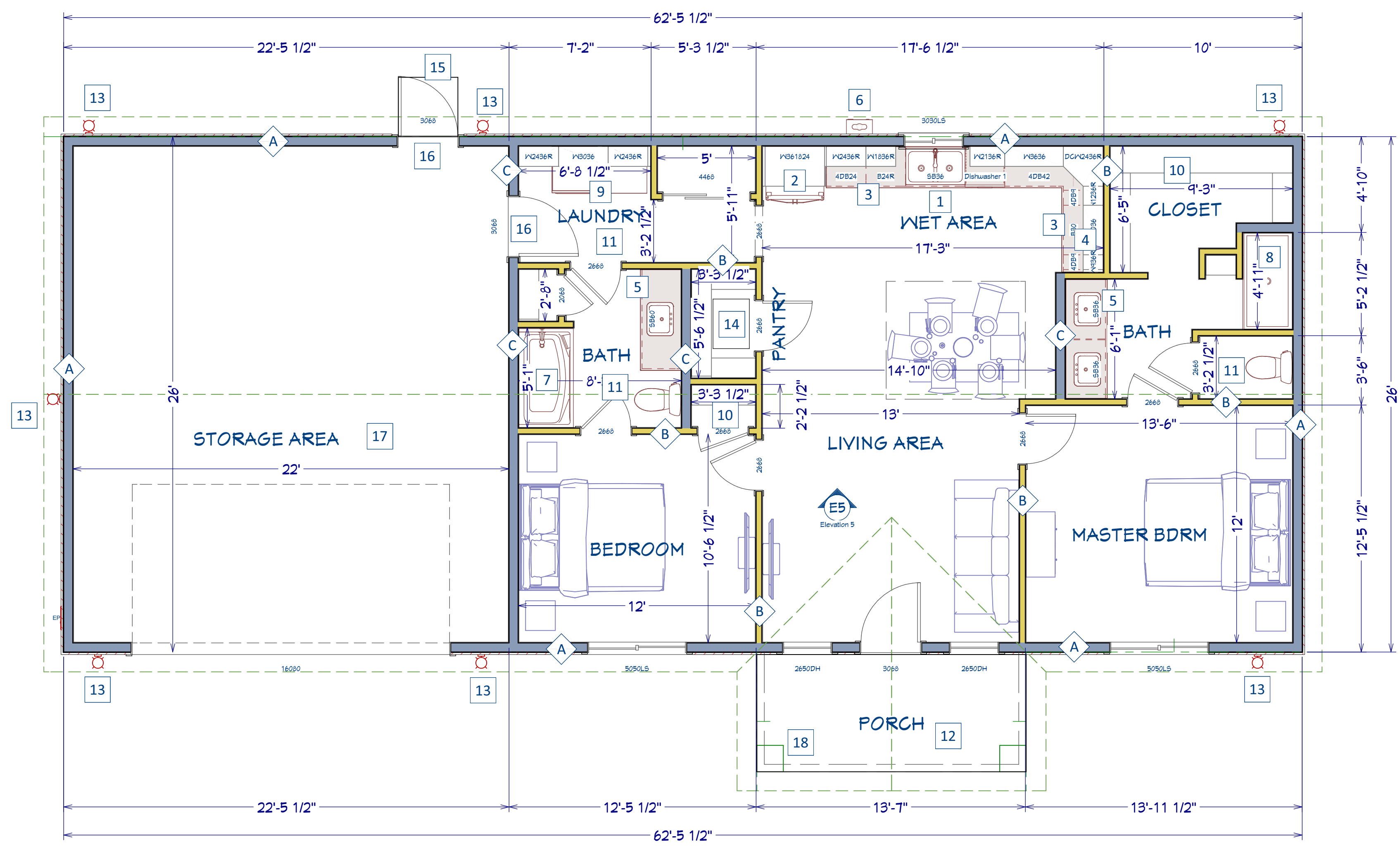


D. Wall



AS PER TITLE 30.07.02 - ACCESSORY DWELLING OR ACCESSORY LIVING QUARTERS (PREVIOUSLY KNOWN AS CASITA OR GUEST QUARTERS) A subordinate dwelling unit designed for one family, used for residential purposes (i.e., living, sanitation, sleeping, a separate structure located on the same lot as the primary dwelling. DOES NOT HAVE A PERMANENT COOKING FACILITY.

WALL TYPES

- A** EXTERIOR WALL - 2X6 WOOD STUD SPACED 16" OC WITH 1/2" GYP BD ON INSIDE FACE (STAGGERED) WITH LACE STUCCO FINISH ON EXTERIOR SIDE. INSTALL R-19 BATT INSULATION
- B** INTERIOR WALL - 2X4 WOOD STUD SPACED 16" OC WITH 1/2" GYP BD ON INSIDE FACE (STAGGERED). INSTALL R-11 BATT INSULATION.
- C** INTERIOR WALL - 2X6 WOOD STUD SPACED 16" OC WITH 1/2" GYP BD ON INSIDE FACE (STAGGERED). INSTALL R-11 BATT INSULATION

LIGHT AND VENT REQUIREMENTS

- LIVING AREA = 368.75 SF
REQD. LIGHT = 30 SF / REQD. VENT = 15 SF
PRVD. LIGHT = 34 SF / PRVD. VENT = 17
- MASTER BEDROOM = 162 SF
REQD. LIGHT = 13.5 SF / REQD. VENT = 6.75
PRVD. LIGHT = 25 SF / PRVD. VENT = 12.5
- BEDROOM 1 = 126.5 SF
REQD. LIGHT = 10 / REQD. VENT = 5
PRVD. LIGHT = 25 SF / PRVD. VENT = 12.5

UNIT KEYNOTES

- 1 SINK WITH GARBAGE DISPOSAL
- 2 37 1/2" CLEAR REFRIGERATOR SPACE. PROVIDE RECESSED ICE MAKER LINE
- 3 WET BAR AREA
- 4 MICROWAVE
- 5 BATHROOM VANITY
- 6 GAS TANKLESS WATER HEATER
- 7 30" TUB WITH FIBERGLASS SURROUND
- 8 STANDING SHOWER
- 9 WASHER/DRYER SPACE. PROVIDE HOOKUPS
- 10 PROVIDE SHELVING WITH CLOTHES ROD
- 11 INSTALL EXHAUST FAN IN LAUNDRY AND BATHROOMS
- 12 6' X 13' 7" EXTERIOR LANDING WITH 2% SLOPE FOR DRAINAGE
- 13 COACH LIGHTS
- 14 ATTIC ACCESS
- 15 3' X 3' EXTERIOR LANDING WITH 2% SLOPE FOR DRAINAGE
- 16 20-MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE
- 17 STORAGE AREA WITH THE SAME FINISHED FLOOR AS THE REST OF THE LIVING SPACE
- 18 16" X 16" POSTS

- 3. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, U.N.O.
- 4. TYPICAL WALL CONSTRUCTION - 2x4 and 2x6 STUDS AT 16" O.C. - U.N.O., REFER TO A6.00 FOR PARTITION TYPES AND DETAILS
- 5. OPENING BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID CORE DOOR NOT LESS THAN 1-3/8"
- 6. PROVIDE 5/8" TYPE "X" GYP BOARD AT CEILING AND ALL WALLS COMMON TO LIVING AREA. PROVIDE 1/2" DRYWALL AT REMAINDER OF GARAGE. WHERE THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYP. BOARD OR EQ.
- 7. TYPICAL DOOR ROUGH OPENING BEGINS 3" FROM ADJACENT WALL, U.N.O.
- 8. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR, AT EVERY FLOOR LEVEL W/ BEDROOMS
- 9. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBER, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY IRC SECTION R319.1
- 10. REFER TO BUILDING EXTERIOR ELEVATIONS FOR EXTERIOR FINISHES
- 11. WHERE CONFLICTS OCCUR, THE CONTRACTOR SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, WINDOWS, TELEPHONE, ELECTRICAL, AND COMMUNICATION OUTLETS & SWITCHES WITH THE ARCHITECT IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION
- 12. EXTEND FLOOR FINISH MATERIAL UNDER ALL REMOVABLE KITCHEN AND BATH BASE CABINETS, AS WELL AS ALL KITCHEN APPLIANCES.
- 13. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL PLANS FOR METER LOCATIONS
- 14. FOR EXHAUST DUCTS OR VENTS REFER TO MECHANICAL PLANS

FLOOR PLAN

SCALE 1/4"=1'0"

Western Trades Construction
3824 Civic Center Dr #200
North Las Vegas, NV 89030
NV LIC. 0073190, 79048
Class B-2

DRAWINGS PROVIDED BY:
WESTERN TRADES
CONSTRUCTION

DATE:

1/8/2025

SCALE:

SHEET:

A2.0