SDR-5490

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-18957** APN: 125-18-201-008

Name of Property Owner: Wagner Homes, Inc.

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Frank Navarrete

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☑ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Paul Wagner

Subscribed and sworn before me

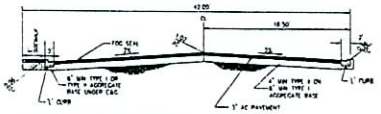
This 22nd day of December, 2006

LaRae Obenauf

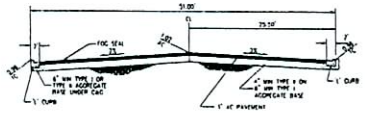
Notary Public in and for said County and State

LARAE OBENAUF
Notary Public, State of Nevada
Appointment No. 99-54758-1
My Appt. Expires Dec. 4, 2010

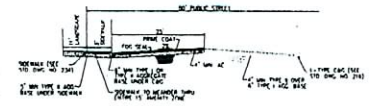
FARM / GRAND CANYON



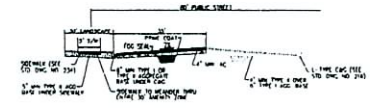
42' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



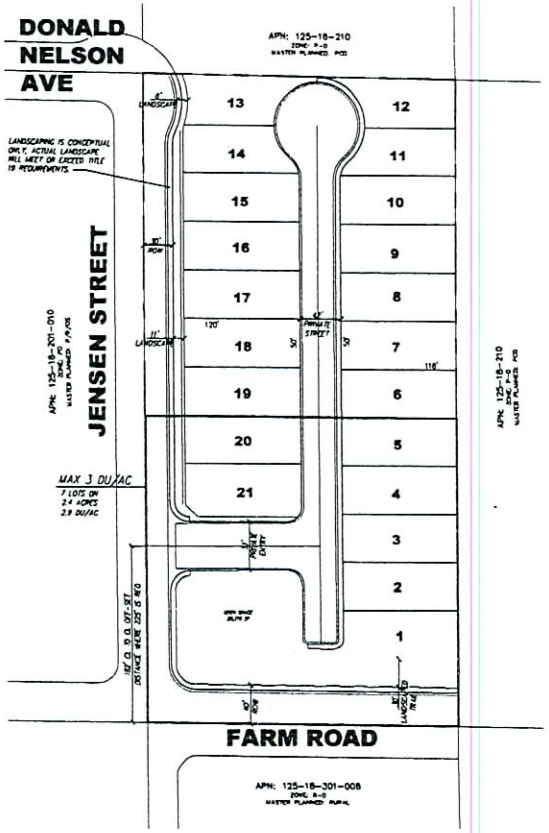
51' PRIVATE ENTRY
NOT TO SCALE

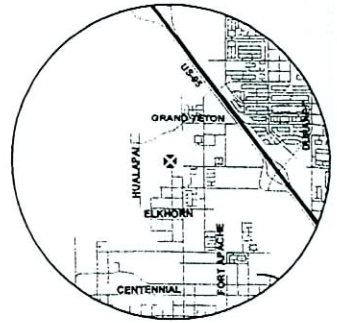


60' PUBLIC STREET HALF-SECTION (JENSEN STREET)
NOT TO SCALE

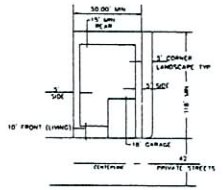


80' PUBLIC STREET HALF-SECTION (FARM ROAD)
NOT TO SCALE

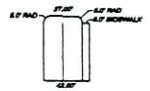




VICINITY MAP
NOT TO SCALE



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 5,900 SQ FT +)



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)

DEVELOPER

ALL INVESTMENT LLC
6370 W. FLAMINGO RD #40
LAS VEGAS, NEVADA 89103

OWNER

LAWRENCE LEWNUSIAUY FAMILY TRUST
6740 DUNEVILLE
LAS VEGAS, NEVADA 89118

ASSESSORS PARCEL NUMBER:

125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING	U(PCD)
PROPOSED ZONING	P-D
EXISTING LAND USE	BPI
# OF UNITS	21
GROSS ACREAGE	± 9.8 ACRES +/-
OVERALL DENSITY	± 2 DUA
OPEN SPACE REQUIRED	6,534 SF
OPEN SPACE PROVIDED	20,319 SF

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE
2. ALL ROWS ARE 42' PRIVATELY MAINTAINED ROW'S
3. THE BOUNDARY SHOWN HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED
5. THE PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING
6. THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE
7. AT THIS TIME CC&R'S ARE NOT ANTICIPATED FOR THIS DEVELOPMENT
8. LANDSCAPE EASEMENT AREAS TO BE MAINTAINED BY THE LMA OR HOA
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT
11. LANDSCAPING IS CONCEPTUAL ONLY, ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 30 REQUIREMENTS

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEC 27 2006

EOT-18957
02-07-07 CC

DEVELOPER
ALL INVESTMENTS, LLC
6370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89103

PREPARED BY
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7533 Hickam Avenue Las Vegas, NV 89129 Office: 702.384.7701 Fax: 702.384.7702

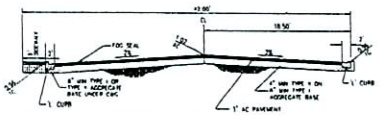
SHEET: SITE PLAN TO ACCOMPANY SDR / ZC / WAIVER

TITLE: FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

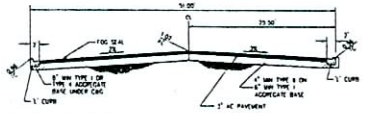
DATE: OCTOBER 18, 2006
DRAWN BY: B. SAYLOR
DESIGNED BY: R. SHUE
CHECKED BY: R. SHUE
SCALE: 1" = 60'
PROJECT NO: 0001
ENGINEERING SEAL

SHEET 1 OF 1
DRAWING NO: 0001 SPP 10-18-06 DWG

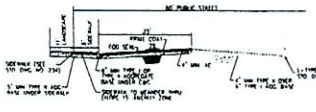
FARM / GRAND CANYON



42' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



61' PRIVATE ENTRY
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (JENSEN STREET)
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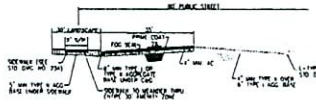

80' PUBLIC STREET HALF-SECTION (FARM ROAD)
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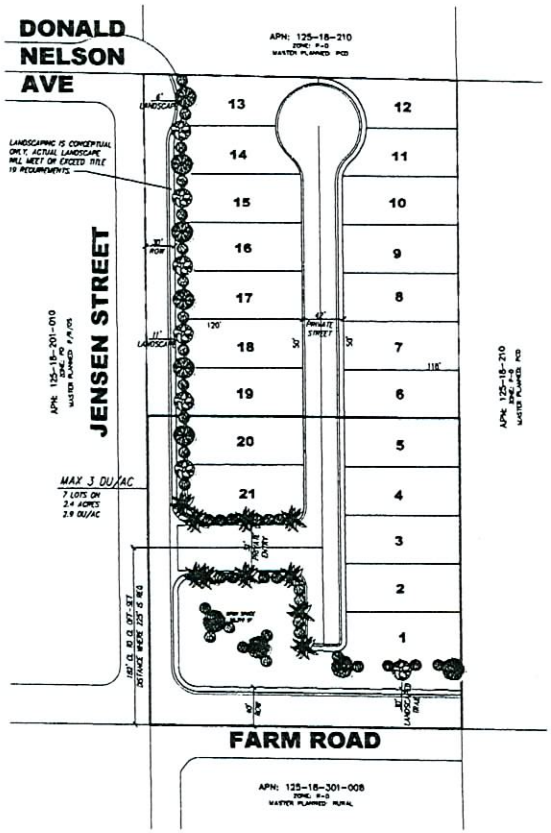
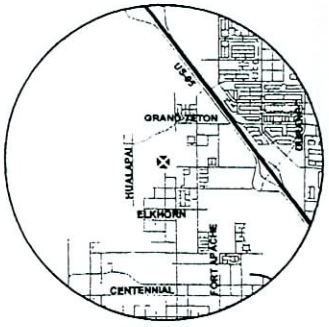
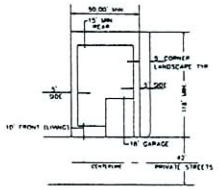
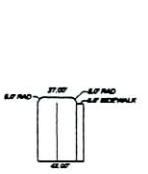




VICINITY MAP
NOT TO SCALE



LOT DETAIL
(TYPICAL SETBACKS)
NOT TO SCALE
(MINIMUM LOT SIZE 5,900 SQ. FT. +)



TYPICAL 42' STUB
(NOT GREATER THAN 150' IN LENGTH)

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
	CHITALPA TASHKENTENSIS CHITALPA	24" BOX	**
	PROSOPIS GLANDULOSA 'WAVERICK' THORNLESS TEXAS HONEY MESQUITE	15" BOX	**
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	15" BOX	**
	WASHINGTON ROBUSTA HYBRID MEXICAN FAN PALM	25' HIGH	**

SUGGESTED SHRUB LIST

BOTANICAL/COMMON NAME	SIZE
ACACIA REDOLENS - CREEPING ACACIA	1 GALLON
CASSIA ARTEMISIOIDES - FEATHERY CASSIA	5 GALLON
CALLIANDRA ERIOPHYLLA - FAIRY DUSTER	5 GALLON
CONVOLVULUS CNEORUM - BUSH MORNING GLORY	5 GALLON
DALEA GREGGI - INDIGO BUSH	5 GALLON
ENCELIA FARINOSA - BRITTLEBUSH	5 GALLON
HESPERALOE PARVIFLORA - RED YUCCA	5 GALLON
LANTANA MONTEVIDENSIS - TRAILING LANTANA	1 GALLON
LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	5 GALLON
MUHLENBERGIA CAPILLARIS 'REGAL MIST' - REGAL MIST DEER GRASS	5 GALLON
ROSMARINUS OFFICINALIS - ROSEMARY	5 GALLON
SALVIA CLEVELANDII - CHAPARRAL SAGE	5 GALLON
SALVIA GREGGII - AUTUMN SAGE	5 GALLON
TEUCRIUM CHAMAEDRYS	5 GALLON
VERBENA RIGIDA - RIGID VERBENA	1 GALLON

NOTE: SHRUBS SHALL COVER A MINIMUM OF 50% OF D.G. AREA AT MATURITY

DEVELOPER

ALL INVESTMENT LLC
6370 W. FLAMINGO RD. #40
LAS VEGAS, NEVADA 89103

OWNER

LAWRENCE LEMUSIAUX FAMILY TRUST
6240 DUNEVILLE
LAS VEGAS, NEVADA 89118

ASSESSORS PARCEL NUMBER:

125-18-201-008

OVERALL TABULATIONS

EXISTING ZONING — U(PCD)
PROPOSED ZONING — P-D

EXISTING LAND USE — BPI

OF UNITS — 21
GROSS ACREAGE — 4.96 ACRES +/-
DENSITY — 4.2 DUA

OPEN SPACE REQUIRED — 6,534 SF
OPEN SPACE PROVIDED — 20,319 SF

NOTES

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9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO INTERIOR PRIVATE STREETS
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPE WILL MEET OR EXCEED TITLE 19 REQUIREMENTS

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED

DEVELOPER
ALL INVESTMENTS, LLC
6370 W. FLAMINGO ROAD #40
LAS VEGAS, NEVADA 89103

PREPARED BY
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7335 Hickson Avenue Las Vegas, NV 89139 Office 702.384.7701 Fax 702.384.7702

SHEET
LANDSCAPE PLAN TO ACCOMPANY SDR / ZC / WAIVER

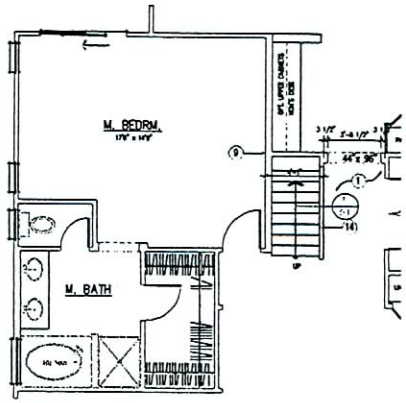
TITLE
FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE: OCTOBER 18, 2004
DRAWN BY: B. TAYLOR
DESIGNED BY: R. SHUM
CHECKED BY: R. SHUM
SCALE: 1" = 40'
PROJECT NO: 0001
ENGINEERING SEAL

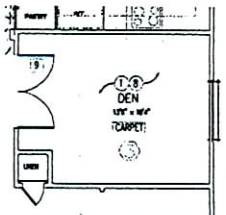
SHEET 1 OF 1
DRAWING NO. 0001 SITE 10-18-04 (DMD)

EOT-18957
02-07-07 CC

DEC 27 2006

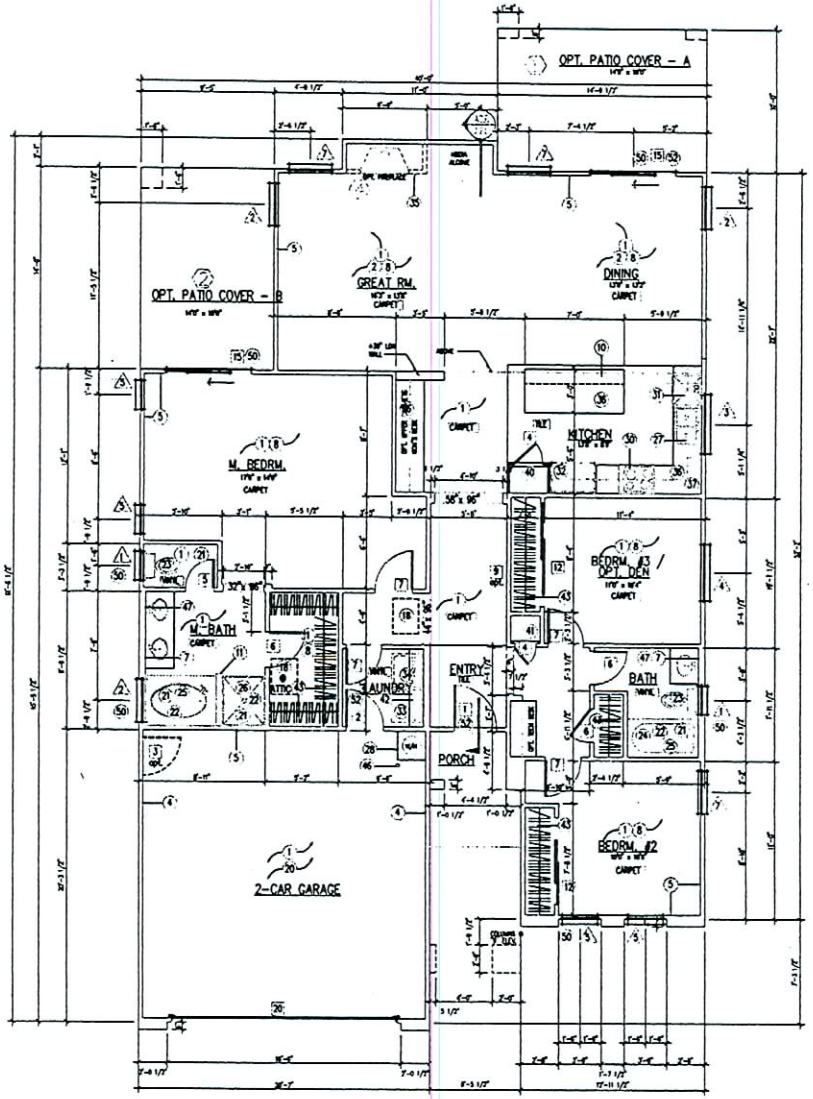


RS TO OPTIONAL 2ND FLOOR ATTIC



OPTIONAL DEN
1/4" = 1'-0"

EOT-18957
02-07-07 CC



FIRST MAIN FLOOR PLAN
1/4" = 1'-0"
1608 SQ.FT.

KEYNOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing – Drywall

Plumbing Fixtures

Appliances

Cabinets – Shelves

Foundations – Finishes – Misc.

DOOR SCHED.

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE –
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

1	B	3'-0" x 6'-8"	SWING		
0	A	3'-0" x 6'-8"	SWING		
0	B	3'-0" x 6'-8"	SWING		
0	C	1'-6" x 6'-8"	SWING		
0	C	1'-10" x 6'-8"	SWING		
0	C	3'-0" x 6'-8"	SWING		
0	C	3'-0" x 6'-8"	SWING		
0	C	3'-0" x 6'-8"	SWING		
0	C	PAIR 3'-0" x 6'-8"	SWING		
0	C	PAIR 3'-0" x 6'-8"	SWING		
0	C	4'-0" x 6'-8"	BI-PASS		
0	C	6'-0" x 6'-8"	BI-PASS		
0	C	6'-0" x 6'-8"	BI-PASS		
0	D	5'-0" x 6'-8"	SLIDING		
0	D	6'-0" x 6'-8"	SLIDING		
0	E	3'-0" x 6'-8"	SWING-FRENCH		
0	E	3'-0" x 6'-8"	SWING-FRENCH		
0	C	5'-0" x 6'-8"	BI-FOLD		
0	C	6'-0" x 6'-8"	BI-FOLD		
0	F	5'-0" x 7'-0"	ROLL – UP		
0	F	16'-0" x 7'-0"	ROLL – UP		
0	C	3'-0" x 6'-8"	POCKET		

WDW. SCHED.

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" - TEMPERED GLASS.
C = SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

2	A	3'-0" x 3'-0"	FIXD.	
7	A	3'-0" x 6'-0"	FIXD.	
1	A	4'-0" x 4'-0"	SD	
3	A	4'-0" x 4'-0"	SD	
2	A	3'-0" x 4'-0"	SDL	
2	A	3'-0" x 4'-0"	SDL	
2	A	3'-0" x 4'-0"	SDL	
0				
0				
0				

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS & NORTH LAS VEGAS

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TITLE: FLOOR PLAN w/ options

DRAWN BY: E.D.H.
DATE: 08/04/03

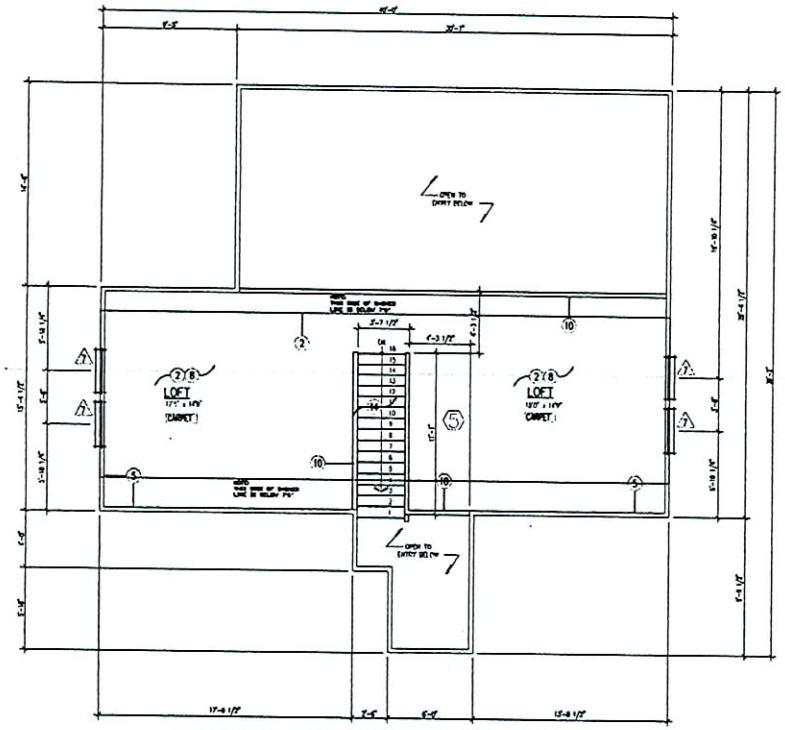
REV. No.	DATE
1	
2	
3	
4	
5	
6	

PLAN #: 4016

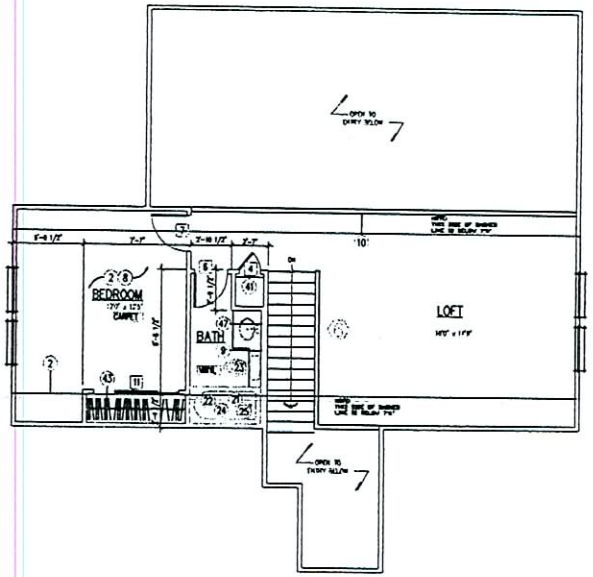
SUBDIVISION: CIVANO

4016a1

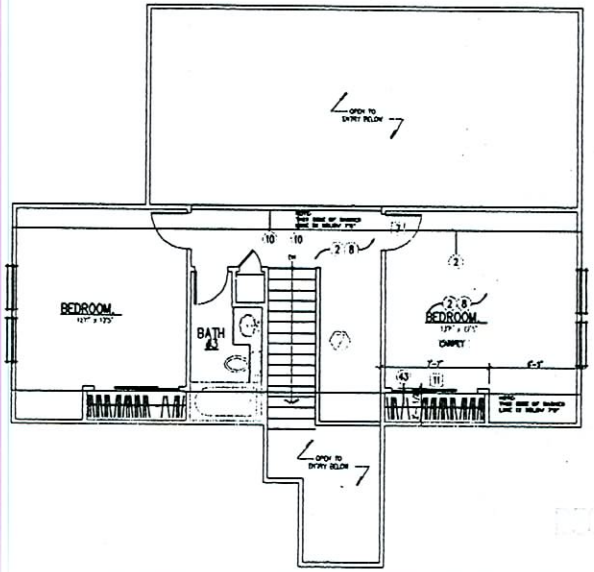
SHEET No.: A1



OPTIONAL 2ND FLOOR ATTIC LOFT
1/4" = 1'-0"



OPTIONAL 2ND FLOOR ATTIC LOFT w/ BEDROOM
1/4" = 1'-0"



OPTIONAL 2ND FLOOR ATTIC BEDROOMS
1/4" = 1'-0"

EOT-18957
02-07-07 CC

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

FILE: FLOOR PLAN (ATTIC OPTION)
PLAN #1

DRAWN BY: E.D.H.
DATE: 08/04/03

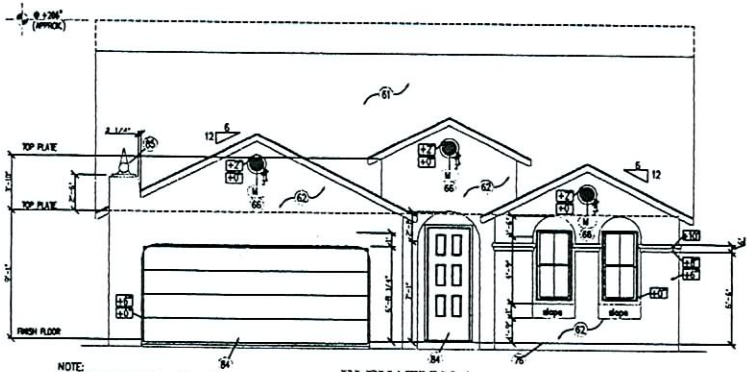
REV. No.	DATE
1	
2	
3	
4	
5	
6	

PLAN #: 4016

SUBDIVISION: CIVANO

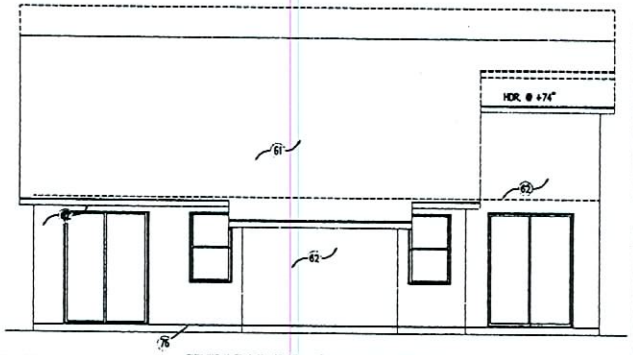
40161-2

SHEET No.: A1.2

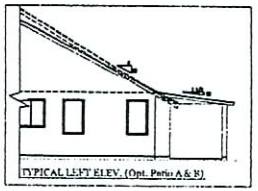


NOTE:
WINDOW HEADERS SHALL BE +96"
(UNLESS NOTED OTHERWISE)

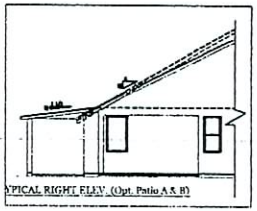
ELEVATION A



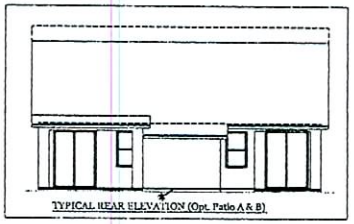
TYPICAL REAR ELEVATION



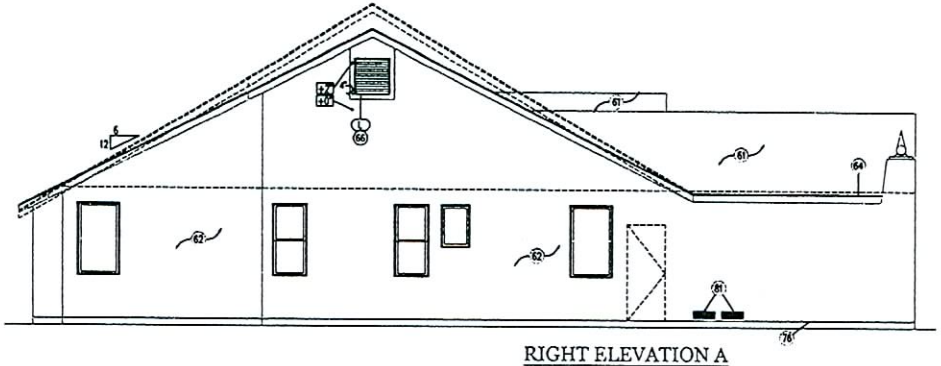
TYPICAL LEFT ELEV. (Opt. Patio A & B)



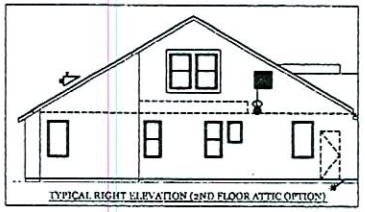
TYPICAL RIGHT ELEV. (Opt. Patio A & B)



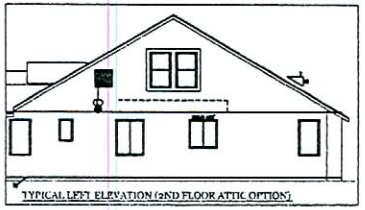
TYPICAL REAR ELEVATION (Opt. Patio A & B)



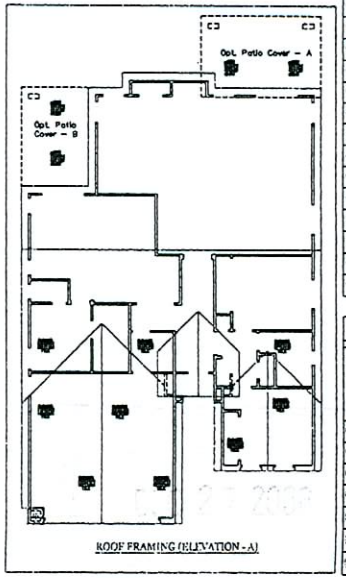
RIGHT ELEVATION A



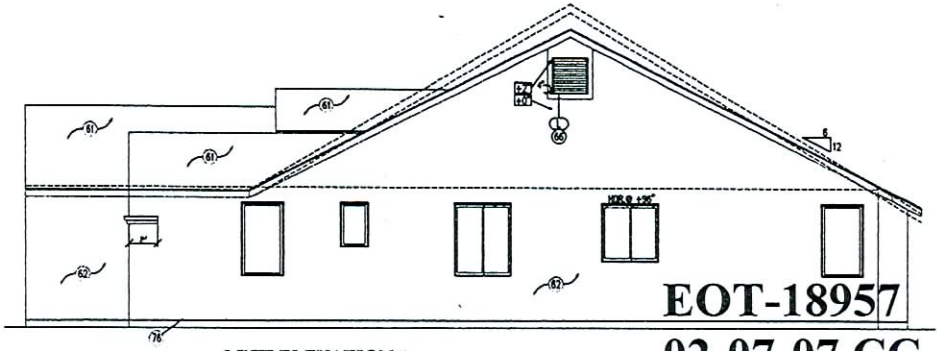
TYPICAL RIGHT ELEVATION (2ND FLOOR ATTIC OPTION)



TYPICAL LEFT ELEVATION (2ND FLOOR ATTIC OPTION)



ROOF FRAMING (ELEVATION - A)



LEFT ELEVATION A

EOT-18957

02-07-07 CC

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'1"(1st flr) & 8'1"(2nd flr)

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (76mm) & END LAPPED 6" (153mm) w/1/2" THK. OSB (TYP)
62	STUCCO w/FOAM BOARD I.C.B.O. #4004 w/THERMAL BARRIER WITH INDEX OF 15 (IN ACCORDANCE w/ IRC SEC. R318.1.2)
63	STONE VENEER @ APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.2 REQUIREMENTS (SCHOLZ EXCEDAR)
64	2x8 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
67	ADDRESS PLATE @ +50" w/ OPT. COACH LIGHT @ +64"
68	FIREBLOCKING @ +48" - TYPICAL
69	A.I.S. BOARD @ ATTIC AREAS ABOVE PLATE HEIGHT
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ POINT WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON CANDERALING. (SEE DETAIL L/01 & M/01 FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 12" BOX COLUMNS & ROOF SLOPED 1 1/2" EVERY 12"
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT MESH SCREEN(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
78	2x4"S @ 16" O.C. - TYP. @ EXTERIOR LOADBLE WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCERNING INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"x6" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UMC
82	OTHAGO'S CLOSED VENT TILE [UNIVERSAL 50043-C] - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MGRS. SPECS.
83	OPT. SERVICE DOOR
84	DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	PRE MANUFACTURED DECORATIVE IRON SPIRE
86	PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	SHUTTERS (MDX or WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R318.2.3)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R703.8)
91	-
92	-
93	-
94	-
95	-
96	-
97	-
98	-
99	-
100	-

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC - R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	12"x12"	B	12"x18"	C	14"x18"	D	14"x24"
E	14"x30"	F	16"x22"	G	16"x18"	H	16"x24"
I	20"x22"	J	20"x24"	K	24"x30"	L	30"x30"
M	30"x36"	N	36"x36"	O	6" TIN	P	8" TIN
Q	12" ROUND	R	14" ROUND	S	12" HALF ROUND	T	14" HALF ROUND
U	CORNER VENT	V	CLOSED TILE	W	2-2"x BIRD BLK.	X	3-2"x BIRD BLK.
Y	4-2"x BIRD BLK.	Z	3"x22" SCREEN				

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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

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TITLE: ROOF FRAMING / FRONT, REAR, & SIDE OF ELEVATION - A

DRAWN BY: E.O.H.
DATE: 08/24/03

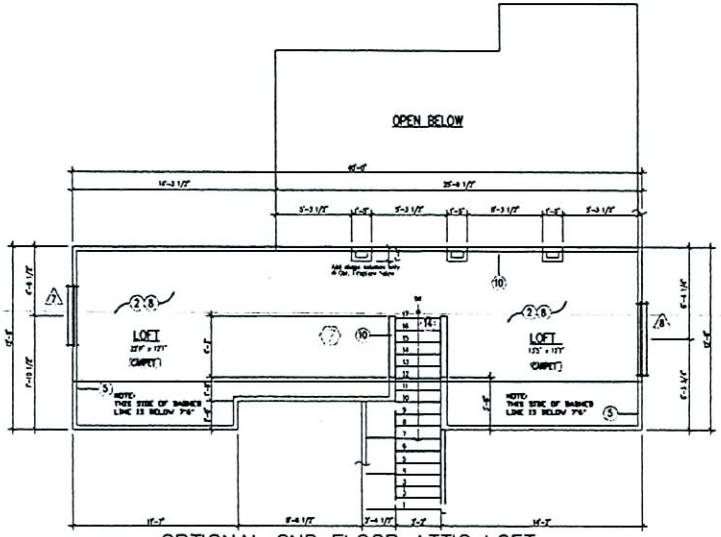
REV. No.	DATE
1	
2	
3	
4	
5	
6	

PLAN #: 4016

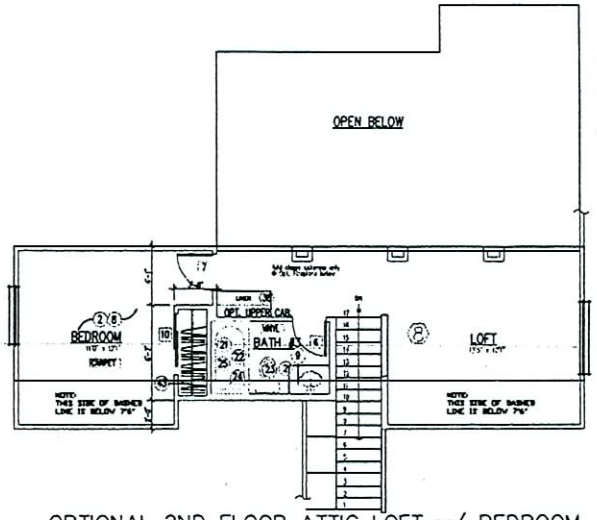
SUBDIVISION: CIVANO

4016a2-A

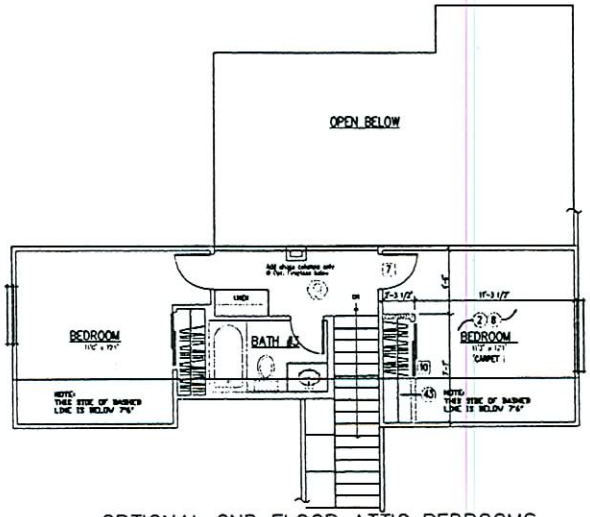
SHEET No.: A2-A



OPTIONAL 2ND FLOOR ATTIC LOFT



OPTIONAL 2ND FLOOR ATTIC LOFT w/ BEDROOM
1/4" = 1'-0"



OPTIONAL 2ND FLOOR ATTIC BEDROOMS
1/4" = 1'-0"

EOT-18957
02-07-07 CC

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FLOOR PLAN (OPTIONAL ATTIC)
PLAN #2

DRAWN BY: E.D.H.
DATE: 08/04/03

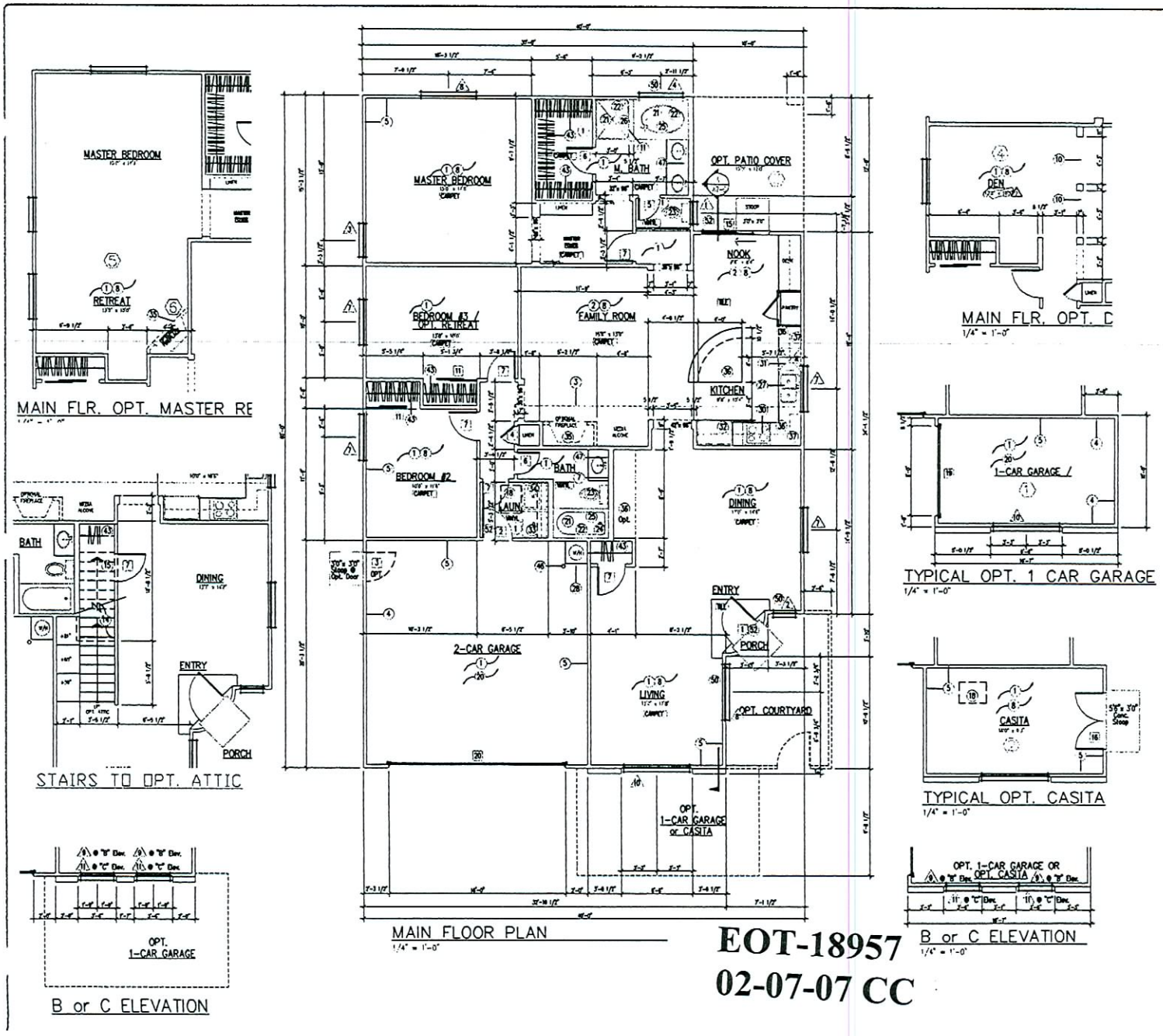
REV No.	DATE
1	
2	
3	
4	
5	
6	

PLAN # 4018

SUBDIVISION: CIVANO

4018a1-2

SHEET No.: A1-2



EOT-18957
02-07-07 CC

KEYNOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 M.D.S. STANDARDS.

Framing – Drywall

Plumbing Fixtures

Appliances

Cabinets – Shelves

Foundations – Finishes – Misc.

DOOR SCHED.

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE –
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

1	B	2'-6" x 6'-8"	SWING
0	A	2'-6" x 6'-8"	SWING
0	B	2'-6" x 6'-8"	SWING
0	C	1'-6" x 6'-8"	SWING
0	C	1'-6" x 6'-8"	SWING
0	C	2'-6" x 6'-8"	SWING
0	C	2'-6" x 6'-8"	SWING
0	C	PAIR 2'-6" x 6'-8"	SWING
0	C	PAIR 2'-6" x 6'-8"	SWING
0	C	4'-0" x 6'-8"	BI-PASS
0	C	5'-0" x 6'-8"	BI-PASS
0	D	6'-0" x 6'-8"	BI-PASS
0	D	6'-0" x 6'-8"	SLIDING
0	D	6'-0" x 6'-8"	SLIDING
0	E	3'-2" x 6'-8"	SWING-FRENCH
0	E	2'-6" x 6'-8"	SWING-FRENCH
0	C	5'-0" x 6'-8"	BI-FOLD
0	C	6'-0" x 6'-8"	BI-FOLD
0	F	6'-0" x 7'-0"	ROLL – UP
0	F	16'-0" x 7'-0"	ROLL – UP
0	C	2'-6" x 6'-8"	POCKET
0			

WDW. SCHED.

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" - TEMPERED GLASS.
C = SAME AS "A" TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

1	A	3'-0" x 3'-0"	FIXL	+60"
1	A	3'-0" x 5'-0"	FIXL	+60"
1	A	3'-0" x 5'-0"	FIXL	+60"
1	A	1'-0" x 5'-0"	FIXL	+60"
1	A	6'-0" x 6'-0"	XO	+60"
1	A	5'-0" x 6'-0"	XO	+60"
4	A	6'-0" x 6'-0"	XO	+60"
2	A	6'-0" x 3'-0"	XO	+60"
2	A	3'-0" x 6'-0" BWL TOP	FIXL	+60"
1	A	6'-0" x 6'-0" BWL TOP	FIXL	+60"
1	A	3'-0" x 6'-0"	FIXL	+60"

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FLOOR PLAN WITH OPTIONS
PLAN #2

DRAWN BY: E.O.H.
DATE: 08/04/03

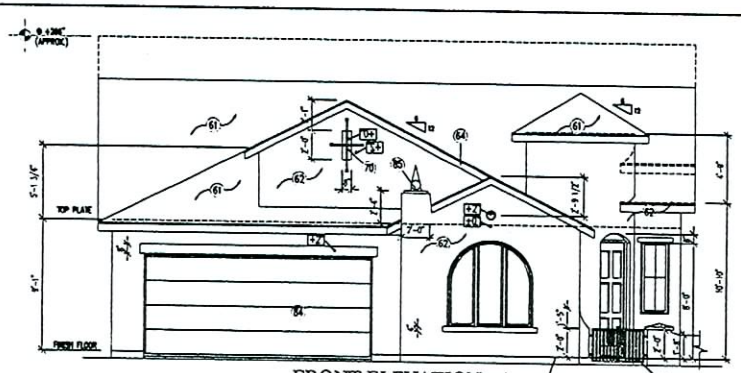
REV. No.	DATE
1	
2	
3	
4	
5	
6	

PLAN # 4018

SUBDIVISION: CIVANO

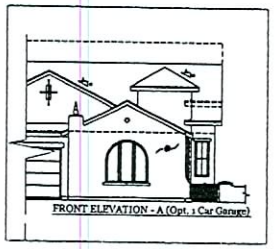
4018a1

SHEET No.: A1

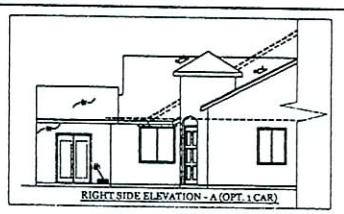


FRONT ELEVATION - A

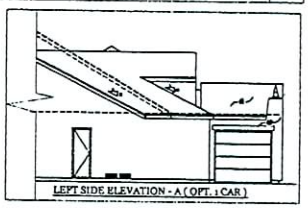
NOTE:
WINDOW HEADERS SHALL BE +96"
(UNLESS NOTED OTHERWISE)



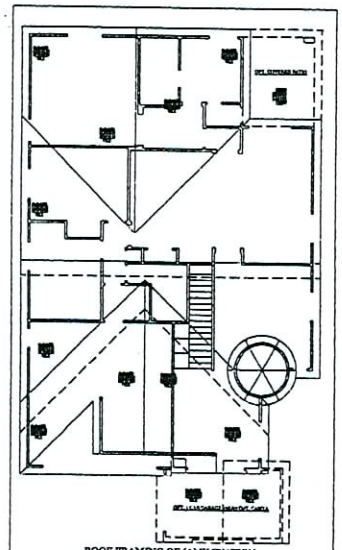
FRONT ELEVATION - A (Opt. 1 Car Garage)



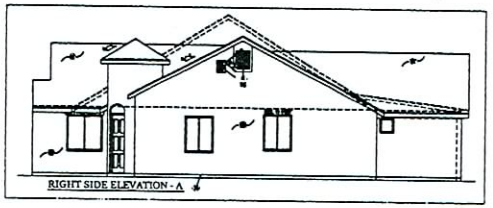
RIGHT SIDE ELEVATION - A (OPT. 1 CAR)



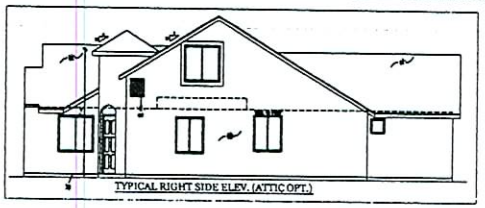
LEFT SIDE ELEVATION - A (OPT. 1 CAR)



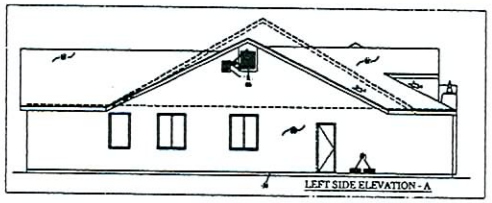
ROOF FRAMING OF (A) ELEVATION



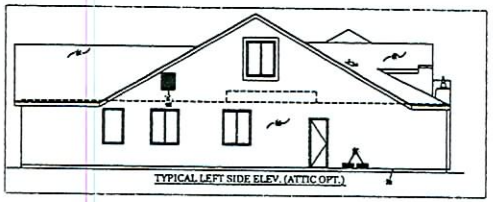
RIGHT SIDE ELEVATION - A



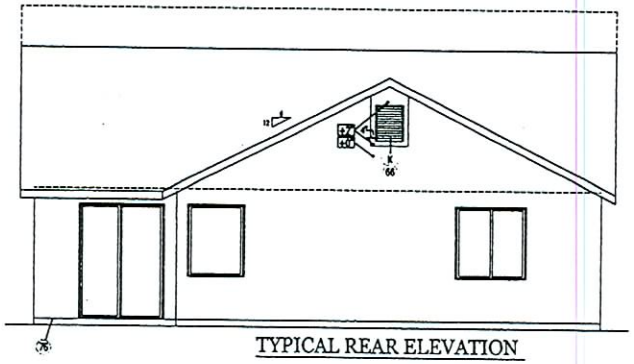
TYPICAL RIGHT SIDE ELEV. (ATTIC OPT.)



LEFT SIDE ELEVATION - A



TYPICAL LEFT SIDE ELEV. (ATTIC OPT.)



TYPICAL REAR ELEVATION

TYP. REAR (OPT. PATIO COVER)

TYP. RIGHT SIDE (OPT. PATIO COVER)

EOT-18957
02-07-07 CC

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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

FRONT, REAR, AND SIDE ELEVATION - A
WITH ALL OPTIONS

DRAWN BY E.O.H.
DATE 08/04/03

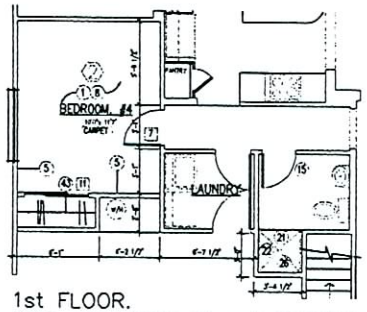
REV. No.	DATE
1	
2	
3	
4	
5	
6	

PLAN # 4018

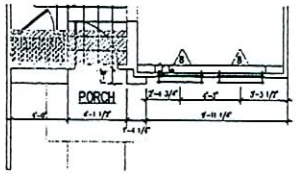
SUBDIVISION CIVANO

4018a2-A

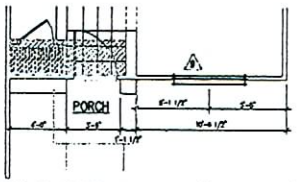
SHEET No.



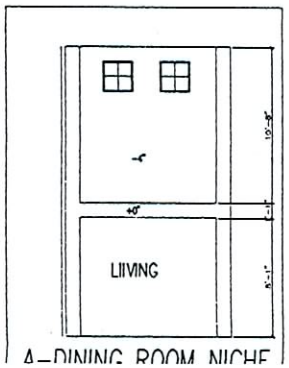
1st FLOOR.
OPT. BEDROOM #4 w/ SHOWER
1/4" = 1'-0"



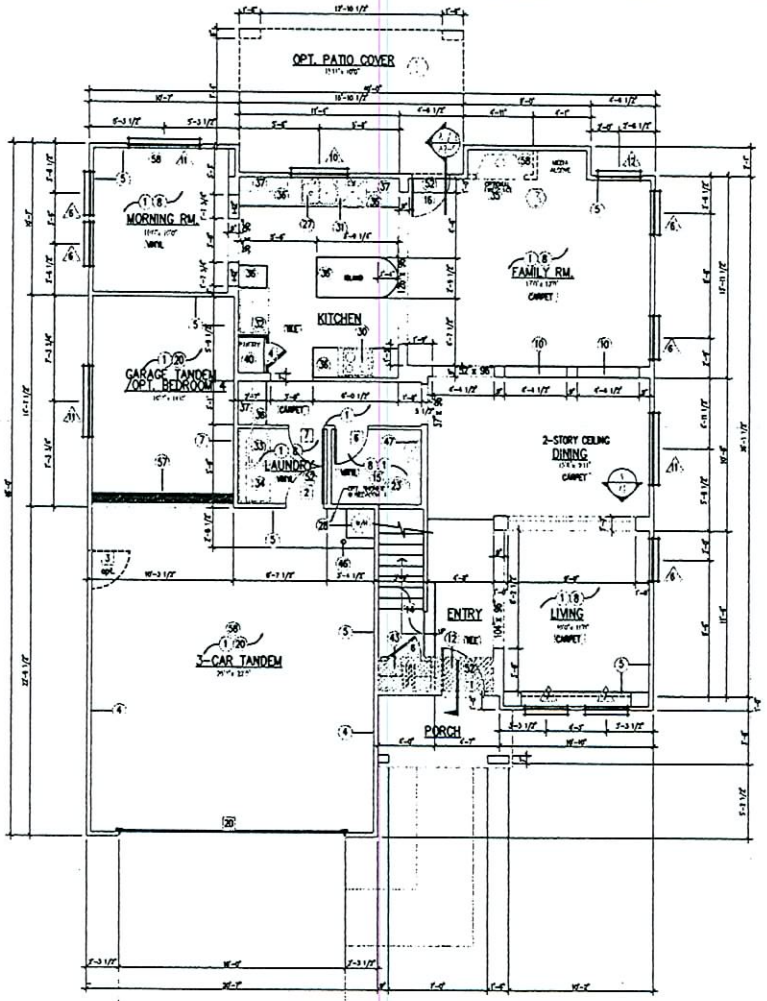
FIRST FLOOR PLAN (B ELEV.)
1/4" = 1'-0"



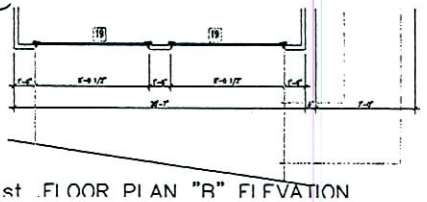
FIRST FLOOR PLAN (C ELEV.)
1/4" = 1'-0"



A-DINING ROOM NICHE



FIRST FLOOR PLAN
1/4" = 1'-0"



1st FLOOR PLAN "B" ELEVATION

EOT-18957
02-07-07 CC

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing - Drywall

Plumbing Fixtures

Appliances

Cabinets - Shelves

Foundations - Finishes - Misc.

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE -
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/D1 FOR GARAGE DOOR JAMB)

	1	B	3'-0" x 6'-8"	SWING
	0	A	3'-0" x 6'-8"	SWING
	0	B	3'-0" x 6'-8"	SWING
	0	C	1'-6" x 6'-8"	SWING
	0	C	1'-10" x 6'-8"	SWING
	0	C	2'-6" x 6'-8"	SWING
	0	C	2'-6" x 6'-8"	SWING
	0	C	2'-6" x 6'-8"	SWING
	0	C	PAIR 2'-6" x 6'-8"	SWING
	0	C	PAIR 2'-6" x 6'-8"	SWING
	0	C	6'-0" x 6'-8"	BI-PASS
	0	C	6'-0" x 6'-8"	BI-PASS
	0	C	6'-0" x 6'-8"	BI-PASS
	0	D	6'-0" x 6'-8"	SLIDING
	0	D	6'-0" x 6'-8"	SLIDING
	0	E	2'-6" x 6'-8"	SWING-FRENCH
	0	E	2'-6" x 6'-8"	SWING-FRENCH
	0	C	6'-0" x 6'-8"	BI-FOLD
	0	C	6'-0" x 6'-8"	BI-FOLD
	0	F	8'-0" x 7'-0"	ROLL - UP
	0	F	16'-0" x 7'-0"	ROLL - UP
	0	C	2'-6" x 6'-8"	POCKET
	0			

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" - TEMPERED GLASS.
C = SAME AS "A" - TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

	3	A	15" x 27" w/ 15" Arch.	FIXED	***
	3	A	1'-6" x 1'-6"	FIXED	***
	3	A	2'-6" x 2'-6"	FIXED	***
	1	A	2'-6" x 1'-6"	FIXED	***
	3	A	2'-6" x 1'-6"	FIXED	***
	5	A	2'-6" x 5'-6"	FIXED	***
	2	A	2'-6" x 1'-6"/2' Arch	FIXED	***
	2	A	2'-6" x 5'-6"	FIXED	***
	2	A	6'-0" x 3'-6" w/ 6" Arch	FIXED	***
	1	A	6'-0" x 5'-6"	SL	***
	6	A	9'-0" x 5'-6"	SL	***
	4	A	3'-0" x 5'-6"	SL	***
	1	A	9'-0" x 5'-6"	FIXED	***

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LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

FILE: FLOOR PLAN (1st FLOOR)

DRAWN BY: E.D.H.
DATE: 08/04/03

REV. No.	DATE
1	
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PLAN #: 4020

SUBDIVISION: CIVANO

4020a1

SHEET No.: A1

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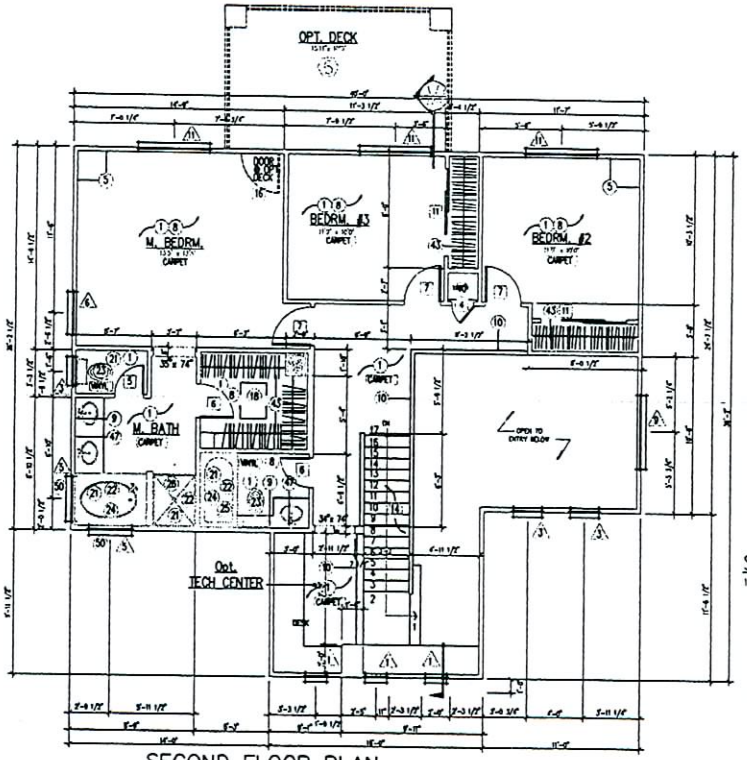
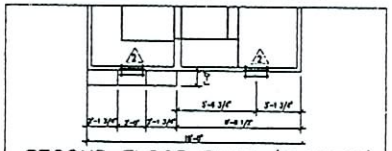
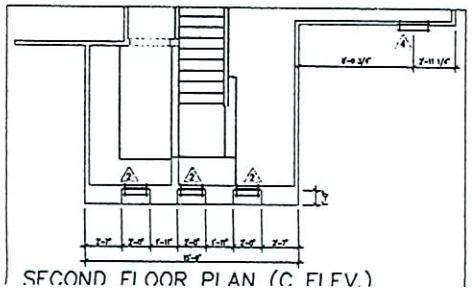


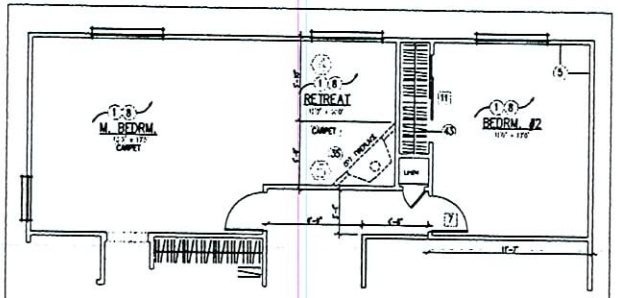
SECOND FLOOR PLAN



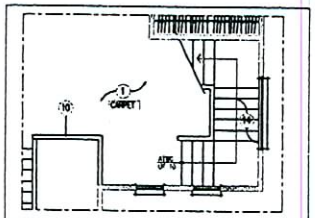
SECOND FLOOR PLAN (B ELEV.)
1/4" = 1'-0"



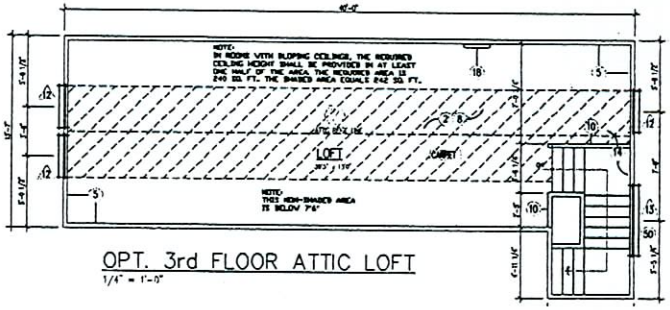
SECOND FLOOR PLAN (C ELEV.)



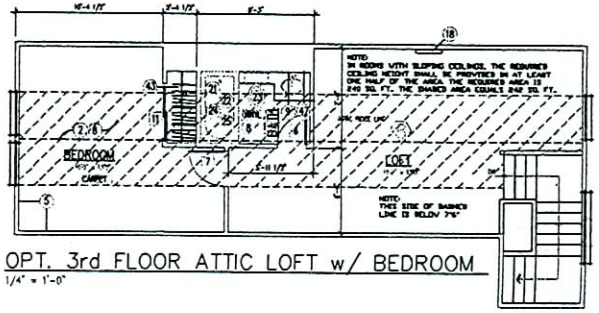
2nd FLR. OPT. MASTER RETREAT
1/4" = 1'-0"



TAIRS TO OPT. 3rd FLR. A
4" = 1'-0"



OPT. 3rd FLOOR ATTIC LOFT
1/4" = 1'-0"



OPT. 3rd FLOOR ATTIC LOFT w/ BEDROOM
1/4" = 1'-0"

EOT-18957
02-07-07 CC

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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN (2nd FLOOR) w/ OPTIONS

DRAWN BY: E.D.H.
DATE: 08/04/03

REV No.	DATE
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PLAN # 4020

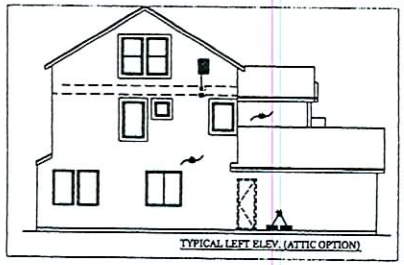
SUBDIVISION: CIVANO

4020a1-2

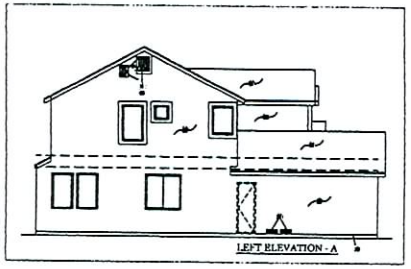
SHEET No.: A1.2

NOTE:
WINDOW HEADERS SHALL BE +96"
ON 1ST FLOOR / +84" ON 2ND FLOOR & ATTIC
(UNLESS NOTED OTHERWISE)

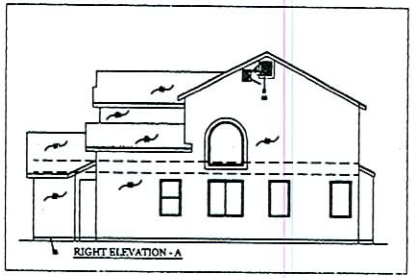
FRONT ELEVATION - A



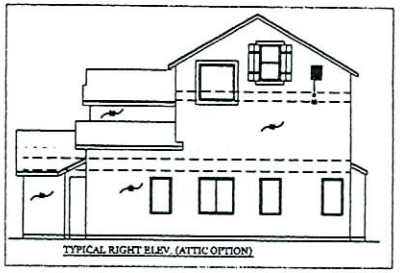
TYPICAL LEFT ELEV. (ATTIC OPTION)



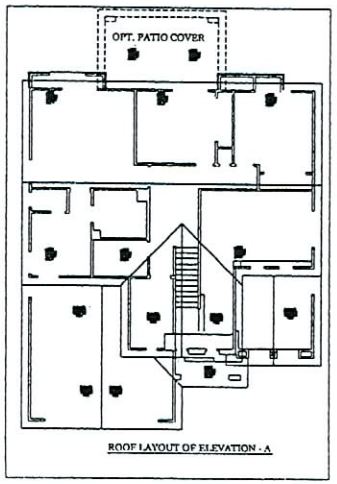
LEFT ELEVATION - A



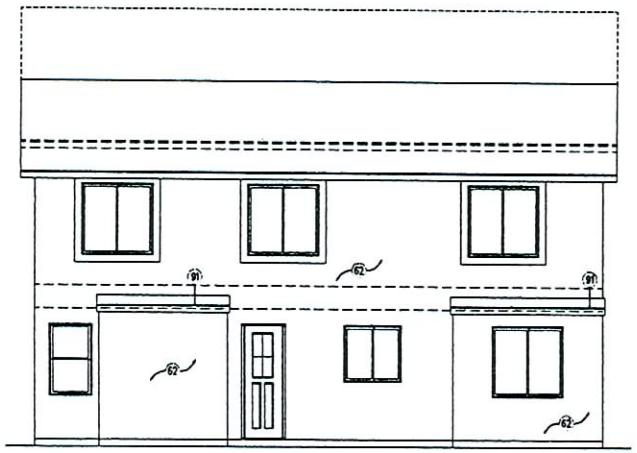
RIGHT ELEVATION - A



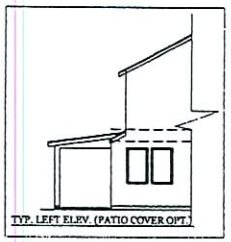
TYPICAL RIGHT ELEV. (ATTIC OPTION)



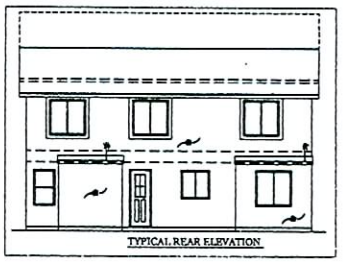
ROOF LAYOUT OF ELEVATION - A



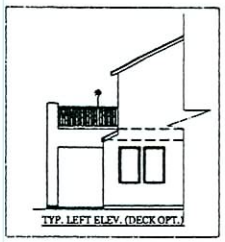
TYPICAL REAR ELEVATION



TYP. LEFT ELEV. (PATIO COVER OPT.)



TYPICAL REAR ELEVATION



TYP. LEFT ELEV. (DECK OPT.)

TYP. REAR ELEVATION (DECK OPT.)

EOT-18957
02-07-07 CC

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'1"(1st flr) & 8'1"(2nd flr)

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (153mm) o/1/2" THK. OSB (TYP)
62	STUCCO w/FOAM BOARD U.C.B.O. (R604 w/THERMAL BARRIER WITH INDEX OF 15 (IN ACCORDANCE w/ IRC SEC. R318.1.2)
63	STONE VENEER & APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.2 REQUIREMENTS (CRIB# E20088)
64	2x8 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION.
67	ADDRESS PLATE @ +50" w/ OPT. COACH LIGHT @ +64"
68	FIREBLOCKING @ +96" - TYPICAL
69	A.I.S. BOARD @ ATTIC AREAS ABOVE PLATE HEIGHT
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ POOR WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING (SEE DETAIL L/D1 & H/D1 FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 12" BOX COLUMNS & ROOF SLOPED 1 1/2" EVERY 12"
76	PROVIDE No. 26 GALVANIZED SHEET GAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
78	2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONDITIONS INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"x8" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UMC
82	O'HAGIN'S CLOAKED VENT TILE [UNIVERSAL 50043-6] - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MANF. SPECS.
83	OPT. SERVICE DOOR
84	DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	PRE MANUFACTURED DECORATIVE IRON SPIRE
86	PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	SHUTTERS (MESH or WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL WHAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R318.1.2)
89	IN THE EVENT THAT FRAMING MEMBERS @ CABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R905.2.8)
91	STUCCO WRAP FASCIA @ MORNING ROOM & FIREPLACE
92	-
93	-
94	-
95	-
96	-
97	-
98	-
99	-
100	-

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC - R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	12"x12"	B	12"x18"	C	14"x18"	D	14"x24"		
E	14"x30"	F	16"x22"	G	18"x18"	H	18"x24"		
I	20"x22"	J	20"x28"	K	24"x22"	L	30"x22"		
M	30"x36"	N	36"x36"	O	6" TRI	P	8" TRI		
Q	12" ROUND	R	18" ROUND	S	12" HALF ROUND	T	18" HALF ROUND		
U	CORNER VENT	V	CLOAKED TILE	W	3-2"x BIRD BLK.	X	3-2"x BIRD BLK.		
Y	4-2"x BIRD BLK.	Z	3"x22" SCREEN						

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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: FRONT, REAR, & SIDE OF ELEVATION - A

DRAWN BY: E.D.H.
DATE: 08/04/03

REV. No.	DATE
1	
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PLAN #: 4020

SUBDIVISION: CIVANO

4020A2-A

SHEET No.: A2.A

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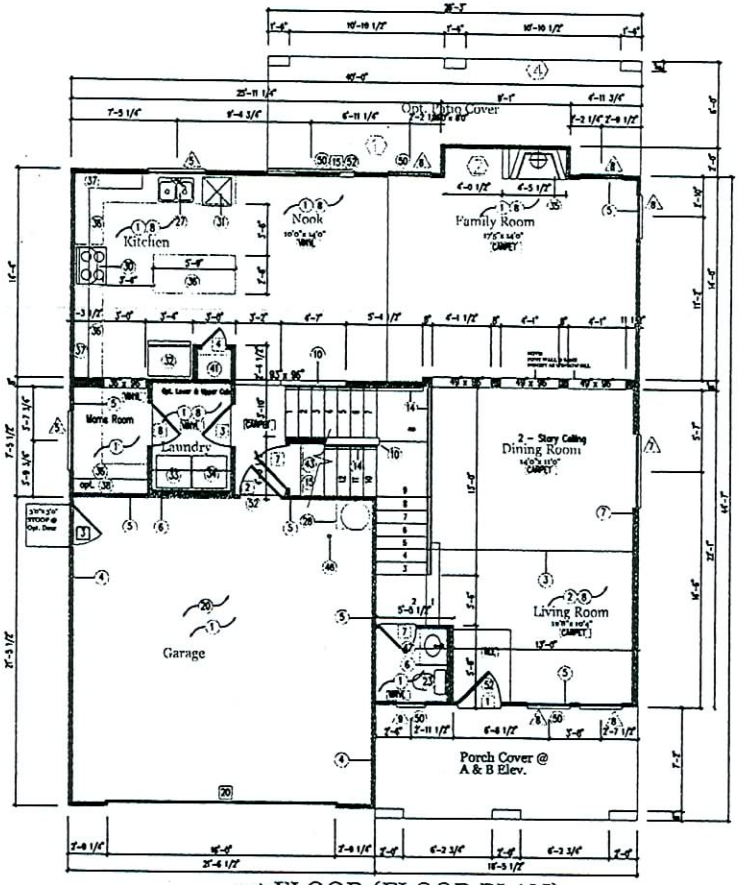
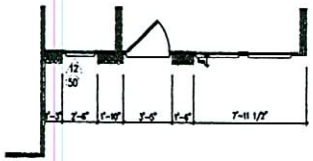


1st FLOOR (FLOOR PLAN)



Floor plan of C Elev.

EOT-18957
02-07-07 CC

KEYNOTES

GENERAL FLOOR PLAN NOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing - Drywall

- 5'-1" FLAT CEILING (1ST FLOOR)
- 5'-1" FLAT CEILING (2ND FLOOR)
- OPTIONAL WALLS ON CEILING
- LINE OF CEILING CHANGE
- 3x4's @ 16" O.C. - TYP. @ EXTERIOR GARAGE WALL - 5/8" TYPE "X" GYPSUM BOARD @ INSIDE FACE - NON-INSULATED
- 3x4's @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - 8-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
- 3-2x4's @ 16" O.C. - TYP. @ PLUMBING WALLS w/ SHEAR - 8-13 BATT w/o FACING - PROVIDE FIREBLOCKING IF REQUIRED
- 3x4's @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - 8-13 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
- 3x4's @ 24" O.C. - TYP. @ INTERIOR WALLS - w/ 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DRYWALL BACKING)
- 3x6 @ 24" O.C. - TYP. @ PLUMBING WALLS - w/ 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR DRYWALL BACKING)
- 42" HIGH POINT WALL (OPT. 12" FORMICA TOP @ INTERIOR) OR OPT. 4.25" WOOD HAND RAILING OVER 44" POINT WALL (SEE DETAIL C/01 & C/01 FOR RAILING OPT.)
- 44" LONG WALL w/ TOP @ 4.5" ABOVE TOP OF ADJACENT TUB - PROVIDE WHEELS CAP
- 24" DEEP PLANT SHELF @ 4.00" - PLUG CEILING BELOW TO 5'-0"
- 16" DEEP SOFFIT w/ BOTTOM @ 4.00" ABOVE F.F. & TOP @ 4.00" - SEE SHEET ELECTRICAL FOR LIGHTING INFO.
- WOOD HAND RAILING @ 4.25" ABOVE THE NOSING OF BREAKS AND LANDINGS. STAIRS HAVE 7 1/2" RISERS & 11" RUNS (SEE DETAIL C/01)
- PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS
- ELEPTRICAL ARCH - 6" DEEP SOFT ARCH
- PROVIDE 3/8" WOOD STRUCTURAL PANELS @ FLOOR TRUSS FOR SHAFT STOP. NOTE AREA DOESN'T EXCEED 1000 SQ. FT.
- 22" x 36" SOUTFLE - PROVIDE A MINIMUM 24" CLEAR HEAD ROOM ABOVE. (SEE DETAIL B/01)
- TAPE, TEXTURE, PAINT AND BACKBOARD
- 3/8" TYPE "X" GYPSUM BOARD @ GARAGE CEILING WALLS & SUPPORTING STRUCTURAL HEADERS CONNECT TO LIVING AREA (SEE DETAIL B/01)
- WATER RESISTANT GYPSUM BOARD @ SHOWER, TUB & WATER CLOSET COMPARTMENT WALLS

Plumbing Fixtures

- FAUCET
- SHOWER HEAD LOCATED @ 4.00" ABOVE FINISH FLOOR
- WATER CLOSET - PROVIDE 15" (MIN.) ON EACH SIDE AND 24" (MIN.) CLEAR IN FRONT - 2000 IRC R307.2
- SHOWER HEAD LOCATED ABOVE TUB
- ADD RED FOR SHOWER CURTAIN
- 60" x 12" TUB @ MASTER BATH w/ TILE
- 60" x 32" TUB @ SECONDARY BATH w/ FIBERGLASS TO +24"
- 36" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
- DOUBLE SINK w/ DISPOSAL - SUBCONTRACTOR TO VERIFY SPECIFICATION LEVEL
- GAS WATER HEATER w/ PRESSURE RELIEF VALVE - 24" x 24" UP STAND BELOW - SEE PLUMBING PLAN (SHT. P1)

Appliances

- 30" GAS COOKTOP w/ RECIRCULATING HOOD VENT B/W 30" DOUBLE WALL
- 30" GAS RANGE w/ HOOD ABOVE
- DISHWASHER
- REFRIGERATOR - PRE-PLUMB FOR ICEMAKER
- GAS DRYER - VENT TO EXTERIOR - COMPLY w/ 2000 IRC (MIN.)
- WASHER
- OPT. GAS APPLIANCE FIREPLACE w/ HEATER / 4" TYPE "B" VENT OR DIRECT VENT TO EXTERIOR (SEE LIVE FOR DETAILS & INTERIOR ELEVATIONS)

Cabinets - Shelves

- 24" DEEP x 36" HIGH COUNTER TOP WITH OR WITHOUT 6" BACKSPLASH (SEE CABINET SPECIFICATION)
- 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT - SEE CABINET SPECIFICATION)
- OPEN BELOW
- OPTIONAL SHAKE AND/OR WALL CABINETS
- 5 - 32" DEEP PANTRY WIRE SHELVES
- 6 - 14" DEEP LINEN WIRE SHELVES
- 1 - 16" DEEP LAUNDRY WIRE SHELF
- 1 - 12" DEEP CLOSET WIRE SHELF
- 3 - 12" DEEP CLOSET WIRE SHELVES

Foundations - Finishes - Misc.

- SINK STOP - SEE "P1" SHEETS FOR DETAILED INFORMATION
- PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-STEEL PIPE BOLLARD) SEE DETAIL A/01
- 42" HIGH WINDOW
- 1 - 30" HIGH, GAS @ 4.00"
- MEDICINE CABINET
- TEMPERED GLASS
- SEE ELEVATIONS FOR WINDOW SIZES AND/OR LOCATIONS
- OPT. WOOD OR BASKET ROW GATE WITH STUCCO POINT WALL / OR STUCCO COUNTER. SEE ELEVATIONS
- STRUCTURAL POST TO SUPPORT BLU-LAM BEAM ABOVE (SEE STRUCTURAL SHEETS FOR INFORMATION)
- DECK RAILING (SEE DETAIL 1, & 4 ON SHEET B1) (SEE STRUCTURAL SHEETS FOR INFORMATION)
- PROVIDE A MINIMUM OPENING OF NOT 50 IN. FOR WINDOW AIR. (2000 IRC SECTION M1102.2)

DOOR SCHED.

GENERAL DOOR TYPES

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE -
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS - 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

1	1	B	3'-0" x 6'-0"	SWING
1	1	A	3'-0" x 6'-0"	SWING
2	2	B	3'-0" x 6'-0"	SWING
2	2	C	1'-6" x 6'-0"	SWING
0	0	C	1'-6" x 6'-0"	SWING
1	1	C	3'-0" x 6'-0"	SWING
6	6	C	3'-0" x 6'-0"	SWING
6	6	C	3'-0" x 6'-0"	SWING
0	0	C	PAIR 3'-0" x 6'-0"	SWING
0	0	C	PAIR 3'-0" x 6'-0"	SWING
2	2	C	4'-0" x 6'-0"	BI-PASS
1	1	C	6'-0" x 6'-0"	BI-PASS
0	0	C	6'-0" x 6'-0"	BI-PASS
0	0	D	6'-0" x 6'-0"	SLIDING
1	1	D	6'-0" x 6'-0"	SLIDING
1	1	E	3'-0" x 6'-0"	SWING-FRENCH
0	0	E	3'-0" x 6'-0"	SWING-FRENCH
0	0	C	6'-0" x 6'-0"	BI-FOLD
0	0	C	6'-0" x 6'-0"	BI-FOLD
1	1	F	6'-0" x 7'-0"	ROLL - UP
0	0	F	16'-0" x 7'-0"	ROLL - UP
0	0	C	3'-0" x 6'-0"	POCKET
0				

WDW. SCHED.

GENERAL WINDOW NOTES

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A", TEMPERED GLASS.
C = SAME AS "A", TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

1	A	3'-0" x 4'-0"	FIXED	+60"
4	A	3'-0" x 4'-0"	FIXED	+60"
0	A	4'-0" x 4'-0"	FIXED	+60"
1	A	3'-0" x 6'-0"	FIXED	+60"
2	A	4'-0" x 6'-0"	SQ.	+60"
3	A	4'-0" x 6'-0"	SQ.	+60"
2	A	6'-0" x 6'-0"	SQ.	+60"
8	A	3'-0" x 6'-0"	SQ.	+60"
1	A	3'-0" x 3'-0"	FIXED	+60"
2	A	3'-0" x 3'-0"	SQ.	+60"
2	A	3'-0" x 6'-0"	FIXED	+60"
1	A	3'-0" x 6'-0"	FIXED	+60"
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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN (1st Floor) w/ OPTIONS

DRAWN BY: E.D.H.
DATE: 08/04/03

REV No.	DATE
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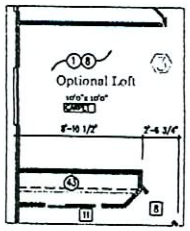
PLAN # 4021

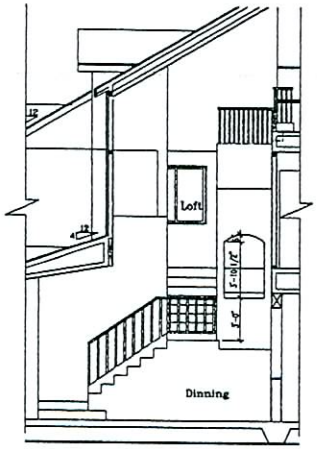
SUBDIVISION: CIVANO

4021a1

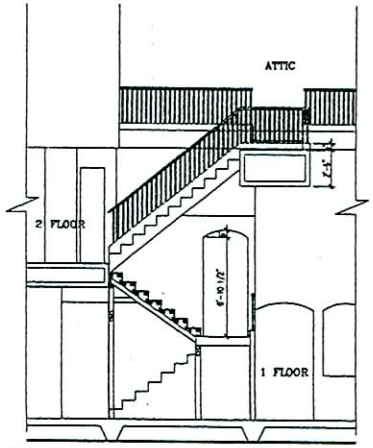
SHEET No.: A1



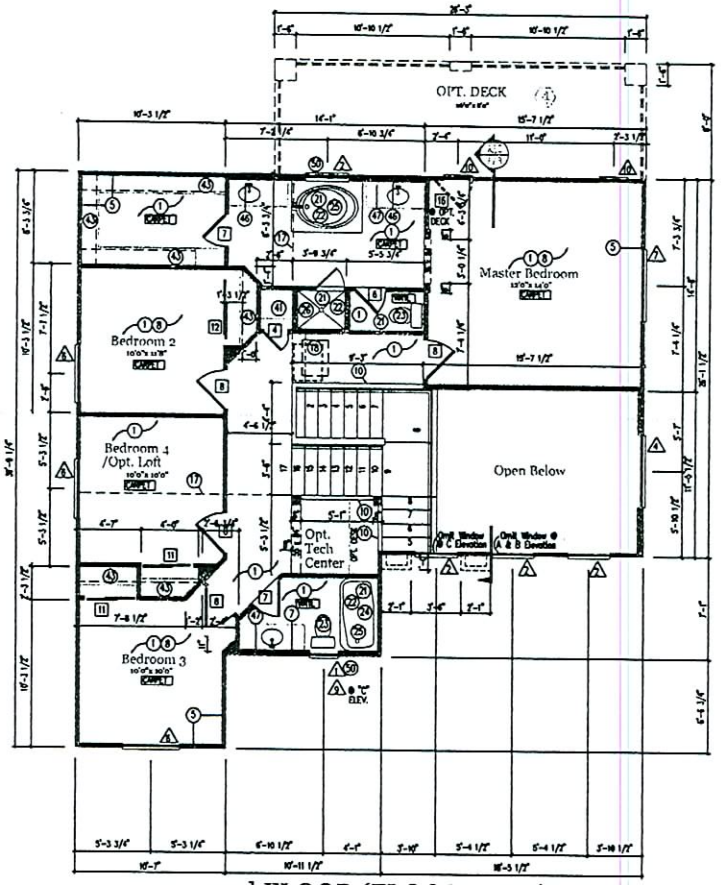
2nd FLOOR (OPT. LOFT)



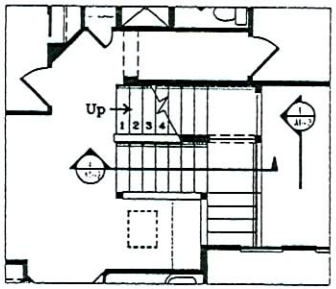
(1)-ATTIC STAIR ELEVATION DETAIL



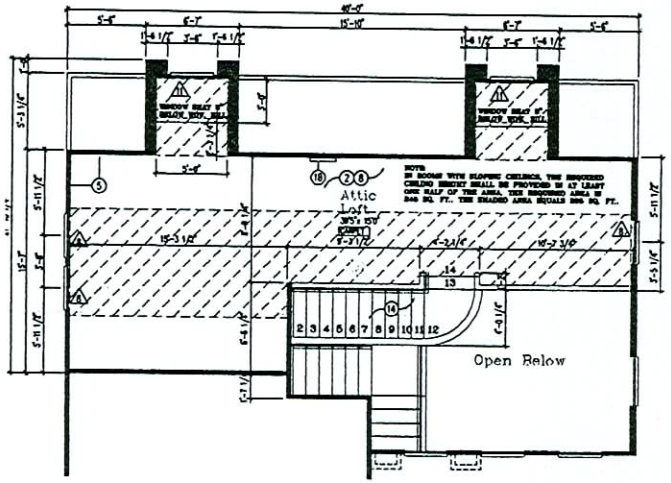
(2) ATTIC STAIR ELEVATION DETAIL



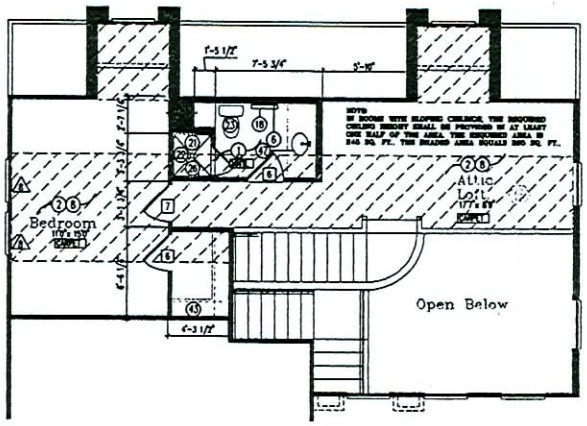
2nd FLOOR (FLOOR PLAN)



STAIRS TO 3RD FLR. OPT. ATTIC



Optional 3rd Floor Attic Loft



Optional 3rd Floor Attic Loft w/ Bedroom

EOT-18957
02-07-07 CC

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7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN (SECOND FLOOR) / FLOOR PLAN (ATTIC OPTION)

DRAWN BY: E.D.I.
DATE: 08/04/03

REV. No.	DATE
1	
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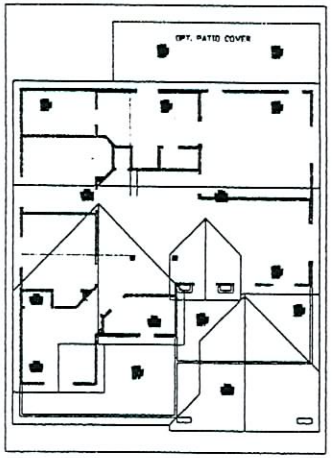
PLAN #: 4021

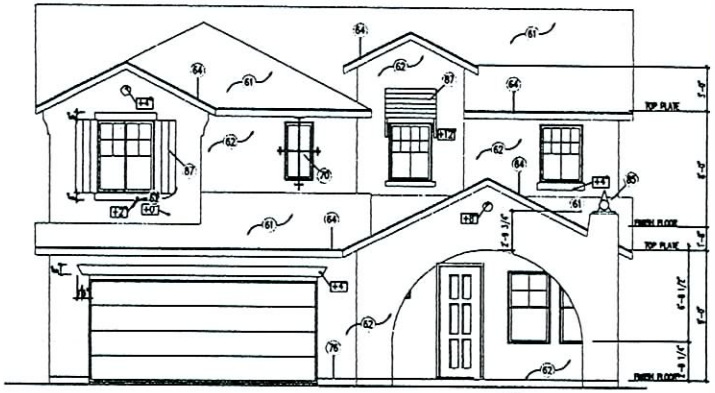
SUBDIVISION: CIVANO

4021a1-2

SHEET No.: A1.2

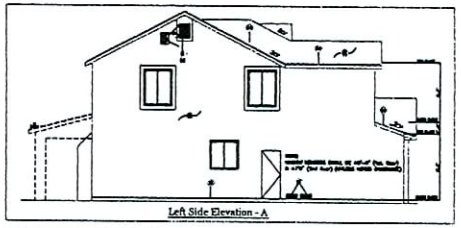


ROOF LAYOUT

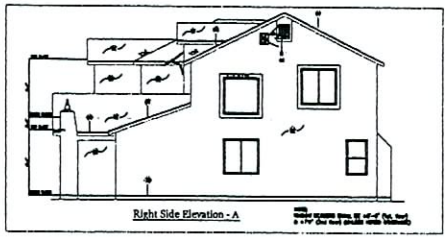


Front Elevation - A

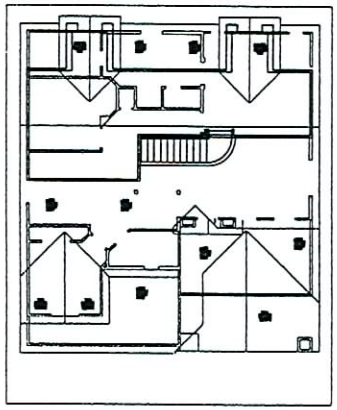
NOTE:
WINDOW HEADERS SHALL BE +8'-0" (1st. floor)
& +7'0" (2nd floor) (UNLESS NOTED OTHERWISE)



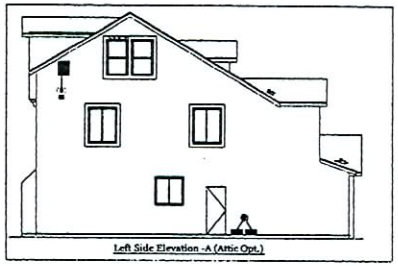
Left Side Elevation - A



Right Side Elevation - A

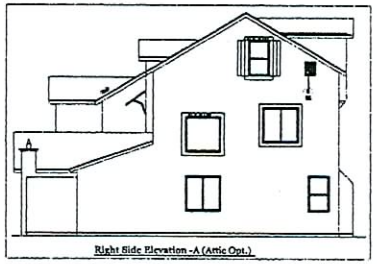


ROOF LAYOUT(ATTIC OPT.)

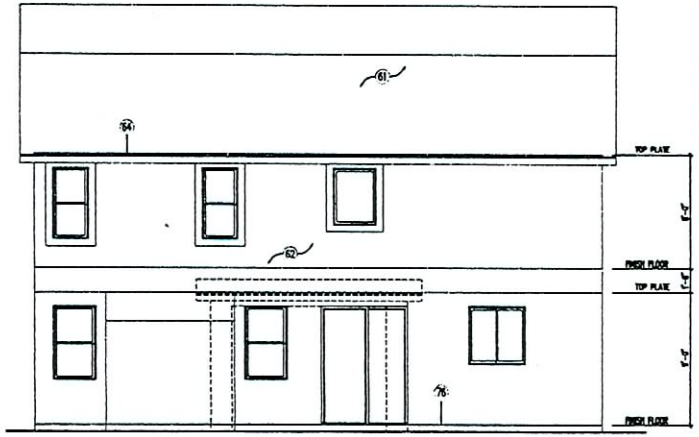


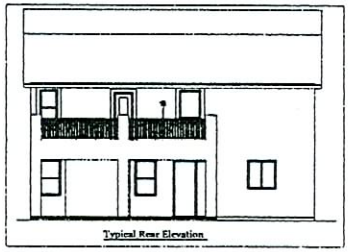
Left Side Elevation -A (Attic Opt.)

Front Elevation - A (attic option)

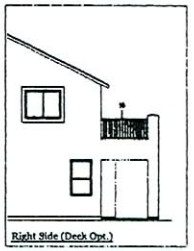


Right Side Elevation -A (Attic Opt.)

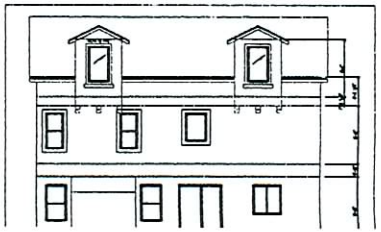




Typical Rear Elevation



Right Side (Deck Opt.)



EOT-18957
02-07-07 CC

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'1"(1st flr) & 8'1"(2nd flr)

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 3" (76mm) & END LAPPED 6" (153mm) w/1/2" THK. OSB (TYP)
62	STUCCO o/FOAM BOARD I.C.B.O. #4004 o/THERMAL BARRIER WITH INDEX OF 15 (N ACCORDANCE w/ IRC SEC. R318.1.2)
63	STONE VENEER @ APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.2 REQUIREMENTS (R304) (R3.2002)
64	2x8 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMETER
67	ADDRESS PLATE @ +50" w/ OPT. COACH LIGHT @ +64"
68	FIREBLOCKING @ +96" – TYPICAL
69	A.I.S. BOARD @ ATTIC AREAS ABOVE PLATE HEIGHT
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ POST WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING (SEE DETAIL L/01 & M/01 FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 12" BOX COLUMNS & ROOF SLOPED 1 1/2" EVERY 12"
76	PROVIDE No. 26 GALVANIZED SHEET CAGE CORROSION-RESISTANT WEEP SCREEN (4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
78	2x4'S @ 16" O.C. – TYP. @ EXTERIOR UNVABLE WALL – R-11 BATT w/o FACING – PROVIDE FIREBLOCKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. – SEE TRUSS CALCULATIONS FOR CONCEDING INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"x8" SCREENED COMBUSTIBLE AIR VENTS – LOCATE PER 2000 UMC
82	O'HAGIN'S CLOAKED VENT TILE [UNIVERSAL 30043-G] – SEE ROOF LAYOUT FOR LOCATIONS – INSTALL PER MFRS. SPECS.
83	OPT. SERVICE DOOR
84	DECORATIVE GARAGE WOOD DOORS – SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	PRE MANUFACTURED DECORATIVE IRON SPIRE
86	PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	SHUTTERS (VINYL or WOOD) – SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R318.2.3)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCKED NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R903.2.8)
91	-
92	-
93	-
94	-
95	-
96	-
97	-
98	-
99	-
100	-

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC – R806
– SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	12"x12"	B	12"x18"	C	14"x18"	D	14"x24"		
E	14"x30"	F	16"x22"	G	16"x18"	H	16"x24"		
I	20"x20"	J	20"x28"	K	24"x30"	L	30"x30"		
M	30"x36"	N	36"x36"	O	6" TRI	P	8" TRI		
Q	12" ROUND	R	18" ROUND	S	12" HALF ROUND	T	18" HALF ROUND		
U	CORNER VENT	V	CLOAKED TILE	W	2-7"x BIRD BLK.	X	2-7"x BIRD BLK.		
Y	4-7"x BIRD BLK.	Z	3"x22" SCREEN						

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7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: ROOF PLAN / FRONT, REAR, SIDE OF ELEVATION -A (ATTIC OPTION)

DRAWN BY: E.D.H.
DATE: 08/04/03

REV. No.	DATE
1	
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PLAN # 4021

SUBDIVISION CIVANO

4021a2-A

SHEET No.: A2.A

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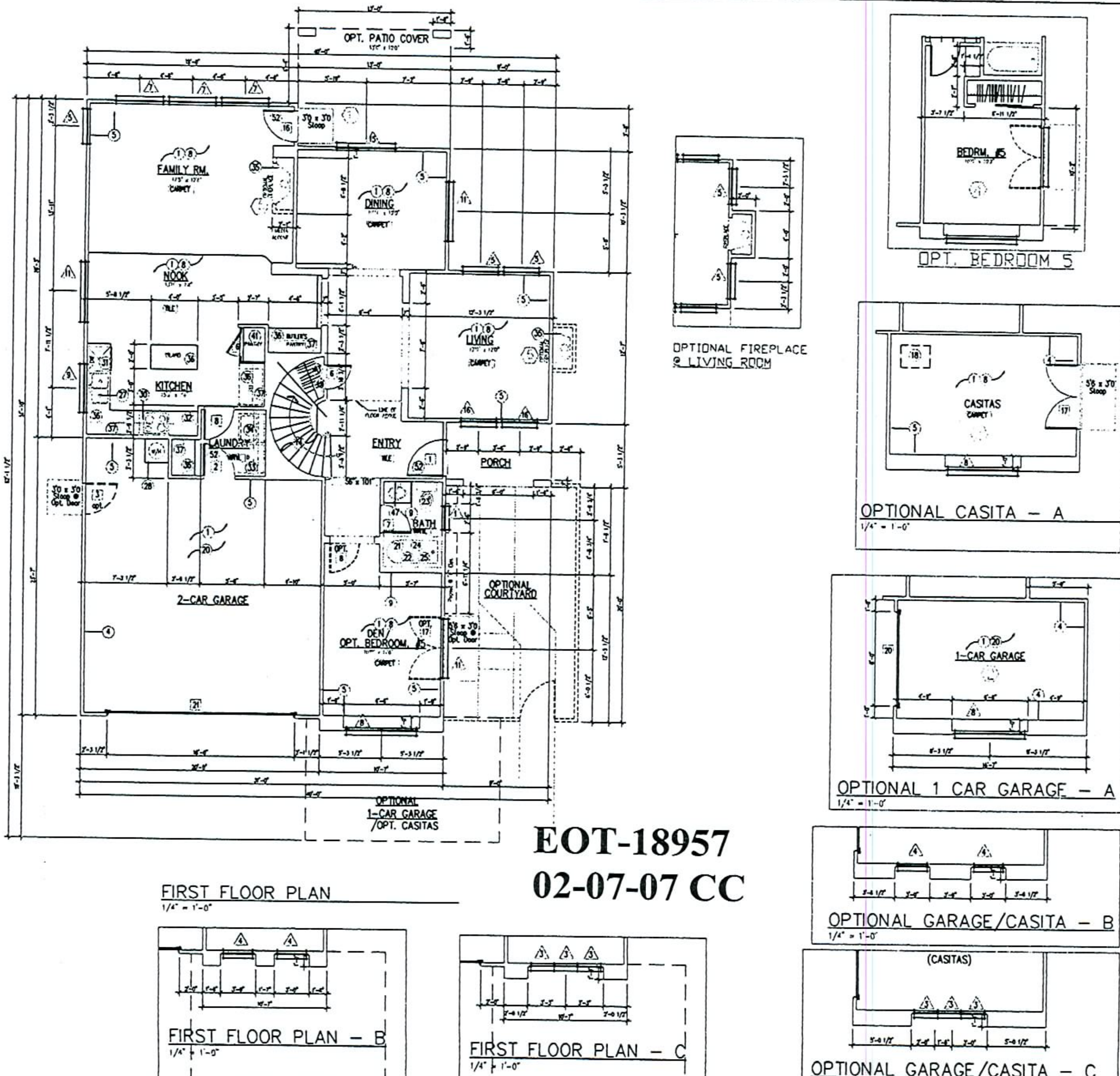

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02-07-07 CC

KEYNOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing – Drywall

Plumbing Fixtures

Appliances

Cabinets – Shelves

Foundations – Finishes – Misc.

DOOR SCHED.

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
B = SOLID CORE –
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

WDW. SCHED.

A = ALUMINUM FRAME. PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A". TEMPERED GLASS.
C = SAME AS "A". TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "Y" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS. 2000 IRC (SECTION R308.4)

FLOOR PLAN (1st FLOOR) w/ OPTIONS

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

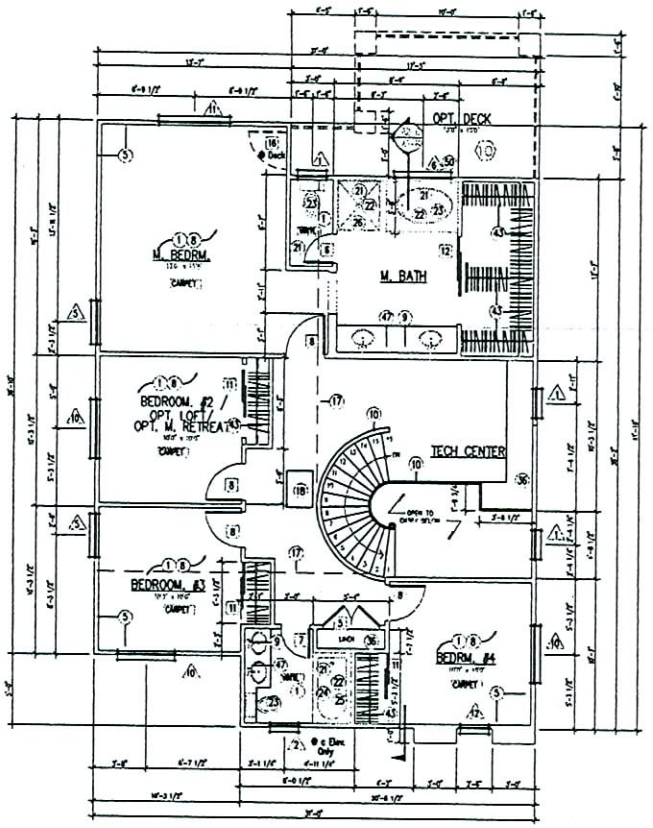
DRAWN BY: E.D.H.
DATE: 08/04/03

PLAN # 4022

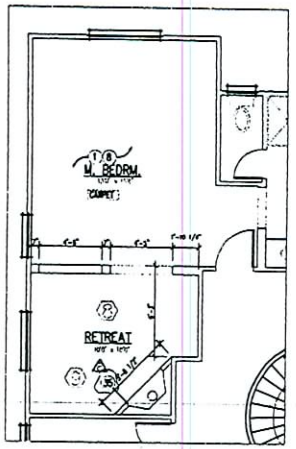
SUBDIVISION: CIVANO

4022a1

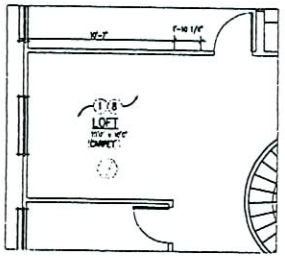
SHEET NO. A1



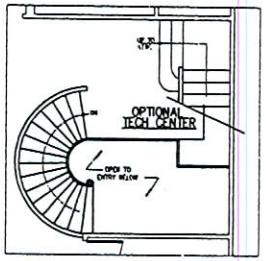
SECOND FLOOR PLAN
1/4" = 1'-0"



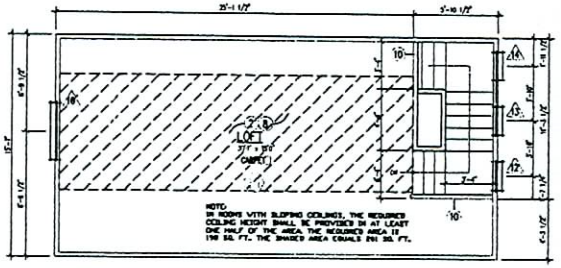
2ND FLOOR OPT. MASTER RETREAT



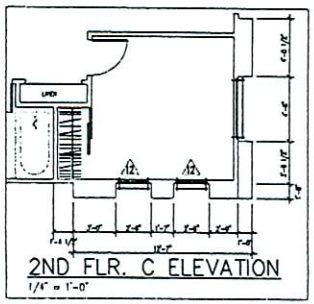
2ND FLOOR OPT. LOFT



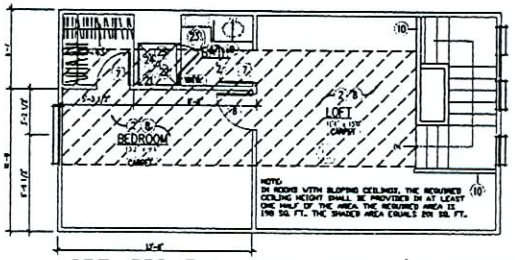
STAIRS TO OPT. 3RD FLR. ATTIC



OPTIONAL 3RD FLR. ATTIC LOFT
1/4" = 1'-0"



2ND FLR. C ELEVATION
1/4" = 1'-0"



OPT. 3RD FLR. ATTIC LOFT w/ BEDROOM
1/4" = 1'-0"

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02-07-07 CC

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LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

FLOOR PLAN (2nd FLOOR) w/ OPTIONS

DRAWN BY: M.D.H.
DATE: 08/04/03

REV. No.	DATE
1	
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PLAN # 4022

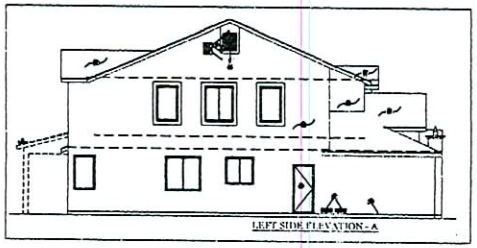
SURVEYOR: CIVANO

4022a1-2

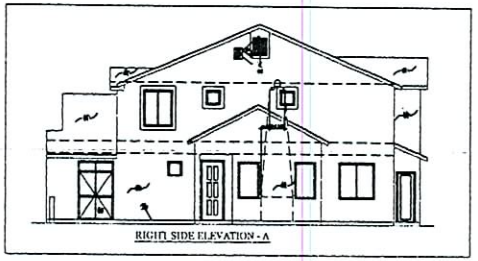
SHEET No.: A1.2

NOTE:
WINDOW HEADERS SHALL BE +96 (1st. FLOOR) & +84" (2nd. FLOOR) (UNLESS NOTED OTHERWISE)

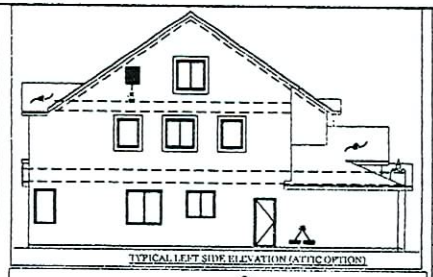
FRONT ELEVATION - A



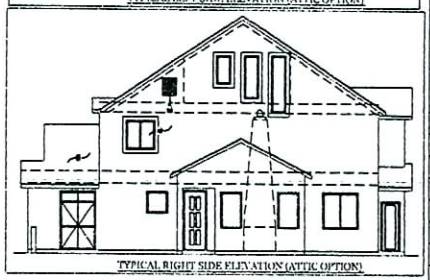
LEFT SIDE ELEVATION - A



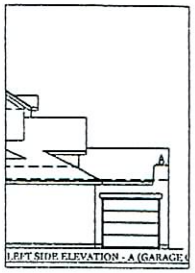
RIGHT SIDE ELEVATION - A



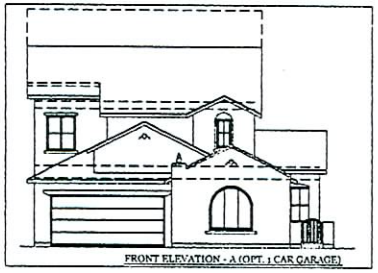
TYPICAL LEFT SIDE ELEVATION (ATTIC OPTION)



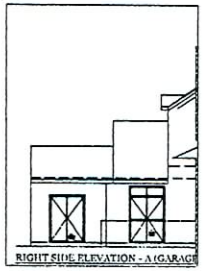
TYPICAL RIGHT SIDE ELEVATION (ATTIC OPTION)



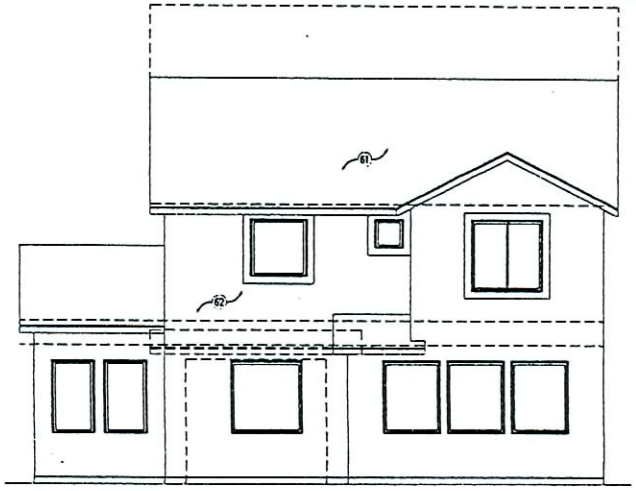
LEFT SIDE ELEVATION - A (GARAGE)

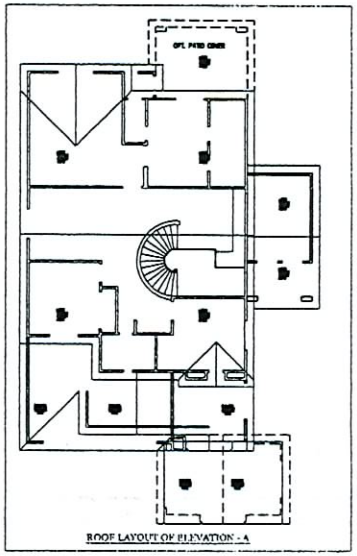


FRONT ELEVATION - A (OPT. 1 CAR GARAGE)



RIGHT SIDE ELEVATION - A (GARAGE)





ROOF LAYOUT OF ELEVATION - A

EOT-18957
02-07-07 CC

KEYNOTES

GENERAL ELEVATION NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'1"(1st flr) & 8'1"(2nd flr)

61	FLAT CORDERIE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (152mm) o/1/2" THK. OSB (TYP)
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63	STONE VENEER & APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.2 REQUIREMENTS (CBU# CR3588)
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65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIAMEXIOL
67	ADDRESS PLATE @ +50" w/ OPT. COACH LIGHT @ +64"
68	FIREBLOCKING @ +48" - TYPICAL
69	A.I.S. BOARD @ ATTIC AREAS ABOVE PLATE HEIGHT
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GUARDRAILING (SEE DETAIL L/D1 & M/D1 FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 12" BOX COLUMNS & ROOF SLOPED 1 1/2" EVERY 12"
76	PROVIDE No. 26 GALVANIZED SHEET CAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/D1 FOR INSULATION BAFFLE @ EAVE)
78	2x4"S @ 16" O.C. - TYP. @ EXTERIOR LOADED WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79	PREFABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONCEDING INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"x8" SCREENED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UMC
82	O'HAGIN'S CLOAKED VENT TILE [UNIVERSAL 50043-B] - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MNFR. SPECS.
83	OPT. SERVICE DOOR
84	DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	PRE MANUFACTURED DECORATIVE IRON SPIRE
86	PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	SHUTTERS (VINYL or WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FORM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R318.2)
89	IN THE EVENT THAT FRAMING MEMBERS @ CABLE AREA BLOCK WEY FREE AREA PROVIDE REMEDIED ACCEPTABLE BEAMS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R905.10)
91	-
92	-
93	-
94	-
95	-
96	-
97	-
98	-
99	-
100	-

VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC - R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	12"x12"	B	12"x18"	C	14"x18"	D	14"x24"
E	14"x30"	F	16"x22"	G	18"x18"	H	18"x24"
I	20"x20"	J	20"x24"	K	24"x30"	L	30"x30"
M	30"x36"	N	36"x36"	O	6" DIA	P	8" DIA
Q	12" ROUND	R	18" ROUND	S	12" HALF ROUND	T	18" HALF ROUND
U	DORMER VENT	V	CLOAKED TILE	W	2-7"x BIRD BLK.	X	3-7"x BIRD BLK.
Y	4-7"x BIRD BLK.	Z	5"x22" SCREEN				

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TITLE: ROOF LAYOUT / FRONT, REAR, & SIDE OF ELEVATION - A

DRAWN BY: E.D.H.
DATE: 08/04/03

REV. No.	DATE
1	
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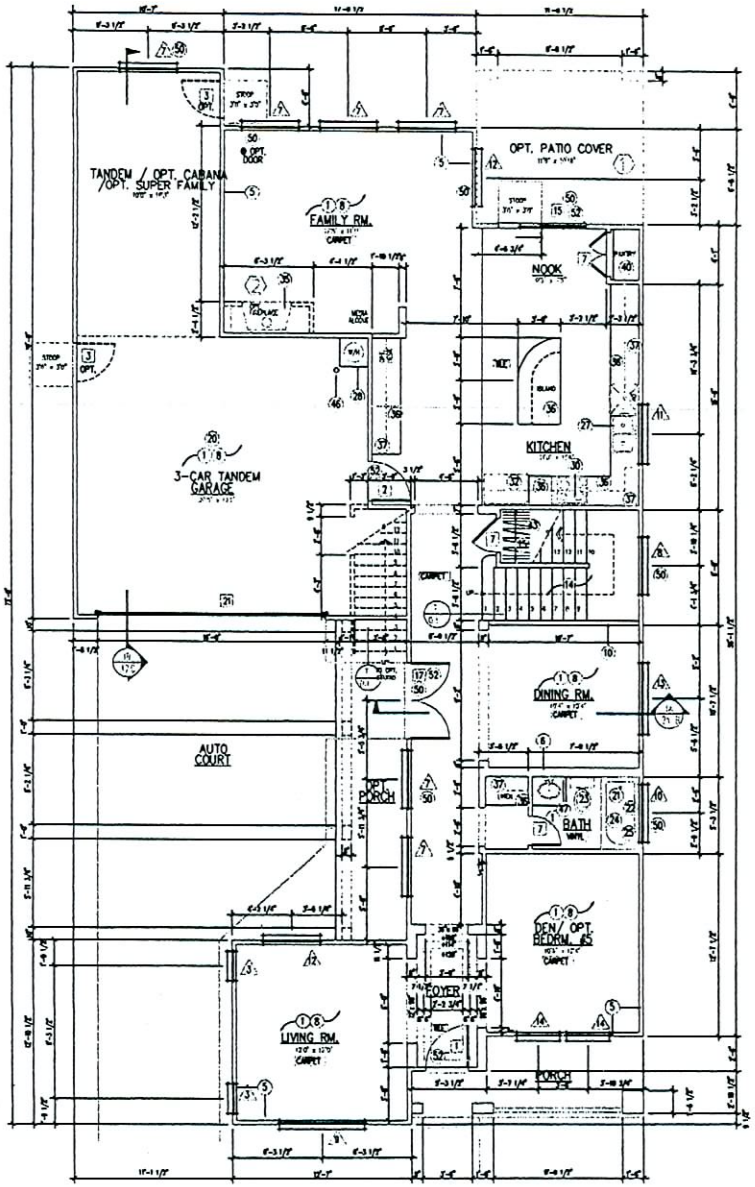
PLAN # 4022

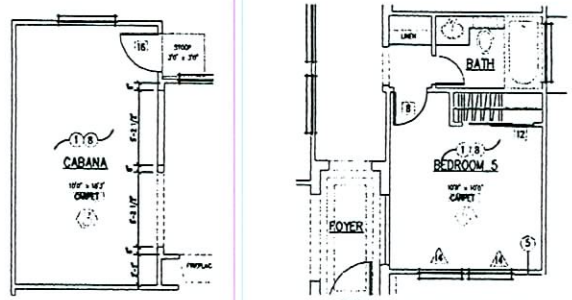
SUBDIVISION: CIVANO

4022c2-A

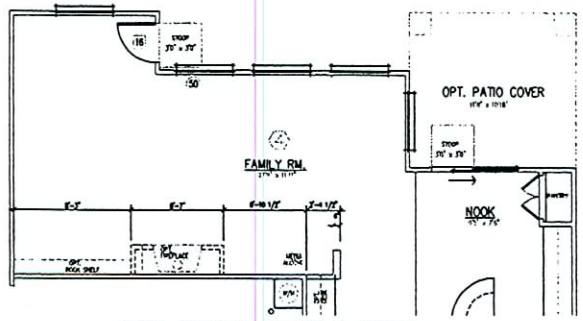
SHEET No.: A2-A



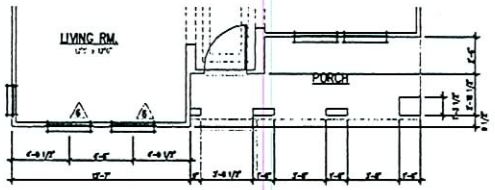
FIRST FLOOR PLAN
1/4" = 1'-0" 1256 SQ.FT.



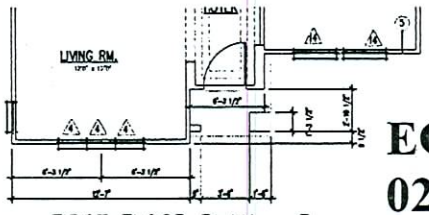
OPT. BEDROOM 5



OPT. SUPER FAMILY ROOM



FIRST FLOOR PLAN – C
1/4" = 1'-0"



FIRST FLOOR PLAN – B
1/4" = 1'-0"

EOT-18957
02-07-07 CC

KEYNOTES

1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1995 N.D.S. STANDARDS.

Framing – Drywall

- 6"x6" FLAT CEILING (1ST FLOOR)
- 6"x6" FLAT CEILING (2ND FLOOR)
- OPTIONAL VAULTED CEILING
- LINE OF CEILING CHANGE
- 2x4's @ 16" O.C. – TYP. @ EXTERIOR GARAGE WALL– 5/8" TYPE "X" GYPSUM BOARD @ INSIDE FACE – NON-INSULATED
- 2x4's @ 16" O.C. – TYP. @ EXTERIOR LIVABLE WALL – R-11 BATT w/o FACING – PROVIDE FIREBLOCKING WHERE REQUIRED
- 2-2x4's @ 16" O.C. – TYP. @ PLUMBING WALLS w/ 3"x14" – R-13 BATT w/o FACING – PROVIDE FIREBLOCKING IF REQUIRED
- 2x6's @ 16" O.C. – TYP. @ EXTERIOR LIVABLE WALL – R-13 BATT w/o FACING – PROVIDE FIREBLOCKING WHERE REQUIRED
- 2x4's @ 24" O.C. – TYP. @ INTERIOR WALLS – w/ 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR OPTIONAL BACKING)
- 2x6 @ 24" O.C. – TYP. @ PLUMBING WALLS – w/ 1/2" GYPSUM BD. (SEE DETAIL C/01 FOR OPTIONAL BACKING)
- 12" DEEP POINT WALL (OPT. 12" FURNACE TOP @ KITCHEN) OR OPT. 4.24" WOOD BAND SHELVES OVER 48" POINT WALL (SEE DETAIL E/01 & E/01 FOR SHELVES OPT.)
- 48" LONG WALL w/ TOP @ 4'-2" ABOVE
- 12" OF SUNCOAT TAN – PROVIDE MARBLE CAP
- 24" DEEP PLANT SHELF @ 6 1/2" – PLANS CEILING BELOW TO 6'-2"
- 16" DEEP SOFFIT w/ GYPSUM @ 6'-2" ABOVE F.F. & TOP @ 6'-10" – SEE SHEET ELECTRICAL FOR LIGHTING INFO.
- WOOD HAND RAILING @ 6'-2" ABOVE F.F. – WOOD OF TREADS AND LANDINGS, STAIRS RISE 7 1/2" RISING & 11" RUNS (SEE DETAIL 1/A9)
- PROVIDE ONE-HOUR FIRE-RESISTIVE CONSTRUCTION IN SPACE ENCLOSED UNDER THE STAIRS
- ELLIPTICAL ARCH – 6" DEEP SOFT ARCH
- PROVIDE 3/8" WOOD STRUCTURAL PANELS @ PLACE TRUSS PER SHEET S/01. NOTE: HELA DOESN'T CLOSER THAN 8ft. FT.
- 22" x 36" ATTIC – PROVIDE A MINIMUM 30" CLEAR HEAD ROOM ABOVE. (SEE DETAIL H/01)
- TYPE "ESTATE" PAINT AND WOODWORK
- 3/8" TYPE "X" GYPSUM BRD. @ GARAGE CEILING WALLS @ ALL STAIRWAY STRUCTURAL MEMBERS COMMON TO LIVING AREA (SEE DETAIL G/01)
- 2x4 WOOD WITH 1/2" GYPSUM BOARD @ SHOWER, TUB & A BRICK CLOSET COMPARTMENT WALLS

Plumbing Fixtures

- 1. FAUCET
- SHOWER HEAD LOCATED @ 48" ABOVE SHOWER FLOOR
- IN TUB CLOSET – PROVIDE 12" [MIN.] OR LOCK (SEE AND 24" [MIN.] CLEAR IN FRONT – 2000 IRC R307.2
- SHOWER HEAD LOCATED ABOVE TUB AND ROD FOR SHOWER CURTAIN.
- 60" x 42" TUB & WATER SAVER w/ TILE
- 60" x 32" TUB @ BEDROOM #4/W w/ FIBERGLASS TUB w/W
- 36" x 36" SHOWER w/ TEMPERED GLASS SURROUNDS
- DISPOSAL UNIT w/ DISPOSAL – MANUFACTURER TO VERIFY SPECIFICATION LEVEL
- GAS WATER HEATER w/PRESSURE RELIEF VALVE– 34"x34"x48" STYLE BRASS– SEE PLUMBING PLAN (SHT. P)

Appliances

- 30" GAS COOKTOP w/ REFRIGERATING HOOD VENT R/W 36" DOUBLE OVEN
- 30" GAS RANGE w/ HOOD ABOVE
- DISHWASHER
- REFRIGERATOR – PRE-PLUMB FOR ICEMAKER
- GAS DRYER – VENT TO EXTERIOR – COMPLY w/ 2000 IRC [MIN.]
- WASHER
- 42" GAS FIREPLACE w/ REMOTE / 6" TYPE "B" VENT OR DIRECT VENT TO EXTERIOR (SEE L/01 FOR DETAILS & INTERIOR ELEVATIONS)

Cabinets – Shelves

- 24" DEEP x 34" HIGH COUNTER TOP WITH 4" HEIGHT 4" BACKSPLASH (SEE CABINET SPECIFICATION)
- 12" DEEP WALL CABINETS ABOVE (VARIES IN HEIGHT – SEE CABINET SPECIFICATION)
- OPEN BELOW
- OPTIONAL WINE AND/OR WALL CABINETS
- 3 – 12" DEEP PANTRY WIRE SHELVES
- 3 – 14" DEEP LINEN WIRE SHELVES
- 1 – 18" DEEP LAUNDRY WIRE SHELF
- 1 – 12" DEEP CLOSET WIRE SHELF
- 3 – 12" DEEP CLOSET WIRE SHELVES

Foundations – Finishes – Misc.

- SEE SHEET S/01 FOR DETAILS INFORMATION
- PROVIDE PROTECTION FOR MECHANICAL EQUIPMENT (CONCRETE FILLED-SCH. PIPE BOLLARD) SEE DETAIL A/01
- 12" HIGH RAMPS
- 36" TRUSS, SEE S-01
- WINDOW CABINET
- TEMPERED GLASS
- SEE ELEVATIONS FOR WINDOW SIZES AND/OR LOCATIONS
- OPT. WOOD OR SCHEDULE 40 PIPE RAIL WITH STEEL POST WELD TO SPACER COLUMN. SEE ELEVATIONS. STRUCTURAL POST TO SUPPORT FLAT-LAID BEAM ABOVE (SEE STRUCTURAL SHEETS FOR INFORMATION)
- OPEN RAILING (SEE DETAIL 1/A9 & 1/A9 ON SHEET A9)
- (SEE STRUCTURAL SHEETS FOR INFORMATION)
- PROVIDE A MINIMUM OPENING OF 400 SQ. IN. FOR WINDOW AREA (2000 IRC SECTION R310.2)

DOOR SCHED.

DOOR NOTICE

A = MIN. OF 1 3/8" SOLID CORE WITH SELF CLOSER AND TIGHT FITTING THRESHOLD. ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE.
B = SOLID CORE –
C = HOLLOW CORE
D = TEMPERED GLASS
E = TEMPERED GLASS – 1-LITE FRENCH SWING DOOR.
F = GARAGE DOOR (SEE ELEV. APPEARANCE) (SEE DETAIL C/01 FOR GARAGE DOOR JAMB)

1	1	B	3'-0" x 6'-8"		SWING
2	1	A	3'-0" x 6'-8"		SWING
3	4	B	3'-0" x 6'-8"		SWING
4	0	C	1'-6" x 6'-8"		SWING
5	0	C	1'-6" x 6'-8"		SWING
6	1	C	2'-6" x 6'-8"		SWING
7	5	C	2'-6" x 6'-8"		SWING
8	6	C	2'-6" x 6'-8"		SWING
9	0	C	PAIR 2'-6" x 6'-8"		SWING
10	0	C	PAIR 2'-6" x 6'-8"		SWING
11	0	C	6'-0" x 6'-8"		BI-PASS
12	4	C	6'-0" x 6'-8"		BI-PASS
13	0	C	6'-0" x 6'-8"		BI-PASS
14	0	D	6'-0" x 6'-8"		SLIDING
15	1	D	6'-0" x 6'-8"		SLIDING
16	1	E	2'-6" x 6'-8"		SWING-FRENCH
17	2	E	2 – 2'-6" x 6'-8"		SWING-FRENCH
18	0	C	6'-0" x 6'-8"		BI-FOLD
19	0	C	6'-0" x 6'-8"		BI-FOLD
20	0	F	8'-0" x 7'-0"		ROLL – UP
21	1	F	16'-0" x 7'-0"		ROLL – UP
22	0	C	2'-0" x 6'-8"		POCKET
	0				
	0				

WDW. SCHED.

WINDOW NOTICE

A = ALUMINUM FRAME, PROVIDE CLEAR GLAZING AND POSITIVE LOCKING MECHANISM.
B = SAME AS "A" – TEMPERED GLASS.
C = SAME AS "A" – TEMPERED GLASS BOTTOM SASH ONLY.

NOTE: THE ACTIVE PANE OF ALL WINDOWS INDICATED "*" LOCATED IN BEDROOMS SHALL HAVE A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQUARE FT., A MIN. NET CLEAR OPENABLE HEIGHT OF 24", A MIN. NET CLEAR OPENABLE WIDTH OF 20", AND THE FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE FINISHED FLOOR

LIGHT AND VENTILATION REQUIREMENTS FOR ALL WINDOWS ARE TO COMPLY W/ 2000 IRC

GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 18 INCHES OF THE FLOOR SHALL BE SAFETY GLASS, 2000 IRC (SECTION R308.4)

3	A	3'-0" x 5'-0"	FIXL	VINYL	
3	A	3'-0" x 5'-0" HIGH	FIXL	VINYL	
3	A	3'-0" x 5'-0"	FIXL	VINYL	
3	A	3'-0" x 5'-0"	FIXL	VINYL	
2	A	3'-0" x 5'-0"	FIXL	VINYL	
2	A	3'-0" x 5'-0" w/ 3 INCH	FIXL	VINYL	
12	A	6'-0" x 5'-0"	FIXL	VINYL	
1	A	6'-0" x 5'-0"	FIXL	VINYL	
1	A	6'-0" x 3'-0" w/ 6 INCH	FIXL	VINYL	
2	A	6'-0" x 5'-0"	DB	VINYL	
2	A	6'-0" x 5'-0"	DB	VINYL	
3	A	6'-0" x 5'-0"	DB	VINYL	
2	A	6'-0" x 5'-0"	DB	VINYL	
6	A	3'-0" x 5'-0"	DB	VINYL	
2	A	3'-0" x 3'-0"	FIXL	VINYL	

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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN (1st FLOOR) WITH OPTIONS

DRAWN BY: E.O.H.
DATE: 08/04/03

REV. No.	DATE
1	
2	
3	
4	
5	
6	

PLAN #: 4025

SUBDIVISION: CIVANO

4025o1

SHEET No.: A1

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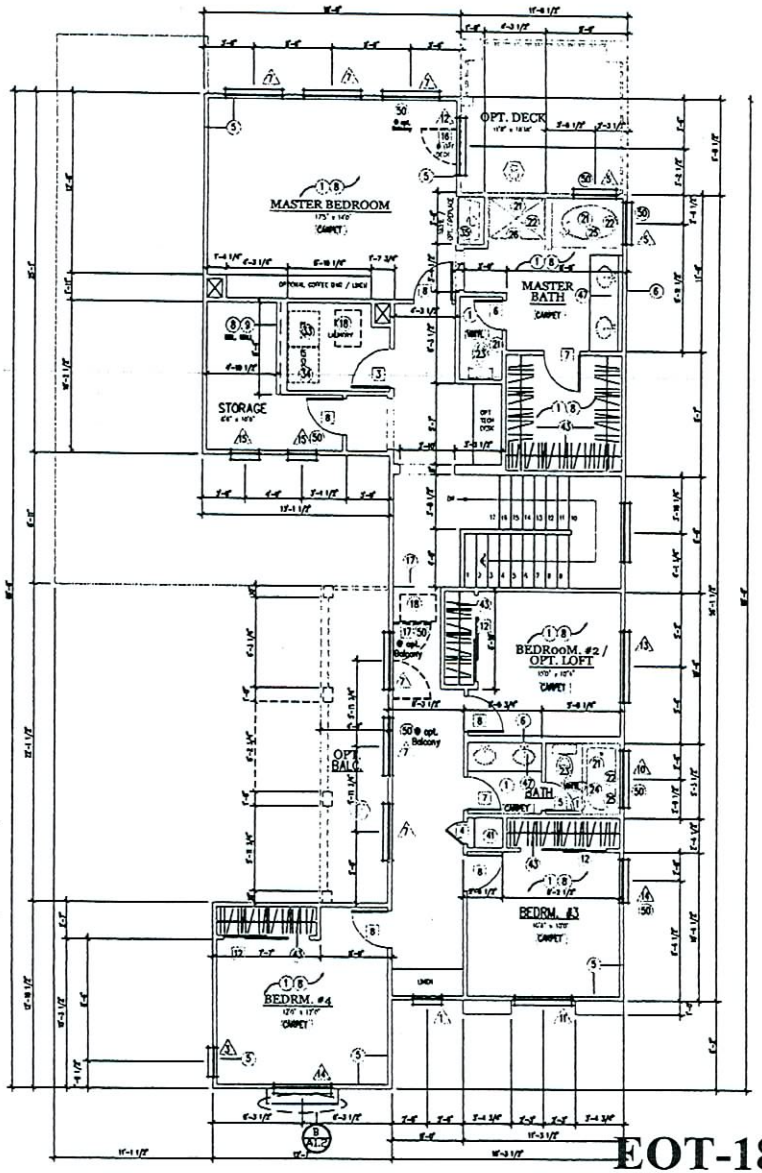
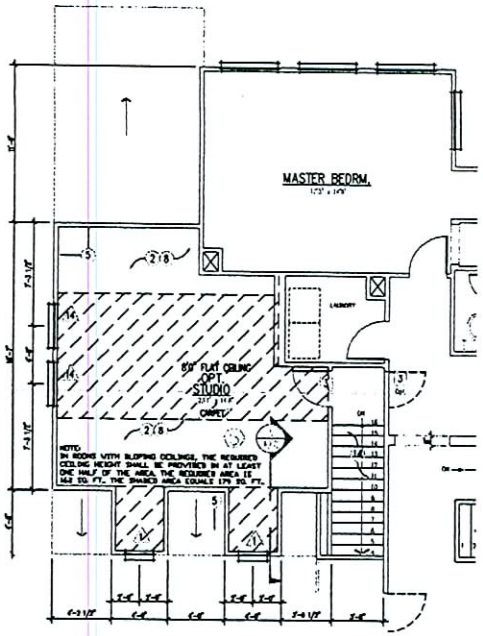
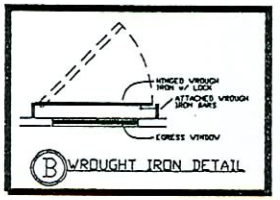


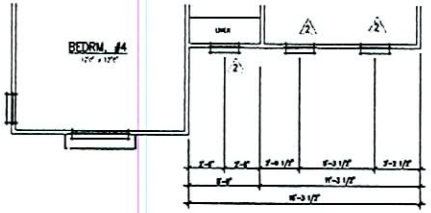
SECOND FLOOR PLAN
1/4" = 1'-0"
1220 SQ.FT



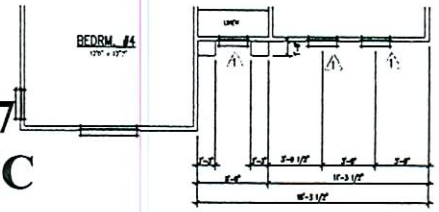
SECOND FLOOR PLAN (OPT. STUDIO)
1/4" = 1'-0"
362 Sq. Ft.



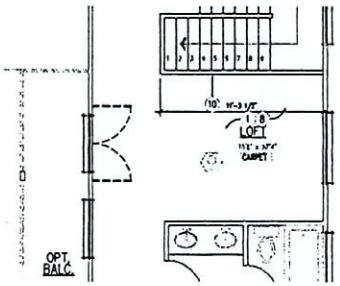
B WROUGHT IRON DETAIL



SECOND FLOOR PLAN – C
1/4" = 1'-0"



SECOND FLOOR PLAN – B



OPT. 2ND FLOOR LOFT

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02-07-07 CC

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RICHMOND AMERICAN HOMES
CLARK COUNTY, HENDERSON, LAS VEGAS, & NORTH LAS VEGAS

TITLE: FLOOR PLAN (2nd FLOOR) WITH OPTIONS

DRAWN BY: E.D.H.
DATE: 08/04/03

REV. No.	DATE
1	
2	
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4	
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PLAN # 4025

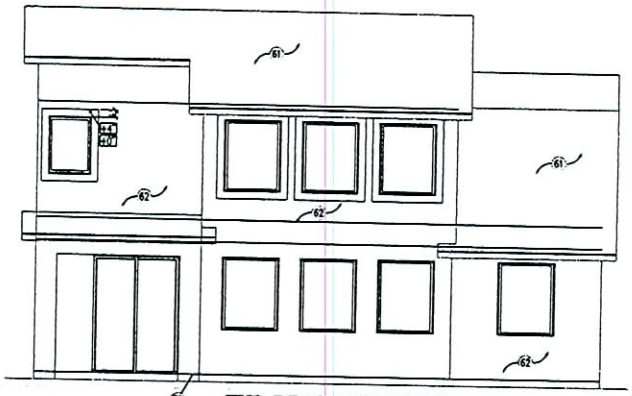
SURVEYOR: CIVANO

4025a1-2

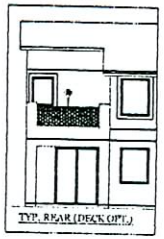
SHEET No.: A1.2

NOTE:
WINDOW HEADERS SHALL BE +96" (1st FLOOR) / +84" (2nd. FLOOR) (UNLESS NOTED OTHERWISE)

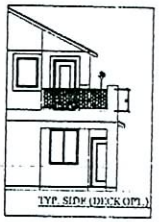
FRONT ELEVATION - A



TYP. REAR ELEVATION

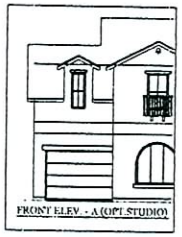


TYP. REAR (DECK OPT.)

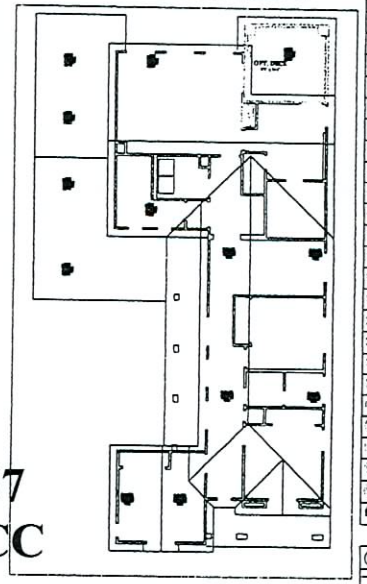


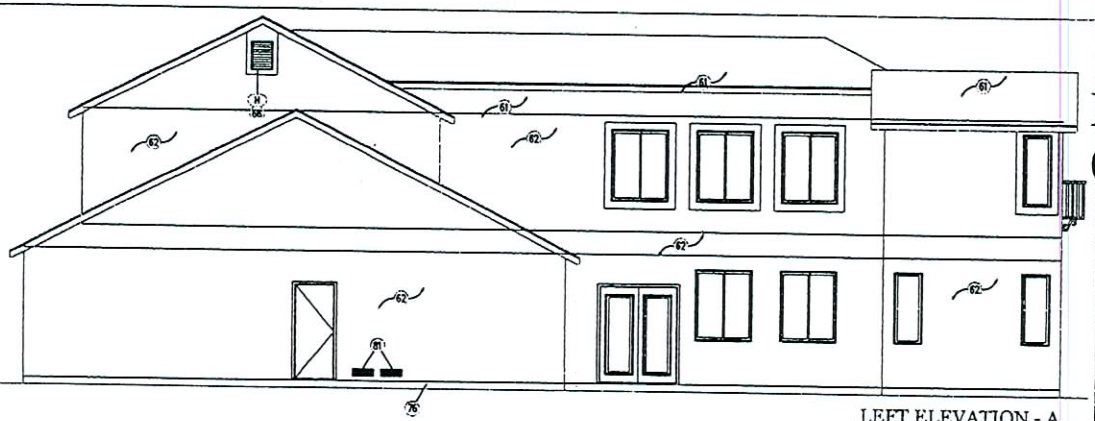
TYP. SIDE (DECK OPT.)

RIGHT ELEVATION - A



FRONT ELEV. - A (OPT. STUDIO)





LEFT ELEVATION - A

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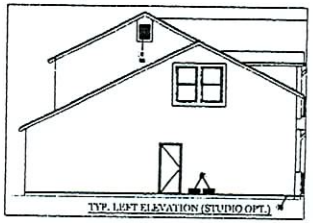
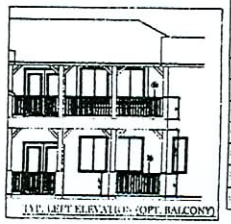


TYP. LEFT ELEVATION (STUDIO OPT.)



TYP. LEFT ELEVATION (OPT. BALCONY)

KEYNOTES

GENERAL DESIGN NOTES

1. FOAM APPLICATIONS SHALL COMPLY PER 2000 IRC SECTION R318
2. WINDOW HEADERS SHALL BE @ 7'-6" (UNLESS NOTED OTHERWISE)
3. SEE COVER SHEET FOR ATTIC VENTILATION CALCULATIONS
4. PLATE HEIGHT = 9'1"(1st flr) & 8'1"(2nd flr)

61	FLAT CONCRETE TILE w/ TYPE 30 FELT SIDE LAPPED 2" (51mm) & END LAPPED 6" (152mm) w/1/2" THK. OSB (TYP)
62	STUCCO w/FOAM BOARD I.C.B.O. #4004 w/THERMAL BARRIER MESH WHICH IS IN ACCORDANCE w/ IRC SEC. R318.1.2)
63	STONE VENEER & APPLICATION SHALL COMPLY TO 2000 IRC SEC. R703.7.3 REQUIREMENTS (ICBO# 4969)
64	2x6 ROUGH SAWN FASCIA
65	TEMPERED GLASS (PAINTED BLACK) FOR DECORATIVE PURPOSES ONLY
66	PROVIDE CORROSION RESISTANT METAL MESH w/ MESH OPENINGS OF 1/4" (6.4mm) IN DIMENSION
67	ADDRESS PLATE @ +50" w/ OPT. COACH LIGHT @ +66"
68	FIREBLOCKING @ +48" - TYPICAL
69	A.I.S. BOARD @ ATTIC AREAS ABOVE PLATE HEIGHT
70	DECORATIVE CROSS WROUGHT IRON BARS / WROUGHT IRON GATE w/ PONY WALL @ COURTYARD ONLY / DECORATIVE WROUGHT IRON GAUDRUILING. (SEE DETAIL L/01 & M/01 FOR DECK RAILING SUPPORT)
71	BALLOON FRAME TO BOTTOM OF TRUSS
72	LINE OF CEILING
73	CONTINUE STUCCO TO SLAB
74	DECORATIVE 6" ROUND CLAY PIPES
75	OPT. PATIO COVER WITH 12" BOX COLUMNS & ROOF SLOPED 1 1/2" EVERY 12"
76	PROVIDE No. 26 GALVANIZED SHEET CAGE CORROSION-RESISTANT WEEP SCREED(4" ABOVE EARTH, 2" ABOVE PAVED)
77	R-30 INSULATION (SEE DETAIL F/01 FOR INSULATION BAFFLE @ EAVE)
78	2x4'S @ 16" O.C. - TYP. @ EXTERIOR LIVABLE WALL - R-11 BATT w/o FACING - PROVIDE FIREBLOCKING WHERE REQUIRED
79	PRE-FABRICATED TRUSSES @ 24" O.C. - SEE TRUSS CALCULATIONS FOR CONFLICTING INFORMATION
80	1/2" GYPSUM BOARD
81	2-22"ø" SCHEDULED COMBUSTIBLE AIR VENTS - LOCATE PER 2000 UMC
82	O'HAGIN'S CLOAKED VENT TILE (UNIVERSAL 50043-C) - SEE ROOF LAYOUT FOR LOCATIONS - INSTALL PER MFRS. SPECS.
83	OPT. SERVICE DOOR
84	DECORATIVE GARAGE WOOD DOORS - SEE SPECIFICATIONS / OPT. DECORATIVE FRONT DOOR TO MATCH GARAGE
85	PRE MANUFACTURED DECORATIVE IRON SPIRE
86	PRE MANUFACTURED METAL ROOF WITH IRON SPIRE
87	SHUTTERS (MDX w/ WOOD) - SEE SPECIFICATIONS
88	PROVIDE CORROSION-RESISTANT SHEET METAL THAT FOAM PLASTIC INSULATION IS NOT EXPOSED @ ATTIC (SECT. R318.2.7)
89	IN THE EVENT THAT FRAMING MEMBERS @ GABLE AREA BLOCK NET FREE AREA PROVIDE REMEDIED ACCEPTABLE MEANS
90	ROOF VALLEY FLASHING SHALL NOT BE PROVIDED OF LESS THAN 0.016" CORROSION-RESISTANT METAL (SECT. R903.8)
91	-
92	-
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VENT SCHED.

GENERAL ATTIC VENT NOTES

1. ROOF VENTILATION SHALL COMPLY PER 2000 IRC - R806
- SEE COVER SHEET FOR INFORMATION ON REQUIRED ATTIC VENTILATION

A	12"x12"	B	12"x18"	C	14"x18"	D	14"x24"
E	14"x30"	F	16"x22"	G	18"x18"	H	18"x24"
I	20"x20"	J	20"x28"	K	24"x30"	L	30"x30"
M	30"x36"	N	36"x36"	O	6" TRI	P	8" TRI
Q	12" ROUND	R	16" ROUND	S	12" HALF ROUND	T	16" HALF ROUND
U	CORNER VENT	V	CLOAKED TILE	W	2-2"ø BIRD BLK.	X	3-2"ø BIRD BLK.
Y	6-2"ø BIRD BLK.	Z	3"x22" SCREEN				

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

RICHMOND AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

ROOF LAYOUT / FRONT, REAR AND SIDE OF ELEVATION - A

DRAWN BY: E.D.H.
DATE: 08/04/03

REV. No.	DATE
1	
2	
3	
4	
5	
6	

PLAN # 4025

SUBDIVISION: CIVANO

4025a2-A

SHEET No.: