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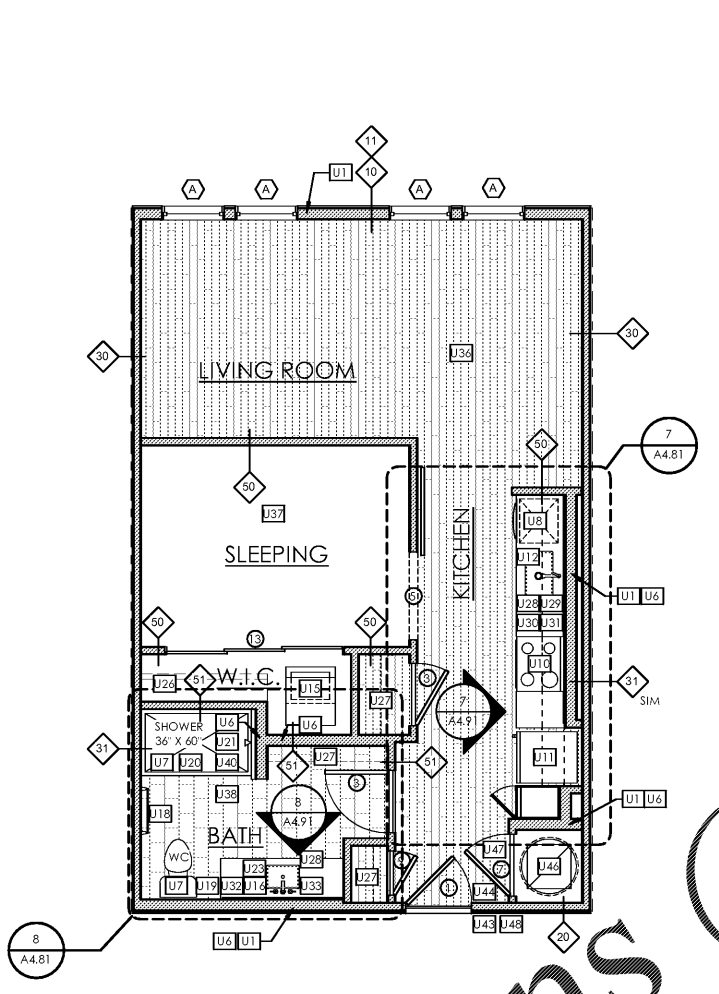


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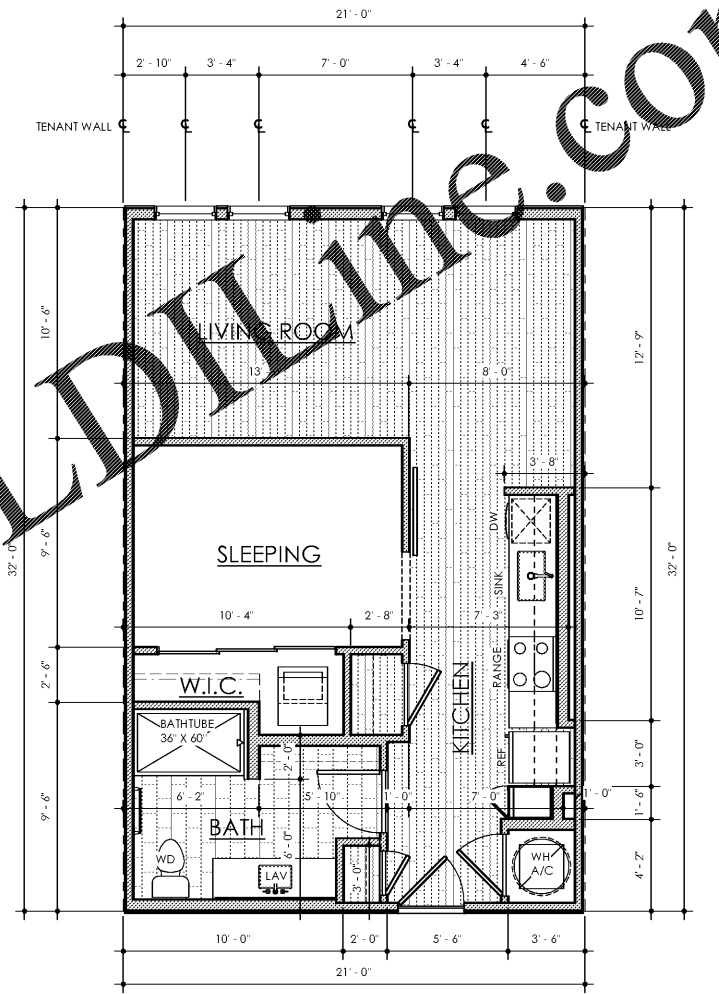
UNIT A2 FLOOR PLANS

date: 06/04/2019  
job no: 3789.15  
drawn by: EGR JAC, TQT  
reviewed by: CBA  
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A4.04



| UNIT A2 AREA |        |
|--------------|--------|
| A/C SPACE:   | 672 SF |
| TOTAL:       | 672 SF |



2 UNIT A2 FLOOR PLAN - NOTES

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

1 UNIT A2 FLOOR PLAN - DIMENSIONS

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

| UNIT PLAN GENERAL NOTES   |  |
|---|--|
| 1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD OR TO CENTERLINE OF TENANT WALL, AND EXTERIOR DIMENSIONS TAKEN TO FACE OF EXTERIOR SHEATHING.  | 17. PROVIDE WALLS WITH STC RATING OF 50 OR GREATER BETWEEN UNITS AND CORRIDOR, AND UNITS AND PUBLIC SPACES.  |
| 2. ALL EXTERIOR WALLS, EXTERIOR TENANT WALLS, CORRIDOR WALLS, AND INTERIOR PARTING WALLS ARE REQUIRED TO BE 1-HOUR FIRED RATED UNLESS NOTED OTHERWISE. REFER TO LIFE SAFETY SHEET FOR ADDITIONAL INFORMATION.                               | 18. STC RATING OF 50 OR GREATER BETWEEN UNITS AND CORRIDOR, AND UNITS AND PUBLIC SPACES.   |
| 3. ALL EXTERIOR WALLS TO BE 6" WALLS UNLESS OTHERWISE NOTED.  | 19. PROVIDE SOUND ATTENUATION BLANKETS BETWEEN UNITS AND CORRIDOR, UNIT AND PUBLIC SPACES (INCLUDING BUT NOT LIMITED TO STORAGE CLOSETS, MECHANICAL ROOMS, STAIRS, AND BATHS). ALL HVAC CLOSET WALLS INCLUDING STORAGE ROOMS AND BATHROOMS WITHIN UNITS. |
| 4. ALL INTERIOR FINISHED TO BE CLASS B OR C.  | 20. PROVIDE INSULATION AT ALL EXTERIOR WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES ACCORDING TO ENERGY CALCULATIONS PROVIDED BY MEP.   |
| 5. PROVIDE POSITIVE DRAINAGE AT ALL BALCONIES AND PATIOS PER STRUCTURAL DRAWINGS. PROVIDE POSITIVE DRAINAGE FROM BEHIND COLUMNS.  | 21. PROVIDE SOUND ISOLATION UNDERLAYMENT UNDER ALL HARD SURFACE FLOORING, ASSEMBLY TO EXCEED 50 IIC RATING.  |
| 6. WASHERS/DRYERS TO BE SUPPLIED BY G.C.  | 22. SEE DETAILS ON SHEET A4.61 FOR FIRESTOPPING AND RATED WALL TERMINATION.  |
| 7. SEE SHEET A4.71 FOR SOUND CONTROL NOTES/DETAILS.   | 23. PROVIDE MOISTURE RESISTANT GYPSUM BOARD TO MIN. 48" A.F.F. AT LAV SINKS, IN WASHER/DRYER ROOMS, AND IN WATER HEATER/AIR HANDLING UNIT CLOSETS.   |
| 8. UNIT ENTRY DOORS TO BE 8'-0" TALL, 20 MIN. RATED METAL UNITS WITH SPRING HINGES AND 20 MIN. RATED HARDWARE.  | 24. PROVIDE BLOCKING FOR SHELVES IN CLOSETS, AND UPPER CABINETS IN KITCHENS. ALL SHELVING WALLS SHALL HAVE WALL BLOCKING CENTERED AT SHELF ELEVATION.  |
| 9. PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT ALL EXTERIOR AND UNIT ENTRY DOORS. ALL UNITS TO COMPLY WITH ADA AND FHA REQUIREMENTS.  | 25. ALL WOOD TRIM INTERSECTIONS TO BE CAULKED AND SEALED TIGHT.  |
| 10. INTERIOR UNIT DOORS TO BE 6'-8" TALL, 5-PANEL DOORS. DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL OR CENTERED IN SPACE UNLESS NOTED OTHERWISE.  | 26. LOCATE RANGE ELECTRICAL OUTLET SUCH THAT RANGE CAN BE FLUSH WITH REAR WALL.  |
| 11. WINDOWS TO BE DOUBLE PANEL, INSULATED, AND SHALL MEET MEP ENERGY CALCULATION REQUIREMENTS, AND WIND LOAD STRUCTURAL REQUIREMENTS.   | 27. FLOORING TO EXTEND UNDER ALL SHELVING AND APPLIANCES.  |
| 12. PROVIDE SAFETY GLAZING (TEMPERED, INCLUDING BUT NOT LIMITED TO: WITHIN 24" OF A DOOR AND WITHIN 18" ABOVE THE FLOOR.  | 28. PROVIDE ONE 2 1/2 LB. FIRE EXTINGUISHER PER UNIT, TYPE 2A10BC OR COMPARABLE. EXTINGUISHER TO BE INSTALLED UNDER KITCHEN SINK BASE CABINET UNLESS NOTED OTHERWISE.  |
| 13. GROSS SQUARE FOOTAGE CALCULATIONS ARE TAKEN FROM FACE OF SHEATHING OF EXTERIOR WALLS TO FACE OF SHEATHING AT CORRIDOR WALLS, AND FROM CENTERLINE AT TENANT WALLS.   | 29. FLOORING PATTERNS ARE GRAPHIC REPRESENTATIONS. REFER TO OWNER FOR COORDINATION.  |
| 14. PROVIDE UNIT SIGNAGE NEXT TO DOOR JAMB @ 5'-0" A.F.F. WITH TACTILE CHARACTERS AT 48" MIN. A.F.F. MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX A.F.F. MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER. | 30. ALL TRADES TO CLEAN AND REPAIR FINISH SURFACES THAT THEY DAMAGE.   |
| 15. PROVIDE LEVEL BACKING FOR ALL BUILDING/UNIT SIGNS NOT ON NORMAL SUBSTRATE.  | 31. MIRROR FRAME TO HAVE BRUSHED/SATIN FINISH.   |
| 16. ALL UNITS SHALL BE CONSTRUCTED TO COMPLY WITH FHADM 1998. SEE A4.71 - TYPE A ACCESSIBLE UNITS - SEE A4.72. COMMON AREAS SHALL BE CONSTRUCTED TO COMPLY WITH AMERICANS WITH DISABILITIES ACT. REFER TO SHEET A4.73 FOR INFORMATION.      | 32. LOCATE ELECTRICAL OUTLETS OUTSIDE OF MIRROR.   |
|   | 33. GLASS SHOWER ENCLOSURES TO BE 70" HEIGHT MINIMUM.  |
|   | 34. UTILITY CLOSET FLOOR TO BE V.C.T. WALLS AND CEILING TO BE PAINTED DRYWALL.   |
|   | 35. SHOWERS TO HAVE CURVED RODS.   |
|   | 36. BALCONIES DECK TO SLOPE AWAY OF BUILDING.  |
|   | 37. PAINT THE UNDERSIDE OF DECK AND THE JOIST BELOW A DARK COLOR (TO BE SPECIFIED).  |
|   | 38. SEE ID DRAWINGS FOR UNITS AND COMMON AREAS FINISHES.   |

| UNIT KEY NOTES                 |  |                                    |  |
|--------------------------------|--|------------------------------------|--|
| <b>FRAMING NOTES</b>           |  | <b>BATHROOM NOTES</b>              |  |
| U1                             | 6" STUD WALL   | U14                                | 36" TALL MIRROR (WIDTH PER INTERIOR ELEVATIONS) - BRUSHED/SATIN FINISH                             |
| U2                             | 8" STUD WALL   | U17                                | TOWEL RING - MAX 48" A.F.F.  |
| U3                             | 10" STUD WALL  | U18                                | 24" TOWEL BAR - MAX 48" A.F.F.   |
| U4                             | 12" STUD WALL  | U19                                | TOILET PAPER HOLDER  |
| U5                             | SOFFIT ABOVE   | U20                                | CERAMIC SOAP DISH IN ALL TUBS AND SHOWERS  |
| U6                             | PLUMBING WALL  | U21                                | CURVED SHOWER CURTAIN ROD  |
| U7                             | PROVIDE BLOCKING FOR GRAB BARS. REFER TO SHEET A4.61 FOR REQUIREMENTS          | U22                                | TUB - 36" X 60"  |
| <b>APPLIANCE/KITCHEN NOTES</b> |  | U23                                | RECTANGULAR VANITY SINK  |
| U8                             | 24" DISHWASHER   | U24                                | ROBE/TOWEL HOOK  |
| U9                             | 18" DISHWASHER   | <b>CABINETS AND SHELVING NOTES</b> |  |
| U10                            | RANGE WITH MICROWAVE MOUNTED ABOVE   | U25                                | 5 VINYL COATED WIRE SHELVES - 1ST SHELF AT 18" A.F.F. 2ND-SHF SHELVES EACH AT 12" INCREMENTS ABOVE |
| U11                            | REFRIGERATOR WITH ICE MAKER  | U26                                | ROD AND SHELF AT 5'-0" A.F.F. - VINYL COATED WIRE SHELVES  |
| U12                            | SINGLE BOWL SINK WITH DISPOSAL. MOUNT FIRE EXTINGUISHER IN CABINETS UNDER SINK | U27                                | 2 - ROD AND SHELF AT 3'-6" & 7'-0" A.F.F. AT DOUBLE RODS   |
| U13                            | WASHER   | U28                                | CABINET HARDWARE SHALL BE PULL HANDLE PER FHA REQUIREMENTS   |
| U14                            | DRYER  | <b>ROOM FINISH NOTES</b>           |  |
| U15                            | WASHER AND DRYER - STACKED   | U29                                | TILE BACKSPLASH TO UNDERSIDE OF CABINETS   |
|                                |  | U30                                | KITCHEN COUNTERTOP TO BE 3 CM QUARTZ WITH EASED EDGE - PROVIDE SUPPORT AS REQ. BY MANUF.           |
|                                |  | U31                                | 4" BACKSPLASH  |
|                                |  | U32                                | FINISH ALL EXPOSED SIDES OF CABINETS SAME AS FACE OF CABINETS                                      |
|                                |  | U33                                | BATHROOM COUNTERTOP TO BE 2 CM QUARTZ WITH EASED EDGE - PROVIDE SUPPORT AS REQ. BY MANUF.          |
|                                |  | U34                                | OPEN WOOD SHELVING 8'-10" DEEP   |
|                                |  | U35                                | ISLAND COUNTERTOPS TO INCLUDE ADDITIONAL SUPPORT AS NEEDED FOR OVERHANGS THAT EXCEED 10"           |
|                                |  | U36                                | VINYL PLANK FLOORING WITH WOOD BASEBOARD   |
|                                |  | U37                                | CARPET ON PAD WITH WOOD BASEBOARD  |
|                                |  | U38                                | TILE FLOORING WITH WOOD BASEBOARD  |
|                                |  | U39                                | 2X6 PT WOOD DECKING - SLOPE TO EDGE  |
|                                |  | U40                                | WALL TILE INSTALLED TO 6'-8" AFF   |
|                                |  | <b>MISCELLANEOUS NOTES</b>         |  |
|                                |  | U41                                | ELECTRICAL PANEL (REFER TO ELEC. DRAWINGS)   |
|                                |  | U42                                | ADA COMPLIANT METAL THRESHOLD  |
|                                |  | U43                                | MAINTAIN MIN. OF 12" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REG.                       |
|                                |  | U44                                | MAINTAIN MIN. OF 18" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REG.                       |
|                                |  | U45                                | 42" HIGH GUARD RAIL - 48" HIGH AT FIRST FLOOR ADJACENT TO POOL                                     |
|                                |  | U46                                | WATER HEATER WITH AN A.H.U. ON PLATFORM ABOVE  |
|                                |  | U47                                | PAINT INSIDE FACE OF DOOR AT HVAC CLOSET WITH INTUMESCENT PAINT                                    |
|                                |  | U48                                | UNIT NUMBER SIGN   |

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