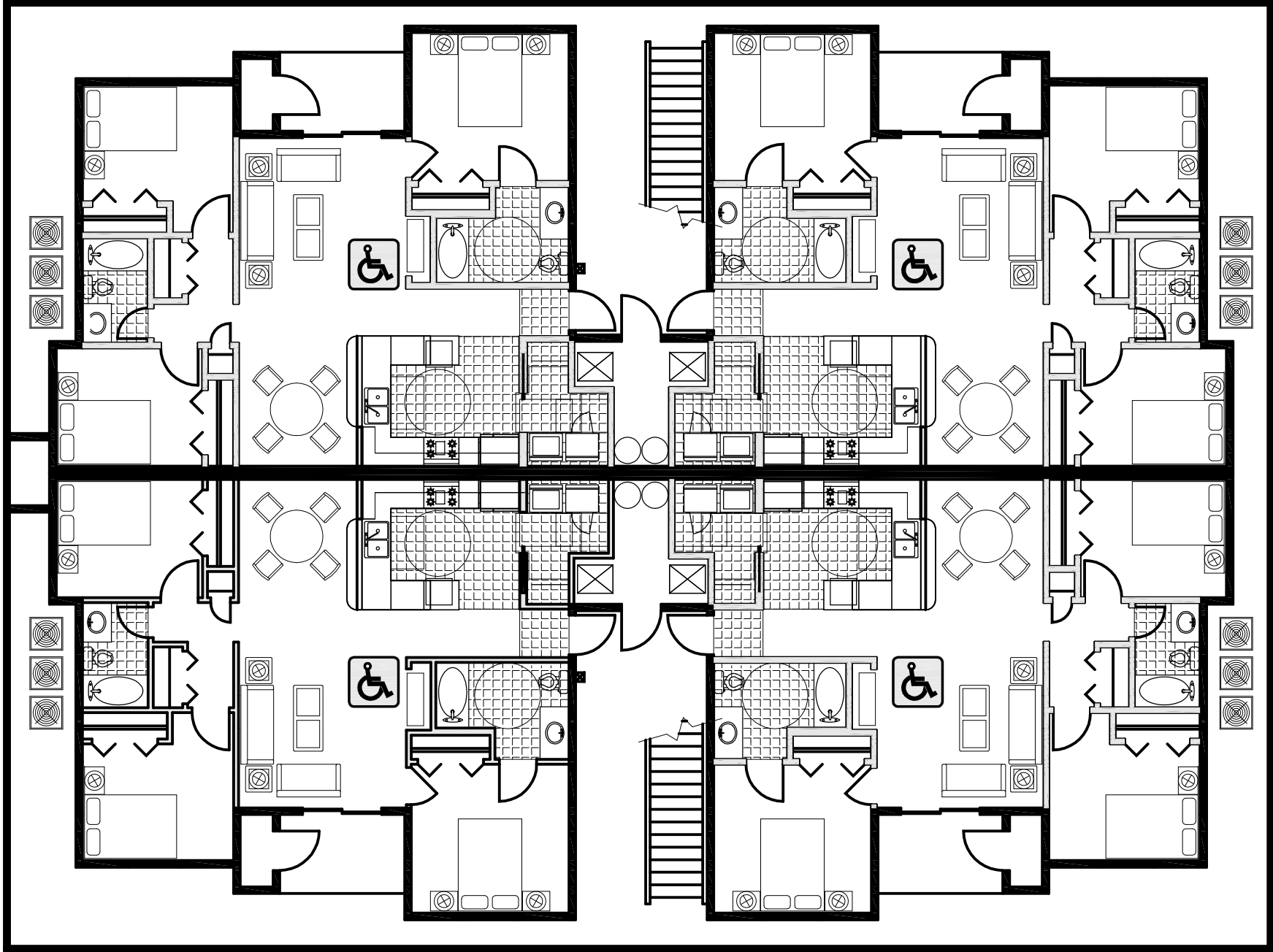


RABBIT BRUSH RUN APARTMENTS

3700 SUNDANCE DRIVE

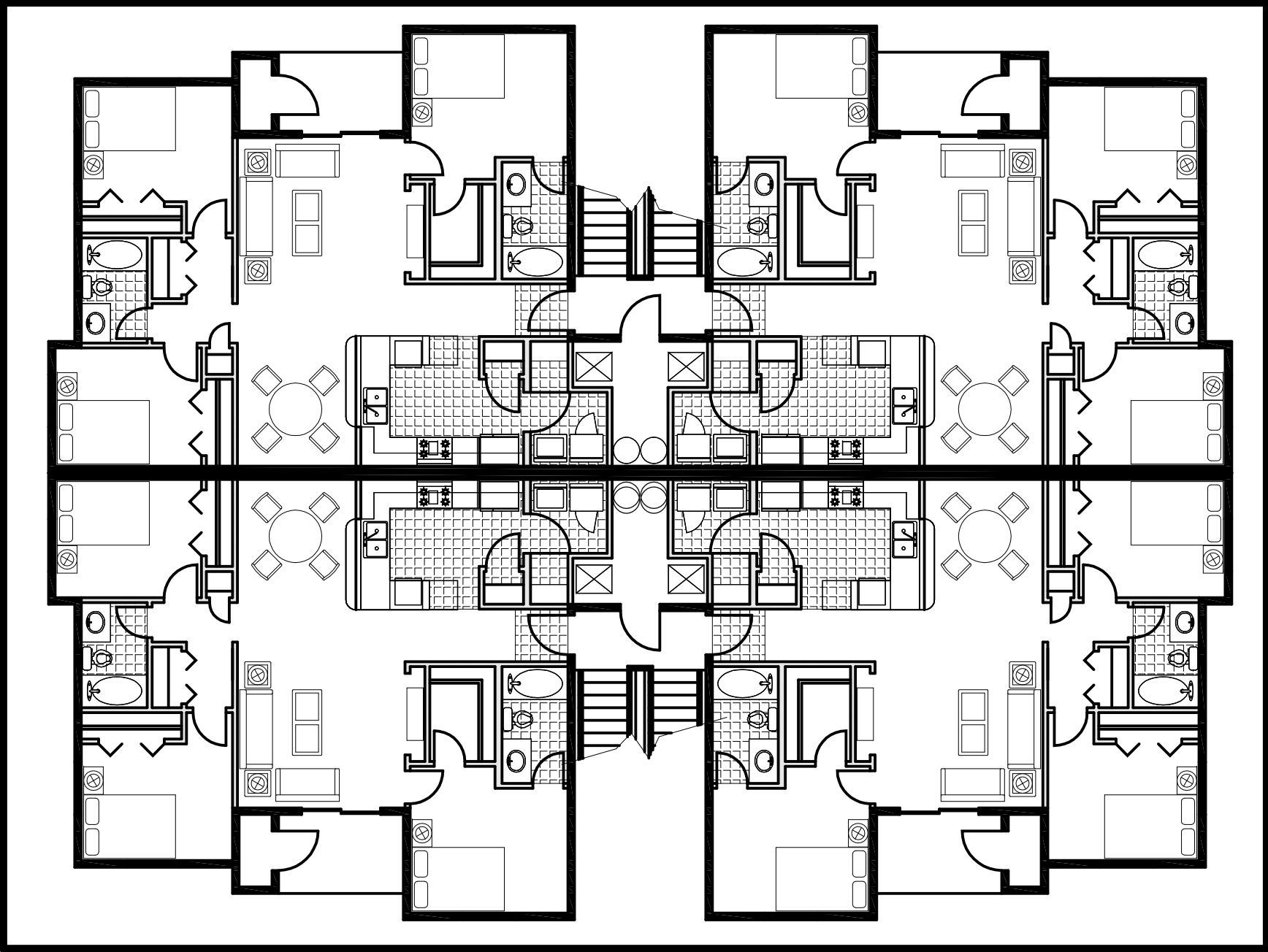
FIRST FLOOR PLAN



FRONT ELEVATION



SECOND & THIRD FLOOR PLAN



SPECIFICATIONS

- ALL BUILDING CONSTRUCTION SHALL CONFORM TO THE 2003 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL CURRENT SUPPLEMENTS.
- THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL EXISTING UTILITIES ENCOUNTERED DURING EXCAVATION. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. PRIOR TO THE START OF THE PROJECT, THE CONTRACTOR SHALL CONTACT USA DIG AT (800) 227-2600 FOR UTILITY LOCATION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY AS FOLLOWS:
ELECTRIC NV ENERGY
GAS SOUTHWEST GAS
TELEPHONE FRONTIER
CABLE SATVIEW BROADBAND
ALL OTHER CITY OF ELKO
- THE CONTRACTOR SHALL MAINTAIN A SUITABLE SAFETY PROGRAM DURING ALL CONSTRUCTION WORK AND SHALL SECURE THE CONSTRUCTION SITE CONTINUOUSLY INCLUDING TIMES WHEN NO WORK IS BEING PERFORMED. THE CONTRACTOR IS WARNED THAT THE CONSTRUCTION SITE IS SURROUNDED BY RESIDENCES WITH CHILDREN.
- THE SURFACE AIR DISTURBANCE AIR QUALITY OPERATING PERMIT AP 1629-2798 FIN # A1225
- THE STORM WATER GENERAL PERMIT NVR 100000 PROJECT ID # CSW20630.

OCCUPANCY ANALYSIS

OCCUPANCY/CONSTRUCTION TYPE	R-2/VB
UNIT 1 = 1,181 SQ. FT. PER UNIT	UNIT 9 = 1,181 SQ. FT. PER UNIT
UNIT 2 = 1,181 SQ. FT. PER UNIT	UNIT 10 = 1,181 SQ. FT. PER UNIT
UNIT 3 = 1,181 SQ. FT. PER UNIT	UNIT 11 = 1,181 SQ. FT. PER UNIT
UNIT 4 = 1,181 SQ. FT. PER UNIT	UNIT 12 = 1,181 SQ. FT. PER UNIT
UNIT 5 = 1,181 SQ. FT. PER UNIT	UTILITY ROOM = 67 SQ. FT. PER ROOM
UNIT 6 = 1,181 SQ. FT. PER UNIT	STORAGE &
UNIT 7 = 1,181 SQ. FT. PER UNIT	COVERED PORCH = 76 SQ. FT. PER UNIT
UNIT 8 = 1,181 SQ. FT. PER UNIT	
TOTAL BUILDING INCLUDING UTILITY & COVERED PORCH = 15,486 SQ. FT.	

PLUMBING, MECHANICAL & ELECTRICAL REQUIREMENTS

- PLUMBING NOTES:
- ALL WORK AND MATERIALS SHALL CONFORM TO THE 2003 EDITION OF THE UNIFORM PLUMBING CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- MECHANICAL NOTES:
- ALL WORK AND MATERIALS SHALL CONFORM TO THE 2003 EDITION OF THE UNIFORM MECHANICAL CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- ELECTRICAL NOTES:
- ALL WORK AND MATERIALS SHALL CONFORM TO THE 2002 EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
- FIRE SPRINKLER/ALARM NOTES:
- FIRE SPRINKLER SYSTEMS IS REQUIRED.
 - FIRE ALARM SYSTEMS IS REQUIRED.
- DRYER BOOSTER FAN REQUIREMENTS:
- BOOSTER FAN OPERATION TO BE CHECKED EVERY SIX MONTHS.
 - MAINTENANCE LOG FROM OWNER SHALL BE REQUIRED.

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A-3	FIRST FLOOR PLAN (TYPE "B")
A-4	SECOND FLOOR PLAN
A-5	THIRD FLOOR PLAN
A-6	WALL LAYOUTS
A-7	ELEVATIONS
A-8	SIDE ELEVATIONS
A-9	ARCHITECTURAL DETAILS
A-10	ARCHITECTURAL DETAILS
A-11	ARCHITECTURAL DETAILS
STRUCTURAL	FOUNDATION PLAN
S-1	SECOND FLOOR FRAMING PLAN
S-2	THIRD FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
S-4	SECTION A
S-5	SECTION B
S-6	BUILDING DETAILS
S-7	BUILDING DETAILS
S-8	BUILDING DETAILS
MECHANICAL	MECHANICAL COVER SHEET
M1.0	HVAC PLAN - THREE BEDROOM
M2.0	WASTE AND VENT PLAN - THREE BEDROOM
M2.1	PLUMBING PLAN - THREE BEDROOM
M2.2	SPECIFICATION SHEET
M3.0	
ELECTRICAL	ELECTRICAL PLANS & NOTES
E-1	EXTERIOR ELECTRICAL PLAN
E-2	

ELECTRICAL ENGINEER

McKIMMEY ELECTRIC, INC.
RODNEY LEE McKIMMEY

955 GRIER DRIVE, SUITE A
LAS VEGAS, NEVADA 89119
VOICE (702) 646-3900 FAX (702) 638-8216

CONTRACTOR

ORMAZA CONSTRUCTION
PEDRO ORMAZA

P.O. BOX 339
ELKO, NEVADA 89803
VOICE (775) 738-5611 FAX (775) 753-5444



ENGINEER

LOSTRA ENGINEERING
CONSULTING ENGINEERS

930 COLLEGE AVENUE
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MECHANICAL ENGINEER

TIKKER ENGINEERING
BOB TIKKER

9384 WEST OVERLAND ROAD
BOISE, IDAHO 83709
VOICE (208) 658-0218 FAX (208) 658-0219



PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL LEE LOSTRA
EXP: 12/31/13
CIVIL
No. 20301

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REV.	DATE	DESCRIPTION	BY	APPD.
1	4/22/11	Issued for permitting & bidding	MLL	MLL
2	8/6/12	Issued for construction	MLL	MLL

DESIGNED BY:	SCALE	HORIZ.	VERT.	JOB NO.	DRAWING NO.	DATE
MLL	AS SHOWN	NA	102667	102667	102667-01	AUGUST 2010

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
TITLE SHEET

NEVADA
ELKO COUNTY
ELKO

SHEET
A-1

OF
19

ARCHITECTURAL NOTES

I. LOCATION

RABBIT BRUSH RUN APPARTMENTS
3700 Sundance Drive
Elko, NV 89801

II. OCCUPANCY CLASSIFICATION/TYPE

1. Dwelling Units

2. Mechanical Rooms
- R-2/VB

B/VB

III. BUILDING HEIGHTS AND AREAS

1. Number of Stories

2. Number of Dwelling Units

3. Building Height

4. Height Allowable

5. Dwelling Unit

6. Covered Porch

7. Total

8. Mechanical Room

9. Total Building Area

10. Total Allowable

11. Occupant Load per unit

12. Occupant Load per Floor

13. Occupant Load per building
- 3

12

40 Ft.

60 Ft.

1,181 Sq. Ft.

76 Sq. Ft.

1,257 Sq. Ft.

67 Sq. Ft.

15,486 Sq. Ft.

30,159 Sq. Ft.

6 Persons

24 Persons

72 Persons

IV. FIRE SPRINKLER SYSTEM

1. NFPA 13R spinkler system throughout the building.

V. FIRE RATINGS FOR BUILDINGS

1. Horizontal Assemblies

2. Dwelling Unit/Mechanical

3. Dwelling Unit/Dwelling Unit
- 1 Hour

1 Hour

1 Hour

VI. FIRE ASSEMBLIES

1. Penetrations shall be protected by an approved penetration firestop system approved by the City of Elko Building Department and the Engineer/Architect of Record.
2. All fire caulking material shall be approved the the City of Elko Building Department and the Engineer of Record.

VII. FIRE REQUIREMENTS

1. Fire extinguishers shall be provided and installed in compliance with the 2003 International Fire Code section 906. A minimum of one fire extinguisher shall be provided on each floor on the front and rear sides at tenant access. A weatherproof cabinet shall be provided.
2. A Fire Department approved Key Box shall be provided and located at the riser room of the building housing the Fire alarm panel. A master key shall be provided.
3. Signage shall be provided for each fire riser room ("Fire Sprinkler Riser"), electrical room ("Electrical Room") and mechanical room ("Mechanical Room"). The building housing the fire alarm panel shall also be signed "Fire Alarm Panel".
4. Submittals for all signage must be approved by the Fire Marshal, Building Official and Engineer prior to placement.

VIII. LIGHT AND VENTILATION

1. Every space intended for human occupancy shall be provided with natural light. The minimum net glazed area shall not be less than 8% of the floor area.
2. Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors.
3. Rooms containing bathtubs, showers, spas and similar bathing fixtures shall be mechanically ventilated.

IX. CEILING HEIGHTS

1. Ceiling height shall not be less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet.

X. ACCESSIBLE FACILITIES

1. All ground floor units shall be considered accessible units and shall comply with the ICC/ANSI A117.1-2003 and the Fair Housing Act.
2. All ground units in one building will be "A" units. All other ground floor units shall be "B" units.
3. The minimum width of an accessible route is 36".
4. The walking surfaces with running slopes shall be no steeper than 1:20.
5. All ground floor units shall have reinforced walls for grab bars in bathtubs/showers and around toilets.
6. Grab bars shall have a circular cross section with a diameter of 1 1/4" inch minimum and 2 inches maximum.
7. The space between the wall and the grab bar shall be 1 1/2 inches.
8. Horizontal grab bars shall be mounted 33 inches minimum and 36 inches maximum above the floor.

a. Side wall grab bars are required to start within 12 inches of the backwall and extend to 54 inches from the back wall.

b. The rear bar shall be 24 inches long minimum, centered on the water closet.
9. The top of the water closet seats shall be 17 to 19 inches above the floor.
10. Accessible lavatories shall be mounted with the rim 34 inches maximum above the floor.
11. Sinks shall be 6 1/2 inches deep maximum.
12. Water supply and drain pipes under lavatories shall be insulated or otherwise treated to protect against contact.
13. Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.
14. In the kitchen area there must be at least one section of counter shall provide a work surface 30 inches in length. The work surface shall be 34 inches max above the floor.
15. Clear floor space for the work surface, sink, cabinet access and appliances is 30 inches by 48 inches. Where knee and/or toe clearances are provided, the clear floor space can extend underneath the work surface, sink and under the door of the dishwasher or oven.
16. Cabinetry shall be permitted to be added under the sink, provided:

a. the cabinetry can be removed without or replacement of the sink.

b. the floor finish extends under such cabinetry, and

c. the walls behind and surrounding cabinetry are finished.
17. Kitchen sinks shall be a maximum of 34 inches above the floor. This will allow for a 6 1/2" deep sink with a minimum of 27 inch high knee clearance.
18. A portion of the storage area of each storage facility shall have shelves or rods within 15 inch to 48 inch reach range.

XI. EXTERIOR LANDINGS:

1. Landings shall be in accordance with IBC Section 1008.1.5.

XII. ATTIC VENTILATION:

1. Attic ventilation shall be installed as per IBC 1203.

XIII. ATTIC ACCESS:

1. Attic access shall be installed as per IBC 1209.2.

XIV. ROOF DRAINAGE:

1. Roof drainage system shall be in accordance with IBC Section 1503.4.

STRUCTURAL NOTES

I. DESIGN INFORMATION AND LIVE LOADS USED:

1. 2003 International Building Code (IBC)

2. Roof dead load

3. Roof live load

4. Floor dead load

5. Floor live load

6. Wind

7. Seismic
- 10 PSF

30 PSF

20 PSF

40 PSF

90 MPH (<3 Second Gust) exposure C, I = 1.00, enclosed

SDs = 0.753, SD1 = 0.392, Site Class D, I = 1.00

II. FOUNDATION:

1. Spread footings are to be founded on the natural soil or compacted structural fill. Spread footings are designed for a maximum allowable soil bearing pressure of 1500 PSF with allowable increases.

Slope all finish grade surfaces away from building a minimum of 6 inches in ten feet to provide drainage.
2. A soils report has been prepared by Summit Engineering.

III. CONCRETE:

1. Compressive strength at 28 days shall be as follows:

3000 PSI for footings and foundations

4000 PSI for slabs
2. Reinforcing steel shall conform to ASTM 615. All bars #4 and larger shall be grade 60 and #3 bars shall be grade 40.
3. Shop drawings for fabrication and erection of all reinforcing and embedded items shall be required.
4. Reinforcing shall be continuous through all construction joints.
5. Minimum clear concrete protection for reinforcement shall be as follows unless noted otherwise:

3 inches for Concrete placed directly against earth.

1-1/2 inches for formed surfaces exposed to weather or earth.

Center of slab for slabs on grade.
6. Lapped splices shall be designed in conformance with the current IBC. No two adjacent bars are spliced in the same location unless shown otherwise.

IV. LUMBER:

1. Dimensioned lumber shall be visually graded and shall conform to the following materials and grades:

Plates on Masonry or Concrete California Redwood, Foundation Grade

Studs and Wall Plates Douglas Fir-Larch, No. 2 Grade

Headers and Rafters Douglas Fir-Larch, No. 1 Grade

Including Blocking
2. Floor joists shall be Truss Joist, TJI 210, 11 7/8" deep or equal. Floor joists shall be prefabricated and designed to carry the design loads.
3. Floor beams shall be Truss Joist, 1.9E Micro Lam LVL, 3 1/2"x16" or equal. Floor beams shall be prefabricated and designed to carry the design loads.
4. Roof trusses shall be prefabricated and designed to carry the design loads. Truss shop drawings shall be required and shall be stamped by an Engineer licensed in the State of Nevada.
5. Joist hangers shall be Simpson hangers (face type or top mount type, skewed or sloped where required). Joist hangers shall be prefabricated and designed to carry the design loads.
6. Metal connectors shall be Simpson connectors. Connectors shall be prefabricated and designed to carry the design loads.
7. Plywood shall conform to the requirements of the APA and shall be the thickness and grade shown on the plans.
8. Nailing shall conform to the minimum requirements of the current edition of the IBC unless noted otherwise.

V. STRUCTURAL STEEL:

1. Structural steel shall conform to the following:

Shapes and plates ASTM A36

Tubing ASTM A500, grade B

Anchor bolts ASTM F1554, grade 36
2. Shop drawings for fabrication and erection of all structural steel and embedded steel items shall be required.
3. Welds shall conform to the current American Welding Society (AWS) Code. All welding shall be with E70 rod.
4. Shop connections shall be made with welds as shown on the plans. Welds not shown on the plans shall be capable of developing the full tensile strength of the member being attached. Connections shall generally follow the types shown in the current AISC Manual of Steel Construction.
5. Field connections shall be made with fillet welds, unless noted otherwise. Connections shall generally follow the types shown in the current AISC Manual of Steel Construction.
6. All elevations and heights given are from finished floor elevation at the beam location.

VI. STEEL DECKING:

1. Steel decking shall conform to the Steel Deck Institute Standards. Concrete floor forming shall be composite steel floor decking equal to 20 gage "Vulcraft 1.5 VL".
2. Shop drawings for fabrication and erection of all steel decking and appurteneant items shall be required.
3. Steel decking shall be fastened to supporting members as follows:

Panel End Supports

Side Lap
5. Decking shall be continuous over three spans except where shown on plans.

MATERIAL NOTES

I. GYPSUM:

1. All exterior walls shall have 5/8" Type "X" gypsum wall board as the interior finish.
2. The ceiling of the third floor units shall have 5/8" Type "X" gypsum wall board.

II. STUCCO:

1. The exterior stucco finish shall be in accordance with ASTM C1328-05 Standard Specification for Plastic (Stucco) Cement.
2. Continuous expansion joints shall be installed per manufacturers recommendations.
3. Flashing shall be continuous and watertight.
4. Submit all samples for approval. Samples shall be of materials specified and of suitable size to represent accurately represent each color and texture used on the project.

III. THIN STONE VENEER:

1. Thin stone veneer color and type to be determined by Owner.
2. Thin stone veneer shall be designed to withstand the freeze thaw cycles in the area.
3. Thin stone veneer shall be installed per manufacturers recommendations.

IV. STAIR TREADS:

1. The prefabricated stair treads shall be "Diamond Concrete Products" precast open riser treads 48"x11 3/4"x2 1/2" Thick minimum or approved equal.
2. The stair tread shall be designed for a live load of a minimum 100 psf.
3. The stair tread shall be installed per the manufacturers recommendations.

V. CABINETS:

1. All cabinetry shall be "Kitchen Kompact" Lynwood maple cabinets or an approved equal.
2. Shop drawings for all cabinets must be submitted and approved by the engineer prior to fabrication.
3. Cabinetry must comply to ICC/ANSI A117.1-2003 for all ground floor units.
4. Cabinets shall be installed per manufacturers recommendations.

VI. WINDOWS:

1. All windows shall be double pane vinyl windows with a maximum U factor of 0.35 rating.
2. Safety glazing shall be used in hazardous locations per IBC Section 2406.1.
3. Windows shall be installed per manufacturers recommendaitons.

VII. FLOORING:

1. Flooring shall be "Sobella-Manningtons" fiberglass sheet vinyl.
2. Flooring shall be installed per manufacturers recommendations.
3. All samples must be submitted for approval by the engineer.
4. Releasable bond or permanent bond will be based on manufacturers recommendations.
5. At owner's option carpet may be installed in lieu of sheet vinyl.
6. All carpet samples must be submitted for approval by the engineer.

GENERAL NOTES

1. The contractor shall be responsible for verifying the field measurements prior to ordering materials & prefabricating items. Any discrepancies between field measurements and/or drawings shall be brought to the attention of the engineer.
2. Contractor shall provide backing/blocking as required for all wall mounted equipment, furnishings, etc.
3. All combustible materials to be a minimum 1' clear of all heat transferring vent stacks.
4. Approved flashing to be installed at all chimneys, wall-to roof intersections, around all roof penetrations, and above all exterior door and window openings.
5. All plans, specification and construction shall comply with the 2003 IBC and all other local jurisdiction requirements.

PROFESSIONAL ENGINEER - STATE OF NEVADA

MICHAEL LEE
LOSTRA

Exp: 12/31/13

CIVIL

No. 20301

LOSTRA ENGINEERING

CONSULTING ENGINEERS

939 COLLEGE AVENUE
ELKO NEVADA 89801

VOICE (775) 777-1210 FAX (775) 777-1211

LOSTRA ENGINEERING

BY: APPD.

BY: MLL

BY: MLL

DESCRIPTION: Issued for permitting & bidding

DATE: 4/22/11

REV: 1

DATE: 8/6/12

REV: 2

DATE:

MLL

MLL/HFD/J500

CMIL

AUGUST 2010

DESIGNED BY:

DRAWN BY:

CHECKED BY:

DATE:

SCALE: AS SHOWN

HORIZ. VERT.

102667

DRAWING NO. 102667-02

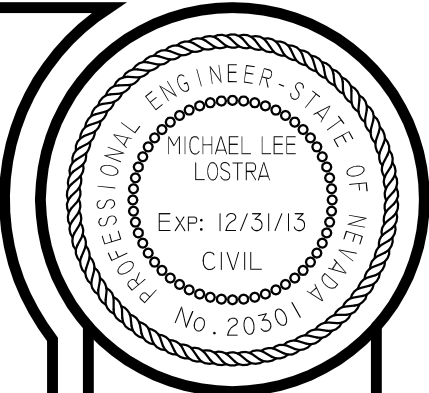
NEVADA

ELKO COUNTY

ELKO

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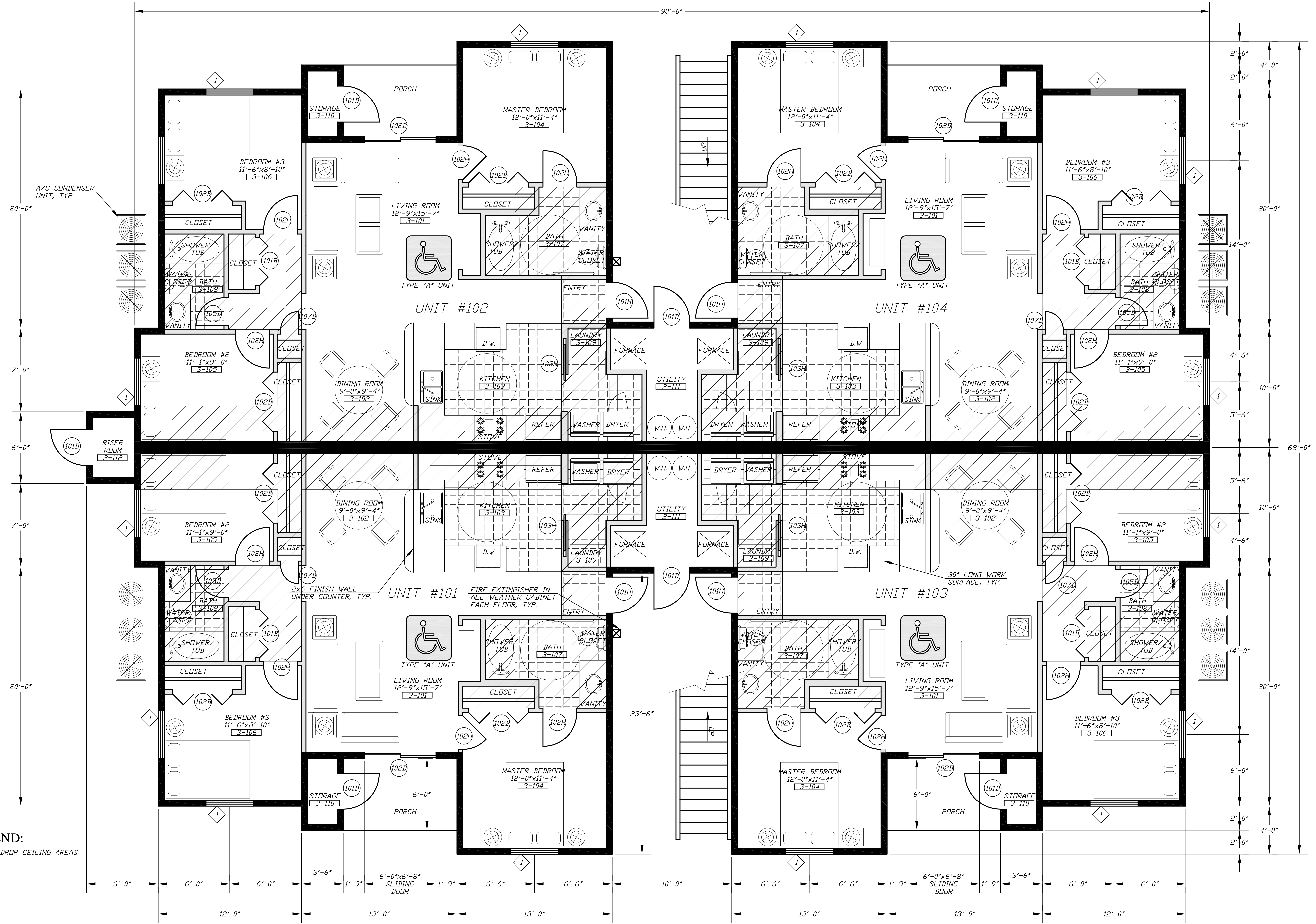
LOSTRA ENGINEERING
CONSULTING ENGINEERS
939 COLLEGE AVENUE
ELKO, NEVADA 89801
VOICE (775) 777-1210 FAX (775) 777-1211

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DESIGNED BY:	MLL
DRAWN BY:	MLL/HPD/500
CHECKED BY:	GML
DATE:	AUGUST 2010

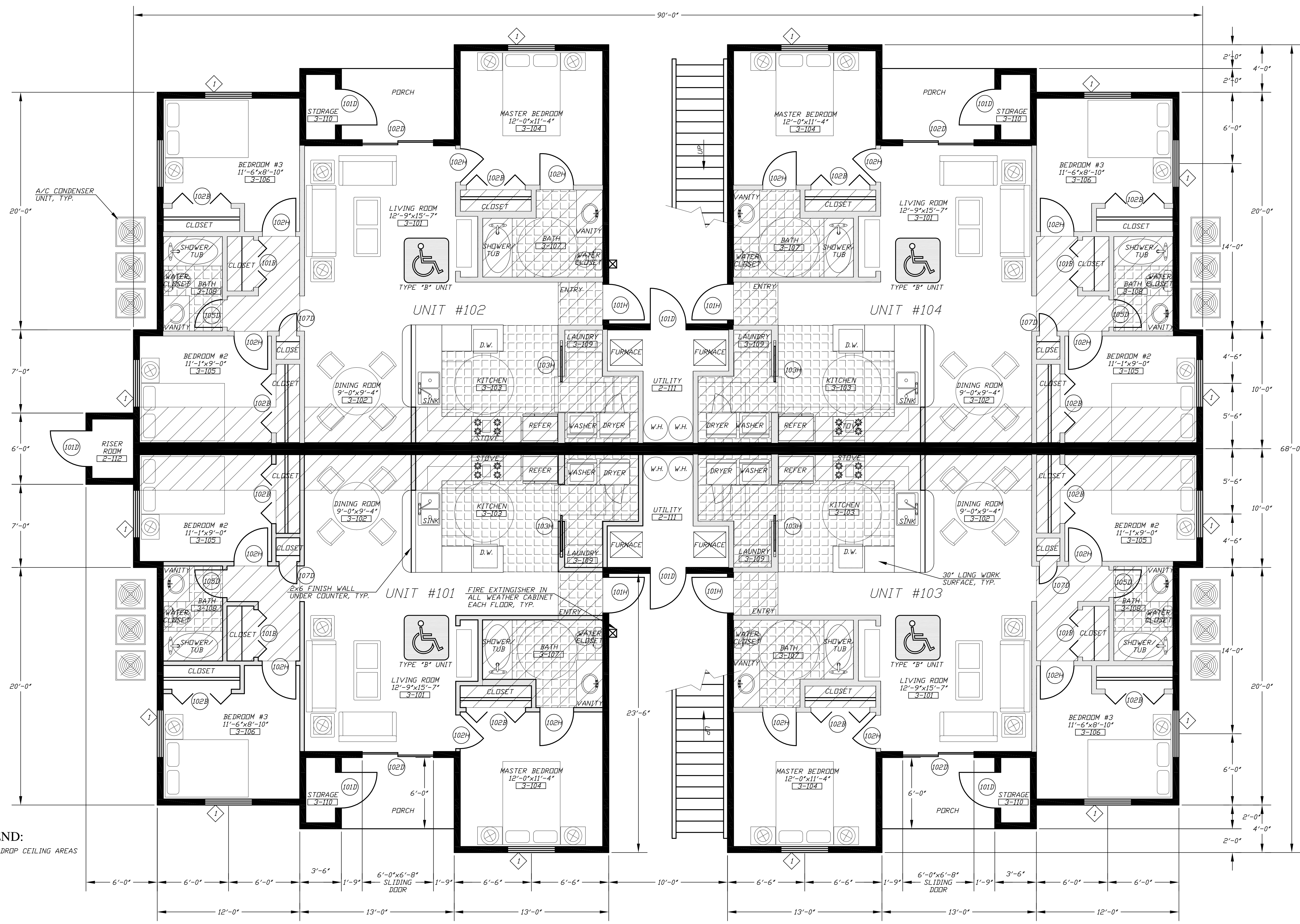
ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
FIRST FLOOR PLAN (TYPE "A" UNIT)
ELKO COUNTY NEVADA

LEGEND:
DROP CEILING AREAS



3 BEDROOM FIRST FLOOR PLAN TYPE "A" UNIT

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



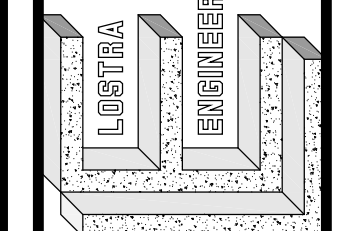
LEGEND:
DROP CEILING AREAS

3 BEDROOM FIRST FLOOR PLAN TYPE "B" UNIT

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



LOSTRA ENGINEERING
CONSULTING ENGINEERS
939 COLLEGE AVENUE
ELKO NEVADA 89801
VOICE (775) 777-1210 FAX (775) 777-1211



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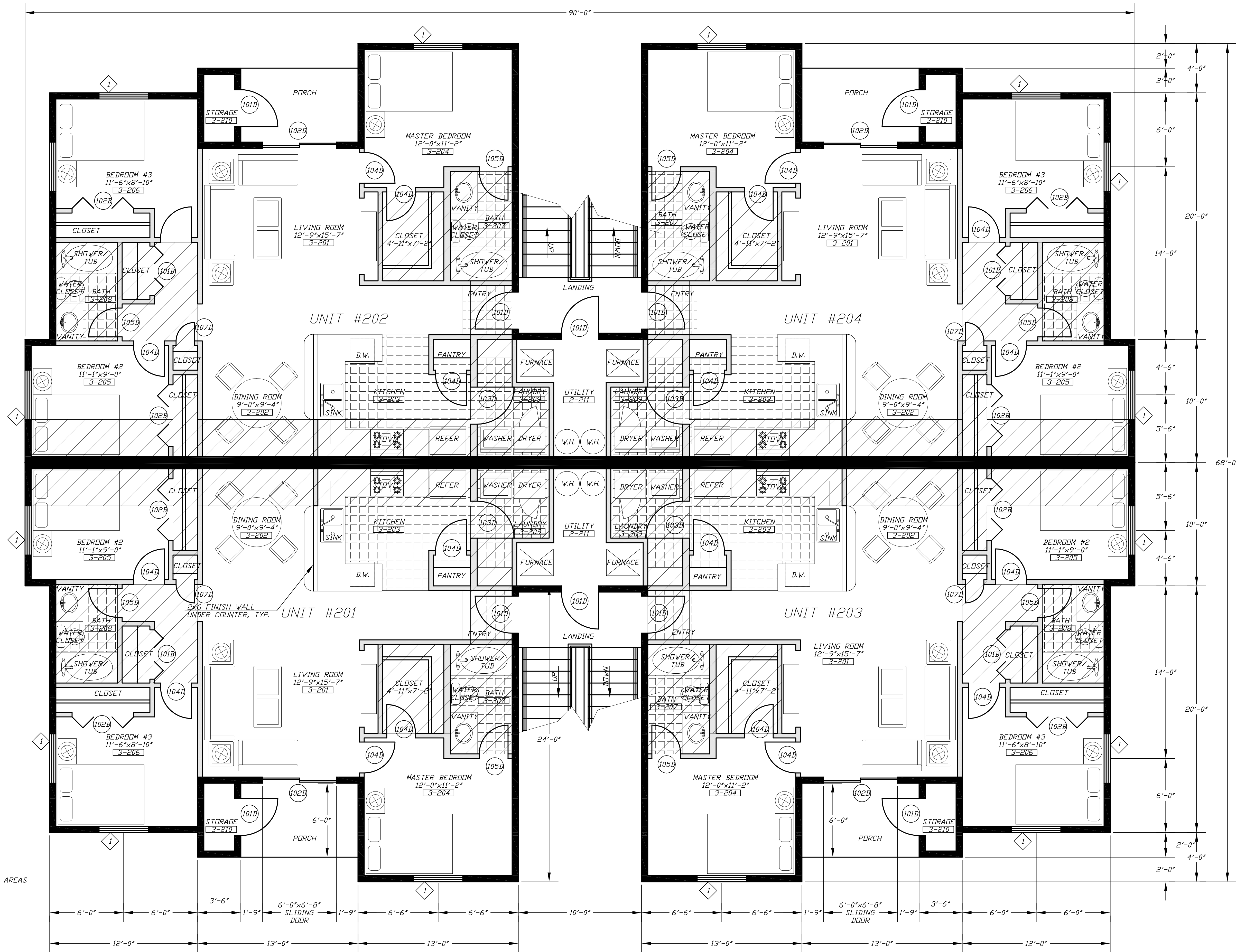
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DRAWN BY:	MLL/HPD/500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE:	AS SHOWN
HORIZ.:	NA
VERT.:	102667
JOB NO.:	102667-04
DRAWING NO.:	102667-04

ORMAZA CONSTRUCTION, INC.	ELKO COUNTY
APARTMENT COMPLEX	NEVADA
3 BEDROOM UNIT	
FIRST FLOOR PLAN (TYPE "B" UNIT)	

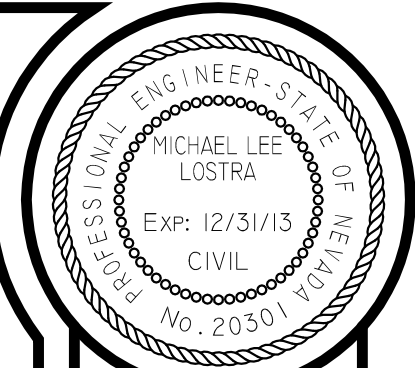
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A-4	19

LEGEND:
DROP CEILING AREAS

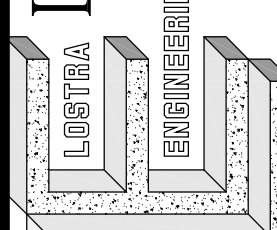


3 BEDROOM UNIT SECOND FLOOR PLAN

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



LOSTRA ENGINEERING
CONSULTING ENGINEERS
939 COLLEGE AVENUE
ELKO NEVADA 89801
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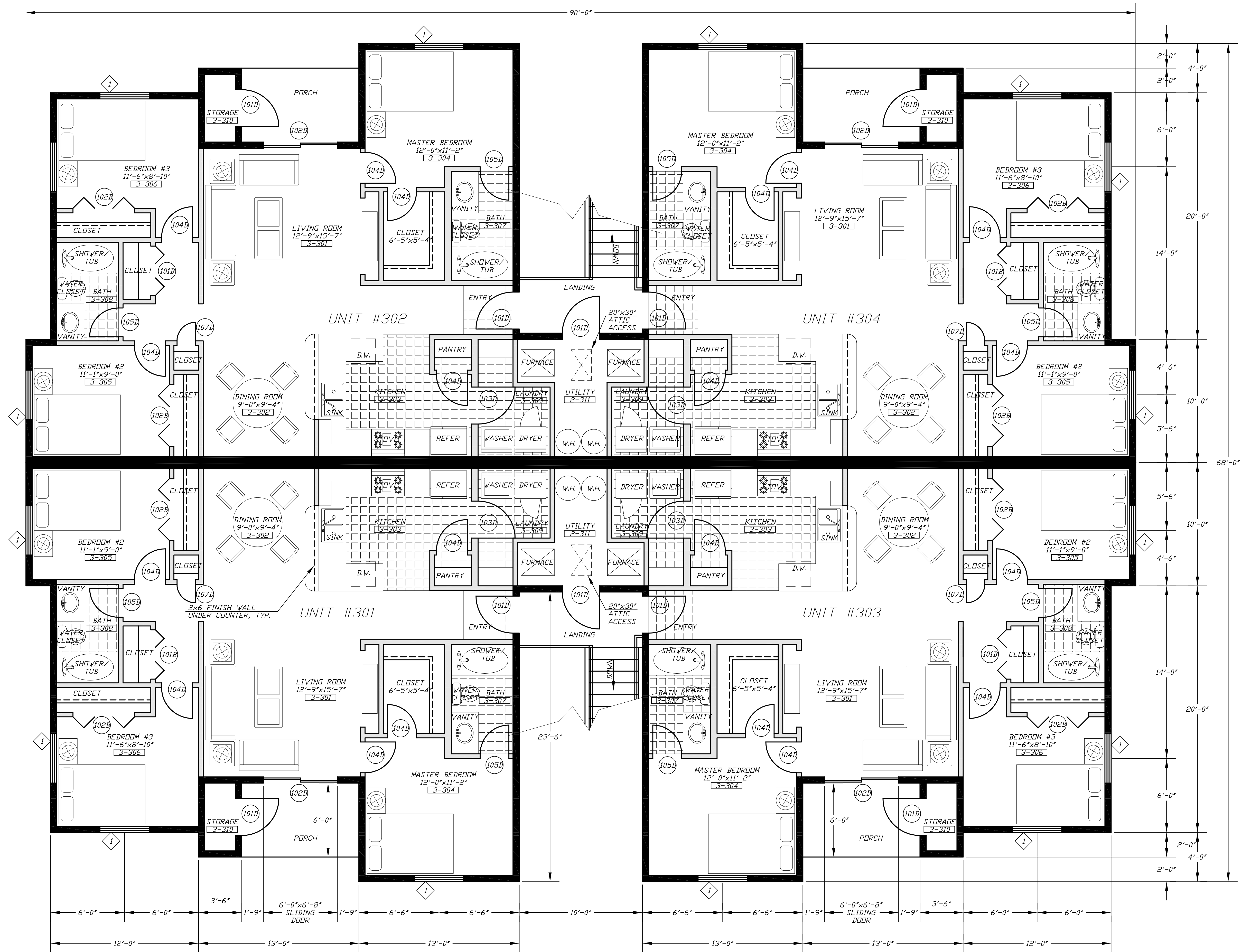
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SCALE:	AS SHOWN
HORIZ. VERT.	NA
JOB NO.	102667
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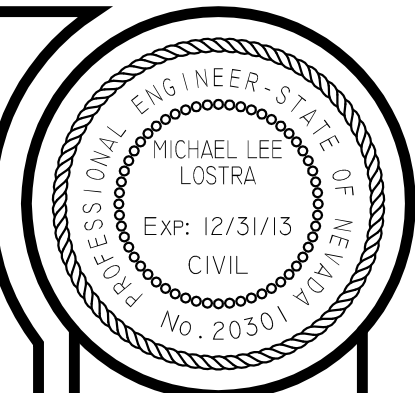
ORMAZA CONSTRUCTION, INC.	NEVADA
APARTMENT COMPLEX	ELKO COUNTY
3 BEDROOM UNIT	
SECOND FLOOR PLAN	

SHEET	OF
A-5	19



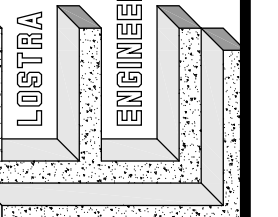
3 BEDROOM UNIT THIRD FLOOR PLAN

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



LOSTRA ENGINEERING
CONSULTING ENGINEERS

939 COLLEGE AVENUE
ELKO, NEVADA 89801
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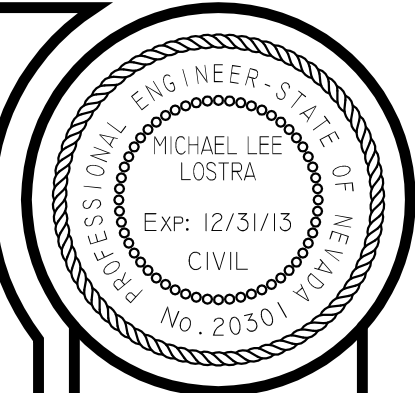
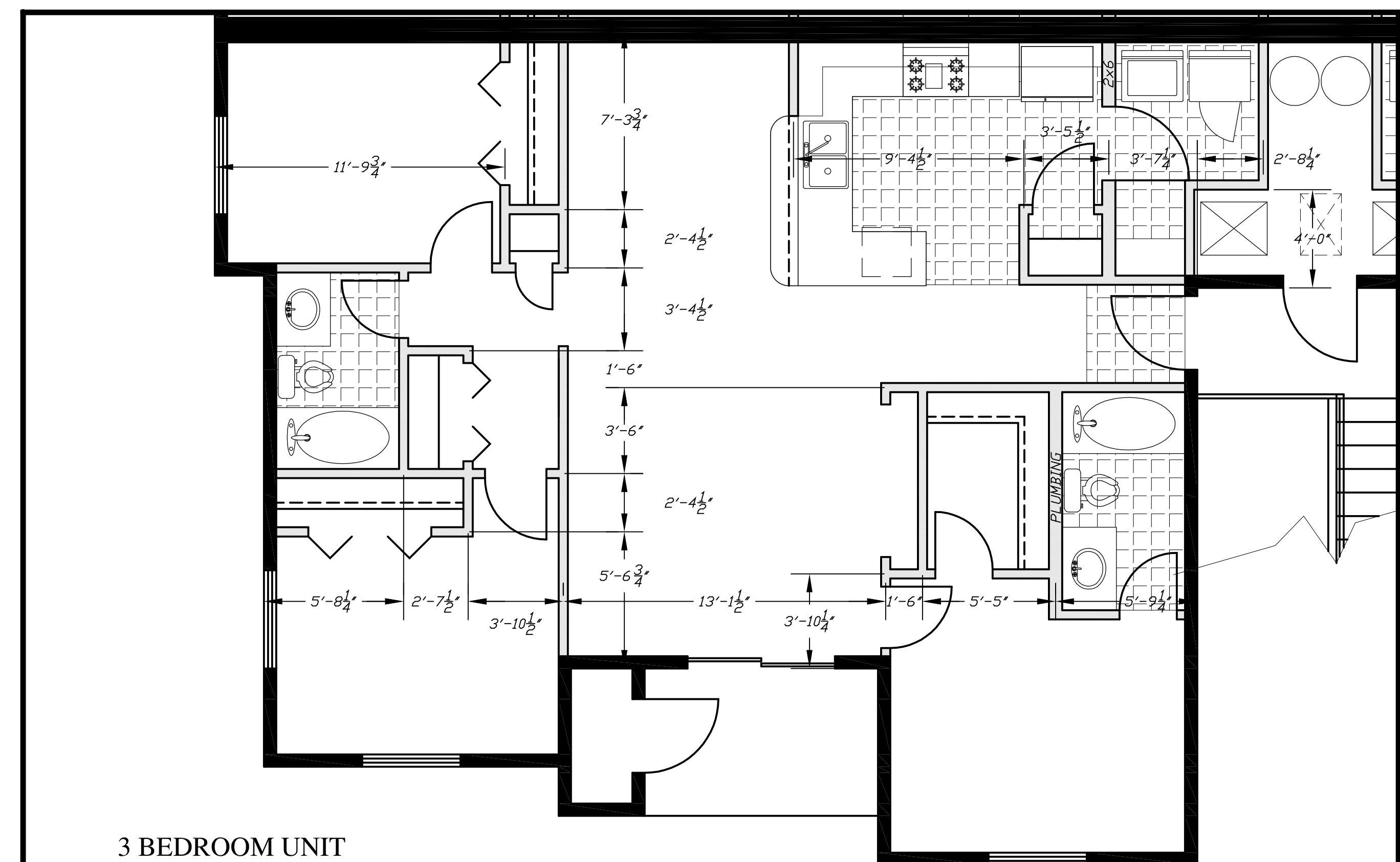
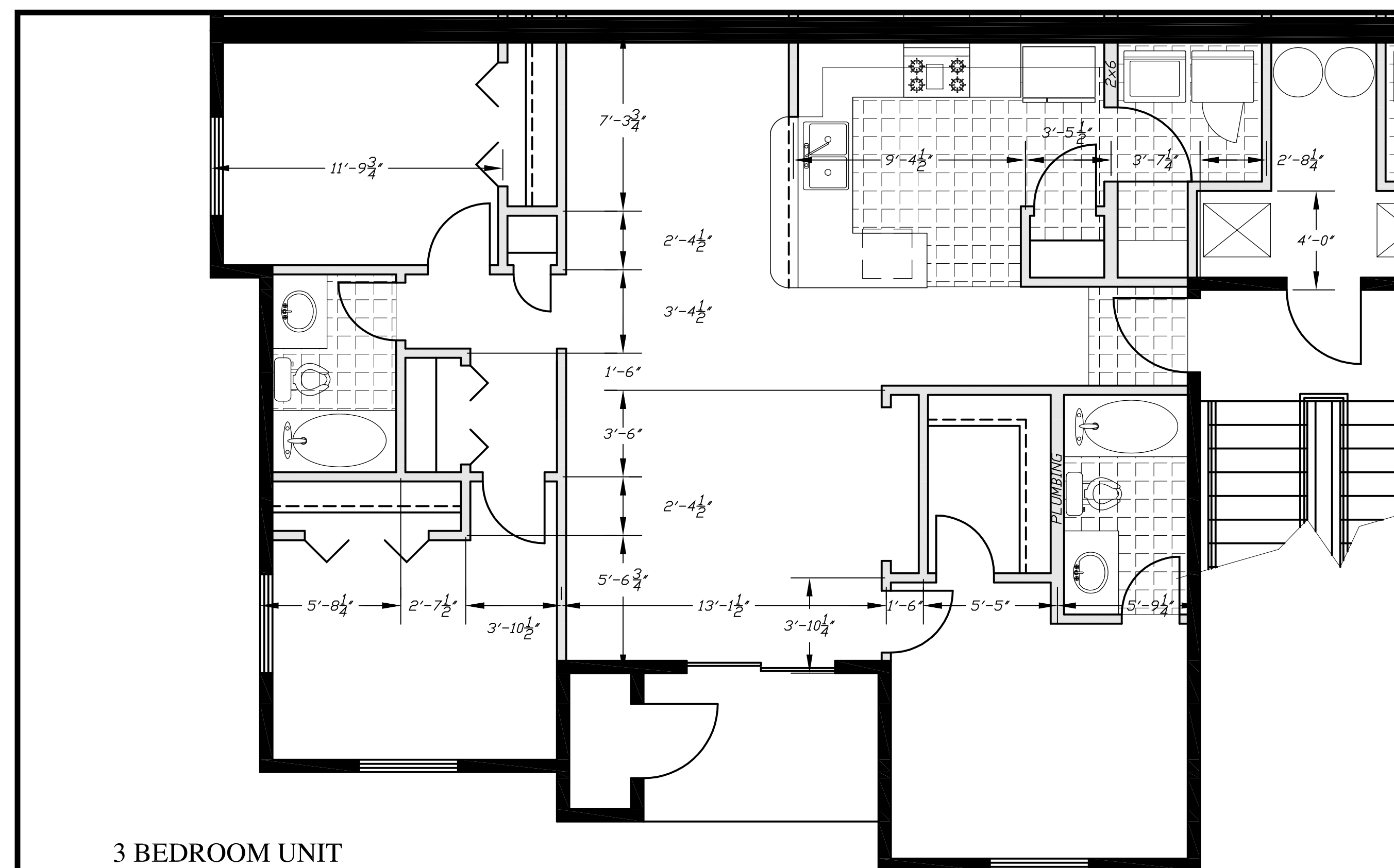
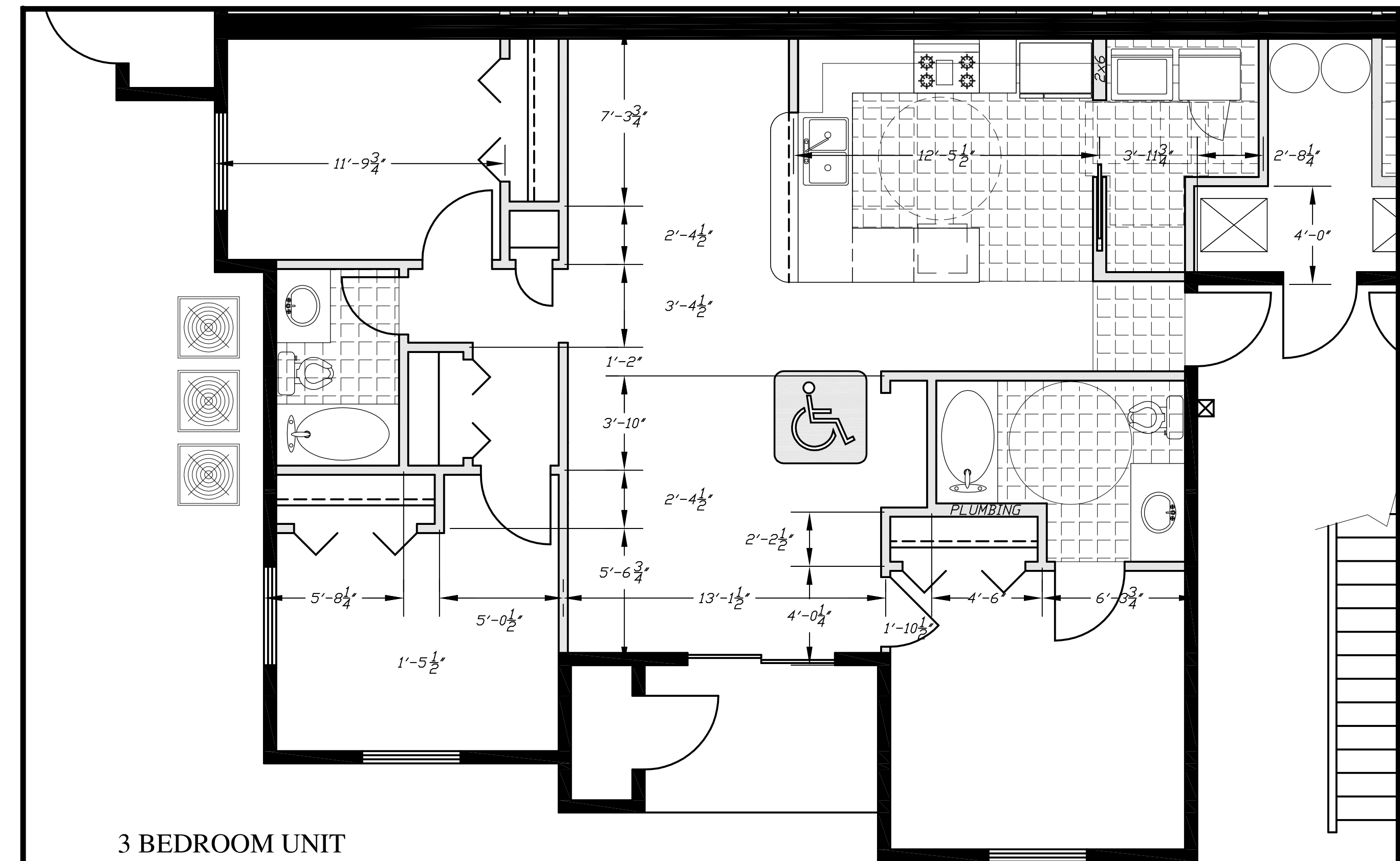
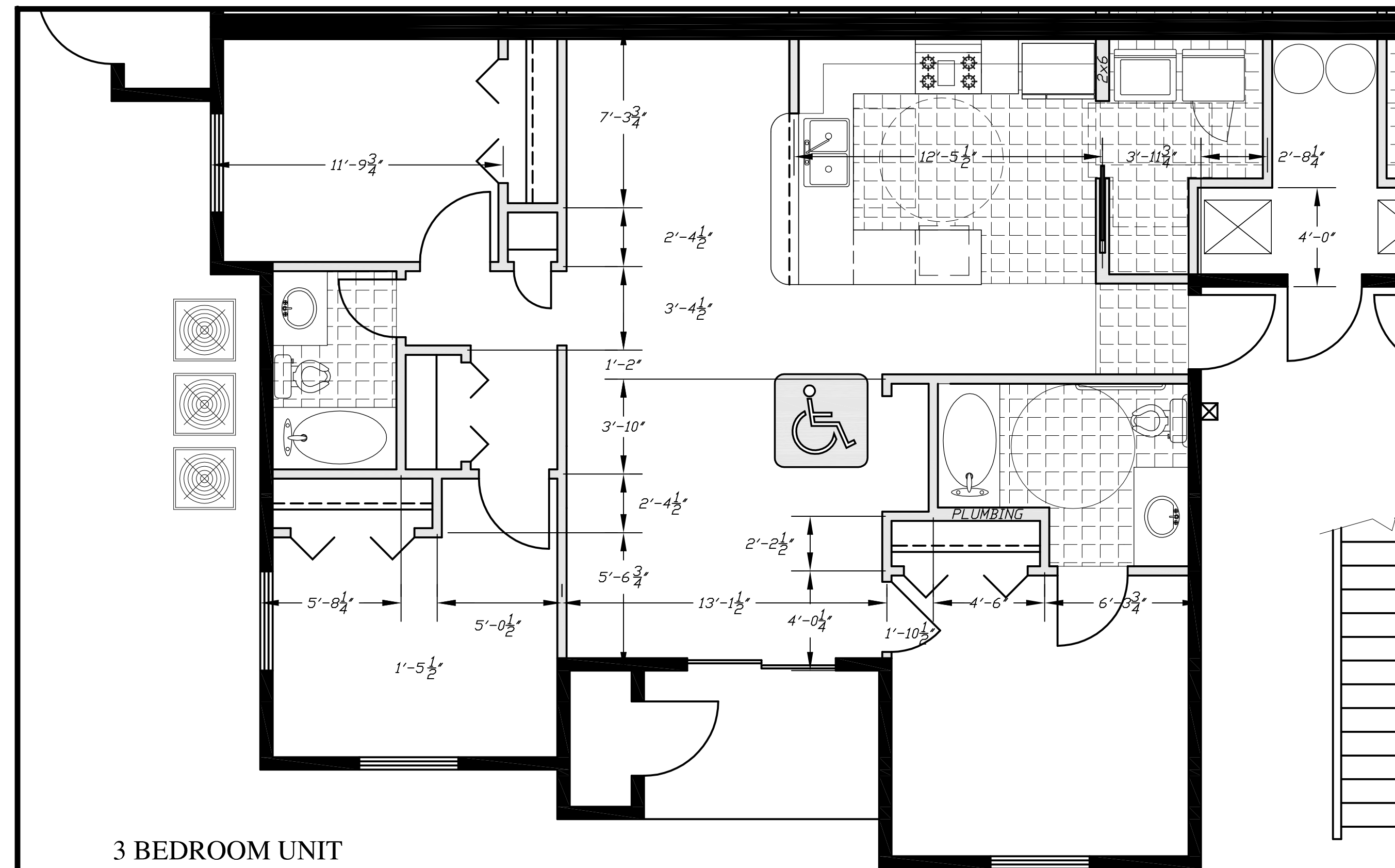


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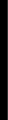
DESIGNED BY:	MLL
DRAWN BY:	MLL/HPD/500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE:	AS SHOWN
HORIZ.:	NA
VERT.:	102667
JOB NO.:	102667-06
DRAWING NO.:	102667-06

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
THIRD FLOOR PLAN
NEVADA
ELKO COUNTY



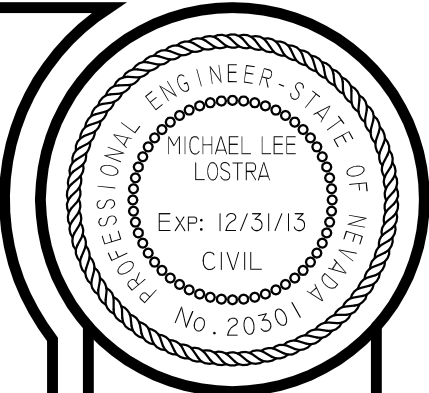
LOSTRA ENGINEERING
CONSULTING ENGINEERS



ENGINEERING

930 COLLEGE AVENUE
ELKO, NEVADA 89801
VOICE (775) 777-1210 FAX (775) 777-1211

SHEET A-7	OF 19	ORMAZA CONSTRUCTION, INC. APARTMENT COMPLEX 3 BEDROOM UNIT WALL LAYOUTS										ELKO	ELKO COUNTY	NEVADA
		SCALE AS SHOWN		HORIZ. VERT.	DESIGNED BY: DRAWN BY: CHECKED BY: DATE:	MLL MLL/HPD/500 GML AUGUST 2010	REV. 1 2	DATE 4/27/11 8/6/12	DESCRIPTION Issued for permitting & bidding Issued for construction	BY MLL MLL	APPD.			



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CONSULTING ENGINEERS
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ELKO, NEVADA 89801
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REV.	DATE	DESCRIPTION	BY	APPD.
1	4/22/11	Issued for permitting & bidding	MLL	MLL
2	8/6/12	Issued for construction	MLL	MLL

DESIGNED BY:	MLL
DRAWN BY:	MLL/HPDJ500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE	AS SHOWN
HORIZ.	N/A
VERT.	102667
JOB NO.	102667-08
DRAWING NO.	102667-08

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
ELEVATIONS
ELKO COUNTY NEVADA
ELKO



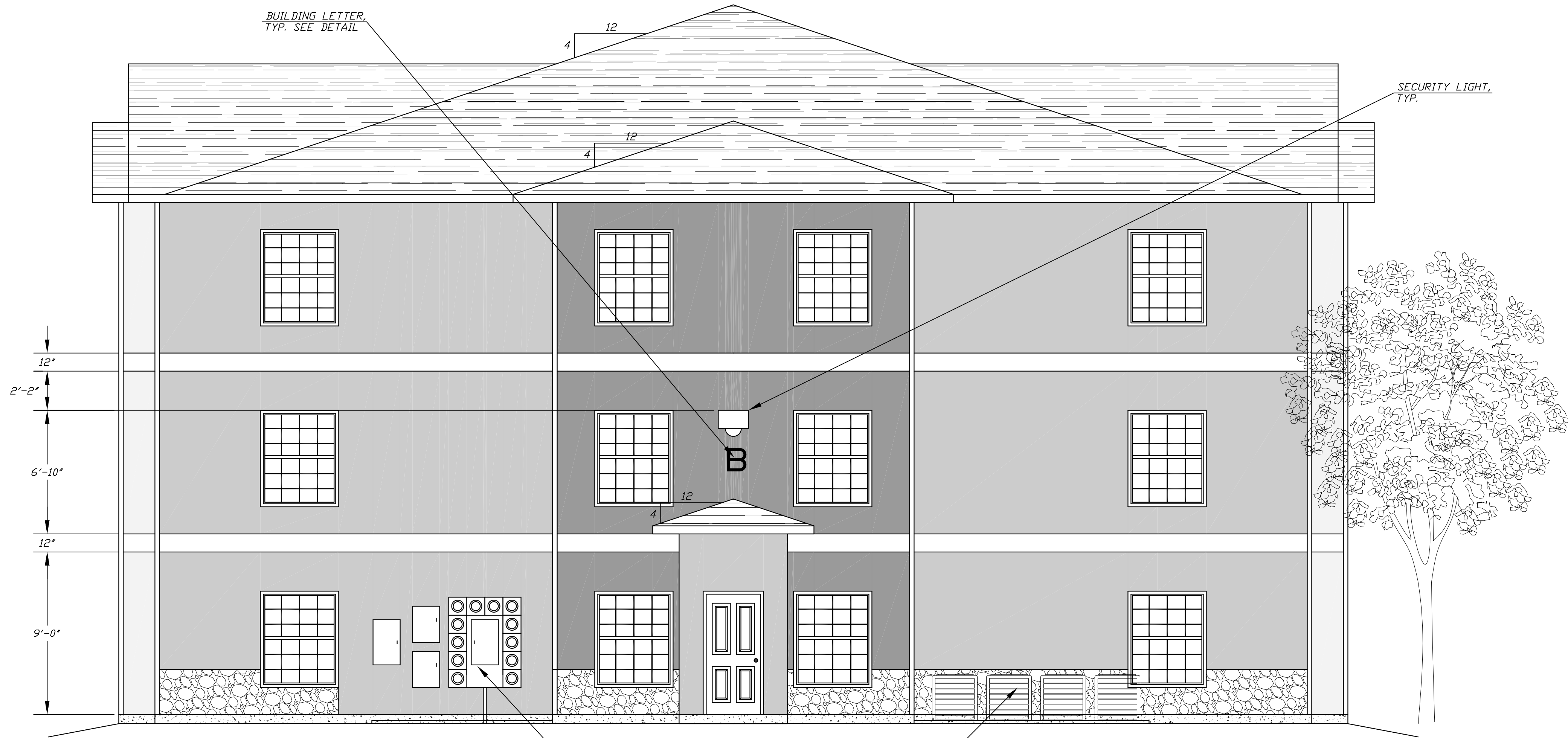
FRONT ELEVATION 3 BEDROOM UNIT
SCALE: 1/4" = 1'-0"

NOTE:
ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES
ONLY AND DO NOT DEPICT BUILDING MATERIAL.



3 BEDROOM UNIT REAR ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SCHEDULE	
STUCCO COLOR A	
STUCCO COLOR B	
STUCCO COLOR C	



3 BEDROOM UNIT LEFT SIDE ELEVATION

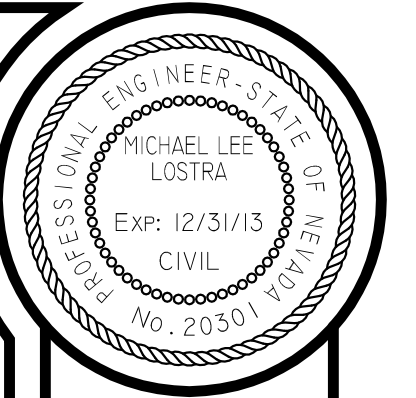
SCALE: 1/4" = 1'-0"

NOTE:
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ONLY AND DO NOT DEPICT BUILDING MATERIAL.



3 BEDROOM UNIT RIGHT SIDE ELEVATION

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



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2	8/6/12	Issued for construction	MLL	

DESIGNED BY:	MLL
DRAWN BY:	MLL/HPDJ500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE	AS SHOWN
HORIZ.	NA
VERT.	102667
JOB NO.	102667-09
DRAWING NO.	

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
SIDE ELEVATIONS
ELKO COUNTY NEVADA

INTERIOR FINISH SCHEDULE 2 BEDROOM UNIT

ROOM NO.	NAME	FLOOR FLOOR	BASE	WALLS	WAINSCOT	CETILING MATERIAL	HEIGHT	REMARKS
2-101	LIVING ROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-102	DINING ROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-103	KITCHEN	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-104	MASTER BEDROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-105	BEDROOM #2	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-106	BEDROOM #3	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-107	MASTER BATHROOM	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-108	BATHROOM	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-109	LAUNDRY	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-110	STORAGE	ESU	NDNE	TGB	NDNE	TGB	9'-0"	PAINT COLOR "STONE"
2-111	UTILITY	CDNC	NDNE	PGB	NDNE	PGB	9'-0"	PAINT COLOR "STONE"
2-112	RISER ROOM	CDNC	NDNE	TGB	NDNE	TGB	9'-0"	PAINT COLOR "STONE"
2-201	LIVING ROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-202	DINING ROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-203	KITCHEN	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-204	MASTER BEDROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-205	BEDROOM #2	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-206	BEDROOM #3	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-207	MASTER BATHROOM	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-208	BATHROOM	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-209	LAUNDRY	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-210	STORAGE	ESU	NDNE	TGB	NDNE	TGB	9'-0"	PAINT COLOR "STONE"
2-211	UTILITY	ESU	NDNE	PGB	NDNE	PGB	9'-0"	PAINT COLOR "STONE"
2-301	LIVING ROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-302	DINING ROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-303	KITCHEN	FSV	MDF	PGB/T1/P2	NDNE	PGB/T2/P2	9'-0"	PAINT COLOR "STONE"
2-304	MASTER BEDROOM	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-305	BEDROOM #2	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-306	BEDROOM #3	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"
2-307	MASTER BATHROOM	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-308	BATHROOM	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-309	LAUNDRY	FSV	MDF	PGB/T1/P3	NDNE	PGB/T1/P3	9'-0"	PAINT COLOR "STONE"
2-310	STORAGE	ESU	NDNE	TGB	NDNE	TGB	9'-0"	PAINT COLOR "STONE"
2-311	UTILITY	ESU	NDNE	PGB	NDNE	PGB	9'-0"	PAINT COLOR "STONE"
-	CLOSETS & PANTRY	FSV	MDF	PGB/T1/P2	NDNE	PGB/T1/P2	9'-0"	PAINT COLOR "STONE"

DOOR AND FRAME SCHEDULE

DOOR NO.	WIDTH	HEAD HEIGHT	THICKNESS	TYPE	FRAME TYPE	FIRE RATING	HARDWARE GROUP	DETAILS HEAD	JAMB	SILL	REMARKS
101D	3'-0"	6'-8"	1 3/4"	A	1	NDNE	HW-1				
102D	6'-0"	6'-8"	1 3/4"	B OR C	2	NDNE	N/A				GLASS DOOR w/ LOCKING DOOR HARDWARE
103D	3'-0"	6'-8"	1 3/4"	D	3	NDNE	HW-3				
104D	2'-6"	6'-8"	1 3/4"	E	4	NDNE	HW-2				
105D	2'-4"	6'-8"	1 3/4"	F	5	NDNE	HW-2				
106D	2'-0"	6'-8"	1 3/4"	G	6	NDNE	HW-3				
107D	1'-6"	6'-8"	1 3/4"	H	7	NDNE	HW-3				
101H	3'-0"	6'-8"	1 3/4"	A	1	NDNE	HW-1				
103H	2'-10"	6'-8"	1 3/4"	K	10	NDNE	HW-2 OR HW-3				CLEAR OPENING NO LESS THAN 32"
103H	3'-0"	6'-8"	1 3/4"	D	3	NDNE	N/A				POCKET DOOR w/ DOOR HARDWARE
101B	4'-0"	6'-8"	1 3/4"	I	8	NDNE	N/A				BI-FOLD DOOR WITH PAINTED WOOD NOBS
102B	5'-0"	6'-8"	1 3/4"	J	9	NDNE	N/A				BI-FOLD DOOR WITH PAINTED WOOD NOBS

HARDWARE GROUPS

GROUP	TYPE	KEY LOCKSET	PUSH BUTTON LOCKSET	CLOSER	WALL STOP	REMARKS
HW-1	CK4751	X		NDNE	X	NDNE
HW-2	CK4720		X	NDNE	X	NDNE
HW-3	CK4710			NDNE	X	NDNE

SDMA DOOR HARDWARE:

- DOOR HARDWARE SHALL BE "SDMA" BHP LEVERS.
- THE FINISH SHALL BE US15/SATIN NICKLE.
- ALL ENTRY DOORS SHALL BE BHP "SDMA" LEVER TLOCK AND DEAD BOLT US15 FINISH.
- INTERIOR DOORS BHP "SDMA" LEVER US15 FINISH. PRIVACY ON MASTER BEDROOM AND BATHROOMS, PASSAGES ON ALL OTHER DOORS.
- THE STORE ROOM BHP "SDMA" LEVER TLOCK AND US15 FINISH.
- UTILITY ROOM BHP "SDMA" LEVER TLOCK AND DEAD BOLT US15 FINISH.
- RISER ROOM BHP "SDMA" LEVER TLOCK AND DEAD BOLT US15 FINISH.
- ALL DOOR HARDWARE SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS.
- DOOR HARDWARE SHOULD INCLUDE ALL LATCHES, CYLINDERS, STRIKES AND DUST BOX.
- ALL GROUND FLOOR UNITS MUST BE EQUIPPED WITH DOOR HARDWARE THAT COMPLIES WITH ICC/ANSI 7.1-2003.

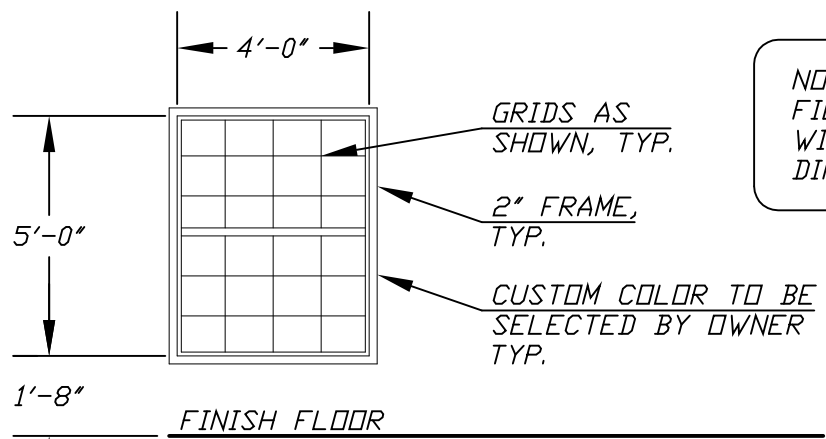
FINISH LEGEND:	
-	NDNE
CONC	SEALED CONCRETE
EPGB	EPHOXY-PAINTED CONCRETE BLOCK
EPGB	EPHOXY-PAINTED GYPSUM WALL BOARD
PCB	PAINTED CONCRETE BLOCK
PGB	PAINTED GYPSUM WALL BOARD
TGB	TAPED GYPSUM WALL BOARD
R	RUBBER
FSV	FIBERGLASS SHEET VINYL
W	WOOD FINISH FLOORING
ESU	EXPOSED STRUCTURE UNPAINTED
MDF	MEDIUM DENSITY FIBRE BOARD
PAINT/TEXTURE LEGEND:	
P1	GLOSS LATEX ENAMEL
P2	SATIN
P3	SEMIGLOSS
T1	LIGHT SPRAY TEXTURE
T2	KNOCK DOWN TEXTURE
I. M.	INSULATED METAL
F. G.	FIBERGLASS
WD	
SG	SAFETY GLASS

WINDOW NOTES:

- ALL WINDOWS SHALL BE A MAXIMUM U FACTOR OF 0.35.
- SAFETY GLAZING AS PER IBC SECTION 2406.
- EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- PROVIDE APPROVED FLASHING AROUND ALL EXTERIOR DOOR AND WINDOW OPENINGS.
- EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND ROOFS AND BETWEEN WALLS AND PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOOR AND ROOFS AND ALL OTHER SUCH OPENINGS INTO THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNHEATED SPACES SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE. ALL EXTERIOR DOORS, OTHER THAN FIRE-RATED DOORS, SHALL BE DESIGNED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.

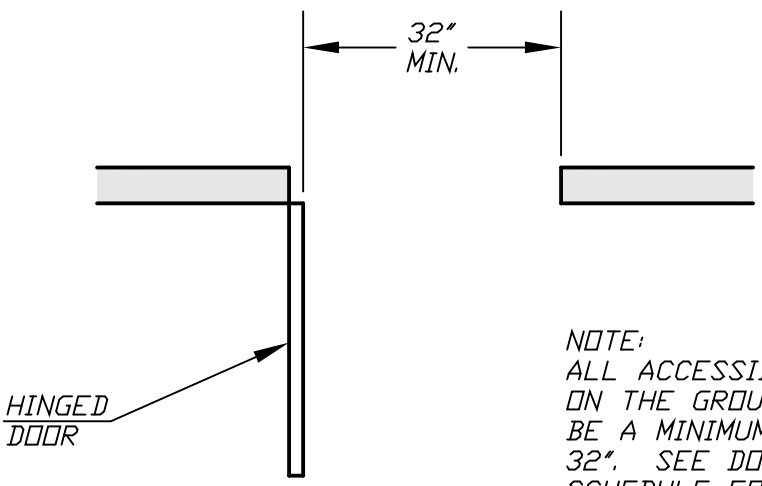
CORBIN RUSSWIN DOOR HARDWARE:

- DOOR HARDWARE SHALL BE "CORBIN RUSSWIN" CK4700 SERIES.
- THE FINISH SHALL BE A SATIN CHROMIUM PLATED FINISH.
- ALL ENTRY DOORS SHALL BE EQUIPPED WITH CK4751 SERIES HARDWARE.
- ALL BATHROOMS AND MASTER BEDROOM SHALL BE EQUIPPED WITH CK4720 SERIES HARDWARE.
- ALL PASSAGE AND CLOSET DOORS INCLUDING THE LAUNDRY ROOM DOOR SHALL BE EQUIPPED WITH CK4710 SERIES HARDWARE.
- ALL DOOR HARDWARE SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS.
- DOOR HARDWARE SHOULD INCLUDE ALL LATCHES, CYLINDERS, STRIKES AND DUST BOX.
- ALL GROUND FLOOR UNITS MUST BE EQUIPPED WITH DOOR HARDWARE THAT COMPLIES WITH ICC/ANSI 7.1-2003.



NOTE: FIELD VERIFY ALL VINYL WINDOW OPENINGS. DIMENSIONS SHOWN ARE NOMINAL.

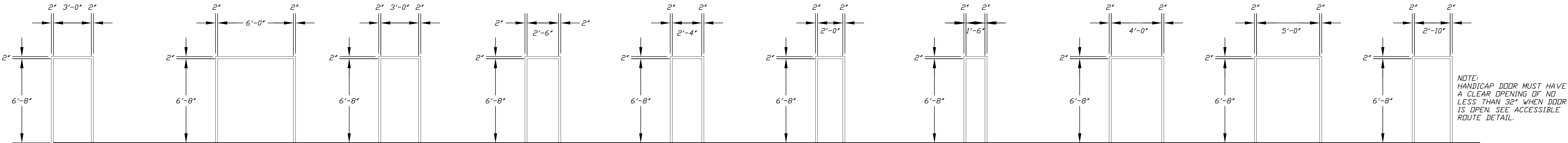
SCALE: 1/4" = 1'-0"



NOTE: ALL ACCESSIBLE ROUTE DOORS ON THE GROUND FLOOR SHALL BE A MINIMUM CLEAR WIDTH OF 32". SEE DOOR & FRAME SCHEDULE FOR LOCATIONS.

ACCESSIBLE ROUTE DOOR DETAIL

SCALE: 1/2" = 1'-0"



NOTE: HANDICAP DOOR MUST HAVE A CLEAR OPENING OF NO LESS THAN 32" WHEN DOOR IS OPEN. SEE ACCESSIBLE ROUTE DETAIL.

1 FIBERGLASS DOOR FRAME

2 SLIDING DOOR FRAME

3 WOOD DOOR FRAME

4 WOOD DOOR FRAME

5 WOOD DOOR FRAME

6 WOOD DOOR FRAME

7 WOOD DOOR FRAME

8 BI-FOLD DOOR FRAME

9 BI-FOLD DOOR FRAME

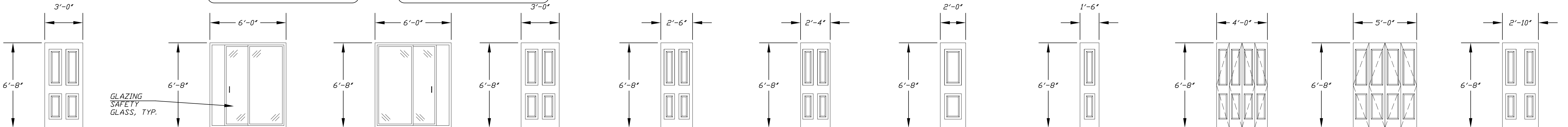
10 HANDICAP DOOR FRAME

DOOR FRAMES

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

NOTE: FIELD VERIFY ALL DOOR FRAME OPENINGS WITH MANUFACTURER. DIMENSIONS SHOWN ARE NOMINAL.

NOTE: LOW PROFILE THRESHOLDS FOR ALL DOORS. MAXIMUM OF 3/4" HIGH.



A FIBERGLASS ENTRY DOOR

B GLASS SLIDING DOOR

C GLASS SLIDING DOOR

D WOOD DOOR TYPE

E WOOD INTERIOR

F WOOD INTERIOR

G WOOD INTERIOR

H WOOD INTERIOR

I WOOD BI-FOLD

J WOOD BI-FOLD

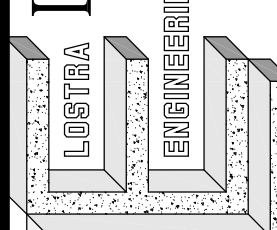
K HANDICAP INTERIOR

DOOR TYPES

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



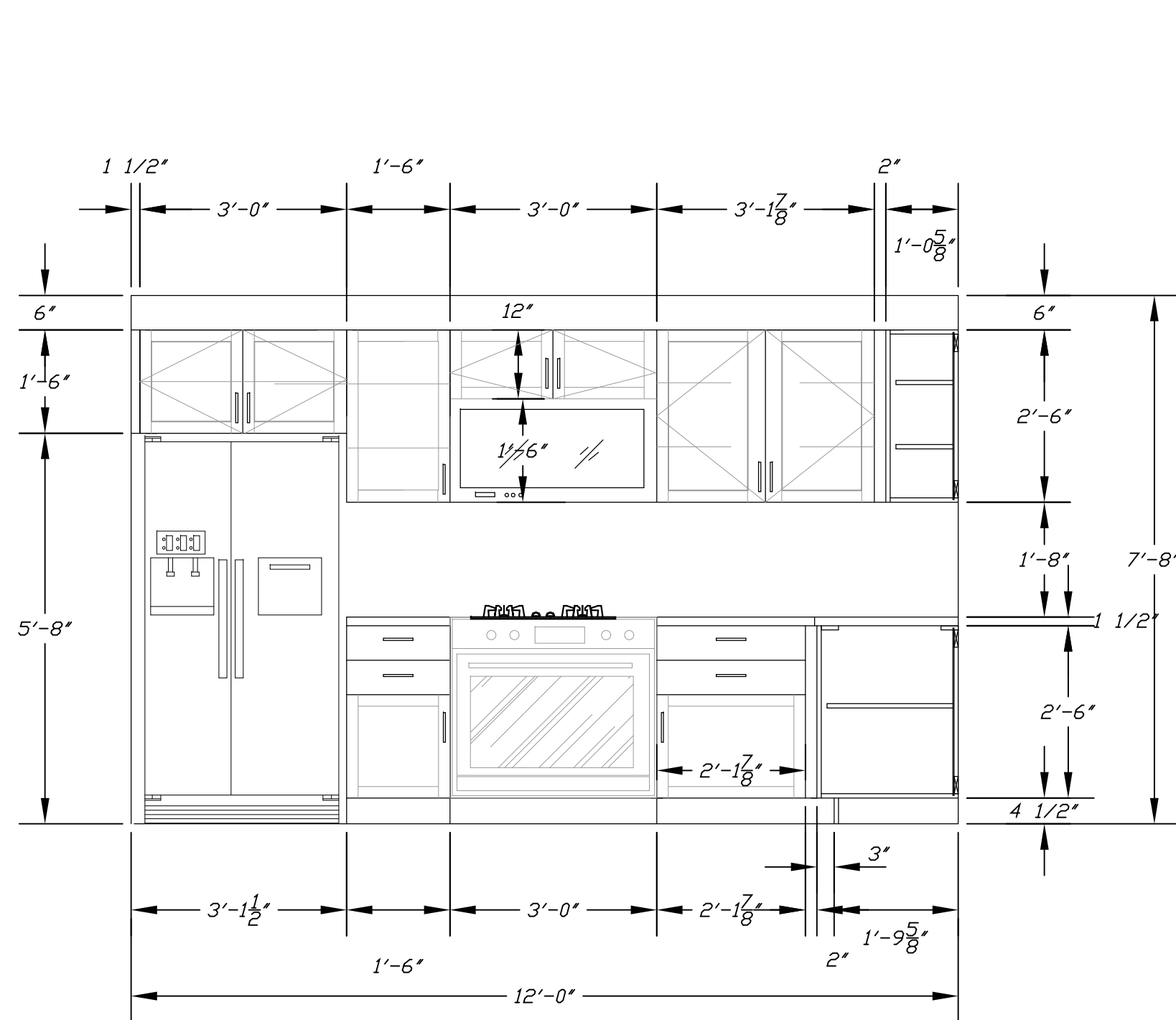
LOSTRA ENGINEERING
CONSULTING ENGINEERS
939 COLLEGE AVENUE
ELKO NEVADA 89801
VOICE (775) 777-1210 FAX (775) 777-1211



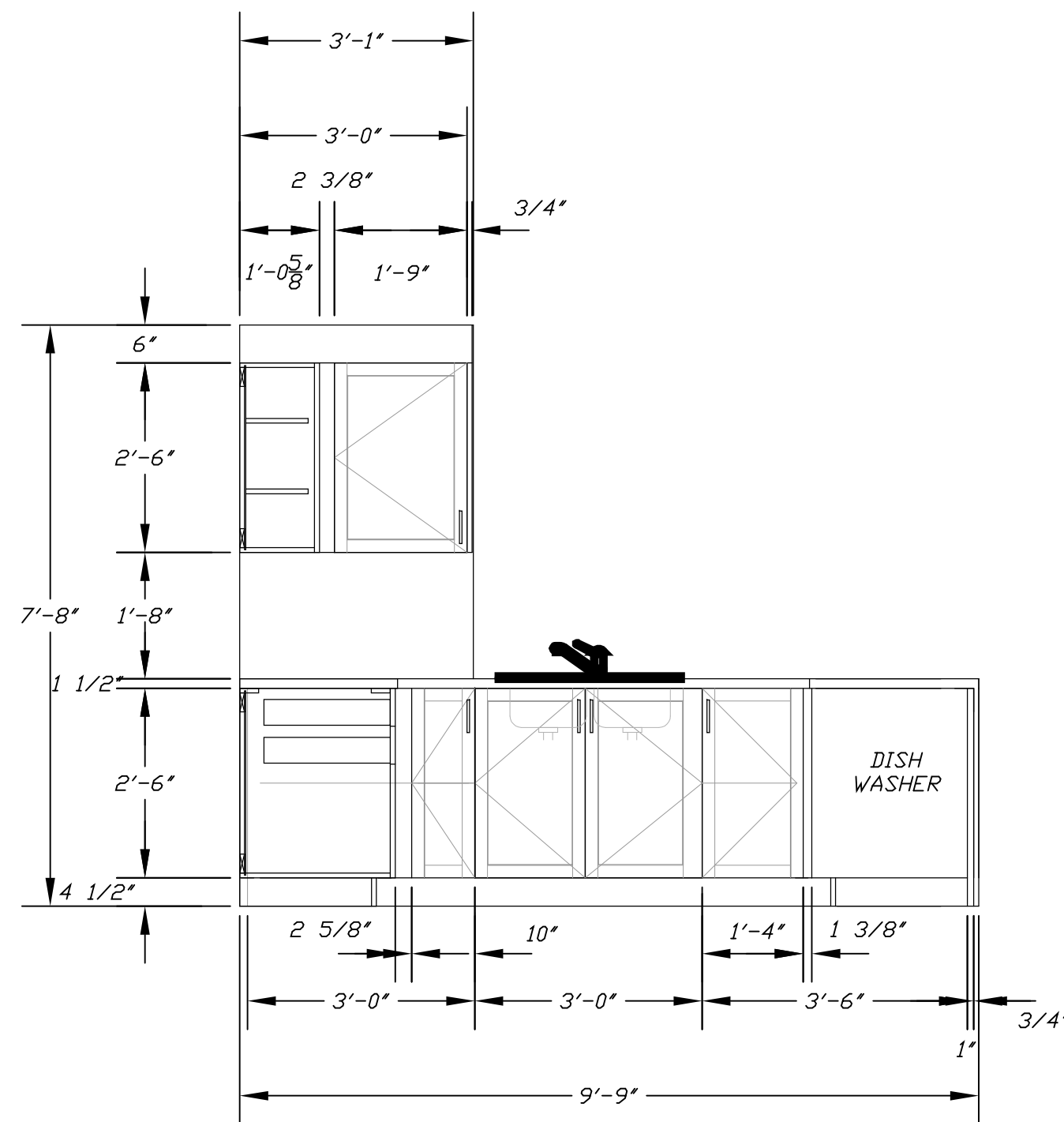
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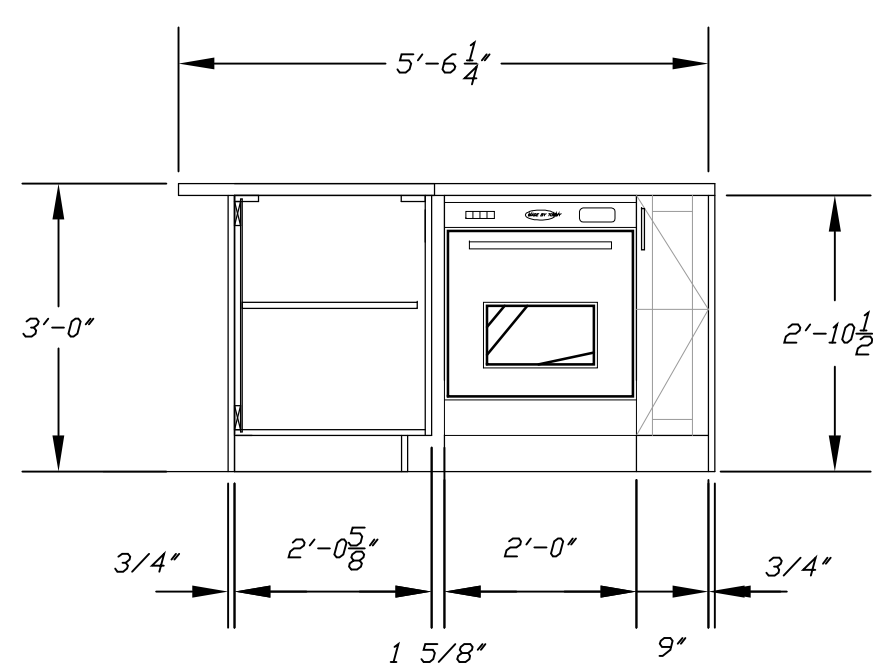
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HORIZ. VERT.	NA
DRAWING NO.	102667-10
DRAWING NO.	102667-10



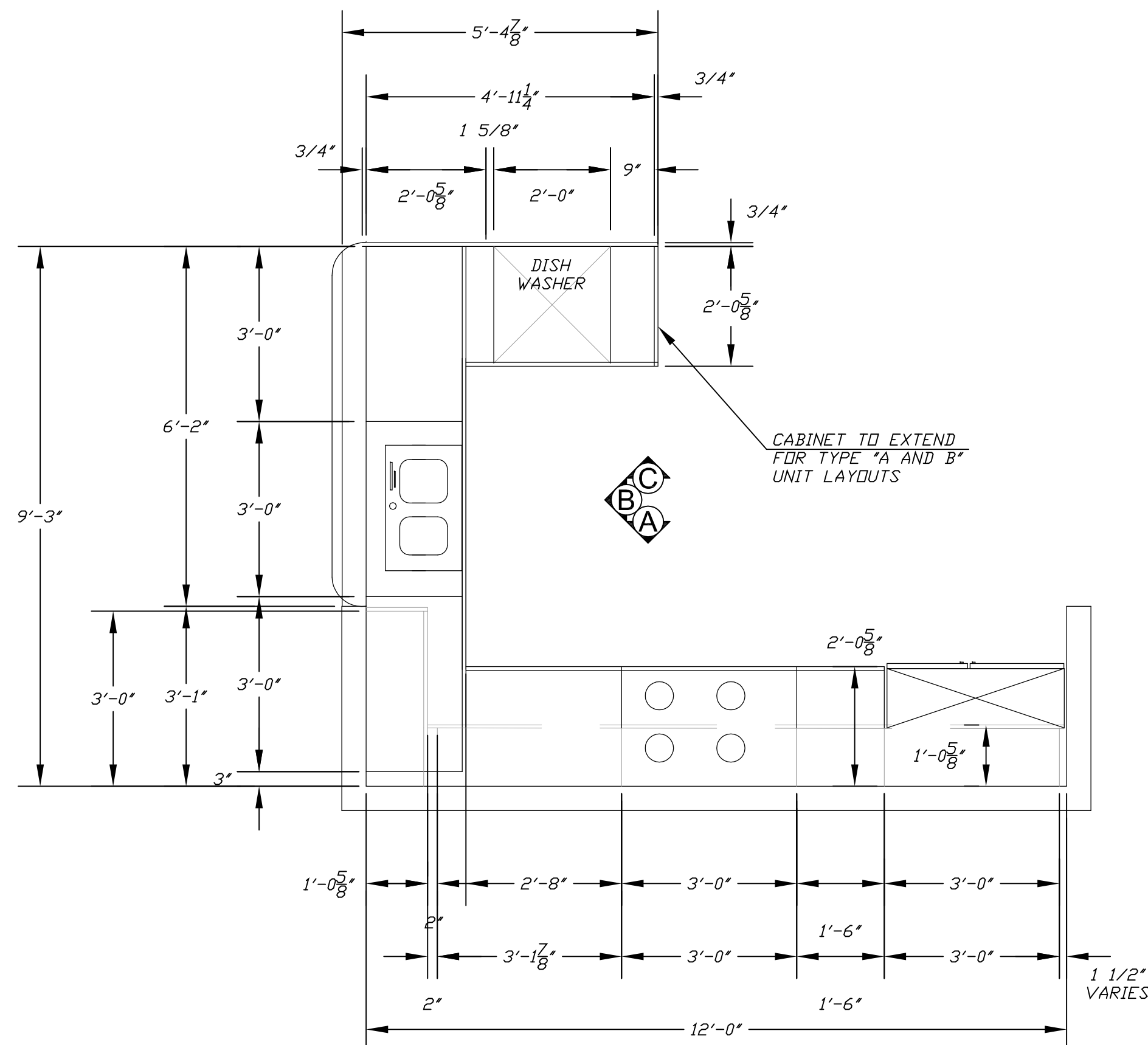
KITCHEN ELEVATION **A**
SCALE: 1/2" = 1'-0"



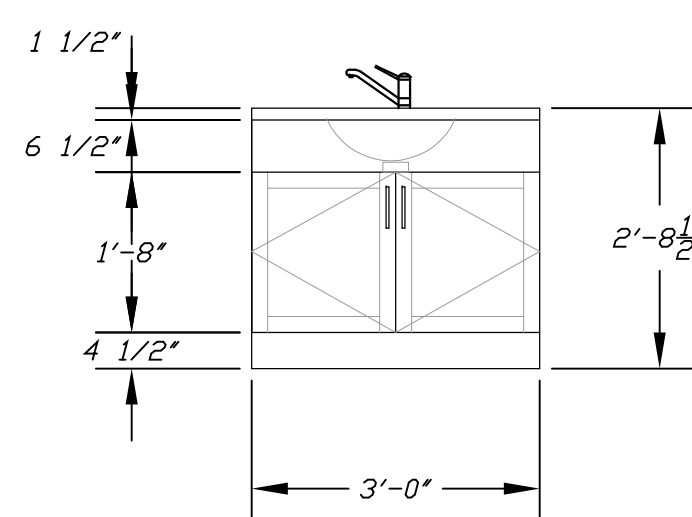
KITCHEN ELEVATION **B**
SCALE: 1/2" = 1'-0"



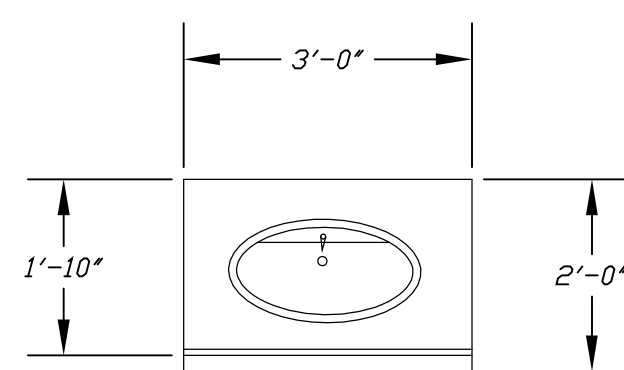
KITCHEN ELEVATION **C**
SCALE: 1/2" = 1'-0"



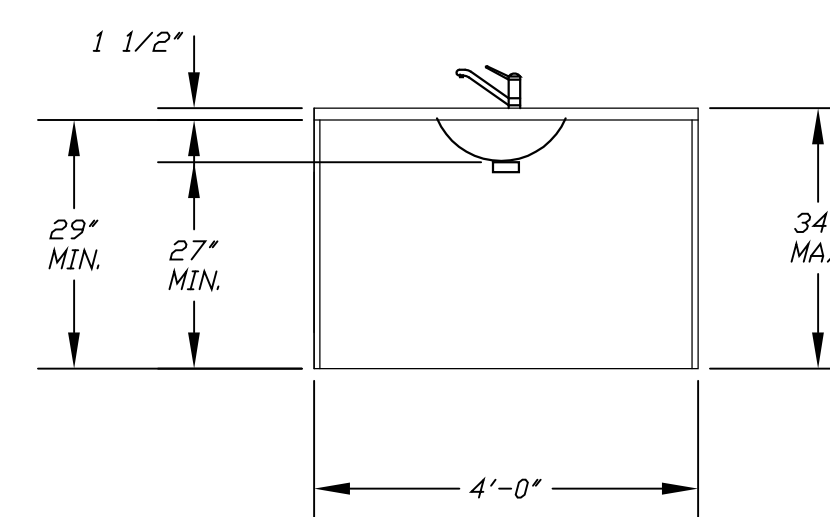
STANDARD KITCHEN PLAN
SCALE: 1/2" = 1'-0"



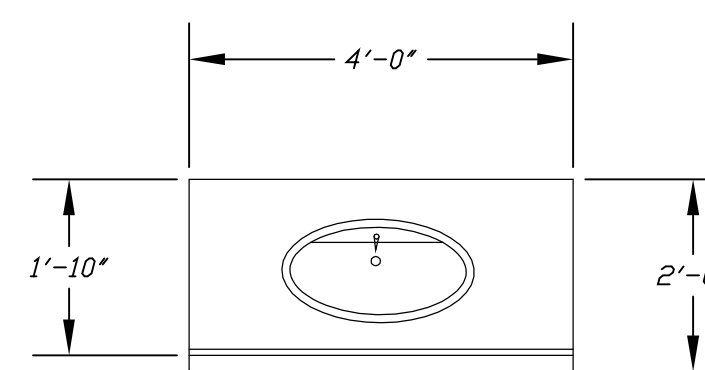
BATHROOM CABINET ELEVATION
SCALE: 1/2" = 1'-0"



BATHROOM CABINET PLAN
SCALE: 1/2" = 1'-0"

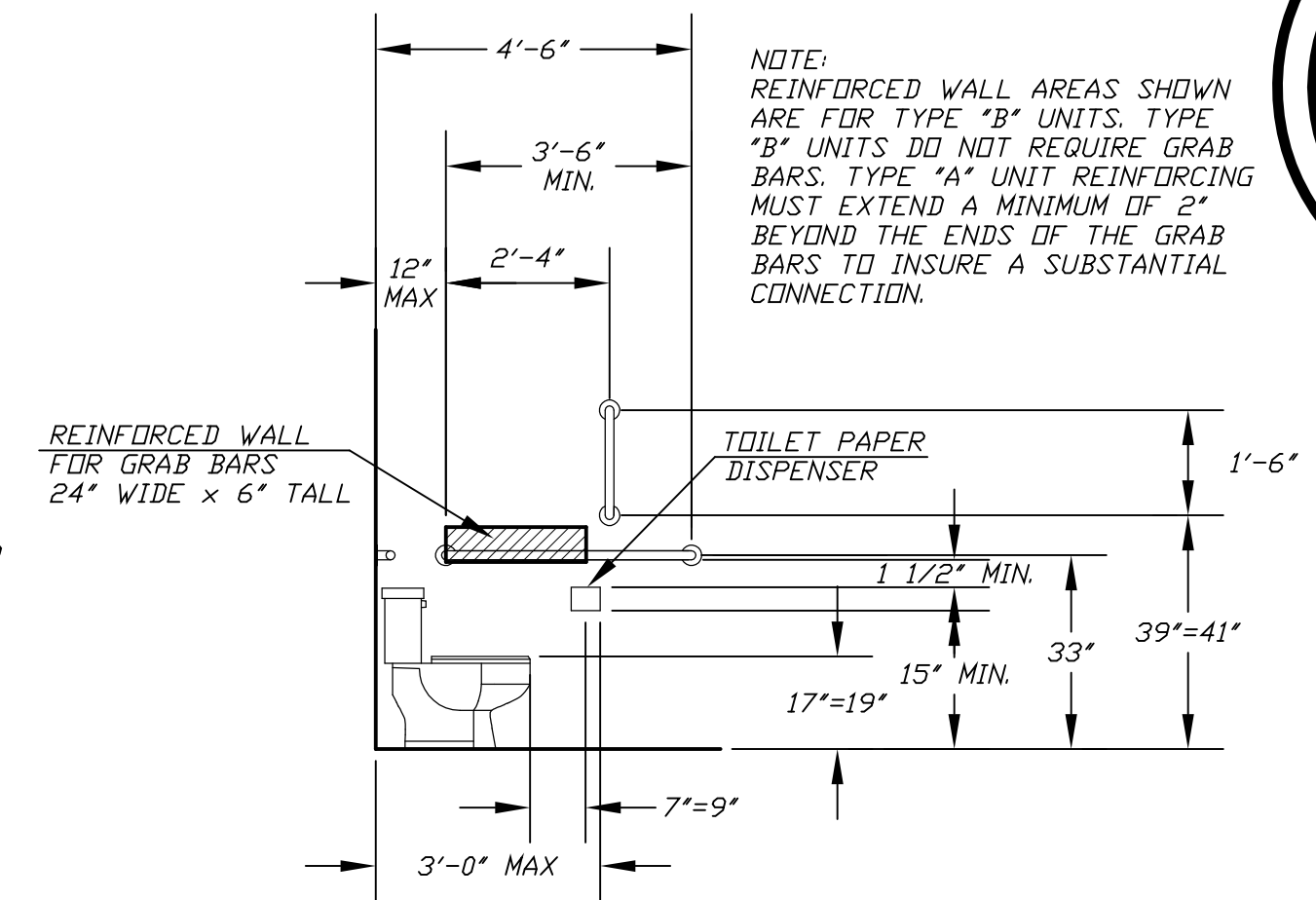


HANDICAP CABINET ELEVATION
SCALE: 1/2" = 1'-0"

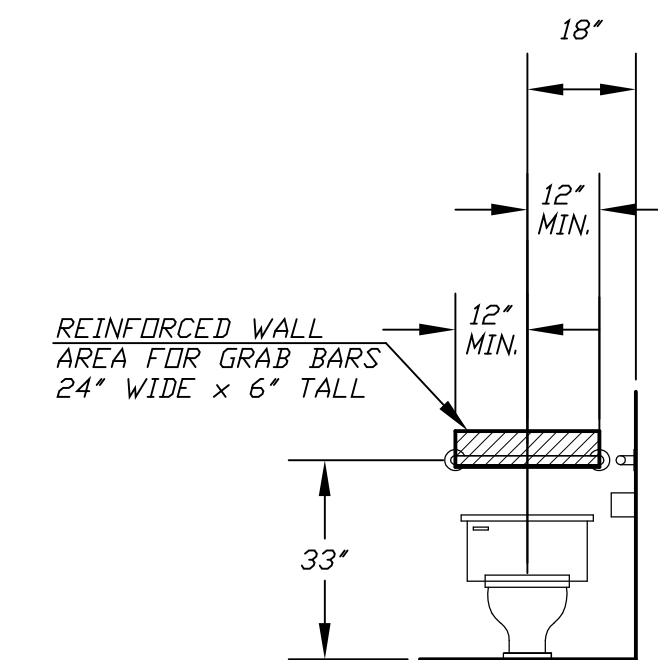


HANDICAP CABINET PLAN
SCALE: 1/2" = 1'-0"

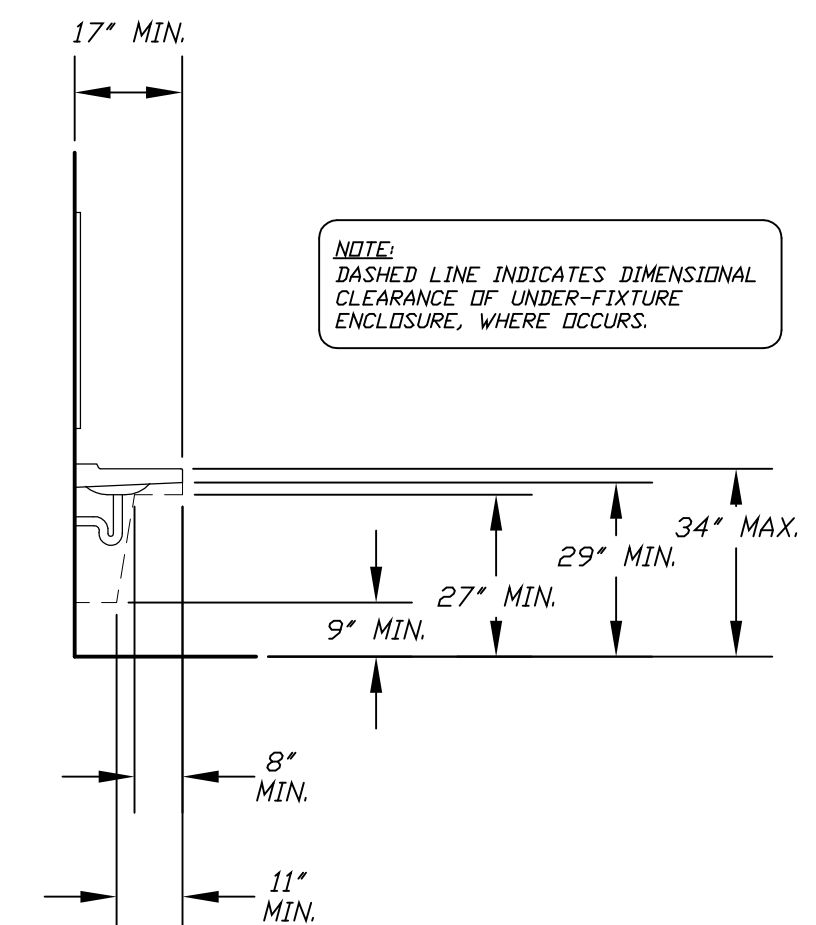
- ACCESSIBLE FACILITIES
1. All ground floor units shall be considered accessible units and shall comply with the ICC/ANSI A117.1-2003 and the Fair Housing Act.
 2. All ground units in one building will be "A" units. All other ground floor units shall be "B" units.
 3. The minimum width of an accessible route is 36".
 4. The walking surfaces with running slopes shall be no steeper than 1:20.
 5. All ground floor units shall have reinforced walls for grab bars in bathtubs/showers and around toilets. Reinforced wall area in the bathtub back wall shall be located 6 inches from each end and 48 inches long. Reinforcing is placed 6 inches above bathtub lip and a minimum of 38 inches tall. The bathtub side walls shall have a reinforced wall strip the entire width of the bathtub located from 32 inches to 38 inches above the floor. All shower or bathtub inserts shall be reinforced so that grab bars may be installed in the future.
 6. Grab bars shall have a circular cross section with a diameter of 1 1/4" inch minimum and 2 inches maximum.
 7. The space between the wall and the grab bar shall be 1 1/2 inches.
 8. Horizontal grab bars shall be mounted 33 inches minimum and 36 inches maximum above the floor.
 - a. Side wall grab bars are required to start within 12 inches of the back wall and extend to 54 inches from the back wall.
 - b. The rear bar shall be 24 inches long minimum, centered on the water closet.
 9. The top of the water closet seats shall be 17 to 19 inches above the floor.
 10. Accessible lavatories shall be mounted with the rim 34 inches maximum above the floor.
 11. Sinks shall be 6 1/2" inches deep maximum.
 12. Water supply and drain pipes under lavatories shall be insulated or otherwise treated to protect against contact.
 13. Mirrors shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.
 14. In the kitchen area there must be at least one section of counter that provides a work surface 30 inches in length. The work surface shall be 34 inches max above the floor.
 15. Clear floor space for the work surface, sink, cabinet access and appliances is 30 inches by 48 inches. Where knee and/or toe clearances are provided, the clear floor space can extend underneath the work surface, sink and under the door of the dishwasher or oven.
 16. Cabinetry shall be permitted to be added under the sink, provided:
 - a. the cabinetry can be removed without or replacement of the sink.
 - b. the floor finish extends under such cabinetry, and
 - c. the walls behind and surrounding cabinetry are finished.
 17. Kitchen sinks shall be a maximum of 34 inches above the floor. This will allow for a 6 1/2" deep sink with a minimum of 27 inch high knee clearance.
 18. A portion of the storage area of each storage facility shall have shelves or rods within 15 inch to 48 inch reach range.
 19. Hand showers shall comply with section 607.6. A hand shower with a hose 59 inches minimum in length, that can be used as both a fixed shower head and as a hand shower, shall be provided. The hand shower shall have a control with a nonpositive shut-off feature. An adjustable-height hand shower mounted on a vertical bar shall be installed so as to not obstruct the use of grab bars.



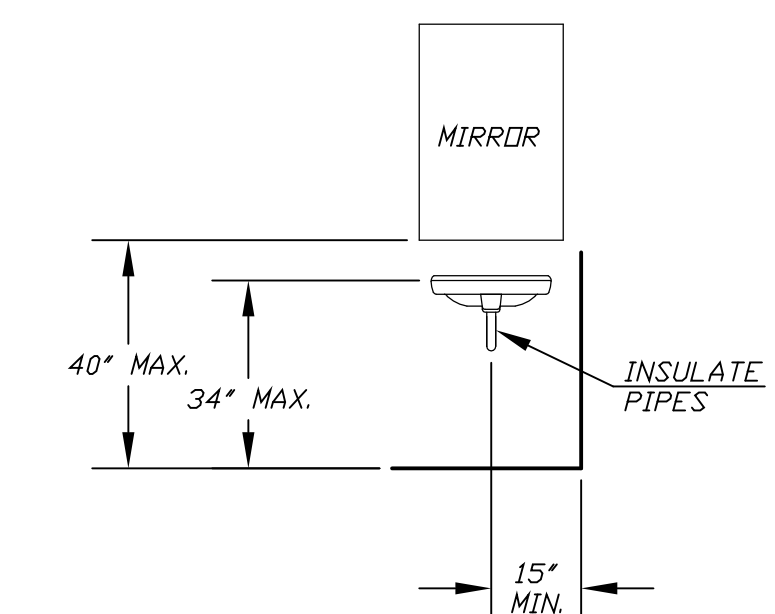
INSTALLATION HEIGHT FEATURES
SCALE: 3/8" = 1'-0"



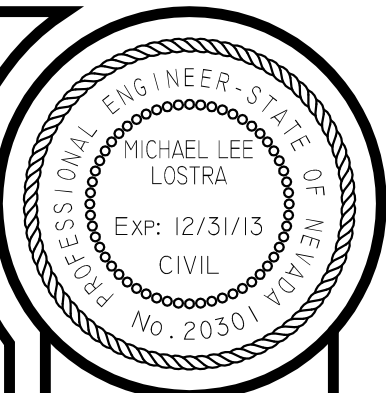
INSTALLATION HEIGHT FEATURES
SCALE: 3/8" = 1'-0"



INSTALLATION HEIGHT FEATURES
SCALE: 3/8" = 1'-0"



INSTALLATION HEIGHT FEATURES
SCALE: 3/8" = 1'-0"



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2	8/6/12	Issued for construction	MLL	MLL

DESIGNED BY:	MLL
DRAWN BY:	MLL/HPD/J500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE:	AS SHOWN
HORIZ.:	NA
VERT.:	102667
JOB NO.:	102667-11
DRAWING NO.:	102667-11

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
ARCHITECTURAL DETAILS
NEVADA
ELKO COUNTY
ELKO



SCALE	
HORIZ.	AS SHOWN
VERT.	NA
JOB NO.	102667
DRAWING NO.	102667-12

SHEET		OF	
S-1		19	

2-BEDROOM SECOND FLOOR FRAMING PLAN

Overall Dimensions: 32'-0" x 32'-0"

Room Dimensions:

- Bedroom 1: 12'-0" x 12'-0"
- Bedroom 2: 12'-0" x 12'-0"
- Bathroom: 5'-0" x 7'-0"
- Landing: 6'-0" x 6'-0"
- Hallway: 3'-0" x 10'-0"

Key Framing Details:

- Joists: 16" O.C.
- Beams: 2x10, 2x12, 2x14
- Concrete Deck: 4" thick
- Double Rim Joist: Around Landing Area
- Blocking: Solid blocking for deck beams
- Bracing: 2x4 bracing for joists

Notes:

- NOTE: PROVIDE SOLID BLOCKING BEARING POCKET FOR DECK BEAMS TO FOUNDATION
- NOTE: COLUMNS UNDER MICRO-LAM BEAM IN CENTER FIRE WALL SHALL BE A MINIMUM OF 6x6 COLUMNS AND FIRE PROTECTED ON THREE SIDES WITH GYPSUM
- NOTE: COLUMNS UNDER MICRO-LAM BEAM IN CENTER FIRE WALL SHALL BE A MINIMUM OF 6x6 COLUMNS AND FIRE PROTECTED ON THREE SIDES WITH GYPSUM

Callouts:

- SIMPSON JOIST HANGER
- RIM JOIST
- CONCRETE DECK
- DOUBLE RIM JOIST AROUND LANDING AREA
- 2x10 BEAM
- 2x12 BEAM
- 2x14 BEAM
- 2x4 BRACING
- 2x6 BRACING
- 2x8 BRACING
- 2x10 BRACING
- 2x12 BRACING
- 2x14 BRACING
- 2x16 BRACING
- 2x18 BRACING
- 2x20 BRACING
- 2x22 BRACING
- 2x24 BRACING
- 2x26 BRACING
- 2x28 BRACING
- 2x30 BRACING
- 2x32 BRACING
- 2x34 BRACING
- 2x36 BRACING
- 2x38 BRACING
- 2x40 BRACING
- 2x42 BRACING
- 2x44 BRACING
- 2x46 BRACING
- 2x48 BRACING
- 2x50 BRACING
- 2x52 BRACING
- 2x54 BRACING
- 2x56 BRACING
- 2x58 BRACING
- 2x60 BRACING
- 2x62 BRACING
- 2x64 BRACING
- 2x66 BRACING
- 2x68 BRACING
- 2x70 BRACING
- 2x72 BRACING
- 2x74 BRACING
- 2x76 BRACING
- 2x78 BRACING
- 2x80 BRACING
- 2x82 BRACING
- 2x84 BRACING
- 2x86 BRACING
- 2x88 BRACING
- 2x90 BRACING
- 2x92 BRACING
- 2x94 BRACING
- 2x96 BRACING
- 2x98 BRACING
- 2x100 BRACING

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

NOTE:
COLUMNS UNDER MICROLAM
BEAM IN CENTER FIRE
WALL SHALL BE SHALL BE
A MINIMUM OF 6x6 COLUMNS
AND FIRE PROTECTED ON
THREE SIDES WITH GYPSUM.

3 1/2"x16"x14'-8" LONG
1.9E MICROLAM LVL
BEAM, TYP.

"SIMPSON" JOIST
HANGER, TYP.

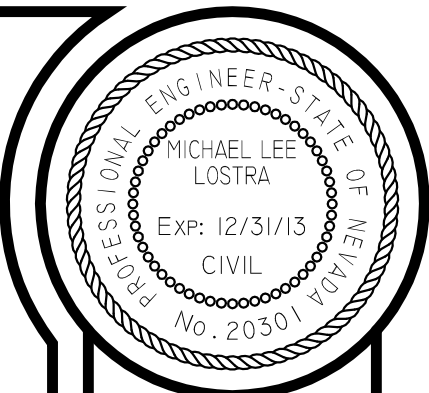
6x6 COLUMN UNDER
MICROLAM BEAM, TYP.



LOSTRA ENGINEERING
CONSULTING ENGINEERS

930 COLLEGE AVENUE
ELKO, NEVADA 89801
VOICE (775) 777-1210
FAX (775) 777-1211

[illegible]



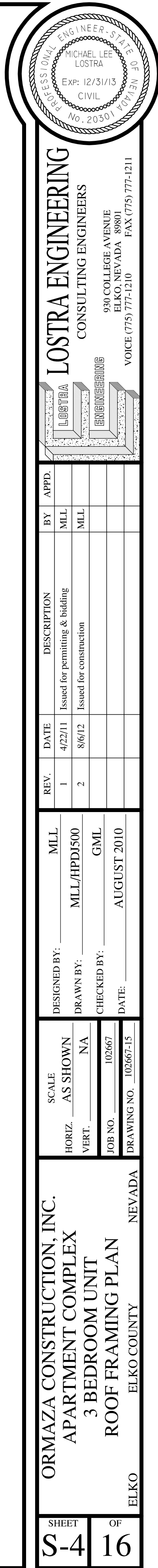
LOSTRA ENGINEERING
CONSULTING ENGINEERS

930 COLLEGE AVENUE
ELKO, NEVADA 89801
VOICE (775) 777-1210 FAX (775) 777-1211

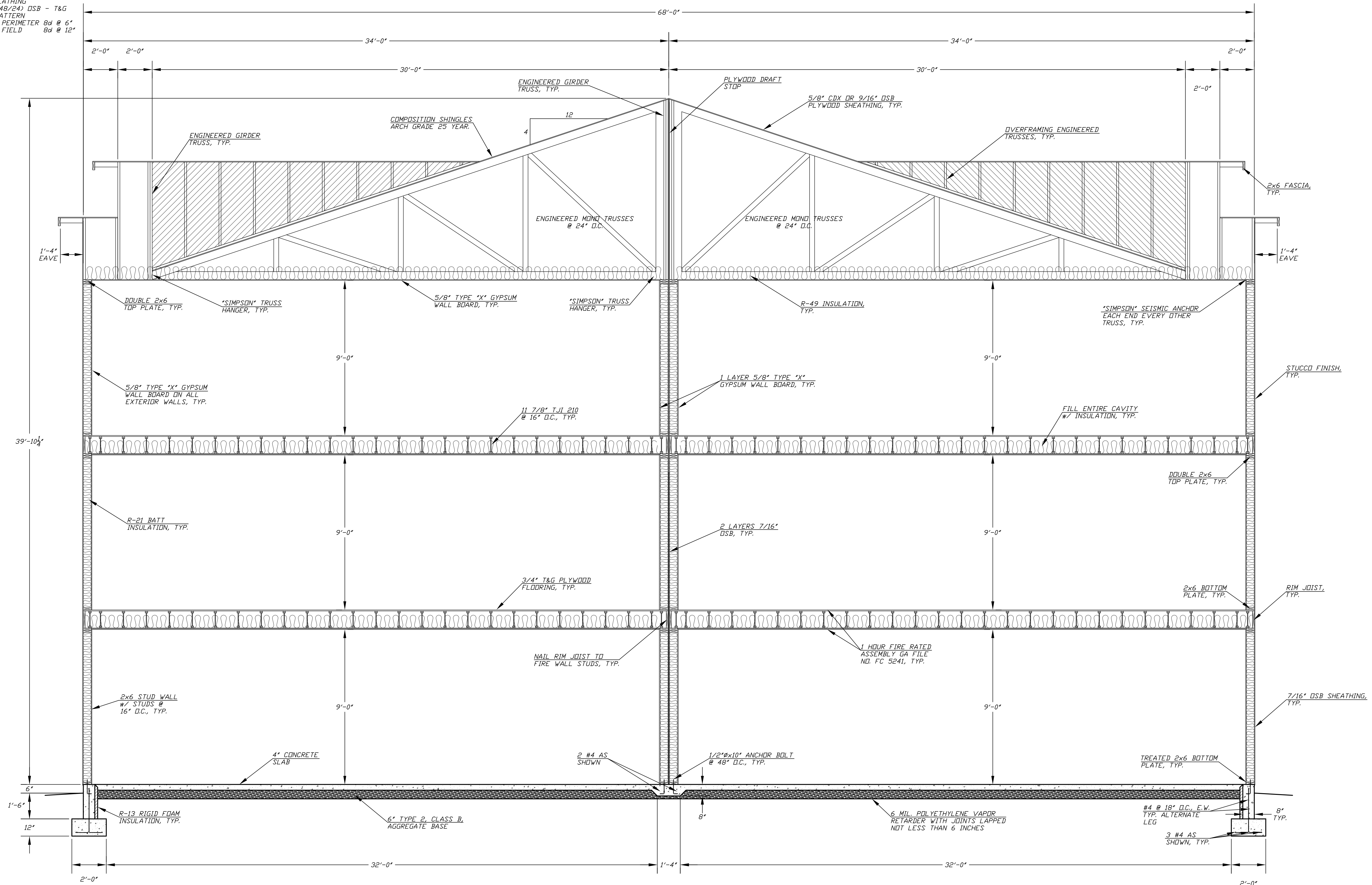
DESIGNED BY:	MLL	REV.	DATE	DESCRIPTION	BY	APPD.
DRAWN BY:	MLL/HP/D/500	1	4/22/11	Issued for permitting & bidding	MLL	
CHECKED BY:	GML	2	8/6/12	Issued for construction	MLL	
DATE:	AUGUST 2010					

SCALE
HORIZ. AS SHOWN
VERT. NA
JOB NO. 102667
DRAWING NO. 102667-14

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
THIRD FLOOR FRAMING PLAN
ELKO COUNTY
NEVADA



ROOF SHEATHING
5/8" (24/0) CDX OR 9/16" OSB
NAILING PATTERN
PANEL PERIMETER 8d @ 6"
PANEL FIELD 8d @ 12"
WALL SHEATHING
7/16" OSB
NAILING PATTERN
PANEL PERIMETER 8d @ 6"
PANEL FIELD 8d @ 12"
FLOOR SHEATHING
3/4" (48/24) OSB - T&G
NAILING PATTERN
PANEL PERIMETER 8d @ 6"
PANEL FIELD 8d @ 12"



SECTION 
SCALE: $3/8" = 1'-0"$



LOSTRA ENGINEERING
CONSULTING ENGINEERS

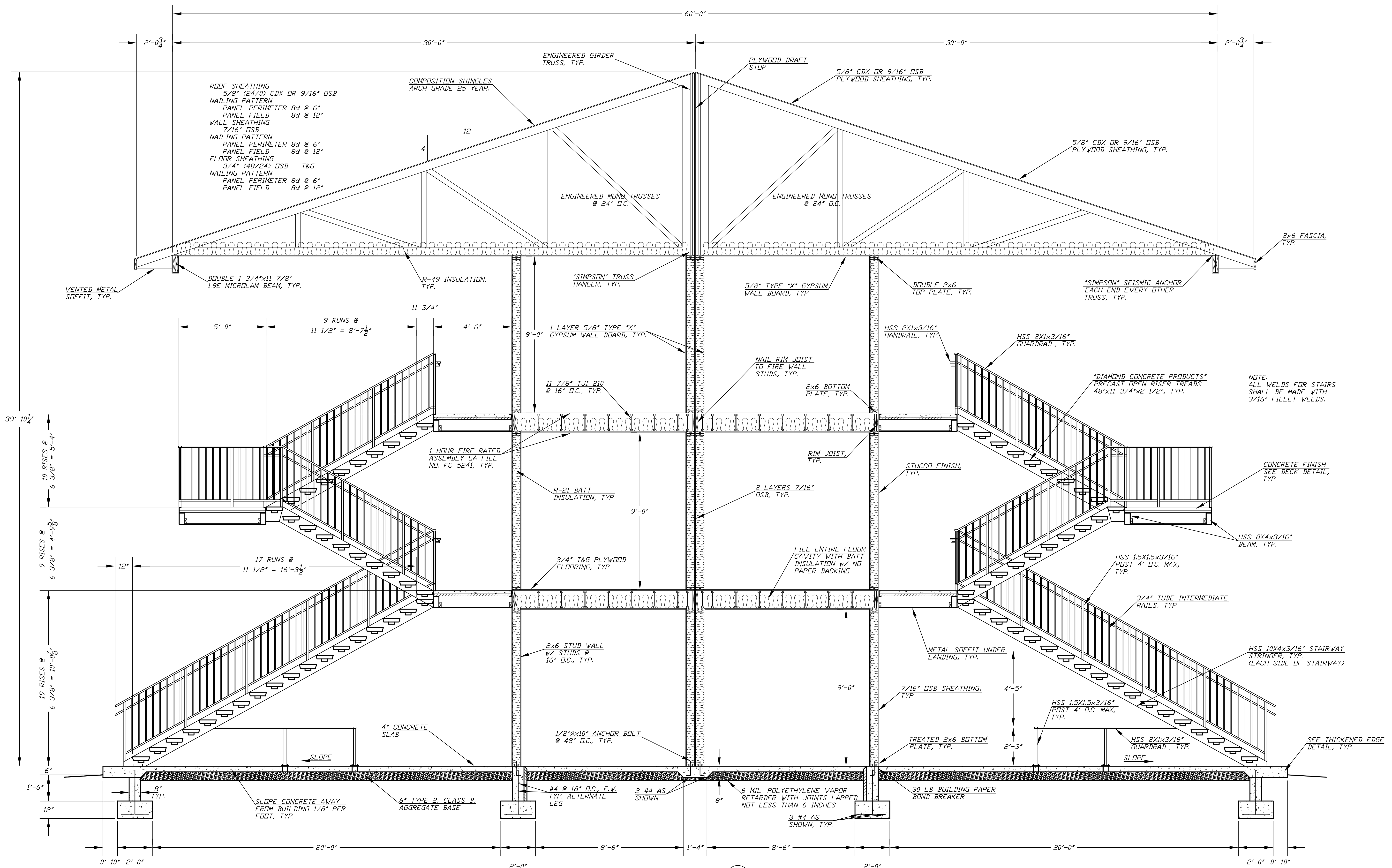
NG CONSULTING ENGINEERS
930 COLLEGE AVENUE
ELKO, NEVADA 89801
VOICE (775) 777-1210 FAX (775) 777-1211

REV.	DATE	DESCRIPTION	BY	APPROVED
1	4/22/11	Issued for permitting & bidding	MLL	
2	8/6/12	Issued for construction	MLL	

DESIGNED BY:	MLL
DRAWN BY:	MLL/HPDJ500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE	
HORIZ.	AS SHOWN
VERT.	NA
JOB NO.	102667
DRAWING NO.	102667-16

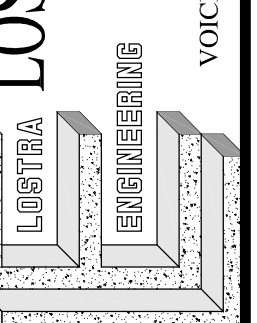
FORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
SECTION A
ELKO COUNTY NEVADA



SECTION B
S-6
SCALE: 3/8" = 1'-0"



LOSTRA ENGINEERING
CONSULTING ENGINEERS
939 COLLEGE AVENUE
ELKO, NEVADA 89801
VOICE: (775) 777-1210 FAX: (775) 777-1211

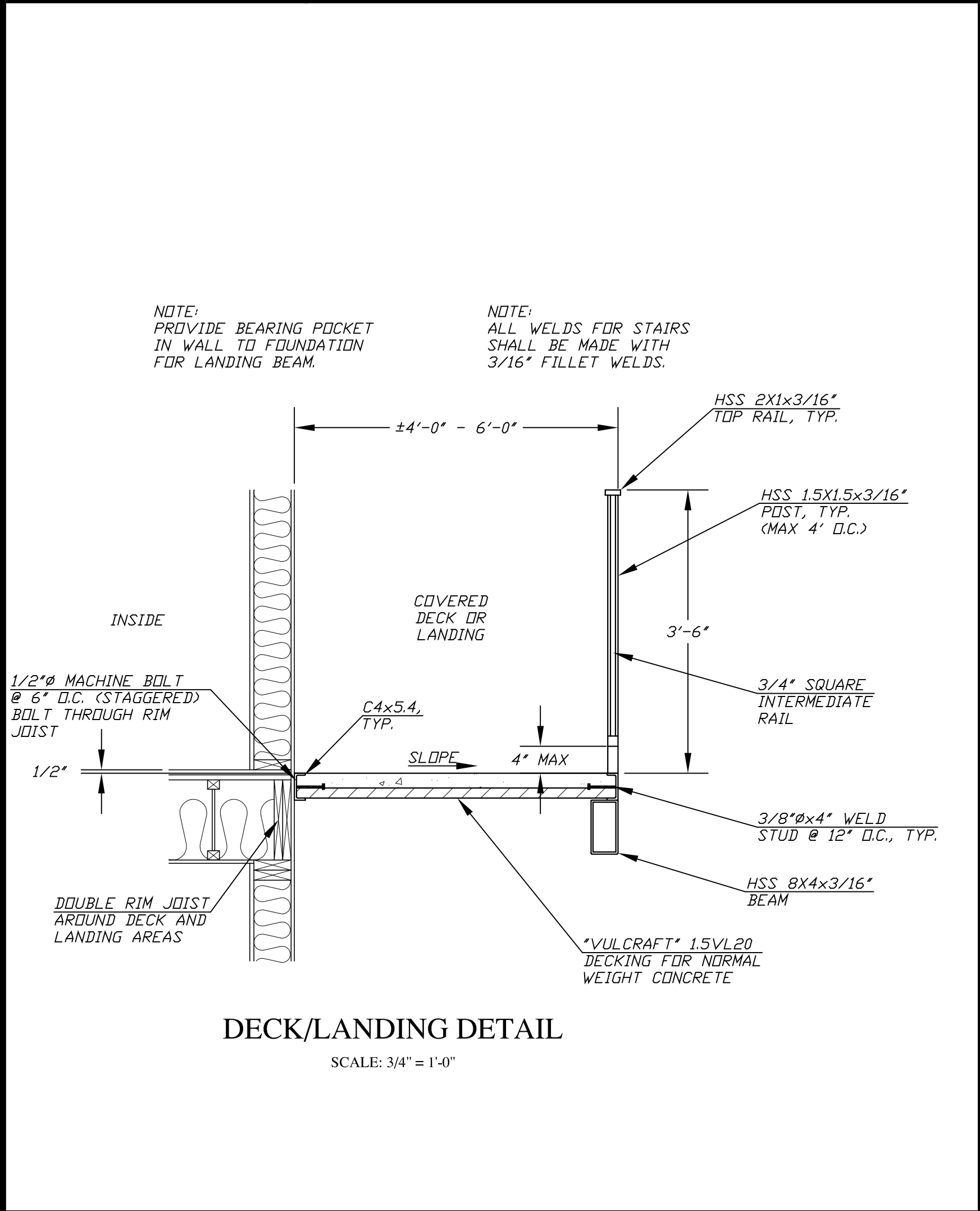
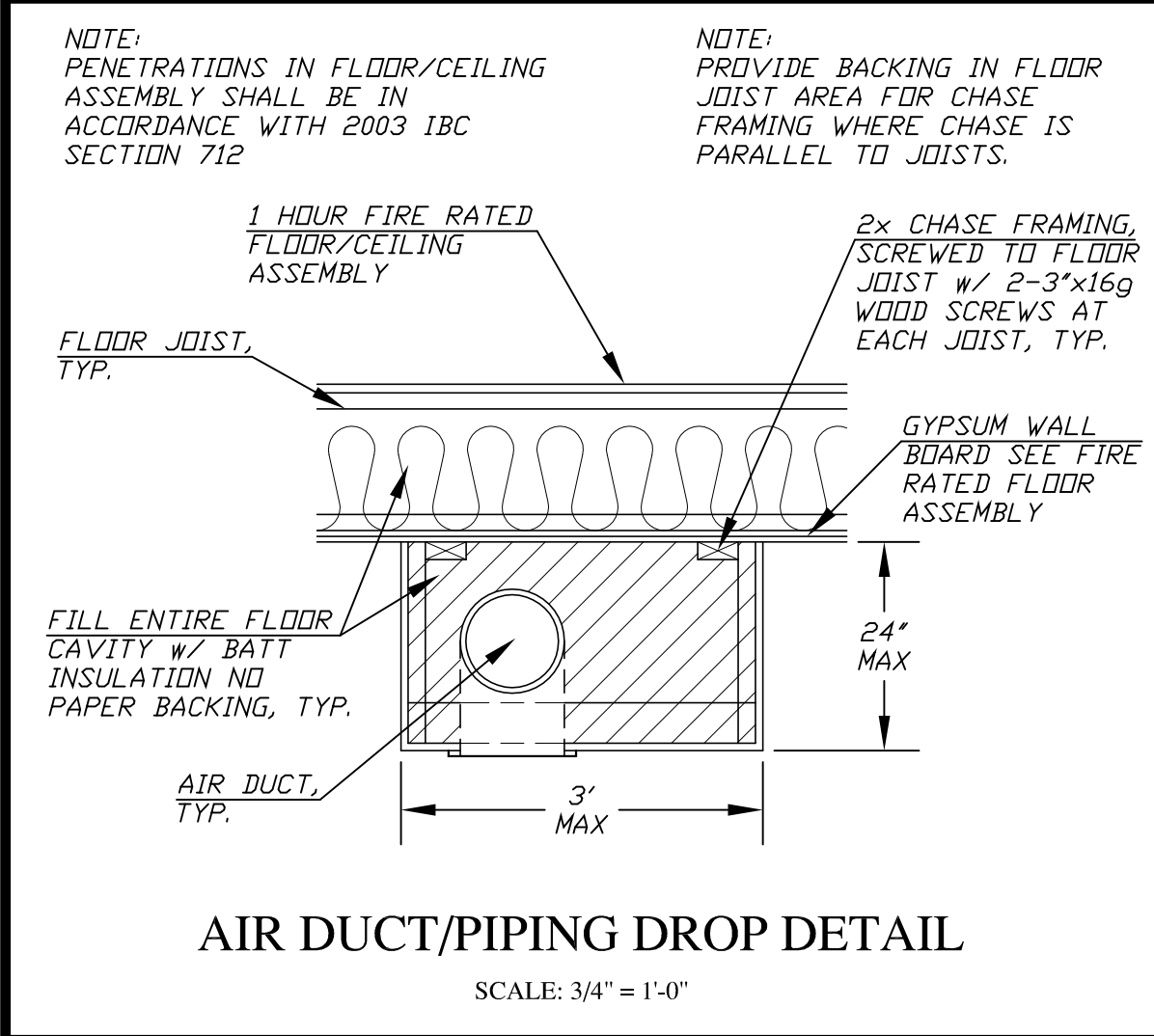
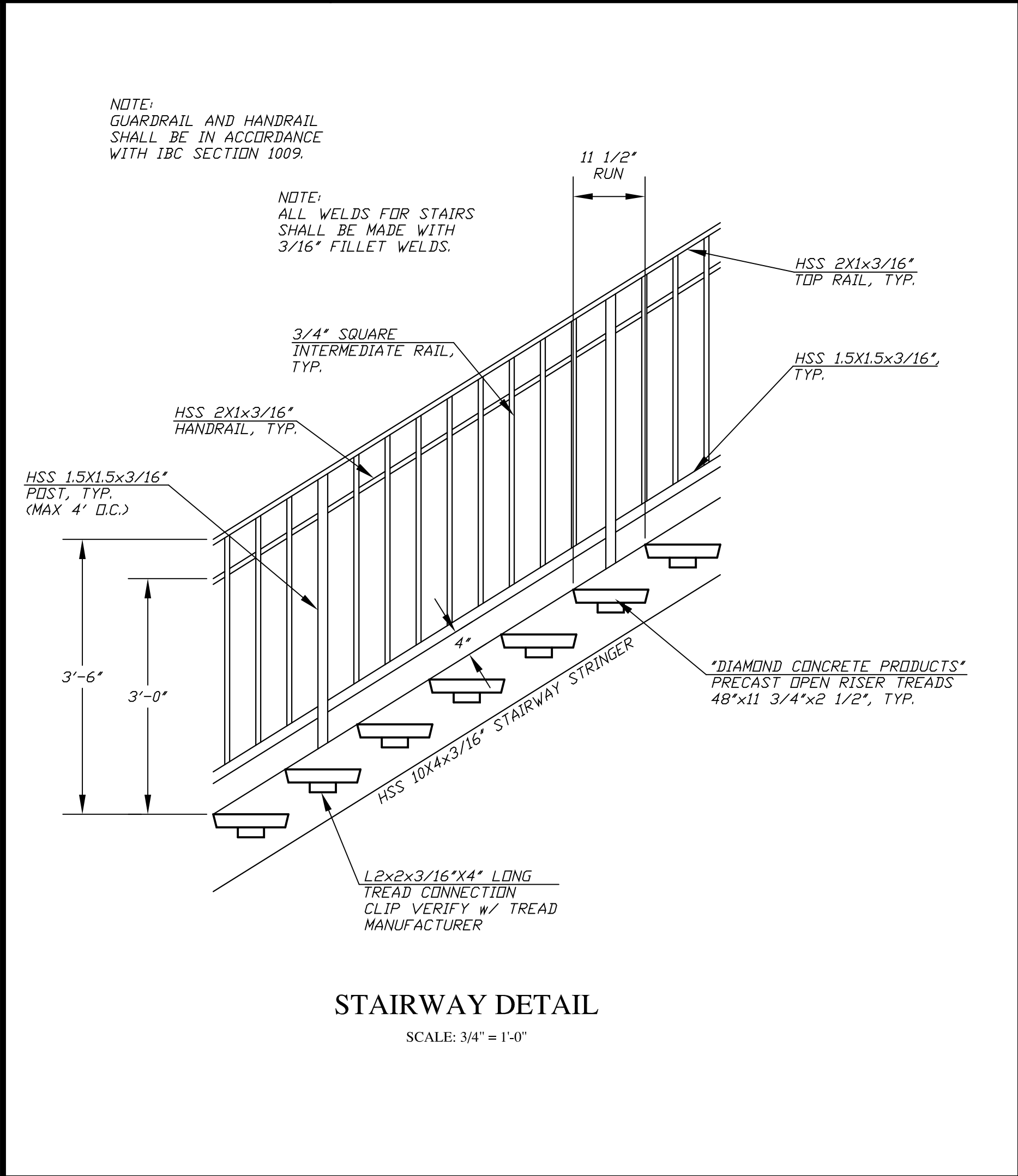
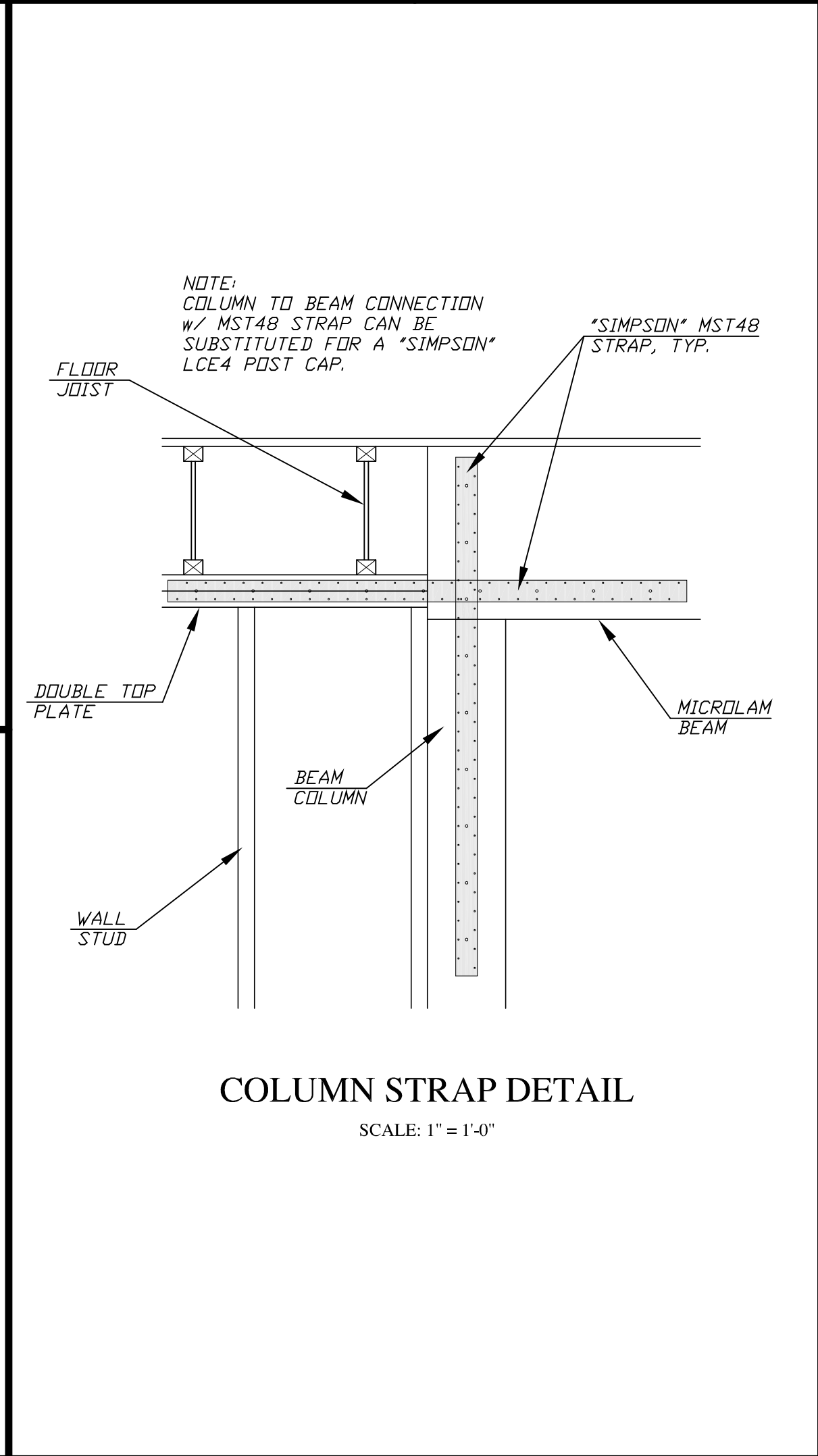
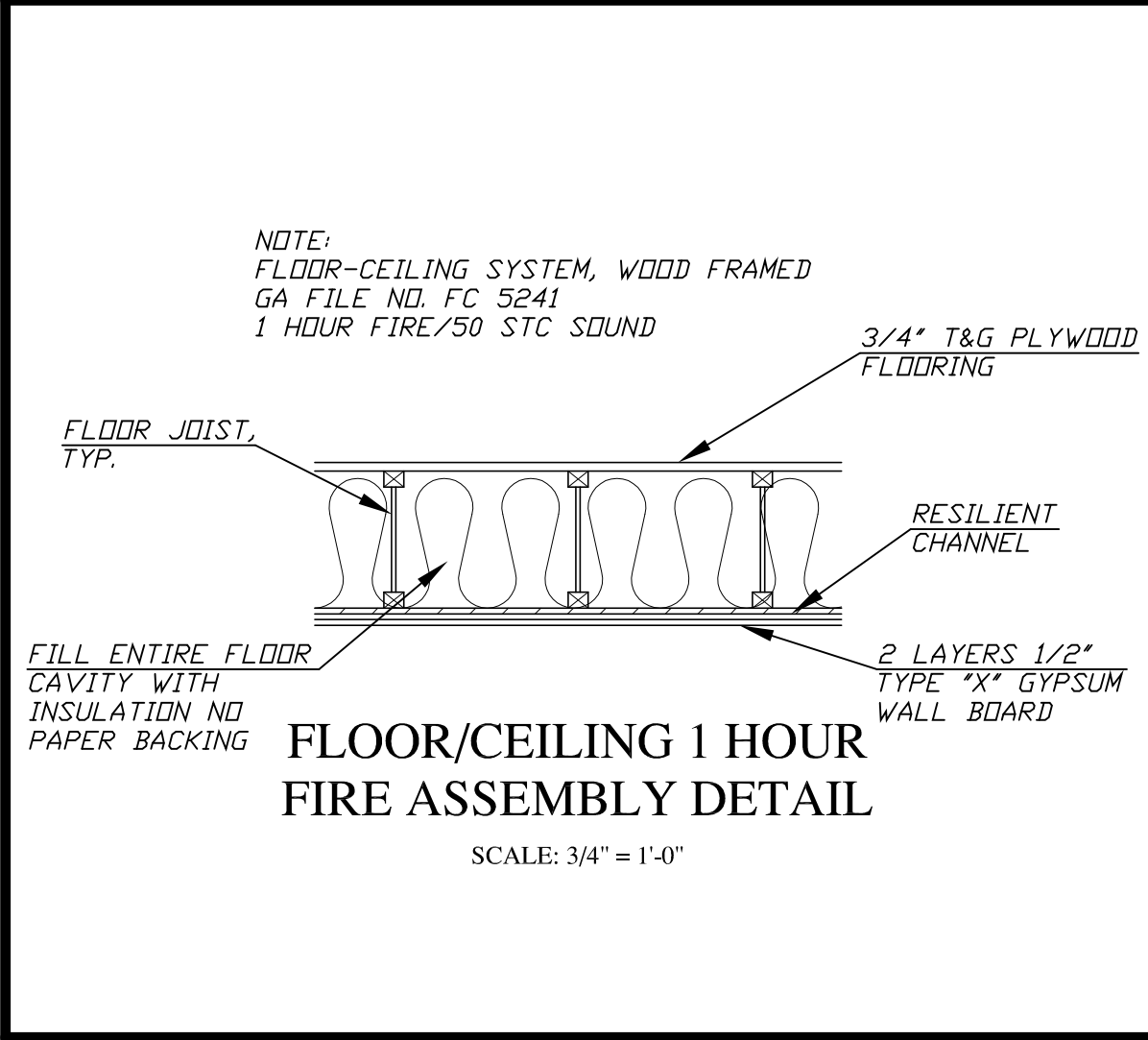
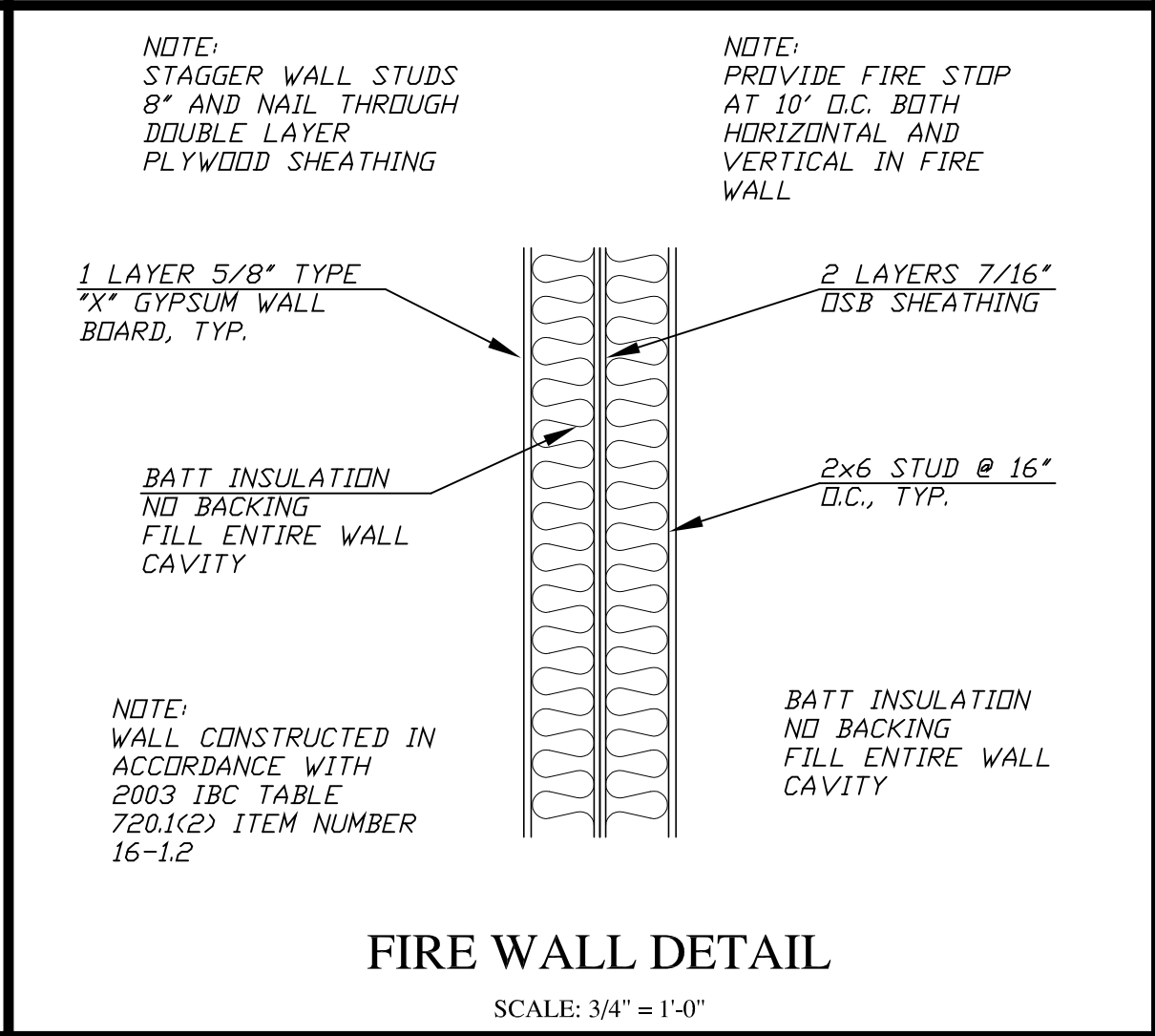
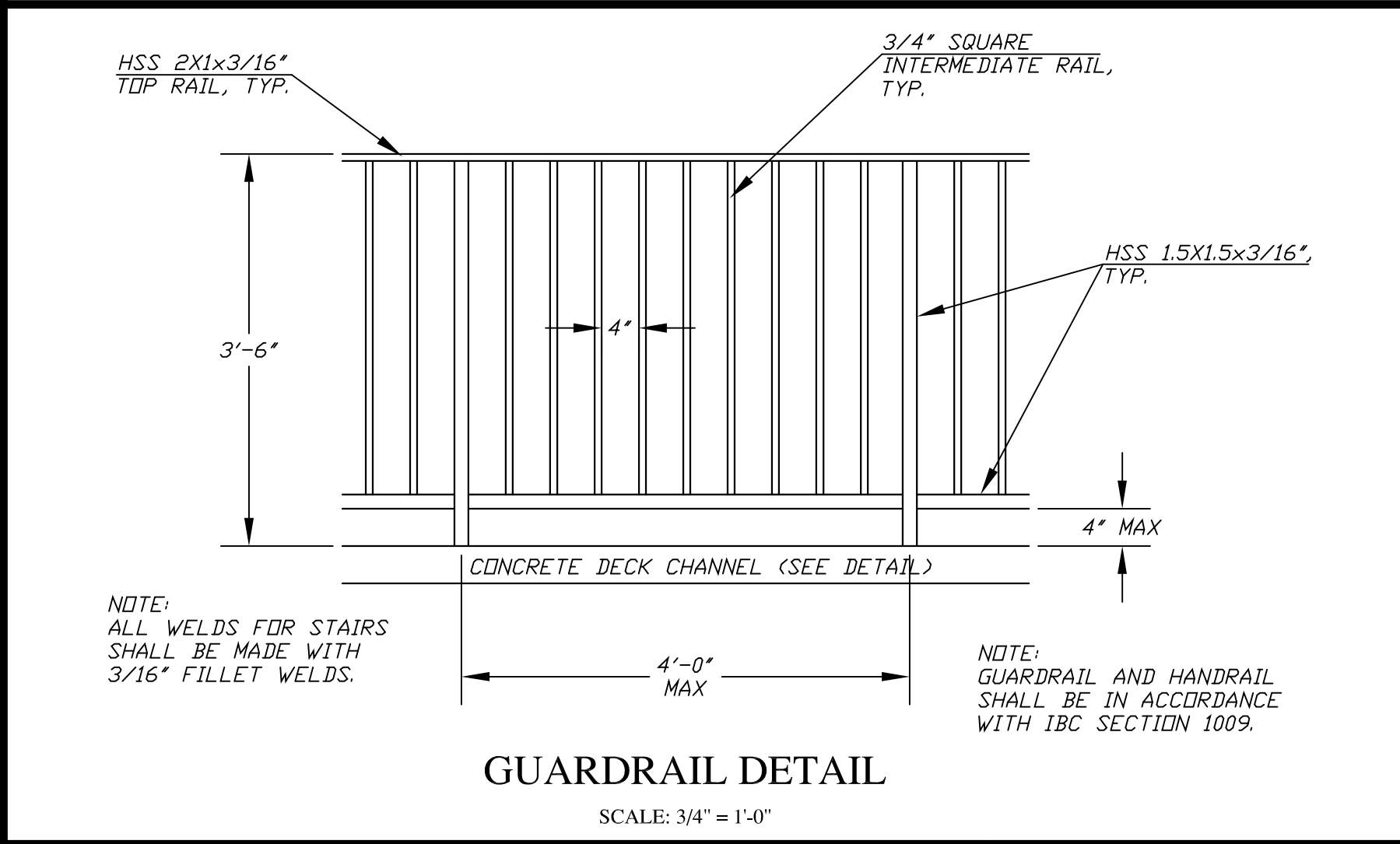
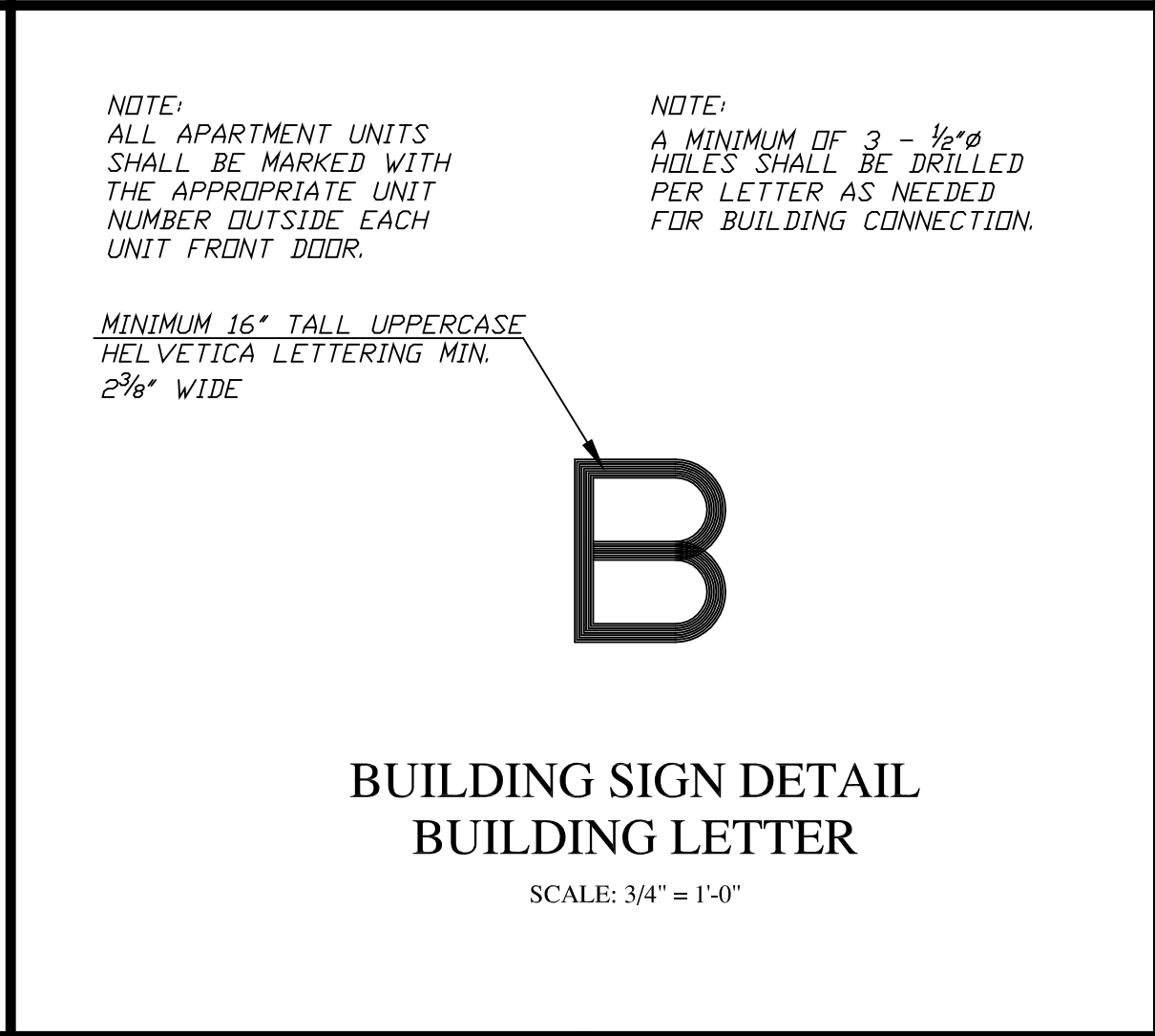
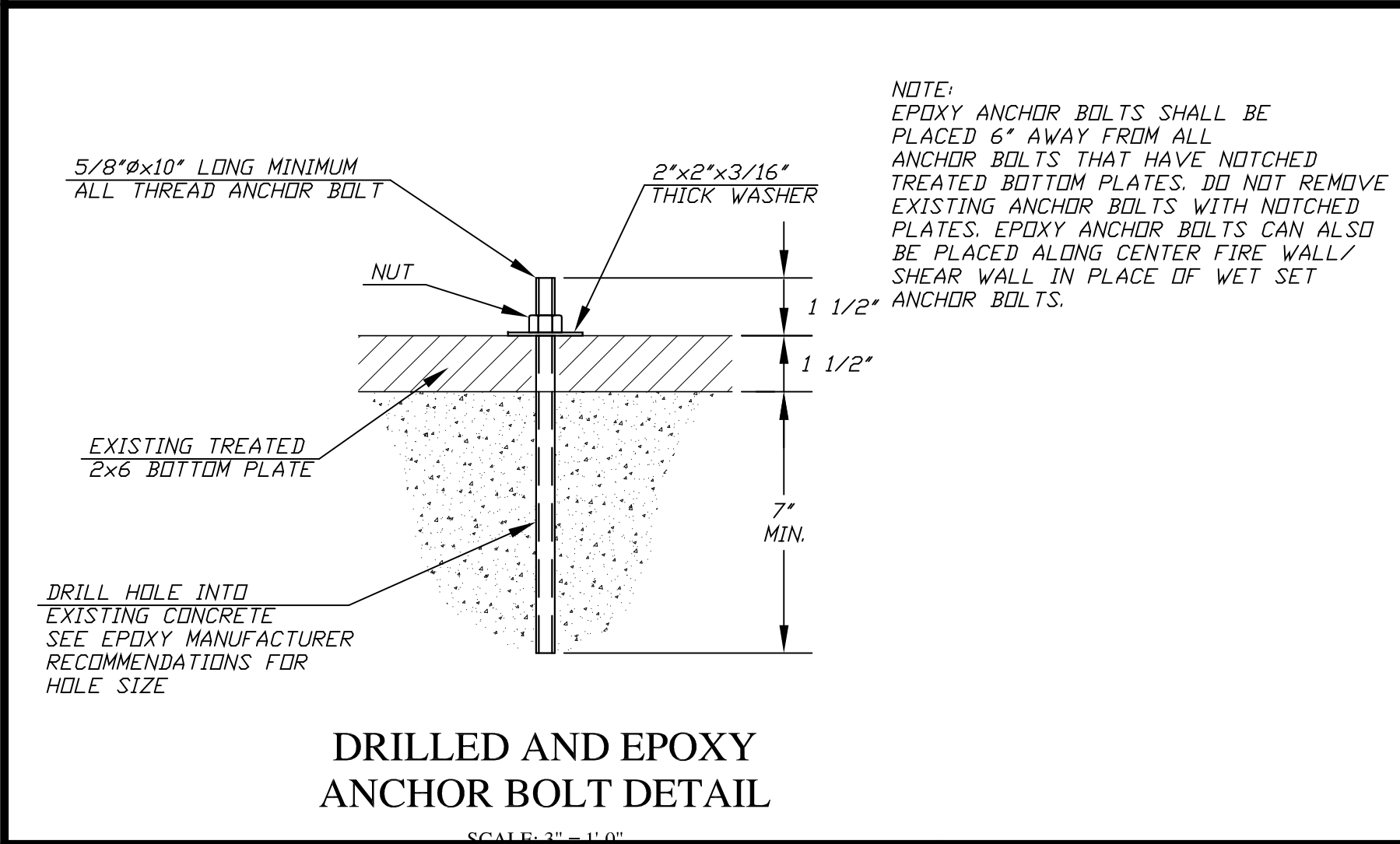
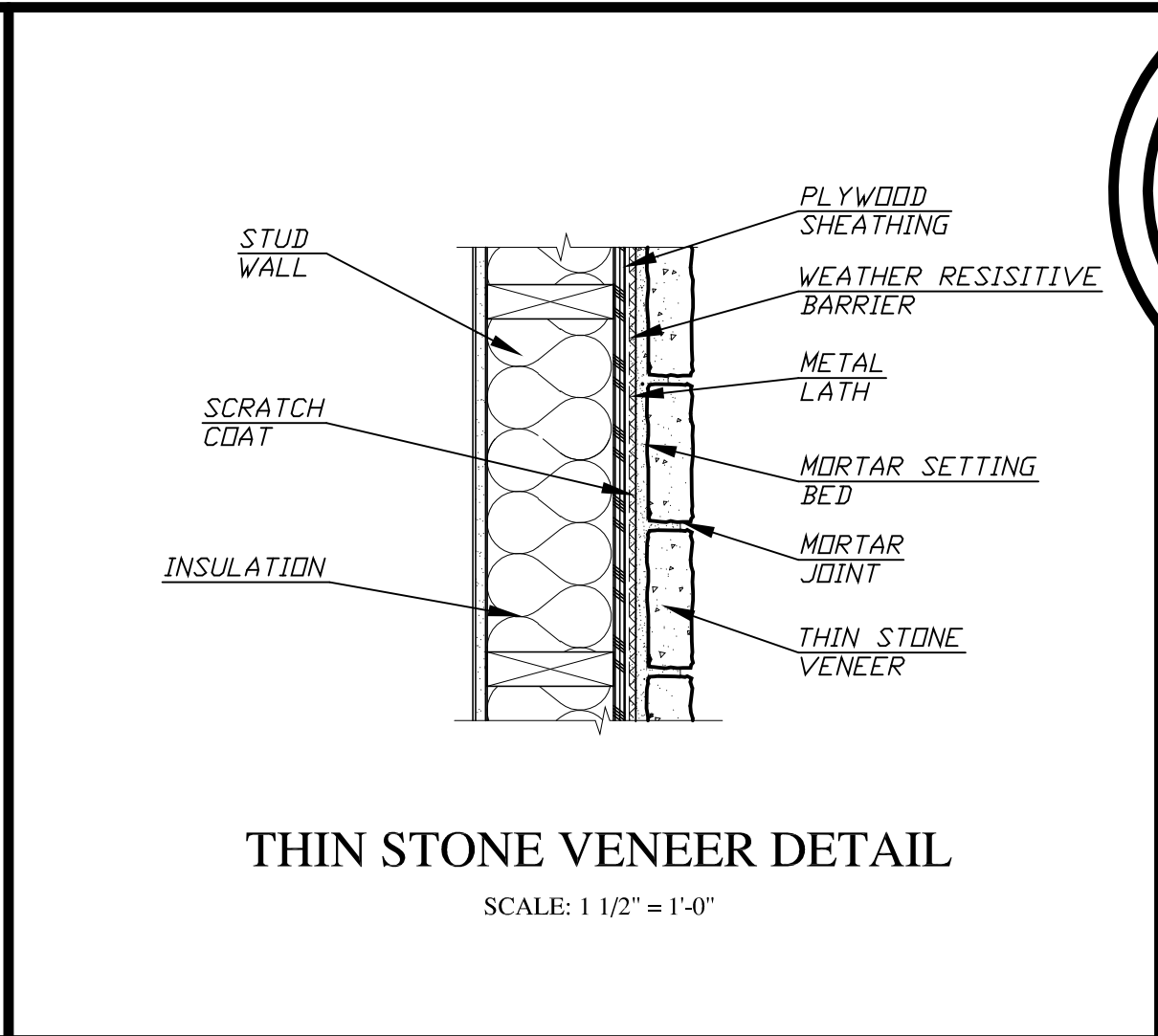
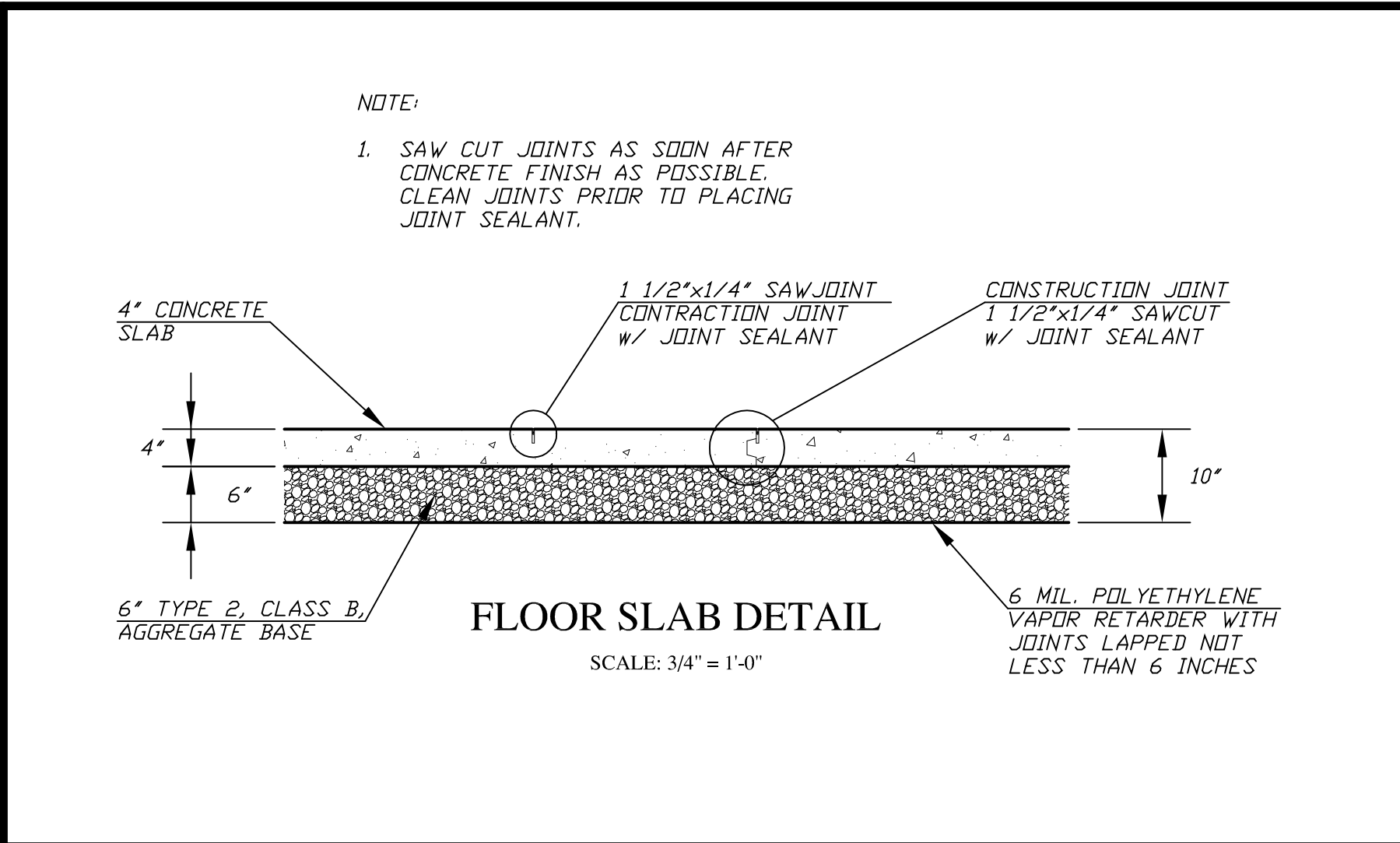
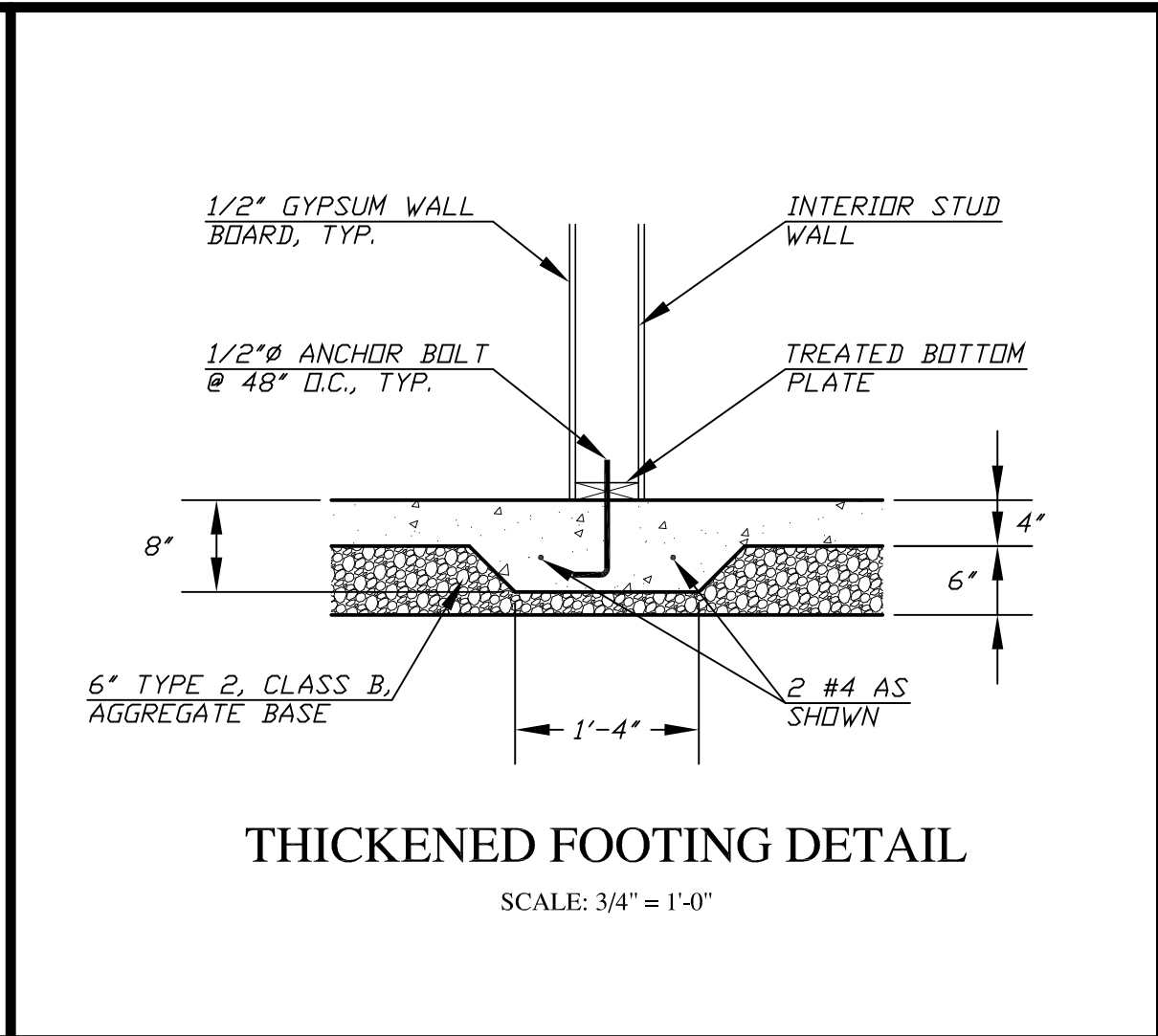
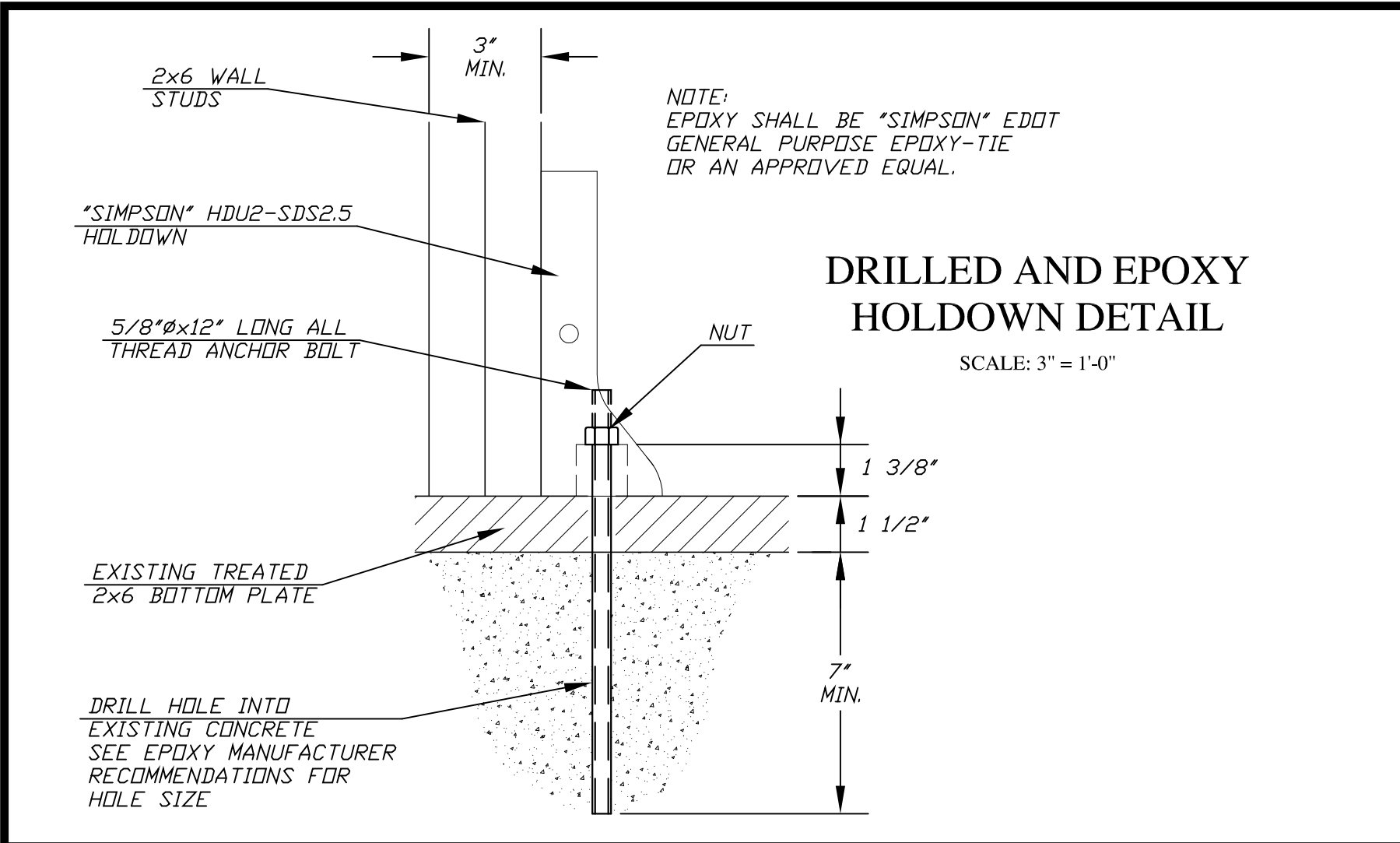


REV.	DATE	DESCRIPTION	BY	APPD.
1	4/22/11	Issued for permitting & bidding	MILL	
2	8/6/12	Issued for construction	MILL	

DESIGNED BY:	MILL
DRAWN BY:	MILL/HPD/500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE:	AS SHOWN
HORIZ.:	NA
VERT.:	102667
JOB NO.:	102667-17
DRAWING NO.:	102667-17

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
SECTION B
ELKO COUNTY
NEVADA



PROFESSIONAL ENGINEER STATE OF NEVADA
MICHAEL LEE LOSTRA
Exp: 12/31/13
CIVIL
No. 20301 (04/01/09)

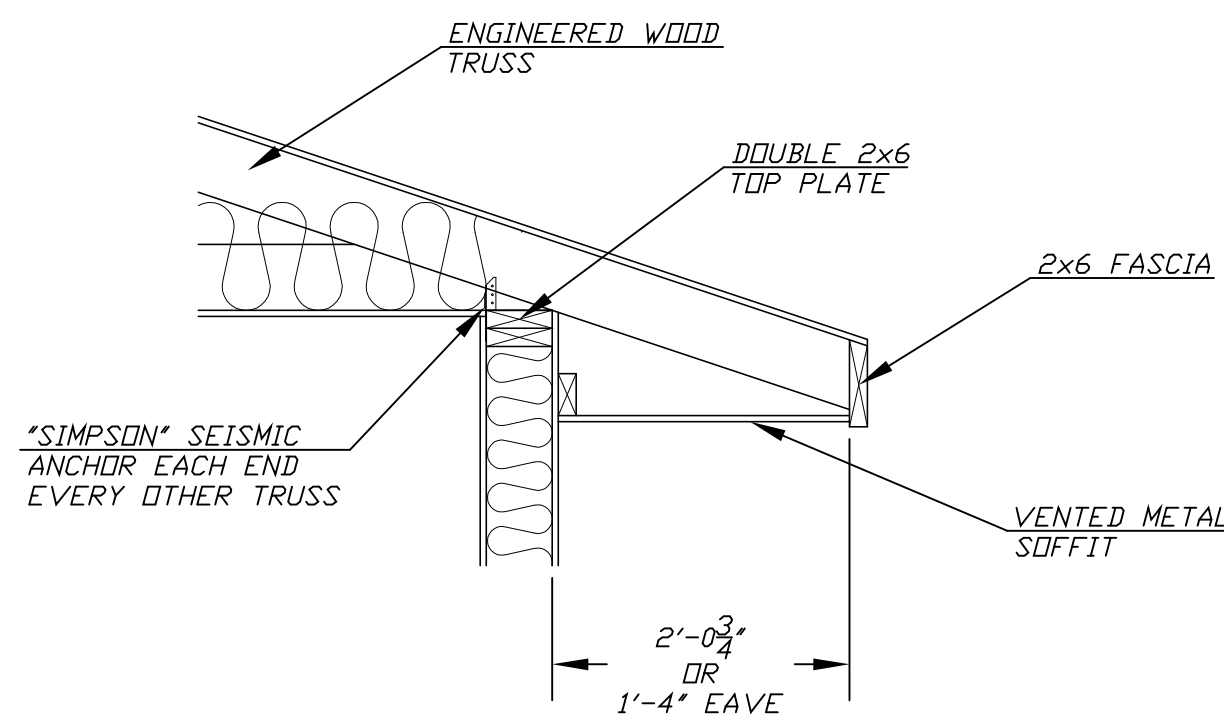
LOSTRA ENGINEERING
CONSULTING ENGINEERS
939 COLLEGE AVENUE
ELKO NEVADA 89801
VOICE (775) 777-1210
FAX (775) 777-1211

APPROVED BY: MLL
DATE: 4/22/11
REVISION: 1
DESCRIPTION: Issued for permitting & bidding
BY: MLL
DATE: 8/6/12
REVISION: 2
DESCRIPTION: Issued for construction

DESIGNED BY: MLL
DRAWN BY: MLL/HPD/J500
CHECKED BY: GML
DATE: AUGUST 2010

SCALE: AS SHOWN
HORIZ: N/A
VERT: N/A
JOB NO. 102667
DRAWING NO. 102667-18

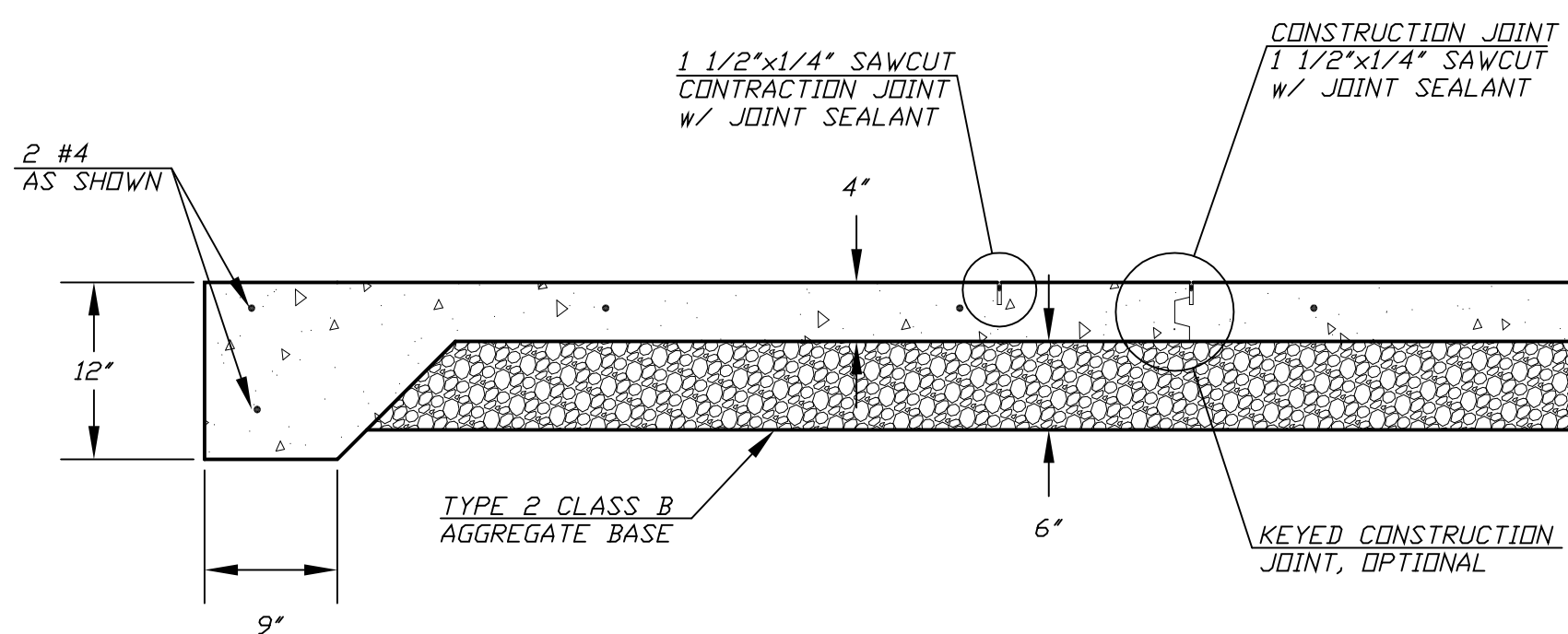
ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
BUILDING DETAILS
NEVADA
ELKO COUNTY
ELKO
SHEET 5-7 OF 19



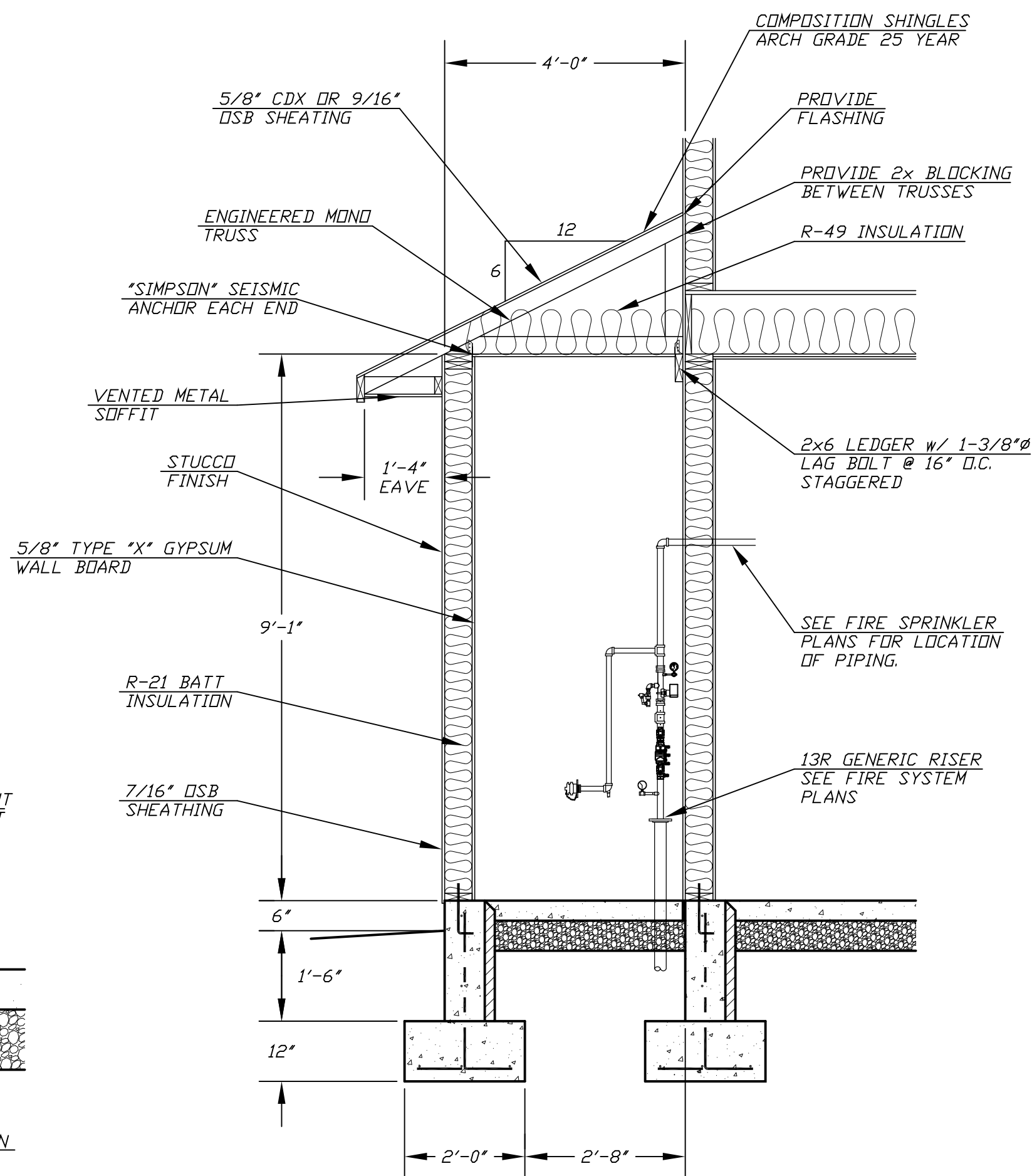
EAVE DETAIL
SCALE: 3/4" = 1'-0"

NOTE:

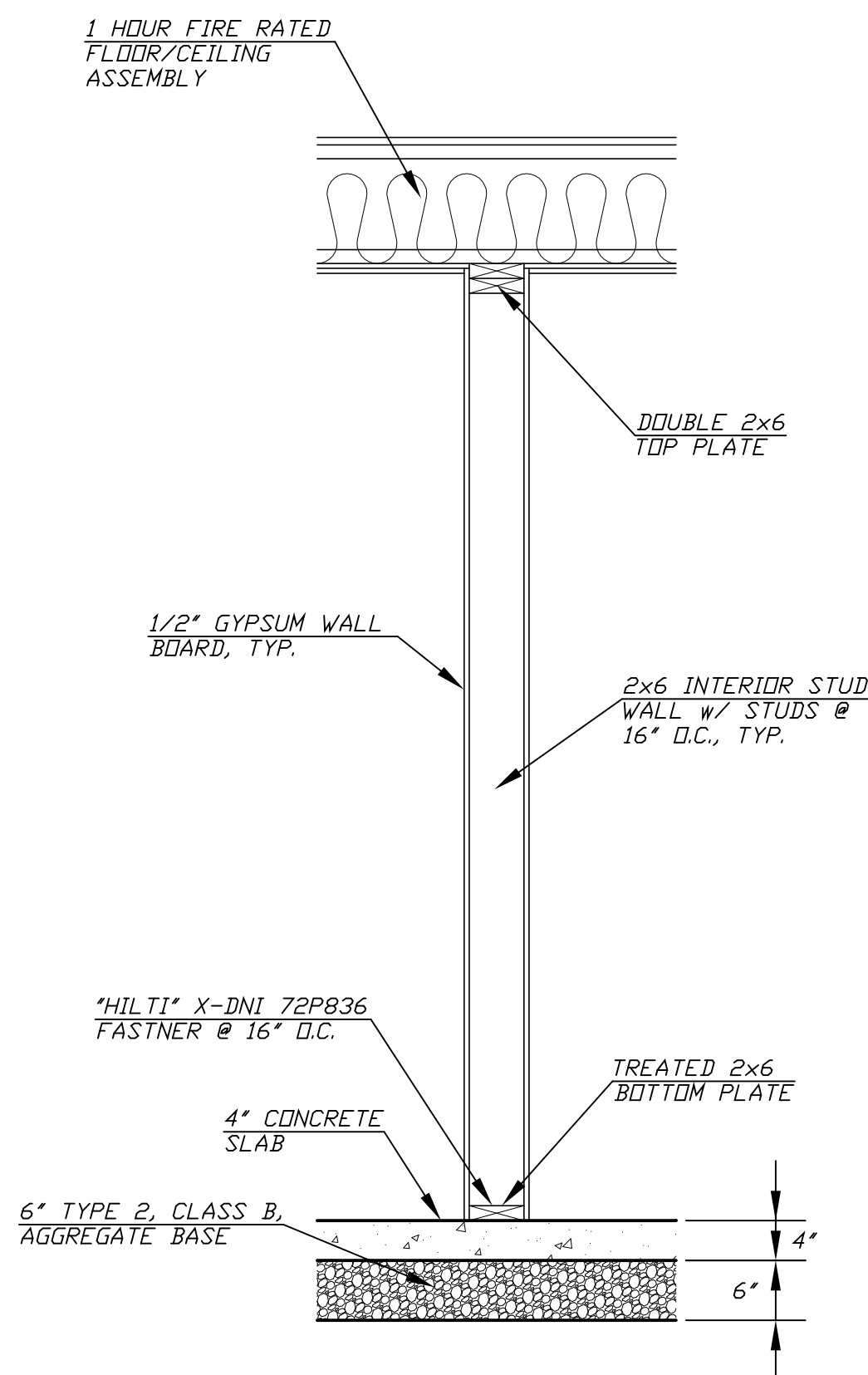
1. SAW CUT JOINTS AS SOON AFTER CONCRETE FINISH AS POSSIBLE. CLEAN JOINTS PRIOR TO PLACING JOINT SEALANT.



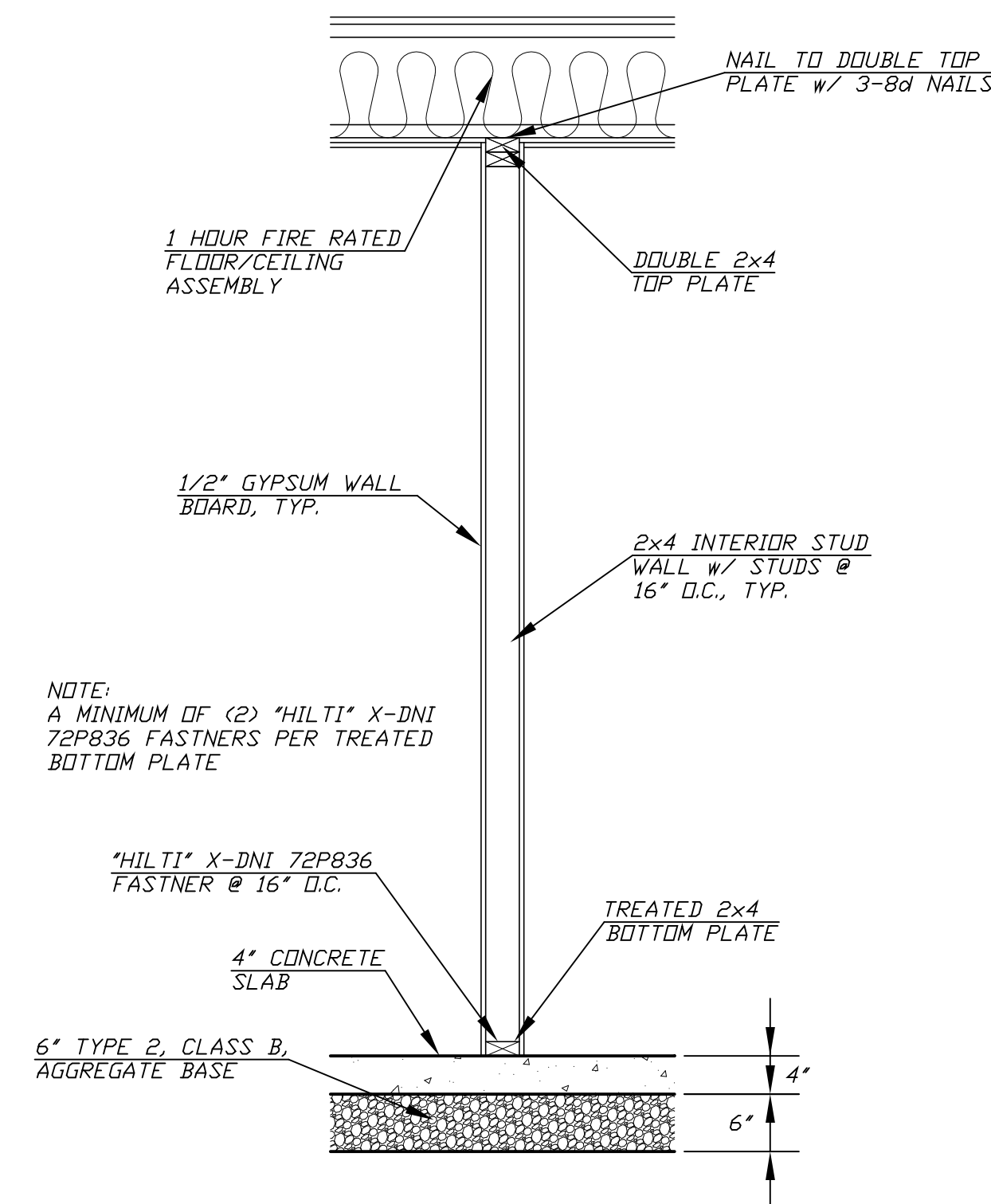
SLAB THICKENED EDGE DETAIL
SCALE: 1" = 1'-0"



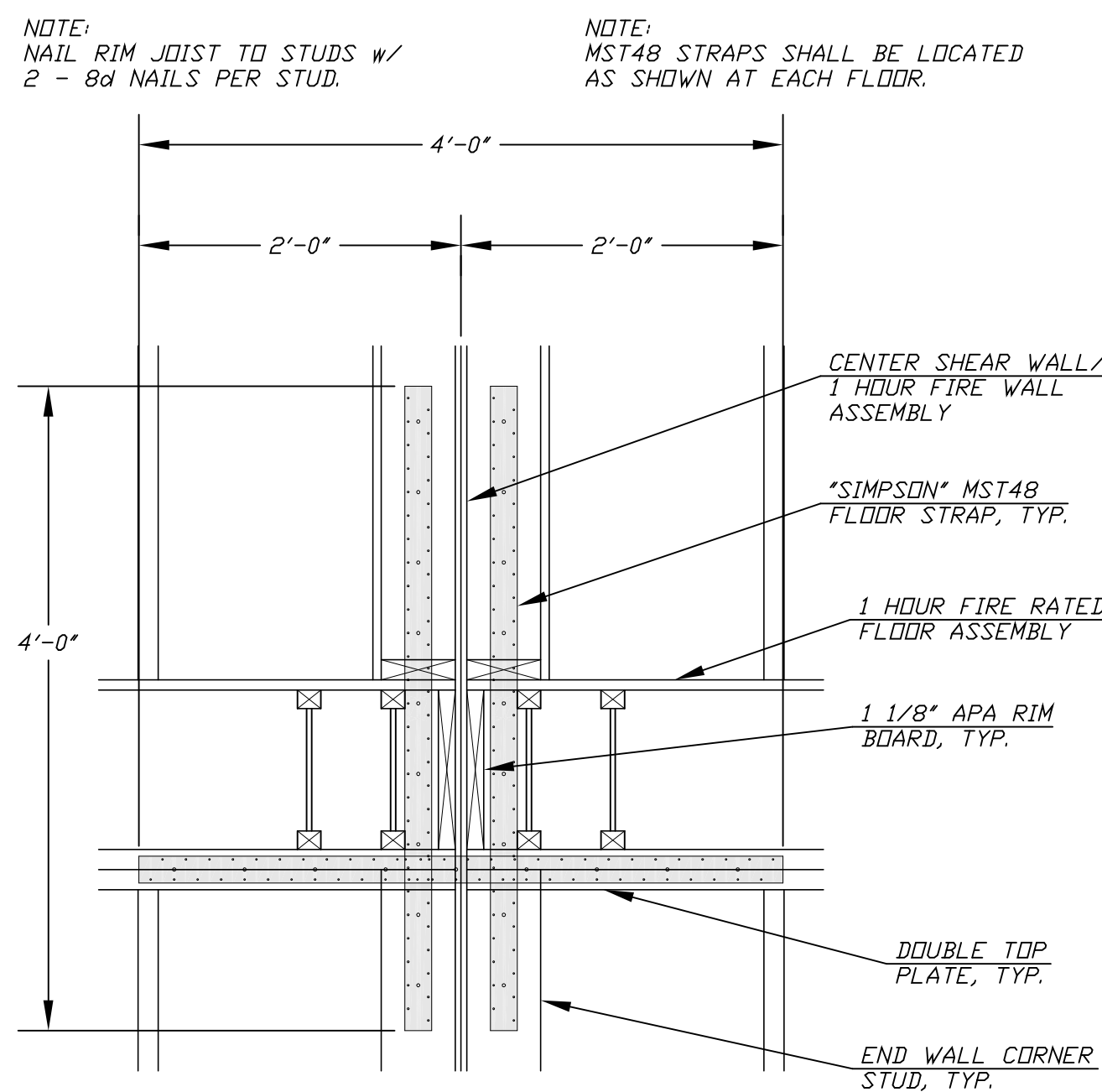
RISER ROOM SECTION
SCALE: 1/2" = 1'-0"



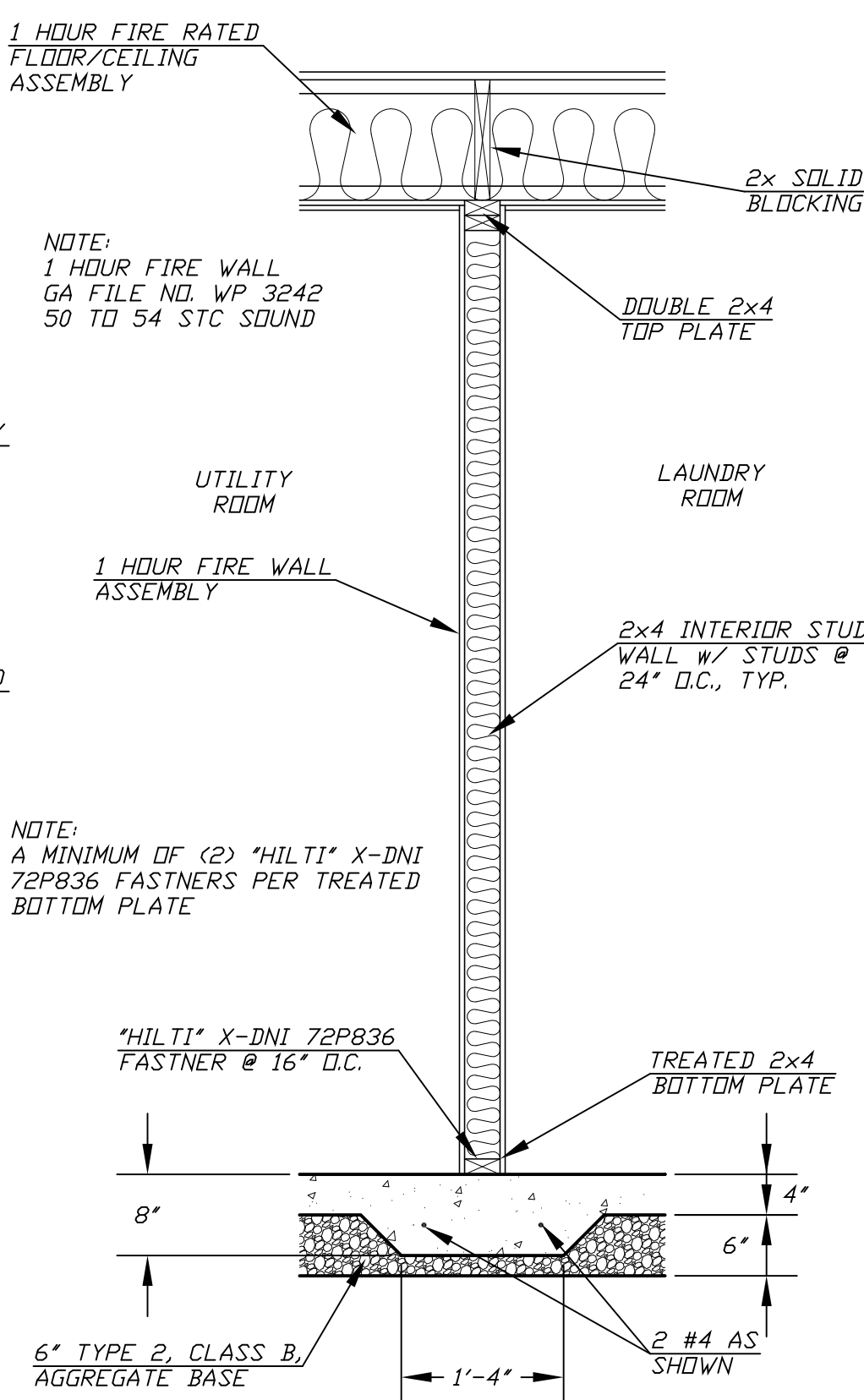
INTERIOR PARTITION (PLUMBING WALL)
SCALE: 3/4" = 1'-0"



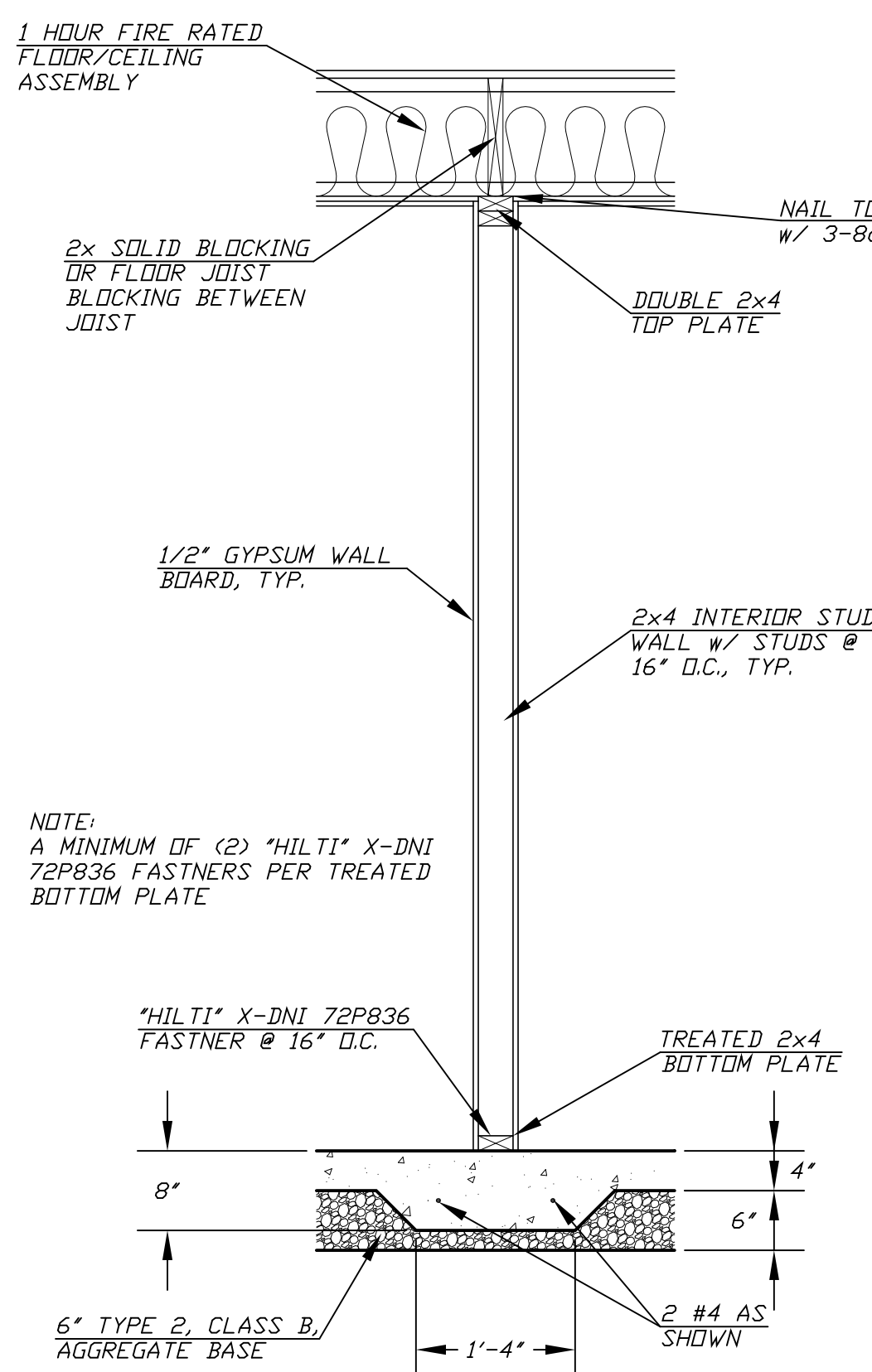
INTERIOR PARTITION (NON LOAD BEARING)
SCALE: 3/4" = 1'-0"



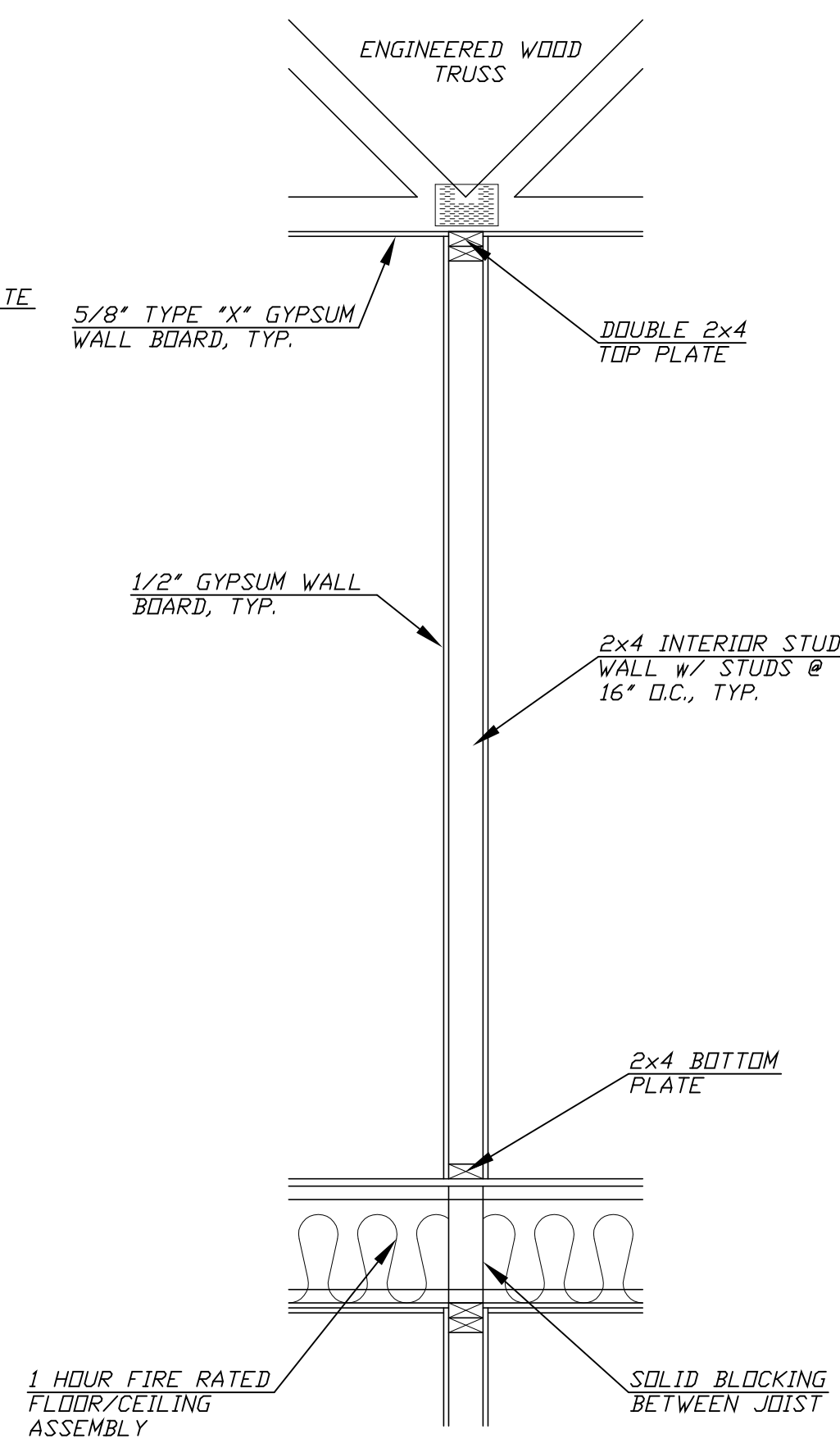
SHEAR WALL/END WALL CONNECTION DETAIL
SCALE: 1" = 1'-0"



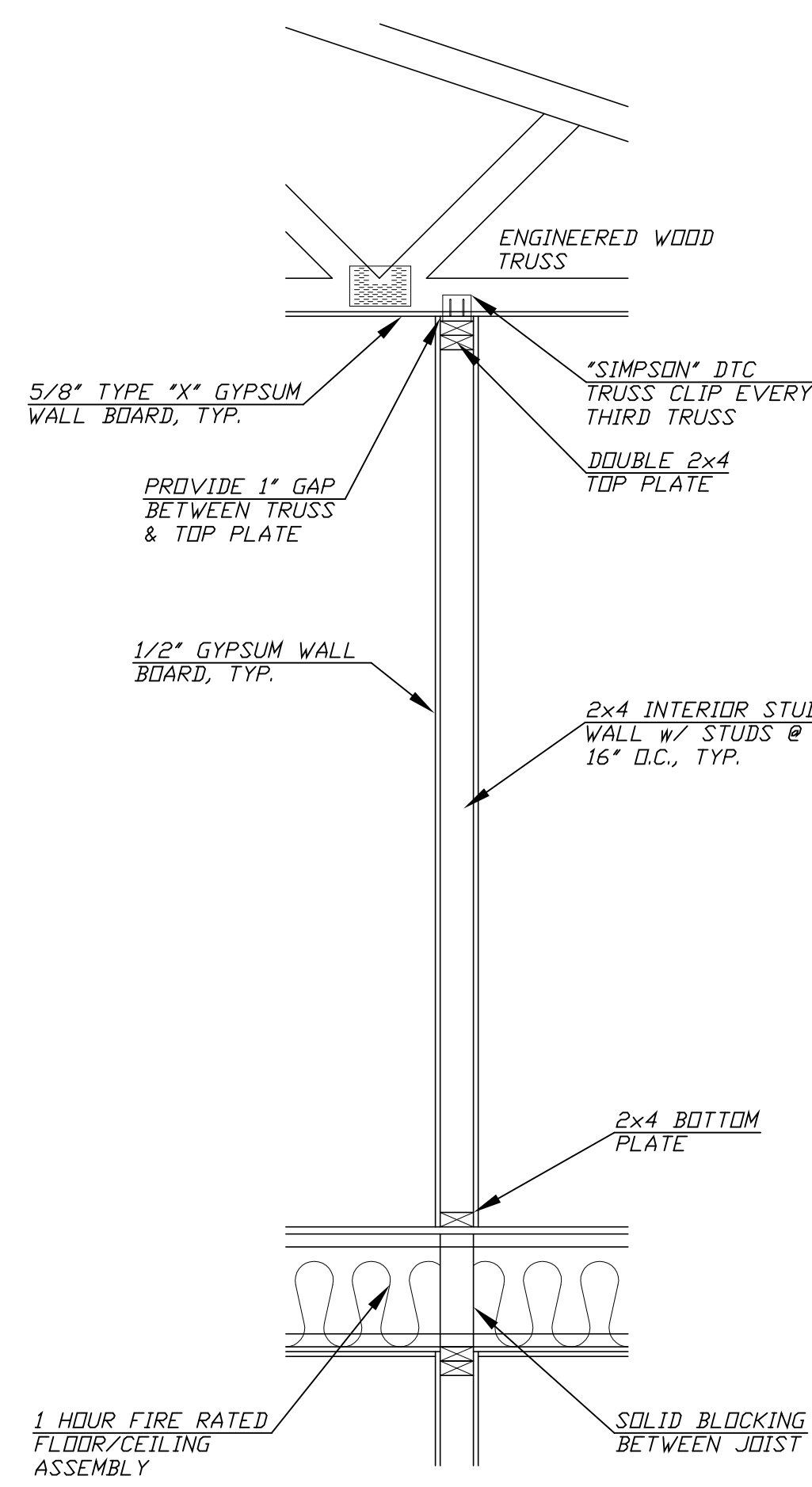
INTERIOR PARTITION (LOAD BEARING 1 HOUR FIRE WALL)
SCALE: 3/4" = 1'-0"



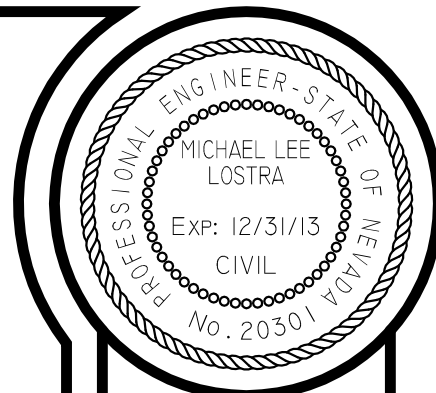
INTERIOR PARTITION (LOAD BEARING)
SCALE: 3/4" = 1'-0"



INTERIOR PARTITION (ROOF BEARING)
SCALE: 3/4" = 1'-0"



INTERIOR PARTITION (NON ROOF BEARING)
SCALE: 3/4" = 1'-0"



LOSTRA ENGINEERING
CONSULTING ENGINEERS
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ELKO, NEVADA 89801
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1	4/22/11	Issued for permitting & bidding	MLL	MLL
2	8/6/12	Issued for construction	MLL	MLL

DESIGNED BY:	MLL
DRAWN BY:	MLL/HPD/J500
CHECKED BY:	GML
DATE:	AUGUST 2010

SCALE:	AS SHOWN
HORIZ.:	NA
VERT.:	102667
JOB NO.:	102667
DRAWING NO.:	102667-19

ORMAZA CONSTRUCTION, INC.
APARTMENT COMPLEX
3 BEDROOM UNIT
BUILDING DETAILS
NEVADA
ELKO COUNTY
ELKO