PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17247** APN: 125-24-203-022

Name of Property Owner: Tousa Homes

Name of Applicant: Wright Engineers

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: Cheryl Kypreos

Print Name: Cheryl Kypreos

Subscribed and sworn before me

This 21st day of September 2006

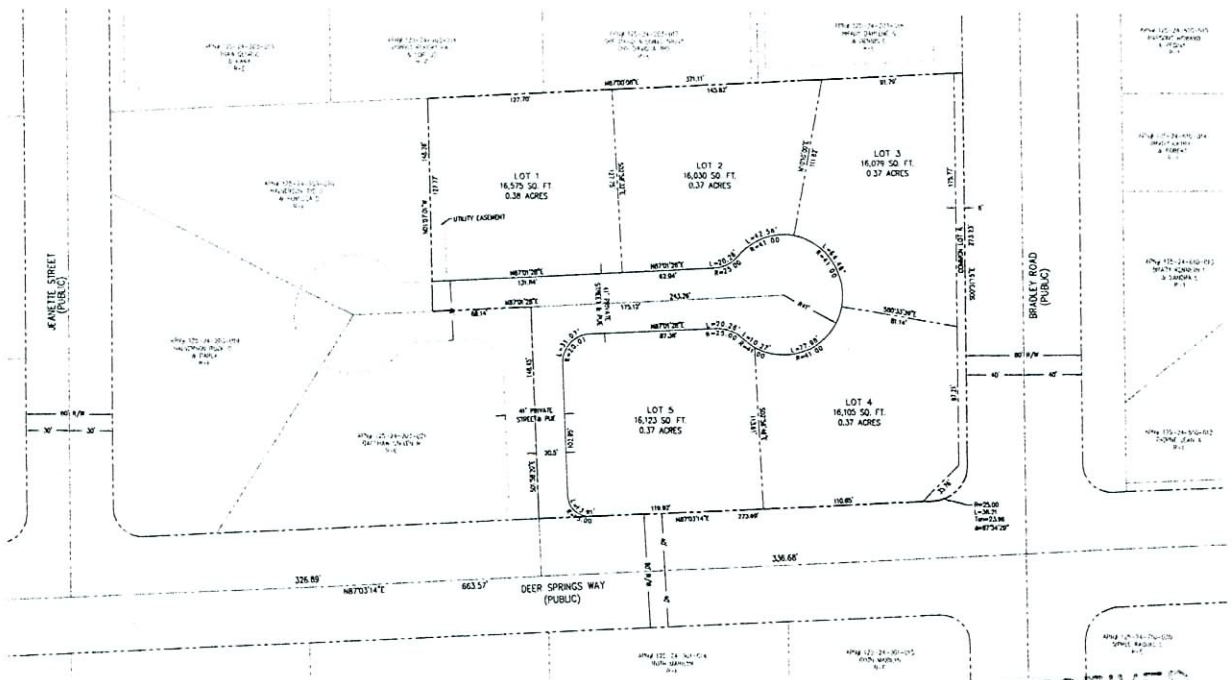
Dana Barragan

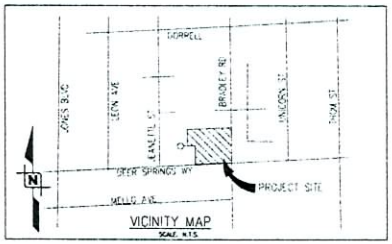
Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
DANA BARRAGAN
My Appointment Expires
No: 05-100093-1 October 4, 2009

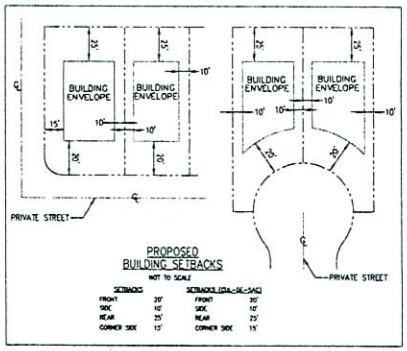
SITE PLAN
FOR
FALCON CREST UNIT 1
BY ENGLE HOMES

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022



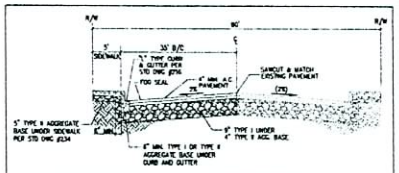


VICINITY MAP
SCALE: N.T.S.

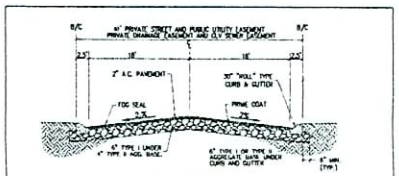


PROPOSED BUILDING SETBACKS
NOT TO SCALE

SETBACKS		SETBACKS (DA-SE-SAC)	
FRONT	20'	FRONT	20'
SIDE	10'	SIDE	10'
REAR	25'	REAR	25'
CORNER SIDE	15'	CORNER SIDE	15'



80' PUBLIC TYPICAL HALF STREET SECTION
SCALE: N.T.S.
(PER COALISD NO. 203)



41' PRIVATE STREET SECTION
SCALE: N.T.S.
(INTERIOR STREETS)

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OWNER INFORMATION	DEVELOPER	ENGINEER
APN# 125-24-203-022 TOUSA HOMES 7872 W. SAHARA AVE. LAS VEGAS, NV 89117	ENGLE HOMES 7872 W. SAHARA AVE. LAS VEGAS, NV 89117	WRIGHT ENGINEERS 7425 PEAK DRIVE LAS VEGAS, NEVADA 89128 TEL (702) 933-7000 FAX (702) 256-0151 STRUCTURAL CIVIL MEP SURVEYING

SITE DATA

ASSESSORS PARCEL NUMBER	125-24-203-022
CURRENT ZONING	R-E
PROPOSED ZONING	R-PD2
GROSS ACRES	2.86
NUMBER OF LOTS	5
COMMON LOTS	1
DU/AC	1.75
MINIMUM LOT SIZE	16,030 SF

WRIGHT client driven
7425 PEAK DRIVE LAS VEGAS, NEVADA 89128
P 702 933 7000 F 702 933 7001 800 203 7617
WRIGHTENGINEERS.COM
LAS VEGAS · IRVINE · PHOENIX · SACRAMENTO

REV	DATE	BY	REVISION

ENGLE HOMES
7872 WEST SAHARA AVE.
LAS VEGAS, NEVADA 89117
TEL (702) 256-2130 FAX (702) 256-0451

CHECK NO. 1 DATE
CHECK NO. 2 DATE

ENGLE HOMES
FALCON CREST UNIT 1
SITE PLAN -DEER SPRINGS WAY

DATE: 9/20/06
DRAWN BY: BJB
PROJECT MGR:
PROJECT NO.: CH24192
SCALE: 1"=40'

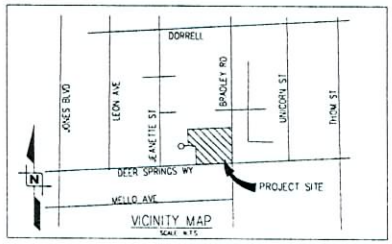
PROFESSIONAL ENGINEER - STATE OF NEVADA
JOHN P. MENG
EXP. 12-31-09
CIVIL
No. 17540
9/28/06

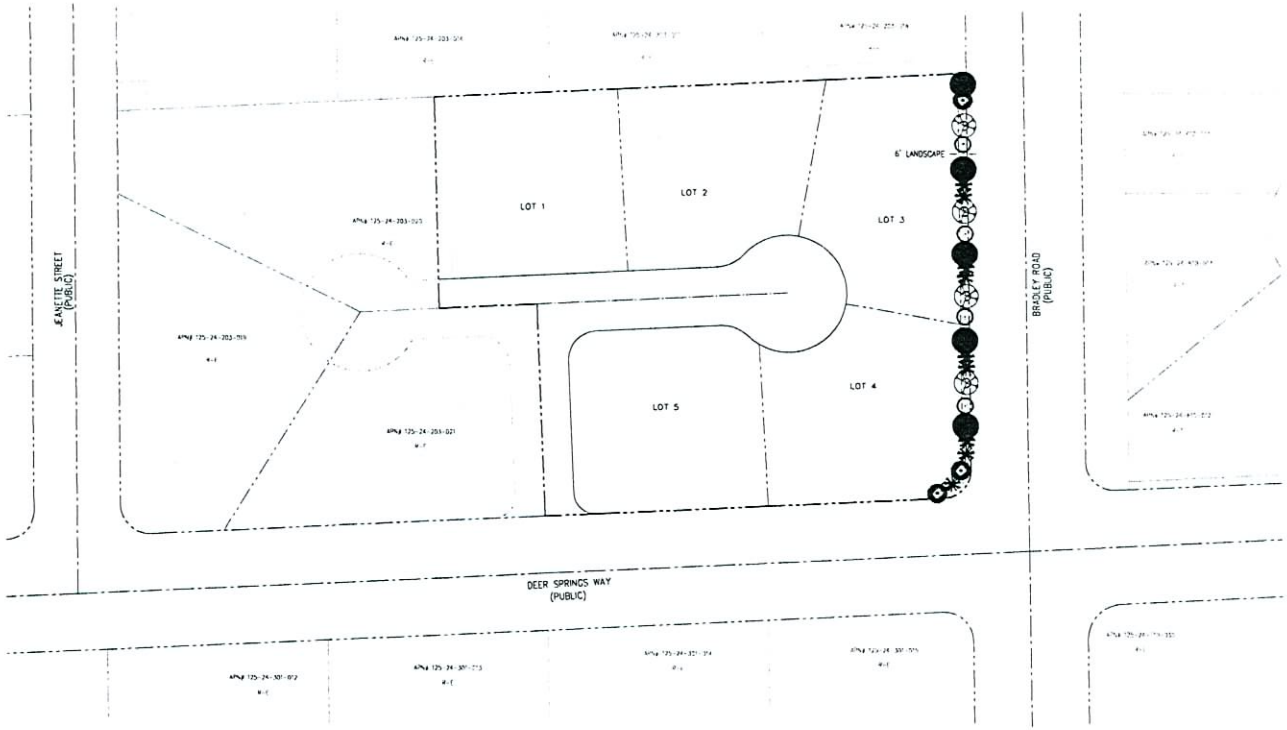
SHEET S1
1 OF 1 SHEETS
DRAWING NO.

SITE PLAN
FOR
FALCON CREST UNIT 1
BY ENGLE HOMES

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)

APN# 125-24-203-022





PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	ACACIA SMALLII SMELT ACACIA	24" BOX	4
	CERCIDIUM HYBRID DESERT MUSEUM PALO VERDE	24" BOX	5
	FEIJOA SELLOWIANA PINEAPPLE GUAVA	5 GAL	4
	ROSMARINUS OFFICINALIS 'PROSTRATE' TRAILING ROSEMARY	5 GAL	3
	LANTANA MONTEVIDENSIS TRAILING LANTANA	5 GAL	9
	SANTA FE TAN DECOMPOSED GRANITE	3/4"	2011 SF

NOTES:

1) DECOMPOSED GRANITE (DG) - INSTALL A 2" LAYER OF 3/4" SCREENED ROCK MULCH CONTINUOUS IN ALL PLANTERS, WITHIN LIMIT OF LANDSCAPE, UNDER ALL TREES AND SHRUBS. COLOR TBD. BEFORE PLACING GRANITE, COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL. CONTRACTOR TO PROVIDE SAMPLE OF ROCK FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.

2) ANY TREE WITHIN 5' OF A SIDEWALK, STREET, PUBLIC UTILITY EASEMENT ADJACENT TO STREET, OR WALL SHALL BE PLANTED WITH A ROOT BARRIER TO REDIRECT ROOT GROWTH.

3) ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CLARK COUNTY TITLE 30.

BASIS OF BEARING

SOUTH 87°03'14" WEST
BEING THE BEARING OF THE CENTERLINE OF DEER SPRINGS WAY, THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CONCIDENT WITH THE CENTERLINE OF UPLAND BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED AS FILE 52, PAGE 70 OF PARCEL MAPS, CLARK COUNTY OFFICIAL RECORDS.

LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS LOT 138 OF THAT CERTAIN RECORD OF SURVEY FILE 52, PAGE 70 OF SURVEYS.

BENCHMARK

BENCHMARK NO. B LV60
1 NAIL

CITY OF LAS VEGAS RIVET AND ROUND PLATE IN CONCRETE PAD, ± 120' EAST OF MAVERICK STREET NEAR 8181 GRAND TETON DRIVE.

ELEVATION = 720.144 METERS
(2362.87 U.S. SURVEY FEET) NAVD88 DATUM

METERS x $\frac{3937}{1200}$ = U.S. SURVEY FEET

1. THE ELEVATIONS SHOWN HEREON ARE BASED ON FEET.

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Call before you OVERHEAD 1-702-227-2929

Call before you Dig. 1-800-227-2600

Call Underground

N

1 inch = 40 ft.

WRIGHT client driven

PACE PLAN DRIVE LAS VEGAS, NEVADA 89128
p 702.243.1000 f 702.243.1001 702.233.1447
e INFO@WRIGHTENGINEERS.COM

LAS VEGAS · RENO · PHOENIX · SACRAMENTO

REV	DATE	BY	REVISION

ENGLE HOMES
1372 WEST SUNSET RD.
LAS VEGAS, NV 89118
TEL (702) 233-1313 FAX (702) 233-1001

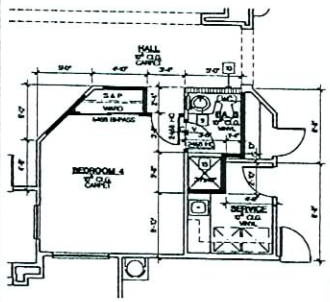
CHECK NO. 1 — DATE
CHECK NO. 2 — DATE

ENGLE HOMES
FALCON CREST UNIT 1

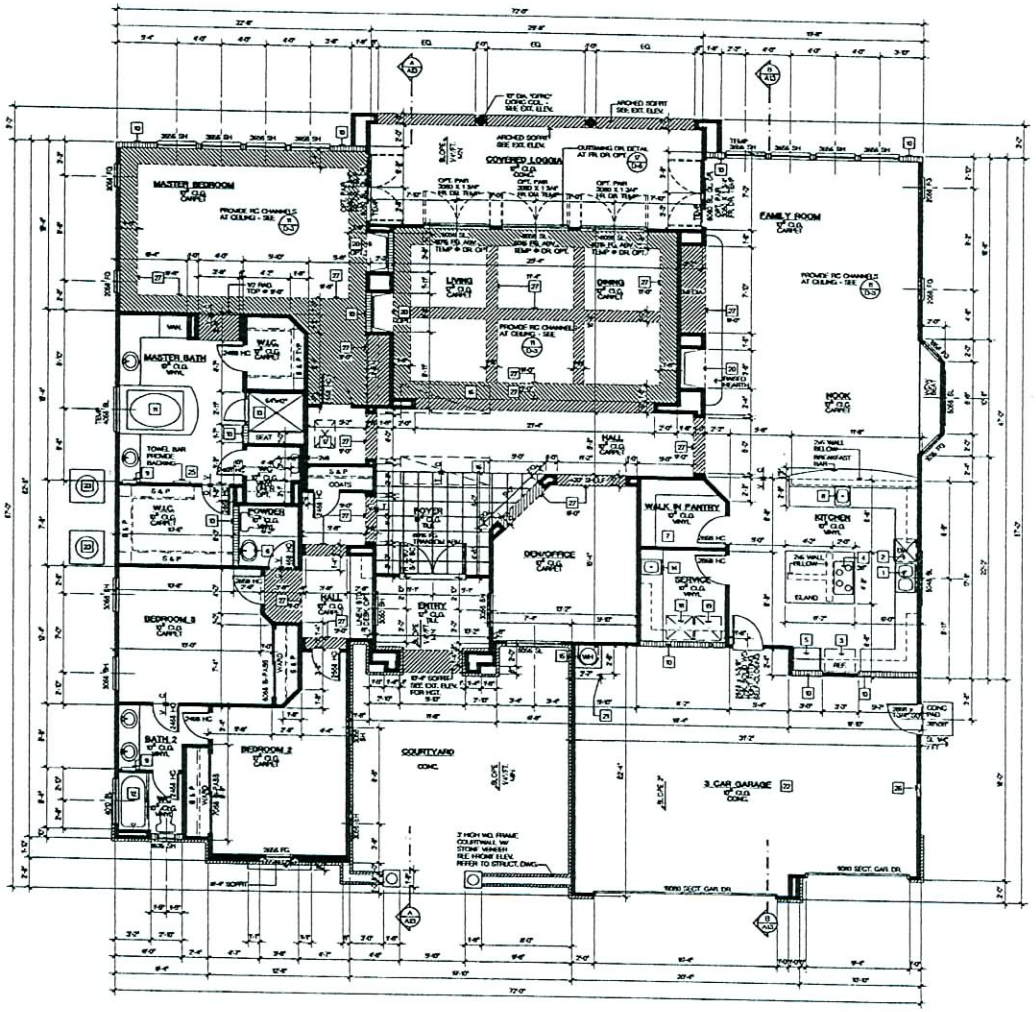
LANDSCAPING PLAN - DEER SPRINGS WAY

DATE 9/29/06
DRAWN BY BJB
PROJECT MGR.
PROJECT NO. OH24192
SCALE 1"=40'

SHEET LS1
1 OF 1 SHEETS



BEDROOM 4 OPTION | SCALE: 1/4" = 1'-0" | 2



FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 34" DEEP 36" AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER
3. 36" CLEAN REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT OFF FOR ICE MAKER)
4. 30" WIDE COOKTOP WITH HOOD, LIGHT AND FAN ABOVE, (OPTIONAL NOTHING ABOVE)
5. 3 BURNER STYLE TOP
6. 30" DOUBLE OVEN (GAS)
7. PEDESTAL LAVATORY
8. PANTRY
9. 18X7 BAR SINK
10. RECESSED MEDICINE CABINET
11. 3 X 6 GRID WALL
12. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. 32" X 60" ONE PIECE FIBERGLASS TUB/SHWR AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
14. ONE-PIECE FIBERGLASS SHOWER PAN AND CERAMIC TILE SURROUND (SEE PLAN FOR SIZE) OVER WATER RESISTANT GYP BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
15. LAUNDRY SINK
16. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS, PROVIDE PRESSURE RELIEF VALVE, W/ DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE, SEE DETAIL NOTE. VENTING SYSTEM SHALL TERMINATE AT LEAST 48 FEET FROM A PROPERTY LINE PER THE UMC.
17. FAN IN ATTIC, PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR & VENT TO OUTSIDE.
18. 22" X 30" ATTIC ACCESS MIN. 30" MIN CLEAR HEADROOM PROVIDED PAD MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 110 OUTLET AND 24" PLATFORM TO FAN
19. 22" X 30" MIN (5 MIN. ATTIC ACCESS BY MILCOR PRODUCT # 50-MS-SLLB-R-0000 OR APPROVED EQUAL, WITH 30" MIN CLEAR HEADROOM PROVIDED PAD MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAN
20. WASHER SPACE - PROVIDE RECESSED WASHER AND DRYER CONNECTIONS. (RECESSED BOX IN GARAGE PREFERRED, SHALL BE METAL.) PROVIDE "SMART" PAN AT SECOND FLOOR W/ DRAIN
21. DRYER SPACE - PROVIDE DRYER VENT TO OUTSIDE, 14' MAX. LENGTH WITH 2 ELBOWS, OR IF DUCT W/ MECHANICAL CALCULATIONS.
22. 36", SINGLE SIDED, DIRECT VENT, FACTORY BUILT FIREPLACE BY "HEAT & GLOW" SHOWN
23. 3" DIA. PPC COLUMN CONCRETE FILLED EXTENDING 36" ABOVE FLOR AND 12" INTO FOOTING. SEE 1/S-2
24. SEISMIC(SDC) REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" THICK "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE OVERHEAD PROVIDE A MINIMUM OF THE OCCUPANCY SEPARATION IS LAKER (2) 1/2" THICK "X" GYPSUM BOARD FASTENED TO TRUSSES OR COMMERCIAL FINISHING TWICE A MINIMUM OF 3/4" ON UNDER PER TRC 302
25. AC CONDENSER ON CONCRETE PAD MINIMUM SIZE AND LOCATION PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET
26. GAP THIN "X" GYP. BOARD AT WALLS AND CEILING AT LEAVE SPACE UNDER STAIRS
27. 3x4 FLAT FLOORING AT 1/4" ABOVE FINISHED FLOOR. TOWEL BAR.
28. (3) 16 X 8 (6) SCREENED COMBUSTION AIR VENTS. ONE VENT WITHIN 10" OF CEILING AND ONE LOW, WITHIN 10" OF FINISHED FLOOR. GAP, RED, SCRIPT - ADJACENT NUMBER INDICATES HEIGHT ABOVE FINISH FLOOR

NOTES

- 2x4 STUDS AT 16" o.c. UON
- 2x6 STUDS AT 16" o.c. UON
- SCRIPT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS
- INTERIOR SHELF - SEE PLAN FOR HEIGHT

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE MEC COMPLIANCE STATEMENT FOR THE REQUIRED U-VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CONDITIONS.
4. ALL EXTERIOR DOORS TO CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. DIMENSIONS OR HEIGHTS INDICATED ON PLANS ARE NOMINAL. DIMENSIONS OR HEIGHTS NOTED AS 24" WILL HAVE A FINISHED HEIGHT OF 24". 7" CLEAR HEADROOM OPENING IS REQUIRED
6. REFER REQUIRED AT ALL BEDROOMS MIN 19 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.
7. THE STRUCT. ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A FASHION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
8. ALL PAVEMENT CONSTRUCTED AFTER JULY 1, 1991 IN PERMEATION, DRAINAGE LINES TO CONFORM TO SPECIFIED LISTING ON FIRE REQUIREMENTS, OR THEIR EQUIVALENT, OR TO BE TO CONTAINS ELECTRICAL APPLIANCES.
9. ONLY APPROVED ENUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
10. SLIDING DOOR PANEL DIMENSIONS ARE AS SELECTED BY OWNER
11. DRAINS EXCEPT SHALL BE INSTALLED WHEN THERE IS USABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1000 SQUARE FEET.
12. 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 IPC. 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
13. VENTING SYSTEM SHALL TERMINATE AT LEAST 48 FEET FROM A PROPERTY LINE PER THE UMC.
14. EXCEPT WHERE OTHERWISE NOTED IN THE IPC, 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 AT THE MINIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84.
15. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
16. GLASS SHALL BE 1/8" THICK MIN.
17. GLASS OF PATIO DOOR WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT OR A SOFT ELASTOMER GASKET TAPE.
18. ALL BEDROOMS MUST HAVE CARPET FLOORING FOR THE 25 db JOIST REQUIREMENT.

SQUARE FOOTAGE

FLOOR AREA	
FLOOR	3366 S.F.
TOTAL	3366 S.F.
GARAGE	646 S.F.
ENTRY "A" ELEVATIONS	78 S.F.
ENTRY "B" ELEVATIONS	60 S.F.
ENTRY "C" ELEVATIONS	74 S.F.
COVERED LOGGIA	296 S.F.
PORTICO "B" ELEVATIONS	108 S.F.

NOTES:
SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTS, ETC.

No.	Date	Issue / Description
	3/16/05	BLDG. DEPT. SUBMITTAL
1	8/15/05	BLDG. DEPT. REVISIONS
2	8/25/05	BLDG. DEPT. REVISIONS

Comments

Project:
BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
17592 MITCHELL, IRVINE
IRVINE, CA 92614
(949) 851-2133
(949) 851-2139 FAX
Irvine, California

License Stamp

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: M. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 1
"A" FLOOR PLAN
AND OPTION

Sheet No.
A1.1

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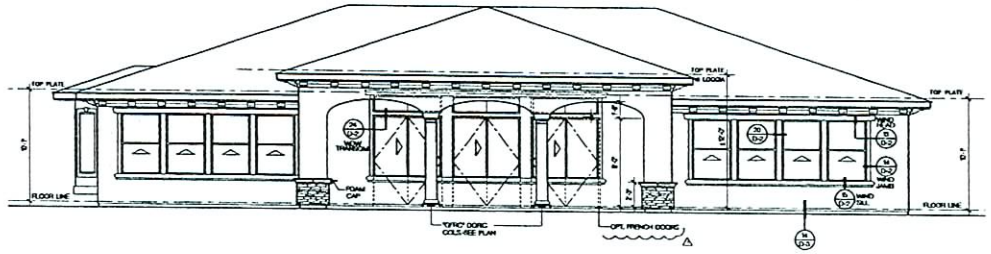

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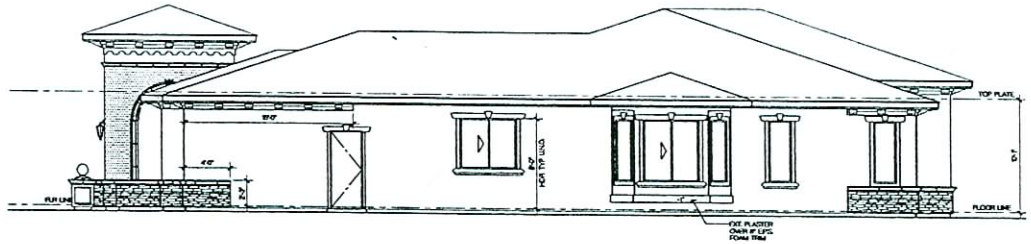

RIGHT

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

No.	Date	Issue / Description
	3/18/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/29/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
17701 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2020
(949) 851-8126 FAX
Irvine, California

License Stamp:

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: N. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 1
"B" EXTERIOR ELEVATIONS

Sheet No.:
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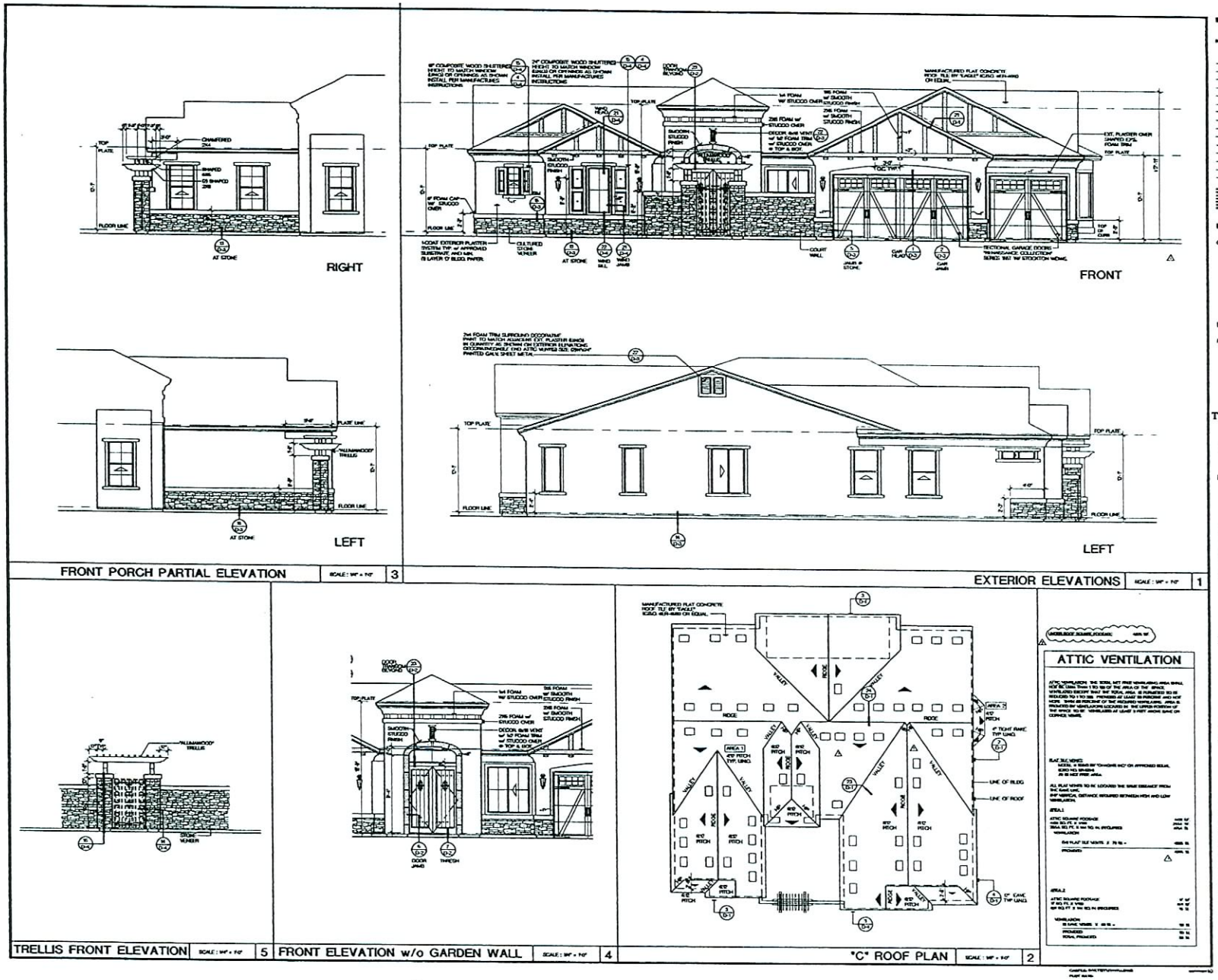

No.	Date	Issue / Description
	3/18/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/29/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.

License Stamp:

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: N. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 1
"C" EXTERIOR ELEVATIONS
"C" ROOF PLAN

Sheet No.:
A1.7

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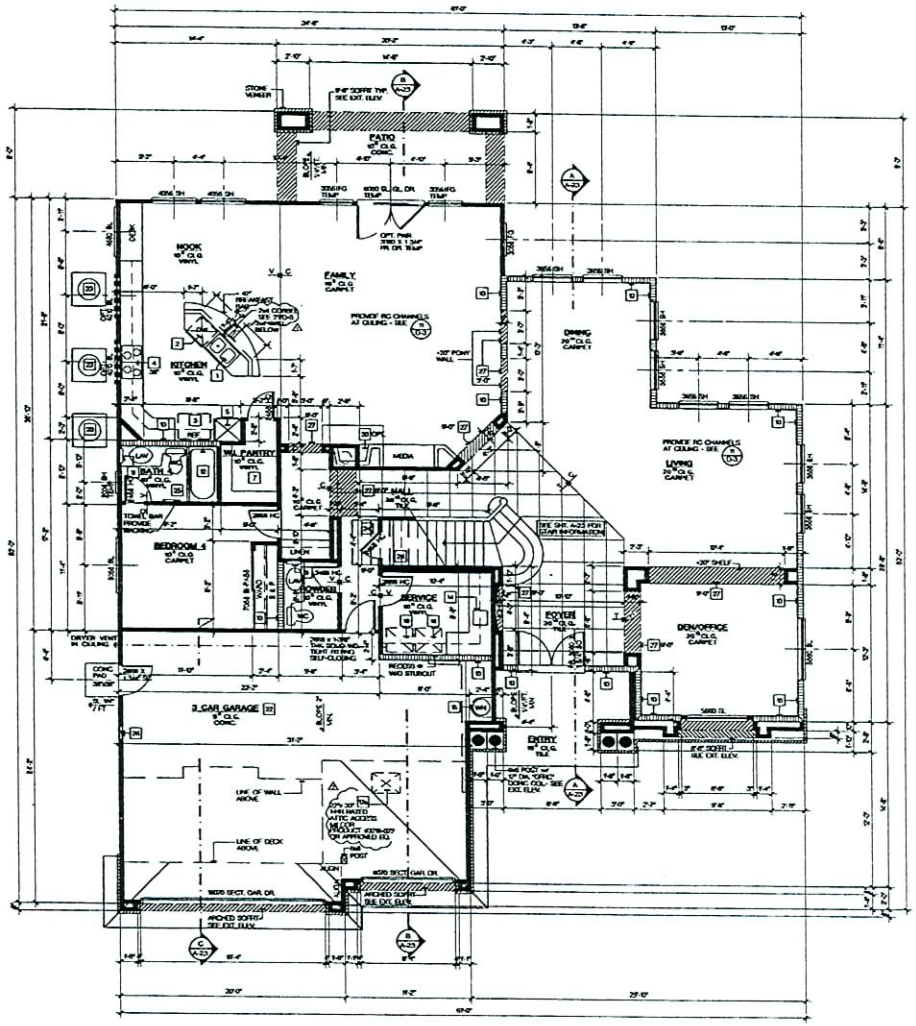
12/21/06 PC



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)
4. 30" WIDE COOKTOP WITH HOOD, LIGHT AND FAN ABOVE, (OPTIONAL MICROWAVE ABOVE)
5. 2 BURNER WOKS TOP
6. 30" DOUBLE OVEN OVE
8. PEDESTAL LAVATORY
7. PANTRY
9. WET BAR SINK
10. RECESSED MEDICINE CABINET
11. 2 X 4 STUD WALL
12. 60" X 60" OVAL ONE PIECE PREFOLDED TUB AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP BOARD CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. 32" X 60" ONE PIECE PREFOLDED TUB/SHWR AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
14. ONE PIECE PREFOLDED SHOWER PAN AND CERAMIC TILE SURROUND SEE PLAN FOR SIZES OVER WATER RESISTANT GYP BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
15. LAUNDRY SINK
16. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE 18" BELOW TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE, SEE DETAIL NO-A. VENTING SYSTEM SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE. FOR THE UMC
16. 44x8 IN ATTIC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR A VENT TO OUTSIDE.
17. 30" X 30" ATTIC ACCESS MIN WITH 30" MIN CLEAR HEADROOM PROVIDED (4x) MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 110v OUTLET AND 24" PLATFORM TO A/U
18. 22" X 30" MIN IN HR. ATTIC ACCESS BY MILCOR PRODUCT # SPR-SIDELLA IN-WALL OR APPROVED EQUAL WITH 30" MIN CLEAR HEADROOM PROVIDED (4x) MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO A/U
19. MINIMUM SPACE : PROVIDE RECESSED WASHER AND DRYER CONNECTIONS. (RECESSED BOX IN GARAGE PREFERRED, SHALL BE METAL) PROVIDE "SAFETY" PAN AT SECOND FLOOR W/ DRAIN
20. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE W MAX LENGTH WITH 2 ELBOWS, OR 5' CLEAR W/ MECHANICAL CALCULATIONS.
20. 36", SINGLE SIDED, DIRECT VENT, FACTORY BUILT FIREPLACE BY "HEAT & GLOW" SAME ZORB-3000-DA-DS-HB-LS-SEN PROVIDE HEARTH WHERE REQUIRED PER MANUF. SPECS.
22. 3" DIA. PIPE COLUMN CONCRETE FILLED, EXTENDING 36" ABOVE SLAB AND 12" INTO FOOTING. SEE DETAIL
23. FOUNDATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" THICK GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE OCCUPIES PROVIDE A PORTION OF THE OCCUPANCY SEPARATION, THE CEILING AND SUPPORTING MEMBERS SHALL BE COVERED WITH 1/2 LAYER OF 1/2" THICK GYPSUM BOARD FASTENED TO TRUSSES OR COMPONENTS. FRAMING SPACED A MINIMUM OF 24" ON CENTER PER THE RC
23. AC CONDENSER ON CONCRETE PAD BATTERY SEE AND LOCATION PROVIDE 230 WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.
24. 5/8" TYPE 'X' GYP BOARD AT WALLS AND CEILING AT UNFINISHED SPACE UNDER STAIRS.
25. 2x4 FLAT BLOCKING AT 48" ABOVE FINISHED FLOOR TO WALL BAR.
26. 12 X 12 X 12 SCREENED COMBUSTION AIR VENTS ONE HIGH WITHIN 12" OF CEILING AND ONE LOW, WITHIN 12" OF FINISHED FLOOR
27. 12HP, EQ. SCRIP - ADJACENT NUMBER INDICATES HEIGHT ABOVE FINISH FLOOR

NOTES

2x4 STUDS AT 16" o.c. UON
2x6 STUDS AT 16" o.c. UON
SOFFIT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS
INTERIOR SHELF - SEE PLAN FOR HEIGHT

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE MEC COMPLIANCE SUMMARY FOR THE REQUIRED U-VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION NOTES AND CONDITIONS.
4. ALL CONDITIONED AREAS OF CONFORMED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 8'-0" WILL HAVE A ROUGH FRAMED HEIGHT OF 8'-2". FOR CLEAR FRAMED OPENING REQUIRED
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN IN OPTIONAL 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
7. 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.
8. ALL FIREPLACES COMPLICATED AFTER JULY 1, 1989 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OR EPA REQUIREMENTS, OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER.
11. DRAFT STOPS SHALL BE INSTALLED WHEN THERE IS UNFILL SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1000 SQUARE FEET.
12. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOF TO GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS TO AN APPROVED DRAINAGE SYSTEM PER THE RC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 3'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBSTORM DRAINAGE SYSTEM
13. VENTING SYSTEMS SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UMC.
14. LOCKOFF WHERE OTHERWISE NOTED IN THE RC, 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
15. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
16. GLASS SHALL BE 3/4" THICK MIN.
17. GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT ON A NOTT FLASHTAPE GASKET TAPE.
18. ALL BEDROOMS MUST HAVE CARPET FLOORING PER THE 75 lb JUNE REQUIREMENT.

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	2222 S.F.
SECOND FLOOR	1590 S.F.
TOTAL	3812 S.F.
GARAGE	776 S.F.
BACK DECK	52 S.F.
PATIO	63 S.F.
ENTRY "A" ELEVATIONS	78 S.F.
ENTRY "B" ELEVATIONS	77 S.F.
ENTRY "C" ELEVATIONS	78 S.F.
FRONT DECK "A" ELEVATIONS	144 S.F.
FRONT DECK "B" ELEVATIONS	130 S.F.
FRONT DECK "C" ELEVATIONS	141 S.F.

NOTE:
SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTS, ETC.

No.	Date	Issue / Description
	3/18/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/23/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, inc.
Architecture Planning
17911 MITCHELL SOUTH
IRVINE, CA 92614
(949) 851-2020
(949) 476-2235 FAX
Irvine, California

License Stamp

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: R. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 2
FIRST FLOOR PLAN

Sheet No.:
A2.1

FLOOR PLANS | SCALE: 1/4" = 1'-0" | 1

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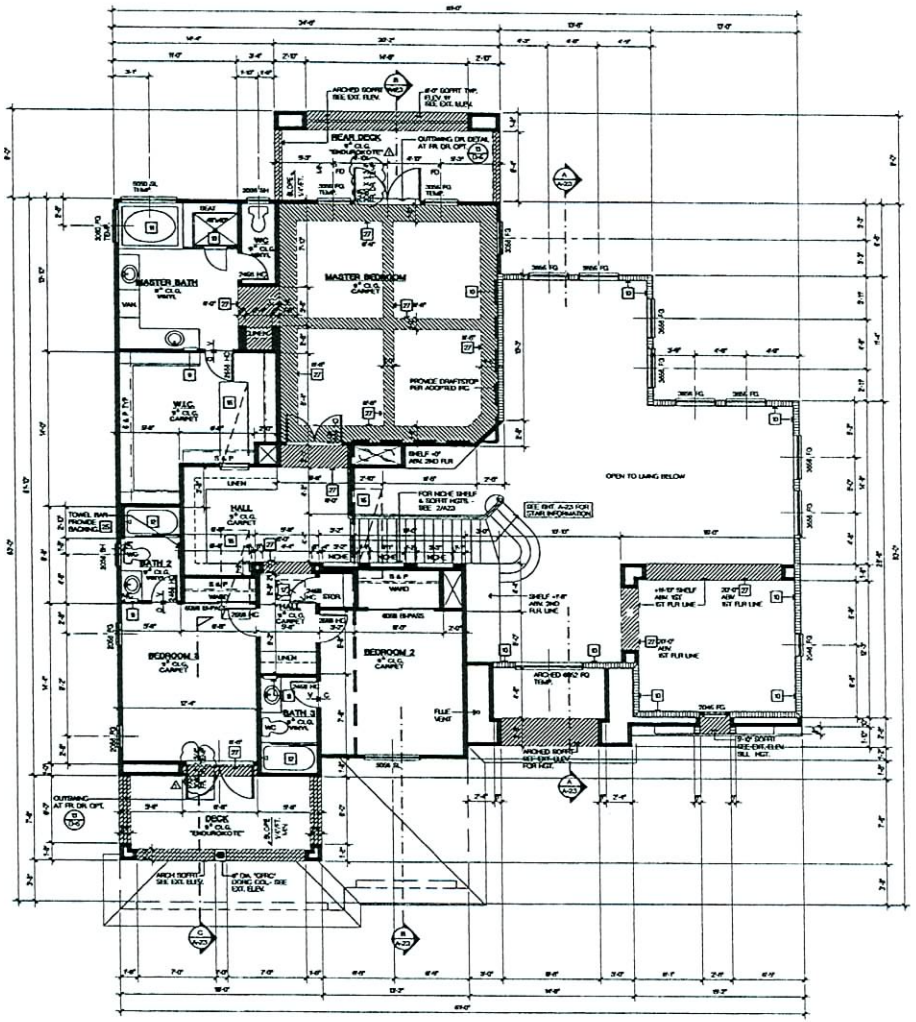

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 34" DEEP 34" AFF CLAR HEIGHT DIMENSIONS WITH MANUFACTURER)
3. 36" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND BALE-OFF FOR ICE-MAKER
4. 36" WIDE COOKTOP WITH HOOD, LIGHT AND FAN, ABOVE, EXTERIOR MICROWAVE ABOVE
5. 2 BURNER STOVE TOP
6. 30" DOUBLE OVEN EMB
7. PEDESTAL LAVATORY
8. PANTRY
9. WET BAR SINK
10. RECESSED MEDICINE CABINET
11. 2 X 4 STUD WALL
12. 60" X 60" OVAL ONE PIECE FIBERGLASS TUB AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. 60" X 60" ONE PIECE FIBERGLASS TUB/SHOWER AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE, CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
14. ONE-PIECE FIBERGLASS SHOWER PAN AND CERAMIC TILE SURROUND (SEE PLAN FOR SIZE) OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE, CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
15. LAUNDRY SINK
16. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE. SEE DETAIL 9/A-6. VENTING SYSTEM SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER 3HE 1.6.6
17. FAU IN ATTIC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR & VENT TO OUTSIDE
18. 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
19. 22" X 30" MIN 19 MIN. ATTIC ACCESS BY MILGOR PRODUCT # SPR-RIBBLE PLANE OR APPROVED EQUAL WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAU
20. 30" MIN WIDE WORK SPACE. PROVIDE RECESSED WASHER AND DRYER CONNECTIONS. (RECESSED BOX IN GARAGE PREFERRED, SHALL BE METAL) PROVIDE "SAFETY" PAN AT SECOND FLOOR 30" DRYER
21. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE 14' MAX LENGTH WITH 2 ELBOWS, OR 8' DUCT W/ MECHANICAL CALCULATIONS
22. 36", SINGLE SIDED, DIRECT VENT, FACTORY BUILT FIREPLACE BY "HEAT & GLOW" SHOT 2298-2228-CH-2B-MB-LS-32PN PROVIDE HEARTH WHERE REQUIRED PER MANUF. SPECS.
23. 8" DIA. PIPE CEDIAN CONCRETE FILLED, EXTENDING 36" ABOVE BLAB AND 18" INTO FOOTING. SEE DETAIL
24. SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE CEILINGS PROVIDE A PORTION OF THE OCCUPANCY SEPARATION, THE CEILING AND SUPPORTING MEMBERS SHALL BE COVERED WITH ITS LAYER OF 1/2" TYPE "X" GYPSUM BOARD FASTENED TO FRUSTS OR CONNECTION, FRAMING SPACED A MINIMUM OF 24" ON CENTER PER 3HE IRC
25. AC CONDENSER ON CONCRETE PAD SUPPLY SIZE AND LOCATION PROVIDE 220 WATERPROOF DISCONNECT AND WITHIN 25 ADJACENT TO WATERPROOF OUTLET.
26. 1/2" TYPE "X" GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
27. 2x4 FLAT BLOCKING AT 48" ABOVE FINISHED FLOOR TOWEL BAR.
28. 12 X 3 X CL SCREENED COMBUSTION AIR VENTS ONE HIGH, WITHIN 12" OF CEILING AND ONE LOW, WITHIN 12" OF FINISHED FLOOR. GYP. BD. SCRIT - ADJACENT NUMBER INDICATES HEIGHT ABOVE FINISH FLOOR
29. 2x4 STUDS AT 16" o.c. UON
30. 3x6 STUDS AT 16" o.c. UON
31. SOFFIT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS
32. INTERIOR SHELF - SEE PLAN FOR HEIGHT

NOTES

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
2. ALL BUILDING SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE MEC COMPLIANCE STATEMENT FOR THE REQUIRED "U"-VALUE OF GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION NOTES.
4. ALL ATTIC SPACES OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS AND HOUSING DIMENSIONS CEILING HEIGHTS NOTED AS 8'0" WILL HAVE A ROUGH FRAMED HEIGHT OF 8'-2" 2x6 CLEAR FINISHED OPENING IS INCLUDED
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN 20 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.
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1990 IN NONNEW DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OR NPA REQUIREMENTS, ON THEIR COMPLIANCE, OR TO BE DISCONNECTED ELECTRICAL APPLIANCES.
9. ONLY APPROVED STUCCO WATERPROOF ENVELOPE WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. DRAFT STOPS SHALL BE INSTALLED WHEN THERE IS UNUSE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1000 SQUARE FEET.
12. IN AREAS SUBJECT EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLING 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 DISPERSE WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
13. VENTING SYSTEMS SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UBC.
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, 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
15. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
16. GLASS SHALL BE 3/4" THICK MIN
17. GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT OR A SOFT ELASTOMER GASKET TYPE.
18. ALL BEDROOMS MUST HAVE CARPET FLOORING PER THE 24 HR ZONE REQUIREMENT

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	2222 S.F.
SECOND FLOOR	1590 S.F.
TOTAL	3812 S.F.
GARAGE	726 S.F.
BACK DECK	152 S.F.
PATIO	152 S.F.
ENTRY 'A' ELEVATIONS	76 S.F.
ENTRY 'B' ELEVATIONS	77 S.F.
ENTRY 'C' ELEVATIONS	76 S.F.
FRONT DECK 'A' ELEVATIONS	144 S.F.
FRONT DECK 'B' ELEVATIONS	134 S.F.
FRONT DECK 'C' ELEVATIONS	141 S.F.

NOTE:
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INTERIOR ELEVATIONS

SECOND FLOOR PLAN | SCALE: 1/4" = 1'-0" | 1

No.	Date	Issue / Description
	3/18/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/25/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
17911 MITCHELL, SOUTH
IRVINE, CA 92614
(949) 955-1500
(949) 955-1500 FAX
Irvine, California

License Stamp

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: M. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 2
SECOND FLOOR PLAN

Sheet No.:
A-2.1A

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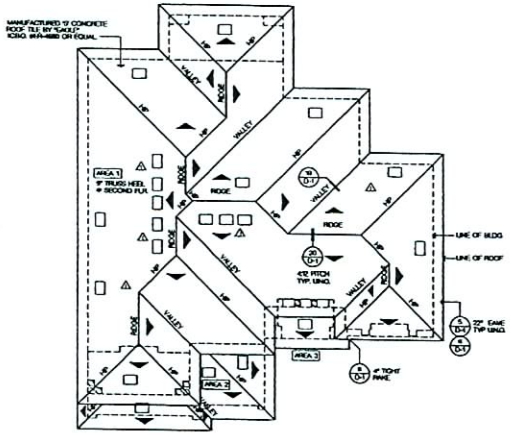
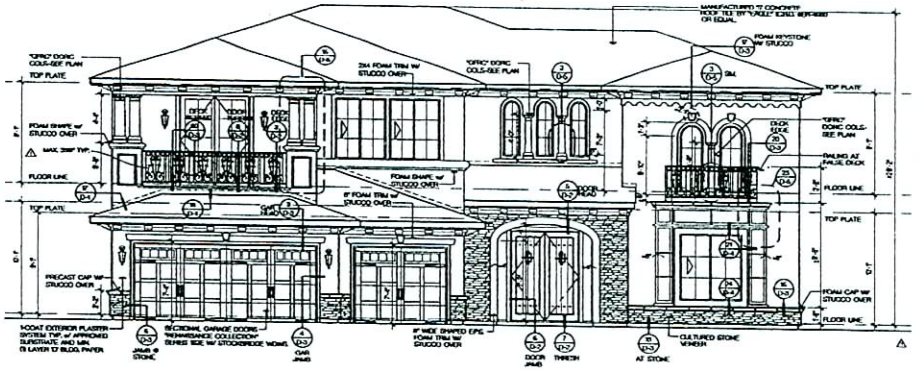
ATTIC VENTILATION



"B" ROOF PLAN | SCALE: 1/8" = 1'-0" | 2



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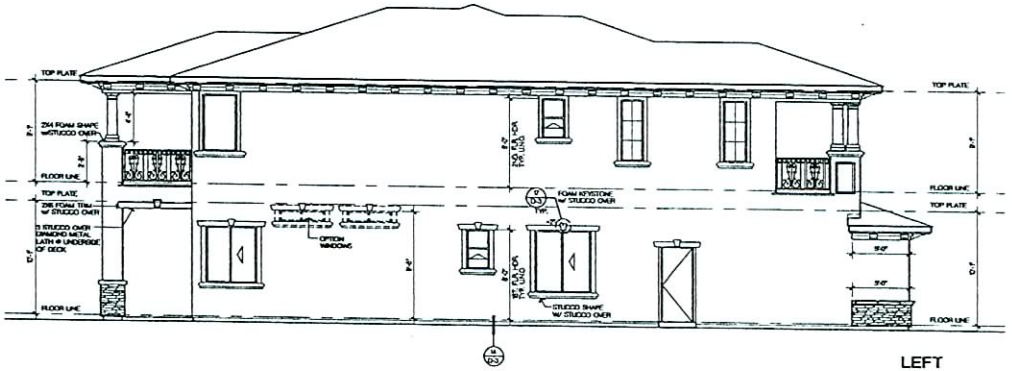

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EXTERIOR ELEVATIONS | SCALE: 1/8" = 1'-0" | 1

No.	Date	Issue / Description
	3/16/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/29/05	BLDG. DEPT. REVISIONS

Consultants

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
17782 MITCHELL NORTH
IRVINE, CA 92614
(949) 476-2694
(949) 476-0235 FAX
Irvine, California

License Stamp

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: H. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 2
"B" EXTERIOR ELEVATIONS
"B" ROOF PLAN

Sheet No.:
A2.6

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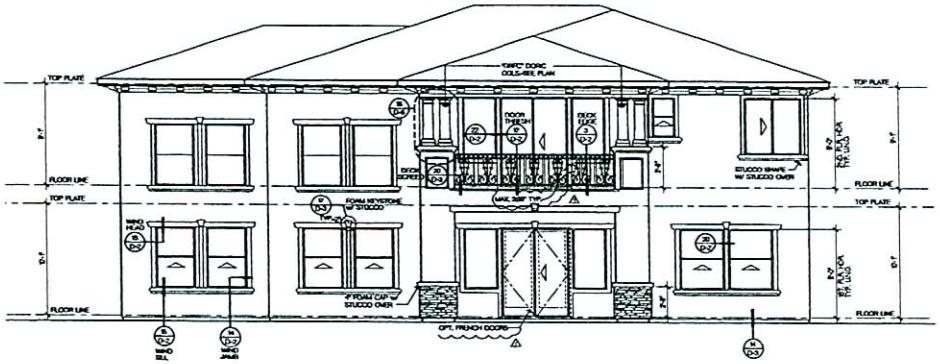

REAR

RIGHT

No.	Date	Issue / Description
	3/18/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/29/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
[illegible] MITCHELL SOUTH
[illegible], CA [illegible]
[illegible] FAX
Irvine, California

License Stamp:

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: N. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 2
"B" EXTERIOR ELEVATIONS

Sheet No.:
A2.6A

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

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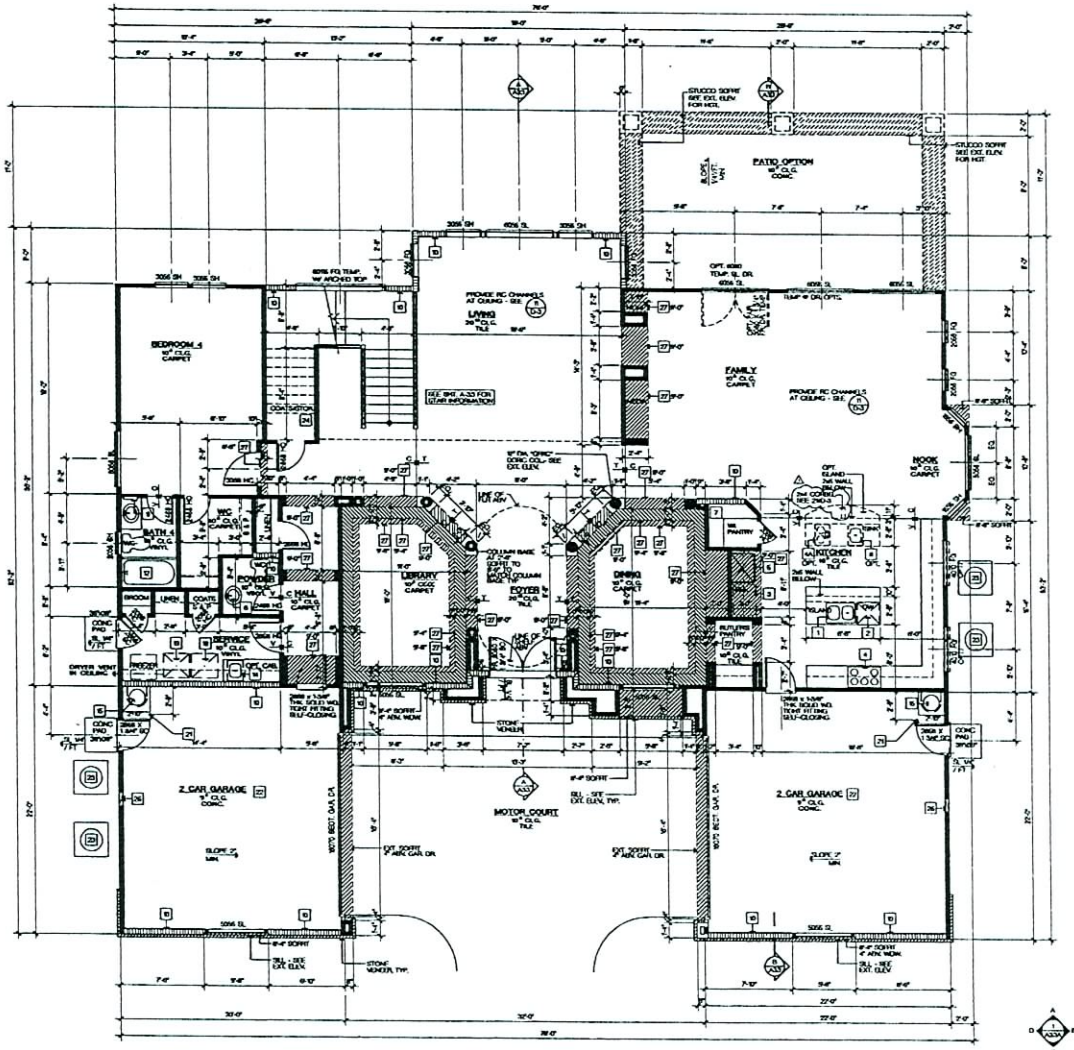

FIRST FLOOR PLAN AND OPTIONS

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

1

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) NINTY DIMENSIONS WITH MANUFACTURER
3. 36" CLEAR REFRIGERATOR SPACE PROVIDE RECESSED COLD WATER BIB AND BUILT-FOR FOR CLEANER (1)
4. 30" WIDE COOKTOP WITH HOOD, LIGHT AND FAN ABOVE, OPTIONAL MICROWAVE, ABOVE
5. 2 BURNER BROIL TOP
6. 30" DOUBLE OVEN (24")
7. PEDESTAL LAVATORY
8. PANTRY
9. 18"X" SUN SINK
10. RECESSED MEDICINE CABINET
11. 2" X 6" STUD WALL
12. 42" X 60" OVAL, ONE PIECE FIBERGLASS TUB AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
13. 32" X 60" ONE PIECE FIBERGLASS TUB/SHWR AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
14. ONE-PIECE FIBERGLASS SHOWER PAN AND CERAMIC TILE SURROUND SEE PLAN FOR SIZES OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
15. LAUNDRY SINK
16. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS, PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE, SEE DETAIL 560-4. VENTING SYSTEM SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE, PER THE UMC
17. PAD IN ATTIC, PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR A VENT TO OUTSIDE.
18. 30" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR headroom PROVIDED PAD MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 110V OUTLET AND 30" PLATFORM TO PAD
19. 22" X 30" MIN (5 MIN. ATTIC ACCESS BY MEDOR PRODUCE 2 SPRUCE/PLY R-19/R5 OR APPROVED EQUAL WITH 30" MIN CLEAR HEADROOM PROVIDED PAD MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 110V OUTLET AND 30" PLATFORM TO PAD
20. WASHER SPACE : PROVIDE RECESSED WATER AND DRAIN CONNECTIONS (RECESSED BOX IN GARAGE PREFERABLE, SHALL BE METAL) PROVIDE "SUNTY FAN AT SECOND FLOOR W/ DRAIN
21. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE 14' MAX LENGTH WITH 2 ELBOWS, OR 7' OUT W/ MECHANICAL CALCULATIONS.
22. 36" SHOUT REPTI DIRECT VENT FACTORY BUILT FIREPLACE BY "HEAT & GLOW", DHIE 27INSERT-CSCDS-MH-LUXRIS PROVIDE HEARTH WHERE REQUIRED FOR MANUF. SPECS.
23. 8" DIA. PPE COLUMN CONCRETE FILLED, EXTENDED 36" ABOVE SLAB AND 10" INTO FOOTING. SEE 560-4
24. DOWNSPOUT REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 1/2" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE WALLS PROVIDE A PORTION OF THE OCCUPANCY SEPARATION, THE FRAMING AND SUPPORTING MEMBERS SHALL BE COVERED WITH 1/2 LAYER OF 1/2" TYPE "X" GYPSUM BOARD FASTENED TO BALANCE OR CONVENTIONAL FRAMING SPACED A MINIMUM OF 24" ON CENTER PER THE RC
25. AC CONDENSER ON CONCRETE PAD NEAT BUT AND LOCATION PROVIDE 220 WATERPROOF DISCONNECT AND WITH 20 AMPERE 110V WATERPROOF OUTLET.
26. 5/8" TYPE "X" GYP BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
27. 2x4 FLAT BLOCKING AT 48" ABOVE FINISHED FLOOR TOWEL BAR.
28. 03 to 4 CA SCREENED COMBUSTION AIR VENTS ONE HIGH, WITHIN 12" OF CEILING AND ONE LOW, WITHIN 12" OF FINISHED FLOOR. GYP. BD. SCRIP - ADJACENT NUMBER INDICATES HEIGHT ABOVE FINISH FLOOR

NOTES

2x4 STUDS AT 16" o.c. UON

2x6 STUDS AT 16" o.c. UON

SOFFIT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS

INTERIOR SHELF - SEE PLAN FOR HEIGHT

1. REFER TO INTERIOR ELEVATIONS FOR HIDDEN BATH AND SERVICE ROOM FINISHES.
2. ALL BUILDING SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE MEC COMPLIANCE STATEMENT FOR THE REQUIRED INFORMATION OF ALL BUILDING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONTRUCTION METHODS AND COMPLIANCE.
4. ALL FINISHED LIVING OR CONDITIONED SPACES SHALL BE FULLY HEADROOM COMPLIANT.
5. CABINET DOORS, HIGHER MOUNTED ON PLANS ARE NOMINAL DIMENSIONS, CLEAR HEIGHTS NOTED AT 7'-6" WILL HAVE A MINIMUM HEADROOM OF 7'-0". 7'-0" CLEAR FINISHED OPENING IS REQUIRED
6. FENCE REQUIREMENTS AT ALL BEDROOMS MIN 20 CONTINUAL WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. SHT MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN. AND MIN NET CLEAR WIDTH OF 20 IN.
7. 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.
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1994 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OR UPC REQUIREMENTS, OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. DUCT STOVE SHALL BE INSULATED WHEN THERE IS USABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED TO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 300 SQUARE FEET.
12. 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 RC. PROVIDE SPLASH BLOCKS AT DRAIN PIPE TO DIVERT WATER A MINIMUM OF 6-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM
13. VENTING SYSTEMS SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UMC
14. EXCEPT WHERE OTHERWISE NOTED IN THE RC, 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
15. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
16. GLASS SHALL BE 1/8" THICK MIN.
17. GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT OR A SOFT ELASTOMER GASKET TYPE.
18. ALL BEDROOMS MUST HAVE CARPET FLOORING FOR THE 25 db ZONE REQUIREMENT.

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	2268 S.F.
SECOND FLOOR	2118 S.F.
TOTAL	4386 S.F.
REAR PATIO	462 S.F.
REAR DECK	462 S.F.
GARAGE 1A ("A" ELEVATION)	420 S.F.
GARAGE 2A ("A" ELEVATION)	462 S.F.
GARAGE 1A ("B" & "C" ELEVATION)	440 S.F.
GARAGE 2A ("B" & "C" ELEVATION)	480 S.F.
GARAGE 1B ("A" ELEVATION)	423 S.F.
GARAGE 2B ("A" ELEVATION)	465 S.F.
GARAGE 1B ("B" & "C" ELEVATION)	444 S.F.
GARAGE 2B ("B" & "C" ELEVATION)	487 S.F.

NOTE:
SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY, NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTS, ETC

No.	Date	Notes / Description
	3/19/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/29/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
17095 MITCHELL SOUTH
IRVINE, CA 92614
(949) 955-1500
(949) 955-0594 FAX
Irvine, California

License Stamp:

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: N. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 3
"A" FIRST FLOOR PLAN AND OPTIONS

Sheet No.
A3.1

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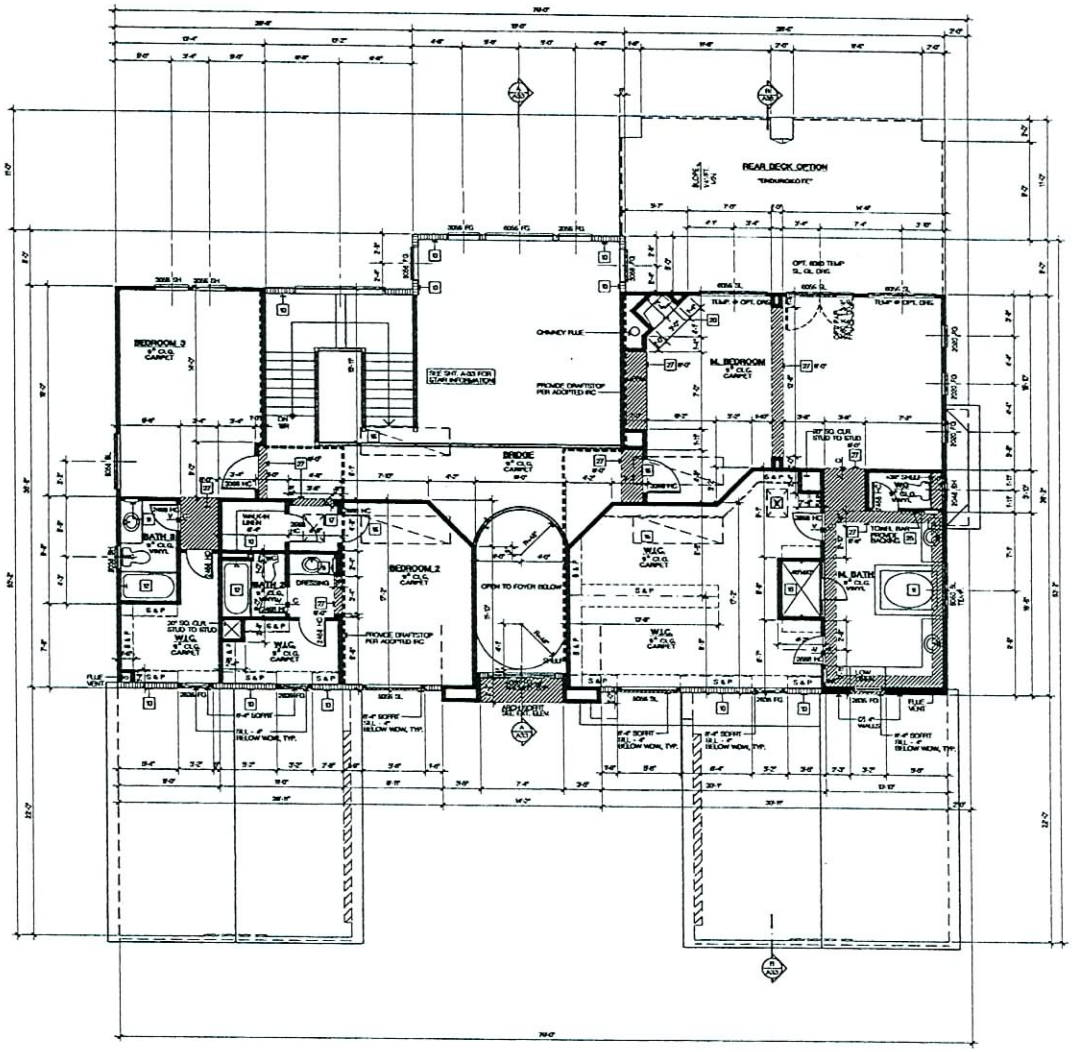

KEYNOTES

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 BOX AND SHUT-OFF FOR ICE-MAKER)
4. 30" WIDE COOKTOP WITH HOOD, LIGHT AND FAN ABOVE, (OPTIONAL MICROWAVE ABOVE)
5. 2 BURNER STONE TOP
6. 30" DOUBLE OVEN (GAS)
7. PEDESTAL LAVATORY
8. Anchor
9. WET BAR SINK
10. RECESSED MEDICINE CABINET
11. 2 X 4 STUD WALL
12. 60" X 30" OVAL ONE PIECE FIBERGLASS TUB AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVE
13. 30" X 60" ONE PIECE FIBERGLASS TUB/SHWR AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE, CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
14. ONE-PIECE FIBERGLASS SHOWER PAN AND CERAMIC TILE SURROUND (SEE PLAN FOR SIZE) OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
15. LAUNDRY SINK
16. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS, PROVIDE PRESSURE RELIEF VALVE, RUN DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE, SEE DETAIL 9/G-3. HEATING SYSTEM SHALL TERMINATE AT LEAST 5ft FEET FROM A PROPERTY LINE PER THE UMC.
17. FAN IN ATTIC, PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" HIGH WORK SPACE. PROVIDE COMBUSTION AIR & VENT TO OUTSIDE
18. 30" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 15A OUTLET AND 24" PLATFORM TO FAU
19. 30" X 30" MIN IS MIN. ATTIC ACCESS BY MAJOR PRODUCT & SPECIALLY PLANNED OR APPROVED EQUIV. WITH 30" MIN CLEAR HEADROOM PROVIDED FAU MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 15A OUTLET AND 24" PLATFORM TO FAU
20. DRYER SPACE : PROVIDE DRYER VENT TO OUTSIDE W/ MAX LENGTH WITH 2 ELBOWS, OR 2 ELBOW W/ MECHANICAL CALCULATIONS.
21. 36", SINGLE SIDED, DIRECT VENT, FACTORY BUILT FIREPLACE BY "HEAT & GLOW" OVER 2"X6"@16"OC(2X6@12"OC) WITH (1)2"X10 PROVIDE HEATER WHERE REQUIRED PER MANUF. SPECS.
22. 3" DIA. PPL COLUMN CONCRETE FILLED, EXTENDING 36" ABOVE SLAB AND 18" INTO FOOTING. SEE S-0.2
23. SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE CEILINGS PROVIDE A PORTION OF THE OCCUPANCY SEPARATION, THE CEILING AND SUPPORTING MEMBERS SHALL BE COVERED WITH 2 LAYER OF 5/8" TYPE "X" GYPSUM BOARD FASTENED TO FRAMING OR COMPARTMENTION, FRAMING SPACED A MAXIMUM OF 24" ON CENTER PER THE IRC
24. A/C CONDENSER ON CONCRETE PAD MIRRY SIZE AND LOCATION PROVIDE 2HR WATERPROOF DISCONNECT AND WITHIN 25' ADJACENT 15A WATERPROOF OUTLET.
25. 5/8" TYPE "X" GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS.
26. 2x6 FLAT BLOCKING AT 48" ABOVE FINISHED FLOOR TOWEL BAR.
27. (3) W. 2 X 6 GL SCREENED COMBUSTION AIR VENTS ONE HIGH WITHIN 12" OF CEILING AND ONE LOW WITHIN 12" OF FINISHED FLOOR. GYP. BD. SOFFIT - ADJACENT NUMBER INDICATES HEIGHT ABOVE FINISH FLOOR

NOTES

2x4 STUDS AT 16" o.c. UON
2x6 STUDS AT 16" o.c. UON
SOFFIT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS
INTERIOR SHELF - SEE PLAN FOR HEIGHT

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
2. ALL BUILDING SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE MEC COMPLIANCE STATEMENT FOR THE REQUIRED NUMBER OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS.
4. ALL CONDITIONED SPACE OF CONDITIONED SPACES SHALL BE FULLY INSULATED STRETCH
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'6" WILL HAVE A MINIMUM FINISHED HEIGHT OF 7'6". 7'6" CLEAR FINISHED CEILING IS REQUIRED
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN 20 OPENABLE WINDOW WITH A MIN NET CLEAR OPENABLE AREA OF 12 SQ. FT. THE MIN NET CLEAR OPENABLE HEIGHT SHALL BE 24 IN., AND WIDTH SHALL BE 20 IN.
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A FASHION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING UNITS TO CONFORM TO SPECIFIED LISTING OR EPA REQUIREMENTS, OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. CRAWL STOPS SHALL BE INSTALLED WHEN THERE IS USABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED TO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 1000 SQUARE FEET.
12. IN AREAS WHERE SHINGLES OR COLLAPSIBLE ROLLS ARE USED TO START, ALL TIMELINKER 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 DISCHARGE WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBTERRANEAN DRAINAGE SYSTEM.
13. VENTING SYSTEMS SHALL TERMINATE AT LEAST 5ft FEET FROM A PROPERTY LINE PER THE UMC.
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, 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
15. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
16. GLASS SHALL BE 1/4" THICK MIN.
17. GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT ON A SOFT GLAZIERS GASKET TAPE.
18. ALL BEDROOMS MUST HAVE CARPET FLOORING PER THC 24 ch ZONE REQUIREMENT.

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	2766 S.F.
SECOND FLOOR	2118 S.F.
TOTAL	4884 S.F.
REAR PATIO	462 S.F.
REAR DECK	462 S.F.
GARAGE 1A ("A" ELEVATION)	420 S.F.
GARAGE 2A ("A" ELEVATION)	462 S.F.
GARAGE 1A ("B" & "C" ELEVATION)	440 S.F.
GARAGE 2A ("B" & "C" ELEVATION)	480 S.F.
GARAGE 1B ("A" ELEVATION)	423 S.F.
GARAGE 2B ("A" ELEVATION)	465 S.F.
GARAGE 1B ("B" & "C" ELEVATION)	444 S.F.
GARAGE 2B ("B" & "C" ELEVATION)	487 S.F.

NOTE:
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SECOND FLOOR PLAN AND OPTION | SCALE : 1/4" = 1'-0" | 1

No.	Date	Issue / Description
	3/31/05	BLDG. DEPT. SUBMITTAL
1	6/05/05	BLDG. DEPT. REVISIONS
2	8/29/05	BLDG. DEPT. REVISIONS

Consultants

Project :
BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, inc.
Architecture Planning
1299 MITCHELL SOUTH
IRVINE, CA 92614
(949) 553-2121
(949) 553-0176 FAX
Irvine, California

License Stamp

Principal in Charge : J. TULLY
Project Director : M. FOWLER
Project Manager : R. SCIARRA
Project Designer : J. TSAI
Checked By :

Sheet Title :
PLAN 3
"A" SECOND FLOOR PLAN AND OPTION

Sheet No. :
A3.1A

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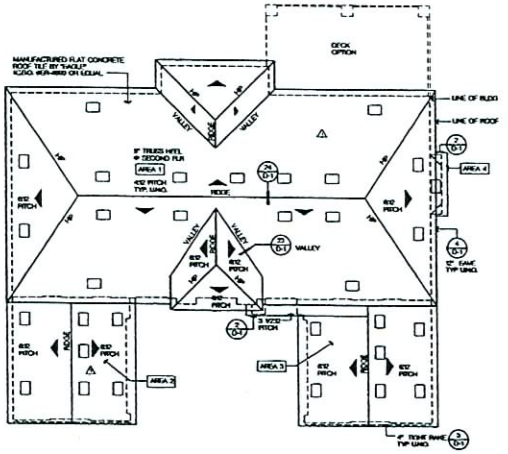
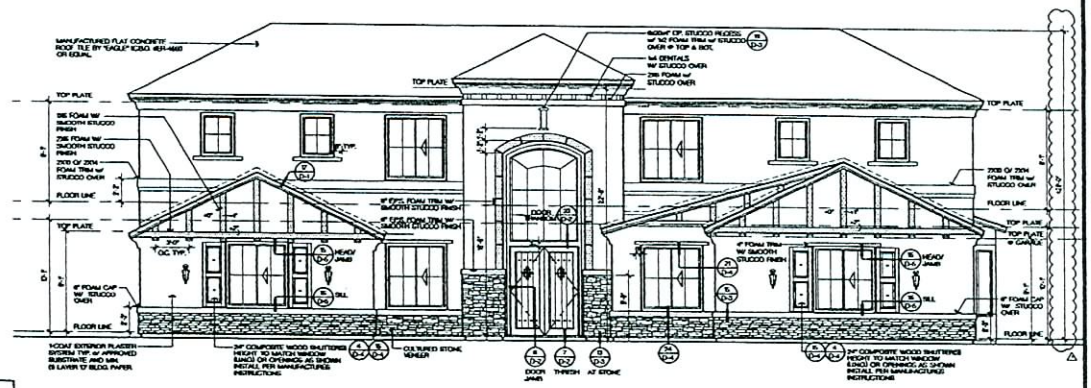


"A" ROOF PLAN | SCALE: 1/8" = 1'-0" | 2



FRONT

LEFT

EXTERIOR ELEVATIONS | SCALE: 1/8" = 1'-0" | 1

No.	Date	Issue / Description
	3/15/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/25/05	BLDG. DEPT. REVISIONS

Consultants

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC
Architecture Planning
17992 MITCHELL, SUITE
IRVINE, CA 92614
(949) 553-1220
(949) 553-0354 FAX
Irvine, California

License Stamp

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: N. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 3
"A" EXTERIOR ELEVATIONS
"A" ROOF PLAN

Sheet No.:
A3.4

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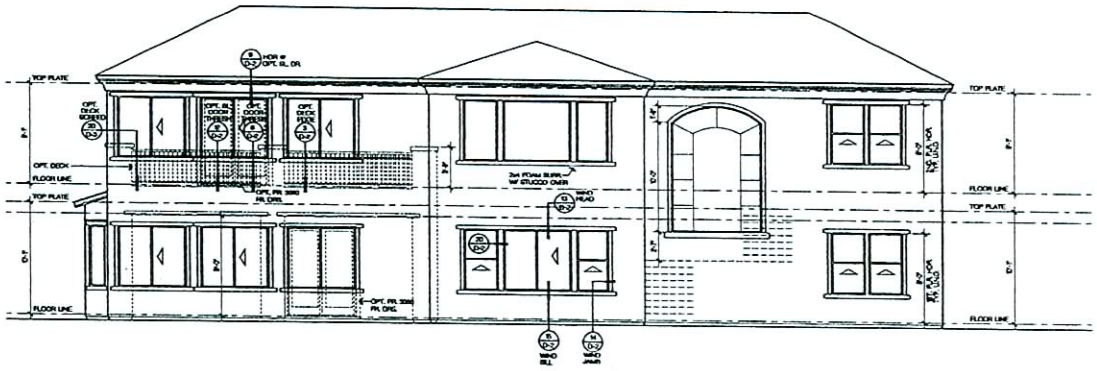

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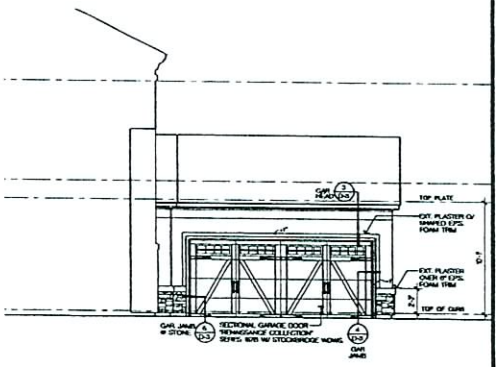

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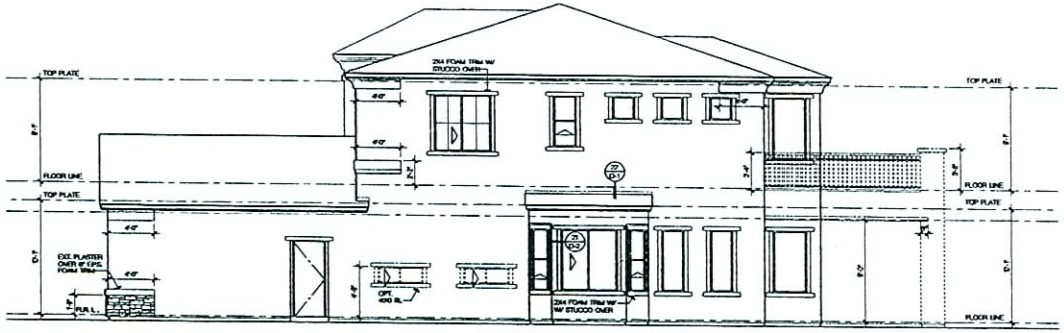
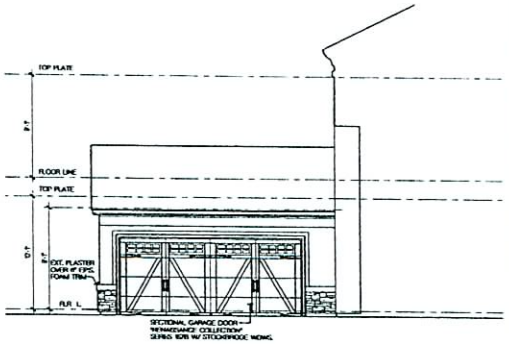


RIGHT



COURTYARD RIGHT

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

No.	Date	Issue / Description
	3/16/05	BLDG. DEPT. SUBMITTAL
1	5/05/05	BLDG. DEPT. REVISIONS
2	6/23/05	BLDG. DEPT. REVISIONS

Consultants

Project:
BENNINGTON PARK

TOUSA HOMES Inc, d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
17095 MURCIELA, SUITE B
IRVINE, CA 92614
(949) 553-9220
(949) 553-0555 FAX
Irvine, California

License Stamp

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: H. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 3
"A" EXTERIOR ELEVATIONS

Sheet No.:
A3.4A

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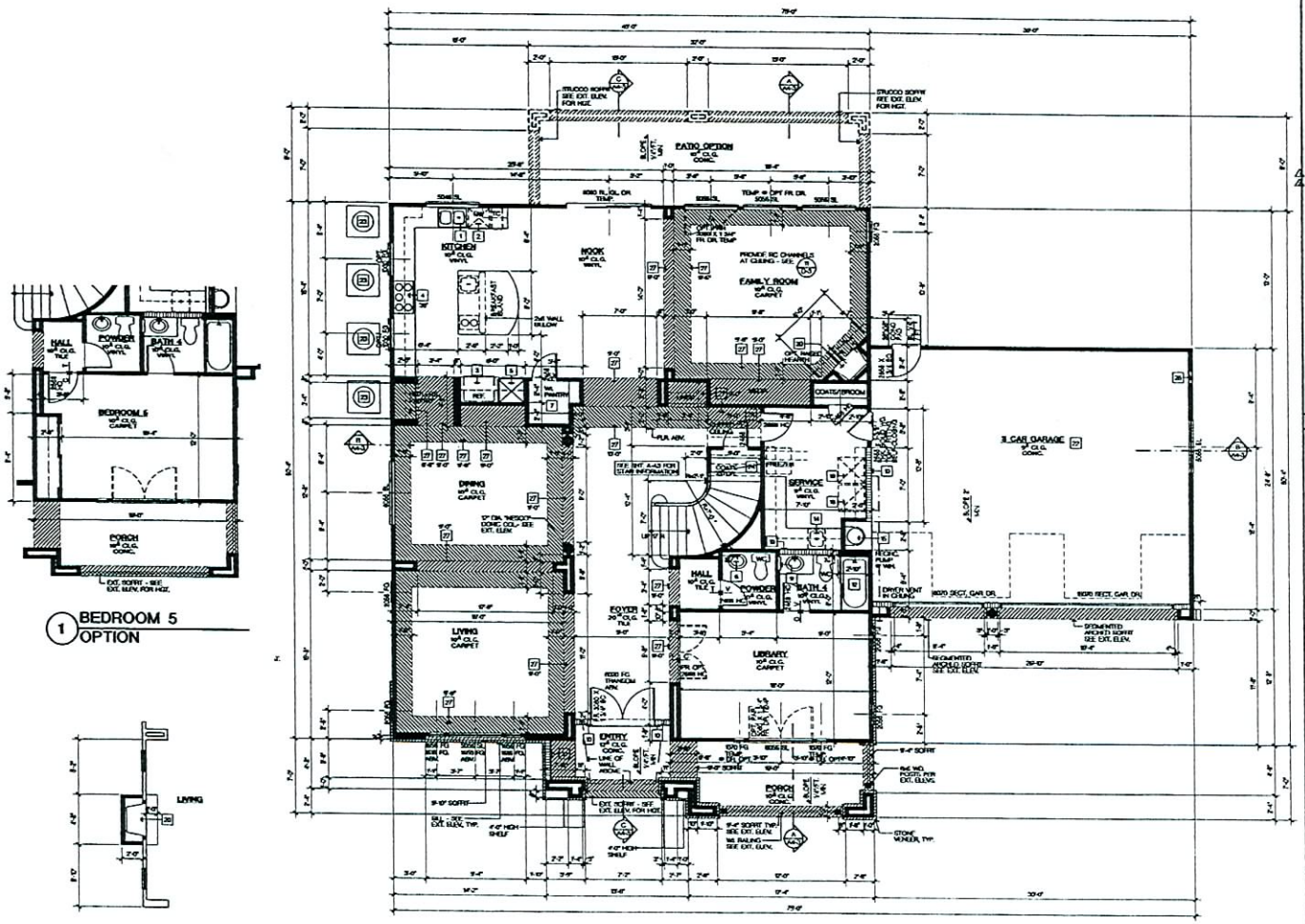

1 BEDROOM 5 OPTION

2 FIREPLACE OPTION

FIRST FLOOR PLAN AND OPTION | SCALE: 1/4" = 1'-0" | 1

KEYNOTES

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER (24" WIDE X 24" DEEP W/ AIR GAP) VERIFY DIMENSIONS WITH MANUFACTURER.
3. 24" CLEAN REFRIGERATOR SPACE (PROVIDE RECESSED COLD WATER BIB AND SHUT-OFF FOR ICE-MAKER)
4. 30" WIDE COOKTOP WITH HOOD, LIGHT AND FAN (ABOVE OPTIONAL MICROWAVE ABOVE)
5. 2 BURNER STONE TOP
6. 30" DOUBLE OVEN (GAS)
7. RECESSED LAVATORY
8. PANTRY
9. WET BAR SINK
10. RECESSED MEDICINE CABINET
11. 2 X 6 BRACE WALL
12. 42" X 60" OVAL ONE PIECE FIBERGLASS TUB AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
13. 32" X 60" ONE PIECE FIBERGLASS TUB/SHWR AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
14. ONE-PIECE FIBERGLASS SHOWER PAN AND CERAMIC TILE SURROUND (SEE PLAN FOR SIZE) OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES
15. LAUNDRY SINK
16. WALDEN HEATER OR 18" HIGH PLATFORM W/ REBAR STRAPS. PROVIDE PRESSURE RELIEF VALVE, 18" DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE. SEE DETAIL W/ VENTING SYSTEM SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE, PER THE UMC.
17. FAN IN ATTIC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR & VENT TO OUTSIDE.
18. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED FAN MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAN
19. 22" X 30" MIN 48 MIN. ATTIC ACCESS BY MILCOR PRODUCT # 310-SSDULA 4-0808 OR APPROVED EQUAL WITH 30" MIN CLEAR HEADROOM PROVIDED FAN MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 110V OUTLET AND 24" PLATFORM TO FAN
20. WASHER SPACE: PROVIDE RECESSED WASTE AND DRAIN CONNECTIONS. (RECESSED BOX IN GARAGE WALL SHALL BE METAL) PROVIDE "BATTY" FAN AT SECOND FLOOR W/ DRAIN
21. DRYER SPACE: PROVIDE DRYER VENT TO OUTSIDE, 14' MAX LENGTH WITH 2 ELBOWS, OR 8' OUT W/ MECHANICAL CALCULATIONS.
22. 36" SINGLE SIDED, DIRECT VENT, FACTORY BUILT FIREPLACE BY "HEAT & GLOW" SARS ZONA-2000-GSA2DIR-MBR (LISBON) PROVIDE HEARTH WHERE REQUIRED PER MANUF. SPECS.
23. 8" DIA. PIPE COLUMN CONCRETE PILLAR, EXTENDING 36" ABOVE SLAB AND 12" INTO FOOTING. SEE DETAIL
24. SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE CEILINGS PROVIDE A PORTION OF THE OCCUPANCY SEPARATION, THE CEILING AND SUPPORTING MEMBERS SHALL BE COVERED WITH 1/2 LAYER OF 5/8" TYPE "X" GYPSUM BOARD MOUNTED TO TRUSSES OR COMPONENTS. DRAWING SPACED A MINIMUM OF 24" ON CENTER PER THE IRC.
25. AC CONDENSER ON CONCRETE AND MATCH SIZE AND LOCATION PROVIDE 220 WATERPROOF DISCONNECT AND, WITHIN 25' ADJACENT 110V WATERPROOF OUTLET.
26. 54" TYPE "X" GYP BOARD AT WALLS AND CEILING AT UNABLE SPACE UNDER STAIRS.
27. 2x6 FLAT BLOCKING AT 16" ABOVE FINISHED FLOOR. TOWEL BAR.
28. 03 in. x 3 in. CL SCREENED COMBUSTION AIR VENTS (ONE VENT WITHIN 18" OF CEILING AND ONE LOW, WITHIN 12" OF FINISHED FLOOR.
29. GYP. BD. SCRIT - ADJACENT HEADER INDICATES HEIGHT ABOVE FINISH FLOOR

NOTES

- 2x4 STUDS AT 16" o.c. UON
- 2x6 STUDS AT 16" o.c. UON
- SCRIT - SEE EXT ELEV OR FLOOR PLAN FOR HEIGHTS
- INTERIOR SHELF - SEE PLAN FOR HEIGHT

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
2. ALL GLAZING SHALL COMPLY WITH INTERNATIONAL, PROFESSIONAL CODE AND LOCAL ORDINANCES. REFER TO THE MEC COMPLIANCE STATEMENT FOR THE REQUIRED U-VALUE OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND STANDARDS.
4. ALL EXTERIOR DOORS OF CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. ALL DOOR HEADER HEIGHTS INDICATED ON PLANS ARE NOMINAL. SUBFLOOR, CEILING HEIGHTS NOTED AT 2'-0" MIN. HAVE A FOUR-INCH FINISHED HEIGHT OF 7'-6" 2'-0" CLEAR FINISHED OPENING IS REQUIRED
6. EGRESS REQUIREMENTS AT ALL BEDROOMS MIN IS 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.
7. THE STREET ADDRESS SHALL BE POSTED ON THE BUILDING IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM STREET FRONTING THE PROPERTY. MUST BE ILLUMINATED.
8. ALL FIREPLACES CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL BUILDINGS MUST BE CONFORM TO SPECIFIED LISTING OR EPA REQUIREMENTS, OR 1991 EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. CRAWL SPACE VENTS SHALL BE INSTALLED WHEN THERE IS USABLE SPACE ABOVE AND BELOW CONCEALED SPACE AND SHALL BE INSTALLED TO PRIVE CONCEALED SPACE DOES NOT EXCEED AREA OF 1500 SQUARE FEET.
12. 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 DISPIT WATER A MINIMUM OF 5'-0" FROM THE FOUNDATION OR CONNECT DRAIN PIPE TO SUBSTRUCTURAL DRAINAGE SYSTEM.
13. VENTING SYSTEM SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UMC.
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, 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.
15. THE PERIMETER OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
16. GLASS SHALL BE 1/8" THICK MIN.
17. CLASS OF RATED SHAM WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT OR A SOFT ELASTOMER CHENT TAPE.
18. ALL RESIDENCE MUST HAVE CARPET FLOORING FOR THE 24 oz 70% REQUIREMENT.

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	2238 S.F.
SECOND FLOOR	2570 S.F.
TOTAL	4808 S.F.
GARAGE	745 S.F.
REAR PATIO	268 S.F.
REAR DECK	288 S.F.
ENTRY @ ELEV. "A"	74 S.F.
ENTRY @ ELEV. "B"	103 S.F.
ENTRY @ ELEV. "C"	69 S.F.
PORCH @ ELEV. "A" & "C"	107 S.F.
PORCH @ ELEV. "B"	80 S.F.

NOTE:
SQUARE FOOTAGES INDICATED ABOVE ARE FOR BUILDING DEPARTMENT SUBMITTAL ONLY. NOT TO BE USED FOR CONSTRUCTION ESTIMATES, MARKETING, SALES LITERATURE, OR SALES DOCUMENTS, ETC.

No.	Date	Issue / Description
	3/18/05	BLDG DEPT. SUBMITTAL
1	8/05/05	BLDG DEPT. REVISIONS
2	8/29/05	BLDG DEPT. REVISIONS

Consultants

Project:
BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
17592 MITCHELL SOUTH
IRVINE, CA 92614
(949) 476-2030
(949) 476-8214 FAX
Irvine, California

License Stamp

Principal in Charge:	J. TULLY
Project Director:	M. FOWLER
Project Manager:	M. SCIARRA
Project Designer:	J. TSAI
Checked By:	

Sheet Title:
PLAN 4
"A" FIRST FLOOR PLAN AND OPTION

Sheet No.:
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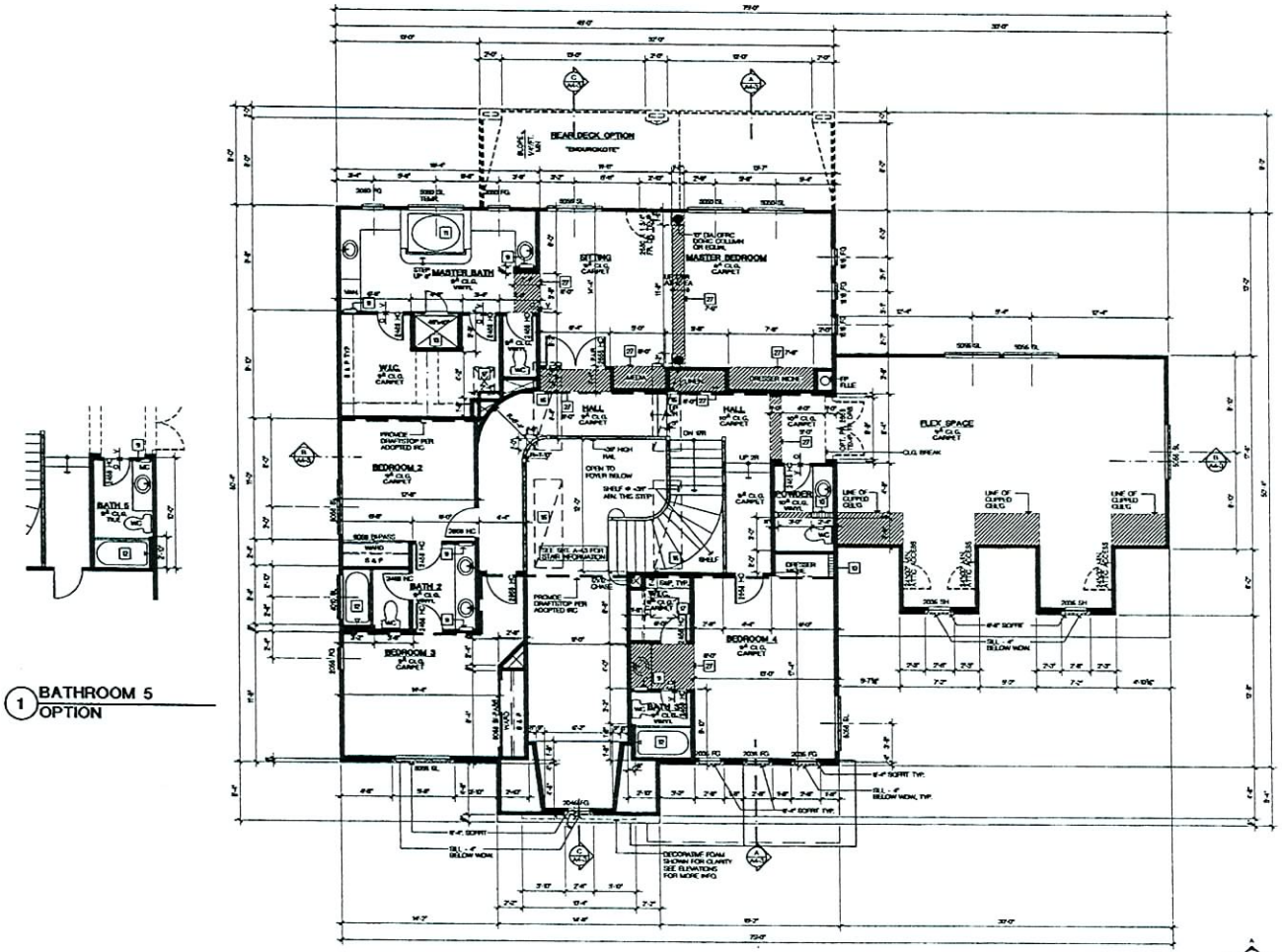

1 BATHROOM 5 OPTION

SECOND FLOOR PLAN AND OPTIONS | SCALE: 1/4" = 1'-0" | 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 BOX AND GAS LINE FOR ICE-MAKER)
4. 30" WIDE COOKTOP WITH HOOD, LIGHT AND FAN ABOVE, (OPTIONAL MICROWAVE ABOVE)
5. 2 BURNER STONE TOP
6. 30" DOUBLE OVEN (GAS)
7. PRESSER, LAUNDRY
8. PANTRY
9. WET BAR SINK
10. RECESSED MEDICINE CABINET
11. 2 X 6 STUD WALL
12. 60" X 60" OVAL ONE PIECE FIBERGLASS TUB AND CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
13. 32" X 60" ONE PIECE FIBERGLASS Tub/shower, and CERAMIC TILE SURROUND OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
14. ONE-PIECE FIBERGLASS SHOWER PAN AND CERAMIC TILE SURROUND SEE PLAN FOR SIZE OVER WATER RESISTANT GYP. BOARD WITH TEMPERED GLASS SHOWER ENCLOSURE. CONTROL VALVES TO BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
15. LAUNDRY SINK
16. WATER HEATER ON 18" HIGH PLATFORM W/ SEISMIC STRAPS PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE. COMBUSTION AIR AND VENT TO OUTSIDE. SEE DETAIL 9/D.3. VENTING SYSTEM SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UMC.
16. PAD IN ATTIC. PROVIDE LIGHT, POWER, GAS, ACCESS AND 30" WIDE WORK SPACE. PROVIDE COMBUSTION AIR & VENT TO OUTSIDE
17. 22" X 30" ATTIC ACCESS MIN. WITH 30" MIN CLEAR HEADROOM PROVIDED PAD MAY PASS THROUGH. PROVIDE SWITCHED LIGHT, 120V. OUTLET AND 24" PLATFORM TO PAD
18. 22" X 30" MIN @ MIN ATTIC ACCESS 30" MUSCH PRODUCT # SPW-MSBLLB Pull-down OR APPROVED EQUAL WITH 30" MIN CLEAR HEADROOM PROVIDED PAD MAY PASS THROUGH PROVIDE SWITCHED LIGHT, 120V OUTLET AND 24" PLATFORM TO PAD
19. WASHER SPACE (PROVIDE RECESSED WASHER AND DRYER CONNECTIONS (RECESSED BOX IN GARAGE PREFERRED, SHALL BE MPCA.) PROVIDE "SAFETY PAN AT SECOND FLOOR W/ DRAIN
20. DRYER SPACE (PROVIDE DRYER VENT TO OUTSIDE 14' MAX LENGTH WITH 2 ELBOWS, OR IF OVER 14' MECHANICAL CALCULATIONS
21. 36", SINGLE PORTED DIRECT VENT, FACTORY BUILT FIREPLACE BY "HEAT & GLOW", SHAD (TWO-SIDED OPEN-MESH LIGHTS) PROVIDE HEARTH WHERE REQUIRED PER MANUF. SPECS.
22. 3" DIA. PIPE COLUMN CONCRETE FILLED, EXTENDING 36" ABOVE SLAB AND 18" INTO FOOTING. SEE 1/D.3
23. SEPARATION REQUIRED - THE GARAGE SHALL BE SEPARATED FROM THE INTERIOR AND ITS ATTIC BY NOT LESS THAN 1/2" PART 'X' GYPSUM BOARD APPLIED TO THE GARAGE SIDE. WHERE GARAGE CEILING PROVIDES A PORTION OF THE OCCUPANCY SEPARATION, THE CEILING AND SUPPORTING MEMBERS SHALL BE COVERED WITH 5/8 LAYER OF 1/2" TYPE 'X' GYPSUM BOARD FASTENED TO TRUSSES OR CONNECTORS, FRAMING SPACED A MINIMUM OF 24" ON CENTER PER THE IRC
24. A/C CONDENSER ON CONCRETE PAD MATCH SIZE AND LOCATION PROVIDE 220 WEATHERPROOF DISCONNECT AND MINIM 20" ADJACENT 110V WATERPROOF OUTLET.
25. 5/8" TYPE 'X' GYP. BOARD AT WALLS AND CEILING AT USABLE SPACE UNDER STAIRS
26. 2x6 FLAT BLOCKING AT 48" ABOVE FINISHED FLOOR TOWEL BAR.
27. (2) W. 2 X 6 (2) SCREENED COMBUSTION AIR VENTS ONE MIN. WITHIN 6" OF CEILING AND ONE LOW, WITHIN 6" OF FINISHED FLOOR
28. GYP. BD. SOFFIT - ADJACENT NUMBER INDICATES HEIGHT ABOVE FINISH FLOOR

NOTES

- 2x4 STUDS AT 16" o.c. UON
- 2x6 STUDS AT 16" o.c. UON
- SOFFIT - SEE EXT ELEV ON FLOOR PLAN FOR HEIGHTS
- INTERIOR SHELF - SEE PLAN FOR HEIGHT

1. REFER TO INTERIOR ELEVATIONS FOR KITCHEN BATH AND SERVICE ROOM FINISHES.
2. ALL BUILDING SHALL COMPLY WITH INTERNATIONAL RESIDENTIAL CODE AND LOCAL ORDINANCES. REFER TO THE MEC COMPLIANCE STATEMENT FOR THE REQUIRED 1/4" MULLS OF ALL GLAZING.
3. REFER TO GENERAL NOTE SHEETS FOR THE GENERAL CONSTRUCTION METHODS AND CODE NOTES.
4. ALL EXTERIOR LOOSE OR CONDITIONED SPACES SHALL BE FULLY WEATHER STRIPPED.
5. CEILING AND SOFFIT HEIGHTS INDICATED ON PLANS ARE NOMINAL DIMENSIONS. CEILING HEIGHTS NOTED AS 7'-6" WILL HAVE A FINISHED FRAMED HEIGHT OF 7'-7". 7'-6" CLEAR FINISHED OPENING IS REQUIRED
6. EGRESS REQUIREMENTS AT ALL BEDROOMS: MIN 20 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.
7. 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.
8. ALL FIREPLACE CONSTRUCTED AFTER JULY 1, 1991 IN RESIDENTIAL DWELLING USES TO CONFORM TO SPECIFIED LISTING OR EPA REQUIREMENTS, OR THEIR EQUIVALENT, OR TO BE DECORATIVE ELECTRICAL APPLIANCES.
9. ONLY APPROVED STUCCO MATERIALS AND METHODS WILL BE ACCEPTABLE. SUBMIT SPECIFICATION FOR APPROVAL.
10. ENTRY DOOR PANEL DESIGNS ARE AS SELECTED BY OWNER
11. CRAWL DROPS SHALL BE INSTALLED WHEN THERE IS UNUSEL SPACE ABOVE AND BELOW CONDUALIED SPACE AND SHALL BE INSTALLED SO THAT CONCEALED SPACE DOES NOT EXCEED AREA OF 300 SQUARE FEET.
12. IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE SHOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DRAINAGE FROM THE ROOFS TO GRADED 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
13. VENTING SYSTEMS SHALL TERMINATE AT LEAST 10 FEET FROM A PROPERTY LINE PER THE UMC.
14. EXCEPT WHERE OTHERWISE NOTED IN THE IRC, ALL FOAM PLASTIC OR FOAM PLASTIC CORE MATERIALS 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.
15. THE FOREMAN OF WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT.
16. GLASS SHALL BE 1/4" THICK MIN
17. GLASS OF FIXED SASH WINDOWS SHALL BE SEALED WITH A NON HARDENING SEALANT OR A SOFT FLAMEPROOF GASKET TAPE.
18. ALL BEDROOMS MUST HAVE CARPET FLOORING PER THE 2L IN 2006 REQUIREMENTS.

SQUARE FOOTAGE

FLOOR AREA	
FIRST FLOOR	2296 S.F.
SECOND FLOOR	2570 S.F.
TOTAL	4866 S.F.
GARAGE	745 S.F.
REAR PATIO	264 S.F.
REAR DECK	264 S.F.
ENTRY @ ELEV. "A"	74 S.F.
ENTRY @ ELEV. "B"	83 S.F.
ENTRY @ ELEV. "C"	68 S.F.
PORCH @ ELEV. "A" & "C"	117 S.F.
PORCH @ ELEV. "B"	95 S.F.

NOTE:
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No.	Date	Issues / Description
	3/18/05	BLDG. DEPT. SUBMITTAL
1	6/23/05	BLDG. DEPT. REVISIONS
2	8/25/05	BLDG. DEPT. REVISIONS

Consultants

Project:
BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
2915 MITCHELL, SUITE
IRVINE, CA 92606
(949) 955-2020
(949) 955-2099 FAX
Irvine, California

License Stamp

Principal In Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: M. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 4
"A" SECOND FLOOR PLAN AND OPTION

Sheet No.:
A4.1A

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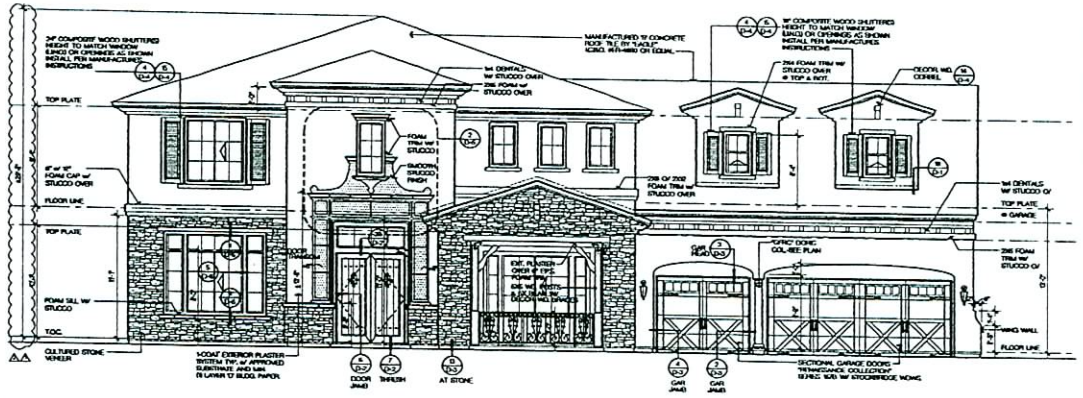

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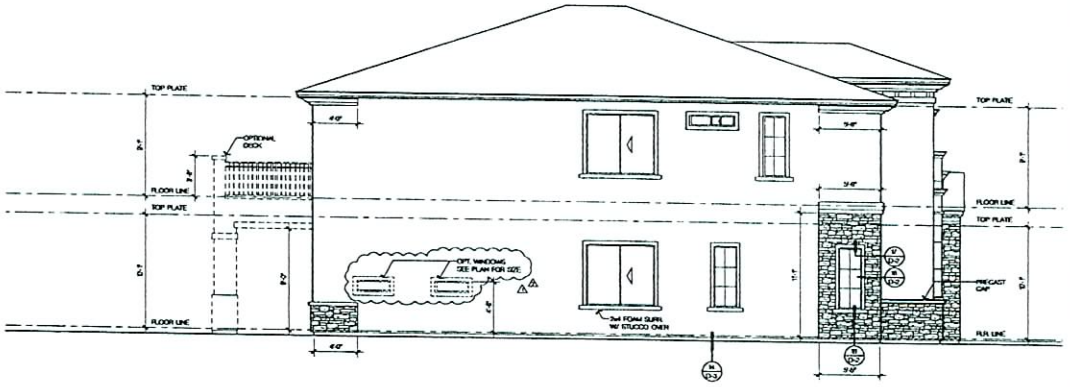
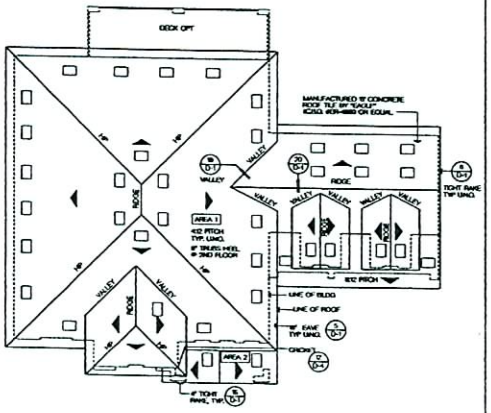


LEFT

ATTIC VENTILATION



"A" ROOF PLAN | SCALE: 1/8" = 1'-0" | 2

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

No.	Date	Issue / Description
	3/18/05	BLDG. DEPT. SUBMITTAL
1	8/05/05	BLDG. DEPT. REVISIONS
2	8/29/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
2792 MITCHELL, SUITE
IRVINE, CA 92606
(949) 833-2020
(949) 833-8208 FAX
Irvine, California

License Stamp:

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: N. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 4
"A" EXTERIOR ELEVATIONS
"A" ROOF PLAN

Sheet No.:
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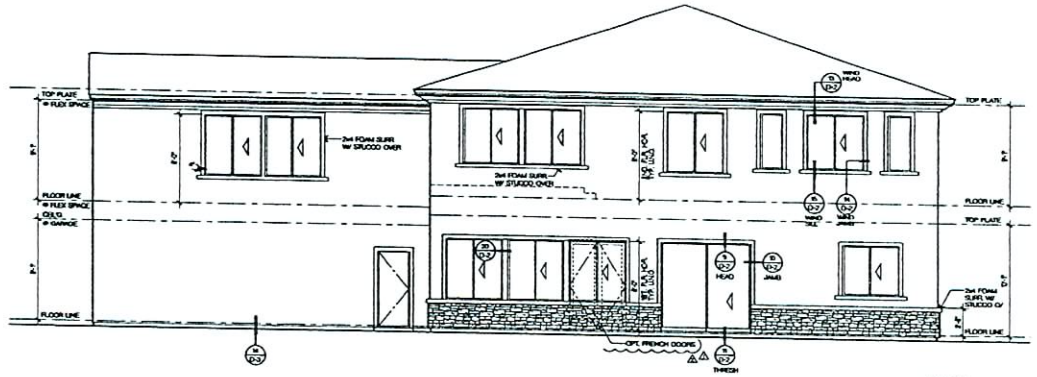

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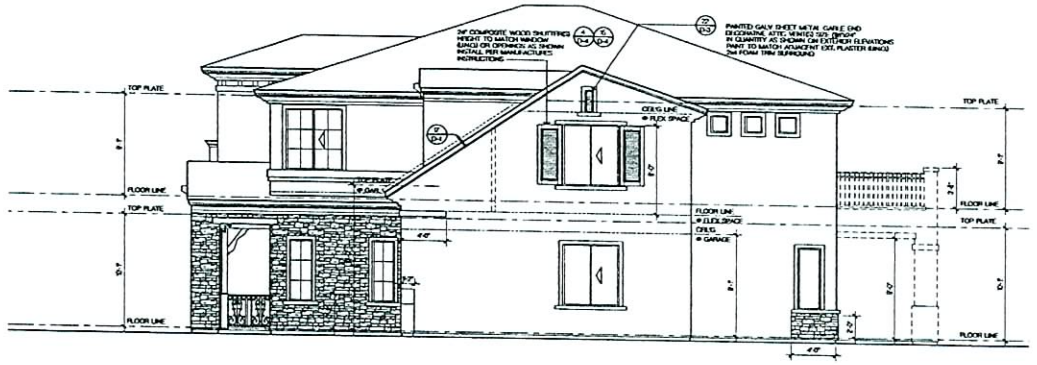

RIGHT

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

REAR

DECK OPTION ELEVATION | SCALE: 1/4" = 1'-0" | 2

No.	Date	Issue / Description
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2	8/29/05	BLDG. DEPT. REVISIONS

Consultant:

Project:
BENNINGTON PARK

TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777

KTGYGROUP, INC.
Architecture Planning
[illegible] MITCHELL SOUTH
IRVINE, CA [illegible]
[illegible]
[illegible] FAX
Irvine, California

License Stamp:

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: N. SCIARRA
Project Designer: J. TSAI
Checked By:

Sheet Title:
PLAN 4
"A" EXTERIOR ELEVATIONS

Sheet No.:
A4.4A

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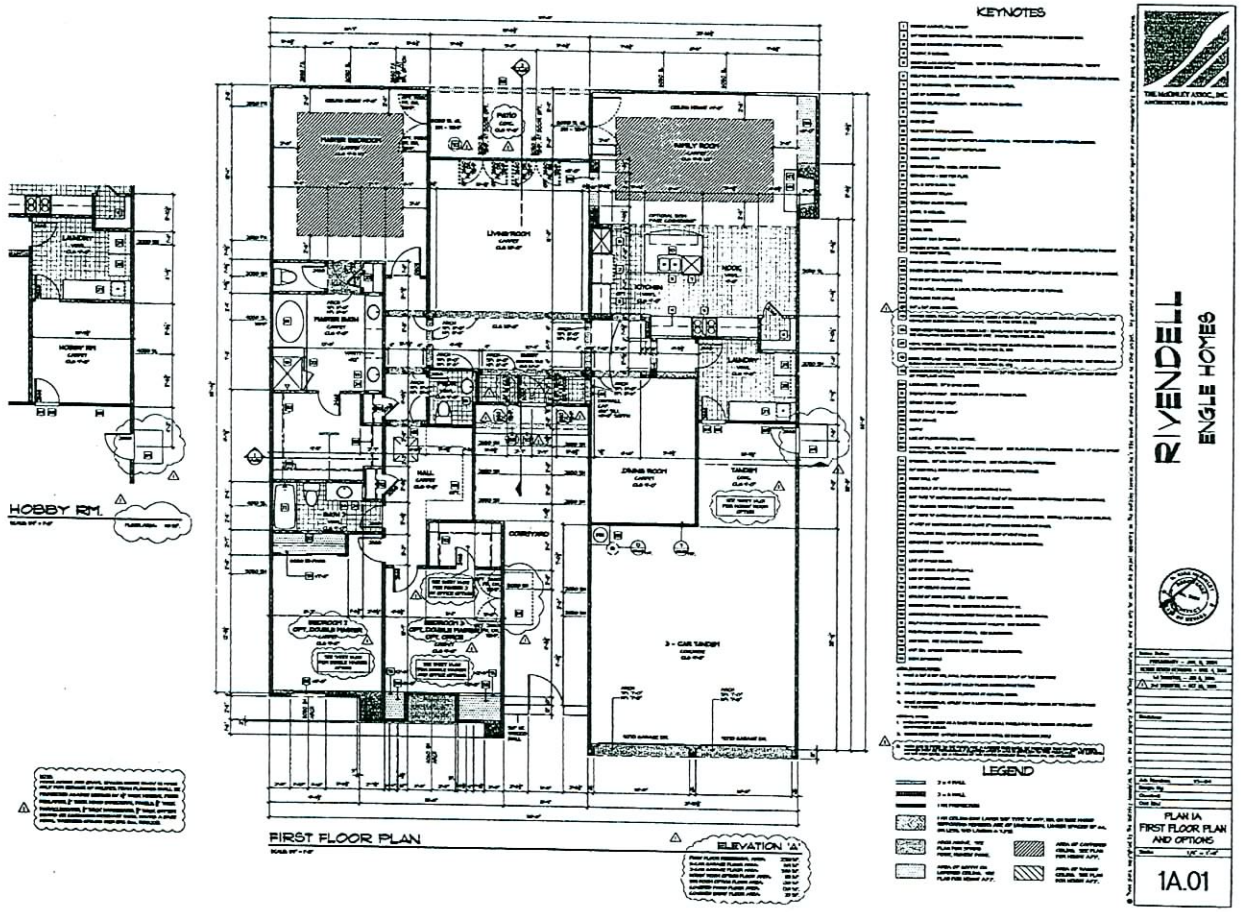

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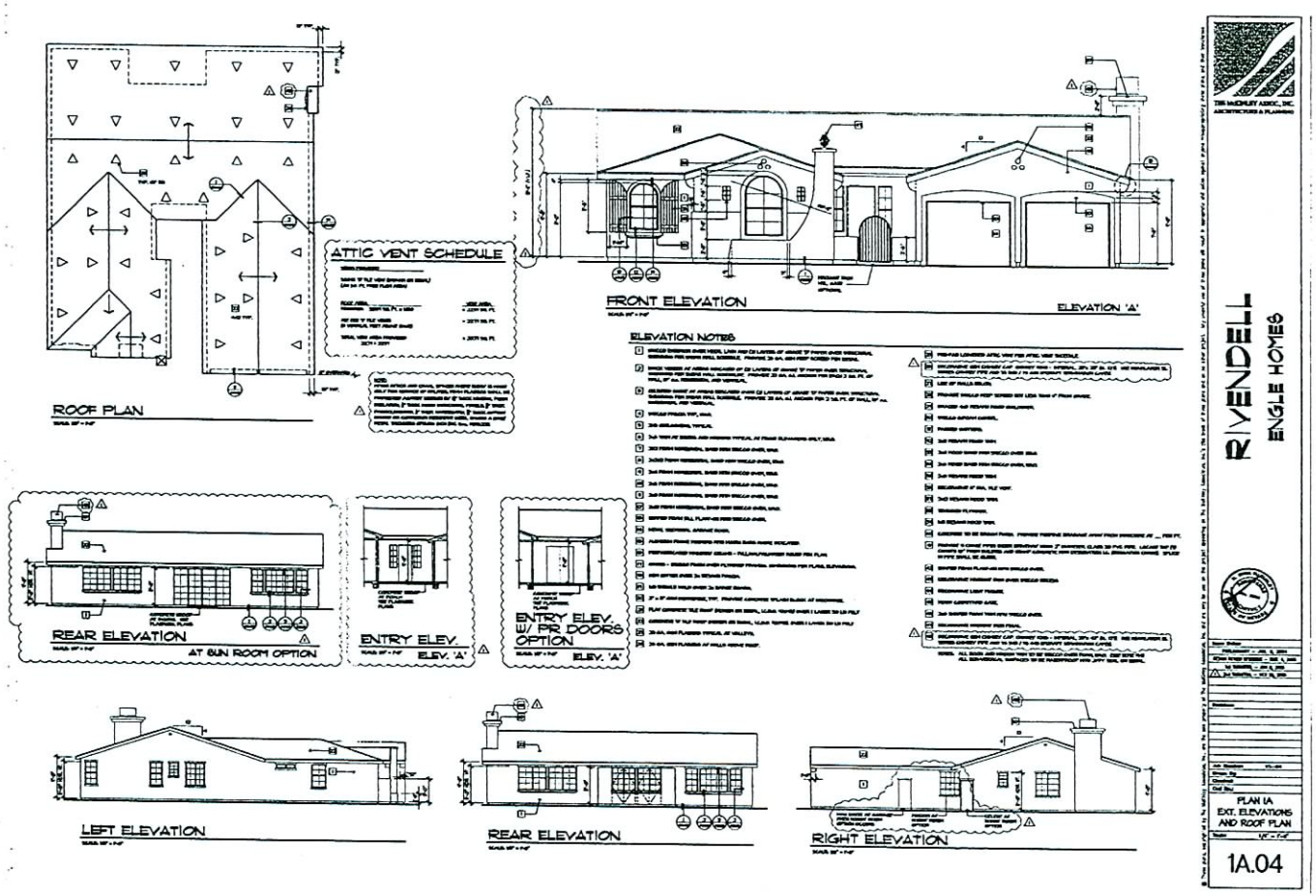

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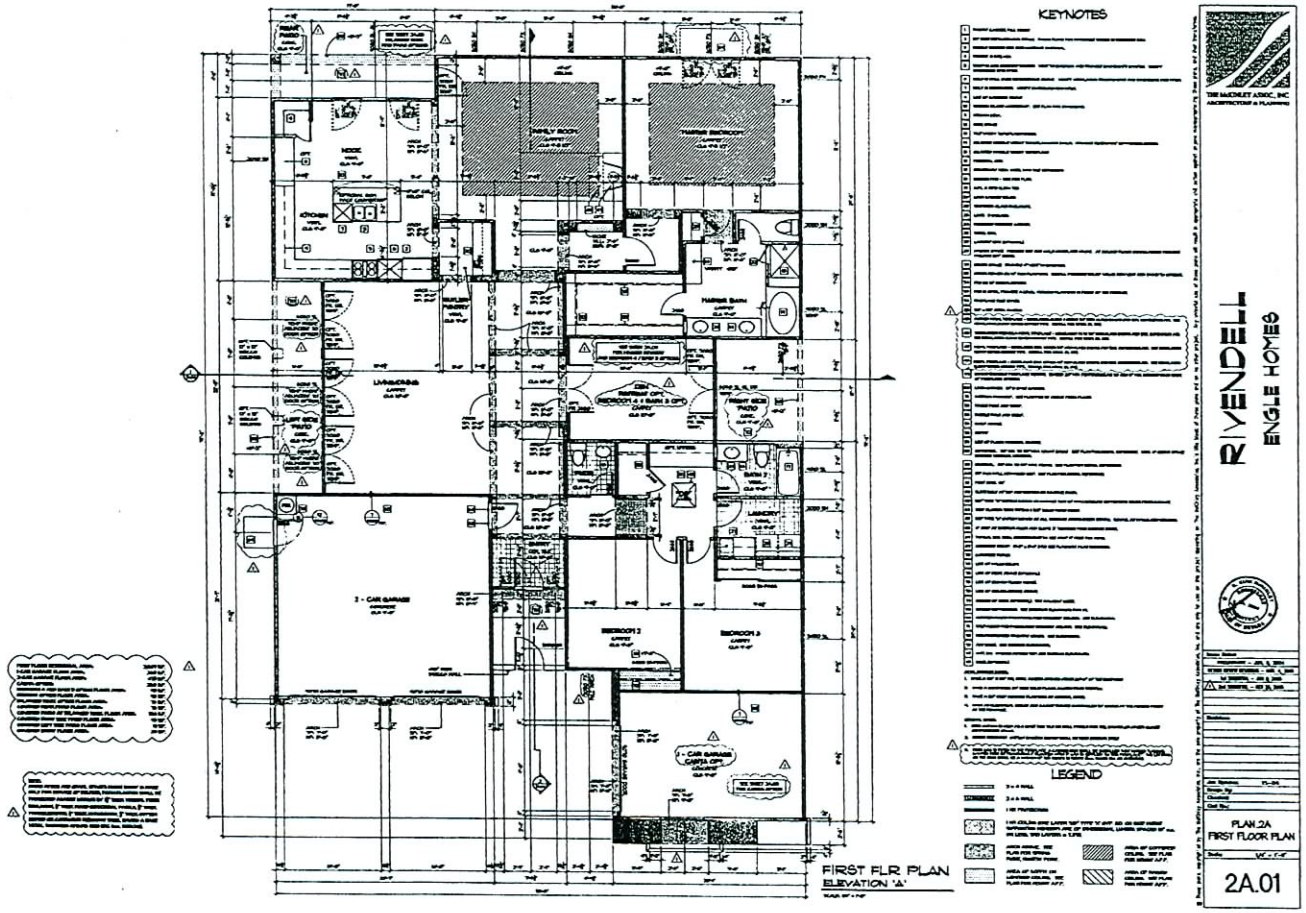

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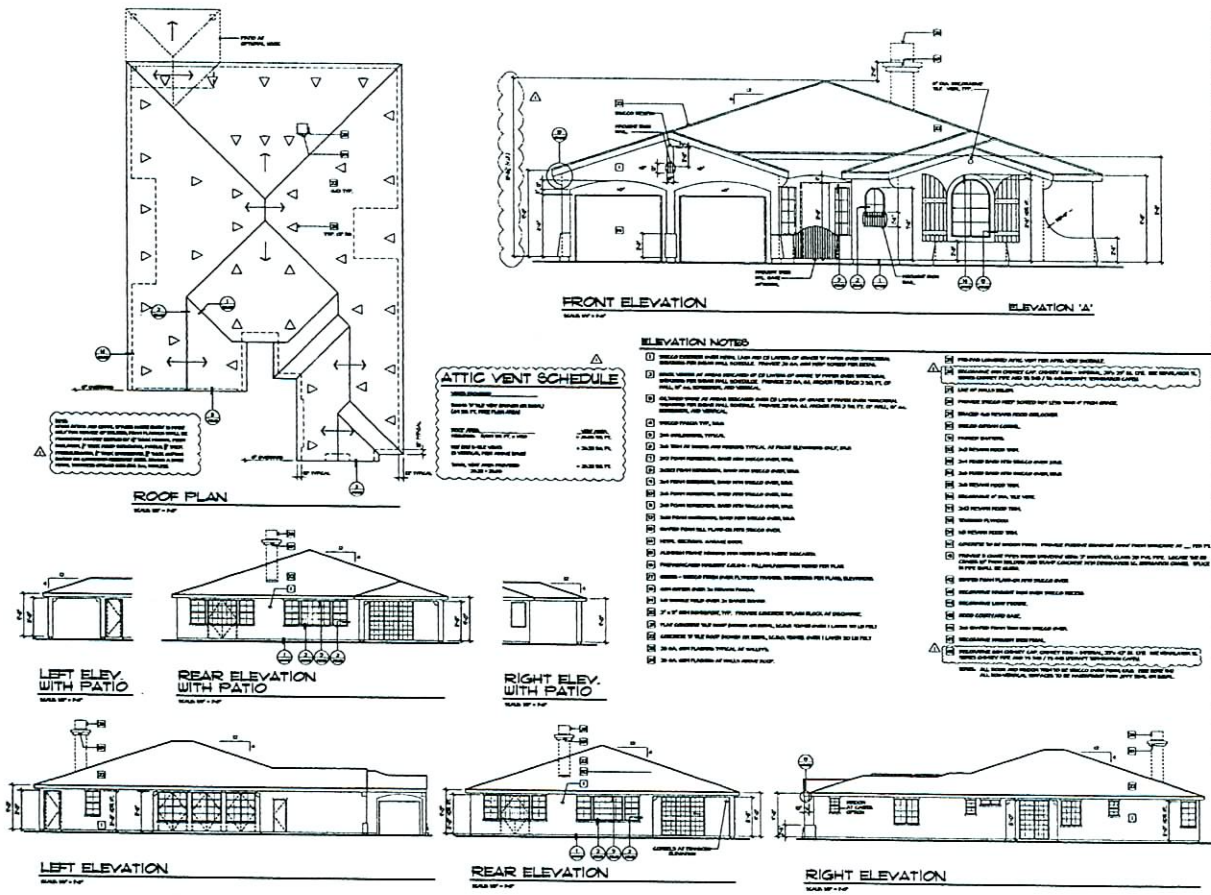

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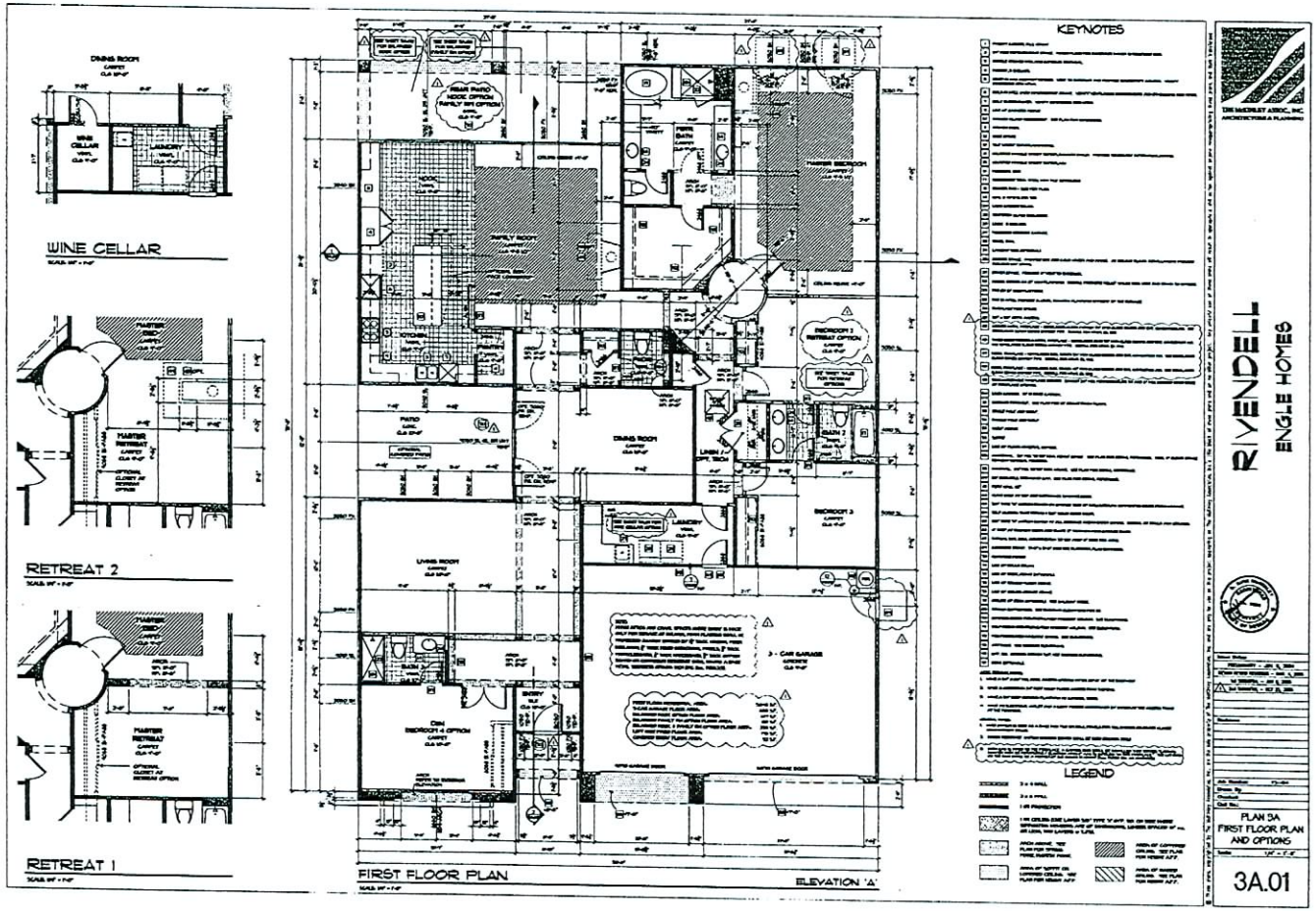

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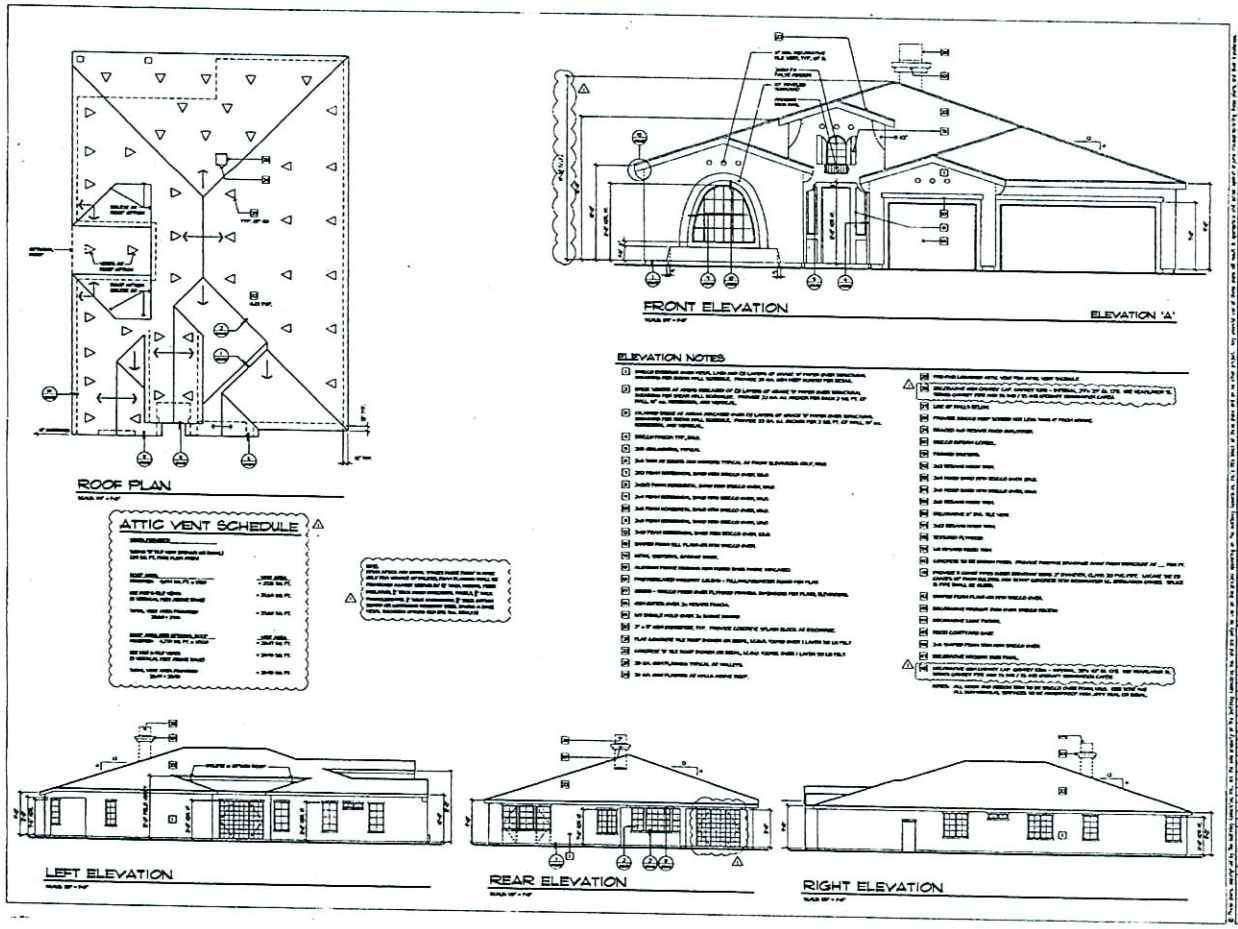

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SDR 17247

Wright Engineers

NWC Deer Springs & Bradley

Proposed 5 lot single family development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	5	9.57	**48**
AM Peak Hour			0.75	**4**
PM Peak Hour			1.01	**5**
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Deer Springs Way	
Average Daily Traffic (ADT)	516
PM Peak Hour	41
(heaviest 60 minutes)	
Bradley Road	
Average Daily Traffic (ADT)	1,329
PM Peak Hour	106
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Adjacent street ADT Capacity
Deer Springs Way	49115
Bradley Road	16200

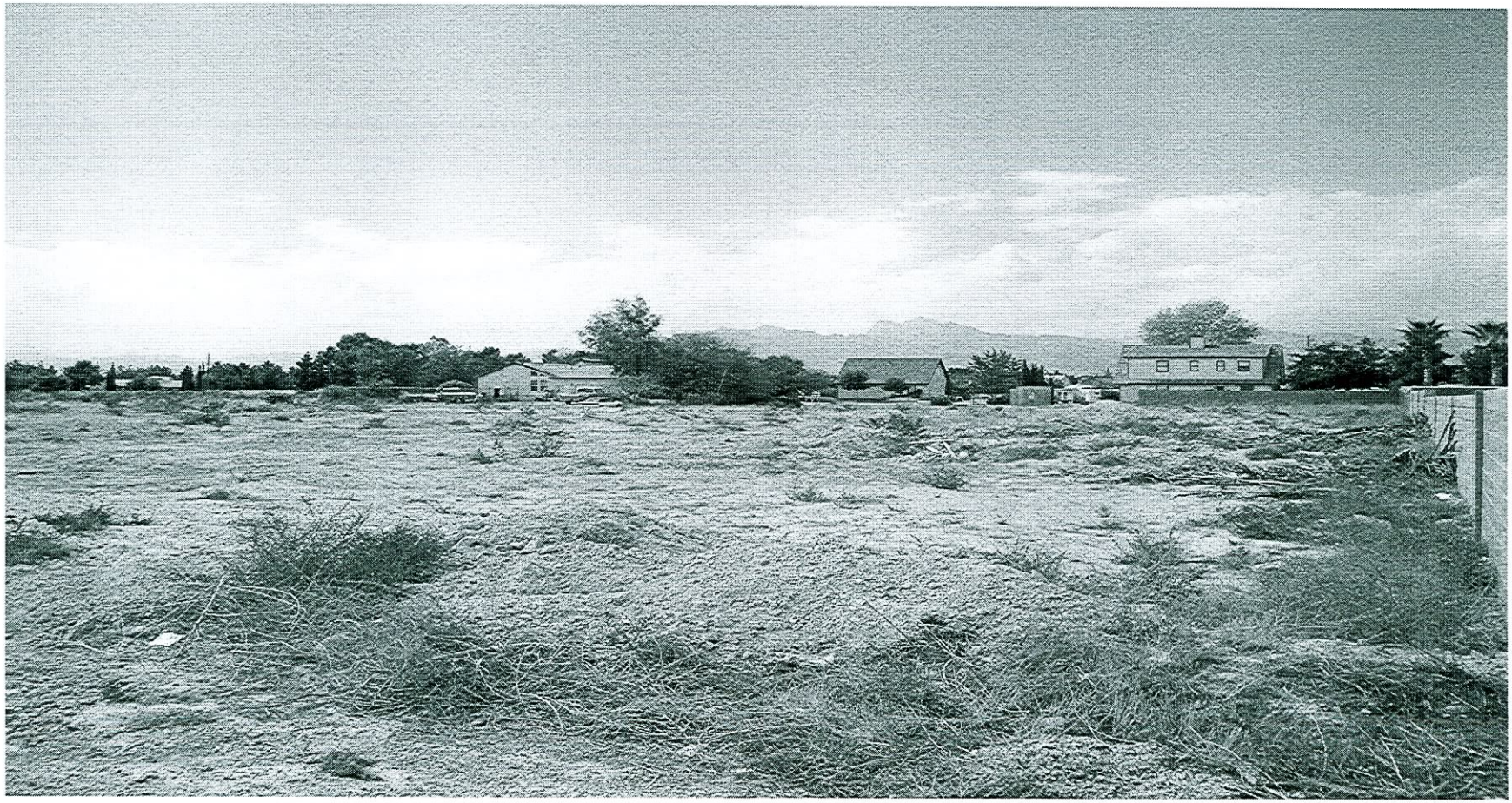
This project will add approximately 46 trips per day on Deer Springs and Bradley. This will increase expected volumes by about nine percent percent on Deer Springs and about four percent on Bradley. Deer Springs is at about 1 percent of capacity and Bradley is at about 8 percent of capacity.

Based on Peak Hour use, this development will add roughly 9 additional cars into the area; which works out to about one every twelve minutes.

Note that this report assumes all traffic from this development uses all named streets.

ZON-17242, VAR-17244 & SDR-17247 - APPLICANT/OWNER: TOUSA HOMES, INC.
NORTHWEST CORNER OF BRADLEY ROAD AND DEER SPRINGS WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



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