CITY OF NORTH LAS VEGAS
INTEROFFICE MEMORANDUM

To: Bryan Saylor, Planner, Land Development & Community Services
From: Jimmy Love, Major Projects Coordinator, Department of Public Works
Subject: ZN-18-2024 **Ann & San Mateo-Bella Copia**
Date: November 18, 2024

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. This project is required to adhere to the CNLV Private Streets Policy for Residential Development.

4. Interior local residential streets shall be designed per *Clark County Area Uniform Standard Drawing* No. 206.S3 Option A with sidewalks on both sides of the street.

5. The modified stub street, which features a minimum back of curb radius of 24 feet, is limited to a maximum lot frontage of four and a maximum length of 150 feet, as measured from the back of curb of the intersecting street to the back of curb at the furthest point of the cul-de-sac. Any cul-de-sac exceeding these standards shall provide a standard cul-de-sac design.

6. 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.

7. Adjacent to all perimeter and internal streets, a five foot wide public utility easement shall be granted to accommodate dry utility appurtenances and fire hydrants.

8. Any preliminary street section(s) shown on the plans shall be used for planning purposes only; the geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.

9. 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.

10. All residential driveway geometrics shall be in compliance with the Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing Number 222.

11. Proposed residential driveway slopes shall not exceed twelve percent (12%).

12. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site.

13. All lots shall comply with the *City of North Las Vegas Municipal Code* section 16.20.02.B which states: "The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved." Compliance may require modifications to the current layout.

14. A conforming tentative map incorporating the conditions of approval shall be submitted for review and approval to the Department of Public Works and Land Development & Community Services prior to submittal of the final map and civil improvement plans.

15. Emergency access driveways shall be constructed per ***Clark County Area Uniform Standard Drawing*** No. 224.

16. Security gate geometrics, including throat depths, are to be designed and constructed in accordance with *Clark County Area Uniform Standard Drawing* number 222.1. Modifications to the site plan may be needed to comply with the standards.

17. Knuckles should be provided within street elbows or parking is to be restricted on both sides of the elbow.

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

19. All common elements shall be labeled and are to be maintained by the Home Owners Association.

20. Right-of-way **dedication and construction** of a **RTC bus** turn-out is required Ann Road near San Mateo St. per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.1.

21. A roadway easement is required for the bus stop loading pad on Ann Road.

22. Adjacent to any eighty (**80**) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.

23. 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.

24. All off-site improvements must be completed prior to final inspection of the first building.

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.

Jimmy Love

Digitally signed by Jimmy Love
DN: C=US, E=lovej@cityofnorthlasvegas.com, O=City of North Las Vegas, OU=Development & Flood Control, CN=Jimmy Love
Reason: I am the author of this document
Date: 2024.11.18 09:34:46-08'00'

Jimmy Love, Major Projects Coordinator
Department of Public Works

Kimley»Horn

September 25, 2024

City of North Las Vegas
Land Development and Community Services Department
2250 Las Vegas Blvd., North
North Las Vegas, Nevada 89030

RE: Ann & San Mateo, "Bella Copia"
Letter of Intent – Comprehensive Plan Amendment (Land Use), Property Reclassification to PUD and Tentative Map
APN: 124-30-414-001

Dear City Staff,

On behalf of our client, Richmond American Homes of Nevada, we respectfully submit this Letter of Intent for the subject project requesting a Comprehensive Plan Amendment (Land Use), Property Reclassification to PUD and Tentative Map review with Current Planning.

Richmond American Homes of Nevada proposes a single-family residential subdivision located at the NWC of Ann Road and San Mateo Street (APN: 124-30-414-001). The approximate 7.6± acre site is currently vacant, undeveloped land zoned as Planned Unit Development (PUD). Riverwalk Ranch Cove, an existing residential development, abuts the northern boundary of the project, separated by an existing approximate 6-foot screen wall. San Mateo Street abuts the eastern boundary of the site and the existing Maravilla subdivision is located across San Mateo Street. Ann Road Avenue abuts the southern boundary of the project and existing commercial uses are located across Ann Road. Montgomery Street abuts the western boundary and the existing commercial subdivision, PM 105-41, is located across Montgomery Street. Lastly, there is an existing Firestone Auto Care per SF 52-70 southwest of the project site.

The proposed project includes a Comprehensive Plan Amendment (Land Use), Property Reclassification from Planned Unit Development (PUD) to PUD and a Tentative Map. The proposed project consists of eighty-four (84) single-family, attached (duplex) residential units with a minimum square footage of 1,659 square feet and a maximum of 1,770 square feet. The typical lot dimensions measure 30-feet wide by 55-feet long, with a minimum depth of 55-feet. The resulting density for the subdivision is 10.98± du/ac.

The minimum setbacks proposed with the Planned Unit Development are:

- Front Yard: 5 feet
- Garage Face: 5 feet
- Side Yard: 5 feet

- Side Street: 5 feet
- Rear Yard: 10 feet

Per the City of North Las Vegas Municipal Code – Title 17.24.020-2, the requirement for open space is 600 square feet/unit, resulting in a requirement of 50,400 square feet of open space in total. The open space provided is 53,130 square feet, exceeding the minimum requirement. Furthermore, 27,918 square feet (approximately 53%) of the provided open space is focused in the center of the development, conveniently accessible to all residents within the development for usable open space. The following amenities will be provided:

1. One (1) shaded ramada with a minimum dimension of 12'x12'.
2. Picnic tables, benches, dog stations and barbeque area(s).
3. Perimeter landscaped areas shall contain benches and dog stations.

The proposed landscape design will be consistent with the surrounding area. All landscaping will comply with the approved Southern Nevada Regional Plant List.

The residential subdivision will provide two (2) unique models, each model offers four (4) unique elevations as required by City of North Las Vegas Municipal Code. The homes range in size from 1,378 square feet to 1,500 are each two-story. All models provide front entry, 2-car garages. The homes feature a covered entry. The homes meet the intent of code by providing stucco exteriors, earth tone colors and concrete tile roofs. Furthermore, the elevations of all homes feature staggered sections, protruding and recessed features and alternative roof configurations to provide a varied appearance along the streetscape. All four sides of each elevation provide additional detailing and trim.

Access to the proposed development will be provided by a proposed driveway off San Mateo Street, through a gated ingress/egress gate. An additional gated, emergency-only access is also provided off the existing cul-de-sac at the end of Montgomery Street. The proposed project will provide a minimum of 10 feet of landscape buffer along San Mateo Street and Montgomery Street, and a minimum of 15 feet of landscape buffer along Ann Road. Offsite half street improvements for the San Mateo Street frontage are proposed with the Subdivision. Offsite improvements along the Ann Road frontage include a sidewalk and bus stop.

Site improvements will comply with City of North Las Vegas Municipal Code - Titles 15 and 16, NRS 278 and accepted Clark County Area Uniform Standard Drawings. Improvements include paving, landscaping, curb, gutter, sidewalk, underground utilities, accessibility, and positive drainage.

There are no Right-of-Way (ROW) vacations anticipated with this development.

We look forward to working with Current Planning to achieve a favorable recommendation for this project. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates

Eric Hopkins, P.E.
Project Engineer
Owner/Developer Correspondent

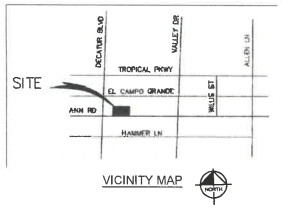
CC: Angela Pinley, Richmond American Homes of Nevada
Erica Goff, Richmond American Homes of Nevada
Adel Ziade, Kimley Horn and Associates

ANN & SAN MATEO

NORTH LAS VEGAS, NEVADA

PREPARED FOR

RICHMOND AMERICAN HOMES



VICINITY MAP

DEVELOPER/APPLICANT

RICHMOND AMERICAN HOMES OF NEVADA, INC.
770 EAST WARM SPRINGS, SUITE 240
LAS VEGAS, NV 89119
CONTACT: ANGELA PINLEY, PE
PHONE: (702) 240-5605
EMAIL: ANGELA.PINLEY@RMDCH.COM

REPRESENTATIVE

KIMLEY-HORN
6671 LAS VEGAS BLVD. SOUTH, SUITE 320
LAS VEGAS, NV 89119
CONTACT: ERIC HOPKINS, PE
PHONE: (702) 823-7233
EMAIL: ERIC.HOPKINS@KIMLEY-HORN.COM

SITE DATA		
PROPERTY		
APN	124-30-414-001	
ZONING		
EXISTING ZONING	PUD	
PROPOSED ZONING	PUD	
EXISTING LAND USE		
PROPOSED LAND USE		
AREA		
GROSS AREA	± 7.65 ac.	
NET AREA	± 7.65 ac.	
DENSITY		
UNIT TYPE	SINGLE-FAMILY, ATTACHED	
UNIT COUNT	84	
GROSS DENSITY	10.98	d.u./ac.
NET DENSITY	10.98	d.u./ac.
OPEN SPACE		
REQUIRED (600 SF/UNIT)	50,400	SF
PROVIDED	52,290	SF
LOT AREA		
MINIMUM	1,658	SF
SETBACKS		
BUILDING	FRONT YARD	5 FT
	GARAGE	5 FT
	SIDE YARD	5 FT
	SIDE STREET	5 FT
	REAR YARD	10 FT
BUILDING		
MIN SEPARATION	10 FT	
MAX HEIGHT	35 FT	
RESIDENT PARKING		
REQUIRED (2 SPACES/DU)	168	SPACES
PROVIDED (2-CAR GAR/UNIT)	168	SPACES
GUEST PARKING		
REQUIRED (0.25 SPACE/UNIT)	21	SPACES
PROVIDED	27	SPACES
PARKING TOTALS		
REQUIRED	189	SPACES
PROVIDED	195	SPACES

LEGEND

SINGLE-FAMILY LOT | NOT A PART | PAVEMENT

OPEN SPACE/LAND SCAPE | OTHER LANDSCAPE (NOT OPEN SPACE)

GRAPHIC SCALE IN FEET
0 20 40 80

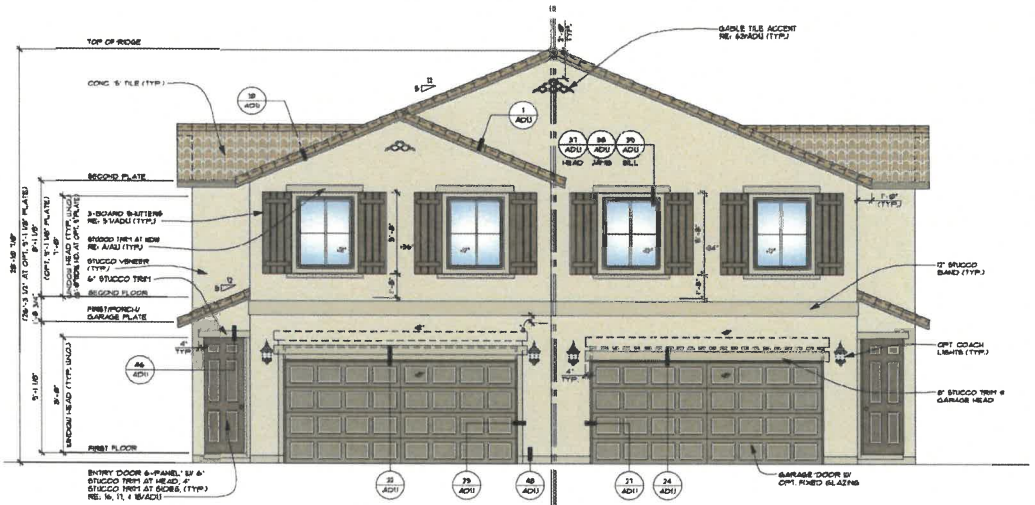
NORTH

PRELIMINARY SITE PLAN

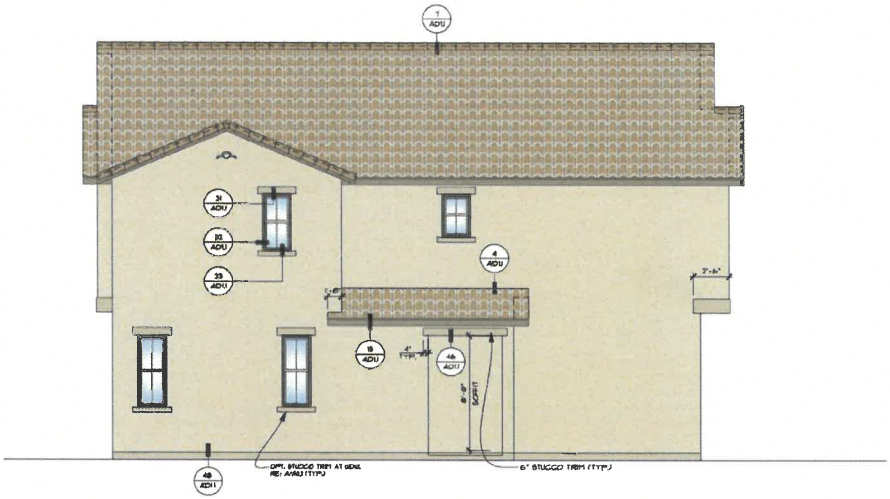
8/28/2024
SHEET 1 OF 1

Kimley»Horn

Date: August 28, 2024 – 5:36pm / User: mikal.kirchner
Path: K:\LAV_Civil\291400042 - Ann & San Mateo (Civil)\Exhibits\Site Plan\Ann San Mateo_SP_v3.dwg



1 FRONT ELEVATION A
SCALE: 1/4" = 1'-0" EXPLORER COLLECTION



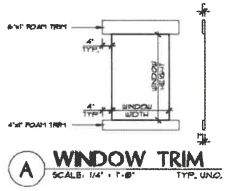
2 LEFT ELEVATION A
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

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

- ROOFING MATERIAL TO BE GREATLAKE ROYAL ROOFING, CONCRETE ROOF TILE UES-01 (3898 PBC)
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL.
- STUCCO VENEER CORC-2446 (2898 PBC)
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER UES-3886 (2898 PBC)

TRIM SIZES ARE LISTED WIDTH x DEPTH



A WINDOW TRIM
SCALE: 1/4" = 1'-0" TYP. UNO.

SPANISH COLOR SCHEME

BODY:	SW6106 Kilim Beige
TRIM:	SW6108 Latte
FASCIA:	SW6103 Tea Chest
GARAGE DOOR & GATES:	SW6103 Tea Chest
SHUTTERS/ FRONT DOOR:	SW6090 Java
DECORATIVE:	SW7020 Black Fox
ROOF TILE:	California Mission Blend 1BCCS6464
EXTERIOR STONE:	N/A

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 938-4400

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Date: 04/02/2014

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number: L960

Plan Name: ALDER DUO

Sheet Title: ELEVATION A

Sheet Number: A2.1 a

P:\...\Las Vegas\Las Vegas Divisions\Clark County\Seasons at Pewter Valley_2018\...\Alder Duo\960 - Alder Duo\Elevations\...

3 REAR ELEVATION A
SCALE: 1/4" = 1'-0" REF. VA2.1 FOR ADDITIONAL NOTES & DIMENSIONS

SPANISH COLOR SCHEME

BODY:	SW6106 Kilim Beige
TRIM:	SW6108 Latte
FASCIA:	SW6103 Tea Chest
GARAGE DOOR & GATES:	SW6103 Tea Chest
SHUTTERS/ FRONT DOOR:	SW6090 Java
DECORATIVE:	SW7020 Black Fox
ROOF TILE:	California Mission Blend 1BCCS6464
EXTERIOR STONE:	N/A

4a RIGHT ELEVATION A
SCALE: 1/4" = 1'-0" REF. VA2.1 FOR ADDITIONAL NOTES & DIMENSIONS

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 538-4600

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Date: 04/07/2026

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

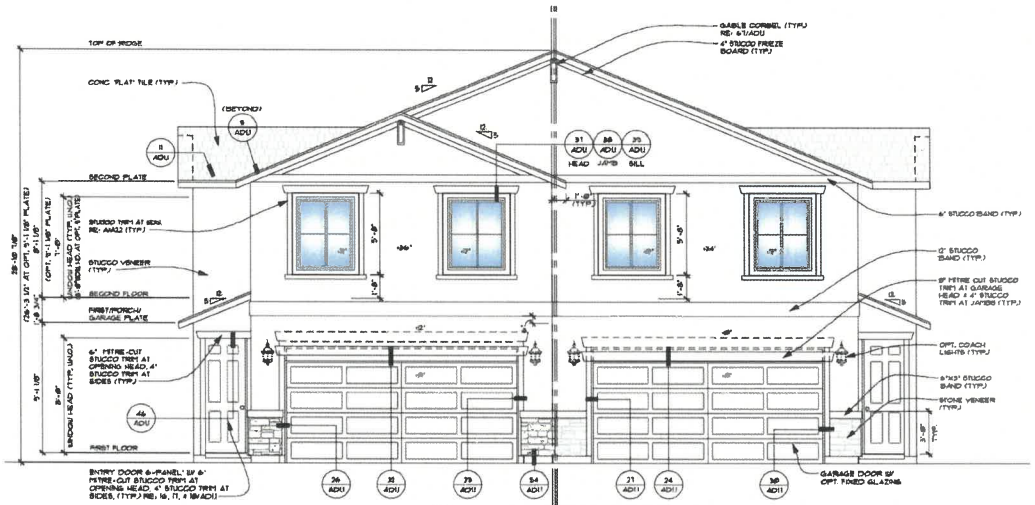
Plan Number:
L960

Plan Name:
ALDER DUO

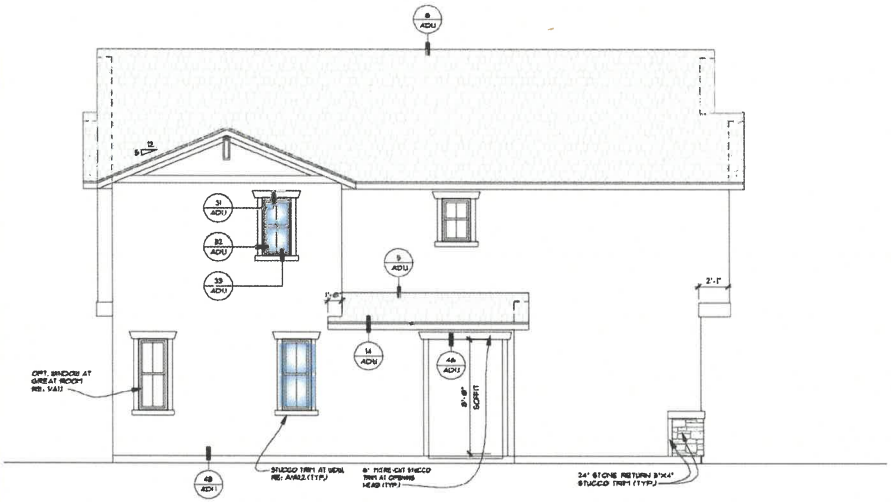
Sheet Title:
ELEVATION A

Sheet Number:
A2.1 b

RIC Homebuilder Vegas\Las Vegas Division\Clark County\ Seasons at Pewter Valley _ 2026 (RIC (Pyle-Haven II)\L960 - Alder Duo\L960 - Alder Duo Elevations.dwg, 3/11/2026 10:48:02 AM, JBozarth



1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0" EXPLORER COLLECTION



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

CRAFTSMAN COLOR SCHEME

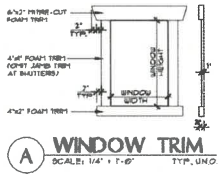
BODY:	SW7518 Beach House
TRIM:	SW6084 Modest White
FASCIA:	SW6084 Modest White
GARAGE DOOR & GATES:	SW6084 Modest White
SHUTTERS/ FRONT DOOR:	SW2846 Roycroft Bronze Green
DECORATIVE:	SW6084 Modest White
ROOF TILE:	Saxony Brown Blend 1FACS3233
EXTERIOR STONE:	Mountain Ledge Champagne

ELEVATION NOTES

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

- ROOFING MATERIAL TO BE WESTLAKE ROYAL ROOFING, CONCRETE ROOF TILE (EAGLE CREST PRO)
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER (CLASSIC WHITE PRO)
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER (LEDGESTONE PRO)

TRIM SIZES ARE LISTED WIDTH x DEPTH



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

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 638-4400

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Date: 04/02/2014

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

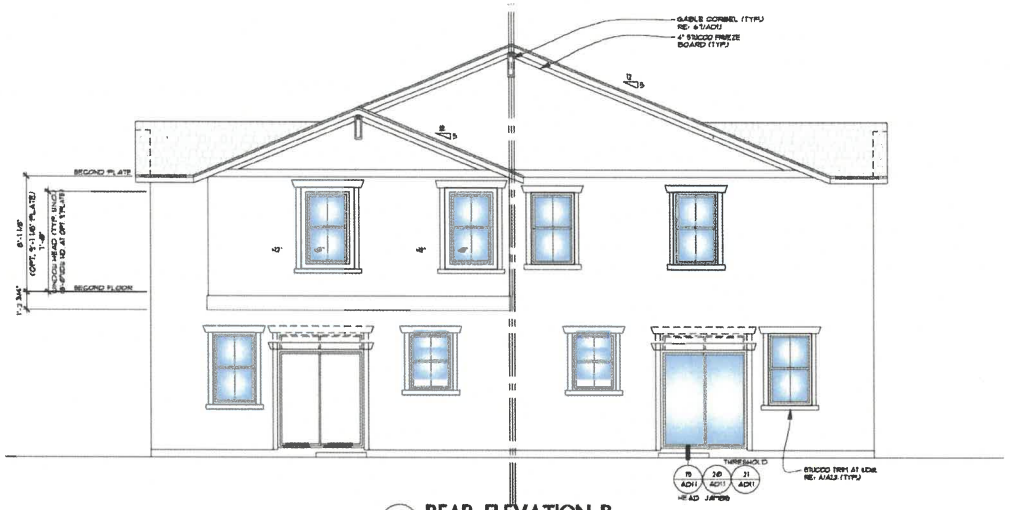
Plan Number:
L960

Plan Name:
ALDER DUO

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

[RC_Nevada\Las Vegas\Las Vegas Division\Clark County\ Seasons at Pewter Valley _ 2018 (RC (Pyle-Haven II)\L960 - Alder Duo\L960 - Alder Duo Elevations.dwg, 3/14/2014 10:14:40 AM, JDale



3 **REAR ELEVATION B**
SCALE: 1/4" = 1'-0" RE: VA2.2 FOR ADDITIONAL NOTES & DIMENSIONS

4a **RIGHT ELEVATION B**
SCALE: 1/4" = 1'-0" RE: VA2.2 FOR ADDITIONAL NOTES & DIMENSIONS

CRAFTSMAN COLOR SCHEME

BODY:	SW7518 Beach House
TRIM:	SW6084 Modest White
FASCIA:	SW6084 Modest White
GARAGE DOOR & GATES:	SW6084 Modest White
SHUTTERS/ FRONT DOOR:	SW2846 Roycroft Bronze Green
DECORATIVE:	SW6084 Modest White
ROOF TILE:	Saxony Brown Blend 1FACS3233
EXTERIOR STONE:	Mountain Ledge Champagne

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
170 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 538-4400

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Date: 04/07/2021

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

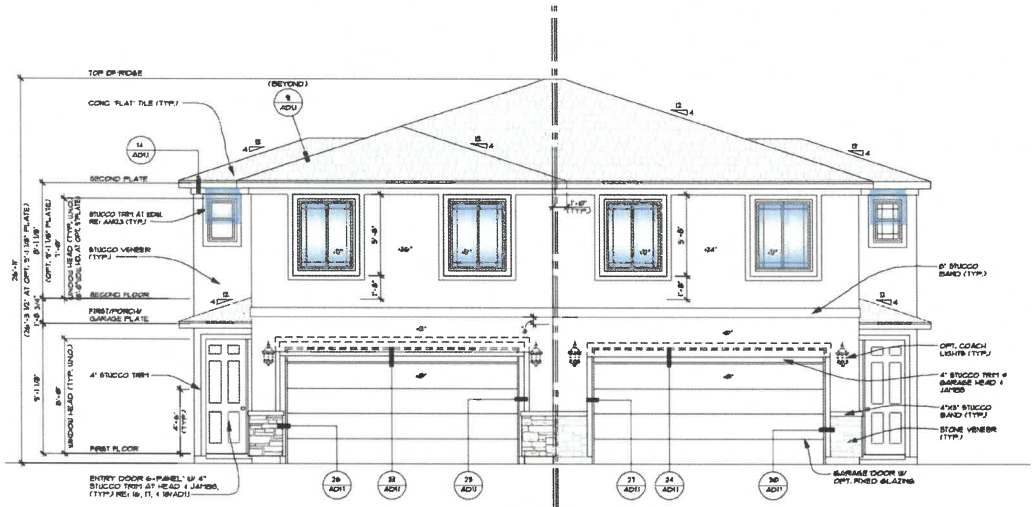
Plan Number:
L960

Plan Name:
ALDER DUO

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
b

P:_Richmond\Las Vegas\Las Vegas Division\Clark County\Seasons at Pewter Valley_2018 SDC (Pyle-Haven II)\L960 - Alder Duo\L960 - Alder Duo Elevations.dwg, 5/14/2021 10:45:49 AM, Zillow



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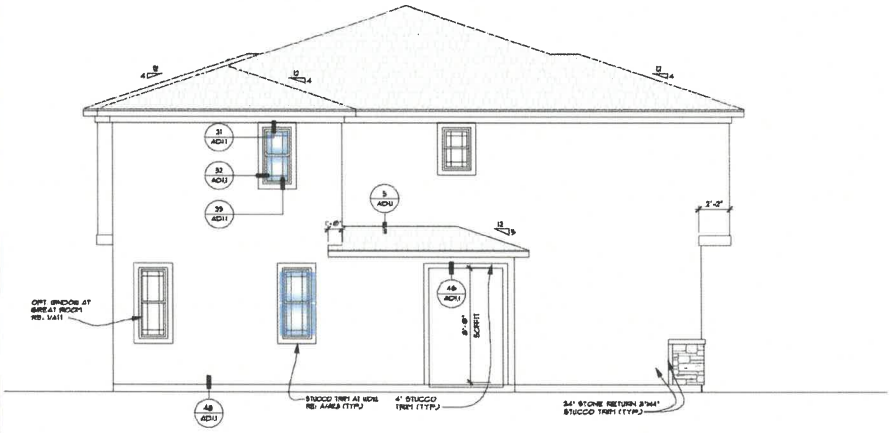


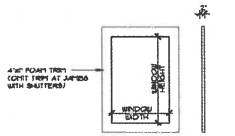
2 LEFT ELEVATION C
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

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

- ROOFING MATERIAL: TO BE WESTLAKE ROYAL ROOFING, CONCRETE ROOF TILE UED-16 (2018 IRC)
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER C08K-8946 (2018 IRC)
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER UED-3006 (2018 IRC)

TRIM SIZES ARE LISTED WIDTH x DEPTH



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

PRAIRIE/ITALIAN COLOR SCHEME

BODY:	SW7039 Virtual Taupe
TRIM:	SW7036 Accessible Beige
FASCIA:	SW7036 Accessible Beige
GARAGE DOOR & GATES:	SW7041 Van Dyke Brown
SHUTTERS/ FRONT DOOR:	SW6069 French Roast
DECORATIVE:	SW7036 Accessible Beige
ROOF TILE:	Saxony Charcoal Brown Blend 1FACS1132
EXTERIOR STONE:	ProStack Lite Cedar Mesa

Justin Bozarth
Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 538-4400

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Date: 04/07/2021

Revisions:

SEASONS AT PEWTER VALLEY
(FYLE - HAVEN II)
CLARK COUNTY

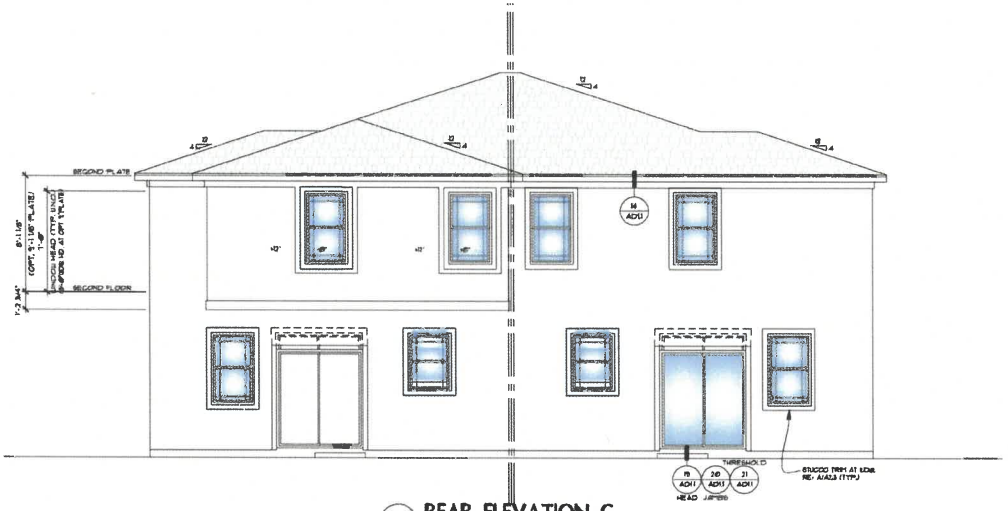
Plan Number:
L960

Plan Name:
ALDER DUO

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

[RAC Nevada\Las Vegas\Las Vegas Division\Clark County\Seasons at Pewter Valley _2018 (INC (Fyle-Haven II)\L960 - Alder Duo\L960 - Alder Duo\L960 - Alder Duo(Elevations).dwg, 9/17/2021 10:48:52 AM, JBell



3 REAR ELEVATION C
SCALE: 1/4" = 1'-0" REF: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

PRAIRIE/ITALIAN COLOR SCHEME

BODY:	SW7039 Virtual Taupe
TRIM:	SW7036 Accessible Beige
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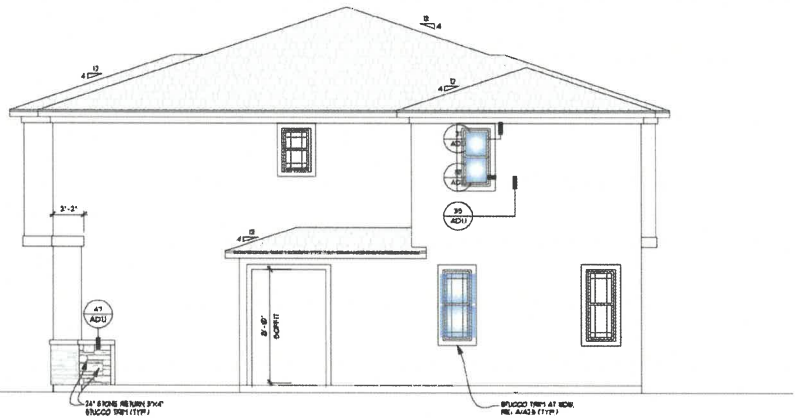
ROOF TILE:	Saxony Charcoal Brown Blend 1FACS1132
EXTERIOR STONE:	ProStack Lite Cedar Mesa



4a RIGHT ELEVATION C
SCALE: 1/4" = 1'-0" REF: A2.3 FOR ADDITIONAL NOTES & DIMENSIONS

Justin Bozarth, Qualified Employee

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770 East Warm Springs Road, Suite 340
Las Vegas, NV 89119 (702) 538-4400

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Date: 04/02/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

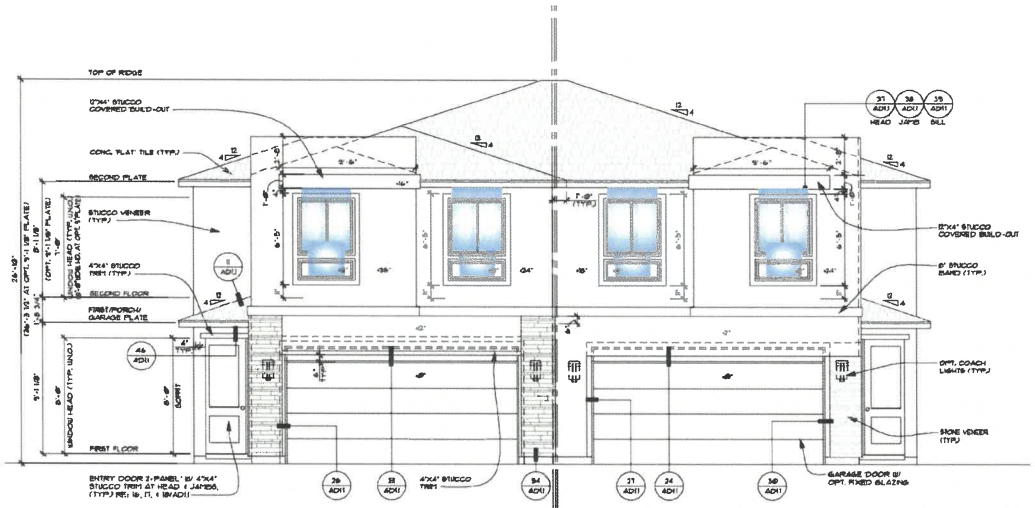
Plan Number: L960

Plan Name: ALDER DUO

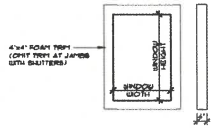
Sheet Title: ELEVATION C

Sheet Number: A2.3 b

P:\...\Las Vegas\Las Vegas Division\Clark County\ Seasons at Pewter Valley _2018 (PYLE-Haven II)\L960 - Alder Duo\L960 - Alder Duo\Elevations\Arch_ 5/14/2024 10:19:53 AM_Jillian



1 FRONT ELEVATION D
SCALE: 1/4" = 1'-0" EXPLORER COLLECTION



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

ELEVATION NOTES

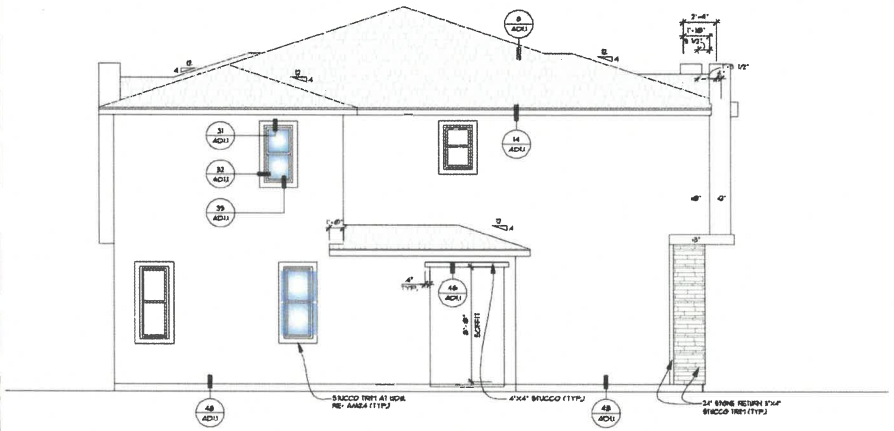
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE UBS1, LAKE ROYAL ROOFING, CONCRETE ROOF TILE UBS1-51 (SIMILAR)
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL.
- STUCCO VENEER CORE-STAK 1 (SIMILAR)
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER UES-305 (SIMILAR)

TRIM SIZES ARE LISTED WIDTH x DEPTH

MEDITERRANEAN COLOR SCHEME

BODY:	SW7029 Agreeable Gray
TRIM:	SW7504 Keystone Gray
FASCIA:	SW7504 Keystone Gray
GARAGE DOOR & GATES:	SW7047 Porpoise
SHUTTERS/ FRONT DOOR:	SW7625 Mount Etna
DECORATIVE:	SW7504 Keystone Gray
ROOF TILE:	Charcoal Brown Blend 1BCCS1132
EXTERIOR STONE:	Grey Drift Mountain Ledge



2 LEFT ELEVATION D
SCALE: 1/4" = 1'-0"

Justin Bozarth
Qualified Employee

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LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 634-4600

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

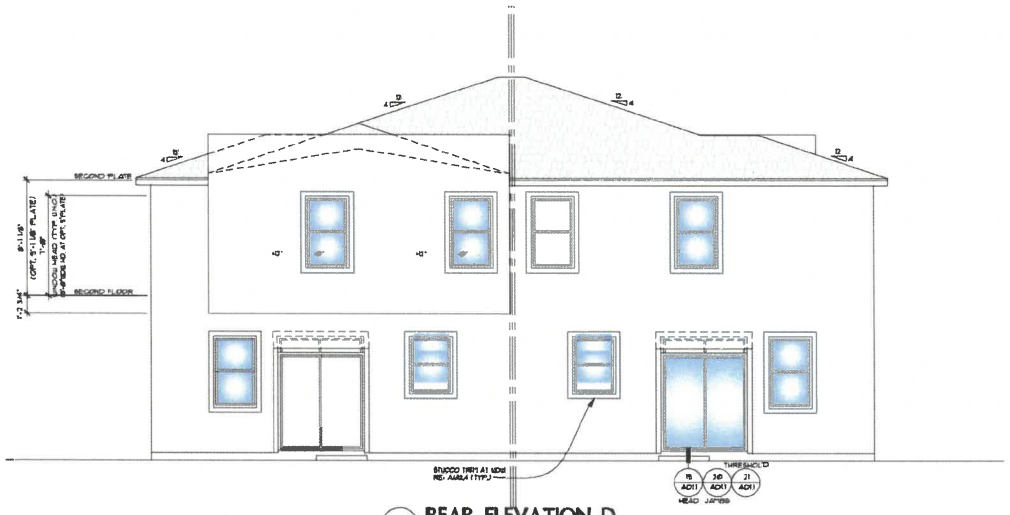
Plan Number: L960

Plan Name: ALDER DUO

Sheet Title: ELEVATION D

Sheet Number: A2.4 a

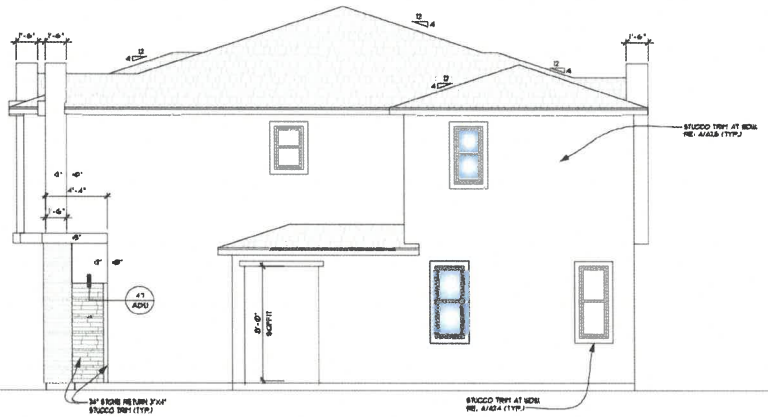
[RC_Richmond\Las Vegas\Las Vegas Division\Clark County\Seasons at Pewter Valley _2018 (RC (Pyle-Haven II)\L960 - Alder Duo\L960 - Alder Duo\Elevations\Archive\L960 - Alder Duo Elevations Archive.rvt, 4/12/2024 10:49:29 AM, 32bit]



3 REAR ELEVATION D
SCALE: 1/4" = 1'-0" REF. A/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

MEDITERRANEAN COLOR SCHEME

BODY:	SW7029 Agreeable Gray
TRIM:	SW7504 Keystone Gray
FASCIA:	SW7504 Keystone Gray
GARAGE DOOR & GATES:	SW7047 Porpoise
SHUTTERS/ FRONT DOOR:	SW7625 Mount Etna
DECORATIVE:	SW7504 Keystone Gray
ROOF TILE:	Charcoal Brown Blend 1BCCS1132
EXTERIOR STONE:	Grey Drift Mountain Ledge



4a RIGHT ELEVATION D
SCALE: 1/4" = 1'-0" REF. A/A2.4 FOR ADDITIONAL NOTES & DIMENSIONS

Justin Bozarth,
Qualified Employee

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Date: 04/9/2024

Revisions:

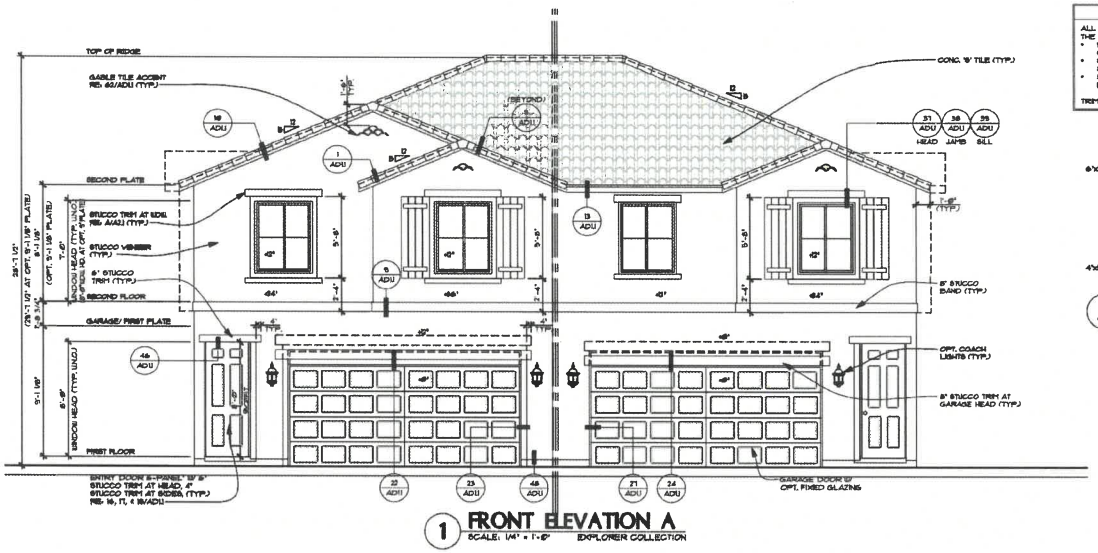
SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L960

Plan Name:
ALDER DUO

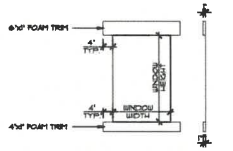
Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b



1 **FRONT ELEVATION A**
SCALE: 1/4" = 1'-0" EXPLORER COLLECTION

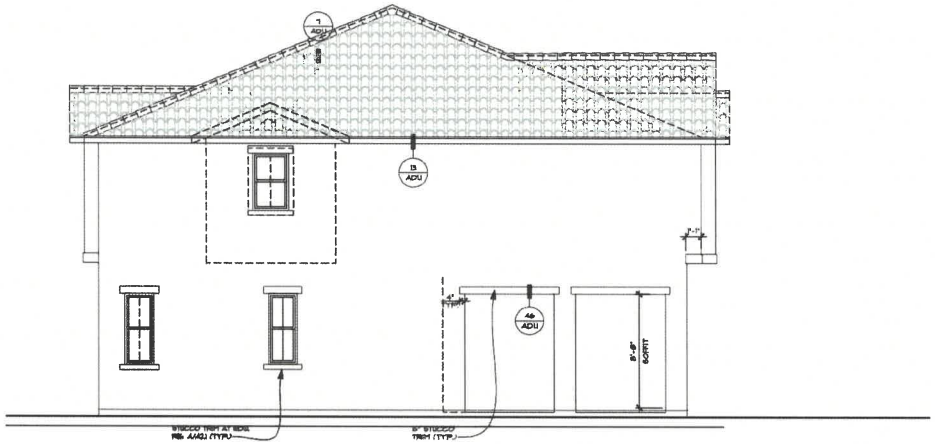
ELEVATION NOTES
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS • ROOFING MATERIAL TO BE WESTLAKE ROYAL ROOFING, CONCRETE ROOF TILE (ER-61) (1918 IRC) • STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER (CCRR-6464) (2018 IRC) • STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER (ER-356) (1918 IRC) TRIM SIZES ARE LISTED WIDTH x DEPTH



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

SPANISH COLOR SCHEME

BODY:	SW6106 Kilim Beige
TRIM:	SW6108 Latte
FASCIA:	SW6103 Tea Chest
GARAGE DOOR & GATES:	SW6103 Tea Chest
SHUTTERS/ FRONT DOOR:	SW6090 Java
DECORATIVE:	SW7020 Black Fox
ROOF TILE:	California Mission Blend 1BCCS6464
EXTERIOR STONE:	N/A



2 **LEFT ELEVATION A**
SCALE: 1/4" = 1'-0"

Justin Bozarth,
Qualified Employee

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Las Vegas, NV 89119 (702) 938-4400

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L961

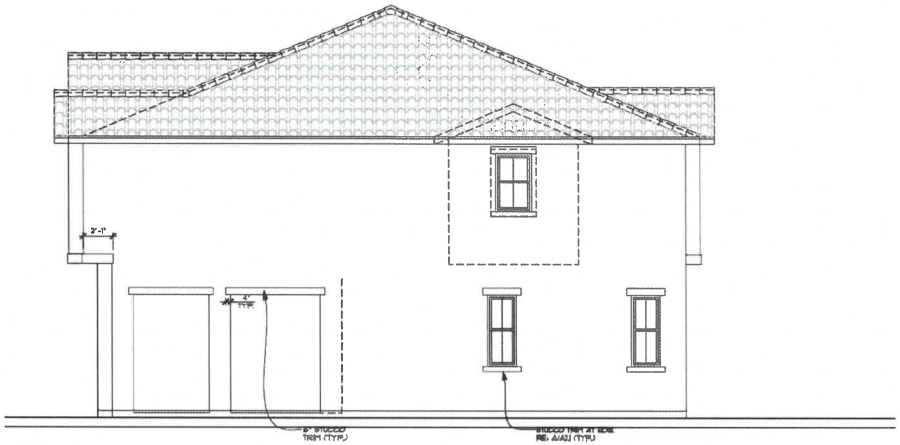
Plan Name:
LANTANA DUO

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
a

P:\...\Las Vegas\Las Vegas Division\ClarkCounty\ Seasons at Pewter Valley_ 2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\L961 - Lantana Duo Elevations.dwg, 3/15/2024 12:05:36 PM, JDiaz

3 REAR ELEVATION A
SCALE: 1/4" = 1'-0" REF. VA2.1 FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION A
SCALE: 1/4" = 1'-0" REF. VA2.1 FOR ADDITIONAL NOTES & DIMENSIONS

SPANISH COLOR SCHEME

BODY:	SW6106 Kilim Beige
TRIM:	SW6108 Latte
FASCIA:	SW6103 Tea Chest
GARAGE DOOR & GATES:	SW6103 Tea Chest
SHUTTERS/ FRONT DOOR:	SW6090 Java
DECORATIVE:	SW7020 Black Fox
ROOF TILE:	California Mission Blend 1BCCS6464
EXTERIOR STONE:	N/A

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES

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770 East Warm Springs Road, Suite 240
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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

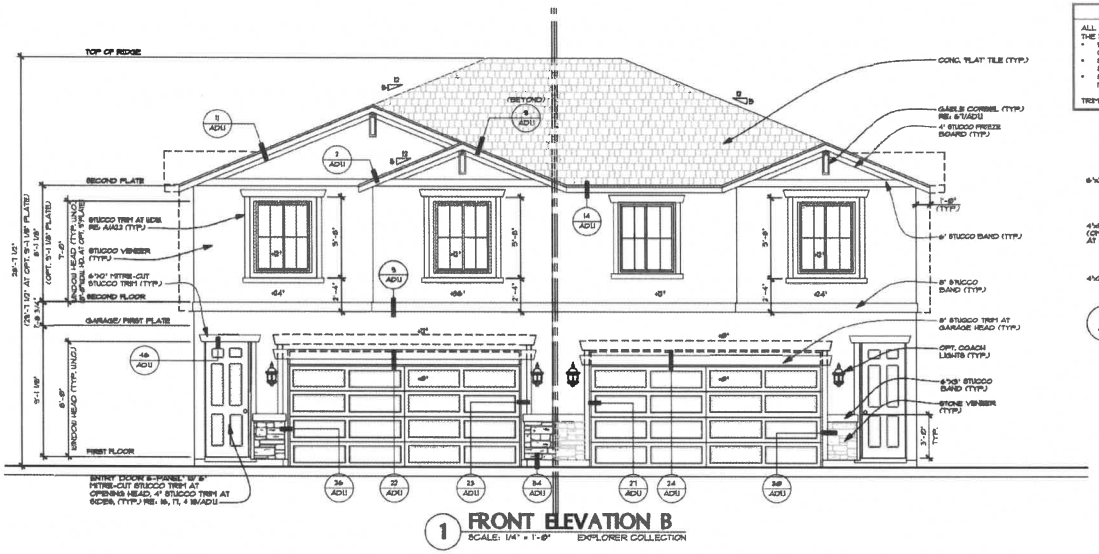
Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
ELEVATION A

Sheet Number:
A2.1
b

R:_New\NVLas Vegas\Las Vegas Duplex\(C)ClarkCounty) Seasons at Pewter Valley_2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\L961 - Lantana Duo-Elevations.dwg, 5/15/2024 12:05:10 PM, JStites



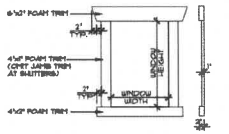
1 FRONT ELEVATION B
SCALE: 1/4" = 1'-0" EXPLORER COLLECTION

ELEVATION NOTES

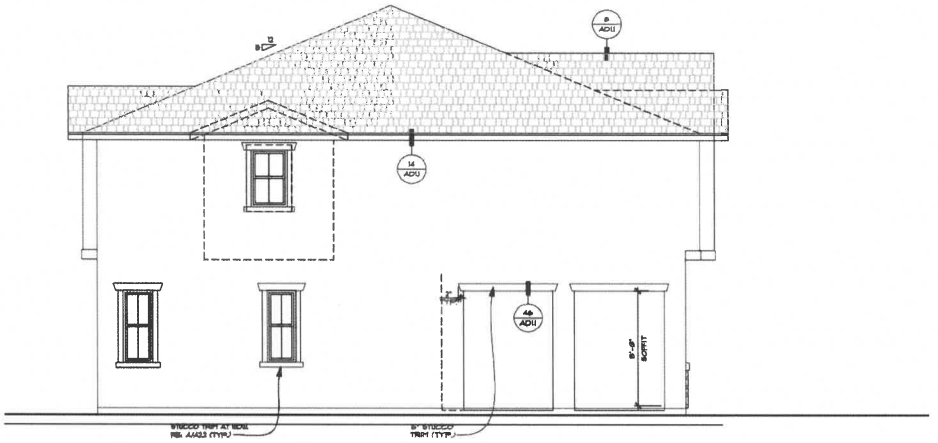
ALL MATERIALS LISTED BELOW ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS

- ROOFING MATERIAL TO BE WESTLAKE ROYAL ROOFING, CONCRETE ROOF TILE UBS-41 (2018 IRC)
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER CCRR-R49-1 (2018 IRC)
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER UES-306 (2018 IRC)

TRIM SIZES ARE LISTED WIDTH x DEPTH



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



2 LEFT ELEVATION B
SCALE: 1/4" = 1'-0"

CRAFTSMAN COLOR SCHEME

BODY:	SW7518 Beach House
TRIM:	SW6084 Modest White
FASCIA:	SW6084 Modest White
GARAGE DOOR & GATES:	SW6084 Modest White
SHUTTERS/ FRONT DOOR:	SW2846 Roycroft Bronze Green
DECORATIVE:	SW6084 Modest White
ROOF TILE:	Saxony Brown Blend 1FACS3233
EXTERIOR STONE:	Mountain Ledge Champagne

Justin Bozarth, Qualified Employee

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LAS VEGAS
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Las Vegas, NV 89119 (702) 638-4400

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L961

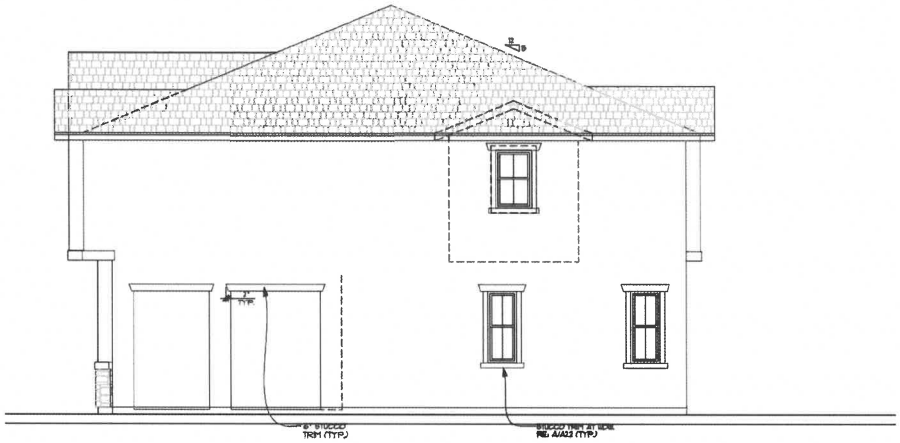
Plan Name:
LANTANA DUO

Sheet Title:
ELEVATION B

Sheet Number:
A2.2
a

r:\rh_Nevada\Las Vegas\Plan Division\(ClarkCounty) Seasons at Pewter Valley_2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\L961 - Lantana Duo Elevations.dwg, 5/15/2024 12:08:43 PM, JDales

3 REAR ELEVATION B
SCALE: 1/4" = 1'-0" REF: VA22 FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION B
SCALE: 1/4" = 1'-0" REF: VA22 FOR ADDITIONAL NOTES & DIMENSIONS

CRAFTSMAN COLOR SCHEME

BODY:	SW7518 Beach House
TRIM:	SW6084 Modest White
FASCIA:	SW6084 Modest White
GARAGE DOOR & GATES:	SW6084 Modest White
SHUTTERS/ FRONT DOOR:	SW2846 Roycroft Bronze Green
DECORATIVE:	SW6084 Modest White
ROOF TILE:	Saxony Brown Blend 1FACS3233
EXTERIOR STONE:	Mountain Ledge Champagne

Justin Bozarth, Qualified Employee

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

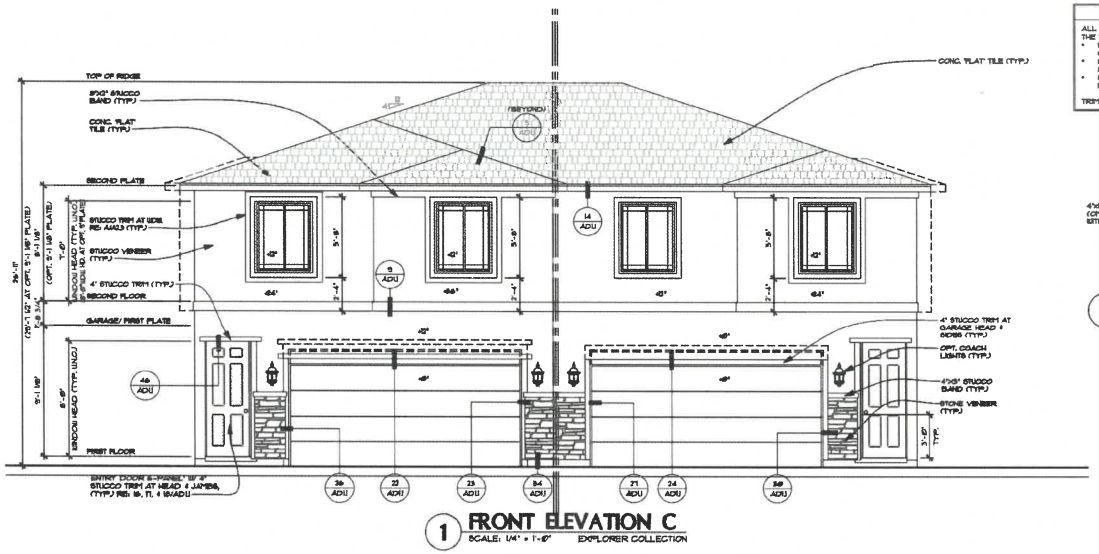
Plan Number:
L961

Plan Name:
LANTANA DUO

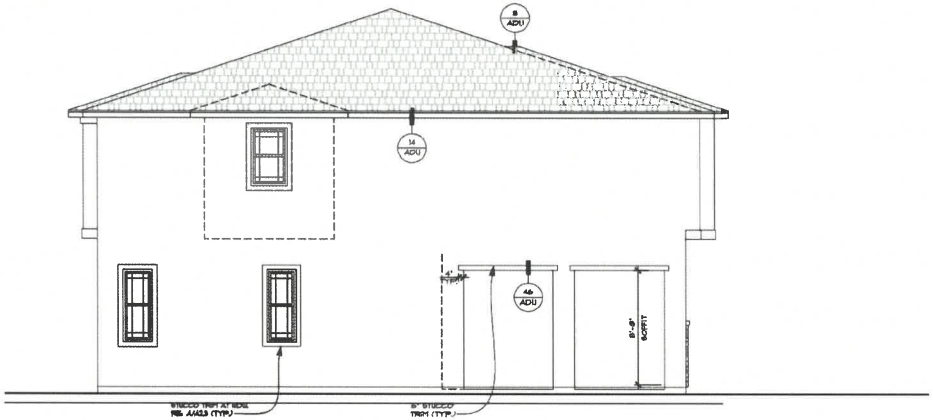
Sheet Title:
ELEVATION B

Sheet Number:
A2.2
b

P:\Richmond\Las Vegas\Last Vegas Drafting\1\ClarkCounty\ Seasons at Pewter Valley _2023 RIC (Pyle Haven II)\L961 - Lantana Duo\L961 - Lantana Duo\Elevations.dwg, 5/15/2024 12:05:45 PM, JTBale



1 **FRONT ELEVATION C**
SCALE: 1/4" = 1'-0" EXPLORER COLLECTION



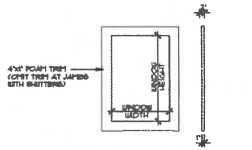
2 **LEFT ELEVATION C**
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

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

- ROOFING MATERIAL TO BE EAGLE ROOFING PRODUCTS CONCRETE ROOF TILE (ER) (2018 IRC)
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER (OMEGA) (2018 IRC)
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER (ES) (2018 IRC)

TRIM SIZES ARE LISTED WIDTH x DEPTH



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

PRAIRIE/ITALIAN COLOR SCHEME

BODY:	SW7039 Virtual Taupe
TRIM:	SW7036 Accessible Beige
FASCIA:	SW7036 Accessible Beige
GARAGE DOOR & GATES:	SW7041 Van Dyke Brown
SHUTTERS/ FRONT DOOR:	SW6069 French Roast
DECORATIVE:	SW7036 Accessible Beige
ROOF TILE:	Saxony Charcoal Brown Blend 1FACS1132
EXTERIOR STONE:	ProStack Lite Cedar Mesa

Justin Bozarth,
Qualified Employee

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Las Vegas, NV 89119 (702) 638-4400

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
a

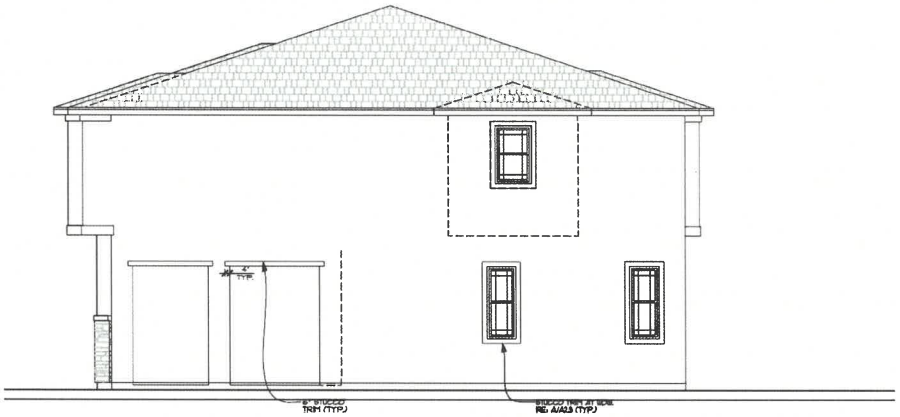
rth:\Residential Vegas\Las Vegas Division\[ClarkCounty] Seasons at Pewter Valley_2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\L961 - Lantana Duo-Elevations.dwg, 5/15/2024 12:01:30 PM, JDias

3 REAR ELEVATION C

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

PRAIRIE/ITALIAN COLOR SCHEME

BODY:	SW7039 Virtual Taupe
TRIM:	SW7036 Accessible Beige
FASCIA:	SW7036 Accessible Beige
GARAGE DOOR & GATES:	SW7041 Van Dyke Brown
SHUTTERS/ FRONT DOOR:	SW6069 French Roast
DECORATIVE:	SW7036 Accessible Beige
ROOF TILE:	Saxony Charcoal Brown Blend 1FACS1132
EXTERIOR STONE:	ProStack Lite Cedar Mesa



4a RIGHT ELEVATION C

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

Justin Bozarth, Qualified Employee

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Las Vegas, NV 89119 (702) 538-4400

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

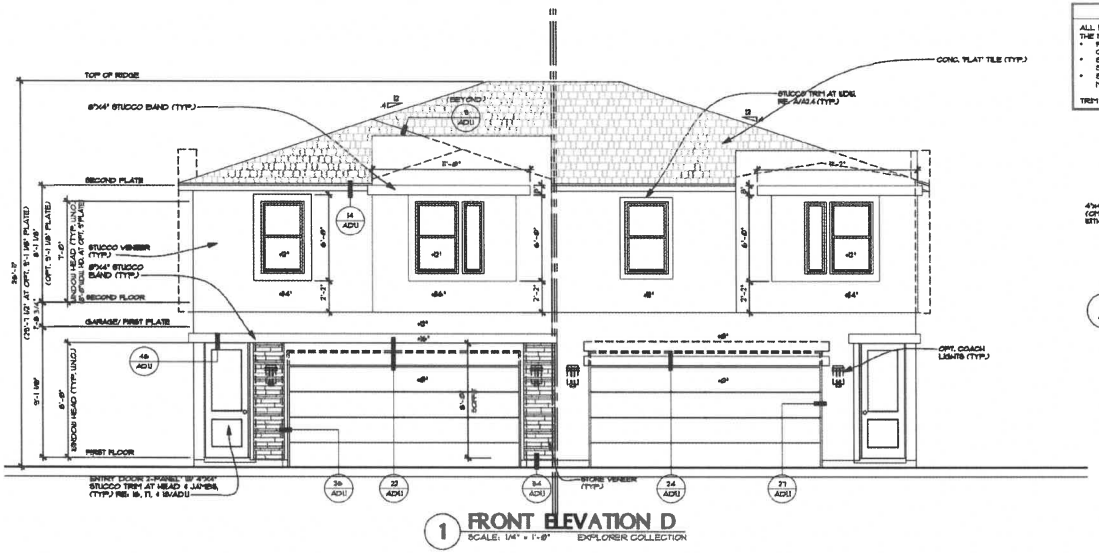
Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
ELEVATION C

Sheet Number:
A2.3
b

P:\...\Las Vegas\Las Vegas (Active)\ClarkCounty\ Seasons at Pewter Valley_2023 RC (Pyle-Haven II)\L961 - Lantana Duo\L961 - Lantana Duo-Elevations.dwg, 5/15/2024 12:08:53 PM, JCBass



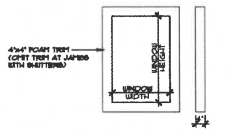
1 FRONT ELEVATION D
SCALE: 1/4" = 1'-0" EXPLORER COLLECTION

ELEVATION NOTES

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

- ROOFING MATERIAL TO BE WESTLAKE ROYAL ROOFING, CONCRETE ROOF TILE (ES9-48) (2018 IRC)
- STUCCO MATERIAL TO BE OMEGA DIAMOND WALL, STUCCO VENEER (CCRR-2160) (2018 IRC)
- STONE MATERIAL TO BE ENVIRONMENTAL STONEWORKS MANUFACTURED STONE VENEER (ES-366) (2018 IRC)

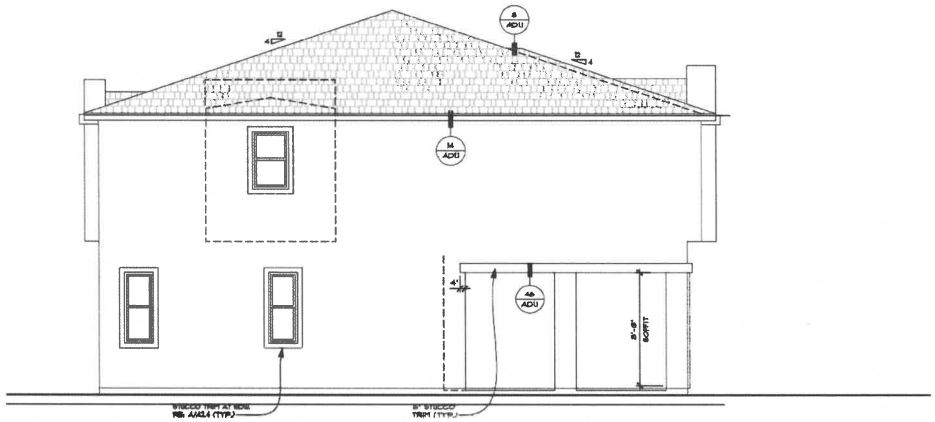
TRIM SIZES ARE LISTED WIDTH x DEPTH



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

MEDITERRANEAN COLOR SCHEME

BODY:	SW7029 Agreeable Gray
TRIM:	SW7504 Keystone Gray
FASCIA:	SW7504 Keystone Gray
GARAGE DOOR & GATES:	SW7047 Porpoise
SHUTTERS/ FRONT DOOR:	SW7625 Mount Etna
DECORATIVE:	SW7504 Keystone Gray
ROOF TILE:	Charcoal Brown Blend 1BCCS1132
EXTERIOR STONE:	Grey Drift Mountain Ledge



2 LEFT ELEVATION D
SCALE: 1/4" = 1'-0"

Justin Bozarth, Qualified Employee

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Las Vegas, NV 89119 (702) 638-4400

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
a

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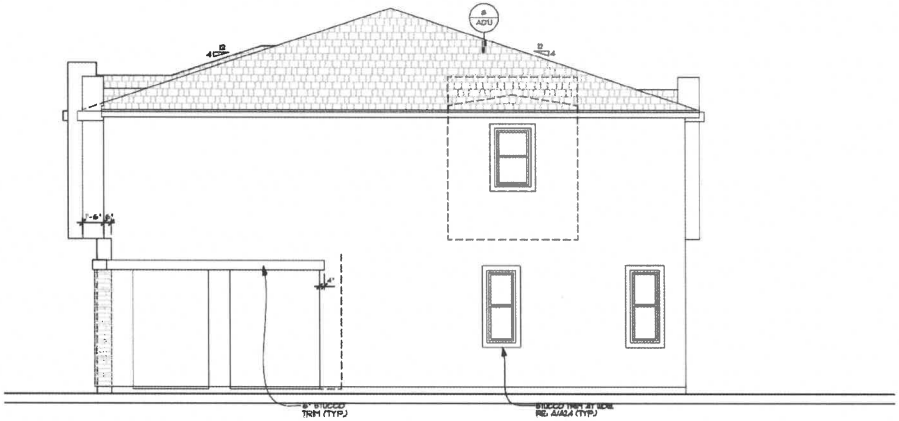
3 REAR ELEVATION D
SCALE: 1/4" = 1'-0" REF. VA2.4 FOR ADDITIONAL NOTES & DIMENSIONS



4a RIGHT ELEVATION D
SCALE: 1/4" = 1'-0" REF. VA2.4 FOR ADDITIONAL NOTES & DIMENSIONS

MEDITERRANEAN COLOR SCHEME

BODY:	SW7029 Agreeable Gray
TRIM:	SW7504 Keystone Gray
FASCIA:	SW7504 Keystone Gray
GARAGE DOOR & GATES:	SW7047 Porpoise
SHUTTERS/ FRONT DOOR:	SW7625 Mount Etna
DECORATIVE:	SW7504 Keystone Gray
ROOF TILE:	Charcoal Brown Blend 1BCCS1132
EXTERIOR STONE:	Grey Drift Mountain Ledge

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 638-4400

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(FYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
ELEVATION D

Sheet Number:
A2.4
b

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PROJECT DATA

PROJECT: SEASONS AT PEWTER VALLEY (PYLE-HAVEN II)
MUNICIPALITY: CLARK COUNTY
PLAN: L960 - ALDER DUO
DATE: 21 JUNE 2024

OCCUPANCY: GROUP R3	CONSTRUCTION TYPE: 5B
ENERGY COMPLIANCE:	REMY 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
	2018	INTERNATIONAL BUILDING CODE
MECHANICAL:	2018	UNIFORM MECHANICAL CODE (IAMPO version)
PLUMBING:	2018	UNIFORM PLUMBING CODE (IAMPO version)
ELECTRICAL	2017	NATIONAL ELECTRICAL CODE
ENERGY:	2021	INTERNATIONAL ENERGY CONSERVATION CODE
	2018	CLARK COUNTY AMENDMENTS NOTE: IRC CHAPTERS 1 THROUGH 43 WERE NOT ADOPTED
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.

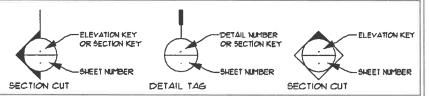
SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	421 SQ. FT.
COVERED ENTRY	-	-	24 SQ. FT.
FIRST FLOOR	501 SQ. FT.	-	-
SECOND FLOOR	571 SQ. FT.	-	-
TOTAL	1318 SQ.FT.		-

DATE	DELTA	REVISIONS

THESE PLANS INCLUDE FIRE SUPPRESSION
FIRE SPRINKLERS WILL BE INSTALLED FOR EACH PLAN
PER CODE (SNFC 903.2 (2))

LIST OF ABBREVIATIONS



CONC.	CONCRETE
DIA.	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
MFR.	MANUFACTURER
T.O.W.	TOP OF WALL
OPT.	OPTIONAL
REF.	REFERENCE
A/C	AIR CONDITIONING UNIT
W/	WITH
MIN.	MINIMUM
BD.	BOARD
PLT.	PLATE
HT.	HEIGHT
HD.	HEADER(R)
℄	CENTER LINE
PL	PROPERTY LINE
W/H	WATER HEATER
DW	DISHWASHER
REF.	REFRIGERATOR
GYP.	GYPSUM
ELV.	ELEVATION
UTIL.	UTILITY
RM.	ROOM
L.AU.	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
HB.	HARD SURFACE
R & S	ROD AND SHELF
LIN.	LINEN
PAN	PANTRY
SH.	SHELF/ SHELVES
MC.	MEDICINE CABINET
AFCI	ARC-FAULT CIRCUIT INTERRUPTER
GFI	GROUND-FAULT CIRCUIT

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN
A1.1	a	FIRST FLOOR PLAN
A1.2	a	SECOND FLOOR PLAN
	b	PARTIAL SECOND FLOOR PLANS
A2.1	a	ELEVATION A
	b	ELEVATION A
A2.2	a	ELEVATION B
	b	ELEVATION B
A2.3	a	ELEVATION C
	b	ELEVATION C
A2.4	a	ELEVATION D
	b	ELEVATION D
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
AD1.0	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
E0.0		ELECTRICAL SPEC'S. & NOTES
E0.1		ELECTRICAL LOAD CALCULATIONS
E1.1	a	FIRST FLOOR ELECTRICAL PLAN
E1.2	a	SECOND FLOOR ELECTRICAL PLAN
M0.0		MECHANICAL SPEC'S., NOTES & DETAILS
M1.1	a	MECHANICAL FIRST FLOOR PLAN
M1.2	a	MECHANICAL SECOND FLOOR PLAN
P0.0		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
P2.1	a	GAS PLAN FIRST FLOOR
P2.2	a	GAS PLAN SECOND FLOOR
S0.0	a	STRUCTURAL NOTES & SPECIFICATIONS
	b	STRUCTURAL NOTES & SPECIFICATIONS
S1.0	a	FOUNDATION PLAN & OPTIONS
S1.2	a	FLOOR FRAMING PLAN & OPTIONS
	b	FLOOR FRAMING PLAN & OPTIONS
S1.3	a	ROOF FRAMING PLAN & OPTIONS
	b	ROOF FRAMING PLAN & OPTIONS
S1.0	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

LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 538-4400

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Date: 04/12/2024

Revisions:
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SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L960

Plan Name:
ALDER DUO

Sheet Title:
COVER SHEET

Sheet Number:
A0.0
a

R:\c_Nevada\Las Vegas\Las Vegas Division\(ClarkCounty) Seasons at Pewter Valley - 2018 IRC (Pyle-Haven II)\L960 - Alder Duo\L960 - Alder Duo-Plans.dwg, 5/14/2024 10:48:15 AM, JObee

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	427 SQ. FT.
COVERED ENTRY	-	-	24 SQ. FT.
FIRST FLOOR	501 SQ. FT.	-	-
SECOND FLOOR	811 SQ. FT.	-	-
TOTAL	1312 SQ. FT.		-

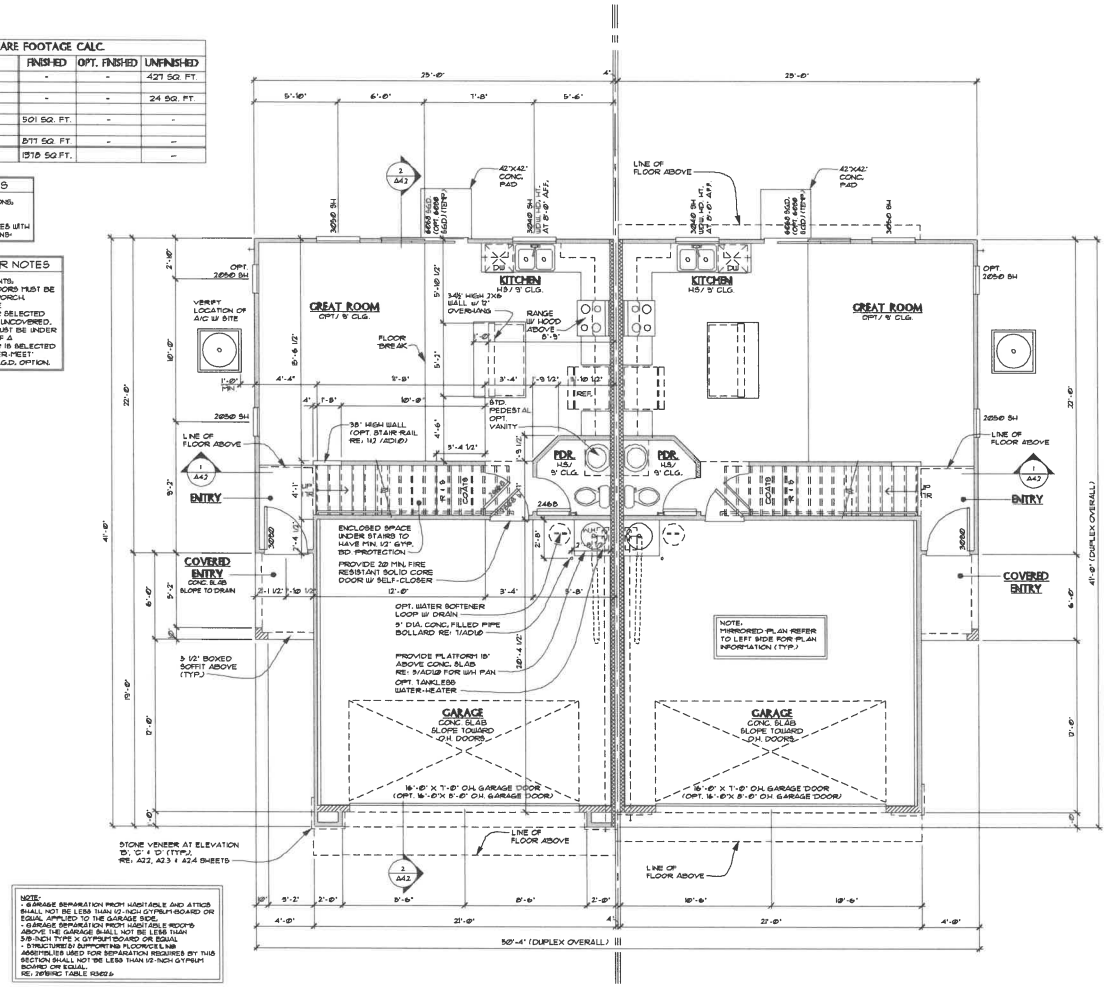
GLAZING NOTES

PER ENERGY CALCULATIONS:
- U-VALUE: @.33
- SHGC-VALUE= @.23

VERIFY THE GLAZING VALUES WITH THE ENERGY CALCULATIONS.

OPT. REAR DOOR NOTES

PER ENERGY REQUIREMENTS:
- ALL "MULTI-SLIDE" DOORS MUST BE UNDER A COVERED PORCH.
- IF THERE IS ONLY ONE "CENTER-MEET" DOOR SELECTED THEN IT CAN BE LEFT UNCOVERED.
- ALL GLASS DOORS MUST BE UNDER A COVERED PORCH IF A "CENTER-MEET" DOOR IS SELECTED WITH ANOTHER "CENTER-MEET" DOOR OR A 6' X 8' SLID. OPTION.



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

1 LEFT FIRST FLOOR PLAN AT ELEVATION A (SIM. AT ALL ELEV'S.)
SCALE: 1/4" = 1'-0"

2 RIGHT FIRST FLOOR PLAN AT ELEVATION A (SIM. AT ALL ELEV'S.) (MIRRORED)
SCALE: 1/4" = 1'-0"

PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, F.F.+ 8'-0" A.F.F. (U.N.O.) S.F.+ 7'-6" A.F.F. (U.N.O.)
	2X6 WALL		
	1-HOUR RATED WALL RE: 6/A013		ARCHED SOFFIT, SPRING POINT, 7'-6" A.F.F. (U.N.O.) TOP OF ARCH, 8'-6" A.F.F. (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 DISTANCE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (2018 IRC TABLE R302.1 (1))

PLAN NOTES

1. FRANCH 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. 5'-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 R401)
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 THE FIRE-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 ES# 1396 + MEET CBC§2506.1
6. SHOWER + BATHTUB NOTES
   6.1. NOT USED
   6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED)
   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
7. MASTER BATHROOM: STANDARD (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
   7.1. DROP IN TUBS 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, 22" A.F.F., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM
   7.7. SHOWER HEAD:
      7.7.1. STANDARD SHOWER HEAD, LOCATED AT 78" A.F.F. (FIELD VERIFY)
      7.8.1. OPTIONAL RAIN SHOWER HEAD, LOCATED AT 84" A.F.F. (FIELD VERIFY)
8. MASTER BATHROOM: OPTIONAL FREESTANDING TUB
   8.1. FREESTANDING TUB
   8.2. TUB DECK, AS OCCURS, 4" A.F.F., REFER TO PLAN FOR SIZE + LOCATION
   8.3. LOW SHELF, AS OCCURS, 48" A.F.F., 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 66" 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 UPC 504.4.2.1 + 2018 UPC 504.4
11. REQUIRED DRAIN PAN FOR WATER HEATER: PAN SHALL BE GALVANIZED STEEL, HAVE 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 WINDOW GLAZING, HAZARDOUS LOCATIONS: THE LOCATIONS SPECIFIED IN SEC. R308.4.3 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 302.5.1 IRC)
17. THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6.1. DWELLINGS W 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: A402, A402.1 + A403 (TYP.). DOOR DETAILS RE: W.TYP/A6.01 SLIDING GLASS DOOR/ MULTI-SLIDING GLASS DOOR DETAILS RE: 11/A9.01/ADU.

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 538-4600

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number: L960

Plan Name: ALDER DUO

Sheet Title: FIRST FLOOR PLAN

Sheet Number: A1.1 a

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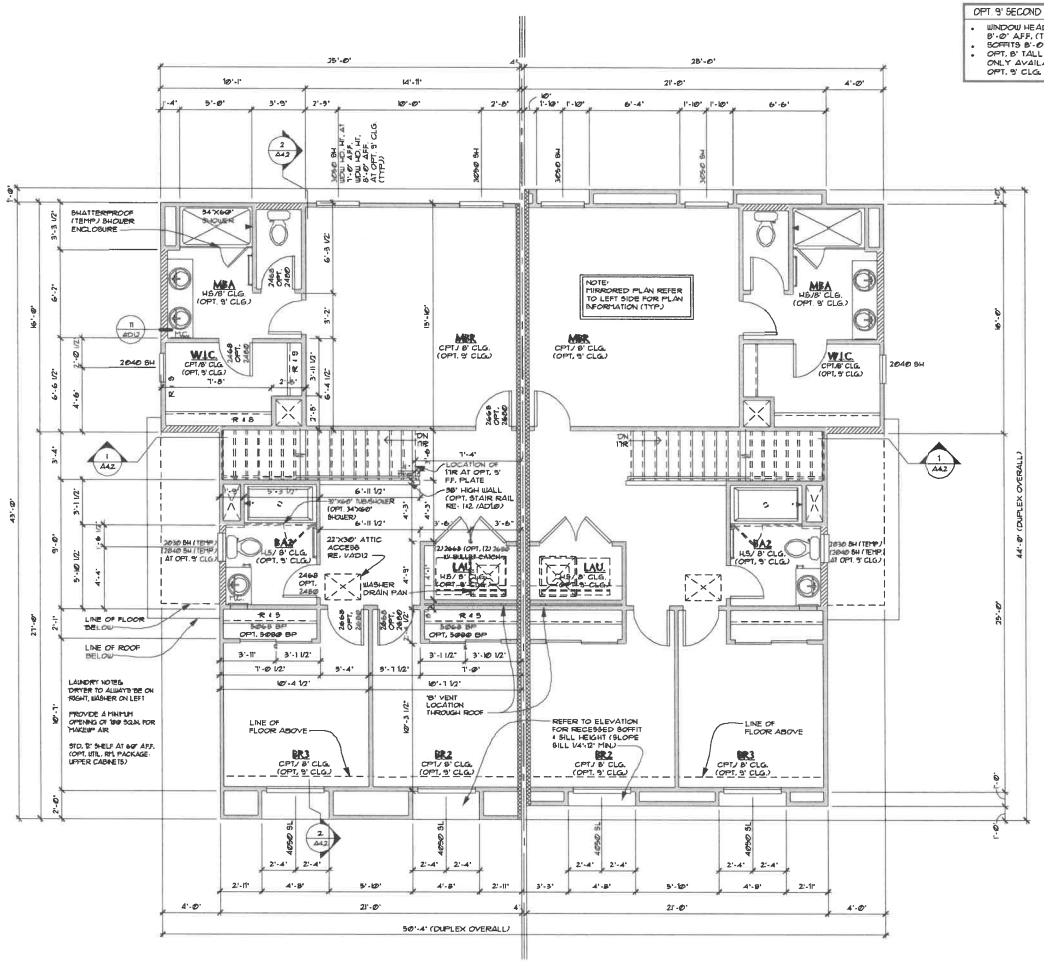

LEFT SECOND FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
1 SCALE: 1/4" = 1'-0"

RIGHT SECOND FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C) (MIRRORED)
2 SCALE: 1/4" = 1'-0"

GLAZING NOTES

PER ENERGY CALCULATIONS:
- U-VALUE: 0.35
- SHGC-VALUE: 0.23
- VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS.

OPT. 9' SECOND FLOOR CLG.

- WINDOW HEAD HEIGHT 8'-0" A.F.F. (TYP.)
- SOFFITS 8'-0" A.F.F. (TYP.)
- OPT. 8' TALL DOORS ONLY AVAILABLE AT OPT. 9' CLG.

PLAN LEGEND

2X4 WALL	FLAT SOFFIT, F.F.+ 8'-0" A.F.F. (U.N.O.) B.F.+ 7'-6" A.F.F. (U.N.O.)
2X6 WALL	
1-HOUR RATED WALL REF. 6/A0.13	ARCHED SOFFIT, SPRING POINT, 7'-6" A.F.F. (U.N.O.) TOP OF ARCH, 8'-6" A.F.F. (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 DISTANCE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (2018 IRC TABLE R302.1(1))

PLAN NOTES

1. FRANCH 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. 5'-0" X 18'-0" CEILING HEIGHT: 8" DROPPED COFFER
   2.2. 12'-0" CEILING HEIGHT: 8" 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. (IRC R602)
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, 4 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-1398 + ASSTM C1396/C1396M
6. SHOWER + BATHTUB NOTES
   6.1. NOT USED
   6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED)
   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
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 7" A.F.F. (U.N.O.)
   7.4. SHOWER PLID 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, 22" A.F.F., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM
   7.7. SHOWER HEAD:
   7.7.1. STANDARD SHOWER HEAD, LOCATED AT 78" A.F.F. (FIELD VERIFY)
   7.7.1. OPTIONAL RAIN SHOWER HEAD, LOCATED AT 84" A.F.F. (FIELD VERIFY)
8. MASTER BATHROOM, OPTIONAL FREESTANDING TUB
   8.1. FREESTANDING TUB
   8.2. TUB DECK, AS OCCURS, 4" A.F.F., REFER TO PLAN FOR SIZE + LOCATION
   8.3. LOW SHELF, AS OCCURS, 48" A.F.F., REFER TO PLAN FOR SIZE + LOCATION
9. TUB SURROUND: 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 66" 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 UPC 504.4.2.1 + 2018 UPC 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 THAN 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 R308.4.1 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 302.5.1 IRC)
17. THE GARAGE SHALL BE SEPARATED 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: A1.A22 A1.A23 + A1.A25 (TBD). DOOR DETAILS RE: W.THRWADU SLIDING GLASS DOOR/ MULTI-SLIDING GLASS DOOR DETAILS RE: TLDRDWADU

Justin Bozarth,
Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 550-4800

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L960

Plan Name:
ALDER DUO

Sheet Title:
SECOND FLOOR PLAN

Sheet Number:
A1.2
a

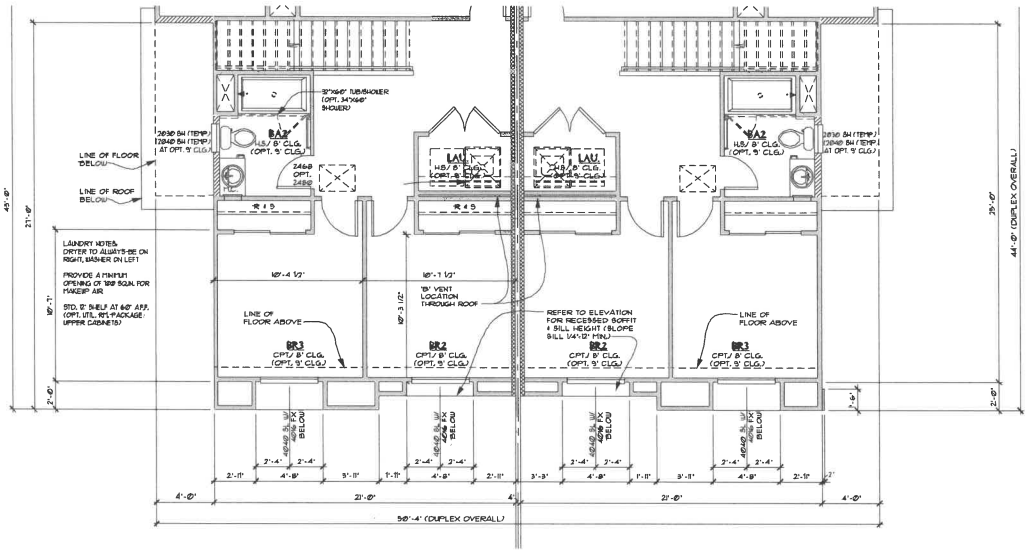
R:\Las Vegas\Las Vegas\Las Vegas Division\1)Clark County\1 Seasons at Pewter Valley_2018 IRC (Pyle-Haven II)\1)950 - Alder Duo\Plans\L960 - Alder Duo Plans.dwg, 5/14/2024 10:48:25 AM, XRefs

GLAZING NOTES
PER ENERGY CALCULATIONS: • U-VALUE: 0.35 • SHGC-VALUE: 0.23 •VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS•

OPT 9' SECOND FLOOR CLG.
• WINDOW HEAD HEIGHT 8'-0" A.F.F. (TYP.) • SOFFITS @ 8'-0" A.F.F. (TYP.) • OPT. 8' TALL DOORS ONLY AVAILABLE AT OPT. 9' CLG.

PLAN LEGEND		
	2X4 WALL	FLAT SOFFIT, F.F.+ 8'-0" A.F.F. (U.N.O.) S.F.+ 7'-6" A.F.F. (U.N.O.)
	2X6 WALL	
	1-HOUR RATED WALL REF. 6/A013	ARCHED SOFFIT, SPRING POINT, 7'-6" A.F.F. (U.N.O.) TOP OF ARCH, 8'-6" A.F.F. (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 (2018 IRC TABLE R302.1(1))



3 PARTIAL LEFT SECOND FLOOR PLAN AT ELEVATION D

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

RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS

4 PARTIAL RIGHT SECOND FLOOR PLAN AT ELEVATION D (MIRRORED)

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

RE: 1/A12 FOR ADDITIONAL NOTES AND DIMENSIONS

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 530-4400

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L960

Plan Name:
ALDER DUO

Sheet Title:
PARTIAL SECOND FLOOR PLAN

Sheet Number:
A1.2 b

R:\...\Las Vegas\Las Vegas Division\(ClarkCounty) Seasons at Pewter Valley - 2018 IRC (Pyle-Haven II)\L960 - Alder Duo\L960 - Alder Duo Plans.dwg, 5/14/2024 10:48:29 AM, XRes

PROJECT DATA

PROJECT: SEASONS AT PEWTER VALLEY (PYLE-HAVEN II)
MUNICIPALITY: CLARK COUNTY
PLAN: L961 - LANTANA DUO
DATE: 12 APRIL 2024

OCCUPANCY: GROUP R3	CONSTRUCTION TYPE: 5B
ENERGY COMPLIANCE:	REPH DESIGN
CONTRACTOR'S NAME:	RICHMOND AMERICAN HOMES of NEVADA, INC.
LICENSE CLASSIFICATION & NUMBER:	STATE CONTRACTOR LICENSE #0026411
DRAWINGS PREPARED BY:	JJG.

ADOPTED CODES

BUILDING:	2018	INTERNATIONAL RESIDENTIAL CODE
	2018	INTERNATIONAL BUILDING 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
	2018	CLARK COUNTY AMENDMENTS NOTE: IRC CHAPTERS 11 THROUGH 43 WERE NOT ADOPTED
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.

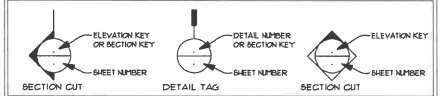
SQUARE FOOTAGE CALC.

	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	408 SQ. FT.
COVERED ENTRY (LEFT)	-	-	74 SQ. FT.
COVERED ENTRY (RIGHT)	-	-	84 SQ. FT.
FIRST FLOOR	528 SQ. FT.	-	-
SECOND FLOOR	971 SQ. FT.	-	-
TOTAL	1500 SQ.FT.		-

DATE	DELTA	REVISIONS

THESE PLANS INCLUDE FIRE SUPPRESSION
FIRE SPRINKLERS WILL BE INSTALLED FOR EACH PLAN
PER CODE (SNFC 903.2 (2))

LIST OF ABBREVIATIONS



- CONC. CONCRETE
- DIA. DIAMETER
- A.F.F. ABOVE FINISHED FLOOR
- MFR. MANUFACTURER
- T.O.W. TOP OF WALL
- OPT. OPTIONAL
- REF. REFERENCE
- A/C AIR CONDITIONING UNIT
- W/ WITH
- MIN. MINIMUM
- BD. BOARD
- PLT. PLATE
- HT. HEIGHT
- HD. HEAD(ER)
- ℄ CENTER LINE
- ℗ PROPERTY LINE
- W.H WATER HEATER
- DW DISHWASHER
- REF. REFRIGERATOR
- GYP. GYPSUM
- ELV. ELEVATION
- UTIL. UTILITY
- RM. ROOM
- LAU. LAUNDRY
- PDR. POULDER
- 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
- BIP 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 CIRCUIT

DRAWING SHEET INDEX

SHEET		DESCRIPTION
A0.0	a	COVER SHEET & SHEET INDEX
A1.0	a	ARCHITECTURAL FOUNDATION PLAN
A1.1	a	FIRST FLOOR PLAN
A1.2	a	SECOND FLOOR PLAN
	b	PARTIAL SECOND FLOOR PLAN
A2.1	a	ELEVATION A
	b	ELEVATION A
A2.2	a	ELEVATION B
	b	ELEVATION B
A2.3	a	ELEVATION C
	b	ELEVATION C
A2.4	a	ELEVATION D
	b	ELEVATION D
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
AD1.0	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
E0.0		ELECTRICAL SPEC'S. & NOTES
E0.1		ELECTRICAL LOAD CALCULATIONS
E1.1	a	FIRST FLOOR ELECTRICAL PLAN
E1.2	a	SECOND FLOOR ELECTRICAL PLAN
M0.0		MECHANICAL SPEC'S, NOTES & DETAILS
M1.1	a	MECHANICAL FIRST FLOOR PLAN
M1.2	a	MECHANICAL SECOND FLOOR PLAN
P0.0		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
P2.1	a	GAS PLAN FIRST FLOOR
P2.2	a	GAS PLAN SECOND FLOOR
S0.0	a	STRUCTURAL NOTES & SPECIFICATIONS
	b	STRUCTURAL NOTES & SPECIFICATIONS
S1.0	a	FOUNDATION PLAN & OPTIONS
S1.2	a	FLOOR FRAMING PLAN & OPTIONS
	b	FLOOR FRAMING PLAN & OPTIONS
S1.3	a	ROOF FRAMING PLAN & OPTIONS
	b	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
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 835-4400

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Date: 04/12/2024

Revisions:
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SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
COVER SHEET

Sheet Number:
A0.0 a

Plot: Mendolia,Las Vegas|Las Vegas Division\Clark County\ Seasons at Pewter Valley _2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\L961 - Lantana Duo-Plans.dwg, 5/15/2024 12:03:13 PM, JGates

SQUARE FOOTAGE CALC.			
	FINISHED	OPT. FINISHED	UNFINISHED
2 CAR GARAGE	-	-	408 SQ. FT.
COVERED ENTRY (LEFT)	-	-	74 SQ. FT.
COVERED ENTRY (RIGHT)	-	-	84 SQ. FT.
FIRST FLOOR	525 SQ. FT.	-	-
SECOND FLOOR	977 SQ. FT.	-	-
TOTAL	1502 SQ.FT.		-

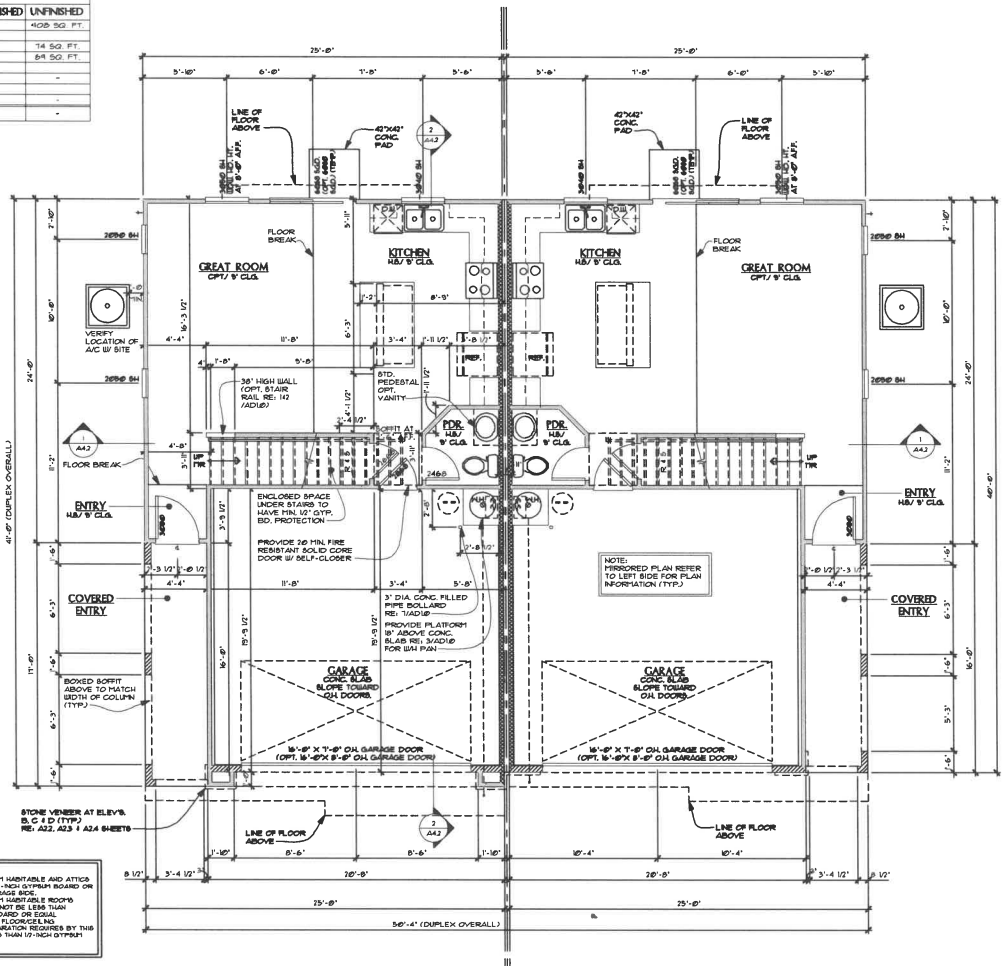
GLAZING NOTES

PER ENERGY CALCULATIONS:
- U-VALUE: Ø.35
- SHGC-VALUE: Ø.23

VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS

OPT. REAR DOOR NOTES

PER ENERGY REQUIREMENTS:
- ALL "MULTI-SLIDE" DOORS MUST BE UNDER A COVERED PORCH.
- IF THERE IS ONLY ONE 'CENTER-MEET' DOOR SELECTED THEN IT CAN BE LEFT UNCOVERED.
- ALL GLASS DOORS MUST BE UNDER A COVERED PORCH IF A 'CENTER-MEET' DOOR IS SELECTED WITH ANOTHER 'CENTER-MEET' DOOR OR A 6' X 8' S.G.D. OPTION.



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
- STRUCTURES 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

1 LEFT FIRST FLOOR PLAN AT ELEVATION A (SIM. AT ALL ELEV'S.)
SCALE: 1/4" = 1'-0"

2 RIGHT FIRST FLOOR PLAN AT ELEVATION A (SIM. AT ALL ELEV'S.) (MIRRORED)
SCALE: 1/4" = 1'-0"

PLAN LEGEND

2X4 WALL	FLAT SOFFIT, F.F.+ 8'-0" A.F.F. (U.N.O.) S.F.+ 7'-6" A.F.F. (U.N.O.)	
2X6 WALL		
1-HOUR RATED WALL RE: 6/A01.3	ARCHED SOFFIT, SPRING POINT: 7'-6" A.F.F. (U.N.O.) TOP OF ARCH: 8'-6" A.F.F. (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 DISTANCE OF LESS THAN 5 FEET SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1-HOUR W/ EXPOSURE FROM BOTH SIDES. (2018 IRC TABLE R302.1 (1))

PLAN NOTES

1. RANCH PLANS = 8'-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. 5" DROPPED COFFER
2.2. 12'-0" CEILING HEIGHT. 5" 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 THE CODE. (2018 IECC R401)
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, 4 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-1336 & ASTM C1396-CGP&H
6. SHOWER & BATHTUB NOTES
6.1. NOT USED
6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED)
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
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 7" 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. (NOMINAL)
7.6. SHOWER SEAT, 20" A.F.F., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM.
7.7. SHOWER HEAD:
7.7.1. STANDARD SHOWER HEAD, LOCATED AT 78" A.F.F. (FIELD VERIFY)
7.7.2. OPTIONAL RAIN SHOWER HEAD, LOCATED AT 84" A.F.F. (FIELD VERIFY)
8. MASTER BATHROOM OPTIONAL FREESTANDING TUB
8.1. FREESTANDING TUB
8.2. TUB DECK, AS OCCURS, 4" A.F.F., REFER TO PLAN FOR SIZE & LOCATION
8.3. LOW SHELF, AS OCCURS, 46" A.F.F., 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 21" SHELF AT 69" 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 IPC 914.4.2.1 & 2018 UPC 1014.4.
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 & SLOPE 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 = 6' SECOND FLOOR WINDOW HEAD HEIGHT = 7' 6" IN. MINIMUM SILL HEIGHT AT EGRESS WINDOWS GLAZING, HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SEC. R308.4.1 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 302.5.1 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 (TYP.). DOOR DETAILS RE: 3/TYP.(HEAD) 5/(JAMB) GLASS DOOR/ MULTI-SLIDING GLASS DOOR DETAILS RE: 11/(TYP.)(HEAD)

Justin Bozarth, Qualified Employee

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 938-4600

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

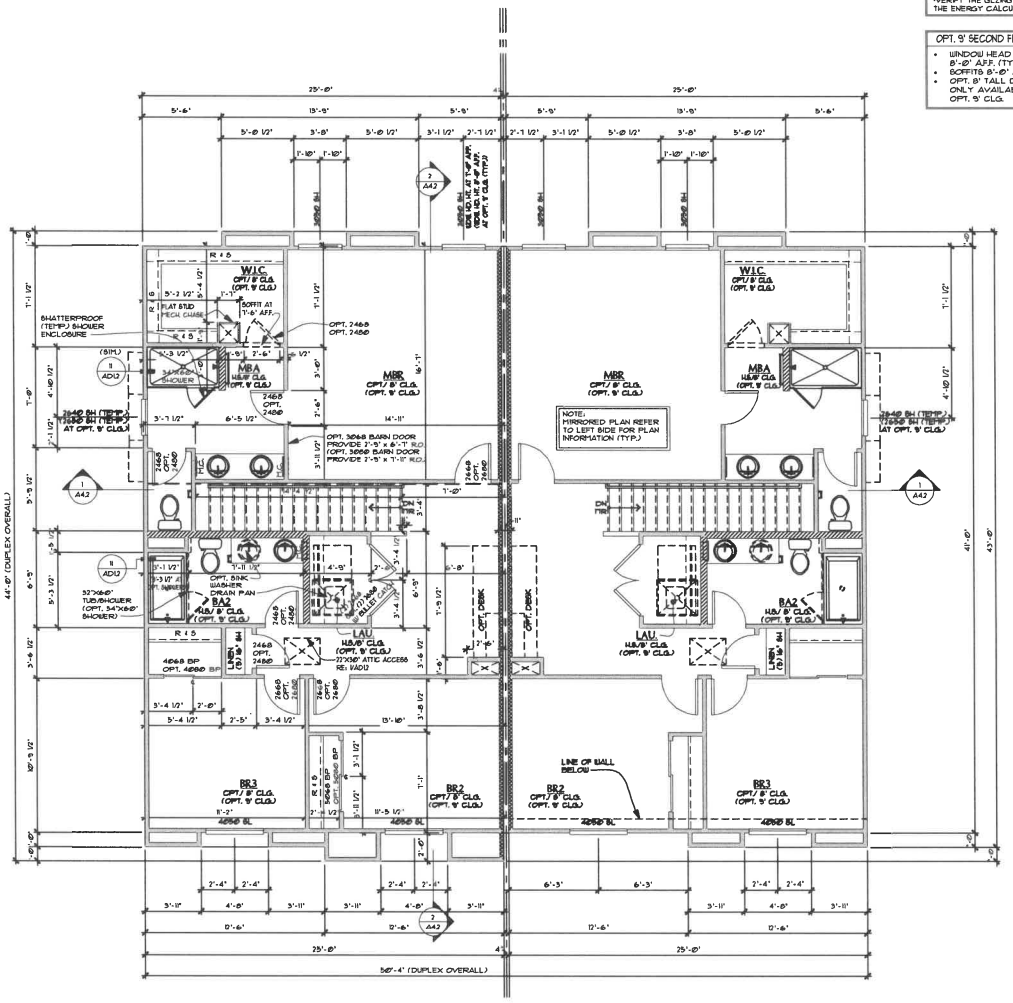
Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A1.1
a

Rc_Nevada\Las Vegas\Las Vegas Division\Clark County\Seasons at Pewter Valley _2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\Plans\L961 - Lantana Duo-Plans.dwg, 5/15/2024 12:03:18 PM, XRefs



1 LEFT SECOND FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C)
SCALE: 1/4" = 1'-0"

2 RIGHT SECOND FLOOR PLAN AT ELEVATION A (SIM. AT ELEV'S. B & C) (MIRRORED)
SCALE: 1/4" = 1'-0"

GLAZING NOTES

PER ENERGY CALCULATIONS:
- U-VALUE: Ø.35
- SHGC-VALUE: Ø.23

VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS

OPT. 9' SECOND FLOOR CLG.

- WINDOW HEAD HEIGHT 8'-Ø" A.F.F. (TYP.)
- SOFFITS 8'-Ø" A.F.F. (TYP.)
- OPT. 8' TALL DOORS ONLY AVAILABLE AT OPT. 9' CLG.

PLAN LEGEND

	2X4 WALL		FLAT SOFFIT, F.F.: 8'-Ø" A.F.F. (U.N.O.) S.F.: 7'-6" A.F.F. (U.N.O.)
	2X6 WALL		ARCHED SOFFIT, SPRING POINT: 7'-6" A.F.F. (U.N.O.) TOP OF ARCH: 8'-Ø" A.F.F. (U.N.O.)
	1-HOUR RATED WALL REF: 6/A0.1		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. (NEW IRC TABLE R302.1(1))

PLAN NOTES

1. FRANCH 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" Ø/ OPT. 9'-1 1/8" PLATE HEIGHT.
2. COFFERED CEILINGS, REFER TO PLAN FOR SIZE
2.1. 9'-Ø" & 10'-Ø" CEILING HEIGHT, 8" DROPPED COFFER
2.2. 12'-Ø" CEILING HEIGHT, 2" 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, 4 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-1539 & ASTM C1396-C1396M
6. SHOWER & BATHTUB NOTES
6.1. NOT USED
6.2. GLASS ENCLOSURES SHALL BE SHATTERPROOF (TEMPERED)
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
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 7" 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. (NOMINAL)
7.6. SHOWER SEAT, 20" A.F.F., SLOPE TOWARDS DRAIN 1/4" PER FOOT MINIMUM.
7.7. SHOWER HEAD:
7.7.1. STANDARD SHOWER HEAD, LOCATED AT 78" A.F.F. (FIELD VERIFY)
7.8.1. OPTIONAL RAIN SHOWER HEAD, LOCATED AT 84" A.F.F. (FIELD VERIFY)
8. MASTER BATHROOM OPTIONAL FREESTANDING TUB
8.1. FREESTANDING TUB
8.2. TUB DECK, AS OCCURS, 4" A.F.F., REFER TO PLAN FOR SIZE & LOCATION
8.3. LOW SHELF, AS OCCURS, 48" A.F.F., 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 3" SHELF AT 66" 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 UPC 914.4.2.1 & 2018 UPC 914.4.
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'-6" N. MAXIMUM SILL HEIGHT AT EGRESS WINDOWS GLAZING, HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SEC R308.4.1 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) REF. A/A0.1, A/A2.1 & A/A2.3 (TYP.) DOOR DETAILS REF. 16/T1.1/A1.0, SLIDING GLASS DOOR/ MULTI-SLIDING GLASS DOOR DETAILS REF. 15/A2.1/A2.2

RICHMOND AMERICAN HOMES
LAS VEGAS
770 East Warm Springs Road, Suite 240
Las Vegas, NV 89119 (702) 838-4400

Justin Bozarth, Qualified Employee

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Date: 04/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number: L961

Plan Name: LANTANA DUO

Sheet Title: SECOND FLOOR PLAN

Sheet Number: A1.2 a

Rvt: Richmond\Las Vegas\Las Vegas Division\(Clark County) Seasons at Pewter Valley _2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\Plans\L961 - Lantana Duo Plans.dwg, 5/15/2024 12:02:22 PM, XRass

GLAZING NOTES
PER ENERGY CALCULATIONS: • U-VALUE: Ø.35 • SHGC-VALUE: Ø.23 VERIFY THE GLZING VALUES WITH THE ENERGY CALCULATIONS.

OPT. 9' SECOND FLOOR CLG.
• WINDOW HEAD HEIGHT 8'-Ø" A.F.F. (TYP.) • SOFFITS 8'-Ø" A.F.F. (TYP.) • OPT. 8' TALL DOORS ONLY AVAILABLE AT OPT. 9' CLG.

PLAN LEGEND		
	2X4 WALL	FLAT SOFFIT, F.F.+ 8'-Ø" A.F.F. (U.N.O.) S.F.+ 7'-6" A.F.F. (U.N.O.)
	2X6 WALL	
	1-HOUR RATED WALL RE: 6/A0.3	ARCHED SOFFIT, SPRING POINT: 7'-6" A.F.F. (U.N.O.) TOP OF ARCH: 8'-Ø" A.F.F. (U.N.O.)
		DROPPED SOFFIT REFER TO PLAN FOR HEIGHT A.F.F.

NOTES:
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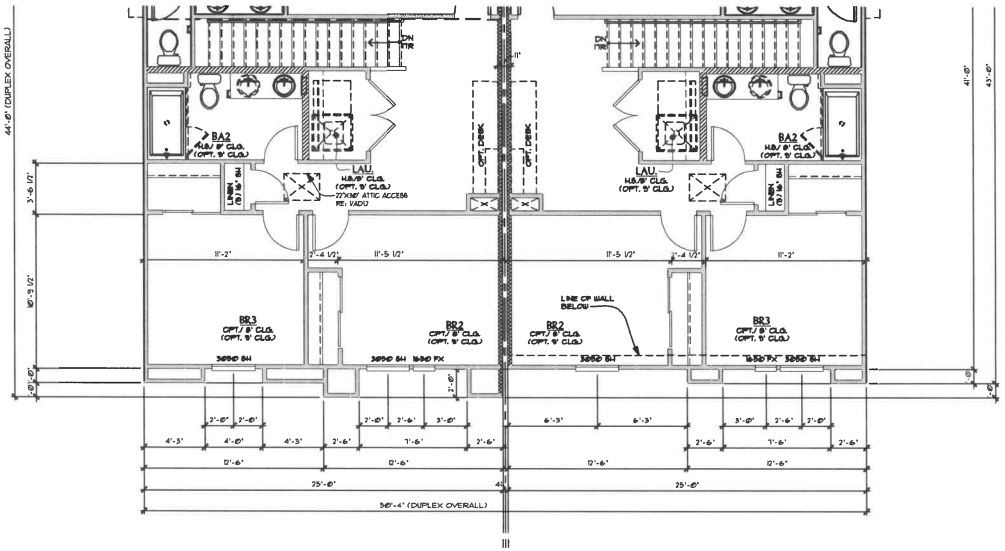

3 PARTIAL LEFT SECOND FLOOR PLAN AT ELEVATION D

SCALE: 1/4" = 1'-Ø" RE: 1/A1.2 FOR ADDITIONAL NOTES AND DIMENSIONS

4 PARTIAL RIGHT SECOND FLOOR PLAN AT ELEVATION D (MIRRORED)

SCALE: 1/4" = 1'-Ø" RE: 1/A1.2 FOR ADDITIONAL NOTES AND DIMENSIONS

Justin Bozarth, Qualified Employee

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Date: Ø4/12/2024

Revisions:

SEASONS AT PEWTER VALLEY
(PYLE - HAVEN II)
CLARK COUNTY

Plan Number:
L961

Plan Name:
LANTANA DUO

Sheet Title:
PARTIAL SECOND FLOOR PLAN

Sheet Number:
A1.2 b

rht_Nevada\Las Vegas\Las Vegas Division\Clark County\ Seasons at Pewter Valley _2018 IRC (Pyle-Haven II)\L961 - Lantana Duo\L961 - Lantana Duo-Plans.dwg, 5/15/2024 12:03:25 PM, XClass

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER
CROWELL

Neighborhood Meeting Summary
San Mateo / Ann
September 30, 2024

A neighborhood meeting was held on Monday, September 30, 2024 at 5:30 p.m. at the Aliante Library at 2400 Deer Springs Way. Lexa Green was in attendance on behalf of the developer, along with one developer representative. Councilman Scott Black was present, along with six (6) residents. The residents asked general questions about the development and posed the following questions:

- Traffic along San Mateo Street and Ann Road. *The developer is required to conduct a traffic study prior to pulling building permits. Additionally, the west half of San Mateo will be improved with the development.*
- Noise from traffic along Ann Road and the adjacent tire shop. *The developer has conducted a sound study on noise generated by the tire shop and has designed the project to reduce the effects of the tire shop's operations on future residents by placing open space areas directly adjacent to the site.*
- Why the single access point on San Mateo Street? *Montgomery Street is a private road that would likely require an easement or agreement to be used for access to the development. As for access on Ann Road, the proximity of the driveways to San Mateo Street and Montgomery Street is minimal, an introducing another driveway in that space, in addition to the bus turn out, would create further traffic conflicts.*
- What is the setback of the northernmost homes to the northern property line? *Each home is set back a minimum of 10 feet from the northern property line.*
- Height of the proposed homes. *The maximum height of the homes is just under 29 feet.*
- Ongoing issues with dumping on the site.
- Ongoing issues with 18-wheeler parking on Montgomery Street.

The residents expressed satisfaction with the residential nature of the project.

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

MAP LEGEND

ASSESSOR'S PARCELS - CLARK CO., NV.

Briana Johnson - Assessor

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 T19S R61E

99	100	101	102
26	125	124	123
37	138	139	140
64	163	162	161

SEC. 30

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

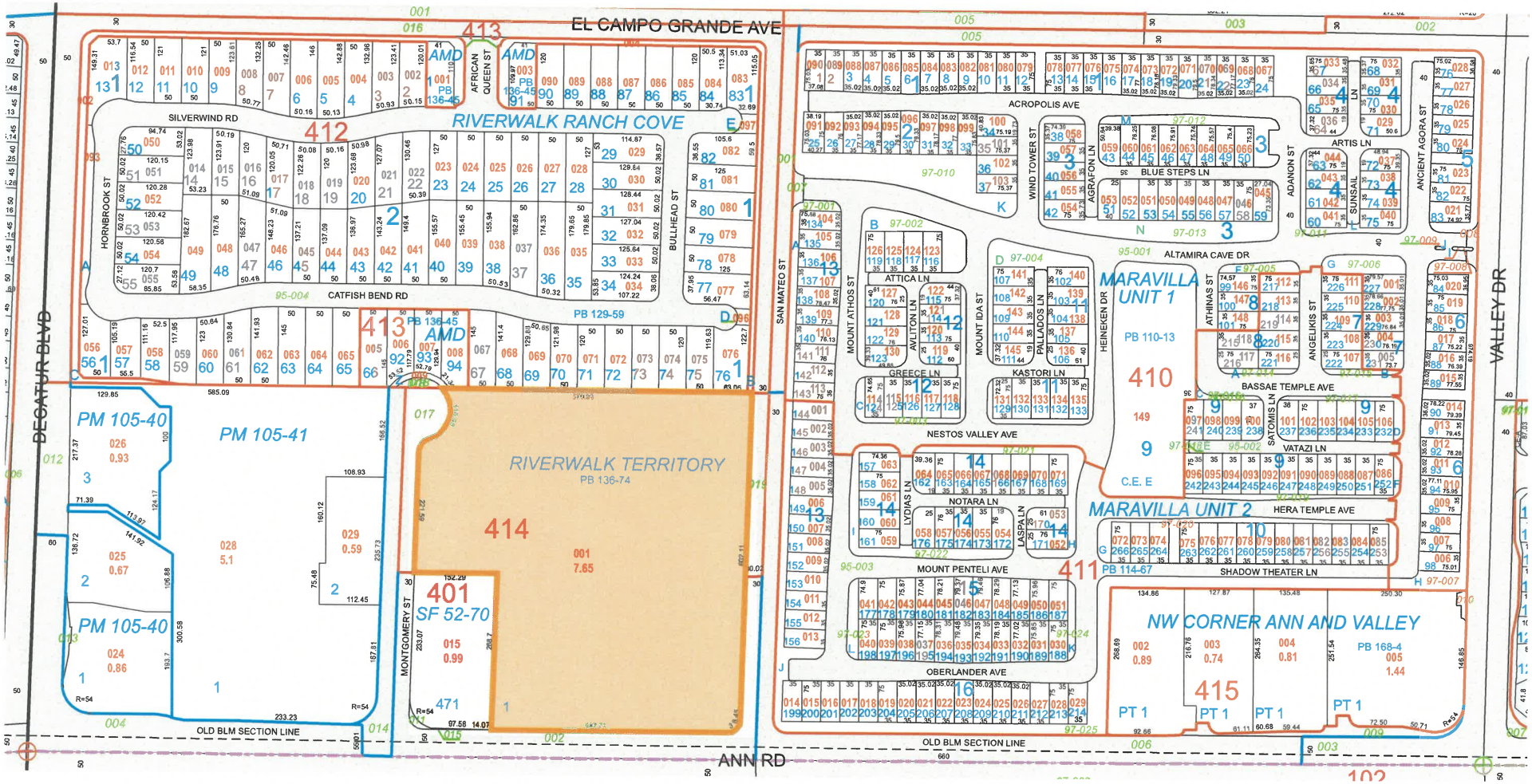
MAP S 2 SW 4

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

124-30-4

CLARK COUNTY ASSESSOR MAPPING DIVISION NEVADA

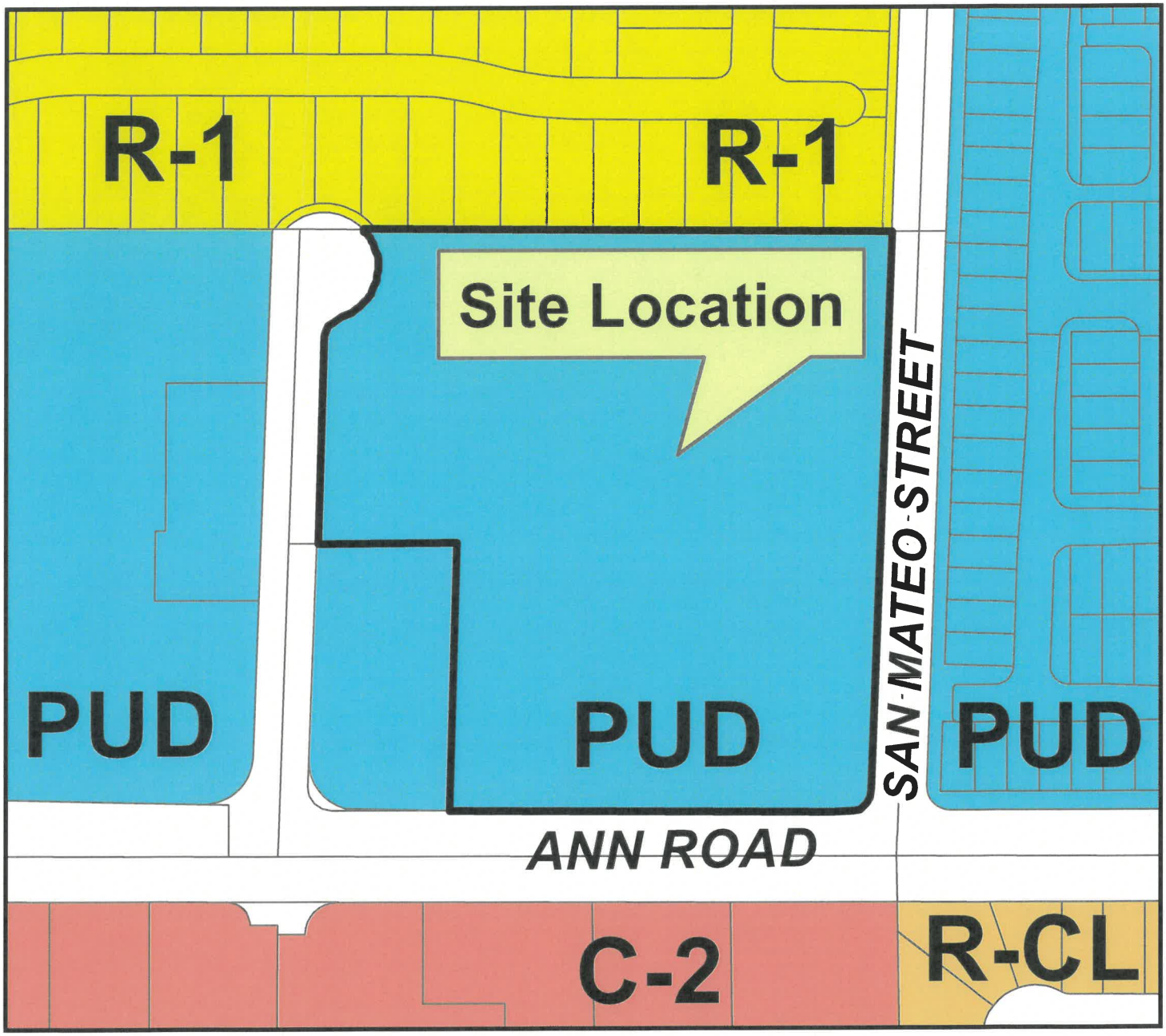
Scale: 1" = 200' Rev: 8/17/2022



TAX DIST 250

THE CITY OF NORTH LAS VEGAS

Location & Zoning Map



Applicant: Richmond American Homes
Application: Property Reclassification
Request: From a PUD, Planned Unit Development District, to a New PUD, Planned Unit Development District
Project Info: Northwest Corner of Ann Road and San Mateo Street
Case Number: ZN-18-2024

11/07/2024

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