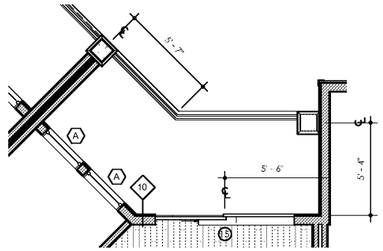
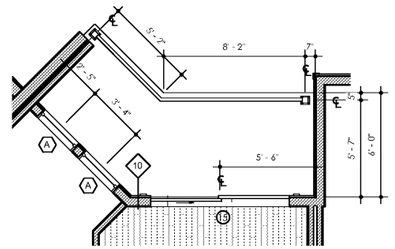


4 UNIT A4 FLOOR PLAN

ALT. 2 - SMALL COURTYARD - ALL FLOORS SCALE: 1/4" = 1'-0"

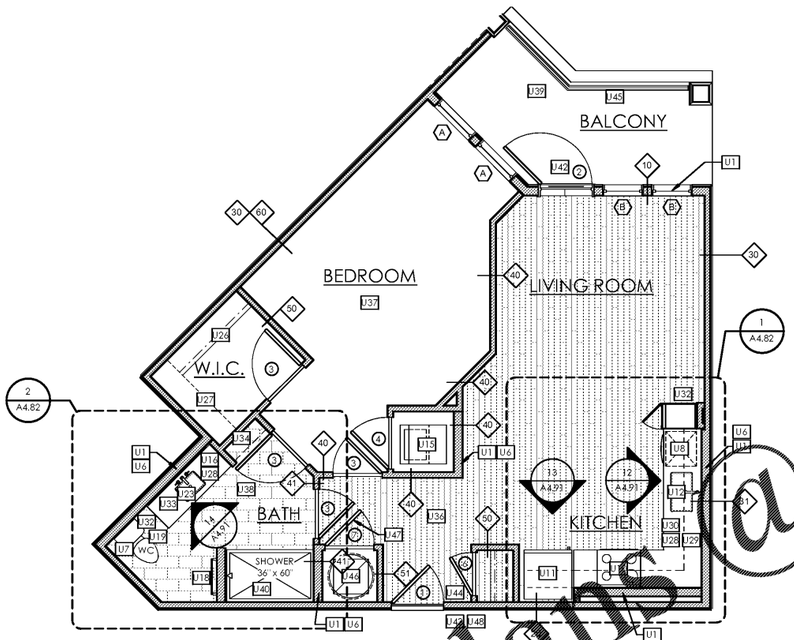
A4-A ALT.2



3 UNIT A4 FLOOR PLAN

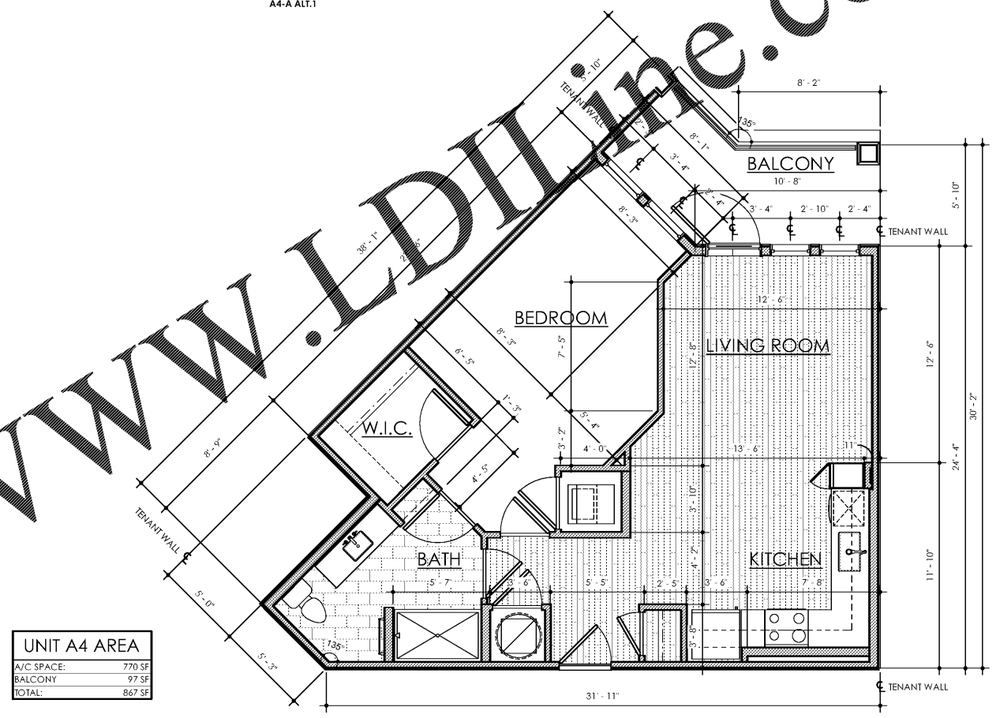
ALT. 1 - @ POOL COURTYARD - ALL FLOORS SCALE: 1/4" = 1'-0"

A4-A ALT.1



2 UNIT A4 FLOOR PLAN - NOTES

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



1 UNIT A4 FLOOR PLAN - DIMENSIONS

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

UNIT A4 AREA	
A/C SPACE:	770 SF
BALCONY	97 SF
TOTAL:	867 SF

UNIT PLAN GENERAL NOTES

1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD OR TO CENTERLINE OF TENANT WALL. ALL EXTERIOR DIMENSIONS TAKEN TO FACE OF EXTERIOR SHEATHING.
2. ALL EXTERIOR WALLS, EXTERIOR TENANT WALLS, CORRIDOR WALLS, AND INTERIOR BEARING WALLS ARE REQUIRED TO BE 1 HOUR FIRED RATED UNLESS NOTED OTHERWISE. REFER TO LIFE SAFETY SHEETS FOR ADDITIONAL INFORMATION.
3. ALL EXTERIOR WALLS TO BE 6" WALLS UNLESS OTHERWISE NOTED.
4. ALL INTERIOR FINISHED TO BE CLASS B OR C.
5. PROVIDE POSITIVE DRAINAGE AT ALL BALCONIES AND PATIOS PER STRUCTURAL DRAWINGS, PROVIDE POSITIVE DRAINAGE FROM BEHIND COLUMNS.
6. WASHERS/DRYERS TO BE SUPPLIED BY G.C.
7. SEE SHEET A7.71 FOR SOUND CONTROL NOTES/DETAILS.
8. UNIT ENTRY DOORS TO BE 8'-0" TALL, 20 MIN. RATED METAL DOORS WITH SPRING HINGES AND 20 MIN. RATED HARDWARE.
9. PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT ALL EXTERIOR AND UNIT ENTRY DOORS. ALL UNITS TO COMPLY WITH ADA AND FHA REQUIREMENTS.
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.
11. WINDOWS TO BE DOUBLE PANEL, INSULATED, AND SHALL MEET MEP ENERGY CALCULATION REQUIREMENTS, AND WIND LOAD STRUCTURAL REQUIREMENTS.
12. PROVIDE SAFETY GLAZING (TEMPERED, INCLUDING BUT NOT LIMITED TO: WITHIN 24" OF A DOOR AND WITHIN 18" ABOVE THE FLOOR.
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.
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. MEASURE TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.
15. PROVIDE LEVEL BACKING FOR ALL BUILDING/UNIT SIGNS NOT ON NORMAL SUBSTRATE.
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.
17. PROVIDE WALLS WITH STC RATING OF 50 OR GREATER BETWEEN UNITS AND CORRIDOR, AND UNITS AND PUBLIC SPACES.
18. STC RATING OF 50 OR GREATER BETWEEN UNITS AND CORRIDOR, AND UNITS AND PUBLIC SPACES.
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.
20. PROVIDE INSULATION AT ALL EXTERIOR WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES ACCORDING TO ENERGY CALCULATIONS PROVIDED BY MEP.
21. PROVIDE SOUND ISOLATION UNDERLAYMENT UNDER ALL HARD SURFACE FLOORING, ASSEMBLY TO EXCEED 50 IIC RATING.
22. SEE DETAILS ON SHEET A7.61 FOR FIRESTOPPING AND RATED WALL TERMINATION.
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.
24. PROVIDE BLOCKING FOR SHELVES IN CLOSETS, AND UPPER CABINETS IN KITCHENS. ALL SHELVING WALLS SHALL HAVE WALL BLOCKING CENTERED AT SHELF ELEVATION.
25. ALL WOOD TRIM INTERSECTIONS TO BE CAULKED AND SEALED TIGHT.
26. LOCATE RANGE ELECTRICAL OUTLET SUCH THAT RANGE CAN BE FLUSH WITH REAR WALL.
27. FLOORING TO EXTEND UNDER ALL SHELVING AND APPLIANCES
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.
29. FLOORING PATTERNS ARE GRAPHIC REPRESENTATIONS. REFER TO OWNER FOR COORDINATION.
30. ALL TRADES TO CLEAN AND REPAIR FINISH SURFACES THAT THEY DAMAGE
31. MIRROR FRAME TO HAVE BRUSHED/SATIN FINISH.
32. LOCATE ELECTRICAL OUTLETS OUTSIDE OF MIRROR
33. GLASS SHOWER ENCLOSURES TO BE 70" HEIGHT MINIMUM
34. UTILITY CLOSET FLOOR TO BE VCT. 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

FRAMING NOTES

- U1 6" STUD WALL
- U2 8" STUD WALL
- U3 10" STUD WALL
- U4 12" STUD WALL
- U5 SOFFIT ABOVE
- U6 PLUMBING WALL
- U7 PROVIDE BLOCKING FOR GRAB BARS. REFER TO SHEET A4.61 FOR REQUIREMENTS

APPLIANCE/KITCHEN NOTES

- U8 24" DISHWASHER
- U9 18" DISHWASHER
- U10 RANGE WITH MICROWAVE MOUNTED ABOVE
- U11 REFRIGERATOR WITH ICE MAKER
- U12 SINGLE BOWL SINK WITH DISPOSAL. MOUNT FIRE EXTINGUISHER IN CABINETRY UNDER SINK
- U13 WASHER
- U14 DRYER
- U15 WASHER AND DRYER - STACKED

BATHROOM NOTES

- U16 36" TALL MIRROR (WIDTH PER INTERIOR ELEVATIONS) - BRUSHED/SATIN FINISH
- U17 TOWEL RING - MAX 48" A.F.F.
- U18 24" TOWEL BAR - MAX 48" A.F.F.
- U19 TOILET PAPER HOLDER
- U20 CERAMIC SOAP DISH IN ALL TUBS AND SHOWERS
- U21 CURVED SHOWER CURTAIN ROD
- U22 TUB -36" X 60"
- U23 RECTANGULAR VANITY SINK
- U24 ROBE/TOWEL HOOK

CABINETS AND SHELVING NOTES

- U25 5 VINYL COATED WIRE SHELVES - 1ST SHELF AT 18" A.F.F. 2ND-5TH SHELVES EACH AT 12" INCREMENTS ABOVE
- U26 ROD AND SHELF AT 5'-0" A.F.F. - VINYL COATED WIRE SHELVES
- U27 2 - ROD AND SHELF AT 3'-6" & 7'-0" A.F.F. AT DOUBLE RODS
- U28 CABINET HARDWARE SHALL BE PULL HANDLE PER FHA REQUIREMENTS
- 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"

ROOM FINISH NOTES

- 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

MISCELLANEOUS NOTES

- 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 REQ.
- U44 MAINTAIN MIN. OF 18" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REQ.
- 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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UNIT A4 FLOOR PLANS

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A4.09

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