PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-21091** APN: 126-13-515-001 thru 116; 126-13-510-005; 126-13-511-001 thru 009

Name of Property Owner: KB Home Nevada, Inc.

Name of Applicant: Picerne Providence III

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 X 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: Lisa Kremer

Print Name: Lisa Kremer, V.P. Forward Planning KB Home

Subscribed and sworn before me

This 3rd day of April, 2007

Janet E. Clark

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JANET E. CLARK
Appt. No. 04-88128-1
My Appt. Expires March 30, 2008

Revised 12-03-04

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APR 05 2007

315131v1

Providence III

SYMBOL SCHEDULE

- BUILDING NUMBER
- BUILDING/UNIT TYPE
- ELEVATION TYPE

X XX

REFUSE ENCLOSURE - SEE SHEET 17.1

ACCESSIBLE UNIT/PARKING - SEE DETAIL 3/501

PEDESTRIAN CROSSWALK - SEE DETAIL 6/501

8 NO. OF SPACES IN THAT PARKING BAY

FIRE LANE AND TURNING RADIUS (52'/26')

PROJECT DATA

SITE DATA:

ADDRESS: S.E.C. EGAN CREST WAY & GRAND TETON DRIVE CITY OF LAS VEGAS, NEVADA

SITE AREA: 20.9 ACRES

PROPOSED ZONING: R-4

PROPOSED USE: MULTIFAMILY RESIDENTIAL

DENSITY (GROSS): REQUIRED: 25 UNITS PER ACRE; PROVIDED: 24.9 D.U. / AC

OPEN SPACE: REQUIRED: 100 S.F./UNIT = 49,200 S.F.; PROVIDED: 196,980 S.F.

UNIT MIX:

UNIT TYPE	# UNITS
UNIT A1	99
UNIT A2	36
UNIT A3	87
UNIT B1	24
UNIT B2	93
UNIT B3	93
UNIT C1	48
LOFT	12
TOTAL:	492

BUILDING AREA: (GROSS)

BUILDING TYPE	AREA	QUANITY	TOTAL AREA
BUILDING 1	19,632 S.F.	5	98,160 S.F.
BUILDING 2	29,568 S.F.	7	206,976 S.F.
BUILDING 3	14,070 S.F.	4	56,280 S.F.
BUILDING 5	18,432 S.F.	3	55,296 S.F.
BUILDING 9	16,647 S.F.	1	16,647 S.F.
BUILDING 15	15,972 S.F.	2	31,944 S.F.
BUILDING 17	19,632 S.F.	1	19,632 S.F.
BUILDING 8 (LOFT)	4,088 S.F.	6	24,528 S.F.
TOTAL:		29	509,463 S.F.

LOT COVERAGE: (TOTAL UNDER ROOF)

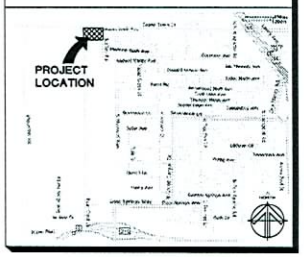
BUILDING TYPE	AREA	QUANITY	TOTAL AREA
BUILDING 1	7,544 S.F.	5	37,720 S.F.
BUILDING 2	10,856 S.F.	7	75,992 S.F.
BUILDING 3	5,690 S.F.	4	22,760 S.F.
BUILDING 5	7,144 S.F.	3	21,432 S.F.
BUILDING 9	5,728 S.F.	1	5,728 S.F.
BUILDING 15	6,001 S.F.	2	12,002 S.F.
BUILDING 17	7,544 S.F.	1	7,544 S.F.
BUILDING 8 (LOFT)	2,280 S.F.	6	13,680 S.F.
CLUBHOUSE / MODELS	13,384 S.F.	1	13,384 S.F.
CABANA	1,063 S.F.	2	2,126 S.F.
TRASH ENCLOSURE	124 S.F.	14	1,736 S.F.
TOTAL:		45	214,104 S.F.

PARKING:

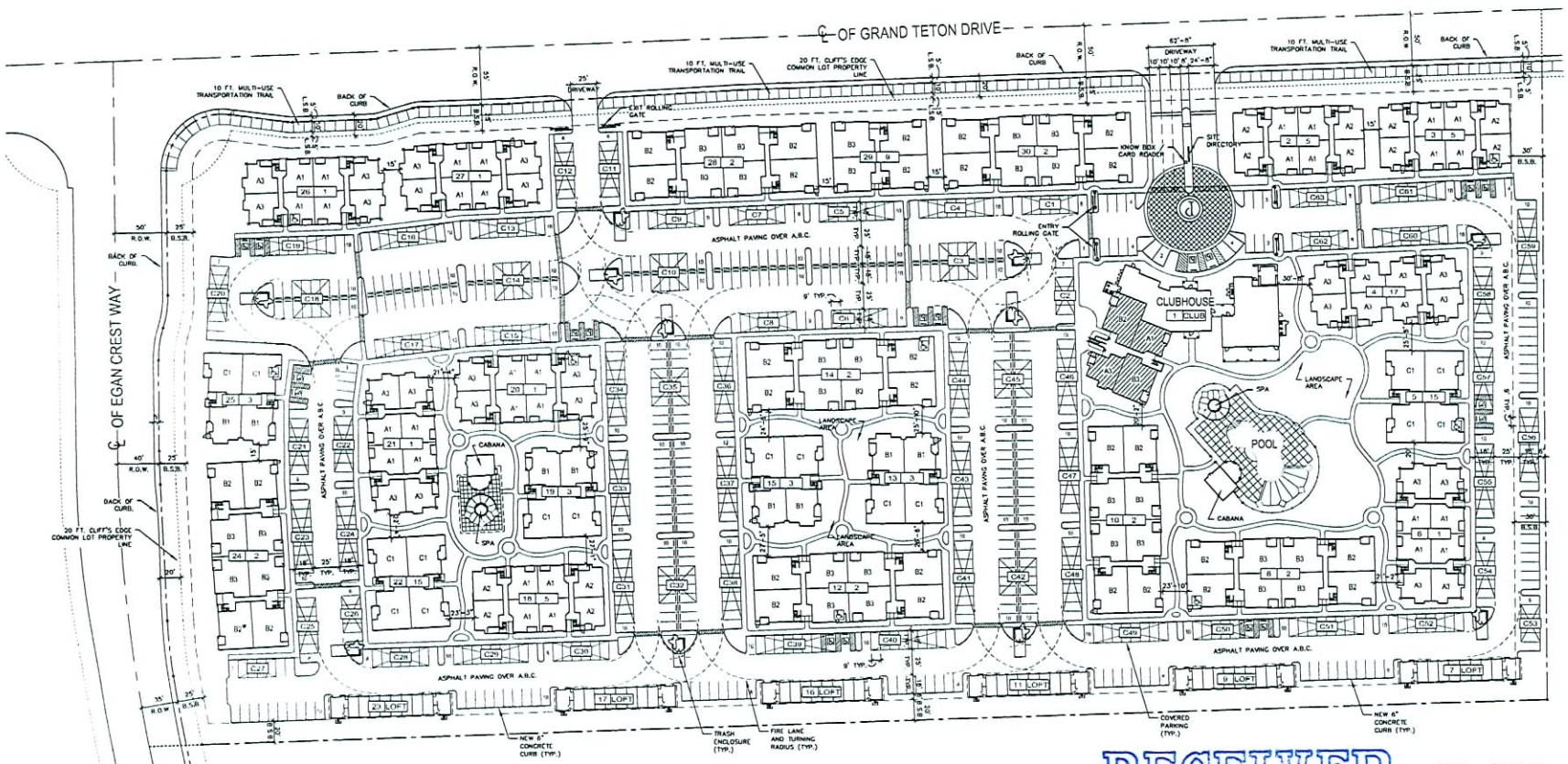
REQUIRED:	# UNITS		SPACES REQD.		
1 BEDROOM UNIT	222	x	1.25	=	278 P.S.
2 BEDROOM UNIT	222	x	1.75	=	388 P.S.
3 BEDROOM UNIT	48	x	2.00	=	96 P.S.
					762 P.S.
VISITOR PARKING	1 SPACE / 5 UNITS			=	98 P.S.
TOTAL REQUIRED:					860 P.S.
PROVIDED:					
UNCOVERED					379 P.S.
COVERED					492 P.S.
GARAGE					60 P.S.
TOTAL PROVIDED:					931 P.S.

ACCESSIBLE PARKING:	REQUIRED	PROVIDED
STANDARD ACCESSIBLE	2% x 931 = 18.62	20 P.S.
VAN ACCESSIBLE	1 PER 6 ACCESSIBLE STALLS = 3.3	3 P.S.

VICINITY MAP



biltform architecture group of nevada, inc.
1220 east osborn road, suite 101
phoenix arizona 85014
Phone 602.285.1070 Fax 602.285.1229



ARCHITECTURAL SITE PLAN

Picerne at Providence III

Rental Apartment Community

Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 235-9456 FAX (602) 255-1505

REVISIONS

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JOB NO	06-376
DATE	MAY 1, 2007
SCALE	1" = 50'
SHEET NO	A1.1

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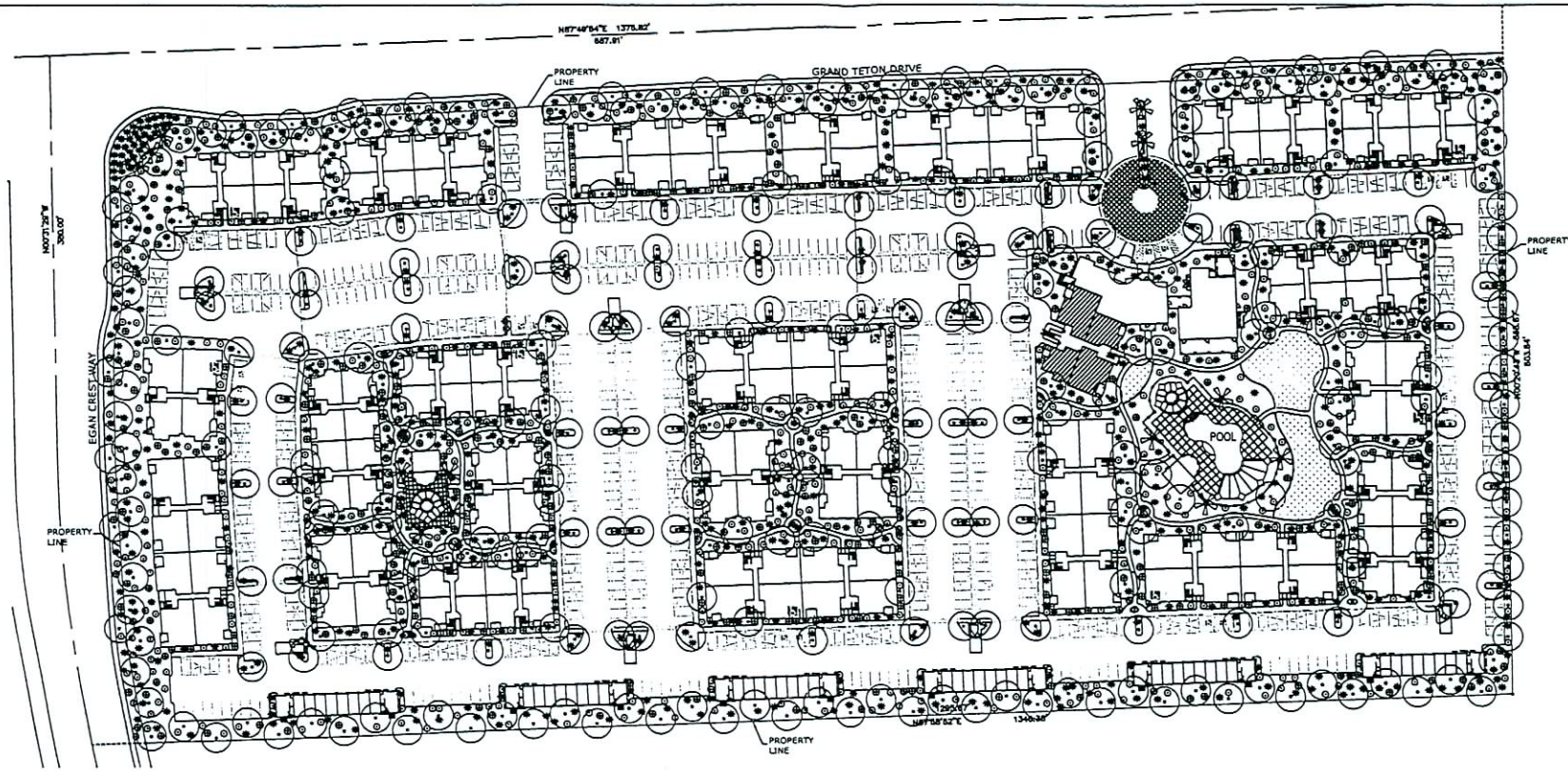

SCALE 1" = 50'

PRELIMINARY LANDSCAPE PLAN

PLANT LEGEND

TREES

SPECIES	SIZE	QTY
PRUNUS CERASIFERA "ATROPURPUREA" PURPLE LEAF PLUM	36" BOX.	22
OLEA EUROPAEA SWAN HILL OLIVE	24" BOX MULTI	14
ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	24" BOX	61
PINUS BRUTIA ELDARICA MONDEL PINE	15 GAL	49
ACACIA STENOPHYLLA SHOESTRING ACACIA	15 GAL	87
PHOENIX DACTYLIFERA DATE PALM	25' HEIGHT	24
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX	24
FRAXINUS VELUTINA 'RIO GRANDE' FAN-TEX ASH	24" BOX	77
THEVETIA PERUVIANA YELLOW OLEANDER TREE	15 GAL.	9
ACACIA ANEURA MULGA	15 GAL	58
CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	88
ACACIA SMALLII SWEET ACACIA	15 GAL	75
CHITALPA TASHKENSIS HYBRID CHITALPA	15 GAL	20

SHRUBS

SPECIES	SIZE	QTY
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' SAGE	5 GALLON	542
LIGUSTRUM TEXANUM WAXLEAF PRIVET	5 GALLON	154
XYLOSMA CONGESTUM SHINNY XYLOSMA	5 GALLON	240
SALVIA GREGGII AUTUMN SAGE	5 GALLON	84
FEIJOA SELLOWIANA PINEAPPLE GUAVA	5 GALLON	74
DALEA FRUTESCENS BLACK DALEA	5 GALLON	443
LEUCOPHYLLUM CANDIDUM SILVER LEAF	5 GALLON	286
CASSIA ARTEMISIOIDES FEATHERY CASSIA	5 GALLON	412
PITTOSPORUM TOBIRA "WHEELERI" WHEELER'S DWARF	5 GALLON	179
NANDINA DOMESTICA HEAVENLY BAMBOO	5 GALLON	111
LANTANA CAMARA BUSH LANTANA	5 GALLON	551
NERIUM OLEANDER HYBRIDS DWARF OLEANDER	5 GALLON	374

SHRUBS

SPECIES	SIZE	QTY
MUHLENBERGIA SPECIES DEER GRASS	5 GALLON	196
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GALLON	118
RUELLIA BRITTONIANA BLUE RUELLIA	5 GALLON	301
PHOTINIA FRASERI FRASER'S PHOTINIA	5 GALLON	110
RHAPHIOLEPIS INDICA INDIA HAWTHORN	5 GALLON	71
HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	521
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GALLON	237
HEMEROCALLIS SPP. DAYLILY	5 GALLON	351
TECOMA STANS ARIZONA YELLOW BELLS	5 GALLON	235
DIETES VEGETA FORTNIGHT LILY	5 GALLON	268
BOUGAINVILLEA SPECIES MOUNDING BOUGAINVILLEA	5 GALLON	346
LIRIOPE GIGANTEA LILYTURF	5 GALLON	178

GROUNDCOVERS

SPECIES	SIZE	QTY
GAZANIA RIGENS 'SUN GOLD' SUN GOLD GAZANIA	5 GAL.	149
CONVOLULUOUS CNEORUM BUSH MORNING GLORY	5 GAL.	497
BAILEYA MULTIRADIATA DESERT MARIGOLD	5 GAL.	237
LANTANA SP. TRAILING PURPLE LANTANA/ NEW GOLD LANTANA	5 GAL. 50% PURPLE 50% YELLOW	1059
TEUCRIUM CHAMAEDRYS PROSTRATE GERMANDER	5 GAL.	374
WEDELIA TRILOBATA YELLOW DOT	5 GAL.	296
VERBENA PULCHELLA VERBENA	5 GAL.	295
AGAPANTHUS AFRICANUS LILY OF THE NILE	5 GAL.	164

LANDSCAPE MATERIALS

5/8" SCREENED DECOMPOSED GRANITE, 2" DEPTH, COLOR BY OWNER		
3' - 5' DIA. 'SURFACE SELECT' GRANITE BOULDERS		35
BERMUDA	SOD	10,000 SF

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SDR-21091

05/24/07 PC

APR 0 5 2007

providence III
s.e. corner of egan crest way & grand teton drive
city of las vegas, nevada

urban • graphite

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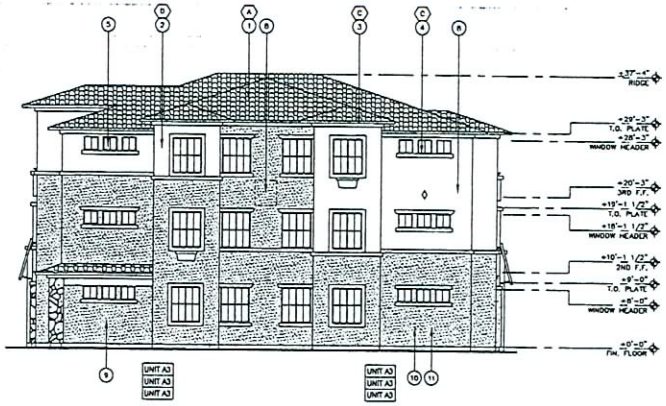
A FRONT & REAR ELEVATION
1/8" = 1'-0"

C STREET SIDE ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/TR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #512 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	ICI #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #512 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	ICI #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #512 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	ICI #610 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

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JOB NO: 06.076
DATE: FEBRUARY 22, 2007
SCALE: 1/8" = 1'-0"
SHEET #: A5.4

BUILDING TYPE 1
EXTERIOR ELEVATIONS

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SDR-21091

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A FRONT & REAR ELEVATION
1/8" = 1'-0"

C STREET SIDE ELEVATION
1/8" = 1'-0"

B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO FASCIA. SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SMC #711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	KI #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SMILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC #402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	KI #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SMILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3648 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	KI #610 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SMILO" I.C.B.O. #ER-3568

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Piceme at Providence III

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Piceme Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

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JOB NO 06-0
DATE FEBRUARY 22, 20
SCALE 1/8" = 1
SHEET NO A6.4

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SDR-21091 BUILDING TYPE 2 EXTERIOR ELEVATIONS

05/24/07 PC

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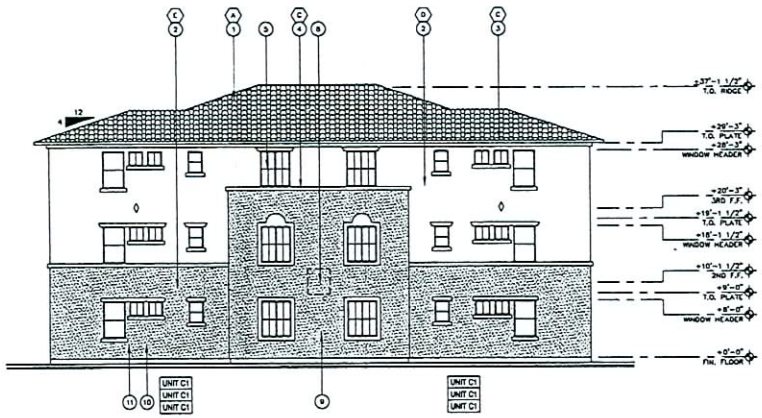
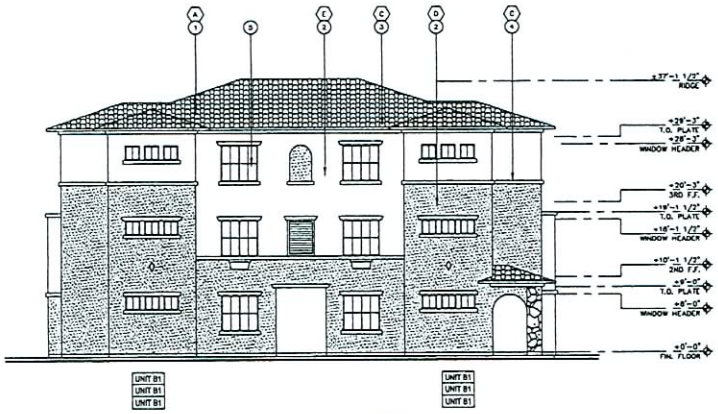


C RIGHT ELEVATION
1/8" = 1'-0"

A FRONT ELEVATION
1/8" = 1'-0"



D LEFT ELEVATION
1/8" = 1'-0"

B REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: (4)

1. CONCRETE ROOF TILE – I.C.B.O. 2083
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

(A) ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #364 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

(A) ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #196 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

(A) ROOF TILE	EAGLE ROOFING SUNSET BLEND 3848 "CAPISTRANO BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #262 "WOOD HAVEN"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #323 "AFTERNOON TEA"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #610 "SISAL"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

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Las Vegas, Nevada

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JOB NO
DATE FEBRUARY 2
SCALE 1/8
SHEET NO: A7.4

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BUILDING TYPE 3
EXTERIOR ELEVATIONS

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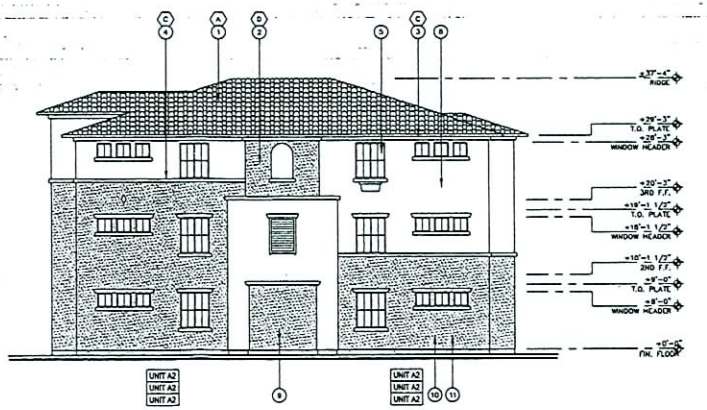
SDR-21091
05/24/07 PC

A FRONT & REAR ELEVATION
1/8" = 1'-0"

C STREET SIDE ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2063
2. STUCCO SYSTEM – SEE DETAIL 3/PR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	IO #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	IO #335 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3848 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #282 "WOOD NAVOI"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	IO #610 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

biltform architecture

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Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1120 E. Missouri Ave. Suite 100 Phoenix Arizona 85014-2489

REVISIONS:
1 -
2 -
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4 -
5 -

JOB NO
DATE FEBRUARY 2
SCALE 1/8"
SHEET NO A8.4

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BUILDING TYPE 5
EXTERIOR ELEVATIONS

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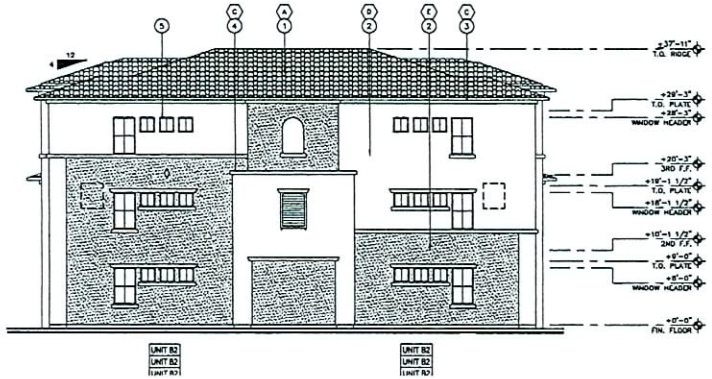
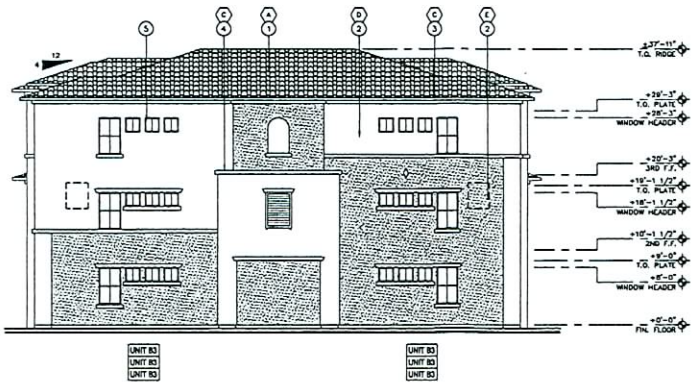
SDR-21091
05/24/07 PC

A FRONT & REAR ELEVATION
1/8" = 1'-0"



B RIGHT ELEVATION
1/8" = 1'-0"



C LEFT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SHC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #803 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D PRIMARY STUCCO	IQ #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	IQ #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #09-3568

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SHC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #198 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D PRIMARY STUCCO	IQ #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	IQ #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #09-3568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D PRIMARY STUCCO	IQ #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	IQ #610 "SEAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #09-3568

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Picerne at Providence III

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Picerne Development Corp.

1420 E. Missouri Ave. Suite 100 Phoenix Arizona 85014-2469

REVISIONS:

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3 -
4 -
5 -

JOB NO: 0
DATE: FEBRUARY 22,
SCALE: 1/8"
DRAWING: A9.3

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BUILDING TYPE 9
EXTERIOR ELEVATIONS

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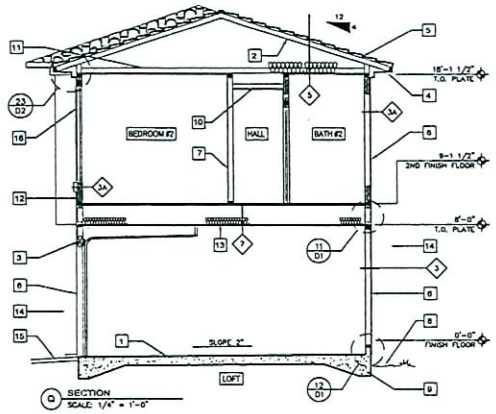
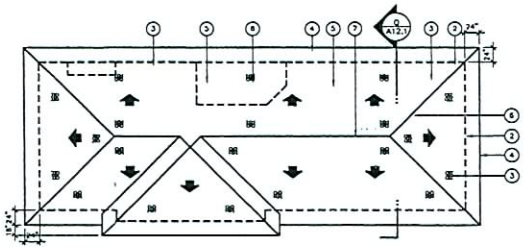
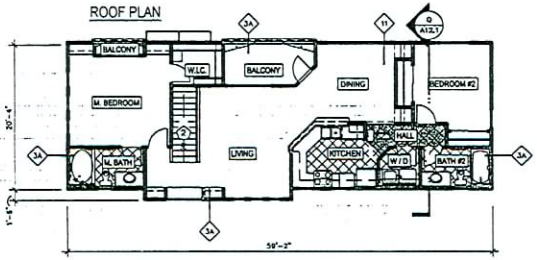


Q SECTION
SCALE: 1/4" = 1'-0"

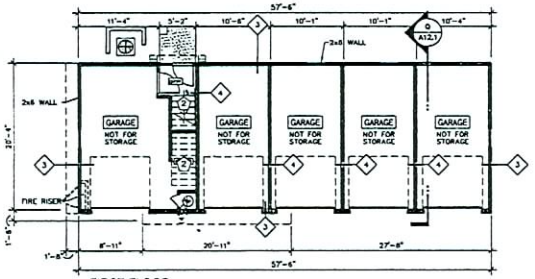


ROOF PLAN



SECOND FLOOR

T/C = TELEPHONE TERMINAL CABINET
MP = METER PACK LOCATION
= CONDENSING UNIT



FIRST FLOOR

ROOF VENTILATION CALCULATIONS					
ROOF AREA (S.F.) x 1/300 = REQUIRED VENT AREA (S.I.)					
ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED		
			FLAT VENT	DORMER VENT	TOTAL PROVIDED
ROOF 1	1286	617	–	(6) X 110	660

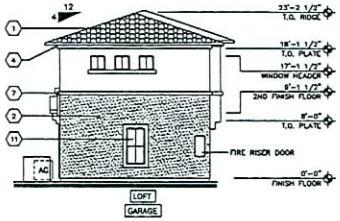
ROOF VENTILATION CALCULATIONS NOTES:

1. DORMER VENT – 25 X 20 (FREE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)

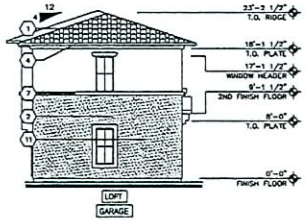
NOTE:

– SEE SHEET FR1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES.

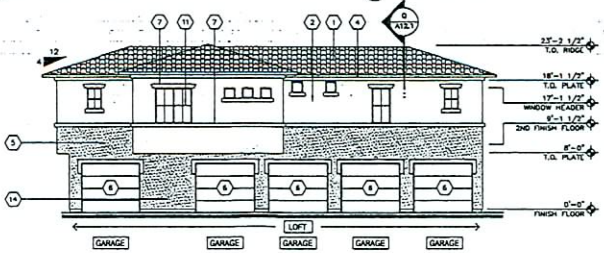
C REAR ELEVATION



B LEFT ELEVATION



D RIGHT ELEVATION



A FRONT ELEVATION

SECTION KEY NOTES: #

1. CONCRETE SLAB PER STRUCTURAL
2. PREFAB WOOD TRUSS – SEE STRUCTURAL
3. BEAM PER STRUCTURAL
4. TYPICAL FASCIA – SEE DETAIL 22/D2
5. CONCRETE TILE ROOF
6. STUCCO SYSTEM – SEE SHT FR1
7. GYP. BOARD PER WALLTYPE
8. FINISHED GRADE MIN. 6" BELOW FIN. FLR.
9. FOUNDATION SYSTEM PER STRUCTURAL
10. FURR-DOWN AT +8'-0" A.F.F. – SEE DETAIL 19/D2.
11. R-30 BATT INSULATION @ ROOF
12. R-11 BATT INSULATION @ WALLS
13. R-19 BATT INSULATION @ FLOOR
14. LINE OF WALL BEYOND
15. REFER TO LANDSCAPE DWG'S FOR CONTINUATION OF HARDSCAPE
16. ALUMINUM WINDOW – SEE EXTERIOR ELEVATIONS

ELEVATION KEY NOTES: #

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO JOINTS
4. STUCCO FASCIA, SEE DETAIL 22/D2
5. SCUPPER – SEE DETAIL 47/D4
6. SECTIONAL OVERHEAD GARAGE DOOR
7. STUCCO POP-OUT – SEE DETAIL 41/D4
8. SINGLE LITE FRENCH DOOR.
9. STUCCO JOINTS.
10. GLASS BLOCK WINDOW
11. ALUMINUM WINDOW
12. PATIO/BALCONY WALL – SEE DETAIL 49 & 50/D5
13. DECORATIVE STUCCO ARCH. SEE DETAIL 18/D2.
14. 6 PANEL ENTRANCE DOOR.
15. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 66/D6 FOR SIGNAGE AND MOUNTING HEIGHTS.

EXTERIOR COLOR SCHEME 1:	
(A) ROOF TILE	EAGLE ROOFING SMC 8403 "MISSION SANTA BARBARA"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	IO #655 "SANTA'S BEARD"
(D) PRIMARY STUCCO	IO #384 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	IO #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	CULTURED STONE EUROPEAN CASTLE "CHARDONNAY"

EXTERIOR COLOR SCHEME 2:	
(A) ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #196 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	IO #655 "SANTA'S BEARD"
(D) PRIMARY STUCCO	IO #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	IO #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	CULTURED STONE COUNTRY LEDGESTONE "CHARDONNAY"

EXTERIOR COLOR SCHEME 3:	
(A) ROOF TILE	EAGLE ROOFING SMC 8708 "DEL ORO"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #319 "BASKETRY"
(C) STUCCO FASCIA, TRIM AND POPOUTS	IO #655 "SANTA'S BEARD"
(D) PRIMARY STUCCO	IO #512 "HALE VILLAGE"
(E) SECONDARY STUCCO & GARAGE DOORS	IO #610 "DISAL"
(F) FIELDSTONE ACCENT	CULTURED STONE COUNTRY LEDGESTONE "CHARDONNAY"

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. MP – SIM. TO DETAIL 34/D3.
7. RIDGE – SEE DETAIL 34/D3.
8. VALLEY – SEE DETAIL 31/D3.
9. LINE OF ROOF BELOW.
10. TUBE STEEL TRELLIS FRAMING 4x8 TOP & BOTTOM.
11. CRICKET – PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. PARAPET – SEE DETAIL 82/D8.
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT
14. EAVE VENT – FIELD VERIFY LOCATION, COORDINATE WITH STRUCTURAL SHEAR WALL LOCATIONS.
15. MECHANICAL WELL – SEE DETAIL 77/D7.
16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADERS TO DAY LIGHT – SEE DETAILS 83/D8 AND 84/D8.
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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO CLARK COUNTY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # 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 40# 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'-6" U.N.O.
10. ALL ROOFS MUST BE A MINIMUM OF A CLASS-B RATING.

GENERAL NOTES

1. ALL WORK/IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK/IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION

ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY AND ENVIRONMENTAL LAWS).

2. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR STUCCO SYSTEM SEE DETAIL 3/FR1
5. HORIZONTAL CONTROL JOINTS @ FINISH FLOOR LINE AND VERTICAL CONTROL JOINTS @ OPENINGS – TYPICAL AT ALL EXTERIOR ELEVATIONS

BUILDING AREA (GROSS)

FIRST FLOOR:	1,121 S.F.
SECOND FLOOR:	1,348 S.F.
TOTAL:	2,469 S.F.

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City of Goodyear, Maricopa County, Arizona

Picerne Development Corp.
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REVISIONS:
1 3/3/06 ISSUED FOR CONSTRUCTI
2 3/8/06 OWNER COMMENT
3 5/25/06 OWNER COMMEN
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JOB NO.:
DATE: JANUARY 10,
SCALE: 1/8"
SHEET NO: A11.1

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LOFT - BUILDING TYPE L2
BUILDING & ROOF PLANS, ELEVATIONS, AND SECTION Q

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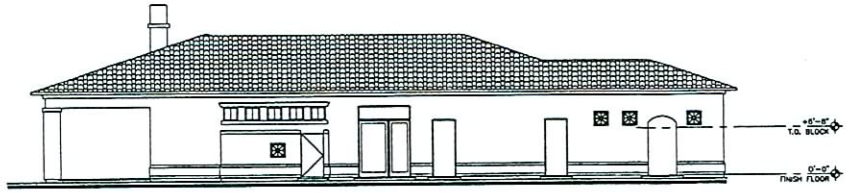
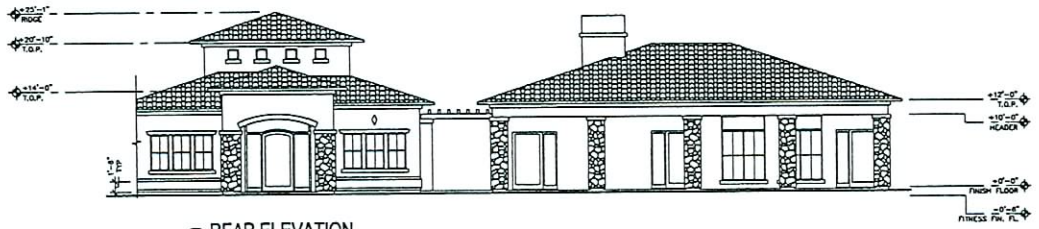


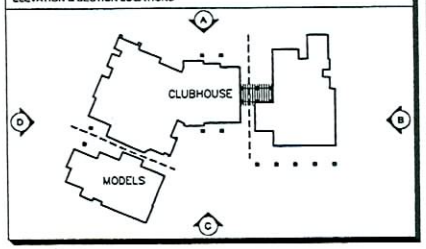
B RIGHT ELEVATION
1/8" = 1'-0"



C REAR ELEVATION
1/8" = 1'-0"

A FRONT ELEVATION
1/8" = 1'-0"

ELEVATION & SECTION LOCATIONS



KEYED NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. ER 2654.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. CRICKET
9. ALUMINUM WINDOW
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 8" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. PARAPET
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 8A/D8 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/FR1
4. STUCCO CONTROL JOINTS FOR EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	IO #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #186 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	IO #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #282 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	IO #510 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

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REVISIONS:
1 -
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JOB NO:
DATE: FEBRUARY 2
SCALE: 1/8"
SHEET NO: A15.13

CLUBHOUSE
EXTERIOR ELEVATIONS

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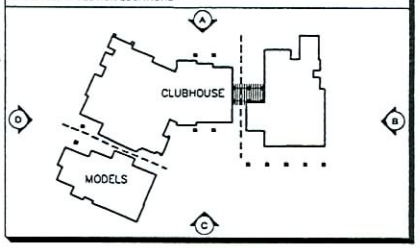
05/24/07 PC

EXTERIOR COLOR SCHEME 1:	
(A) ROOF TILE	EAGLE ROOFING SHC 8711 "PUESTA DEL SOL BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #364 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:	
(A) ROOF TILE	EAGLE ROOFING SHC 8402 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #198 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:	
(A) ROOF TILE	EAGLE ROOFING SUNSET BLEND 3848 "CAPISTRANO BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #292 "WOOD HAVEN"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #323 "AFTERNOON TEA"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #610 "SISAL"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

ELEVATION & SECTION LOCATIONS

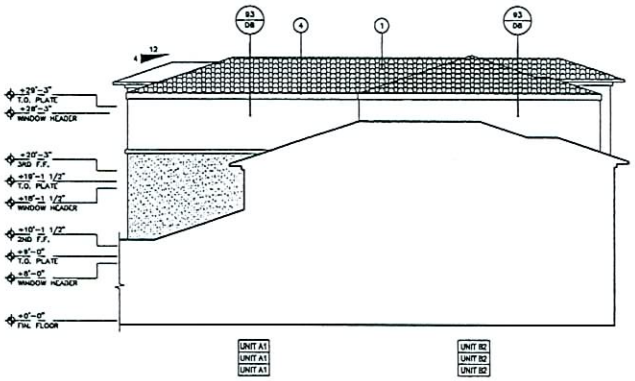


KEYED NOTES: (#)

1. CONCRETE ROOF TILE - I.C.B.O. ER 2636.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. CRICKET
9. ALUMINUM WINDOW
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 6" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. PARAPET
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN - SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 66/D8 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/FR1
4. STUCCO CONTROL JOINTS PER EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.



(A) LEFT FRONT ELEVATION
1/8" = 1'-0"

(C) RIGHT REAR ELEVATION
1/8" = 1'-0"

(B) LEFT REAR ELEVATION
1/8" = 1'-0"

(D) LEFT ELEVATION
1/8" = 1'-0"

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Las Vegas, Nevada

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JOB NO:
DATE: FEBRUARY 22
SCALE: 1/8"
SHEET NO: A15.14

CLUBHOUSE
EXTERIOR ELEVATIONS

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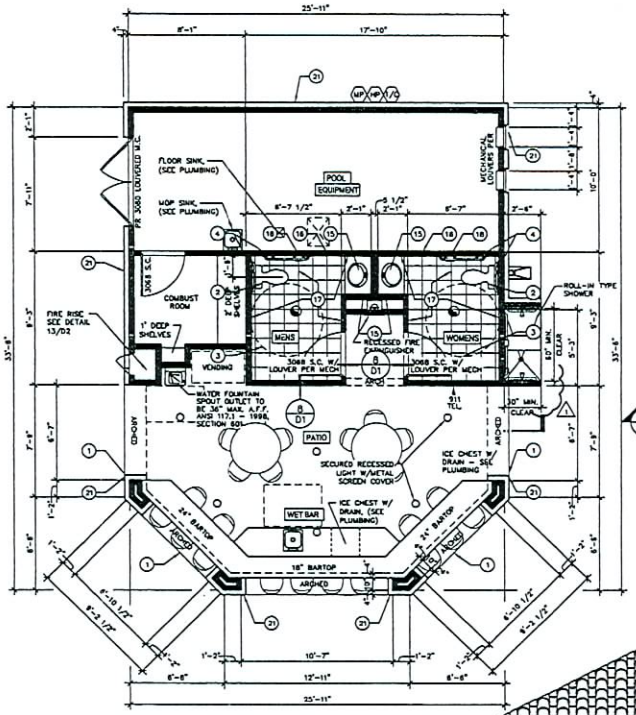
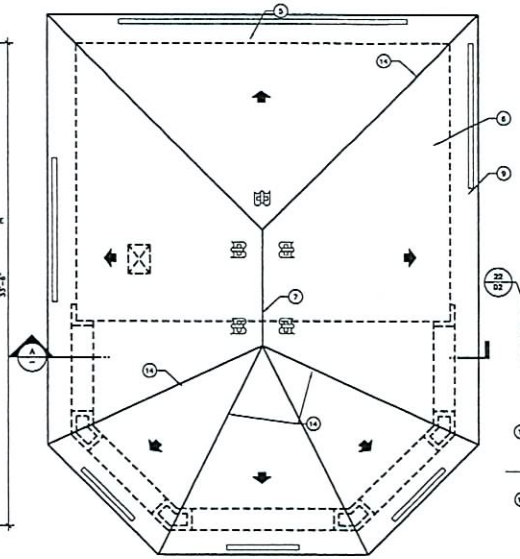
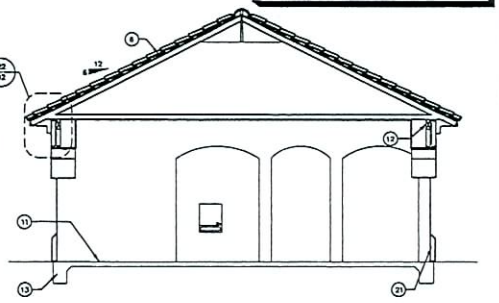
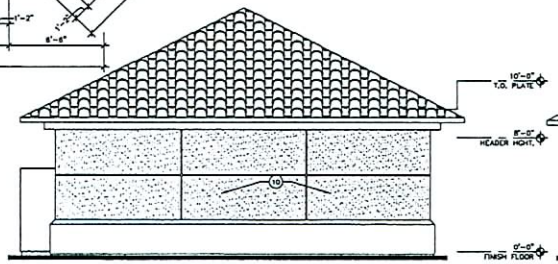


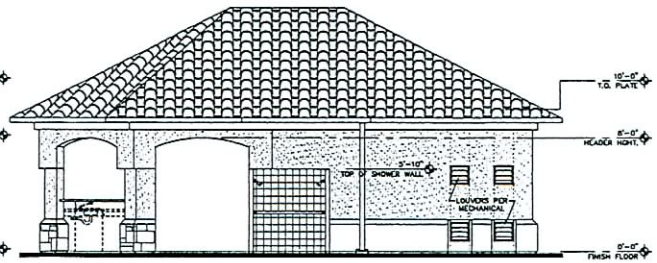




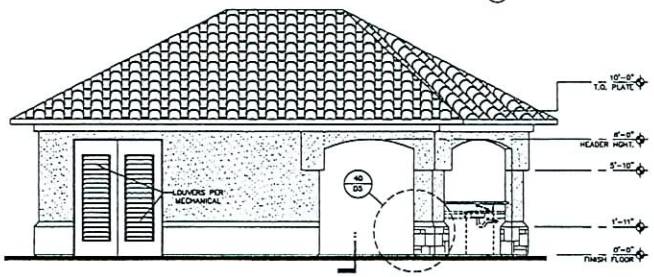
A BUILDING SECTION



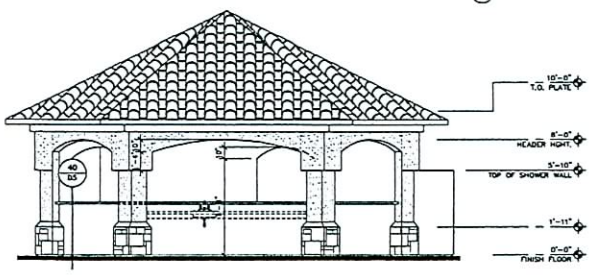
B REAR ELEVATION



B RIGHT ELEVATION



B LEFT ELEVATION



B FRONT ELEVATION

ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1

ROOF AREA (S.F.) x 1/144 = REQUIRED VENT AREA (S.I.)

ROOF #	ROOF AREA S.F.	REQUIRED VENT AREA	FREE VENT AREA PROVIDED		
			EAVE VENT	CLOAK VENT	TOTAL PROVIDED
ROOF 1	1,063	1,021	-	(10) X 110	1,100

ROOF VENTILATION CALCULATIONS NOTES:

CLOAK VENT - 25 X 20 (FREE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.) EAVE VENT FREE VENT AREA IS 10 S.I. PER FOOT.

GENERAL ROOF PLAN NOTES:

1. CONCRETE TILE ROOF AREAS SHALL SLOPE 6:12 UNLESS NOTED OTHERWISE.
2. TYPICAL OVERHANG SHALL BE PER 22/D2.
3. DASHED LINE INDICATES BUILDING BELOW
4. SAW CUT ROOF TILE AT VALLEYS. - TYP.
5. DORMER VENT SHALL BE FHA 20" x 25" (FREE VENT AREA IS 110 S.I) NET FREE AREA SHALL BE THE SAME OR MEET THE ABOVE REQUIREMENTS.)

KEYED NOTING:

1. FRAMED ARCH AND POPOUT ABOVE.
2. HANDICAP WATER CLOSET- 17" HIGH.
3. 60" DIA. TURNING CIRCLE.
4. 36" AND 42", 1 1/2" STAINLESS STEEL GRAB BARS - PROVIDE SOLID BLOCKING SEE DETAIL 1/H01.
5. LINE OF WALL BELOW.
6. CONCRETE ROOF TILE - TYPE "S"- L.C.B.O. #ER-4650 WITH BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
7. RIDGE.
8. VALLEY.
9. FASCIA - SEE DETAIL 22/D2.
10. STUCCO SYSTEM - SEE SHEET 3/TR1.
11. CONCRETE TOPPING TO MATCH POOL DECK OVER CONCRETE SLAB SEE STRUCTURAL DRAWINGS.
12. BEAM SEE STRUCTURAL DRAWINGS.
13. CONCRETE FOOTING SEE STRUCTURAL DRAWINGS.
14. HP.
15. PLASTIC LAMINATE COUNTERTOP & LAVATORY.
16. BOBRICK (B36903) PAPER TOWEL AND WASTE DISPENSER.
17. FLOOR TILE W/ TILE WAINSCOAT 4' A.F.F. ON WALLS.
18. BOBRICK (B4262) TOILET TISSUE DISPENSER.
19. BOBRICK (B822) LAV. MOUNTED SOAP DISPENSER.
20. CERAMIC TILE COUNTERTOP & BARTOP.
21. BUILDING SKIRT - 30/D3
22. CONTINUOUS SOFFIT VENT

SYMBOL SCHEDULE:

- INDICATES CLOAKED VENT
- DIRECTION OF SLOPE 6:12
- CEILING MOUNTED EXHAUST FAN PER MECHANICAL.
- ACCESS PANEL - SEE 37/D4

EXTERIOR COLOR SCHEME 1:

(A) ROOF TILE	EAGLE ROOFING SHC 8711 "PUESTA DEL SOL BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	IQ #364 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	IQ #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:

(A) ROOF TILE	EAGLE ROOFING SHC 8402 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #196 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	IQ #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	IQ #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:

(A) ROOF TILE	EAGLE ROOFING SUNSET BLEND 3648 "CAPISTRANO BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #262 "WOOD HAVEN"
(C) STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	IQ #323 "AFTERNOON TEA"
(E) SECONDARY STUCCO & GARAGE DOORS	IQ #810 "SISAL"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

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SHEET NO: A16.1

CABANA C1 FLOOR, ROOF, & ELEVATION PLANS

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A FRONT & REAR ELEVATION
1/8" = 1'-0"

C STREET SIDE ELEVATION
1/8" = 1'-0"

B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/TX1
3. STUCCO FASCIA. SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #953 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	KI #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	KI #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	KI #810 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

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JOB NO 01
DATE FEBRUARY 22
SCALE 1/8"
SHEET NO A6.4

BUILDING TYPE 2
EXTERIOR ELEVATIONS

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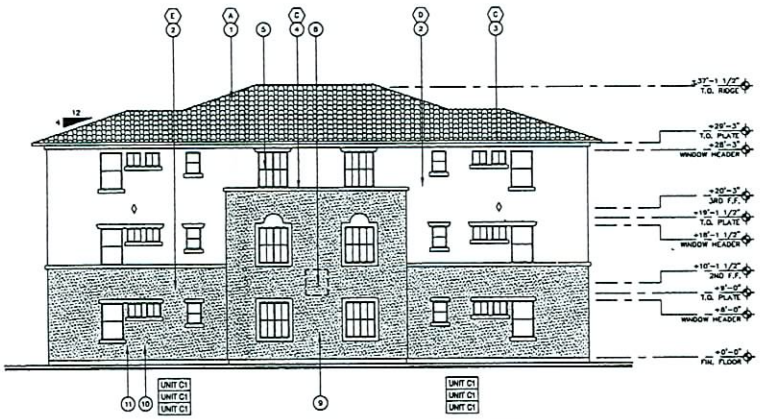
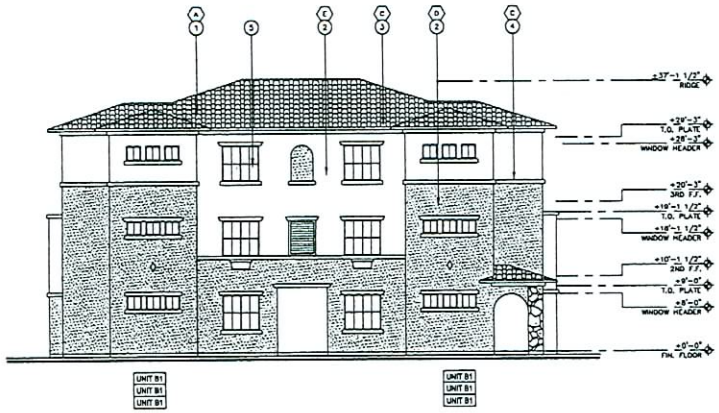


C RIGHT ELEVATION
1/8" = 1'-0"

A FRONT ELEVATION
1/8" = 1'-0"



D LEFT ELEVATION
1/8" = 1'-0"

B REAR ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A	ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #903 "SEA LANE"
C	STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D	PRIMARY STUCCO	KI #364 "MAPLE SEASON"
E	SECONDARY STUCCO & GARAGE DOORS	KI #530 "CAMEL COAT"
F	FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

A	ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #196 "STEWART HOUSE"
C	STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D	PRIMARY STUCCO	KI #322 "CENTURY BROWN"
E	SECONDARY STUCCO & GARAGE DOORS	KI #535 "TRADITIONAL TAN"
F	FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

A	ROOF TILE	EAGLE ROOFING SUNSET BLEND 3648 "CAPISTRANO BLEND"
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #262 "WOOD HAVEN"
C	STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D	PRIMARY STUCCO	KI #323 "AFTERNOON TEA"
E	SECONDARY STUCCO & GARAGE DOORS	KI #610 "SISAL"
F	FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

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SCALE: 1/8"

A7.4

BUILDING TYPE 3
EXTERIOR ELEVATIONS

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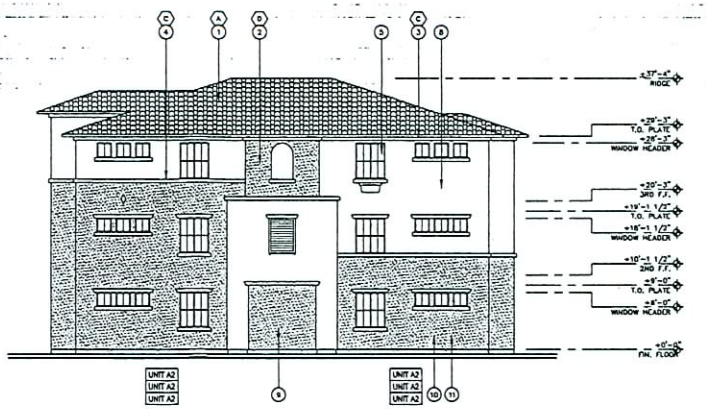
C STREET SIDE ELEVATION
1/8" = 1'-0"



B LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	KI #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	KI #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3848 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
D PRIMARY STUCCO	KI #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	KI #610 "SEAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

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JOB NO
DATE FEBRUARY 22
SCALE 1/8" =
SHEET NO A8.4

BUILDING TYPE 5
EXTERIOR ELEVATIONS

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A FRONT & REAR ELEVATION
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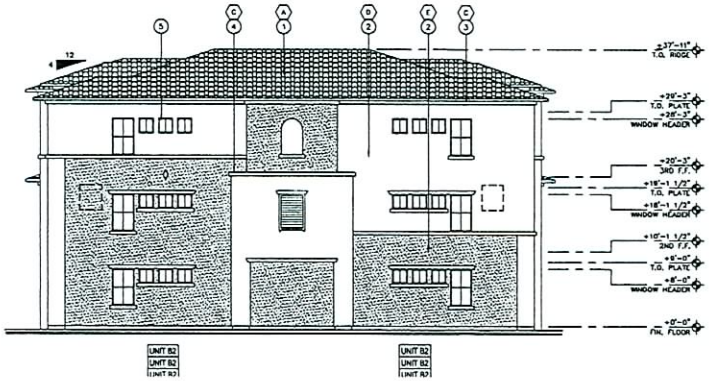
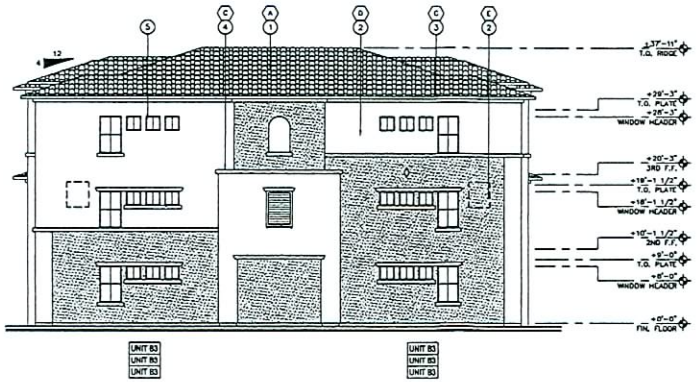


B RIGHT ELEVATION
1/8" = 1'-0"



C LEFT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #803 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D PRIMARY STUCCO	IQ #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	IQ #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D PRIMARY STUCCO	IQ #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	IQ #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3648 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D PRIMARY STUCCO	IQ #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	IQ #610 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

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JOB NO: 0
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SHEET NO: A9.3

BUILDING TYPE 9
EXTERIOR ELEVATIONS

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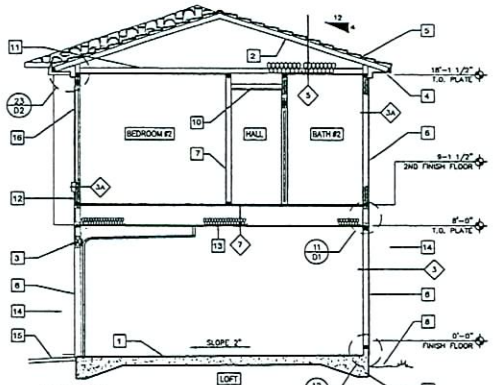
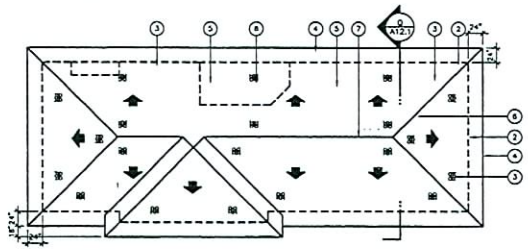
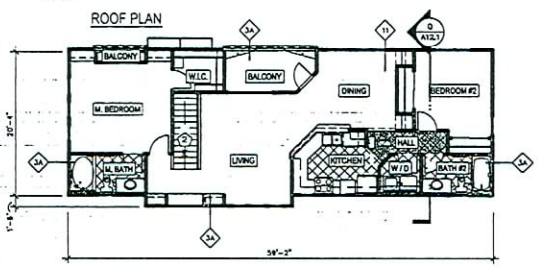


SECTION
SCALE: 1/4" = 1'-0"

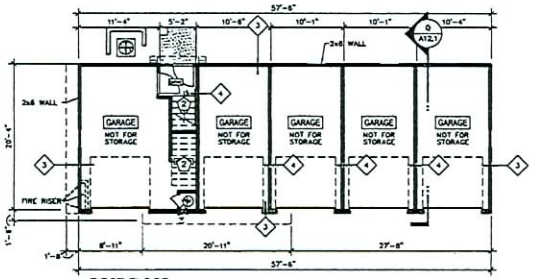


ROOF PLAN

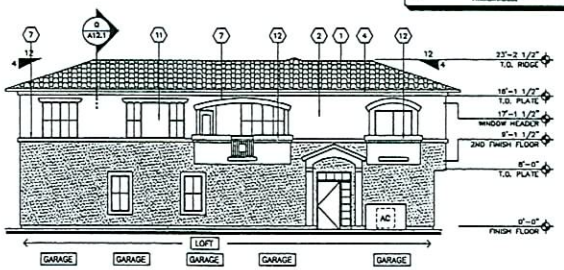


SECOND FLOOR

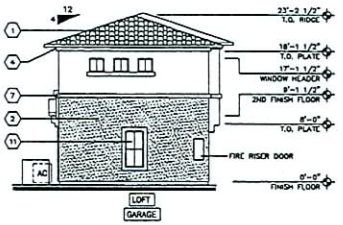
TP = TELEPHONE TERMINAL CABINET
MP = METER PACK LOCATION
C = CONDENSING UNIT



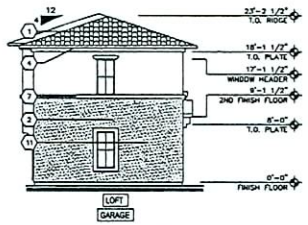
FIRST FLOOR



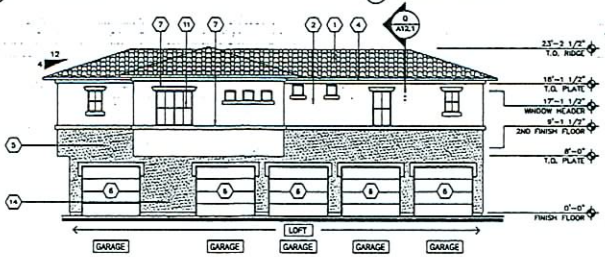
C REAR ELEVATION



B LEFT ELEVATION



D RIGHT ELEVATION



A FRONT ELEVATION

ROOF VENTILATION CALCULATIONS					
ROOF AREA (S.F.) x $\frac{144}{300}$ = REQUIRED VENT AREA (S.I.)					
ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED		
			FLAT VENT	DORMER VENT	TOTAL PROVIDED
ROOF 1	1288	617	–	(6) X 110	660

ROOF VENTILATION CALCULATIONS NOTES:

1. DORMER VENT – 25 X 20 (FRICE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METILS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)

NOTE:

– SEE SHEET FR1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES.

SECTION KEY NOTES: #

1. CONCRETE SLAB PER STRUCTURAL
2. PREFAB WOOD TRUSS – SEE STRUCTURAL
3. BEAM PER STRUCTURAL
4. TYPICAL FASCIA – SEE DETAIL 22/D2
5. CONCRETE TILE ROOF
6. STUCCO SYSTEM – SEE SHT FR1
7. GYP. BOARD PER WALLTYPE
8. FINISHED GRADE MIN. 6" BELOW FIN. FLR.
9. FOUNDATION SYSTEM PER STRUCTURAL
10. FURR-DOWN AT +8'-0" A.F.F. – SEE DETAIL 19/D2.
11. R-30 BATT INSULATION @ ROOF
12. R-11 BATT INSULATION @ WALLS
13. R-19 BATT INSULATION @ FLOOR
14. LINE OF WALL BEYOND
15. REFER TO LANDSCAPE DWG'S FOR CONTINUATION OF HARDSCAPE
16. ALUMINUM WINDOW – SEE EXTERIOR ELEVATIONS

ELEVATION KEY NOTES: #

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO JOINTS
4. STUCCO FASCIA, SEE DETAIL 22/D2
5. SCUPPER – SEE DETAIL 47/D4
6. SECTIONAL OVERHEAD GARAGE DOOR
7. STUCCO POP-OUT – SEE DETAIL 41/D4
8. SINGLE LITE FRENCH DOOR.
9. STUCCO JOINTS.
10. GLASS BLOCK WINDOW
11. ALUMINUM WINDOW
12. PATIO/BALCONY WALL – SEE DETAIL 49 & 50/D5
13. DECORATIVE STUCCO ARCH. SEE DETAIL 19/D2.
14. 6 PANEL ENTRANCE DOOR.
15. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 66/D6 FOR SIGNAGE AND MOUNTING HEIGHTS.

EXTERIOR COLOR SCHEME 1:

(A) ROOF TILE	EAGLE ROOFING SHC 8403 "MISSION SANTA BARBARA"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #655 "SANTA'S BEARD"
(D) PRIMARY STUCCO	ICI #364 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	CULTURED STONE EUROPEAN CASTLE "CHARDONNAY"

EXTERIOR COLOR SCHEME 2:

(A) ROOF TILE	EAGLE ROOFING SHC 8403 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #196 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #655 "SANTA'S BEARD"
(D) PRIMARY STUCCO	ICI #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	CULTURED STONE COUNTRY LEDGESTONE "CHARDONNAY"

EXTERIOR COLOR SCHEME 3:

(A) ROOF TILE	EAGLE ROOFING SHC 8708 "DEL ORO"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #519 "BASKETRY"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #655 "SANTA'S BEARD"
(D) PRIMARY STUCCO	ICI #512 "HALE VILLAGE"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #610 "SISAL"
(F) FIELDSTONE ACCENT	CULTURED STONE COUNTRY LEDGESTONE "CHARDONNAY"

KEYED NOTES: #

1. CHIMNEY – SEE DETAIL 60/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 34/D3.
7. RIDGE – SEE DETAIL 34/D3.
8. VALLEY – SEE DETAIL 31/D3.
9. LINE OF ROOF BELOW.
10. TUBE STEEL TRELLIS FRAMING 4x8 TOP & BOTTOM.
11. CRICKET – PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. PARAPET – SEE DETAIL 92/D8.
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT
14. EAVE VENT – FIELD VERIFY LOCATION, COORDINATE WITH STRUCTURAL SHEAR WALL LOCATIONS.
15. MECHANICAL WELL – SEE DETAIL 77/D7.
16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADERS TO DAY LIGHT – SEE DETAILS 93/D8 AND 94/D8.
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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO CLARK COUNTY INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # 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 40# 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'-8" U.N.O.
10. ALL ROOFS MUST BE A MINIMUM OF A CLASS-B RATING.

GENERAL NOTES

1. ALL WORK/IMPROVEMENTS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE WORK/IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION

ALL APPLICABLE ZONING, BUILDING, FIRE, HEALTH, HANDICAP ACCESSIBILITY AND ENVIRONMENTAL LAWS).

2. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
3. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. FOR STUCCO SYSTEM SEE DETAIL 3/FR1
5. HORIZONTAL CONTROL JOINTS @ FINISH FLOOR LINE AND VERTICAL CONTROL JOINTS @ OPENINGS – TYPICAL AT ALL EXTERIOR ELEVATIONS

BUILDING AREA (GROSS)

FIRST FLOOR:	1,121 S.F.
SECOND FLOOR:	1,548 S.F.
TOTAL:	2,669 S.F.

biltform architecture

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1220 east osborn road, suite 1
phoenix, arizona 85014
Phone 602.263.8200 Fax 602.28

Piceme at Pebble Creek Pkwy & Indian School Road
Rental Apartment Community
City of Goodyear, Maricopa County, Arizona

Piceme Development Corp.
1420 E. Missouri Ave., Suite 100, Phoenix, Arizona 85014-2460

REVISIONS:
1 3/3/06 ISSUED FOR CONSTRUCTIO
2 3/8/06 OWNER COMMENT
3 5/25/06 OWNER COMMEN
4 -
5 -

JOB NO: 9
DATE: JANUARY 10,
SCALE: 1/8"
SHEET NO:

A11.1

BUILDING TYPE L2 ROOF PLANS, ELEVATIONS, AND SECTION Q

LOFT - BUILDING TYPE L2

SDR-21091
05/24/07 PC

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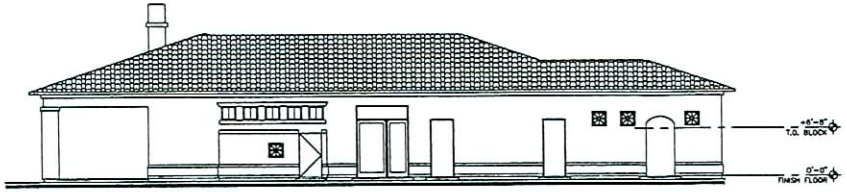
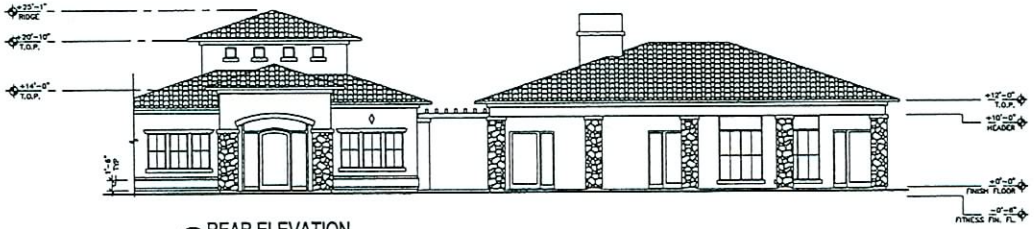
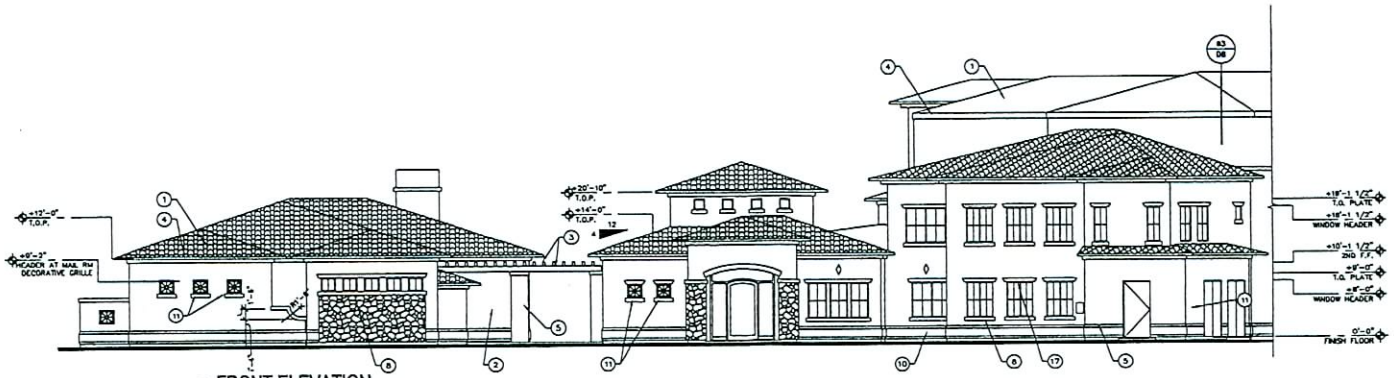


B RIGHT ELEVATION
1/8" = 1'-0"

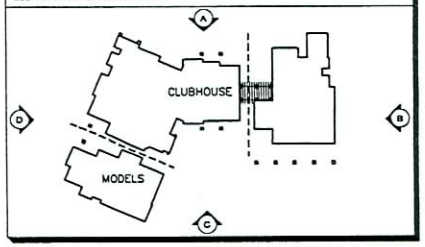


C REAR ELEVATION
1/8" = 1'-0"



A FRONT ELEVATION
1/8" = 1'-0"

ELEVATION & SECTION LOCATIONS



KEYED NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. ER 2654.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. CRICKET
9. ALUMINUM WINDOW
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 6" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. PARAPET
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 8B/D8 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/TR1
4. STUCCO CONTROL JOINTS FOR EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.

EXTERIOR COLOR SCHEME 1:

A ROOF TILE	EAGLE ROOFING SHC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	IO #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SHC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	IO #535 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IO #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	IO #512 "HALE VILLAGE"
D PRIMARY STUCCO	IO #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	IO #610 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

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Picerne at Providence III

Rental Apartment Community

Las Vegas, Nevada

Picerne Development Corp.

1420 E. Missouri Ave., Suite 100 Phoenix Arizona 85014-2469

REVISIONS:
1 -
2 -
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JOB NO: 0
DATE: FEBRUARY 22,
SCALE: 1/8" =
SHEET NO: A15.13

CLUBHOUSE
EXTERIOR ELEVATIONS

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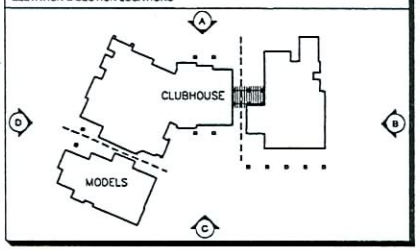
EXTERIOR COLOR SCHEME 1:	
(A) ROOF TILE	EAGLE ROOFING SHC 8711 "PUESTA DEL SOL BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #364 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:	
(A) ROOF TILE	EAGLE ROOFING SHC 8403 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #188 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:	
(A) ROOF TILE	EAGLE ROOFING SUNSET BLEND 3448 "CAPISTRANO BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	KI #262 "WOOD HAVEN"
(C) STUCCO FASCIA, TRIM AND POPOUTS	KI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	KI #323 "AFTERNOON TEA"
(E) SECONDARY STUCCO & GARAGE DOORS	KI #610 "SISAL"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

ELEVATION & SECTION LOCATIONS

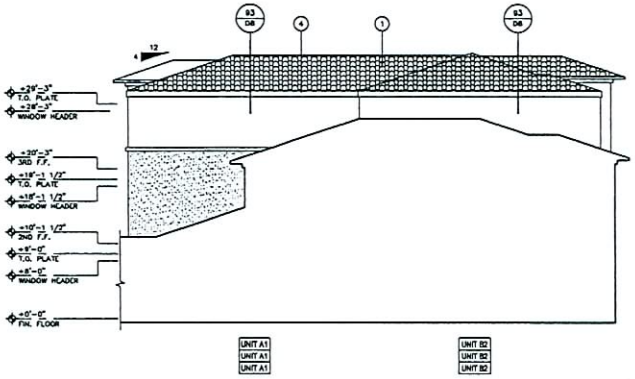


KEYED NOTES: (#)

1. CONCRETE ROOF TILE – I.C.B.O. ER 2656.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. CRICKET
9. ALUMINUM WINDOW
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 6" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. PARAPET
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 66/D6 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/TR1
4. STUCCO CONTROL JOINTS FOR EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.



(A) LEFT FRONT ELEVATION
1/8" = 1'-0"

(C) RIGHT REAR ELEVATION
1/8" = 1'-0"

(B) LEFT REAR ELEVATION
1/8" = 1'-0"

(D) LEFT ELEVATION
1/8" = 1'-0"

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Las Vegas, Nevada

Picerne Development Corp.
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5 -

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SCALE: 1/8" =
DRAWN:

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CLUBHOUSE
EXTERIOR ELEVATIONS

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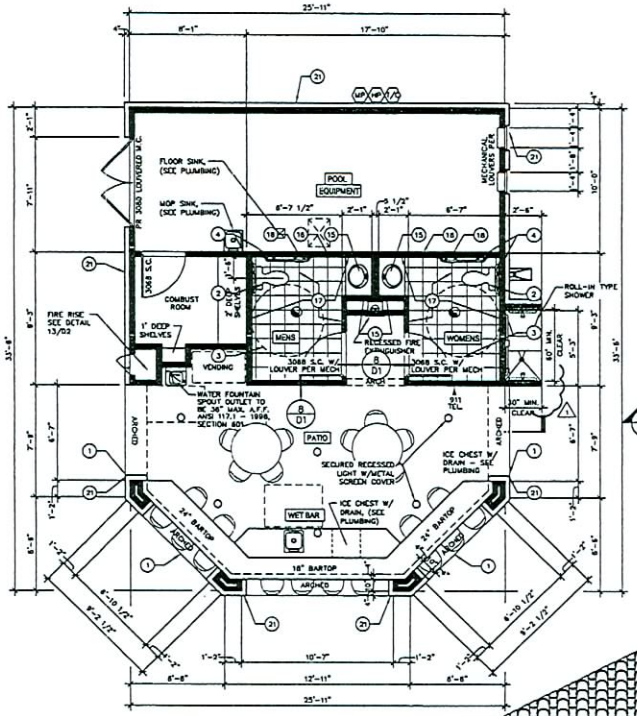
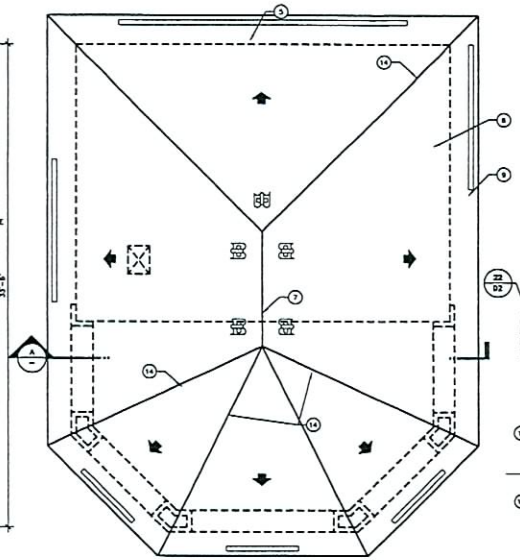
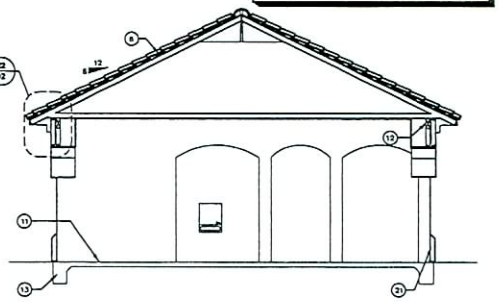
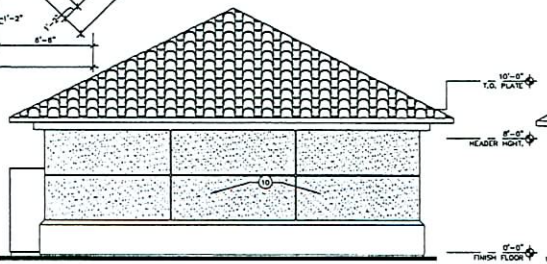


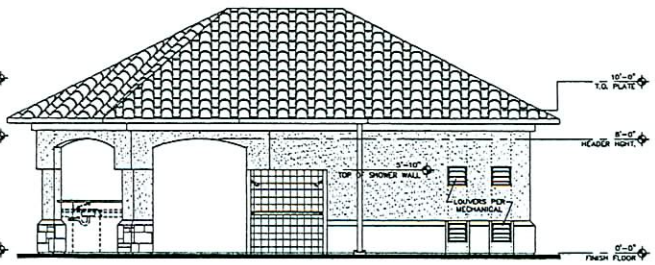




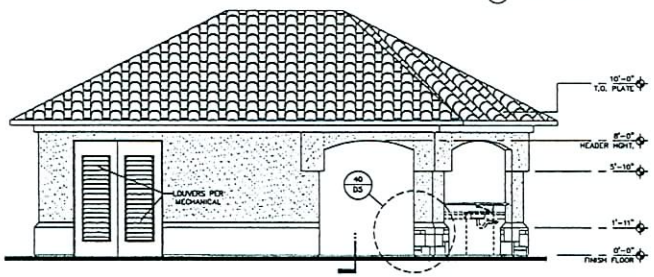
A BUILDING SECTION



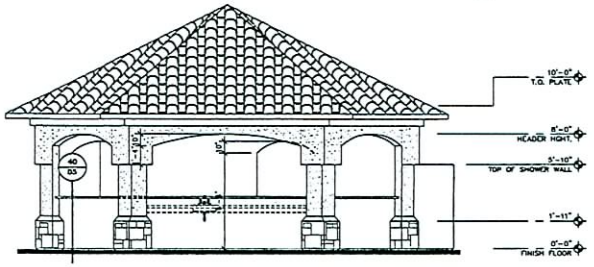
B REAR ELEVATION



B RIGHT ELEVATION



B LEFT ELEVATION



B FRONT ELEVATION

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		
			EAVE VENT	CLOAK VENT	TOTAL PROVIDED
ROOF 1	1,043	1,021	-	(10) x 110	1,100

ROOF VENTILATION CALCULATIONS NOTES:

CLOAK VENT - 25 X 20 (FREE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.) EAVE VENT FREE VENT AREA IS 10 S.I. PER FOOT.

GENERAL ROOF PLAN NOTES:

1. CONCRETE TILE ROOF AREAS SHALL SLOPE 6:12 UNLESS NOTED OTHERWISE.
2. TYPICAL OVERHANG SHALL BE PER 22/D2.
3. DASHED LINE INDICATES BUILDING BELOW
4. SAW CUT ROOF TILE AT VALLEYS. - TYP.
5. DORMER VENT SHALL BE (MIN 20" x 25" (FREE VENT AREA IS 110 S.I) NET FREE AREA SHALL BE THE SAME OR MEET THE ABOVE REQUIREMENTS.)

KEYED NOTING:

1. FRAMED ARCH AND POPOUT ABOVE.
2. HANDICAP WATER CLOSET- 17" HIGH.
3. 60" DIA. TURNING CIRCLE.
4. 36" AND 42", 1 1/2" STAINLESS STEEL GRAB BARS - PROVIDE SOLID BLOCKING SEE DETAIL 1/H01.
5. LINE OF WALL BELOW.
6. CONCRETE ROOF TILE - TYPE "S" - I.C.B.O #ER-4650 with BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
7. RIDGE.
8. VALLEY.
9. FASCIA - SEE DETAIL 22/D2.
10. STUCCO SYSTEM - SEE SHEET 3/FR1.
11. CONCRETE TOPPING TO MATCH POOL DECK OVER CONCRETE SLAB SEE STRUCTURAL DRAWINGS.
12. BEAM SEE STRUCTURAL DRAWINGS.
13. CONCRETE FOOTING SEE STRUCTURAL DRAWINGS.
14. MP.
15. PLASTIC LAMINATE COUNTERTOP & LAVATORY.
16. BOBRICK (B3690J) PAPER TOWEL AND WASTE DISPENSER.
17. FLOOR TILE w/ TILE WAINSCOAT 4' A.F.F. ON WALLS.
18. BOBRICK (B4262) TOILET TISSUE DISPENSER.
19. BOBRICK (B822) LAV. MOUNTED SOAP DISPENSER.
20. CERAMIC TILE COUNTERTOP & BARTOP.
21. BUILDING SKIRT - 30/D3
22. CONTINUOUS SOFFIT VENT

SYMBOL SCHEDULE:

- INDICATES CLOAKED VENT
- DIRECTION OF SLOPE 6:12
- CEILING MOUNTED EXHAUST FAN PER MECHANICAL
- ACCESS PANEL - SEE 37/D4

EXTERIOR COLOR SCHEME 1:

A	ROOF TILE	EAGLE ROOFING SHC 6711 "PUESTA DEL SOL BLEND"
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #903 "SEA LANE"
C	STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D	PRIMARY STUCCO	IQ #364 "MAPLE SEASON"
E	SECONDARY STUCCO & GARAGE DOORS	IQ #530 "CAMEL COAT"
F	FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:

A	ROOF TILE	EAGLE ROOFING SHC 8402 "MISSION SANTA CRUZ"
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #196 "STEWART HOUSE"
C	STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D	PRIMARY STUCCO	IQ #322 "CENTURY BROWN"
E	SECONDARY STUCCO & GARAGE DOORS	IQ #535 "TRADITIONAL TAN"
F	FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:

A	ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
B	DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #262 "WOOD HAVEN"
C	STUCCO FASCIA, TRIM AND POPOUTS	IQ #512 "HALE VILLAGE"
D	PRIMARY STUCCO	IQ #323 "AFTERNOON TEA"
E	SECONDARY STUCCO & GARAGE DOORS	IQ #610 "SISAL"
F	FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

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REVISIONS:

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JOB NO: 0
DATE: FEBRUARY 22,
SCALE: 1/4" =
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CABANA C1 FLOOR, ROOF, & ELEVATION PLANS

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SDR-21091

05/24/07 PC

UNIT 1A ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	2	3	4	4
BEDROOMS	1	3	4	4
BATHS	2	3	4	4
CLOSETS	1	3	4	4
ENTRY	2	3	4	4
W/D	2	3	4	4
HALL	1	3	4	4
STORAGE	5	6	4	4

TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE – PAINTED
5. 1" GYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE

LIGHT AND VENTILATION REQUIREMENTS

EXTERIOR UNIT CONDITION – SEE BUILDING PLANS

	LIVING ROOM / DINING	BEDROOM
ROOM SQ. FT.	344	134
LIGHT REQUIRED (8X)	27.52	10.72
LIGHT PROVIDED	65	38
VENT REQUIRED (5X)	17.2	6.7
VENT PROVIDED	35.5	15

LIGHT AND VENTILATION REQUIREMENTS

INTERIOR UNIT CONDITION – SEE BUILDING PLANS

	LIVING ROOM / DINING	BEDROOM
ROOM SQ. FT.	344	134
LIGHT REQUIRED (8X)	27.52	10.72
LIGHT PROVIDED	65	20
VENT REQUIRED (5X)	17.2	6.7
VENT PROVIDED	35.5	10

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24"(DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF FIBERGLASS SURROUND IN BATH/SHOWER AREAS.

F. INSTALL SIMULATED CERAMIC TILE SURROUND (FIBERGLASS SURROUND) TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +96" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO INHIBIT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 15" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ ANSI TYPE "A" / ANSI TYPE "B" WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS, FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE FIBERGLASS COLONIST 6-PANEL(PAINT) WITH 180°VIEWER/KNOCKER, NOT LESS THAN 1 3/8" THICK PAINT GRADE METAL ENTRY DOOR (20-MIN RATED). HARDWARE SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 9-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION: IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS & WOOD DOOR-JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) #8 BY 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

T. WINDOWS FRAMES SHALL BE TAN/SANDSTONE. HEADER LL HEIGHTS SHALL BE 8'-0" A.F.F.

U. REFER TO OWNER'S "COLORIZING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ GYP. BD. OPENING. (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT 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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ANSI TYPE "B"" UNIT PLANS AND SHEET A2.21 & A2.22.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM – PROVIDE PIN LOCATIONS 6" FROM OPENING.

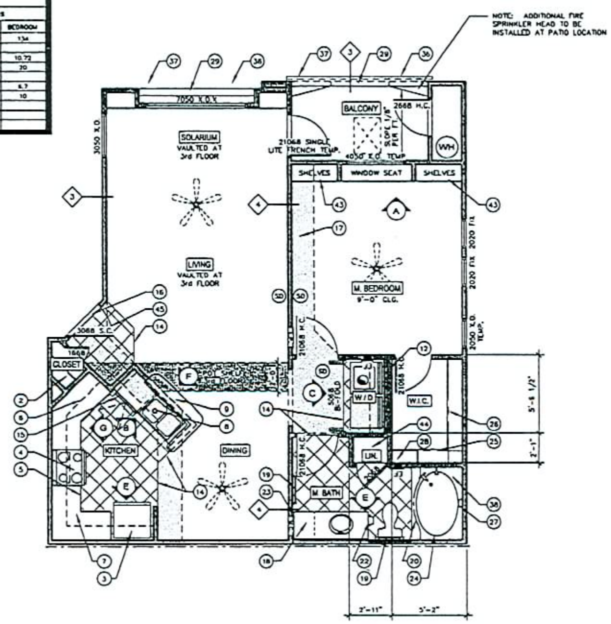
AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

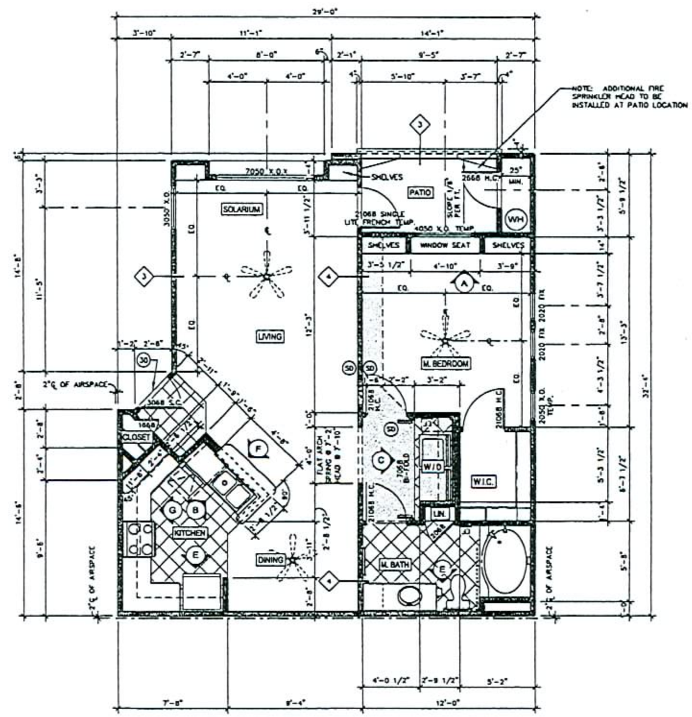


UNIT A1 (ANSI TYPE "B")
SECOND FLOOR

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.N.O.

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

Livable	-	757 S.F.
Storage	-	11 S.F.
Balcony	-	49 S.F.
Total	=	817 S.F.



UNIT A1 (ANSI TYPE "B")
FIRST FLOOR

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND AND 3RD FLOOR U.N.O.

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

Livable	-	757 S.F.
Storage	-	11 S.F.
Patio	-	49 S.F.
Total	=	817 S.F.

SDR-21091

UNIT A1 FLOOR PLANS

05/24/07 PC

KEYED NOTES: (#)

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 63/D8
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MILL FIN. – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE – SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" x 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 3' FLUORESCENT FIXTURE
41. POT SHELF @ 9'-2" OR 8'-0" TO BOTTOM, SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 69/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION. SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT 1HR. PENETRATIONS – SEE MECHANICAL PLANS

SYMBOL SCHEDULE:

- INDICATES 8'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
- (SD) SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- (CM) CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
- INTERIOR ELEVATIONS – SEE SHEETS A11 THRU A12
- SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING (CETTA/FR)

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REVISIONS:	
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JOB NO:	06-078
DATE:	FEBRUARY 22, 2007
SCALE:	1/4" = 1'-0"
SHEET NO:	A2.1

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UNIT A2 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	2	3	4	4
BEDROOMS	1	3	4	4
BATHS	2	3	4	4
CLOSETS	1	3	4	4
ENTRY	2	3	4	4
W/D	2	3	4	4
HALL	1	3	4	4
STORAGE	5	6	4	4

TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE – PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER I.B.C. SECTION 803.1)
5. 1" GYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24"(DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF FIBERGLASS SURROUND IN BATH/SHOWER AREAS.

F. INSTALL SIMULATED CERAMIC TILE SURROUND (FIBERGLASS SURROUND) TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +96" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO INHIBIT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 15" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ ANSI TYPE "A" / ANSI TYPE "B" WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS, FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE FIBERGLASS COLONIST 6-PANEL(PAINT) WITH 180VIEWER/KNOCKER, NOT LESS THAN 1 3/8" THICK PAINT GRADE METAL ENTRY DOOR (20-MIN RATED). HARDWARE SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 9-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION: IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS & WOOD DOOR-JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) #8 BY 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

T. WINDOWS FRAMES SHALL BE TAN. HEADER HEIGHTS SHALL BE 8'-0" A.F.F.

U. REFER TO OWNER'S "COLORIZING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ GYP. BD. OPENING (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT 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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ANSI TYPE "B"" UNIT PLANS AND SHEET A2.21 & A2.22.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM - PROVIDE PIN LOCATIONS 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

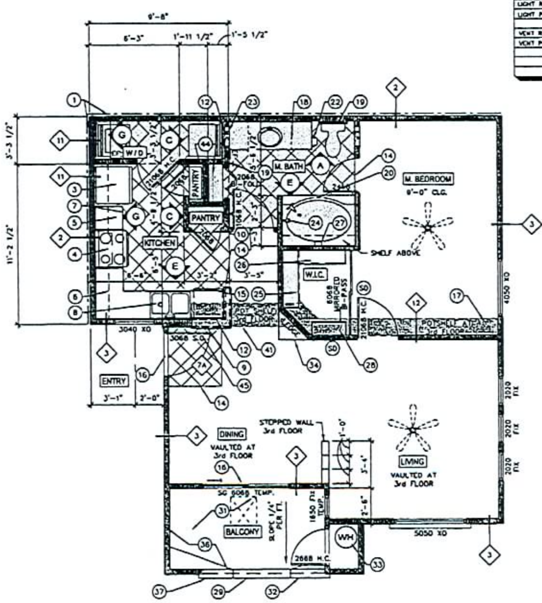
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

LIGHT AND VENTILATION REQUIREMENTS

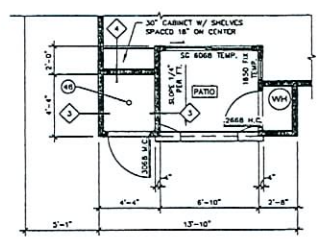
	LIVING ROOM	DINING	BEDROOM
ROOM SQ. FT.	148	120	147
LIGHT REQUIRED (8%)	11.84	9.6	11.76
LIGHT PROVIDED	44.5	20	20
VENT REQUIRED (5%)	7.4	6	7.35
VENT PROVIDED	12.5	10	10



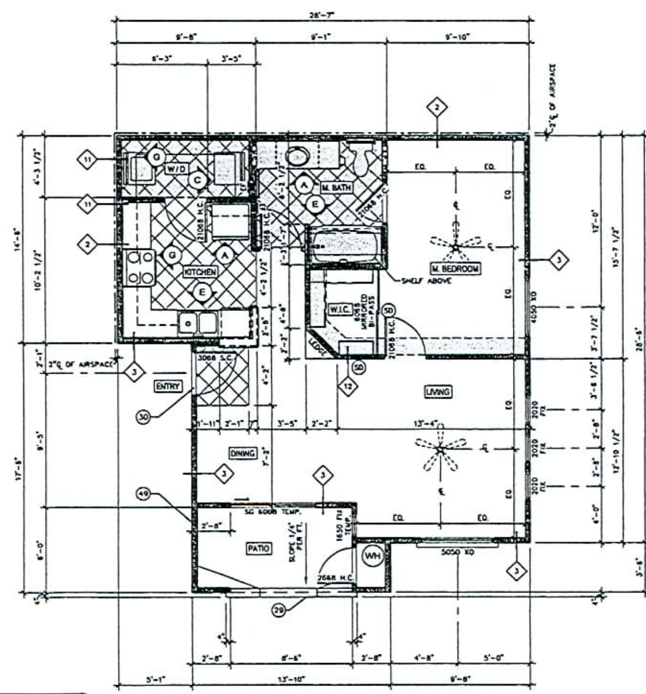
UNIT A2 (ANSI TYPE "B")
2ND & 3RD FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	-	683 S.F.
Storage	-	7 S.F.
Balcony	-	62 S.F.
Total	=	752 S.F.



UNIT A2
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURANCE)



UNIT A2 (ANSI TYPE "B")
FIRST FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	-	683 S.F.
Storage	-	7 S.F.
Patio	-	62 S.F.
Total	=	752 S.F.

SDR-21091

UNIT A2 FLOOR PLANS

05/24/07 PC

KEYED NOTES: (1)

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME - SEE DET. 63/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD WALL FIN. - 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE - SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION. SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 - PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 - PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING - SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS - SEE DETAIL 49&50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB - SEE DETAIL 32/D3
39. ACCESS PANEL - SEE DETAIL 37/D4 - ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 9'-2" OR 8'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK - SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP - SEE DETAIL 69/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION. SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT 1HR. PENETRATIONS - SEE MECHANICAL PLANS

SYMBOL SCHEDULE:

- INDICATES 8'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
- (SD) SMOKE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- (CM) CARBON MONOXIDE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
- WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
- INTERIOR ELEVATIONS - SEE SHEETS A3-...
- SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING (7A) SEE 7A/FR1

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Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

REVISIONS:
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DATE: FEBRUARY 22, 2...
SCALE: 1/4" = ...
SHEET NO.: A2.4

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UNIT A3 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	2	3	4	4
BEDROOMS	1	3	4	4
BATHS	2	3	4	4
CLOSETS	1	3	4	4
ENTRY	2	3	4	4
W/D	2	3	4	4
HALL	1	3	4	4
STORAGE	5	6	4	4

TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE – PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER I.B.C. SECTION 803.1)
5. 1" GYPCRETE @ 2ND & 3RD FLOORS EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24"(DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF FIBERGLASS SURROUND IN BATH/SHOWER AREAS.

F. INSTALL SIMULATED CERAMIC TILE SURROUND (FIBERGLASS SURROUND) TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +96" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO INHIBIT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 15" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ ANSI TYPE "A" / ANSI TYPE "B" WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS. FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE FIBERGLASS COLONIST 6-PANEL(PAINT) WITH 180°VIEWER/KNOCKER, NOT LESS THAN 1 3/8" THICK PAINT GRADE METAL ENTRY DOOR (20-MIN RATED). HARDWARE SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 9-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION: IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS & WOOD DOOR-JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) #8 BY 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

T. WINDOWS FRAMES SHALL BE TAN. HEADER HEIGHTS SHALL BE 8'-0" A.F.F.

U. REFER TO OWNER'S "COLORIZING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ GYP. BD. OPENING (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT 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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ANSI TYPE "B" UNIT PLANS AND SHEET A2.21 & A2.22.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM – PROVIDE PIN LOCATIONS 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

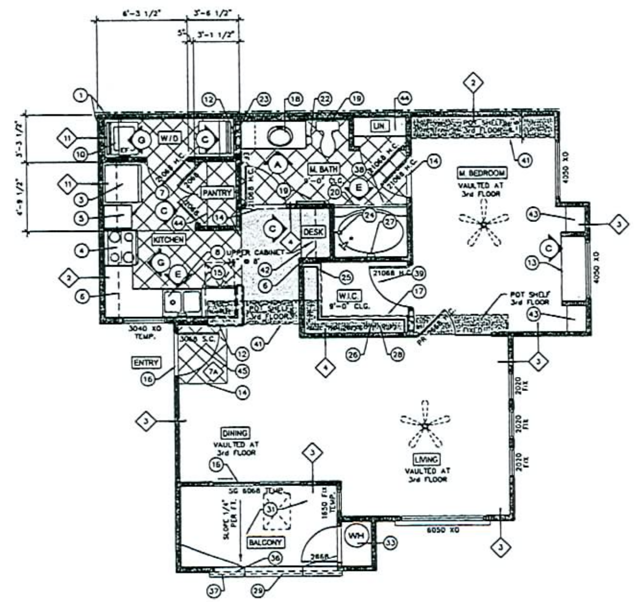
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES: (1)

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 63/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MILL FIN. – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE – SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION. SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. 0/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49A50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 8'-2" OR 8'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 88/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION. SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT THE PENETRATIONS – SEE MECHANICAL PLANS

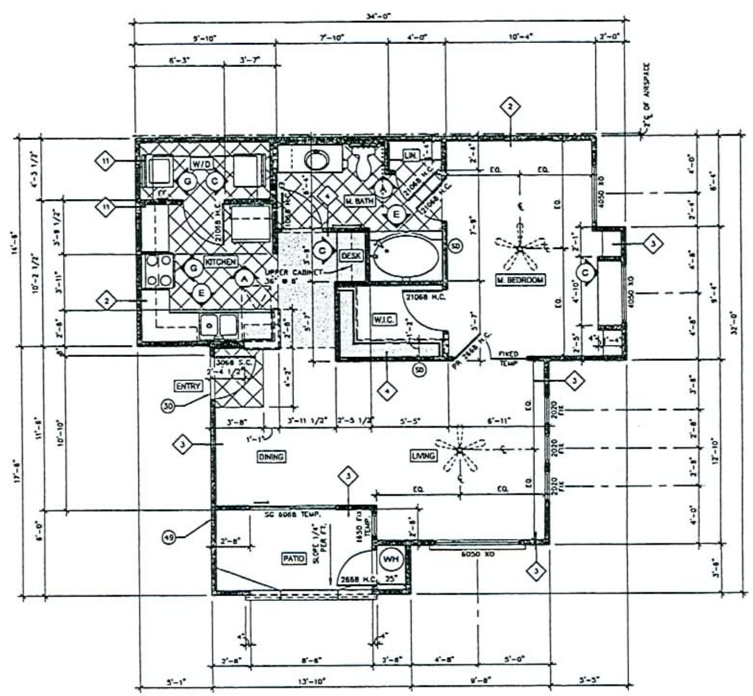


UNIT A3 (ANSI TYPE "B")
SECOND FLOOR

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.N.O.

Livable	-	751 S.F.
Storage	-	7 S.F.
Balcony	-	61 S.F.
Total	=	819 S.F.

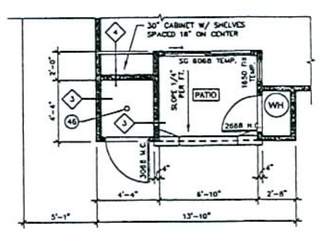


UNIT A3 (ANSI TYPE "B")
FIRST FLOOR

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND AND 3RD FLOOR U.N.O.

Livable	-	751 S.F.
Storage	-	7 S.F.
Patio	-	61 S.F.
Total	=	819 S.F.



UNIT A3
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURANCE)

LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	BEDROOM
ROOM SQ. FT.	148	120	168
LIGHT REQUIRED (8%)	11.84	9.6	13.44
LIGHT PROVIDED	44.3	20	20
VENT REQUIRED (5%)	7.4	6	8.4
VENT PROVIDED	12.5	10	10

SYMBOL SCHEDULE:

- INDICATES 8'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
- (SD) SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- (CM) CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET ... FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

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UNIT A3 FLOOR PLANS

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REVISIONS:	
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DATE:	FEBRUARY 22, ...
SCALE:	1/4" = ...
SHEET NO:	A2.7

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UNIT B1 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	2	3	4	4
BEDROOMS	1	3	4	4
BATHS	2	3	4	4
CLOSETS	1	3	4	4
ENTRY	2	3	4	4
W/D	2	3	4	4
HALL	1	3	4	4
STORAGE	5	6	4	4

TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE – PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER I.B.C. SECTION 803.1)
5. 1" GYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24" (DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF FIBERGLASS SURROUND IN BATH/SHOWER AREAS.

F. INSTALL SIMULATED CERAMIC TILE SURROUND (FIBERGLASS SURROUND) TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +96" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO INHIBIT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 15" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ ANSI TYPE "A" / ANSI TYPE "B" WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

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P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 9-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

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S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

T. WINDOWS FRAMES SHALL BE TAN. HEADER HEIGHTS SHALL BE 8'-0" A.F.F.

U. REFER TO OWNER'S "COLORIZING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ GYP. BD. OPENING. (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT 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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ANSI TYPE "B"" UNIT PLANS AND SHEET A2.21 & A2.22.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM – PROVIDE PIN LOCATIONS 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

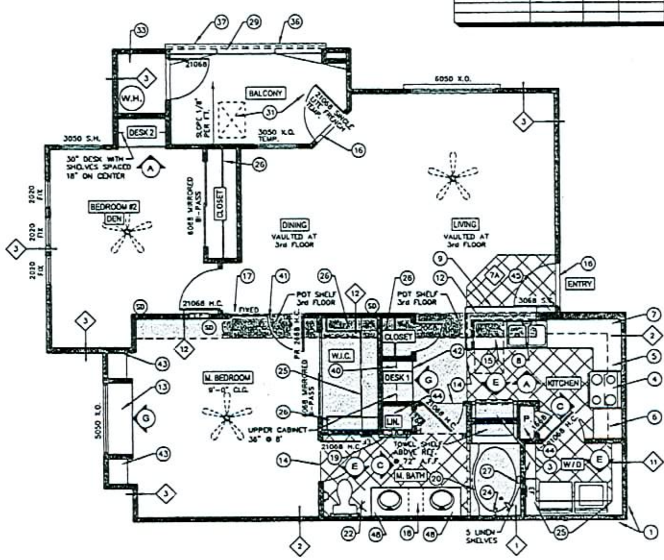
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	216	97	194	145
LIGHT REQUIRED (8%)	17.28	8.4	7.76	11.6
LIGHT PROVIDED	30	20	25	27
VENT REQUIRED (5%)	10.8	4.85	9.7	7.25
VENT PROVIDED	33	10	12.5	7.5

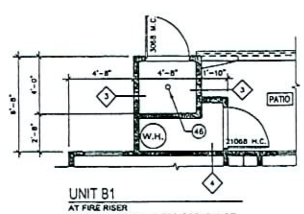


UNIT B1 (ANSI TYPE "B")
SECOND FLOOR

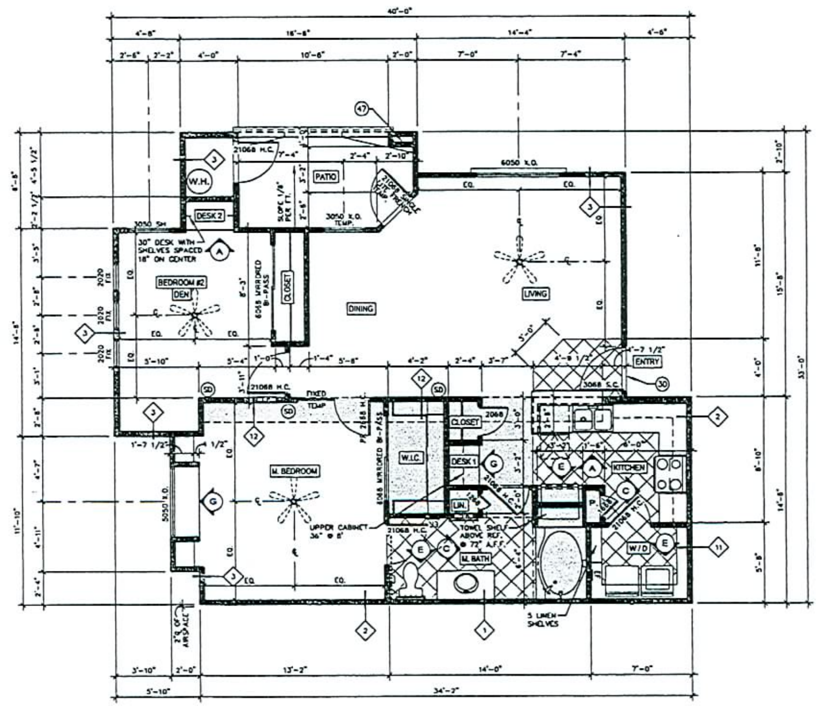
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.N.O.

Livable	-	966 S.F.
Storage	-	14 S.F.
Balcony	-	74 S.F.
Total	=	1,054 S.F.



UNIT B1
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURANCE)



UNIT B1 (ANSI TYPE "B")
FIRST FLOOR

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND AND 3RD FLOOR U.N.O.

Livable	-	966 S.F.
Storage	-	14 S.F.
Patio	-	74 S.F.
Total	=	1,054 S.F.

SDR-21091
05/24/07 PC

UNIT B1 FLOOR PLANS

KEYED NOTES: ①

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 63/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MILL FIN. – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE – SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION. SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 9'-2" OR 8'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 89/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER. SEE SITE PLAN FOR LOCATION. SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED.
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT THE PENETRATIONS – SEE MECHANICAL PLANS

SYMBOL SCHEDULE:

- INDICATES 8'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.?
- SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

biltform architecture

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Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

REVISIONS:
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JOB NO: 06
DATE: FEBRUARY 22, 2
SCALE: 1/4" =
SHEET NO: A2.10

RECEIVED APR 06 2007

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UNIT A2 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	2	3	4	4
BEDROOMS	1	3	4	4
BATHS	2	3	4	4
CLOSETS	1	3	4	4
ENTRY	2	3	4	4
W/D	2	3	4	4
HALL	1	3	4	4
STORAGE	5	6	4	4

TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE – PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER I.B.C. SECTION 803.1)
5. 1" GYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24"(DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF FIBERGLASS SURROUND IN BATH/SHOWER AREAS.

F. INSTALL SIMULATED CERAMIC TILE SURROUND (FIBERGLASS SURROUND) TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +96" A.F.F.

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3. REFRIGERATOR
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5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
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9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
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14. CARPET REDUCER
15. DISHWASHER
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33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 9'-2" OR 8'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 69/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
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50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT 1HR. PENETRATIONS – SEE MECHANICAL PLANS

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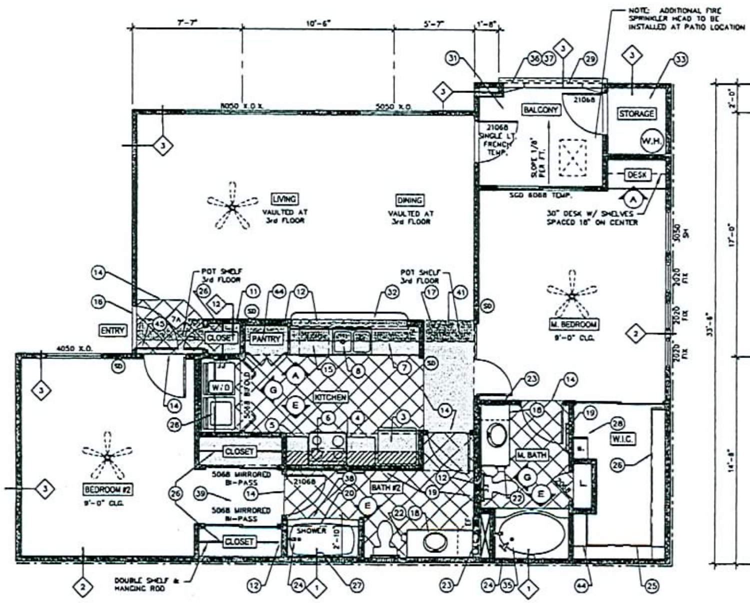
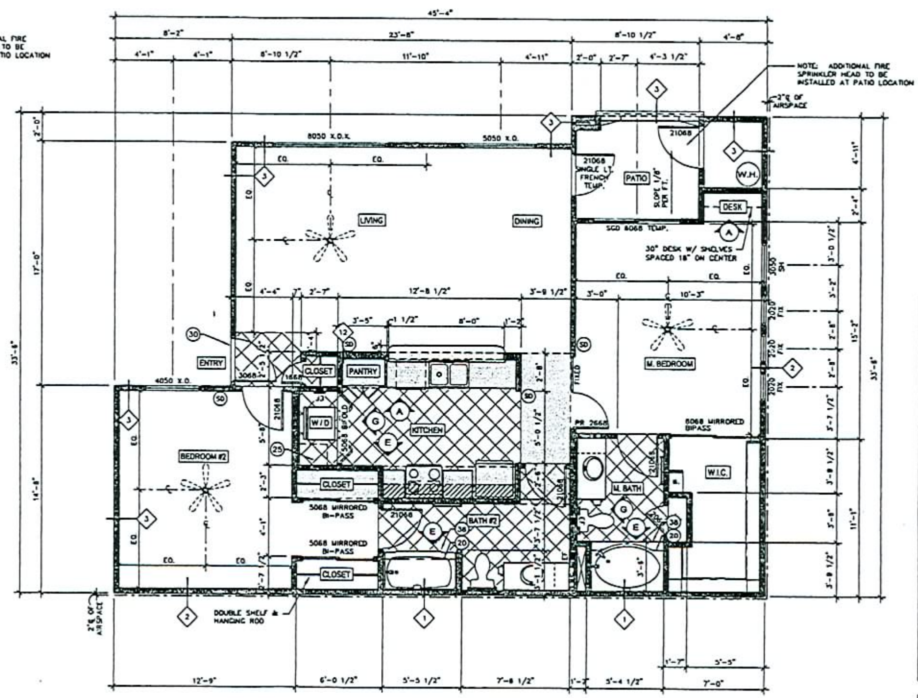


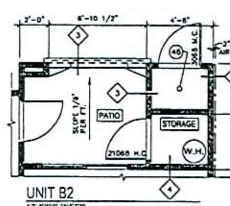


UNIT B2
FIRST FLOOR

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.

Livable	-	1,182 S.F.
Storage	-	18 S.F.
Patio	-	57 S.F.
Total	=	1,257 S.F.



UNIT B2
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURANCE)

LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	200	144	198	188
LIGHT REQUIRED (8%)	16	11.52	15.8	13.44
LIGHT PROVIDED	40	42	32	20
VENT REQUIRED (5%)	10	7.2	9.9	8.4
VENT PROVIDED	40	30.3	20	10

SYMBOL SCHEDULE:

- INDICATES 8'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
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- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FM

REVISIONS:

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JOB NO:	06-07
DATE:	FEBRUARY 22, 200[illegible]
SCALE:	1/4" = 1'-0
SHEET NO:	A2.13

RECEIVED

APR 05 2007

SDR-21091

05/24/07 PC

UNIT B2 FLOOR PLANS

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UNIT B3 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	2	3	4	4
BEDROOMS	1	3	4	4
BATHS	2	3	4	4
CLOSETS	1	3	4	4
ENTRY	2	3	4	4
W/D	2	3	4	4
HALL	1	3	4	4
STORAGE	5	6	4	4

TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE – PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER I.B.C. SECTION 803.1)
5. 1" GYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24"(DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF FIBERGLASS SURROUND IN BATH/SHOWER AREAS.

F. INSTALL SIMULATED CERAMIC TILE SURROUND (FIBERGLASS SURROUND) TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +96" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO INHIBIT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 15" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ ANSI TYPE "A" / ANSI TYPE "B" WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS. FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE FIBERGLASS COLONIST 6-PANEL(PAINT) WITH 180°VIEWER/KNOCKER, NOT LESS THAN 1 3/8" THICK PAINT GRADE METAL ENTRY DOOR (20-MIN RATED). HARDWARE SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 9-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 8" ABOVE AND BELOW THE PLATE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION: IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS & WOOD DOOR-JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) #8 BY 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

T. WINDOWS FRAMES SHALL BE TAN. HEADER HEIGHTS SHALL BE 8'-0" A.F.F.

U. REFER TO OWNER'S "COLORIZING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ GYP. BD. OPENING. (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT 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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ANSI TYPE "B" UNIT PLANS AND SHEET A2.21 & A2.22.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM – PROVIDE PIN LOCATIONS 6" FROM OPENING.

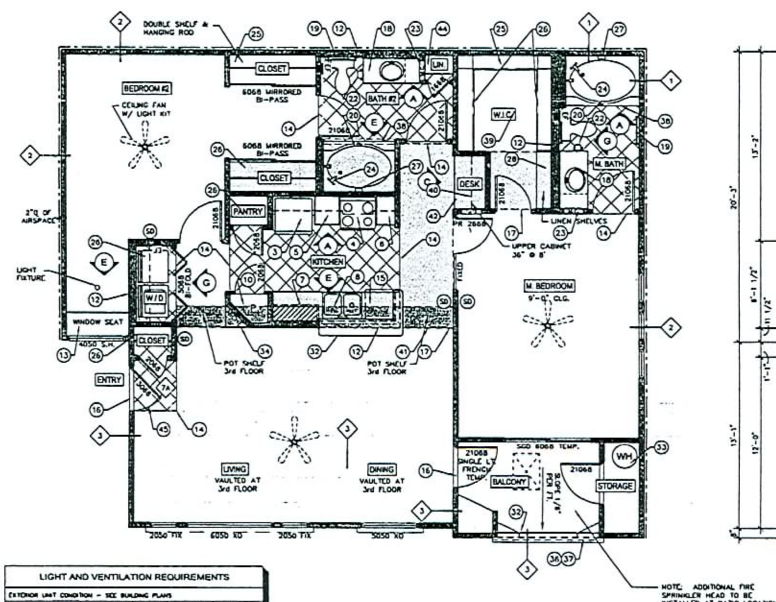
AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.



LIGHT AND VENTILATION REQUIREMENTS

EXTERIOR UNIT CONDITION – SEE BUILDING PLANS	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	181	117	196	183
LIGHT REQUIRED (8%)	14.48	9.36	15.68	14.64
LIGHT PROVIDED	40	42	52	20
VENT REQUIRED (5%)	9.05	5.85	9.8	9.15
VENT PROVIDED	35	30.5	20	10

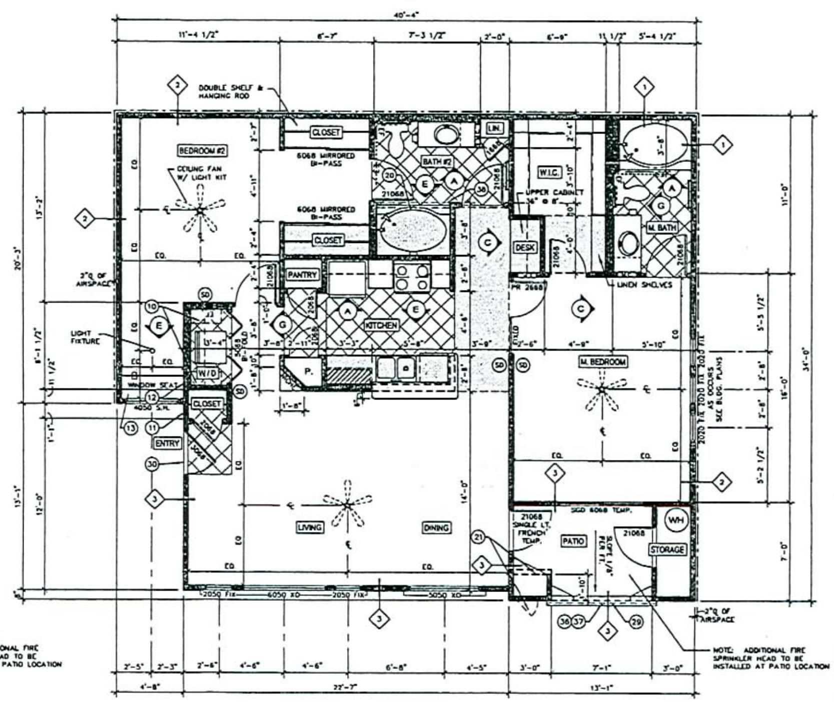
LIGHT AND VENTILATION REQUIREMENTS

INTERIOR UNIT CONDITION – SEE BUILDING PLANS	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	181	117	196	183
LIGHT REQUIRED (8%)	14.48	9.36	15.68	14.64
LIGHT PROVIDED	40	42	40	20
VENT REQUIRED (5%)	9.05	5.85	9.8	9.15
VENT PROVIDED	35	30.5	20	10

UNIT B3
SECOND & THIRD FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	-	1,140 S.F.
Storage	-	16 S.F.
Balcony	-	62 S.F.
Total	=	1,218 S.F.



UNIT B3
FIRST FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	-	1,140 S.F.
Storage	-	16 S.F.
Patio	-	62 S.F.
Total	=	1,218 S.F.

SDR-21091 UNIT B3 FLOOR PLANS
05/24/07 PC

KEYED NOTES: ①

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 63/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MILL FIN. – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE – SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" x 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 9'-2" OR 8'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 69/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION. SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED.
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT 1HR. PENETRATIONS – SEE MECHANICAL PLANS

SYMBOL SCHEDULE:

- INDICATES 8'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
- EXTERIOR ELEVATIONS – SEE SHEETS A4.1 THRU A4.4
- SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 74/D6

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Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

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JOB NO:	06-07
DATE:	FEBRUARY 22, 2007
SCALE:	1/4" = 1'-0"
SHEET NO:	A2.16

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UNIT C1 ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	3	4	4
DINING ROOM	1	3	4	4
KITCHEN	2	3	4	4
BEDROOMS	1	3	4	4
BATHS	2	3	4	4
CLOSETS	1	3	4	4
ENTRY	2	3	4	4
W/D	2	3	4	4
HALL	1	3	4	4
STORAGE	5	6	4	4

TYPICAL MATERIALS:

1. CARPET
2. 12" x 12" CERAMIC TILE
3. WOOD BASE
4. KNOCKDOWN TEXTURE - PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER I.B.C. SECTION 803.1)
5. 1" GYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
6. NO BASE.

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 6 PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24"(DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING IN COMPLIANCE WITH THE I.B.C.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF FIBERGLASS SURROUND IN BATH/SHOWER AREAS.

F. INSTALL SIMULATED CERAMIC TILE SURROUND (FIBERGLASS SURROUND) TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +96" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO INHIBIT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 15" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ ANSI TYPE "A" / ANSI TYPE "B" WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS, FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE FIBERGLASS COLONIST 6-PANEL(PAINT) WITH 180°VIEWER/KNOCKER, NOT LESS THAN 1 3/8" THICK PAINT GRADE METAL ENTRY DOOR (20-MIN RATED). HARDWARE SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 9-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 8" ABOVE AND BELOW THE PLATE.

Q. ALL SHEAR PANELS SHALL BE CONTINUOUS TO FORM A FLAT WALL SURFACE.

R. STRIKE PLATE INSTALLATION: IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS & WOOD DOOR-JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) #8 BY 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHICH ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

S. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

T. WINDOWS FRAMES SHALL BE TAN. HEADER HEIGHTS SHALL BE 8'-0" A.F.F.

U. REFER TO OWNER'S "COLORIZING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

V. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ GYP. BD. OPENING. (U.N.O.)

W. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT 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 UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

Y. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE TYPE-B "ANSI TYPE "B" UNIT PLANS AND SHEET A2.21 & A2.22.

Z. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM - PROVIDE PIN LOCATIONS 6" FROM OPENING.

AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

BB. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

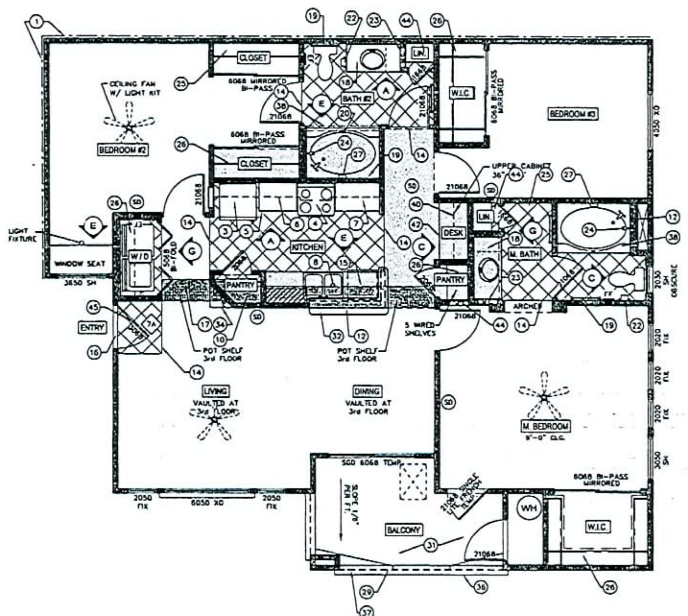
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES: (1)

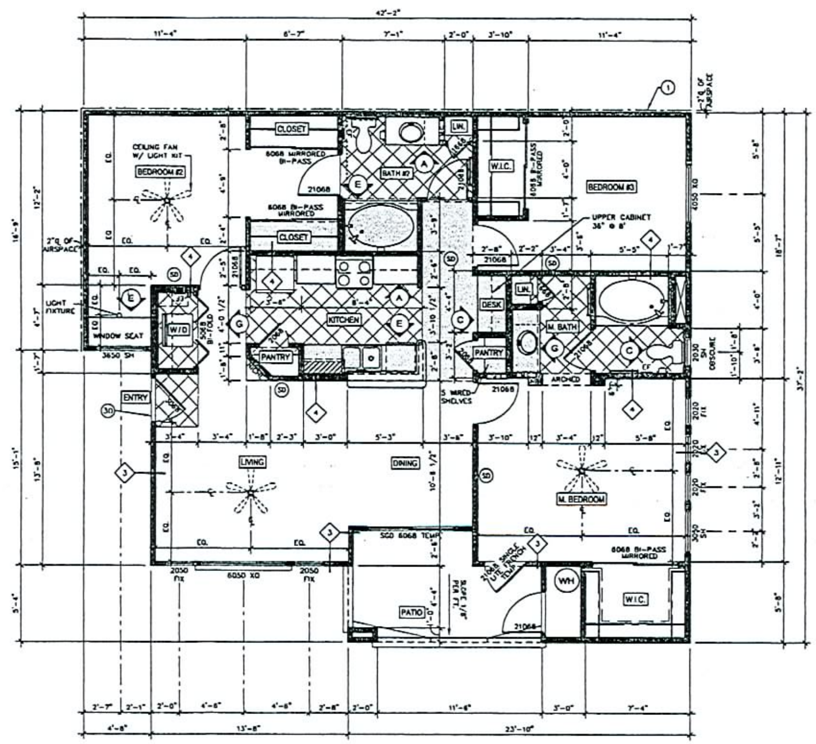
1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME - SEE DET. 63/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MILL FIN. - 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE - SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 - PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 - PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. 0/30# FELT AND SHEATHING - SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS - SEE DETAIL 49&50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB - SEE DETAIL 32/D3
39. ACCESS PANEL - SEE DETAIL 37/D4 - ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 9'-2" OR 8'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK - SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP - SEE DETAIL 69/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION. SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED.
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT 1HR. PENETRATIONS - SEE MECHANICAL PLANS



UNIT C1
SECOND & THIRD FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	-	1,232 S.F.
Storage	-	13 S.F.
Balcony	-	86 S.F.
Total	=	1,331 S.F.



UNIT C1
FIRST FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO FIRST FLOOR U.N.O.

Livable	-	1,232 S.F.
Storage	-	13 S.F.
Patio	-	86 S.F.
Total	=	1,331 S.F.

LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2	BEDROOM 3
ROOM SQ. FT.	173	88	187	170	131
LIGHT REQUIRED (8%)	13.84	7.4	14.96	13.6	10.48
LIGHT PROVIDED	40	40	38.5	17.5	20
VENT REQUIRED (5%)	8.65	4.4	9.35	8.5	6.55
VENT PROVIDED	35	20	18.25	8.75	10

SYMBOL SCHEDULE:

- INDICATES 8'-0" A.F.F. FURR DOWN
- INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
- SMOKE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
- WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
- INTERIOR ELEVATIONS - SEE SHEETS A3.1 THRU A3.4
- SEE SHEET FM FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FM

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UNIT C1 FLOOR PLANS

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DATE: FEBRUARY 22, 200
SCALE: 1/4" = 1'-0"
SHEET NO: A2.19

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GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST 8 PANEL WASOMITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 5.7 S.F. DIRECTLY TO OUTSIDE. MINIMUM NET OPERABLE WIDTH SHALL BE 20", HEIGHT 24"(DEDUCT 2" FROM NOMINAL).

C. GLAZING SUBJECT TO HUMAN IMPACT AS DEFINED IN SECTION 2406 OF THE INTERNATIONAL BUILDING CODE SHALL BE SAFETY GLAZING.

D. SMOKE DETECTORS FOR ALL SLEEPING AND COMMON AREAS SHALL BE A MINIMUM OF 3' FROM DUCT OPENINGS.

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 4" PAST LINE OF CERAMIC TILE IN BATH/SHOWER AREAS.

F. INSTALL CERAMIC TILE SURROUND TO 6'-0" A.F.F. AT ALL SHOWER/TUB AREAS. U.N.O.

G. ALL INTERIOR NON-BEARING WALLS SHALL BE 2x4 @ 24" O.C. UNLESS NOTED OTHERWISE.

H. GYP. BD. ROUNDED CORNERS AT ALL OUTSIDE CORNERS.

I. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. COORDINATE AT REVERSE PLANS (TYP.).

J. NOT USED.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO INHIBIT NOISE TRANSFER THAT PASSES THRU ADJACENT UNITS.

L. ALL WATER CLOSETS SHALL BE 15" CLEAR MIN. FROM CENTERLINE, UNLESS NOTED OTHERWISE (18" @ AND TYPE "A" / ADAPTABLE WHERE SHOWN).

M. AT ALL PARTY WALLS, DRYWALL SHALL RUN CONTINUOUS BEHIND ALL TUBS, ETC. TO MAINTAIN SOUND RATING & FIRE RATING.

N. WINDOWS SHALL BE PROVIDED WITH VERTICAL BLINDS. FRENCH DOORS SHALL BE PROVIDED WITH HORIZONTAL BLINDS.

O. ENTRY DOOR SHALL BE METAL COLONIST 8-PANEL(PAINT) WITH 180°VIEWER/KNOCKER, NOT LESS THAN 1 3/8" THICK PAINT GRADE METAL ENTRY DOOR, HARDWARE SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F., KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

P. WHEN HINGES ARE EXPOSED TO THE EXTERIOR, AT LEAST ONE OF THE 3 REQUIRED HINGES SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. NOT LESS THAN (3) 4-1/2" STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 8-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

Q. STRIKE PLATE INSTALLATION: IN WOOD-FRAME CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS & WOOD DOOR-JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN 12" ABOVE AND BELOW THE STRIKE PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD WITH NOT LESS THAN (4) #8 BY 3" SCREWS, WHICH SHALL HAVE A MIN. OF 3/4" PENETRATION INTO THE NEAREST STUD. STRIKE PLATES WHEN ATTACHED TO METAL SHALL BE ATTACHED WITH NOT LESS THAN THAN (4) #8 MACHINE SCREWS.

R. ENTRY DOOR THRESHOLD TO BE MAX. 1/2" HEIGHT WITH 1:2 SLOPE. ENTRY DOORS SHALL HAVE PEEP HOLE @ 43"-54" MAX. A.F.F.

S. WINDOWS FRAMES SHALL BE WHITE ALUMINUM. HEADER HEIGHTS SHALL BE 6'-0" A.F.F.

T. REFER TO OWNER'S "COLORIZING PLAN" FOR ADDITIONAL INFORMATION OR OTHER FINISHES NOT INDICATED ON THESE PLANS.

U. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ OTHER OPENING. (U.N.O.)

V. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF CONTROLS LOCATED NO HIGHER THAN 48" FROM TOP OF SWITCH & NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44". OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.

W. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT 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 UL LISTING TO THE ARCHITECT. AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

X. ALL GROUND FLOOR UNIT BATHROOMS SHALL HAVE WALLS ADJACENT TO ALL TOILETS, SHOWERS AND TUBS REINFORCED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON THE ADAPTABLE UNIT PLANS

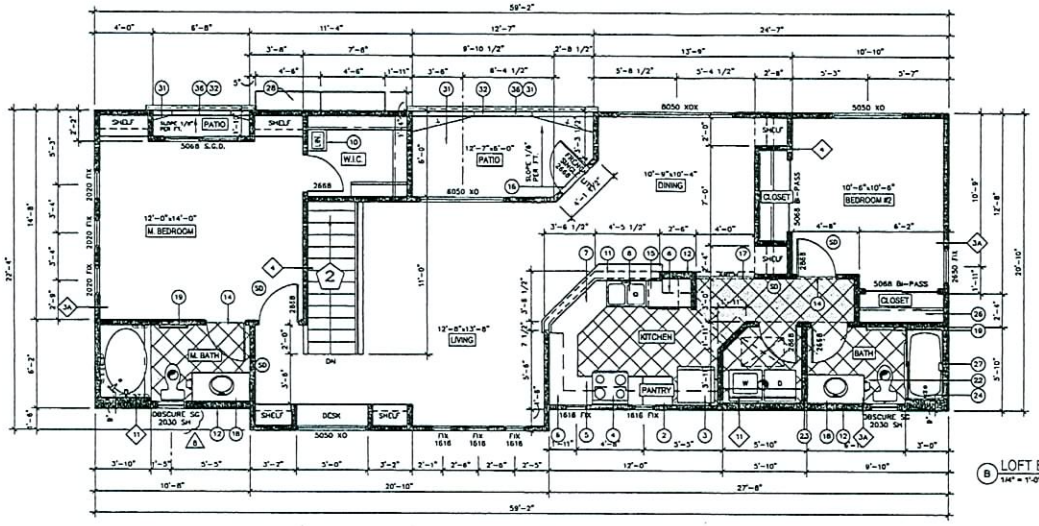
Y. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM - PROVIDE PIN LOCATIONS 6" FROM OPENING.

Z. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

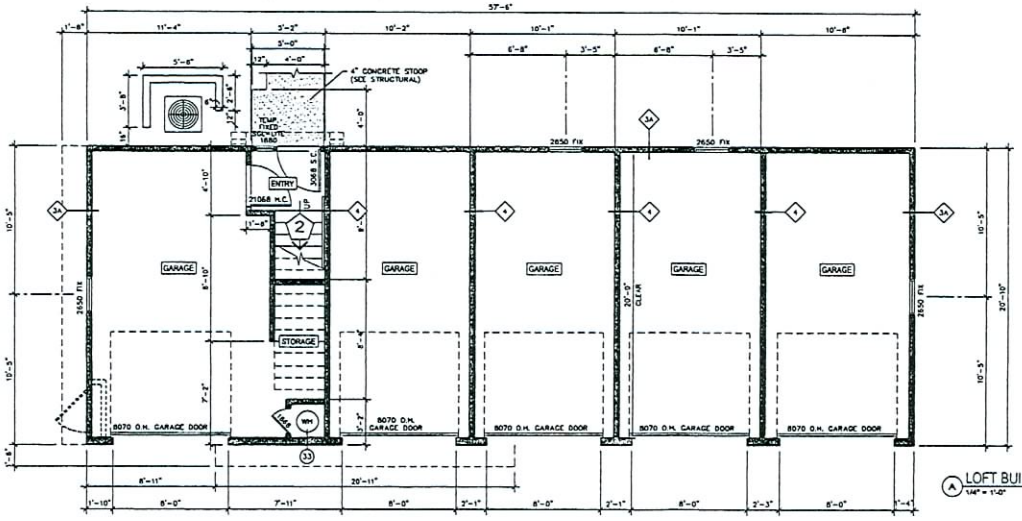
AA. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL PAINTED.

BB. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

CC. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.



B LOFT BUILDING - SECOND FLOOR
1/4" = 1'-0"



A LOFT BUILDING - FIRST FLOOR
1/4" = 1'-0"

KEYED NOTES:

1. FACE FRAME CABINET W/1868 DOOR
2. 12" DEEP WOOD SHELF
3. REFRIGERATOR
4. OVEN FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS. EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. SINK W/ DISPOSAL
9. NOT USED
10. 5 PAINT GRADE SHELVES W/ WOOD APRON 12" DEEP
11. 2X4 (2X8) LOW WALL - SEE DETAIL 61/D6
12. 6" PLUMBING WALL
13. NOT USED
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD - 1/2" MAX. HT. (ENTRY & PATIO DOOR)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. NOT USED
21. NOT USED
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 3 - PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER. SEE GENERAL NOTE 1
26. 1- PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER. SEE GENERAL NOTE 1
27. SOAP DISH
28. LINE OF ROOF BELOW
29. NOT USED
30. CARBON MONOXIDE DETECTOR
31. 2" MIN. HARDROCK CONC. 0/30# FELT AND SHEATHING - SLOPE CONC. 1/8"/FT TO OPENINGS
32. SCUPPER - SEE DETAIL 47 / D4
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO WALL WITH POPOUTS - SEE DETAIL 49/D5
37. STUCCO SOFFIT @ 8'-0"
38. NOT USED
39. (4) DRYWALL SHELVES 16" DEEP.
40. (4) WIRE SHELVES (TIGHT MESH @ PANTRY)
41. 2x6 WALL.
42. CHASE
43. ATTIC SCUTTLE SEE DETAIL 37/D4 ALTERNATE
44. CEILING RIDGE
45. SELF CLOSING, TIGHT FITTING SOLID WOOD DOOR 1 3/8" (35mm) IN THICKNESS, OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C PER 2000 I.B.C. SECTION 714.2.3

LOFT ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	3	3
DINING ROOM	1	4	3	3
KITCHEN	2	4	5	3
BEDROOMS	1	4	3	3
BATHS	2	4	5	5
CLOSETS	1	4	3	3
ENTRY	3	4	3	3
W/D	2	4	3	3
HALL	1	4	3	3
STORAGE	-	-	-	-

TYPICAL MATERIALS:

1. CARPET
2. VINYL
3. 12" x 12" CERAMIC TILE
4. WOOD BASE
5. KNOCKDOWN TEXTURE - PAINTED (NOTE: INTERIOR CEILING AND WALL FINISHES SHALL HAVE A FLAME SPREAD RATING OF NOT LESS THAN CLASS C PER I.B.C. SECTION 803.1)
6. 1" CYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. NO BASE.

BUILDING AREA (GROSS)

FIRST FLOOR:	1,121 S.F.
SECOND FLOOR:	1,548 S.F.
TOTAL:	2,669 S.F.

SYMBOL SCHEDULE:

- 8'-0" A.F.F. FURR DOWN
- SD SMOKE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CM CARBON MONOXIDE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- FIRE RISER - SEE BUILDING PLANS FOR DOCUMENTS DETAIL 70/D6 & FIRE PROTECTION PLANS
- CEILING MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- D A B C INTERIOR ELEVATIONS - SEE SHEETS A3.1 THRU A3.4
- 4 SEE SHEET FM1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES.
- 9 STAIRS - SEE SHEETS A14.1
- VINYL FLOORING
- 7A CERAMIC TILE APPLIED OVER HOUSE CONTROL MATTING SEE 7A/FM1

LOFT FLOOR PLAN

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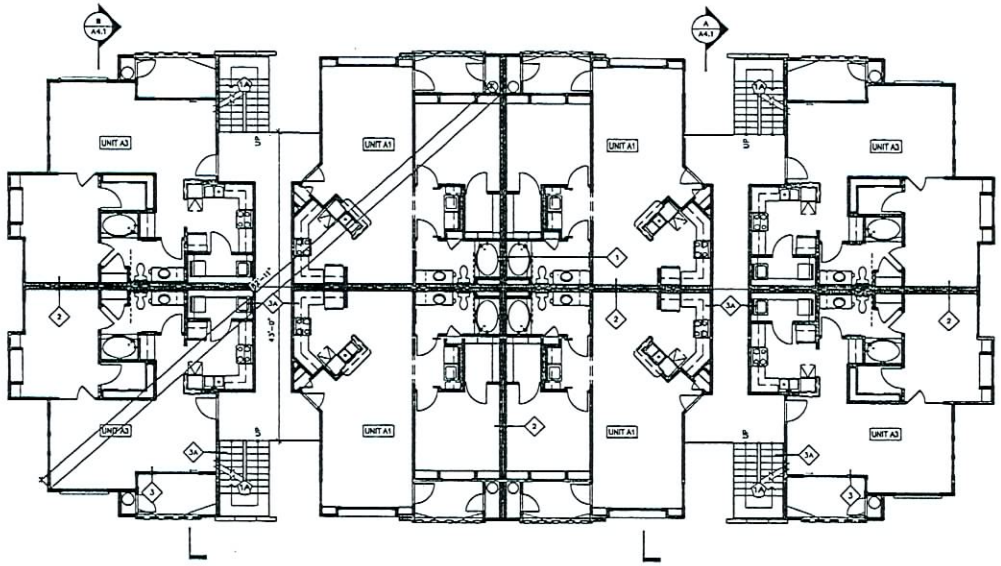
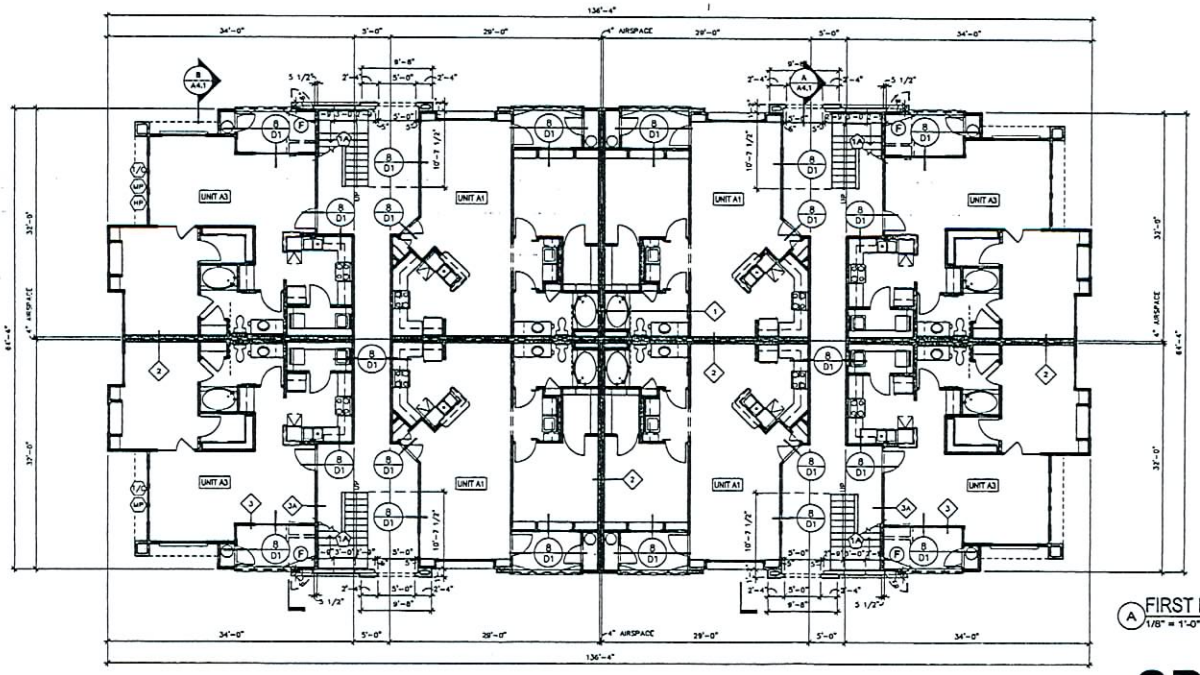


B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

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
- 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, A2.6, A2.9, A2.12, A2.13, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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BUILDING TYPE 1
FIRST & SECOND FLOOR PLANS

A5.1

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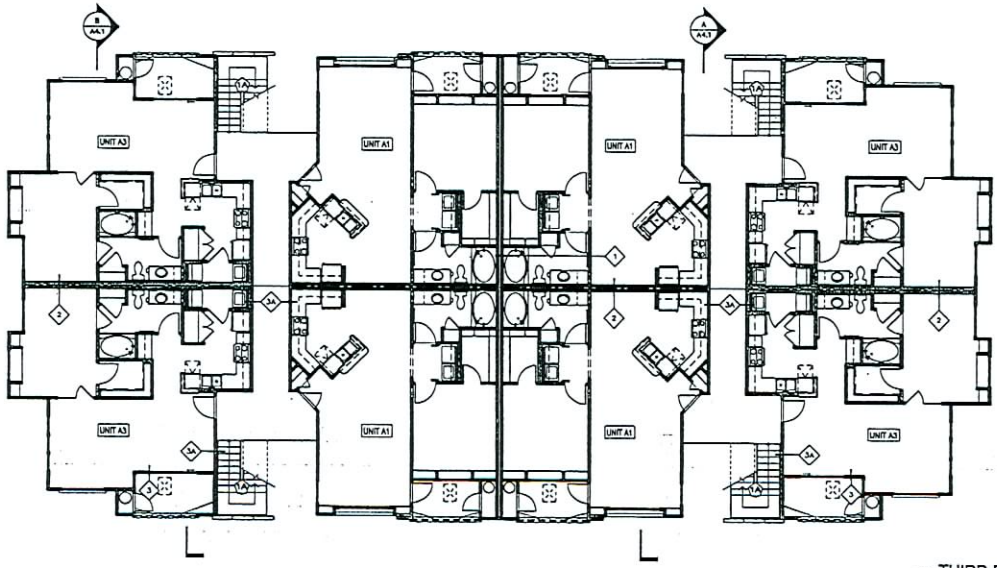

A THIRD FLOOR PLAN
1/8" = 1'-0"

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/A — 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
- ATTIC ACCESS – SEE DETAIL 37/D4
- 2 — 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, A2.13, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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BUILDING TYPE 1
THIRD FLOOR

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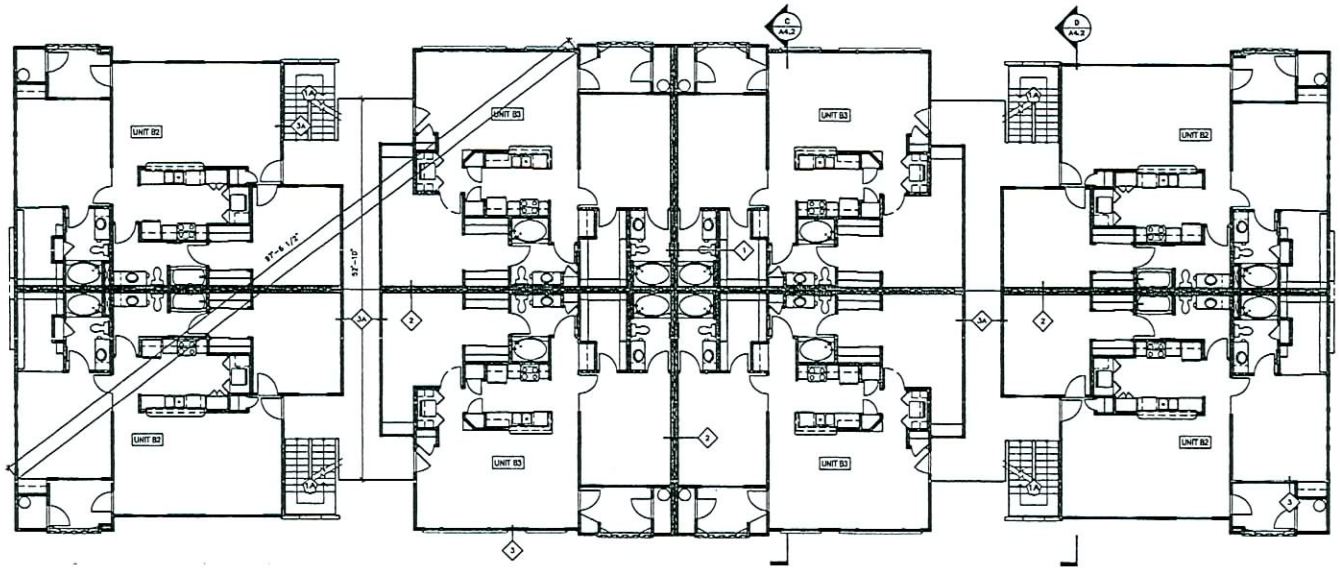
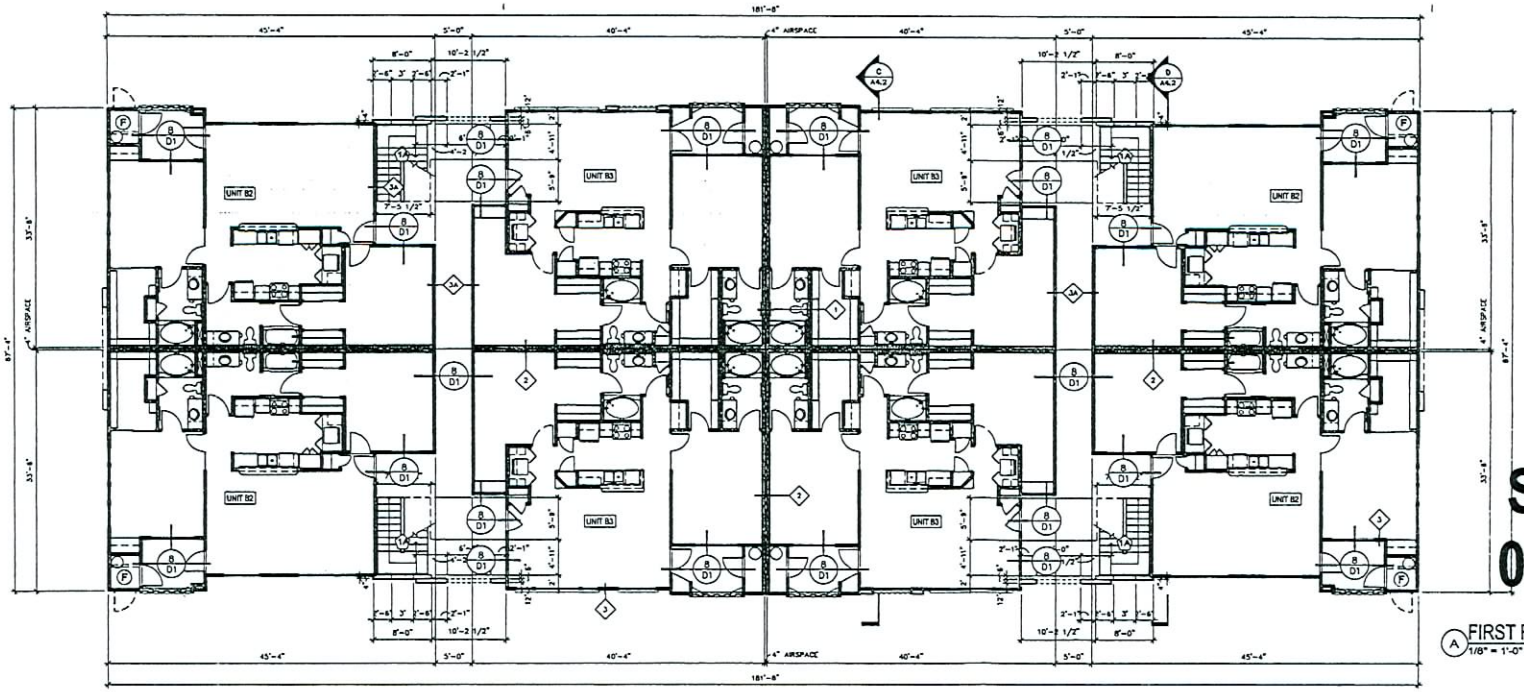


B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

- MP — METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACK SHIRT SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SHIRT 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
- 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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BUILDING TYPE 2
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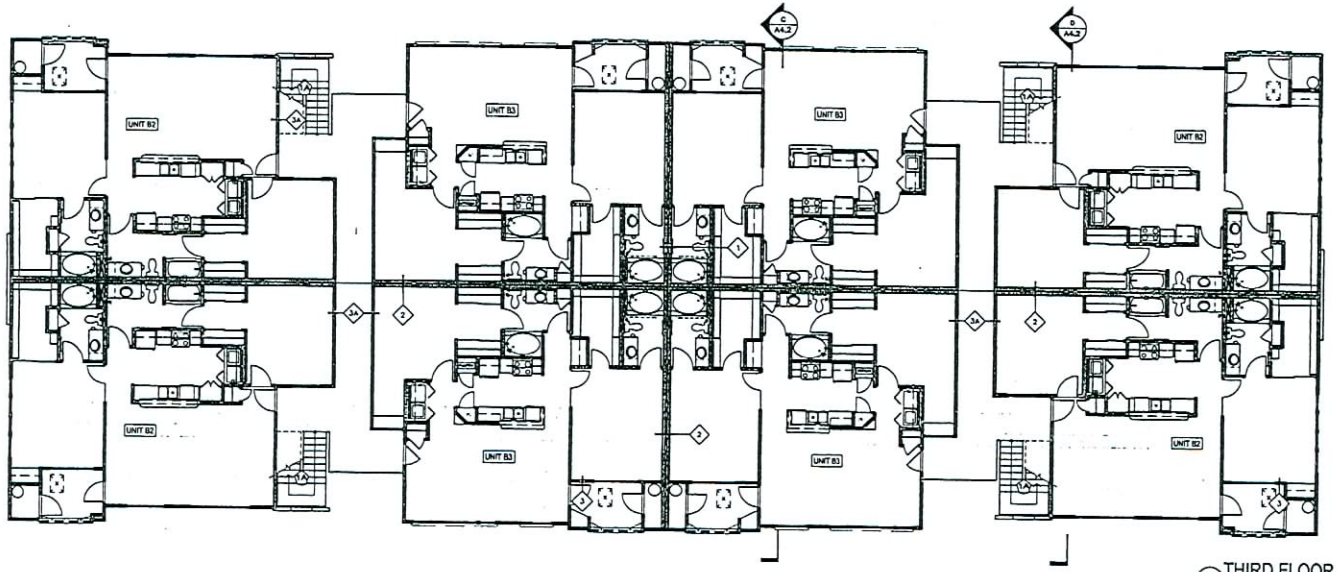

A THIRD FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

- MP — METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION, VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START, METER PACK SHIRT SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SHIRT DET., SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION
- T/A — 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
- ATTIC ACCESS – SEE DETAIL 37/D4
- # — SEE SHEET FN1 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, A2.4, A2.9, A2.12, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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Picerne at Providence III

Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-8484

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JOB NO 06-676
DATE FEBRUARY 22 2007
SCALE 1/8" = 1'-0"
SHEET NO A6.2

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BUILDING TYPE 2
THIRD FLOOR

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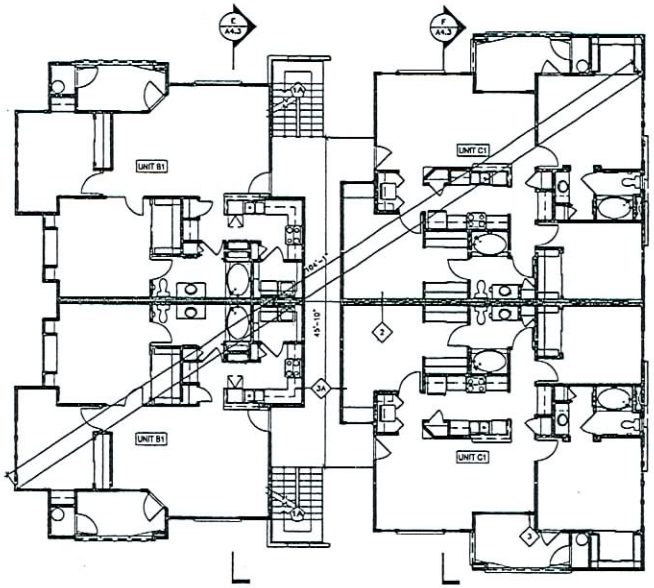
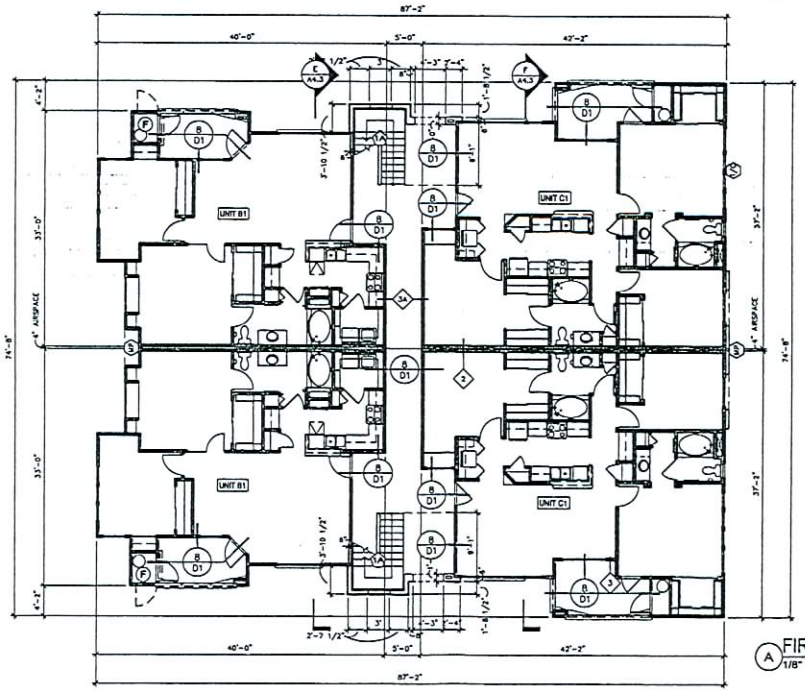


B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

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 W/TH 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
- 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, A2.6, A2.9, A2.12, A2.13, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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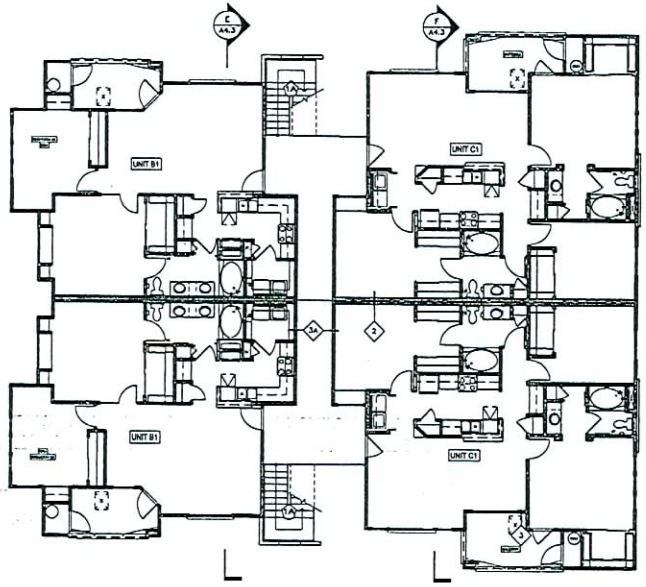
BUILDING TYPE 3
FIRST & SECOND FLOOR PLANS



A THIRD FLOOR PLAN
1/8" = 1'-0"

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
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BUILDING PLAN NOTES

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2. DIMS TO FACE OF STUD U.N.O.

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Las Vegas, Nevada

Piceme Development Corp.
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JOB NO. 04-0
DATE FEBRUARY 22, 200
SCALE 1/8" = 1'-
SHEET NO A7.2

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BUILDING TYPE 3
THIRD FLOOR

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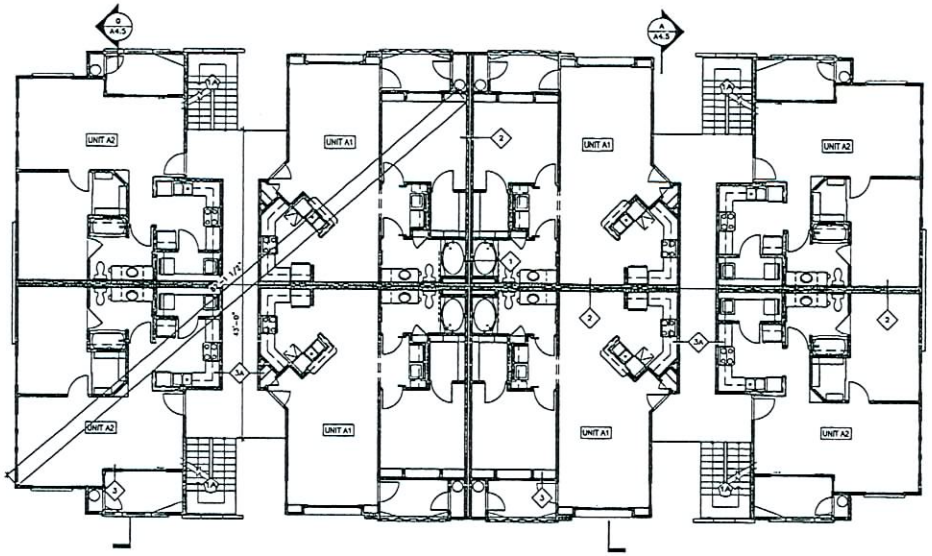
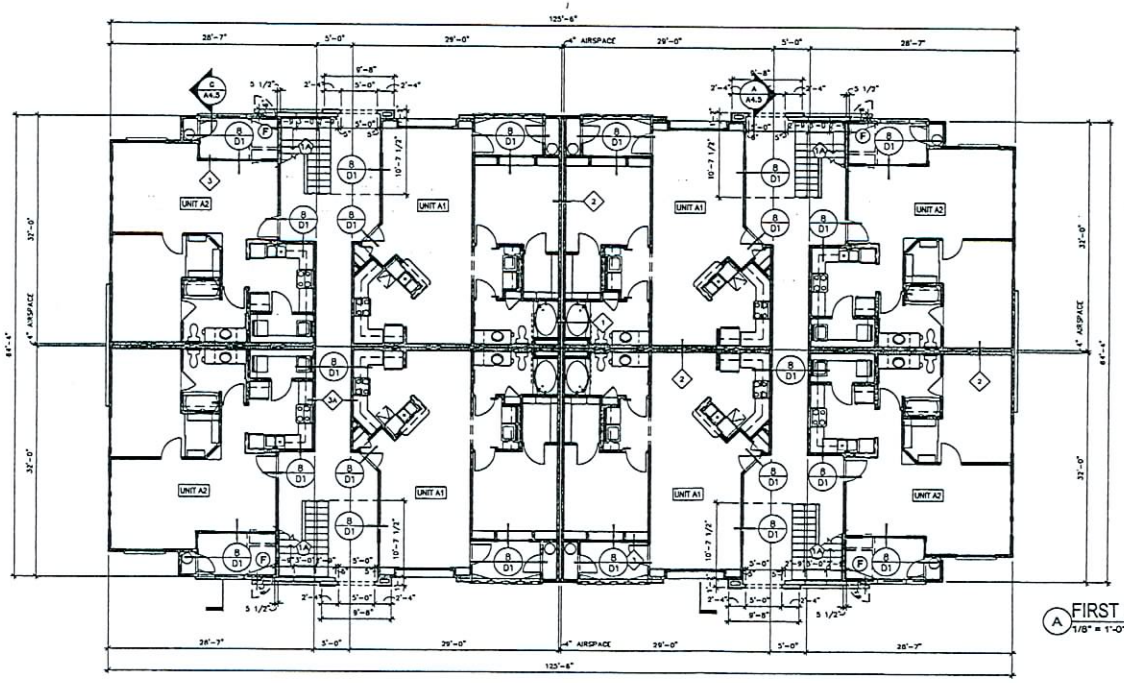


B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

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- T/A — 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.
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- 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, A2.6, A2.9, A2.12, A2.13, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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BUILDING TYPE 5
FIRST & SECOND FLOOR PLANS

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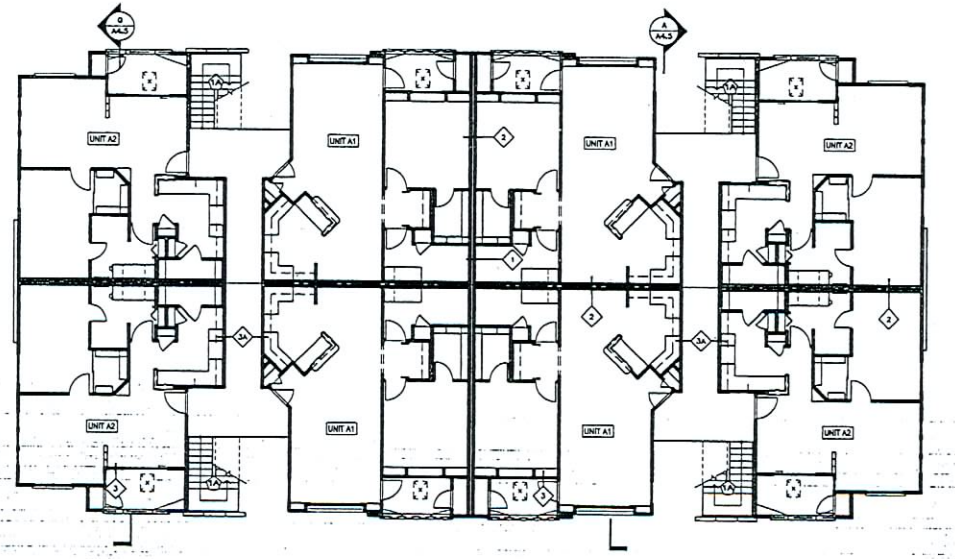

A THIRD FLOOR PLAN
1/8" = 1'-0"

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
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BUILDING PLAN NOTES

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2. DIMS TO FACE OF STUD U.N.O.

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Picerne at Providence III
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Las Vegas, Nevada

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JOB NO: 06-0
DATE: FEBRUARY 22, 20
SCALE: 1/8" = 1'-
SHEET NO: A8.2

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BUILDING TYPE 5
THIRD FLOOR

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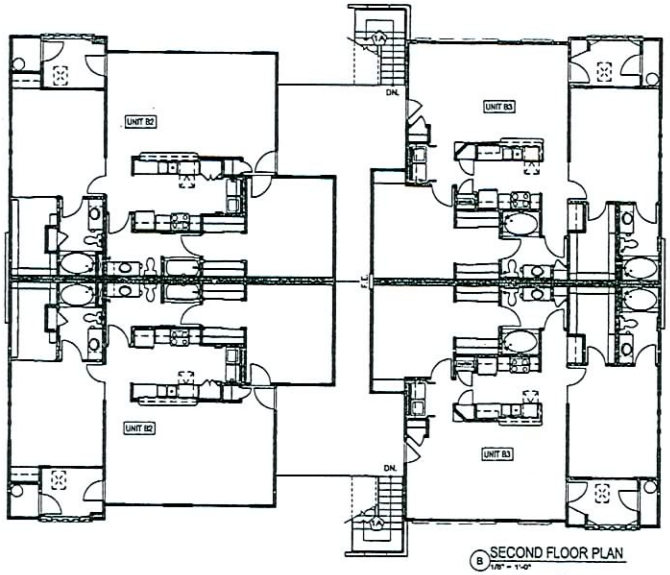
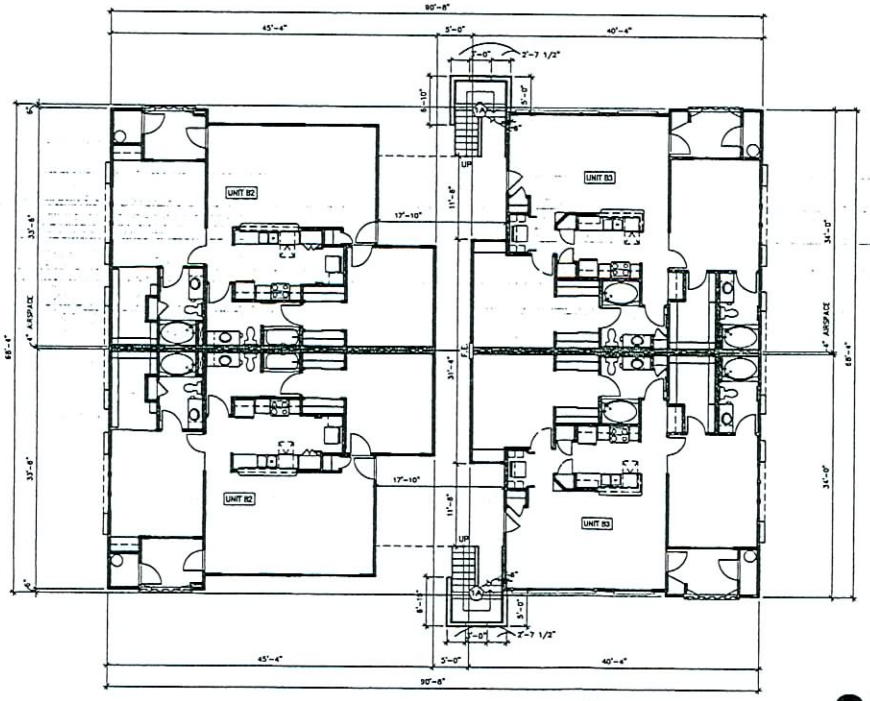


B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

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
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- # — 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
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- 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, A2.6, A2.9, A2.12, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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Picerne at Providence III

Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.

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JOB NO: 06-07
DATE: FEBRUARY 22, 2007
SCALE: 1/8" = 1'-0"
SHEETING:

A9.1

BUILDING TYPE 9
FIRST & SECOND FLOOR PLANS

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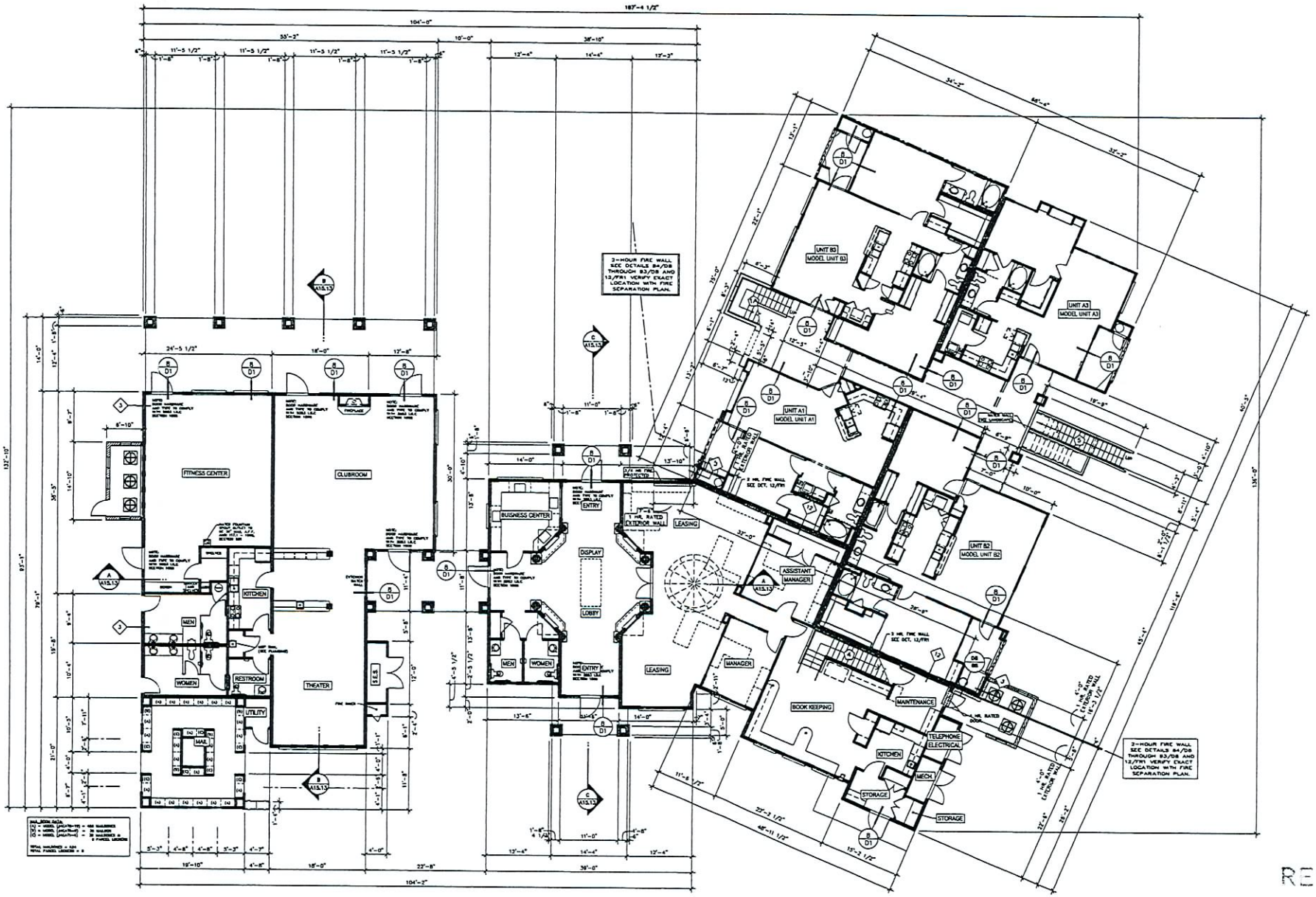

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JOB NO: 06-078
DATE: FEBRUARY 22, 2007
SCALE: 1/8" = 1'-0"
SHEET NO: A15.1

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CLUBHOUSE
BUILDING PLAN - 1ST LEVEL

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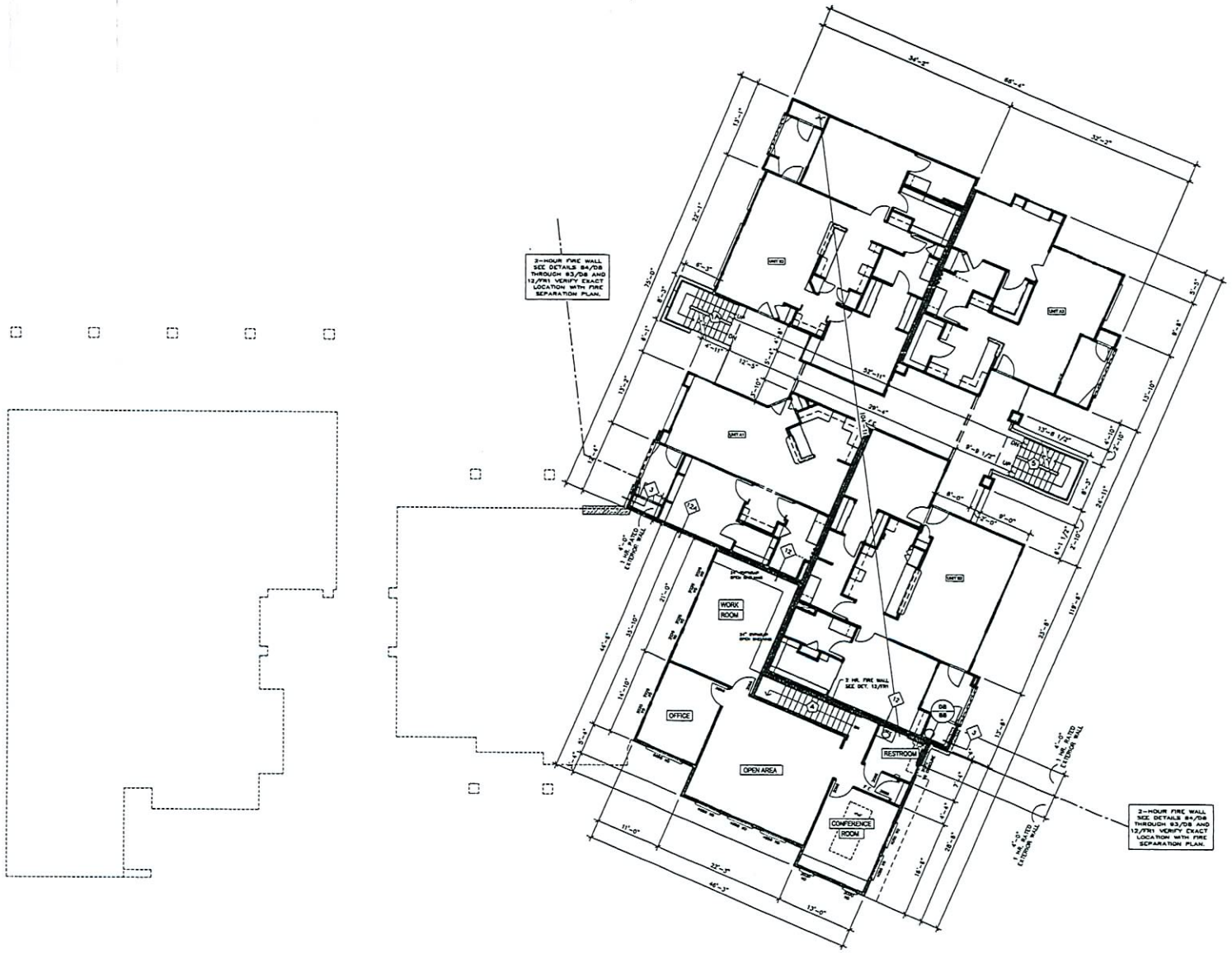

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CLUBHOUSE
BUILDING PLAN - 2ND LEVEL

A15.2

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1220 east osborn road, suite 1
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Picerne at Providence III
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Las Vegas, Nevada

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DATE: FEBRUARY 22, 2
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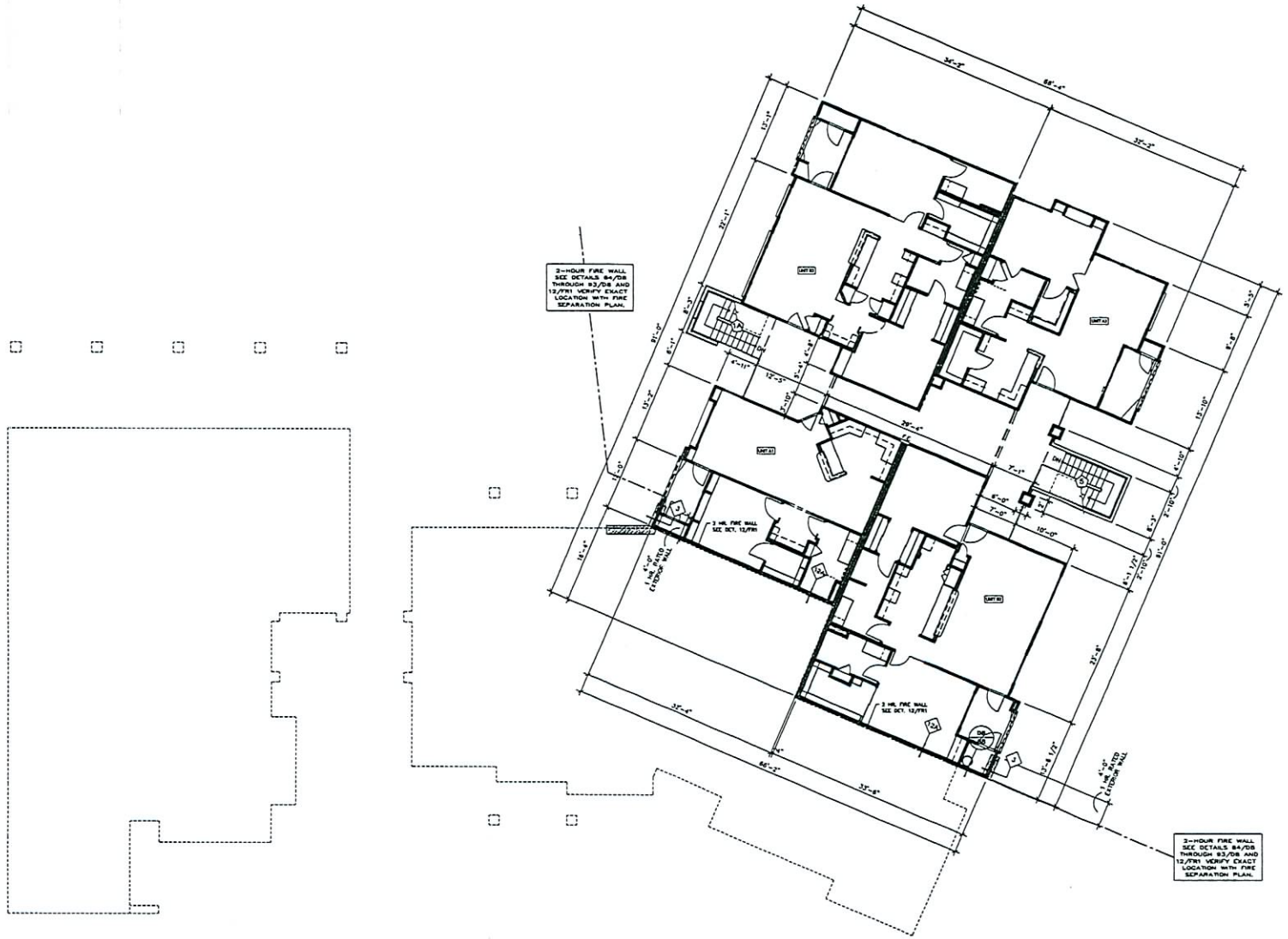

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SCALE: 1/8" = 1
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CLUBHOUSE
BUILDING PLAN - 3RD LEVEL

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Master Planned Community

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

April 3, 2007

Aaron M. Schein
Senior Vice President
Picerne Real Estate Group
4880 W. University Ave. Suite B-6
Las Vegas, NV 89103

RE: Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 103
Plan Date: Submitted 02/20/07

SDR-21091
05/24/07 PC

Dear Aaron:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 103.

Upon review of the Preliminary Site Plan, the DRC **"approves with conditions"** your Preliminary Project Plan for POD 103. This product is approved with the understanding that it will be the same as the existing product in Providence POD 125, with architectural enhancements along Grand Teton similar to those agreed to along Hualapai. The following items are still required for submittal to complete the Preliminary Project Plan review:

- Preliminary design of onsite drainage facilities
- Preliminary design of the entry landscape and monumentation, including specific entry location

Below are comments for the preliminary site plan. The plans have been reviewed against Section 3.2.1 of the Design Guidelines based on the standards for development of Medium Density Residential neighborhoods within the Providence Master Plan.

Standards	Required	Provided	Compliance
Minimum Setbacks			
Principal Building and Accessory Structures From Adjacent Parcel PL	30' (Principal) 20'(Accessory)	30' 20'	Yes Yes
Principal Buildings and Accessory Structures Adjacent to Street ROW at Parcel Perimeter	25'	45'	Yes
Principal Buildings and Accessory	10'	N/A	N/A

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Structures Adjacent to Parks, Open Space, Landscape Areas Adjacent to Perimeter Streets, or Paseo PL			
Living Area or Porch From Private Street or Parking.	10'	10'	Yes
Garage Face Setback From Private Street	Less than 5' or 18'+	N/A	N/A
Building Separation			
Balcony to Balcony	30'	40'	Yes
Balcony to Non-Balcony	20'	20'6" min	Yes
Non-Balcony to Non-Balcony	15'	15' min	Yes
Standards	Required	Provided	Compliance
Between Main Bldg & Acc. Structure	10'	55'	Yes
Maximum Building Height			
Principal Building and Accessory Structures	50' Subject to setback criteria above	38'	Yes
Minimum Open Space			
Common Open Space	100 Square Feet / Unit (49,200 square feet required)	196,980	Yes
Parking (Minimum No. of Spaces Required)			
Studio or 1 Bedroom Units	1.25 / Unit (278 Spaces)	Total spaces provided exceeds spaces required	Yes
Two Bedroom Units	1.75 / Unit (388 Spaces)	Total spaces provided exceeds spaces required	Yes
Units with More than 2 Bedrooms	2 / Unit (96 Spaces)	Total spaces provided exceeds spaces required	Yes
Visitor Parking	0.2 / Unit (98 Spaces)	Total spaces provided exceeds spaces required	Yes
Senior Housing	1 Covered or Enclosed Space / Unit	N/A	N/A

PROVIDENCE

Master Planned Community

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis

Carmen Shukis
Design Review Manager

cc via email Jeff Geen, Andy Flaherty, Tom Cardin, Amber Abel – Focus
Rebecca Arreola, Tim Nelson – Landtek

Enclosures (none)

SDR-21091
05/24/07 PC

KB HOME

KB HOME NEVADA INC., a Nevada corporation

Directors:	Robert Freed**	
	James D. Widner*	
Officers:	Donald J. DelGiorno*	President
	Shelly Stewart*	Executive Vice President
	James D. Widner*	Executive Vice President [Regional General Manager]
	Randall J. Tarr*	Senior Vice President, Land Development, Forward Planning, Strategic Marketing and Studio
	Bruce Tripp*	Senior Vice President of Land Acquisitions
	Kelly M. Allred**	Vice President and Treasurer
	Domenico Cecere**	Vice President
	David Diffley*	Vice President, New Project Development
	Renee Gervais*	Vice President of Sales and Marketing
	William R. Hollinger**	Vice President, CFO and Assistant Secretary
	Lisa Kremer*	Vice President, Forward Planning
	Catheryn A. Shaw*	Vice President, Strategic Marketing
	Timothy M. Sprague*	Vice President, Finance
	Vicki Town*	Vice President
	Ryan Wells*	Vice President of Operations
	Tony Richelieu**	Secretary
	Cory F. Cohen**	Assistant Secretary
	Ross A. Kay**	Assistant Secretary
	David B. Simons***	Assistant Secretary
	Matthew S. Stark*	Assistant Secretary
	John Tuvell*	Assistant Secretary and Designated Broker

Non-Officer–Specific, Limited Signing Authority:

Nina Berry*	Purchasing Manager
Angie Cabiya*	Escrow Coordinator
Trish Callahan*	Escrow Coordinator
Adam Covert*	Director of Operations
Clint Cox*	Director of Purchasing
Jessie Cox*	Regional Sales Manager
Brenda Cunningham*	Director, HOA/Risk Management
Charece Gray*	Escrow Coordinator
Deborah Headley*	Office Manager
Bonnie Hernandez*	Director of Marketing
Thomas Lance Jones*	Director of Purchasing/High Density
Michelle King*	Director of Escrow
Trisha Leonard*	Senior Escrow Coordinator
Suzanne Levenson*	Director of Human Resources
John Mayer*	Director of Land Development
Robert McGibney*	Inspirada Business Unit Manager
John McLaury*	Senior Director of Sales
Jodi Miller*	Escrow Coordinator
Jennifer Naughtin*	Manager, Land Development, Purchasing and Budgeting
Kasey O'Neil*	Escrow Coordinator
Dan Rakers*	Director of High Density/Commericial Construction
Jennifer Reznichek*	Purchasing Manager
Bradd Robison*	Director of Customer Service
Angie Rosich*	Escrow Coordinator
Rochelle Schreiner*	Senior Escrow Coordinator
Tamesha Scovell*	Escrow Coordinator
Brad Scow*	Project Manager
Chelby Taylor*	Senior Escrow Coordinator
Bill Vincent*	Regional Sales Manager
Thomas Wirt*	Escrow Coordinator

Addresses for those listed above:

* KB HOME Nevada Inc.
5655 Badura Avenue, Las Vegas, NV 89118

** KB Home (Corporate Office)
10990 Wilshire Blvd., 6th - 8th Floors, Los Angeles, California 90024

*** KB Home (Walnut Creek Office)
1333 North California Boulevard, Suite 450, Walnut Creek, CA 94596

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MAY 24, 2007 PLANNING COMMISSION

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SDR-21091 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF EGAN CREST DRIVE AND GRAND TETON DRIVE
MAY 24, 2007 PLANNING COMMISSION

05/01/07

SDR-21091 - APPLICANT/OWNER: KB HOME NEVADA, INC.
SOUTHEAST CORNER OF EGAN CREST DRIVE AND GRAND TETON DRIVE
MAY 24, 2007 PLANNING COMMISSION

05/01/07