PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-25874** APN: 138-13-101-006

Name of Property Owner: CHEYENNE JONES DEVELOPMENT, LLC

Name of Applicant: CHEYENNE JONES Development, LLC

Name of Representative: MOSER ARCHITECTURE STUDIO / BRENT CATTHAM

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: Jeffrey L. Auen

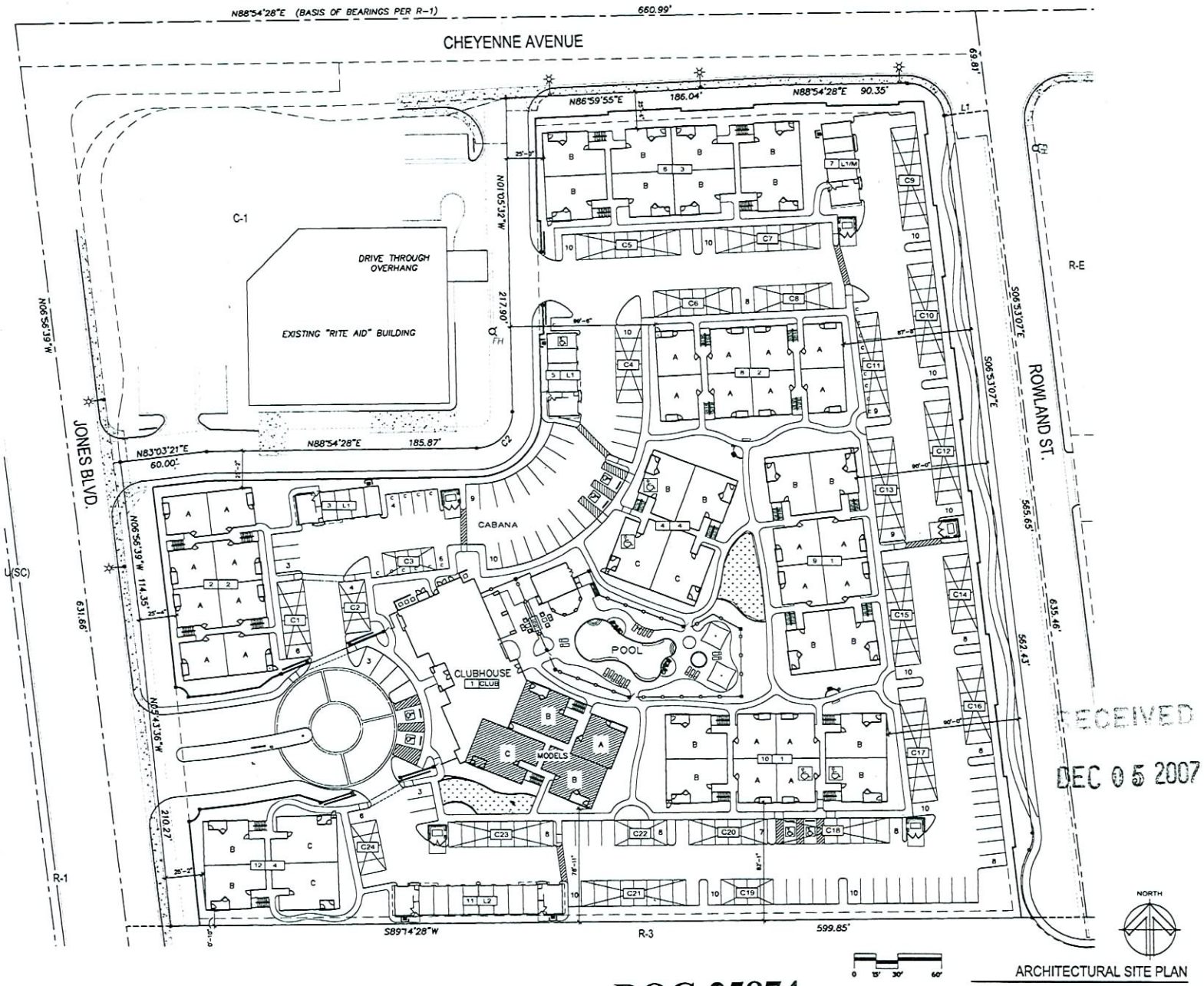
Subscribed and sworn before me

This 29th day of November, 20 07

Larissa D. Getz

Notary Public in and for said County and State

LARISSA D. GETZ
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 29, 2010



ARCHITECTURAL SITE PLAN

RECEIVED
DEC 05 2007

PROJECT DATA

SITE DATA:

ADDRESS: S.E.C. CHEYENNE AVE. & JONES BLVD. CITY OF LAS VEGAS, NEVADA

SITE AREA: (NET) ± 6.31 ACRES = 273,017 S.F. (GROSS) ± 7.36 ACRES = 320,876 S.F.

CURRENT ZONING: C1
PROPOSED ZONING: RPD-25
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT: ± 33'-0" (3 STORY)

DENSITY (GROSS): REQUIRED: 25 UNITS PER ACRE; PROVIDED: 22 D.U./AC

OPEN SPACE: REQUIRED: 1.44 ACRES = 62,726 S.F.; PROVIDED: 1.58 ACRES = 68,673 S.F.

UNIT MIX:

UNIT TYPE		# UNITS
UNIT A	(1-BEDROOM = 804 S.F.)	72
UNIT B	(2-BEDROOM = 1,080 S.F.)	68
UNIT C	(3-BEDROOM = 1,324 S.F.)	15
LOFT	(3-BEDROOM = 1,140 S.F.)	5
TOTAL:		161

BUILDING AREA: (GROSS)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	28,119 S.F.	2	56,238 S.F.
BUILDING 2	23,981 S.F.	2	47,922 S.F.
BUILDING 3	30,962 S.F.	1	30,962 S.F.
BUILDING 4	17,508 S.F.	2	35,016 S.F.
BUILDING L1	2,044 S.F.	3	6,132 S.F.
BUILDING L2	4,088 S.F.	1	4,088 S.F.
CLUBHOUSE / MODELS	16,302 S.F.	1	16,302 S.F.
TOTAL:		11	196,580 S.F.

LOT COVERAGE: (TOTAL UNDER ROOF)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	8,373 S.F.	2	16,746 S.F.
BUILDING 2	7,987 S.F.	2	15,974 S.F.
BUILDING 3	10,294 S.F.	1	10,294 S.F.
BUILDING 4	5,836 S.F.	2	11,672 S.F.
BUILDING L1	1,140 S.F.	1	1,140 S.F.
BUILDING L2	2,280 S.F.	2	4,560 S.F.
CLUBHOUSE / MODELS	13,128 S.F.	1	13,128 S.F.
CABANA	888 S.F.	1	888 S.F.
TRASH ENCLOSURE	124 S.F.	5	620 S.F.
TOTAL:		(23%)	77,032 S.F.

PARKING:

REQUIRED:	# UNITS		SPACES REQD.		
1 BEDROOM UNIT	72	x	1.35	=	94 P.S.
2 BEDROOM UNIT	71	x	1.75	=	124 P.S.
3 BEDROOM UNIT	15	x	2.00	=	30 P.S.
					248 P.S.
VISITOR PARKING	1 SPACE / 5 UNITS			=	32 P.S.
TOTAL REQUIRED:					280 P.S.
PROVIDED:					
UNCOVERED					100 P.S.
COVERED					156 P.S.
GARAGE					24 P.S.
TOTAL PROVIDED:					280 P.S.

ACCESSIBLE PARKING:	REQUIRED	PROVIDED
ACCESSIBLE SPACES	2% x 279 = 5.6 (6)	6 P.S.
STANDARD		5 P.S.
VAN ACCESSIBLE	1 PER 8 ACCESSIBLE STALLS	1 P.S.

SYMBOL SCHEDULE

- BUILDING NUMBER
- BUILDING/UNIT TYPE
- ELEVATION TYPE

X | XX

- REFUSE ENCLOSURE – SEE SHEET 17.1
- ACCESSIBLE UNIT/PARKING – SEE DETAIL 2/501
- PEDESTRIAN CROSSWALK – SEE DETAIL 8/501
- NO. OF SPACES IN THAT PARKING BAY
- FIRE LANE AND TURNING RADIUS (32'/28')
- CARPORT BY SEPARATE PERMIT

VICINITY MAP

biltform architecture group of nevada, inc.
22044 north 44th street, suite 102
phoenix, arizona 85050
Phone 602.265.5200 Fax 602.265.9299

Cheyenne & Jones

Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest

385 Pilot Road, Suite B, Las Vegas, NV 89119
PHONE (702) 243-7133 FAX (702) 243-7133

REVISIONS:
1 -
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JOB NO: 06-006
DATE: NOVEMBER 7, 2007
SCALE: 1" = 30'
SHEET NO: A1.1

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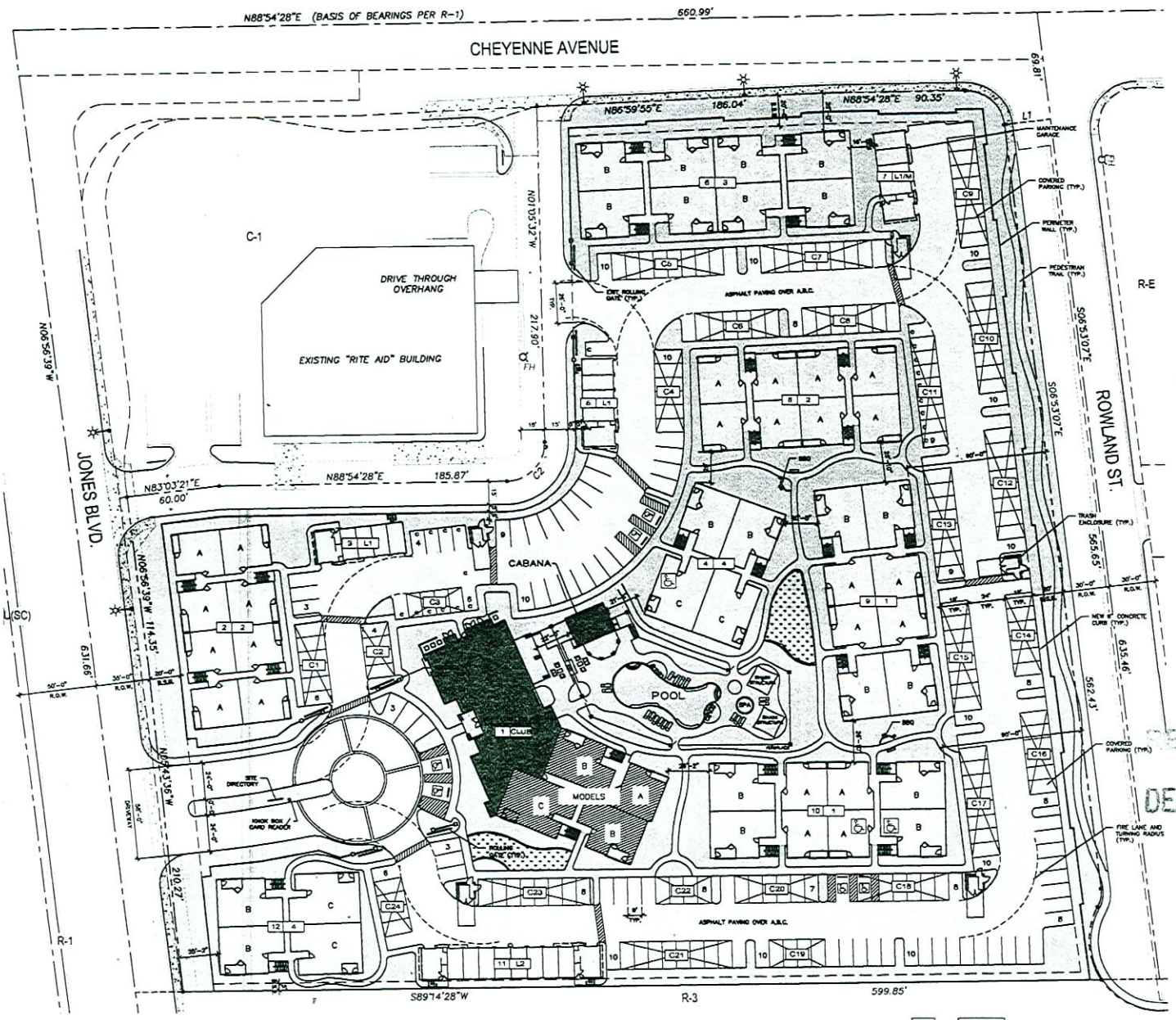
ROC-25874
01/16/08 CC



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- BUILDING/UNIT TYPE
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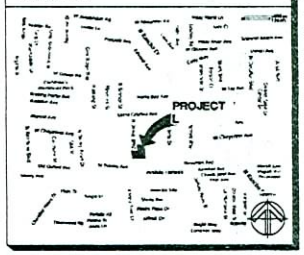
- ACCESSIBLE UNIT/PARKING – SEE DETAIL 2/501
- PEDESTRIAN CROSSWALK – SEE DETAIL 6/501
- 8 NO. OF SPACES IN THAT PARKING BAY
- FIRE LANE AND TURNING RADIUS (52'/28')
- CARPORT BY SEPARATE PERMIT

VICINITY MAP



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22044 NE 44th Street, Suite 120
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Cheyenne & Jones

Rental Apartment Community

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Trammell Crow Residential Southwest

3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019

PHONE (702) 795-7181

REVISIONS

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JOB NO 38-248
DATE JULY 23, 2007
SCALE 1" = 30'
SHEET NO A1.1

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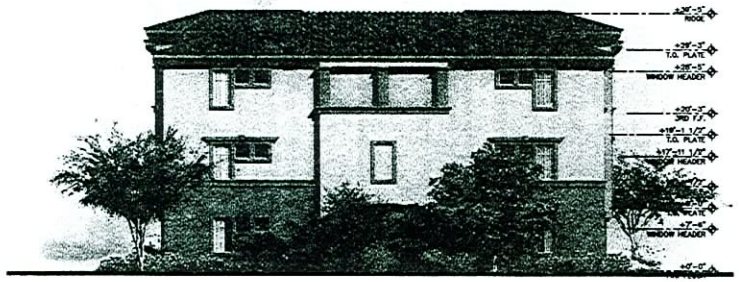
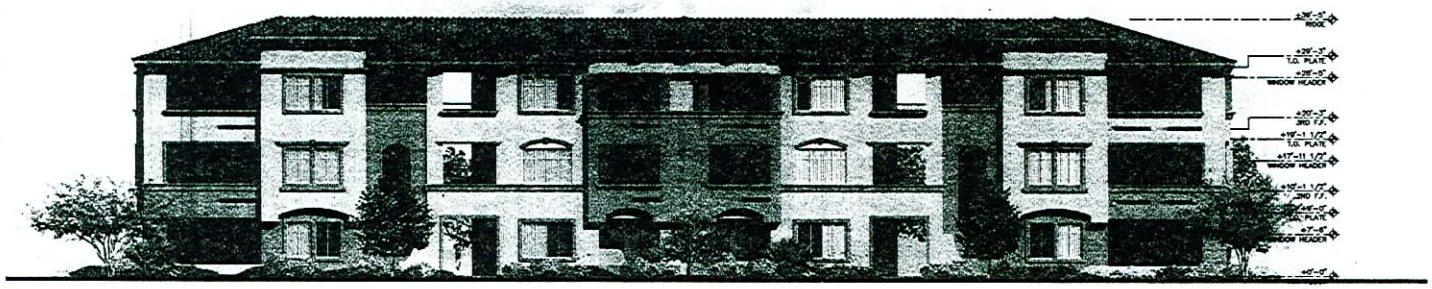


UNIT B UNIT B UNIT B

UNIT B UNIT B UNIT B

SIDES



UNIT B UNIT B UNIT B

UNIT A UNIT A UNIT A

UNIT A UNIT A UNIT A

UNIT B UNIT B UNIT B

FRONT

MIRRORED AT REAR

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	KI 308 "GINGERBREAD HOUSE"	KI 423 "SAND MOTH"
BODY COLOR #2	KI 469 "ENGLISH COTTAGE"	KI 324 "SEPIATONE"
BODY COLOR #3	KI 356 "COPPER TAN"	KI 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	KI 408 "GREAT SMOKE MT."	KI 408 "GREAT SMOKE MT."
AWNINGS, RAILINGS, DOORS	KI 282 "WOODHAVEN"	KI 282 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2563 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MALIBU

KEYED NOTES: (#)

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FASCIA
4. WINDOW – SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR – SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ RECESSED WINDOW
10. GARAGE DOOR – SEE UNIT PLANS
11. 48" WIDE X 8" HIGH DRAINAGE OPENING
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORBEL
18. DECORATIVE STUCCO POP-OUT
19. SKYLIGHT
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. SYNTHETIC STONE VENEER CORONADO STONE COUNTRY RUBBLE "COASTAL BROWN"
23. METAL AWNING

GENERAL NOTES

1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.

NOTES

FOR CONCEPTUAL PURPOSES ONLY.

ARTIST'S RENDITION SUBJECT TO FINAL DESIGN CHANGES.

biltform architecture group of nevada, inc.
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DEC 05 2007

REVISIONS
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JOB NO 06-004
DATE FEBRUARY 1, 2007
SCALE 1/8" = 1'-0"
SHEET NO A4.2

BUILDING TYPE 1
EXTERIOR ELEVATIONS

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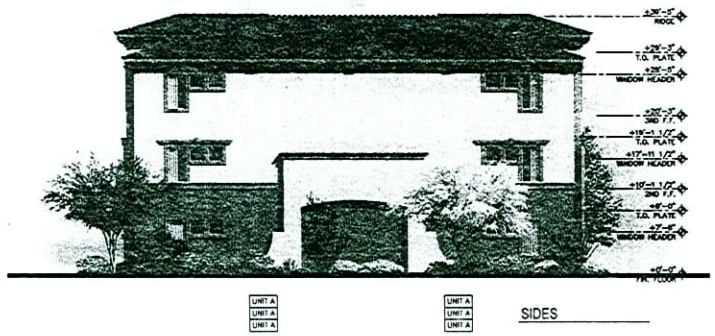

SIDES

FRONT
MIRRORED AT REAR

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	ICI 308 "GINGERBREAD HOUSE"	ICI 422 "SAND MOTH"
BODY COLOR #2	ICI 489 "ENGLISH COTTAGE"	ICI 324 "SEPIATONE"
BODY COLOR #3	ICI 386 "OCHRE TAN"	ICI 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	ICI 408 "GREAT SMOKIE MT."	ICI 408 "GREAT SMOKIE MT."
AWNINGS, RAILINGS, DOORS	ICI 282 "WOODHAVEN"	ICI 282 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2563 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MALIBU

KEYED NOTES: (#)

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FASCIA
4. WINDOW – SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR – SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ RECESSED WINDOW
10. GARAGE DOOR – SEE UNIT PLANS
11. 48" WIDE X 6" HIGH DRAINAGE OPENING
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORBEL
18. DECORATIVE STUCCO POP-OUT
19. SKYLIGHT
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. SYNTHETIC STONE VENEER CORONADO STONE COUNTRY RUBBLE "COASTAL BROWN"
23. METAL AWNING

GENERAL NOTES

1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.

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NOTES

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ARTIST'S RENDITION SUBJECT TO FINAL DESIGN CHANGES.

BUILDING TYPE 2
EXTERIOR ELEVATIONS

biltform architecture group of nevada, inc.
1220 east osborn road suite 101
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City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 758-7181

REVISIONS
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JOB NO 04-059
DATE FEBRUARY 1, 2007
SCALE 1/8" = 1'-0"
SHEET NO A5.2

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ROC-25874
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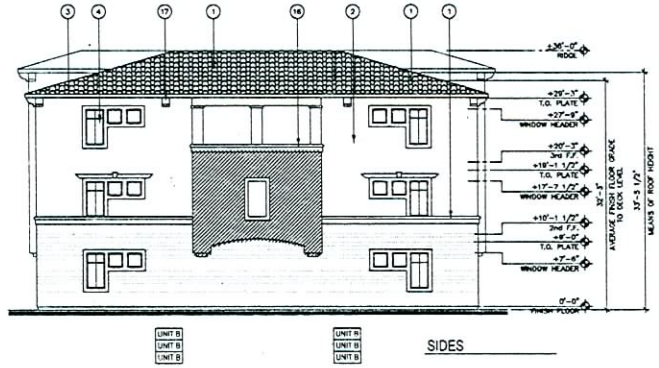

SIDES

FRONT
MIRRORED AT REAR

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	ICI 308 "GINGERBREAD HOUSE"	ICI 422 "SAND MOTIF"
BODY COLOR #2	ICI 469 "ENGLISH COTTAGE"	ICI 324 "SEPIATONE"
BODY COLOR #3	ICI 366 "OCHRE TAN"	ICI 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	ICI 408 "GREAT SMOKIE MT."	ICI 408 "GREAT SMOKIE MT."
AWNINGS, RAILINGS, DOORS	ICI 262 "WOODHAVEN"	ICI 262 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2563 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MALIBU

KEYED NOTES: (#)

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FASCIA
4. WINDOW – SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR – SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
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11. 48" WIDE X 6" HIGH DRAINAGE OPENING
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19. SKYLIGHT
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. SYNTHETIC STONE VENEER CORONADO STONE COUNTRY RUBBLE "COASTAL BROWN"
23. METAL AWNING

GENERAL NOTES

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2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.

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DEC 05 2007

NOTES

FOR CONCEPTUAL PURPOSES ONLY.

ARTIST'S RENDITION SUBJECT TO FINAL DESIGN CHANGES.

BUILDING TYPE 1
EXTERIOR ELEVATIONS

ROC-25874
01/16/08 CC

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Phone 602 265.9200 Fax 602 265.9229

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REVISIONS
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JOB NO. 25-296
DATE MARCH 7 2007
SCALE 1/8" = 1'-0"
SHEET NO. A5.3

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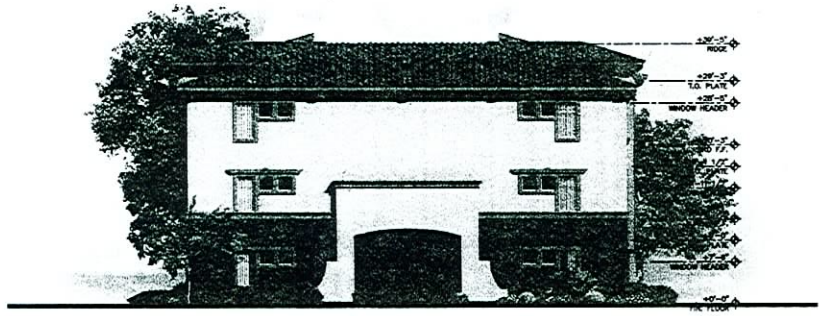
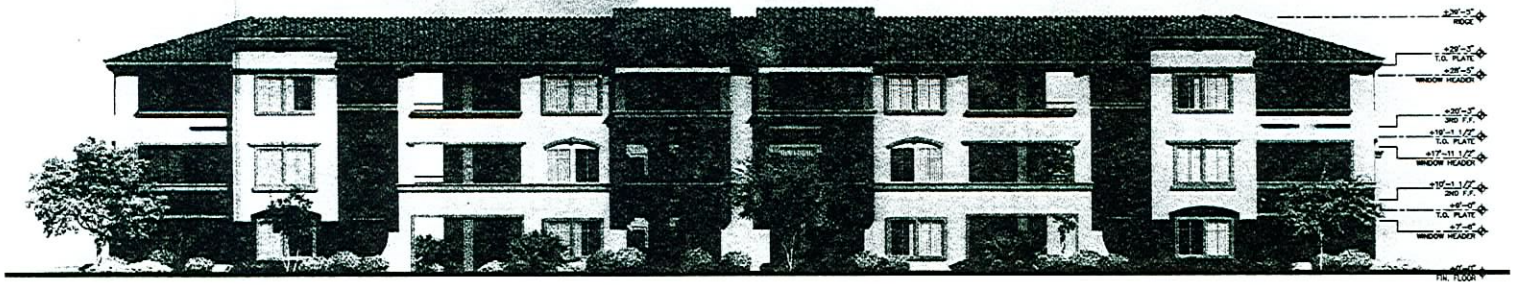


UNIT B UNIT B UNIT B

UNIT B UNIT B UNIT B

SIDES



UNIT B UNIT B UNIT B

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FRONT
MIRRORED AT REAR

EXTERIOR COLOR PALETTE	1	2
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AWNINGS, RAILINGS, DOORS	KI 282 "WOODHAVEN"	KI 282 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2563 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MAURU

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PHONE (702) 759-7181

REVISIONS
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JOB NO	06-25J
DATE	FEBRUARY 1 2007
SCALE	1/4" = 1'-0"
SHEET NO	A6.2

BUILDING TYPE 3
EXTERIOR ELEVATIONS

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ROC-25874
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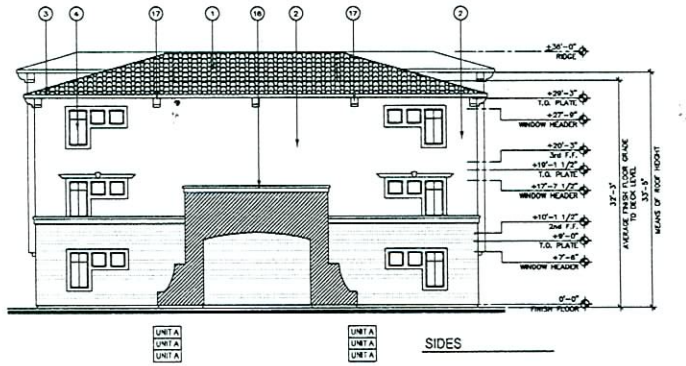

SIDES

FRONT
MIRRORED AT REAR

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	KI 308 "GINGERBREAD HOUSE"	KI 422 "SAND MOTIF"
BODY COLOR #2	KI 469 "ENGLISH COTTAGE"	KI 324 "SEMATORE"
BODY COLOR #3	KI 388 "DOHRE TAN"	KI 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	KI 408 "GREAT SMOKIE MT."	KI 408 "GREAT SMOKIE MT."
AWNINGS, RAILINGS, DOORS	KI 282 "WOODHAVEN"	KI 283 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE 62053 SANDSTONE FLASHED MALIBU	EAGLE 62091 CANYON BROWN MALIBU

KEYED NOTES: #

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FASCIA
4. WINDOW – SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR – SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ RECESSED WINDOW
10. GARAGE DOOR – SEE UNIT PLANS
11. 48" WIDE X 6" HIGH DRAINAGE OPENING
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORBEL
18. DECORATIVE STUCCO POP-OUT
19. SKYLIGHT
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. SYNTHETIC STONE VENEER CORONADO STONE COUNTRY RUBBLE "COASTAL BROWN"
23. METAL AWNING

GENERAL NOTES

1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.

NOTES

FOR CONCEPTUAL PURPOSES ONLY.

ARTIST'S RENDITION SUBJECT TO FINAL DESIGN CHANGES.

biltform architecture group of nevada, inc.
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City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE (702) 795-1181

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DEC 05 2007

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JOB NO	07-036
DATE	MARCH 7, 2007
SCALE	1/8" = 1'-0"
SHEET NO	A6.3

BUILDING TYPE 2
EXTERIOR ELEVATIONS

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ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1

ROOF AREA (S.F.) X $\frac{144}{150}$ = REQUIRED VENT AREA (S.I.)

ROOF #	ROOF AREA S.F.	REQUIRED VENT AREA	FREE VENT AREA PROVIDED			ROOF #	ROOF AREA S.F.	REQUIRED VENT AREA	FREE VENT AREA PROVIDED		
			EAVE VENT	CLOAK VENT	TOTAL PROVIDED				EAVE VENT	CLOAK VENT	TOTAL PROVIDED
ROOF 1	1,269	1,216	–	(13) X 98.75	1,284	ROOF 5	1,675	1,608	–	(17) X 98.75	1,679
ROOF 2	1,269	1,216	–	(13) X 98.75	1,284	ROOF 6	1,675	1,608	–	(17) X 98.75	1,679
ROOF 3	1,675	1,608	–	(17) X 98.75	1,679	ROOF 7	1,269	1,216	–	(13) X 98.75	1,284
ROOF 4	1,675	1,608	–	(17) X 98.75	1,679	ROOF 8	1,269	1,216	–	(13) X 98.75	1,284

ROOF VENTILATION CALCULATIONS NOTES:

CLOAK VENT – 25 X 20 (FREE VENT AREA IS 98.75 S.I.) AS MANUFACTURED BY DYNAMIC INC. OR EQUAL (NOT FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE).

KEYED NOTES:

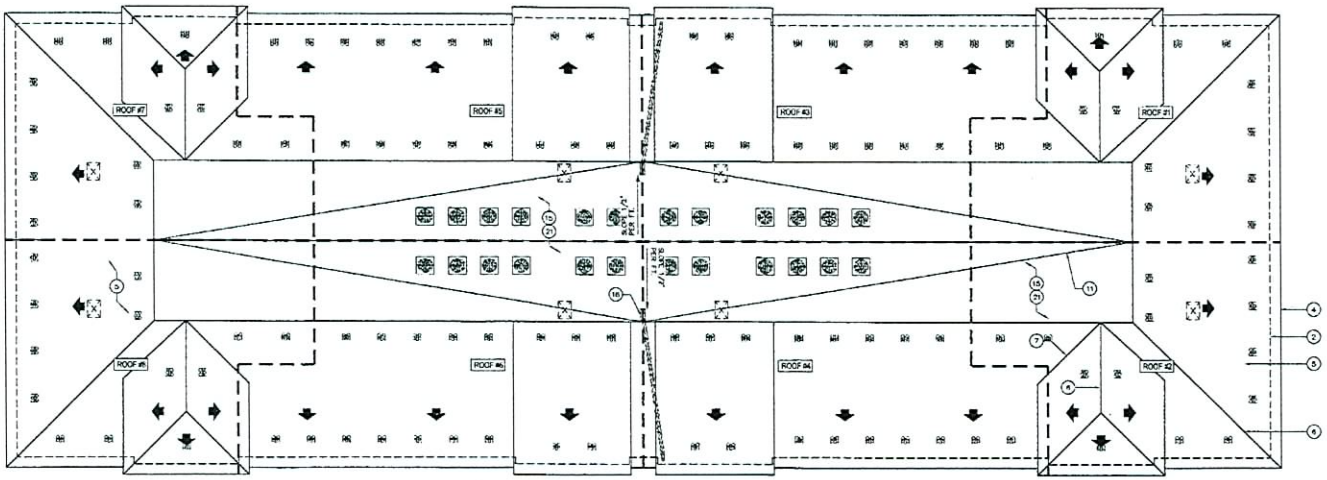
1. CHIMNEY – SEE DETAIL 80/D7.
2. LINE OF WALL BELOW.
3. CLOAKED ROOF VENT – SEE DETAIL 33/D3
4. FASCIA – SEE DETAIL 22/D2.
5. CONCRETE ROOF TILE – I.C.B.O. ER-4660.
6. HIP – SIM. TO DETAIL 24/D3.
7. RIDGE – SEE DETAIL 34/D3.
8. VALLEY – SEE DETAIL 31/D2.
9. LINE OF ROOF BELOW.
10. TUBE STEEL TRELLIS FRAMING 4x6 TOP & BOTTOM.
11. CRICKET – PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. PARAPET – SEE DETAIL 36/D3.
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT FLOOR/CEILING SPACE – SEE DETAIL 1/D1 & 4/D1
14. NOT USED
15. MECHANICAL WELL – SEE DETAIL 77/D7.
16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADERS TO DAY LIGHT – SEE DETAILS 46/D4 AND 47/D4.
17. 3" DRAIN & OVERFLOW FROM MECHANICAL WELL TO COLUMN, DOWN TO GRADE AT 1/4" PER FT.
18. LINE OF SOFFIT BELOW.
19. ROOF GUTTER AND DOWNSPOUT.
20. FASCIA – SEE DETAIL 90/D8.
21. 3-PLY BUILT UP CLASS "B" ROOF.

SYMBOL LEGEND

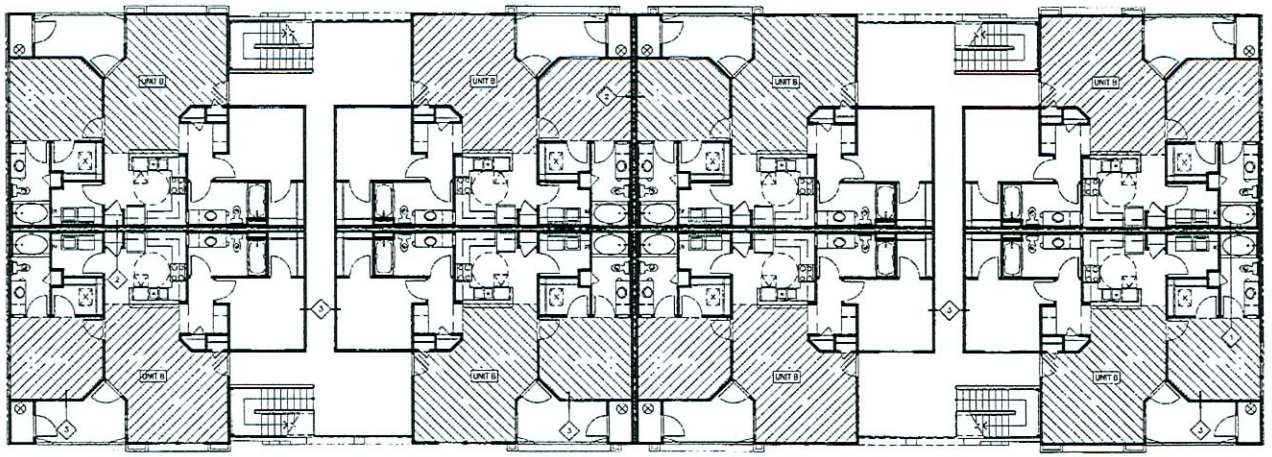
- DIRECTION OF ROOF SLOPE – 4:12 U.N.O.
- DIRECTION OF CRICKET SLOPE
- DRAFTSTOP SHALL BE CONTINUED TO UNDERSIDE OF ROOF SHEATHING INCLUDING BUILT-UP CRICKETS & TO FACE OF EXTERIOR WALL & OVERHANG.
- INDICATES EAVE VENT
- INDICATES CLOAK VENT SEE DETAIL 33/D3
- ATTIC ACCESS – SEE DETAIL 37/D4
- 30"x 54" ROOF ACCESS – SEE DETAIL 76/D7

GENERAL NOTES:

1. ALL PENETRATIONS OF FIRE-RESISTIVE ROOF OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE U.L. LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO CLARK COUNTY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE U.L. # PROVIDED WITH ALL VARIABLES DEFINED.
2. DRAFTSTOPS SHALL BE CONTINUED TO UNDER SIDE OF ROOF SHEATHING INCLUDING BUILT-UP CRICKETS, AND TO FACE OF EXTERIOR WALL & OVERHANG.
3. ATTIC VENTILATION IS REQUIRED, REFER TO CALCULATIONS THIS SHEET.
4. ROOFING SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
5. SEE SECTIONS FOR ADDITIONAL HEIGHTS.
6. CONC. ROOF TILES TYPE "S" I.C.B.O. ER-4660, WITH BATTENS OVER #30 FELT ON PLYWD. ROOF SHEATHING
7. TYPICAL ROOF SLOPE IS 4:12
8. SAW CUT ROOF TILE AT VALLEYS – TYP
9. ROOF OVERHANGS SHALL BE 1'-4" U.N.O.
10. ALL ROOFS MUST BE A MINIMUM OF A CLASS-B RATING.



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 3RD FLOOR U.N.O.

RECEIVED
JAN 03 2008

BUILDING TYPE 3
THIRD FLOOR & ROOF PLAN

bilt form architecture group of nevada, inc.
22044 [illegible] Suite 100
[illegible] 89550
Phone 702.2[illegible] Fax 702.205.0229

JOSE SCARANO REGISTERED No 4817 DEC 26 2007 ARCHITECT STATE OF NEVADA

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Rental Apartment Community
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Trammell Crow Residential Southwest
385 Pilot Road, Suite B, Las Vegas, NV 89119
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REVISIONS:
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JOB NO. 06-050
DATE: DECEMBER 14, 2007
SCALE: 1/8" = 1'-0"
SHEET NO. A7.2

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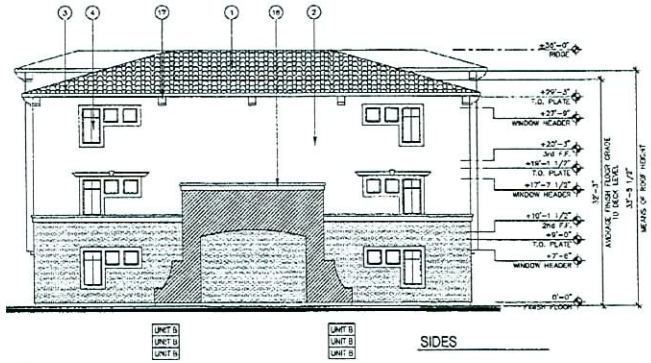
ROC-25874 01-16-08 CC



SIDES

FRONT
MIRROR ED AT REAR

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	ICI 306 "GINGERBREAD HOUSE"	ICI 422 "SAND MOTE"
BODY COLOR #2	ICI 469 "ENGLISH COTTAGE"	ICI 324 "SEPIATONE"
BODY COLOR #3	ICI 366 "COHRE TAN"	ICI 306 "GINGERBREAD HOUSE"
FASCIA / TRIM	ICI 408 "GREAT SMOKIE MT."	ICI 408 "GREAT SMOKIE MT."
AWNINGS, RAILINGS, DOORS	ICI 262 "WOODHAVEN"	ICI 262 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2553 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MALIBU

KEYED NOTES: (#)

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FASCIA
4. WINDOW – SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR – SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ RECESSED WINDOW
10. GARAGE DOOR – SEE UNIT PLANS
11. 6" HIGH DRAINAGE OPENING FULL WIDTH OF BALCONY
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORBEL
18. DECORATIVE STUCCO POP-OUT
19. SKYLIGHT
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. SYNTHETIC STONE VENEER CORONADO STONE COUNTRY RUBBLE "COASTAL BROWN"
23. METAL AWNING

GENERAL NOTES

1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.
5. TYPICAL ROOF SLOPE IS 4:12.

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BUILDING TYPE 3
EXTERIOR ELEVATIONS

biltform architecture

biltform architecture group of nevada, inc.
1220 east [illegible] road, suite 101
phone [illegible] nevada 89014
Phone 602.2[illegible] Fax 602.245.9229

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Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 796-7161

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JOB NO: 06-098
DATE: MARCH 7, 2007
SCALE: 1/8" = 1'-0"
SHEET NO: A7.3

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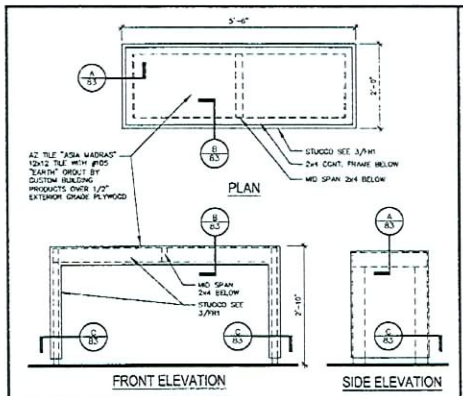
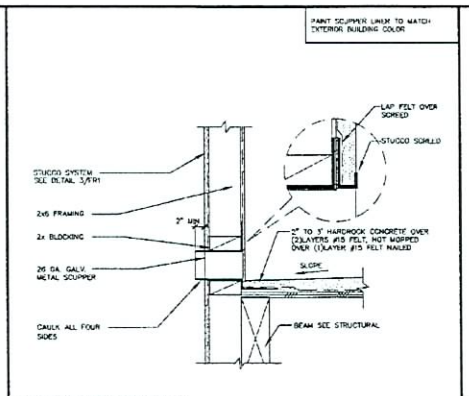


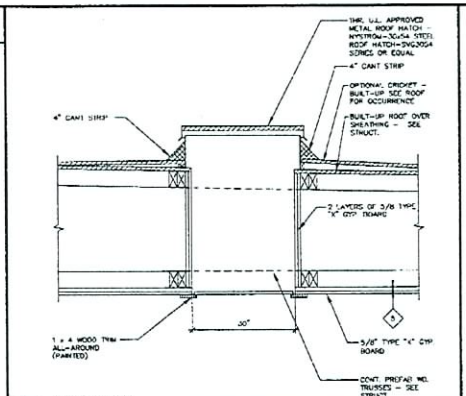
81 ISLAND COUNTER @ MAIL AREA

N.T.S.



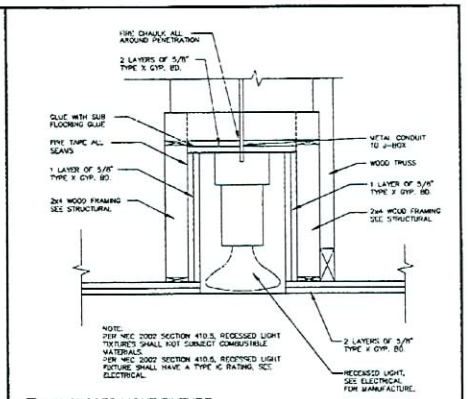
79 SCUPPER @ BALCONY

1" = 1'-0"



76 ROOF HATCH

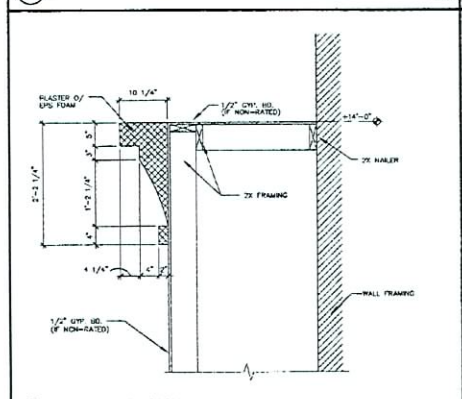
SCALE: 1" = 1'-0"



73 RECESSED LIGHT FIXTURE

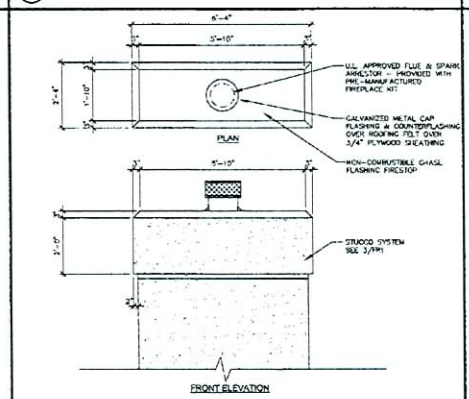
SEE ELECTRICAL PLAN FOR OCCURENCE

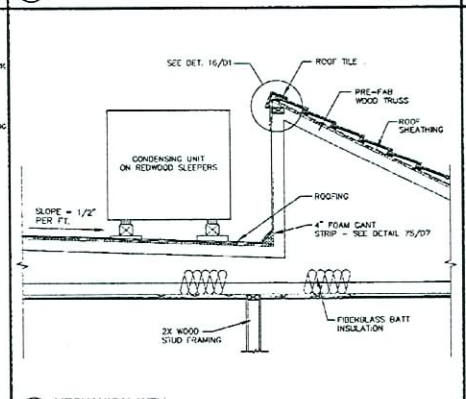
SCALE: 1" = 1'-0"



82 POT SHELF @ LOBBY

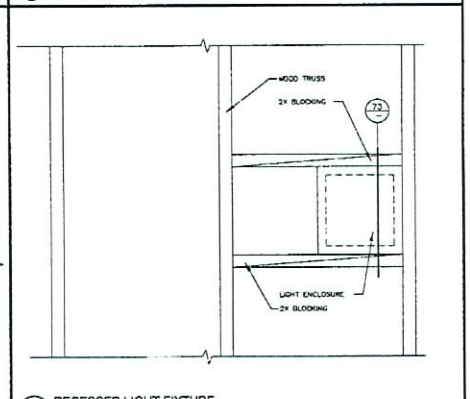
SCALE: 1" = 1'-0"





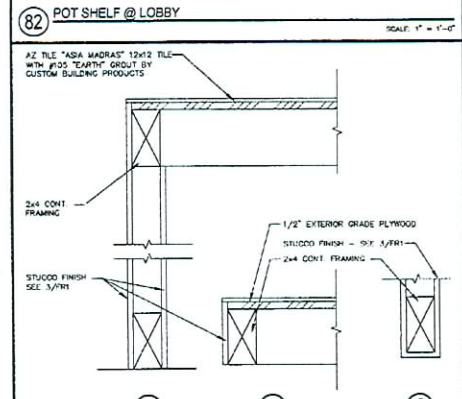
77 MECHANICAL WELL

SCALE: 3" = 1'-0"



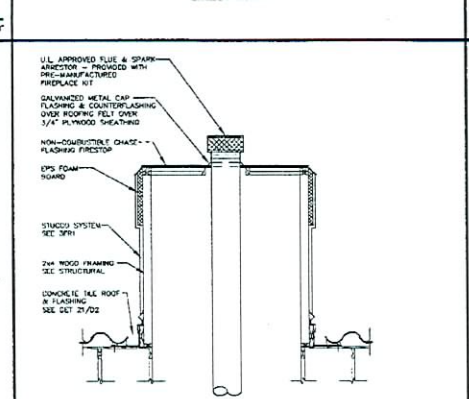
74 RECESSED LIGHT FIXTURE

SCALE: 1" = 1'-0"



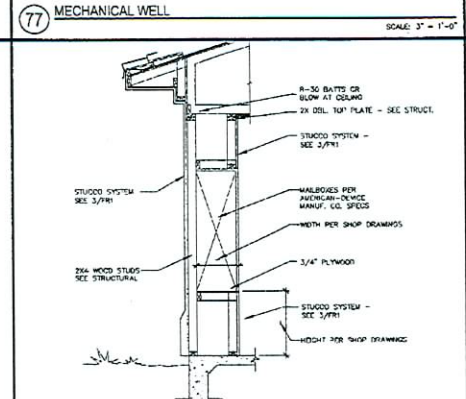
83 ISLAND COUNTER DETAIL

SCALE: 3" = 1'-0"



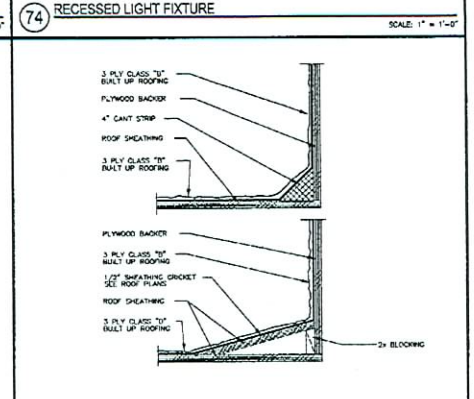
80 CLUBHOUSE CHIMNEY

SCALE: 1" = 1'-0"



78 EXTERIOR WALL @ MAIL ROOM

SCALE: 1" = 1'-0"



75 CRICKET DETAIL

SCALE: 1" = 1'-0"

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biltform architecture
biltform architecture group, inc.
22044 north 40th street, suite 100
phoenix, az 85050
tel 602.263.0029 fax 602.263.9029

VINCENT ARANO REGISTERED No 4617 DEC 2 6 2007 ARCHITECT STATE OF NEVADA

Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
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PHONE: (702) 243-1133 FAX: (702) 243-7133

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JOB NO: 06-450
DATE: DECEMBER 14, 2007
SCALE: AS NOTED
SHEET NO: D7

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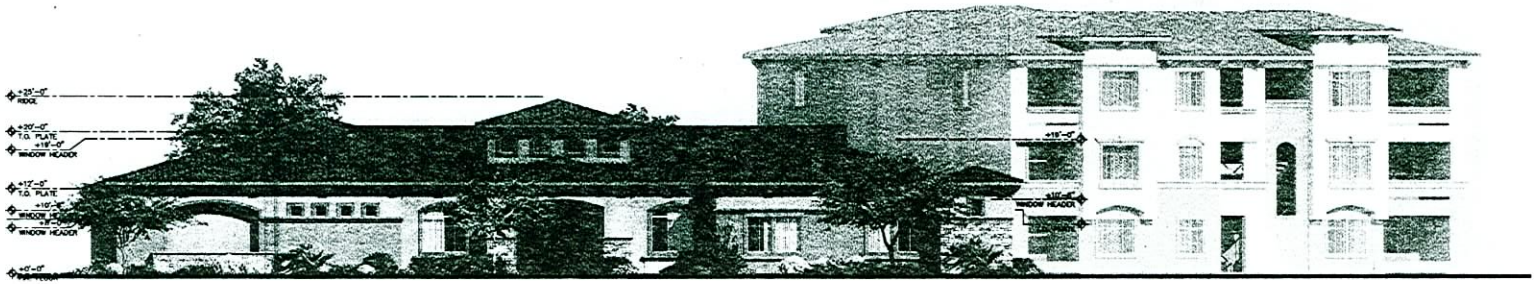
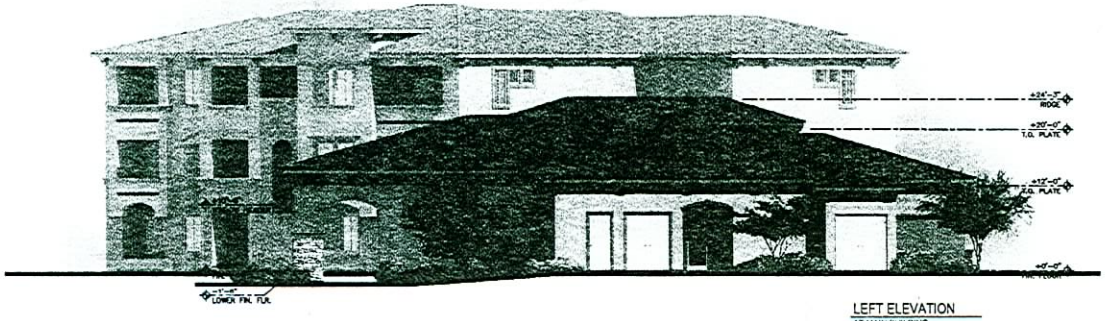


FRONT ELEVATION



LEFT ELEVATION
AT MAIN BUILDING

REAR ELEVATION
AT MAIN BUILDING

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	IC 308 "GINGERBREAD HOUSE"	IC 422 "SAND MOTIF"
BODY COLOR #2	IC 469 "ENGLISH COTTAGE"	IC 324 "SEMATONE"
BODY COLOR #3	IC 366 "OCHRE TAN"	IC 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	IC 408 "GREAT SMOKE MT."	IC 408 "GREAT SMOKE MT."
AWNINGS, RAILINGS, DOORS	IC 383 "WOODHAVEN"	IC 267 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2043 SANDSTONE FLASHED MALIBU	EAGLE #2081 CANYON BROWN MALIBU

KEYED NOTES #

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FASCIA
4. WINDOW – SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR – SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ RECESSED WINDOW
10. GARAGE DOOR – SEE UNIT PLANS
11. 4ft WIDE X 6" HIGH DRAINAGE OPENING
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORBEL
18. DECORATIVE STUCCO POP-OUT
19. SKYLIGHT
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. SYNTHETIC STONE VENEER CORONADO STONE COUNTRY RUBBLE "COASTAL BROWN"
23. METAL AWNING

GENERAL NOTES

1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.

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DEC 05 2007

NOTES

FOR CONCEPTUAL PURPOSES ONLY.

ARTIST'S RENDITION SUBJECT TO FINAL DESIGN CHANGES.

CLUBHOUSE-MAIN
EXTERIOR ELEVATIONS

form architecture
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Cheyenne & Jones
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Trammell Crow Residential Southwest
3980 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
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REVISIONS
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JOB NO 06-054
DATE FEBRUARY 7, 2007
SCALE 1/8" = 1'-0"
SHEET NO A8.2

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ROC-25874
01/16/08 CC

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	ICI 308 "GINGERBREAD HOUSE"	ICI 422 "SAND MOTIF"
BODY COLOR #2	ICI 489 "ENGLISH COTTAGE"	ICI 324 "SERIATONE"
BODY COLOR #3	ICI 388 "OCHRE TAN"	ICI 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	ICI 408 "GREAT SMOKIE MT."	ICI 408 "GREAT SMOKIE MT."
AWNINGS, RAILINGS, DOORS	ICI 282 "WOODHAVEN"	ICI 282 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2553 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MALIBU

KEYED NOTES: (#)

1. CONCRETE ROOF TILE
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9. DECORATIVE POP-OUT @ RECESSED WINDOW
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11. 48" WIDE X 8" HIGH DRAINAGE OPENING
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
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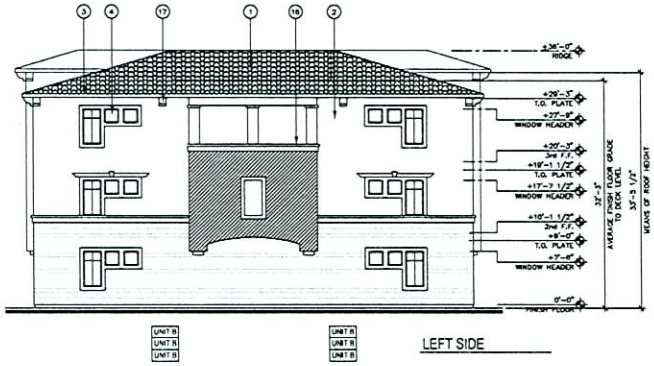
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
22. SYNTHETIC STONE VENEER CORONADO STONE COUNTRY RUBBLE "COASTAL BROWN"
23. METAL AWNING

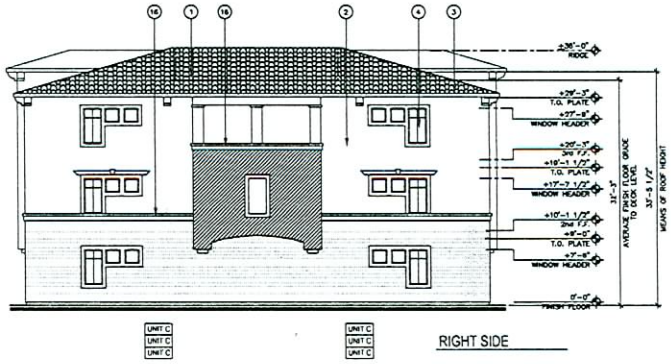
GENERAL NOTES

1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.



LEFT SIDE

FRONT
MIRRORED AT REAR



RIGHT SIDE

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BUILDING TYPE 4
EXTERIOR ELEVATIONS

ROC-25874
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biltform architecture

biltform architecture group of nevada, inc.
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JOB NO 06-009
DATE: MARCH 7, 2007
SCALE: 1/8" = 1'-0"
SHEET NO
A8.3

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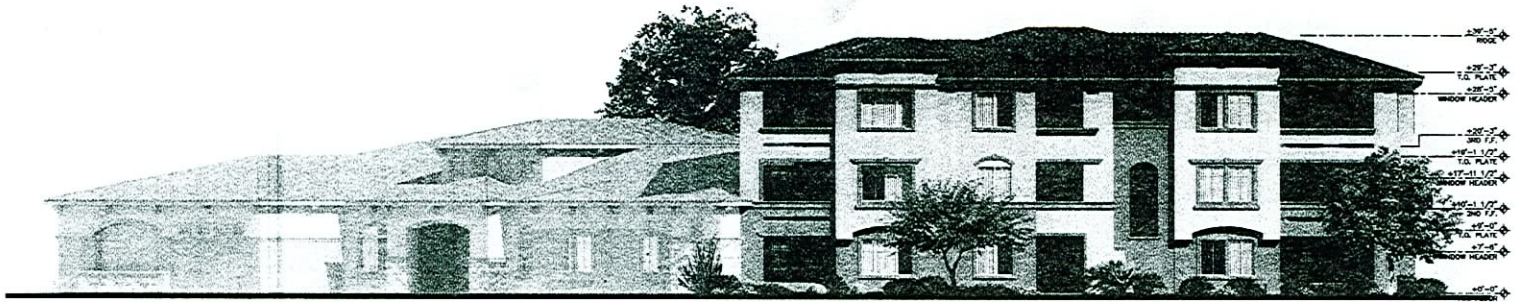
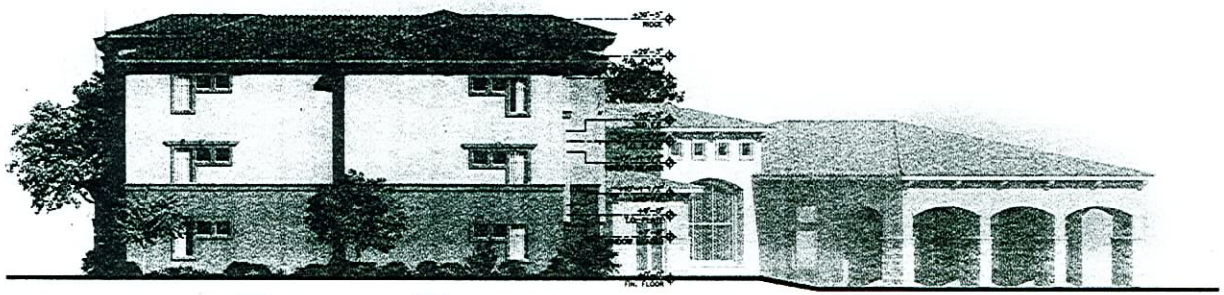


UNIT C
UNIT C
UNIT C

UNIT B
UNIT B
UNIT B

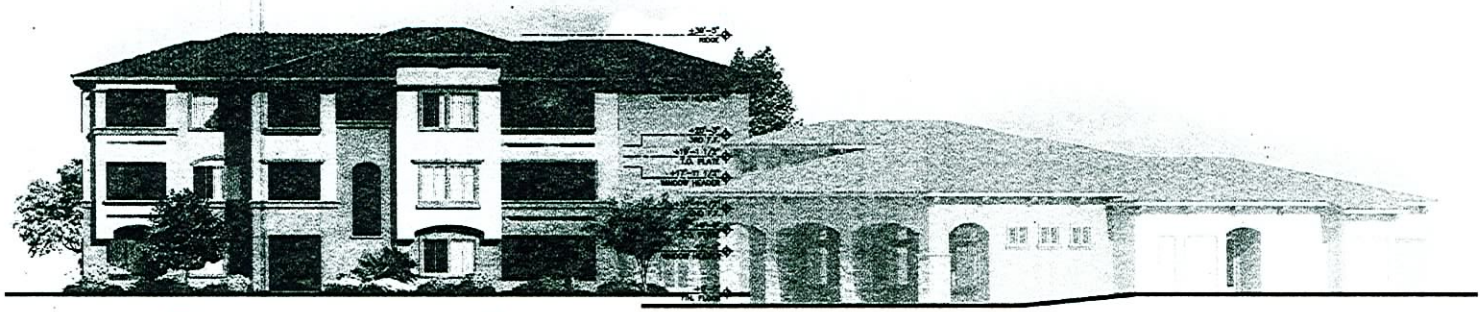
FRONT ELEVATION
AT MODELS



UNIT B
UNIT B
UNIT B

UNIT B
UNIT B
UNIT B

LEFT SIDE
AT MODELS



UNIT A
UNIT A
UNIT A

UNIT B
UNIT B
UNIT B

REAR ELEVATION
AT MODELS

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	ICI 308 "GINGERBREAD HOUSE"	ICI 422 "SAND MOTIF"
BODY COLOR #2	ICI 469 "ENGLISH COTTAGE"	ICI 324 "SEPIATONE"
BODY COLOR #3	ICI 386 "OCHRE TAN"	ICI 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	ICI 408 "GREAT SMOKE MT."	ICI 408 "GREAT SMOKE MT."
AWNINGS, RAILINGS, DOORS	ICI 282 "WOODHAVEN"	ICI 282 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2563 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MALIBU

KEYED NOTES: #

1. CONCRETE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FASCIA
4. WINDOW – SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR – SEE UNIT PLANS
7. DECORATIVE POP-OUT @ WINDOW
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ RECESSED WINDOW
10. GARAGE DOOR – SEE UNIT PLANS
11. 48" WIDE X 8" HIGH DRAINAGE OPENING
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORBEL
18. DECORATIVE STUCCO POP-OUT
19. SKYLIGHT
20. LIGHT FIXTURE BY EVERGREEN LIGHTING LANTERN SERIES 2002 "TUSCANY"
21. ACCESS DOORS TO METER PACK LOCATION
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23. METAL AWNING

GENERAL NOTES

1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS.
2. ROOF DRAINAGE BY PITCHED ROOFS TO GRADE BELOW.
3. A/C CONDENSER UNITS SCREENED BY MASONRY WALLS & METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SCREENED BY DECORATIVE METAL ENCLOSURES.

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NOTES

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ARTIST'S RENDITION SUBJECT TO FINAL DESIGN CHANGES.

CLUBHOUSE-LIVABLE
EXTERIOR ELEVATIONS

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JOB NO	06-054
DATE	FEBRUARY 1, 2007
SCALE	1/8" = 1'-0"
SHEET NO	A8.3

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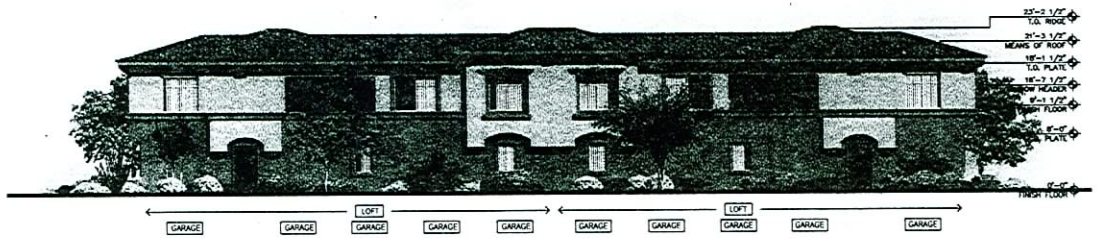
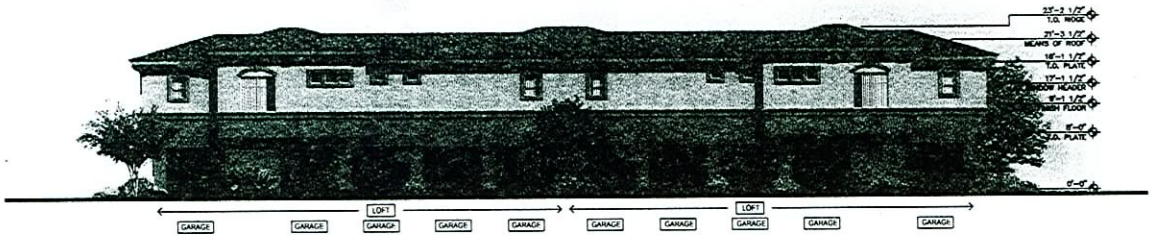


REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION

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SYMBOL SCHEDULE

- (MP) METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACK SKIRT SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SKIRT DET.. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION
- (T/C) TELEPHONE TERMINAL CABINET, CABLE TV TAP BOX & WATER METER CABINET, ONE @ EACH BLDG. PLAN. SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
- (#) INDICATES STAIR TYPE. SEE SHEET A14.1 FOR STAIR PLANS AND STAIR SECTIONS
- (X) ATTIC ACCESS – SEE DETAIL 37/D4
- (#) SEE SHEET FR1 FOR SOUND AND FIRE RATED DETAILS
- CONDENSING UNIT
- (F) OPTIONAL FIRE RISER LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
- F.E. PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCKED INSTALLED AT A MAXIMUM HEIGHT OF 42"

BUILDING PLAN NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEETS A2.1, A2.3, A2.8, A2.9, A2.12, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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JOB NO	06-053
DATE	FEBRUARY 1 2007
SCALE	1/8" = 1'-0"
SHEET NO	A9.1

LOFT BUILDING ELEVATIONS

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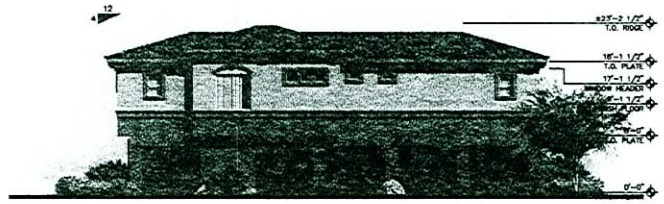
C LEFT ELEVATION
1/16" = 1'-0"



A FRONT ELEVATION
1/16" = 1'-0"

D RIGHT ELEVATION
1/16" = 1'-0"

B REAR ELEVATION
1/16" = 1'-0"

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	IQ 308 "GINGERBREAD HOUSE"	IQ 422 "SAND MOTIF"
BODY COLOR #2	IQ 489 "ENGLISH COTTAGE"	IQ 324 "SEPIATONE"
BODY COLOR #3	IQ 366 "OCHRE TAN"	IQ 308 "GINGERBREAD HOUSE"
FASCIA / TRIM	IQ 408 "GREAT SMOKE MT."	IQ 408 "GREAT SMOKE MT."
AWNINGS, RAILINGS, DOORS	IQ 282 "WOODHAVEN"	IQ 282 "WOODHAVEN"
WINDOW FRAMES	TAN	TAN
ROOF TILE	EAGLE #2503 SANDSTONE FLASHED MALIBU	EAGLE #2581 CANYON BROWN MALIBU

KEYED NOTES: (#)

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3. STUCCO FASCIA
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JOB NO 06-059
DATE MARCH 7, 2007
SCALE 1/16" = 1'-0"
SHEET NO A9.2

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