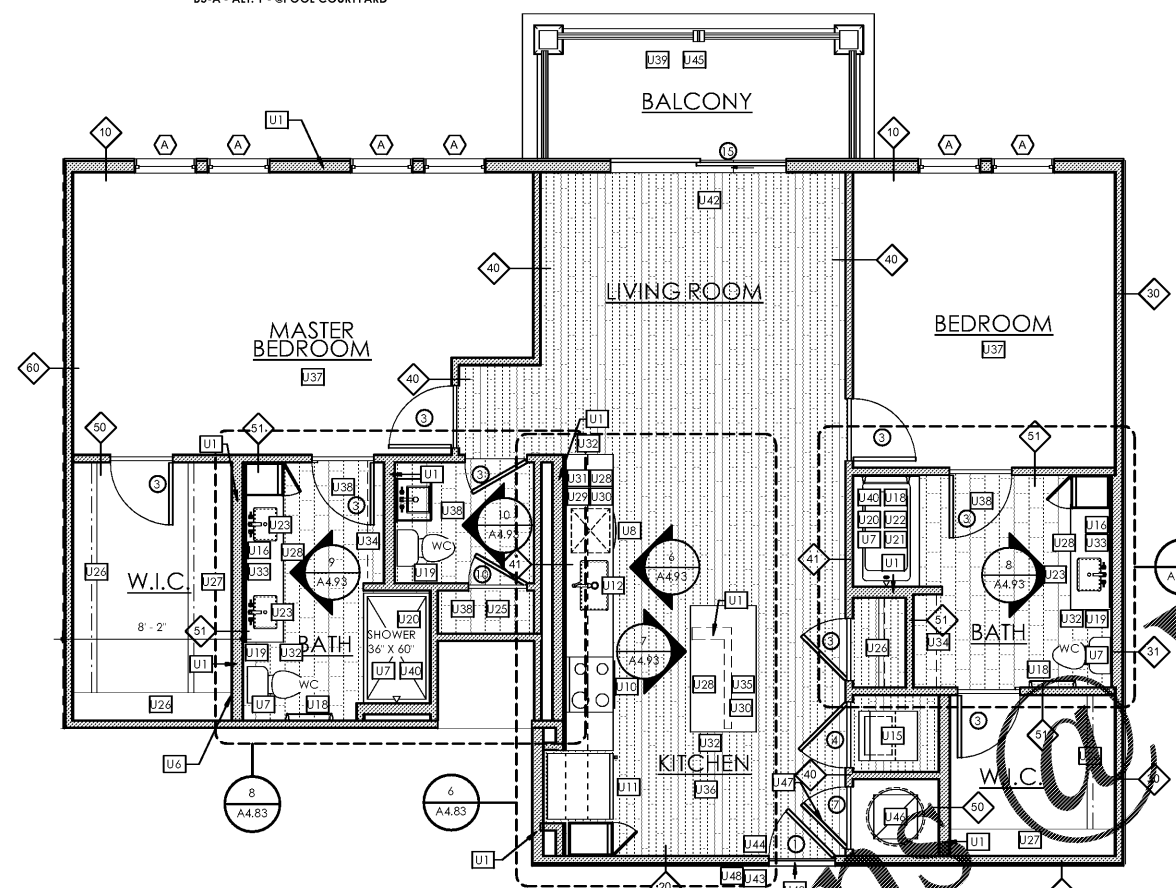


UNIT B5 FLOOR PLAN

ALT. 1 - @ POOL COURTYARD - ALL FLOORS
B5-A - ALT. 1 - @ POOL COURTYARD

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



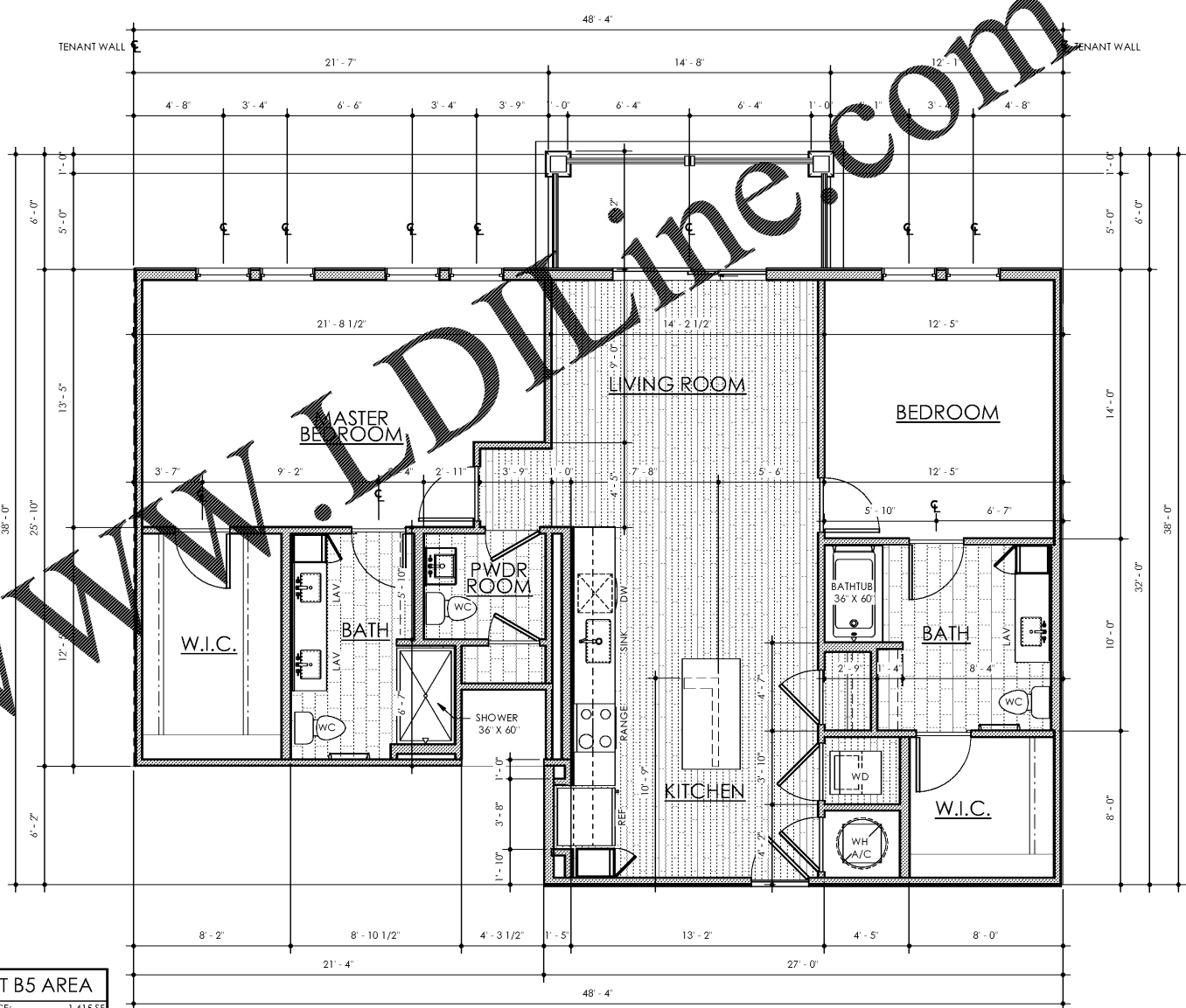
UNIT B5 FLOOR PLAN - NOTES

ALL FLOORS - SMALL COURTYARD

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 UNDERLAYER 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 A4.71 FOR FIRESTOPPING AND RATED WALL TERMINATION.
7. SEE SHEET A4.71 FOR SOUND CONTROL NOTES/DETAILS.	23. FLOORING TO EXTEND UNDER ALL SHELVING AND APPLIANCES.
8. UNIT ENTRY DOORS TO BE 8'-0" TALL, 20 MIN. RATED METAL DOORS WITH SPRING HINGES AND 20 MIN. RATED HARDWARE.	24. AND IN WATER HEATER/AIR HANDLING UNIT CLOSETS.
9. PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT ALL EXTERIOR AND UNIT ENTRY DOORS. ALL UNITS TO COMPLY WITH ADA AND FHA REQUIREMENTS.	25. PROVIDE BLOCKING FOR SHELVES IN CLOSETS, AND UPPER CABINETS IN KITCHENS. ALL SHELVING WALLS SHALL HAVE WALL BLOCKING CENTERED AT SHELF ELEVATION.
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. ALL WOOD TRIM INTERSECTIONS TO BE CAULKED AND SEALED TIGHT.
11. WINDOWS TO BE DOUBLE PANEL, INSULATED, AND SHALL MEET MEP ENERGY CALCULATION REQUIREMENTS, AND WIND LOAD STRUCTURAL REQUIREMENTS.	27. LOCATE RANGE ELECTRICAL OUTLET SUCH THAT RANGE CAN BE FLUSH WITH REAR WALL.
12. PROVIDE SAFETY GLAZING (TEMPERED, INCLUDING BUT NOT LIMITED TO: WITHIN 24" OF A DOOR AND WITHIN 18" ABOVE THE FLOOR).	28. FLOORING TO EXTEND UNDER ALL SHELVING AND APPLIANCES.
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. 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.
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. FLOORING PATTERNS ARE GRAPHIC REPRESENTATIONS. REFER TO OWNER FOR COORDINATION.
15. PROVIDE LEVEL BACKING FOR ALL BUILDING/UNIT SIGNS NOT ON NORMAL SUBSTRATE.	31. ALL TRADES TO CLEAN AND REPAIR FINISH SURFACES THAT THEY DAMAGE.
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. MIRROR FRAME TO HAVE BRUSHED/SATIN FINISH.
	33. LOCATE ELECTRICAL OUTLETS OUTSIDE OF MIRROR.
	34. GLASS SHOWER ENCLOSURES TO BE 70" HEIGHT MINIMUM.
	35. UTILITY CLOSET FLOOR TO BE V.C.T. WALLS AND CEILING TO BE PAINTED DRYWALL.
	36. SHOWERS TO HAVE CURVED RODS.
	37. BALCONIES DECK TO SLOPE AWAY OF BUILDING.
	38. PAINT THE UNDERSIDE OF DECK AND THE JOIST BELOW A DARK COLOR (TO BE SPECIFIED).
	39. SEE ID DRAWINGS FOR UNITS AND COMMON AREAS FINISHES.

UNIT B5 AREA	
A/C SPACE:	1,415 SF
BALCONY:	88 SF
TOTAL:	1,503 SF

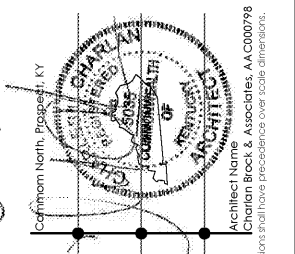


UNIT B5 FLOOR PLAN - DIMENSIONS

ALL FLOORS - SMALL COURTYARD

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

UNIT KEY NOTES			
FRAMING NOTES		BATHROOM NOTES	
U1	6" STUD WALL	J14	36" TALL MIRROR (WIDTH PER INTERIOR ELEVATIONS) - BRUSHED/SATIN FINISH
U2	8" STUD WALL	J17	TOWEL RING - MAX 48" A.F.F.
U3	10" STUD WALL	J18	24" TOWEL BAR - MAX 48" A.F.F.
U4	12" STUD WALL	J19	TOILET PAPER HOLDER
U5	SOFFIT ABOVE	J20	CERAMIC SOAP DISH IN ALL TUBS AND SHOWERS
U6	PLUMBING WALL	J21	CURVED SHOWER CURTAIN ROD
U7	PROVIDE BLOCKING FOR GRAB BARS. REFER TO SHEET A4.61 FOR REQUIREMENTS	J22	TUB - 36" X 60"
APPLIANCE/KITCHEN NOTES		J23	RECTANGULAR VANITY SINK
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
J17	REFRIGERATOR WITH ICE MAKER	J26	ROD AND SHELF AT 5'-0" A.F.F. - VINYL COATED WIRE SHELVES
J18	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
J19	WASHER	J28	CABINET HARDWARE SHALL BE PULL HANDLE PER FHA REQUIREMENTS
J20	DRYER	MISCELLANEOUS NOTES	
J21	WASHER AND DRYER - STACKED	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"
		J41	ELECTRICAL PANEL (REFER TO ELEC. DRAWINGS)
		J42	ADA COMPLIANT METAL THRESHOLD
		J43	MAINTAIN MIN. OF 12" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REG.
		J44	MAINTAIN MIN. OF 18" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REG.
		J45	42" HIGH GUARD RAIL - 48" HIGH AT FIRST FLOOR ADJACENT TO POOL
		J46	WATER HEATER WITH AN A.H.U. ON PLATFORM ABOVE
		J47	PAINT INSIDE FACE OF DOOR AT HVAC CLOSET WITH INTUMESCENT PAINT
		J48	UNIT NUMBER SIGN
		ROOM FINISH NOTES	
		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



6-4-19

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UNIT B5 FLOOR PLANS

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drawn by: EGR JAC, TQT
reviewed by: CBA
issue history:
Δ Date

A4.16

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