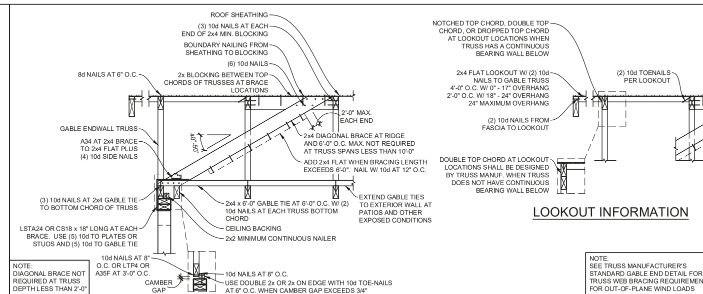
NOTE:
FOR ALTERNATE INFORMATION NOT SHOWN SEE DETAIL BELOW



NOTE:
SEE DETAIL 401 FOR INFORMATION NOT SHOWN HERE

404 GIRDER TRUSS AT WALL

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

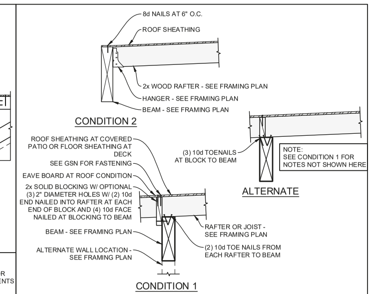


NOTE:
DIAGONAL BRACE NOT REQUIRED AT TRUSS DEPTH LESS THAN 2'-0"

NOTE:
SEE TRUSS MANUFACTURER'S STANDARD GABLE END DETAIL FOR TRUSS WEB BRACING REQUIREMENTS FOR OUT-OF-PLANE WIND LOADS

408 GABLE ENDWALL BRACING

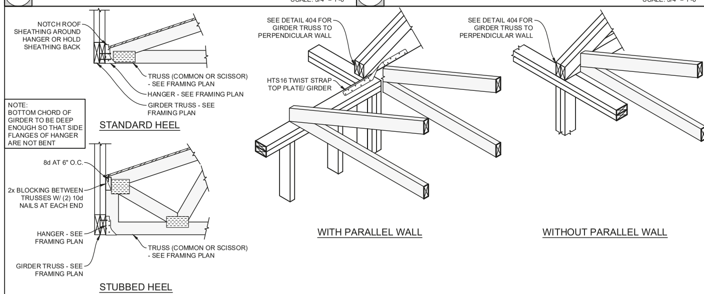
SCALE: 3/4" = 1'-0"



NOTE:
SEE CONDITION 1 FOR NOTES NOT SHOWN HERE

409 RAFTERS OR JOISTS AT BEAM

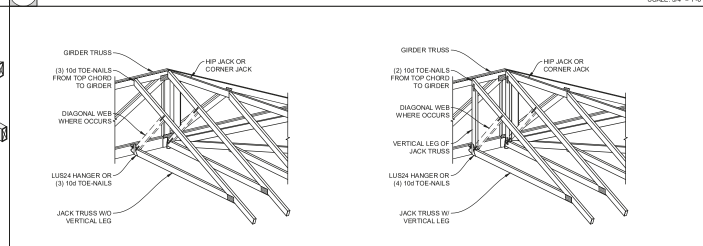
SCALE: 3/4" = 1'-0"



NOTE:
BOTTOM CHORD OF GIRDER TO BE DEEP ENOUGH SO THAT SIDE FLANGES OF HANGER ARE NOT BENT

441 TRUSS AT GIRDER TRUSS

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



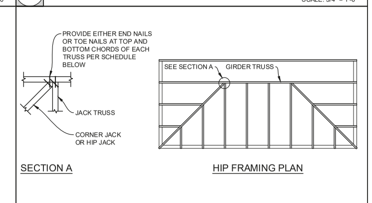
NOTE:
SEE DETAIL 444 FOR CORNER JACK CONNECTIONS

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

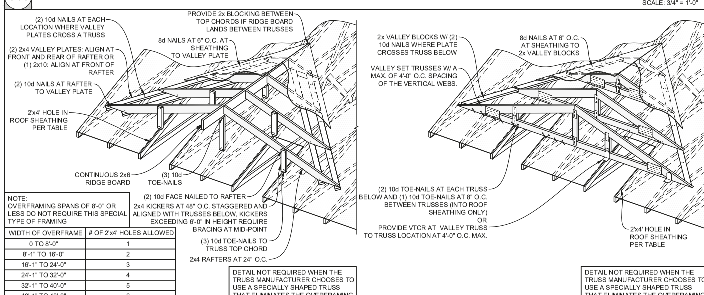


NOTE:
MAX. JACK TRUSS SPAN 12'-0"

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 - 8'-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



NOTE:
OVERFRAMING SPANS OF 8'-0" OR LESS DO NOT REQUIRE THIS SPECIAL TYPE OF FRAMING

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

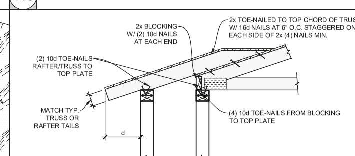
DETAIL NOT REQUIRED WHEN THE TRUSS MANUFACTURER CHOOSES TO USE A SPECIALLY SHAPED TRUSS THAT ELIMINATES THE OVERFRAMING

451 SUPPORT OF VALLEY RAFTERS AT OVERFRAMED ROOF

SCALE: N.T.S.

SUPPORT OF VALLEY SET TRUSS AT OVERFRAMED ROOF

SCALE: N.T.S.

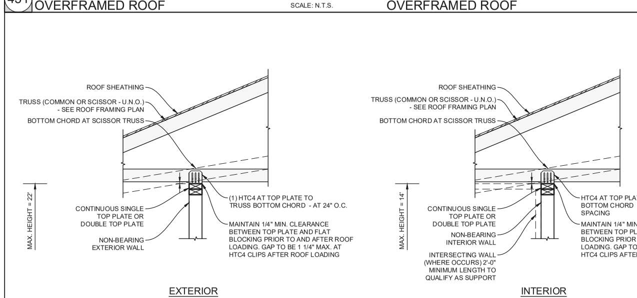


2x SIZE	4/12 PITCH 'd' DIST.	5/12 PITCH 'd' DIST.	6/12 PITCH 'd' DIST.
2x4	11"	9"	8"
2x6	17"	14"	12"
2x8	23"	19"	16"
2x10	29"	24"	21"
2x12	36"	29"	25"

FOR 'd' DISTANCES BETWEEN THOSE LISTED, USE NEXT SIZE LARGER 2x AND RIP DOWN TO NECESSARY SIZE.

452 OVERFRAMING OF HIP ROOF

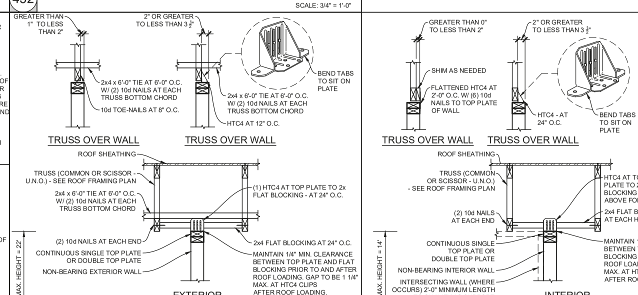
SCALE: 3/4" = 1'-0"



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.

491 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.

492 TYPICAL NON SHEAR/BEARING PARALLEL WALL CONNECTIONS

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

22-0339
06/16/2022

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TITLE:
STRUCTURAL DETAILS

PROFESSIONAL ENGINEER - STATE OF NEVADA
JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

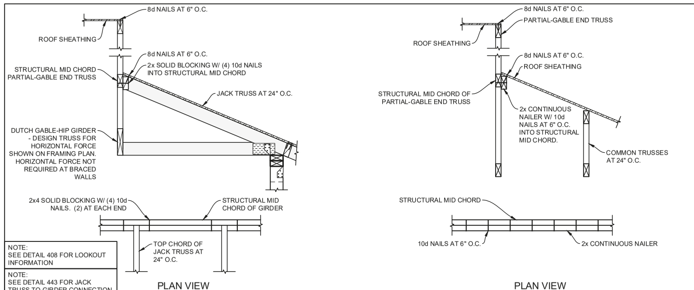
PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020

SERIES
25' SERIES
SUBDIVISION
SKYLINE

PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
SD.03

john.morgan Apr 15, 2020 - 6:18pm Z:\A_MLGI Homes\Nevada\Skyline\1603\Structural\Active folder\1603-27-Structural Details.dwg

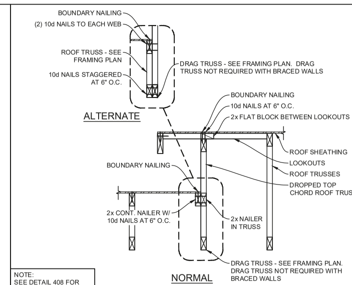


NOTE:
SEE DETAIL 408 FOR LOOKOUT INFORMATION

NOTE:
SEE DETAIL 443 FOR JACK TRUSS TO GIRDER CONNECTION

521 SHEAR TRANSFER AT DUTCH-GABLE

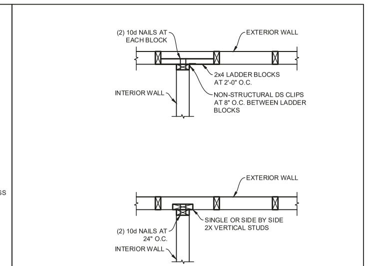
SCALE: 3/4" = 1'-0"



NOTE:
SEE DETAIL 408 FOR LOOKOUT INFORMATION

522 SHEAR TRANSFER AT PARTIAL GABLE-END WALL

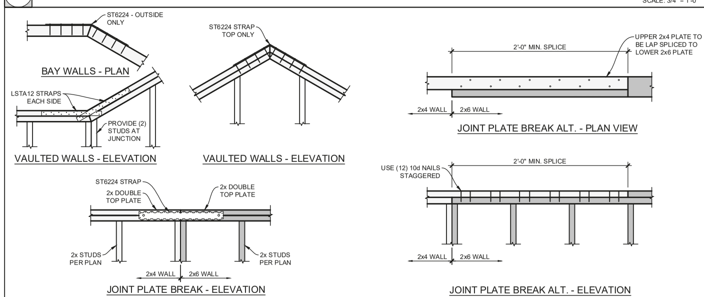
SCALE: 3/4" = 1'-0"



NOTE: THIS DETAIL APPLIES UNLESS DETAIL 531 IS SPECIFIED

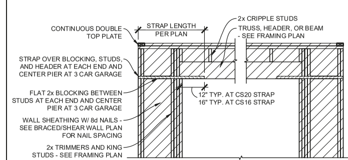
533 INTERIOR WALL TO EXTERIOR WALL INTERSECTION

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



537 SHEAR TRANSFER AT TOP PLATES

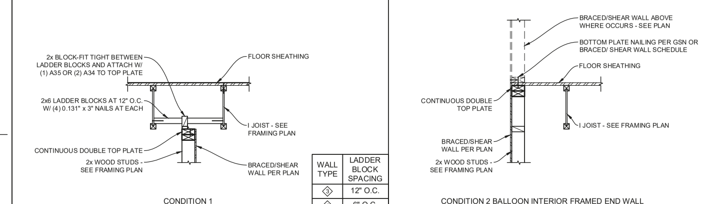
SCALE: 3/4" = 1'-0"



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"

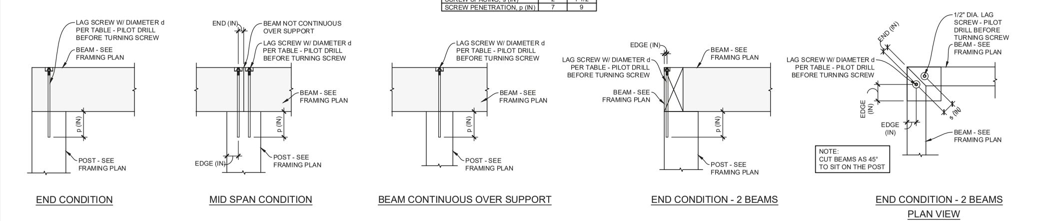


WALL TYPE	LADDER BLOCK SPACING
3	12" O.C.
4	6" O.C.

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

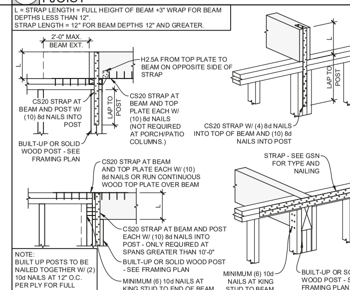


NOTE:
4X4 POSTS ARE LIMITED TO 3/8" DIAMETER LAG SCREWS WITH A 9" EMBED BECAUSE OF SPACING REQUIREMENTS

601.RS LAG BOLT - BEAM TO POST CONNECTION

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

L = STRAP LENGTH = FULL HEIGHT OF BEAM +3" WRAP FOR BEAM DEPTHS LESS THAN 12".
STRAP LENGTH = 12" FOR BEAM DEPTHS 12" AND GREATER.

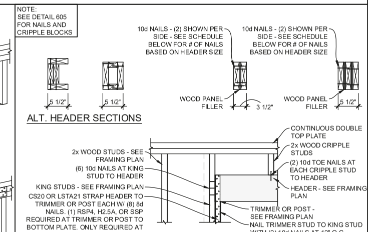


NOTE:
BUILT UP POSTS TO BE NAILED TOGETHER W/ (2) 10d NAILS AT 12" O.C. PER PLY FOR FULL LENGTH OF POST

602 BEAM AT WALL CONNECTIONS

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

NOTE:
SEE DETAIL 605 FOR NAILS AND CRIPPLE BLOCKS



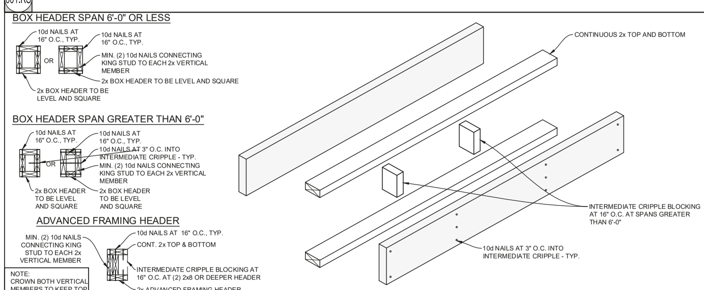
HEADER SIZE	# OF NAILS AT 16" O.C. PER SIDE
2x4	2
2x6	3
2x8	4
2x10	5
2x12	6

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"

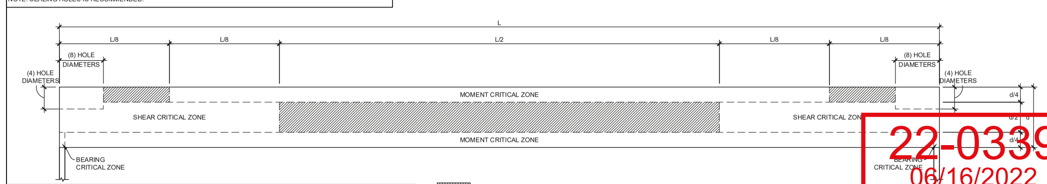


NOTE:
CROWN BOTH VERTICAL MEMBERS TO KEEP TOP OF HEADER LEVEL.

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: 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.

607 ALLOWABLE HORIZONTAL HOLE LOCATIONS IN UNIFORMLY LOADED GLULAM BEAMS

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

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JAMES ANTHONY GILLETTE
CIVIL
NO. 26021
4/15/2020

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

SERIES 25' SERIES
SUBDIVISION SKYLINE
PLAN NUMBER 1603
PLAN NAME OAK
SHEET NUMBER SD.04

john.morgan Apr 15, 2020 - 6:18pm Z:\A_M\LGI Homes\Nevada\Skyline\1603\Structural\Active folder\1603-27-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
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
	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 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
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
	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 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'-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
	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 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
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
	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 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
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
	-	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 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
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
	-	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 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
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
	-	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 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
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
	-	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 5 1/2" LVL	3 1/2" x 7 1/4" LVL	3 1/2" x 7 1/4" 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
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 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 7 1/4" LSL	3 1/2" x 7 1/4" LSL	3 1/2" x 9 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
	-	-	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 7 1/4" LSL	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL

SPAN	(2) 2x4	(2) 2x6	(2) 2x8	(2) 2x10	(2) 2x12
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
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 1/2" LVL	3 1/2" x 9 1/2" LVL
	-	-	-	3 1/2" x 9 1/4" LSL	3 1/2" x 9 1/4" LSL
15'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
16'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
17'-3"	-	-	-	-	3 1/8" x 9" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
18'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
19'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	3 1/2" x 9 1/2" LVL
	-	-	-	-	3 1/2" x 11 1/4" LSL
20'-3"	-	-	-	-	3 1/8" x 10 1/2" GLB
	-	-	-	-	3 1/2" x 9 1/4" PSL
	-	-	-	-	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. 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 1.5E.
5. TIMBERSTRAND (LSL) ARE BASED ON 1.3E.
6. 5 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	USP
A34	MP34
A35	MPA1
ABU44	PAU44
ABU66	PAU66
AC4	PBS44
ACE4	PBES44
CMSTC16	CMSTC16
CS16	RS150
CS20	RS250
DTC	TR2
EPCZ (44)	EPCM44-T2
H1	RT15
H2.5A	RT7A
H2.5T	RT7AT
HDQ8-SDS3	PHD8
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	HTT45 (MIN.)
HTT5	HTT45 (MAX.)
HUS26	HUS26
ITS	TFL
LS50	MP5

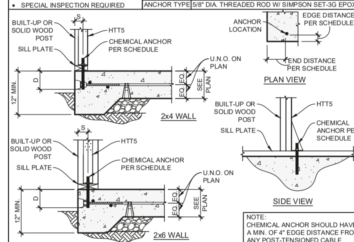
SIMPSON STRONG-TIE	USP
LS70	MP7
LSSU210	LSSH210
LSTA12	LSTA12
LSTA18	LSTA18
LSTA24	LSTA24
LSTHD8	NOT ALLOWED
LTHJA26	HHC26/ HJC26
LTP4	MP4F
LTT20B	DTB-TZ
LUS24	JUS24
LUS26	JUS26
LUS28	JUS28
MASA	FA4 (75% O.C. SPACING AT SILL ANCHORAGE)
MSTC28	MSTC28
MTHMQ-SDS	HJHC28
RSP4	RSPT4
SSP	RSPT6
ST12	ST12
ST6224	KST224
STHD10	NOT ALLOWED
STHD14	NOT ALLOWED
SUR/L26	SKH26 R/L
TBE4	SBP4
THA29	MSH29
THA213	MSH213 (USE 16d COMMON NAILS)
THA413	MSH413
THA418	MSH418 (USE 16d COMMON NAILS)
THA422	MSH422IF
THJA26	HHC26/ HJC26
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		



NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

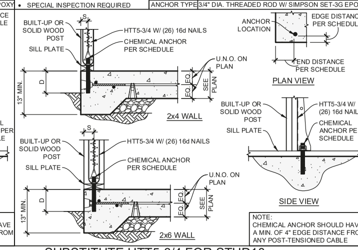
802 SUBSTITUTE HTT5 FOR LSTHD8

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		

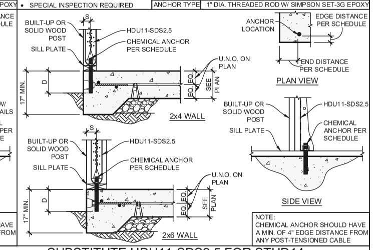


NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

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

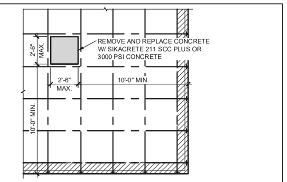
WALL WIDTH	EDGE DISTANCE(S)	END DISTANCE	EMBED DEPTH(D)
2x4	2"	≥ 8 1/2"	7 1/2"
2x6	2 3/4"	≥ 7 7/8"	
ANCHOR TYPE	1" DIA. THREADED ROD W/ SIMPSON SET-3G EPOXY		



NOTE:
CHEMICAL ANCHOR SHOULD HAVE A MIN. OF 4" EDGE DISTANCE FROM ANY POST-TENSIONED CABLE

SUBSTITUTE HDU11-SDS2.5 FOR STHD14

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



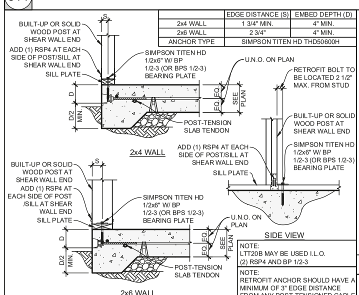
REPAIR TO BE DONE BY ORIGINAL CONCRETE CONTRACTORS OR THEIR DESIGNATE

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 THD50600H	



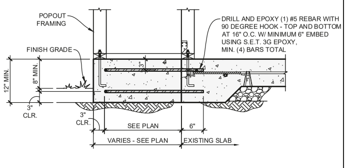
NOTE:
LTT20B MAY BE USED I.L.O. (2) RSP4 AND BP 1/2-3

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

803 RETROFIT FOR MASA HOLD-DOWN

POST-TENSIONED FOUNDATION

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



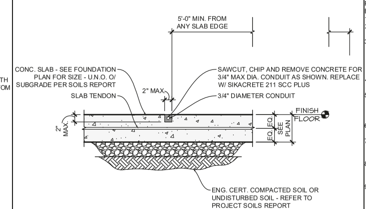
NOTE:
DO NOT DRILL INTO TENDON

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

NOTE:
SEE DETAIL 201 FOR ALL INFORMATION NOT SHOWN

804 POST-SET POPOUT TO POST-TENSIONED SLAB

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

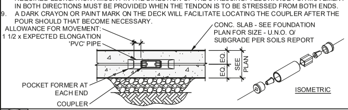


NOTE:
1. SLAB THICKNESS TO BE 7 1/2" MINIMUM. AT SLABS THINNER THAN 7 1/2" CONTACT THE ENGINEER.
2. CONCRETE GROOVE FOR CONDUIT TO BE 15'-0" MAXIMUM LENGTH. AT GROOVES LONGER THAN 15'-0" CONTACT THE ENGINEER

805 MISSED ELECTRICAL CONDUIT IN POST-TENSIONED SLAB

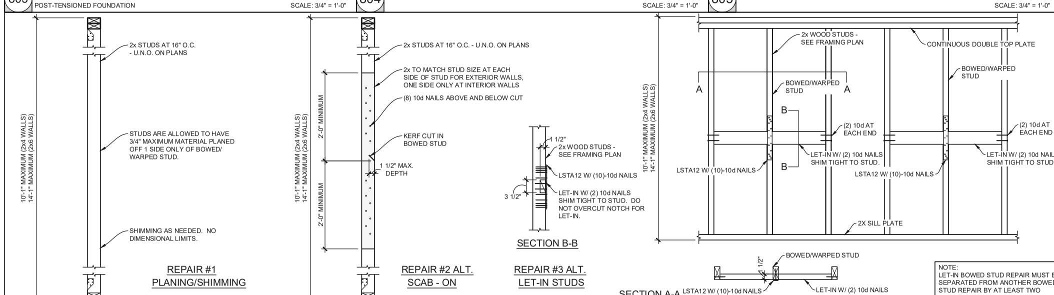
SCALE: 3/4" = 1'-0"

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 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.
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 COUPLERS 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.



806 TENDON COUPLER

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

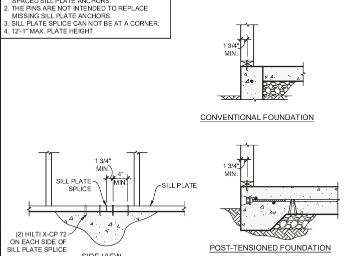


NOTE:
LET-IN BOWED STUD REPAIR MUST BE SEPARATED FROM ANOTHER BOWED STUD REPAIR BY AT LEAST TWO STUDS AS SHOWN ABOVE.

811 BOWED/WARPED STUD REPAIRS

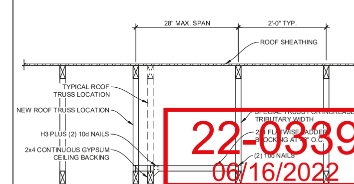
SCALE: 1 1/2" = 1'-0"

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"



22-0339
06/16/2022

814 ROOF / CEILING OVERSPAN

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

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SCOTTSDALE, AZ 85258
PHONE(602) 451-8613

TITLE:
STRUCTURAL
DETAILS

ENGINEER - STATE OF NEVADA - PROFESSIONAL - JAMES ANTHONY GILLETTE - CIVIL - NO. 26021 - 4/15/2020

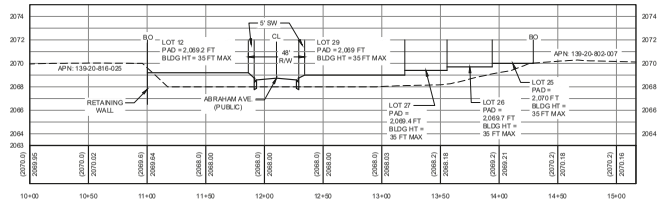
PROJECT MANAGER: JOHN MORGAN
JOB NUMBER:
DATE: 04/15/2020
1 2 3 4 5 6 7 8

SERIES
25' SERIES
SUBDIVISION
SKYLINE

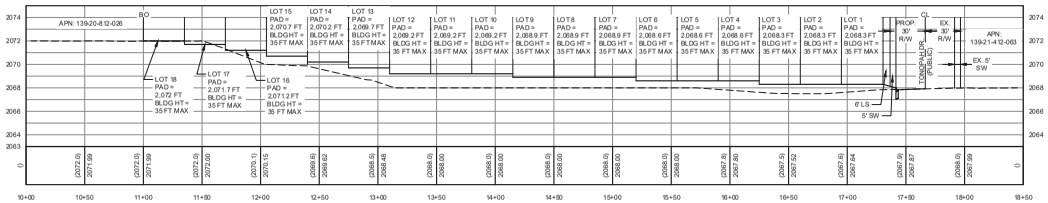
PLAN NUMBER
1603
PLAN NAME
OAK

SHEET NUMBER
SD.05

john.morgan Apr 15, 2020 - 6:18pm Z:\A_M\LGI Homes\Nevada\Skyline\1603\Structural\Active folder\1603-27-Structural Details.dwg



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

22-0339
07/07/2022

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

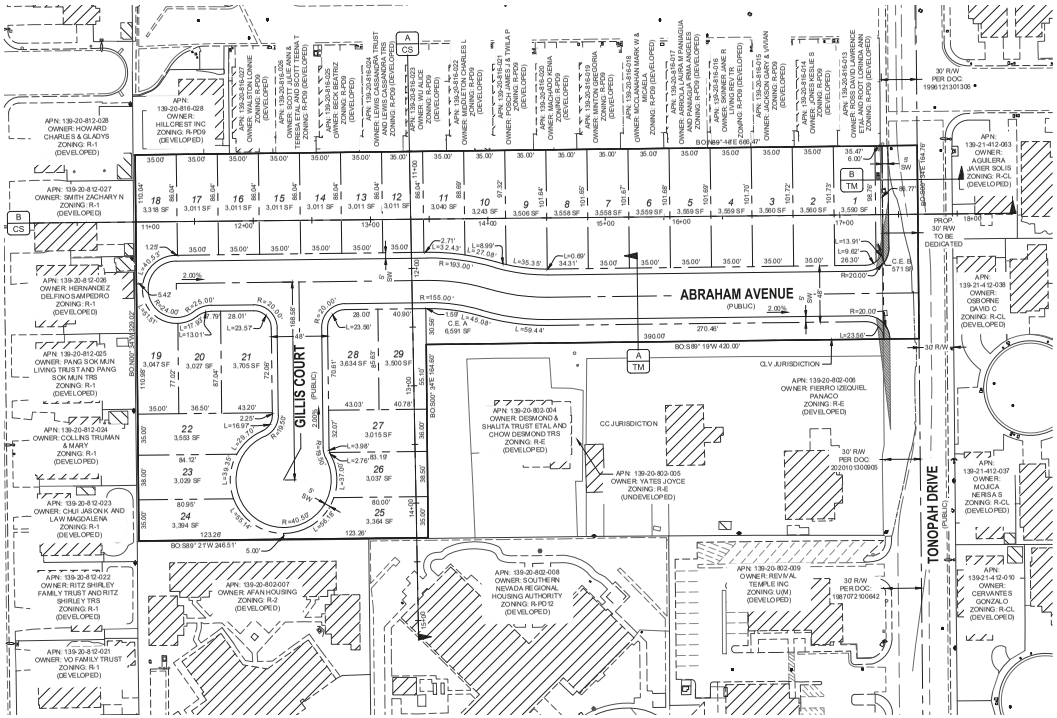
TONOPAH & VEGAS
SINGLE-FAMILY RESIDENTIAL

CROSS SECTIONS

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15128
STATE OF NEVADA

DATE:	7/6/2022
SCALE:	1"=50'
JOB NO:	LGH-22-073
DRAWN BY: LJ	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

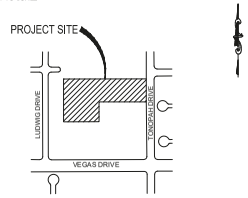


SCALE: 1" = 50'

50' 25' 50' 100' 150'

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
DENISITY (BASED ON GROSS ACREAGE):	8.41 LOTS/ACRE
DENISITY 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

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	STLT	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

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 3.5 = 0.0252 MGD
PEAK + WET WEATHER FLOW = 0.0252 MGD X 1.25 = 0.0315 MGD

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 2-4" 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 STONE, CRUSHED ROCK AND BARK, INSTALLED TO A MINIMUM DEPTH OF TWO INCHES IN ALL AREAS.

A LANDSCAPING MAINTENANCE AGRESEMENT WILL BE CREATED TO DETERMINE WHO IS RESPONSIBLE FOR THE AMINTENANCE OF ALL REQUIRED LANDSCAPING PER CODE LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY'S 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.
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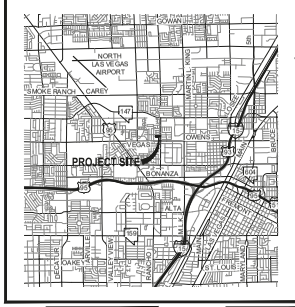
VICINITY MAP

NOT TO SCALE



OWNER

PHANTOM GROUP, LLC
9960 CARLTON HILLS BLVD.
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 CONTRACTOR'S 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 THE IR 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 35 OF PLATS, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

MONUMENT ID: 6LV0126NIES
RIVET & PLATE IN TOP OF CURB SW CORNER TONAPAH 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.

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

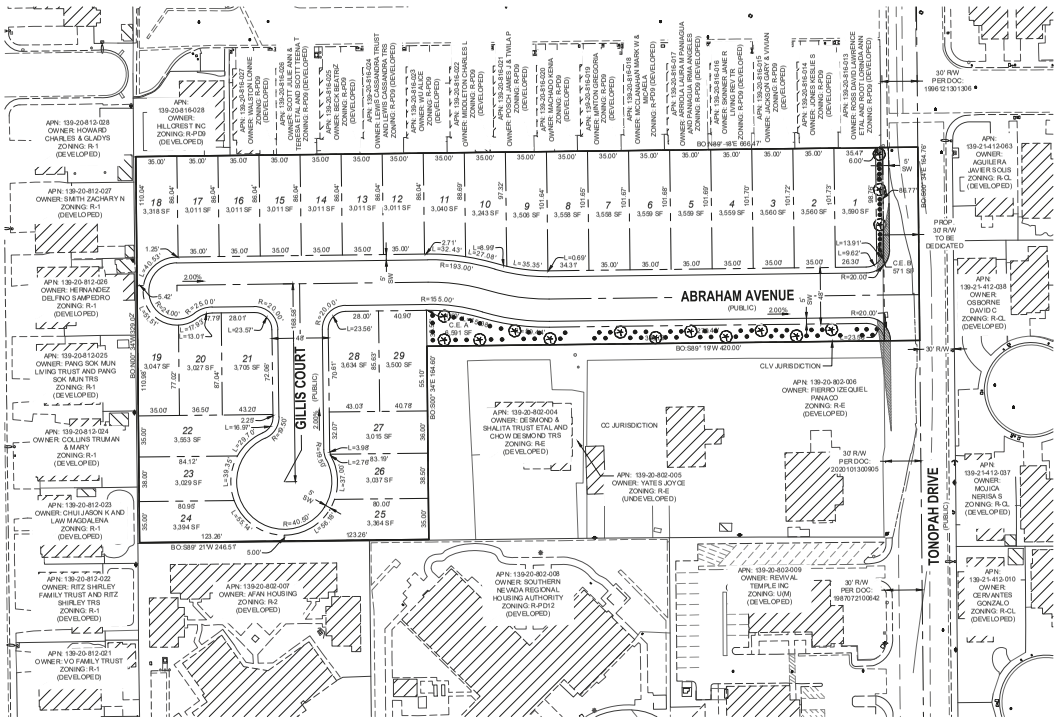
EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

TONOPAH & VEGAS
SINGLE-FAMILY RESIDENTIAL
SITE PLAN

DATE:	7/18/2022
SCALE:	1"=50'
JOB NO:	LGH-22-073
DESIGNED BY: LJ	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\ENG\1 ENTITLEMENTS\DWG\LGH073_TM.DWG



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CONNECTIVITY

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FRONT:		14 FT.
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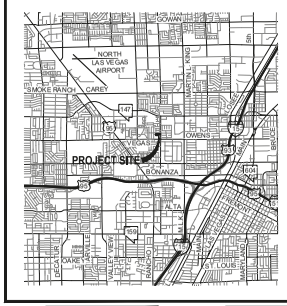

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MONUMENT ID: 6LV012INES
RIVET & PLATE IN TOP OF CURB SW CORNER TONAPAH DR. & VEGAS DR.
ELEVATION (METERS): 628.38
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LEGAL DESCRIPTION

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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

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)
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365 DAYS 1,000,000 G

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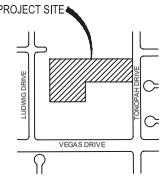
KEY MAP

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:	8.49 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
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CATV	CABLE TELEVISION	PL	PROPERTY LINE
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CCRRD	CLARK COUNTY WATER RECLAMATION DISTRICT	PROJ	PROJECT
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LEGEND

	EXISTING	PROPOSED
CONTOUR (1' INTERVAL)		
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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

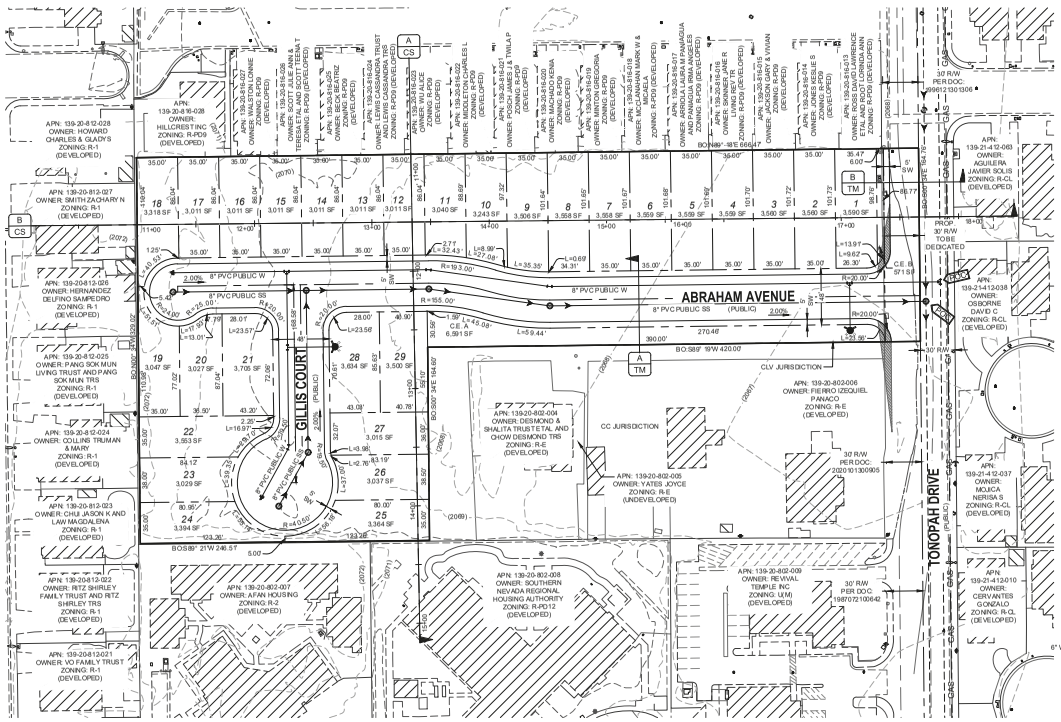
EST. 2000
TANEY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
6030 S. JONES BLVD
LAS VEGAS, NV 89118
(702) 362-8844
INFO@TANEYCORP.COM

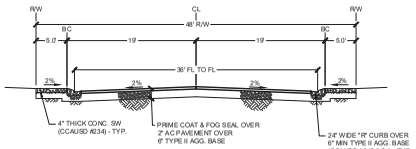
TONOPAH & VEGAS
SINGLE-FAMILY RESIDENTIAL
LANDSCAPE PLAN

DATE:	7/18/2022
SCALE:	1"=50'
JOB NO:	LGH-22-073
DRAWN BY: LJ	CHECKED BY: RC
SHEET NAME:	LS
SHEET NUMBER:	1 OF 1
CLV	0000000

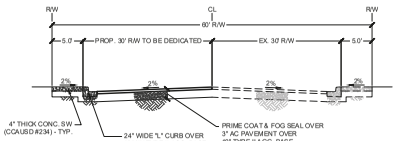
Call before you Dig
Avoid cutting underground utility lines. It's costly.
CALL 811
OR
1-800-227-2600

LAST PLOT: Jeremiah Johnson
FILE NAME: S:\ACTIVE\LGI HOMES, INC\LGH-22-073 - TONOPAH & VEGAS\ENG\1 ENTITLEMENTS\DWG\LGH073_TM.DWG





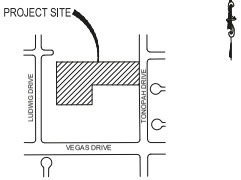
A *TYPICAL RESIDENTIAL STREET*
48' PUBLIC RESIDENTIAL ST W/ SW BOTH SIDES & "R" CURB
NTS



B *TONOPAH DRIVE*
60' PUBLIC RIGHT OF WAY W/ ATTACHED SIDEWALK
NTS

SCALE: 1" = 50'

KEY MAP
NOT TO SCALE



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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
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LARGEST LOT SIZE:	3,705 SF
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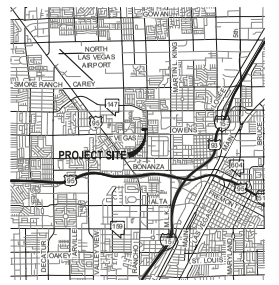
VICINITY MAP
NOT TO SCALE



OWNER

PHANTOM GROUP, LLC
1960 CARLA RIDGE
BEVERLY HILLS, CA 90210

DEVELOPER

LGI HOMES - NEVADA, LLC
2251 DOUGLAS BOULEVARD, SUITE #110
ROSEVILLE, CA 95661
(916) 926-3156

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

BSING 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: BLM0129INES
RIVET & PLATE IN TOP OF CURB SW CORNER TONAPAH DR. & VEGAS DR.
ELEVATION (METERS): 629.38
ELEVATION (FEET): 2,065.53

LEGAL DESCRIPTION

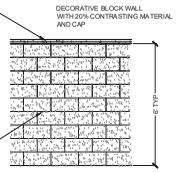
THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

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 3.5 = 0.0252 MGD
PEAK + WET WEATHER FLOW = 0.0252 MGD X 1.25 = 0.0315 MGD



PERIMETER WALL DETAIL
NTS

NOTE:
PERIMETER WALL HEIGHTS SHALL NOT EXCEED 10' OF WHICH 6' IS SCREEN WALL AND 4' MAXIMUM IS RETAINING WALL.

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
TENTATIVE MAP

REGISTERED PROFESSIONAL ENGINEER
ROBERT D. CUNNINGHAM
Exp. 12-31-22
CIVIL
No. 15726
STATE OF NEVADA

DATE:	7/18/2022
SCALE:	1"=50'
JOB NO:	LGH-22-073
DESIGNED BY:	LJ CHECKED BY: RC
SHEET NAME:	TM
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\ENG\1 ENTITLEMENTS\DWG\LGH073_TM.DWG