PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-41823** APN: 126-13-501-022

Name of Property Owner: KB Home Nevada, Inc.

Name of Applicant: KB Home Nevada, Inc.

Name of Representative: Bob Gronauer - Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

Yes [✓ No]

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

City Official: ____________________

Partner(s): ____________________ ____________________

APN: ____________________

Signature of Property Owner: ____________________

RECEIVED
MAY 18 2011
City of Las Vegas

State of Nevada
County of Clark

Print Name: Robert McGibney

Subscribed and sworn before me by Robert McGibney

This 4th day of May, 2011

Janet E. Love

Notary Public in and for said County and State

JANET E. LOVE
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 04-88128-1
MY APPT. EXPIRES APRIL 11, 2012

Revised 11-14-06

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Second Extension of Time for SDR 21091

Project Address (Location) SEC Egan Crest and Grand Teton

Project Name ______ **Proposed Use** Multi Family Residential

Assessor's Parcel #(s) 126-13-501-022 **Ward #** ______

General Plan: existing PD proposed n/a **Zoning:** existing n/a proposed n/a

Commercial Square Footage ______ **Floor Area Ratio** ______

Gross Acres ______ **Lots/Units** ______ **Density** ______

Additional Information ______

PROPERTY OWNER KB Home Nevada, Inc. **Contact** Janet Love

Address 5655 Badura Avenue **Phone:** (702) 266-8400 **Fax:** (702) 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address jlove@kbhome.com

APPLICANT KB Home Nevada, Inc. **Contact** Janet Love

Address 5655 Badura Avenue **Phone:** (702) 266-8416 **Fax:** (702) 266-8623

City Las Vegas **State** NV **Zip** 89118

E-mail Address jlove@kbhome.com

REPRESENTATIVE Kaempfer Crowell Renshaw Gronauer & Fiorentino **Contact** Bob Gronauer

Address 8345 W. Sunset Road, Suite 250 **Phone:** 702-792-7000 **Fax:** 702-796-7181

City Las Vegas **State** NV **Zip** 89113

E-mail Address rjg@kcnvlaw.com

Property Owner Signature* ______

*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Robert McGibney

State of Nevada
County of Clark
Subscribed and sworn before me by Robert McGibney on this 4th day of May, 2011.

Janet E. Love
Notary Public in and for said County and State

JANET E. LOVE
NOTARY PUBLIC - STATE OF NEVADA
COUNTY OF CLARK
APPT. No. 04-88128-1
MY APPT. EXPIRES APRIL 11, 2012

FOR DEPARTMENT USE ONLY

Case #	EOT-41823
Meeting Date:	7-6-11
Total Fee:	300.00
Date Received:*	5-18-11
Received By:	FS

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Revised 10/27/08

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SYMBOL SCHEDULE

X | XX
- BUILDING NUMBER
- BUILDING/UNIT TYPE
- ELEVATION TYPE

REFUSE ENCLOSURE – SEE SHEET 17.1

ACCESSIBLE UNIT/PARKING – SEE DETAIL 2/SD1

PEDESTRIAN CROSSWALK – SEE DETAIL 6/SD1

NO. OF SPACES IN THAT PARKING BAY

FIRE LANE AND TURNING RADIUS (52'/28')

PROJECT DATA

SITE DATA:

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

SITE AREA: 19.8 ACRES
PROPOSED ZONING: R-4
PROPOSED USE: MULTIFAMILY RESIDENTIAL

DENSITY (GROSS): REQUIRED: 25 UNITS PER ACRE
PROVIDED: 24.8 DU. / AC

OPEN SPACE: REQUIRED: 100 S.F./UNIT = 49,200 S.F.
PROVIDED: 196,080 S.F.

UNIT MIX:

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

BUILDING AREA: (GROSS)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	18,620 S.F.	5	93,100 S.F.
BUILDING 2	29,568 S.F.	7	206,976 S.F.
BUILDING 3	14,070 S.F.	4	56,280 S.F.
BUILDING 5	18,432 S.F.	3	55,296 S.F.
BUILDING 9	18,647 S.F.	1	18,647 S.F.
BUILDING 15	15,972 S.F.	2	31,944 S.F.
BUILDING 17	19,632 S.F.	1	19,632 S.F.
BUILDING 8 (LOFT)	4,088 S.F.	6	24,528 S.F.
TOTAL:		29	506,403 S.F.

LOT COVERAGE: (TOTAL UNDER ROOF)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	7,544 S.F.	5	37,720 S.F.
BUILDING 2	10,856 S.F.	7	75,992 S.F.
BUILDING 3	5,690 S.F.	4	22,760 S.F.
BUILDING 5	7,144 S.F.	3	21,432 S.F.
BUILDING 9	5,728 S.F.	1	5,728 S.F.
BUILDING 15	6,001 S.F.	2	12,002 S.F.
BUILDING 17	7,544 S.F.	1	7,544 S.F.
BUILDING 8 (LOFT)	2,100 S.F.	6	12,600 S.F.
CLUBHOUSE / MODELS	13,384 S.F.	1	13,384 S.F.
CABANA	1,063 S.F.	2	2,126 S.F.
TRASH ENCLOSURE	124 S.F.	14	1,736 S.F.
TOTAL:		45	214,104 S.F.

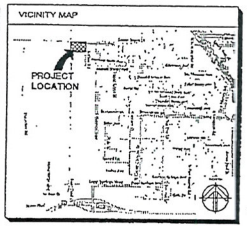
PARKING:

REQUIRED:	# UNITS		SPACES REQD.		
1 BEDROOM UNIT	222	×	1.25	=	278 P.S.
2 BEDROOM UNIT	222	×	1.75	=	388 P.S.
3 BEDROOM UNIT	48	×	2.00	=	96 P.S.
					762 P.S.
VISITOR PARKING	1 SPACE / 5 UNITS			=	98 P.S.
TOTAL REQUIRED:					860 P.S.

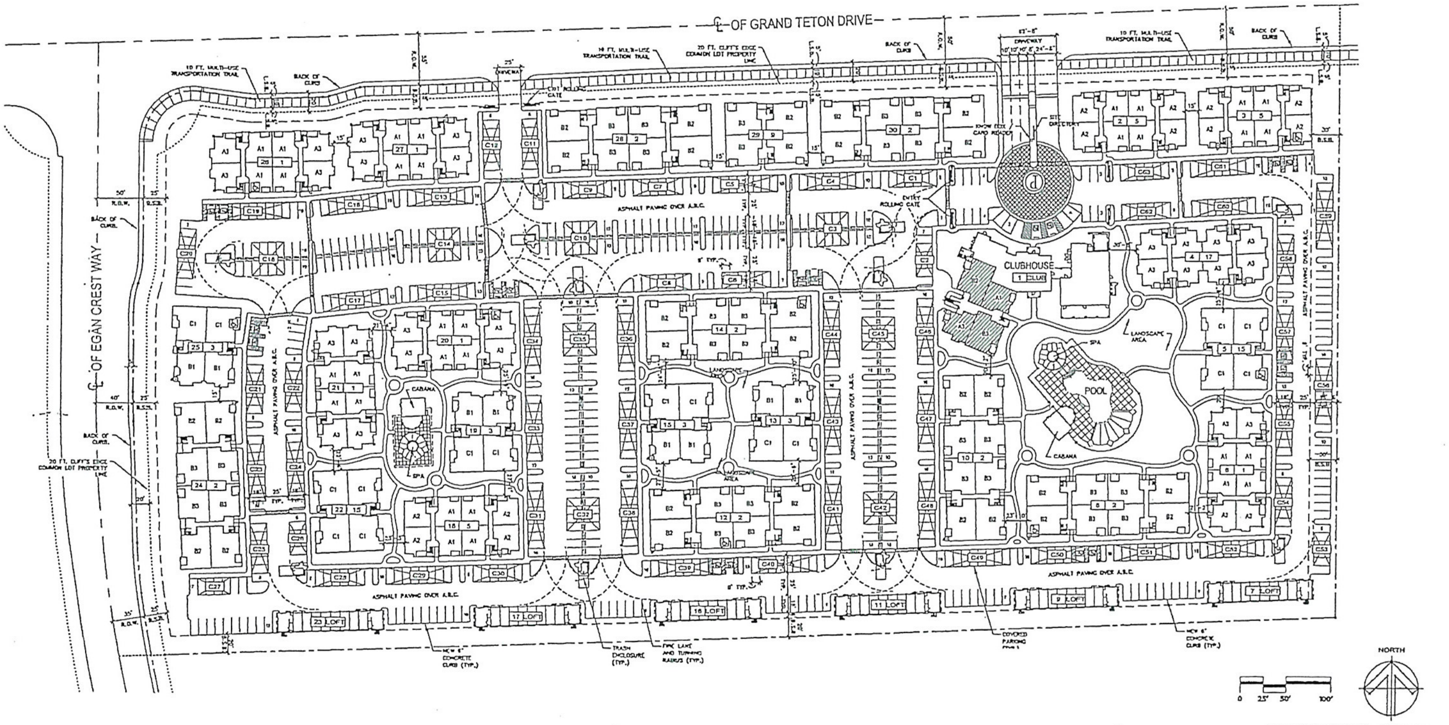
PROVIDED:	
UNCOVERED	379 P.S.
COVERED	492 P.S.
GARAGE	60 P.S.
TOTAL PROVIDED:	931 P.S.

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

VICINITY MAP



biltform architecture
biltform architecture group of nevada, Inc.
1220 east missouri road, suite 101
phoenix, arizona 85014
Phone 602.285.9200 Fax 602.285.9229



ARCHITECTURAL SITE PLAN

Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-8484 FAX: (602) 235-1805

REVISIONS
- △1 -
- △2 -
- △3 -
- △4 -
- △5 -

JOB NO. 06-075
DATE MAY 1, 2007
SCALE 1" = 50'
SHEET NO
A1.1

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EOT-41823

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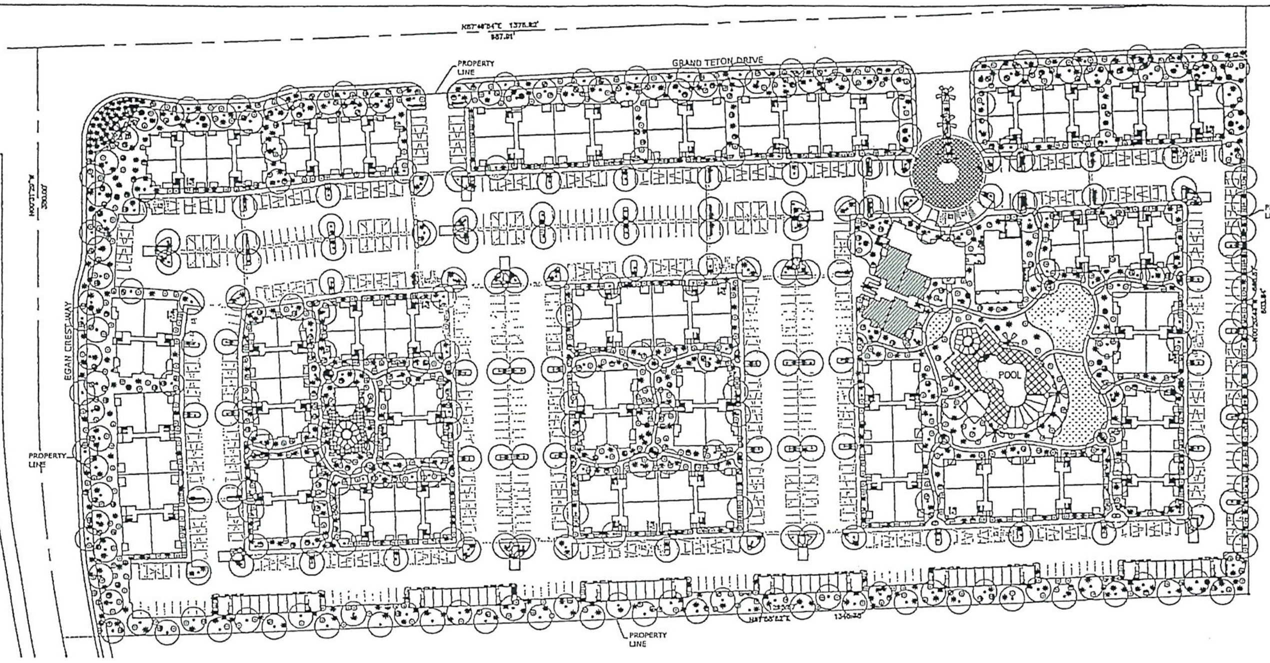
MAY 18 2011
City of Las Vegas

EOT-41823



SCALE 1" = 50'

PRELIMINARY LANDSCAPE PLAN

PLANT LEGEND

TREES

	SPECIES	SIZE	QTY
⊙	PRUNUS CERASIFERA "ATROPURPUREA" PURPLE LEAF PLUM	36" BOX.	22
⊙	OLEA EUROPAEA SWAN HILL OLIVE	24" BOX MULTI	14
⊙	ULMUS PARVIFOLIA CHINESE EVERGREEN ELM	24" BOX	61
⊙	PINUS BRUTIA ELDARICA MONDEL PINE	15 GAL	49
⊙	ACACIA STENOPHYLLA SHOESTRING ACACIA	15 GAL	87
✳	PHOENIX DACTYLIFERA DATE PALM	25' HEIGHT	24
⊙	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX	24
⊙	FRAXINUS VELUTINA "RIO GRANDE" FAN-TEX ASH	24" BOX	77
⊙	THEVETIA PERUVIANA YELLOW OLEANDER TREE	15 GAL	9
⊙	ACACIA ANEURA MULGA	15 GAL	58
⊙	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL	88
⊙	ACACIA SMALLII SWEET ACACIA	15 GAL	75
⊙	CHITALPA TASHKENENSIS HYBRID CHITALPA	15 GAL	30

SHRUBS

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

SHRUBS

	SPECIES	SIZE	QTY
✳	MUHLENBERGIA SPECIES DEER GRASS	5 GALLON	196
⊙	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GALLON	138
⊕	RUELLIA BRITTONIANA BLUE RUELLIA	5 GALLON	301
✳	PHOTINIA FRASERI FRASER'S PHOTINIA	5 GALLON	310
⊙	RHAPHIOLEPIS INDICA INDIA HAWTHORN	5 GALLON	71
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GALLON	521
✳	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GALLON	237
⊙	HEMEROCALLIS SPP. DAYLILY	5 GALLON	351
⊕	TECOMA STANS ARIZONA YELLOW BELLS	5 GALLON	235
✳	DIETES VEGETA FORTNIGHT LILY	5 GALLON	268
⊙	BOUGAINVILLEA SPECIES MOUNDING BOUGAINVILLEA	5 GALLON	348
⊕	LIRIOPE GIGANTEA LILYTURF	5 GALLON	178

GROUNDCOVERS

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

LANDSCAPE MATERIALS

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

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

u r b a n · g r a p h i t e

72-111
2-21-07
DA
DE

0 25 50 100

NORTH

prelim.

L1.1

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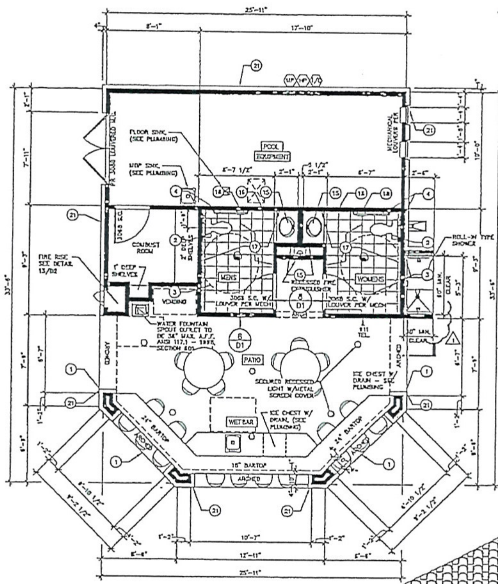
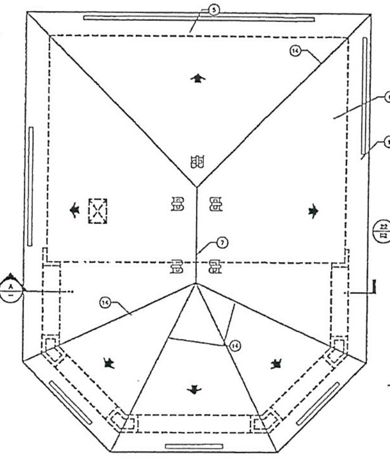
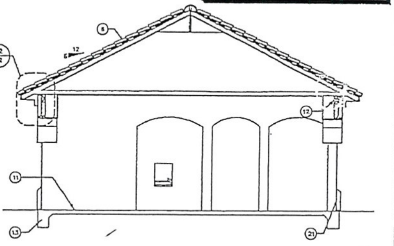
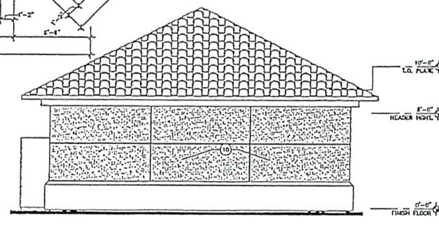


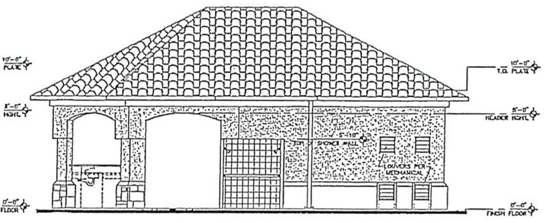




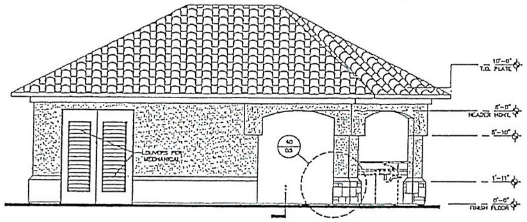
A BUILDING SECTION



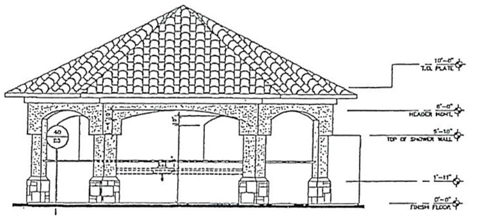
B REAR ELEVATION



B RIGHT ELEVATION



B LEFT ELEVATION



B FRONT ELEVATION

ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1

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

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

ROOF VENTILATION CALCULATIONS NOTES:

CLOAK VENT – 25 X 20 (FREE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE) EAVE VENT FREE VENT AREA IS TO 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. 34" 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-4600 WITH BATTENS OVER 40# FELT ON PLYWOOD ROOF SHEATHING TYPICAL.
7. RIDGE.
8. VALLEY.
9. FASCIA – SEE DETAIL 22/D2.
10. STUCCO SYSTEM – SEE SHEET 3/FR1.
11. CONCRETE TOPPING TO MATCH POOL DECK OVER CONCRETE SLAB SEE STRUCTURAL DRAWINGS.
12. BEAM SEE STRUCTURAL DRAWINGS.
13. CONCRETE FOOTING SEE STRUCTURAL DRAWINGS.
14. HIP.
15. PLASTIC LAMINATE COUNTERTOP & LAVATORY.
16. BOBRICK (B369003) 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:

田	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 SRC 8711 "PUESTA DEL SOL BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #902 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
(D) PRIMARY STUCCO	ICI #344 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:

(A) ROOF TILE	EAGLE ROOFING SRC 8402 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #198 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "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"

EXTERIOR COLOR SCHEME 3:

(A) ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #263 "WOOD HAVEN"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
(D) PRIMARY STUCCO	ICI #323 "AFTERNOON TEA"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #910 "SISAL"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

biltform architecture

biltform architecture group of nevada, Inc.
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phoenix, arizona 85014
Phone 602.[illegible] Fax 602.[illegible]

Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

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

REVISIONS:
△1 -
△2 -
△3 -
△4 -
△5 -

JOB NO:
DATE: FEBRUARY 22, 2
SCALE: 1/4" =
SHEET NO:

A16.1

CABANA C1 FLOOR, ROOF, & ELEVATION PLANS

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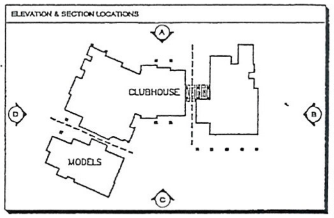
EOT-41823

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 #564 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #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	ICI #198 "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 #533 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

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

ELEVATION & SECTION LOCATIONS

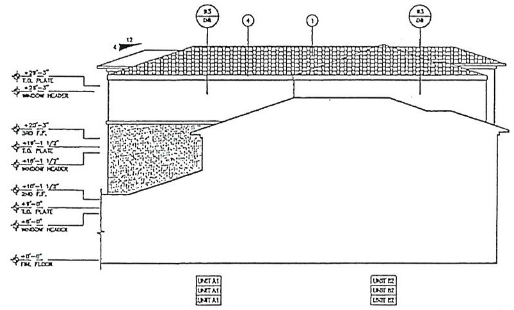


KEYED NOTES: (i)

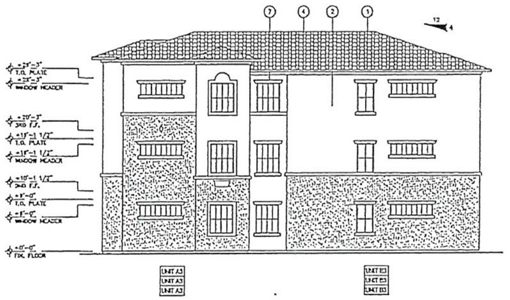
1. CONCRETE ROOF TILE – I.C.B.O. ER 2456.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. CRICKET
9. ALUMINUM WINDOW
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 8" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. PARAPET
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.5 FOR EXACT LOCATIONS & REFER TO DETAIL #6/D6 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

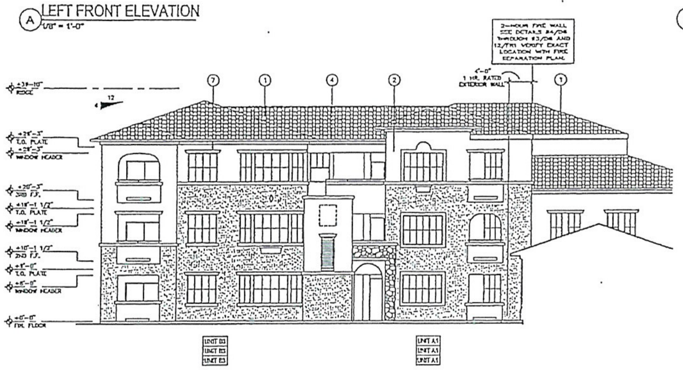
1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/FR1
4. STUCCO CONTROL JOINTS PER EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.



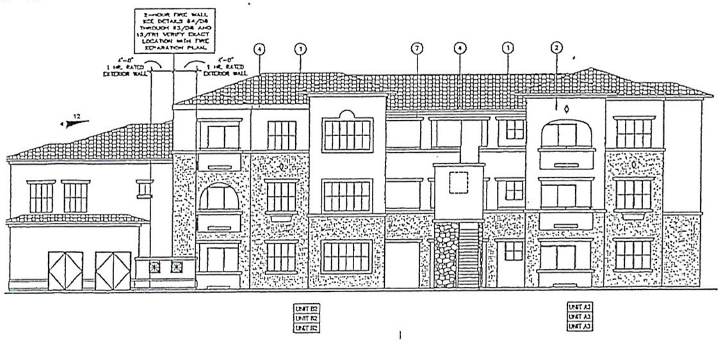
(A) LEFT FRONT ELEVATION
1/8" = 1'-0"



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



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



2–HOUR FIRE WALL SEE DETAILS #4/D4 THROUGH #3/D4 AND 12/FR1 VERIFY EXACT LOCATION WITH FIRE SEPARATION PLAN.
4'-0"
1 HR. RATED EXTERIOR WALL
4
1
7
4
1
2
12
4
UNIT E2
UNIT E2
UNIT E2
UNIT A3
UNIT A3
UNIT A3

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

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Picerne at Providence III

Rental Apartment Community
Las Vegas, Nevada

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

REVISIONS:
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2 -
3 -
4 -
5 -

JOB NO:	08-
DATE:	FEBRUARY 22, 2
SCALE:	1/8" = 1

SHEET NO:
A15.14

CLUBHOUSE
EXTERIOR ELEVATIONS

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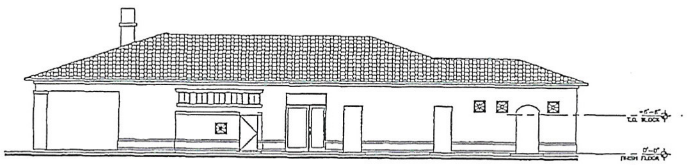
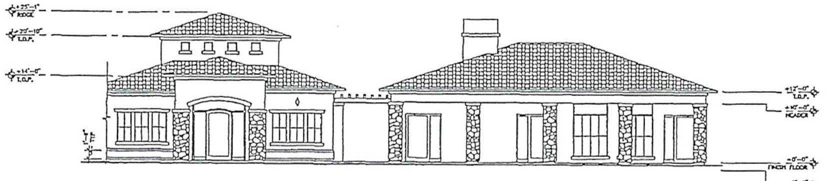
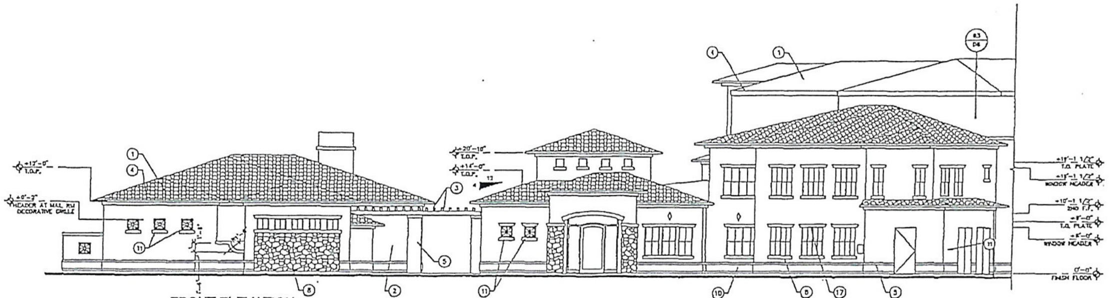


Ⓑ RIGHT ELEVATION
1/8" = 1'-0"

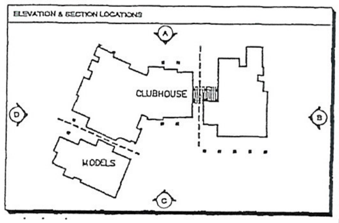


Ⓒ REAR ELEVATION
1/8" = 1'-0"



Ⓐ FRONT ELEVATION
1/8" = 1'-0"

ELEVATION & SECTION LOCATIONS



KEYED NOTES: ①

1. CONCRETE ROOF TILE – I.C.B.O. ER 2654.
2. STUCCO SYSTEM
3. 4x8 TUBE STEEL TRELLIS
4. STUCCO FASCIA
5. FRAMED STUCCO COLUMN W/STONE VENEER BASE
6. STUCCO CHIMNEY
7. STUCCO POP-OUT
8. CRICKET
9. ALUMINUM WINDOW
10. STUCCO SKIRT
11. DECORATIVE METAL GRILL
12. CLOSED RISER STAIRS
13. METAL RAILING
14. SCUPPER
15. 48" WIDE X 8" HIGH DRAINAGE OPENING
16. PATIO/BALCONY WALL
17. STUCCO POP-OUT
18. PARAPET
19. OPTIONAL LOCATION OF BUILDING ADDRESS SIGN – SEE SITE PLAN SHEET A1.1 FOR EXACT LOCATIONS & REFER TO DETAIL 66/D4 FOR SIGNAGE AND MOUNTING HEIGHTS.

GENERAL NOTES

1. SEE SECTIONS FOR ADDITIONAL ELEVATIONS
2. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. FOR EXTERIOR INSULATION AND FINISH SYSTEM SEE DETAIL 3/FX1
4. STUCCO CONTROL JOINTS PER EXTERIOR ELEVATIONS AS TO MINIMIZE CRACKING.

EXTERIOR COLOR SCHEME 1:

Ⓐ ROOF TILE	EAGLE ROOFING SMC 8711 PUESTA DEL SOL BLEND
Ⓑ DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #403 "SEA LANE"
Ⓒ STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
Ⓓ PRIMARY STUCCO	ICI #308 "MAPLE SEASON"
Ⓔ SECONDARY STUCCO & GARAGE DOORS	ICI #330 "CAMEL COAT"
Ⓕ FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 2:

Ⓐ ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
Ⓑ DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #104 "STEWART HOUSE"
Ⓒ STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
Ⓓ PRIMARY STUCCO	ICI #325 "CENTURY BROWN"
Ⓔ SECONDARY STUCCO & GARAGE DOORS	ICI #335 "TRADITIONAL TAN"
Ⓕ FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

EXTERIOR COLOR SCHEME 3:

Ⓐ ROOF TILE	EAGLE ROOFING SUNSET BLEND 3448 "CAPISTRANO BLEND"
Ⓑ DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #[illegible] "WOOD HAVEN"
Ⓒ STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
Ⓓ PRIMARY STUCCO	ICI #323 "AFTERNOON TEA"
Ⓔ SECONDARY STUCCO & GARAGE DOORS	ICI #510 "SISAL"
Ⓕ FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO"

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REVISIONS:
△1 -
△2 -
△3 -
△4 -
△5 -

JOB NO.: [illegible]
DATE: FEBRUARY 22, 2
SCALE: 1/8" = 1
NO.

A15.13

CLUBHOUSE
EXTERIOR ELEVATIONS

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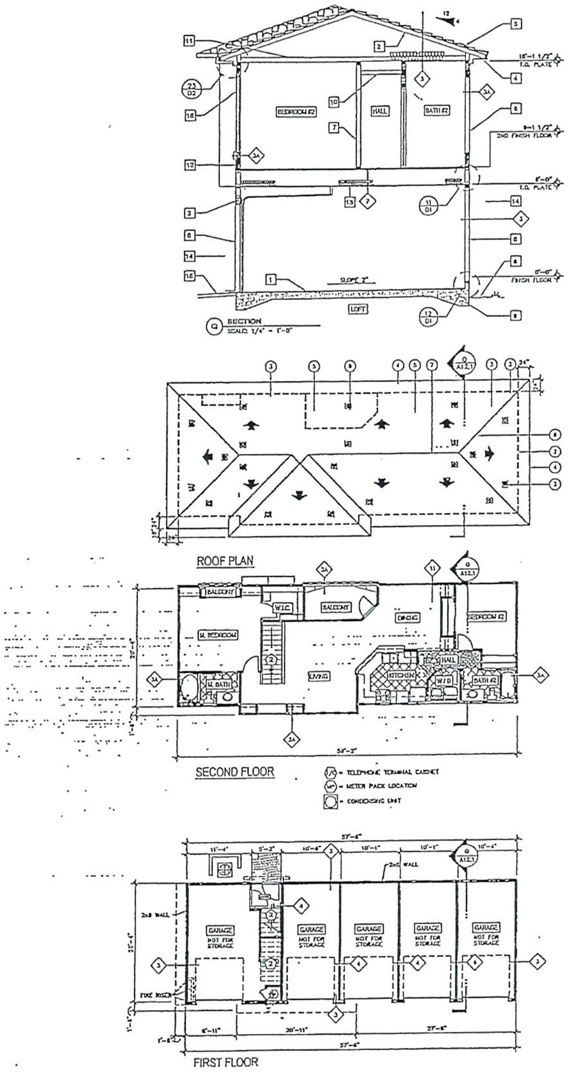

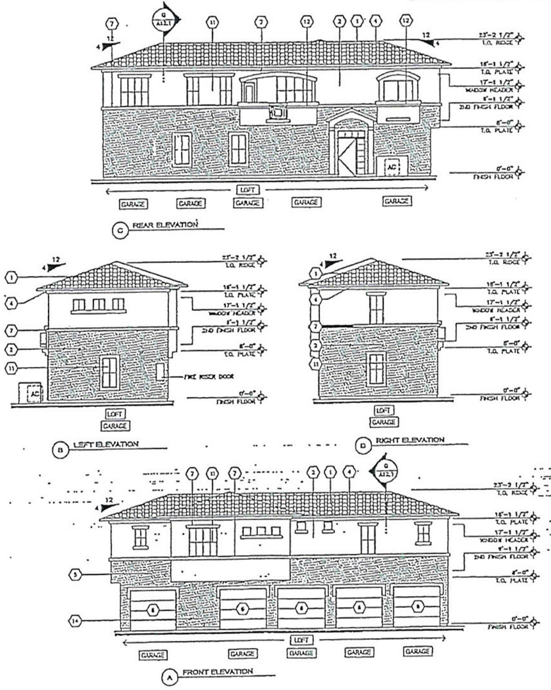

ROOF VENTILATION CALCULATIONS

ROOF AREA (S.F.) X 144/333 = REQUIRED VENT AREA (S.I.)

ROOF #	ROOF AREA	REQUIRED VENT AREA	VENT AREA PROVIDED		
			FLAT VENT	DORMER VENT	TOTAL PROVIDED
ROOF 1	1268	817	–	(6) X 110	660

ROOF VENTILATION CALCULATIONS NOTES:

1. DORMER VENT – 23 X 20 (FREE VENT AREA IS 110 S.I.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR MEET THE REQUIREMENTS OF THE CALCULATION TABLE.)

NOTE:

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

SECTION KEY NOTES: #

1. CONCRETE SLAB PER STRUCTURAL
2. PREFAB WOOD TRUSS – SEE STRUCTURAL
3. BEAM PER STRUCTURAL
4. TYPICAL FASCIA – SEE DETAIL 22/D2
5. CONCRETE TILE ROOF
6. STUCCO SYSTEM – SEE SHT FR1
7. GYP. BOARD PER WALLTYPE
8. FINISHED GRADE MIN. 6" BELOW FIN. FLR.
9. FOUNDATION SYSTEM PER STRUCTURAL
10. FURR-DOWN AT +8'-0" A.F.F. – SEE DETAIL 18/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. 2053
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 48 & 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 8403 MISSION SANTA BARBARA
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #523 "SANTA'S BEARD"
(D) PRIMARY STUCCO	ICI #364 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	CULTURED STONE EUROPEAN CASTLE "CHARDONNAY"

EXTERIOR COLOR SCHEME 2:

(A) ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #196 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #523 "SANTA'S BEARD"
(D) PRIMARY STUCCO	ICI #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	CULTURED STONE COUNTRY LEDGESTONE "CHARDONNAY"

EXTERIOR COLOR SCHEME 3:

(A) ROOF TILE	EAGLE ROOFING SMC 6703 "DEL ORO"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #319 "BASKETRY"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #523 "SANTA'S BEARD"
(D) PRIMARY STUCCO	ICI #312 "MALE VILLAGE"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #610 "SISAL"
(F) FIELDSTONE ACCENT	CULTURED STONE COUNTRY LEDGESTONE "CHARDONNAY"

KEYED NOTES: #

1. CHIMNEY – SEE DETAIL 30/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-4480.
6. HIP – SIM. TO DETAIL 35/D3.
7. RIDGE – SEE DETAIL 34/D3.
8. VALLEY – SEE DETAIL 36/D3.
9. LINE OF ROOF BELOW.
10. TUBE STEEL TRELLIS FRAMING 4x8 TOP & BOTTOM.
11. CRICKET – PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. PARAPET – SEE DETAIL 82/D6.
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT
14. EAVE VENT – FIELD VERIFY LOCATION. COORDINATE WITH STRUCTURAL SHEAR WALL LOCATIONS.
15. MECHANICAL WELL – SEE DETAIL 77/D7.
16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADERS TO DAY LIGHT – SEE DETAILS 83/D8 AND 84/D8.
17. 3" DRAIN & OVERFLOW FROM MECHANICAL WELL TO COLUMN, DOWN TO GRADE AT 1/4" PER FT.
18. LINE OF SOFFIT BELOW.
19. ROOF GUTTER AND DOWNSPOUT.
20. FASCIA – SEE DETAIL 84/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 78/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-4880, WITH BATTENS OVER 40# FELT ON PLYWD. ROOF SHEATHING
7. TYPICAL ROOF SLOPE IS 4:12
8. SAW CUT ROOF TILE AT VALLEYS – TYP.
9. ROOF OVERHANGS SHALL BE 1'-6" U.N.O.
10. ALL ROOFS MUST BE A MINIMUM OF A CLASS-B RATING.

GENERAL NOTES

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

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

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

BUILDING AREA (GROSS)

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

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

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

REVISIONS
1 3/1/06 ISSUED FOR CONSTRUCTION
2 3/8/06 OWNER COMMENTS
3 3/25/06 OWNER COMMENTS
4 -
5 -

JOB NO.: 04-
DATE: JANUARY 12, 2
SCALE: 1/4" = 1'
SHEET NO.: A11.1

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

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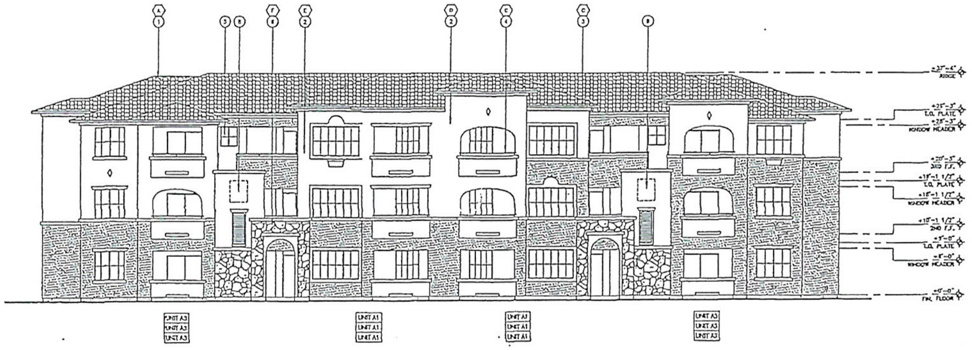
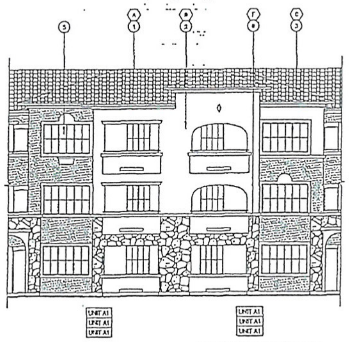
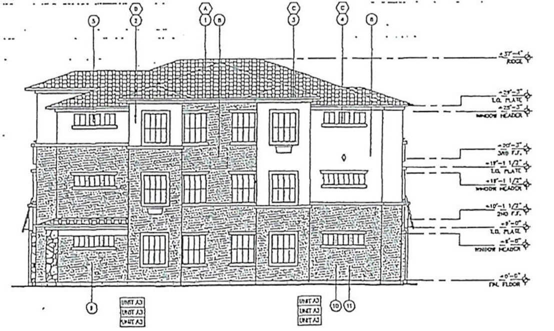


A FRONT & REAR ELEVATION
1/8" = 1'-0"



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



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

ELEVATION KEY NOTES: (1)

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	ICI #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #512 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #384 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	ICI #330 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. ER-2565

EXTERIOR COLOR SCHEME 2:

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #196 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #512 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	ICI #533 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. ER-2568

EXTERIOR COLOR SCHEME 3:

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3648 "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-2568

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PHONE: [illegible] FAX: [illegible]

REVISIONS:
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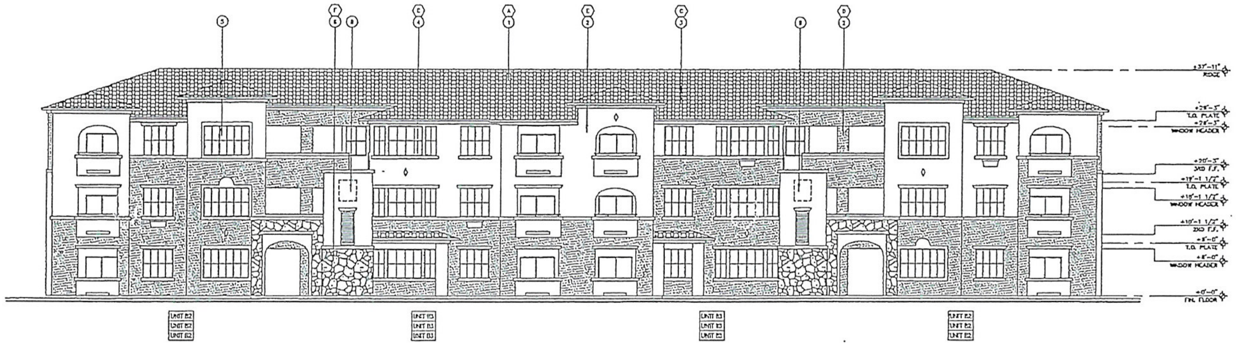
4 -
5 -

JOB NO.	[illegible]
DATE:	FEBRUARY 22, 2007
	1/8" = 1'-0"

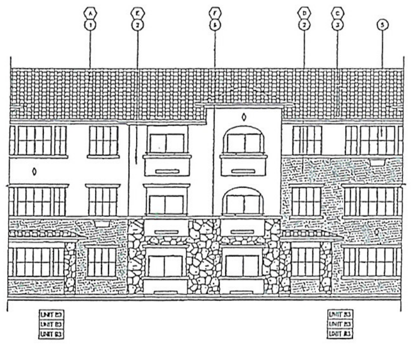
BUILDING TYPE 1
EXTERIOR ELEVATIONS

A5.4

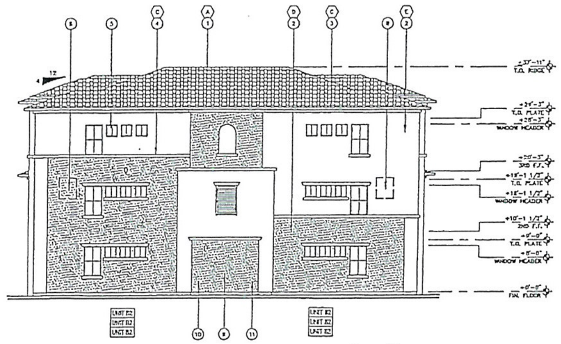
EOT-41823



Ⓐ FRONT & REAR ELEVATION
1/8" = 1'-0"



Ⓒ STREET SIDE ELEVATION
1/8" = 1'-0"



Ⓑ LEFT & RIGHT ELEVATION
1/8" = 1'-0"

ELEVATION KEY NOTES: ①

1. CONCRETE ROOF TILE - I.C.B.O. 2043
2. STUCCO SYSTEM - SEE DETAIL 3/7.1
3. STUCCO FASCIA SEE DETAIL 22/B2
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: ⬡	
Ⓐ ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
Ⓑ DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #363 "SEA LANE"
Ⓒ STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
Ⓓ PRIMARY STUCCO	ICI #344 "MAPLE SEASON"
Ⓔ SECONDARY STUCCO & GARAGE DOORS	ICI #336 "DIESEL COAT"
Ⓕ FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3548

EXTERIOR COLOR SCHEME 2: ⬡	
Ⓐ ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
Ⓑ DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #196 "STEWART HOUSE"
Ⓒ STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
Ⓓ PRIMARY STUCCO	ICI #322 "CENTURY BROWN"
Ⓔ SECONDARY STUCCO & GARAGE DOORS	ICI #325 "TRADITIONAL TAN"
Ⓕ FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3548

EXTERIOR COLOR SCHEME 3: ⬡	
Ⓐ ROOF TILE	EAGLE ROOFING SUNSET BLEND 3446 "CAPISTRANO BLEND"
Ⓑ DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #252 "WOOD MANOR"
Ⓒ STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
Ⓓ PRIMARY STUCCO	ICI #323 "AFTERNOON TEA"
Ⓔ SECONDARY STUCCO & GARAGE DOORS	ICI #340 "SISAL"
Ⓕ FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3548

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Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

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

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JOB NO.
DATE: FEBRUARY 22, 20
SCALE: 1/8" = 1'

A6.4

BUILDING TYPE 2
EXTERIOR ELEVATIONS

EOT-41823

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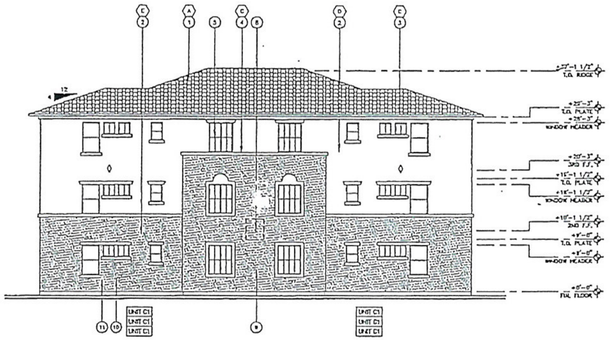
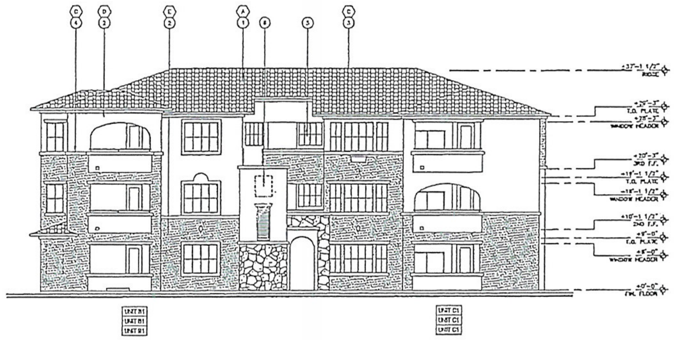
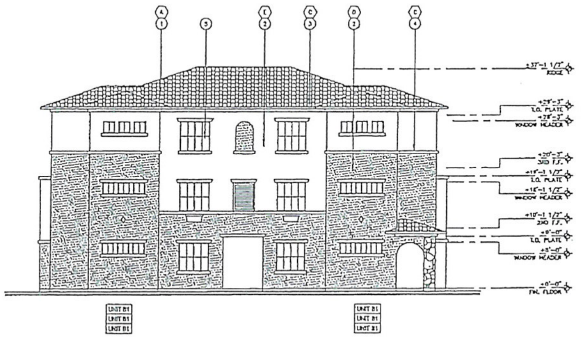


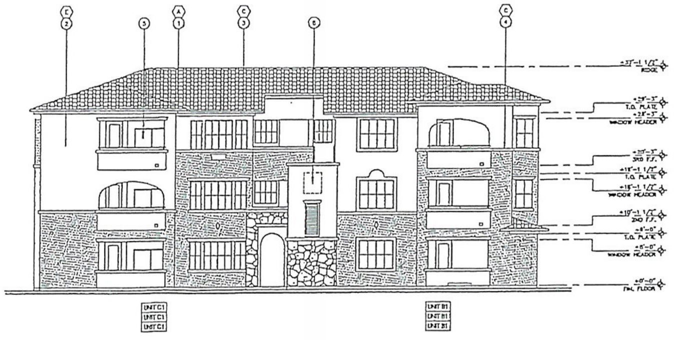
C RIGHT ELEVATION
1/8" = 1'-0"



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



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



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

ELEVATION KEY NOTES: ①

1. CONCRETE ROOF TILE – I.C.B.O. 2043
2. STUCCO SYSTEM – SEE DETAIL 3/TR1
3. STUCCO FASCIA, SEE DETAIL 22/22
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1: ⬡	
(A) ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #903 "SEA LANE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	ICI #364 "MAPLE SEASON"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #530 "CAMEL COAT"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3548

EXTERIOR COLOR SCHEME 2: ⬡	
(A) ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
(B) DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #196 "STEWART HOUSE"
(C) STUCCO FASCIA, TRIM AND POPOUTS	ICI #512 "HALE VILLAGE"
(D) PRIMARY STUCCO	ICI #322 "CENTURY BROWN"
(E) SECONDARY STUCCO & GARAGE DOORS	ICI #535 "TRADITIONAL TAN"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3548

EXTERIOR COLOR SCHEME 3: ⬡	
(A) ROOF TILE	EAGLE ROOFING SUNSET BLEND 3148 "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 #410 "SISAL"
(F) FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-3548

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DATE: FEBRUARY 21, 2
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A7.4

BUILDING TYPE 3
EXTERIOR ELEVATIONS

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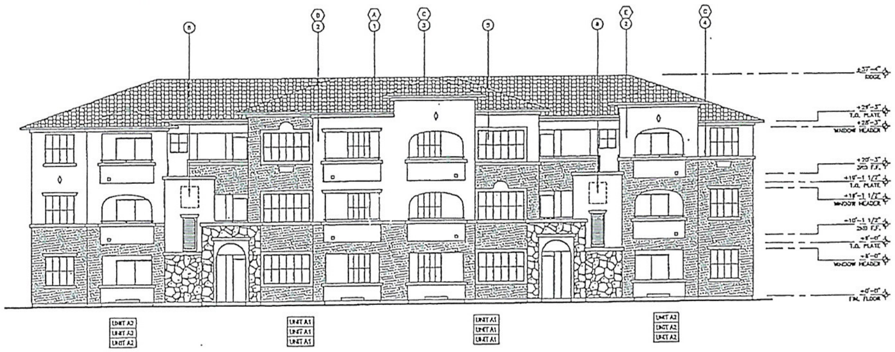
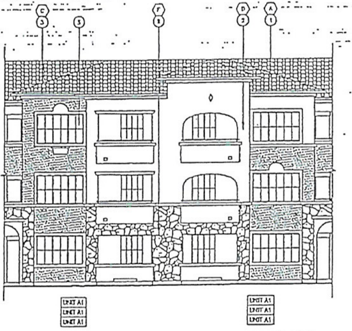
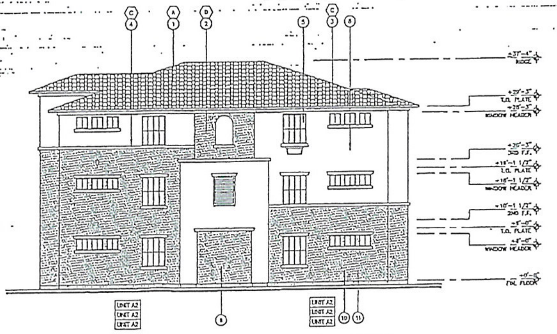


A FRONT & REAR ELEVATION
1/8" = 1'-0"



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



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

ELEVATION KEY NOTES: ①

1. CONCRETE ROOF TILE - I.C.B.O. 2053
2. STUCCO SYSTEM - SEE DETAIL 3/TX1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT - SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1: ⬡

A ROOF TILE	EAGLE ROOFING SMC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #903 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #344 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	ICI #530 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-2363

EXTERIOR COLOR SCHEME 2: ⬡

A ROOF TILE	EAGLE ROOFING SMC 8402 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #106 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #322 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	ICI #325 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-2363

EXTERIOR COLOR SCHEME 3: ⬡

A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3141 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #262 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #223 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	ICI #818 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-2543

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A8.4

BUILDING TYPE 5
EXTERIOR ELEVATIONS

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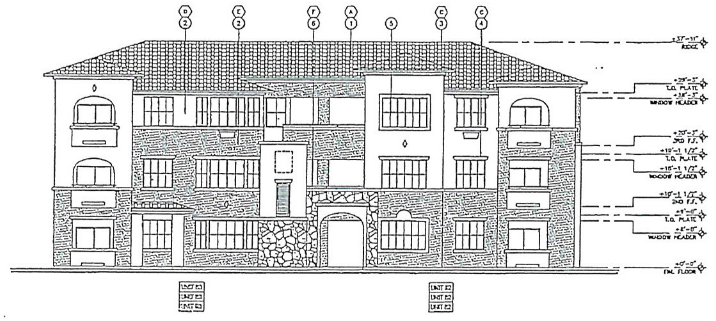
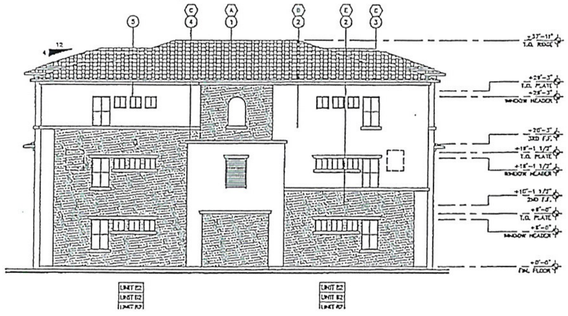
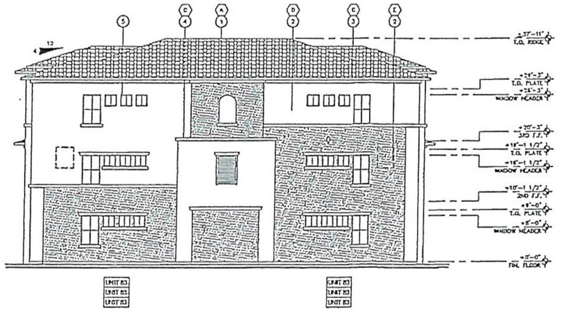


A FRONT & REAR ELEVATION
1/8" = 1'-0"



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



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

ELEVATION KEY NOTES:

1. CONCRETE ROOF TILE – I.C.B.O. 2983
2. STUCCO SYSTEM – SEE DETAIL 3/FR1
3. STUCCO FASCIA, SEE DETAIL 22/D2
4. STUCCO POP-OUT – SEE DETAIL 41/D4
5. ALUMINUM WINDOW
6. FIELDSTONE ACCENT
7. FAUX FLOWER PLANTER
8. BUILDING IDENTIFICATION SIGN
9. METER PACK LOCATION
10. TELEPHONE SERVICE LOCATION
11. CABLE TELEVISION LOCATION

EXTERIOR COLOR SCHEME 1:	
A ROOF TILE	EAGLE ROOFING SHC 8711 "PUESTA DEL SOL BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #203 "SEA LANE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #364 "MAPLE SEASON"
E SECONDARY STUCCO & GARAGE DOORS	ICI #230 "CAMEL COAT"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-2568

EXTERIOR COLOR SCHEME 2:	
A ROOF TILE	EAGLE ROOFING SHC #422 "MISSION SANTA CRUZ"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #188 "STEWART HOUSE"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #222 "CENTURY BROWN"
E SECONDARY STUCCO & GARAGE DOORS	ICI #225 "TRADITIONAL TAN"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-2568

EXTERIOR COLOR SCHEME 3:	
A ROOF TILE	EAGLE ROOFING SUNSET BLEND 3646 "CAPISTRANO BLEND"
B DOORS, SHUTTERS, STAIR & BALCONY RAILINGS, & FLOWER PLANTERS	ICI #252 "WOOD HAVEN"
C STUCCO FASCIA, TRIM AND POPOUTS	ICI #312 "HALE VILLAGE"
D PRIMARY STUCCO	ICI #323 "AFTERNOON TEA"
E SECONDARY STUCCO & GARAGE DOORS	ICI #180 "SISAL"
F FIELDSTONE ACCENT	EL DORADO STONE LIMESTONE "SHILO" I.C.B.O. #ER-2568

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Las Vegas, Nevada

Picerne Development Corp.
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JOB NO.:
DATE: FEBRUARY 22, 2
SCALE: 1/8" = 1

A9.3

BUILDING TYPE 9
EXTERIOR ELEVATIONS

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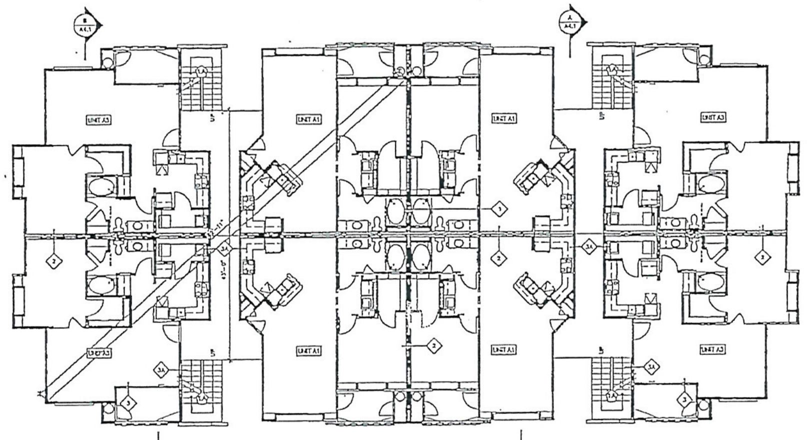
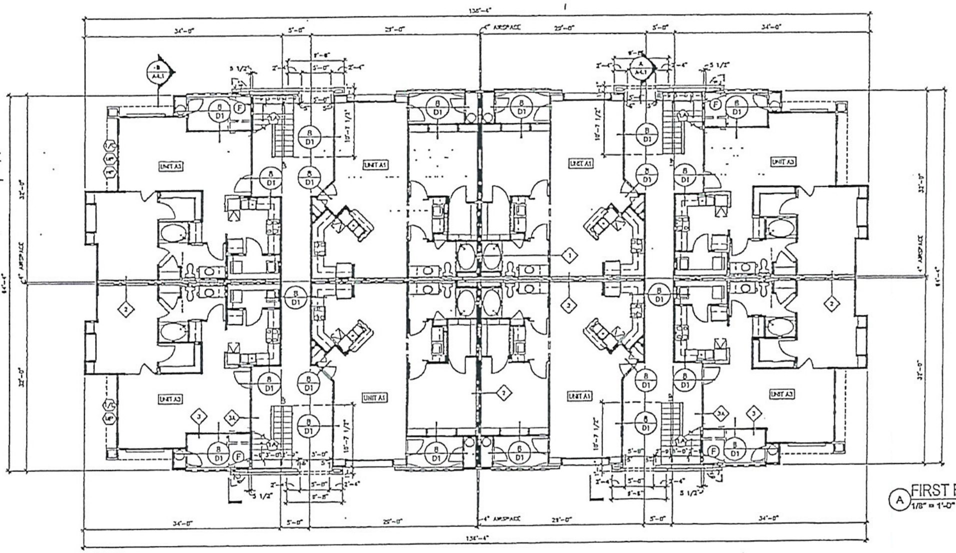


(B) SECOND FLOOR PLAN
1/8" = 1'-0"



(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 A4.1 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, A2.8, A2.12, A2.13, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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DATE: FEBRUARY 22, 200
SCALE: 1/8" = 1'-0"
SHEET NO.

A5.1

BUILDING TYPE 1
ST & SECOND FLOOR PLANS

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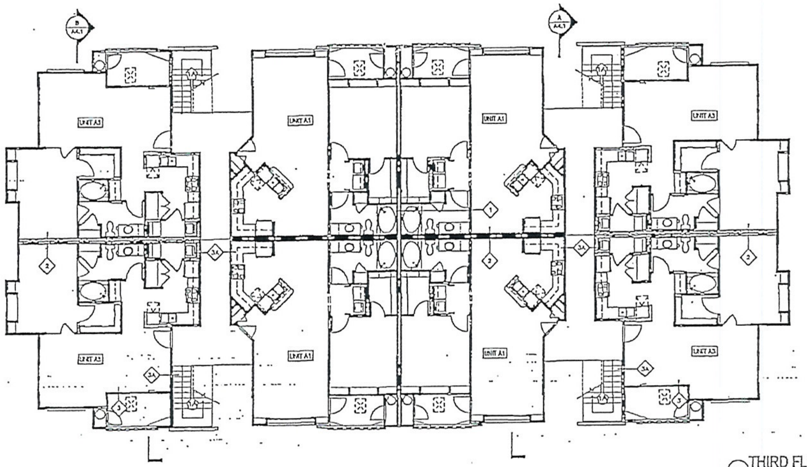

A THIRD FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

- MP METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACK SKIRT SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SKIRT DET.. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION
- 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
- Ⓕ 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, A2.5, A2.8, A2.12, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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JOB NO. 06-071
DATE: FEBRUARY 22, 2007
SCALE: 1/8" = 1'-0"
SHEET NO.: A5.2

BUILDING TYPE 1
THIRD FLOOR

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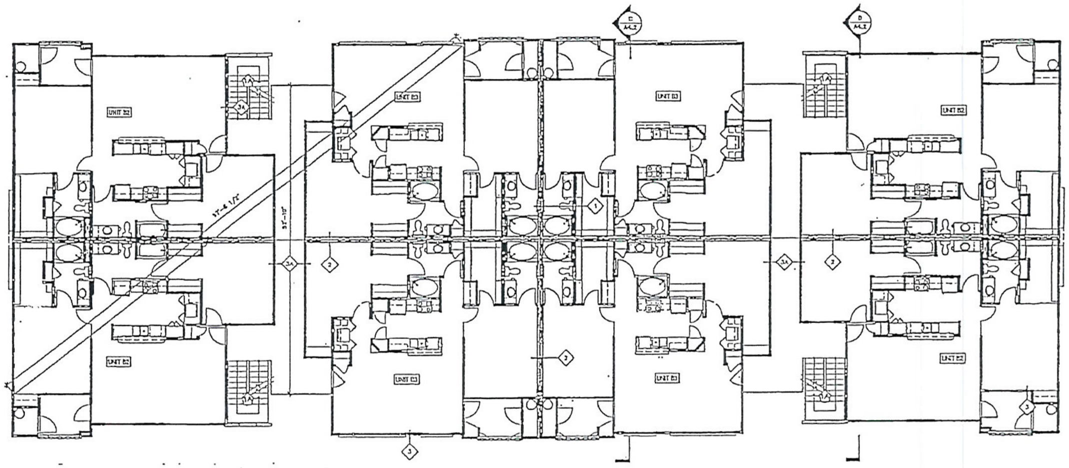
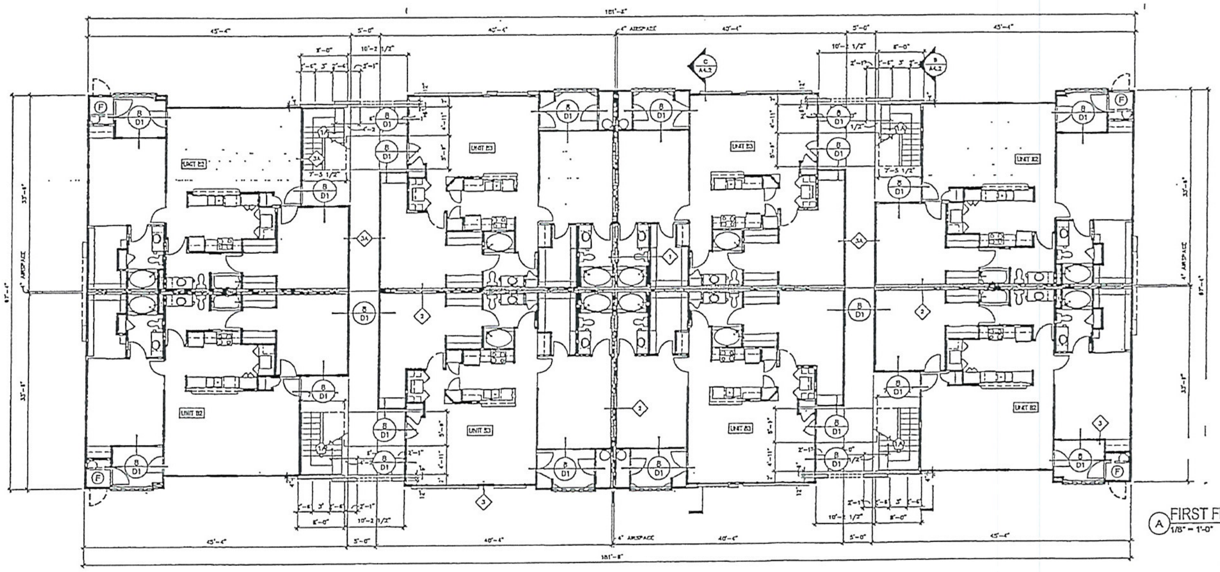


B SECOND FLOOR PLAN
1/8" = 1'-0"



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

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 A14.3 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, A2.8, A2.12, A2.15, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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JOB NO:	03-[illegible]
DATE:	FEBRUARY 22, 2003
SCALE:	1/8" = 1'-0"
SHEET NO:	46.1

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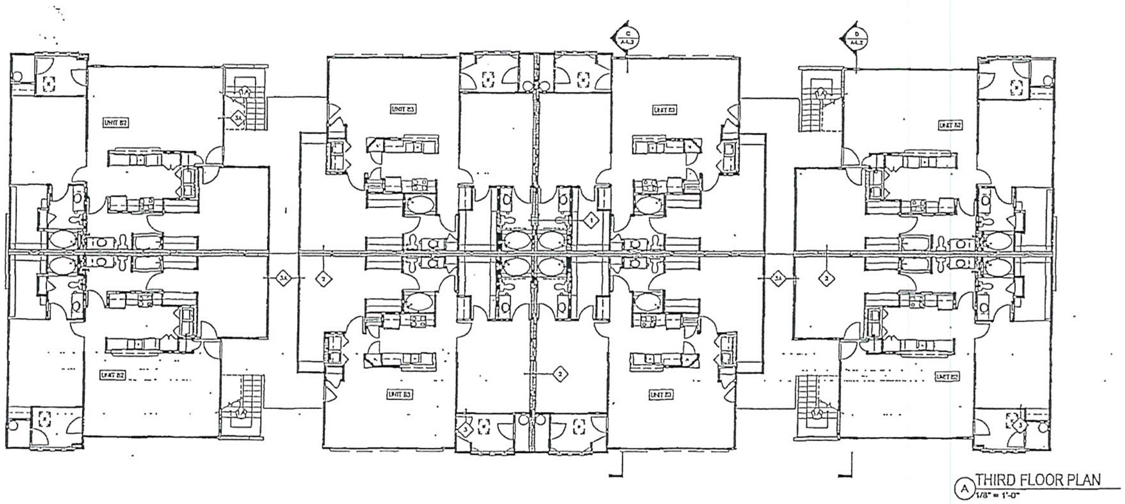

A THIRD FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

- 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
- 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
- Ⓕ 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. DIMS TO FACE OF STUD U.N.O.

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JOB NO.	05-078
	FEBRUARY 22, 2007
SCALE	1/8" = 1'-0"
SHEET NO.	

A6.2

BUILDING TYPE 2
THIRD FLOOR

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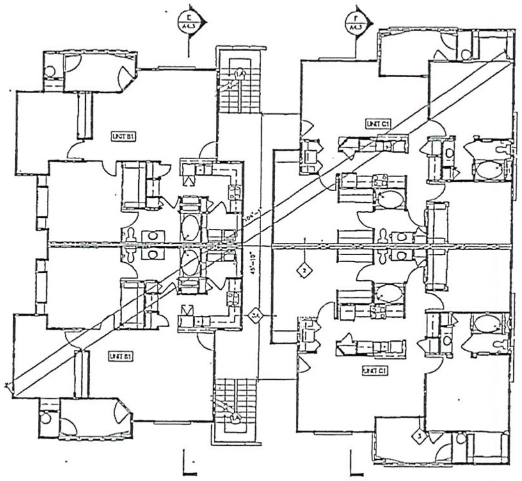
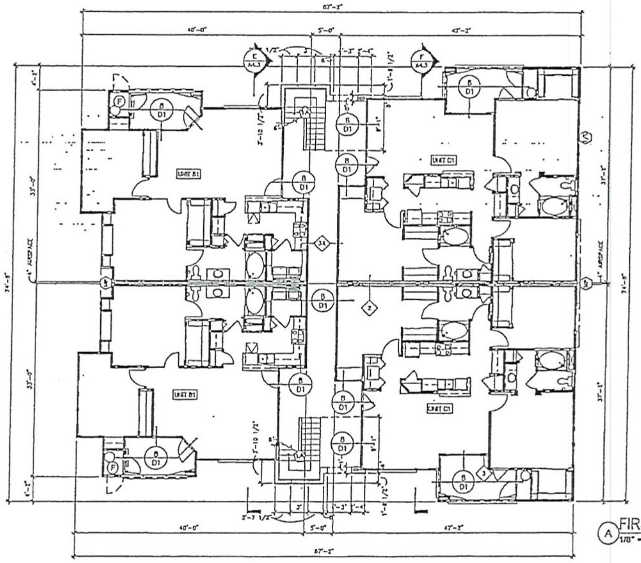


B SECOND FLOOR PLAN
1/8" = 1'-0"



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

SYMBOL SCHEDULE

MP	METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION, VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START, METER PACK SKIRT SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SKIRT DET., SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION
T/C	TELEPHONE TERMINAL CABINET, CABLE TV TAP BOX & WATER METER CABINET, ONE @ EACH BLDG. PLAN, SEE ELECTRICAL FOR EXACT LOCATION, VERIFY SIZE 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, A2.8, A2.12, A2.13, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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DATE:	FEBRUARY 22, 200
SCALE:	1/8" = 1'-0

BUILDING TYPE 3
FIRST & SECOND FLOOR PLANS

A7.1

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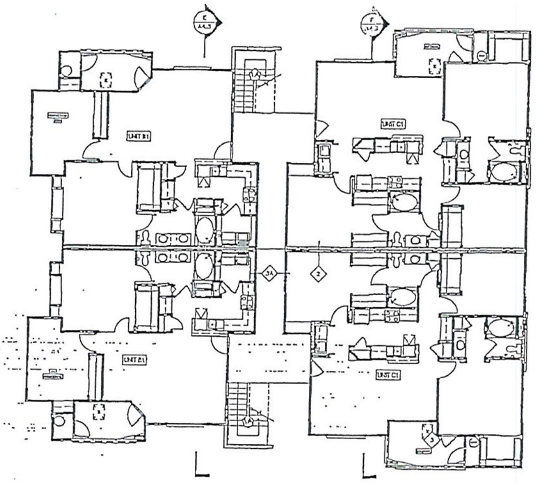

A THIRD FLOOR PLAN
1/8" = 1'-0"

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/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, A2.8, A2.12, A2.13, A2.17
2. DIMS TO FACE OF STUD U.N.O.

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JOB NO: 04-87
DATE: MAY 22, 20
SCALE: 1/8" = 1'

SHEET NO:
A7.2

BUILDING TYPE 3
THIRD FLOOR

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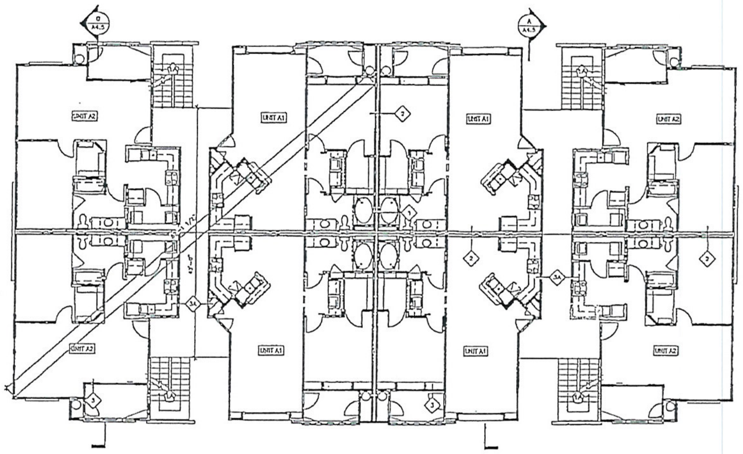
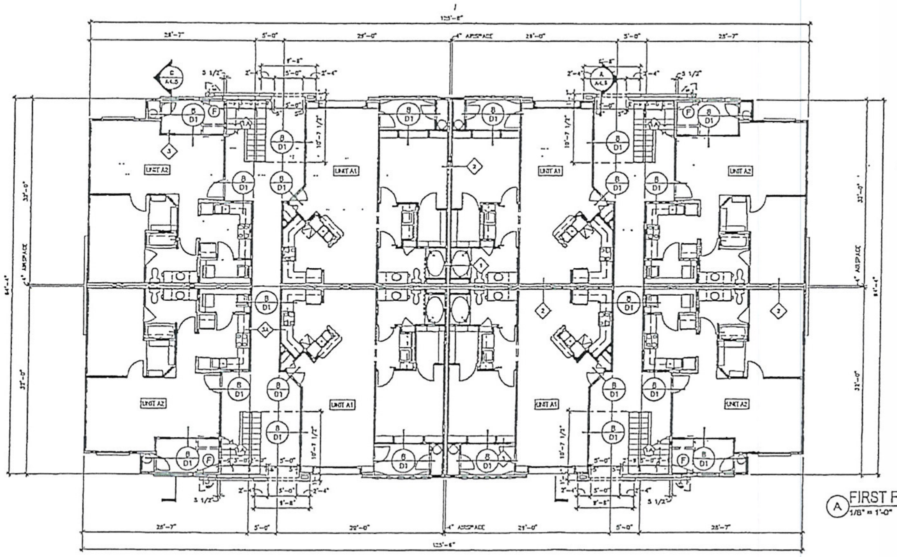


(B) SECOND FLOOR PLAN
1/8" = 1'-0"



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

SYMBOL SCHEDULE

- (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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SHEET NO.	

A8.1

BUILDING ~~TYPE~~ 5'
FIRST & SECOND FLOOR PLANS

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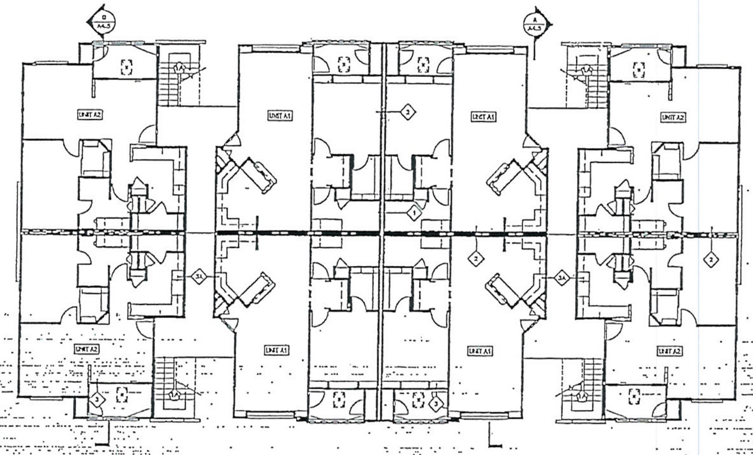

A THIRD FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

- MP — METER PACK LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. METER PACK SKIRT SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT SEE DETAIL SHEETS FOR SKIRT DET. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION
- 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.
- B — INDICATES STAIR TYPE. SEE SHEET A14.1 FOR STAIR PLANS AND STAIR SECTIONS
- ☒ ATTIC ACCESS — SEE DETAIL 37/D4
- 1 — SEE SHEET FX1 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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1/8" = 1'-

BUILDING TYPE 5
THIRD FLOOR

A8.2

LRB GROUP, INC

EOT-41823

UNIT 1A ROOM FINISH SCHEDULE

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

TYPICAL MATERIALS:

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

LIGHT AND VENTILATION REQUIREMENTS

EXTERIOR UNIT CONDITION – SEE BUILDING PLANS

	LIVING ROOM / DINING	BEDROOM
ROOM SQ. FT.	344	134
LIGHT REQUIRED (8%)	27.52	10.72
LIGHT PROVIDED	45	38
VENT REQUIRED (2.5)	17.2	6.7
VENT PROVIDED	25.5	15

LIGHT AND VENTILATION REQUIREMENTS

INTERIOR UNIT CONDITION – SEE BUILDING PLANS

	LIVING ROOM / DINING	BEDROOM
ROOM SQ. FT.	344	134
LIGHT REQUIRED (8%)	27.52	10.72
LIGHT PROVIDED	45	29
VENT REQUIRED (2.5)	17.2	6.7
VENT PROVIDED	22.5	19

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 6" 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 @ +84" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO PREVENT 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 PEEPVIEWER/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 STRUCTURALLY FASTENED TO BOTH THE DOOR & FRAME WITH NOT LESS THAN (4) # 8-3/4" WOOD SCREWS OR TO THE METAL WITH NOT LESS THAN (4) #8 MACHINE SCREWS. IN WOOD CONSTRUCTION, AN OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED EXTENDING NOT LESS THAN 6" ABOVE AND BELOW THE PLATE.

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

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

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

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

U. REFER TO OWNER'S "COLORING 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 @ CYP. 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. THE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

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

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

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

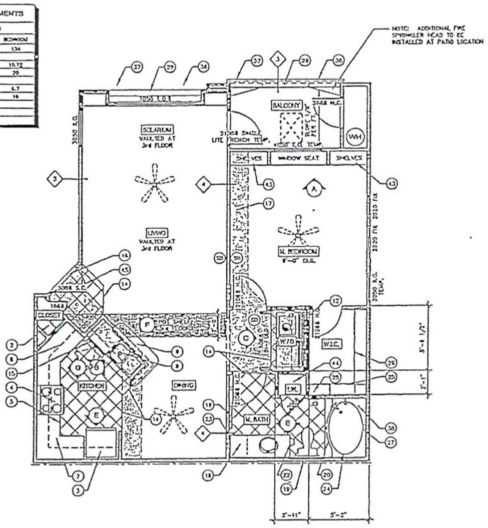
EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES: ①

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) 20"T MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 63/D4
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MILL FIN. – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE – SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +33"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/D3
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 3' FLUORESCENT FIXTURE
41. POT SHELF @ 8'-2" OR 8'-0" TO BOTTOM, SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 18" DEEP – SEE DETAIL 83/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION, SEE DETAIL 13/D2 FOR OTHER INFORMATION
47. NOT USED
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT THE PENETRATIONS – SEE MECHANICAL PLANS

SYMBOL SCHEDULE:

▦	INDICATES 8'-0" A.F.F. FURR DOWN
▨	INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
(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
◇	SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
⊠	CERAMIC TILE APPLIED [illegible] CONTROL MATTING

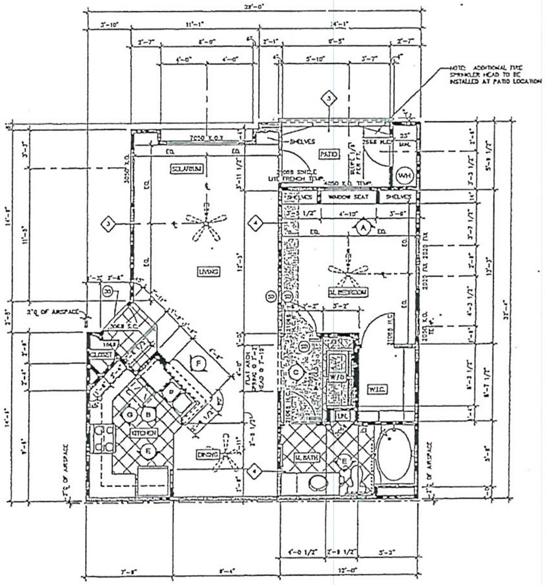

NOTE: ADDITIONAL FIRE SPRINKLER HEAD TO BE INSTALLED AT PATIO LOCATION
SOLARIUM VAULTED AT 3rd FLOOR
LIVING VAULTED AT 3rd FLOOR
BALCONY
M. BEDROOM
WINDOW SEAT
SHELVES
KITCHEN
DINING
M. BATH
W.I.C.
CLOSET
WH
3050 X.O.
2020 FIX
2050 X.O.
5'-11"
5'-2"

UNIT A1 (ANSI TYPE "B")
SECOND FLOOR

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

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

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



UNIT A1 (ANSI TYPE "B")
FIRST FLOOR

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

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

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

UNIT A1 FLOOR PLANS

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JOB NO:	06-078
DATE:	FEBRUARY 22, 2007
	1/4" = 1'-0"

A2.1

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UNIT A2 ROOM FINISH SCHEDULE

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

TYPICAL MATERIALS:

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

GENERAL NOTES:

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

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

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

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

E. W.R. GYP. BOARD TO EXTEND A MINIMUM OF 6" 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 PREVENT 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 PEEPHOLE/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 "COLORING 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. W.S. AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE W.S.

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

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

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

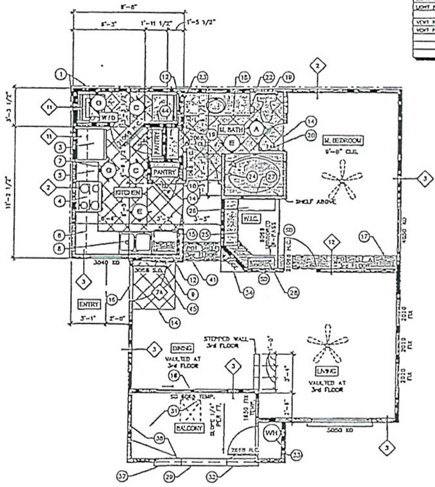
EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES: ①

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) RIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 63/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MILL FIN. – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE – SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/D5
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 8'-2" OR 8'-6" TO BOTTOM. SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 63/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 EXH. PENETRATIONS – SEE MECHANICAL PLANS

LIGHT AND VENTILATION REQUIREMENTS

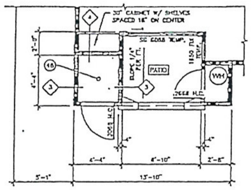
	LIVING ROOM	DINING	BEDROOM
ROOM SQ. FT.	148	120	147
LIGHT REQUIRED (8%)	11.84	9.6	11.76
LIGHT PROVIDED	44.3	20	20
VENT REQUIRED (5%)	7.4	6	7.35
VENT PROVIDED	12.5	10	10



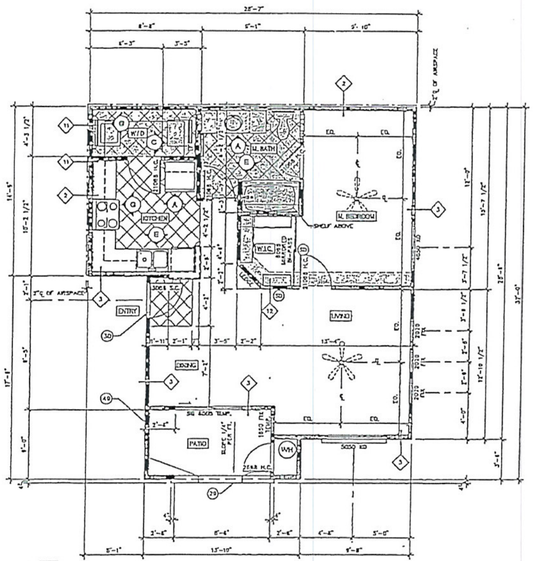
UNIT A2 (ANSI TYPE "B")
2ND & 3RD FLOOR
(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

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

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



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



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

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

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

UNIT A2 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
- SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
- CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
- WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
- INTERIOR ELEVATIONS – SEE SHEETS
- SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
- CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

biltform architecture

biltform architecture group of nevada, Inc.

Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

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

REVISIONS:
△1 -
△2 -
△3 -
△4 -
△5 -

JOB NO.: 06-07
DATE: FEBRUARY 22, 20
SCALE: 1/4" = 1'-0"

A2.4

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City of Las Vegas

EOT-41823

UNIT A3 ROOM FINISH SCHEDULE

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

TYPICAL MATERIALS:

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

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR "THROUGH- PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

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

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

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

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

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

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

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES: ①

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

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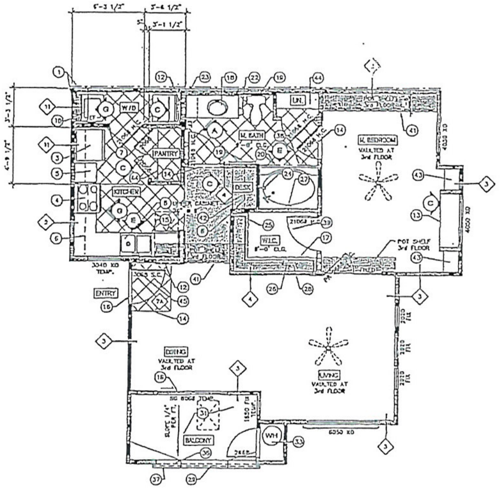


UNIT A3 (ANSI TYPE "B")
SECOND FLOOR

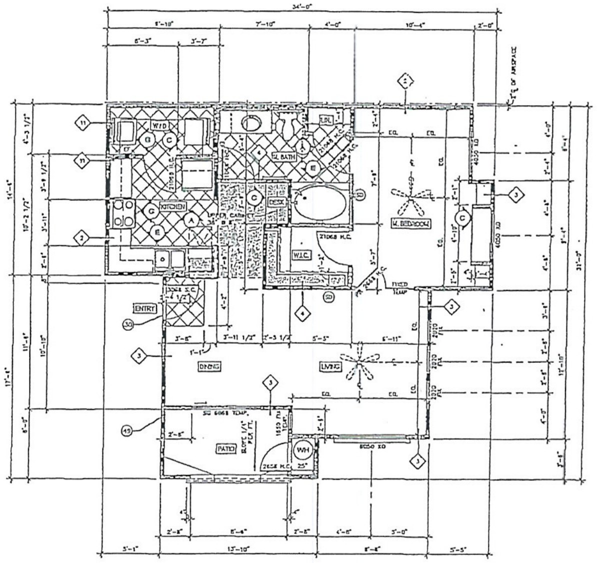
ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.N.O.

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

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

LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	BEDROOM	
ROOM SQ. FT.	148	120	168	
LIGHT REQUIRED (8%)	11.84	9.6	13.44	
LIGHT PROVIDED	44.5	39	29	
VENT REQUIRED (5%)	7.4	6	8.4	
VENT PROVIDED	12.5	18	10	

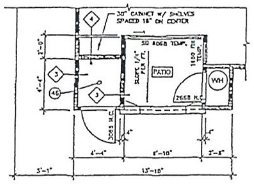


UNIT A3 (ANSI TYPE "B")
FIRST FLOOR

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

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

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



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

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
Ⓢ	SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
Ⓜ	CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
◒	CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
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 "##" FOR WOOD W AND FIRE RATED ASSEMBLIES
⊠	CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1 ◇7A

REVISIONS:
△1 -
△2 -
△3 -
△4 -
△5 -

JOB NO:
DATE: FEBRUARY 22, 20
SCALE: 1/4" = 1'-
SHEET NO:

A2.7

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EOT-41823

UNIT B1 ROOM FINISH SCHEDULE

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

TYPICAL MATERIALS:

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

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO PREVENT 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 PEEPVIEWER/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 STRUCTURALLY 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 "COLORING PLAN" FOR ADDITIONAL INFORMATION ON 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/HEADER STOPPING FROM TOUCHING THE TILE.

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

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

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

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES: ①

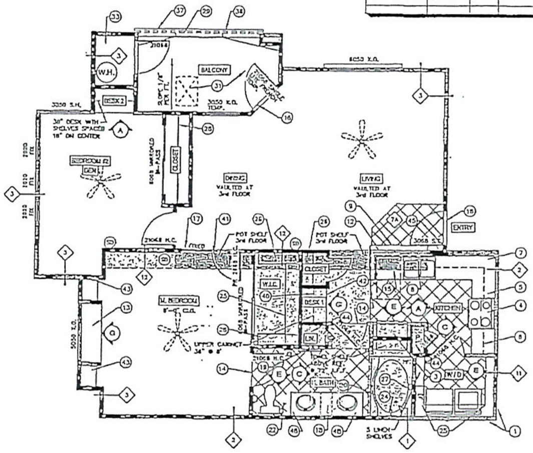
1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 83/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MFL. FIN. – 1/2" MAX. HT. (ENTRY & PATIO DOORS ONLY)
17. LINE OF SOFFIT OR CEILING HEIGHT CHANGE ABOVE – SEE DETAIL 27/D3
18. PLASTIC LAMINATE COUNTER TOP WITH SINK & SPLASH WITH FULL WIDTH MIRROR
19. 24" TOWEL BAR/TOWEL RING
20. CURVED SHOWER ROD
21. OPTIONAL FIRE (SPRINKLER) RISER LOCATION, SEE SITE PLAN, BUILDING PLANS, FIRE PROTECTION PLANS, & DETAIL 13/D2
22. TOILET PAPER DISPENSER
23. RECESSED MEDICINE CABINET
24. FIXTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/D3
37. STUCCO SOFFIT @ 8'-6"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 8'-2" OR 8'-0" TO BOTTOM, SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 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 THE PENETRATIONS – SEE MECHANICAL PLANS

SYMBOL SCHEDULE:

▨	INDICATES 8'-0" A.F.F. FURR DOWN
▨	INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 27/D3
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
A B C D E F G H	INTERIOR ELEVATIONS – SEE SHEETS A7
◇	SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
⊠	CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	216	97	194	143
LIGHT REQUIRED (8%)	17.28	7.8	7.76	11.44
LIGHT PROVIDED	33	20	25	37
VENT REQUIRED (5%)	10.8	4.85	9.7	7.15
VENT PROVIDED	33	10	12.5	7.5

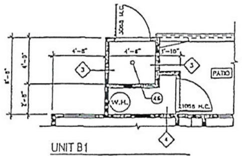


UNIT B1 (ANSI TYPE "B")
SECOND FLOOR

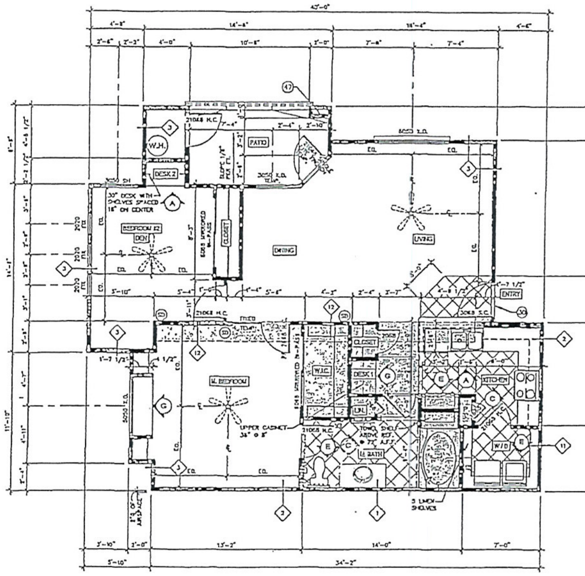
ALL KEYED NOTES AT 2ND & 3RD FLOOR TO APPLY TO 1ST FLOOR U.N.O.

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

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



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



UNIT B1 (ANSI TYPE "B")
FIRST FLOOR

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

(ALL BATH TUBS SHALL HAVE RECESSED CAN LIGHT)

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

UNIT B1 FLOOR PLANS

biltform architecture

biltform architecture group of nevada, inc.
1221 [illegible] Phoenix, Arizona 85014
Phone 602.285.9200 Fax 602.285.[illegible]

Picerne at Providence III
Rental Apartment Community
Las Vegas, Nevada

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

REVISIONS:
△1 -
△2 -
△3 -
△4 -
△5 -

JOB NO: 06.01
DATE: FEBRUARY 22, 2006
SCALE: 1/4" = 1'-0"

A2.10

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UNIT A2 ROOM FINISH SCHEDULE

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

TYPICAL MATERIALS:

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

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

J. ALL WALL MOUNTED EXHAUST FANS TO BE LOCATED @ +84" A.F.F.

K. INSULATE WATER SUPPLY, WASTE PIPES @ PARTYWALLS AND FLOOR/CEILING AREAS TO PREVENT 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 [illegible], 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 STRUCTURALLY 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.

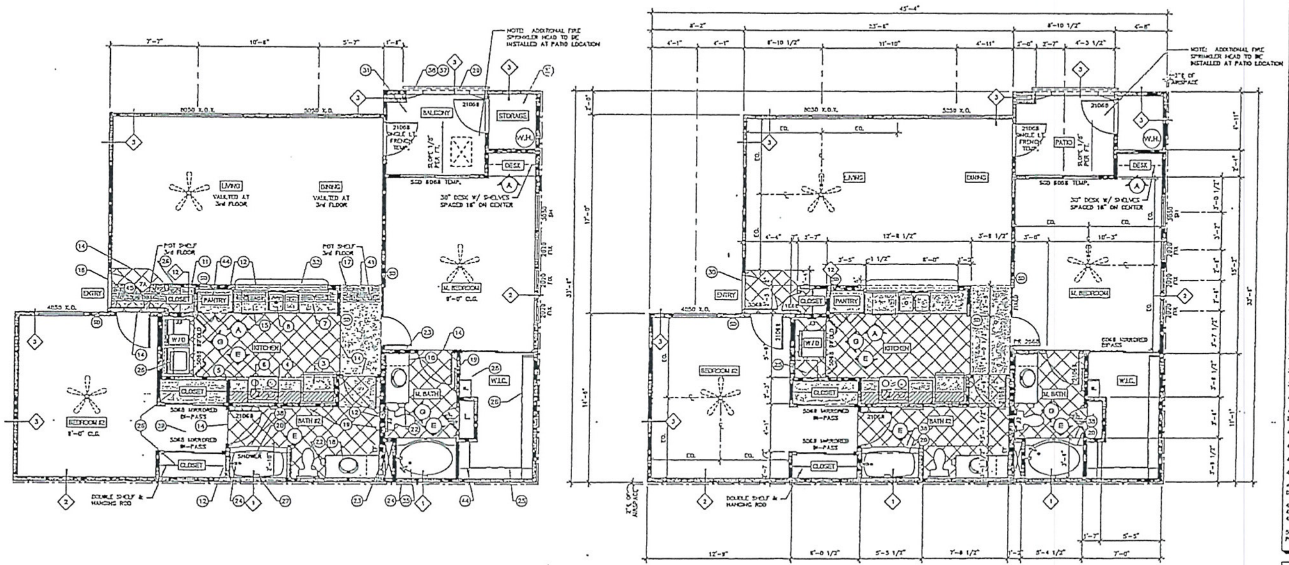
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 1" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

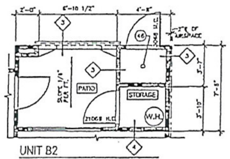
KEYED NOTES: ①

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 83/D6
14. CARPET REDUCER
15. DISHWASHER
16. ALUM. THRESHOLD MAX. HT. – 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 8" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-8" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. MUDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 49&50/23
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT TUB – SEE DETAIL 32/D3
39. ACCESS PANEL – SEE DETAIL 37/D4 – ROOF
40. 12" DEEP CABINET WITH 2' FLUORESCENT FIXTURE
41. POT SHELF @ 8'-2" OR 8'-0" TO BOTTOM, SEE DETAIL 24/D3
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 83/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION, SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT THE PENETRATIONS – SEE MECHANICAL PLANS



LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	200	144	198	168
LIGHT REQUIRED (S.F.)	16	11.52	15.8	13.44
LIGHT PROVIDED	40	43	53	70
VENT REQUIRED (S.F.)	10	7.2	9.9	8.4
VENT PROVIDED	40	30.5	20	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.

UNIT B2 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
	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 FA1 FOR SOUND AND FIRE RATED ASSEMBLIES
⊠	CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FA1

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REVISIONS:
△1 -
△2 -
△3 -
△4 -
△5 -

JOB NO: 06-07?
DATE: FEBRUARY 22, 20[illegible]
SCALE: 1/4" = 1'-0"
SHEET NO: A2.13

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EOT-41823

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. M.R. GYP. BOARD TO EXTEND A MINIMUM OF 6" 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 @ +84" 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 PEEPHOLE/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. OPENINGS (U.N.O.)

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

X. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERWRITERS LABORATORIES LISTINGS FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS." THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, FURNISHED BY THE MANUFACTURER OF THE FIRE STOP MATERIAL, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING TO THE ARCHITECT, AND SUCH DRAWINGS SHALL BE AVAILABLE TO THE INSPECTORS. THE DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # PROVIDED WITH ALL VARIABLES DEFINED.

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

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

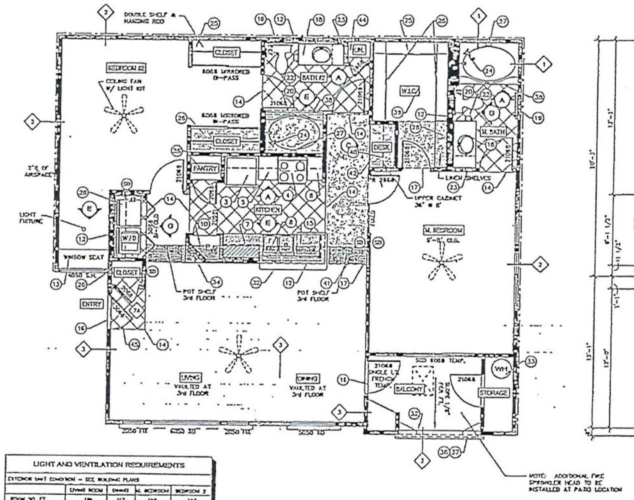
AA. TILE AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING THE TILE.

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

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

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

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.



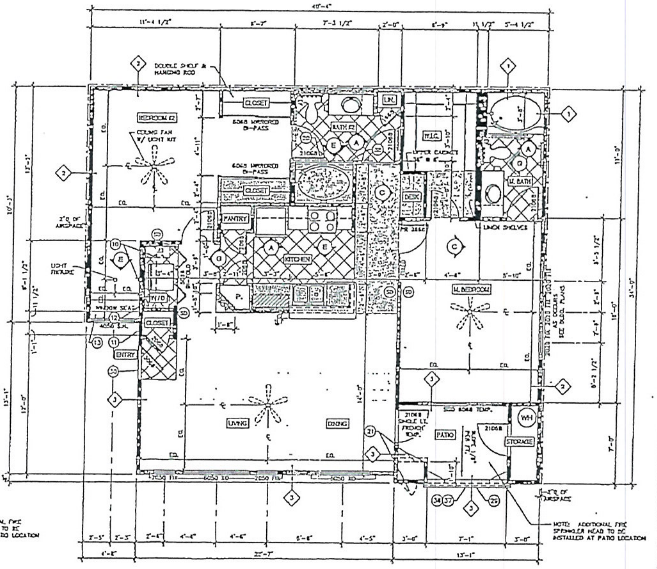
UNIT B3

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	45	42	52	29
VENT REQUIRED (5%)	9.05	5.85	9.8	9.15
VENT PROVIDED	35	20.5	20	10

LIGHT AND VENTILATION REQUIREMENTS

INTERIOR UNIT CONDITION – SEE BUILDING PLANS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2
ROOM SQ. FT.	181	117	196	183
LIGHT REQUIRED (8%)	14.48	9.36	15.68	14.64
LIGHT PROVIDED	40	42	40	20
VENT REQUIRED (5%)	9.05	5.85	9.8	9.15
VENT PROVIDED	35	20.5	20	10

KEYED NOTES: ①

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) EIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 63/D4
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. @/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 48&50/D3
37. STUCCO SOFFIT @ 8'-0"
38. CEILING DETAIL AT W.D – 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 16" DEEP – SEE DETAIL 61/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 THE PENETRATIONS – SEE MECHANICAL PLANS

SYMBOL SCHEDULE:

▦	INDICATES 8'-0" A.F.F. FURR DOWN
▨	INDICATES 7'-0" MIN. A.F.F. FURR DOWN SEE DETAIL 37/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
A B C D E F G H	EXTERIOR ELEVATIONS = [illegible]
◇	SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
⊠	CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/D3

NIT B3 FLOOR PLANS

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REVISIONS:
△1 -
△2 -
△3 -
△4 -
△5 -

JOB NO:	05.078
DATE:	FEBRUARY 22, 2007
SCALE:	1/4" = 1'-0"
SHEET NO:	A2.16

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EOT-41823

UNIT C1 ROOM FINISH SCHEDULE

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

TYPICAL MATERIALS:

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

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

O. ENTRY DOOR SHALL BE FIBERGLASS COLONIST 6-PANEL (PAINT) WITH PEEPVIEWER/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 STRUCTURALLY 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 INSTALLATIONS 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 "COLORING 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 @ CYP. 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.

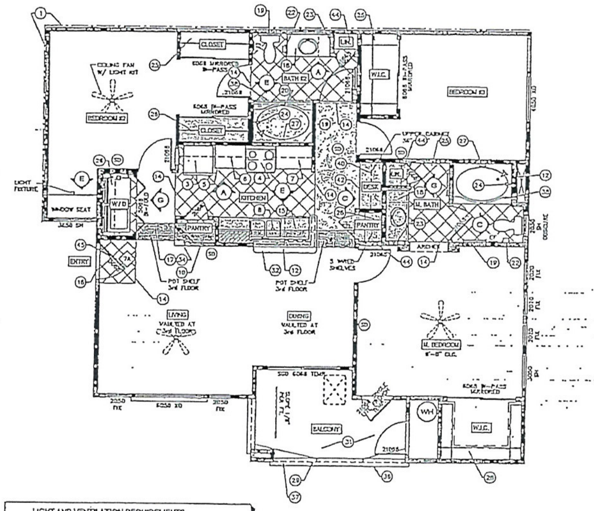
CC. ALL WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL PANE GLASS.

DD. UNDERCUT UTILITY ROOM BI-FOLD DOORS 1" FOR MAKE-UP AIR.

EE. PROVIDE TEMPERED GLAZING FOR SHOWER STALL DOOR.

KEYED NOTES: ①

1. CENTERLINE OF 4" AIRSPACE
2. 12" DEEP WIRE SHELF AND COAT HANGING ROD
3. REFRIGERATOR
4. OVEN (FRONT PANEL CONTROLS AT ANSI TYPE "A" UNITS.) EXHAUST HOOD/MICROWAVE ABOVE
5. BASE CABINET
6. UPPER CABINET
7. PLASTIC LAM. COUNTER W/ 4" SPLASH U.N.O.
8. STAINLESS STEEL SINK W/ DISPOSAL
9. PLASTIC LAM. BAR TOP
10. (4) TIGHT MESH WIRE PANTRY STACK SHELVES
11. 2x4 (2x6) LOW WALL
12. 6" PLUMBING WALL
13. WINDOW SEAT W/ FACE FRAME – SEE DET. 83/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. FUTURE CONTROL AREA
25. 2 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
26. 1 – PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD (CLOSET MAID OR EQ.) @ HGTS. PER OWNER
27. SOAP DISH
28. (5) WIRE STACK SHELVES
29. 48" X 6" HIGH DRAINAGE OPENING
30. SLAB TO BE FLUSH TO PROVIDE ANSI TYPE "A" ACCESS @ FIRST FLOOR 1/8" PER FOOT SLOPE 5'-0" FROM ENTRY DOOR (SEE LANDSCAPE PLAN FOR SIDEWALKS)
31. 2" MIN. HARDROCK CONC. O/30# FELT AND SHEATHING – SLOPE CONC. 1/4" PER FT. TO OPENINGS
32. 14" PLASTIC LAM. BAR TOP
33. WATER HEATER TO HAVE TEMP. & PRESSURE RELIEF VALVE TO EXTERIOR
34. DRYWALL LEDGE @ +30"
35. SHOWER ENCLOSURE (TEMP.)
36. PATIO/BALCONY WALL WITH POPOUTS – SEE DETAIL 48A&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 @ 8'-2" OR 8'-0" TO BOTTOM, SEE DETAIL 24/D2
42. DESK – SEE DETAIL 30/D3
43. (4) DRYWALL SHELVES 16" DEEP – SEE DETAIL 83/D6
44. (5) WIRE LINEN SHELVES
45. 6 PANEL METAL DOOR
46. FIRE RISER, SEE SITE PLAN FOR LOCATION, SEE DETAIL 13/D2 FOR OTHER INFORMATION.
47. NOT USED.
48. TEMPERED GLASS SHOWER STALL DOOR
49. SOLID WALL AT STAIR LOCATIONS
50. PROVIDE ANSI TYPE "A" FIRE DAMPERS AT THE PENETRATIONS – SEE MECHANICAL PLANS



LIGHT AND VENTILATION REQUIREMENTS

	LIVING ROOM	DINING	M. BEDROOM	BEDROOM 2	BEDROOM 3
ROOM SQ. FT.	173	88	187	173	131
LIGHT REQUIRED (SF)	13.84	7.4	14.96	13.8	10.48
LIGHT PROVIDED	40	48	36.5	17.5	29
VENT REQUIRED (SF)	8.65	4.4	9.35	8.5	6.55
VENT PROVIDED	33	29	16.25	8.75	10

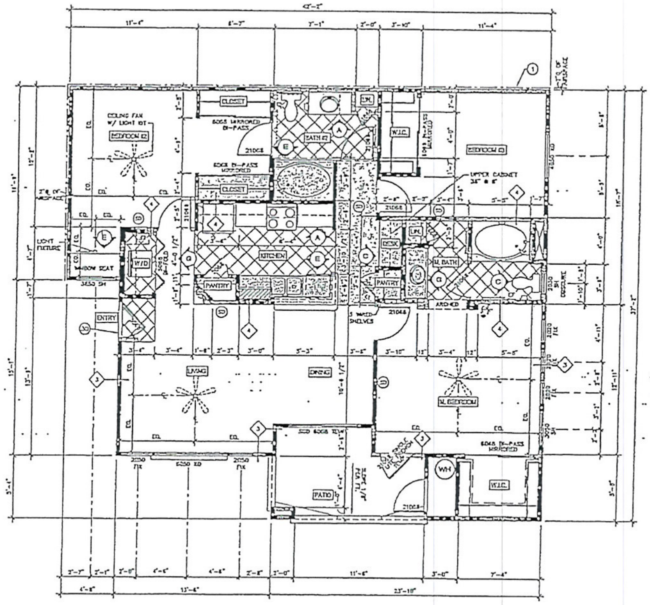
UNIT C1

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	-	1,222 S.F.
Storage	-	13 S.F.
Balcony	-	96 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	-	85 S.F.
Total	=	1,331 S.F.

UNIT C1 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
ⓢ	SMOKE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
ⓒ	CARBON MONOXIDE DETECTOR – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
●	CEILING MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS UPPER FLOOR ONLY
EF	WALL MOUNTED EXHAUST FAN – COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS 1ST AND SECOND FLOOR ONLY
⊙	INTERIOR ELEVATIONS A3.1 THRU A3.3
◇	SEE SHEET FR1 FOR SOUND AND FIRE RATED ASSEMBLIES
⊠	CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1

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DATE:	FEBRUARY 22, 2007
SCALE:	1/4" = 1'-0"

A2.19

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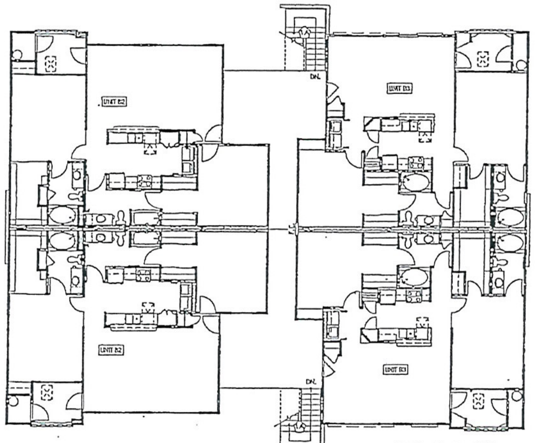
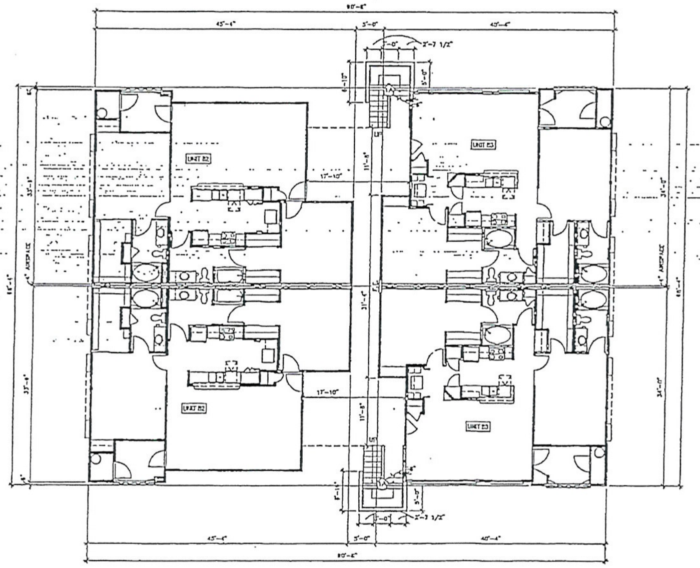


Ⓑ SECOND FLOOR PLAN
1/8" = 1'-0"



Ⓐ FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE

- 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
- 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 A1.1 FOR STAIR PLANS AND STAIR SECTIONS
- ATTIC ACCESS — SEE DETAIL 37/D4
- SEE SHEET FR1 FOR SOUND AND FIRE RATED DETAILS
- CONDENSING UNIT
- Ⓕ 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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A9.1

BUILDING TYPE 9
FIRST & SECOND FLOOR PLANS

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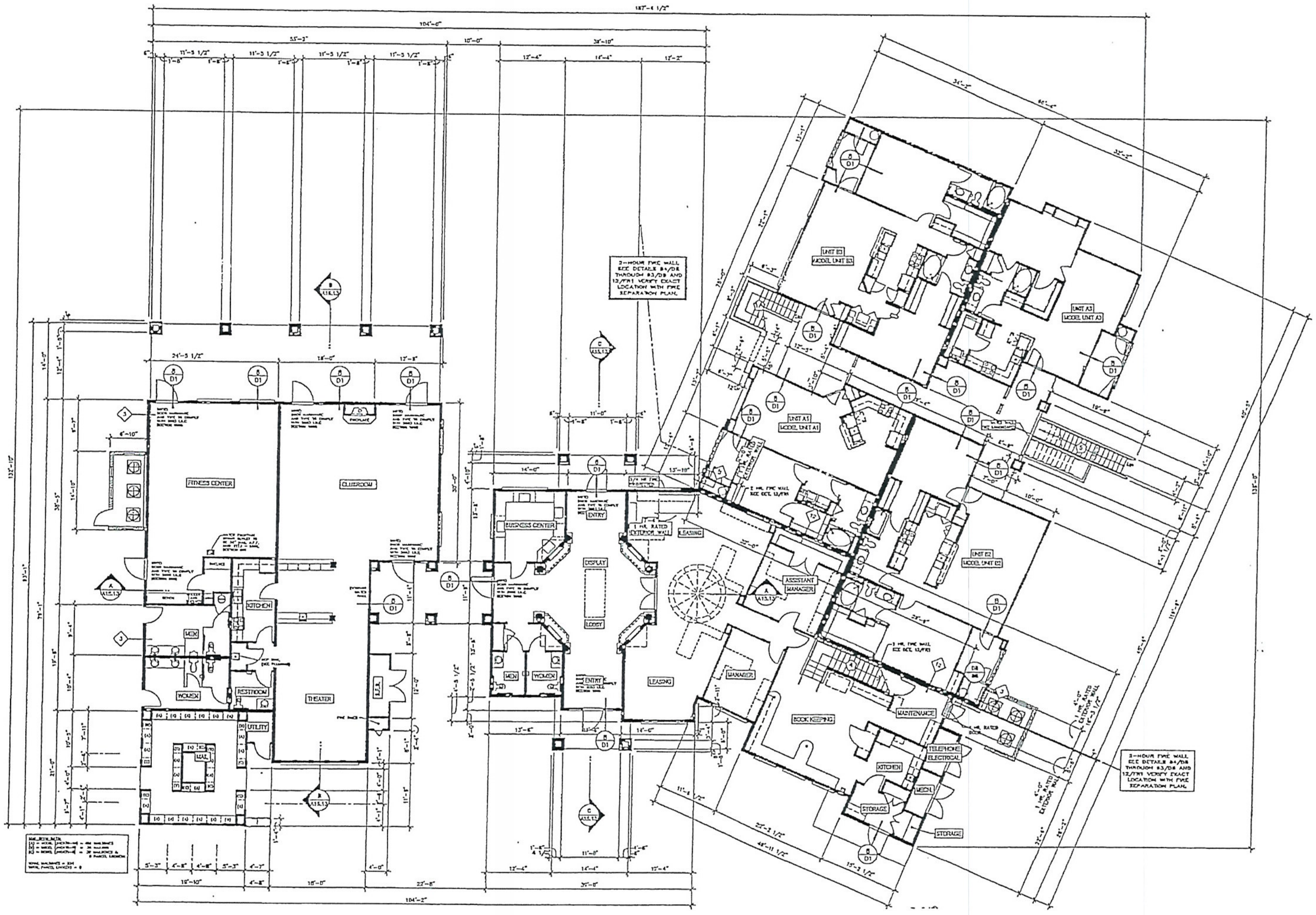

CLUBHOUSE
BUILDING PLAN - 1ST LEVEL

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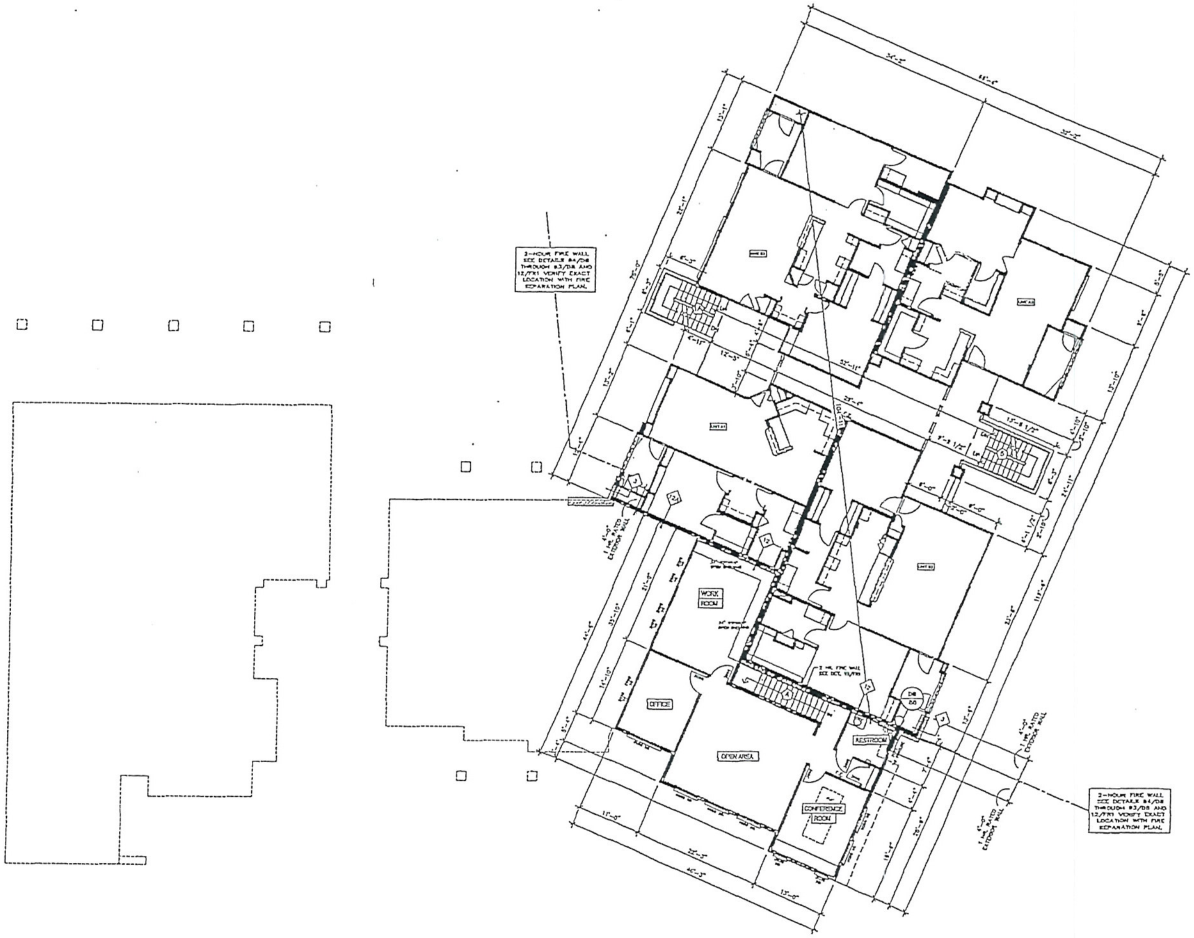
2-HOUR FIRE WALL SEE DETAILS #4/D8 THROUGH #3/D8 AND 12/FR1 VERIFY EXACT LOCATION WITH FIRE SEPARATION PLAN.
2-HOUR FIRE WALL SEE DETAILS #4/D8 THROUGH #3/D8 AND 12/FR1 VERIFY EXACT LOCATION WITH FIRE SEPARATION PLAN.
WORK ROOM
OFFICE
OPEN AREA
RESTROOM
CONFERENCE ROOM
1 HR. RATED EXTERIOR WALL
2 HR. FIRE WALL SEE DET. 13/FR1
D8
D8
12
A
33'-10"
14'-10"
22'-3"
46'-3"
13'-0"
12'-0"
18'-4"
26'-8"

CLUBHOUSE
BUILDING PLAN - 2ND LEVEL

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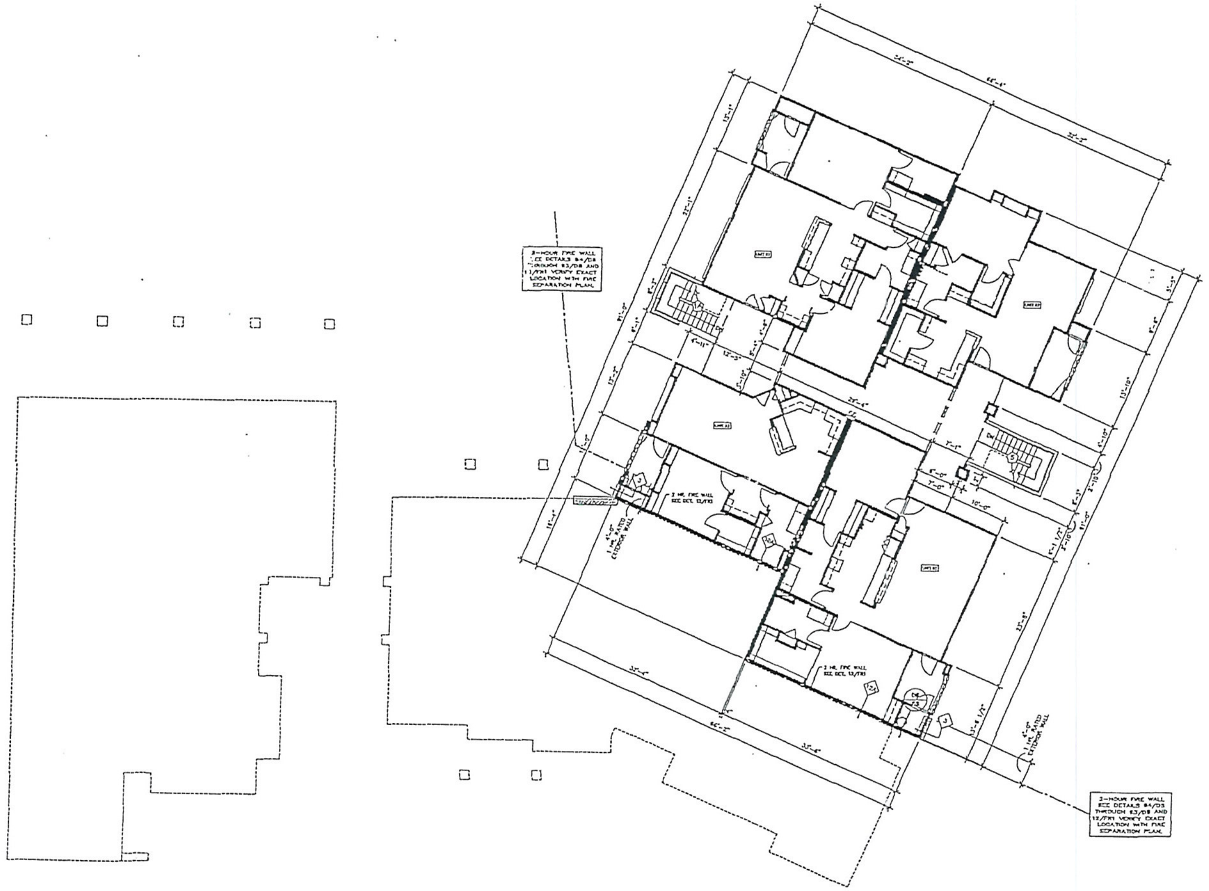
2-HOUR FIRE WALL SEE DETAILS 84/D3 THROUGH 83/D8 AND 12/FR1 VERIFY EXACT LOCATION WITH FIRE SEPARATION PLAN.
2-HOUR FIRE WALL SEE DETAILS 84/D3 THROUGH 83/D8 AND 12/FR1 VERIFY EXACT LOCATION WITH FIRE SEPARATION PLAN.
2 HR. FIRE WALL SEE DET. 12/FR1
2 HR. FIRE WALL SEE DET. 12/FR1
1 HR. RATED EXTERIOR WALL
1 HR. RATED EXTERIOR WALL

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A15.3

CLUBHOUSE
BUILDING PLAN - 3RD LEVEL

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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.

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

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

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

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

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

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

J. NOT USED.

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

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

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

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

O. ENTRY DOOR SHALL BE METAL COLONIST 6-PANEL(PAINT) WITH 180°VIEWER/KNOCKER, NOT LESS THAN 1 3/4" THICK PAINT GRADE METAL ENTRY DOOR. HARDWARE SHALL INCLUDE DEADBOLT, KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE. ALL GROUND FLOOR UNITS SHALL HAVE LEVER TYPE HARDWARE ON EXTERIOR AND INTERIOR SIDE OF ENTRY DOOR. EXTERIOR STORAGE ROOM DOOR SHALL BE FLUSH PAINT GRADE HOLLOW CORE KEY LOCK @ 48" MAX. A.F.F. KEY OPERATED FROM EXTERIOR SIDE & THUMB TURN ON THE INTERIOR SIDE.

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

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

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

S. WINDOWS FRAMES SHALL BE WHITE ALUMINUM. HEADER HEIGHTS SHALL BE 8'-0" A.F.F.

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

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

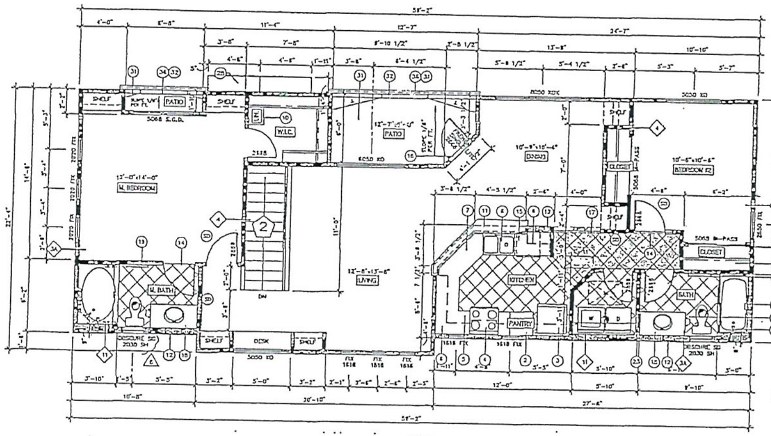
Y. ALL SLIDING GLASS DOORS TO HAVE PIN SECURITY HARDWARE AT BOTTOM - PROVIDE PIN LOCATIONS 6" FROM OPENING.

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

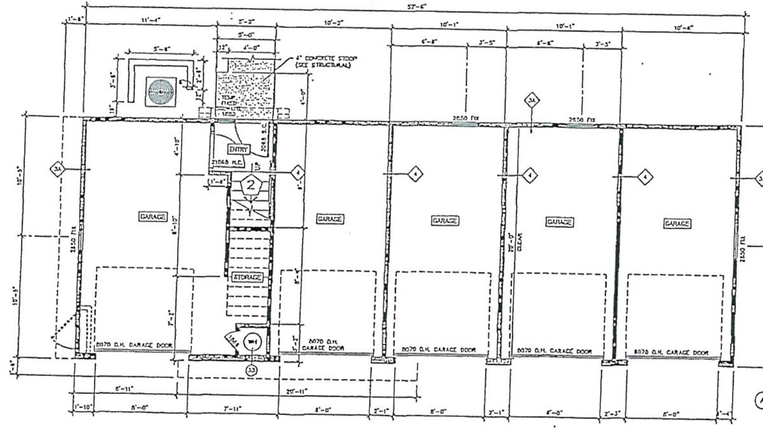
AA. ALL WOOD TRIM AT DOORS, WALL BASE AND FRAMED OPENINGS SHALL BE COLONIAL, PAINTED.

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

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



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



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

KEYED NOTES: (1)

1. FACE FRAME CABINET W/HIGH DOOR
2. 12" DEEP WOOD SHELF
3. REFRIGERATOR
4. OVEN FRONT PANEL CONTROLS AT AND 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/D4
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 I
26. 1- PLASTIC COATED WIRE SHELF W/ INTEGRAL ROD. (CLOSET MAID OR EQ.) @ HGTS. PER OWNER. SEE GENERAL NOTE I
27. SOAP DISH
28. LINE OF ROOF BELOW
29. NOT USED
30. CARBON MONOXIDE DETECTOR
31. 2" MIN. HARDROCK CONC. O/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 48/D3
37. STUCCO SOFFIT @ 8'-0"
38. NOT USED
39. (4) DRYWALL SHELVES 16" DEEP.
40. (4) WIRE SHELVES (TIGHT MESH @ PANTRY)
41. 2x8 WALL
42. CHASE
43. ATTIC SCUTTLE SEE DETAIL 37/D4 ALTERNATE
44. CEILING EDGE
45. SELF CLOSING, TIGHT FITTING SOLID WOOD DOOR 1 3/8" (35mm) IN THICKNESS, OR A SELF CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 252 OR UL 10C PER 2000 I.B.C. SECTION 714.2.3

LOFT ROOM FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING
LIVING ROOM	1	4	5	5
DINING ROOM	1	4	5	5
KITCHEN	2	4	5	5
BEDROOMS	1	4	5	5
BATHS	2	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.

BUILDING AREA (GROSS)

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

SYMBOL SCHEDULE:

▨	INDICATES 8'-0" A.F.F. FURR DOWN
SD	SMOKE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
CM	CARBON MONOXIDE DETECTOR - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
*	FIRE RISER - SEE BUILDING PLANS FOR OCCURRENCE, DETAIL 70/D6 & FIRE PROTECTION PLANS
●	CEILING MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
EF	WALL MOUNTED EXHAUST FAN - COORDINATE LOCATION WITH ELECTRICAL & MECHANICAL DRAWINGS
A B C D	INTERIOR ELEVATIONS - SEE SHEETS A3.1 THRU A3.4
1	SEE SHEET FR1 FOR SOUND & FIRE RATED WALLS, FLOOR/CEILING & ROOF ASSEMBLIES
2	STAIRS - SEE SHEETS A14.1
▨	VINYL FLOORING
▨	CERAMIC TILE APPLIED OVER NOISE CONTROL MATTING SEE 7A/FR1 (7A)

LOFT FLOOR PLAN

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