PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-12316** APN: 138-13-701-023,050,057 & 045

Name of Property Owner: TMF Investments, LLC, ET AL

Name of Applicant: TMF Investments, LLC, ET AL

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: Michael Tolbot, Manager

Subscribed and sworn before me

This 13 th day of March, 2006

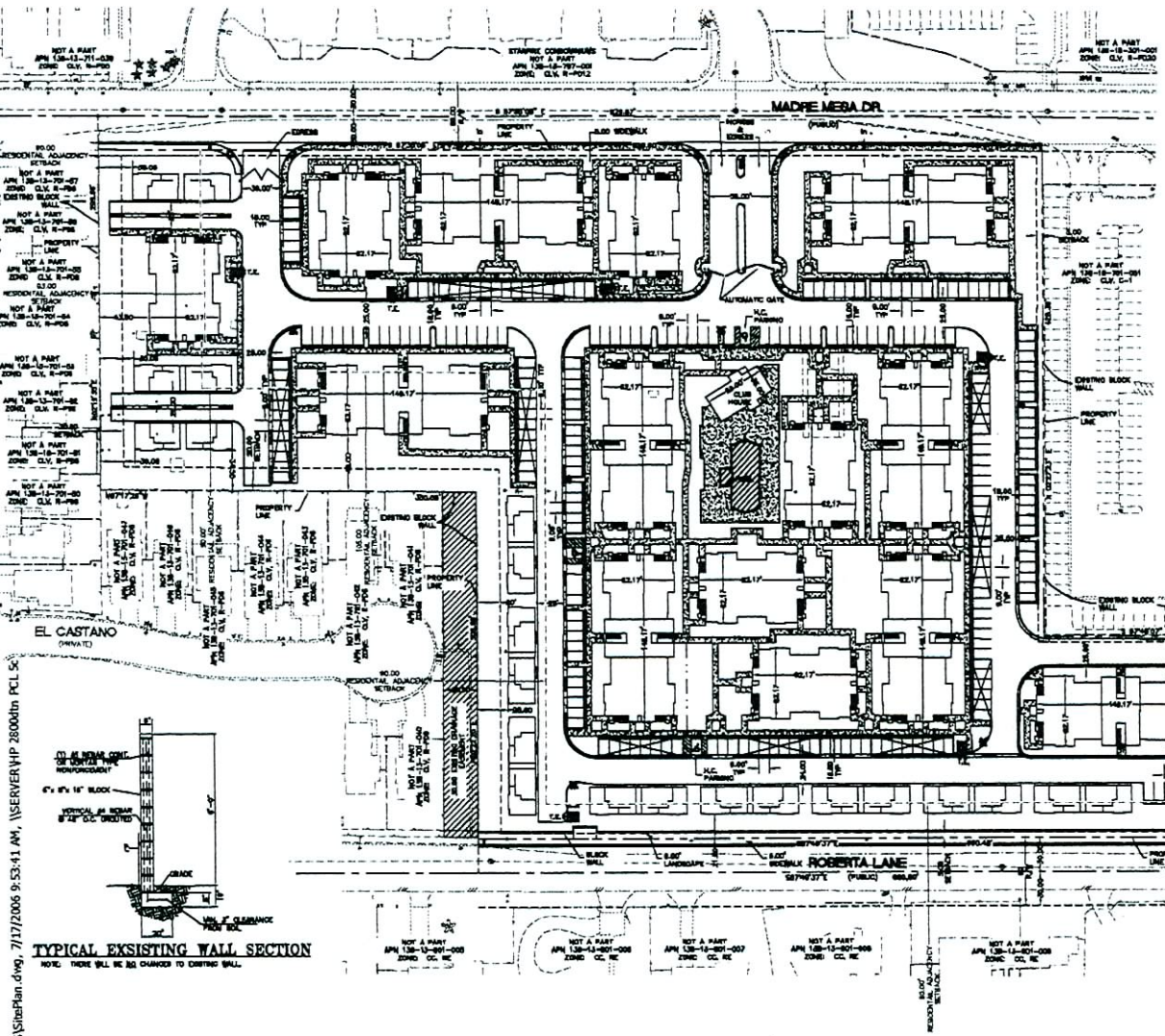
_____

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
GILBERT NOCKOWITZ
My Appointment Expires
No: 03-81326-1 April 14, 2007

DECATUR VILLAGE APARTMENTS

APN# 138-13-701-023, 045, 050 & 057
APARTMENT COMPLEX
LAS VEGAS, NEVADA



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SITE PLAN

VICINITY MAP
NO SCALE

SITE DATA

ASSESSOR'S PARCEL NUMBER	138-13-701-023, 045, 050 & 057.
SECTION/TOWNSHIP/RANGE	SEC. 13, T 20 SOUTH, R 60 EAST, M.D.M.
LAND USE	RESIDENTIAL APARTMENTS
EXISTING ZONING	RE, UVO & UDC
NUMBER OF BUILDINGS	29
NUMBER OF UNITS	200
TOTAL ACREAGE	11.39 ACRES(GROSS)
BUILDING HEIGHT	35' MAX
DENSITY	17.6 UNITS/ACRE

BUILDING BREAKDOWN

1 STORY	54
2 STORY	146
TOTAL	200

PARKING BREAKDOWN

PARKING PROVIDED : 127 STANDARD SPACES
66 STANDARD COVERED SPACES
3 VAN ACCESSIBLE HDCP SPACES
66 GARAGES
18 R.V. PARKING
TOTAL 280 SPACES

PARKING REQUIRED : 136 SPACES X 1.5 (1 BDRM) = 204
(76 SPACES X 1.75 (2 BDRM) = 133
1 SPACE/6 UNITS(200) = 33
TOTAL 370

SITE BREAKDOWN

BUILDING(S)FOOTPRINT(S) = 53,488 SQUARE FEET
TOTAL BUILDING SQUARE FEET = 195,430 SQUARE FEET

LEGEND

STREET CENTERLINE
PROPERTY LINE
EX. CURB
T.Z.
TRASH ENCLOSURE
EX. COVERED PARKING

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

Call before you Dig 1-800-227-2600

Call before you OVERHEAD 1-702-227-2929

VAR-12318
SDR-12316
08-16-06 CC
REVISED 07-13-06

RECEIVED

JUL 13 2006

PREPARED FOR :

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS
1210 HINSON STREET LAS VEGAS, NEVADA 89102
(702) 870-8771

DATE	MARCH 2006
DESIGN	VPI
DRAWN	VPI
CHECK	RJB
SCALE	1" = 60'

DECATUR VILLAGE APARTMENTS
SITE PLAN
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B.& M.
LAS VEGAS NEVADA
MADRE MESA & DECATUR

SHEET 1 OF 1

PROJ. NO.

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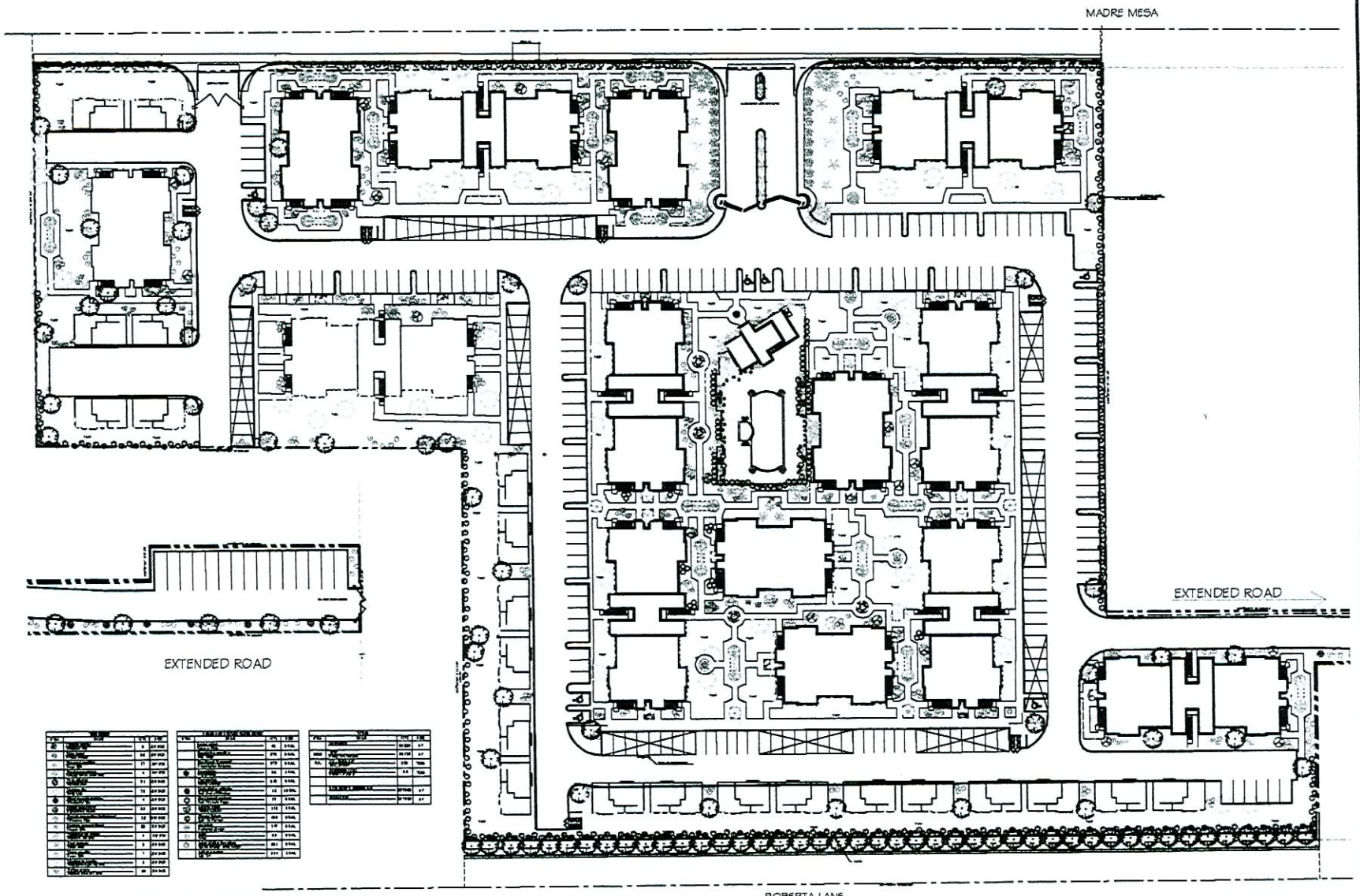


RECEIVED

JUL 13 2006

VAR-12318
SDR-12316
08-16-06 CC
REVISED 07-13-06

PAR-3

LANDSCAPE SITE PLAN

DECATUR VILLAGE APARTMENTS
LAS VEGAS, NEVADA

DESCRIPTION

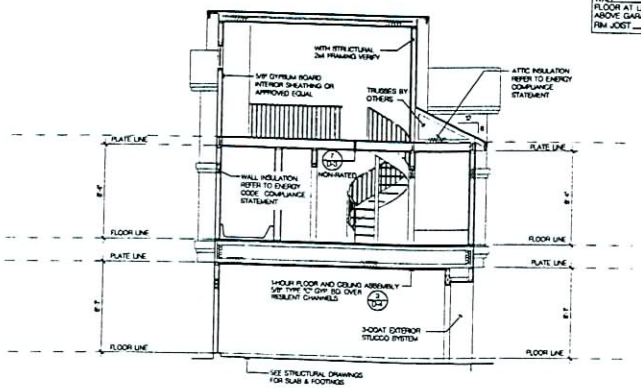
REVISIONS	DATE	BY

DRAWN BY: TDJ
CHECKED BY:
JOB NUMBER:
DATE: 3/8/06
FILE NAME:
SCALE: 1"= 30'-0"
LANDSCAPE

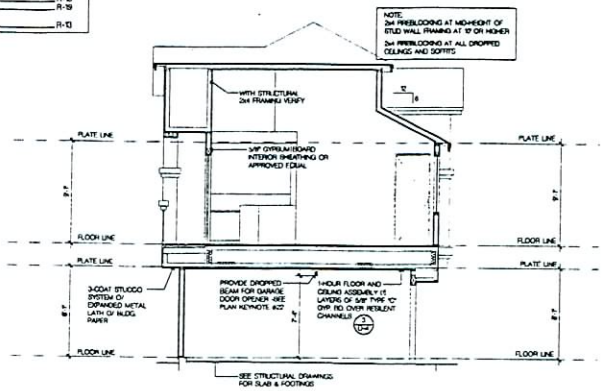
SHEET NUMBER
L1.0

N:\Decatur Village Apts\dwg\LANDSCAPE\LANDSCAPE PAR 3.dwg, 7/19/2006 8:18:35 AM, \\SERVER\HP 2800dtn PCL 5c

INSULATION SUMMARY:	
ATTIC	R-30
WALL	R-13
FLOOR AT LIVING SPACE	R-19
ABOVE GARAGE	
RIM JOIST	R-13

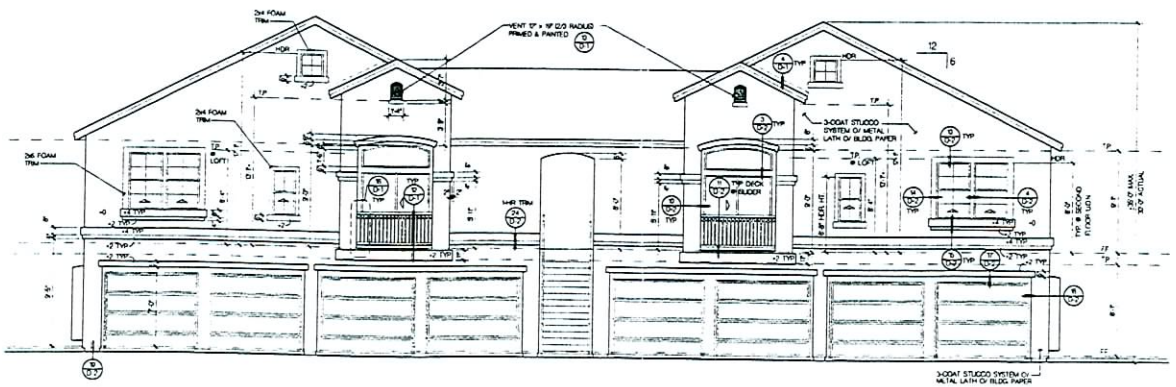


SECTION B



SECTION A

BUILDING SECTION | SCALE: 1/4" = 1'-0" | 2



FRONT

SDR-12316
04/27/06 PC

EXTERIOR ELEVATIONS | SCALE: 1/4" = 1'-0" | 1

NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT OF A DWELLING SEPARATION WALL BE FIREBLOCKED WITH RATED GYP. BD. PRIOR TO SOFFIT INSTALLATION.
2. REFER TO SHEET D-4 FOR PARTY WALL CONSTRUCTION DETAILS AND NOTES.
3. DRAFTSTOPPING TO OCCUR ABOVE AND IN LINE WITH DWELLING SEPARATIONS. DRAFTSTOP CONSTRUCTION WILL BE 1/2" MIN. GYP. BD. OR 0.375" WOOD STRUCTURAL PANEL (3/3) PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. -PER ADOPTED U&C AND LOCAL AMENDMENTS.
4. DUCT TERMINATION AT EXTERIOR WALLS TO OCCUR MINIMUM 2'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
5. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR UNIT TO UNIT RELATIONSHIP. UNIT ALTERNATE CONDITIONS, BUILDING ELEMENTS, OVERALL BUILDING DIMENSIONS, REFER TO 1/4" SCALE PLANS FOR UNIT INFORMATION.
6. PROVIDE FIRE EXTINGUISHER CABINETS LOCATE PER FIRE DEPARTMENT. DIRECTIONS (CABINET STYLE POTTER ROMER 7220 R6 OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75'-0".
7. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS U&C, I.C. AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
8. 101 INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSES ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
9. FIRESTOPPING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED FLOOR/CEILING ASSEMBLIES -PER ADOPTED U&C AND LOCAL AMENDMENTS.
10. PROVIDE WALKWAY AND EXIT BALCONY ILLUMINATION WITH A MINIMUM 1 FOOTCANDLE LIGHT INTENSITY AT THE FLOOR LEVEL -PER ADOPTED U&C AND LOCAL AMENDMENTS.
11. PROVIDE BUILDING UNIT NUMBERING APPROVED BY LOCAL EMERGENCY SERVICES. BUILDING NUMBERS SHALL BE ILLUMINATED AND VISIBLE AND LEGIBLE FROM STREET. UNIT NUMBERS SHALL BE PERMANENTLY POSTED ON ENTRANCE DOORS.

PARTY WALL : 1-HOUR MIN. WALL, 50 STC OR GREATER -SEE DETAIL 6/D-3.

REQUIRED 1-HR RATED EXTERIOR WALL -SEE DETAIL 22/D-3.

MAR 13 2006

No.	Date	Issue / Desc
	01/19/06	BLDG. DEPT.

Consultant:

Project:
DECATUR VILL
APARTMEN

TMF INVESTME
NEWPORT BEA
CALIFORNIA
2002-04

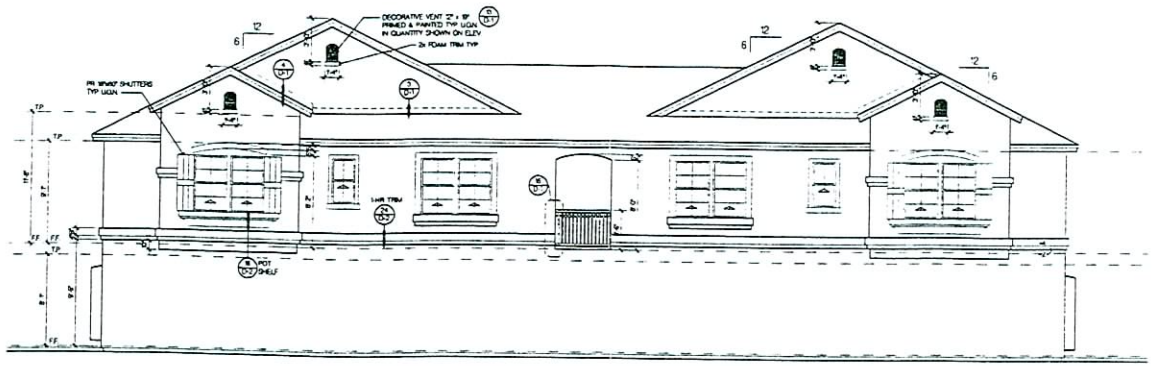
KTGYGROUP,
Architecture Planning
17992 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2133
(949) 851-3156 FAX
Irvine, California

License Stamp:

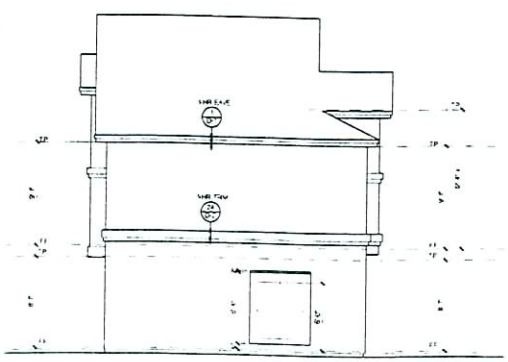
Team Manager: J
Project Director: M. F
Project Manager: M. F
Project Designer: J. O
Checked By:

Sheet Title:
BUILDING
TYPE 2
EXTERIOR ELEVATI

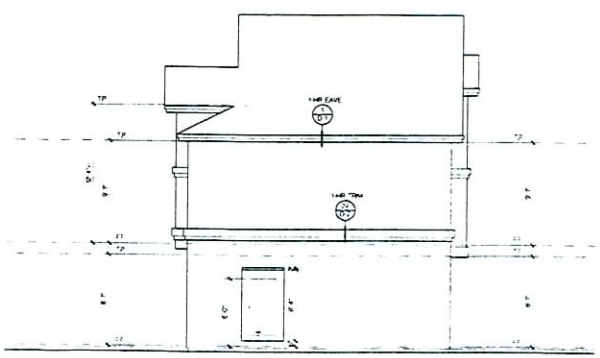
Sheet No.
A2-2



REAR



RIGHT



LEFT

SDR-12316
04/27/06 PC

EXTERIOR ELEVATIONS | 1

NOTES

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2. REFER TO SHEET D-4 FOR PARTY WALL CONSTRUCTION DETAILS AND NOTES.
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4. DUCT TERMINATION AT EXTERIOR WALLS TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
5. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR UNIT TO UNIT RELATIONSHIP. UNIT ALTERNATE CONDITIONS, BUILDING ELEMENTS, OVERALL BUILDING DIMENSIONS, REFER TO 1/4" SCALE PLANS FOR UNIT INFORMATION.
6. PROVIDE FIRE EXTINGUISHER CABINETS LOCATE PER FIRE DEPARTMENT. DIRECTIONS (CABINET STYLE POTTER ROWER 7320 BB OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-87.
7. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS IIIG, IIC, AND STC REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
8. (101) INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSES ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
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PARTY WALL - 1-HOUR MIN WALL 50 STC OR GREATER -SEE DETAIL 8/D-3

REQUIRED 1HR RATED EXTERIOR WALL -SEE DETAIL 22/D-3

MAR 13 2006

No.	Date	Issue / Desc
	01/06/06	BLDG. DEPT

Consultant:

Project:
DECATUR VIL
APARTMEN

TMF INVESTME
NEWPORT BEA
CALIFORNI
2002-04

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Irvine, California

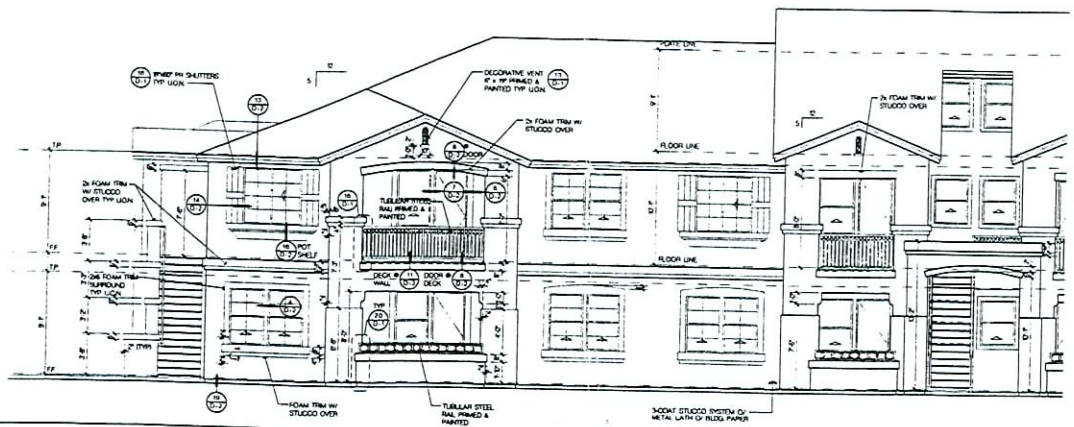
License Stamp:

Team Manager:
Project Director: M F
Project Manager: M F
Project Designer: J
Checked By:

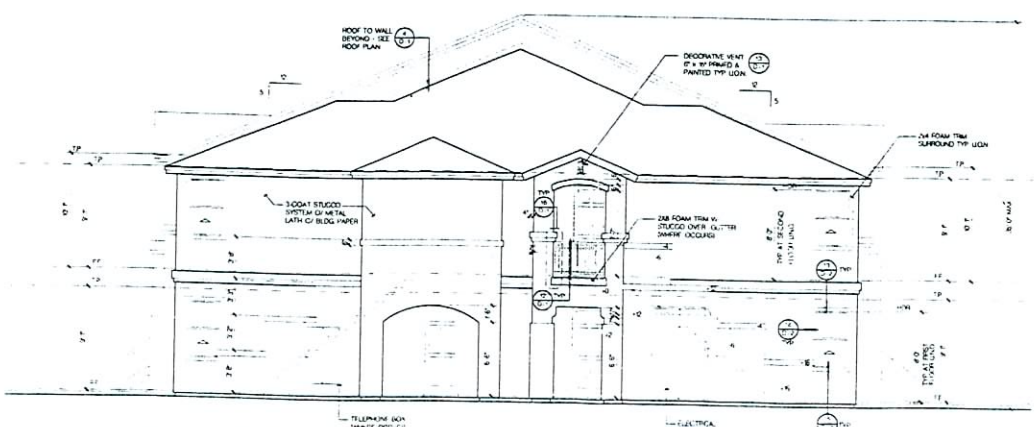
Sheet Title:
BUILDING
TYPE 2
EXTERIOR ELEVAT

Sheet No.:
A2-2

COMPOSITE FRONT & REAR EXTERIOR ELEVATIONS | SCALE 1/8" = 1'-0" | 1



PARTIAL TYP. FRONT & REAR EXTERIOR ELEVATIONS | SCALE 1/4" = 1'-0" | 2



TYP. RIGHT & LEFT SIDE EXTERIOR ELEVATIONS | SCALE 1/4" = 1'-0" | 3

NOTES

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PARTY WALL - 1-HOUR MIN. WALL, 50 STC. OR GREATER -SEE DETAIL 8/D-3

REQUIRED 1-HR RATED EXTERIOR WALL -SEE DETAIL 22/D-3.

SDR-12316
04/27/06 PC

MAR 13 2006

No.	Date	Issue / Desc
	1/18/06	BLDG DEPT

Consultant-

Project -

DECATUR VIL.
APARTMEN

TMF INVESTME
NEWPORT BEA
CALIFORNI

2002-04

KTGYGROUP.

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Irvine, California

License Stamp-

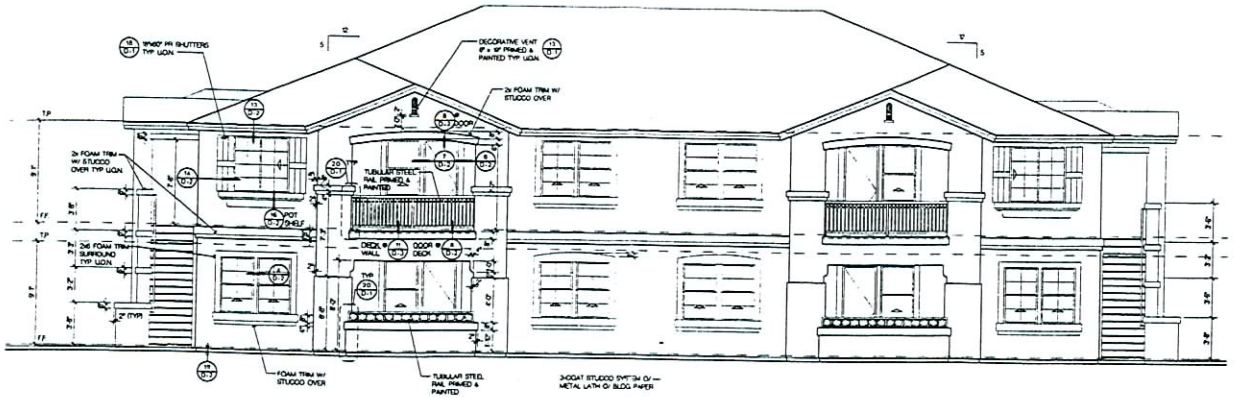
Team Manager - J
Project Director - M F
Project Manager - M F
Project Designer - J O
Checked By -

Sheet Title -

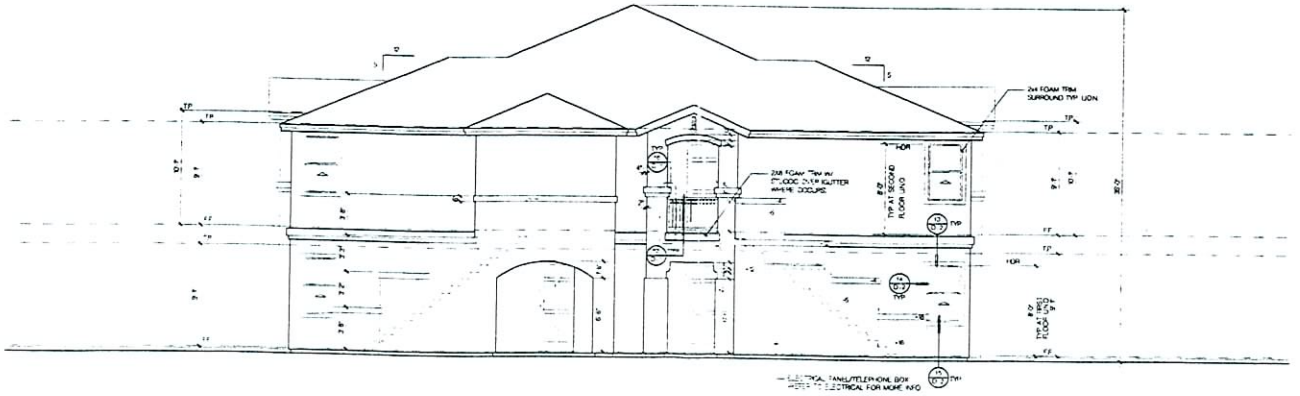
BUILDING
TYPE 1
EXTERIOR ELEVATI

Sheet No

A1-4



TYPICAL FRONT & BACK



TYPICAL RIGHT & LEFT

EXTERIOR ELEVATION | SCALE 1/8" = 1'-0" | 2

NOTES

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6. PROVIDE FIRE EXTINGUISHER CABINETS LOCATE PER FIRE DEPARTMENT. DIRECTIONS (CABINET STYLE POTTER ROMER 7320 DB OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75/47.
7. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL CARPET, OR A PRODUCT THAT MEETS U.B.C. U.C. AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
8. [illegible] INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSES ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
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PARTY WALL - 1-HOUR MIN WALL, 50 STC OR GREATER -SEE DETAIL 8/D-3.

REQUIRED 1-HR RATED EXTERIOR WALL -SEE DETAIL 22/D-3.

MAR 13 2006

SDR-12316

04/27/06 PC

No.	Date	Issue / Desc
	01/18/06	BLDG DEPT

Consultant:

Project:

DECATUR VIL
APARTMEN

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NEWPORT BEA
CALIFORNIA

2002-04

KTGYGROUP,

17992 MITCHELL SOUTH
IRVINE, CA 92614

(949) 851-2133
(949) 851-5156 FAX

Irvine, California

License Stamp:

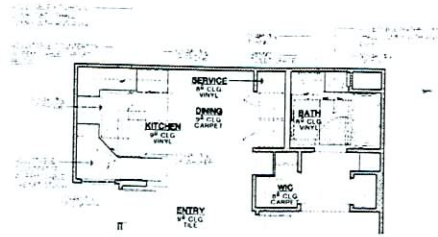
Team Manager J
Project Director: M F
Project Manager M F
Project Designer: J C
Checked By:

Sheet Title:

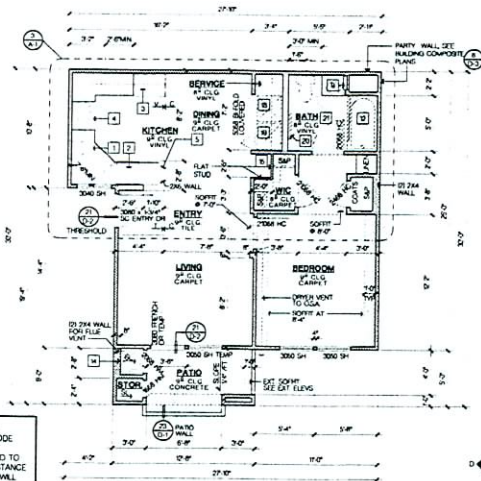
BUILDING
TYPE 3
EXTERIOR ELEVATI

Sheet No:

A3-3

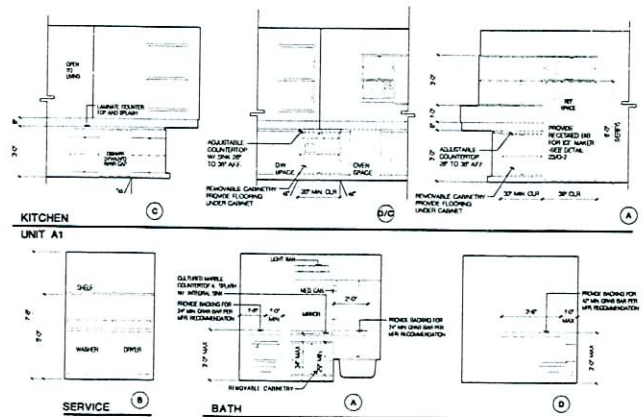


UNIT A1 - FLOOR ACCESSSIBILITY | SCALE: 1/4" = 1'-0" | 3



REQUIREMENTS OF A FIRE-RATED FLOOR/CEILING ASSEMBLY PER CODE REQUIRES THE SUPPORTING CONSTRUCTION TO BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING. THEREFORE 5/8" GYP BD. WILL BE USED ALL WALLS AND CEILINGS THOUGHOUT LION.

UNIT A1 FIRST FLOOR (ACCESSIBLE UNIT) | SCALE: 1/4" = 1'-0" | 1



AT ALL FIRST FLOOR UNITS PROVIDE REMOVABLE CABINET & TOE KICK AT SINK PROVIDE PLUMBING FOR REPOSITIONABLE (LOWERED) SINK FLOORING MATERIAL SHALL BE INSTALLED PRIOR TO SINK CABINETS & ADJUSTABLE WORK TOP AND BE CONTINUOUS TO THE WALL. CABINETS TO BE PER 2003 IBC, CABO/ANSI A117.1

SDR-12316
04/27/06 PC
MAR 13 2006

INTERIOR ELEVATIONS UNIT A | SCALE: 3/8" = 1'-0" | 2

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER | 24" WIDE X 24" DEEP W/ AIR GAP| VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" CLEAR REFRIGERATOR SPACE PROVIDE REQUIRED COLD WATER BIB AND SHUT-OFF FOR ICE MAKER | -SEE DETAIL 25/D-2
4. 30" BUILT-IN RANGE/ OVEN W/ BUILT-IN HOOD LIGHT AND FAN ABOVE EDITIONAL MICROWAVE OVEN
5. 44" ABOVE FINISH FLOOR TO TOP OF COUNTER FINISH INSTALL ELECTRICAL OUTLETS HORIZONTAL ON KITCHEN SIDE ABOVE SPLASH
6. SINGLE SINK @ WET BAR
7. PANTRY WIDTH NOTED ON PLANS
8. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED. PULL-DOWN STAIR THROUGH PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
9. RECESSED MEDICINE CABINET
10. 42" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER PREPATTED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
11. 36" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER PREPATTED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
12. 32" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER PREPATTED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
13. FAU IN ATTIC PER ADOPTED UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER ADOPTED UMC & VENT TO OUTSIDE
14. WATER HEATER ON 18" HIGH PLATFORM W/ FLEX CONNECTORS AND SEISMIC STRAPS SEE DETAIL 1/D-1 PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. COMBUSTION AIR PER 2003 UMC AND VENT TO OUTSIDE. PROVIDE SAFTY PAN
15. WALL MOUNTED HORIZONTAL FAN COIL UNIT. WITH CONDENSATE LINE TO OUTSIDE. SEE MECHANICAL PLANS. VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING. PRE-BOARD WITH 5/8" TYPE "X" GYP. BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) FRAMING AT WALLS AND CEILING ABOVE DROPPED CEILING AT FCU PER 2003 IBC. PROVIDE MINIMUM REQUIRED NON-COMBUSTIBLE MANUFACTURED ACCESS PANEL COMPATIBLE WITH FCU. PAINT TO MATCH CEILING. VERIFY PANEL DOOR SWING AND PLACE FCU TO MAINTAIN FULL ACCESS. MATERIALS DEPOSITED WITHIN PLENUMS TO COMPLY WITH ADOPTED UMC.
16. WATER HEATER W/18" HIGH LOW COMBUSTION VENTS LOW VENT 18" FROM FINISH FLOOR TO BOTTOM OF VENT AND HIGH VENT 18" BELOW TOP PLATE TO TOP OF VENT
17. NOT USED
18. WASHER SPACE : PROVIDE REQUIRED WATER AND DRAIN CONNECTIONS. RECESSED BOX IN BEARING WALL SHALL BE METAL! PROVIDE SAFTY PAN & 2" DRAIN LINE TO OUTSIDE AT SECOND FLOOR
19. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE PER ADOPTED UMC 14' MAX LENGTH WITH 2 ELBOWS MAX OR 8' PER W/ MECHANICAL CALCULATIONS.
20. 24" WIDE TOWEL BAR MOUNTED AT 40" ABV F.F. PROVIDE 2x6 FLAT STUD BLOCKING WITHIN WALL
21. FLAT BLOCKING WITHIN WALL FOR GRAB BAR INSTALLATION -SEE INTERIOR ELEVATION NOTES
22. 7'-0" X HIGH (OPPOSED 2) 2x6 SUPPORT. 2x6 BLOCKING IN WALL @ ENDS OF SUPPORT TYP. PROVIDE (2) 4,000 AT EACH END OF SUPPORT FOR MOUNTING OF GARAGE DOOR OPENER

NOTES

1. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD AND FOOT REQUIREMENTS
2. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK AT TOP UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET OR A PRODUCT THAT MEETS IBC, UC AND BTC REQUIREMENTS OF 50 AND THE ASSEMBLY SHALL BE APPROVED BY THE BUILDING DEPARTMENT

   KITCHEN FLOORING SHALL BE INSTALLED PRIOR TO KITCHEN SINK CABINET AND BE CONTINUOUS TO WALL
3. SMOKE DETECTORS WILL BE PROVIDED PER IBC. THE SMOKE DETECTORS WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED TO IN EACH BEDROOM, IN EVERY ROOM IN THE HALL AND HALLWAY OUTSIDE OF THE BEDROOM. REF. ELECTRICAL PLANS FOR LOCATIONS INSTALL AND LOCATE IN COMPLIANCE WITH MANUFACTURE LISTED REQUIREMENTS
4. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE BALCONY OR PRIVATE DECKS THE SHEATHING HEIGHTS ARE DESIGNED FOR 7" THICK GYP CRETE INTERIOR UNIT FLOOR TOPPING AND 2" HARDPOOL AT EXTERIOR SURFACE
5. CEILING HEIGHT INDICATED ARE NOMINAL FROM TOP OF CONC. SLAB OVR CRETE OR WOOD FLOOR SHEATHING HIS REQUIRES TO BOTTOM OF JOIST FRAMING UNIT
6. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
7. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL BUILDING CODE AND UCON. DRAWINGS REFER TO THE ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED U-VALUE OF ALL GLAZING
8. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS
9. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED
10. EGRESS REQUIREMENTS AT ALL BEDROOMS WITH OPENABLE WINDOW WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ.FT. THE MIN. NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 IN.
11. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
12. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL
13. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
14. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE. AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IBC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
15. HEATING SYSTEMS SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UMC
16. EXCEPT WHERE OTHERWISE NOTED IN THE IBC ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MINIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84

   2x4 STUDS AT 16" o.c. UNO
   2x6 STUDS AT 16" o.c. UNO
   SEE EXT. ELEVS FOR EXT. SOFFIT HEIGHTS NOT NOTED ON PLANS

UNIT AREA SUMMARY

SQUARE FOOTAGES INDICATED ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY, NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE.

UNIT A1 -ACCESSIBLE	
LIVING (CONDITIONED SPACE)	626 SQ FT
PATIO (UNCONDITIONED SPACE)	41 SQ FT
STORAGE (UNCONDITIONED SPACE)	7 SQ FT
UNIT A2	
FIRST FLOOR LIVING (CONDITIONED SPACE)	106 SQ FT
LOFT FLOOR LIVING (CONDITIONED SPACE)	105 SQ FT
TOTAL	741 SQ FT
PATIO (UNCONDITIONED SPACE)	41 SQ FT
STORAGE (UNCONDITIONED SPACE)	7 SQ FT

No.	Date	Issue / Descript

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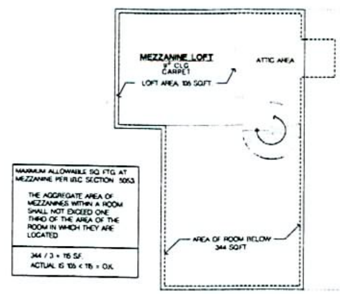
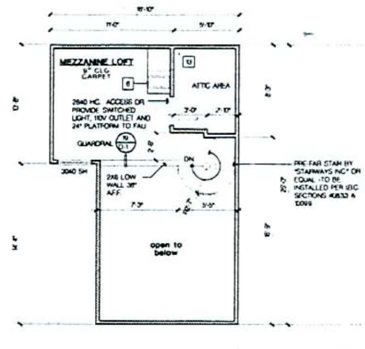
Sheet Title:
UNIT A1 - FIRST FL
FLOOR PLANS/
INTERIOR ELEVATI

Sheet No:
A-1



MAXIMUM ALLOWABLE SQ FTG AT MEZZANINE PER IBC SECTION 505.3
THE AGGREGATE AREA OF MEZZANINES WITHIN A ROOM SHALL NOT EXCEED ONE THIRD OF THE AREA OF THE ROOM IN WHICH THEY ARE LOCATED
344 / 3 = 115 S.F. ACTUAL IS 105 < 115 = O.K.

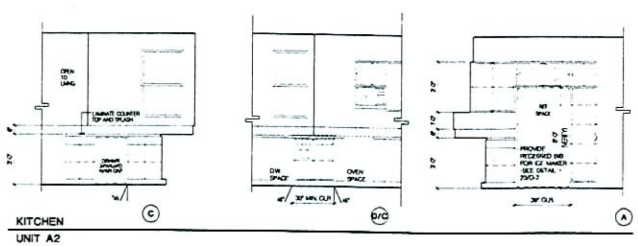
AREA FOOTPRINT

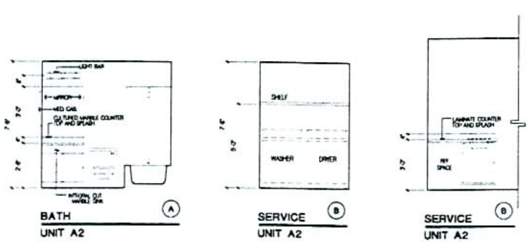


LOFT

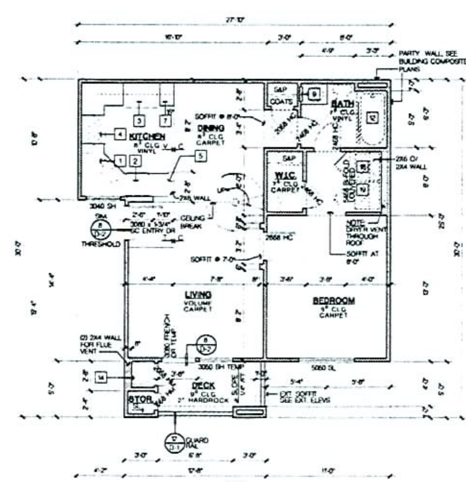
REQUIREMENTS OF A FIRE-RATED FLOOR/CEILING ASSEMBLY PER CODE REQUIRES THE SUPPORTING CONSTRUCTION TO BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING, THEREFORE 5/8" GYP BD. WILL BE USED AT ALL WALLS AND CEILINGS THOUGHOUT U.O.N.

UNIT A2 LOFT LEVEL — SCALE 1/4" = 1'-0" — 1





INTERIOR ELEVATIONS — SCALE 3/8" = 1'-0" — 3



REQUIREMENTS OF A FIRE-RATED FLOOR/CEILING ASSEMBLY PER CODE REQUIRES THE SUPPORTING CONSTRUCTION TO BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING, THEREFORE 5/8" GYP BD. WILL BE USED AT ALL WALLS AND CEILINGS THOUGHOUT U.N.O.

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ELEVATION INTERIOR

UNIT A2 SECOND FLOOR — SCALE 1/4" = 1'-0" — 2

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) -SEE DETAIL 25/D-2.
4. 30" BUILT-IN RANGE/ OVEN W/ BUILT-IN HOOD, LIGHT AND FAN ABOVE OPTIONAL MICROWAVE OVEN
5. 44" ABOVE FINISH FLOOR TO TOP OF COUNTER FINISH INSTALL ELECTRICAL OUTLETS HORIZONTAL ON KITCHEN SIDE ABOVE SPLASH
6. SINGLE SINK @ WET BAR
7. PANTRY WIDTH NOTED ON PLANS
8. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED. FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
9. RECESSED MEDICINE CABINET
10. 42" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
11. 36" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
12. 32" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
13. FAU IN ATTIC PER ADOPTED UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER ADOPTED UMC & VENT TO OUTSIDE
14. WATER HEATER ON 18" HIGH PLATFORM W/ FLEX. CONNECTORS AND SEISMIC STRAPS SEE DETAIL 11/D-1 PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE; COMBUSTION AIR PER 2000 UMC AND VENT TO OUTSIDE, PROVIDE SMITTY PAN
15. WALL MOUNTED HORIZONTAL FAN COIL UNIT WITH CONDENSATE LINE TO OUTSIDE. SEE MECHANICAL PLANS- VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING. PRE-BOARD WITH 5/8" TYPE "X" GYP. BOARD (LAYERS AS REQUIRED FOR ASSEMBLY). FRAMING AT WALLS AND CEILING ABOVE DROPPED CEILING AT F.C.U. PER 2000 UBC. PROVIDE MINIMUM REQUIRED NON-LOUVERED MANUFACTURED ACCESS PANEL COMPATIBLE WITH F.C.U., PAINT TO MATCH CEILING. VERIFY PANEL DOOR SWING AND PLACE F.C.U. TO MAINTAIN FULL ACCESS. MATERIALS EXPOSED WITHIN PLENUMS TO COMPLY WITH ADOPTED UMC.
16. WATER HEATER W/ 58" HIGH LOW COMBUSTION VENTS LOW VENT 6" FROM FINISH FLOOR TO BOTTOM OF VENT AND HIGH VENT 6" BELOW TOP PLATE TO TOP OF VENT
17. NOT USED
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN BEARING WALL SHALL BE METAL) PROVIDE 'SMITTY' PAN & 2" DRAIN LINE TO OUTSIDE AT SECOND FLOOR
19. DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE PER ADOPTED UMC W/ MAX. LENGTH WITH 2 ELBOWS MAX. OR 8" PIPE W/ MECHANICAL CALCULATIONS
20. 24" WIDE TOWEL BAR MOUNTED AT +40" ABV. F.F. PROVIDE 2x6 FLAT STUD BLOCKING WITHIN WALL.
21. FLAT BLOCKING WITHIN WALL FOR GRAB BAR INSTALLATION -SEE INTERIOR ELEVATION NOTES
22. 7'-4" ± HIGH EXPOSED (2) 2x6 SUPPORT. 2x6 BLOCKING IN WALL @ ENDS OF SUPPORT TYP. PROVIDE (2) A35 AT EACH END OF SUPPORT FOR MOUNTING OF GARAGE DOOR OPENER

NOTES

1. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD AND POST REQUIREMENTS.
2. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK AT TOP UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET OR A PRODUCT THAT MEETS UBC, IIC AND STC REQUIREMENTS OF 50 AND THE ASSEMBLY SHALL BE APPROVED BY THE BUILDING DEPARTMENT.

   KITCHEN FLOORING SHALL BE INSTALLED PRIOR TO KITCHEN SINK CABINET AND BE CONTINUOUS TO WALL.
3. SMOKE DETECTORS WILL BE PROVIDED PER UBC. THE SMOKE DETECTORS WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED (1) IN EACH BEDROOM, IN EVERY ROOM IN THE PATH AND HALLWAY OUTSIDE OF THE BEDROOMS. SEE ELECTRICAL PLANS FOR LOCATIONS. INSTALL AND LOCATE IN COMPLIANCE WITH MANUFACTURER'S LISTED REQUIREMENTS.
4. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1" THICK GYP. CRETE INTERIOR UNIT FLOOR TOPPING AND 2" HARDROCK AT EXTERIOR SURFACES.
5. CEILING HEIGHT INDICATED ARE NOMINAL FROM TOP OF CONC. SLAB, GYP CRETE OR WOOD FLOOR SHEATHING (AS REQUIRED) TO BOTTOM OF JOIST FRAMING U.N.O.
6. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
7. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL BUILDING CODE AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED "U"-VALUE OF ALL GLAZING.
8. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
9. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
10. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 IN.
11. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
12. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
13. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER.
14. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF [illegible] FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM.
15. VENTING SYSTEMS SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UMC.
16. EXCEPT WHERE OTHERWISE NOTED IN THE IBC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.

- 2x4 STUDS AT 16" o.c. U.N.O.
- 2x6 STUDS AT 16" o.c. U.N.O.
- SEE EXT. ELEVS FOR EXT. SOFFIT HEIGHTS NOT NOTED ON PLANS.

UNIT AREA SUMMARY

SQUARE FOOTAGES INDICATED ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES MARKETING, SALES LITERATURE.

UNIT A1 -ACCESSIBLE

LIVING (CONDITIONED SPACE)	636 SQ FT
PATIO (UNCONDITIONED SPACE)	41 SQ FT
STORAGE (UNCONDITIONED SPACE)	7 SQ FT

UNIT A2

FIRST FLOOR LIVING (CONDITIONED SPACE)	636 SQ FT
LOFT FLOOR LIVING (CONDITIONED SPACE)	105 SQ FT
TOTAL	741 SQ FT
PATIO (UNCONDITIONED SPACE)	41 SQ FT
STORAGE (UNCONDITIONED SPACE)	7 SQ FT

No. Date Issue / Description

Consultant:

Project:
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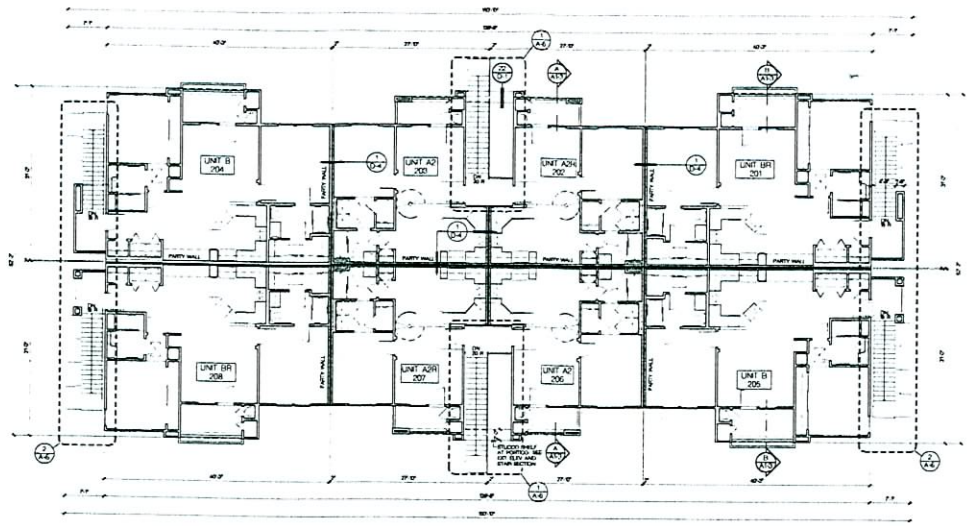
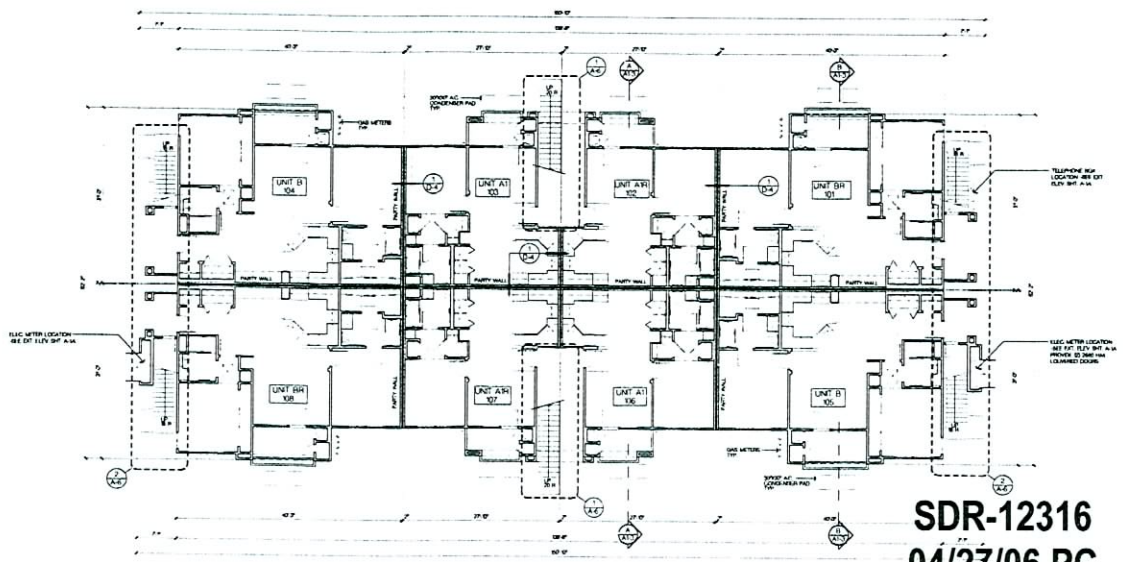
Sheet Title:
UNIT A2-SECOND FL
FLOOR PLANS/
INTERIOR ELEVATION

Sheet No.:
A-1.A



UPPER LEVEL PLAN SCALE: 1/8" = 1'-0" 1



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LOWER LEVEL PLAN SCALE: 1/8" = 1'-0" 2

NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT OF A DWELLING SEPARATION WILL BE PRE-BOARDED WITH RATED GYP. BD. PRIOR TO SOFFIT INTALLATION.
2. REFER TO SHEET D-4 FOR PARTY WALL CONSTRUCTION DETAILS AND NOTES.
3. DRAFTSTOPPING TO OCCUR ABOVE AND IN LINE WITH DWELLING SEPARATIONS. DRAFTSTOP CONSTRUCTION WILL BE 1/2" MIN. GYP. BD. OR 0.375" WOOD STRUCTURAL PANEL, 0.375 PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED PER ADOPTED IRC AND LOCAL AMENDMENTS.
4. DUCT TERMINATION AT EXTERIOR WALLS TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
5. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR UNIT TO UNIT RELATIONSHIP. UNIT ALTERNATE CONDITIONS, BUILDING ELEVATION, OVERALL BUILDING DIMENSIONS, REFER TO 1/4" SCALE PLANS FOR UNIT INFORMATION.
6. PROVIDE FIRE EXTINGUISHER CABINETS LOCATE PER FIRE DEPARTMENT. DIRECTIONS (CABINET STYLE POTTER ROMER 7200 SM OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-0"
7. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS IBC, IEC AND STC REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
8. (101) INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSES ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
9. FIRESTOPPING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED FLOOR/CEILING ASSEMBLIES PER ADOPTED IRC AND LOCAL AMENDMENTS.
10. PROVIDE WALKWAY AND EXIT BALCONY ILLUMINATION WITH A MINIMUM 1 FOOTCANDLE LIGHT INTENSITY AT THE FLOOR LEVEL PER ADOPTED IBC AND LOCAL AMENDMENTS.
11. PROVIDE BUILDING/ UNIT NUMBERING APPROVED BY LOCAL EMERGENCY SERVICES. BUILDING NUMBERS SHALL BE ILLUMINATED AND VISIBLE AND LEGIBLE FROM STREET. UNIT NUMBERS SHALL BE PERMANENTLY POSTED ON ENTRANCE DOORS.

PARTY WALL - 1-HOUR MIN. WALL, 50 STC. OR GREATER. SEE DETAIL W2-3

REQUIRED 1-HR RATED EXTERIOR WALL SEE DETAIL 22/D-3

BUILDING AREA SUMMARY

ALLOWABLE AREAS:

FIRE SPRINKLER STORY INCREASE IBC 2003 SECTION 506.3

R-1 BASIC ALLOWABLE 12 STORIES!		+ 7000 SF/FL
FIRE SPRINKLER INCREASE		+ 200%
		+ 21000 SF/FLOOR
FIRE SPRINKLER INCREASE		X 2
TOTAL ALLOWABLE		+ 42000 SF

ACTUAL AREAS:

	CONDITIONED ft.²	UNCONDITIONED ft.²	TOTAL FLOOR	EXTERIOR ENTRY EXIT BALCONY
FIRST FLOOR	6840	460	7300	-
SECOND FLOOR	7260	460	7720	95
TOTAL AREA BY OCCUPANCY	14100	920	15020	95
TOTAL BUILDING AREA			15115	

NOTE:

1. SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY, NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING AND SALES LITERATURE.
2. BUILDING SUMMARY IS THE CUMULATIVE TOTAL INTERIOR AND EXTERIOR "PER FLOOR AREAS". EXTERIOR EXIT BALCONIES ARE NOT INCLUDED

CADFILE
PLOT DATE:

No	Date	Issue / Descrip

Consultant:

Project:
DECATUR VILL
APARTMENT

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NEWPORT BEAC
CALIFORNIA
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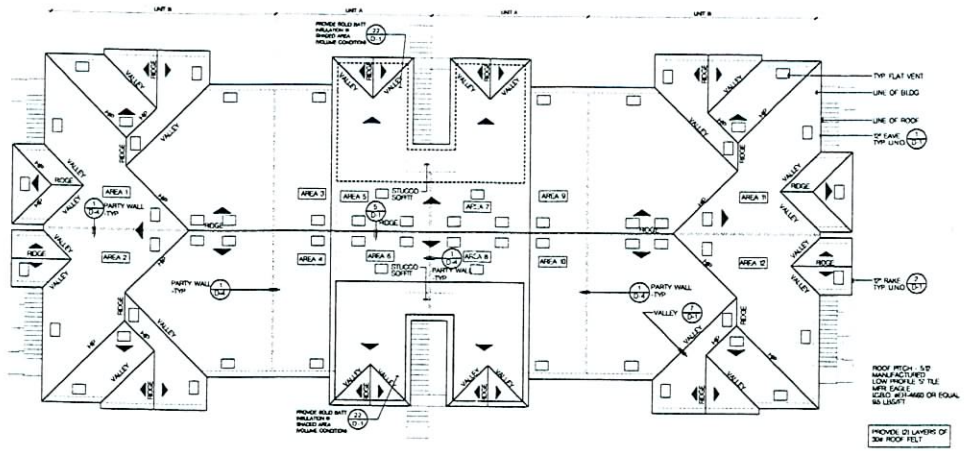
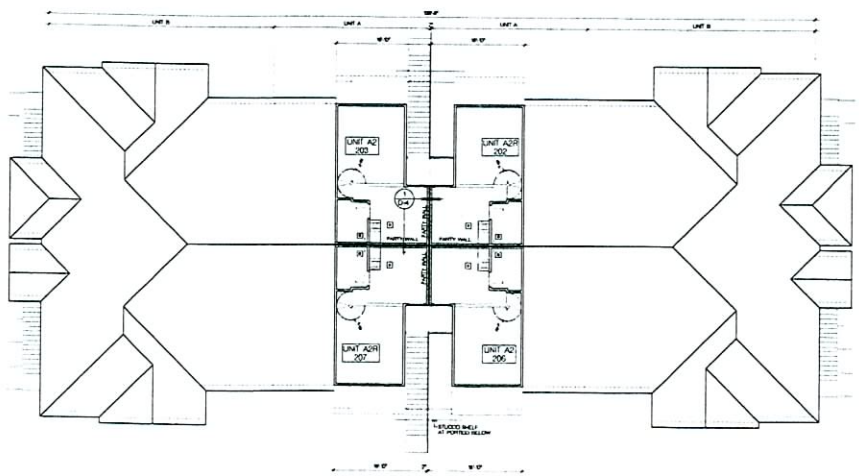
Sheet Title:
BUILDING
TYPE 1
FLOOR PLANS

Sheet No.:
A1-1



ROOF PLAN | SCALE: 1/8" = 1'-0" | 1



LOFT LEVEL PLAN | SCALE: 1/8" = 1'-0" | 2

NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT OF A DWELLING SEPARATION WALL BE PRE-BOARDED WITH RATED GYP. BD. PRIOR TO SOFFIT INTALLATION.
2. REFER TO SHEET D-4 FOR PARTY WALL CONSTRUCTION DETAILS AND NOTES.
3. DRAFTSTOPPING TO OCCUR ABOVE AND IN LINE WITH DWELLING SEPARATIONS. DRAFTSTOP CONSTRUCTION WILL BE 1/2" MIN. GYP. BD. OR 7/16" WOOD STRUCTURAL PANEL, 0.375 PARTICLE BOARD, OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED -PER ADOPTED U.B.C. AND LOCAL AMENDEMENTS.
4. DUCT TERMINATION AT EXTERIOR WALLS TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
5. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR UNIT TO UNIT RELATIONSHIP. UNIT ALTERNATE CONDITIONS, BUILDING ELEVATIONS, OVERALL BUILDING DIMENSIONS, REFER TO 1/8" SCALE PLANS FOR UNIT INFORMATION.
6. PROVIDE FIRE EXTINGUISHER CABINETS LOCATE PER FIRE DEPARTMENT. DIRECTIONS (CABINET STYLE POTTER ROWER 7320 SB OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER N.F.P.A. STANDARD 75-0".
7. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS U.B.C. I.C. AND S.T.C. REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
8. (101) INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSES ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
9. FIRESTOPPING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED FLOOR/CEILING ASSEMBLIES -PER ADOPTED U.B.C. AND LOCAL AMENDEMENTS.
10. PROVIDE WALKWAY AND EXIT BALCONY ILLUMINATION WITH A MINIMUM 1 FOOTCANDLE LIGHT INTENSITY AT THE FLOOR LEVEL. -PER ADOPTED U.B.C. AND LOCAL AMENDEMENTS.
11. PROVIDE BUILDING/ UNIT NUMBERING APPROVED BY LOCAL EMERGENCY SERVICES. BUILDING NUMBERS SHALL BE ILLUMINATED AND VISIBLE AND LEGIBLE FROM STREET. UNIT NUMBERS SHALL BE PERMANENTLY POSTED ON ENTRANCE DOORS.

PARTY WALL - 1-HOUR MIN. WALL, 50 STC OR GREATER -SEE DETAIL 8/D-3

REQUIRED 1-HR RATED EXTERIOR WALL -SEE DETAIL 22/D-3

ATTIC VENTILATION

ATTIC VENTILATION: IRC
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR COVERED VENTS.

VENT CLEARANCE: WHERE EAVE OR COVERED VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

LOW PROFILE 2 VENTS
MODEL # 600A4 BY "OWENS INC" OR APPROVED EQUAL
ICBO NO. PR-4496
70 SQ. INET FREE AREA

ALL FLAT VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE. EAVE VENTS SHALL BE UNIFORMLY SPACED AT EAVES/SOFFITS TO PROVIDE ADEQUATE CROSS VENTILATION

AREA 1, 2, 3
ATTIC SQUARE FOOTAGE 1188 SQ.F.
1188 SQ. FT. X 1/150 = 47 SQ.F.
47 SQ. FT. X 144 SQ. IN. (REQUIRED) 6768 SQ.
HIGH VENTILATION
20 OWENS VENTS X 70 SQ. = 1400 SQ.
PROVIDED 1400 SQ.
LOW VENTILATION
20 OWENS VENTS X 70 SQ. = 1400 SQ.
PROVIDED 1400 SQ.
TOTAL PROVIDED 2800 SQ.

AREA 4, 5, 6
ATTIC SQUARE FOOTAGE 1008 SQ.F.
1008 SQ. FT. X 1/150 = 42 SQ.F.
42 SQ. FT. X 144 SQ. IN. (REQUIRED) 6048 SQ.
HIGH VENTILATION
20 OWENS VENTS X 70 SQ. = 1400 SQ.
PROVIDED 1400 SQ.
LOW VENTILATION
20 OWENS VENTS X 70 SQ. = 1400 SQ.
PROVIDED 1400 SQ.
TOTAL PROVIDED 2800 SQ.

AREA 7, 8, 9, 10, 11
ATTIC SQUARE FOOTAGE 1344 SQ.F.
1344 SQ. FT. X 1/150 = 24 SQ.F.
24 SQ. FT. X 144 SQ. IN. (REQUIRED) 3456 SQ.
HIGH VENTILATION
10 OWENS VENTS X 70 SQ. = 700 SQ.
PROVIDED 700 SQ.
LOW VENTILATION
10 OWENS VENTS X 70 SQ. = 700 SQ.
PROVIDED 700 SQ.
TOTAL PROVIDED 1400 SQ.

AREA 12, 13, 14, 15
ATTIC SQUARE FOOTAGE 1197 SQ.F.
1197 SQ. FT. X 1/150 = 127 SQ.F.
127 SQ. FT. X 144 SQ. IN. (REQUIRED) 18288 SQ.
VENTILATION
20 OWENS VENTS X 70 SQ. = 1400 SQ.
PROVIDED 1400 SQ.

MAR 13 2006

SDR-12316
04/27/06 PC

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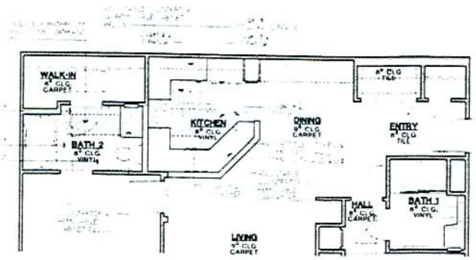
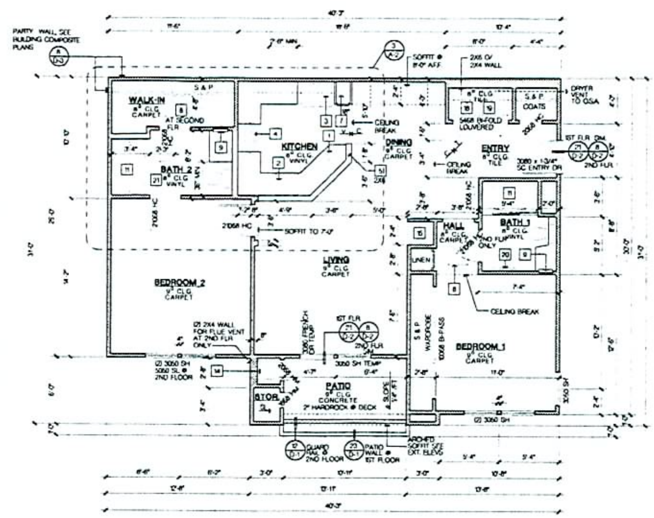
Sheet Title:
BUILDING
TYPE 1
FLOOR PLANS
AND ROOF PLAN

Sheet No.
A1-2



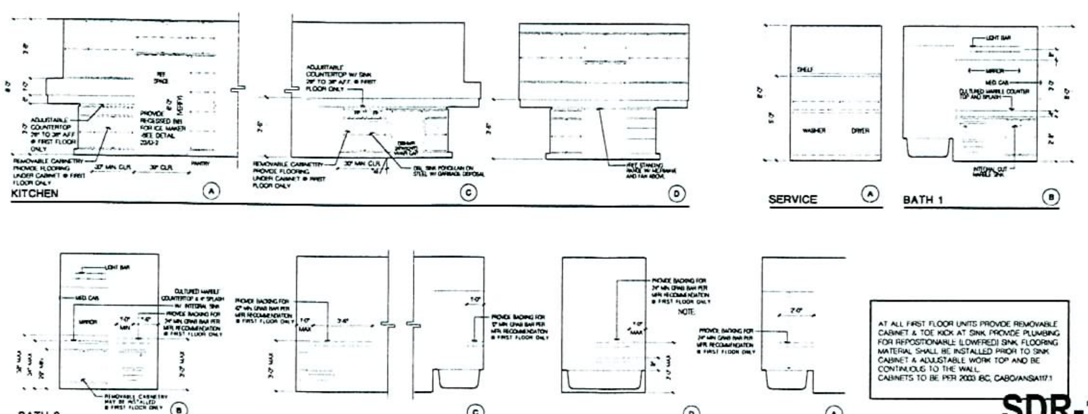
UNIT B (FIRST FLOOR ACCESSIBILITY) SCALE 1/4" = 1'-0" 3



REQUIREMENTS OF A FIRE-RATED FLOOR/CEILING ASSEMBLY PER CODE REQUIRES THE SUPPORTING CONSTRUCTION TO BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING, THEREFORE 5/8" GYP. BD. WILL BE USED AT ALL WALLS AND CEILINGS THOUGHOUT UON

FIRST/ SECOND FLOOR

UNIT B (ACCESSIBLE AT FIRST FLOOR) SCALE 1/4" = 1'-0" 1



AT ALL FIRST FLOOR UNITS PROVIDE REMOVABLE CABINET & TOE KICK AT SINK PROVIDE PLUMBING FOR REPOSITIONABLE (LOWERED) SINK. FLOORING MATERIAL SHALL BE INSTALLED PRIOR TO SINK CABINET & ADJUSTABLE WORK TOP AND BE CONTINUOUS TO THE WALL. CABINETS TO BE PER 2003 IBC, CABO/ANSI A117.1

MAR 13 2006

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INTERIOR ELEVATIONS UNIT B SCALE 3/8" = 1'-0" 2

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE x 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) -SEE DETAIL 25/D-2.
4. 30" SLIDE-IN RANGE/ OVEN W/ BUILT-IN HOOD, LIGHT AND FAN ABOVE (OPTIONAL MICROWAVE OVEN)
5. 44" ABOVE FINISH FLOOR TO TOP OF COUNTER FINISH INSTALL ELECTRICAL OUTLETS HORIZONTAL ON KITCHEN SIDE, ABOVE SPLASH
6. SINGLE SINK @ WET BAR
7. PANTRY WIDTH NOTED ON PLANS
8. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED. FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
9. RECESSED MEDICINE CABINET
10. 42" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
11. 36" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
12. 32" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
13. FAU IN ATTIC PER ADOPTED UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER ADOPTED UMC & VENT TO OUTSIDE
14. WATER HEATER ON 18" HIGH PLATFORM W/ FLEX CONNECTORS AND SEISMIC STRAPS SEE DETAIL 11/D-1 PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE; COMBUSTION AIR PER 2000 UMC AND VENT TO OUTSIDE. PROVIDE SMITTY PAN.
15. WALL MOUNTED HORIZONTAL FAN COIL UNIT WITH CONDENSATE LINE TO OUTSIDE. SEE MECHANICAL PLANS- VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING, PRE-BOARD WITH 5/8" TYPE "X" GYP. BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) FRAMING AT WALLS AND CEILING ABOVE DROPPED CEILING AT F.C.U PER 2000 UMC. PROVIDE MINIMUM REQUIRED NON-LOUVERED MANUFACTURED ACCESS PANEL COMPATIBLE WITH F.C.U, PAINT TO MATCH CEILING. VERIFY PANEL DOOR SWING AND PLACE F.C.U TO MAINTAIN FULL ACCESS. MATERIALS EXPOSED WITHIN PLENUMS TO COMPLY WITH ADOPTED UMC.
16. WATER HEATER VENT: HIGH LOW COMBUSTION VENTS LOW VENT 6" FROM FINISH FLOOR TO BOTTOM OF VENT AND HIGH VENT 6" BELOW TOP PLATE TO TOP OF VENT
17. NOT USED
18. WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN BEARING WALL SHALL BE METAL) PROVIDE SMITTY PAN & 2" DRAIN LINE TO OUTSIDE AT SECOND FLOOR
19. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE PER ADOPTED UMC. 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR 5" PIPE W/ MECHANICAL CALCULATIONS
20. 24" WIDE TOWEL BAR MOUNTED AT +40" ABV. F.F. PROVIDE 2x6 FLAT STUD BLOCKING WITHIN WALL.
21. FLAT BLOCKING WITHIN WALL FOR GRAB BAR INSTALLATION -SEE INTERIOR ELEVATION NOTES
22. 7'-4" x HIGH EXPOSED (2) 2x6 SUPPORT. 2x6 BLOCKING IN WALL @ ENDS OF SUPPORT TYP. PROVIDE (2) A35 AT EACH END OF SUPPORT FOR MOUNTING OF GARAGE DOOR OPENER

NOTES

1. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD AND POST REQUIREMENTS.
2. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK AT TOP UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET OR A PRODUCT THAT MEETS UBC, IBC AND STC REQUIREMENTS OF 50 AND THE ASSEMBLY SHALL BE APPROVED BY THE BUILDING DEPARTMENT.
   KITCHEN FLOORING SHALL BE INSTALLED PRIOR TO KITCHEN SINK CABINET AND BE CONTINUOUS TO WALL.
3. SMOKE DETECTORS WILL BE PROVIDED PER IBC. THE SMOKE DETECTORS WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED IN EACH BEDROOM, IN EVERY ROOM IN THE PATH AND HALLWAY OUTSIDE OF THE BEDROOMS. SEE ELECTRICAL PLANS FOR LOCATIONS. INSTALL AND LOCATE IN COMPLIANCE WITH MANUFACTURES LISTED REQUIREMENTS.
4. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1" THICK GYP. CRETE INTERIOR UNIT FLOOR TOPPING AND 2" HARDROCK AT EXTERIOR SURFACES.
5. CEILING HEIGHT INDICATED ARE NOMINAL FROM TOP OF CONC. SLAB, GYP. CRETE OR WOOD FLOOR SHEATHING (AS REQUIRED) TO BOTTOM OF JOIST FRAMING UNO.
6. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
7. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL BUILDING CODE AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED "U"-VALUE OF ALL GLAZING.
8. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
9. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
10. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 IN.
11. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
12. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
13. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER.
14. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE, AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM.
15. VENTING SYSTEMS SHALL TERMINATE AT LEAST 4 FEET FROM A PROPERTY LINE PER THE UMC.
16. EXCEPT WHERE OTHERWISE NOTED IN THE IBC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.

- 2x4 STUDS AT 16" o.c. UNO.
- 2x6 STUDS AT 16" o.c. UNO.
- SEE EXT. ELEVS FOR EXT. SOFFIT HEIGHTS NOT NOTED ON PLANS.

UNIT AREA SUMMARY

SQUARE FOOTAGES INDICATED ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE.

UNIT B

LIVING (CONDITIONED SPACE)	1074 SQ FT
PATIO (UNCONDITIONED SPACE)	60 SQ FT
STORAGE (UNCONDITIONED SPACE)	7 SQ FT

CADFILE:
PLOT DATE:

No Date Issue / Descrip

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Sheet Title :
UNIT B
FLOOR PLANS/
INTERIOR ELEVATI

Sheet No :
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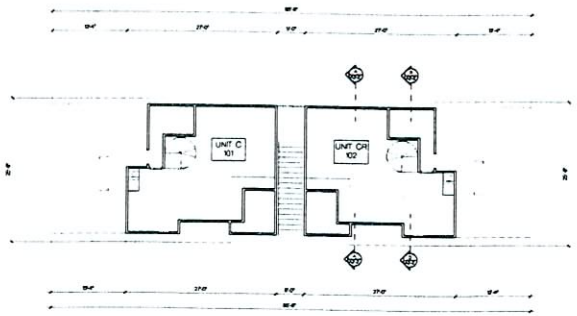
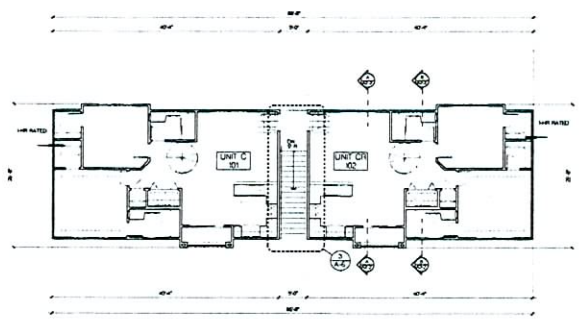


LOFT LEVEL | SCALE: 1/8" = 1'-0" | 4



SECOND FLOOR | SCALE: 1/8" = 1'-0" | 2

ATTIC VENTILATION

ATTIC VENTILATION: IRC
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300, PROVIDED 50% TO 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS.

EAVE CLEARANCE: WHERE EAVE OR CORNER VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

LOW PROFILE 8" VENTS
MODEL # 5004 BY OHAGAN INC/ OR APPROVED EQUAL
IC360 NO SPACING
75 SQ INCH FREE AREA

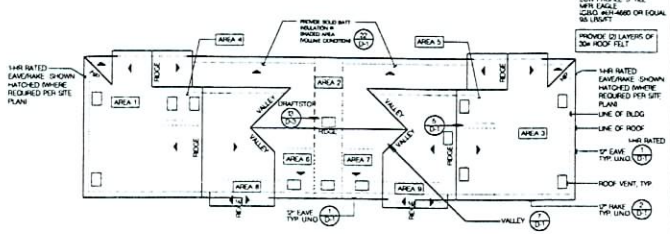
ALL FLAT VENTS TO BE LOCATED THE SAME DISTANCE FROM THE EAVE LINE. EAVE VENTS SHALL BE UNIFORMLY SPACED AT EAVES/GABLES TO PROVIDE ADEQUATE CROSS VENTILATION.

AREA 1, 2, 3
ATTIC SQUARE FOOTAGE 480 SQ FT
480 SQ FT X 1/150 = 3.20 SQ FT
3.20 SQ FT X 144 SQ IN (REQUIRED) = 460.8 SQ IN
HIGH VENTILATION
(2) OHAGAN VENTS X 75 SQ IN = 150 SQ IN
PROVIDED 150 SQ IN
LOW VENTILATION
(5) OHAGAN VENTS X 75 SQ IN = 375 SQ IN
PROVIDED 375 SQ IN
TOTAL PROVIDED 525 SQ IN

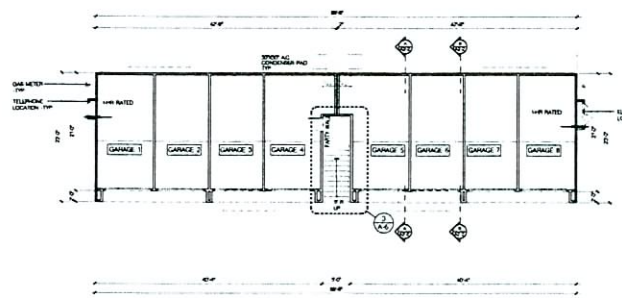
AREA 4, 5
ATTIC SQUARE FOOTAGE 240 SQ FT
240 SQ FT X 1/150 = 1.6 SQ FT
1.6 SQ FT X 144 SQ IN (REQUIRED) = 230.4 SQ IN
VENTILATION
(1) OHAGAN VENTS X 75 SQ IN = 75 SQ IN
TOTAL PROVIDED 75 SQ IN

AREA 6, 7
ATTIC SQUARE FOOTAGE 512 SQ FT
512 SQ FT X 1/150 = 3.4 SQ FT
3.4 SQ FT X 144 SQ IN (REQUIRED) = 489.6 SQ IN
VENTILATION
(1) OHAGAN VENTS X 75 SQ IN = 75 SQ IN
TOTAL PROVIDED 75 SQ IN

AREA 8, 9
ATTIC SQUARE FOOTAGE 340 SQ FT
340 SQ FT X 1/150 = 2.26 SQ FT
2.26 SQ FT X 144 SQ IN (REQUIRED) = 325.4 SQ IN
VENTILATION
(1) 9 X 15 (2/3 PADDLE PLATED GABLE END VENT = 84 SQ IN) = 84 SQ IN
TOTAL PROVIDED 84 SQ IN



ROOF PLAN | SCALE: 1/8" = 1'-0" | 3



GARAGE LEVEL | SCALE: 1/8" = 1'-0" | 1

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NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT OF A DWELLING SEPARATION WILL BE PRE INDARKED WITH RATED GYP. BD. PRIOR TO SOFFIT INSTALLATION.
2. REFER TO SHEET D-4 FOR PARTY WALL CONSTRUCTION DETAILS AND NOTES.
3. DRAFTSTOPPING TO OCCUR ABOVE AND IN LINE WITH DWELLING SEPARATIONS. DRAFTSTOP CONSTRUCTION WILL BE 1/2" MIN. GYP. BD. OR 0.375" WOOD STRUCTURAL PANEL, 0.375 PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED -PER ADOPTED UBC AND LOCAL AMENDMENTS.
4. DUCT TERMINATION AT EXTERIOR WALLS TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
5. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR UNIT TO UNIT RELATIONSHIP. UNIT ALTERNATE CONDITIONS, BUILDING ELEMENTS, OVERALL BUILDING DIMENSIONS, REFER TO 1/4" SCALE PLANS FOR UNIT INFORMATION.
6. PROVIDE FIRE EXTINGUISHER CABINETS LOCATE PER FIRE DEPARTMENT. DIRECTIONS (CABINET STYLE POTTER ROMER 7200 RB OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-97.
7. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS IIIC, IIC, AND STC REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
8. [XX] INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSES ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
9. FIRESTOPPING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED FLOOR/CEILING ASSEMBLIES -PER ADOPTED UBC AND LOCAL AMENDMENTS.
10. PROVIDE WALKWAY AND EXIT BALCONY ILLUMINATION WITH A MINIMUM 1 FOOTCANDLE LIGHT INTENSITY AT THE FLOOR LEVEL -PER ADOPTED UBC AND LOCAL AMENDMENTS.
11. PROVIDE BUILDING/ UNIT NUMBERING APPROVED BY LOCAL EMERGENCY SERVICES. BUILDING NUMBERS SHALL BE ILLUMINATED AND VISIBLE AND LEGIBLE FROM STREET. UNIT NUMBERS SHALL BE PERMANENTLY POSTED ON ENTRANCE DOORS.

PARTY WALL - 1-HOUR MIN. WALL, 50 STC OR GREATER -SEE DETAIL 8/D-3.

REQUIRED 1-HR RATED EXTERIOR WALL -SEE DETAIL 22/D-3.

BUILDING AREA SUMMARY

ALLOWABLE AREAS:

FIRE SPRINKLER (TOTAL INCREASE IBC 2003 SECTION 506.3)

R-1 BASIC ALLOWABLE (2 STORIES) = 7000 SF/FL
FIRE SPRINKLER INCREASE = 200%
= 21000 SF/FLOOR
FIRE SPRINKLER INCREASE X 2
TOTAL ALLOWABLE = 42000 SF

ACTUAL AREAS:

	CONDITIONED (1)	UNCOND. (2)	UNCOND. (3)	TOTAL FLOOR	EXTERIOR ENTRY/EXIT BALCONY	UTILITY
FIRST FLOOR			1732	1732	-	12
SECOND FLOOR	1848	60		2008	37	-
TOTAL AREA (BY OCCUPANCY)	1848	60	1732	3740	37	12
TOTAL BUILDING AREA				3789		

NOTE:
1. SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY, NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING AND SALES LITERATURE.
2. BUILDING SUMMARY IS THE CUMULATIVE TOTAL INTERIOR AND EXTERIOR 1ST FLOOR AREA. EXTERIOR EXIT BALCONIES ARE NOT INCLUDED

No. Date Issue / Descrip

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Project:
DECATUR VILL
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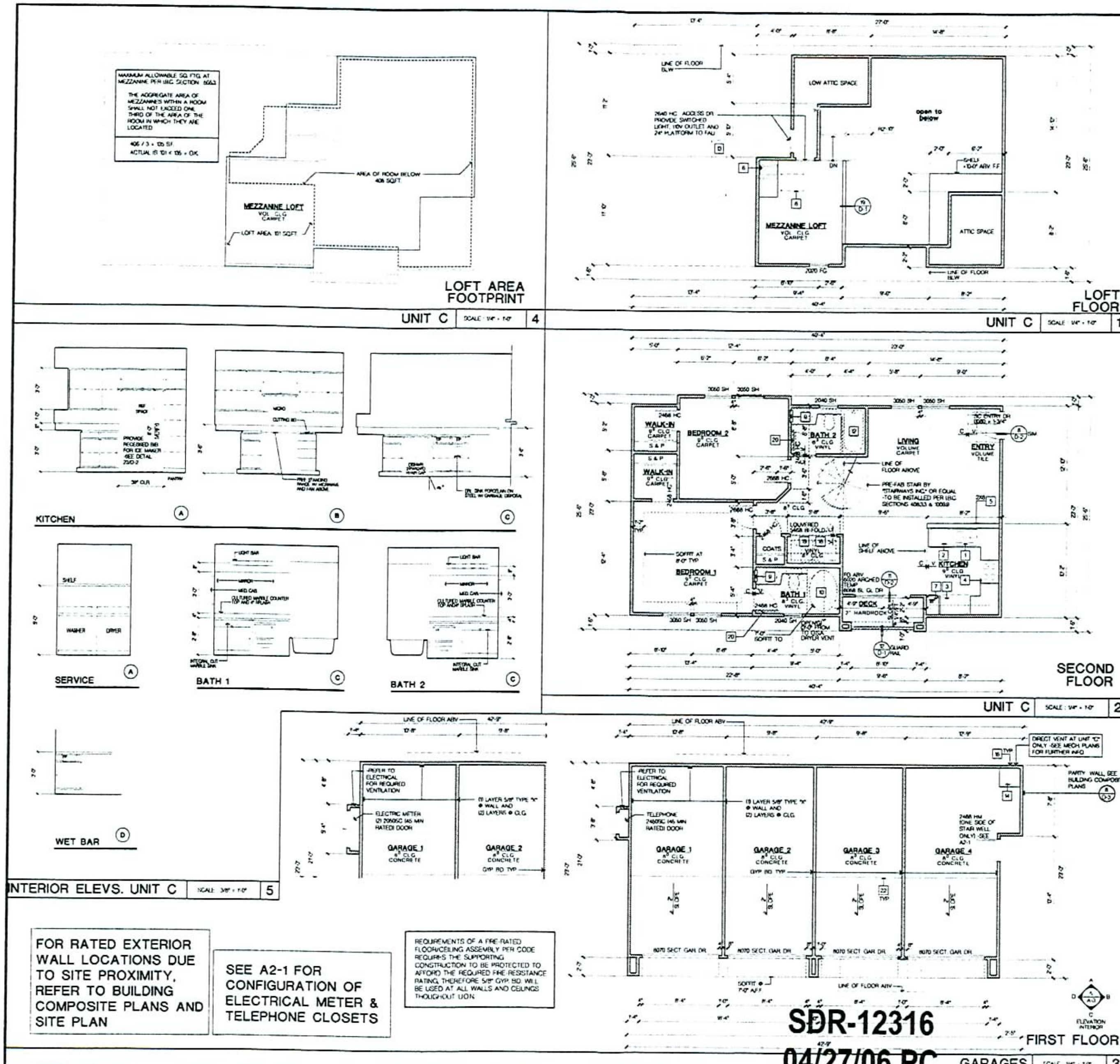
BUILDING
TYPE 2
FLOOR PLANS

Sheet No.:
A2-1



KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" CLEAR REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER) -SEE DETAIL 23/D-2
4. 30" SLIDE-IN RANGE/ OVEN W/ BUILT-IN HOOD, LIGHT AND FAN ABOVE (OPTIONAL MICROWAVE OVEN)
5. 44" ABOVE FINISH FLOOR TO TOP OF COUNTER FINISH INSTALL ELECTRICAL OUTLETS HORIZONTAL ON KITCHEN SIDE ABOVE SPLASH
6. SINGLE SINK @ WET BAR
7. PANTRY WIDTH NOTED ON PLANS
8. 22" X 30" ATTIC ACCESS MIN WITH 30" MIN CLEAR HEADROOM PROVIDED. FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
9. RECESSED MEDICINE CABINET
10. 42" X 60" X 8'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
11. 36" X 60" X 8'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
12. 32" X 60" X 6'-0" HIGH FIBERGLASS TUB/SHOWER WITH INTEGRAL SURROUND EMBOSSED WITH TILE, AND SHATTERPROOF OR TEMPERED GLASS SHOWER ENCLOSURE. INSTALL UNIT OVER FIRERATED TYPE "X" GYP BOARD (LAYERS AS REQUIRED FOR ASSEMBLY) AT PARTY WALLS. PACK ALL TUB VOIDS WITH INSULATION WHEN TUBS OCCUR ADJACENT TO PARTY WALLS OR ABOVE UNITS OF DIFFERENT TENANCY. VERIFY UNIT DIMENSION PRIOR TO FRAMING. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER ADOPTED UPC
13. FAU IN ATTIC PER ADOPTED UMC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR PER ADOPTED UMC & VENT TO OUTSIDE
14. WATER HEATER ON 18" HIGH PLATFORM W/ FLEX. CONNECTORS AND SEISMIC STRAPS SEE DETAIL 11/D-1 PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE; COMBUSTION AIR PER 2000 UMC AND VENT TO OUTSIDE. PROVIDE SMITTY PAN.
15. WALL MOUNTED HORIZONTAL FAN COIL UNIT WITH CONDENSATE LINE TO OUTSIDE. SEE MECHANICAL PLANS- VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING. PRE-BOARD WITH 5/8" TYPE "X" GYP BOARD LAYERS AS REQUIRED FOR ASSEMBLY, FRAMING AT WALLS AND CEILING ABOVE DROPPED CEILING AT F.C.U. PER 2000 UMC. PROVIDE MINIMUM REQUIRED NON-LOUVERED MANUFACTURED ACCESS PANEL COMPATIBLE WITH F.C.U. PAINT TO MATCH CEILING. VERIFY PANEL DOOR SWING AND PLACE F.C.U. TO MAINTAIN FULL ACCESS. MATERIALS EXPOSED WITHIN PLENUMS TO COMPLY WITH ADOPTED UMC.
16. WATER HEATER W/ HIGH LOW COMBUSTION VENTS LOW VENT 6" FROM FINISH FLOOR TO BOTTOM OF VENT AND HIGH VENT 6" BELOW TOP PLATE TO TOP OF VENT
17. NOT USED
18. WASHER SPACE - PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN BEARING WALL SHALL BE METAL) PROVIDE SMITTY PAN & 2" DRAIN LINE TO OUTSIDE AT SECOND FLOOR
19. DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE PER ADOPTED UMC 14' MAX. LENGTH WITH 2 ELBOWS MAX. OR 6" PIPE W/ MECHANICAL CALCULATIONS
20. 24" WIDE TOWEL BAR MOUNTED AT +40" ABV. F.F. PROVIDE 2x6 FLAT STUD BLOCKING WITHIN WALL
21. FLAT BLOCKING WITHIN WALL FOR GRAB BAR INSTALLATION -SEE INTERIOR ELEVATION NOTES
22. 7'-4" ± HIGH EXPOSED (2) 2x8 SUPPORT. 2x6 BLOCKING IN WALL @ ENDS OF SUPPORT TYP. PROVIDE (2) A35'S AT EACH END OF SUPPORT FOR MOUNTING OF GARAGE DOOR OPENER

NOTES

1. WALL STUD SIZE INDICATED IN KEYNOTES AND ON PLAN ARE PROVIDED TO SET WALL WIDTH. SEE STRUCTURAL PLANS FOR ACTUAL STUD AND POST REQUIREMENTS.
2. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK AT TOP UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET OR A PRODUCT THAT MEETS IBC, IIC AND STC REQUIREMENTS OF 50 AND THE ASSEMBLY SHALL BE APPROVED BY THE BUILDING DEPARTMENT.

   KITCHEN FLOORING SHALL BE INSTALLED PRIOR TO KITCHEN SINK CABINET AND BE CONTINUOUS TO WALL.
3. SMOKE DETECTORS WILL BE PROVIDED PER IBC. THE SMOKE DETECTORS WILL BE HARD WIRED WITH BATTERY BACK-UP AND LOCATED (1) IN EACH BEDROOM, IN EVERY ROOM IN THE PATH AND HALLWAY OUTSIDE OF THE BEDROOMS. SEE ELECTRICAL PLANS FOR LOCATIONS. INSTALL AND LOCATE IN COMPLIANCE WITH MANUFACTURER LISTED REQUIREMENTS.
4. DECK ELEVATIONS SHOWN ARE FROM TOP OF SHEATHING IN THE UNITS TO TOP OF SHEATHING AT THE WALKWAY OR PRIVATE DECKS. THE SHEATHING HEIGHTS ARE DESIGNED FOR 1" THICK GYP CRETE INTERIOR UNIT FLOOR TOPPING AND 2" HARDROCK AT EXTERIOR SURFACES.
5. CEILING HEIGHT INDICATED ARE NOMINAL FROM TOP OF CONC. SLAB, GYP CRETE OR WOOD FLOOR SHEATHING (AS REQUIRED) TO BOTTOM OF JOIST FRAMING UNO.
6. REFER TO INTERIOR ELEVATIONS FOR KITCHEN, BATH AND SERVICE ROOM FINISHES.
7. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL BUILDING CODE AND LOCAL ORDINANCES. REFER TO THE ENERGY COMPLIANCE STATEMENT FOR THE REQUIRED "U" VALUE OF ALL GLAZING.
8. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
9. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
10. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN (1) OPERABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND WIDTH SHALL BE 20 IN.
11. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY LEGIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
12. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
13. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER.
14. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GROUND SURFACE. AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE IRC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM.
15. VENTING SYSTEMS SHALL TERMINATE AT LEAST 50 FEET FROM A PROPERTY LINE PER THE UMC.
16. EXCEPT WHERE OTHERWISE NOTED IN THE IBC, ALL FOAM PLASTIC OR FOAM PLASTIC CORES IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME-SPREAD RATING OF NOT MORE THAN 75 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450 WHEN TESTED IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.

- 2x4 STUDS AT 16" o.c. UNO.
- 2x6 STUDS AT 16" o.c. UNO.
- SEE EXT. ELEVS FOR EXT. SOFFIT HEIGHTS NOT NOTED ON PLANS

UNIT AREA SUMMARY

SQUARE FOOTAGES INDICATED ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE.

UNIT C	
FIRST FLOOR LIVING (CONDITIONED SPACE)	875 SQ FT
LOFT FLOOR LIVING (CONDITIONED SPACE)	99 SQ FT
TOTAL:	974 SQ FT
BALCONY (UNCONDITIONED SPACE)	30 SQ FT
GARAGES	
TOTAL	866 SQ FT
MISC.	
TELEPHONE ROOM	5 SQ FT
ELECTRIC METER ROOM	7 SQ FT

CADFILE:
PLOT DATE:

No. | Date | Issue / Description

Consultant:

Project:

DECATUR VILL… APARTMENT…

TMF INVESTMEN…
NEWPORT BEAC…
CALIFORNIA
2002-048…

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Project Manager: M. FO…
Project Designer: J. O…
Checked By:

Sheet Title:

UNIT C
FLOOR PLANS/
GARAGES AND
INTERIOR ELEVATI…

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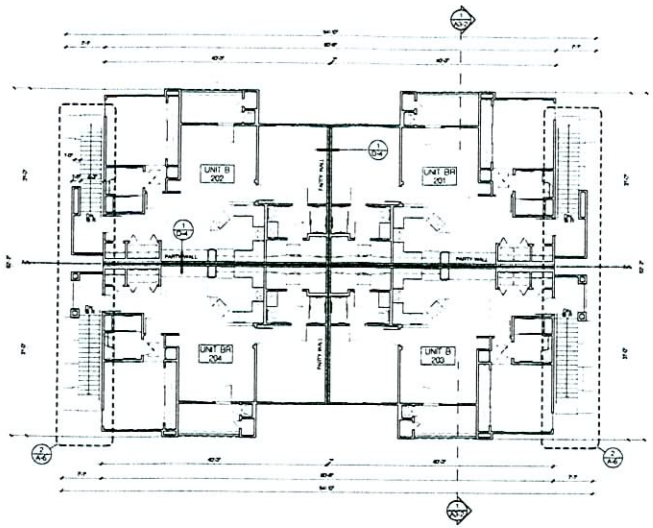
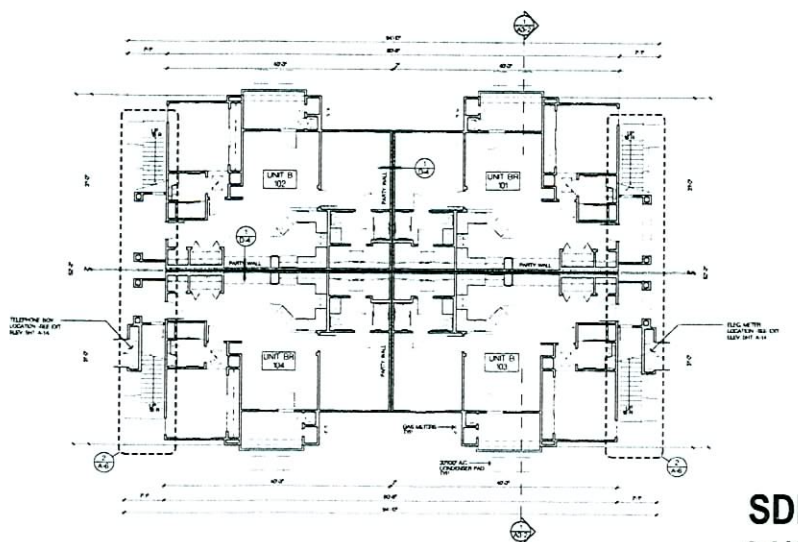


UPPER LEVEL PLAN | SCALE: 1/8" = 1'-0" | 1



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LOWER LEVEL PLAN | SCALE: 1/8" = 1'-0" | 2

NOTES

1. ALL STUD WALLS & CEILINGS EXTENDING INTO A SOFFIT OF A DWELLING SEPARATION WILL BE PRE-BOARDED WITH RATED GYP. BD. PRIOR TO SOFFIT INTALLATION.
2. REFER TO SHEET D-4 FOR PARTY WALL CONSTRUCTION DETAILS AND NOTES.
3. DRAFTSTOPPING TO OCCUR ABOVE AND IN LINE WITH DWELLING SEPARATIONS. DRAFTSTOP CONSTRUCTION WILL BE 1/2" MIN. GYP. BD. OR 0.375" WOOD STRUCTURAL PANEL, 0.375 PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED PER ADOPTED UBC AND LOCAL AMENDMENTS.
4. DUCT TERMINATION AT EXTERIOR WALLS TO OCCUR MINIMUM 3'-0" FROM WINDOW OR DOOR OPENINGS INTO DWELLING UNIT.
5. THE COMPOSITE BUILDING PLAN IS PROVIDED FOR UNIT TO UNIT RELATIONSHIP. UNIT ALTERNATE CONDITIONS, BUILDING ELEMENTS, OVERALL BUILDING DIMENSIONS, REFER TO 1/4" SCALE PLANS FOR UNIT INFORMATION.
6. PROVIDE FIRE EXTINGUISHER CABINETS LOCATE PER FIRE DEPARTMENT DIRECTIONS (CABINET STYLE POTTER ROMER 7200 BG OR APPROVED EQUAL) VERIFY EXTINGUISHER SIZE AND TYPE WITH THE FIRE DEPARTMENT. MAXIMUM TRAVEL DISTANCE FROM UNIT ENTRY DOOR TO EXTINGUISHER PER NFPA STANDARD 75-07.
7. FINISH FLOORING MATERIAL AT DWELLING UNITS THAT STACK ABOVE UNITS OF DIFFERENT TENANCY WILL BE CUSHIONED VINYL, CARPET, OR A PRODUCT THAT MEETS IIIC, IIC AND STC REQUIREMENTS OF 50 AND APPROVAL OF BUILDING DEPARTMENT.
8. [101] INDICATES SPECIFIC UNIT NUMBER FOR CONSTRUCTION PURPOSES ONLY. THIS NUMBER WILL BE PROVIDED AT EACH UNIT BY THE CONTRACTOR THROUGH THE DURATION OF CONSTRUCTION. THIS NUMBER IS NOT THE LEGAL ADDRESS.
9. FIRESTOPPING WILL BE PROVIDED AT PLUMBING, ELECTRICAL, SPRINKLER AND FLUE PENETRATIONS THROUGH RATED FLOOR/CEILING ASSEMBLIES. PER ADOPTED UBC AND LOCAL AMENDMENTS.
10. PROVIDE WALKWAY AND EXIT BALCONY ILLUMINATION WITH A MINIMUM 1 FOOTCANDLE LIGHT INTENSITY AT THE FLOOR LEVEL. PER ADOPTED UBC AND LOCAL AMENDMENTS.
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PARTY WALL - 1-HOUR MIN. WALL, 50 STC OR GREATER -SEE DETAIL 8/D-3

REQUIRED 1-HR RATED EXTERIOR WALL -SEE DETAIL 22/D-3

BUILDING AREA SUMMARY

ALLOWABLE AREAS:

FIRE SPRINKLER STORY INCREASE 99C 2003 SECTION 506.3

R-1 BASIC ALLOWABLE (2 STORIES)		+ 7000 SF/FL
FIRE SPRINKLER INCREASE		+ 200%
		+ 21000 SF/FLOOR
FIRE SPRINKLER INCREASE		X 2
TOTAL ALLOWABLE		= 42000 SF

ACTUAL AREAS:

	CONDITIONED (N.)	UNCONDITIONED (N.)	TOTAL FLOOR	EXTERIOR ENTRY EXIT BALCONY
FIRST FLOOR	4296	268	4564	-
SECOND FLOOR	4296	268	4564	86
TOTAL AREA BY OCCUPANCY	8592	536	9128	86
TOTAL BUILDING AREA			9214	

NOTE:

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2. BUILDING SUMMARY IS THE CUMULATIVE TOTAL INTERIOR AND EXTERIOR "HIGH FLOOR AREAS". EXTERIOR EXIT BALCONIES ARE NOT INCLUDED.

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Consultant:

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BUILDING
TYPE 3
FLOOR PLANS

Sheet No.:
A3-1

VAR-12318 & SDR-12316 - APPLICANT/OWNER: TMF INVESTMENTS, LLC, ET AL
ADJACENT TO THE WEST SIDE OF DECATUR BOULEVARD BETWEEN MADRE MESA DRIVE AND ROBERTA LANE
JULY 13, 2006 PLANNING COMMISSION

04/14/06

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