

1 SITE PLAN
1/8" = 1'-0"



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DATE:	3/19/2020 9:32:07 AM
DESIGN BY:	D. B.
DRAWN BY:	D. B.
CHECKED BY:	D. B.

SHEET NUMBER

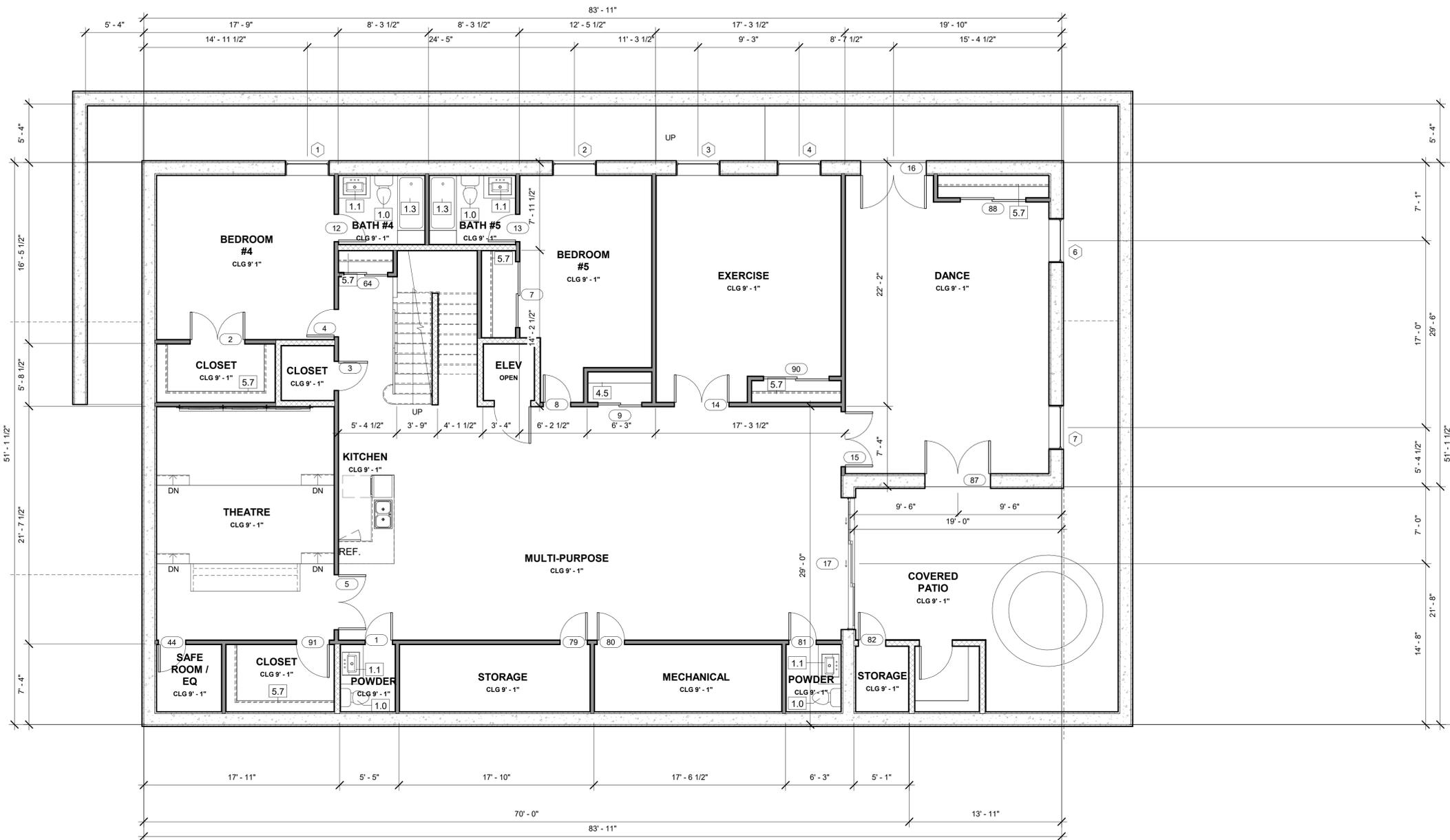
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DRAWING TITLE:	SITE PLAN
REVISIONS	
DATE	

E-SYNERGY RESIDENCE
4049 HATCH ST., N. LAS VEGAS, NV. 89032

Keynotes
General Notes

SEAL



1 BASEMENT
3/16" = 1'-0"

GENERAL NOTES

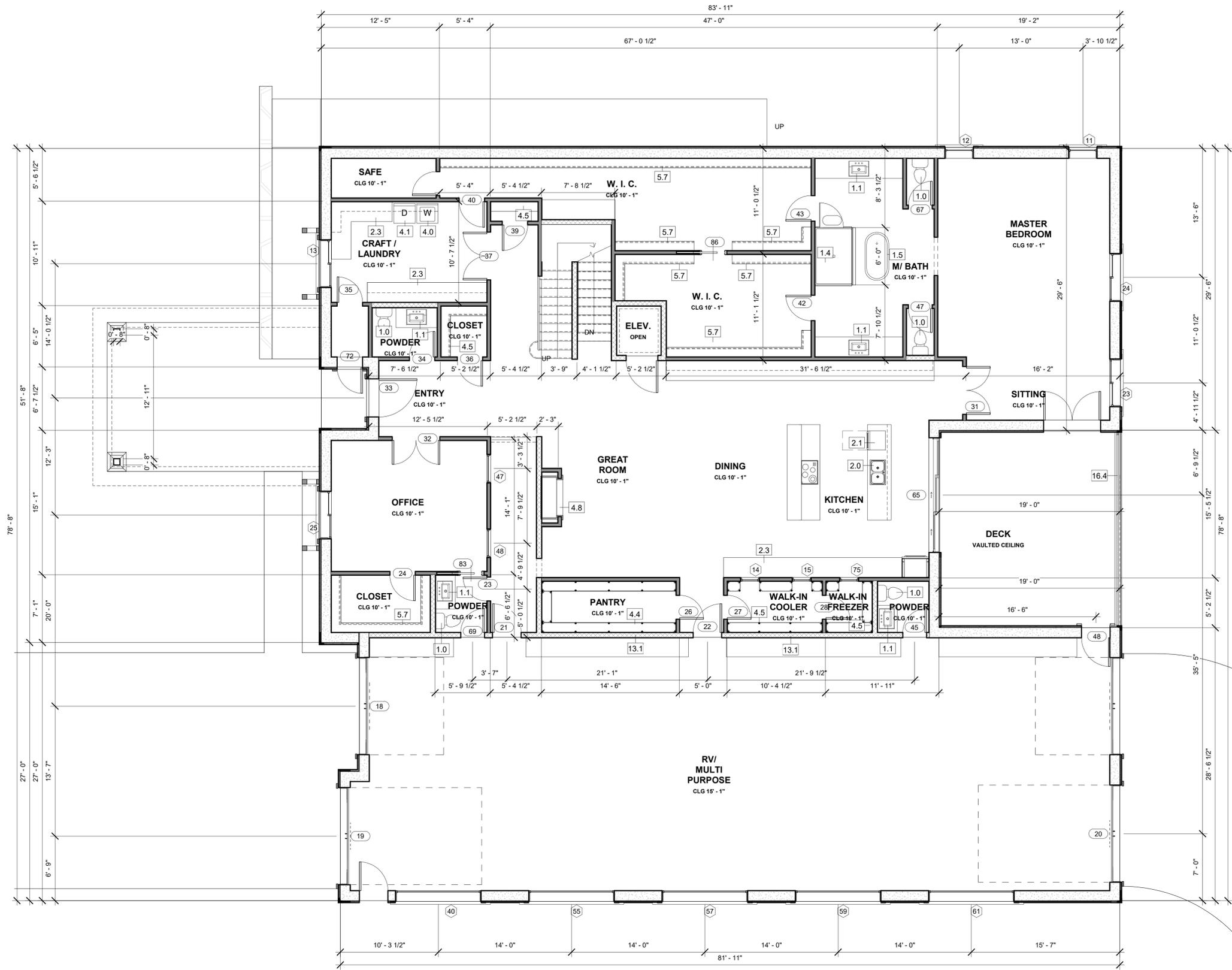
1. NOT ALL KEYNOTES MAY APPLY.
2. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISHED FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQ FT WITH THE MINIMUM OPENABLE WIDTH OF 20" AND THE MINIMUM OPENABLE HEIGHT OF 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS (I.R.C. R310.1).
3. SHOWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH (U.P.C. 411.0)
4. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED SHOWING THE U-VALUE.
5. ALL GLAZING SHALL COMPLY WITH I.R.C. AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR ALL GLAZING REQUIREMENTS.
6. WINDOWS ADJACENT TO TUBS, SHOWERS AND TUB/SHOWERS, STAIRWAYS OR ADJACENT TO AND WITH 24" OF EITHER EDGE OF DOOR SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC PER I.R.C. GLASS TO BE ETCHED.
7. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
8. PROVIDE INSULATION EQUAL TO R-13 IN EXTERIOR WALLS AND R-38 IN ATTIC. ATTIC INSULATION TO BE FILLED TO TOP OF SHEATHING IN FLAT ROOF CONDITIONS. NOT ATTIC TO VENT IN THOSE CONDITIONS. VERIFY WITH ENERGY COMPLIANCE STATEMENT.
9. PROVIDE A MINIMUM OF 10 MIL. VAPOR BARRIER UNDER ALL POURED IN PLACE CONCRETE FLOOR SLAB WHERE SLAB SERVES AS THE FLOOR FOR INTERIOR ENVIRONMENT.
10. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND MUST BE ILLUMINATED.
11. WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/ CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATE EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES UNDER THE FOLLOWING CONDITIONS (I.R.C. R502.12).
 - 11.1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
 - 11.2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN WEB OR PERFORATED MEMBERS.
12. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND A ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATION IN ACCORDANCE WITH I.R.C. R602.8:
 - 12.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:
 - 12.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - 12.1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
 - 12.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROPPED CEILING AND COVE CEILINGS
 - 12.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - 12.4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
 - 12.5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, COMPLY WITH (I.R.C. R1003.19).
13. FACTORY BUILT FIREPLACES WHICH HAVE A LISTED AND LABELED GAS LOG SHALL MEET THE STANDARDS AND ARE INSTALLED IN ACCORDANCE WITH THE MFR'S INSTALLATION INSTRUCTIONS. THE FIREPLACE OPENING SHALL BE COMPLETELY ENCLOSED WITH A COVER OF SOLID GLASS, STEEL, OR CAST IRON. THE COVERING MAY EITHER BE SOLID OR OPERABLE. A CAUTION SIGN SHALL BE PERMANENTLY BE INSTALLED AND MAINTAINED WHERE IT IS READILY VISIBLE AT ALL TIMES. THE SIGN SHALL STATE: "CAUTION APPROVED FOR FUEL GAS ONLY. DAMPER SHALL BE PERMANENTLY BLOCKED OPEN." THE LETTERS ON THE SIGN SHALL BE A MIN. OF 3/8" IN HEIGHT. (R1007.1 AS AMENDED)
14. SKYLIGHTS SHALL COMPLY WITH (I.R.C. R308.6).
15. WHERE 1/2" GYPSUM BOARD IS INSTALLED ON CEILINGS FRAMED AT 24" ON CENTER AND WHERE WATER-BASED TEXTURE FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING, THE 1/2" GYPSUM BOARD SHALL BE SAG RESISTANT CEILING OR INCREASED TO 5/8" GYPSUM BOARD. (I.R.C. TABLE R 702.3.5)
16. UNLESS OTHERWISE PERMITTED BY I.R.C. R314.5 OR R314.6, FOAM PLASTIC SHALL BE SEPARATED FROM THE INTERIOR OF A BUILDING BY AN APPROVED THERMAL BARRIER OF A MINIMUM 1/2" GYPSUM WALL BOARD OR AN APPROVED FINISH MATERIAL EQUIVALENT TO A THERMAL BARRIER MATERIAL (I.R.C. R314.4).

FLOOR PLAN - KEYNOTES

- 1.0 WATER CLOSET W/ 30" WIDE X 24" DEEP CLEAR SPACE CENTERED ON FRONT OF FIXTURE (I.R.C. R307) COMPLY W/UPC
- 1.1 LAVATORY - VERIFY DIM. W/ MFR. SPEC.
- 1.3 TUB/SHOWER COMBINATION W/ WAINSCOT TO 72" MIN. ABOVE DRAIN OVER DENSIELD OR EQUAL FIBER CEMENT BACKER BOARD. VERIFY DIM. W/ MFR. SPEC.
- 1.4 SHOWER W/ WAINSCOT TO CLG. ABOVE DRAIN OVER DENSIELD OR EQUAL FIBER CEMENT BACKER BOARD. VERIFY DIMS. W/ MFR. SPEC. TEMPERED GLAZING @ ENCLOSURE.
- 1.5 FREESTANDING TUB - VERIFY DIM. W/ MFR. SPEC. INSTALL PER MFR SPEC. PROVIDE CEILING FILLER.
- 2.0 KITCHEN SINK W/ GARBAGE DISPOSAL - VERIFY DIM. W/ MFR SPEC. /R.O. WATER
- 2.1 DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY DIM. W/ MFR. SPEC.
- 2.3 36" H. BASE CAB. W/ UPPER CABINETS PER PLAN.
- 4.0 WASHER SPACE: PROVIDE WATER CONTROL VALVES AND WASTE RECESSED IN WALL. TOP OF BOX AT +42" A.F.F.
- 4.1 DRYER SPACE: PROVIDED SMOOTH METAL DRYER VENT DUCT TO OUTSIDE WITH BACKDRAFT DAMPER 4" DIA. AND 14" MAX. LENGTH WITH 2 ELBOWS MAX. (U.M.C. 504.3.2.1)
- 4.4 PANTRY SHELVES.
- 4.5 (5) SHELVES.
- 4.8 GAS FIRE PLACE APPLIANC, WOODLAND DIRECT: SUPERIO RDRC 2000 DIRECT VENT UL LISTED AND 1721.88.
- 5.7 ROD & SHELF
- 13.1 5/8" TYPE 'X' GYP BD @ WALLS & CLG R302.5.1, R302.6.
- 16.4 42" H. RAILING: GUARDRAIL OPENING LIMITATIONS. REQ. GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.

SEAL									
REVISIONS									
DATE									
DRAWING TITLE: BASEMENT - FLOOR PLAN									
Keynotes General Notes									
E-SYNERGY RESIDENCE 4049 HATCH ST., N. LAS VEGAS, NV. 89032									
									
DENNIS BEDFORD RESIDENTIAL DESIGNER 320 E. WARM SPRINGS, SUITE # 2A LAS VEGAS, NV 89119 TEL: (702) 497-8686									
DATE:	3/19/2020 9:32:15 AM								
DESIGN BY:	D. B.								
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1 LOWER LEVEL
3/16" = 1'-0"

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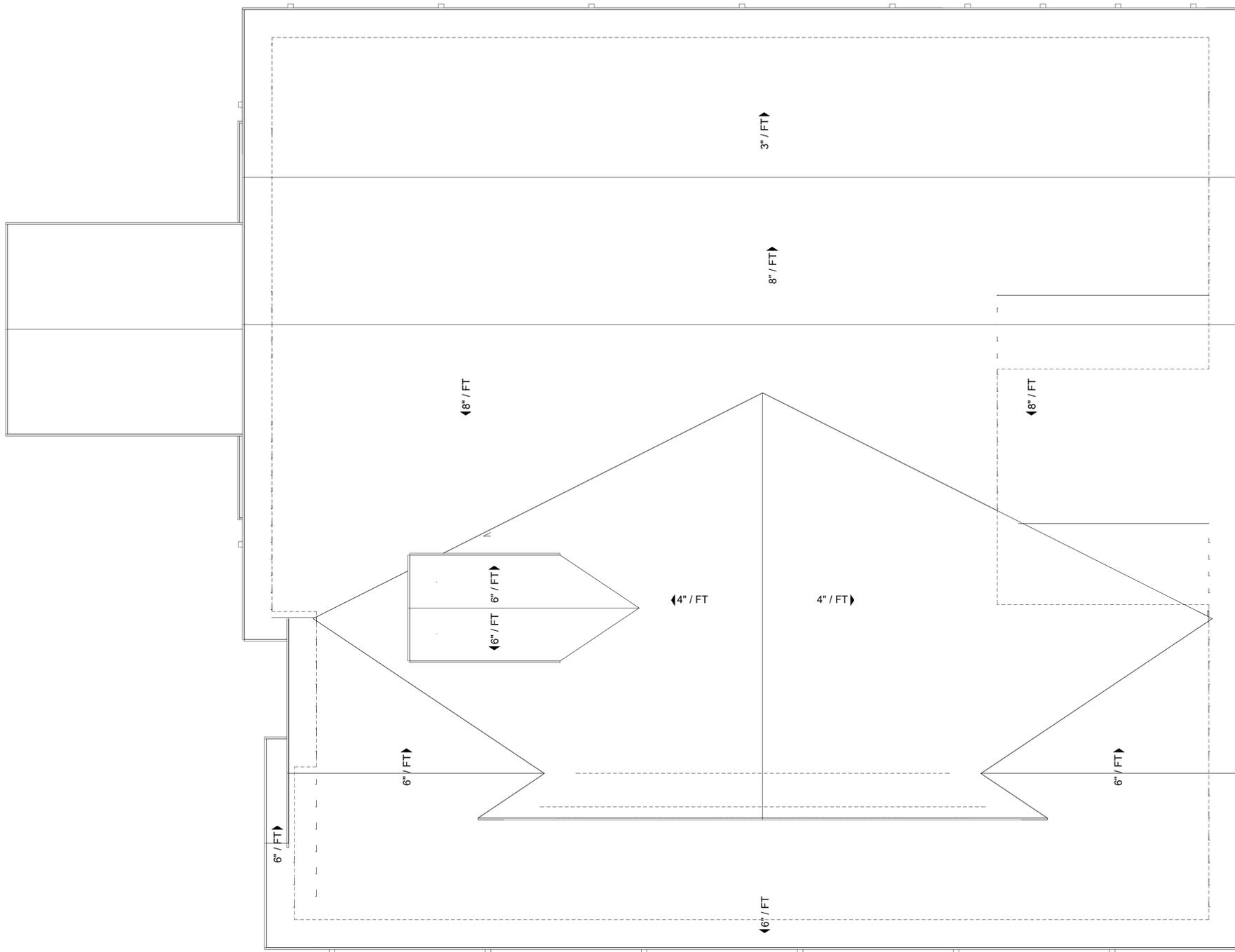
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SEAL									
REVISIONS									
DATE									
DRAWING TITLE: LOWER LEVEL - FLOOR PLAN									
Keynotes General Notes									
E-SYNERGY RESIDENCE 4049 HATCH ST., N. LAS VEGAS, NV. 89032									
DATE:	3/19/2020 9:32:22 AM								
DESIGN BY:	D. B.								
DRAWN BY:	D. B.								
CHECKED BY:	D. B.								
SHEET NUMBER									
A-2.1									

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1 ROOF PLAN
3/16" = 1'-0"

ATTIC VENTILATION CALCULATION

ATTIC SPACES ABOVE LIVABLE AREAS SHALL BE CONDITIONED PER I.R.C. R806.4.

ATTIC VENTILATION: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

AREA 1 ELEVATION - A & B

VENTILATION REQUIRED: $1,560 \text{ x SQ. FT.} / 300 = 5.2 \text{ SQ. FT.}$
 $\text{X } 144 \text{ SQ. IN.} = 749 \text{ SQ. IN.}$

VENTILATION PROVIDED:

HIGH VENTILATION REQUIRED = 375 SQ.IN
 (4) OHAGEN VENTS @ 97.5 SQ.IN EA. = 390 SQ.IN
 TOTAL HIGH VENTILATION PROVIDED 390 SQ.IN

LOW VENTILATION REQUIRED = 375 SQ.IN
 LOW VENTILATION PROVIDED: (4) X OHAGEN VENTS @ (97.5) SQ. IN. = 390 SQ.IN

TOTAL VENTILATION PROVIDED - (NET FREE) = 780 SQ.IN

- NOT ALL KEYNOTES MAY APPLY.
- PROVIDE 24 GA. G.I. "PAINT LOCK FLASHING AT ALL BREAKS IN ROOF COVERING
- PROVIDE DRAFTS STOPS PER IRC.
- LOCATION OF FAU IN THE ATTIC TO BE IN SUCH A MANNER THAT THE REQUIRED DISTANCE FROM THE VENT OUTLET TO THE TOP OF THE FLUE CAP IS WITH THE ATTIC ALLOWING THE EXTERIOR HEIGHT OF THE FLUE CAP ABOVE THE FINISHED ROOFING TO BE THE MINIMUM ALLOWED BY CODE.
- ALL PLUMBING AND EQUIPMENT VENTS MUST BE CONSOLIDATED AND LOCATED IN AREAS THAT MINIMIZE THEIR VISIBILITY AND SHALL NOT BE LOCATED IN SLOPED ROOF AREAS. THESE SHALL BE LOCATED IN THE FLAT PORTIONS OF THE ROOF. VENTS MUST BE AS LOW IN HEIGHT AS ALLOWED BY CODE.
- SEE DETAIL SHEET AD-1.0 FOR TYPICAL DETAILS.
- NO ROOF PENETRATIONS TO OCCUR WITH IN 1'-6" OF VALLEY, HIPS OR RIDGES. (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.)
- UNVENTED ATTIC ASSEMBLIES LOCATED WITHIN THE BUILDING THERMAL ENVELOPE SHALL BE CONDITIONED PER I.R.C. R806.4
 - NO INTERIOR VAPOR RETARDERS ARE TO BE INSTALLED ON THE CEILING SIDE OF UNVENTED ATTIC SPACE.
 - AIR-IMPERMEABLE INSULATION ONLY, INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

SEAL

REVISIONS

DATE

DRAWING TITLE:

ROOF PLAN

Keynotes
General Notes

E-SYNERGY RESIDENCE
4049 HATCH ST., N. LAS
VEGAS, NV. 89032



DENNIS BEDFORD
 RESIDENTIAL DESIGNER
 320 E. WARM SPRINGS, SUITE # 2A
 LAS VEGAS, NV 89119
 TEL: (702) 497-8686

DATE: 3/19/2020 9:32:35 AM

DESIGN BY: D. B.

DRAWN BY: D.B.

CHECKED BY: D. B.

SHEET NUMBER

A-3.0

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T.O. PLATE 3
 22' - 3 1/8"
 T.O. PLATE 8
 20' - 3 1/8"
 H. H. WINDOWS
 UPPER LEVEL
 18' - 10 1/8"

UPPER LEVEL
 12' - 2 1/8"
 T.O. PLATE 2
 10' - 1"
 H. H. WINDOWS
 LOWER LEVEL
 8' - 0"

LOWER LEVEL
 0' - 0"

T.O. PLATE
 GARAGE
 14' - 11 7/8"

1 FRONT ELEVATION
 3/16" = 1'-0"

T.O. PLATE 3
 22' - 3 1/8"

T.O. PLATE
 GARAGE
 14' - 11 7/8"

UPPER LEVEL
 12' - 2 1/8"
 T.O. PLATE 2
 10' - 1"

LOWER LEVEL
 0' - 0"

2 RIGHT ELEVATION
 3/16" = 1'-0"

T.O. PLATE 3
 22' - 3 1/8"
 H. H. WINDOWS
 UPPER LEVEL
 18' - 10 1/8"

T.O. PLATE
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 14' - 11 7/8"

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 10' - 1"

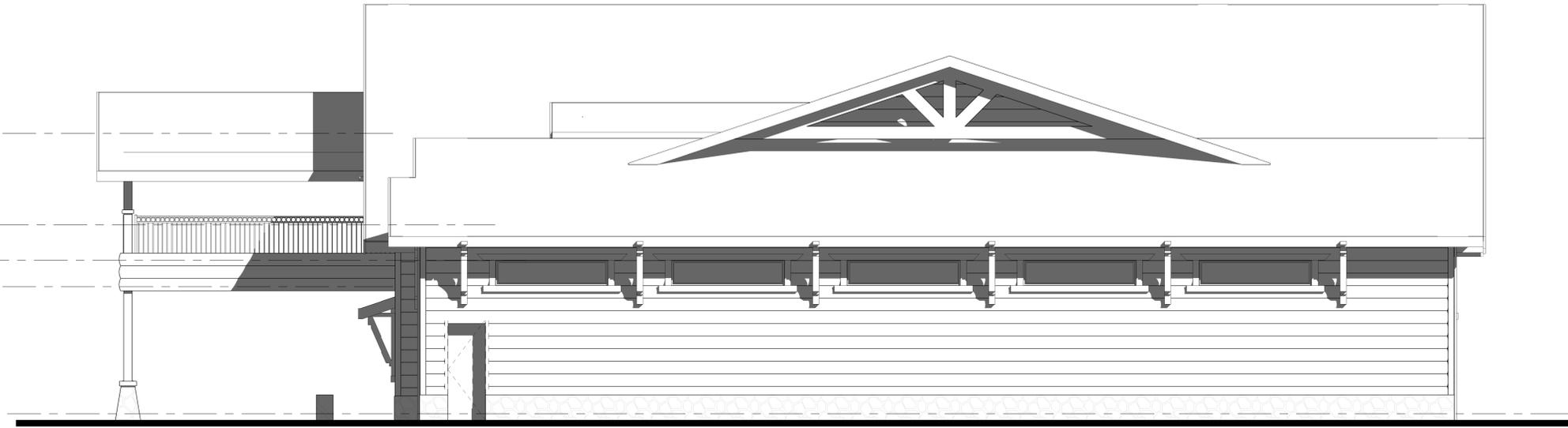
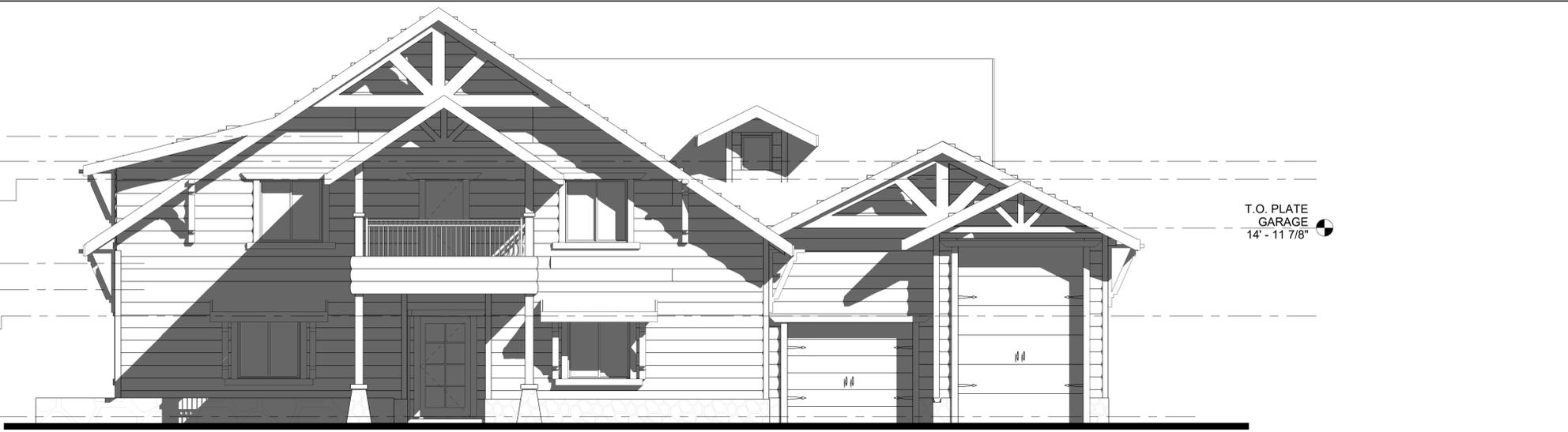
H. H. WINDOWS
 LOWER LEVEL
 8' - 0"

LOWER LEVEL
 0' - 0"

T.O. PLATE 1
 -2' - 1 1/8"
 H. H. WINDOWS
 BASEMENT
 -3' - 2 1/8"

BASEMENT
 -11' - 2 1/8"

3 REAR ELEVATION
 3/16" = 1'-0"



REVISIONS	DATE

DRAWING TITLE:
EXTERIOR ELEVATION
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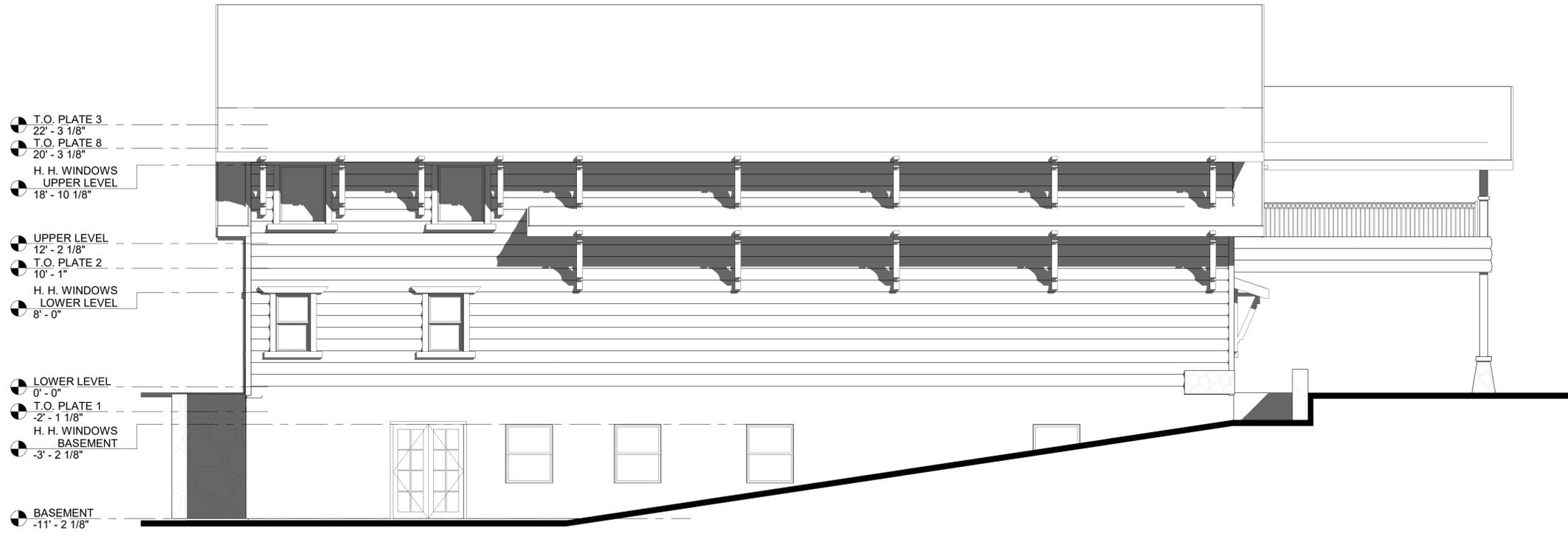
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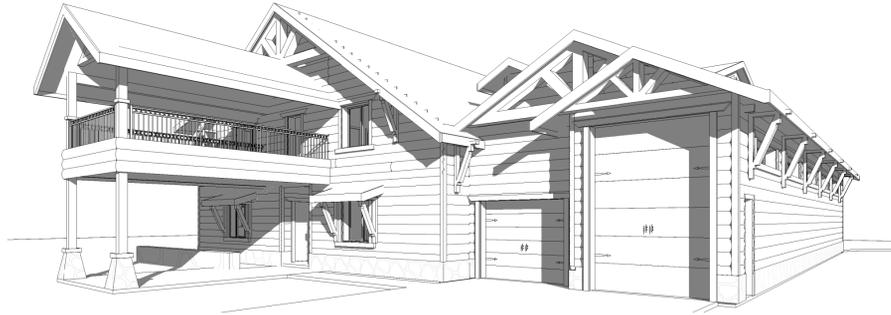
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DESIGN BY:	D. B.
DRAWN BY:	D. B.
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