4041 HATCH_ADDITION

4041 Hatch St, North Las Vegas, NV 89032

ELECTRICAL PLAN - GENERAL NOTES

- CONTRACTOR TO COORDINATE LOCATION & ELECTRICAL REQUIREMENTS OF ALL A/C EQUIPMENT (AIR HANDLERS TO BE LOCATED IN ATTIC/FLOOR SPACES, OUTDOOR COMPRESSOR LOCATED IN YARD.)
- ELECTRICAL CONTRACTOR TO COORDINATE LOCATION & ELECTRICAL REQUIREMENTS OF ALL POOL/SPA EQUIPMENT W/POOL/SPA CONTRACTOR.
- ALL FIXTURES AS SELECTED BY BUILDER. ELECTRICAL CONTRACTOR TO COORDINATE LOCATION
- ELECTRICAL CONTRACTOR TO COORDINATE LOCATION ELECTRICAL REQUIREMENTS & INSTALLATION OF ALL COMMUNICATION SYSTEMS (TELEPHONE,INTERCOM,ETC).
- ALL EXTERIOR OUTLETS TO BE G.F.I. PROTECTED & HAVE WEATHERPROOF COVERS.
- ALL OUTLETS IN BATHS, GARAGE & WET AREAS TO BE G.F.I. PROTECTED MARKED "SUITABLE FOR WET LOCATIONS" NEC 410.10 (A)
- ALL EXTERIOR LIGHT FIXTURES TO BE G.F.I. & WEATHERPROOF.
- PROVIDE RECEPTACLE & LIGHTING IN ATTIC SPACE AT AH LOCATIONS. (SEE MECHANICAL DWG. FOR AH LOCATIONS) PROVIDE SWITCH FOR LIGHTING AT ATTIC ACCESS (SEE REFLECTED CEILING PLAN FOR ACCESS LOCATIONS)
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP (IRC R314.1,2,4). ALL REQUIRED SMOKE DETECTORS SHALL BE INTERCONNECTED
- CEILING FAN BOXES SHALL COMPLY WITH NEC 422.18
- WHERE A BOX IS USED AS THE SOLE SUPPORT OF A OF A CEILING-SUSPENDED (PADDLE) FAN, THE BOX SHALL BE LISTED FOR THE APPLICATION AND FOR THE WEIGHT OF THE FAN SUPPORTED. NEC. 314.27(C).
- 12. IN EVERY KITCHEN, FAMILY ROOM, DINING, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH THE GENERAL PROVISIONS SPECIFIED IN THE FOLLOWING ARTICLES, SPACING 210.52(A)(1), WALL SPACE 210.52.(A)(2) & FLOOR RECEPTACLES 210.52.(A)(3).
- 13. THE FOLLOWING FASTENED-IN-PLACE APPLIANCES ARE REQUIRED TO HAVE A SEPARATE MINIMUM 20-AMPERE CIRCUIT: DISHWASHER, TRASH COMPACTOR, MICROWAVE OVEN, RANGE HOOD, CLOTHES WASHER AND HYDRO-MASSAGE BATHTUB. THE CLOTHES WASHER CIRCUIT MAY SERVE ONE (1) ADDITIONAL OUTLET IN THE LAUNDRY AREA. (NEC 210.23(A)(1) AND A (2) AS AMENDED.)
- COUNTER TOPS IN KITCHEN AND DINING ROOMS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTER SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING ARTICLES, WALL COUNTER SPACE 210.52(C)(1), ISLAND COUNTER SPACE 210.52(C)(2), PENINSULAR COUNTER SPACE 210.52(C)(3), SEPARATE SPACES 210.52 (C)(4) & RECEPTACLE OUTLET LOCATIONS 210.52(C)(5).
- 15. NO MORE THAN 4 DUPLEX RECEPTACLE OUTLETS SERVING THE REQUIRED COUNTERTOP RECEPTACLES SHALL BE INSTALLED ON ANY SMALL APPLIANCE BRANCH CIRCUIT. NEC 210.23(A)(2) AS AMENDED.
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULA/ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. THIS OUTLET SHALL SERVE UP TO THE FIRST 4 FEET MEASURED HORIZONTALLY. OF COUNTER SPACE IN THE LONG DIMENSION. AN ADDITIONAL OUTLET SHALL BE REQUIRED TO SERVE EACH 4 LINEAR FEET OR FRACTION THEREOF. NEC 210.52(C)(3) AS AMENDED.
- ALL LUMINARIES (LIGHTING FIXTURES) AS DEFINED IN ARTICLE 410.4(D) PERMITTED TO BE INSTALLED WITHIN A ZONE MEASURED 3' HORIZONTAL AND 8' VERTICAL FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THESHOLD. WHICH IS ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER STALL. SHALL BE GROUND- FAULT CIRCUIT-INTERRUPTER PROTECTED. NEC 210.8(C)(2) AS AMENDED.
- 18. THE MAXIMUM NUMBER OF OUTLETS ON A 20-AMPERE, 125-VOLT CIRCUIT USED EITHER EXCLUSIVELY FOR LIGHTING FIXTURES OF FOR ANY COMBINATION OF RECEPTACLES AND LIGHTING FIXTURES SHALL BE 12. (SEE EXCEPTIONS). NEC 210.23(E)(2) AS AMENDED.
- LUMINAIRES IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC 410.8.
- 20. ALL BRANCH CIRCUITS THAT SUPPLY, 120-VOLT, SINGLE PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTOR COMBINATION TYPE TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. SMOKE DETECTORS SHALL BE INCLUDED IN THE ARC-FAULT CIRCUIT INTERRUPTOR PROTECTION OF DWELLING UNIT BEDROOM BRANCH CIRCUITS. NEC 210.12(B).
- 21. A 125-VOLT, SINGLE-PHASE,15- OR 20-AMPERE-RATED GFCI RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ASSESSIBLE LOCATION ON THE SAME LEVEL AS, AND WITHIN 25 FEET FOR THE SERVICING OF HEATING, AIR-CONDITIONING, AND REFRIGERATION EQUIPMENT. NEC 210.63.
- SMOKE AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED. SHALL RECEIVE POWER FROM A BATTERY, WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF R314.1, R314.1.1 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72
- IN ALL AREAS SPECIFIED IN 210.52, ALL 125 VOLT 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (NEC 406.11
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS. IECC,
- THE CONCRETE-ENCASED ELECTRODE DESCRIBED IN ARTICLE 250.52(A)(3) SHALL BE REQUIRED FOR NEW BUILDINGS AND STRUCTURES THAT ARE SUPPLIED WITH ELECTRICAL POWER AND HAVE CONCRETE FOUNDATIONS OR FOOTINGS, (NEC 250.50 (A) AS AMMENDED)
- HYDRO MASSAGE BATHTUBS AND THEIR ASSOCIATED ELECTRICAL COMPONENTS SHALL BE ON AN INDIVIDUAL BRANCH CIRCUT(S) AND PROTECTED BY A READILY ACCESSABLE GROUND-FAULT CIRCUIT INTERUPTER. ALL 125 VOLT, SINGLE PHASE RECEPTACLES NOT EXCEEDING 30 AMPRES AND LOCATED WITHIN 6 FEET MEASURED HORIZONTAL OF THE HYDROMASSAGE BATHTUB SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERUPTER. (NEC ARTICLE 680.71)
- CARBON MONOXIDE ALARMS CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL2075 AND SHALL BE INSTALLED IN ACCORDANCE WITH R314.2 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. CARBON MONOXIDE DETECTION SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN
- 28. PROVIDE A MIN OF 75% OF THE LAMPS INSTALLED PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS SO THAT OTHER BULB WILL FIT INTO THIS FIXTURE. SECTION R404 2018 IECC
- (AFCI) ARC FAULT CIRCUIT INTERUPTER PROTECTION REQUIRED FOR ALL 15 & 20 AMP RECEPTACLES, EXCLUDING RECEPRACLES AT GARAGE, BATHROOMS AND AT THE EXTERIOR NEC 210.12 (A).
- 30. THE RECEPTACLE FOR THE BUILT IN DISHWASHER SHALL BE LOCATE IN THE SPACE ADJACENT TO THE SPACE OCCUPIED BY THE DISHWASHER NEC 422.16 (2)(6)

BUILDING CODE

2018	INTERNATIONAL BUILDING CODE (W/ LOCAL AMENDMENTS)
2010	INTERNATIONAL BOILDING CODE (W/ LOCAL AMENDMENTS)
2018	INTERNATIONAL RESIDENTIAL CODE (W/ LOCAL AMENDMENTS)
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- 2018 UNIFORM MECHANICAL CODE (W/ LOCAL AMENDMENTS)
- 2018 UNIFORM PLUMBING CODE (W/ LOCAL AMENDMENTS) 2017 NATIONAL ELECTRIC CODE (W/ LOCAL AMENDMENTS)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (W/LOCAL AMENDMENTS)
- 2018 CLARK COUNTY BUILDING ADMINISTRATIVE CODE

OCCUPANCY GROUP

R-3/U-1

CONSTRUCTION

TYPE:

BUILDING DEPARTMENT NOTES

EACH STRUCTURE INCLUDED IN THIS PLAN SET (BUILDINGS, FENCES, RETAINING WALLS, POOLS, ENCLOSURES, ETC.) REQUIRES A SEPARATE PERMIT AND APPLICATION. (MORE THAN ONE PERMIT MAY BE INCLUDED IN ONE SET OF PLANS)

PROJECT TEAM

STRUCTURAL ENGINEER

T-SQUARE CONSULTING ENGINEERS, 7235 BERMUDA RD., SUITE G LAS VEGAS, NV. 89119

MECHANICAL ENGINEER

ZONING & LAND USE

APPROVED ZONING: R-E ESTIMATED SIZE : .47 ACRES

PROJECT DATA

PROJECT ADDRESS: 4041 Hatch St, North Las Vegas, NV 89032 139-06-411-034

AREA CALCULATIONS

LOT SIZE .47 ACRES

PROPOSED NEW ADDITION - MAIN FLOOR STORAGE	1,123 S.F.
PROPOSED NEW ADDITION - MAIN FLOOR GARAGE	642 S.F.
PROPOSED NEW ADDITION - UPPER FLOOR LIVING	1,056 S.F.
PROPOSED NEW ADDITION - PATIO	720 S.F.
EXISTING MAIN FLOOR	1,740 S.F.
EXISTING PATIO	612 S.F.
TOTAL FOOTPRINT	4,837 S.F.
TOTAL LIVING	2,796 S.F.
LOT SIZE	20,473.2 S.F.
LOT COVERAGE	.23 %

VICINITY MAP





SHEET INDEX

A-1.0 A-1.1 A-1.2 A-2.0 A-3.0 A-4.0 AD-1.0	SITE PLAN NEW ADDITION - MAIN FLOOR PLAN NEW ADDITION - UPPER FLOOR PLAN NEW ADDITION - ROOF PLAN NEW ADDITION - EXTERIOR ELEVATION NEW ADDITION - SECTION ARCH. DETAILS
S - 1.0 S - 1.1 S - 2.0 S - 3.0 S - 3.1	GENERAL STRUCTURAL NOTE GENERAL STRUCTURAL NOTE FOUNDATION PLAN, FRAMING PLAN TYPICAL DETAILS TYPICAL DETAILS

TITLE SHEET

SCOPE OF WORK

S - 4.0

S - 5.0

THIS PROJECT IS AN ADDITION TO ADD 1,123 SQ.FT MAIN FLOOR STORAGE, 642 SQ.FT MAIN FLOOR GARAGES, 720 SQ.FT COVERED PATIO AND 1,056 SQ.FT. UPPER FLOOR LIVING.

FOUNDATION DETAILS

FRAMING DETAILS

0

NEVADA STATE BOARD OF ARCHITECTURE

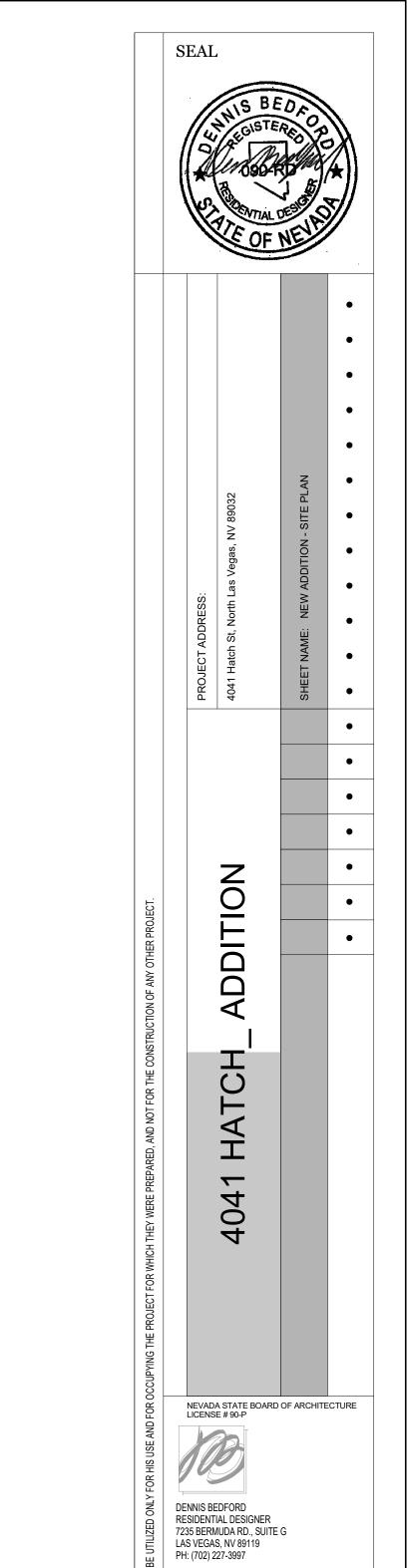
DENNIS BEDFORD RESIDENTIAL DESIGNER 7235 BERMUDA RD., SUITE G PH: (702) 227-3997

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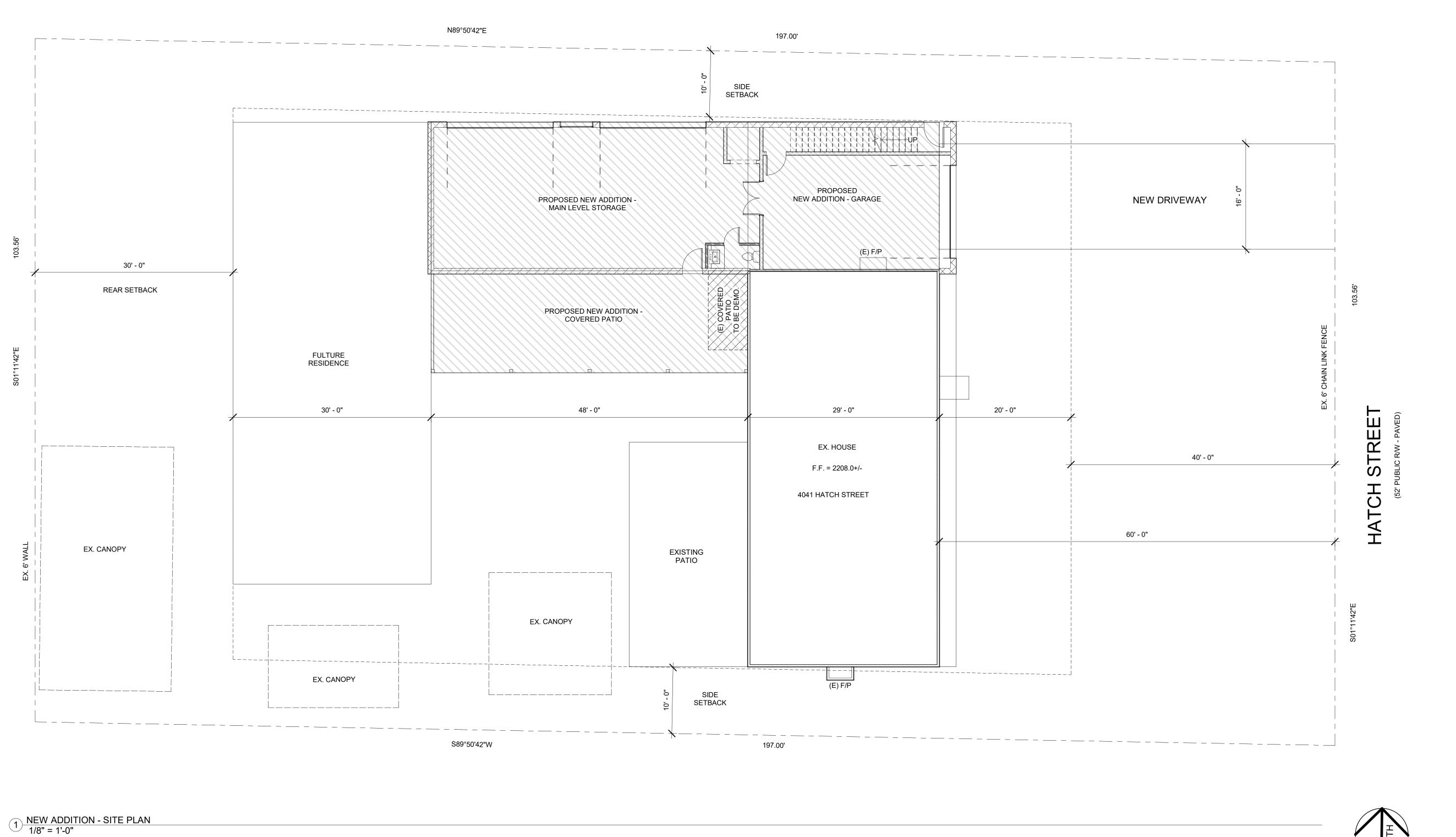


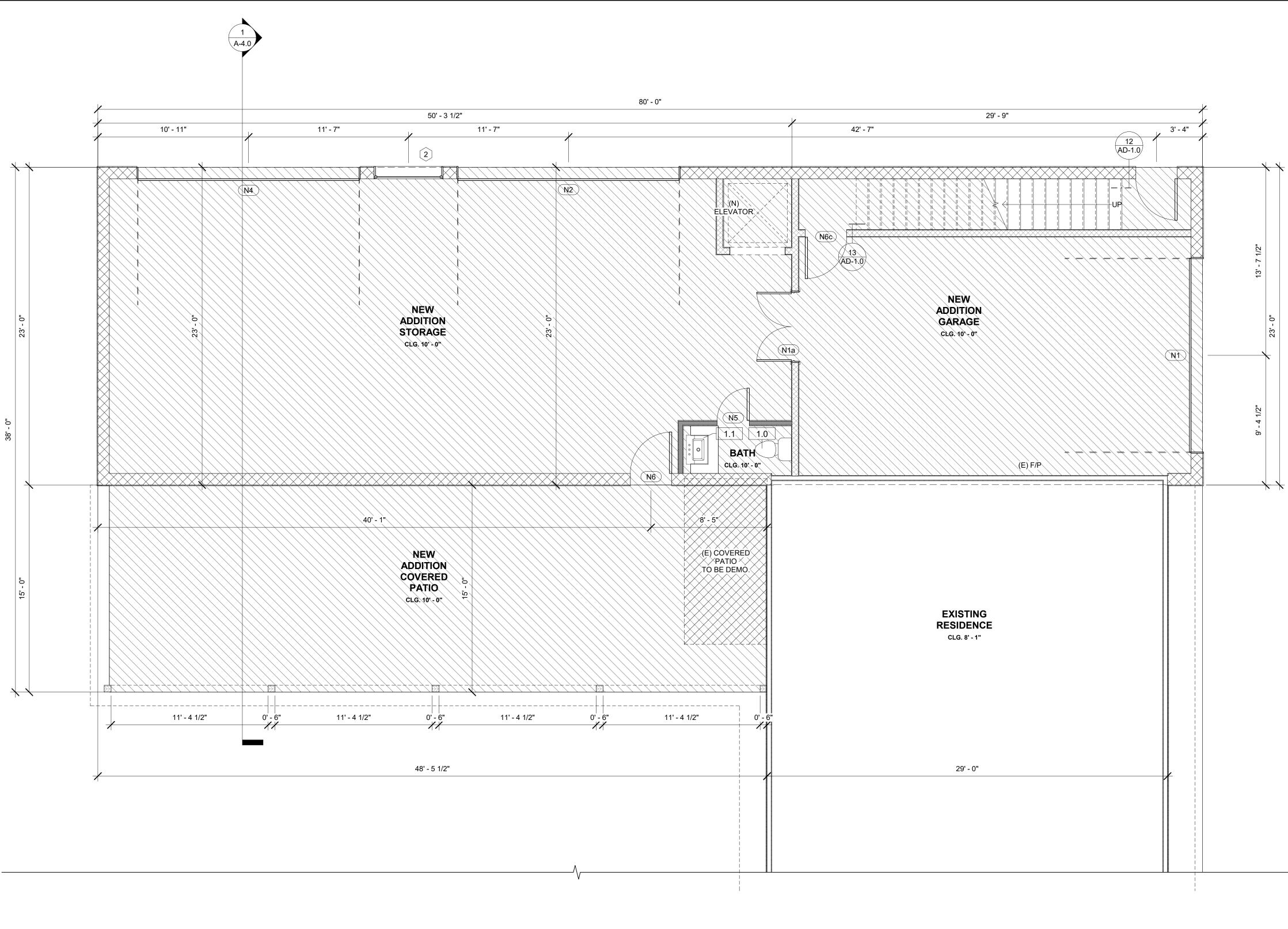
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NEW ADDITION- MAIN LEVELFLOOR

Mark	Level	Type Comments	Construction Type	Width	Height	Comments
N1	GARAGE	SECTIONAL		14' - 0"	8' - 0"	
N1a	GARAGE	(2) PANELS SINGLE HINGE	WOOD & GLASS	5' - 0"	8' - 0"	20 MIN. RATED SELF-CLOSING
N2	GARAGE	SECTIONAL	WOOD	16' - 0"	8' - 0"	
N4	GARAGE	SECTIONAL	WOOD	16' - 0"	8' - 0"	
N5	GARAGE	SINGLE HINGE	WOOD	2' - 4"	8' - 0"	
N6	GARAGE	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N6a	GARAGE	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N6b	GARAGE			4' - 0"	8' - 0"	OPENING
N6c	GARAGE	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N11	UPPER LEVEL	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N12	UPPER LEVEL	SINGLE HINGE	WOOD	2' - 4"	8' - 0"	
N14	UPPER LEVEL	SINGLE HINGE	WOOD	2' - 6"	8' - 0"	
N15	UPPER LEVEL	SINGLE HINGE	WOOD	2' - 6"	8' - 0"	
N20	UPPER LEVEL	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N25	UPPER LEVEL	SINGLE HINGE	WOOD	2' - 6"	8' - 0"	
N26	UPPER LEVEL	SINGLE HINGE	WOOD	2' - 6"	8' - 0"	
N27	UPPER LEVEL	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N31	UPPER LEVEL	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N32	UPPER LEVEL	SINGLE HINGE	WOOD	3' - 0"	8' - 0"	
N34	UPPER LEVEL	SINGLE HINGE	WOOD	2' - 6"	8' - 0"	
N35	UPPER LEVEL	SINGLE POCKET DOOR	WOOD	2' - 4"	8' - 0"	
N36	UPPER LEVEL	SINGLE POCKET DOOR	WOOD	2' - 4"	8' - 0"	

Mark	Level	Type Comments	Construction Type	Width	Height	Head Height	Comments
2	MAIN LEVEL	AL FRAME FX	METAL & GLASS	5' - 0"	5' - 0"	8' - 0"	
5	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	4' - 0"	4' - 0"	8' - 0"	
6	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	4' - 0"	4' - 0"	8' - 0"	
7	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	4' - 0"	4' - 0"	8' - 0"	
8	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	4' - 0"	4' - 0"	8' - 0"	
9	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	5' - 0"	4' - 0"	8' - 0"	
10	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	4' - 0"	4' - 0"	7' - 0"	
12	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	5' - 0"	4' - 0"	8' - 0"	
14	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	4' - 0"	4' - 0"	8' - 0"	
15	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	4' - 0"	4' - 0"	8' - 0"	
16	UPPER LEVEL	AL FRAME SLIDING XO	METAL & GLASS	5' - 0"	4' - 0"	8' - 0"	

FLOOR PLAN KEYNOTES

WATER CLOSET W/ 30" WIDE X 24" DEEP CLEAR SPACE CENTERED ON FRONT OF FIXTURE (IRC 307.1) COMPLY

LAVATORY - VERIFY DIM. W/ MFR. SPEC.

MAIN FLOOR - GENERAL NOTES

1. NOT ALL KEYNOTES MAY APPLY.

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

7. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.

PLASTIC PER I.R.C. GLASS TO BE ETCHED.

8. PROVIDE INSULATION EQUAL TO R-21 TOTAL 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 LABLED GAS LOG SHAL 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 PERMANTLY BE INSTALLED AND MAINTAINED WHERE IT IS READILY VISIBLE AT ALL TIMES. THE SIGN SHALL STATE: "CAUTION APPROVED FORFUEL GAS

AMENDED) 14. SKYLIGHTS SHALL COMPLY WITH (I.R.C. R308.6).

ONLY. DAMPER SHALL BE PERMANENTLY BLOCKED OPEN." THE

LETTERS ON THE SIGN SHALL BE A MIN. OF 3/8" IN HEIGHT. (R1007.1 AS

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).

STUCCO AND ROOF SYSTEMS WILL BE INSTALLED PER MFR'S SPEC. AND COMPLIANT TO THE 2018 IRC.

WALL LEGEND.

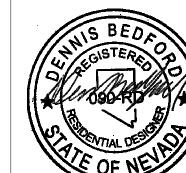
NEW INTERIOR WALL 2 x 4 @ 16" O.C.

NEW INTERIOR WALL 2 x 6 @ 16" O.C. NEW EXTERIOR WALL EZ BLOCK WALL

BUILDING AREA

EXISTING MAIN RESIDENCE	1745 SF
EXISTING PATIO	612 SF
NEW ADDITION - UPPER FLOOR LIVING	1759 SF
NEW ADDITION MAIN FLOOR GARAGE	656 SF
NEW ADDITION MAIN FLOOR STORAGE	1165 SF
NEW ADDITION PATIO	720 SF

SEAL



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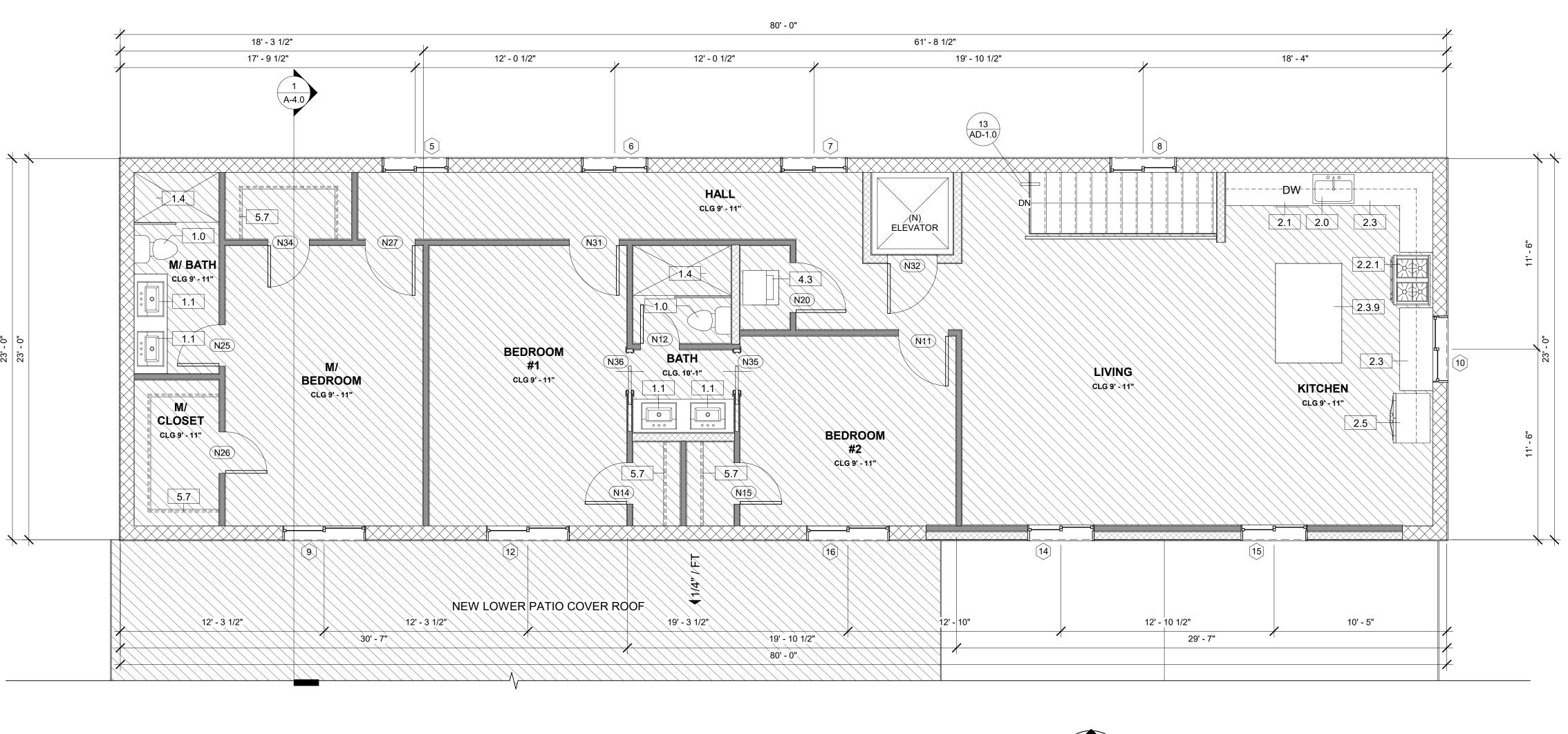
NEVADA STATE BOARD OF ARCHITECTURE

DENNIS BEDFORD RESIDENTIAL DESIGNER 7235 BERMUDA RD., SUITE G

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NEW ADDITION - UPPER LEVEL FLOOR

1/4" = 1'-0"

WALL LEGEND.

NEW INTERIOR WALL 2 x 4 @ 16" O.C.

NEW INTERIOR WALL 2 x 6 @ 16" O.C.

NEW EXTERIOR WALL EZ BLOCK WALL SYSTEM.

FLOOR PLAN KEYNOTES

SEAL WATER CLOSET W/ 30" WIDE X 24" DEEP CLEAR SPACE CENTERED ON FRONT OF FIXTURE (IRC 307.1) COMPLY LAVATORY - VERIFY DIM. W/ MFR. SPEC. SHOWER W/ WAINSCOT TO CLG. ABOVE DRAIN OVER DENSHIELD OR EQUAL FIBER CEMENT BACKER BOARD.

1.4 VERIFY DIMS. W/ MFR. SPEC. TEMPERED GLAZING @ ENCLOSURE DEPRESS SLAB SLOPE TO DRAIN.

KITCHEN SINK W/ GARBAGE DISPOSAL - VERIFY DIM. W/ MFR SPEC. /R.O. WATER

DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP -VERIFY DIM. W/ MFR. SPEC. COOK VENT OVER GAS STOVE / OVEN COMBINATION.

2.3 36" H. BASE CAB. W/ UPPER CABINETS PER PLAN. 2.3.9 36" H. BASE CAB. REFRIGERATOR / FREEZER - PROVIDE PLUMBING FOR RECESSED ICEMAKER IN WALL - VERIFY DIM. W/ MFR.

STACKED WASHER AND DRYER PROVIDE VENT. & DRAIN. 4.3 5.7 ROD & SHELF

<u>UPPER FLOOR - GENERAL NOTES</u>

NOT ALL KEYNOTES MAY APPLY.

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.

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.

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 LABLED GAS LOG SHAL 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 PERMANTLY BE INSTALLED AND MAINTAINED WHERE IT IS READILY VISIBLE AT ALL TIMES. THE SIGN SHALL STATE: "CAUTION APPROVED FORFUEL 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)

13.1 DECORATE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF CHIMNEYS FOR FACTORY BUILT FIREPLACES EXCEPT WHERE SUCH SHROUDS ARE LISTED AND LABELED FOR USE WITHTHE SPECIFIC FACTORY-BUILT FIREPLACE SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION INSTRUCTIONS 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). 17. FIBER-CEMENT, FIBER MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C 1325, C 1178 OR C 1278 RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUF. RECOMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN

TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS (R 17.1 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED PER (R 307.2) 18, WATER HEATERSARE REQUIRED TO HAVE A HEAT TRAP. EXCEPTION: IF THE TRAP IS INTEGRAL TO THE WATER HEATER OR IF PART OF HOT WATER CIRCULATING SYSTEM

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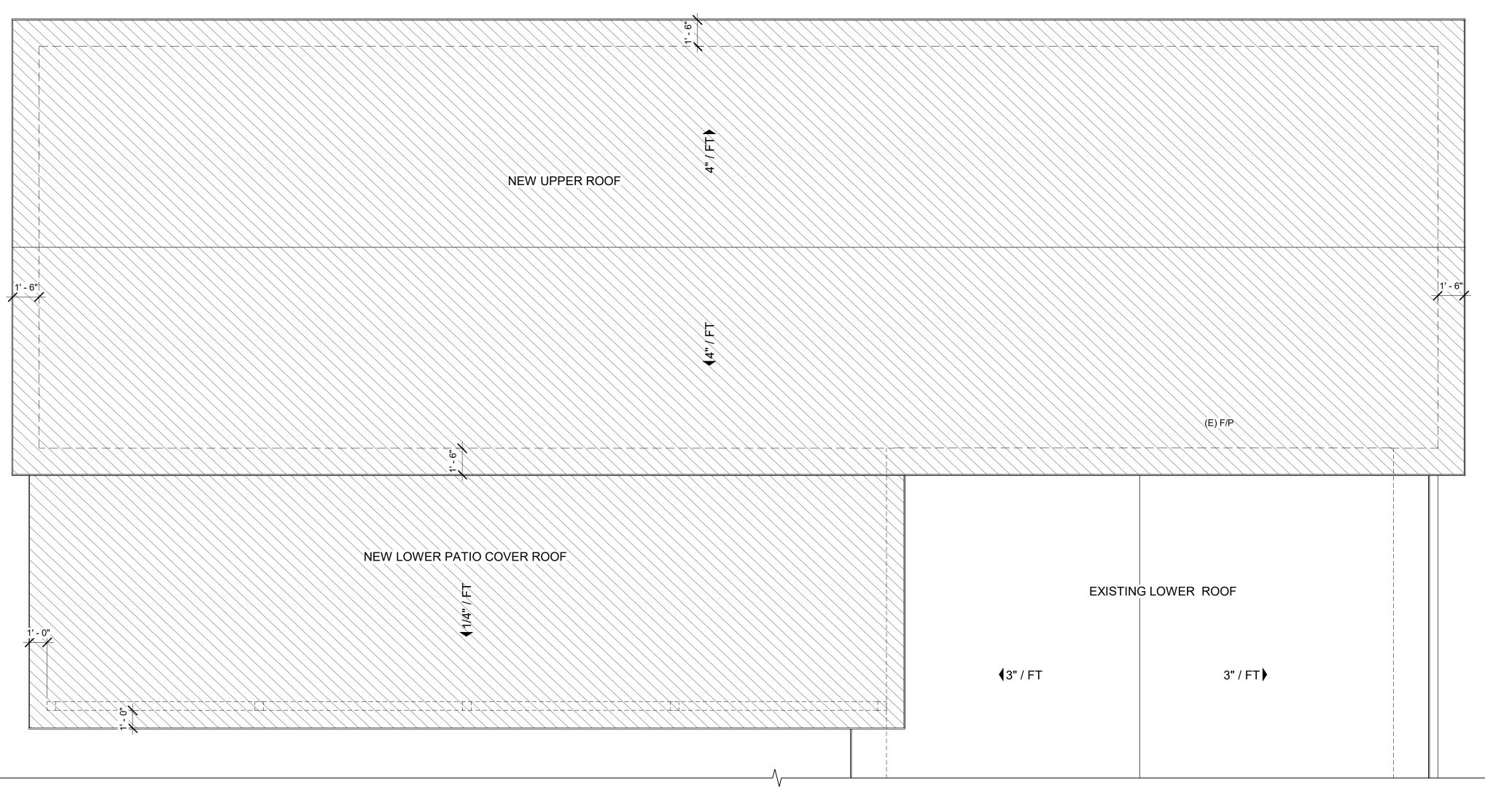
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1 NEW ADDITION - ROOF PLAN 1/4" = 1'-0"

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.

- 1. NOT ALL KEYNOTES MAY APPLY.
- 2. PROVIDE 24 GA. G.I. "PAINT LOCK FLASHING AT ALL BREAKS IN ROOF COVERING
- 3. PROVIDE DRAFTS STOPS PER IRC.
- 4. 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.
- 5. 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.
- 6. SEE DETAIL SHEET AD-1.0 FOR TYPICAL DETAILS.
- 7. NO ROOF PENETRATIONS TO OCCUR WITH IN 1'-6" OF VALLEY, HIPS OR RIDGES. (I.E. ATTIC VENTS, CHIMNEYS, PLUMBING OR DRYER VENTS, ETC.)
- 8. 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
- UNVENTED ATTIC SPACE. - AIR-IMPERMEABLE INSULATION ONLY, INSULATION SHALL BE APPLIED IN CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF DIRECT SHEATHING.



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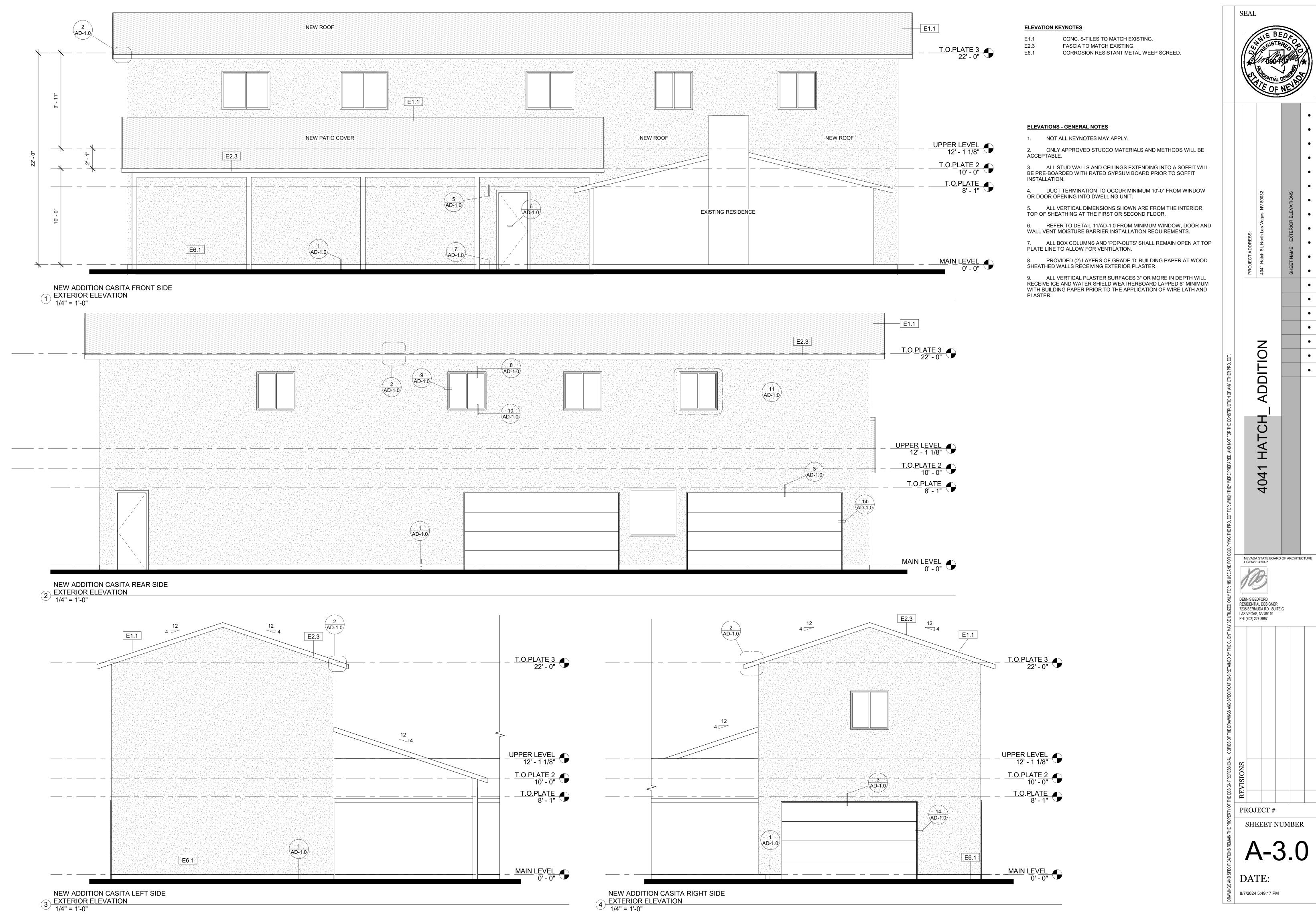
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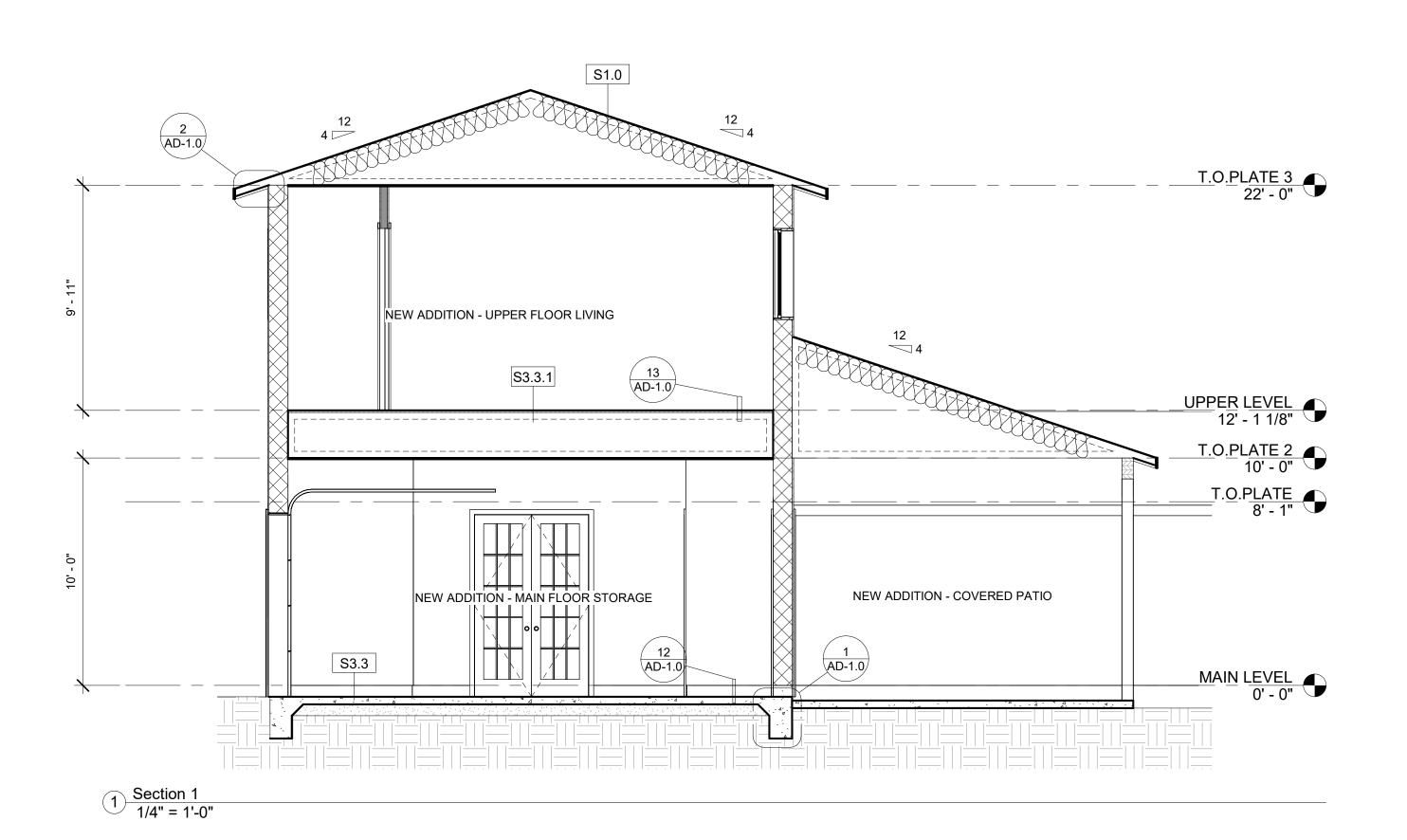
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S3.3

S3.3.1

SECTION KEYNOTES TYPICAL ROOF SYSTEM: CONC. ROOF TILES O/ BUILDING PAPER O/ RADIANT BARRIER SHEETING (SEE STRUC.) O/ MFR. TRUSSES @ 24" O.C. W/ 5/8" GYP BD AT CEILING R-38 BATT PER 2018 IRC R 905.3.4 CLAY ROOFING SHALL COMPLY WITH ICC ASTM-C-1492 ESR 412.

JOISTS @ 18" O.C. W/ 5/8" GYP BD.

DECK / CEILING SYSTEM: 3/4" OSB OR PLY O/ 12" D FLOOR

- **SECTION GENERAL NOTES**
- NOT ALL KEYNOTES MAY APPLY 2. BUILDING SECTIONS ARE FOR THE DEPICTION OF THE BASIC BUILDING DESIGN, INCLUDING THE VERTICAL AND HORIZONTAL SPACE AND DIMENSIONS. THESE BUILDING SECTIONS ARE NOT INTENDED TO BE USED FOR STRUCTURAL ELEMENTS SUCH AS BEAMS, FOOTINGS, GRADE BEAMS, ETC. DESIGN OR LOCATIONS. REFER TO STRUCTURAL DRAWINGS AND ENLARGED DETAILS FOR SPECIFIC DESIGN AND CONSTRUCTION REQUIREMENTS.
- 3. TOP OF RIDGE, MIDPOINT OF RIDGE, PLATE HEIGHTS, NATURAL GRADE HEIGHT AND ANY OTHER VERTICAL CONTROL DIMENSION SHOWN ON THE SECTIONS OR ELEVATIONS ARE TO BE FIELD VERIFIED BY GENERAL CONTRACTOR WITH A STRING LINE BEFORE ERECTION OF ROOF FRAMING ELEMENTS. CLIENT IT TO BE NOTIFIED IF THERE ARE ANY DISCREPANCIES OR CONFLICTS WITH PLANNING DEPARTMENT OR HOMEOWNERS ASSOCIATION BUILDING HEIGHTS AND/OR ENVELOPE REQUIREMENTS. GENERAL CONTRACTOR ASSUMES ALL LIABILITY AND COSTS OF LOWERING ROOF FRAMING IF STRUCTURE IS ERECTED BEFORE STRING LINE CONFIRMATIONS ARE COMPLETED.
- 4. PROVIDE INSULATION AS FOLLOWS:
 - EXTERIOR 2X6 WALLS R-19 ROOFS RAISED FLOOR R-19

CONFIRM INSULATION REQUIREMENTS WITH ENERGY COMPLIANCE

- STATEMENT. 4. 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:
- 4.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES & PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS
- FOLLOWS: 4.1.1.1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET 4.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED, VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROPPED CEILING AND COVE CEILINGS.
- 4.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. 4.4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF
- FLAME AND PRODUCTS OF COMBUSTION. 4.5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, COMPLY WITH
- NOT USED.
- NOT USED

SPECIFICATIONS.

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)

9. REFER TO FLOOR PLAN FOR CEILING HEIGHTS, DIMENSIONS, AND

8. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION PER I.R.C.

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