PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17128** APN: 126-24-610-004

Name of Property Owner: Picerne Providence II

Name of Applicant: Picerne Providence II

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Picerne Providence, LLC
Picerne Development Corporation
Developer, Authorized Agent

Signature of Property Owner/Authorized Agent: [signature]

Print Name: Ernesto R. Alvarez

Subscribed and sworn before me

This 1st day of August, 2006

[signature]
Notary Public in and for said County and State

WENDY GALBAN NOTARY PUBLIC MY COMMISSION EXPIRES 3/15/2008 MARICOPA COUNTY AZ.

Revised 2/12/02

178406_1

12234.12

PROJECT DATA (PHASE 1)

SITE DATA:

ADDRESS: S.W.C. BORRELL LANE & HUALAPAI WAY, CITY OF LAS VEGAS, NEVADA

SITE AREA: 13.69 ACRES

PROPOSED ZONING: R-4

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DENSITY (UNITS): REQUIRED: 25 UNITS PER ACRE; PROVIDED: 24.9 DUA. / AC

OPEN SPACE: REQUIRED: 100 S.F./UNIT = 39,300 S.F.; PROVIDED: 143,247 S.F.

UNIT MIX:

UNIT TYPE	# UNITS
UNIT A1	76
UNIT A2	24
UNIT B1	48
UNIT B2	36
UNIT C1	72
UNIT C2	72
UNIT D	24
LOFT	6
TOTAL	357

BUILDING AREA:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	16,433 S.F.	4	76,732 S.F.
BUILDING 2	29,266 S.F.	6	177,400 S.F.
BUILDING 3	14,236 S.F.	1	14,236 S.F.
BUILDING 4	4,246 S.F.	1	4,246 S.F.
BUILDING 5	16,433 S.F.	2	36,864 S.F.
BUILDING 6	12,332 S.F.	1	12,332 S.F.
BUILDING 7	6,990 S.F.	1	6,990 S.F.
BUILDING 8 (LOFT)	1,348 S.F.	8	10,784 S.F.
TOTAL			339,543 S.F.

LOT COVERAGE:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	2,344 S.F.	4	9,376 S.F.
BUILDING 2	16,834 S.F.	6	101,004 S.F.
BUILDING 3	3,558 S.F.	4	14,232 S.F.
BUILDING 4	3,773 S.F.	1	3,773 S.F.
BUILDING 5	2,344 S.F.	2	4,688 S.F.
BUILDING 6	4,364 S.F.	1	4,364 S.F.
BUILDING 7	2,304 S.F.	1	2,304 S.F.
BUILDING 8 (LOFT)	1,111 S.F.	8	8,888 S.F.
CLUBHOUSE / MODELS	13,866 S.F.	1	13,866 S.F.
CABANA	864 S.F.	2	1,728 S.F.
TRASH ENCLOSURE	124 S.F.	12	1,812 S.F.
TOTAL			165,435 S.F.

PROJECT DATA (PHASE 2)

SITE DATA:

ADDRESS: S.W.C. BORRELL LANE & HUALAPAI WAY, CITY OF LAS VEGAS, NEVADA

SITE AREA: 4.46 ACRES

PROPOSED ZONING: R-4

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

DENSITY (UNITS): REQUIRED: 25 UNITS PER ACRE; PROVIDED: 24.8 DUA. / AC

OPEN SPACE: REQUIRED: 100 S.F./UNIT = 11,400 S.F.; PROVIDED: 37,897 S.F.

UNIT MIX:

UNIT TYPE	# UNITS
UNIT A2	36
UNIT B1	24
UNIT B2	36
UNIT D	12
LOFT	4
TOTAL	112

BUILDING AREA:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 3	29,266 S.F.	3	87,798 S.F.
BUILDING 4	8,476 S.F.	1	8,476 S.F.
BUILDING 16	13,979 S.F.	1	13,979 S.F.
LOFT	1,348 S.F.	4	5,392 S.F.
TOTAL			115,716 S.F.

LOT COVERAGE:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 3	10,666 S.F.	3	32,000 S.F.
BUILDING 4	3,773 S.F.	1	3,773 S.F.
BUILDING 15	8,009 S.F.	1	8,009 S.F.
LOFT	1,111 S.F.	4	4,444 S.F.
CABANA	888 S.F.	1	1,776 S.F.
TRASH ENCLOSURE	124 S.F.	4	496 S.F.
TOTAL			50,343 S.F.

PROJECT DATA (OVERALL)

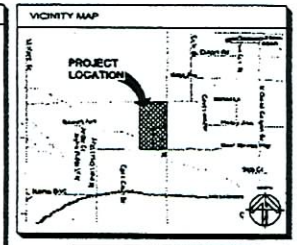
SITE DATA:

TOTAL UNITS: 469

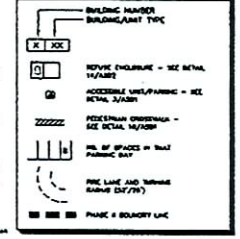
PARKING:

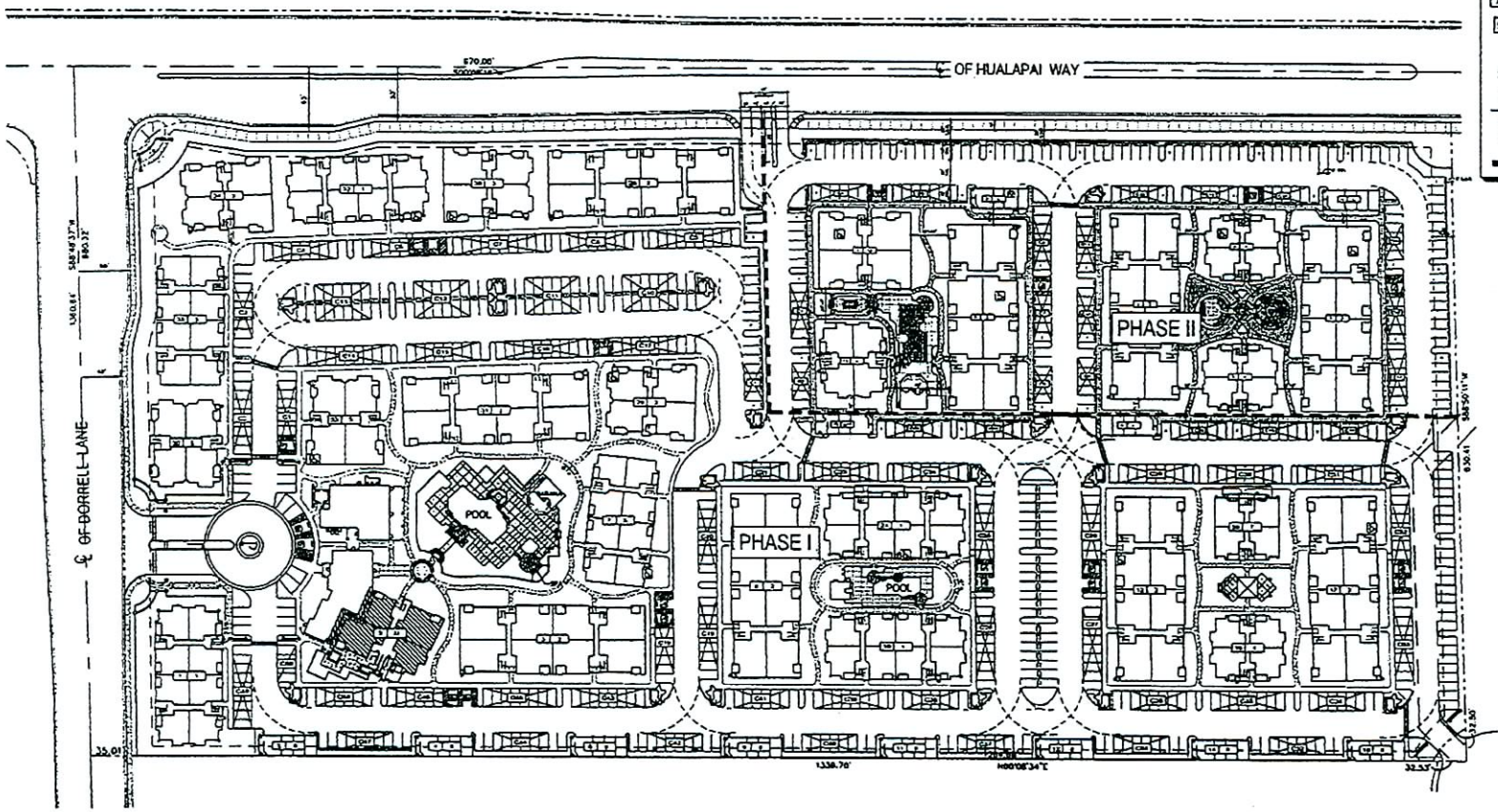
REQUIRED:	# UNITS		SPACES REQD.		
1 BEDROOM UNIT	180	x	1.25	=	217 P.S.
2 BEDROOM UNIT	205	x	1.75	=	358 P.S.
3 BEDROOM UNIT	24	x	3.00	=	72 P.S.
TOTAL REQUIRED:					647 P.S.
VISITOR PARKING	1 SPACE / 5 UNITS			=	93 P.S.
CLUBHOUSE	1 SPACE / 300 S.F.			=	37 P.S.
TOTAL REQUIRED:					677 P.S.
PROVIDED:					
UNCOVERED					288 P.S.
COVERED					308 P.S.
GARAGE					68 P.S.
TOTAL PROVIDED:					664 P.S.
ACCESSIBLE PARKING:	REQUIRED				PROVIDED
STANDARD ACCESSIBLE	2% x 640 = 12.8 (13)				16 P.S.
VAN ACCESSIBLE	1 PER 8 ACCESSIBLE STALLS				2 P.S.
TOTAL PROVIDED					20 P.S.

VICINITY MAP



SYMBOL SCHEDULE





OVERALL SITE PLAN

billform architecture group of nevada, inc.

Picerne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 274-4441 FAX (602) 265-1963

REVISIONS
1 11/7/06 - CITY COMMENTS
2 -
3 -
4 -
5 -

JOB NO. 04.208.01
DATE JUNE 6, 2006
SCALE 1" = 40'
DRAWN BY

A1.0

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SDR-17128
REVISED
12/21/06 PC

RECEIVED
DEC 12 2006

PROJECT DATA

SITE DATA:

ADDRESS:		S.W.C. DORRELL LANE & HAULAPAI WAY CITY OF LAS VEGAS, NEVADA
SITE AREA:		4.46 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 = 12,400 S.F.
	PROVIDED:	32,352 S.F.

UNIT MIX:

UNIT TYPE	# UNITS
UNIT A3	36
UNIT B2	36
UNIT B3	36
UNIT C1	12
LOFT	4
TOTAL:	124

BUILDING AREA:

BUILDING TYPE	AREA	QUANTY	TOTAL AREA
BUILDING 2	29,568 S.F.	3	88,704 S.F.
BUILDING 4	9,816 S.F.	3	29,448 S.F.
BUILDING 15	15,972 S.F.	1	15,972 S.F.
LOFT	1,548 S.F.	4	6,192 S.F.
TOTAL:			140,316 S.F.

LOT COVERAGE:

BUILDING TYPE	AREA	QUANTY	TOTAL AREA
BUILDING 2	10,624 S.F.	3	32,069 S.F.
BUILDING 4	3,772 S.F.	3	11,316 S.F.
BUILDING 15	6,001 S.F.	1	6,001 S.F.
BUILDING 6 (LOFT)	1,121 S.F.	4	4,484 S.F.
CABANA	598 S.F.	1	598 S.F.
TRASH ENCLOSURE	124 S.F.	4	496 S.F.
TOTAL:			55,763 S.F.

PARKING:

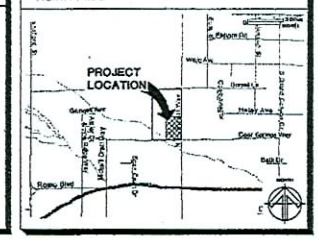
REQUIRED:	# UNITS		SPACES REQD.		
1 BEDROOM UNIT	36	x	1.25	=	45 P.S.
2 BEDROOM UNIT	76	x	1.75	=	133 P.S.
3 BEDROOM UNIT	12	x	2.00	=	24 P.S.
					202 P.S.
VISITOR PARKING	1 SPACE / 5 UNITS			=	25 P.S.
TOTAL REQUIRED:					227 P.S.
PROVIDED:					
UNCOVERED					86 P.S.
COVERED					124 P.S.
GARAGE					20 P.S.
TOTAL PROVIDED:					230 P.S.

ACCESSIBLE PARKING:	REQUIRED	PROVIDED
STANDARD ACCESSIBLE	2% x 124 = 4.76 (4)	4 P.S.
VAN ACCESSIBLE	1 PER 8 ACCESSIBLE STALLS	1 P.S.
TOTAL PROVIDED:		5 P.S.

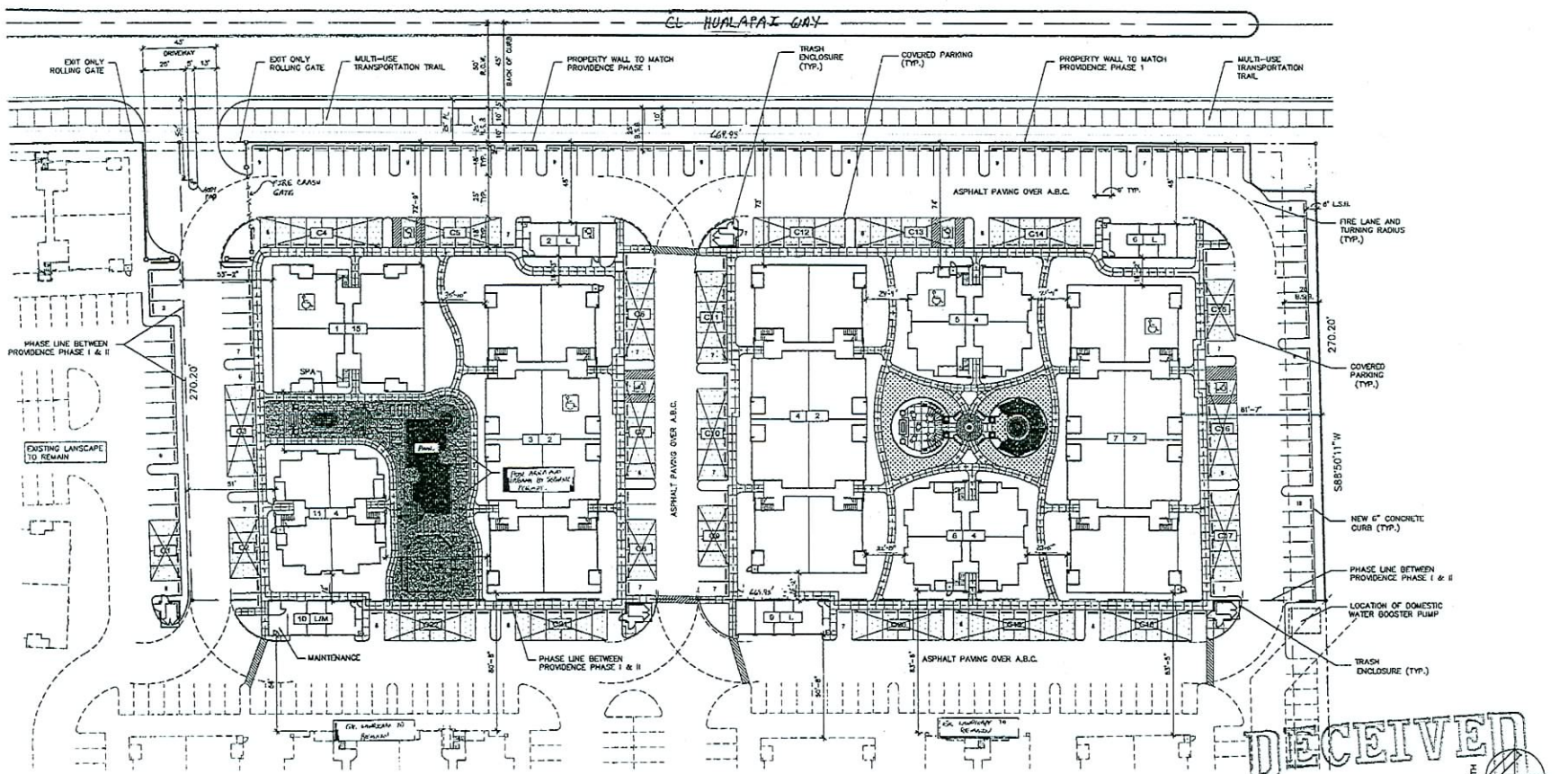
SYMBOL SCHEDULE

- BUILDING NUMBER / BUILDING/UNIT TYPE (X / XX)
- NO. OF SPACES IN THAT PARKING BAY
- MOVUE ENCLOSURE – SEE SHEET A11.1
- FIRE LANE AND TURNING RADIUS (52'/28')
- ACCESSIBLE UNIT/PARKING – SEE DETAIL 2/SD1
- FIRE RISER ROOM LOCATION
- PEDESTRIAN CROSSWALK – SEE DETAIL 6/SD1
- CARPORT BY SEPARATE PERMIT – SEE 10/SD1

VICINITY MAP



biltform architecture group of nevada, inc.
1220 east osborn road . suite 101
phoenix . arizona 85014
Phone: 602.395.8200 Fax: 602.266.9226



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VAR-17127 SDR-17128
REVISED 12/21/06 PC

TENTATIVE MAP

Picerne at Providence - Phase II

Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 298-8484 FAX: (602) 265-1525

REVISIONS:
1. 11/7/06 – ENTRY COMMENT
2. -
3. -
4. -
5. -

JOB NO.	04-072.01
DATE:	JUNE 9, 2006
SCALE:	1" = 30'
SHEET NO.	A1.1

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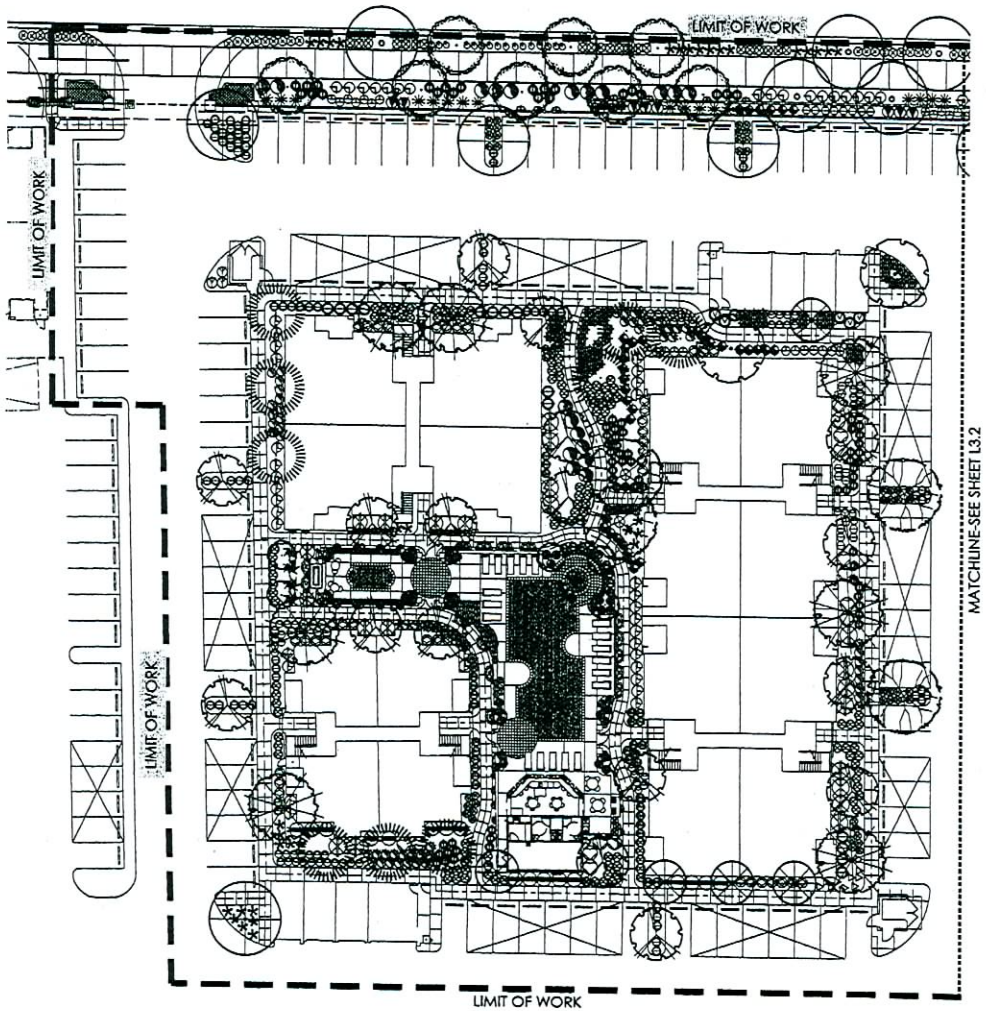
HUALAPAI WAY



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	
Trees				
	Acacia aneura Mulga Acacia	36" unless noted	8	-
	Acacia stenophylla Shoestring Acacia	36" unless noted	18	
	Chitalpa tashkentensis Chitalpa	36" unless noted	13	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	20	-
	Fraxinus velutina 'Rio Grande' Fan-Tex Ash	36" unless noted	17	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	15	-
	Pinus eldarica Mondel Pine	36" unless noted	15	-
	Quercus virginiana Southern Live Oak	36" unless noted	40	-
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	5	-
	To be defined	36" unless noted	13	Street Planting Only
	Ulmus Parvifolia Drake	36" unless noted	20	Street Planting Only
Shrubs				
	Acacia redolens 'Low Boy' Trailing Acacia	1 gal.	29	-
	Calliandra hybrid Sierra Star	5 gal.	34	-
	Calliandra eriophylla Pink Fairy Duster	5 gal.	44	-
	Dodonaea viscosa purpurea Purple Hopseed	15 gal.	52	-
	Eleagnus ebbingei Silverberry	15 gal.	96	-
	Eremophila 'Valentine' Valentine Bush	5 gal.	47	-
	Gaura lindheimeri Pink Gaura	5 gal	159	
	Hymenoxys acaulis Angelita Daisy	1 gal.	34	-
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	72	-
	Leucophyllum ozophyllum Blue Ranger	5 gal.	49	For Street Planting Only
	Myrtus communis 'Compacta' Dwarf Myrtle	5 gal.	49	-
	Nandina domestica 'Nana' Dwarf Heavenly Bamboo	5 gal.	74	-
	Ruellia brittoniana Ruellia	5 gal.	127	-
	Sphaeralcea ambigua Globe Mallow	1 gal.	14	
	Tecomaria capensis Arizona Rosewood	15 gal.	41	-

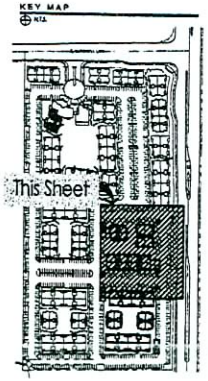
PLANT MATERIALS LEGEND (CONTINUED)

Sym.	Plant Name	Size	Qty.	
Accents/Cacti				
	Agave weberi Blue Agave	5 gal.	4	-
	Chamaerops humilis Med. Fan Palm	5 gal.	4	-
	Dasylirion wheeleri Desert Spoon	5 gal.	64	
	Dietes bicolor Fortnight Lily	5 gal.	34	-
	Euphorbia biglandulosa Gopher Plant	1 gal.	185	
	Hesperaloe parviflora Red Hesperaloe	5 gal.	110	
	Hesperaloe parviflora - yellow Yellow Hesperaloe	5 gal.	110	
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal.	126	-
	Muhlenbergia rigens Deer Grass	1 gal.	125	
Groundcovers				
	Baccharis Centennial	5 gal.	49	
	Chrysactinia mexicana Damianita	1 gal.	4	Street Planting Only
	Convolvulus cneorum Bush Morning Glory	1 gal.	64	
	Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.	199	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	230	
	Melampodium leucanthum Blackfoot Daisy	1 gal.	48	
	Penstemon parrosianus Slipper Plant	1 gal.	16	
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	71	
	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	1 gal.	30	Street Planting Only
	Verbena goodingii Goodding Verbena	1 gal.	124	-
	Verbena rigida Sandpaper Verbena	1 gal.	8	
Vines				
	Gelsemium sempervirens Carolina Jasmine	1 gal.	18	
	Tecoma stans Orange Jubilee	15 gal.	17	Espalier
	Hardenbergia comptoniana Lilac Vine	5 gal.	19	For Street Planting Only
	Annuals	200 Sq. Ft.		-
	Artificial Turf	2474 Sq. Ft.		-

Inert materials

Crushed Granite, Color: Desert Mahogany, Size: 1/2", Screened from Vista Rock. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



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SEP 26 2006

Scale: 1"=20'-0"

12/21/06 PC
SDR-17128

biltform architecture

biltform architecture group of nevada, inc.
1220 east osborn road, suite 10
phoenix, arizona 85014
Phone 602.234.0200 Fax 602.285.0

634
JUN 31 2006
STATE OF ARIZONA

Piccerne at Providence - Phase II

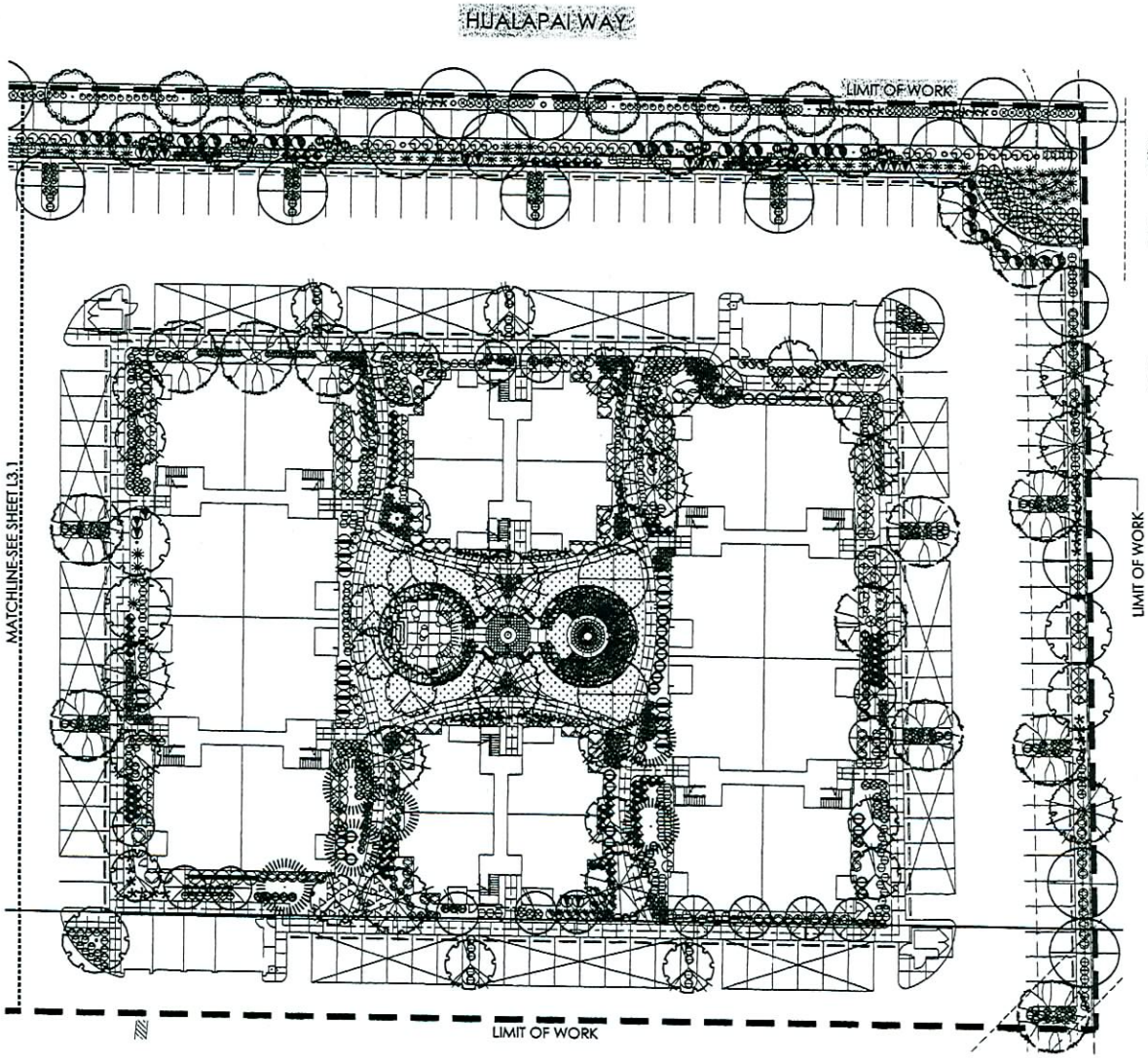
Rental Apartment Community
Las Vegas, Nevada

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

REVISIONS:
1 -
2 -
3 -
4 -
5 -

JOB NO: 04-022
DATE: JUNE 6, 20
SCALE: 1"=20'
SHEET NO:

L3.1
Planting



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty.	
Trees				
	Acacia saligna Mulga Acacia	36" unless noted	8	-
	Acacia senegalensis Shoestring Acacia	36" unless noted	18	
	Chilopsis linearis Chilopsis	36" unless noted	13	-
	Fraxinus oxycarpa 'Raywood' Raywood Ash	36" unless noted	20	-
	Fraxinus velutina 'Rio Grande' Fan-Tex Ash	36" unless noted	17	-
	Olea europaea 'Wilsonii' Wilsonii Fruitless Olive	36" unless noted	15	-
	Pinus eldarica Mondel Pine	36" unless noted	15	-
	Quercus virginiana Southern Live Oak	36" unless noted	40	-
	Sophora secundiflora Texas Mountain Laurel	36" unless noted	3	-
	To be defined	36" unless noted	13	Street Planting Only
	Ulmus Parvifolia Drake	36" unless noted	20	Street Planting Only
Shrubs				
	Acacia redolens 'Low Boy' Trailing Acacia	1 gal.	29	-
	Calliandra hybrid Sierra Star	5 gal.	24	-
	Calliandra eriophylla Pink Fairy Duster	5 gal.	44	-
	Dasylirion wheeleri purpurea Purple Hopseed	15 gal.	52	-
	Ilex vomitoria nana Dwarf Yaupon Holly	5 gal.	34	-
	Leucophyllum frutescens 'Compacta' TM Compact Texas Ranger	5 gal.	72	-
	Leucophyllum ajoyense Blue Ranger	5 gal.	49	For Street Planting Only
	Myrtus communis 'Compacta' Dwarf Myrtle	5 gal.	69	-
	Nandina domestica 'Nana' Dwarf Heavenly Bamboo	5 gal.	74	-
	Ruellia brittoniana Ruellia	5 gal.	127	-
	Sphaeralcea ambigua Globe Mallow	1 gal.	14	
	Vauquelinia californica Arizona Rosewood	15 gal.	41	-

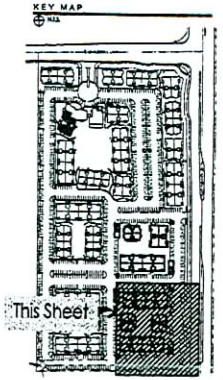
PLANT MATERIALS LEGEND (CONTINUED)

Sym.	Plant Name	Size	Qty.	
Accents/Cacti				
	Agave weberi Blue Agave	5 gal.	4	-
	Chamaerops humilis Med. Fan Palm	5 gal.	4	-
	Dasylirion wheeleri Desert Spoon	5 gal.	44	
	Dasylirion bigelovii Nolina or Ly	5 gal.	34	-
	Euphorbia biglandulosa Gopher Plant	1 gal.	186	
	Hesperaloe parviflora Red Hesperaloe	5 gal.	110	
	Hesperaloe parviflora - yellow Yellow Hesperaloe	5 gal.	110	
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Muhly	5 gal.	126	-
	Muhlenbergia rigens Deer Grass	1 gal.	125	
Groundcovers				
	Baccharis Centennial	5 gal.	49	
	Chrysactinia mexicana Damianita	1 gal.	4	Street Planting Only
	Convolvulus cneorum Bush Morning Glory	1 gal.	64	
	Dalea capitata 'Sierra Gold' Sierra Gold Dalea	1 gal.	199	-
	Lantana montevidensis Purple Trailing Lantana	1 gal.	230	
	Malephora lutea Baccharis Daisy	1 gal.	48	
	Pedilanthus macrocarpus Slipper Plant	1 gal.	13	
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	71	
	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	1 gal.	50	Street Planting Only
	Verbena goodingii Goodding Verbena	1 gal.	124	-
	Verbena rigida Sandpaper Verbena	1 gal.	8	
Vines				
	Gelsemium sempervirens Carolina Jasmine	1 gal.	18	
	Tecoma stans Orange Jubilee	15 gal.	17	Espalier
	Hardenbergia complexiana Lilac Vine	5 gal.	19	For Street Planting Only
	Annuals	300 Sq. Ft.		-
	Artificial Turf	2474 Sq. Ft.		-

Inert materials

Crushed Granite. Color: Desert Mahogany. Size: 1/2". Screened from Vista Rock. Crushed granite shall cover all planting areas, excluding turf, with a minimum depth of 4".

KEY MAP



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Scale: 1"=20'-0"

12/21/06 PC
SDR-17128

biltform architecture

biltform architecture group of nevada, inc.
1220 east osborn road, suite 10
phoenix, arizona 85014
Phone 602.266.6200 Fax 602.234.6

Uthoff
634
JUN 30 2006
STATE OF NEVADA

Piccerne at Providence - Phase II

Rental Apartment Community
Las Vegas, Nevada

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

REVISIONS:
1 -
2 -
3 -
4 -
5 -

JOB NO: 04-022
DATE: JUNE 5, 20
SCALE: 1"=20'
SHEET NO:

L3.2
Planting

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 & 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 8-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 @ 44" 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 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 X 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.

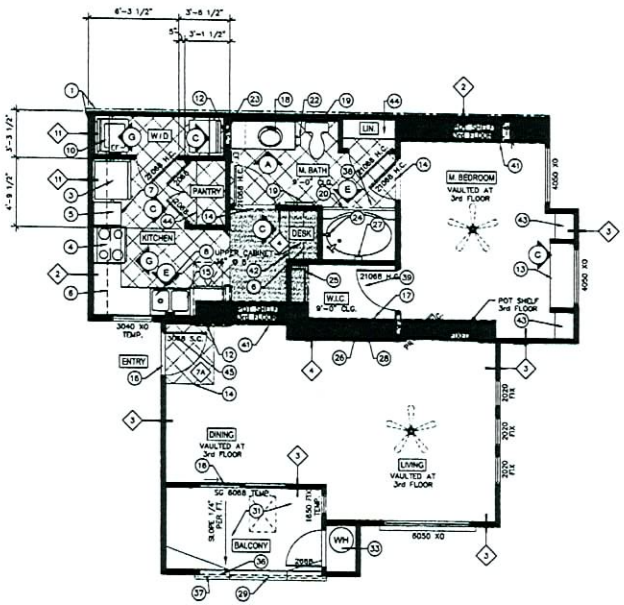
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

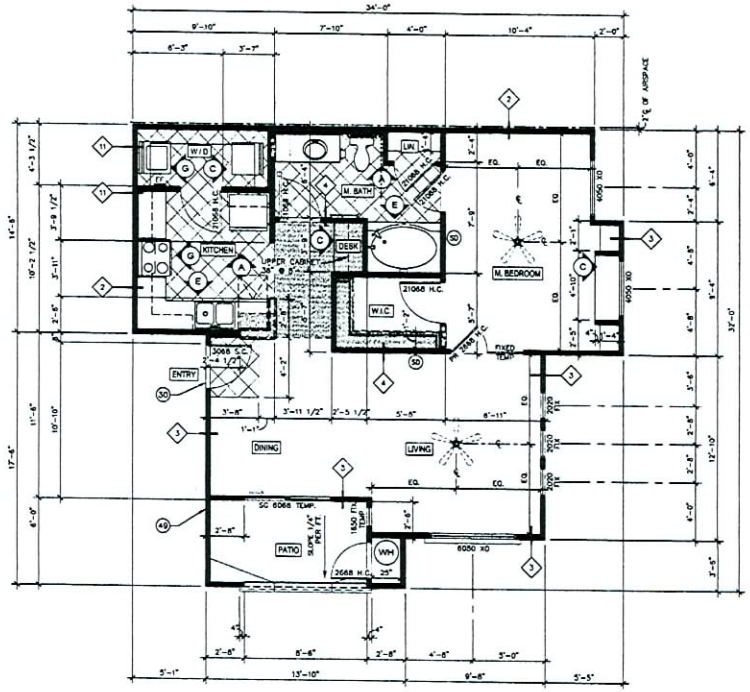
DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES:

1. 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. (3) WIRE STACK SHELVES
29. 48" X 8" 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 @ 6'-2" OR 6'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 18" 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





LIGHT AND VENTILATION REQUIREMENTS

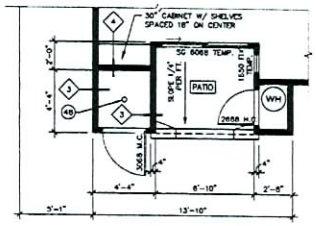
	LIVING ROOM	DINING	BEDROOM	
ROOM SQ. FT.	148	120	198	
LIGHT REQUIRED (8%)	11.84	8.8	13.44	
LIGHT PROVIDED	44.5	20	20	
VENT REQUIRED (50)	7.4	6	8.4	
VENT PROVIDED	12.5	10	10	

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
AT FIRE RISER
(SEE BUILDING PLANS FOR OCCURANCE)

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.

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SEP 26 2006

UNIT A3 FLOOR 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
- EF 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 FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- 7A CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

biltform architecture

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Phone 602.266.9200 Fax 602.285.9229

Picerne at Providence - Phase II

Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 279-8484 FAX (602) 265-1805

REVISIONS
1 -
2 -
3 -
4 -
5 -

JOB NO:	04-022 01
DATE:	JUNE 5, 2006
SCALE:	1/4" = 1'-0"
SHEET NO:	A2.1

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12/21/06 PC SDR-17128

UNIT A2 ROOM FINISH SCHEDULE

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

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 ® PANEL MASONITE (PAINT)

B. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE WINDOW OR DOOR AREA 3.7 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 @ +66" 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) @ 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) @ #7 1" 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) @ 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 LONGER 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.

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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. 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. 8" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 03/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
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35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 46&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 @ 6'-2" OR 8'-0" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 18" DEEP – SEE DETAIL 89/D4
44. (3) 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
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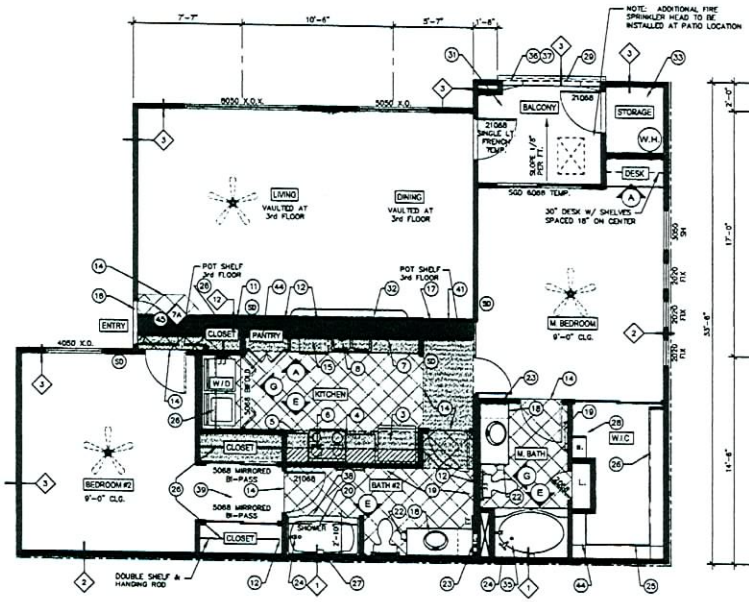
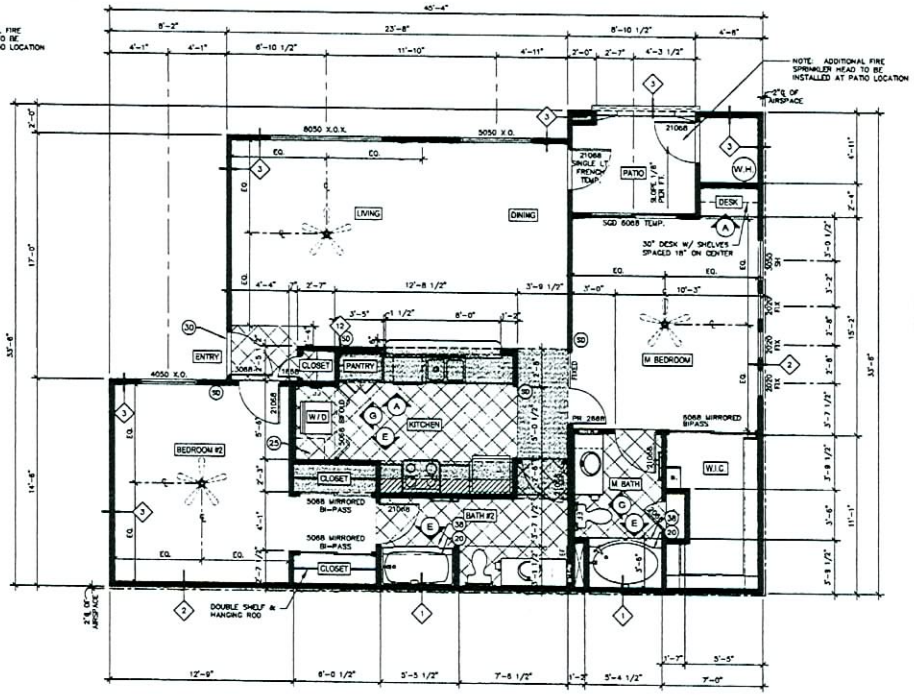
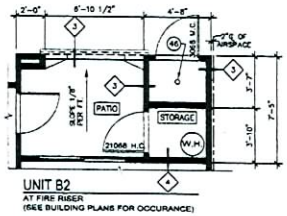
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT 1HR. PENETRATIONS – SEE MECHANICAL PLANS





LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	200	144	198	168
LIGHT REQUIRED (10%)	16	11.52	15.8	13.44
LIGHT PROVIDED	40	47	53	30
VENT REQUIRED (5%)	10	7.2	8.9	6.4
VENT PROVIDED	40	30.5	25	10



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

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.

RECEIVED
SEP 26 2006

UNIT B2 FLOOR PLANS

SYMBOL SCHEDULE:

- INDICATES 6"-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 FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE TA/FR1

biltform architecture

biltform architecture group of nevada, inc.
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Picerne at Providence - Phase II

Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-8484 FAX: (602) 285-1806

REVISIONS:
1 -
2 -
3 -
4 -
5 -

JOB NO:	CA-022.21
DATE:	JUNE 5, 2006
SCALE:	1/4" = 1'-0"
SHEET NO:	A2.4

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12/21/06 PC SDR-17128

Picerne at Providence - Phase II

Rental Apartment Community

Las Vegas, Nevada

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

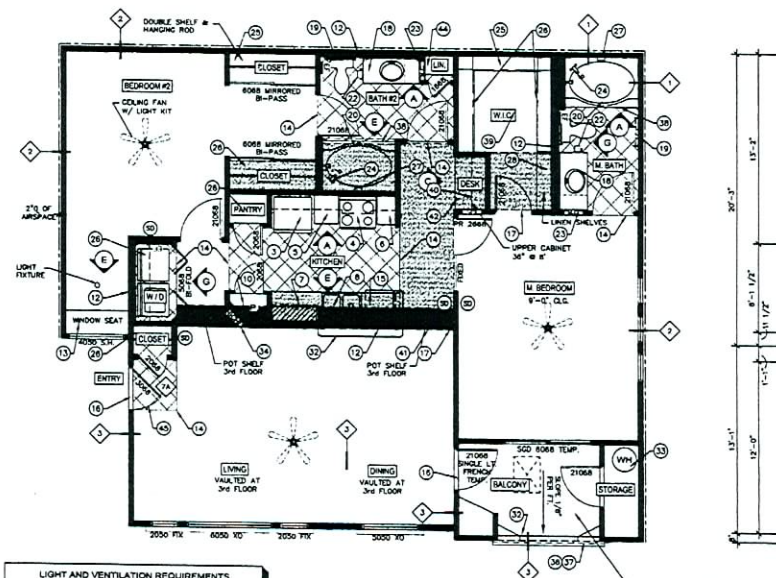
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

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

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES:

1. 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. 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/D8
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

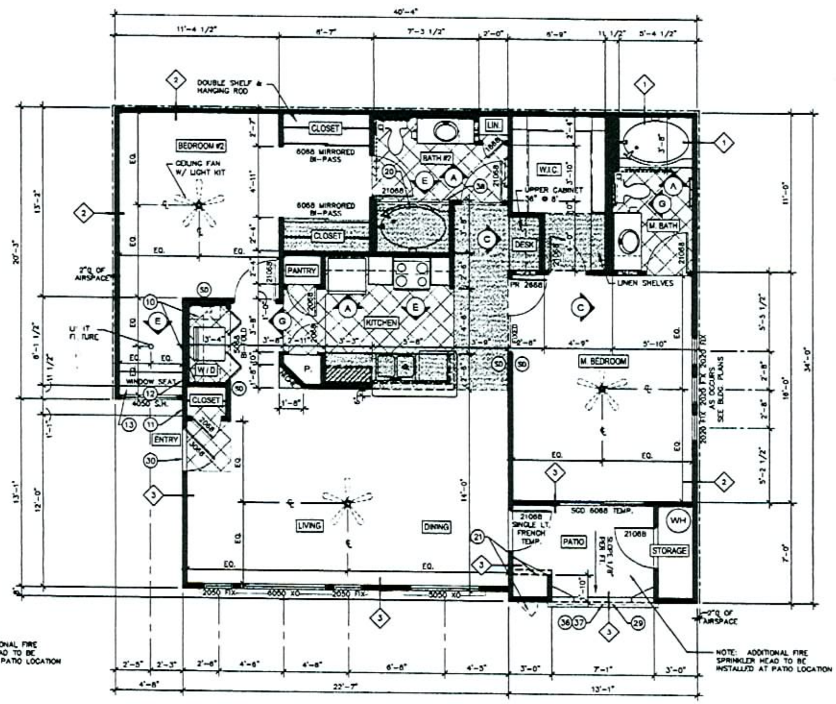


UNIT B3
SECOND & THIRD FLOOR

(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.

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	168	183
LIGHT REQUIRED (8%)	14.48	9.36	13.68	14.64
LIGHT PROVIDED	40	42	40	20
VENT REQUIRED (5%)	9.05	5.85	8.8	9.15
VENT PROVIDED	35	30.5	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
- 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 FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

REVISIONS	
1	-
2	-
3	-
4	-
5	-
JOB NO	04-022.01
DATE	JUNE 5, 2006
SCALE	1/4" = 1'-0"
SHEET NO	A2.7

UNIT B3 FLOOR PLANS

RECEIVED
SEP 26 2006

12/21/06 PC SDR-17128

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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	3	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 HOT 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. M.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 81"-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 8" 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.

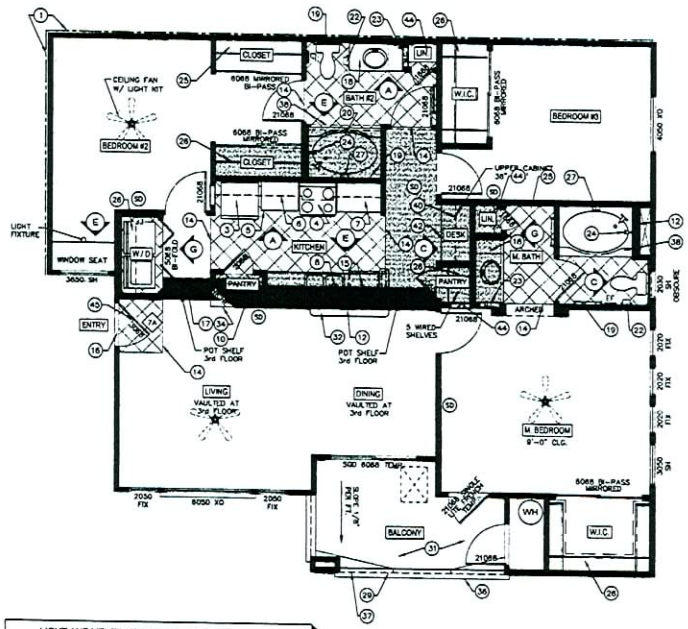
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

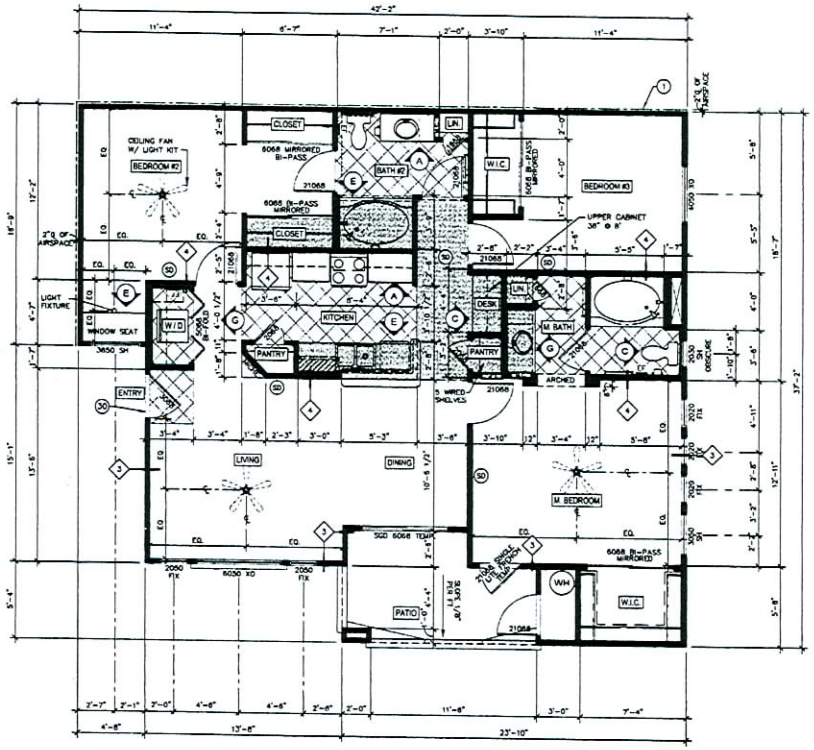
DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 2" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES:

1. 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. 8" 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 46&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 18" DEEP – SEE DETAIL 49/D4
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





LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2	BEDROOM 3
ROOM SQ. FT.	173	88	187	170	121
LIGHT REQUIRED (8%)	13.84	7.4	14.96	13.6	10.48
LIGHT PROVIDED	40	40	34.5	17.5	20
VENT REQUIRED (4%)	6.92	4.4	9.35	8.5	6.55
VENT PROVIDED	35	20	18.25	8.75	10

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.

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
- EF 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 FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- (7A) CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

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UNIT C1 FLOOR PLANS

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JOB NO: 04-022.01
DATE: JUNE 5, 2006
SCALE: 1/4" = 1'-0"
SHEET NO: A2.10

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LOFT ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	5	5
DINING ROOM	1	4	5	5
KITCHEN	2	4	5	5
BEDROOMS	1	4	5	5
BATHS	3	4	5	5
CLOSETS	1	4	5	5
ENTRY	3	4	5	5
W/D	2	4	5	5
HALL	1	4	5	5
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" GYPCRETE @ 2ND & 3RD. FLOORS EXPOSED CONCRETE @ 1ST FLR.
7. NO BASE.

LIGHT AND VENTILATION REQUIREMENTS

	LIVING/DINING ROOM	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	237	203	118
LIGHT REQUIRED (8%)	18.96	16.16	9.28
LIGHT PROVIDED	36	37.0	30.0
VENT REQUIRED (5%)	11.80	10.10	5.9
VENT PROVIDED	13	12.50	15

GENERAL NOTES:

A. ALL INTERIOR DOORS SHALL BE HOLLOW CORE COLONIST ® 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.

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" @ ANSI 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 [illegible]TAL COLONIST ®–PANEL(PAINT) WITH 180° [illegible]VER/KNOCKER, NOT LESS THAN 1 3/8" THICK PAINT [illegible]RADE METAL ENTRY DOOR. HARDWARE SHALL INCLUDE [illegible]EADBOLT, KEY OPERATED FROM EXTERIOR SIDE & TH[illegible] #8 TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR U[illegible]ITS 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. 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 8'–0" A.F.F.

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

U. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB @ GYP. BD. 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.

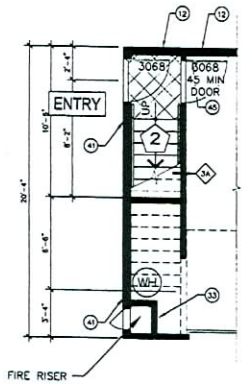
AA. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL PAINTED.

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

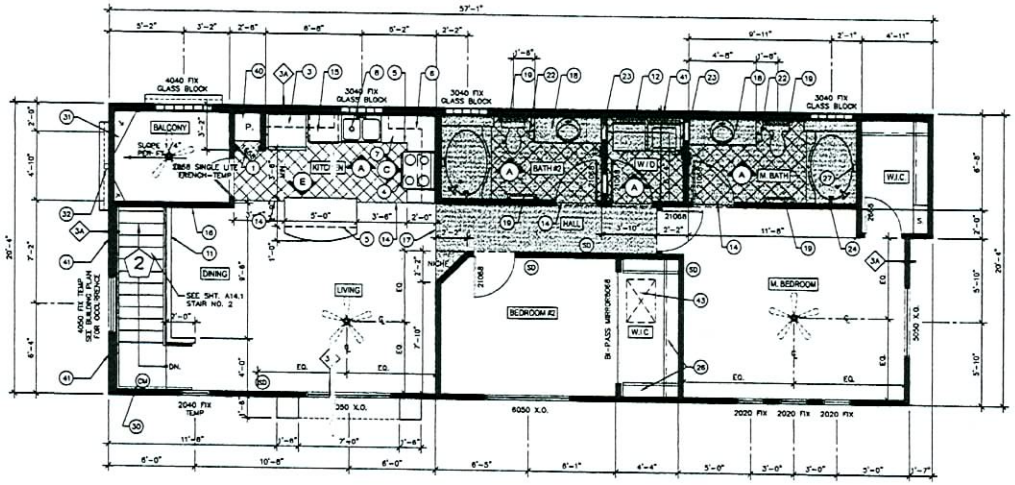
CC. UNDERCUT UTILITY ROOM BI–FOLD DOORS 2" FOR MAKE–UP AIR.

KEYED NOTES:

1. FACE FRAME CABINET W/1068 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 (2X6) 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. 2 – 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. 5/30# 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



B GARAGE FIRST FLOOR PLAN
SEE A12.1 FOR FULL PLAN



LOFT UNIT
SECOND FLOOR

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

Livable	=	1,024 S.F.
Garage	=	432 S.F.
Balcony	=	51 S.F.
Total	=	1,507 S.F.

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LOFT FLOOR PLAN

SYMBOL SCHEDULE:

- INDICATES 8'–0" A.F.F. FURR DOWN
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- FIRE RISER – SEE BUILDING PLANS FOR OCCURRENCE. 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
- INTERIOR ELEVATIONS – SEE SHEETS A3.1 THRU A3.4
- SEE SHEET FR1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES
- STAIRS – SEE SHEETS A13.1
- VINYL FLOORING
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

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JOB NO: 04-222.01
DATE: JUNE 5, 2006
SCALE: 1/4" = 1'-0"
SHEET NO: A2.13

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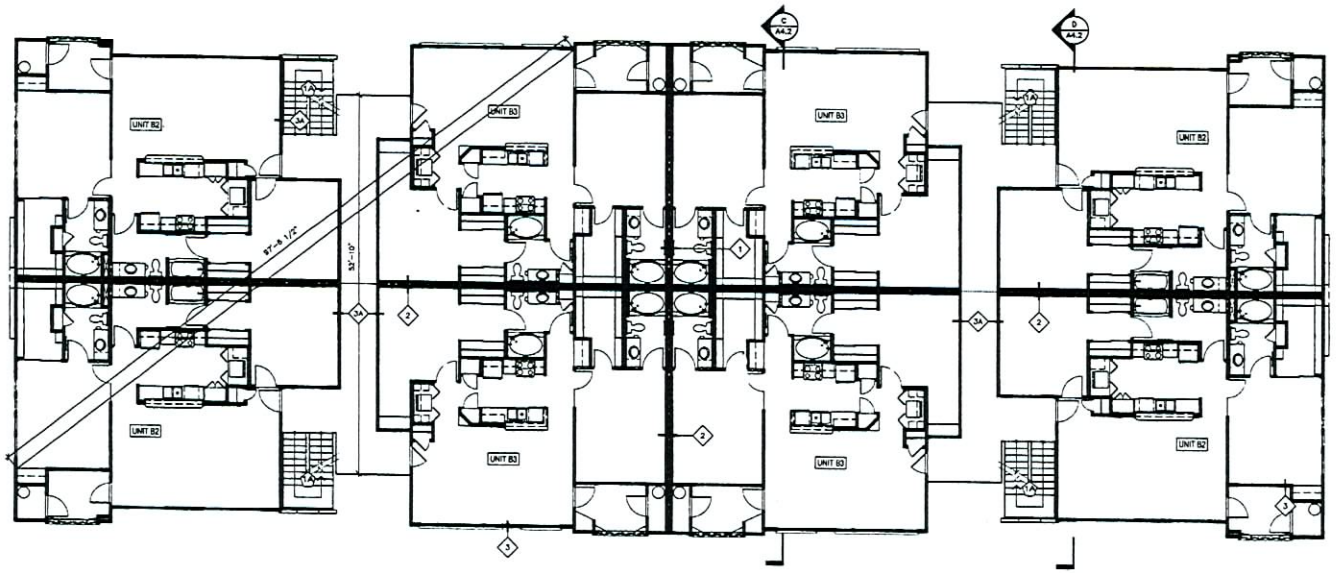
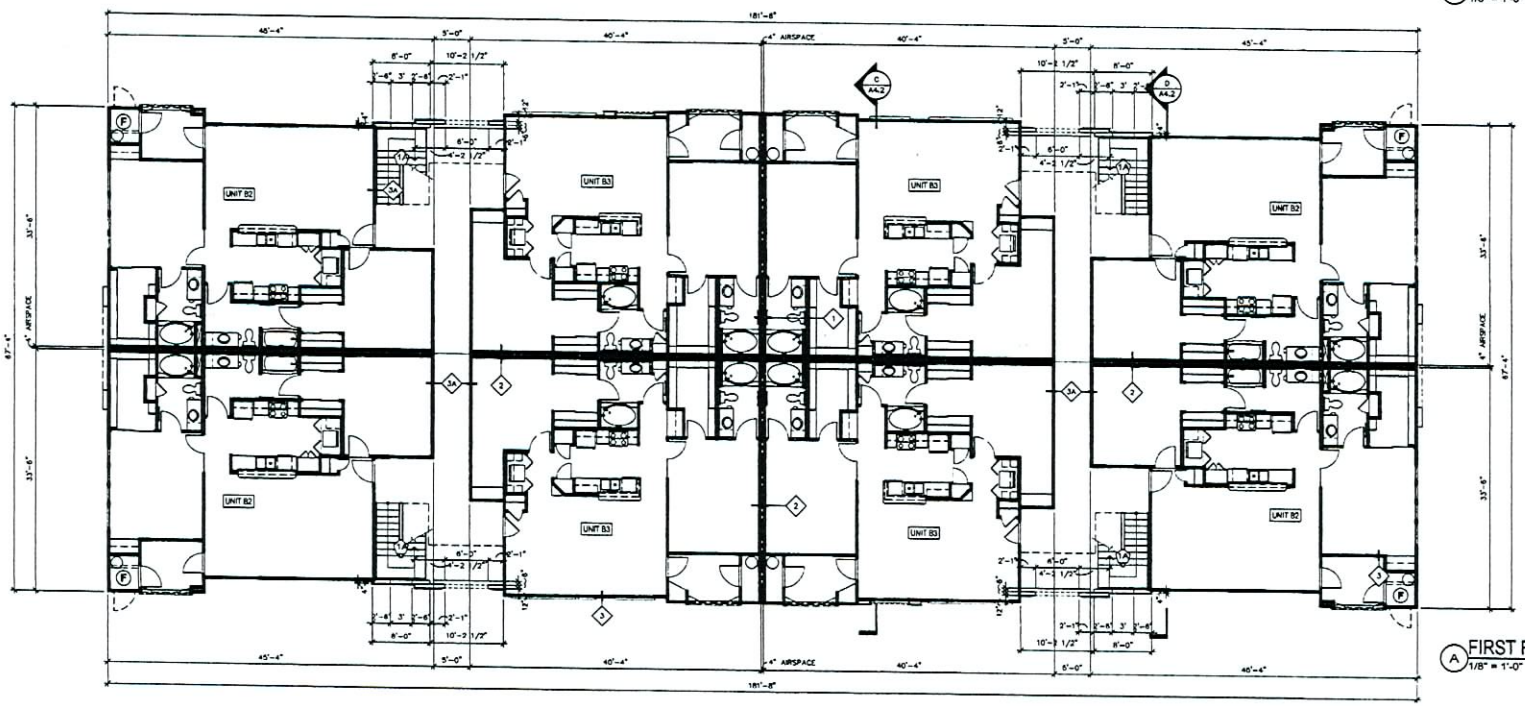


B SECOND FLOOR PLAN
1/8" = 1'-0"



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

BUILDING TYPE 2
FIRST & SECOND FLOOR PLANS

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, A2.8, A2.9, A2.12, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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JOB NO	04-022.01
DATE	JUNE 5, 2006
SCALE	1/8" = 1'-0"
SHEET NO	A5.1

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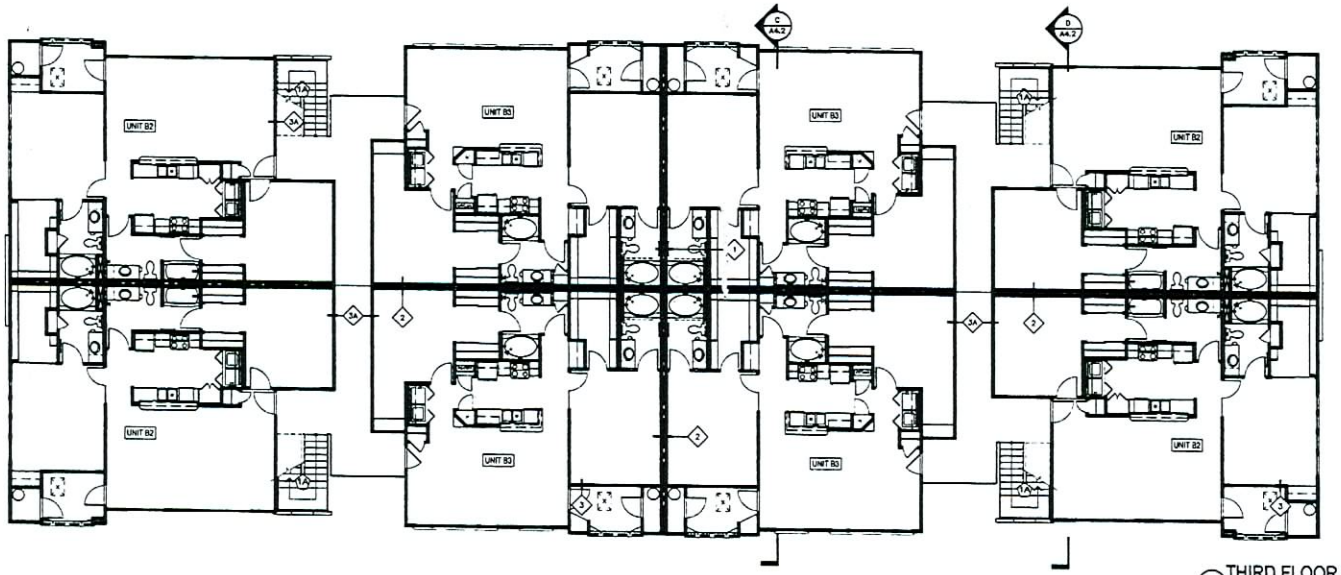

A THIRD FLOOR PLAN
1/8" = 1'-0"

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/B — 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.
- 2 — INDICATES STAIR TYPE. SEE SHEET A14.1 FOR STAIR PLANS AND STAIR SECTIONS
- ATTIC ACCESS – SEE DETAIL 37/D4
- 4 — 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, A2.8, A2.12, A2.15, A2.17
2. DWS TO FACE OF STUD U.N.O.

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JOB NO.	04-022.01
DATE	JUNE 5, 2006
SCALE	1/8" = 1'-0"
SHEET NO	A5.2

BUILDING TYPE 2
THIRD FLOOR

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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 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-3588

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 #535 "TRADITIONAL TAN"
F	FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3588

EXTERIOR COLOR SCHEME 3:

A	ROOF TILE	EAGLE ROOFING SUNSET BLEND 3846 "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" I.C.B.O. #ER-3588

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Picerne at Providence - Phase II

Rental Apartment Community
Las Vegas, Nevada

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JOB NO: 04-022.01
DATE: JUNE 5, 2006
SCALE: 1/8" = 1'-0"
SHEET NO: A5.4

BUILDING TYPE 2
EXTERIOR ELEVATIONS

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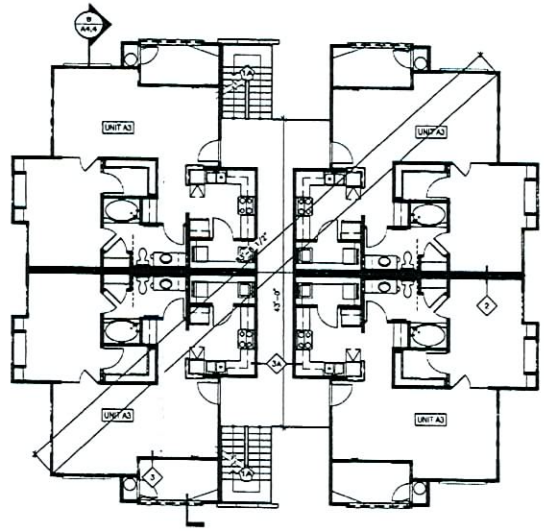
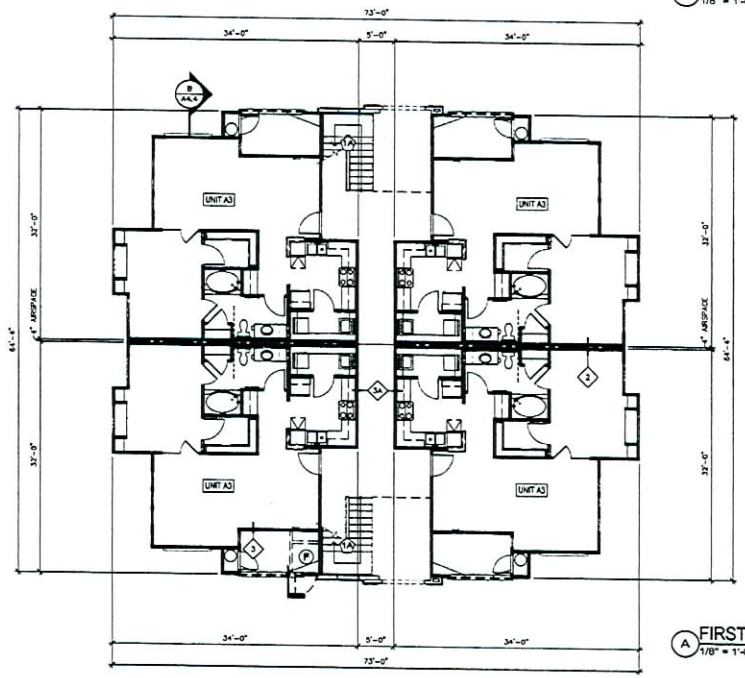


B SECOND FLOOR PLAN
1/8" = 1'-0"



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

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BUILDING TYPE 4
FIRST & SECOND FLOOR PLANS

12/21/06 PC SDR-17128

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, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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JOB NO.	34-022.01
DATE	JUNE 5, 2006
SCALE	1/8" = 1'-0"
SHEET NO.	A6.1

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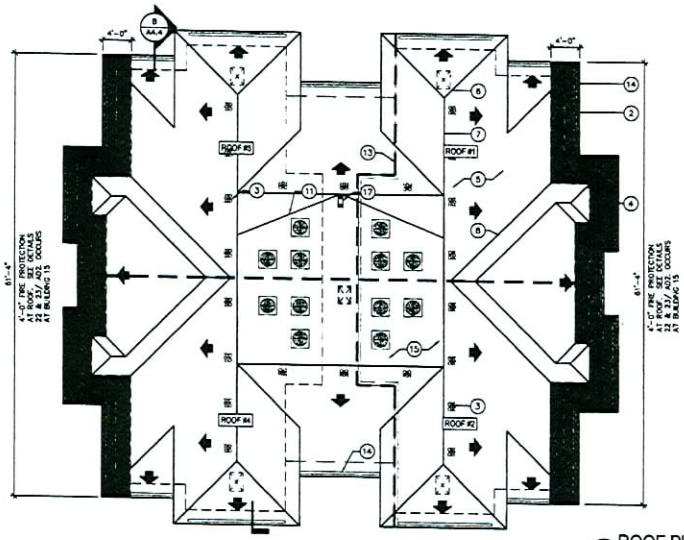
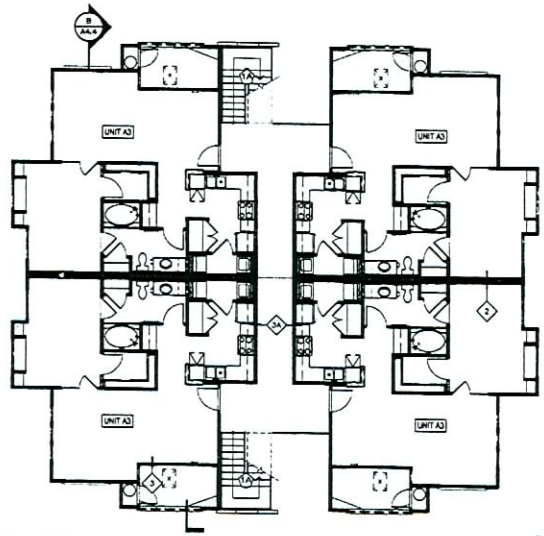
ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1					
ROOF AREA (S.F.) X 144/150 = REQUIRED VENT AREA (S.I.)					
ROOF #	ROOF AREA S.F.	REQUIRED VENT AREA	FREE VENT AREA PROVIDED		
			EAVE VENT	CLOAK VENT	TOTAL PROVIDED
ROOF 1	1,001	961	(49 L.F.) X 10	(5) X 110	1,040
ROOF 2	1,001	961	(49 L.F.) X 10	(5) X 110	1,040
ROOF 3	1,289	1,238	(62 L.F.) X 10	(8) X 110	1,280
ROOF 4	1,289	1,238	(62 L.F.) X 10	(8) X 110	1,280

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.



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



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

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-4860.
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 90/D8.
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT FLOOR/CEILING SPACE – SEE DETAIL 1/D1 & 4/D1.
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 7ST (C.B.O. ER-4860, 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.

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JOB NO 04-022.01
DATE JUNE 5, 2006
SCALE 1/8" = 1'-0"
SHEET NO A6.2

BUILDING TYPE 4
THIRD FLOOR & ROOF PLAN

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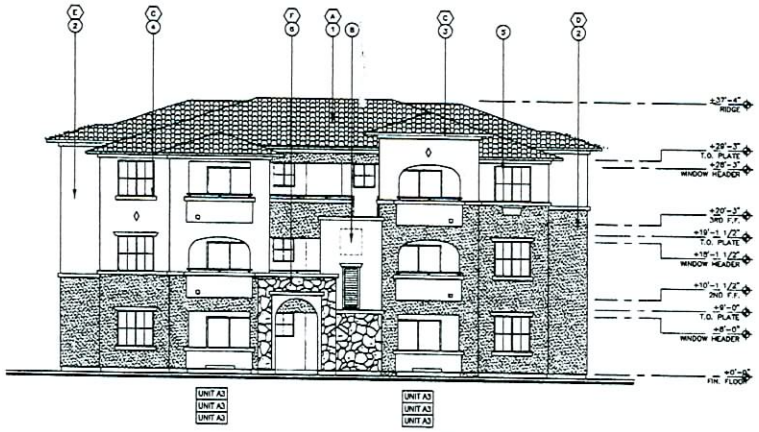
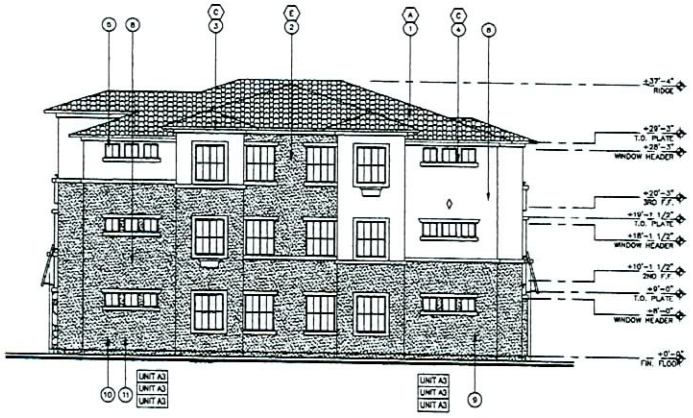


A FRONT & REAR ELEVATION
1/8" = 1'-0"



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/PT1
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	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 SHC 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 3644 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #282 "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 #810 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

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SHEET NO	A6.3

BUILDING TYPE 4
EXTERIOR ELEVATIONS

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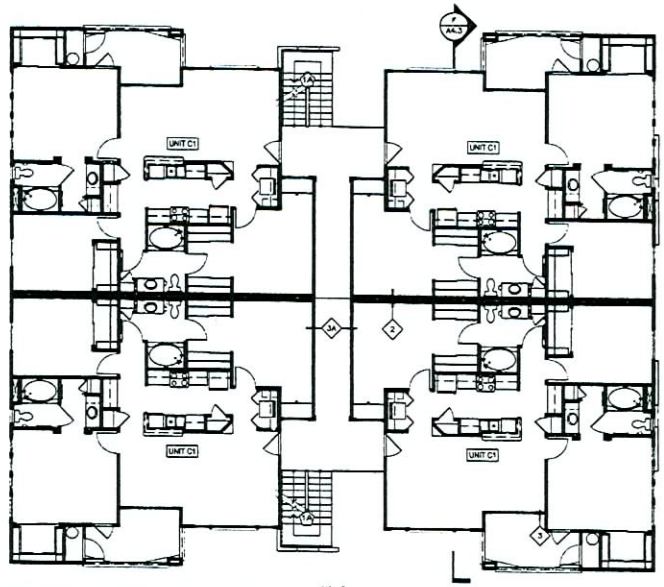
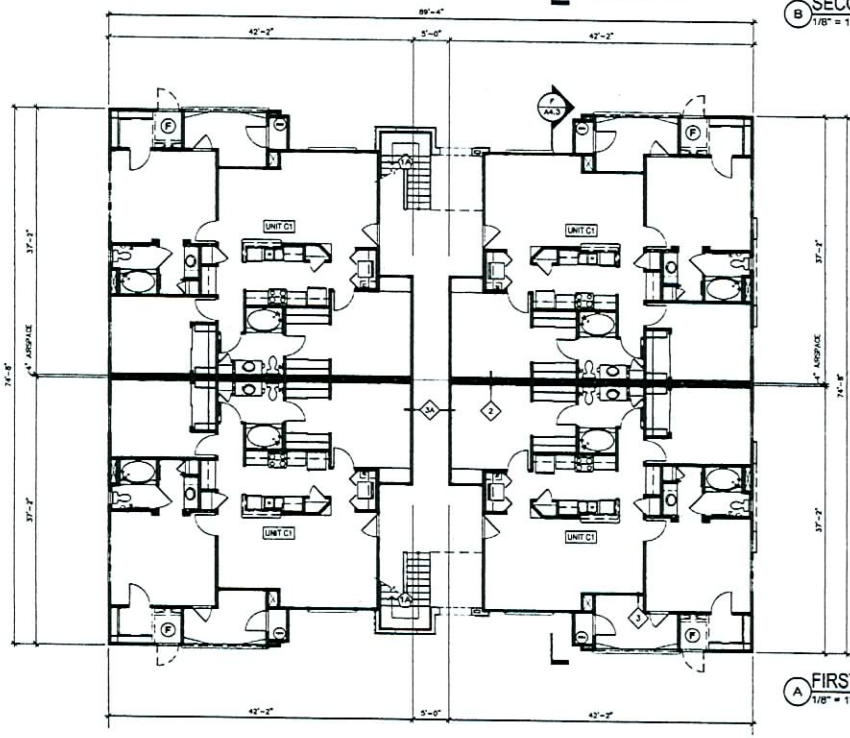


B SECOND FLOOR PLAN
1/8" = 1'-0"



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 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, A2.8, A2.9, A2.12, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O

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JOB NO	04-022.01
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SHEET NO	A7.1

BUILDING TYPE 15
FIRST & SECOND FLOOR PLANS

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ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1					
ROOF AREA (S.F.) X 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	1,807	1,735	(87 L.F.) X 10	(8) X 110	1,750
ROOF 2	1,807	1,735	(87 L.F.) X 10	(8) X 110	1,750
ROOF 3	1,807	1,735	(87 L.F.) X 10	(8) X 110	1,750
ROOF 4	1,807	1,735	(87 L.F.) X 10	(8) X 110	1,750

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.

KEYED NOTES:

1. CHIMNEY – SEE DETAIL 80/D7.
2. LINE OF WALL BELOW.
3. CLOAKED ROOF VENT – SEE DETAIL 33/D3
4. FASCIA – SEE DETAIL 22/D2.
5. CONCRETE ROOF TILE – I.C.B.O. ER-4660.
6. HIP – SIM. TO DETAIL 34/D3.
7. RIDGE – SEE DETAIL 34/D3.
8. VALLEY – SEE DETAIL 31/D3.
9. LINE OF ROOF BELOW.
10. TUBE STEEL TRELLIS FRAMING 4x4 TOP & BOTTOM.
11. CRICKET – PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. PARAPET – SEE DETAIL 93/D8.
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT FLOOR/CEILING SPACE – SEE DETAIL 1/D1 & 4/D1.
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 80/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 79/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 #30 FELT ON PLYWD. ROOF SHEATHING
7. TYPICAL ROOF SLOPE IS 4:12
8. SAW CUT ROOF TILE AT VALLEYS – TYP
9. ROOF OVERHANGS SHALL BE 1'-6" U.N.O.
10. ALL ROOFS MUST BE A MINIMUM OF A CLASS-B RATING.

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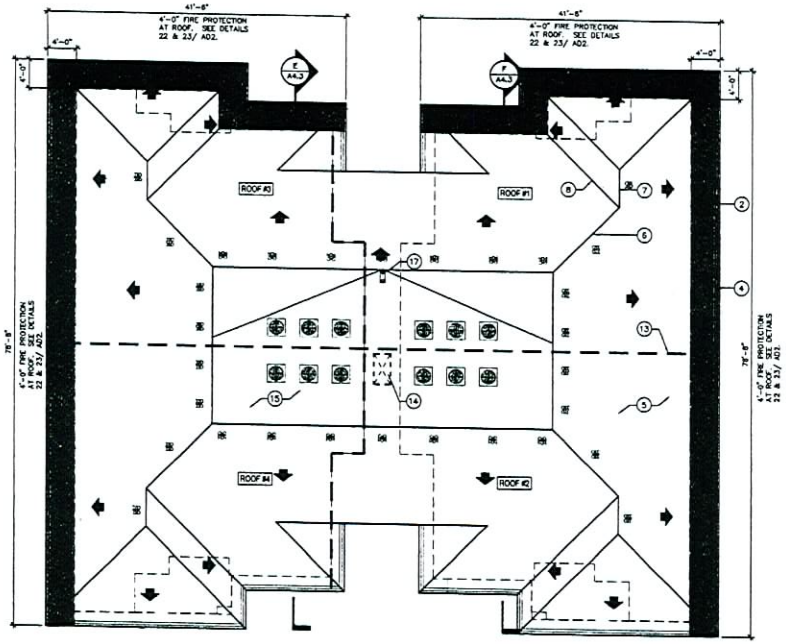
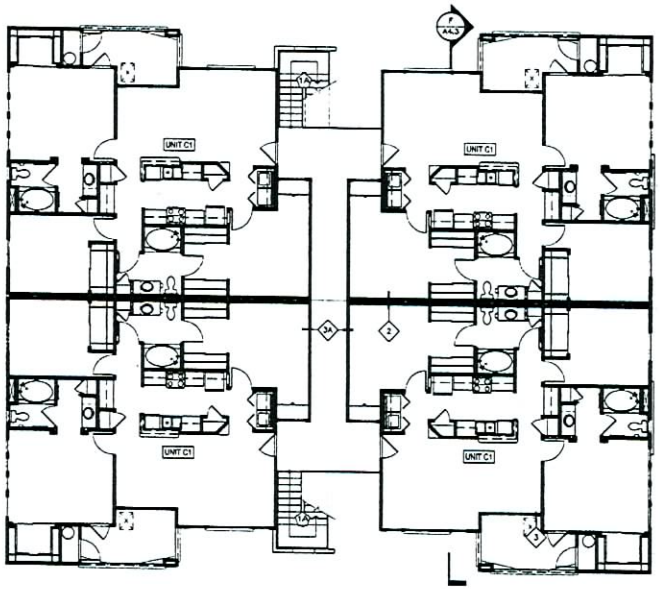


B ROOF PLAN
1/8" = 1'-0"



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

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JOB NO	04-022.01
DATE	JUNE 5, 2006
SCALE	1/8" = 1'-0"
SHEET NO	A7.2

BUILDING TYPE 15
THIRD FLOOR & ROOF PLAN

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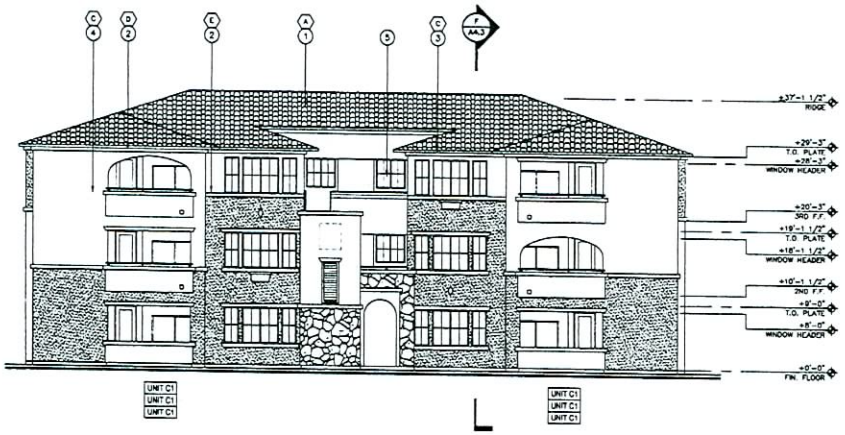
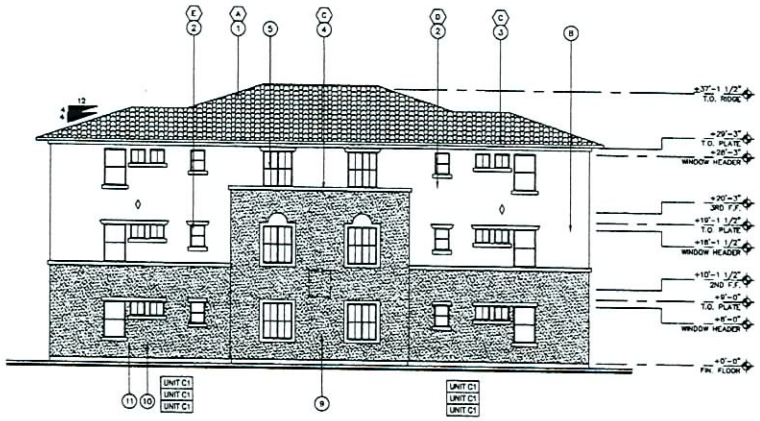


A FRONT & REAR ELEVATION
1/8" = 1'-0"



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

ELEVATION KEY NOTES: (#)

1. CONCRETE ROOF TILE – I.C.B.O. 2093
2. STUCCO SYSTEM – SEE DETAIL 3/7R1
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 #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 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"

EXTERIOR COLOR SCHEME 3:	
(A) ROOF TILE	EAGLE ROOFING SUNSET BLEND 3846 "CAPISTRANO BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	IQ #242 "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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Picerne at Providence - Phase II

Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-3484 FAX: (602) 285-1805

REVISIONS
1 -
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JOB NO 04-022 01
DATE JUNE 5, 2006
SCALE 1/8" = 1'-0"
SHEET NO. A7.3

BUILDING TYPE 15
EXTERIOR ELEVATIONS

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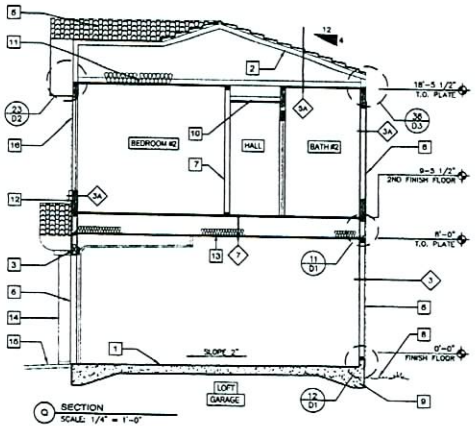
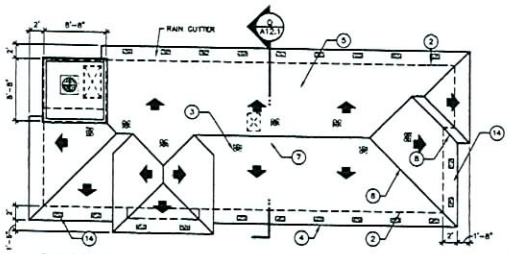
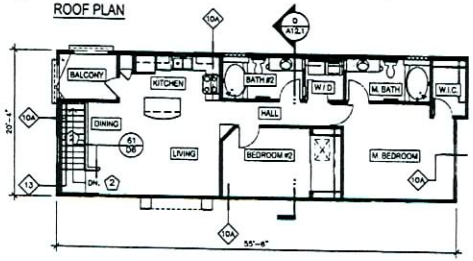
12/21/06 PC **SDR-17128**



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

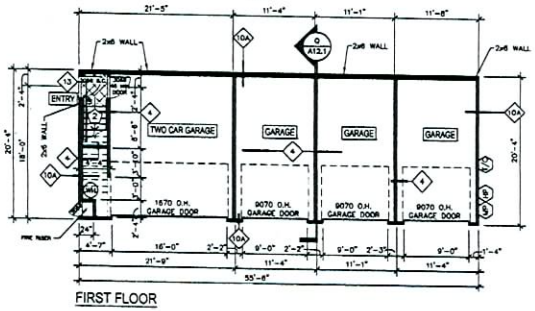


ROOF PLAN



SECOND FLOOR

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



FIRST FLOOR

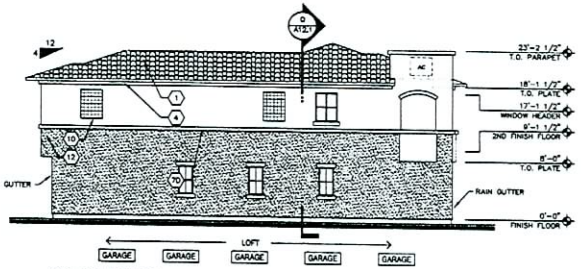
ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1					
ROOF AREA (S.F.) X 1/150 = REQUIRED VENT AREA (S.I.)					
ROOF #	ROOF AREA S.F.	REQUIRED VENT AREA	FREE VENT AREA PROVIDED		
			EAVE VENT	CLOAK VENT	TOTAL PROVIDED
ROOF 1	1,314	1,248	(63 L.F.) X 10	(6) X 110	1,290

ROOF VENTILATION CALCULATIONS NOTES:

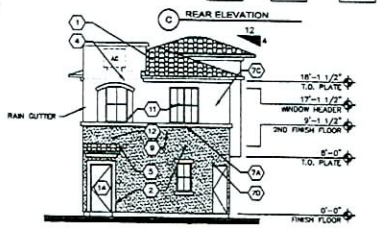
CLOAK VENT - 25 X 20 (FREE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.) EAVE VENT FREE VENT AREA IS 10 S.I. PER FOOT.

NOTE:

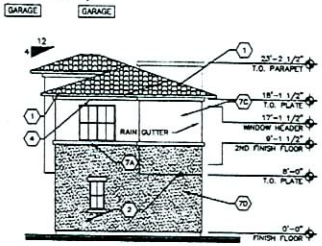
SEE SHEET FR1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES.



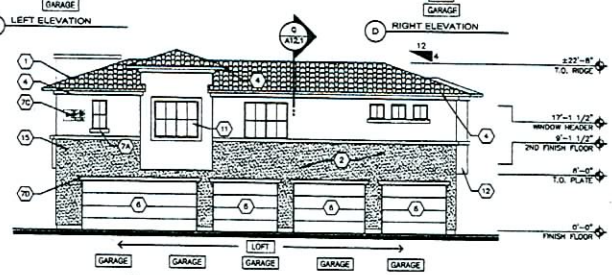
REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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SECTION KEY NOTES:

1. CONCRETE SLAB PER STRUCTURAL
2. PREFAB WOOD TRUSS - SEE STRUCTURAL
3. BEAM PER STRUCTURAL
4. TYPICAL FASCIA - SEE DETAIL 36/D3
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. 4660
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 SMC 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 #384 "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 #536 "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 #810 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3568

KEYED NOTES:

1. CHIMNEY - SEE DETAIL 80/D7.
2. LINE OF WALL BELOW
3. CLOAKED ROOF VENT - SEE DETAIL 33/D3
4. FASCIA - SEE DETAIL 22/D2
5. CONCRETE ROOF TILE - I.C.B.O. ER-4660.
6. HIP - SIM. TO DETAIL 34/D3.
7. RIDGE - SEE DETAIL 34/D3.
8. VALLEY - SEE DETAIL 21/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 FLOOR/CEILING SPACE - SEE DETAIL 1/D1 & 4/D1.
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'-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:	1,548 S.F.
TOTAL:	2,669 S.F.

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JOB NO	04-022.01
DATE	JUNE 5, 2006
SCALE:	1/8" = 1'-0"
SHEET NO	A8.1

LOFT - BUILDING TYPE 8
BUILDING & ROOF PLANS, ELEVATIONS, AND SECTION Q

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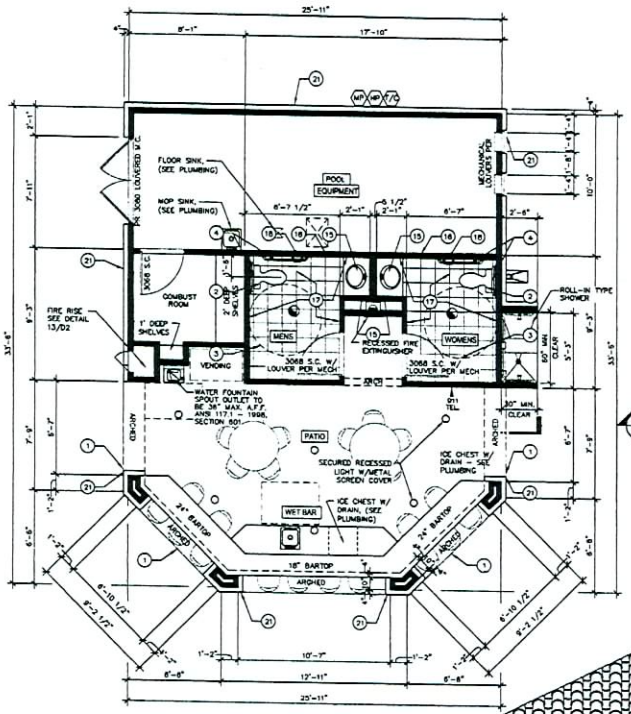
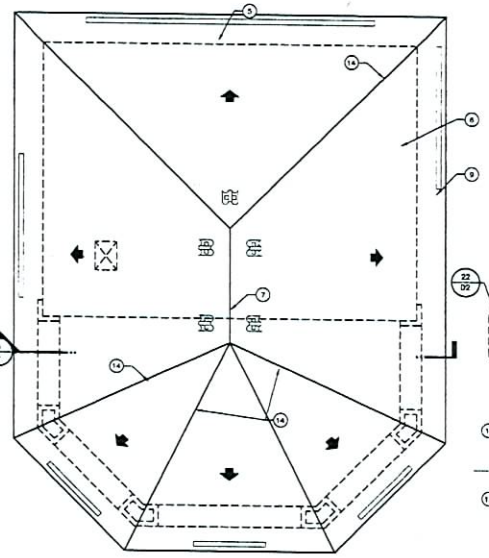
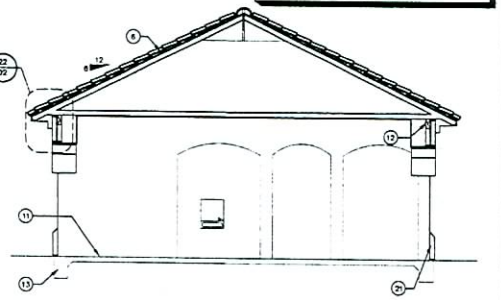
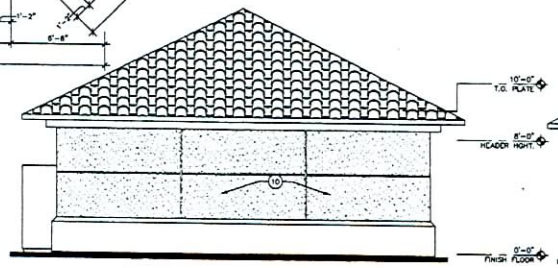
12/21/06 PC SDR-17128



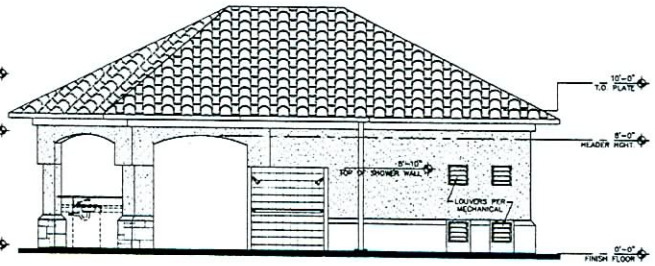




A BUILDING SECTION



B REAR ELEVATION



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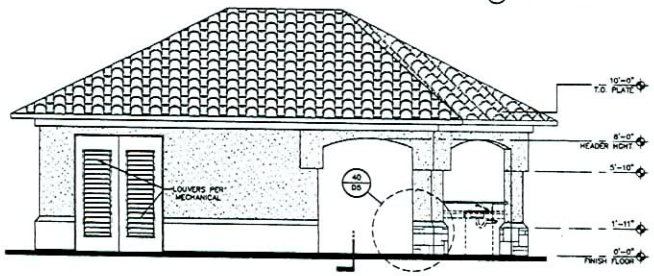
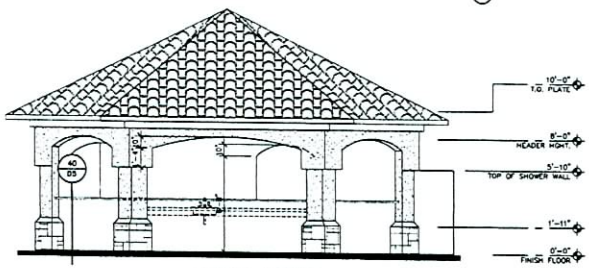


B LEFT ELEVATION



B FRONT ELEVATION

ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1					
ROOF AREA (S.F.) x 1/150 = 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	1,063	1,021	(52 L.F.) X 10	(5) X 110	1,070

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/HD1.
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/TH1.
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. HIP.
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 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 #384 "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 #198 "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 #810 "SISAL"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

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JOB NO: 04-022.01
DATE: JUNE 5, 2006
SCALE: 1/4" = 1'-0"
SHEET NO: A10.1

CABANA C1 FLOOR, ROOF, & ELEVATION PLANS

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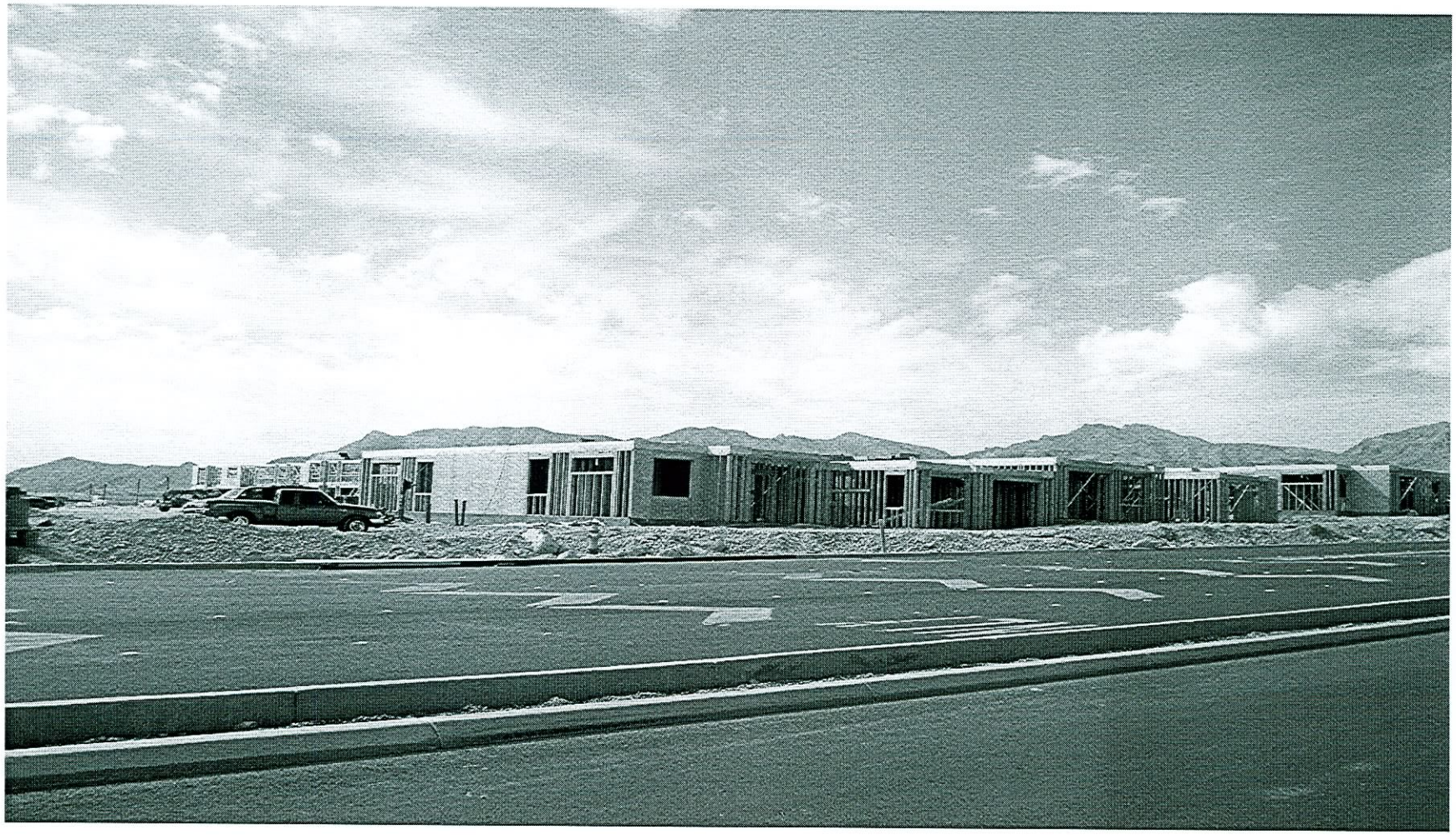
SEP 26 2006
12/21/06 PC SDR-17128

SDR 17128				
Picerne Providence II, LLC				
6851 N Hualapai				
Proposed 124 unit multi-family housing development expansion.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	124	5.86	**727**
AM Peak Hour			0.44	**55**
PM Peak Hour			0.52	**64**
(heaviest 60 minutes)				
No counts are available for existing traffic in this vicinity.				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Dorrell Drive	32585			
Hualapai Way	34300			
This project will add approximately 727 trips per day on Dorrell or				
Hualapai. Counts are not available in this vicinity, but Dorrell and				
Hualapai are believed to be under capacity. This project will use				
roughly 2 percent of the capacity of Dorrell and Hualapai.				
Based on Peak Hour use, this development will add roughly 64 additional				
cars into the area; which works out to about over one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				

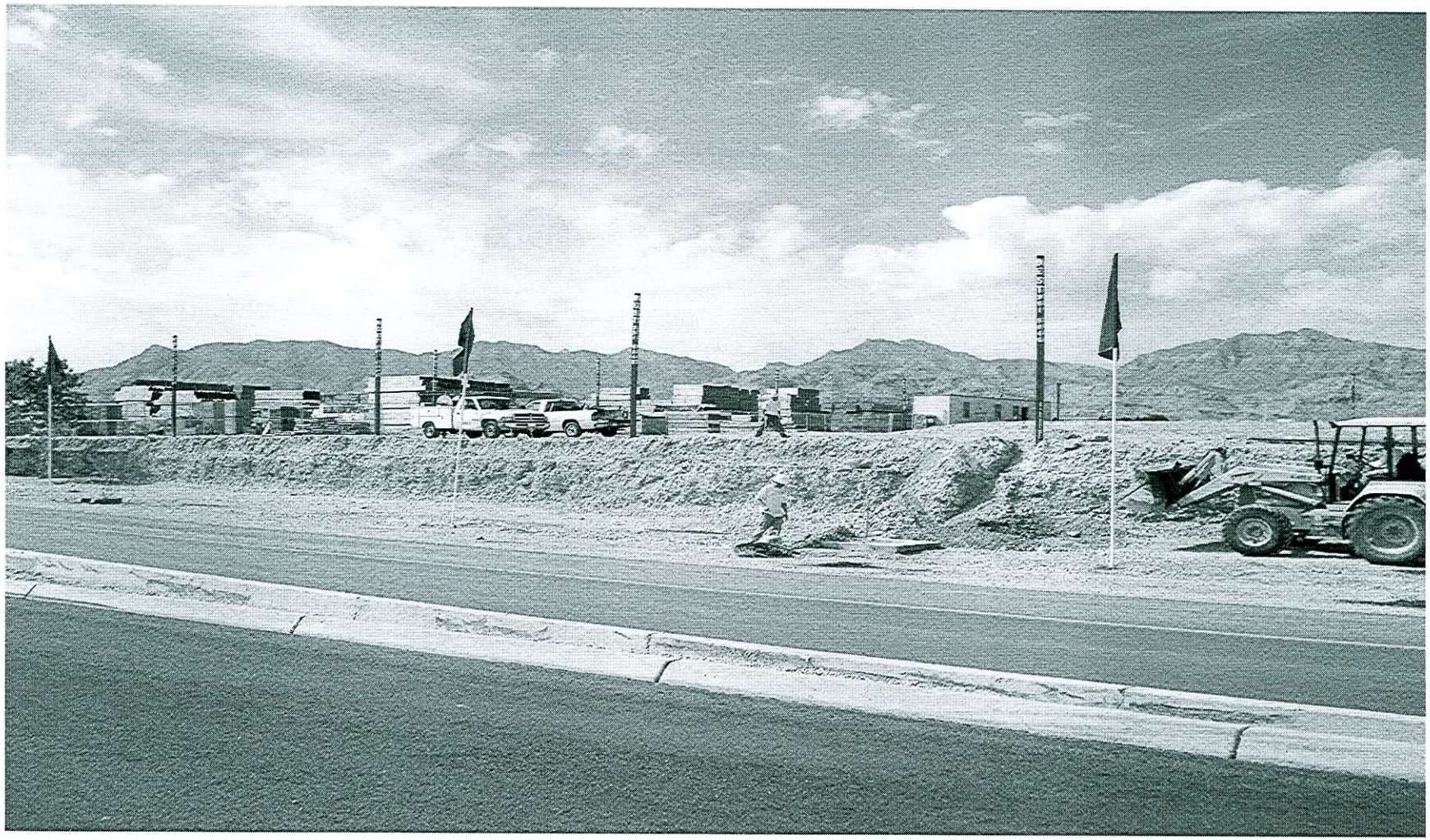
VAR-17127 & SDR-17128 - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
6851 NORTH HUALAPAI WAY
DECEMBER 21, 2006 PLANNING COMMISSION

10/10/06



VAR-17127 & SDR-17128 - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
6851 NORTH HUALAPAI WAY
DECEMBER 21, 2006 PLANNING COMMISSION

10/10/06



VAR-17127 & SDR-17128 - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
6851 NORTH HUALAPAI WAY
DECEMBER 21, 2006 PLANNING COMMISSION

10/10/06