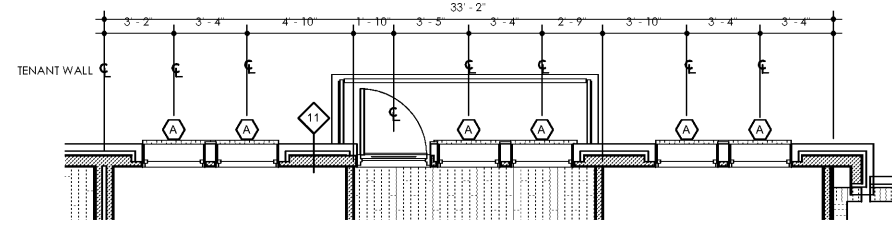
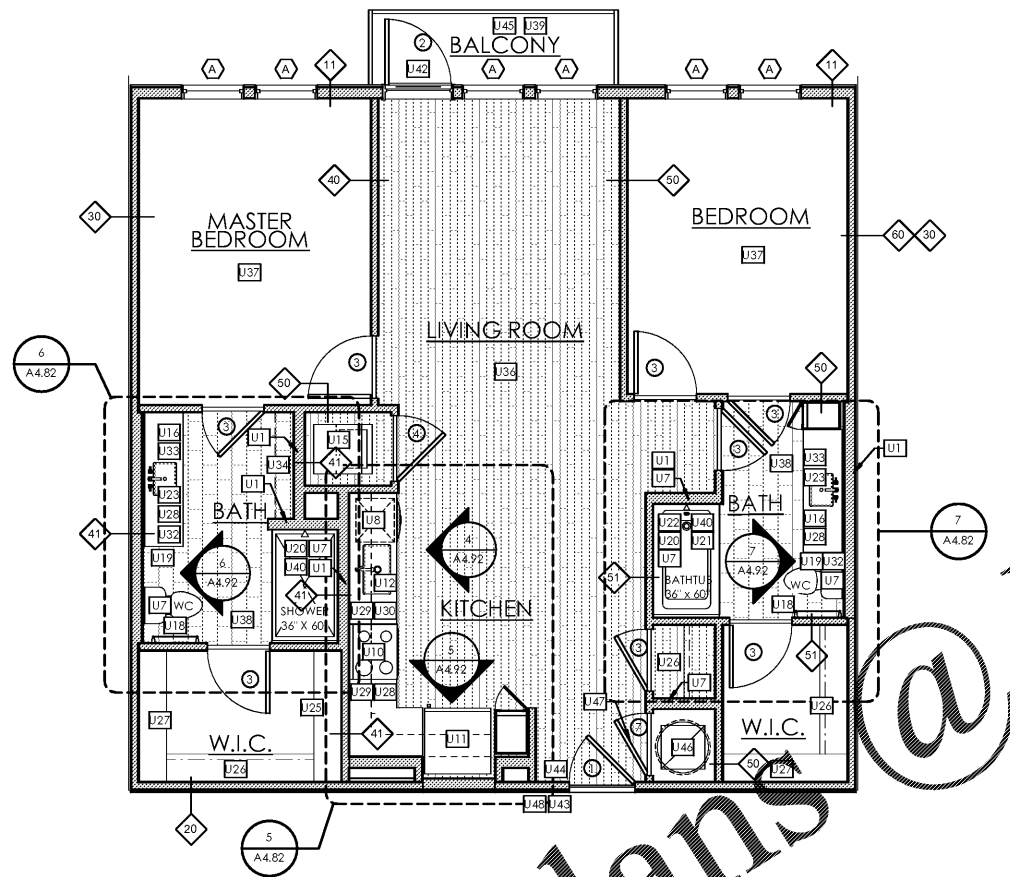


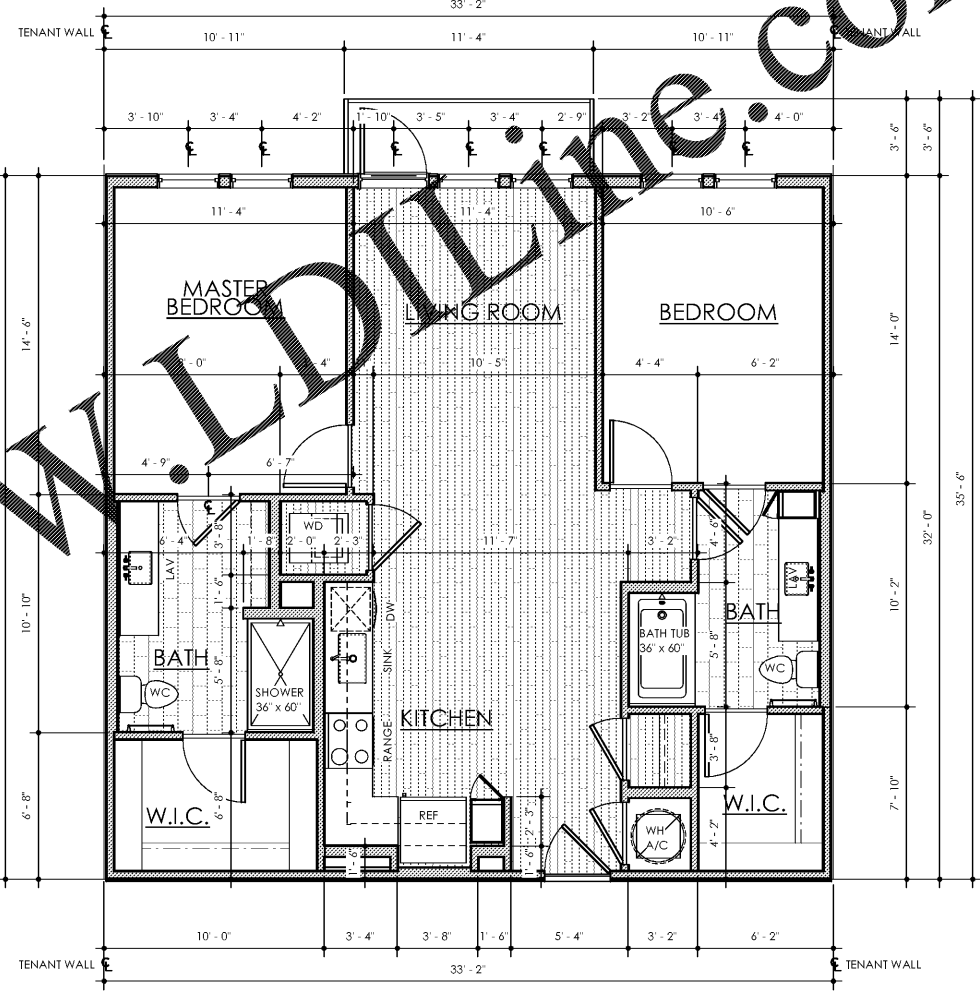
4 UNIT B1 FLOOR PLAN
 ALT. 2 - UPPER FLOORS @ DRIVE ISLE
 SCALE: 1/4" = 1'-0"



3 UNIT B1 FLOOR PLAN
 ALT. 1 - UPPER FLOORS @ CLUB
 SCALE: 1/4" = 1'-0"



UNIT B1 AREA	
A/C SPACE:	1,061 SF
BALCONY:	40 SF
TOTAL:	1,101 SF

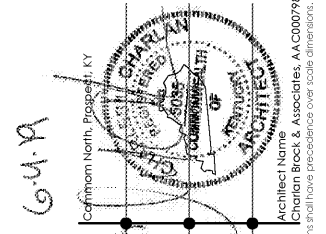


1 UNIT B1 FLOOR PLAN - DIMENSIONS
 UPPER FLOORS @ RETAIL
 SCALE: 1/4" = 1'-0"

2 UNIT B1 FLOOR PLAN - NOTES
 UPPER FLOORS @ RETAIL
 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 A7.61 FOR FIRESTOPPING AND RATED WALL TERMINATION.
7. SEE SHEET A7.71 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 DOORS 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 VCCT, 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	BATHROOM NOTES	MISCELLANEOUS NOTES	
U1 6" STUD WALL	J14 36" TALL MIRROR (WIDTH PER INTERIOR ELEVATIONS) - BRUSHED/SATIN FINISH	J41 ELECTRICAL PANEL (REFER TO ELEC. DRAWINGS)	
U2 8" STUD WALL	J17 TOWEL RING - MAX 48" A.F.F.	J42 ADA COMPLIANT METAL THRESHOLD	
U3 10" STUD WALL	J18 24" TOWEL BAR - MAX 48" A.F.F.	J43 MAINTAIN MIN. OF 12" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REQ.	
U4 12" STUD WALL	J19 TOILET PAPER HOLDER	J44 MAINTAIN MIN. OF 18" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REQ.	
U5 SOFFIT ABOVE	J20 CERAMIC SOAP DISH IN ALL TUBS AND SHOWERS	J45 42" HIGH GUARD RAIL - 48" HIGH AT FIRST FLOOR ADJACENT TO POOL	
U6 PLUMBING WALL	J21 CURVED SHOWER CURTAIN ROD	J46 WATER HEATER WITH AN A.H.U. ON PLATFORM ABOVE	
U7 PROVIDE BLOCKING FOR GRAB BARS. REFER TO SHEET A4.61 FOR REQUIREMENTS	J22 TUB - 36" X 60"	J47 PAINT INSIDE FACE OF DOOR AT HVAC CLOSET WITH INTUMESCENT PAINT	
APPLIANCE/KITCHEN NOTES	J23 RECTANGULAR VANITY SINK	J48 UNIT NUMBER SIGN	
U8 24" DISHWASHER	J24 ROBE/TOWEL HOOK		
U9 18" DISHWASHER	CABINETS AND SHELVING NOTES		
J16 RANGE WITH MICROWAVE MOUNTED ABOVE	J25 5 VINYL COATED WIRE SHELVES - 1ST SHELF AT 18" A.F.F. 2ND-5TH SHELVES EACH AT 12" INCREMENTS ABOVE		
J11 REFRIGERATOR WITH ICE MAKER	J26 ROD AND SHELF AT 5'-0" A.F.F. - VINYL COATED WIRE SHELVES		
J12 SINGLE BOWL SINK WITH DISPOSAL. MOUNT FIRE EXTINGUISHER IN CABINETS UNDER SINK	J27 2 - ROD AND SHELF AT 3'-6" & 7'-0" A.F.F. AT DOUBLE RODS		
J13 WASHER	J28 CABINET HARDWARE SHALL BE PULL HANDLE PER FHA REQUIREMENTS		
J14 DRYER			
J15 WASHER AND DRYER - STACKED	ROOM FINISH NOTES		
	J29 TILE BACKSPLASH TO UNDERSIDE OF CABINETS		
	J30 KITCHEN COUNTERTOP TO BE 3 CM QUARTZ WITH EASED EDGE - PROVIDE SUPPORT AS REQ. BY MANUF.		
	J31 4" BACKSPLASH		
	J32 FINISH ALL EXPOSED SIDES OF CABINETS SAME AS FACE OF CABINETS		
	J33 BATHROOM COUNTERTOP TO BE 2 CM QUARTZ WITH EASED EDGE - PROVIDE SUPPORT AS REQ. BY MANUF.		
	J34 OPEN WOOD SHELVING 8"-10" DEEP		
	J35 ISLAND COUNTERTOPS TO INCLUDE ADDITIONAL SUPPORT AS NEEDED FOR OVERHANGS THAT EXCEED 10"		
	J36 VINYL PLANK FLOORING WITH WOOD BASEBOARD		
	J37 CARPET ON PAD WITH WOOD BASEBOARD		
	J38 TILE FLOORING WITH WOOD BASEBOARD		
	J39 2X6 PT WOOD DECKING - SLOPE TO EDGE		
	J40 WALL TILE INSTALLED TO 6'-8" AFF		



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UNIT B1 FLOOR PLANS

date: 06/04/2019
 job no: 3789.15
 drawn by: EGR JAC, TQT
 reviewed by: CBA
 issue/history:
 Δ Date

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