ORDINANCE NO. 2871

AN ORDINANCE RELATED TO ZONING; AMENDING SECTION 010 OF CHAPTER 16 OF TITLE 17 OF THE CITY OF NORTH LAS VEGAS MUNICIPAL CODE BY RECLASSIFYING APPROXIMATELY 29.38± ACRES THEREIN FROM AN R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO A C-2, GENERAL COMMERCIAL DISTRICT (ZN-02-18, PRE CRAIG CLAYTON, LLC), FOR PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF CRAIG ROAD AND THE SCOTT ROBINSON BOULEVARD ALIGNMENT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

WHEREAS, the rezoning is consistent with the Comprehensive Plan; and

WHEREAS, the Council determines that the amendment will not adversely affect the health and general welfare; and,

WHEREAS, according to Paragraph B of Section 70 of Chapter 12 of Title 17 of the North Las Vegas Municipal Code, the City Council may, by ordinance, reclassify property.

NOW THEREFORE, the City Council of the City of North Las Vegas does ordain:

SECTION 1: In accordance with the provisions of Ordinance No. 2871 the following described parcel of land shall be reclassified as follows:

R-1, SINGLE-FAMILY LOW DENSITY DISTRICT TO A C-2, GENERAL COMMERCIAL DISTRICT (ZN-02-18), THE FOLLOWING PROPERTY DESCRIBED TO WIT:

APN: 139-04-201-016,017

BEING LOT 1 AND 2 AS SHOWN ON THAT MAP ON FILE IN FILE 122 OF PARCEL MAPS, PAGE 055 IN THE CLARK COUNTY RECORDER'S OFFICE IN SECTION 4, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 2: The General Commercial (C-2) District herein is subject to the development standards and requirements of the North Las Vegas Municipal Code:

SECTION 3: NON-INFRINGEMENT OF RIGHTS. The City Council of the City of North Las Vegas has been informed by the City Attorney as to the constitutionality of this ordinance and based upon such information we are adopting this ordinance in good faith with a reasonable belief that the actions taken by the City of North Las Vegas are not in violation of any rights, privileges, or immunities secured by the laws providing for equal rights of citizens or persons.

SECTION 4: SEVERABILITY. If any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall in no way affect the validity and enforceability of the remaining provisions of this Ordinance.

SECTION 5: EFFECTIVE DATE. This Ordinance shall become effective after its passage by the City Council of the City of North Las Vegas and, after such passage by the City Council, publication once by title in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

SECTION 6: PUBLICATION. The City Clerk shall cause this Ordinance, immediately following its adoption, to be published once by title, together with the names of the Councilmen voting for or against passage, in a newspaper qualified pursuant to the provisions of Chapter 238 of NRS, as amended from time to time.

PASSED AND ADOPTED THIS 21st day of March 2018.

AYES: Mayor Lee, Mayor Pro-Tempore Cherchio, Council Members Goynes-Brown, Barron and Black

NAYS: None

ABSENT: None

APPROVED:

JOHN J. LEE, MAYOR

ATTEST:

CATHERINE A. RAYNOR, MMC
CITY CLERK

CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Amy Michaels, Principal Planner, Land Development & Community Services Dept.
From: Robert Weible, Land Development Project Leader, Department of Public Works
Subject: ZN-03-2021 **Noble Peak**
Date: February 17, 2021

In addition to the requirement to comply with the *City of North Las Vegas Municipal Code – Titles 15 and 16*, *NRS 278* and accepted *Clark County Area Uniform Standard Drawings*, the Department of Public Works recommends the following conditions of approval:

1. All known geologic hazards shall be shown on the preliminary development plan, tentative map and the civil improvement plans. Geological hazards such as fault lines or fissures affecting residential structures may substantially alter the tentative map layout and require the submission of a revised tentative map which must be approved by the City prior to final approval of the civil improvement plans. The footprint of proposed structures shall be plotted on all lots impacted by faults and/or fissures and a minimum width of five (5) feet shall be provided from the edge of any proposed structure to the nearest fault and/or fissure.

2. Approval of a drainage study is required prior to submittal of the civil improvement plans.

3. The street names shall be in accordance with the North Las Vegas Street Naming and Address Assignment Standards, and must be approved by the City of Las Vegas Central Fire Alarm Office.

4. The property owner is required to grant roadway easements where public and private streets intersect.

5. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.

6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.

7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 222.1 and 222.

8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.

9. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

10. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.

Utilities – For information only:

- This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations* and the *Design and Construction Standards for Wastewater Collection Systems.*

- Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

For more information regarding the land development process and other associated requirements in the City of North Las Vegas, please visit the City's website and find the **Land Development Guide**: http://www.cityofnorthlasvegas.com/Departments/PublicWorks/PublicWorks.shtm.

Robert Weible, Land Development Project Leader
Department of Public Works

Westwood

5725 W. Badura Ave, Suite 100
Las Vegas, NV 89118

main (702) 284-5300

REVISED
02/17/2021

ZN-000003-2021

RAH2018

February 16th, 2021

City of North Las Vegas
Current Planning Department Staff
2250 Las Vegas Boulevard North
North Las Vegas, NV 89032

Re: Noble Peak – Zone Change Letter of Intent
APN: 139-04-201-021

Westwood Professional Services on behalf of our client, Richmond American Homes, respectfully submits this letter of intent for a Zone Change (ZC) application.

The proposed development is a single-family attached residential community located near the northeast corner of the Craig Road and Clayton Street intersection, adjacent to Scott Robinson Blvd. The parcel is Lot 2 on the recorded Parcel Map 126-50, Assessor's Parcel Number 139-04-201-021. The parcel is ~6.5 acres with 70 lots, resulting in a density of ~10.8 du/ac.

The parcel currently falls within the Mixed-Use Neighborhood land use and the parcel zoning is General Commercial (C-2). The developer proposes to rezone the parcel to a Planned Unit Development (PUD). The project aligns with the purpose of the Mixed-Use Neighborhood land use as it provides an integrated, pedestrian friendly location and layout, and aligns within the allowable density range of 6.01 du/acre, up to 18 du/acre. The creation of the PUD allows the development of an innovative new residential product that presents greater opportunity for a housing type and design that can extend to all citizens and residents of North Las Vegas.

The housing product creates a single family attached neighborhood with a higher density conveniently located near commercial developments, providing a compatible and stable environment for the surrounding area. Moreover, the single family attached neighborhood is the ideal buffer between the single family detached homes adjacent to Clayton and the three story multi family project approved east of the site.

The efficient design of the project incorporates reduced street widths that require less pavement and utilities since the homes are spaced closer together. The applicant is proposing a 30 foot wide internal private street to access the garages which sit at rear of the residences. This street width is 10 feet wider than what has been constructed in the same community within the Cadence master planned community in Henderson and is the same size for the similar community in Summerlin. The homes will only be attached on one side which provides space for a private enclosed side yard on the other side of each property. This side yard will include its own private enclosed courtyard. There are two models which range in size from 1,510-1,520 SF. All homes will also include a porch in the front. The front of the homes will be articulated with stone veneer and other architectural enhancements.

The project proposes private local residential streets with electronic gates at the entry. In addition to the homes having two car garages, 35 guest parking stalls are provided throughout the project and there will be private streetlighting provided at the same spacing as public streets. The homes will have fire sprinklers installed. The City of North Las Vegas private street policy requires 5ft sidewalks on both sides of the street. This project proposes a larger 7ft sidewalk around the perimeter and between homes in the center of the project to offset the need for 5ft sidewalks on both sides of the internal private streets. There are additional 4ft sidewalks throughout the project and three pedestrian access gates along Scott Robinson Blvd to further promote pedestrian connectivity and walkability.

The interior open space provided exceeds 500/SF per lot. A single large centrally located common element is proposed containing 75% of the required interior open space. This central common element will include neighborhood park amenities. The remaining required interior open space will be distributed throughout the project. Additional landscaping is provided inside the community and along the perimeter but is not counted towards the total interior open space being provided. The pedestrian corridor in the middle of the site will have a landscape easement over the space between the porches for the Home Owners Association to maintain the landscape in this area. Finally, the single family homes are separated by ~42ft feet from front door to front door. This allows for substantial separation between the fronts of each single family attached home. We have provided an additional exhibit to demonstrate this separation, landscape easement and the larger pedestrian walkway.

The site plan included with the application shows the general layout of the project and the single access proposed from Scott Robinson Blvd. A secondary fire access will be provided. A typical lot width is ~25.8ft and all lots are larger than 2,000sqft. The proposed building setbacks which will be met for each lot are listed on the included site plan and below.

<u>Setbacks</u>
Front – 12’
Porch – 10’
Side Yard – Building (Interior) – 5’
Side Yard – Building (Corner) – 5’
Attached Building to Building – 0’ and 4’
Rear – Garage – 4’
Rear – Living – 4’

This project helps meet the demand for pedestrian friendly residential neighborhoods that target first time home buyers. These homes will bring additional population to area that will utilize the surrounding commercial centers while reducing the vacant lots.

A traffic study will be prepared to support the minimal impact of the project. A technical drainage study and water network analysis will also be completed in support of the improvement plans for the project.

The entitlements will be complete near the end of April 2021 and the technical studies/design plans/final map will be finished in the 4th quarter of 2021. Grading is expected to start in September 2021 and offsite construction should be complete towards the end of 2022.

Please contact our office at 702-284-5300 if you have any questions or require additional information. Thank you for your consideration of this project.

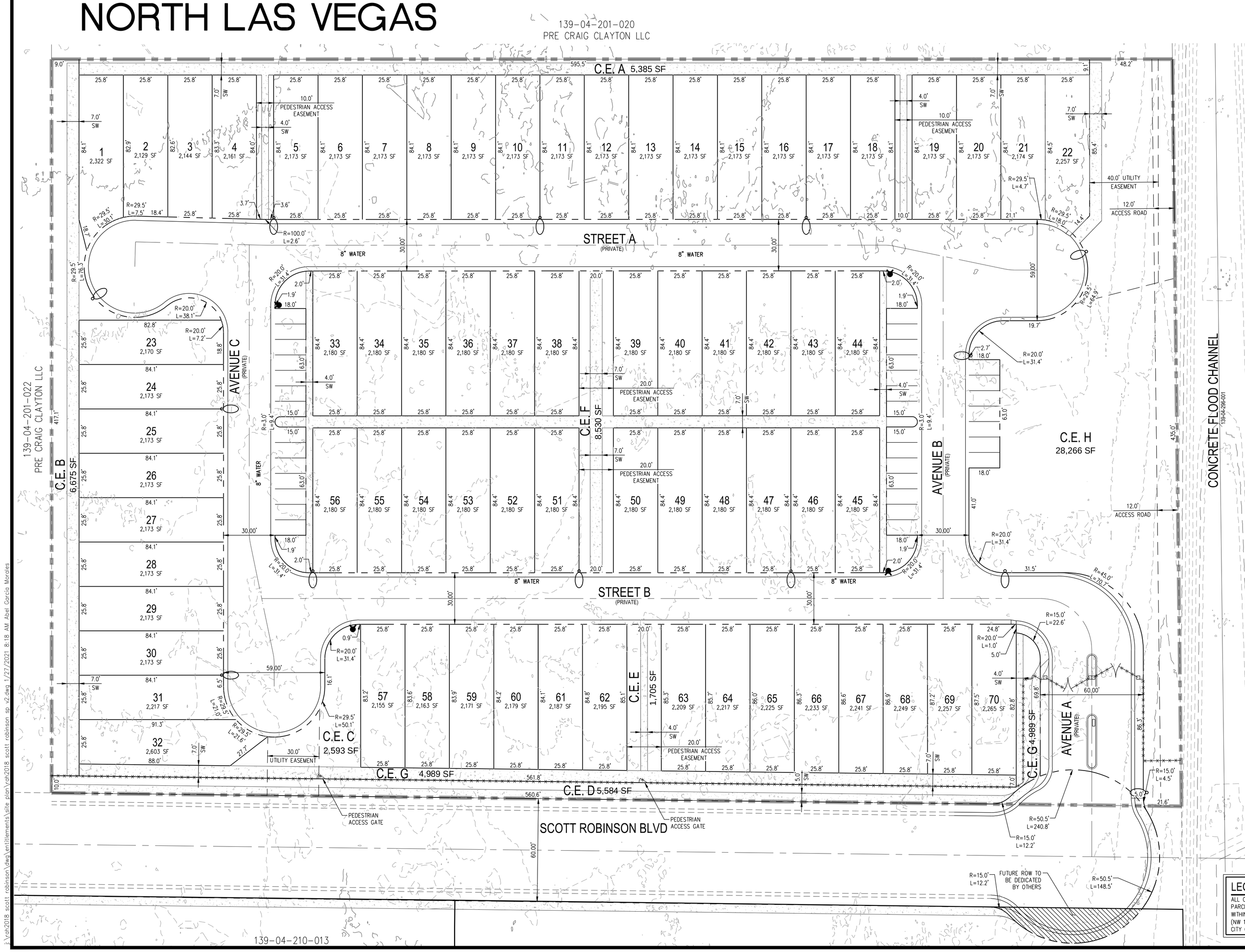
Sincerely,

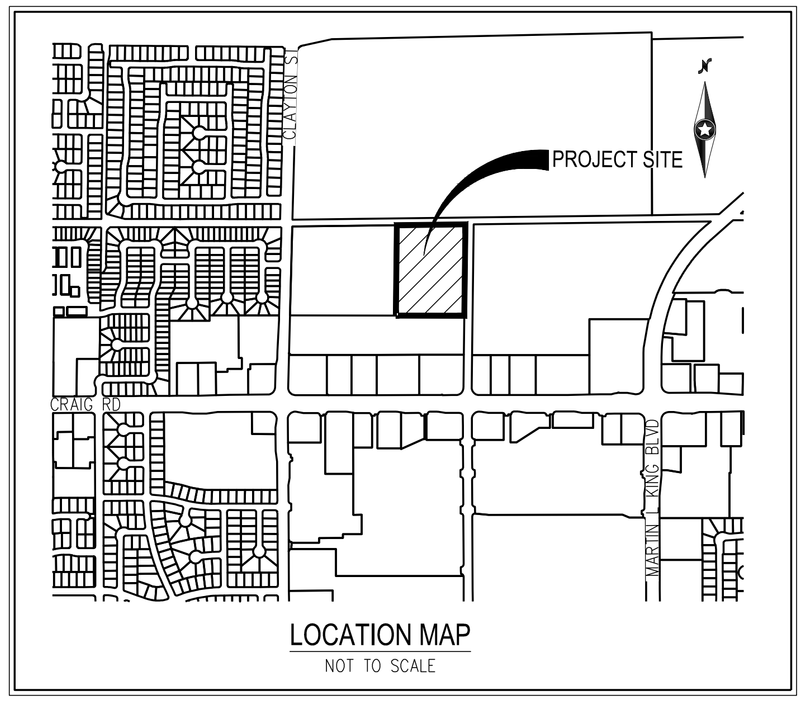
WESTWOOD PROFESSIONAL SERVICES

Kevin Bross, PE
Project Manager II
CC:
Angela Pinley, Richmond American Homes
Chelsea Jensen, Westwood

SITE PLAN
FOR
NOBLE PEAK
A SINGLE FAMILY ATTACHED PROJECT LOCATED IN THE
CITY OF NORTH LAS VEGAS
139-04-201-021

CITY OF
NORTH LAS VEGAS





LOCATION MAP
NOT TO SCALE

SCALE - 1"=30' (0, 30, 60 FEET)

LEGEND
- ROADWAY CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EASEMENT LINE

PROPOSED SETBACKS

FRONT	12'
PORCH	10'
SIDE YARD - BUILDING (INTERIOR)	5'
SIDE YARD - BUILDING (CORNER)	5'
ATTACHED BUILDING TO BUILDING	0' AND 4'
REAR - GARAGE	4'
RAR - LIVING	4'

SITE DATA

APN NUMBERS:	139-04-201-021
GROSS AREA:	6.48± ACRES
NET AREA:	6.48± ACRES
CURRENT ZONING:	C-2
PROPOSED ZONING:	PUD
TOTAL LOT COUNT:	70
TOTAL DENSITY:	10.80 DU/AC
NO. OF COMMON ELEMENTS:	8
OPEN SPACE PROVIDED:	39,239 S.F.
LANDSCAPE AREAS PROVIDED:	19.268 S.F.
OPEN SPACE REQUIRED:	35,000 S.F. (87 X 350 S.F.)
MINIMUM LOT SIZE:	2,129 SF
MAXIMUM LOT SIZE:	2,556 SF (LOT 46)
AVERAGE LOT SIZE:	2,192 SF

PARKING ANALYSIS

NO OF UNITS	= 70
RESIDENT PARKING	= 2 SPACES/LOT
GUEST PARKING	= 0.2 SPACE/LOT
REQUIRED PARKING	= 155 SPACES**
PARKING STALLS PROVIDED	= 35 SPACES

**MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

DEVELOPER INFORMATION
RICHMOND AMERICAN HOMES, INC
7770 DEAN MARTIN DR #308
LAS VEGAS, NV 89139
PH: (702) 617-8464
FX: (702) 617-8499

LEGAL DESCRIPTION
ALL OF LOT 2 AS SHOWN BY MAP THEREOF IN FILE 126, PAGE 50 OF PARCEL MAPS, IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M, CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER INFORMATION
WESTWOOD PROFESSIONAL SERVICES
5725 W. BADURA AVENUE, SUITE 100
LAS VEGAS, NV 89118
PH: (702) 284-5300
FX: (702) 284-5399
CONTACT: KEVIN BROSS, P.E.

Westwood
Phone (702) 284-5300
Fax (702) 284-5399
5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwoodps.com
Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP. DATE	APP.

CITY OF NORTH LAS VEGAS, NV
RICHMOND AMERICAN HOMES
NOBLE PEAK
SITE PLAN
S4 T20 R61

DATE: 1/27/2021
DRAFTER: WS
DESIGNER: WS
CHECKED: KMB
PROJECT NO. RAH2018

PROFESSIONAL ENGINEER - STATE OF NEVADA
KEVIN M. BROSS
Exp. 12/31/2022
CIVIL
No. 24572

SP-1
SHEET 1 OF 1

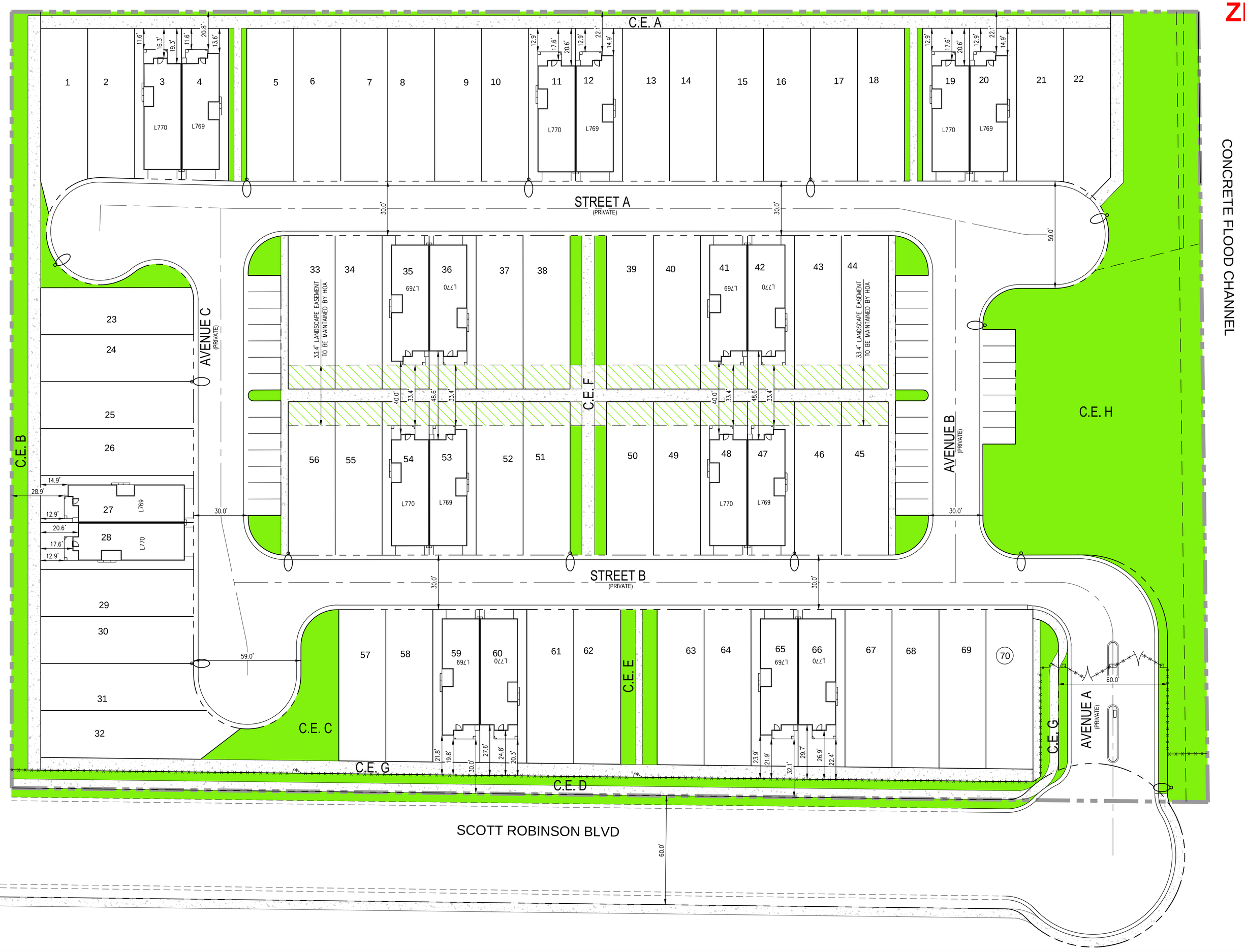
I:\rah2018 scott robinson\dwg\entitlements\site plan\rah2018 scott robinson sp v2.dwg 1/27/2021 8:18 AM Alex Garcia Morales

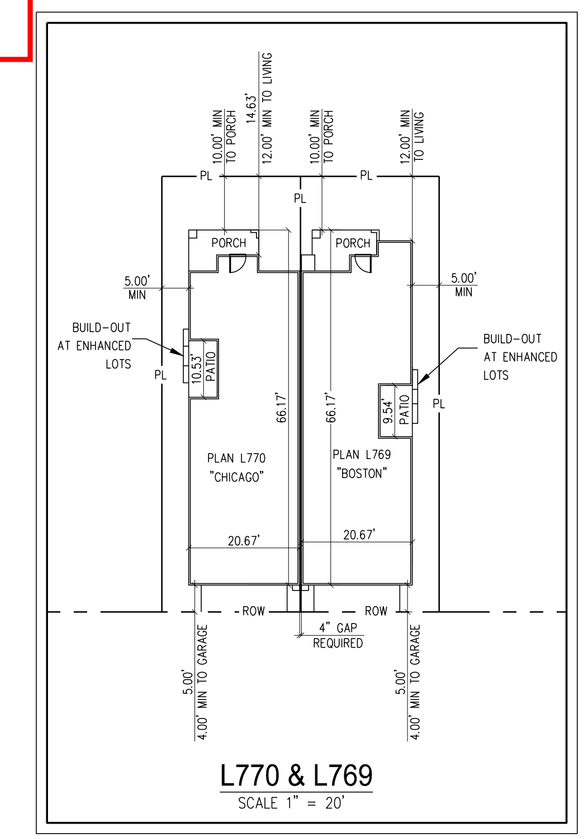
HOA MAINTAINED LANDSCAPING EXHIBIT

NOBLE PEAK

REVISED
02/17/2021

ZN-000003-2021





SETBACKS

CITY OF NORTH LAS VEGAS ZONING: PUD

FRONT	12'
PORCH	10'
SIDE YARD – BUILDING (INTERIOR)	5'
SIDE YARD – BUILDING (CORNER)	5'
SIDE YARD – UNIT	0' AND 4'
REAR – GARAGE	4'
REAR – LIVING	4'

LEGEND

- EASEMENT LINE
- LANDSCAPE TO BE MAINTAINED BY HOA
- LANDSCAPE EASEMENT TO BE MAINTAINED BY HOA

Westwood

Phone (702) 284-5300
Toll Free (888) 937-5150
5740 S. Arville Street Suite 216
Las Vegas, NV 89118
westwoodps.com

Westwood Professional Services, Inc.

RICHMOND AMERICAN HOMES

30'
60'
90'

DATE: February 11, 2021
SCALE: 1:30
PROJECT #: RAH2018

j:\rah2018 scott robinson\dwg\figures\210209 rah2018 scott robinson – landscape exhibit.dwg 2/11/2021 8:25 AM Will Shih

PROJECT DATA

PROJECT:	PRELUDE AT CADENCE (DUETTO II)
MUNICIPALITY:	HENDERSON
PLAN:	L769-BOSTON / L770-CHICAGO
DATE:	01 AUGUST 2019

OCCUPANCY: GROUP R
CONSTRUCTION TYPE: 5B
ENERGY COMPLIANCE: REM/ DESIGN

CONTRACTOR'S NAME: RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER: STATE CONTRACTOR LICENSE #0026417
DRAWINGS PREPARED BY: J.J.G.

ADOPTED CODES

BUILDING:	2018	INTERNATIONAL RESIDENTIAL CODE
MECHANICAL:	2018	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2018	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL:	2017	NATIONAL ELECTRICAL CODE
ENERGY:	2018	INTERNATIONAL ENERGY CONSERVATION CODE
FIRE:	2018	INTERNATIONAL FIRE CODE
	2018	SOUTHERN NEVADA REGIONAL CODE INTERPRETATIONS BY SNBO

NOTE: MUST COMPLY WITH ALL STATE AND LOCAL CODES IN EFFECT IN THE JURISDICTION IN WHICH THE WORK IS TO BE PERFORMED.

REQUIREMENTS FOR ARCHITECTURAL APPROVAL (ALL LOTS)

	DESCRIPTION
	-

REQUIREMENTS FOR ENHANCED REAR LOTS

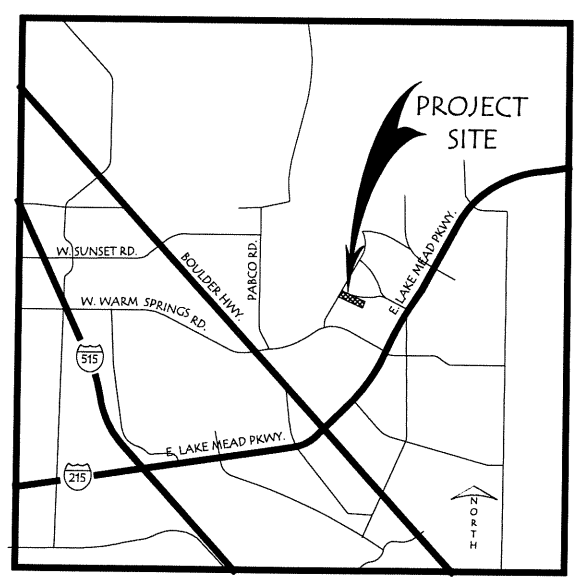
NOTE: THE OPTIONS LISTED ABOVE WILL BE STANDARD AS NOTED TO COMPLY WITH DEVELOPER AND/OR CITY REQUIREMENTS. THERE MAY BE ADDITIONAL OPTIONS AVAILABLE THAT ARE NOT LISTED ABOVE.

L769 SQUARE FOOTAGE CALCULATIONS

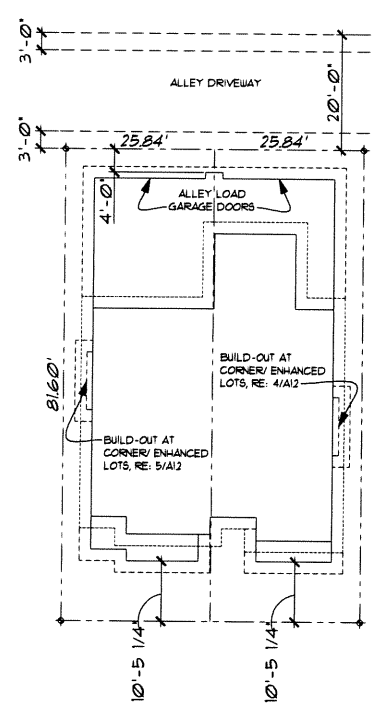
	ALL ELEVATIONS	
	STANDARD	OPTIONS
2 CAR GARAGE	525 SQ. FT	
COVERED ENTRY AT ELEV. A & C	75 SQ. FT	
COVERED PORCH AT ELEV. B	71 SQ. FT	
COVERED PATIO	78 SQ. FT	
FIRST FLOOR	658 SQ. FT	
SECOND FLOOR	665 SQ. FT	
SECOND FLOOR W/ OPT. BR3		+186 SQ. FT.
TOTAL (BASE HOUSE)	1323 SQ. FT.	

L770 SQUARE FOOTAGE CALCULATIONS

	ALL ELEVATIONS	
	STANDARD	OPTIONS
2 CAR GARAGE	520 SQ. FT	
FRONT PORCH - ALL ELEVATIONS	76 SQ. FT	
COVERED PATIO	65 SQ. FT	
FIRST FLOOR	647 SQ. FT	
SECOND FLOOR	879 SQ. FT	
TOTAL (BASE HOUSE)	1526 SQ. FT.	



VICINITY MAP
SCALE: N.T.S.



TYPICAL PLOT PLAN
SCALE: N.T.S.

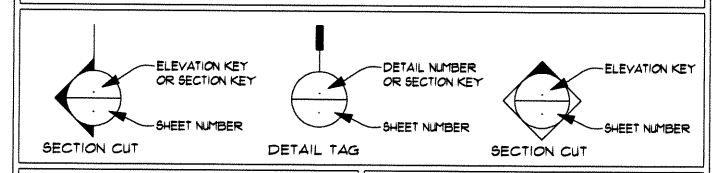
DRAWING SHEET INDEX

SHEET		DESCRIPTION
A00	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN
	b	ARCHITECTURAL FOUNDATION PLAN OPTIONS
A1.1	a	FIRST FLOOR PLAN
	b	FIRST FLOOR PLAN OPTIONS
	c	PARTIAL FIRST FLOOR PLANS
A1.2	a	SECOND FLOOR PLAN
	b	SECOND FLOOR PLAN OPTIONS
	c	PARTIAL SECOND FLOOR PLANS
A2.1	a	ELEVATION A
	b	ELEVATION A
	c	ELEVATION A W/ OPT. BEDROOM #3 AT L769
	d	ELEVATION A W/ OPT. BEDROOM #3 AT L769
A2.2	a	ELEVATION B
	b	ELEVATION B
	c	ELEVATION B W/ OPT. BEDROOM #3 AT L769
	d	ELEVATION B W/ OPT. BEDROOM #3 AT L769
A2.3	a	ELEVATION C
	b	ELEVATION C
	c	ELEVATION C W/ OPT. BEDROOM #3 AT L769
	d	ELEVATION C W/ OPT. BEDROOM #3 AT L769
A4.1	a	ROOF PLANS
A4.2	a	TYPICAL BUILDING SECTIONS
	b	TYPICAL BUILDING SECTIONS
A5.1	a	FLOORING BREAKS - FIRST FLOOR
A5.2	a	FLOORING BREAKS - SECOND FLOOR

*DEFERRED SUBMITTALS
- TRUSS CALCULATIONS
- SPRINKLERS

DATE	DELTA	REVISIONS

LIST OF ABBREVIATIONS



CONC.	CONCRETE
DIA.	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
MFR.	MANUFACTURER
T.O.W.	TOP OF WALL
OPT.	OPTIONAL
RE:	REFERENCE
A/C	AIR CONDITIONING UNIT
W/	WITH
MIN.	MINIMUM
BD.	BOARD
PLT.	PLATE
HT.	HEIGHT
HD.	HEAD(ER)
℄	CENTER LINE
PL	PROPERTY LINE
W/H	WATER HEATER
DW	DISHWASHER
REF.	REFRIGERATOR
GYP.	GYPSUM
ELV.	ELEVATION
UTIL.	UTILITY
RM.	ROOM
LAU.	LAUNDRY
PDR.	POWDER
MBR	MASTER BEDROOM
MBA	MASTER BATHROOM
BR	BEDROOM
BA	BATHROOM
STD.	STANDARD
TEMP.	TEMPERED
TYP.	TYPICAL
WDW.	WINDOW
O.H.	OVERHEAD
SL	SLIDER
SH	SINGLE HUNG
FX	FIXED
BP	BI-PASS
BF	BI-FOLD
SC	SELF CLOSER
XOX	WINDOW: OPERABL FIXED OPERABLE PANES
R	RISER
CPT.	CARPET
H.S.	HARD SURFACE
R & S	ROD AND SHELF
LIN.	LINEN
PAN.	PANTRY
SH.	SHELF/ SHELVES
M.C.	MEDICINE CABINET
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
GFI	GROUND-FAULT CIRCUT

DRAWING SHEET INDEX

SHEET		DESCRIPTION
AD00	a	INTERIOR DETAILS
AD1.1	a	EXTERIOR DETAILS - ELEVATION
	b	EXTERIOR DETAILS - ELEVATION
	c	EXTERIOR DETAILS - ELEVATION
	d	EXTERIOR DETAILS - ELEVATION
	e	EXTERIOR DETAILS - ELEVATION
AD1.2	a	THERMAL BARRIER DETAILS
AD1.3	a	EXTERIOR ELEVATION DETAILS (2 HOUR) FIRE RATED
	b	EXTERIOR ELEVATION DETAILS (2 HOUR) FIRE RATED
	c	EXTERIOR ELEVATION DETAILS (1 HOUR) FIRE RATED
E00		ELECTRICAL SPEC'S, & NOTES
E0.1		ELECTRICAL LOAD CALCULATIONS
E0.2		ELECTRICAL LOAD CALCULATIONS
E1.1	a	FIRST FLOOR ELECTRICAL PLAN
E1.2	a	SECOND FLOOR ELECTRICAL PLAN
M00		MECHANICAL SPEC'S, NOTES & DETAILS
M1.1	a	MECHANICAL FIRST FLOOR PLAN
	b	MECHANICAL FIRST FLOOR PLAN OPTIONS
M1.2	a	MECHANICAL SECOND FLOOR PLAN
	b	MECHANICAL SECOND FLOOR PLAN OPTIONS
	c	MECHANICAL SECOND FLOOR PLAN OPTIONS
P00		PLUMBING SPEC'S, LEGEND & DETAILS
P1.1	a	PLUMBING FIRST FLOOR PLANS
	b	PLUMBING FIRST FLOOR PLANS OPTIONS
P1.2	a	PLUMBING FIRST FLOOR PLANS
	b	PLUMBING FIRST FLOOR PLANS OPTIONS
P2.1	a	GAS PLAN FIRST FLOOR
	b	GAS PLAN FIRST FLOOR OPTIONS
P2.2	a	GAS PLAN SECOND FLOOR
	b	GAS PLAN SECOND FLOOR OPTIONS
	c	GAS PLAN SECOND FLOOR OPTIONS
S00	a	STRUCTURAL NOTES & SPECIFICATIONS
	b	STRUCTURAL NOTES & SPECIFICATIONS
S1.0	a	FOUNDATION PLAN & OPTIONS
	b	FOUNDATION PLAN & OPTIONS
S1.2	a	FLOOR FRAMING PLAN & OPTIONS
	b	FLOOR FRAMING PLAN & OPTIONS
	c	FLOOR FRAMING PLAN & OPTIONS
S1.3	a	ROOF FRAMING PLAN & OPTIONS
	b	ROOF FRAMING PLAN & OPTIONS
	c	ROOF FRAMING PLAN & OPTIONS
	d	ROOF FRAMING PLAN & OPTIONS
	e	ROOF FRAMING PLAN & OPTIONS
SD	1	POST TENSION FOUNDATION DETAILS
	1.1	POST TENSION FOUNDATION DETAILS
	2	GENERAL FRAMING DETAILS
	2.1	GENERAL FRAMING DETAILS
	3	FLOOR FRAMING DETAILS
	3.1	FLOOR FRAMING DETAILS
	4	ROOF FRAMING DETAILS
	4.1	ROOF FRAMING DETAILS

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
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Date: 08/01/2019
Drawn By: J.J.G.
Revisions:

PRELUDE
at Cadence
(DUETTO II)
HENDERSON

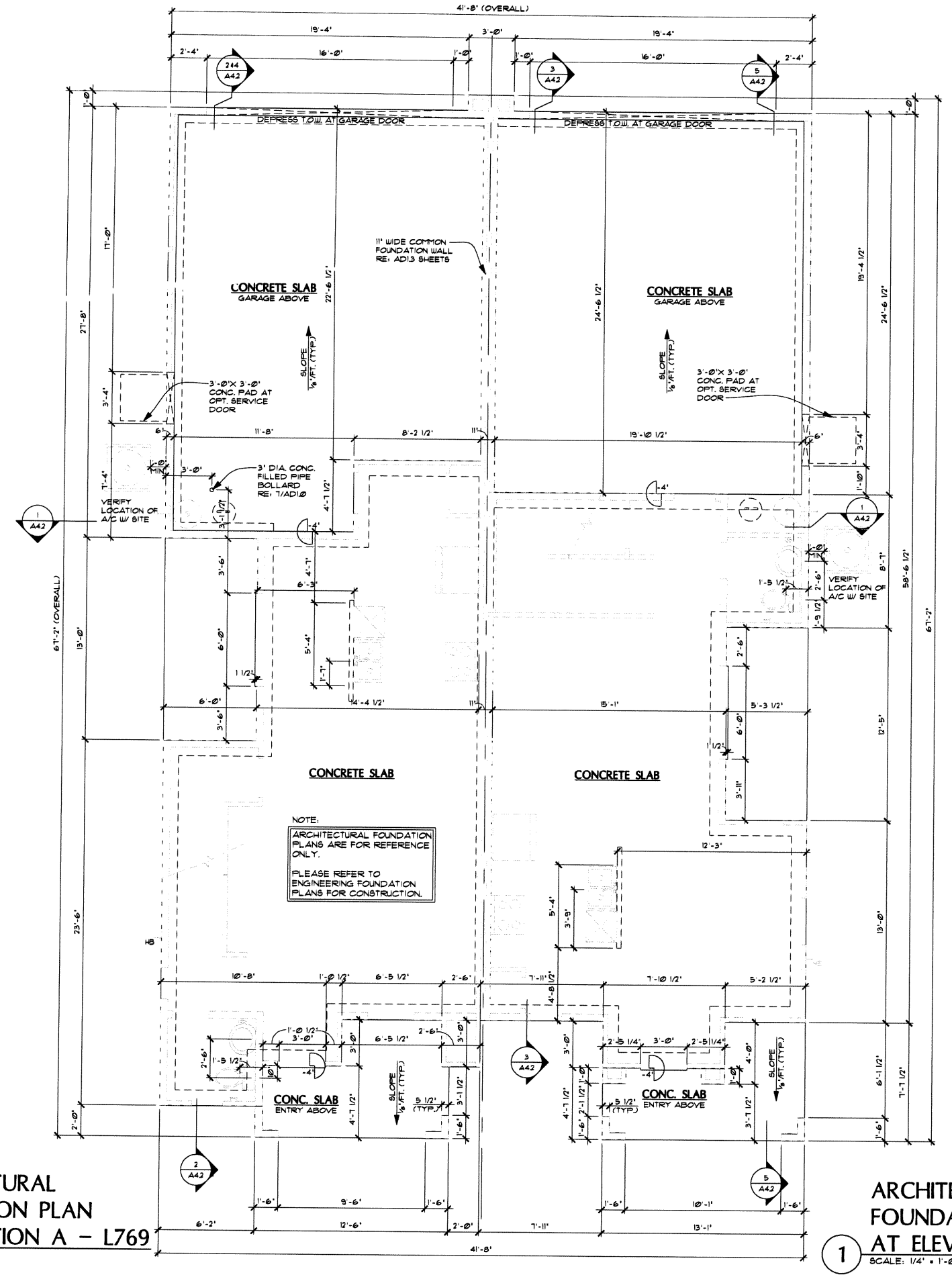
Plan Number:
L769 / L770

Plan Name:
BOSTON / CHICAGO

Sheet Title:
COVER SHEET

Sheet Number:
A0.0
a

R:_Nevada\Las Vegas\Las Vegas Division\Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:42:08 PM, jglass



2 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION A – L769
SCALE: 1/4" = 1'-0"

1 ARCHITECTURAL FOUNDATION PLAN AT ELEVATION A – L770
SCALE: 1/4" = 1'-0"

Justin Bozarth,
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Revisions:

PRELUDE
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(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

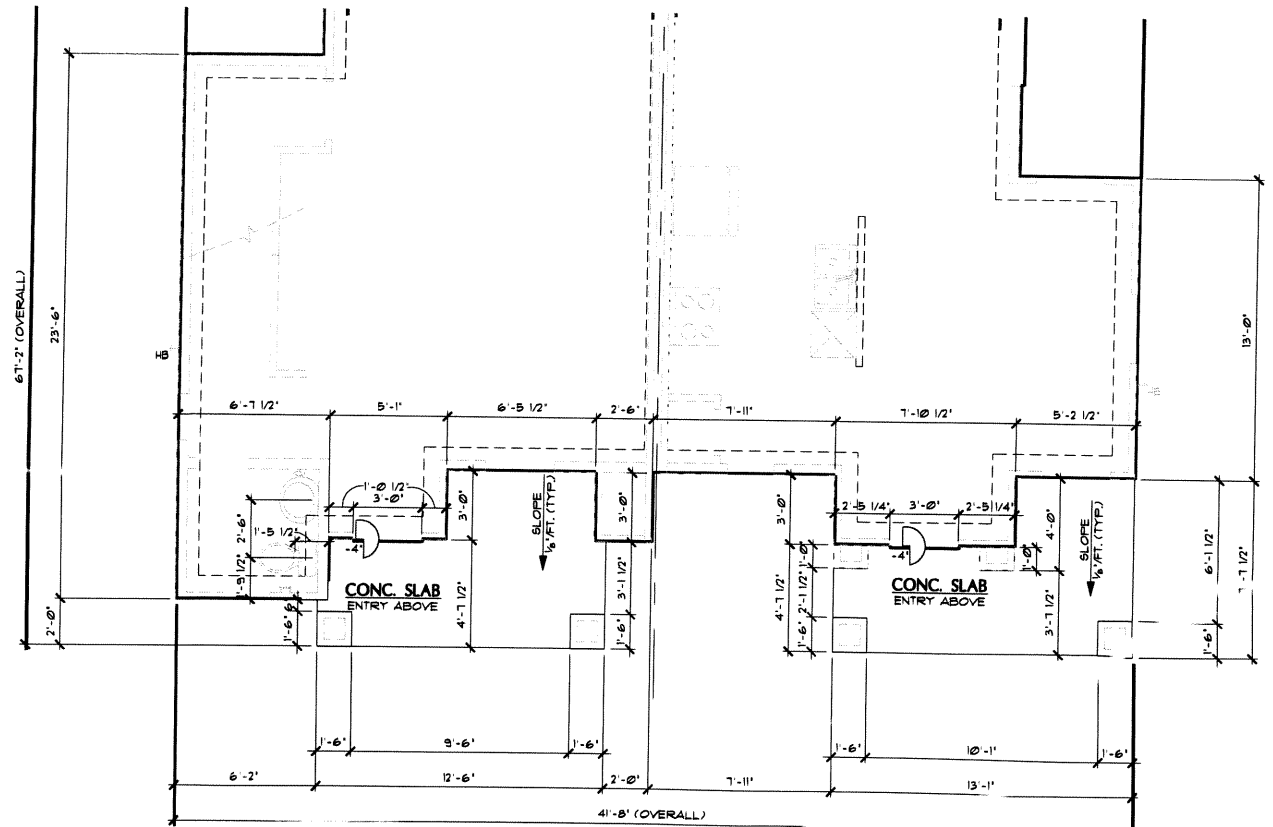
ARCHITECTURAL FOUNDATION PLAN

Sheet Number:

A1.0

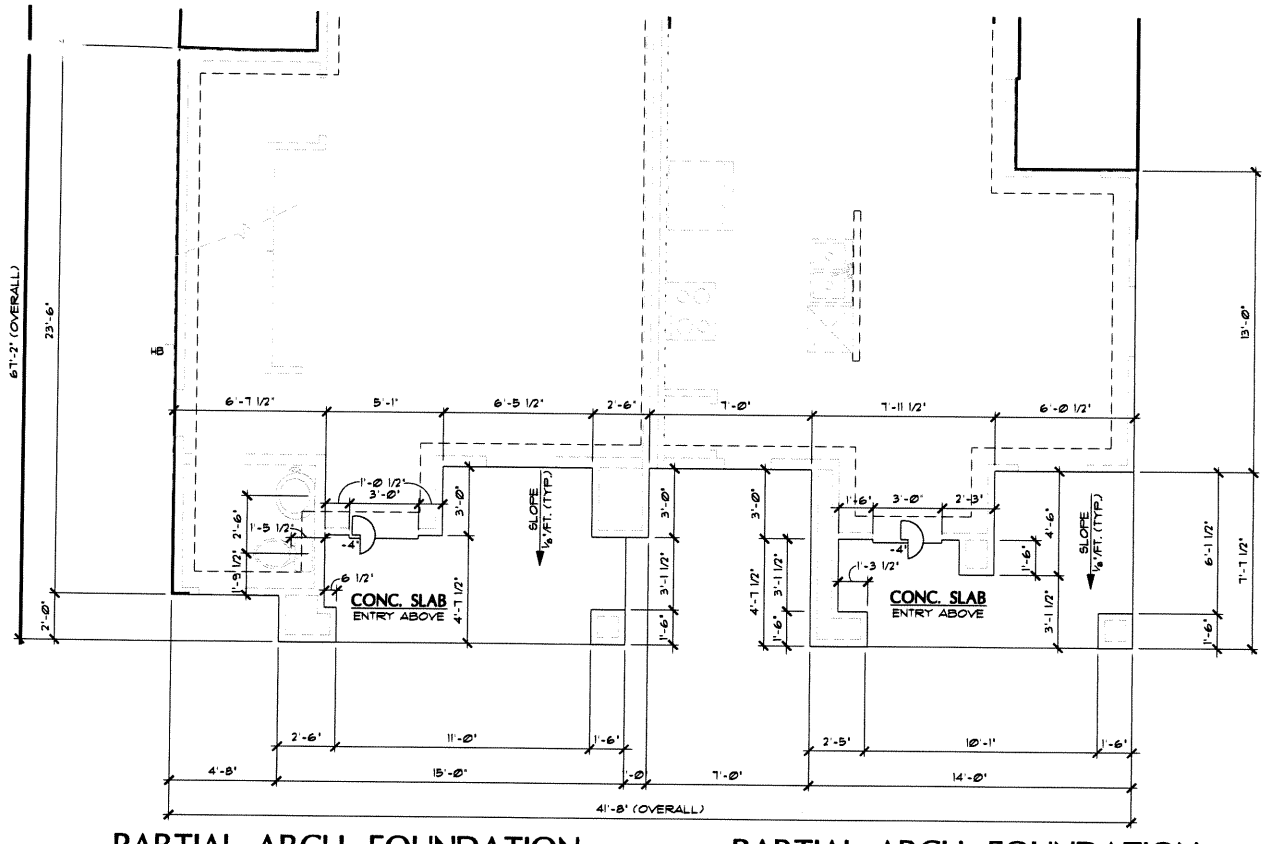
a

T:\R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:42:25 PM, jglass



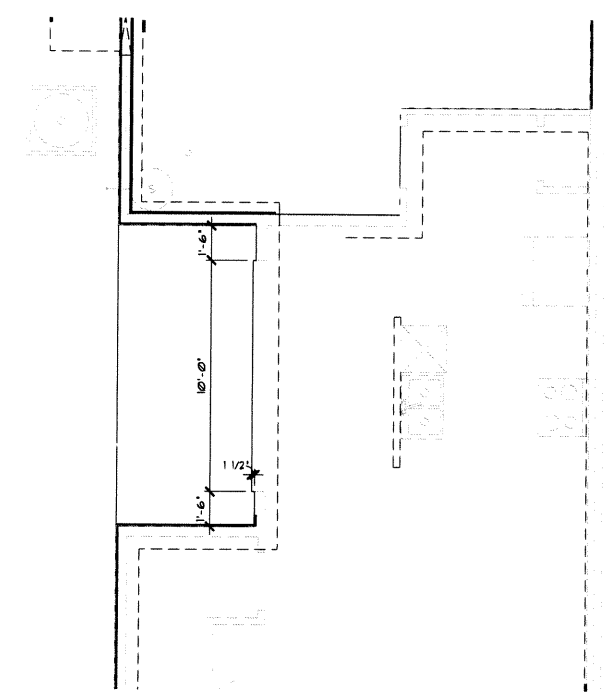
6 PARTIAL ARCH. FOUNDATION PLAN AT ELEVATION B – L769
SCALE: 1/4" = 1'-0"
RE: 1/A1.0 FOR ADDITIONAL NOTES AND DIMENSIONS

5 PARTIAL ARCH. FOUNDATION PLAN AT ELEVATION B – L770
SCALE: 1/4" = 1'-0"
RE: 1/A1.0 FOR ADDITIONAL NOTES AND DIMENSIONS

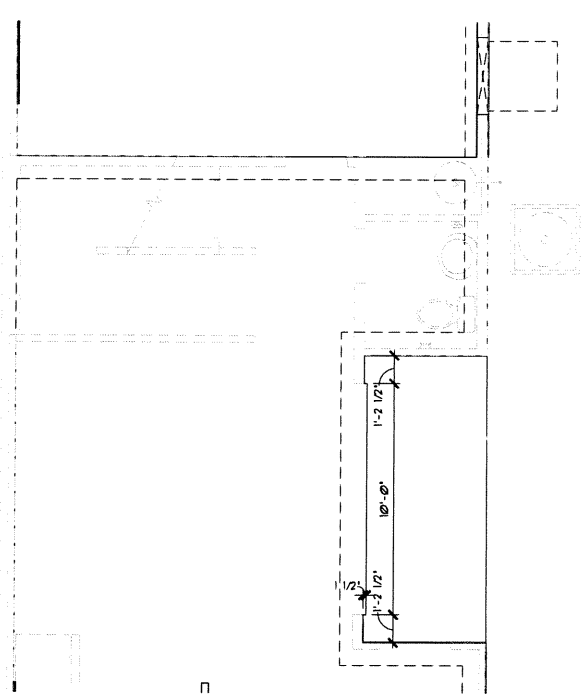


8 PARTIAL ARCH. FOUNDATION PLAN AT ELEVATION C – L769
SCALE: 1/4" = 1'-0"
RE: 1/A1.0 FOR ADDITIONAL NOTES AND DIMENSIONS

7 PARTIAL ARCH. FOUNDATION PLAN AT ELEVATION C – L770
SCALE: 1/4" = 1'-0"
RE: 1/A1.0 FOR ADDITIONAL NOTES AND DIMENSIONS



4 OPT. CENTER-MEET DOOR – L769
SCALE: 1/4" = 1'-0"
SIMILAR AT ALL ELEVATIONS
RE: 1/A1.0 FOR ADDITIONAL NOTES AND DIMENSIONS



3 OPT. CENTER-MEET DOOR – L770
SCALE: 1/4" = 1'-0"
SIMILAR AT ALL ELEVATIONS
RE: 1/A1.0 FOR ADDITIONAL NOTES AND DIMENSIONS

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Revisions:

PRELUDE
at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

PARTIAL ARCHITECTURAL FOUNDATION PLANS & OPTIONS

Sheet Number:

A1.0

b

R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:4:30 PM, jglass

NOTE:
- GARAGE SEPARATION FROM HABITABLE AND ATTICS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD OR EQUAL APPLIED TO THE GARAGE SIDE.
- GARAGE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE SHALL NOT BE LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUAL
- STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRES BY THIS SECTION SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD OR EQUAL.
RE: 2018IRC TABLE R302.6

GLAZING NOTES

PER ENERGY CALCULATIONS:
- U-VALUE: 0.35
- SHGC-VALUE: 0.23

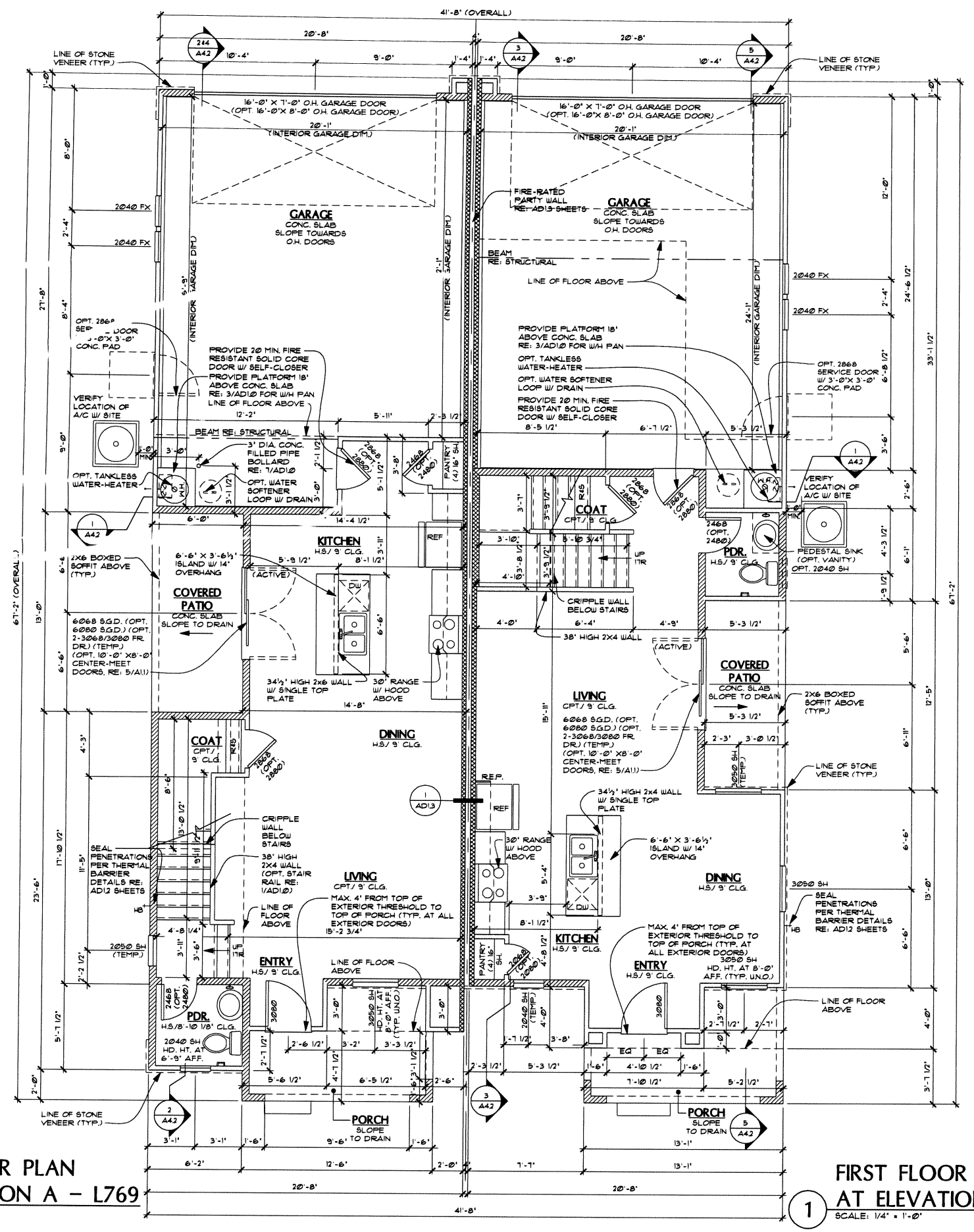
VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS

L769 SQUARE FOOTAGE CALCULATIONS

	ALL ELEVATIONS	
	STANDARD	OPTIONS
2 CAR GARAGE	525 SQ. FT	
COVERED ENTRY AT ELEV. A & C	75 SQ. FT	
COVERED PORCH AT ELEV. B	71 SQ. FT	
COVERED PATIO	78 SQ. FT	
FIRST FLOOR	658 SQ. FT	
SECOND FLOOR	665 SQ. FT	
SECOND FLOOR W/ OPT. BR3		*186 SQ. FT.
TOTAL (BASE HOUSE)	1323 SQ. FT.	

L770 SQUARE FOOTAGE CALCULATIONS

	ALL ELEVATIONS	
	STANDARD	OPTIONS
2 CAR GARAGE	520 SQ. FT	
FRONT PORCH - ALL ELEVATIONS	76 SQ. FT	
COVERED PATIO	65 SQ. FT	
FIRST FLOOR	641 SQ. FT	
SECOND FLOOR	879 SQ. FT	
TOTAL (BASE HOUSE)	1526 SQ. FT.	



2 FIRST FLOOR PLAN AT ELEVATION A – L769
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR PLAN AT ELEVATION A – L770
SCALE: 1/4" = 1'-0"

PLAN LEGEND

	2X4 WALL	FLAT SOFFIT: 8'-0" AFF. (U.N.O.)
	2X6 WALL	(9'-0" AFF. AT OPT. 10' PLATE HT.)
	1-HOUR RATED WALL RE: 6/AD1.3	ARCHED SOFFIT: SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.) OPT. 10' PLATE: SPRING POINT: 8'-0" AFF. (U.N.O.) TOP OF ARCH: 9'-0" AFF. (U.N.O.)
		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

PLAN NOTES

1. RANCH PLANS = 9'-1 1/8" OR 10'-1 1/8" PLATE HEIGHT, FIRST FLOOR = 9'-1 1/8" PLATE HEIGHT, SECOND FLOOR = 8'-1 1/8" W/ OPT. 9'-1 1/8" PLATE HEIGHT,
2. COFFERED CEILINGS, REFER TO PLAN FOR SIZE
   2.1. 9'-0" & 10'-0" CEILING HEIGHT: 8" DROPPED COFFER
   2.2. 12'-0" CEILING HEIGHT: 12" DROPPED COFFER
3. BUILDING THERMAL ENVELOPE: MATERIALS, SYSTEMS & EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE W/ THE APPLICABLE PROVISIONS OF THIS CODE. 2018 IECC R402.1
4. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, & FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R702.3.5, FOOTNOTE D)
5. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1338 & ASTM C1396/C1396M
6. SHOWER & BATHTUB NOTES
   6.1. NOT USED
   6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED) IRC R308.4.5
   6.3. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISED W/ A NONABSORBENT SURFACE (WHICH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IRC 307.2)
7. MASTER BATHROOM: STANDARD (INSTALL PER MANUFACTURER'S SPECIFICATIONS.)
   7.1. DROP IN TUB W/ DECK MOUNTED FAUCET
   7.2. TUB DECK AT 24" AFF. (U.N.O.), REFER TO PLAN FOR SIZE
   7.3. TUB STEP, AS OCCURS, AT 7" AFF. (U.N.O.)
   7.4. SHOWER MUD PANS, MIN. 1/4" PER FOOT SLOPE, REFER TO PLAN FOR SIZE & DRAIN LOCATION (FIELD VERIFY)
   7.5. SHOWER/BATH CURBS TO BE (3) 2X STUDS FOR A MINIMUM OF 45" AFF. (ROUGH)
   7.6. SHOWER SEAT, 20" AFF., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM.
   7.7. SHOWER HEAD:
      7.7.1. STANDARD SHOWER HEAD, LOCATED AT 78" AFF. (FIELD VERIFY)
      7.0.1. OPTIONAL RAIN SHOWER HEAD, LOCATED AT 84" AFF. (FIELD VERIFY)
8. MASTER BATHROOM: OPTIONAL FREESTANDING TUB
   8.1. FREESTANDING TUB
   8.2. TUB DECK, AS OCCURS, 4" AFF., REFER TO PLAN FOR SIZE & LOCATION
   8.3. LOW SHELF, AS OCCURS, 40" AFF., REFER TO PLAN FOR SIZE & LOCATION
9. TUB FAUCET, WALL MOUNTED, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS
10. LAUNDRY NOTES
   10.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   10.2. NOT USED
   10.3. STANDARD 12" SHELF AT 60" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   10.4. DOMESTIC DRYER VENTS & LENGTH LIMITATION SHALL COMPLY WITH 2018 UMC 504.4.2.1 & 2018 UMC 504.4.
11. REQUIRED DRAIN PAN FOR WATER HEATER- PAN SHALL BE GALVANIZED STEEL, HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE, PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP & SHALL BE OF SUFFICIENT SIZE & SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE & TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING & TERMINATE NOT LESS THAN 6 INCHES (152 MM) & NOT MORE THAT 24 INCHES ABOVE THE-ADJACENT GROUND SURFACE.
12. A TANKLESS WATER HEATER INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS & COMPLY WITH THE 2018 UPC. REFER TO SHEET P1.0
13. STAIR DESIGN: 10" MINIMUM TREAD DEPTH & 7-3/4" MAXIMUM RISER HEIGHT
14. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
15. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 44 IN. MAXIMUM SILL HEIGHT AT EGRESS WINDOWS GLAZING, HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SEC R308.4.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING. IRC R308.4
16. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED, OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 20-MINUTE FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (SECTION 302.5) IRC)
17. THE GARAGE SHALL BE SEPERATED AS REQUIRED BY (TABLE R302.6). OPENINGS IN GARAGE WALLS SHALL COMPLY WITH (SECTION R302.5). THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
18. GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.
19. FOR WINDOW/ DOOR STUCCO TRIM (STANDARD/ OPTIONAL), RE: A/A2.1, A/A2.2 & A/A2.3 (SIM.). DOOR DETAILS RE: 16/T418/AD1.1. SLIDING GLASS DOOR/ MULTI-SLIDING GLASS DOOR DETAILS RE: 15/2021/AD1.1.

Justin Bozarth, Qualified Employee

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Revisions:

PRELUDE at Cadence
(DUETTO II)
HENDERSON

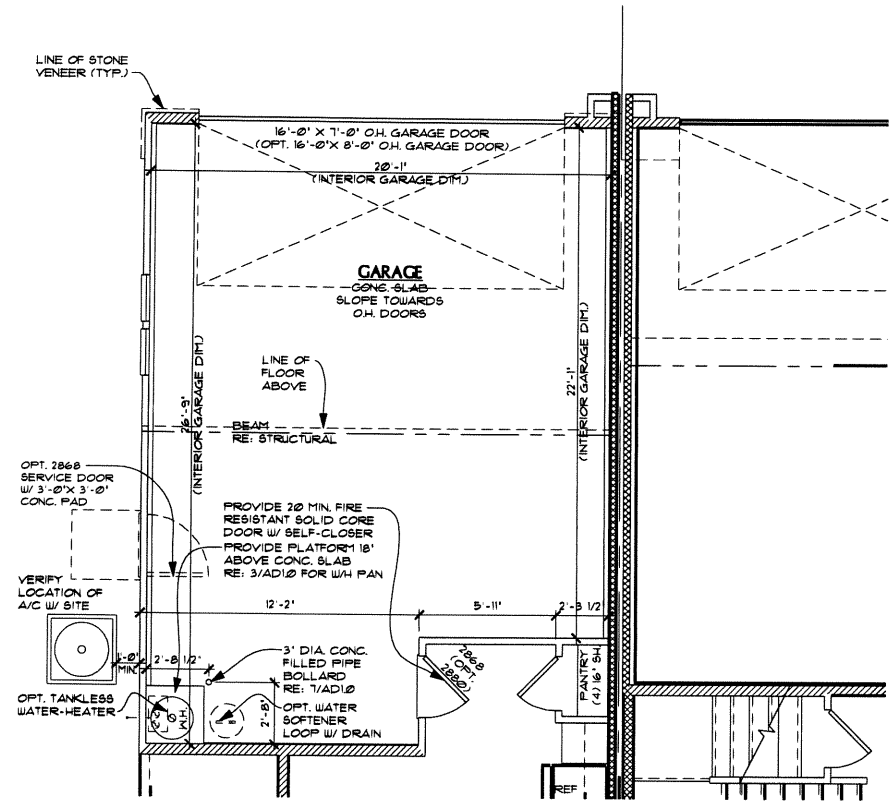
Plan Number:
L769 / L770

Plan Name:
BOSTON / CHICAGO

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1
a

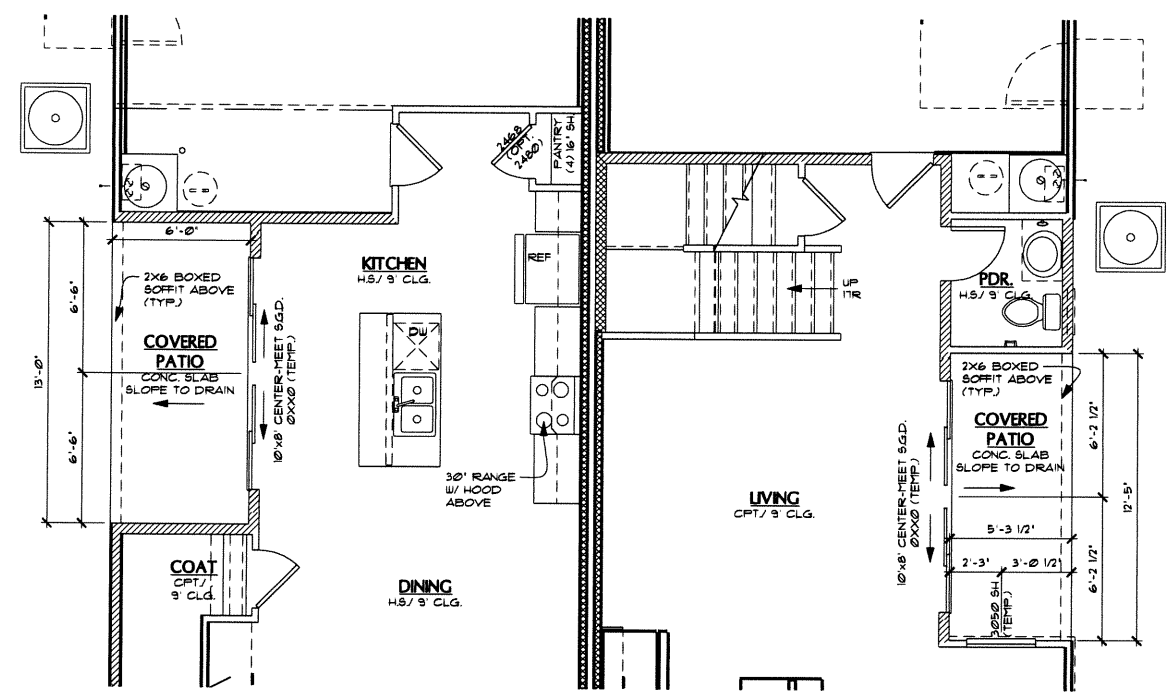
[TR:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:42:39 PM, jglass



3 PARTIAL FIRST FLOOR PLAN AT OPT. BR3 – L769

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

SIMILAR AT ALL ELEVATIONS
RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS



5 OPT. CENTER-MEET DOOR – L769

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

SIMILAR AT ALL ELEVATIONS
RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS

4 OPT. CENTER-MEET DOOR – L770

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

SIMILAR AT ALL ELEVATIONS
RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS

PLAN LEGEND

- 2X4 WALL
- 2X6 WALL
- 1-HOUR RATED WALL RE: 6/AD1.3

FLAT SOFFIT:
8'-0" AFF. (U.N.O.)
(9'-0" AFF. AT OPT. 10' PLATE HT.)

ARCHED SOFFIT:
SPRING POINT: 7'-6" AFF. (U.N.O.)
TOP OF ARCH: 8'-0" AFF. (U.N.O.)
OPT. 10' PLATE:
SPRING POINT: 8'-0" AFF. (U.N.O.)
TOP OF ARCH: 9'-0" AFF. (U.N.O.)

DROPPED SOFFIT REFER TO PLAN FOR HEIGHT A.F.F.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

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RE: 2018IRC TABLE R302.6

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- U-VALUE: 0.35
- SHGC-VALUE: 0.23

VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS

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BOSTON / CHICAGO

Sheet Title:

FIRST FLOOR PLAN OPTIONS

Sheet Number:

A1.1

b

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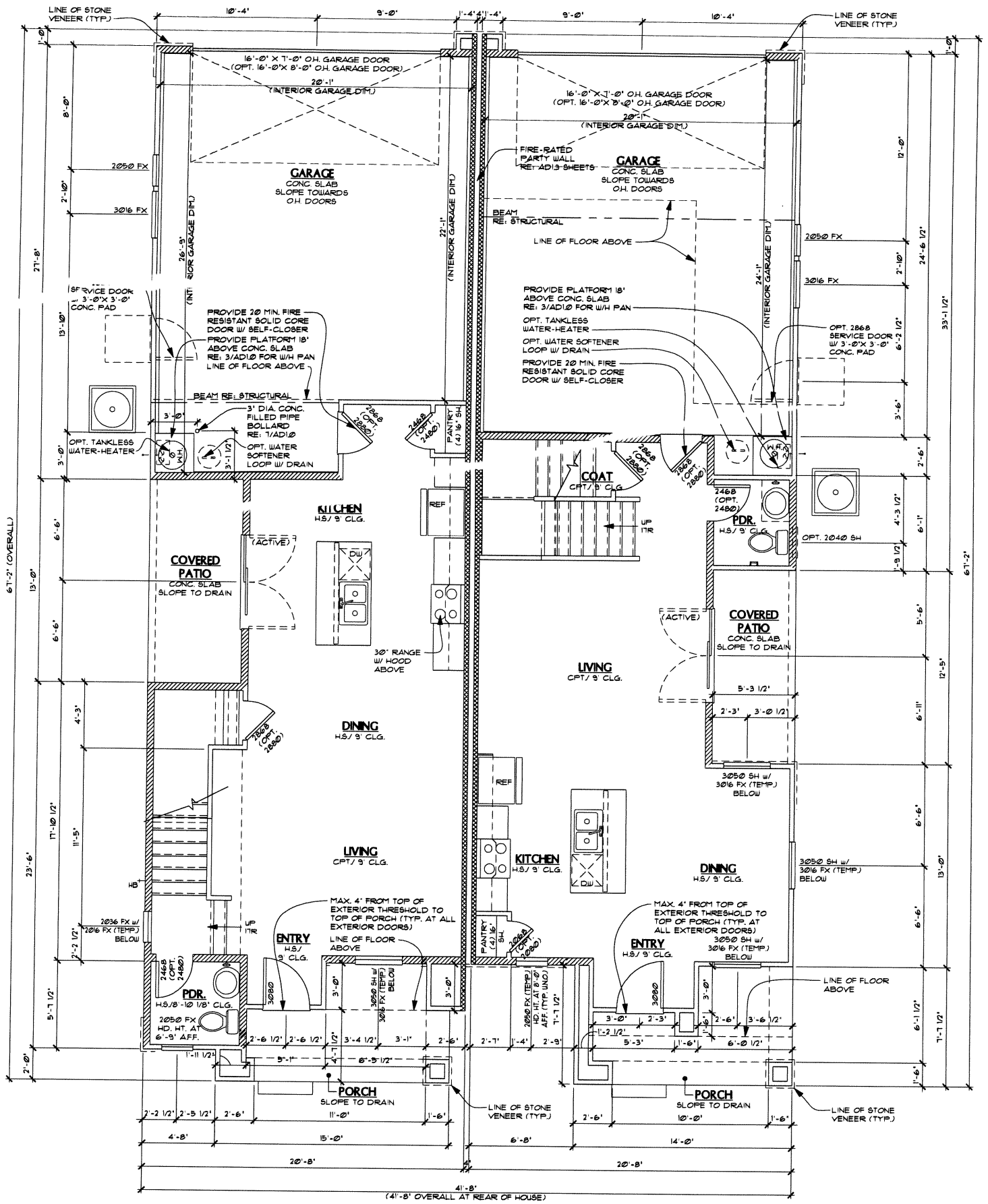


PARTIAL FIRST FLOOR PLAN AT ELEVATION C – L769

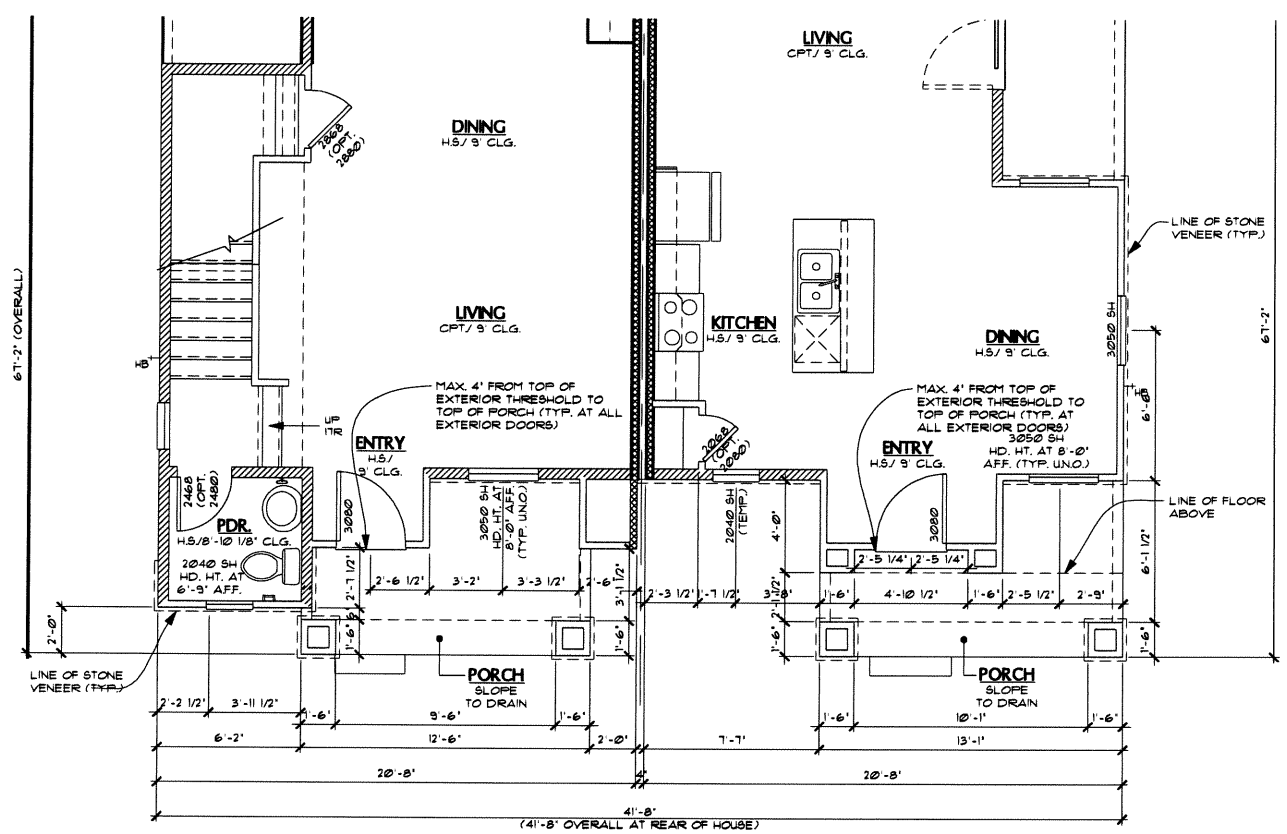
9 SCALE: 1/4" = 1'-0"

RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS

PARTIAL FIRST FLOOR PLAN AT ELEVATION C – L770

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

RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS



PARTIAL FIRST FLOOR PLAN AT ELEVATION B – L769

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

RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS

PARTIAL FIRST FLOOR PLAN AT ELEVATION B – L770

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

RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS

PLAN LEGEND

- 2X4 WALL — FLAT SOFFIT: 8'-0" AFF. (U.N.O.) (9'-0" AFF. AT OPT. 10' PLATE HT.)
- 2X6 WALL — ARCHED SOFFIT: SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.) OPT. 10' PLATE: SPRING POINT: 8'-0" AFF. (U.N.O.) TOP OF ARCH: 9'-0" AFF. (U.N.O.)
- 1-HOUR RATED WALL RE: 6/AD13
- DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
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- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

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RE: 2018IRC TABLE R302.6

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(DUETTO II)
HENDERSON

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L769 / L770

Plan Name:

BOSTON / CHICAGO

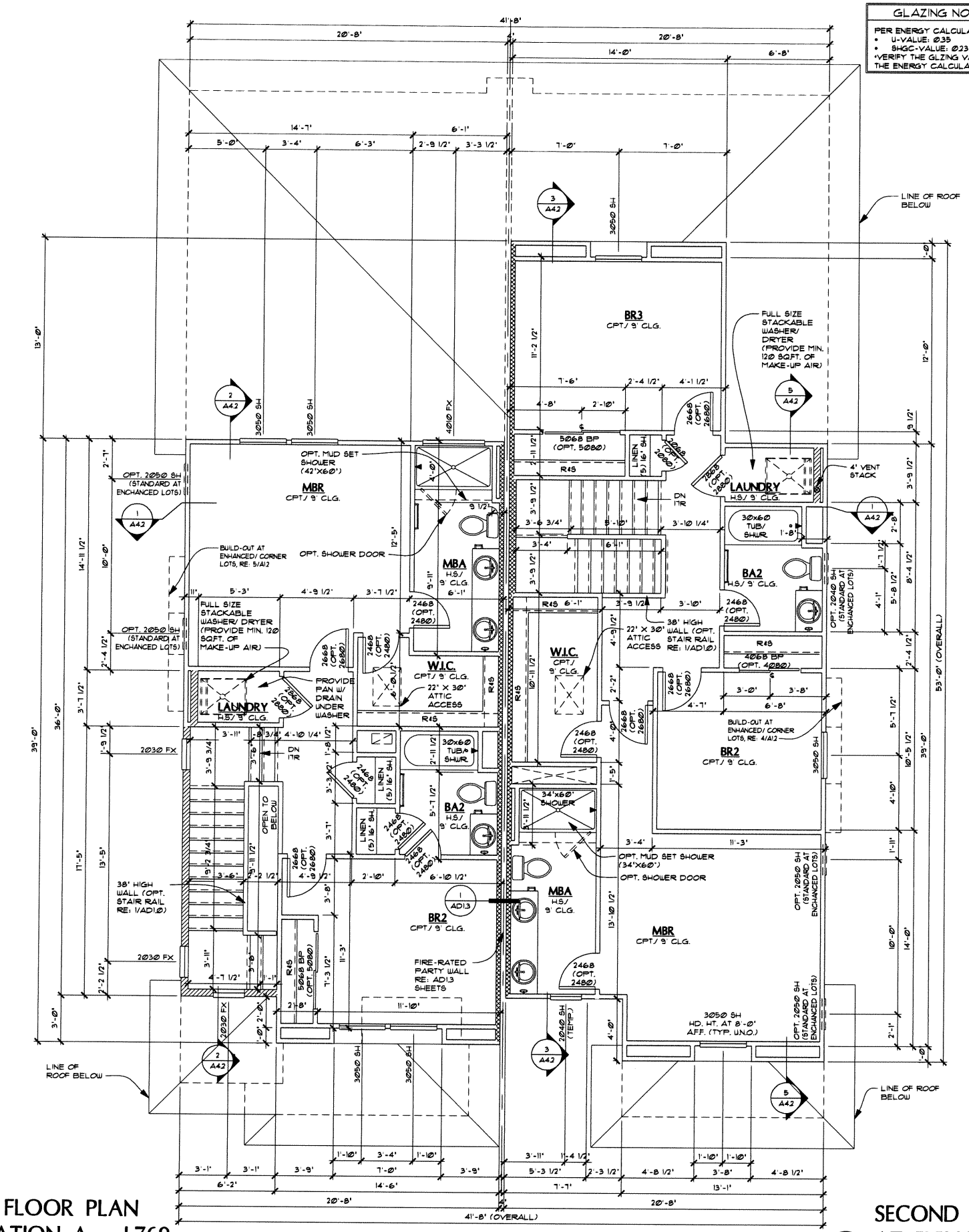
Sheet Title:

PARTIAL FIRST FLOOR PLANS

Sheet Number:

A1.1

c



2 SECOND FLOOR PLAN AT ELEVATION A – L769
SCALE: 1/4" = 1'-Ø"

1 SECOND FLOOR PLAN AT ELEVATION A – L770
SCALE: 1/4" = 1'-Ø"

GLAZING NOTES

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PLAN LEGEND

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- 2X6 WALL
- 1-HOUR RATED WALL RE: 6/AD1.3

FLAT SOFFIT: 8'-Ø" AFF. (U.N.O.) (9'-Ø" AFF. AT OPT. 1Ø' PLATE HT.)

ARCHED SOFFIT: SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-Ø" AFF. (U.N.O.)
OPT. 1Ø' PLATE: SPRING POINT: 8'-Ø" AFF. (U.N.O.) TOP OF ARCH: 9'-Ø" AFF. (U.N.O.)

DROPPED SOFFIT REFER TO PLAN FOR HEIGHT A.F.F.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R3Ø2.1)

PLAN NOTES

1. RANCH PLANS = 9'-1 1/8" OR 1Ø'-1 1/8" PLATE HEIGHT,
   FIRST FLOOR = 9'-1 1/8" PLATE HEIGHT,
   SECOND FLOOR = 8'-1 1/8" W/ OPT. 9'-1 1/8" PLATE HEIGHT,
2. COFFERED CEILINGS, REFER TO PLAN FOR SIZE
   2.1. 9'-Ø" & 1Ø'-Ø" CEILING HEIGHT: 8" DROPPED COFFER
   2.2. 12'-Ø" CEILING HEIGHT: 12" DROPPED COFFER
3. BUILDING THERMAL ENVELOPE: MATERIALS, SYSTEMS & EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE W/ THE APPLICABLE PROVISIONS OF THIS CODE. 2Ø18 IECC R4Ø2.1
4. CEILING GYPSUM BOARD: WHEN APPLYING A WATER- BASE TEXTURE MATERIAL THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16" O.C. FRAMING, & FROM 1/2" TO 5/8" FOR 24" O.C. FRAMING OR 1/2" SAG RESISTANT GYPSUM BOARD IS TO BE USED (IRC TABLE R7Ø2.3.5, FOOTNOTE D)
5. GYPSUM BOARD INSTALLED ON THE EXTERIOR SHALL COMPLY W/ ICC ESR-1338 & ASTM C1396/C1396M
6. SHOWER & BATHTUB NOTES
   6.1. NOT USED
   6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED) IRC R3Ø8.4.5
   6.3. BATHTUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED W/ A NONABSORBENT SURFACE WHICH SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (IRC 3Ø7.2)
7. MASTER BATHROOM. STANDARD (INSTALL PER MANUFACTURER'S SPECIFICATIONS.)
   7.1. DROP IN TUB W/ DECK MOUNTED FAUCET
   7.2. TUB DECK AT 24" A.F.F. (U.N.O.), REFER TO PLAN FOR SIZE
   7.3. TUB STEP, AS OCCURS, AT 1" A.F.F. (U.N.O.)
   7.4. SHOWER MUD PANS, MIN. 1/4" PER FOOT SLOPE, REFER TO PLAN FOR SIZE & DRAIN LOCATION (FIELD VERIFY.)
   7.5. SHOWER/BATH CURBS TO BE (3) 2X STUDS FOR A MINIMUM OF 4.5" A.F.F. (ROUGH)
   7.6. SHOWER SEAT, 2Ø" AFF., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM.
   7.7. SHOWER HEAD:
      7.7.1. STANDARD SHOWER HEAD, LOCATED AT 78" AFF. (FIELD VERIFY.)
      7.Ø.1. OPTIONAL RAIN SHOWER HEAD, LOCATED AT 84" AFF. (FIELD VERIFY.)
8. MASTER BATHROOM: OPTIONAL FREESTANDING TUB
   8.1. FREESTANDING TUB
   8.2. TUB DECK, AS OCCURS, 4" AFF., REFER TO PLAN FOR SIZE & LOCATION
   8.3. LOW SHELF, AS OCCURS, 4Ø" AFF., REFER TO PLAN FOR SIZE & LOCATION
9. TUB FAUCET, WALL MOUNTED, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS
10. LAUNDRY NOTES
   1Ø.1. DRYER TO ALWAYS BE ON THE RIGHT, WASHER ON LEFT
   1Ø.2. NOT USED
   1Ø.3. STANDARD 12" SHELF AT 6Ø" ABOVE FINISHED FLOOR (OPT. UTILITY ROOM PACKAGE: UPPER CABINETS, LOWER CABINETS & LAUNDRY SINK - WHERE OCCURS)
   1Ø.4. DOMESTIC DRYER VENTS & LENGTH LIMITATION SHALL COMPLY WITH 2Ø18 UPC 5Ø4.4.2.1 & 2Ø18 UPC 5Ø4.4.
11. REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED STEEL HAVING A MIN. THICKNESS OF 24 GAUGE OR OTHER PANS LISTED FOR SUCH USE, PAN SHALL BE NOT LESS THAN 1 1/2 INCHES DEEP & SHALL BE OF SUFFICIENT SIZE & SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 3/4 INCH. THE PAN DRAIN SHALL EXTEND FULL-SIZE & TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR SHALL EXTEND TO THE EXTERIOR OF THE BUILDING & TERMINATE NOT LESS THAN 6 INCHES (152 MM) & NOT MORE THAT 24 INCHES ABOVE THE ADJACENT GROUND SURFACE.
12. A TANKLESS WATER HEATER INSTALLATION SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS & COMPLY WITH THE 2Ø18 UPC. REFER TO SHEET P1.Ø
13. STAIR DESIGN: 1Ø" MINIMUM TREAD DEPTH & 7-3/4" MAXIMUM RISER HEIGHT
14. HANDRAIL: CONTINUE FULL LENGTH OF STAIR. HANDGRIP PORTION TO BE NOT LESS THAN 1¼" OR MORE THAN 2" IN CROSS SECTION. HANDRAIL TO BE NOT LESS THAN 1½" FROM WALL.
15. FIRST FLOOR WINDOW HEAD HEIGHT = 8' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 44 IN. MAXIMUM SILL HEIGHT AT EGRESS WINDOWS GLAZING, HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SEC R3Ø8.4.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING. IRC R3Ø8.4
16. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK, OR 2Ø-MINUTE FIRE RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. (SECTION 3Ø2.5.1 IRC)
17. THE GARAGE SHALL BE SEPERATED AS REQUIRED BY (TABLE R3Ø2.6.). OPENINGS IN GARAGE WALLS SHALL COMPLY WITH (SECTION R3Ø2.5). THIS PROVISION DOES NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
18. GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 1Ø8, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 1Ø8.
19. FOR WINDOW/ DOOR STUCCO TRIM (STANDARD/ OPTIONAL), RE: A/A2.1, A/A2.2 & A/A2.3 (SIM.). DOOR DETAILS RE: 16/T41B/AD1.1. SLIDING GLASS DOOR/ MULTI-SLIDING GLASS DOOR DETAILS RE: 15/D42.1/AD1.1.

Justin Bozarth,
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Date: Ø8/Ø1/2Ø19

Drawn By: J.J.G.

Revisions:

PRELUDE at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

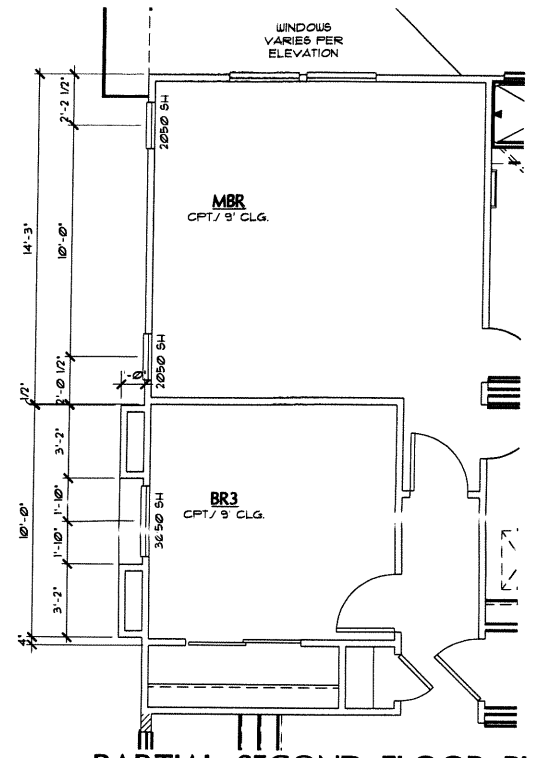
SECOND FLOOR PLAN

Sheet Number:

A1.2

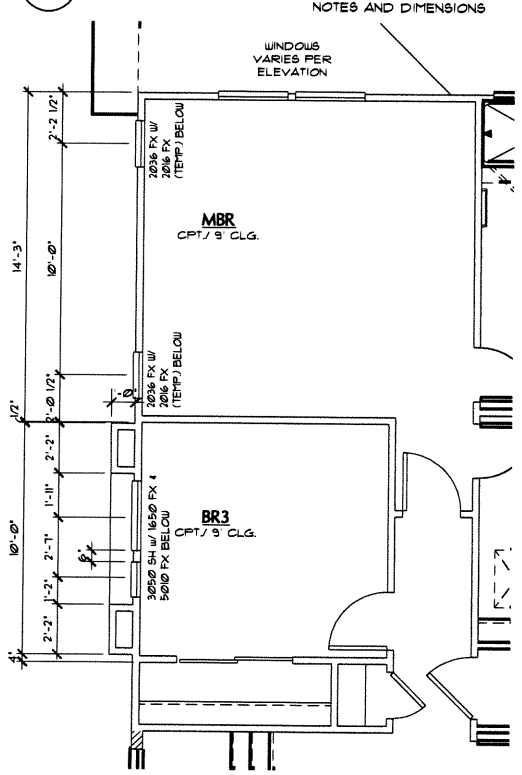
a

[R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:43:25 PM, jglass



PARTIAL SECOND FLOOR PLAN AT OPT. BR3 w/ BUILD-OUT AT ENHANCED LOTS ELEV. 'A' & 'B' – L769

6a SCALE: 1/4" = 1'-0" RE: 3/A12 FOR ADDITIONAL NOTES AND DIMENSIONS



PARTIAL SECOND FLOOR PLAN AT OPT. BR3 W/ BUILD-OUT AT ENHANCED LOTS ELEV. 'C'' – L769

6b SCALE: 1/4" = 1'-0" RE: 3/A12 FOR ADDITIONAL NOTES AND DIMENSIONS

PLAN LEGEND

- 2X4 WALL
- 2X6 WALL
- 1-HOUR RATED WALL RE: 6/AD13

FLAT SOFFIT: 8'-0" AFF. (U.N.O.) (9'-0" AFF. AT OPT. 10' PLATE HT.)

ARCHED SOFFIT: SPRING POINT: 7'-6" AFF. (U.N.O.) TOP OF ARCH: 8'-0" AFF. (U.N.O.)

OPT. 10' PLATE: SPRING POINT: 8'-0" AFF. (U.N.O.) TOP OF ARCH: 9'-0" AFF. (U.N.O.)

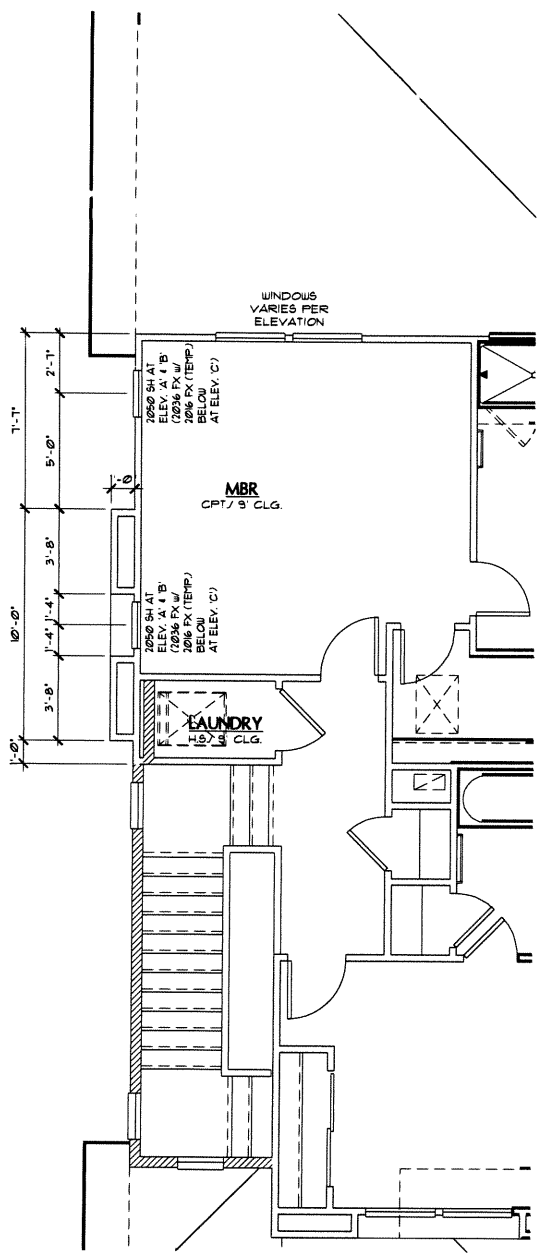
DROPPED SOFFIT REFER TO PLAN FOR HEIGHT A.F.F.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

GLAZING NOTES

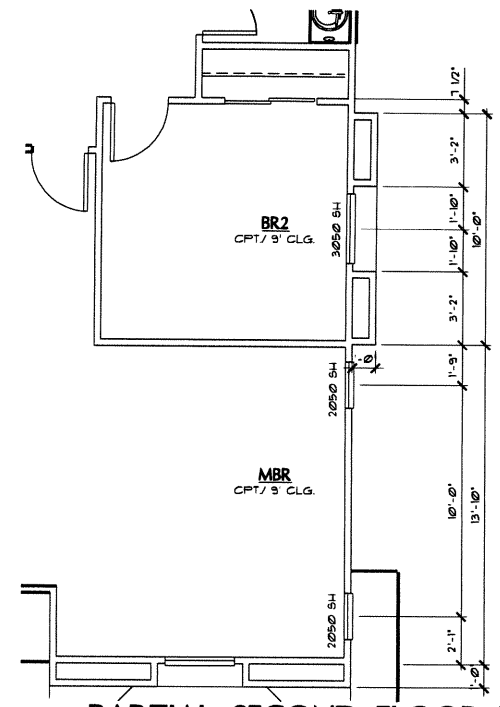
PER ENERGY CALCULATIONS:
- U-VALUE: 0.35
- SHGC-VALUE: 0.23

VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS



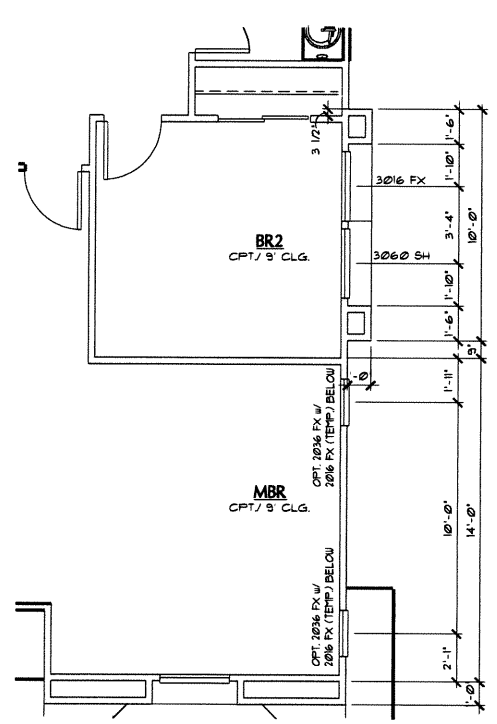
PARTIAL SECOND FLOOR PLAN w/ BUILD-OUT AT ENHANCED LOTS – L769

5 SCALE: 1/4" = 1'-0" RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS



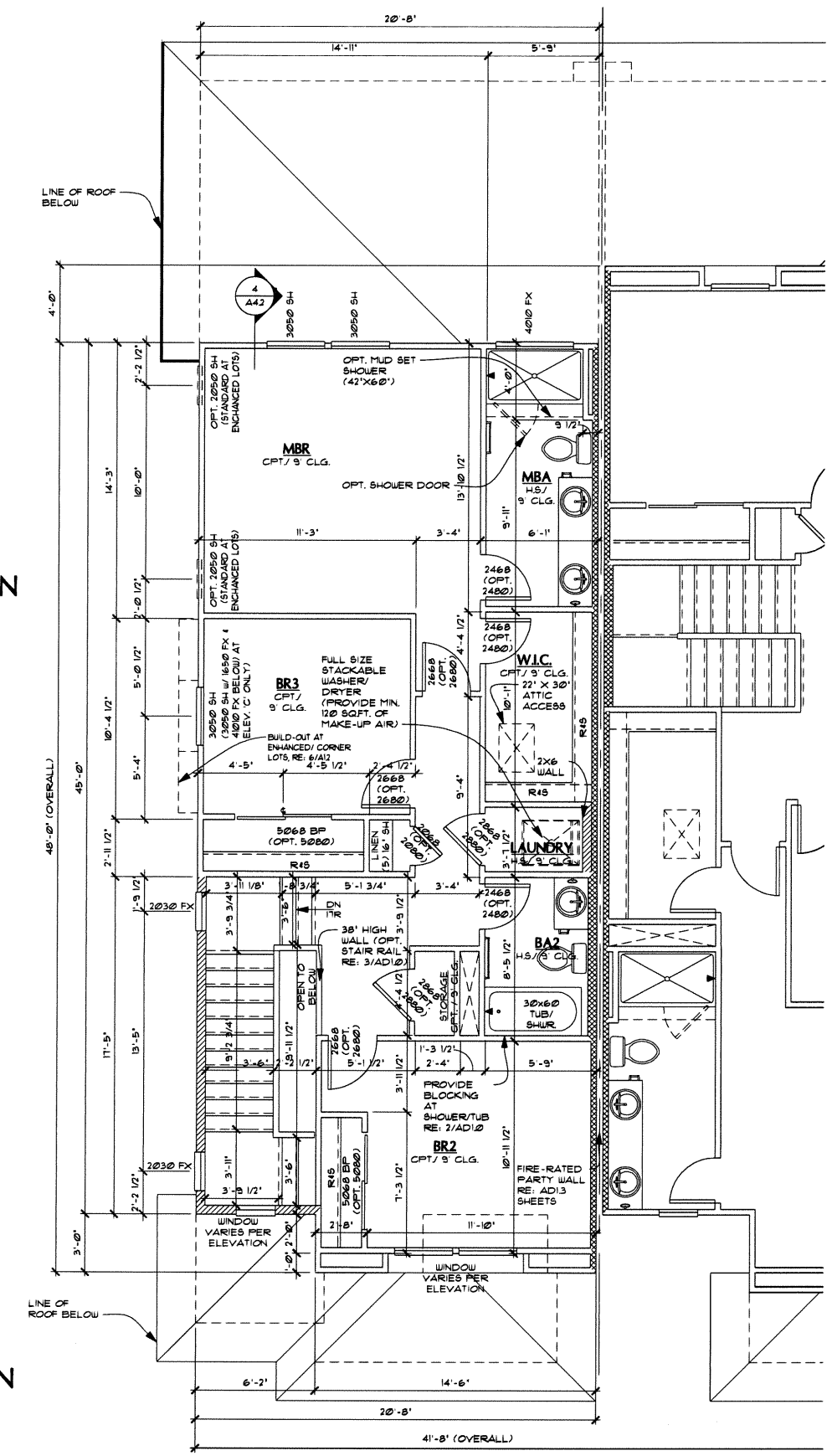
PARTIAL SECOND FLOOR PLAN AT OPT. BR3 w/ BUILD-OUT AT ENHANCED LOTS ELEV. 'A' & 'B' – L769

4a SCALE: 1/4" = 1'-0" RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS



PARTIAL SECOND FLOOR PLAN AT OPT. BR3 W/ BUILD-OUT AT ENHANCED LOTS ELEV. 'C'' – L769

4b SCALE: 1/4" = 1'-0" RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS



3 PARTIAL SECOND FLOOR PLAN AT OPT. BR3 – L769

SCALE: 1/4" = 1'-0" SIMILAR AT ALL ELEVATIONS RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE at Cadence (DUETTO II) HENDERSON

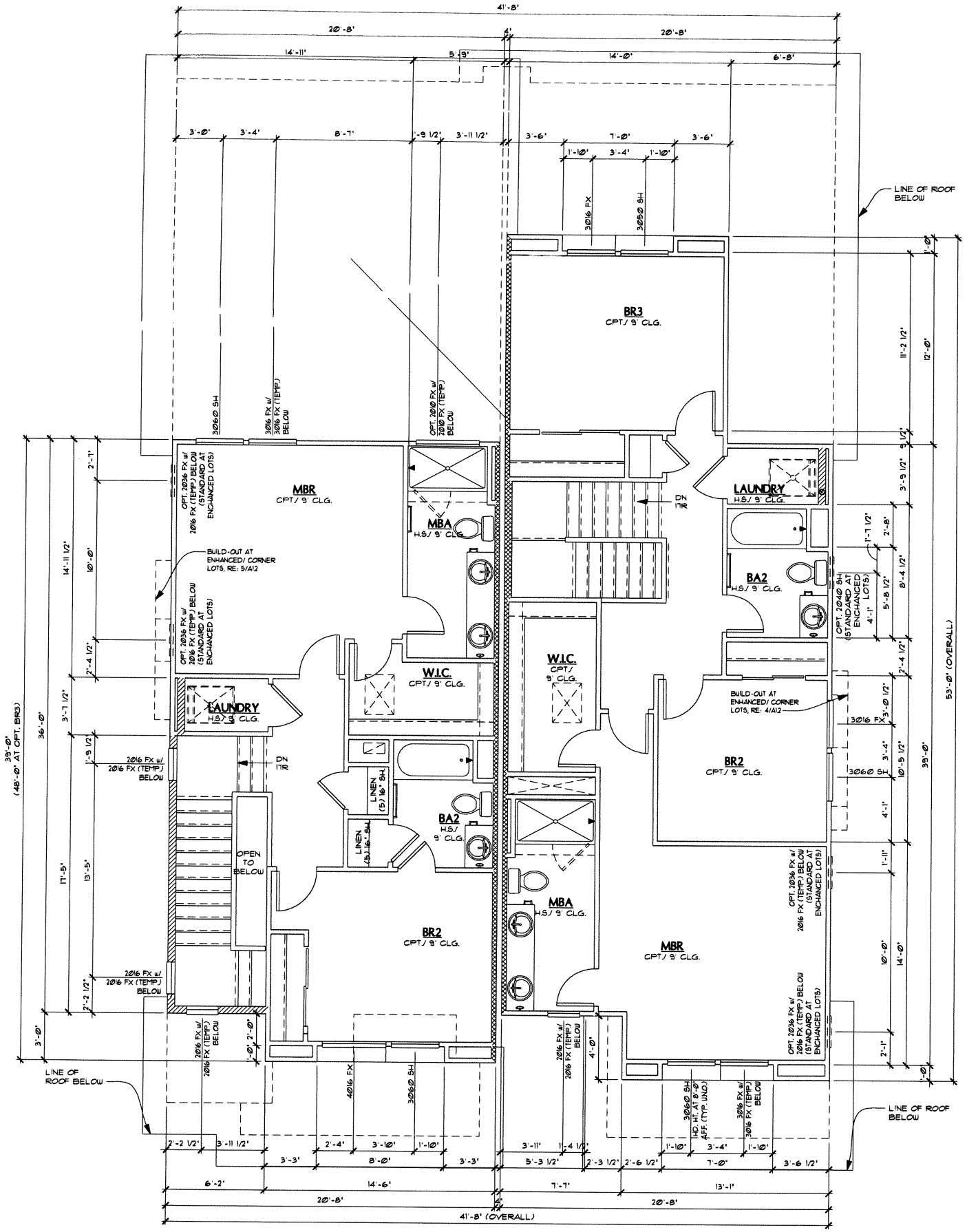
Plan Number: L769 / L770

Plan Name: BOSTON / CHICAGO

Sheet Title: PARTIAL SECOND FLOOR PLAN OPTIONS

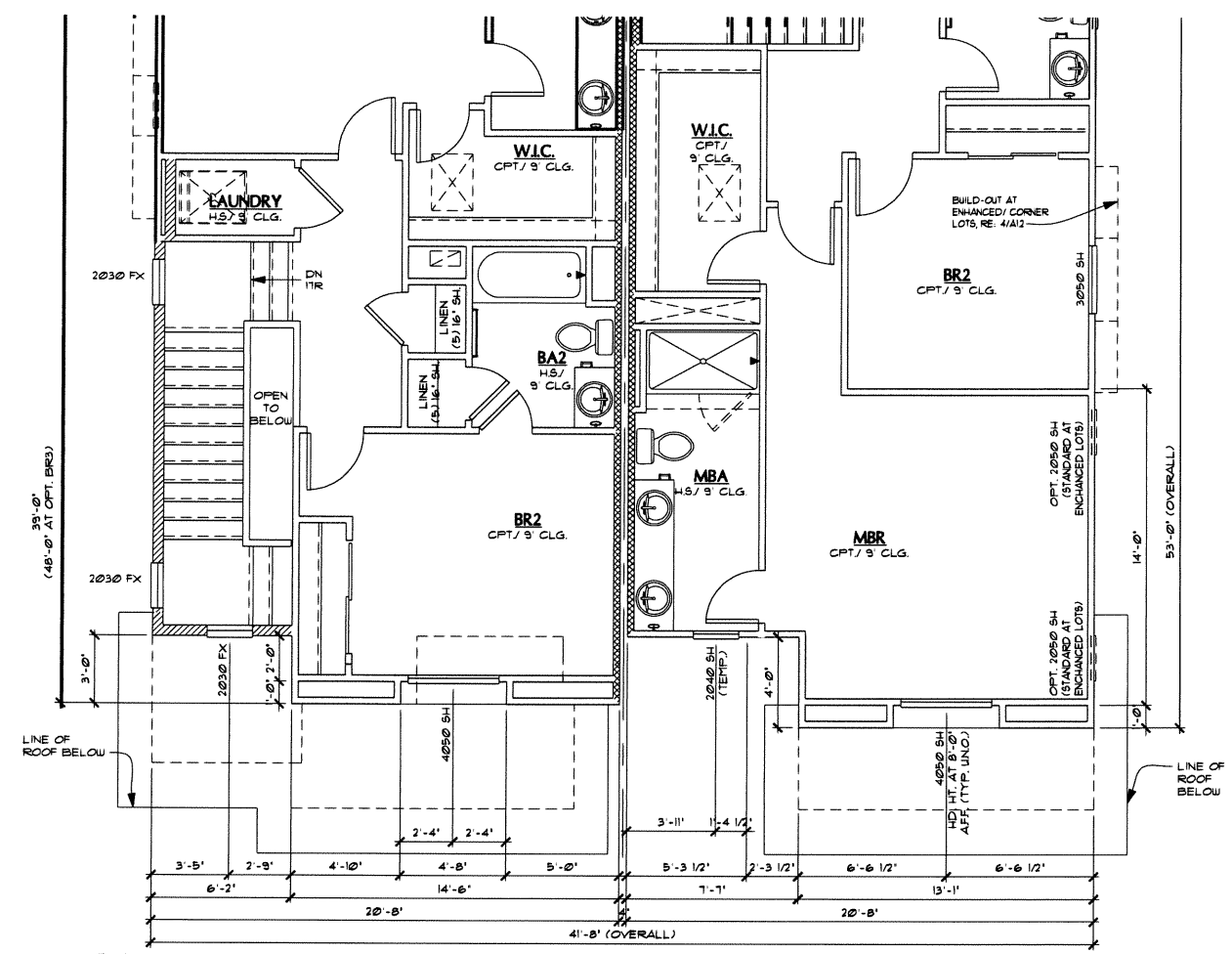
Sheet Number: A1.2 b

R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:43:45 PM, jglass



PARTIAL SECOND FLOOR PLAN AT ELEVATION C – L769
(10) SCALE: 1/4" = 1'-0"
RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS

PARTIAL SECOND FLOOR PLAN AT ELEVATION C – L770
(9) SCALE: 1/4" = 1'-0"
RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS



PARTIAL SECOND FLOOR PLAN AT ELEVATION B – L769
(8) SCALE: 1/4" = 1'-0"
RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS

PARTIAL SECOND FLOOR PLAN AT ELEVATION B – L770
(7) SCALE: 1/4" = 1'-0"
RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS

GLAZING NOTES

PER ENERGY CALCULATIONS:
- U-VALUE: 0.35
- SHGC-VALUE: 0.23

VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS

PLAN LEGEND

2X4 WALL

2X6 WALL

1-HOUR RATED WALL RE: 6/AD1.3

FLAT SOFFIT: 8'-0" AFF. (U.N.O.) (9'-0" AFF. AT OPT. 10" PLATE HT.)

ARCHED SOFFIT:
SPRING POINT: 7'-6" AFF. (U.N.O.)
TOP OF ARCH: 8'-0" AFF. (U.N.O.)
OPT. 10" PLATE:
SPRING POINT: 8'-0" AFF. (U.N.O.)
TOP OF ARCH: 9'-0" AFF. (U.N.O.)

DROPPED SOFFIT REFER TO PLAN FOR HEIGHT AFF.

NOTES:
- REFER TO ELEVATIONS FOR EXTERIOR SOFFIT HEIGHTS & SHAPE
- EXTERIOR WALLS W/ A FIRE SEPARATION DISTACE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (TABLE R302.1)

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Date: 08/01/2019

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Revisions:

PRELUDE at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

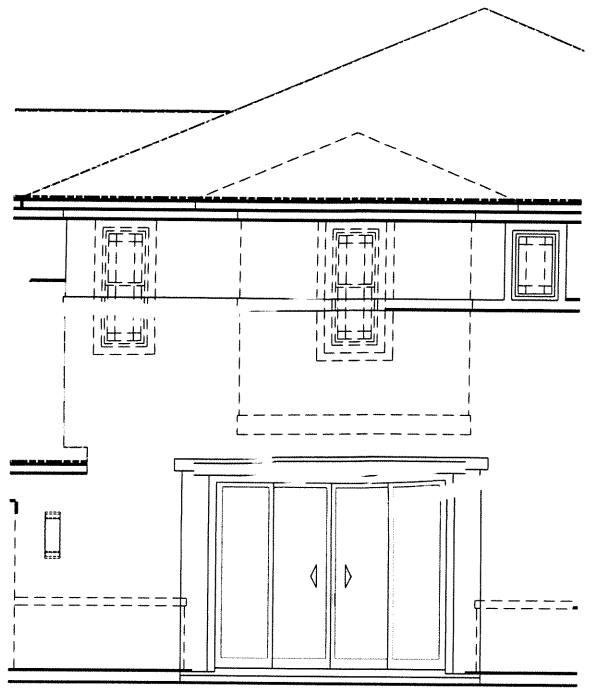
PARTIAL SECOND FLOOR PLANS

Sheet Number:

A1.2

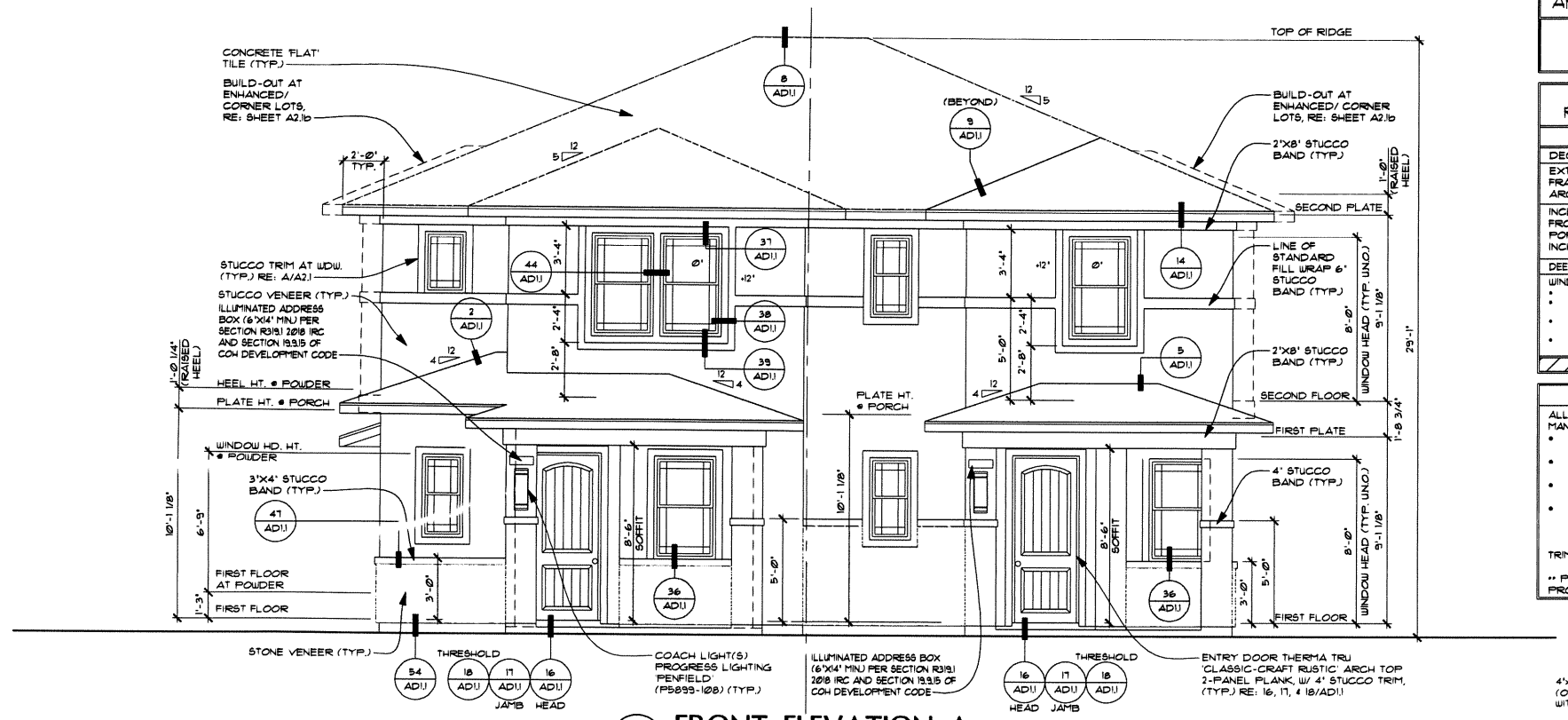
c

T:_Nevada\Las Vegas\Las Vegas Division\Henderson\ Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:44:12 PM, jglass



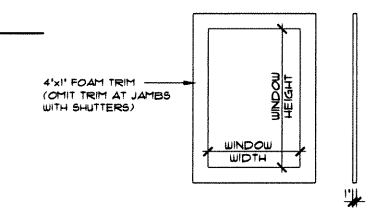
LEFT ELEVATION A W/ OPT. CENTER-MEET DOOR

2b SCALE: 1/4" = 1'-0"



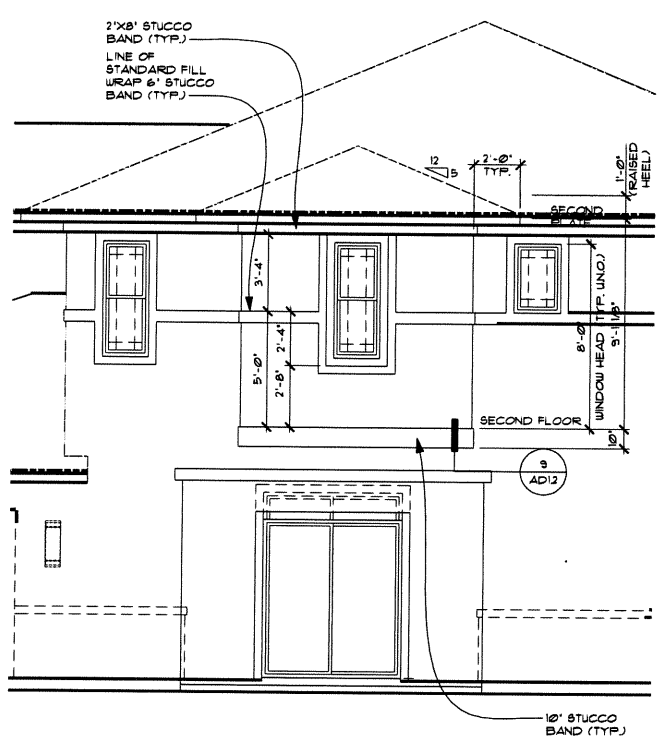
1 FRONT ELEVATION A

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



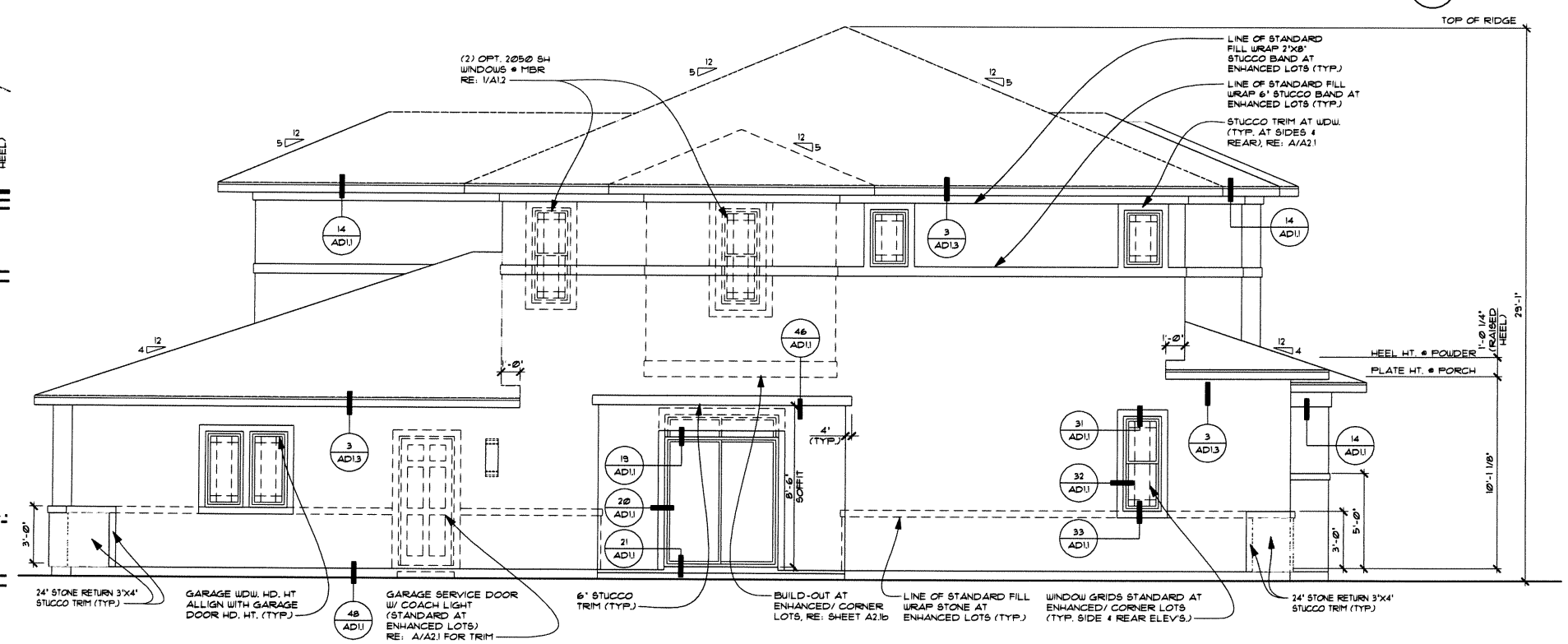
A WINDOW TRIM

SCALE: 1/4" = 1'-0" TYP. U.N.O.



LEFT ELEVATION A W/ OPT. BUILD-OUT AT ENHANCED LOTS

2c SCALE: 1/4" = 1'-0"



2a LEFT ELEVATION A

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

ARCHITECTURAL STYLE:
PRAIRIE (DUETS-ALLEY LOAD LOT)

CADENCE
RATED MITIGATION MEASURES (SECTION 5.7.4.c)

ELEVATION 'A' DESCRIPTIONS	POINTS
DECORATIVE PAVERS.	2
EXTERIOR TRIM OR SURROUNDS AROUND DOOR FRAME(S) AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	3
INCLUDE AT LEAST THREE DIFFERENT PLANES ON FRONT FACADE INCLUDING PROJECTING 'POP-OUT' PORTIONS - MINIMUM OFFSET OF EIGHTEEN (18) INCHES BETWEEN PLANES (SEE EXHIBIT 5.8.C).	6
DEEP RECESSED WINDOWS - MINIMUM EIGHT (8) INCH RECESS.	2
WINDOW VARIATIONS • MINIMUM OF TWO DIFFERENT WINDOW SIZES. • DIVIDED LIGHT WINDOWS AND SASHES AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE. • EXTERIOR TRIM AND SURROUNDS AS APPROPRIATE TO SELECTED ARCHITECTURAL STYLE. • ARCHED, ROUND-HEAD OR OTHER NON-RECTANGULAR SHAPED WINDOWS AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	2
TOTAL:	15

ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2380
- FRONT DOOR STYLE, GARGE DOOR STYLE, EXTERIOR COACH LIGHT STYLE ARE PER ELEVATION. (REFERENCE FRONT ELEVATION NOTES FOR PRODUCT STYLE AND NUMBER.

TRIM SIZES ARE LISTED DEPTH x HEIGHT

** PLEASE REFER TO THE COLOR SCHEME MATRIX FOR THE PROPER SELECTION OF ELEVATION COLORS & MATERIALS.

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE at Cadence
(DUETTO II)
HENDERSON

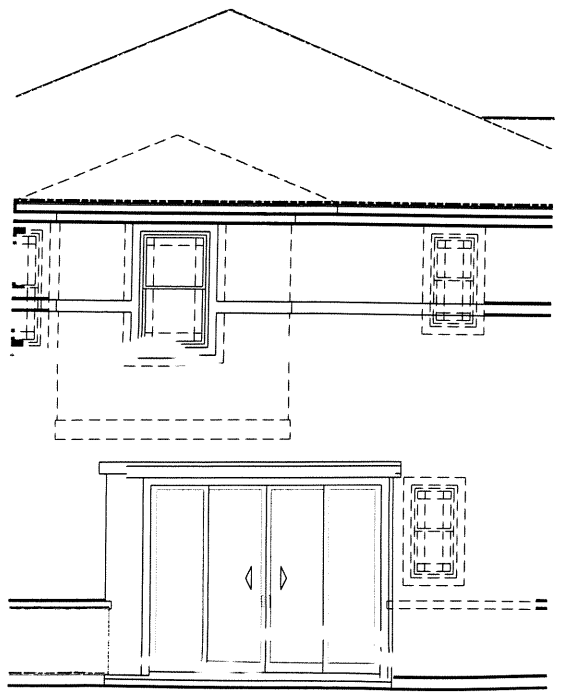
Plan Number:
L769 / L770

Plan Name:
BOSTON / CHICAGO

Sheet Title:
ELEVATION A

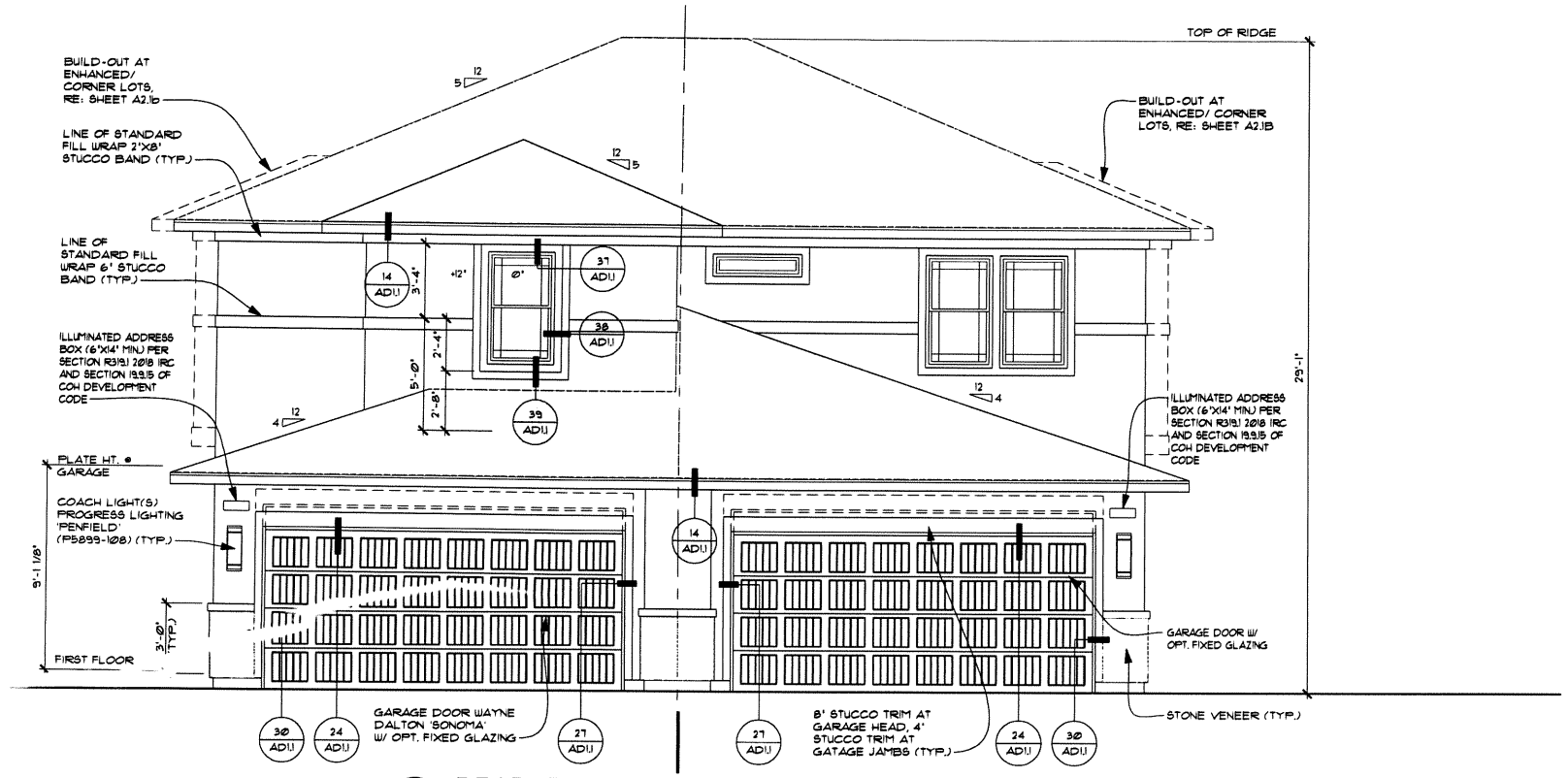
Sheet Number:
A2.1
a

T:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:44:43 PM, jglass



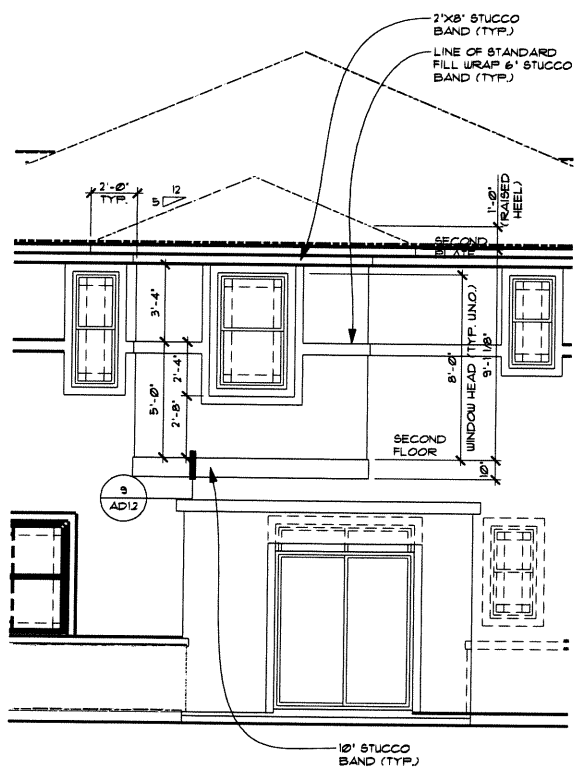
4b RIGHT ELEVATION A W/ OPT. CENTER-MEET DOOR

SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



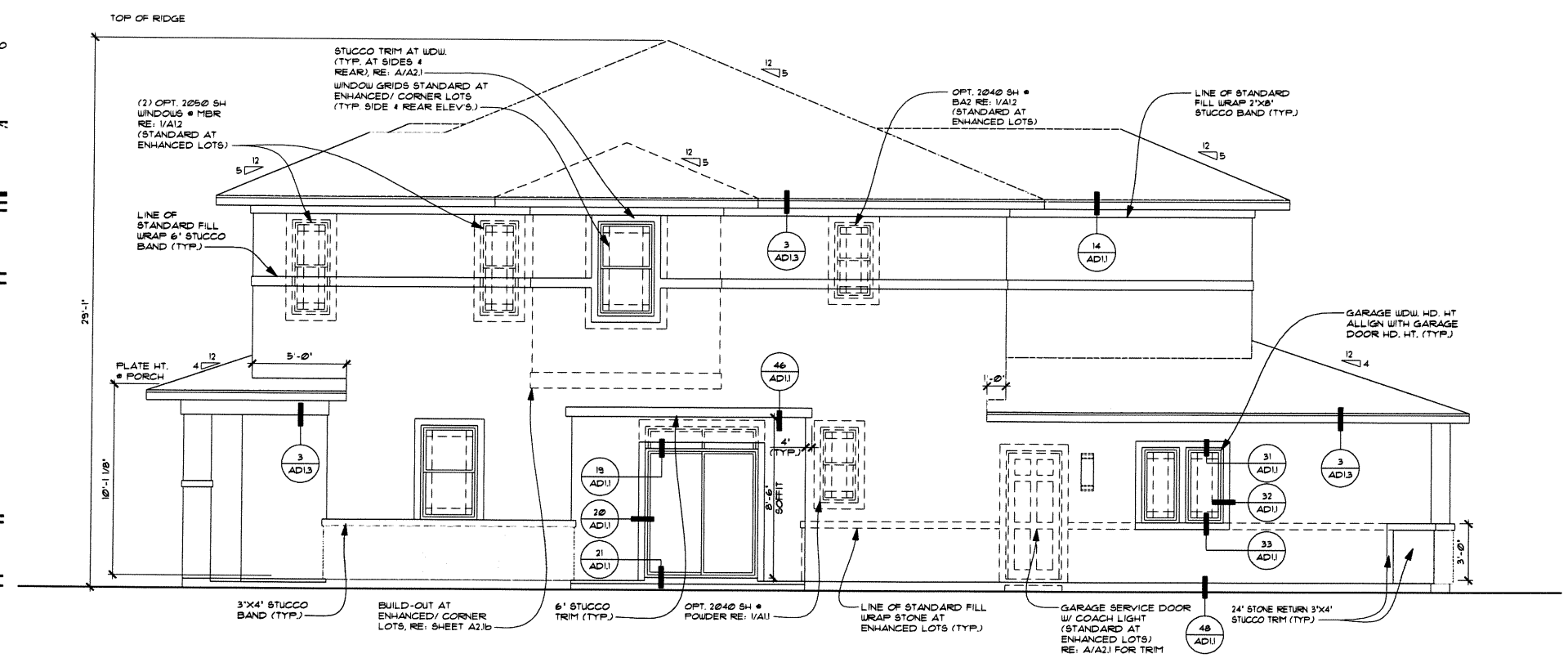
3 REAR ELEVATION A

SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4c RIGHT ELEVATION A W/ OPT. BUILD-OUT AT ENHANCED LOTS

SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION A

SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE at Cadence (DUETTO II) HENDERSON

Plan Number: L769 / L770

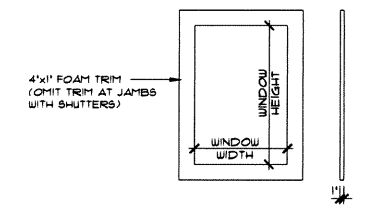
Plan Name: BOSTON / CHICAGO

Sheet Title: ELEVATION A

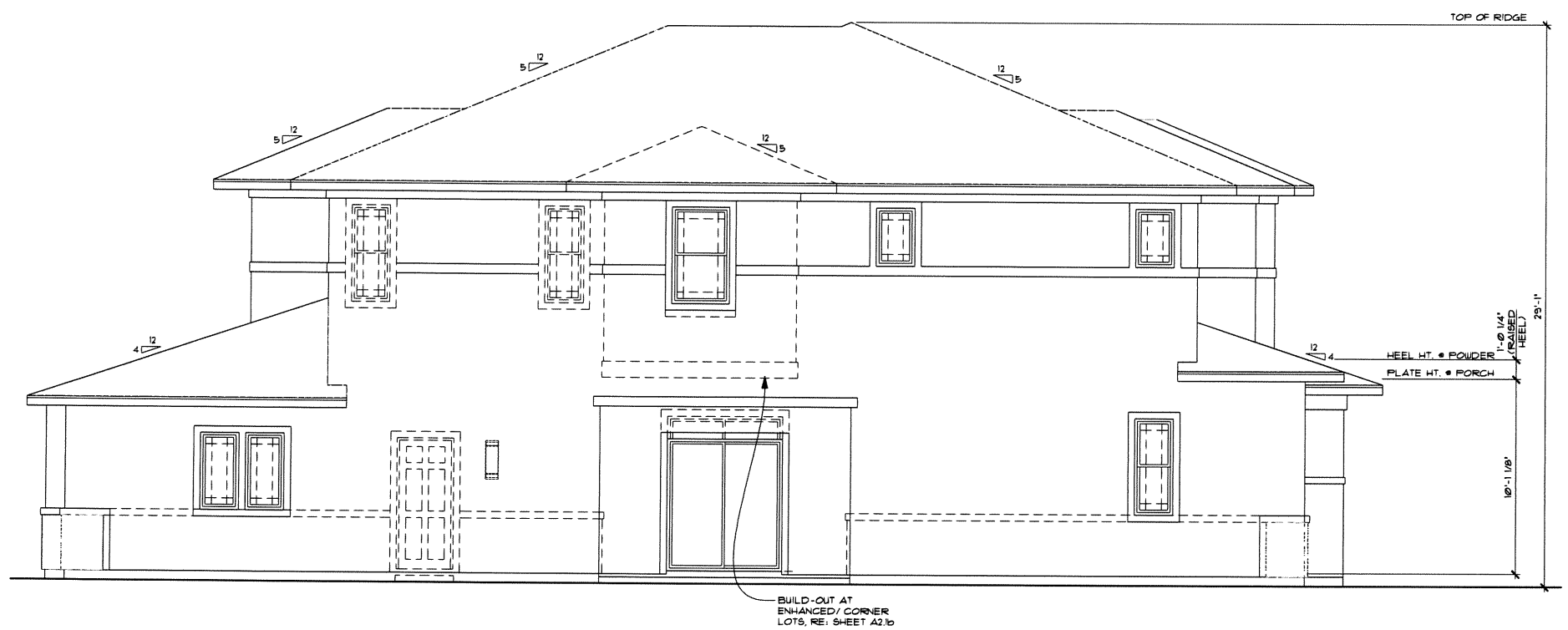
Sheet Number: A2.1 b

[TR:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:44:49 PM, jglass

5 FRONT ELEVATION A w/ OPT. BR3 AT L769
SCALE: 1/4" = 1'-0" RE: 1/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS



A WINDOW TRIM
SCALE: 1/4" = 1'-0" TYP. U.N.O.



6 LEFT ELEVATION A w/ OPT. BR3 AT L769
SCALE: 1/4" = 1'-0" RE: 2/A2.1 FOR ADDITIONAL NOTES AND DIMENSIONS

ARCHITECTURAL STYLE:

PRAIRIE
(DUETS-ALLEY LOAD LOT)

CADENCE
RATED MITIGATION MEASURES (SECTION 5.7.4.c)

ELEVATION 'A' DESCRIPTIONS	POINTS
DECORATIVE PAVERS.	2
EXTERIOR TRIM OR SURROUNDS AROUND DOOR FRAME(S) AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	3
INCLUDE AT LEAST THREE DIFFERENT PLANES ON FRONT FACADE INCLUDING PROJECTING "POP-OUT" PORTIONS - MINIMUM OFFSET OF EIGHTEEN (18) INCHES BETWEEN PLANES (SEE EXHIBIT 5.8.D).	6
DEEP RECESSED WINDOWS - MINIMUM EIGHT (8) INCH RECESS.	2
WINDOW VARIATIONS • MINIMUM OF TWO DIFFERENT WINDOW SIZES. • DIVIDED LIGHT WINDOWS AND SASHES AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE. • EXTERIOR TRIM AND SURROUNDS AS APPROPRIATE TO SELECTED ARCHITECTURAL STYLE. • ARCHED, ROUND-HEAD OR OTHER NON-RECTANGULAR SHAPED WINDOWS AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	2
TOTAL:	15

ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2380
- FRONT DOOR STYLE, GARGE DOOR STYLE, EXTERIOR COACH LIGHT STYLE ARE PER ELEVATION. (REFERENCE FRONT ELEVATION NOTES FOR PRODUCT STYLE AND NUMBER.

TRIM SIZES ARE LISTED DEPTH x HEIGHT

** PLEASE REFER TO THE COLOR SCHEME MATRIX FOR THE PROPER SELECTION OF ELEVATION COLORS & MATERIALS.

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE
at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

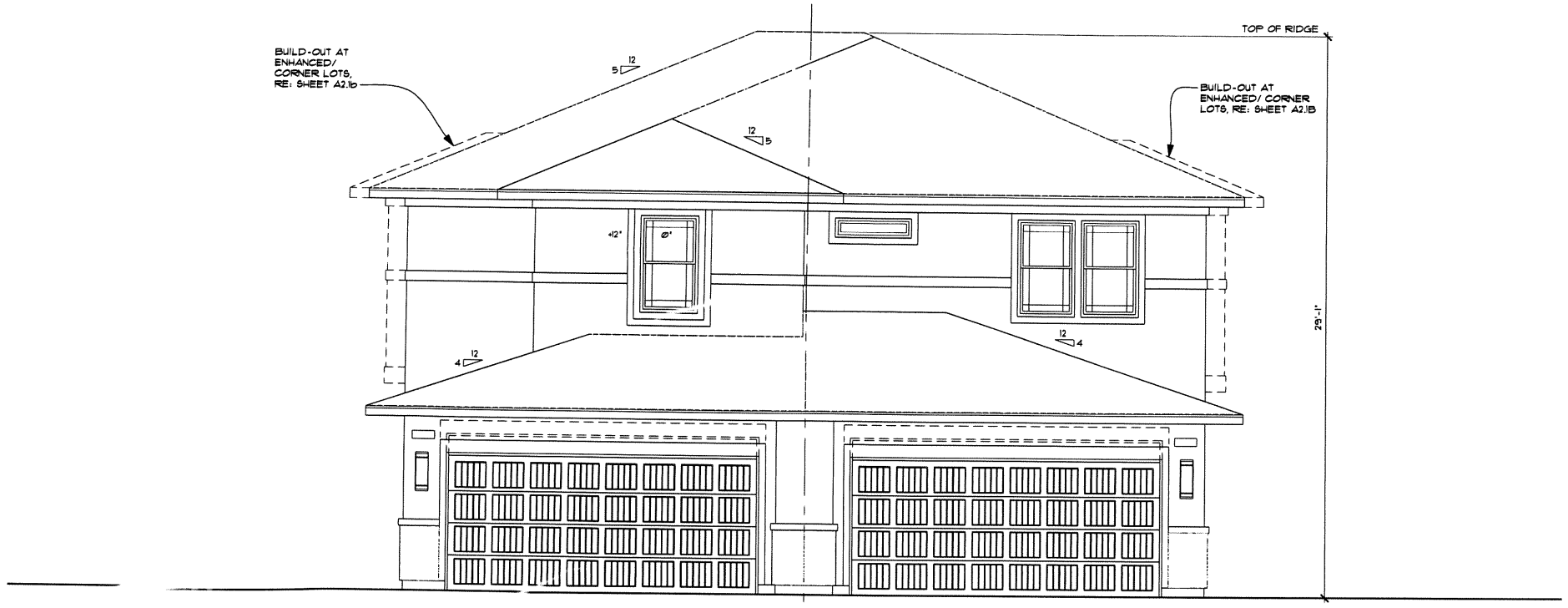
Sheet Title:

ELEVATION A
w/ OPT. BR3
AT L769

Sheet Number:

A2.1
c

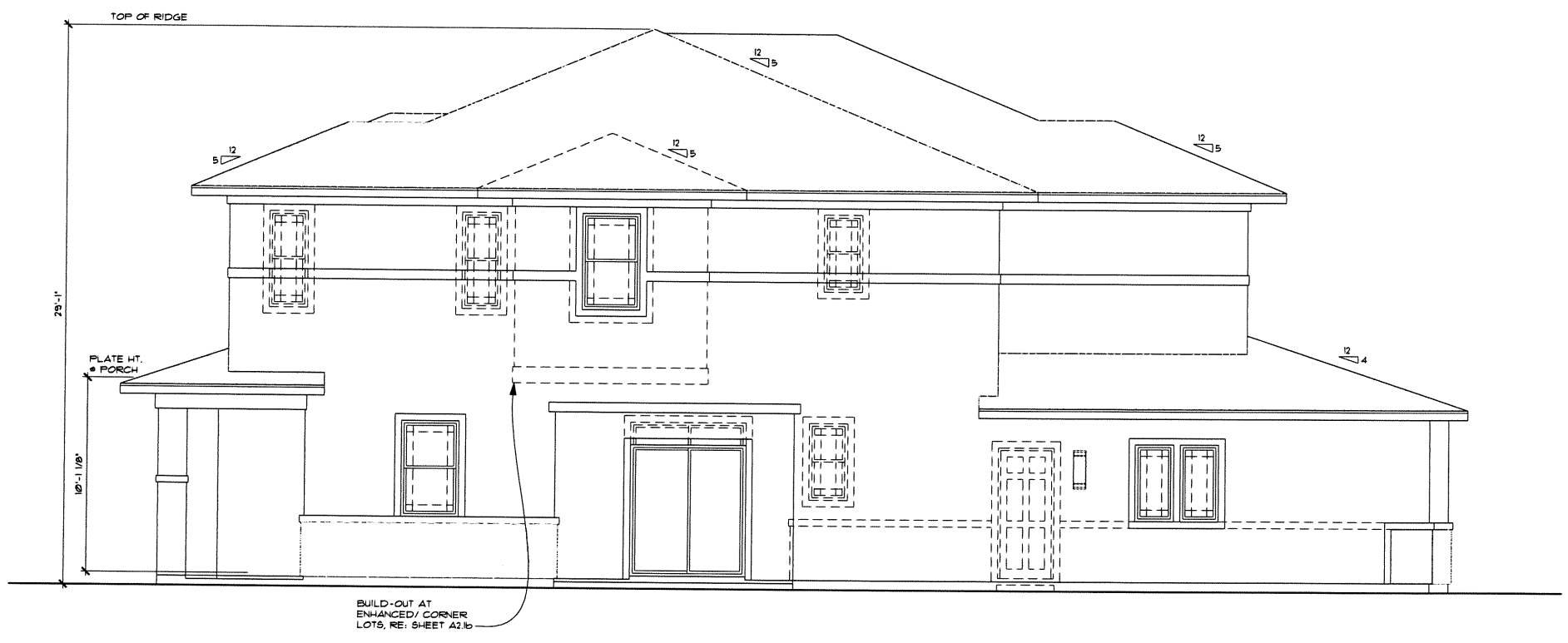
T:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:44:55 PM, jglass



7 REAR ELEVATION A w/ OPT. BR3 AT L769

SCALE: 1/4" = 1'-Ø"

RE: 3/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS



8 RIGHT ELEVATION A w/ OPT. BR3 AT L769

SCALE: 1/4" = 1'-Ø"

RE: 4/A2.1 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: Ø8/Ø1/2Ø19

Drawn By: J.J.G.

Revisions:

PRELUDE
at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

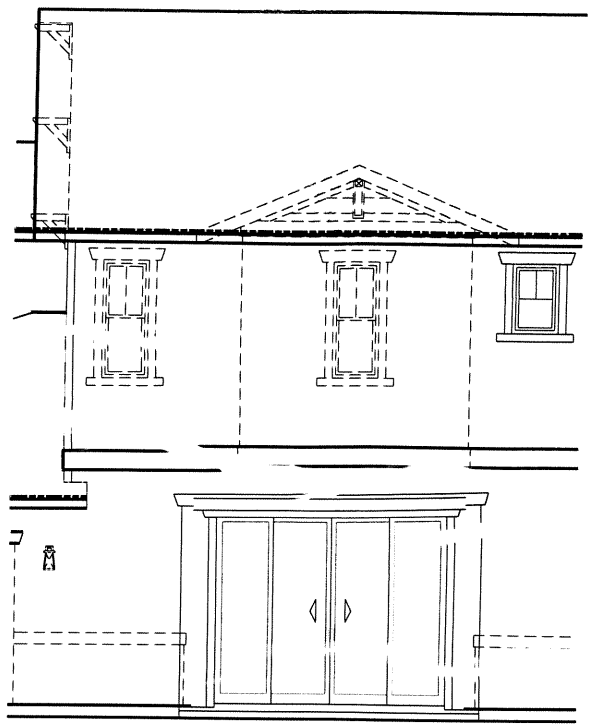
ELEVATION A
w/ OPT. BR3
AT L769

Sheet Number:

A2.1

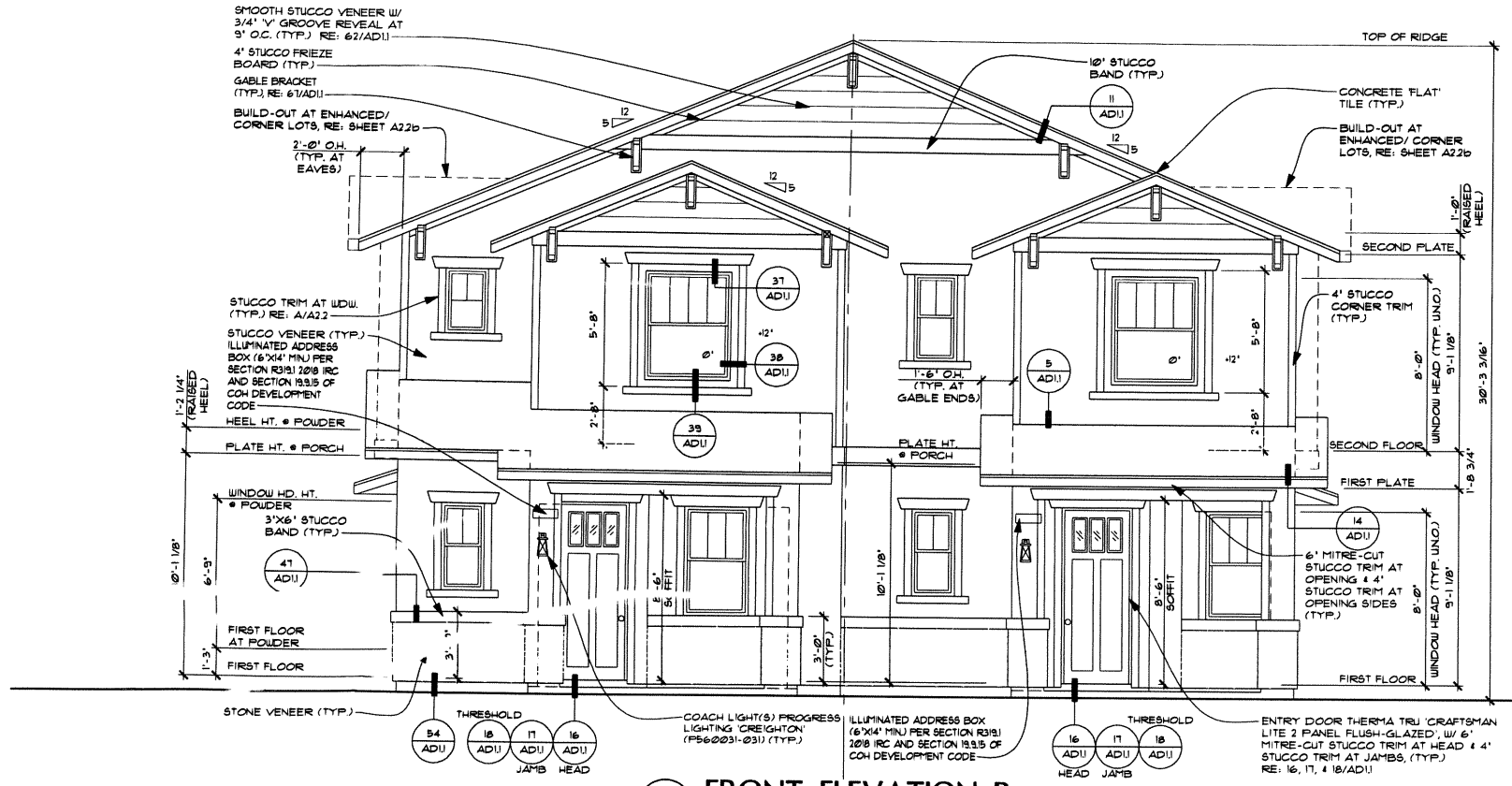
d

R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:00 PM, jglass



LEFT ELEVATION B W/ OPT. CENTER-MEET DOOR

2b SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION B

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

ARCHITECTURAL STYLE:
BUNGALOW (DUETS-ALLEY LOAD LOT)

CADENCE
RATED MITIGATION MEASURES (SECTION 5.1.4.c)

ELEVATION 'B' DESCRIPTIONS	POINTS
DECORATIVE PAVERS.	2
EXTERIOR TRIM OR SURROUNDS AROUND DOOR FRAME(S) AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	3
INCLUDE AT LEAST THREE DIFFERENT PLANES ON FRONT FACADE INCLUDING PROJECTING 'POP-OUT' PORTIONS - MINIMUM OFFSET OF EIGHTEEN (18) INCHES BETWEEN PLANES (SEE EXHIBIT 5.B.2).	6
DEEP RECESSED WINDOWS - MINIMUM EIGHT (8) INCH RECESS.	2
WINDOW VARIATIONS • MINIMUM OF TWO DIFFERENT WINDOW SIZES. • DIVIDED LIGHT WINDOWS AND SASHES AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE. • EXTERIOR TRIM AND SURROUNDS AS APPROPRIATE TO SELECTED ARCHITECTURAL STYLE. • ARCHED, ROUND-HEAD OR OTHER NON-RECTANGULAR SHAPED WINDOWS AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	2
TOTAL:	15

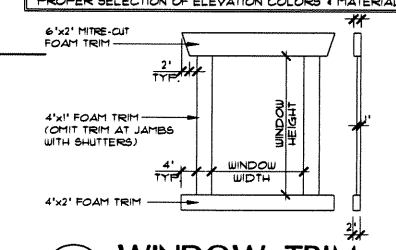
ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2380
- FRONT DOOR STYLE, GARGE DOOR STYLE, EXTERIOR COACH LIGHT STYLE ARE PER ELEVATION. (REFERENCE FRONT ELEVATION NOTES FOR PRODUCT STYLE AND NUMBER.

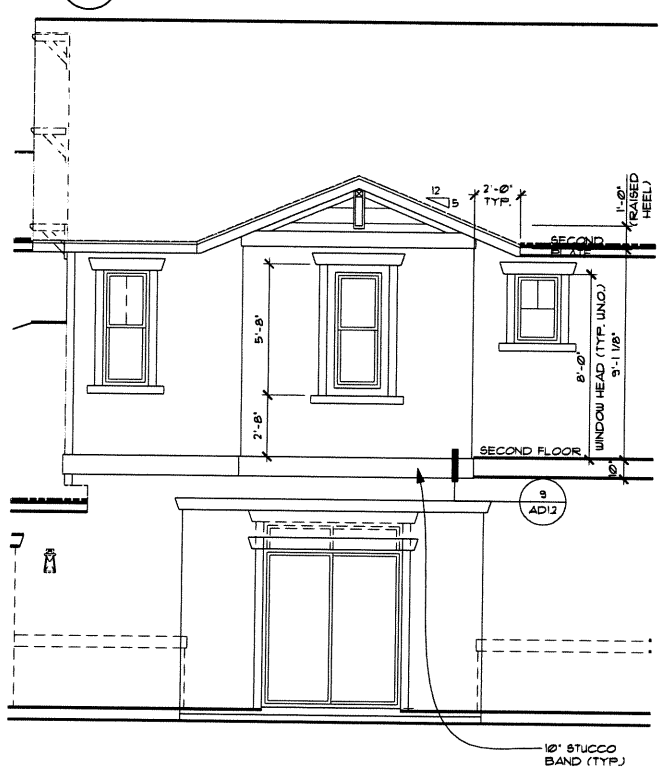
TRIM SIZES ARE LISTED DEPTH x HEIGHT

** PLEASE REFER TO THE COLOR SCHEME MATRIX FOR THE PROPER SELECTION OF ELEVATION COLORS & MATERIALS.



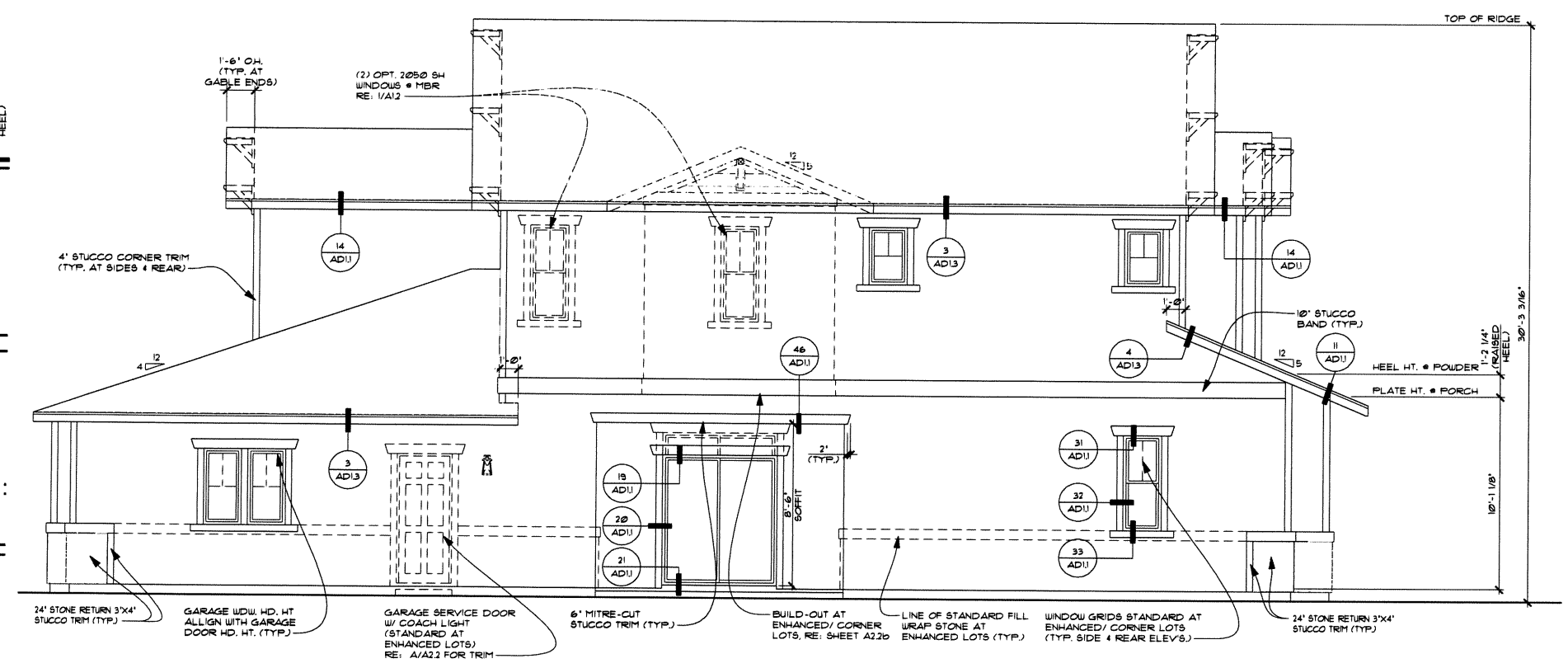
A WINDOW TRIM

SCALE: 1/4" = 1'-0" TYP. U.N.O.



LEFT ELEVATION B W/ OPT. BUILD-OUT AT ENHANCED LOTS

2c SCALE: 1/4" = 1'-0"



2a LEFT ELEVATION B

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

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE at Cadence (DUETTO II) HENDERSON

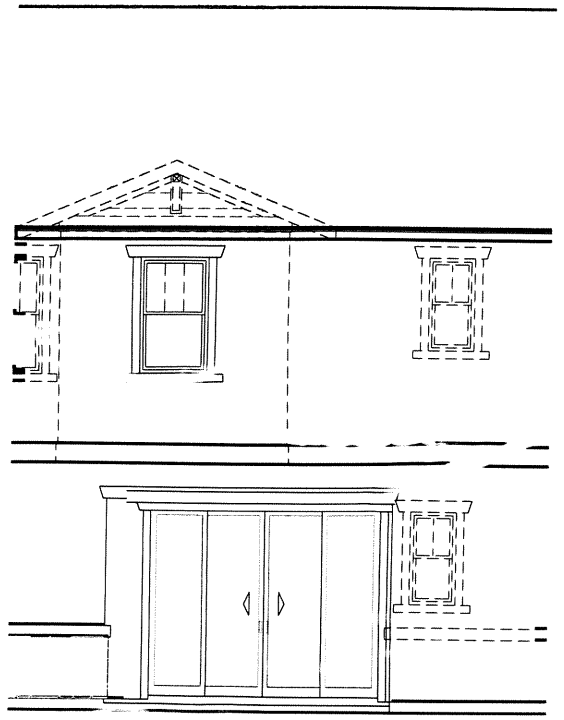
Plan Number: L769 / L770

Plan Name: BOSTON / CHICAGO

Sheet Title: ELEVATION B

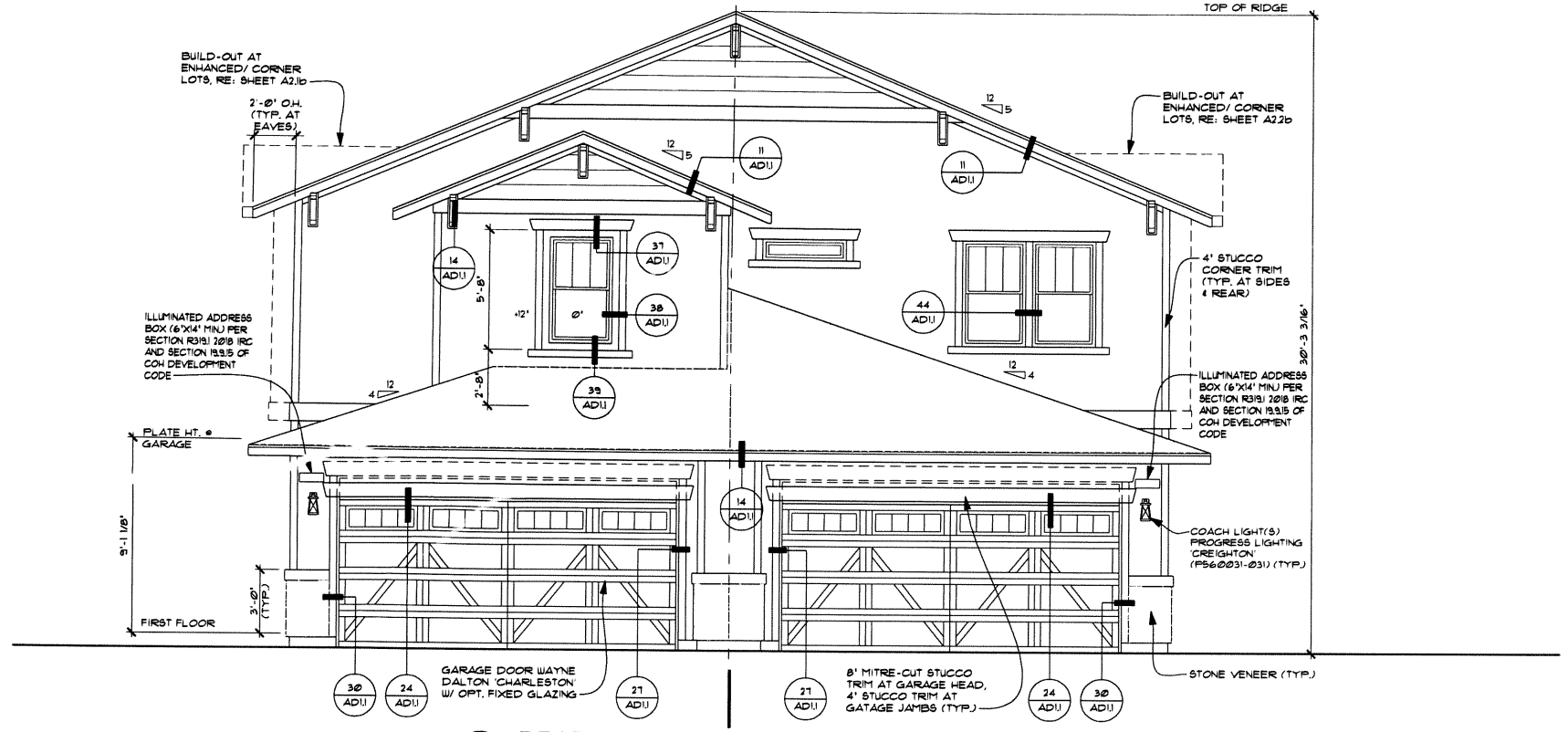
Sheet Number: A2.2 a

R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:07 PM, jglass



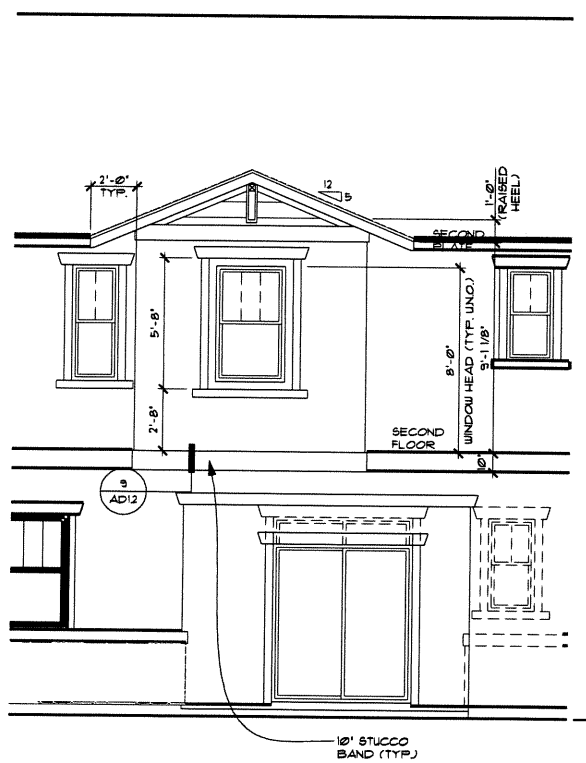
4b RIGHT ELEVATION B W/ OPT. CENTER-MEET DOOR

SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



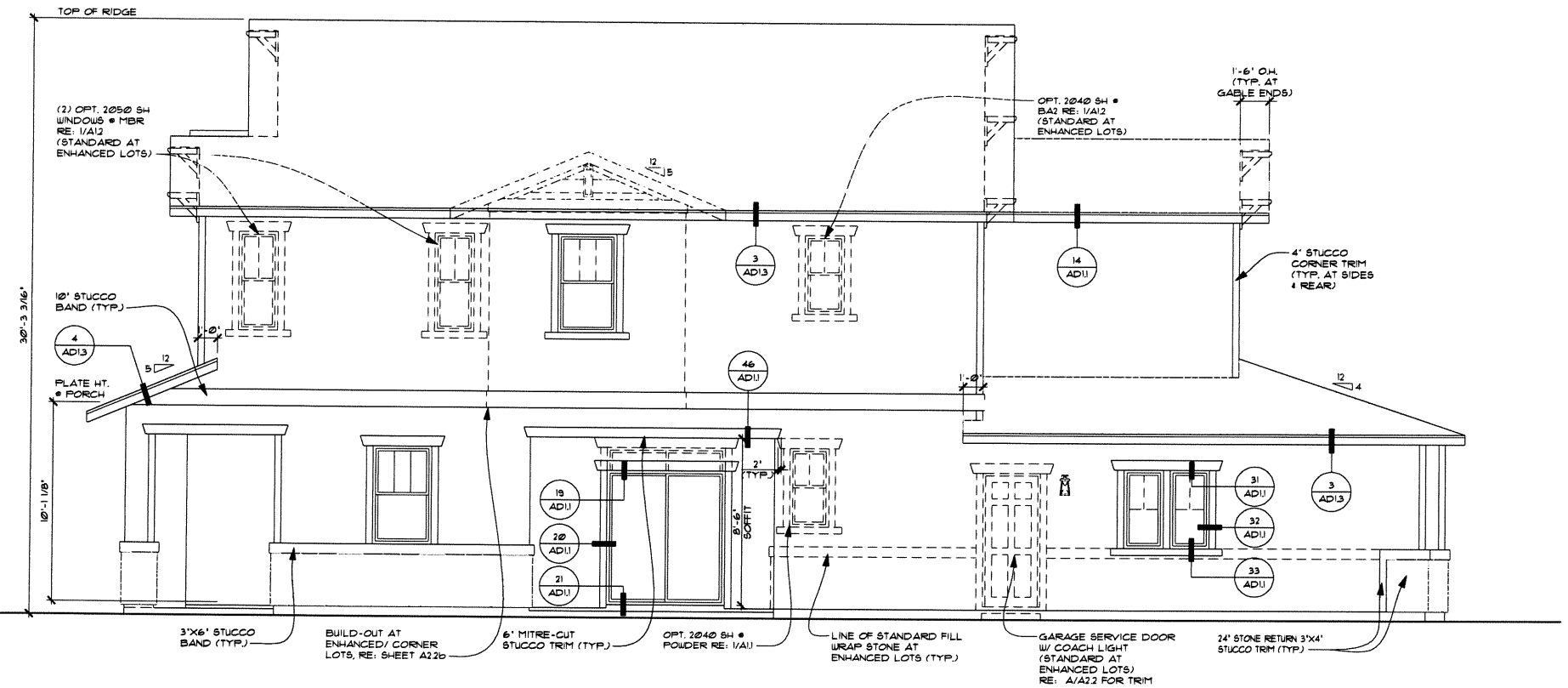
3 REAR ELEVATION B

SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4c RIGHT ELEVATION B W/ OPT. BUILD-OUT AT ENHANCED LOTS

SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION B

SCALE: 1/4" = 1'-0" RE: 1/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE at Cadence (DUETTO II) HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

ELEVATION B

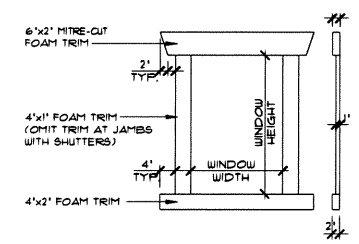
Sheet Number:

A2.2 b

[R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:13 PM, jglass

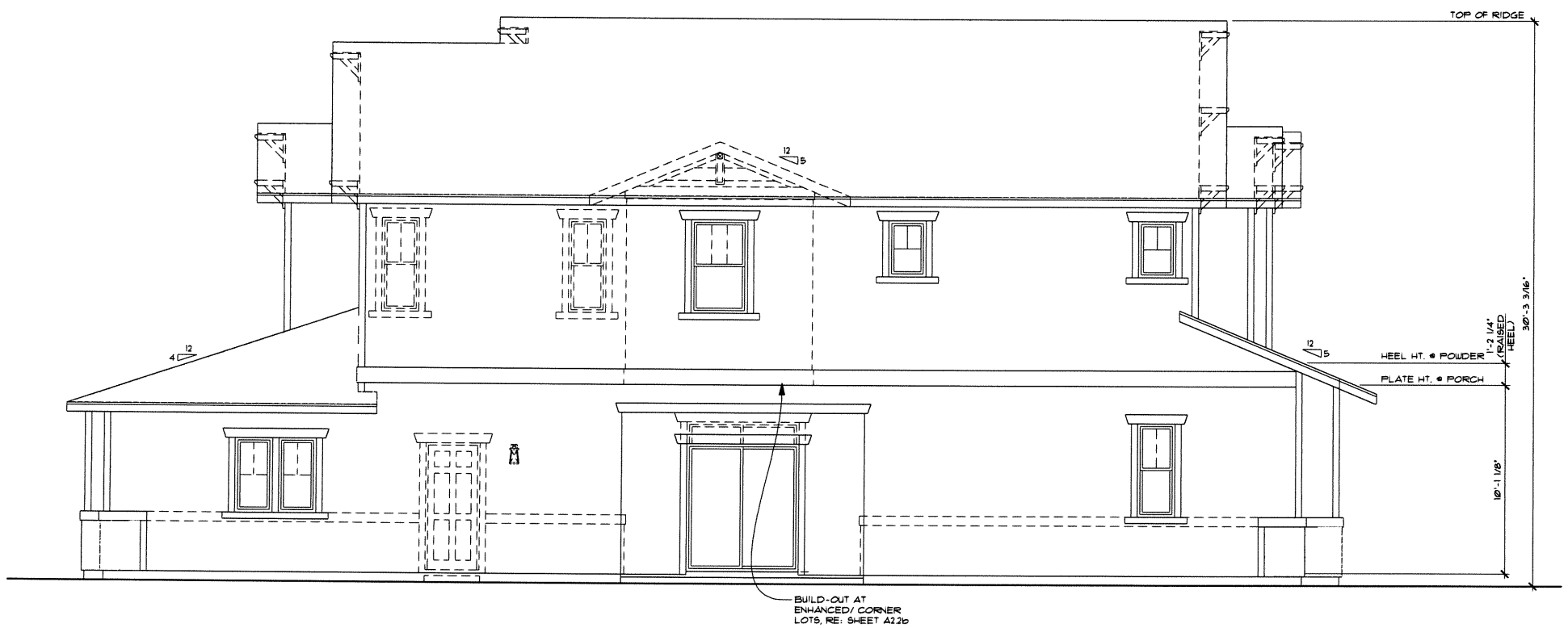
5 FRONT ELEVATION B w/ OPT. BR3 AT L769

SCALE: 1/4" = 1'-0" RE: 1/A22 FOR ADDITIONAL NOTES AND DIMENSIONS



A WINDOW TRIM

SCALE: 1/4" = 1'-0" TYP., U.N.O.



6 LEFT ELEVATION B w/ OPT. BR3 AT L769

SCALE: 1/4" = 1'-0" RE: 2/A22 FOR ADDITIONAL NOTES AND DIMENSIONS

ARCHITECTURAL STYLE:

BUNGALOW
(DUETS-ALLEY LOAD LOT)

CADENCE
RATED MITIGATION MEASURES (SECTION 5.7.4.c)

ELEVATION 'B' DESCRIPTIONS	POINTS
DECORATIVE PAVERS.	2
EXTERIOR TRIM OR SURROUNDS AROUND DOOR FRAME(S) AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	3
INCLUDE AT LEAST THREE DIFFERENT PLANES ON FRONT FACADE INCLUDING PROJECTING "POP-OUT" PORTIONS - MINIMUM OFFSET OF EIGHTEEN (18) INCHES BETWEEN PLANES (SEE EXHIBIT 5.8d).	6
DEEP RECESSED WINDOWS - MINIMUM EIGHT (8) INCH RECESS.	2
WINDOW VARIATIONS • MINIMUM OF TWO DIFFERENT WINDOW SIZES. • DIVIDED LIGHT WINDOWS AND SASHES AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE. • EXTERIOR TRIM AND SURROUNDS AS APPROPRIATE TO SELECTED ARCHITECTURAL STYLE. • ARCHED, ROUND-HEAD OR OTHER NON-RECTANGULAR SHAPED WINDOWS AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	2
TOTAL:	15

ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2380
- FRONT DOOR STYLE, GARGE DOOR STYLE, EXTERIOR COACH LIGHT STYLE ARE PER ELEVATION. (REFERENCE FRONT ELEVATION NOTES FOR PRODUCT STYLE AND NUMBER.

TRIM SIZES ARE LISTED DEPTH x HEIGHT

** PLEASE REFER TO THE COLOR SCHEME MATRIX FOR THE PROPER SELECTION OF ELEVATION COLORS & MATERIALS.

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE
at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

ELEVATION B
w/ OPT. BR3
AT L769

Sheet Number:

A2.2
c

R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:20 PM, jglass

7 REAR ELEVATION B w/ OPT. BR3 AT L769

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

RE: 3/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

8 RIGHT ELEVATION B w/ OPT. BR3 AT L769

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

RE: 4/A2.2 FOR ADDITIONAL NOTES & DIMENSIONS

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE
at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

ELEVATION B
w/ OPT. BR3
AT L769

Sheet Number:

A2.2
d

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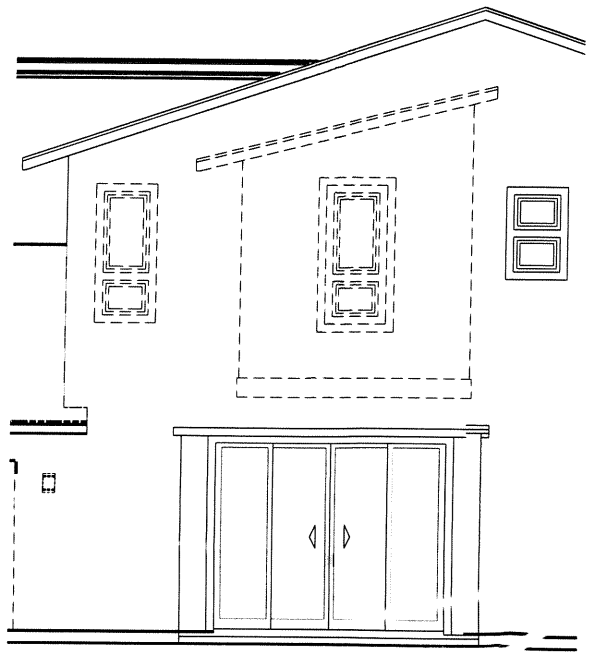
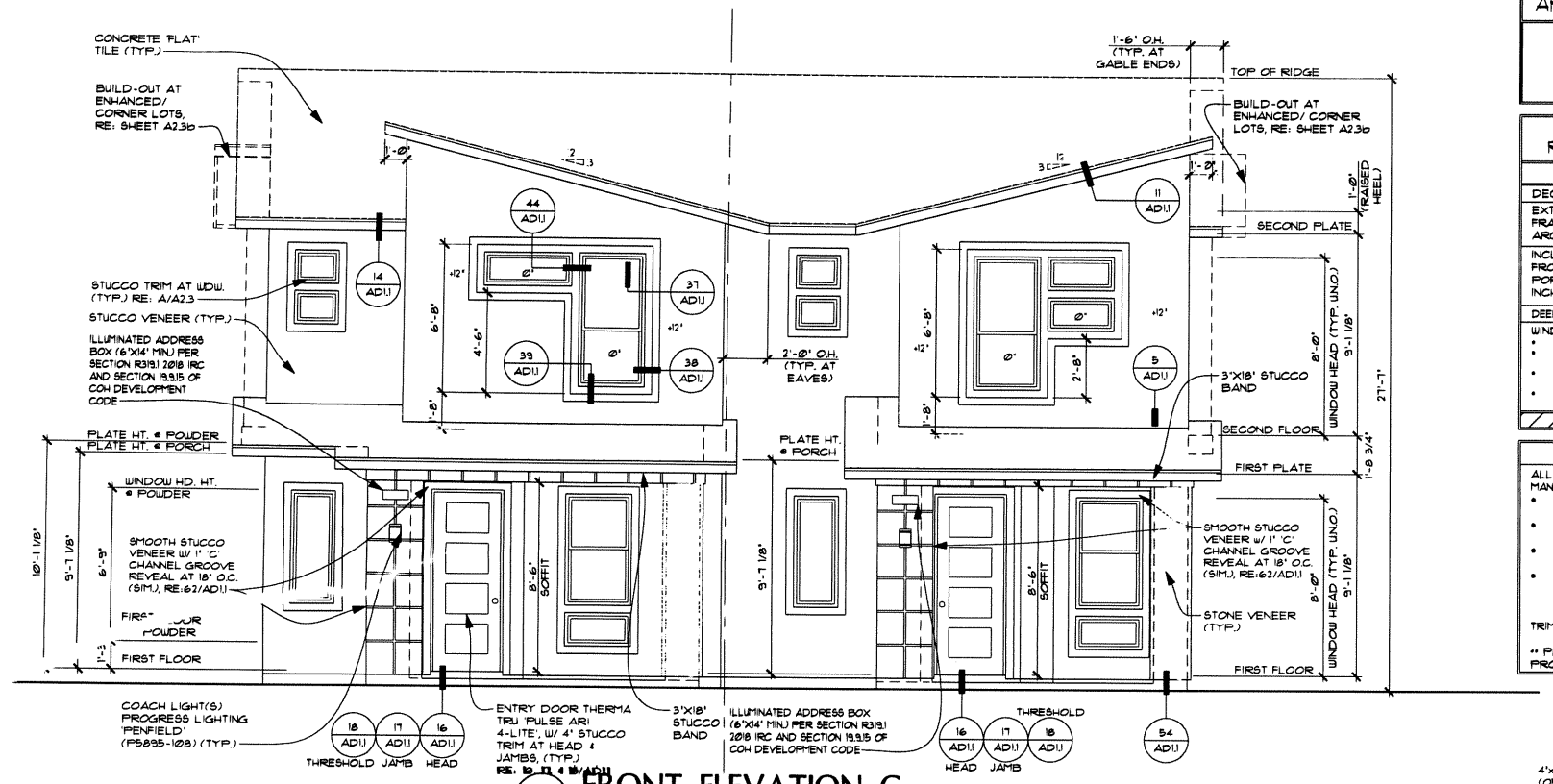


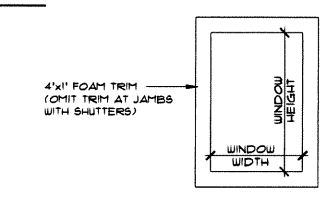
LEFT ELEVATION C W/ OPT. CENTER-MEET DOOR

2b SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION C

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



A WINDOW TRIM

SCALE: 1/4" = 1'-0" TYP., U.N.O.

ARCHITECTURAL STYLE:
DESERT CONTEMPORARY / MODERN (DUETS-ALLEY LOAD LOT)

CADENCE
RATED MITIGATION MEASURES (SECTION 5.7.4.c)

ELEVATION 'C' DESCRIPTIONS	POINTS
DECORATIVE PAVERS.	2
EXTERIOR TRIM OR SURROUNDS AROUND DOOR FRAME(S) AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	3
INCLUDE AT LEAST THREE DIFFERENT PLANES ON FRONT FACADE INCLUDING PROJECTING 'POP-OUT' PORTIONS - MINIMUM OFFSET OF EIGHTEEN (18) INCHES BETWEEN PLANES (SEE EXHIBIT 5.5b).	6
DEEP RECESSED WINDOWS - MINIMUM EIGHT (8) INCH RECESS.	2
WINDOW VARIATIONS • MINIMUM OF TWO DIFFERENT WINDOW SIZES. • DIVIDED LIGHT WINDOWS AND SASHES AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE. • EXTERIOR TRIM AND SURROUNDS AS APPROPRIATE TO SELECTED ARCHITECTURAL STYLE. • ARCHED, ROUND-HEAD OR OTHER NON-RECTANGULAR SHAPED WINDOWS AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	2
TOTAL:	15

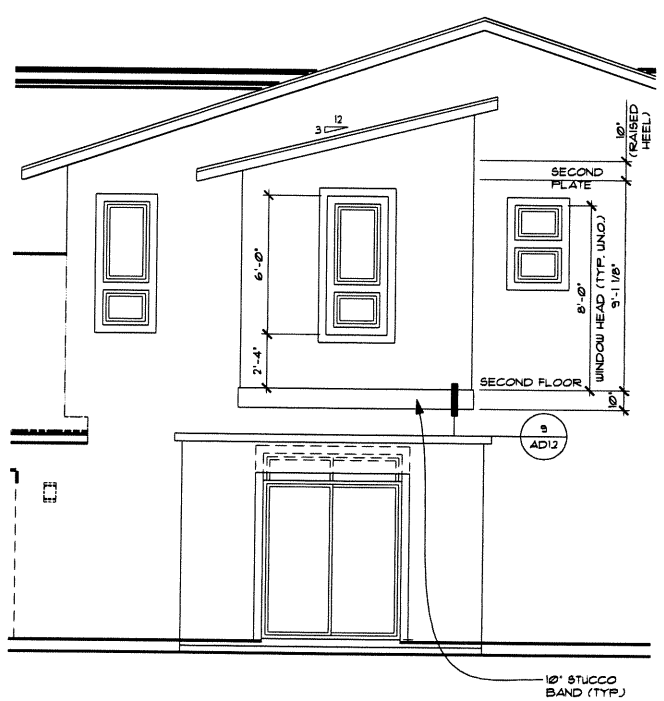
ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2380
- FRONT DOOR STYLE, GARGE DOOR STYLE, EXTERIOR COACH LIGHT STYLE ARE PER ELEVATION. (REFERENCE FRONT ELEVATION NOTES FOR PRODUCT STYLE AND NUMBER.

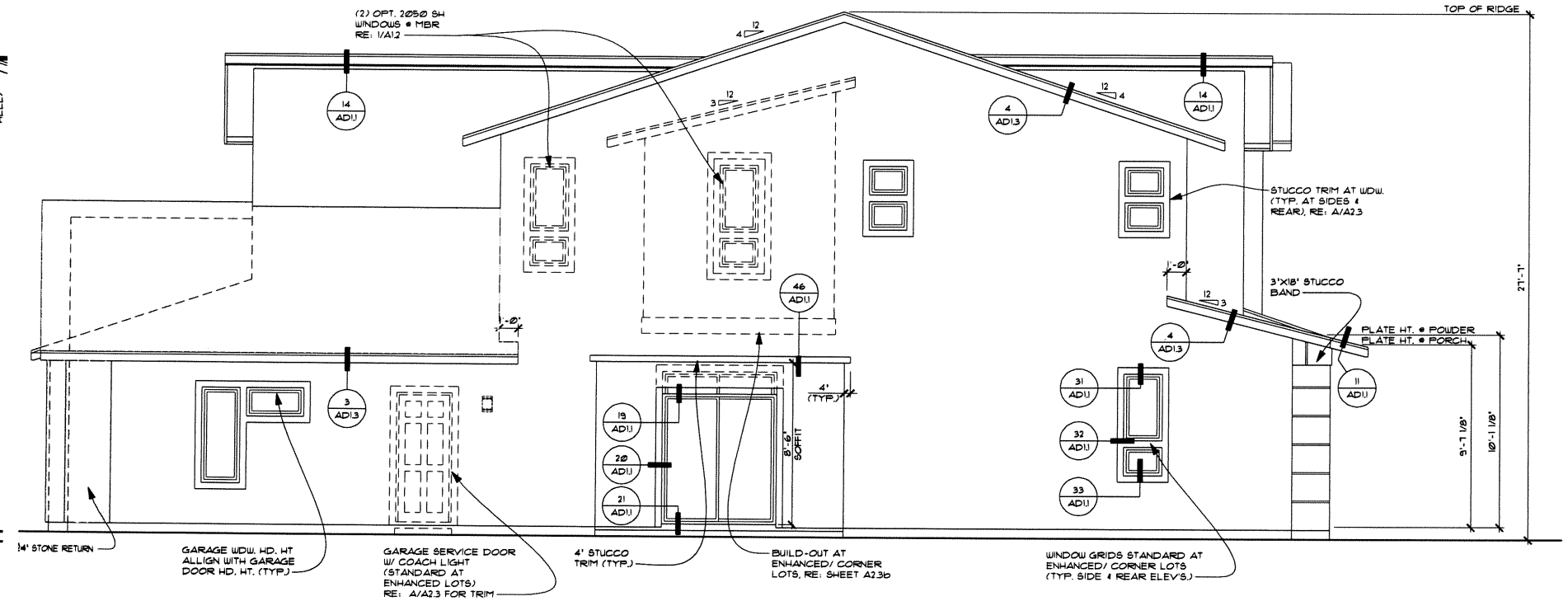
TRIM SIZES ARE LISTED DEPTH x HEIGHT

** PLEASE REFER TO THE COLOR SCHEME MATRIX FOR THE PROPER SELECTION OF ELEVATION COLORS & MATERIALS.



LEFT ELEVATION C W/ OPT. BUILD-OUT AT ENHANCED LOTS

2c SCALE: 1/4" = 1'-0"



2a LEFT ELEVATION C

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

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE at Cadence (DUETTO II) HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

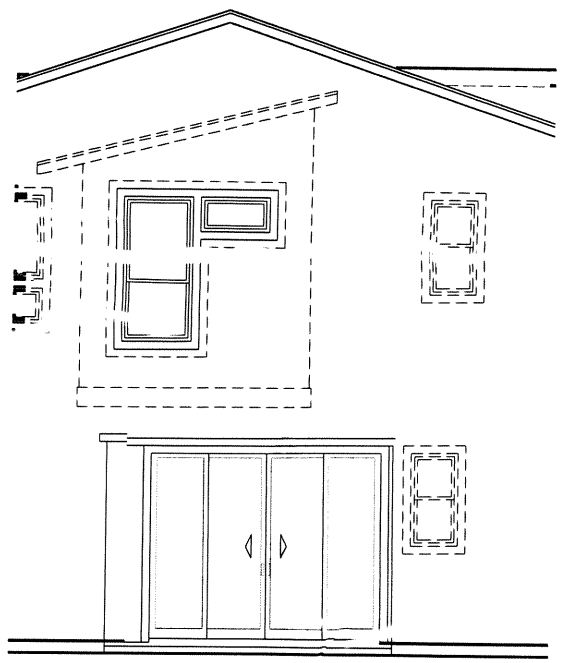
Sheet Title:

ELEVATION C

Sheet Number:

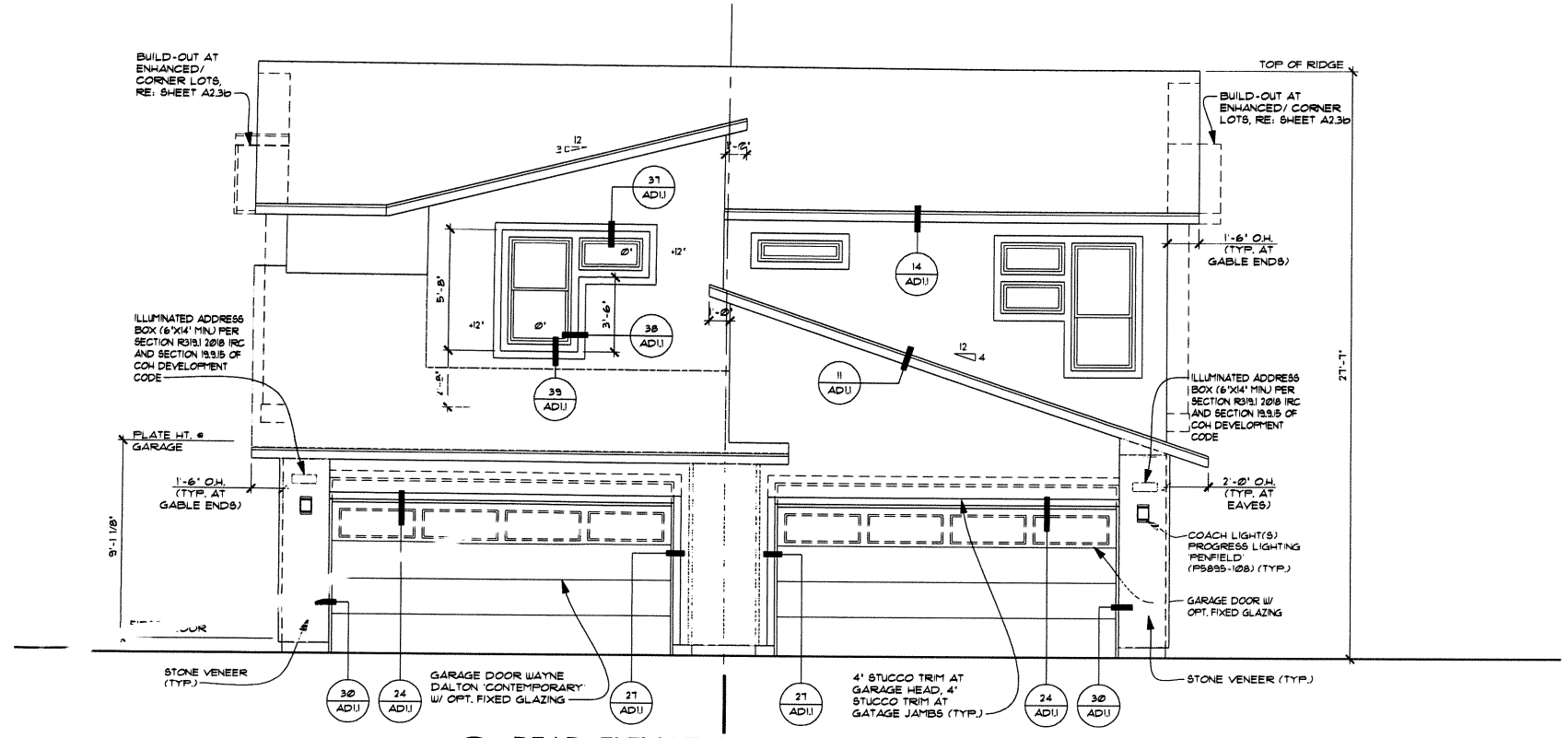
A2.3 a

T:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:32 PM, js



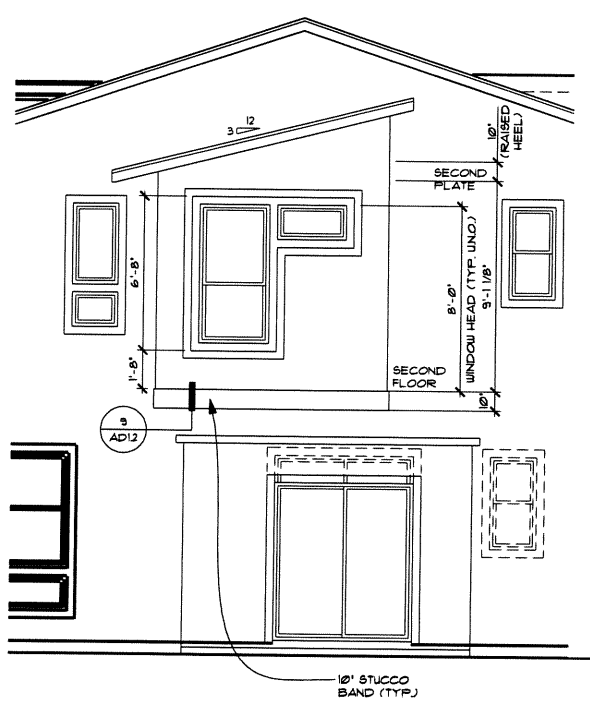
4b RIGHT ELEVATION C W/ OPT. CENTER-MEET DOOR

SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



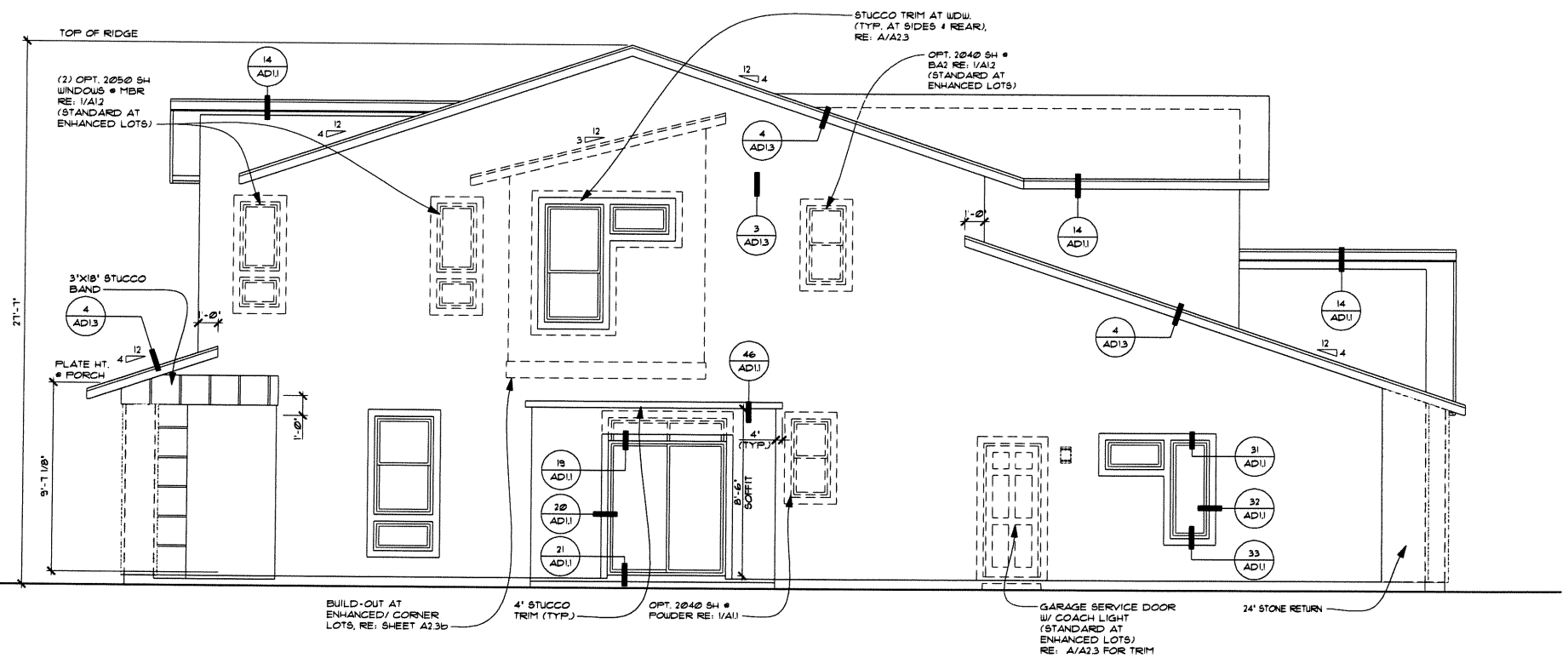
3 REAR ELEVATION C

SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



4c RIGHT ELEVATION C W/ OPT. BUILD-OUT AT ENHANCED LOTS

SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION C

SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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PRELUDE at Cadence (DUETTO II) HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

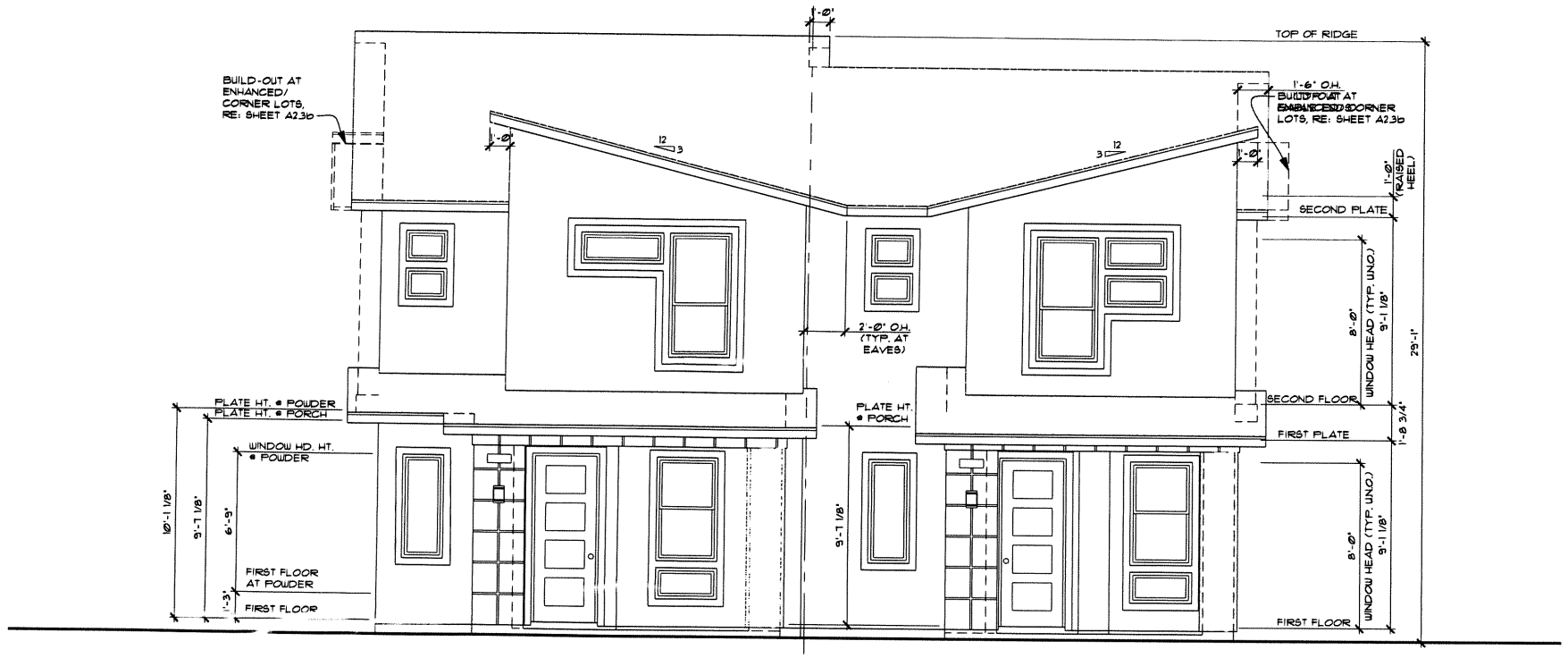
Sheet Title:

ELEVATION C

Sheet Number:

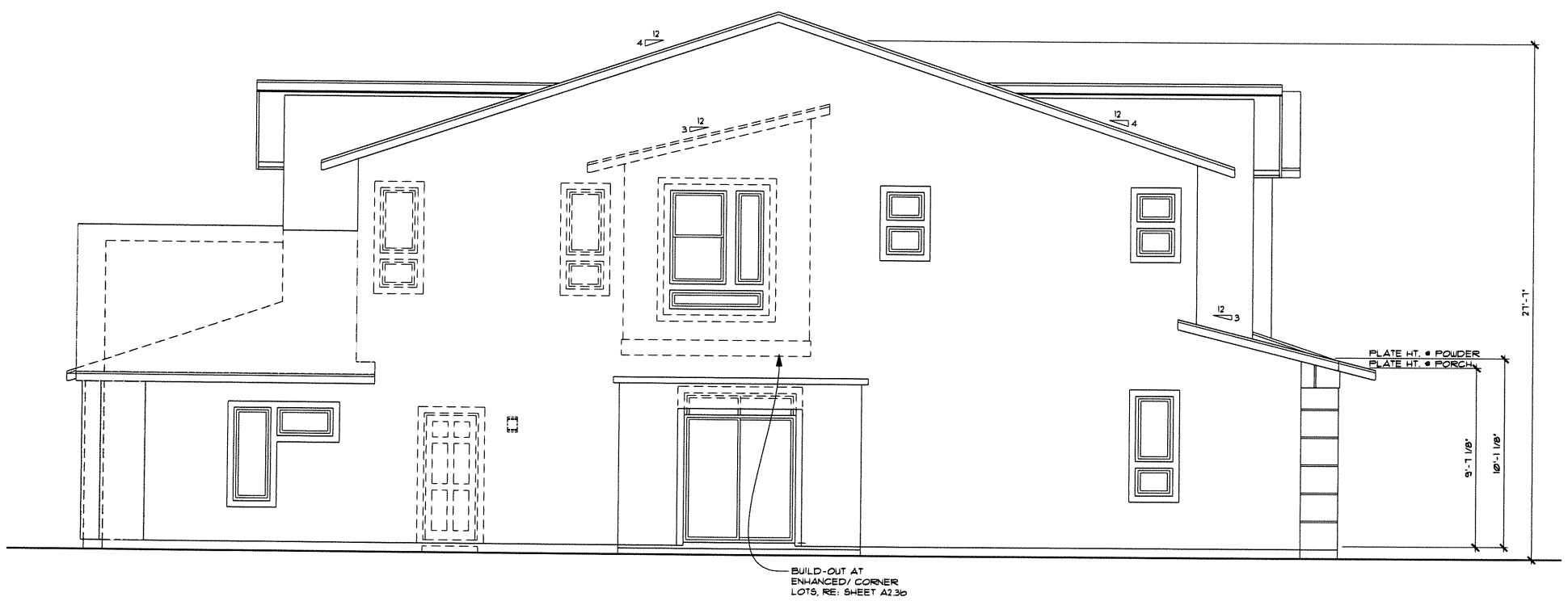
A2.3 b

T:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:38 PM, jgloss



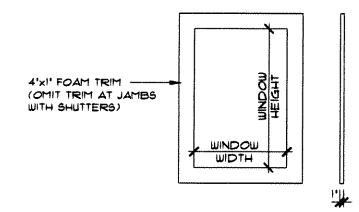
5 FRONT ELEVATION C w/ OPT. BR3 AT L769

SCALE: 1/4" = 1'-0" RE: 1/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS



6 LEFT ELEVATION C w/ OPT. BR3 AT L769

SCALE: 1/4" = 1'-0" RE: 2/A2.3 FOR ADDITIONAL NOTES AND DIMENSIONS



A WINDOW TRIM

SCALE: 1/4" = 1'-0" TYP., U.N.O.

ARCHITECTURAL STYLE:
DESERT CONTEMPORARY / MODERN (DUETS-ALLEY LOAD LOT)

CADENCE
RATED MITIGATION MEASURES (SECTION 5.1.4.c)

ELEVATION 'C' DESCRIPTIONS	POINTS
DECORATIVE PAVERS.	2
EXTERIOR TRIM OR SURROUNDS AROUND DOOR FRAME(S) AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	3
INCLUDE AT LEAST THREE DIFFERENT PLANES ON FRONT FACADE INCLUDING PROJECTING "POP-OUT" PORTIONS - MINIMUM OFFSET OF EIGHTEEN (18) INCHES BETWEEN PLANES (SEE EXHIBIT B.B0).	6
DEEP RECESSED WINDOWS - MINIMUM EIGHT (8) INCH RECESS.	2
WINDOW VARIATIONS • MINIMUM OF TWO DIFFERENT WINDOW SIZES. • DIVIDED LIGHT WINDOWS AND SASHES AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE. • EXTERIOR TRIM AND SURROUNDS AS APPROPRIATE TO SELECTED ARCHITECTURAL STYLE. • ARCHED, ROUND-HEAD OR OTHER NON-RECTANGULAR SHAPED WINDOWS AS APPROPRIATE TO THE SELECTED ARCHITECTURAL STYLE.	2
TOTAL:	15

ELEVATION NOTES

ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE MONIER LIFETILE ROOFING PRODUCTS, CONCRETE ROOF TILE ESR-1641
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER ESR-1194
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER ESR-2380
- FRONT DOOR STYLE, GARGE DOOR STYLE, EXTERIOR COACH LIGHT STYLE ARE PER ELEVATION. (REFERENCE FRONT ELEVATION NOTES FOR PRODUCT STYLE AND NUMBER

TRIM SIZES ARE LISTED DEPTH x HEIGHT

** PLEASE REFER TO THE COLOR SCHEME MATRIX FOR THE PROPER SELECTION OF ELEVATION COLORS & MATERIALS.

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(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

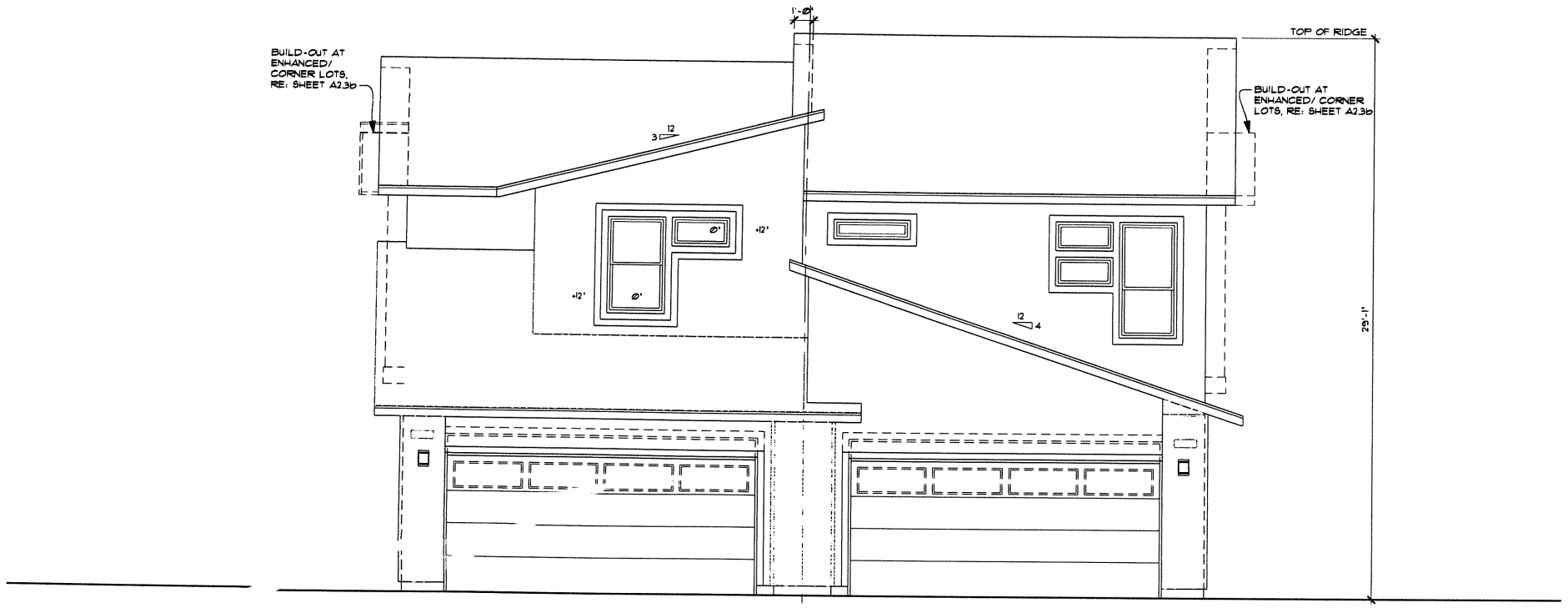
ELEVATION C
w/ OPT. BR3
AT L769

Sheet Number:

A2.3

C

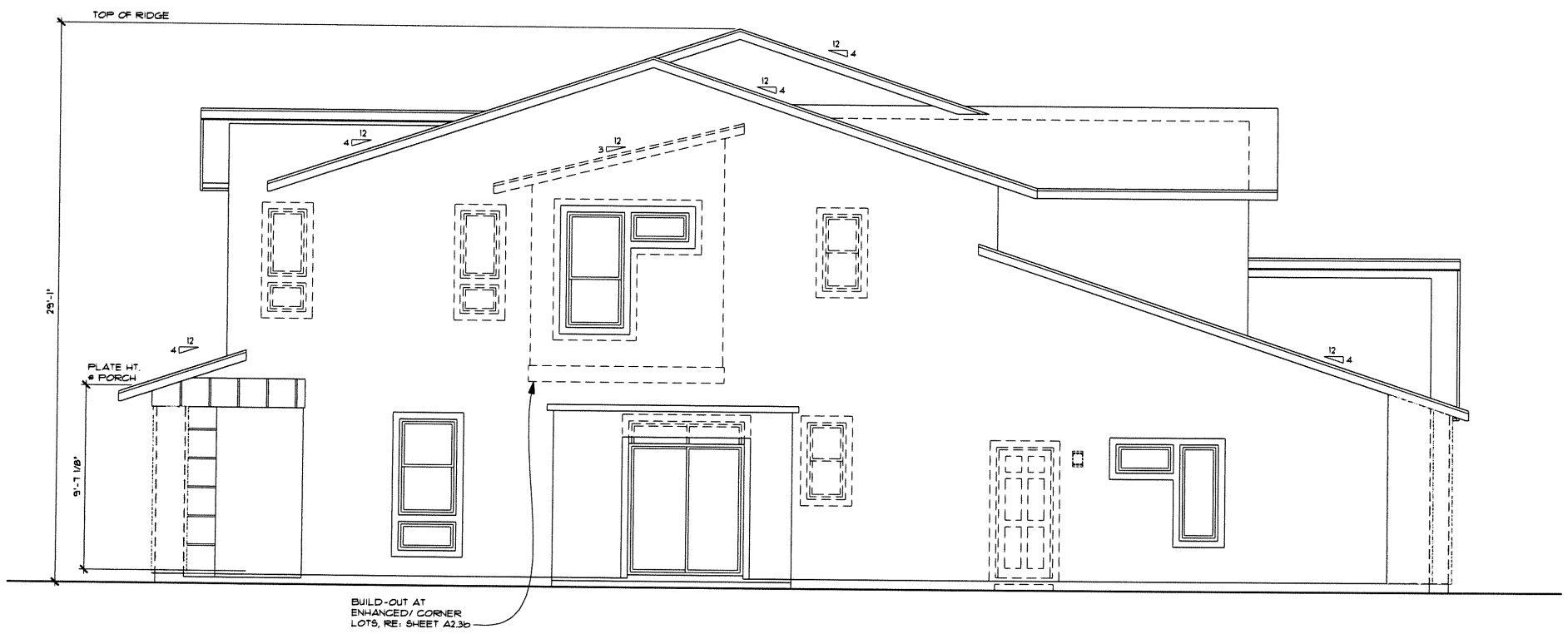
T:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:45 PM, jglass



7 REAR ELEVATION C w/ OPT. BR3 AT L769

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

RE: 3/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS



8 RIGHT ELEVATION C w/ OPT. BR3 AT L769

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

RE: 4/A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

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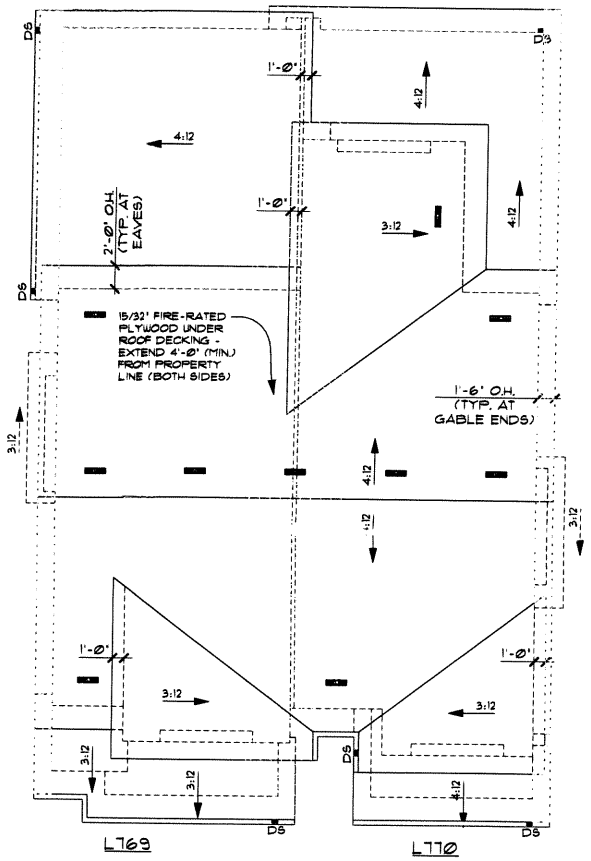
w/ OPT. BR3
AT L769

Sheet Number:

A2.3

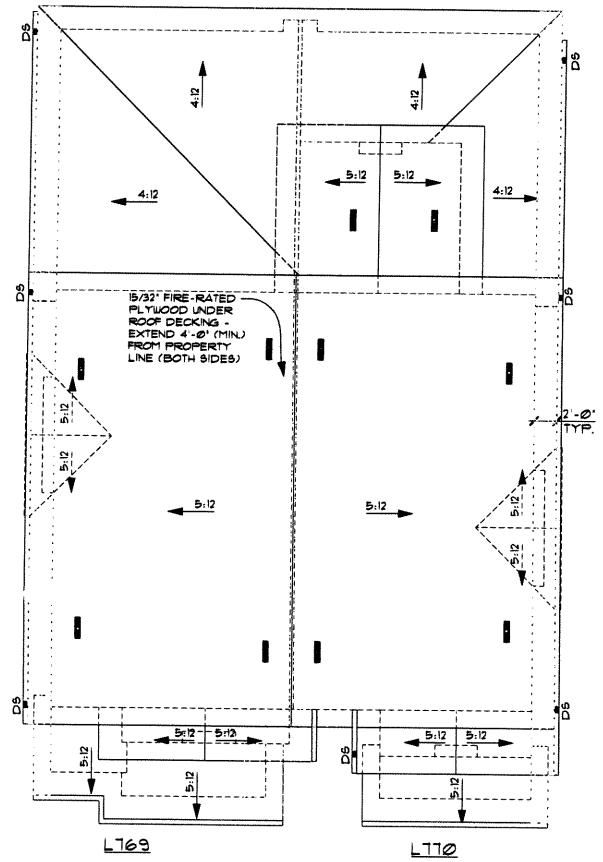
d

[R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Elevations.dwg, 9/10/2019 2:45:49 PM, jglass



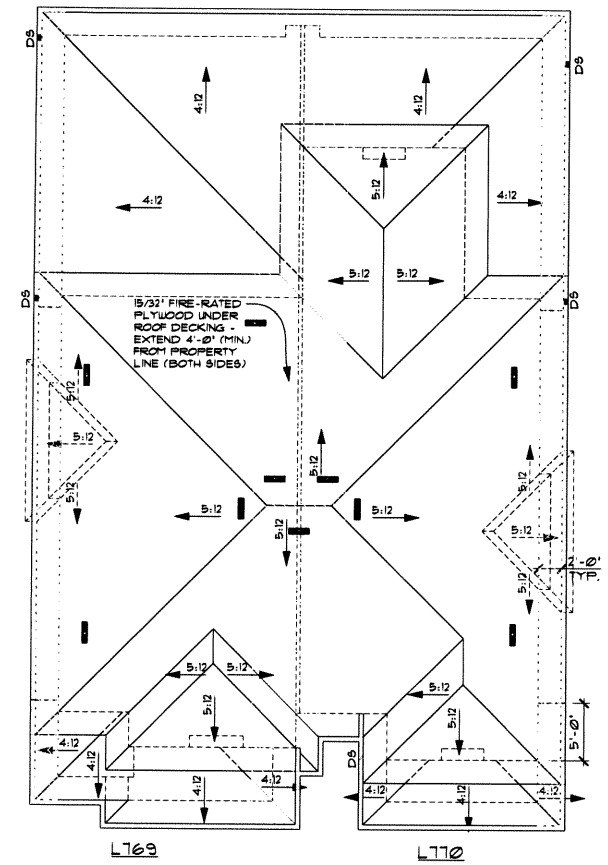
3 ROOF PLAN @ ELEVATION C

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



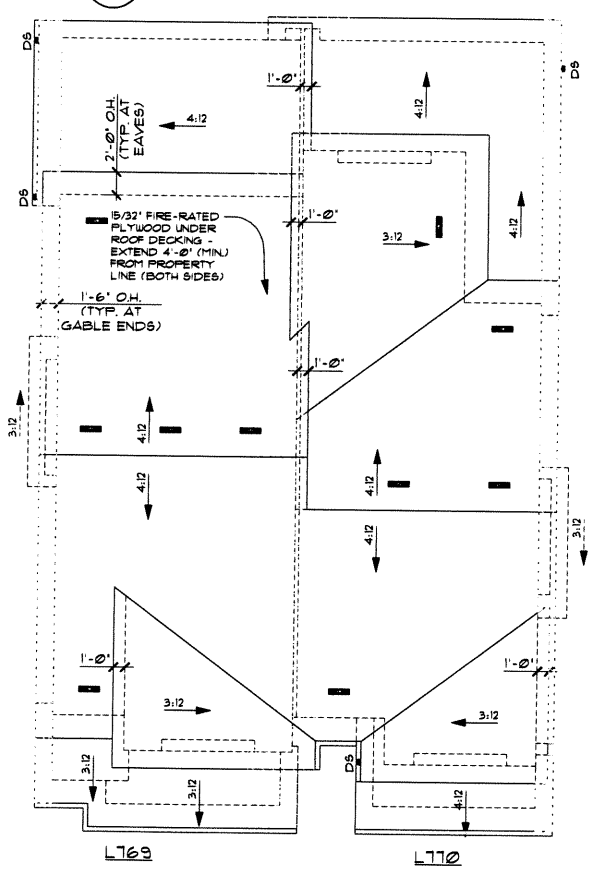
2 ROOF PLAN @ ELEVATION B

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



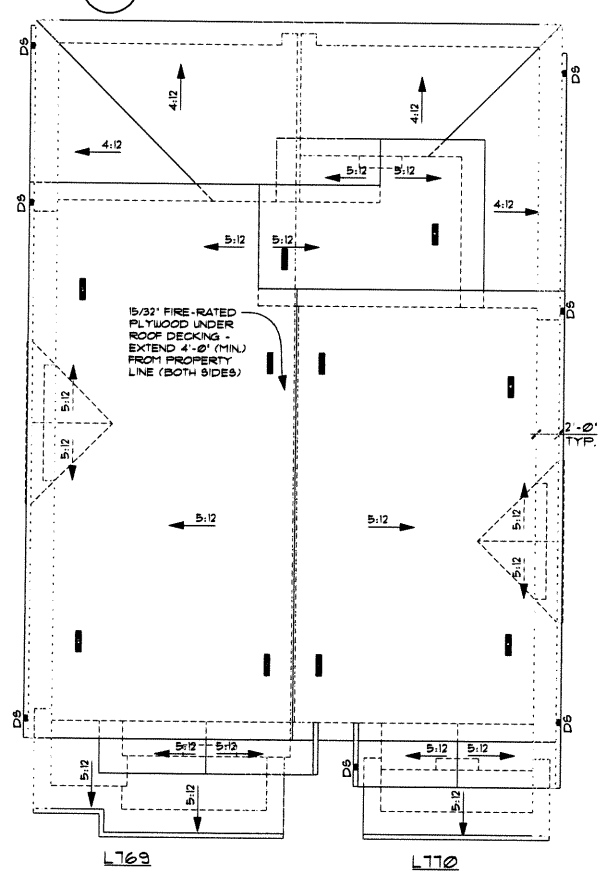
1 ROOF PLAN @ ELEVATION A

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



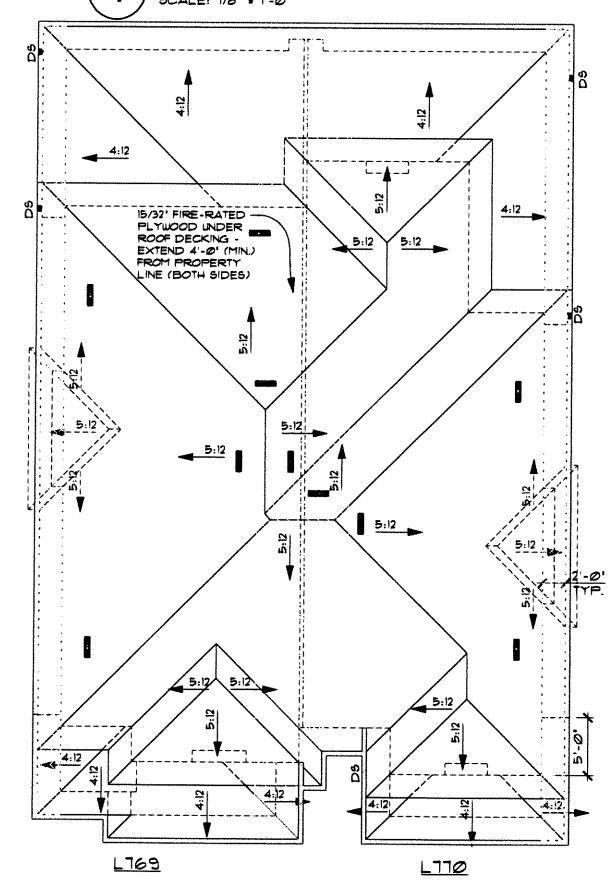
OPT. BR3 @ L769
6 ROOF PLAN @ ELEVATION C

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



OPT. BR3 @ L769
5 ROOF PLAN @ ELEVATION B

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



OPT. BR3 @ L769
4 ROOF PLAN @ ELEVATION A

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

ATTIC VENTILATION CALCULATION

CALCULATIONS SIMILAR FOR ALL ELEVATIONS.

CALCULATION USING 1/300 METHOD

ATTIC VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH IRC SECTION R806. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER 1/3 PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION SHALL BE LOCATED IN THE BOTTOM 1/3 OF THE ATTIC SPACE. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. (IRC SECTION R806.2)

VENT INFORMATION

TYPE:	NET FREE VENT AREA:	
LOW PROFILE CONC. 'S'	91.5 SQUARE INCHES	HIGH 1/300 / LOW 1/300
LOW PROFILE CONC. 'FLAT'	98.75 SQUARE INCHES	1/150

NOTE: LOCATION OF VENTS SHOWN ON ROOF PLANS FOR REFERENCE ONLY, FIELD VERIFY.

ATTIC VENTILATION CALCULATION

(L769) ALL ELEVATIONS

UPPER ROOF AREA:	1778	SQ. FT.
SQ. FT. X 144:	256008	SQ. IN.
1/300 METHOD AREA REQUIRED: SQ. IN. /300:	853	SQ. IN.
LOWER ROOF AREA:	757	SQ. FT.
SQ. FT. X 144:	108947	SQ. IN.
1/300 METHOD AREA REQUIRED: SQ. IN. /300:	363	SQ. IN.
(L769) FRONT PORCH:	93	SQ. FT.
SQ. FT. X 144:	13392	SQ. IN.
1/300 METHOD AREA REQUIRED: SQ. IN. /300:	44	SQ. IN.
(L770) FRONT PORCH:	47	SQ. FT.
SQ. FT. X 144:	6879	SQ. IN.
1/300 METHOD AREA REQUIRED: SQ. IN. /300:	23	SQ. IN.

CALCULATED USING 1/300 METHOD

ATTIC VENTILATION CALCULATION

(L769) OPT. BEDROOM #3 ALL ELEVATIONS

UPPER ROOF AREA:	1967	SQ. FT.
SQ. FT. X 144:	283224	SQ. IN.
1/300 METHOD AREA REQUIRED: SQ. IN. /300:	944	SQ. IN.
LOWER ROOF AREA:	568	SQ. FT.
SQ. FT. X 144:	81826	SQ. IN.
1/300 METHOD AREA REQUIRED: SQ. IN. /300:	273	SQ. IN.

CALCULATED USING 1/300 METHOD

ROOF PLAN LEGEND

	GUTTERS
▪ DS	DOWNSPOUTS

▪ 1- HOUR FIRE RATED SOFFIT RE: SHEET AD13

NO VENTS ARE PERMITTED IN THE UNPROTECTED (2' EAVE PROJECTION) INTO THE REQUIRED 5'-0" SIDE YARD SET BACK PER 'SOUTHERN NEVADA AMENDMENTS' TO THE 2018 I.R.C. R302.1 EXCEPTION 7.

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Sheet Title:

ROOF PLANS

Sheet Number:

A4.1

a

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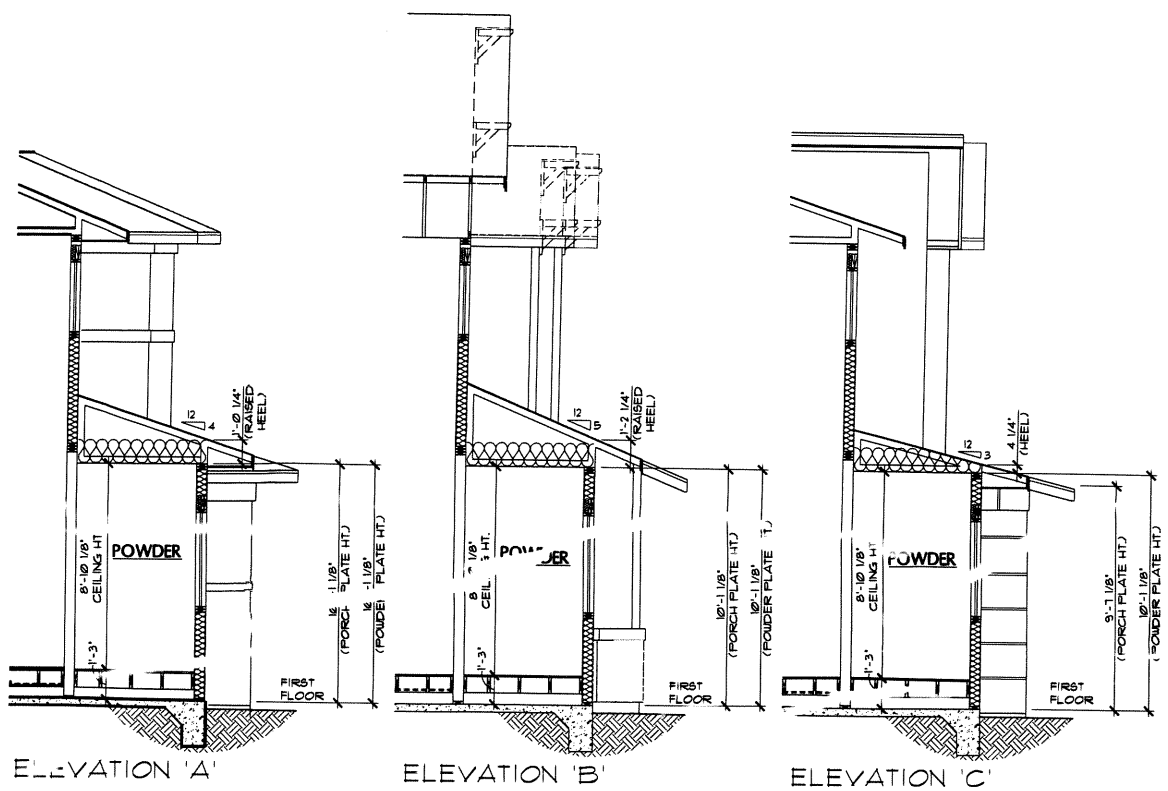


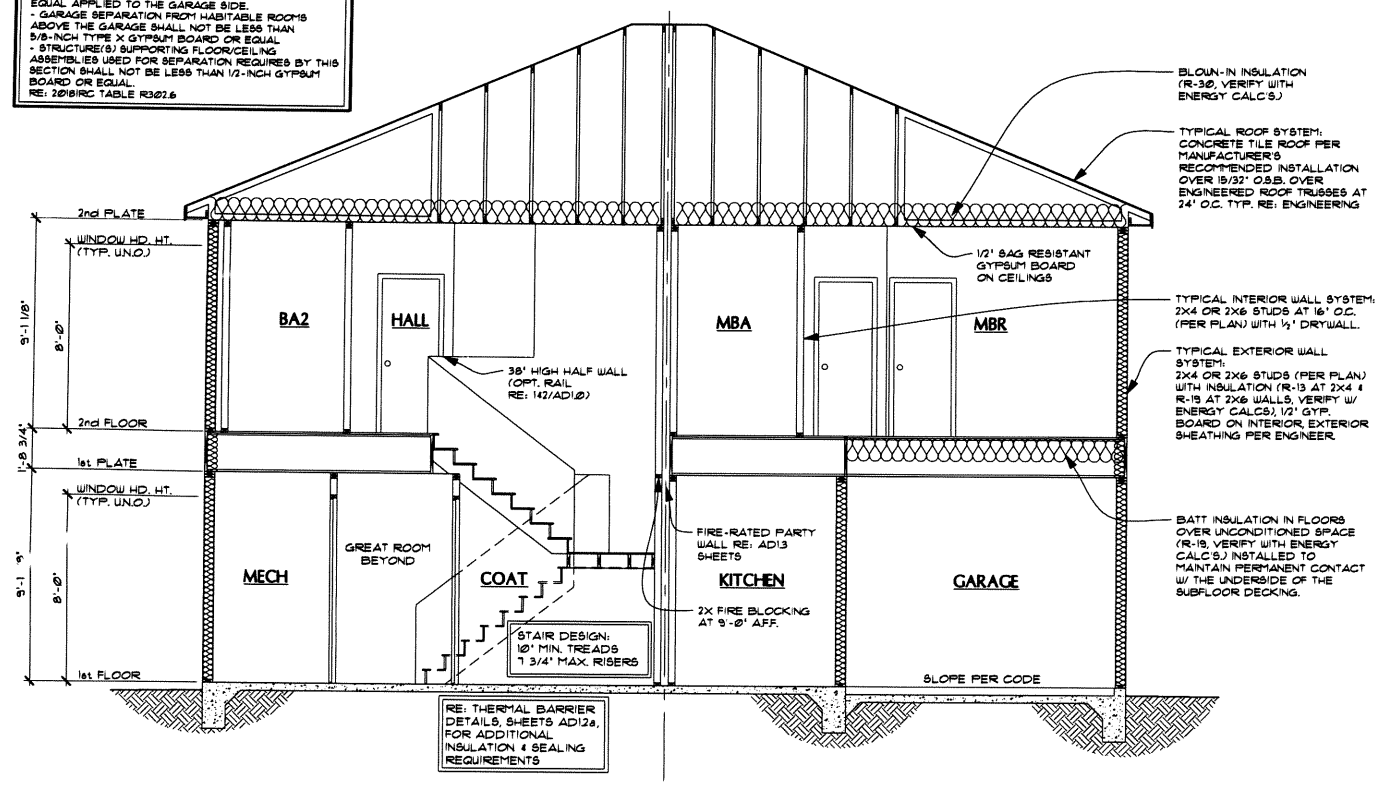
ELEVATION 'A' ELEVATION 'B' ELEVATION 'C'

2c L769 POWDER TYPICAL BUILDING SECTIONS

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

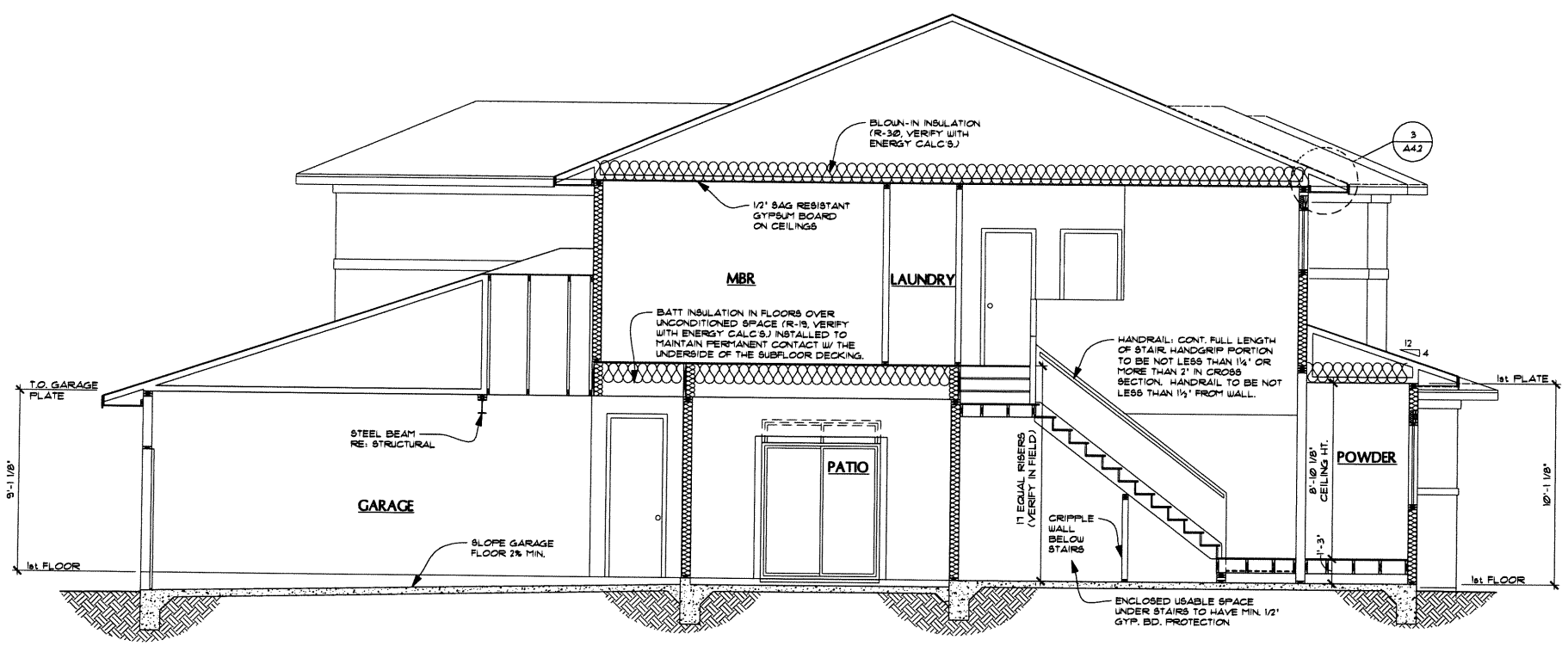
NOTE:
- GARAGE SEPARATION FROM HABITABLE AND ATTICS SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD OR EQUAL APPLIED TO THE GARAGE SIDE.
- GARAGE SEPARATION FROM HABITABLE ROOMS ABOVE THE GARAGE SHALL NOT BE LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUAL.
- STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD OR EQUAL.

RE: 2018IRC TABLE R302.6



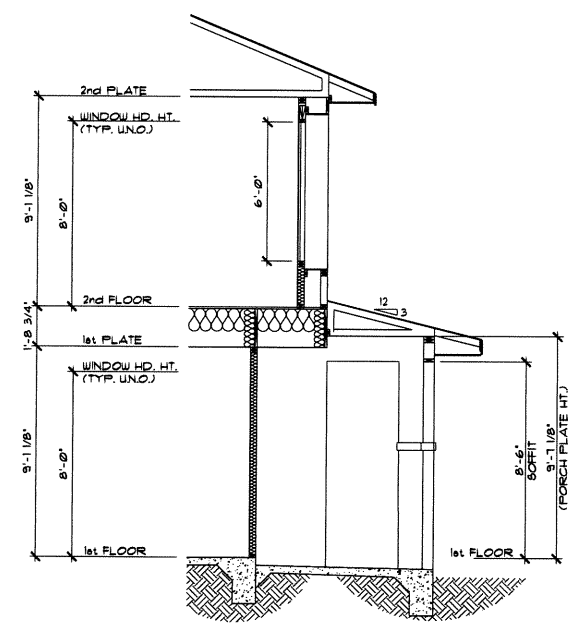
1 TYPICAL BUILDING SECTION

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



2a TYPICAL BUILDING SECTION

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



2b L769 ELEVATION C PORCH

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

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Sheet Title:

TYPICAL BUILDING SECTIONS

Sheet Number:

A4.2

a

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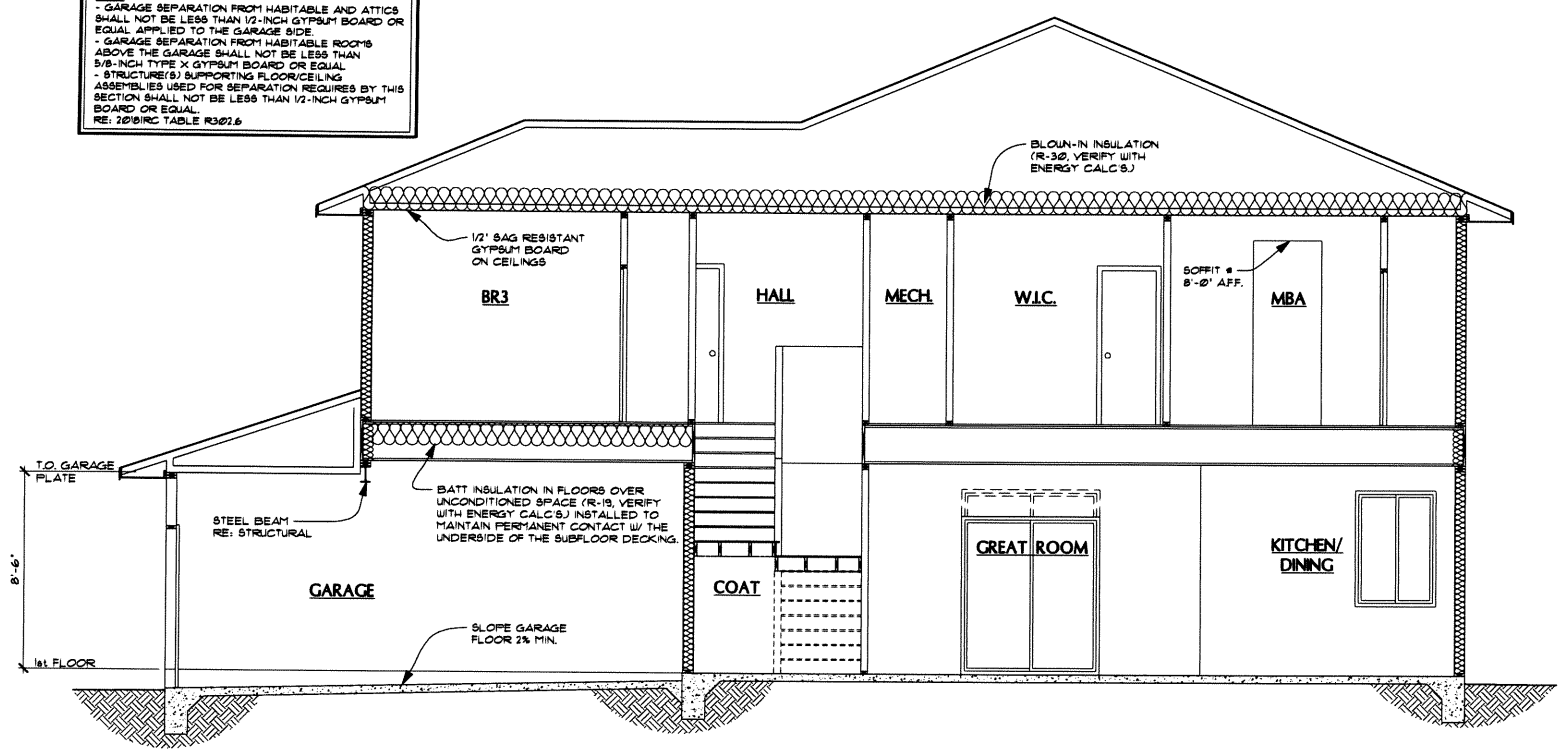
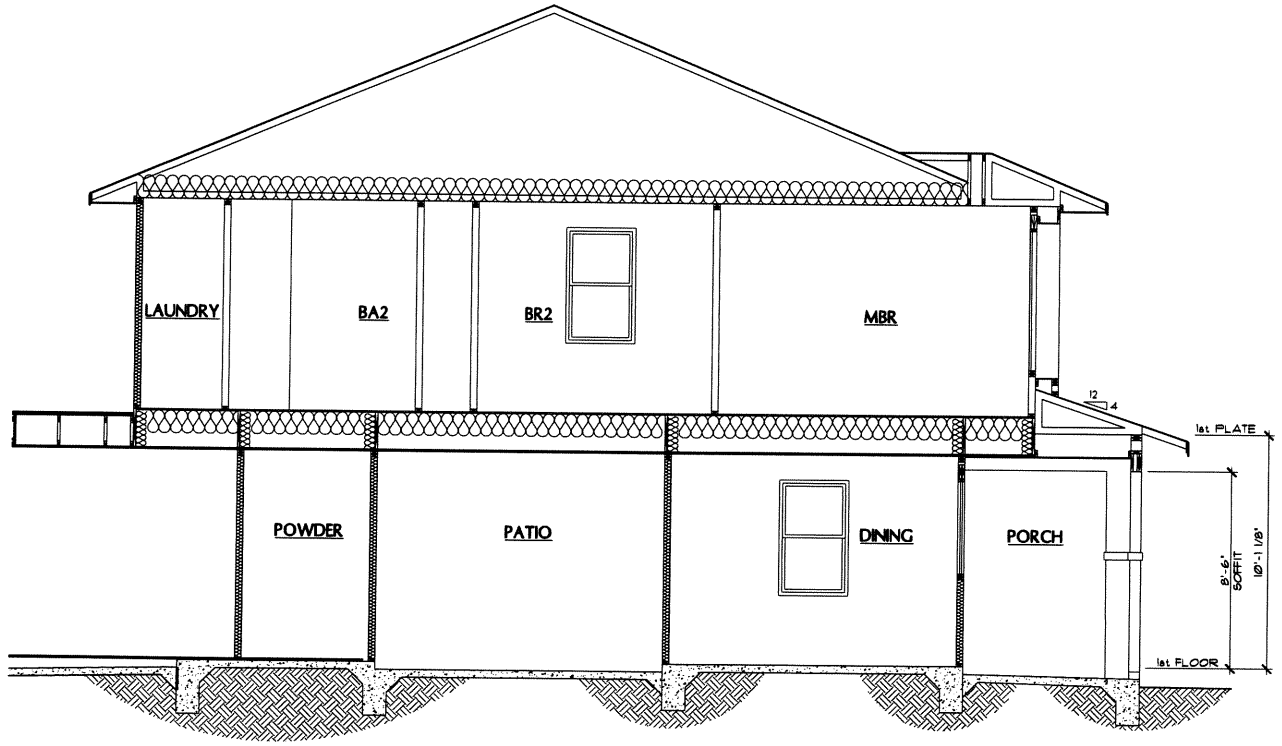
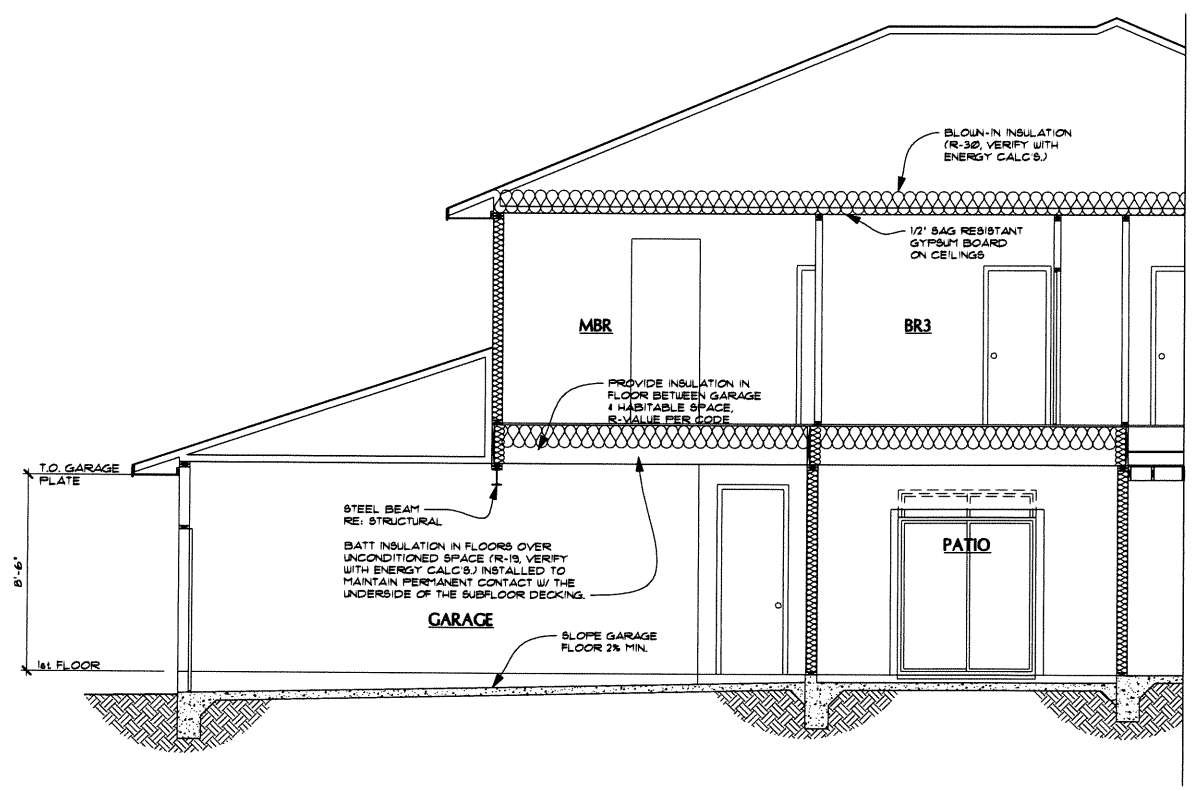
- STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL NOT BE LESS THAN 1/2-INCH GYPSUM BOARD OR EQUAL.
RE: 2018IRC TABLE R302.6



3 TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"



5 TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 TYPICAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

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BOSTON / CHICAGO

Sheet Title:
TYPICAL BUILDING SECTIONS

Sheet Number:
A4.2
b

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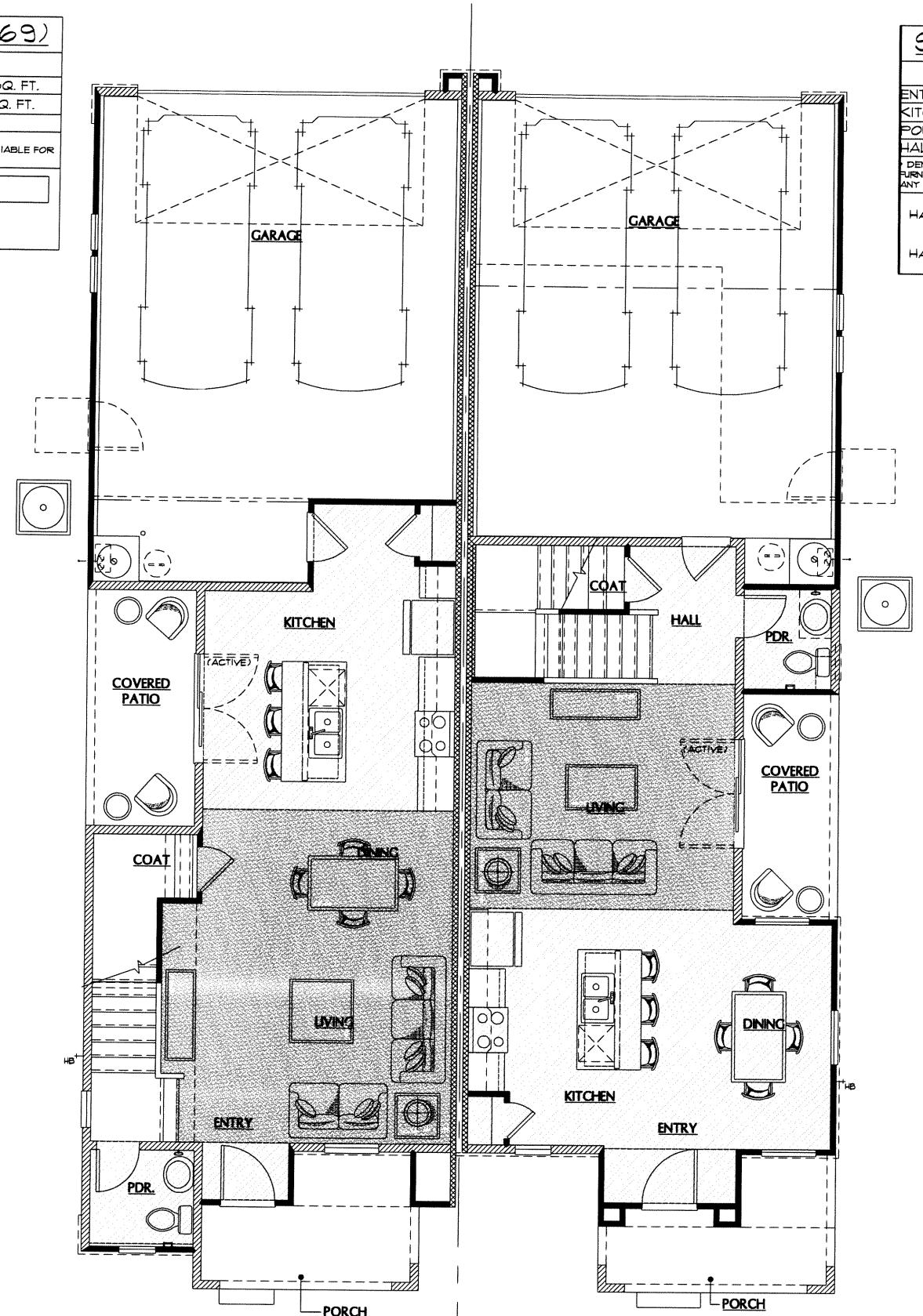
SURFACE AREAS (FIRST FLOOR - L769)

HARD SURFACES		SOFT SURFACES	
ENTRY	15 SQ. FT.	LIVING/ DINING	282 SQ. FT.
KITCHEN	176 SQ. FT.	COAT	36 SQ. FT.
POWDER	31 SQ. FT.		

* DENOTES A CHANGE IN AN AREA DUE TO ROOM OPTIONS.
FURNITURE SHOWN IS FOR GRAPHIC REPRESENTATION ONLY. RICHMOND AMERICAN HOMES WILL NOT BE HELD LIABLE FOR ANY CIRCUMSTANCES RELATED TO THE PLACEMENT OF FURNITURE.

HARD SURFACE (BASE) SOFT SURFACE (BASE)

HARD SURFACE (OPTION)



2 FIRST FLOOR FLOORING BREAKS - L769
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR FLOORING BREAKS - L770
SCALE: 1/4" = 1'-0"

SURFACE AREAS (FIRST FLOOR - L770)

HARD SURFACES		SOFT SURFACES	
ENTRY	22 SQ. FT.	LIVING	182 SQ. FT.
KITCHEN /DINING	239 SQ. FT.	COAT	43 SQ. FT.
POWDER	25 SQ. FT.		
HALL	41 SQ. FT.		

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HARD SURFACE (BASE) SOFT SURFACE (BASE)

HARD SURFACE (OPTION)

Justin Bozarth,
Qualified Employee

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Date: 08/01/2019

Drawn By: J.J.G.

Revisions:

PRELUDE
at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

FLOOR BREAKS

Sheet Number:

A5.1

a

R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:46:15 PM, jglass

SURFACE AREAS (SECOND FLOOR AT OPT. BR3 - L769)

HARD SURFACES		SOFT SURFACES	
MASTER BATH	48 SQ. FT.	MASTER BEDROOM	209 SQ. FT.
BATH 2	27 SQ. FT.	MBR W.I.C.	55 SQ. FT.
LAUNDRY	18 SQ. FT.	BEDROOM 2	148 SQ. FT.
		BEDROOM 3	131 SQ. FT.
		HALL 2	99 SQ. FT.
		STAIRS	129 SQ. FT.

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HARD SURFACE (BASE) SOFT SURFACE (BASE)

HARD SURFACE (OPTION)

SURFACE AREAS (SECOND FLOOR - L769)

HARD SURFACES		SOFT SURFACES	
MASTER BATH	48 SQ. FT.	MASTER BEDROOM	198 SQ. FT.
BATH 2	40 SQ. FT.	MBR W.I.C.	44 SQ. FT.
LAUNDRY	18 SQ. FT.	BEDROOM 2	148 SQ. FT.
		HALL 2	64 SQ. FT.
		STAIRS	129 SQ. FT.

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HARD SURFACE (BASE) SOFT SURFACE (BASE)

HARD SURFACE (OPTION)

SURFACE AREAS (SECOND FLOOR - L770)

HARD SURFACES		SOFT SURFACES	
MASTER BATH	48 SQ. FT.	MASTER BEDROOM	212 SQ. FT.
BATH 2	32 SQ. FT.	MBR W.I.C.	61 SQ. FT.
LAUNDRY	21 SQ. FT.	BEDROOM 2	123 SQ. FT.
		BEDROOM 3	167 SQ. FT.
		HALL 2	89 SQ. FT.
		STAIRS	125 SQ. FT.

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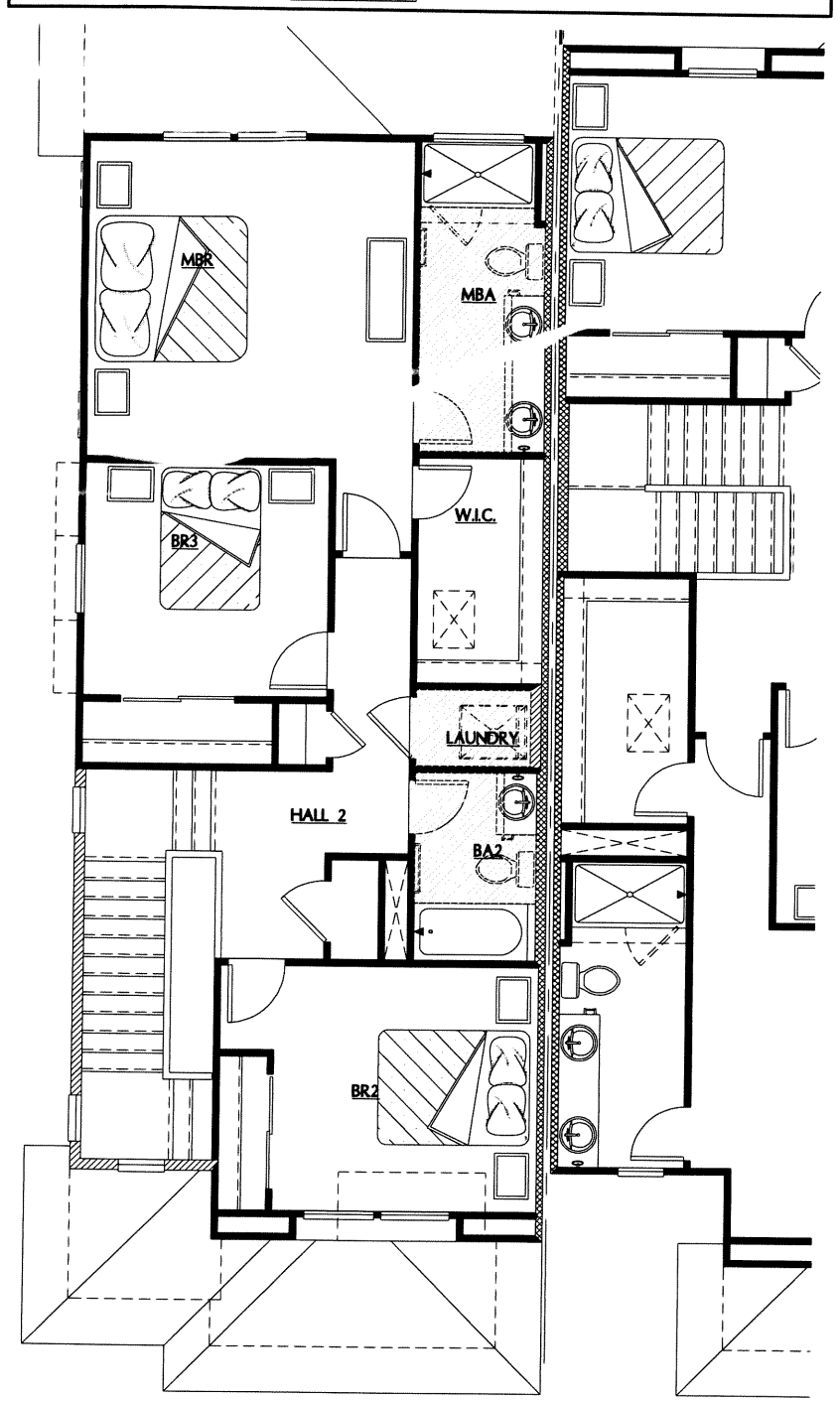
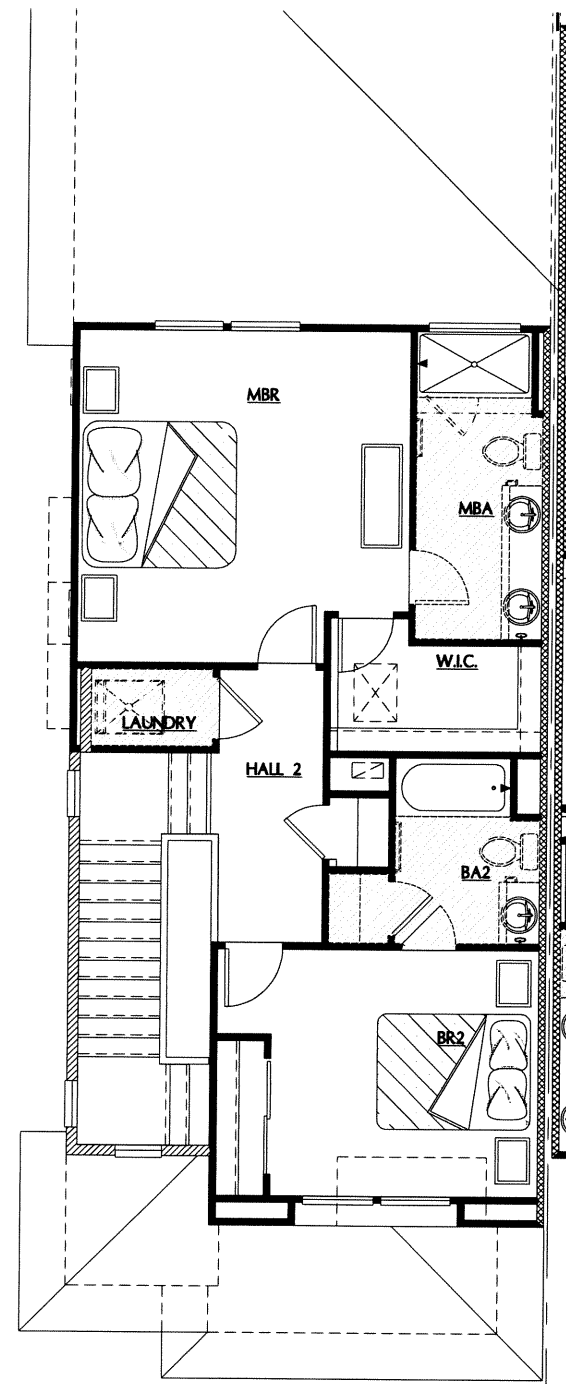
HARD SURFACE (BASE) SOFT SURFACE (BASE)

HARD SURFACE (OPTION)

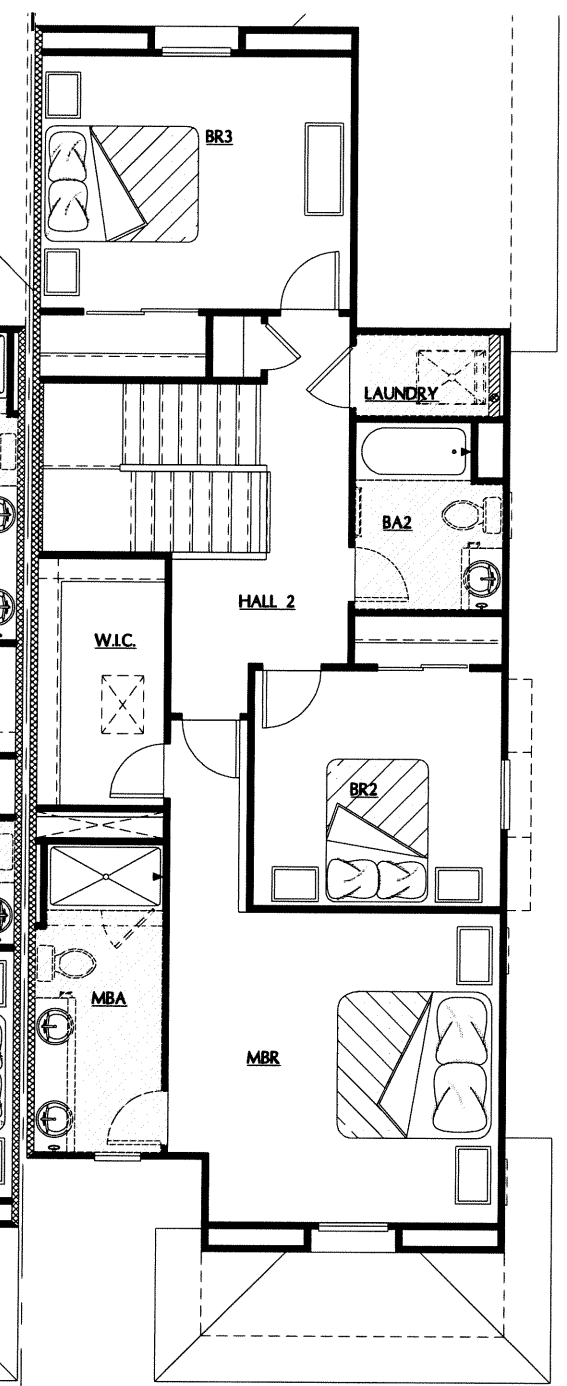


3 PARTIAL SECOND FLOOR PLAN AT OPT. BR3 – L769
SCALE: 1/4" = 1'-0"

SIMILAR AT ALL ELEVATIONS
RE: 1/A1.1 FOR ADDITIONAL NOTES AND DIMENSIONS



2 SECOND FLOOR ELECTRICAL PLAN – L769
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR ELECTRICAL PLAN – L770
SCALE: 1/4" = 1'-0"

Justin Bozarth,
Qualified Employee

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Revisions:

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at Cadence
(DUETTO II)
HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

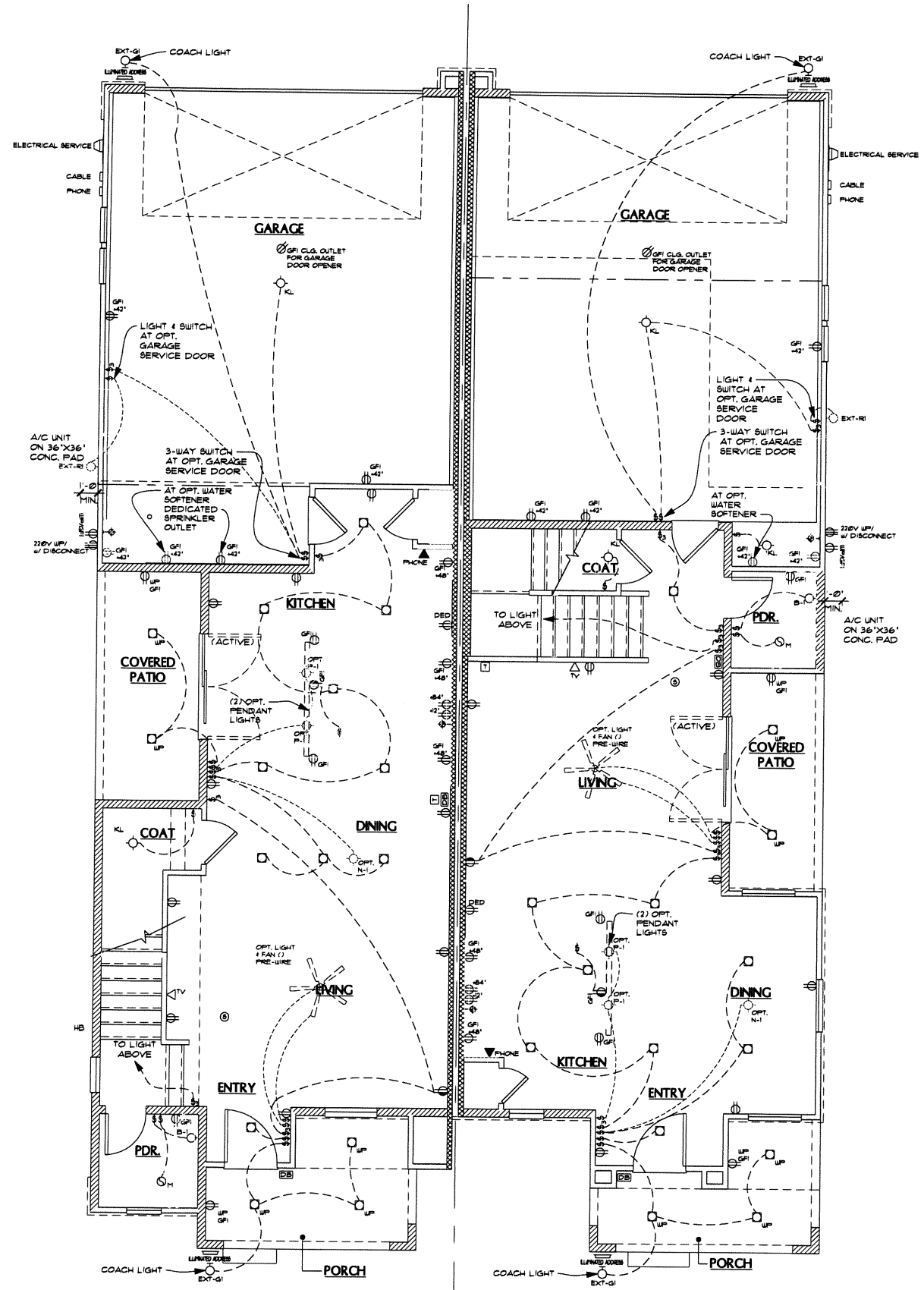
Sheet Title:

FLOOR BREAKS

Sheet Number:

A5.2 a

[R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:46:33 PM, jglass



2 FIRST FLOOR ELECTRICAL PLAN – L769
SCALE: 1/4" = 1'-0"

1 FIRST FLOOR ELECTRICAL PLAN – L770
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND

- RECESSED CAN LIGHT
- RECESSED DIRECTIONAL CAN LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT
- KICK LIGHT
- LIGHT/EXHAUST FAN COMBINATION UNIT
- FLUORESCENT LIGHT FIXTURE
- DUPLEX OUTLET
- SWITCHED DUPLEX OUTLET
- 220 VOLT OUTLET
- CEILING MOUNTED DUPLEX OUTLET
- FLOOR MOUNTED DUPLEX OUTLET
- TELEPHONE OUTLET
- CABLE TELEVISION OUTLET
- SMOKE DETECTOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- EXHAUST FAN, VENTED TO EXTERIOR
- JUNCTION BOX
- PUSH BUTTON
- THERMOSTAT, VERIFY QUANTITY w/ MECHANICAL
- DOOR BELL, PUSH BUTTON & CHIME
- ELECTRICAL SERVICE PANEL
- GAS, REFER TO PLUMBING PLANS
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- HB — HOSE BIBB
- PF — POT FILLER
- CEILING MOUNTED FAN AND/OR LIGHT

ELECTRICAL ABBREVIATIONS

WP	WATER-PROOF
GFI	GROUND FAULT INTERRUPT
AFCI	ARC FAULT CIRCUIT INTERRUPT
DED	DEDICATED
M	CEILING MOUNTED
LV	LOW VOLTAGE
A.F.F.	ABOVE FINISHED FLOOR
LIGHTING	
KL	KEYLESS LIGHT FIXTURE
PC	PULL CHAIN LIGHT FIXTURE
N	NOOK CHANDELIER
S	SCONCE
FL0-1	12"x48" FLUORESCENT LIGHT FIXTURE
FL0-2	24"x48" FLUORESCENT LIGHT FIXTURE
EXT-F1	FRONT ENTRY COACH LIGHT (SMALL)
EXT-F2	FRONT ENTRY COACH LIGHT (LARGE)
EXT-R1	REAR ENTRY COACH LIGHT (SMALL)
EXT-R2	REAR ENTRY COACH LIGHT (LARGE)
EXT-G1	GARAGE COACH LIGHT (SMALL)
EXT-G2	GARAGE COACH LIGHT (LARGE)
C-1	DINING ROOM CHANDELIER (SMALL)
C-2	DINING ROOM CHANDELIER (MEDIUM)
C-3	DINING ROOM CHANDELIER (LARGE)
F-1	ENTRY/FOYER PENDANT (SMALL)
F-2	ENTRY/FOYER PENDANT (MEDIUM)
F-3	ENTRY/FOYER PENDANT (LARGE)
FF	FLUSH MOUNTED ENTRY/FOYER LIGHT
FS	SEMI-FLUSH MOUNTED ENTRY/FOYER LIGHT
P-1	KITCHEN ISLAND PENDANT
P-2	BILLIARD/KITCHEN ISLAND PENDANT
B-1	24" INCANDESCENT LIGHT BAR
B-2	36" INCANDESCENT LIGHT BAR

NOTE:
ALL INTERIOR OUTLETS & LIGHTS ON 120 VOLT CIRCUITS ARE REQUIRED TO BE AFCI (ARC-FAULT CIRCUIT INTERRUPTER) PROTECTED WITH THE EXCEPTION OF BATHROOMS & GARAGES.
PER 2017 NEC CODE SECTION 210.12.

Justin Bozarth,
Qualified Employee

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HENDERSON

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L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

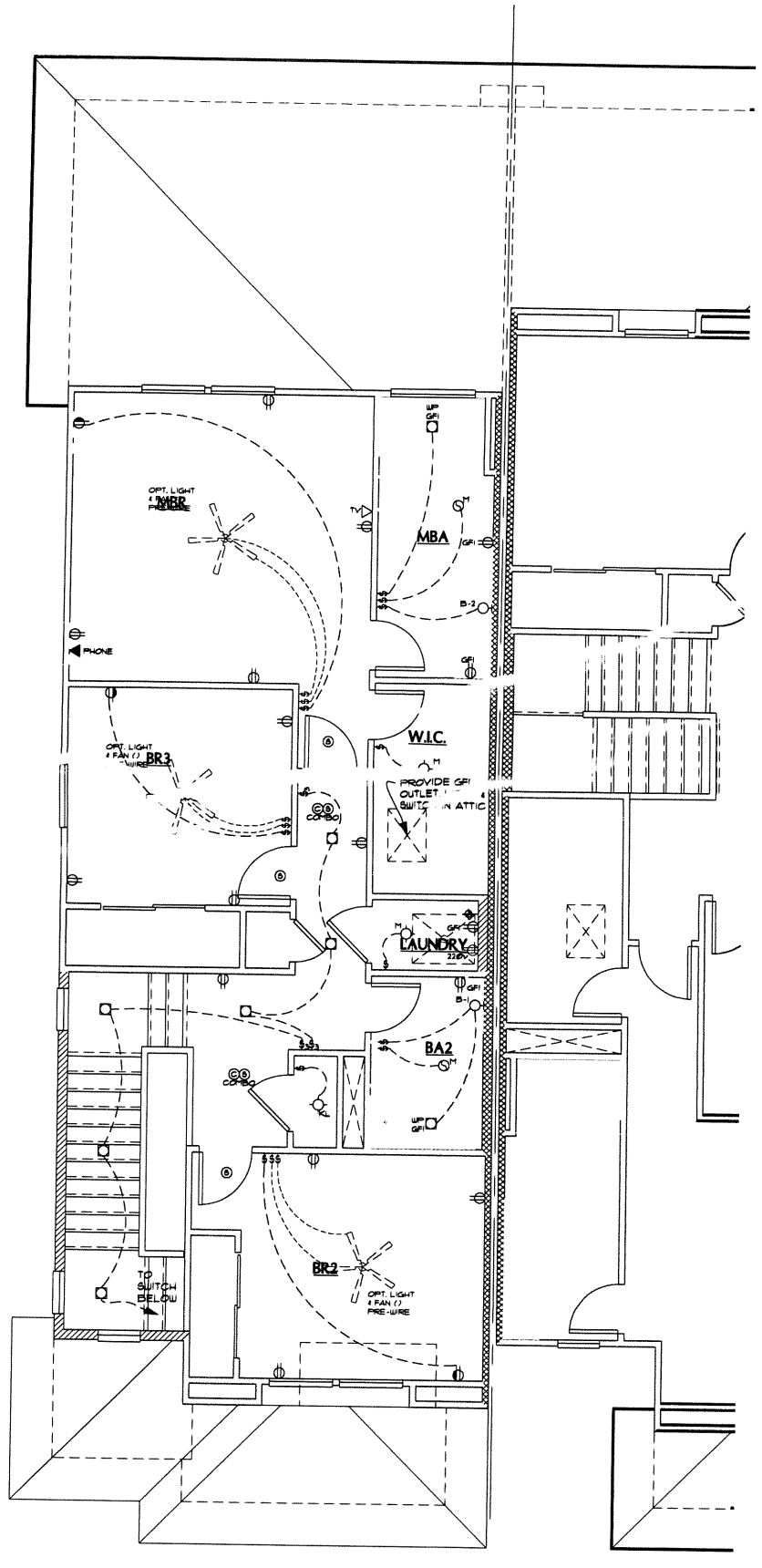
FIRST FLOOR ELECTRICAL PLAN

Sheet Number:

E1.1

a

[TR]_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 2:48:03 PM, jglass



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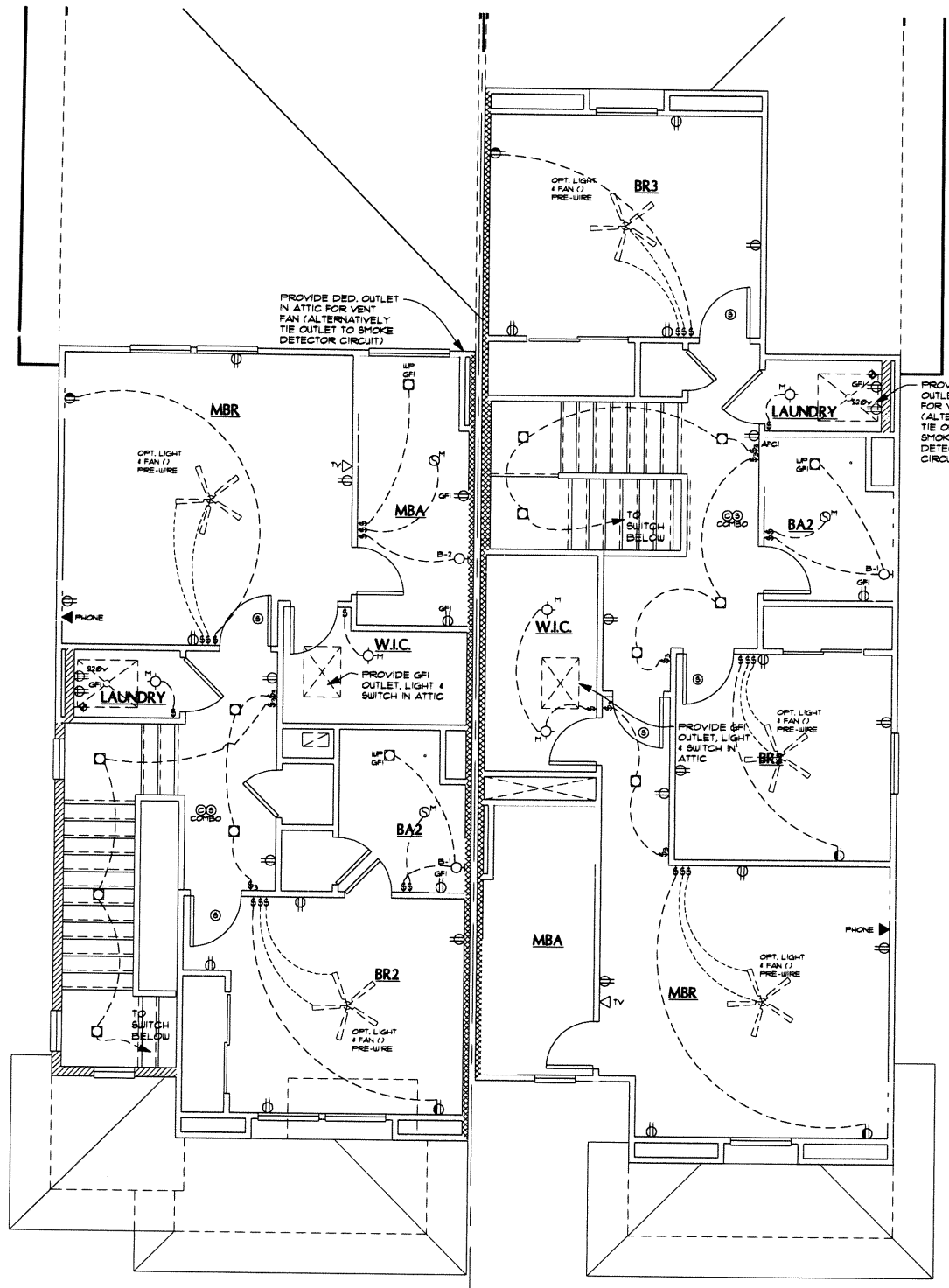

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HENDERSON

Plan Number:

L769 / L770

Plan Name:

BOSTON / CHICAGO

Sheet Title:

SECOND FLOOR ELECTRICAL PLAN

Sheet Number:

E1.2

a

"R:_Nevada\Las Vegas\Las Vegas Division\(Henderson) Prelude at Cadence_2018 IRC (Duetto II)\L769-Boston_L770-Chicago\L769 - Boston_L770 - Chicago-Plans.dwg, 9/10/2019 :48:18 PM, jgbass

Roxanne Leigh

To: Pinley, Angela; Kevin Bross
Subject: RE: Summary of Neighborhood Meeting on January 26, 2021 (Richmond - Townhomes at Scott Robinson)

From: Jennifer Lazovich [mailto:JLazovich@kcnvlaw.com]
Sent: Tuesday, January 26, 2021 5:45 PM
To: Pinley, Angela
Cc: Ann Pierce
Subject: Summary of Neighborhood Meeting on January 26, 2021 (Richmond - Townhomes at Scott Robinson)

Angela:

On Tuesday, January 26, 2021, we held a virtual neighborhood meeting to discuss the proposed zone change for a townhome project generally located near Scott Robinson and Craig Road.

All notices were mailed out in a timely manner.

No one attended the neighborhood meeting.

KAEMPFER
CROWELL

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135-2958
Tel: (702) 792-7000
Fax: (702) 796-7181
Email: jlazovich@kcnvlaw.com

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NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T20S R61E

100	101	102
125	124	123
138	139	140
163	162	161

Scale: 1" = 200'

SEC. 4

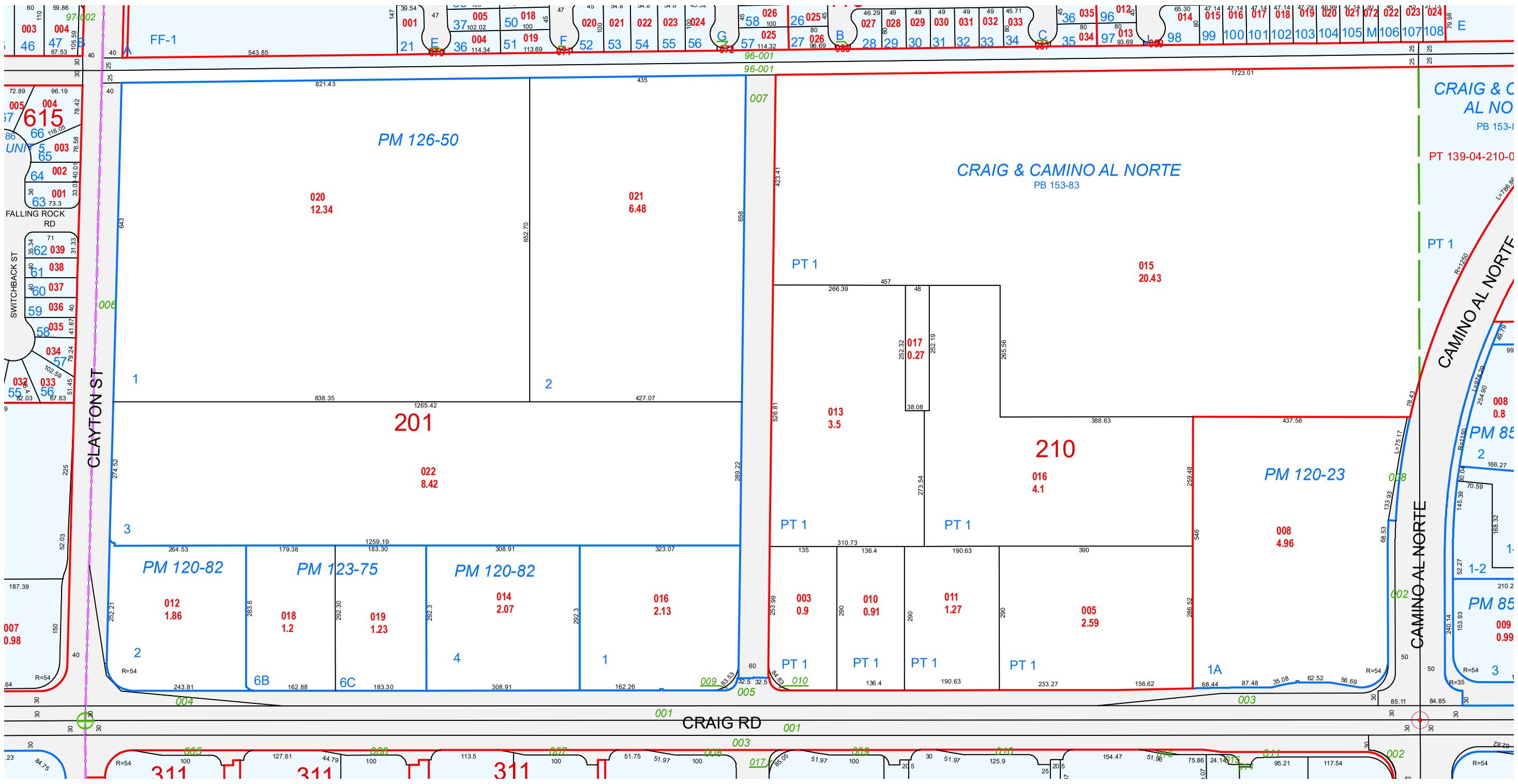
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Rev: 12/2/2020

MAP S 2 NW 4

8	4	8	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

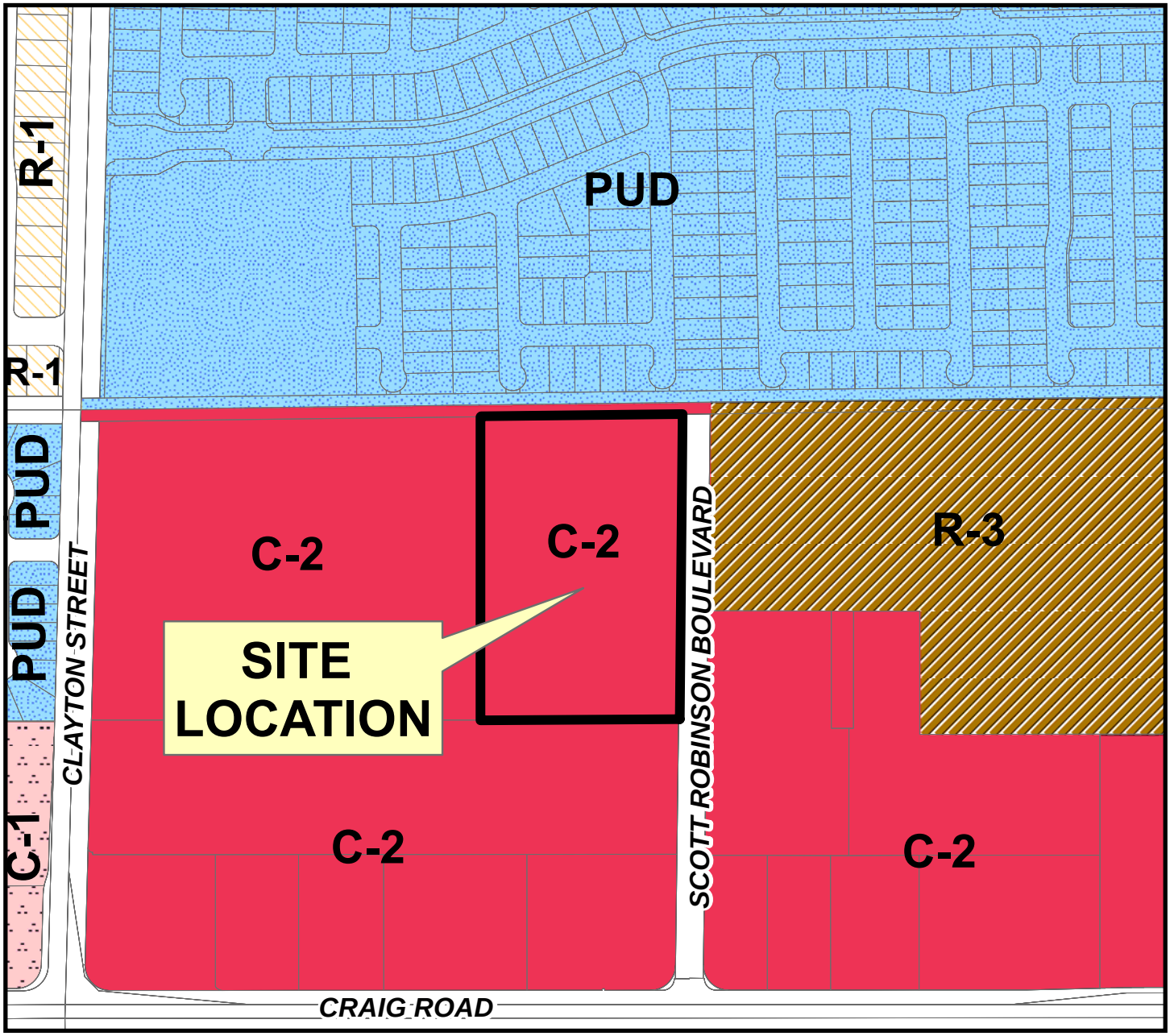
139-04-2



TAX DIST 250

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: Richmond American Homes of Nevada, LLC
Application Type: Property Reclassification
Request: From C-2 (General Commercial District) to a PUD (Planned Unit Development District), Consisting of a 70-Lot Single-Family Attached Subdivision
Project Info: West of Scott Robinson Boulevard, approximately 581 feet north of Craig Road
Case Number: ZN-03-2021 2/3/2021

N W E S