

● (BLDG. 1) (6x6) WOOD COLUMN (9'1"H)
● (BLDG. 1) (3) (2x6) WOOD STUD COLUMN (9'1"H)

● 51.0
● 46.0

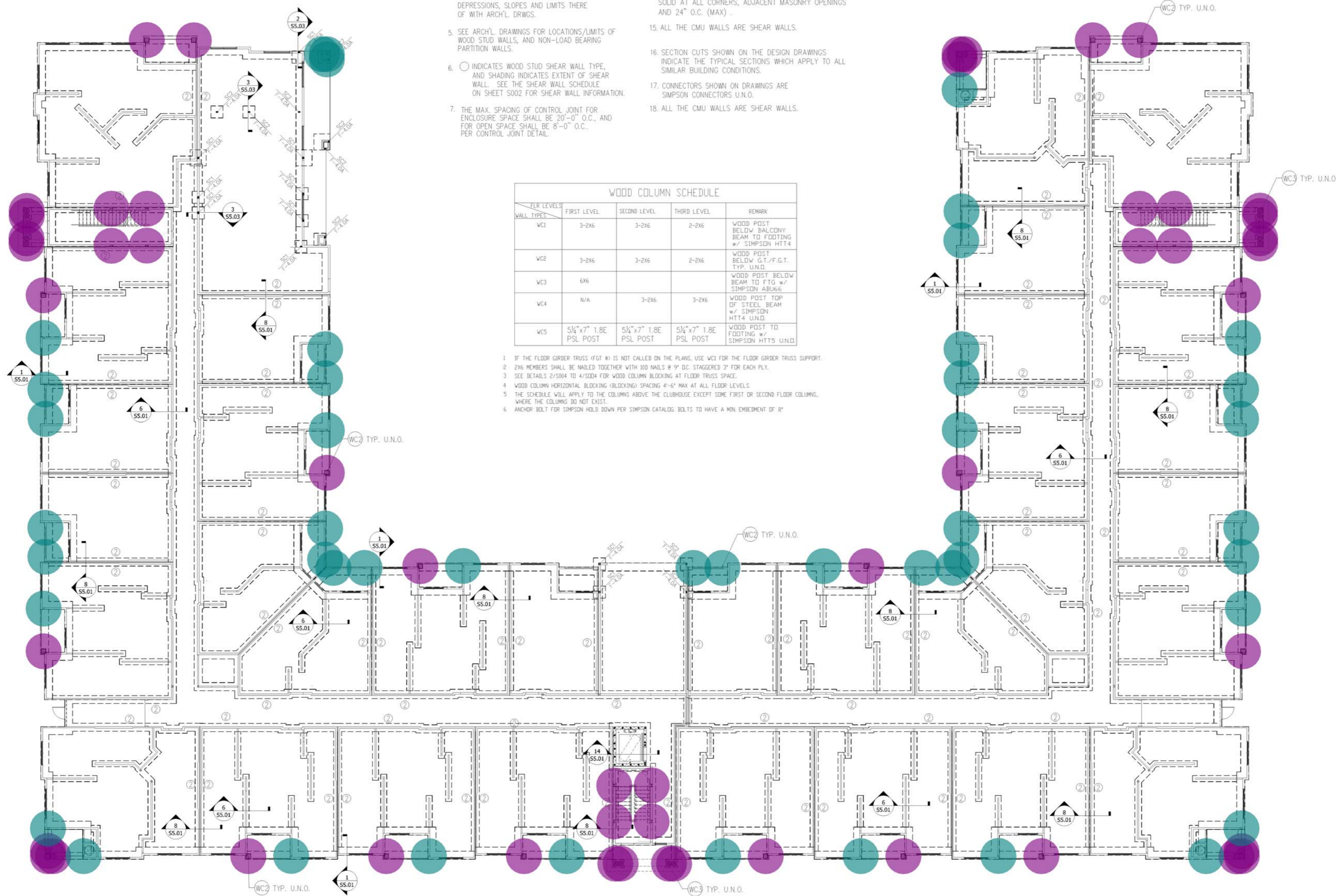
WF-2.0	2'-0"xCONT.x1'-0"	(3)-#5's CONT.	TYP. FOOTING FOR ALL EXTERIOR WOOD WALLS UND.
WF-2.0	2'-0"xCONT.x1'-0"	(3)-#5's CONT.	TYP. FOOTING FOR ALL INTERIOR WOOD WALLS UND.
WF-3.0	3'-0"xCONT.x1'-4"	(4)-#5's CONT.	TYP. FOOTING FOR ALL EXTERIOR STAIR CMU WALLS UND.
WF-3.0A	3'-0"xCONT.x1'-4"	(4)-#5's CONT.	TYP. FOOTING FOR ALL INTERIOR STAIR CMU WALLS UND.
F-3.0A	3'-0"x3'-0"x1'-0"	(3)-#5 EA. WAY	TYP. FOOTING FOR ALL BALCONY CORNER POSTS
F-4.0	4'-0"x4'-0"x2'-2"	(4)-#5 EA. WAY	
F-4.0A	4'-0"x4'-0"x1'-4"	(4)-#5 EA. WAY	

PLAN NOTES

- ARCH'L DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- PRIOR TO CONCRETE PLACEMENT PROVIDE TERMITE SOIL TREATMENT WITH ONE YEAR WARRANTY AND FOUR ANNUAL INSPECTIONS AND RENEWALS. SEE ARCHITECTURAL.
- SLAB ON GRADE: 4" (TOTAL - U.N.O.) CONCRETE REINFORCED WITH 6x6 - W1.4xW1.4 W.W.F. (PLACED 1 1/2" FROM TOP OF SLAB) OVER VAPOR BARRIER (SEE ARCH'L DRWGS.) ON COMPACTED SUBGRADE. TOP OF SLAB ELEV. = 0'-0" (REFER UNLESS NOTED OTHERWISE. COORDINATE ALL SLAB DEPRESSIONS, SLOPES AND LIMITS THERE OF WITH ARCH'L DRWGS.)
- SEE ARCH'L DRAWINGS FOR LOCATIONS/LIMITS OF WOOD STUD WALLS, AND NON-LOAD BEARING PARTITION WALLS.
- INDICATES WOOD STUD SHEAR WALL TYPE, AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S002 FOR SHEAR WALL INFORMATION.
- THE MAX. SPACING OF CONTROL JOINT FOR ENCLOSURE SPACE SHALL BE 20'-0" O.C., AND FOR OPEN SPACE SHALL BE 8'-0" O.C., PER CONTROL JOINT DETAIL.
- ALL CMU WALLS ARE SHEAR WALLS.
- SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH APPLY TO ALL SIMILAR BUILDING CONDITIONS.
- CONNECTORS SHOWN ON DRAWINGS ARE SIMPSON CONNECTORS U.N.O.
- ALL THE CMU WALLS ARE SHEAR WALLS.
- SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH APPLY TO ALL SIMILAR BUILDING CONDITIONS.
- CONNECTORS SHOWN ON DRAWINGS ARE SIMPSON CONNECTORS U.N.O.
- ALL THE CMU WALLS ARE SHEAR WALLS.
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- CONNECTORS SHOWN ON DRAWINGS ARE SIMPSON CONNECTORS U.N.O.
- ALL THE CMU WALLS ARE SHEAR WALLS.

FLOOR LEVELS	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL	REMARK
WC1	3-2x6	3-2x6	2-2x6	WOOD POST BELOW BALCONY BEAM TO FOOTING w/ SIMPSON HTT4
WC2	3-2x6	3-2x6	2-2x6	WOOD POST BELOW G.T./F.G.T. TYP. U.N.O.
WC3	6x6			WOOD POST BELOW BEAM TO FTG w/ SIMPSON ABU66
WC4	N/A	3-2x6	3-2x6	WOOD POST TOP OF STEEL BEAM w/ SIMPSON HTT4 U.N.O.
WC5	5/4"x7" 1.8E PSL POST	5/4"x7" 1.8E PSL POST	5/4"x7" 1.8E PSL POST	WOOD POST TO FOOTING w/ SIMPSON HTTS U.N.O.

- IF THE FLOOR GIRDER TRUSS (FTG #) IS NOT CALLED ON THE PLANS, USE WC1 FOR THE FLOOR GIRDER TRUSS SUPPORT.
- 2x6 MEMBERS SHALL BE NAILED TOGETHER WITH 10D NAILS @ 9" O.C. STAGGERED 3" FOR EACH PLY.
- SEE DETAILS 2/S004 TO 4/S004 FOR WOOD COLUMN BLOCKING AT FLOOR TRUSS SPACE.
- WOOD COLUMN HORIZONTAL BLOCKING (BLOCKING) SPACING 4'-6" MAX AT ALL FLOOR LEVELS.
- THE SCHEDULE WILL APPLY TO THE COLUMNS ABOVE THE CLUBHOUSE EXCEPT SOME FIRST OR SECOND FLOOR COLUMNS, WHERE THE COLUMNS DO NOT EXIST.
- ANCHOR BOLT FOR SIMPSON HOLD DOWN PER SIMPSON CATALOG BOLTS TO HAVE A MIN EMBEDMENT OF 8"



1 BUILDING TYPE I FOUNDATION PLAN
 SCALE: 3/32" = 1'-0"

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Drawn By: _____
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 Issue for Permit Application: _____
 Issue for Construction: _____
 Revisions:

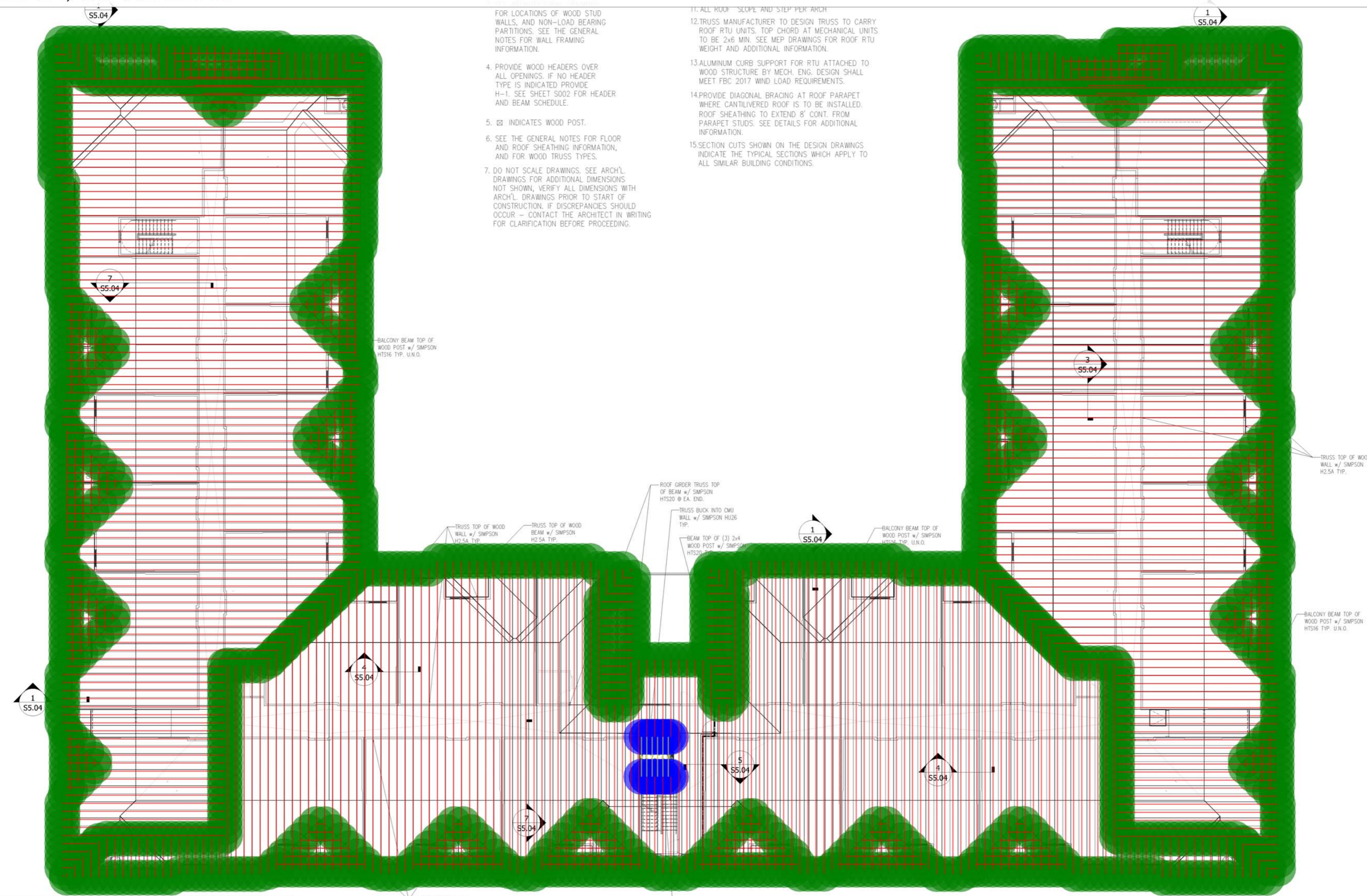
#	DATE	COMMENTS

90% CD SET 04-29-2022

SHEET CONTENTS:
 BUILDING TYPE I
 FOUNDATION PLAN
 SHEET NO.
S101
 2023032

- (BLDG. 1) (2) (2x10) HEADER BEAM
- (BLDG. 1) (2) (2x12) HEADER BEAM
- (BLDG. 1) (2x10) ROOF RAFTER
- (BLDG. 1) PRE-ENGINEERED ROOF TRUSSES
- (BLDG. 1) SIMPSON H10A
- (BLDG. 1) SIMPSON META16

- 342.2 FT
- 5.7 FT
- 59.6 FT
- 22,430.7 FT
- 1,201.0
- 20.0



- FOR LOCATIONS OF WOOD STUD WALLS, AND NON-LOAD BEARING PARTITIONS. SEE THE GENERAL NOTES FOR WALL FRAMING INFORMATION.
4. PROVIDE WOOD HEADERS OVER ALL OPENINGS. IF NO HEADER TYPE IS INDICATED PROVIDE H-1. SEE SHEET S002 FOR HEADER AND BEAM SCHEDULE.
 5. ■ INDICATES WOOD POST.
 6. SEE THE GENERAL NOTES FOR FLOOR AND ROOF SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
 7. DO NOT SCALE DRAWINGS. SEE ARCH'L DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN, VERIFY ALL DIMENSIONS WITH ARCH'L DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
11. ALL ROOF "SLOPE AND STEP PER" ARCH
 12. TRUSS MANUFACTURER TO DESIGN TRUSS TO CARRY ROOF RTU UNITS. TOP CHORD AT MECHANICAL UNITS TO BE 2x6 MIN. SEE MEP DRAWINGS FOR ROOF RTU WEIGHT AND ADDITIONAL INFORMATION.
 13. ALUMINUM CURB SUPPORT FOR RTU ATTACHED TO WOOD STRUCTURE BY MECH. ENG. DESIGN SHALL MEET FBC 2017 WIND LOAD REQUIREMENTS.
 14. PROVIDE DIAGONAL BRACING AT ROOF PARAPET WHERE CANTILEVERED ROOF IS TO BE INSTALLED. ROOF SHEATHING TO EXTEND 8' CONT. FROM PARAPET STUDS. SEE DETAILS FOR ADDITIONAL INFORMATION.
 15. SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH APPLY TO ALL SIMILAR BUILDING CONDITIONS.

WOOD COLUMN SCHEDULE				
FLOOR LEVELS	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL TO ROOF	REMARK
WC1	3-2X6	3-2X6	3-2X6	UND. FOR GIRDER TRUSS BEARING
WC2	4-2X6	4-2X6	3-2X6	
WC3	5-2X6			

1 BUILDING TYPE I ROOF FRAMING PLAN
SCALE: 3/32"=1'-0"

1. IF THE FLOOR AND ROOF GIRDER TRUSSES (F.G.T. OR G.T.) BEARING IS NOT CALLED ON THE PLANS, USE WC1 FOR THE FLOOR AND ROOF GIRDER TRUSS SUPPORTS.
2. 2X MEMBERS SHALL BE NAILED TOGETHER WITH 100 NAILS @ 9" O.C. STAGGERED 3" FOR EACH PLY.
3. SEE DETAILS 2/S005 TO 5/S005 FOR WOOD COLUMN BLOCKING AT FLOOR TRUSS SPACE.
4. WOOD COLUMN HORIZONTAL BLOCKING (BLOCKING) SPACING 4'-6" MAX AT ALL FLOOR LEVELS.

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Revisions:

#	DATE	COMMENTS

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- (BLDG. 2) (4x4) P.T WOOD POST (9'1"H) W/ SIMPSON HTT4
- (BLDG. 2) (4x4) P.T WOOD POST (9'1"H) W/ SIMPSON ABU44Z
- (BLDG. 2) (6x6) P.T WOOD POST (9'1"H) W/ SIMPSON ABU66Z
- (BLDG. 2) (4x6) P.T WOOD POST (9'1"H) W/ SIMPSON HTT4
- (BLDG. 2) (3-1/2"x5-1/2") P.T PSL POST (9'1"H) W/ SIMPSON HTT4
- (BLDG. 2) (5) (2x6) P.T WOOD STUD POST (9'1"H) W/ SIMPSON HTT4

- 14.0
- 3.0
- 2.0
- 8.0
- 4.0
- 2.0

1. SEE ARCH. DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.

2. PRIOR TO CONCRETE PLACEMENT PROVIDE TERMITE SOIL TREATMENT WITH ONE YEAR WARRANTY AND FOUR ANNUAL INSPECTIONS AND RENEWALS. SEE ARCHITECTURAL SPECIFICATIONS.

3. SLAB ON GRADE: 4" (TOTAL - U.N.O.) CONCRETE REINFORCED WITH 6x6 - W1.4xW1.4 W.W.F. (PLACED 1 1/2" FROM TOP OF SLAB) OVER VAPOR BARRIER (SEE ARCH'L DRWG'S.) ON COMPACTED SUBGRADE. TOP OF SLAB ELEV. = 0'-0" (REFER) UNLESS NOTED OTHERWISE. COORDINATE ALL SLAB DEPRESSIONS, SLOPES AND LIMITS THERE OF WITH ARCH'L DRWGS.

AND SHADING INDICATES EXTENT OF SHEAR WALL. SEE THE SHEAR WALL SCHEDULE ON SHEET S002 FOR SHEAR WALL INFORMATION.

7. THE MAX. SPACING OF CONTROL JOINT FOR ENCLOSURE SPACE SHALL BE 20'-0" O.C. AND FOR OPEN SPACE SHALL BE 8'-0" O.C. PER CONTROL JOINT DETAIL.

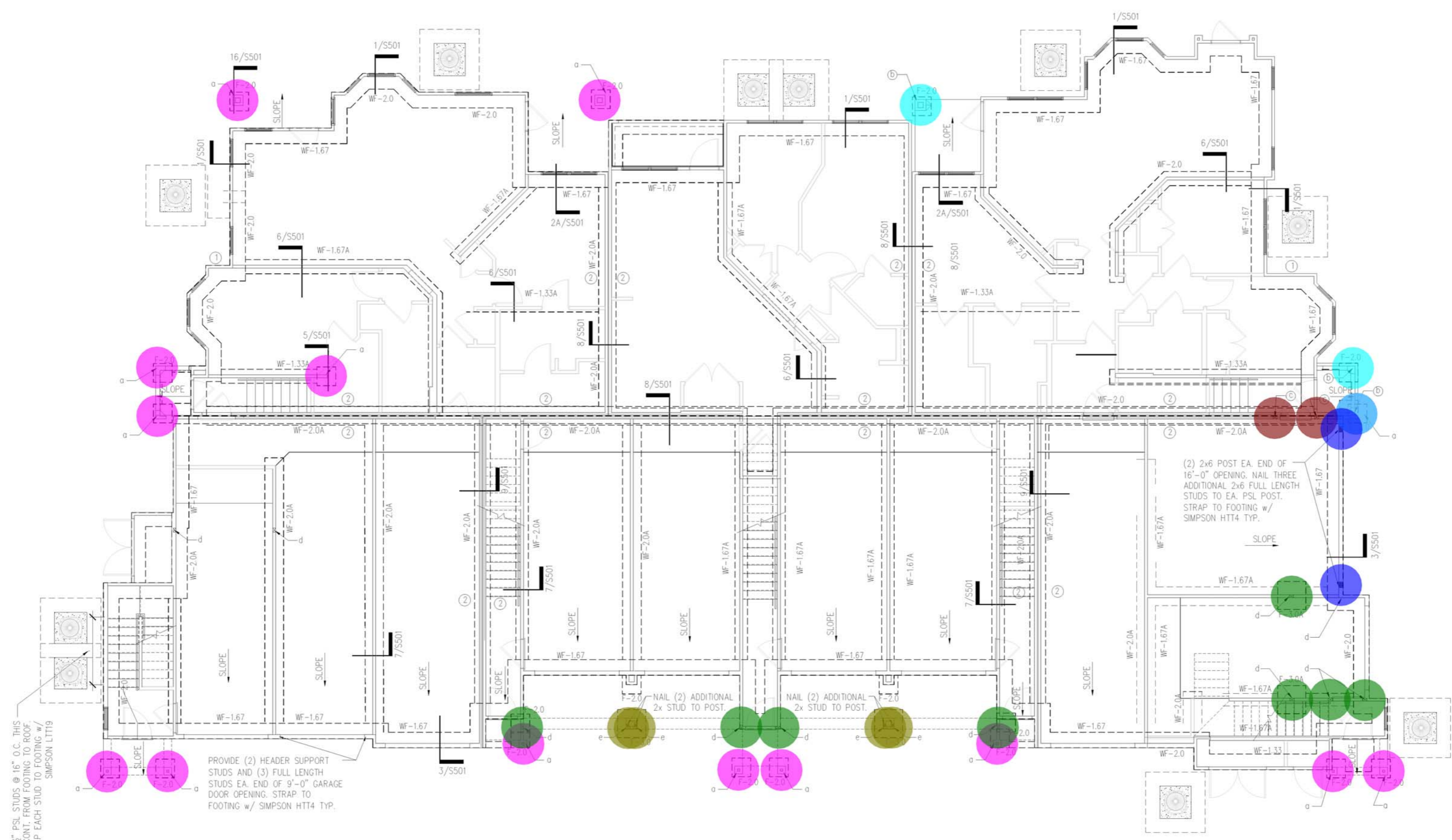
8. SEE TYPICAL DETAIL 1/S503 FOR CONNECTION FOOTING TO WOOD STUD AND POST, U.N.O.

9. ALL THE SLOPE AND STEP PER ARCH.

10. CONNECTORS SHOWN ON DRAWINGS ARE SIMPSON CONNECTORS U.N.O.

MARK	DESCRIPTION	QUANTITY	REMARKS
WF-1.33	1'-4"xCONT.x2'-2"	#5 @ 48" O.C. TRANSV. (2)-#5'S CONT.	(1)-#5'S CONT.
WF-1.33A	1'-4"xCONT.x1'-0"	#5 @ 48" O.C. TRANSV. (2)-#5'S CONT.	
WF-1.67	1'-8"xCONT.x2'-2"	#5 @ 48" O.C. TRANSV. (2)-#5'S CONT.	(1)-#5'S CONT.
WF-1.67A	1'-8"xCONT.x1'-0"	#5 @ 48" O.C. TRANSV. (2)-#5'S CONT.	
WF-2.0	2'-0"xCONT.x2'-2"	#5 @ 48" O.C. TRANSV. (3)-#5'S CONT.	(1)-#5'S CONT.
WF-2.0A	2'-0"xCONT.x1'-0"	#5 @ 48" O.C. TRANSV. (3)-#5'S CONT.	
F-2.0	2'-0"x2'-0"x2'-2"	(3)-#5 EA. WAY	
F-2.0A	2'-0"x2'-0"x1'-0"	(3)-#5 EA. WAY	
F-3.0	3'-0"x3'-0"x2'-2"	(4)-#5 EA. WAY	
F-3.0A	3'-0"x3'-0"x1'-0"	(4)-#5 EA. WAY	
F-3x5	3'-0"x5'-0"x2'-2"	(4)-#5 LONG WAY, (6)-#5 SHORT WAY	

MARK	DESCRIPTION	QUANTITY
WF-1.67	P.T. 4x4 WOOD POST : w/ SIMPSON ABU44Z	(D)
WF-1.67A	P.T. 6x6 WOOD POST : w/ SIMPSON ABU66Z	(C)
WF-2.0	4x6 WOOD POST : w/ SIMPSON HTT4	(D)
WF-2.0A	3 1/2 x 5 1/2" PSL POST : w/ SIMPSON HTT4	(C)
F-2.0	3 1/2 x 6 1/2" PSL POST : w/ SIMPSON HTT5	(I)
F-3.0	4x6 WOOD POST : w/ SIMPSON HTT5	(D)



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BUILDING TYPE II FOUNDATION PLAN

0'-0" (REF.)
1/CONC. SLAB

Drawn By: _____
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 Issue Dates: _____











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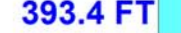







Revisions:

#	DATE	COMMENTS

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 License No. 1161

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-  (BLDG. 2) (2) (2x12) HEADER BEAM
-  (BLDG. 2) (2) (2x12) P.T BEAM
-  (BLDG. 2) (2) (1-3/4"x9-1/2") LVL BEAM
-  (BLDG. 2) (3) (1-3/4"x9-1/2") LVL BEAM
-  (BLDG. 2) (2) (1-3/4"x11-7/8") LVL BEAM
-  (BLDG. 2) SIMPSON HTS20
-  (BLDG. 2) (2x6) & (2x10) LEDGER
-  (BLDG. 2) (2x12) STAIR STRINGER
-  (BLDG. 2) BALCONY FLOOR TRUSSES
-  (BLDG. 2) 18"D FLOOR TRUSSES
-  (BLDG. 2) SIMPSON H3
-  (BLDG. 2) SIMPSON HU46
-  (BLDG. 2) SIMPSON H10A

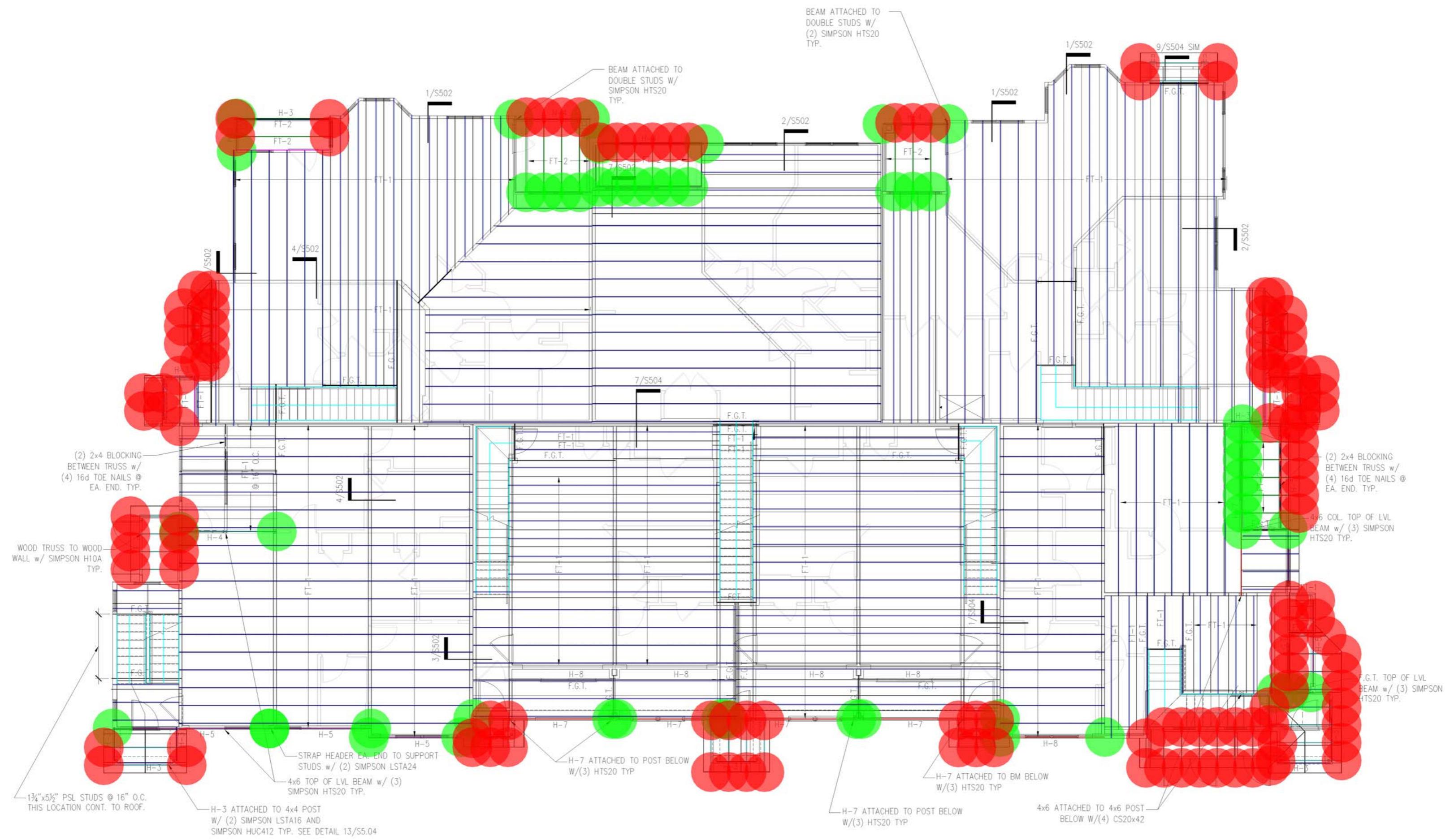
-  67.1 FT
-  88.5 FT
-  65.9 FT
-  4.4 FT
-  46.2 FT
-  31.0
-  61.5 FT
-  393.4 FT
-  163.2 FT
-  3,766.8 FT
-  221.8 FT
-  29.0
-  19.0
-  100.0

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BUILDING TYPE II SECOND FLOOR FRAMING AND LOW ROOF FRAMING PLAN
 SCALE: 3/16"=1'-0"

MILAN COURT

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SHEET CONTENTS:
 2ND FLOOR
 FRAMING PLAN
 SHEET NO.

S202

2020332

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(BLDG. 2) PRE-ENGINEERED ROOF TRUSSES
(BLDG. 2) SIMPSON H10A

5,162.3 FT
386.0

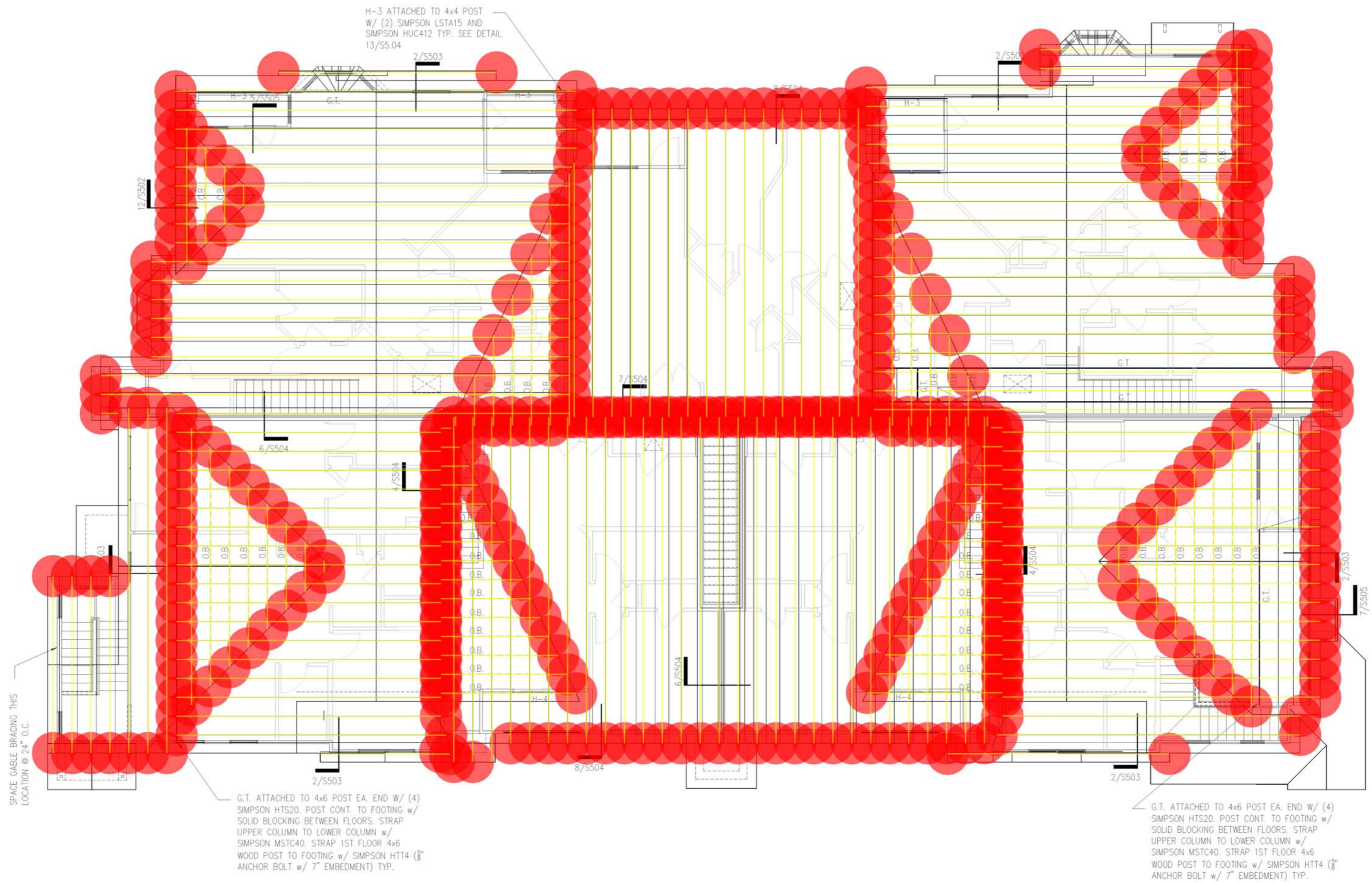
PLAN NOTES:

- SEE GENERAL NOTES ON SHEET S001 AND S002.
- SPAN ARROW INDICATES THE SPAN DIRECTION OF PRE-ENGINEERED WOOD FLOOR AND/OR ROOF TRUSSES. SPACE FLOOR TRUSSES @ 24" O.C. SPACE ALL ROOF TRUSSES AND MISC WOOD FRAMING AT 24" O.C. MAX.
- SEE THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF WOOD STUD WALLS, AND NON-LOAD BEARING PARTITIONS. SEE THE GENERAL NOTES FOR WALL FRAMING INFORMATION.
- SEE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT GIVEN.
- PROVIDE WOOD HEADERS OVER ALL OPENINGS. IF NO HEADER TYPE IS INDICATED PROVIDE TYPE H-3. SEE SHEET S001 FOR HEADER AND BEAM SCHEDULE.
- SEE THE GENERAL NOTES FOR FLOOR AND ROOF SHEATHING INFORMATION, AND FOR WOOD TRUSS TYPES.
- DO NOT SCALE DRAWINGS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO STARTING CONSTRUCTION. IF DISCREPANCY OCCURS CONTACT ARCHITECT IN WRITING FOR CLARIFICATION.
- COORDINATE LOCATION OF FLOOR TRUSSES W/ MECH AND LOCATION OF EXHAUST FAN.
- O.B. INDICATES OVER-BUILT TRUSS. G.T. INDICATES GIRD TRUSS.
- SEE TYPICAL DETAIL 1/SS03 FOR CONNECTION OF TRUSS TO STUD WALL, U.N.O.
- PROVIDE DOUBLE WOOD STUDS UNDER WOOD HEADER, WOOD BEAM, F.G.T., G.T. CONTINUOUS TO THE FTG. U.N.O.
- THE SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH ARE APPLIED TO ALL SIMILAR BUILDING CONDITIONS.

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BUILDING TYPE II ROOF FRAMING PLAN
 SCALE: 3/16"=1'-0"

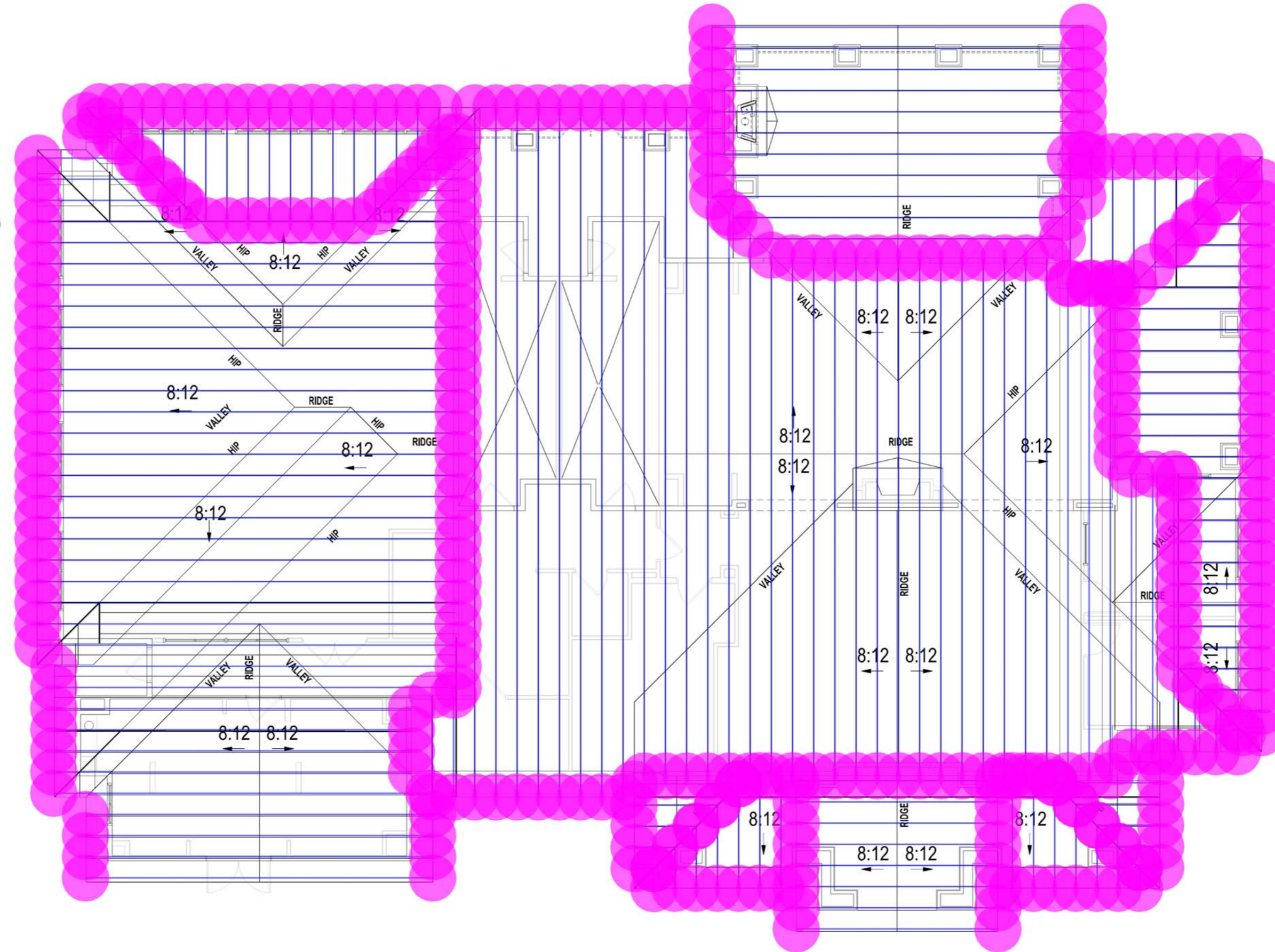
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(CLUBHOUSE) PRE-ENGINEERED ROOF TRUSSES
(CLUBHOUSE) SIMPSON H10A

4,232.2 FT
349.0

- 1 SEE GENERAL NOTES ON SHEET SC001.
- 2 SPAN ARROW INDICATES THE SPAN DIRECTION OF PRE-ENGINEERED WOOD FLOOR AND/OR ROOF TRUSSES. SPACE ALL TRUSSES AND MISC WOOD FRAMING AT 24" O.C. MAX.
- 3 SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF WOOD STUD WALLS, AND NON-LOAD BEARING PARTITIONS. SEE THE GENERAL NOTES FOR WALL FRAMING INFORMATION.
- 4 PROVIDE WOOD HEADERS OVER ALL OPENINGS. IF NO HEADER TYPE IS INDICATED PROVIDED H-2. SEE SHEET SC001 FOR HEADER AND BEAM SCHEDULE.
- 5 G.T. INDICATES GIRDER TRUSS
- 6 SEE THE GENERAL NOTES FOR ROOF SHEATHING INFORMATION.
- 7 SEE TYPICAL DETAIL 1/SC5.02 FOR CONNECTION OF TRUSS TO STUD WALL, U.N.O.
- 8 DO NOT SCALE DRAWINGS. SEE ARCH'L DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN, VERIFY ALL DIMENSIONS WITH ARCH'L DRAWINGS PRIOR TO START OF CONSTRUCTION. IF DISCREPANCIES SHOULD OCCUR - CONTACT THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE PROCEEDING.
- 9 O.B. INDICATES OVER-BUILT TRUSS
- 10 PRE-ENGINEERED WOOD TRUSSES & MISCELLANEOUS WOOD FRAMING SPACED AT 24" O.C. (MAX)
- 11 THE SECTIONS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH ARE APPLIED TO ALL SIMILAR BUILDING CONDITIONS.
- 12 PROVIDE DOUBLE 2x WOOD STUDS UNDER GIRDER TRUSS, DOUBLE 2x WOOD STUDS AT BEAM LOCATION U.N.O.
- 13 THE SECTION CUTS SHOWN ON THE DESIGN DRAWINGS INDICATE THE TYPICAL SECTIONS WHICH ARE APPLIED TO ALL SIMILAR BUILDING CONDITIONS.



1 CLUBHOUSE - ROOF FRAMING PLAN
 3/16" = 1'-0"

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 WWW.ASE-ENGINEERING.COM

- (3'X6'8") DOOR DEDUCT
- (2'8"X6'8") DOOR DEDUCT
- (4'X6') WINDOW DEDUCT
- (4'10"X6') WINDOW DEDUCT
- (3'X6') WINDOW DEDUCT

GENERAL BUILDING NOTES

1. PLEASE NOTE - BUILDING PLANS MAY DEPICT MIRRORRED VERSION OF UNIT LAYOUTS DEPICTED IN A-3.00 DRAWINGS
2. PROVIDE A BROOM FINISH AT ALL EXTERIOR SLOPED CONCRETE SURFACES.
3. PROVIDE A BROOM FINISH AT ALL EXTERIOR SLOPED CONCRETE SURFACES. PROVIDE A LIGHT BROOM SEALED FINISH SLOPE AS INDICATED ON DWGS. CONDITIONED CORRIDOR SURFACES TO RECEIVE GYPCRETE TOPPING AND SURFACE MATERIAL (REFER TO INTERIOR SCHEDULE OF MATERIAL FOR CORRIDOR FINISH)
4. EXITS TO ALL ACCESSIBLE AND COVERED UNITS ENTRANCES SHALL HAVE FLOOR SURFACES NOT TO EXCEED 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR. THRESHOLDS SHALL BE PROVIDED AT ALL EXTERIOR AND BREEZEWAY DOORS ON AN ACCESSIBLE PATH. REFER TO SHEETS A1.03 AND 1.242.01 FOR TYPICAL DOOR THRESHOLD DETAILS.
5. DETAIL TAGS RELATED TO STAIRS, ELEVATORS, TRASH ROOMS, AMENITY BUILDINGS OR ACCESSORY BUILDINGS OR SPACES.
6. BRIDOR, STAIRWELL AND TENANT SEPARATION WALL TYPES AREA SHOWN ON OVERALL OR ENLARGED A-4.00 SERIES BUILDING PLANS. FOR WALL TYPES WITHIN UNIT PERIMETER WALLS, REFER TO A3000 UNIT SHEETS.
7. METER AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
8. 5A:100'C FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75' IN CORRIDORS. REFER TO A-4.00 SERIES PLANS FOR LOCATIONS. ONE FIRE EXTINGUISHER SHALL BE VISIBLE AT EACH CORNER.
9. FINISHES SHALL CONTINUE A MINIMUM OF 25' INTO EACH OPEN CORRIDOR. TERMINATE EXTERIOR FINISH MATERIAL AT NEAREST CORNER OR WALL BREAK AS INDICATED ON THE DRAWINGS.
10. WALL CONTROL JOINTS SHALL BE SPACED IN GYPSUM WALL BOARD EVERY 30' MAX HORIZ SPACING. WALL CONTROL JOINTS ARE ALSO RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD IN THE DIRECTION OF CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING CONTROL JOINTS SHALL BE INSTALLED TO LIMIT THE CEILING AREA TO 2500 SF MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL WALL AND CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY.
13. WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY.

SYMBOL LEGEND - BUILDING PLANS

EXTERIOR ELEVATION TAG	CMU WALL
WALL SECTION TAG	1HR FIRE BARRIER
DETAIL SECTION TAG	1HR FIRE PARTITION AT UNIT SEPARATION
PARTITION WALL TAG REF A1.05	1HR FIRE PARTITION AT CORRIDORS
FURROWDOWN	ASSUMED PROPERTY LINE
TYPE 'A' AND UNITS	5 1/2" BRICK / STONE LEDGE
HEARING AND VISION IMPAIRED UNITS	UNIT TYPE
DOOR TAG SYMBOL	SHEET NUMBER
WINDOW TAG SYMBOL	UNIT NUMBER
METER	ROOM NAME
FIRE EXIT AND SEMI-ACCESSIBLE CABINET (MATCH WALL RATING). MAX 5'-0" AFF TO TOP OF CABINET. MAX 75' FT TRAVEL. DISTANCE-LEADING EDGE MUST BE BELOW 27"	ROOM NUMBER
	FLOOR DROP
	FINISHED FLOOR ELEVATION REFER TO CIVIL
	ENTRANCE DOOR MANEUVERING CLEARANCE
	FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP

Drawn By: HPA
 Checked By: SK
 Date Plotted: 29 April 2022
 Issue Dates:

Issue No.	Date	Comments



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 CERTIFICATE #AA 000327



SHEET COMMENTS
 BLDG TYPE 1 -
 1ST FLOOR PLAN
 SHEET NO.
A-4.11

- (3'X6'8") DOOR DEDUCT
- (2'8"X6'8") DOOR DEDUCT
- (4'X6') WINDOW DEDUCT
- (4'10"X6') WINDOW DEDUCT
- (3'X6') WINDOW DEDUCT

GENERAL BUILDING NOTES

- PLEASE NOTE - BUILDING PLANS MAY DEPICT MIRRORRED VERSION OF UNIT LAYOUTS DEPICTED IN A-3.00 DRAWINGS
- PROVIDE A BROOM FINISH AT ALL EXTERIOR SLOPED CONCRETE SURFACES.
- BREEZEWAY CORRIDOR CONCRETE SURFACES TO RECEIVE A LIGHT BROOM SEALED FINISH. SLOPE AS INDICATED ON DWGS. CONDITIONED CORRIDOR SURFACES TO RECEIVE GYPCRETE TOPPING AND FLOOR FINISH SURFACE MATERIAL (REFER TO INTERIOR SCHEDULE OF MATERIAL FOR CORRIDOR FINISH)
- FLOORS ADJACENT TO ALL ACCESSIBLE AND COVERED ENTRY ENTRANCES SHALL HAVE FLOOR SURFACES NOT TO EXCEED 2% SLOPE FOR A DISTANCE OF 60' PERPENDICULAR TO THE DOOR.
- ACCESSIBLE THRESHOLDS SHALL BE PROVIDED AT ALL EXTERIOR AND BREEZEWAY DOORS ON AN ACCESSIBLE PATH. REFER TO SHEETS A1.03 AND 1.2A2.01 FOR TYPICAL DOOR THRESHOLD DETAILS.
- NOTES, DIMENSIONS, SECTION TAGS AND DETAIL TAGS ARE INCLUDED ON THE ENLARGED A4.00 SERIES BUILDING PLANS. REFER ALSO TO A-6.00 SHEETS, A-8.00 AND A-9.00 SHEETS FOR NOTES, BY BUILDINGS OR SPACES.
- D-4.00 SERIES BUILDING PLANS. FOR WALL TYPES WITHIN UNIT PERIMETER WALLS.
- MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND SERIES PLANS FOR LOCATIONS. ONE FIRE EXTINGUISHER SHALL BE VISIBLE AT EACH UNIT.
- ISH MATERIAL AT NEAREST CORNER OR WALL BREAK AS INDICATED ON THE DRAWINGS. IS FOR A MINIMUM OF 25' OR AS INDICATED ON THE DRAWINGS.
- CONTROL JOINTS ARE ALSO RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD F MAX. AND 50' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL POINTS.
- POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO RWAY

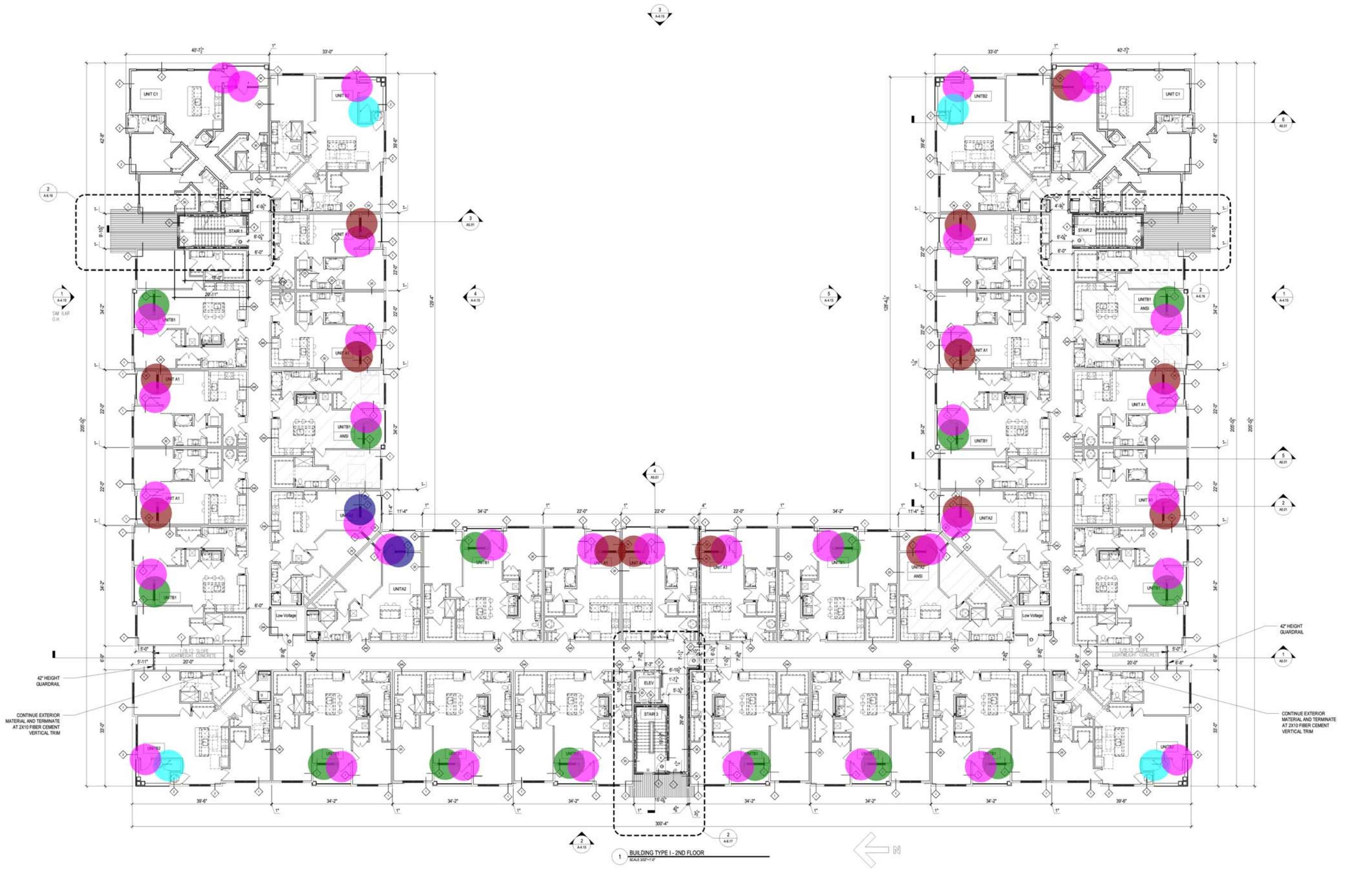
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- 4.0
- 14.0
- 14.0
- 2.0

SYMBOL LEGEND - BUILDING PLANS

EXTERIOR ELEVATION TAG	CMU WALL
WALL SECTION TAG	1HR FIRE BARRIER
DETAIL SECTION TAG	14HR FIRE PARTITION
PARTITION WALL TAG	AT UNIT SEPARATION
FURRODOWN	14HR FIRE PARTITION
TYPE 'A' AND UNITS	AT CORRIDORS
HEARING AND VISION IMPAIRED UNITS	ASSUMED PROPERTY LINE
DOOR TAG SYMBOL	5 1/2" BRICK / STONE LEDGE
WINDOW TAG SYMBOL	UNIT TYPE
METER	SHEET NUMBER
FIRE EXIT AND SEMI-RECESSED CABINET	UNIT NUMBER
(MATCH WALL RATING). MAX 5'-0" AFF TO TOP	ROOM NAME
OF CABINET. MAX 75 FT TRAVEL. DISTANCE-LEADING EDGE MUST BE BELOW 27"	ROOM NUMBER
	FLOOR DROP
	FINISHED FLOOR ELEVATION REFER TO CIVIL
	ENTRANCE DOOR MANEUVERING CLEARANCE
	FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP

Drawn By:	SK	
Checked By:	SK	
Date Plotted:	29 April 2022	
Issue Dates:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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SHEET COMMENTS:
 BLDG TYPE 1 -
 2ND FLOOR PLAN
 SHEET NO.
A-4.12

90% CD SET - 04/29/2022

••• (3'X6'8") DOOR DEDUCT	35.0	●
••• (2'8"X6'8") DOOR DEDUCT	4.0	●
••• (4'X6') WINDOW DEDUCT	12.0	●
••• (4'10"X6') WINDOW DEDUCT	14.0	●
••• (3'X6') WINDOW DEDUCT	2.0	●

GENERAL BUILDING NOTES

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- PROVIDE A BROOM FINISH AT ALL EXTERIOR SLOPED CONCRETE SURFACES.
- BREEZEWAY CORRIDOR CONCRETE SURFACES TO RECEIVE A LIGHT BROOM SEALED FINISH. SLOPE AS INDICATED ON DWGS. CONDITIONED CORRIDOR SURFACES TO RECEIVE GYPCRETE TOPPING AND FLOOR FINISH SURFACE MATERIAL (REFER TO INTERIOR SCHEDULE OF MATERIAL FOR CORRIDOR FINISH)
- FLOORS ADJACENT TO ALL ACCESSIBLE AND COVERED UNIT ENTRANCES SHALL HAVE FLOOR SURFACES NOT TO EXCEED 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
- ACCESSIBLE THRESHOLDS SHALL BE PROVIDED AT ALL EXTERIOR AND BREEZEWAY DOORS ON AN ACCESSIBLE PATH. REFER TO SHEETS A1.03 AND 1.242.01 FOR TYPICAL DOOR THRESHOLD DETAILS.
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- EXTERIOR, CORRIDOR, STAIRWELL AND TENANT SEPARATION WALL TYPES AREA SHOWN ON OVERALL OR ENLARGED A-4.00 SERIES BUILDING PLANS. FOR WALL TYPES WITHIN UNIT PERIMETER WALLS, PLEASE REFER TO A300 UNIT SHEETS.
- METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
- A MINIMUM RATED 5A-100 C FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75' IN CORRIDORS. REFER TO A-4.00 SERIES PLANS FOR LOCATIONS. ONE FIRE EXTINGUISHER SHALL BE VISIBLE AT EACH ELEVATOR LOBBY.
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- FLOOR TRUSSES AND DECK SHALL SLOPE MINIMUM 1/8" - 1/4" PER FOOT TOWARDS BREEZEWAY/CORRIDOR OPENINGS FOR A MINIMUM OF 25' OR AS INDICATED ON THE DRAWINGS.
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- WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 21'-2" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY.

SYMBOL LEGEND - BUILDING PLANS

EXTERIOR ELEVATION TAG	CMU WALL
WALL SECTION TAG	1HR FIRE BARRIER
DETAIL SECTION TAG	14HR FIRE PARTITION
PARTITION WALL TAG	14HR FIRE PARTITION
FURROWDOWN	AT UNIT SEPARATION
TYPE 'A' AND UNITS	AT CORRIDORS
HEARING AND VISION IMPAIRED UNITS	ASSUMED PROPERTY LINE
DOOR TAG SYMBOL	5 1/2" BRICK / STONE LEDGE
WINDOW TAG SYMBOL	UNIT TYPE
METER	SHEET NUMBER
FIRE EXIT AND SEMI-ACCESSIBLE CABINET	UNIT NUMBER
(MATCH WALL RATING). MAX 9'-2" AFF TO TOP OF CABINET. MAX 75' FT TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"	ROOM NAME
	ROOM NUMBER
	FLOOR DROP
	FINISHED FLOOR ELEVATION REFER TO CIVIL
	ENTRANCE DOOR MANEUVERING CLEARANCE
	FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP

Drawn By:	SK	
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#	DATE	COMMENTS

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SHEET COMMENTS:
 BLDG TYPE 1 -
 3RD FLOOR PLAN
 SHEET NO.
A-4.13

GENERAL BUILDING NOTES

- PLEASE NOTE - BUILDING PLANS MAY DEPICT MIRRORRED VERSION OF UNIT LAYOUTS DEPICTED IN A-3.00 DRAWINGS
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SYMBOL LEGEND - BUILDING PLANS

EXTERIOR ELEVATION TAG	CMU WALL
WALL SECTION TAG	1HR FIRE BARRIER
DETAIL SECTION TAG	14HR FIRE PARTITION
PARTITION WALL TAG	14HR FIRE PARTITION
FURROWDOWN	ASSUMED PROPERTY LINE
TYPE 'A' AND UNITS	5 1/2" BRICK/1 STONE LEDGE
HEARING AND VISION IMPAIRED UNITS	UNIT TYPE
DOOR TAG SYMBOL	SHEET NUMBER
WINDOW TAG SYMBOL	UNIT NUMBER
METER	ROOM NAME
FIRE EXIT AND SEMI-RECESSED CABINET	ROOM NUMBER
(MATCH WALL RATING). MAX 9'-0" AFF TO TOP OF CABINET. MAX 75' FT TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"	FLOOR DROP
	FINISHED FLOOR ELEVATION REFER TO CIVIL
	ENTRANCE DOOR MANEUVERING CLEARANCE
	FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP



4 BUILDING TYPE I - EXTERIOR ELEVATION- COURTYARD RIGHT
SCALE 3/32"=1'-0"



3 BUILDING TYPE I - EXTERIOR ELEVATION- REAR
SCALE 3/32"=1'-0"

- CULTURED STONE
- FIBER CEMENT LAP SIDING
- CULTURED STONE HEADER
- CULTURED STONE SILL
- (5/4x8) FIBER CEMENT TRIM
- (2X8) PRIMED FASCIA TRIM
- (2X4) FIBER CEMENT TRIM
- (1"x4") FIBER CEMENT TRIM

■	5,612.8 SQ FT
■	11,286.3 SQ FT
■	423.7 FT
■	377.4 FT
■	2,316.3 FT
■	1,095.4 FT
■	3,759.9 FT
■	979.5 FT



2 BUILDING TYPE I - EXTERIOR ELEVATION- FRONT
SCALE 3/32"=1'-0"



5 BUILDING TYPE I - EXTERIOR ELEVATION- COURTYARD LEFT
SCALE 3/32"=1'-0"



1 BUILDING TYPE I - EXTERIOR RIGHT ELEVATION- (LEFT ELEVATION OPPOSITE HAND)
SCALE 3/32"=1'-0"

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 TORONTO - CHENNAI - DUBAI - HANOI - MONTEVIDEO
 CERTIFICATE #AA 000327

SHEET CONTENTS
 BLDG TYPE I - EXTERIOR ELEVATIONS
 SHEET NO.
A-4.15

90% CD SET - 04/29/2022

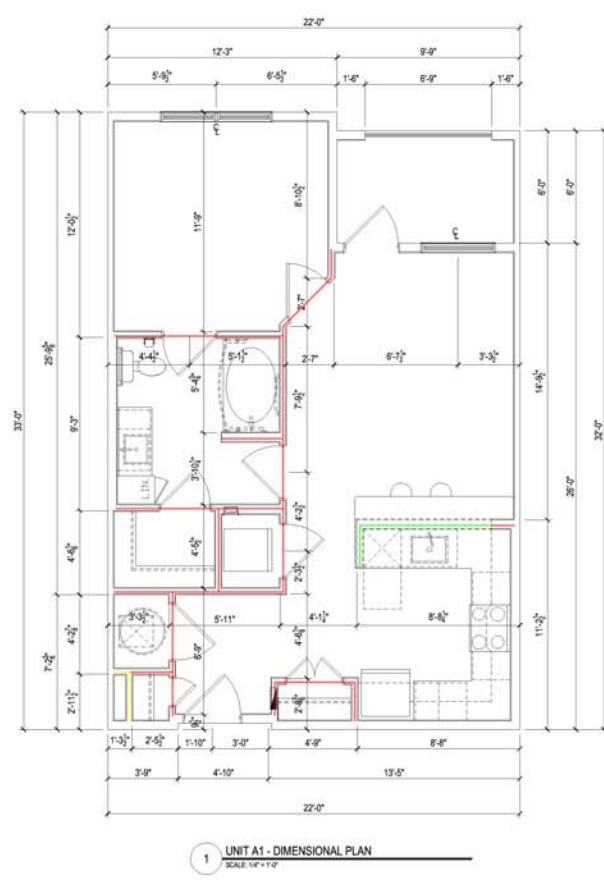
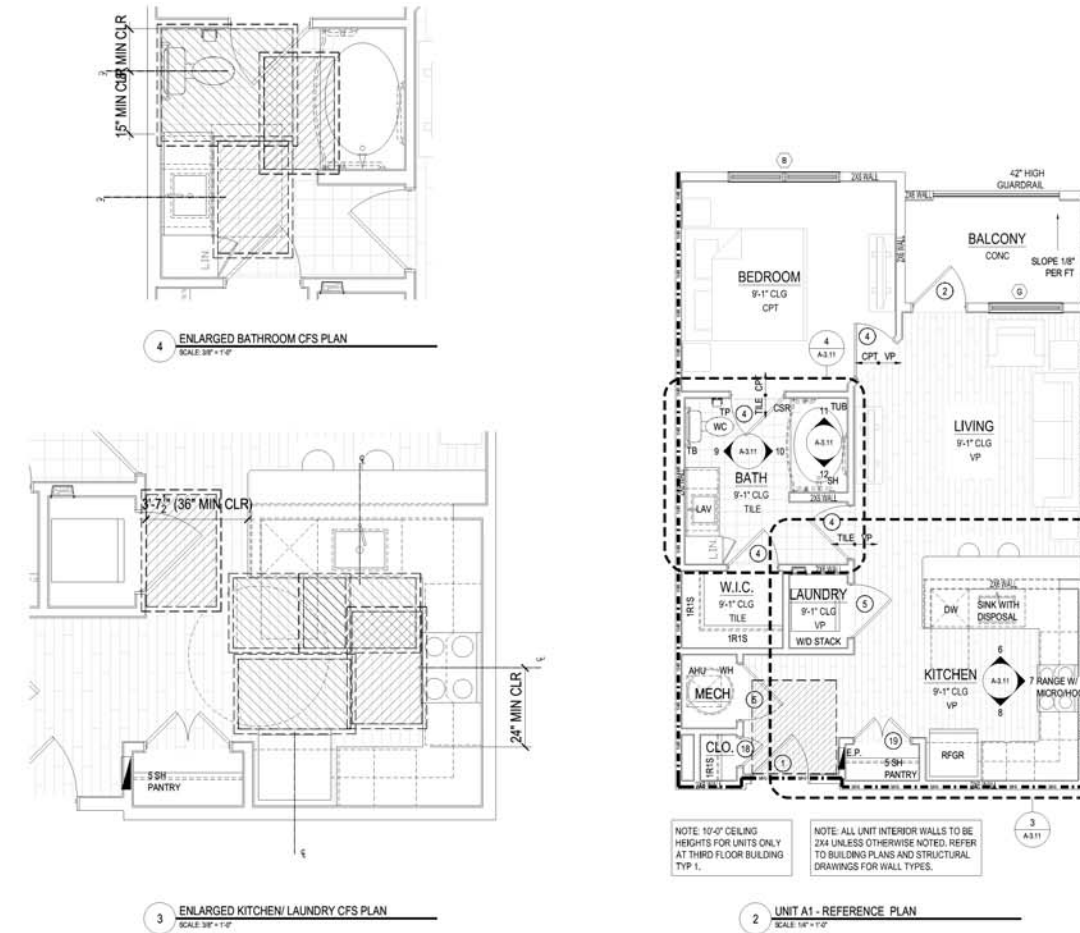
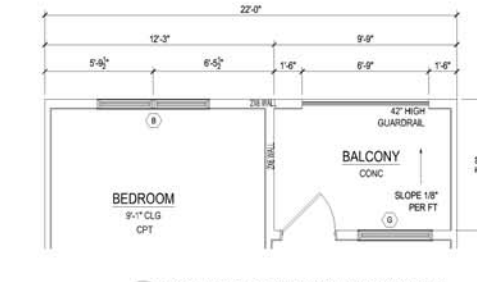
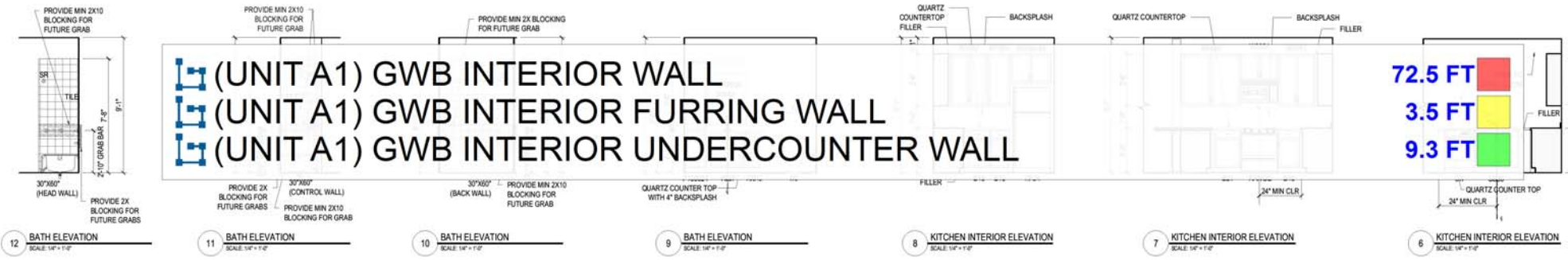
UNIT TYPE - A1	UNIT TYPE - A1 ALT
TOTAL # OF UNITS ON SITE: 29	TOTAL # OF UNITS ON SITE: 29
TOTAL NUMBER OF BEDROOMS: 1	TOTAL NUMBER OF BEDROOMS: 1
TOTAL NUMBER OF BATH: 1	TOTAL NUMBER OF BATH: 1
OCCUPANCY PER UNIT: 4	OCCUPANCY PER UNIT: 4
TRAVEL DISTANCE (IN UNIT) = 40'-0"	TRAVEL DISTANCE (IN UNIT) = 40'-0"
SQUARE FOOTAGE DATA	SQUARE FOOTAGE DATA
NET ACSF: 644 SF	NET ACSF: 644 SF
PATIO/BALCONY: 44 SF	PATIO/BALCONY: 44 SF
TOTAL GSF: 688 GSF	TOTAL GSF: 688 GSF

- ### GENERAL UNIT NOTES
- PLEASE NOTE - MIRRORED VERSION OF UNIT LAYOUTS MAY BE USED IN BUILDING PLANS - REFER TO A-4.00 DRAWINGS
 - REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
 - REFER ALSO TO SHEET A1.00 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES
 - REFER ALSO TO SHEET A1.00 FOR TYPICAL WALL ASSEMBLIES
 - REFER ALSO TO THE A2.00 SERIES SHEET SHEETS FOR DOOR AND WINDOW SCHEDULES & DETAILS
 - ALL INTERIOR DOORS SHALL ALLOW A MINIMUM OF 1" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR
 - EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE & LOCAL GLAZING STANDARDS. SLIDING GLASS DOORS SHALL NOT HAVE PIN LOCKS OR CHARLEY BARS
 - PER BC-2018 TABLE 1022.2(1), ONLY STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPE OPENINGS. WHEN REQUIRED, EMERGENCY ESCAPE OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 34" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL. ALL OTHER UNITS WITH AT LEAST TWO DISTINCT EXIT PATHS FROM THE UNIT ENTRY DOOR DO NOT REQUIRE EMERGENCY ESCAPE OPENINGS
 - WALL TYPES NICK UNIT PERIMETER ARE INDICATED ON THE A-3.00 UNIT PLANS. REFER TO A-4.00 BUILDING PLANS FOR PERIMETER WALL TYPES (UNIT TO UNIT, UNIT TO CORRIDOR, UNIT TO EXTERIOR)
 - ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF OPENING, U.N.O. FOR DIMENSIONING PURPOSES. TYPICAL STUD WALLS ARE DIMENSIONED AS 3/4" THICK AND PLUMBING WALLS AS 5/8" THICK
 - ALL "NON DIMENSIONED" DOOR LOCATIONS SHALL BE LOCATED MIN 3" (DOUBLE STUD JAMB) FROM CORNER
 - REFER ALSO TO UNIT PLANS AND STRUCTURAL DRAWINGS FOR 2X6 WALL LOCATIONS
 - PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS
 - IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
 - PROVIDE SOUND BATT'S IN ALL CORRIDOR, TENANT SEPARATION, LAUNDRY ROOM, PLUMBING, AND HVAC CLOSET WALLS
 - REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS
 - VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS
 - ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, UNLESS NOTED OTHERWISE, TYPICAL AT ALL UNITS
 - ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH TO FACE OF FINISH OR CABINET/FITTURE
 - REFER TO A1.00 AS A REFERENCE FOR UNIT FAIR HOUSING ACT GUIDELINES (FHAG) REQUIREMENTS AND OTHER ACCESSIBILITY REQUIREMENTS
 - TOWEL BARS ARE TO BE MOUNTED AT 40" AFF AS INDICATED ON PLANS. TOILET PAPER DISPENSERS AT 31" AFF UNLESS NOTED OTHERWISE (IN TYPE A UNITS, MOUNT 7" HORIZONTALLY BEYOND FRONT EDGE OF WC)
 - INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. FILLERS SHALL BE A MAXIMUM OF 3"
 - VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" AFF IN ANSI TYPE A UNITS
 - VERIFY ALL FIXTURE DIMENSIONS WITH ACTUAL TUB/SHOWER PROVIDED. GC TO COORDINATE FINAL FRAMING WITH TUB/SHOWER MFR AND DETAILS. INSTALL CONTINUOUS BASE LAYER OF GYPBO AT ALL RATED WALLS BEFORE TUB/SHOWER FIXTURE INSTALLATION ON RATED WALLS
 - PROVIDE SOLID BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.00, OR PROVIDE AN ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE TUB/SHOWER ENCLOSURES AND THE WALL
 - SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FITTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES
 - PROVIDE A HIGH OUTLET AT 48" AFF FOR WALL MOUNT TV IN LIVING AND BEDROOMS. PROVIDE 2x10 BLOCKING FOR TV MOUNTING
 - ALL EXTERIOR SLABS TO SLOPE DOWN MIN 1/4" PER 1'-0" TO EXTERIOR EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE
 - REFER TO INTERIOR DESIGNER ROOM FINISH SCHEDULE AND SOM FOR FINISHES. FOR ADDITIONAL ROOM FINISH NOTES
 - REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES
 - ALL GROUND FLOOR WINDOWS FACING AND OPEN TO THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING
 - ALL WINDOWS IN GROUP R-2 AND R-3 OCCUPANCIES LOCATED ABOVE THE FIRST FLOOR WITH SILLS BELOW 36" AFF, MUST HAVE FALL PROTECTION IN ACCORDANCE WITH BC SECTION 1015.8 (LIMITING OPENING TO 4" AND/OR CONTROL DEVICES PER ASTM F 2090)
 - ALL FIRST FLOOR PATIOS AND BALCONIES OPENING TO THE POOL DECK AREA SHALL HAVE 42" HIGH RAILINGS
 - ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, ALL FLOOR FINISHES SHALL EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND ANY CABINETS INDICATED WITH "REMOVABLE FRONTS"
 - ACCESSIBLE DIMENSIONS LABELED "CL" "MIN" "MAX" ARE FROM FINISHED FACE TO FINISHED FACE
 - THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL OR ADJACENT TUB/SHOWER IS AN ABSOLUTE MEASUREMENT

SYMBOL LEGEND - UNIT PLANS

	WINDOW TAG SYMBOL		DOOR TAG SYMBOL		CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS
	DETAIL SECTION TAG		DETAIL REFERENCE TAG		DROPPED SOFFITS (PER PLANOR DEPTH AND LOCATION)
	INTERIOR ELEVATION SYMBOL		PARTITION WALL TAG REF A1.00		1 HOUR RATED WALLS
	FLOORING TRANSITION TAG		ELECTRIC PANEL		FIRE EXTINGUISHER - PROVIDE 2A:10B:C IN EACH UNIT (COORD W/OWNER) AND IN BREAKER ROOMS OR AS APPROVED BY AHJ

AHJ	= AIR HANDLER UNIT	LN	= LINEN CABINET	TR	= TOWEL RING
CO	= CASED OPENING	MC	= MEDICINE CABINET @ 42" AFF	V	= VINYL
CPT	= CARPET	P	= PANTRY	W	= VINYL PLANK
CSR	= CURVED SHOWER ROD	RH	= ROBE HOOK	WD	= WASHER / DRYER
CT	= CERAMIC TILE	SH	= SHOWER HEAD	WH	= WATER HEATER
D	= CLOTHES DRYER	SR	= SHOWER ROD	WS	= WORKSPACE
DWR	= DRAINER	SRO	= SHEETROCK OPENING	# S	= # OF SHELVES
DW	= DISHWASHER	T	= TEMPERED GLASS	1R1S	= DENOTES 1 ROD / 1 SHELF
GYPBO	= GYPSUM BOARD	TB	= TOWEL BAR	2R2S	= DENOTES 2 RODS / 2 SHELVES
KS	= KNEE SPACE	TP	= TOILET PAPER DISPENSER		



12 BATH ELEVATION SCALE: 1/8" = 1'-0"
 11 BATH ELEVATION SCALE: 1/8" = 1'-0"
 10 BATH ELEVATION SCALE: 1/8" = 1'-0"
 9 BATH ELEVATION SCALE: 1/8" = 1'-0"
 8 KITCHEN INTERIOR ELEVATION SCALE: 1/8" = 1'-0"
 7 KITCHEN INTERIOR ELEVATION SCALE: 1/8" = 1'-0"
 6 KITCHEN INTERIOR ELEVATION SCALE: 1/8" = 1'-0"

4 ENLARGED BATHROOM CFS PLAN SCALE: 3/8" = 1'-0"

3 ENLARGED KITCHEN/LAUNDRY CFS PLAN SCALE: 3/8" = 1'-0"

NOTE: 10'-0" CEILING HEIGHTS FOR UNITS ONLY AT THIRD FLOOR BUILDING TYP. I.

NOTE: ALL UNIT INTERIOR WALLS TO BE 2X4 UNLESS OTHERWISE NOTED. REFER TO BUILDING PLANS AND STRUCTURAL DRAWINGS FOR WALL TYPES.

Drawn By: HPA
 Checked By: SK
 Date Plotted: 29 April 2022
 Issue Dates:

Issue For Pricing / Bidding	Issue For Permit Application	Issue For Construction

Revisions	#	DATE	COMMENTS

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 TORONTO • CHENNAI • DUBAI • HANOI • MONTREVIDEO
 CERTIFICATE #AA 0000327

SCALE: 1/8" = 1'-0"

UNIT TYPE - A2
 TOTAL # OF UNITS ON SITE: 1
 TOTAL NUMBER OF BEDROOMS: 1
 TOTAL NUMBER OF BATH: 1
 OCCUPANCY PER UNIT: 4
 TRAVEL DISTANCE (IN UNIT) = 35'-10"

SQUARE FOOTAGE DATA
 NET ACSF: 745 SF
 PATIO/BALCONY: 77 SF
 TOTAL GSF: 822 GSF

- GENERAL UNIT NOTES**
- PLEASE NOTE - MIRRORED VERSION OF UNIT LAYOUTS MAY BE USED IN BUILDING PLANS - REFER TO A-4.00 DRAWINGS
 - REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
 - REFER ALSO TO SHEET A1.00 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES
 - REFER ALSO TO SHEET A1.00 FOR TYPICAL WALL ASSEMBLIES
 - REFER ALSO TO THE A2.00 SERIES SHEET SHEETS FOR DOOR AND WINDOW SCHEDULES & DETAILS
 - ALL INTERIOR DOORS SHALL ALLOW A MINIMUM OF 1" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR
 - EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE & LOCAL GLAZING STANDARDS. SLIDING GLASS DOORS SHALL NOT HAVE PIN LOCKS OR CHARLEY BARS
 - PER IBC-2018 TABLE 1022.2(1), ONLY STORES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPE OPENINGS. WHEN REQUIRED, EMERGENCY ESCAPE OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL. ALL OTHER UNITS WITH AT LEAST TWO DISTINCT EXIT PATHS FROM THE UNIT ENTRY DOOR DO NOT REQUIRE EMERGENCY ESCAPE OPENINGS
 - WALL TYPES NICK UNIT PERIMETER ARE INDICATED ON THE A-3.00 UNIT PLANS. REFER TO A-4.00 BUILDING PLANS FOR PERIMETER WALL TYPES (UNIT TO UNIT, UNIT TO CORRIDOR, UNIT TO EXTERIOR)
 - ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF OPENING, U.N.O. FOR DIMENSIONING PURPOSES. TYPICAL STUD WALLS ARE DIMENSIONED AS 3/4" THICK AND PLUMBING WALLS AS 5/8" THICK
 - ALL "NON DIMENSIONED" DOOR LOCATIONS SHALL BE LOCATED MIN 3" (DOUBLE STUD JAMB) FROM CORNER
 - REFER ALSO TO UNIT PLANS AND STRUCTURAL DRAWINGS FOR 2X6 WALL LOCATIONS
 - PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS
 - IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
 - PROVIDE SOUND BATT IN ALL CORRIDOR, TENANT SEPARATION, LAUNDRY ROOM, PLUMBING, AND HVAC CLOSET WALLS
 - REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS
 - VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS
 - ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, UNLESS NOTED OTHERWISE, TYPICAL AT ALL UNITS
 - ALL DIMENSIONS AND NOTES STATING "CLR" ARE FROM FACE OF FINISH TO FACE OF FINISH OR CABINET/FIXTURE
 - REFER TO A1.00 AS A REFERENCE FOR UNIT FAIR HOUSING ACT GUIDELINES (FHAG) REQUIREMENTS AND OTHER ACCESSIBILITY REQUIREMENTS
 - ALL TOWEL BARS ARE TO BE MOUNTED AT 48" AFF AS INDICATED ON PLANS. TOILET PAPER DISPENSERS AT 30" AFF UNLESS NOTED OTHERWISE (IN TYPE A UNITS, MOUNT 7'-0" HORIZONTALLY BEYOND FRONT EDGE OF WC)
 - INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. FILLERS SHALL BE A MAXIMUM OF 3"
 - VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 48" AFF IN ANY TYPE A UNITS
 - VERIFY ALL FIXTURE DIMENSIONS WITH ACTUAL TUBSHOWER PROVIDED. GC TO COORDINATE FINAL FRAMING WITH TUBSHOWER MFR AND DETAILS. INSTALL CONTINUOUS BASE LAYER OF GYPBO AT ALL RATED WALLS BEFORE TUBSHOWER FIXTURE INSTALLATION ON RATED WALLS
 - PROVIDE SOLID BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.00, OR PROVIDE AN ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE TUBSHOWER ENCLOSURES AND THE WALL
 - SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELISES, SHUTTERS, FIXTURES, BUILDOUTS, CONCRIES, RAILINGS, LANDSCAPE DRAWINGS AND ADJACENT ATTACHED STRUCTURES
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 - ALL EXTERIOR SLABS TO SLOPE DOWN MIN 1/4" PER 1'-0" TO EXTERIOR EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE
 - REFER TO INTERIOR DESIGNER ROOM FINISH SCHEDULE AND SOM FOR FINISHES. FOR ADDITIONAL ROOM FINISH NOTES
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 - ALL WINDOWS IN GROUP R2 AND R3 OCCUPANCIES LOCATED ABOVE THE FIRST FLOOR WITH SILLS BELOW 36" AFF, MUST HAVE FALL PROTECTION IN ACCORDANCE WITH IBC SECTION 1015.8 (LIMITING OPENING TO 4" AND/OR CONTROL DEVICES PER ASTM F 2090)
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 - ACCESSIBLE DIMENSIONS LABELED "CLR" MIN "MAX" ARE FROM FINISHED FACE TO FINISHED FACE
 - THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL OR ADJACENT TUBSHOWER IS AN ABSOLUTE MEASUREMENT

SYMBOL LEGEND - UNIT PLANS

WINDOW TAG SYMBOL	DOOR TAG SYMBOL	DETAIL SECTION TAG	DETAIL REFERENCE TAG	INTERIOR ELEVATION SYMBOL	PARTITION WALL TAG REF A1.00	FLOORING TRANSITION TAG	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS	DROPPED SOFFITS (REPLASTER/DEPTH AND LOCATION)	1 HOUR RATED WALLS	ELECTRIC PANEL	FIRE EXTINGUISHER - PROVIDE 2A:10B:C IN EACH UNIT (COORD W/OWNER) AND IN BREZZEWAY CORRIDORS OR AS APPROVED BY AHJ
AHJ = AIR HANDLER UNIT	LN = LINEN CABINET	TR = TOWEL RING	CD = CASED OPENING	MC = MEDICINE CABINET @ 48" AFF	V = VINYL	W = VINYL PLANK	TR = TOWEL RING	V = VINYL	W = VINYL PLANK	WD = WASHER / DRYER	WH = WATER HEATER
CPT = CARPET	P = PANTRY	W = WASHER	CSR = CURVED SHOWER ROD	RH = ROBE HOOK	SH = SHOWER HEAD	SH = SHOWER ROD	SH = SHOWER ROD	SRO = SHEETROCK OPENING	T = TEMPERED GLASS	TB = TOWEL BAR	TP = TOILET PAPER DISPENSER
CT = CERAMIC TILE	D = CLOTHES DRYER	WS = WORKSPACE	DWR = DRAWER	DW = DISHWASHER	GYPBO = GYPSUM BOARD	KS = KNEE SPACE	KS = KNEE SPACE	KS = KNEE SPACE	KS = KNEE SPACE	KS = KNEE SPACE	KS = KNEE SPACE

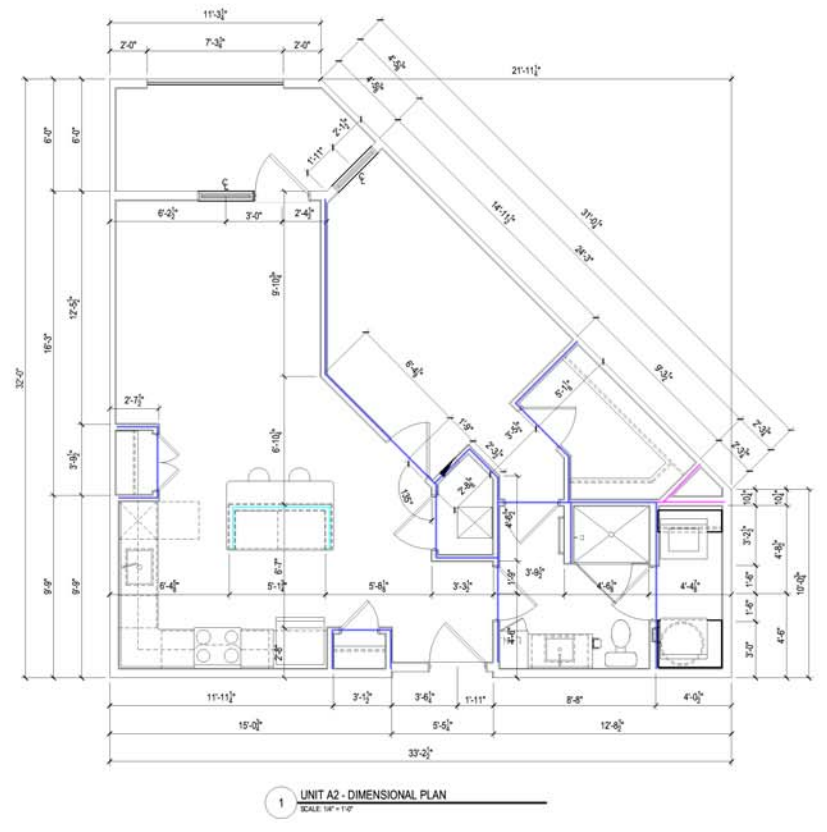
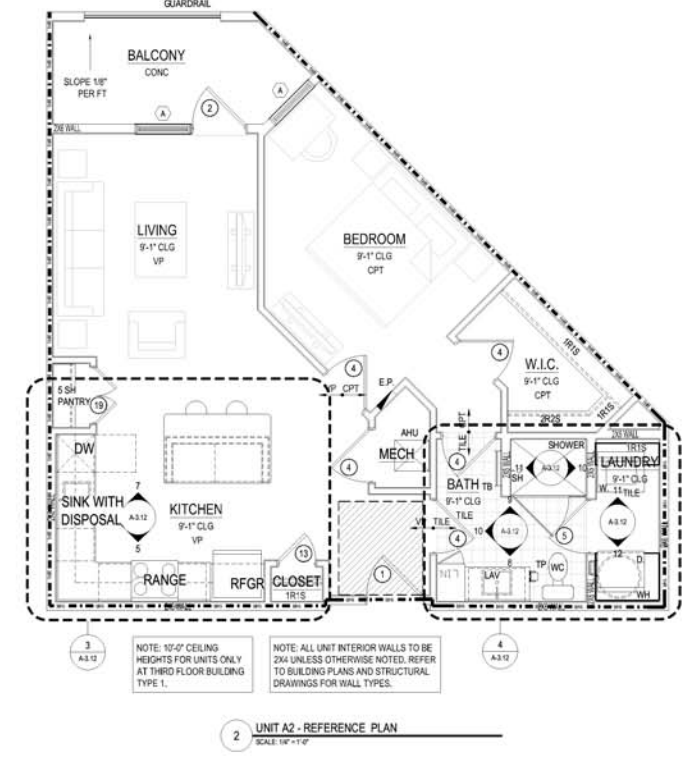
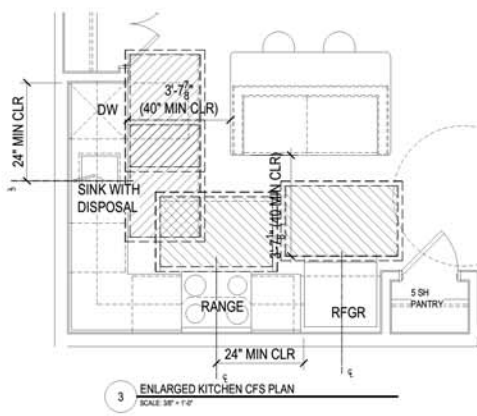
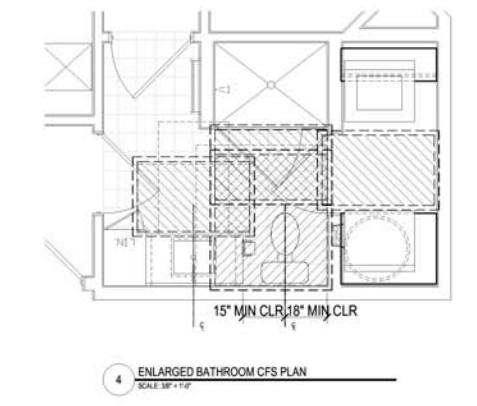
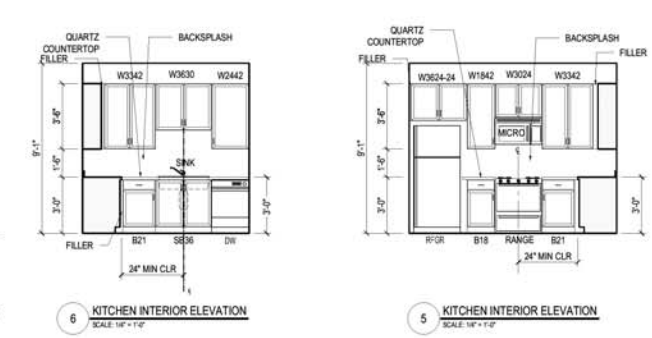
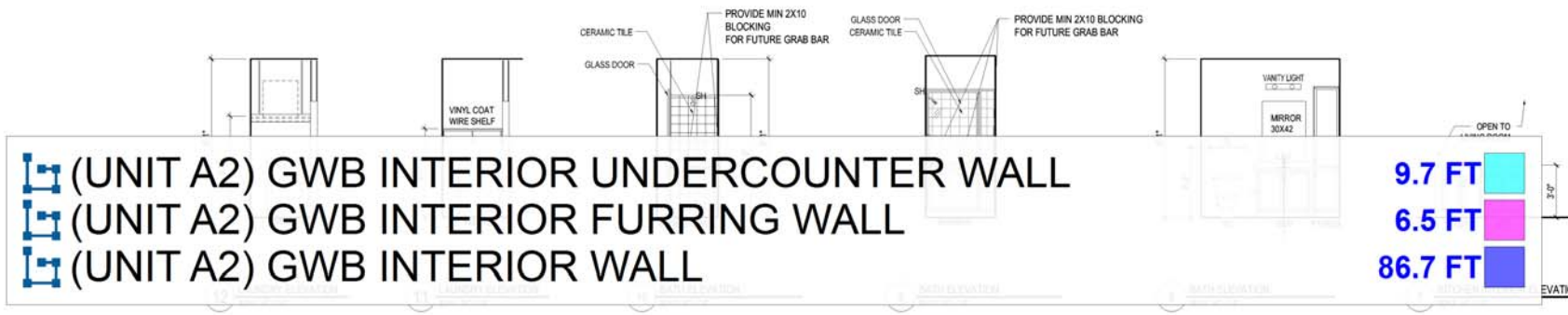
Drawn By: HPA
 Checked By: SK
 Date Plotted: 29 April 2022
 Issue Dates:

Issue for Pricing / Bidding	Issue for Permit Application	Issue for Construction

Revisions:

#	DATE	COMMENTS

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 CERTIFICATE #AA 000327

UNIT TYPE - B1
 TOTAL # OF UNITS ON SITE: 2
 TOTAL NUMBER OF BEDROOMS: 2
 TOTAL NUMBER OF BATH: 2
 OCCUPANCY PER UNIT: 6
 TRAVEL DISTANCE (IN UNIT) = 43'-10"

SQUARE FOOTAGE DATA
 NET ACSF: 1027 SF
 PATIO/BALCONY: 64 SF
 TOTAL GSF: 1091 GSF

- GENERAL UNIT NOTES**
- PLEASE NOTE - MIRRORRED VERSION OF UNIT LAYOUTS MAY BE USED IN BUILDING PLANS - REFER TO A-4.00 DRAWINGS
 - REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
 - REFER ALSO TO SHEET A1.00 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
 - REFER ALSO TO SHEET A1.00 FOR TYPICAL WALL ASSEMBLIES.
 - REFER ALSO TO THE A2.00 SERIES SHEET SHEETS FOR DOOR AND WINDOW SCHEDULES & DETAILS.
 - ALL INTERIOR DOORS SHALL ALLOW A MINIMUM OF 1" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
 - EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE & LOCAL GLAZING STANDARDS. SLIDING GLASS DOORS SHALL NOT HAVE PIN LOCKS OR CHARLEY BARS.
 - PER IBC-2018 TABLE 1002.2(1), ONLY STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPE OPENINGS. WHEN REQUIRED, EMERGENCY ESCAPE OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL. ALL OTHER UNITS WITH AT LEAST TWO DISTINCT EXIT PATHS FROM THE UNIT ENTRY DOOR DO NOT REQUIRE EMERGENCY ESCAPE OPENINGS.
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 - ALL "NON DIMENSIONED" DOOR LOCATIONS SHALL BE LOCATED MIN 3" (DOUBLE STUD JAMB) FROM CORNER.
 - REFER ALSO TO UNIT PLANS AND STRUCTURAL DRAWINGS FOR 2X8 WALL LOCATIONS.
 - PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
 - IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED.
 - PROVIDE SOUND BATTS IN ALL CORRIDOR, TENANT SEPARATION, LAUNDRY ROOM, PLUMBING, AND HVAC CLOSET WALLS.
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 - ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH TO FACE OF FINISH OR CABINET/FIXTURE.
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 - VERIFY ALL FIXTURE DIMENSIONS WITH ACTUAL TUB/SHOWER PROVIDED. GC TO COORDINATE FINAL FRAMING WITH TUB/SHOWER MFR AND DETAILS. INSTALL CONTINUOUS BASE LAYER OF GYPBO AT ALL RATED WALLS BEFORE TUB/SHOWER FIXTURE INSTALLATION ON RATED WALLS.
 - PROVIDE SOLID BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.00, OR PROVIDE AN ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE TUB/SHOWER ENCLOSURES AND THE WALL.
 - SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED STORAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
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 - ALL GROUND FLOOR WINDOWS FINISH AND OPEN TO THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
 - ALL WINDOWS IN GROUP R-2 AND R-3 OCCUPANCIES LOCATED ABOVE THE FIRST FLOOR WITH SILLS BELOW 36" AFF, MUST HAVE FALL PROTECTION IN ACCORDANCE WITH IBC SECTION 1015.8 (LIMITING OPENING TO 4" AND/OR CONTROL DEVICES PER ASTM F 2090)
 - ALL FIRST FLOOR PATIOS AND BALCONIES OPENING TO THE POOL DECK AREA SHALL HAVE 42" HIGH RAILINGS.
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 - ACCESSIBLE DIMENSIONS LABELED "CL" OR "MIN" ARE FROM FINISHED FACE TO FINISHED FACE.
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SYMBOL LEGEND - UNIT PLANS

WINDOW TAG SYMBOL	DOOR TAG SYMBOL	DETAIL SECTION TAG	DETAIL REFERENCE TAG	INTERIOR ELEVATION SYMBOL	PARTITION WALL TAG REF A1.00	FLOORING TRANSITION TAG	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS	DROPPED SOFFITS (PER PLAN OR SEPT) AND LOCATION	1 HOUR RATED WALLS	ELECTRIC PANEL	FIRE EXTINGUISHER - PROVIDE 2A:10B:C IN EACH UNIT (COORD W/OWNER) AND IN BREEZEWAY CORRIDORS OR AS APPROVED BY AHJ																			
AHU = AIR HANDLER UNIT	CD = CASED OPENING	CPT = CARPET	CSR = CURVED SHOWER ROD	CT = CERAMIC TILE	D = CLOTHES DRYER	DWR = DRAINER	DW = DISHWASHER	GYPBO = GYPSUM BOARD	KS = KNEE SPACE	LN = LINEN CABINET	MC = MEDICINE CABINET @ 48" AFF	P = PANTRY	RH = ROBE HOOK	SH = SHOWER HEAD	SR = SHOWER ROD	SRO = SHEETROCK OPENING	T = TEMPERED GLASS	TB = TOWEL BAR	TP = TOILET PAPER DISPENSER	TR = TOWEL RING	V = VINYL	VP = VINYL PLANK	W = WASHER	WD = WASHER / DRYER	WH = WATER HEATER	WS = WORKSPACE	WS = WORKSPACE	# S = # OF SHELVES	1R1S = DENOTES 1 ROD / 1 SHELF	2R2S = DENOTES 2 RODS / 2 SHELVES



Drawn By: HPA
 Checked By: SK
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 (407) 339-5023 | (407) 339-8288 FAX
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 TORONTO | CHENNAI | DUBAI | HANOI | MONTEVIDEO
 CERTIFICATE #AA 000327



SHEET CONTENTS
 UNIT B1 PLANS
 & INTERIOR ELEVATION
 SHEET NO.
A-3.21

UNIT TYPE - B2
 TOTAL # OF UNITS ON SITE:
 TOTAL NUMBER OF BEDROOMS : 2
 TOTAL NUMBER OF BATH : 2
 OCCUPANCY PER UNIT : 6
 TRAVEL DISTANCE (IN UNIT) = 53'-9"

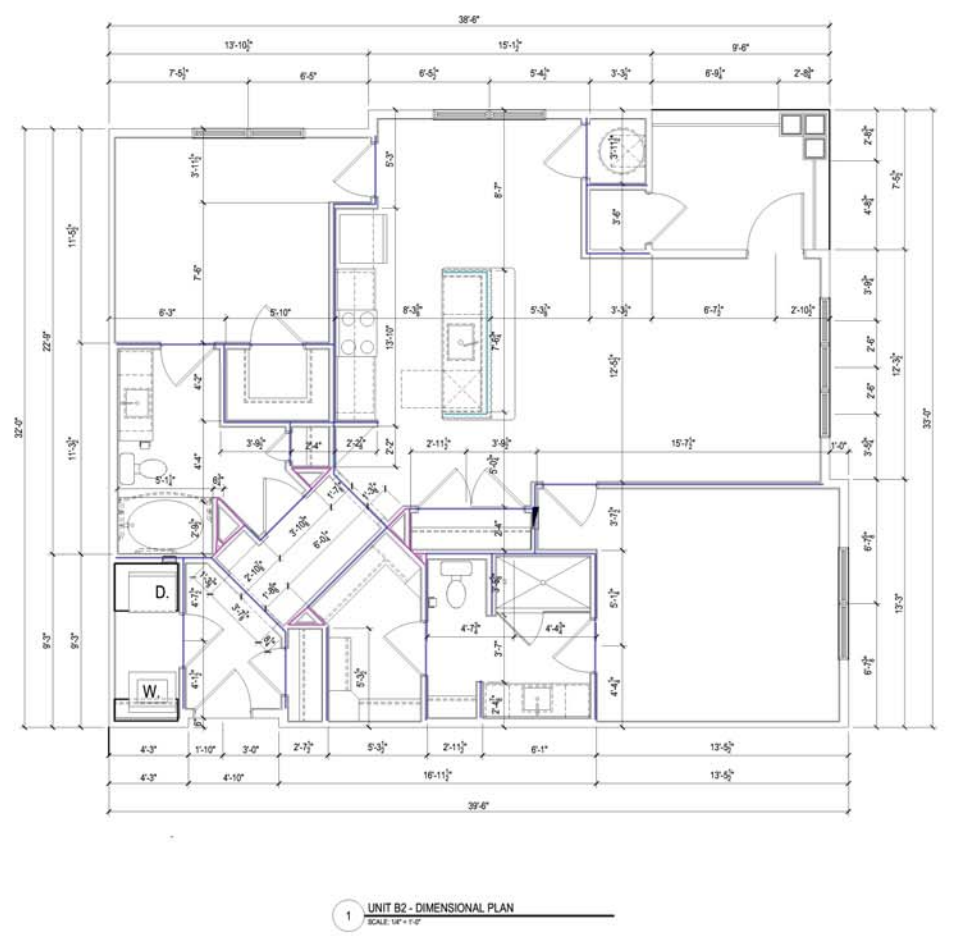
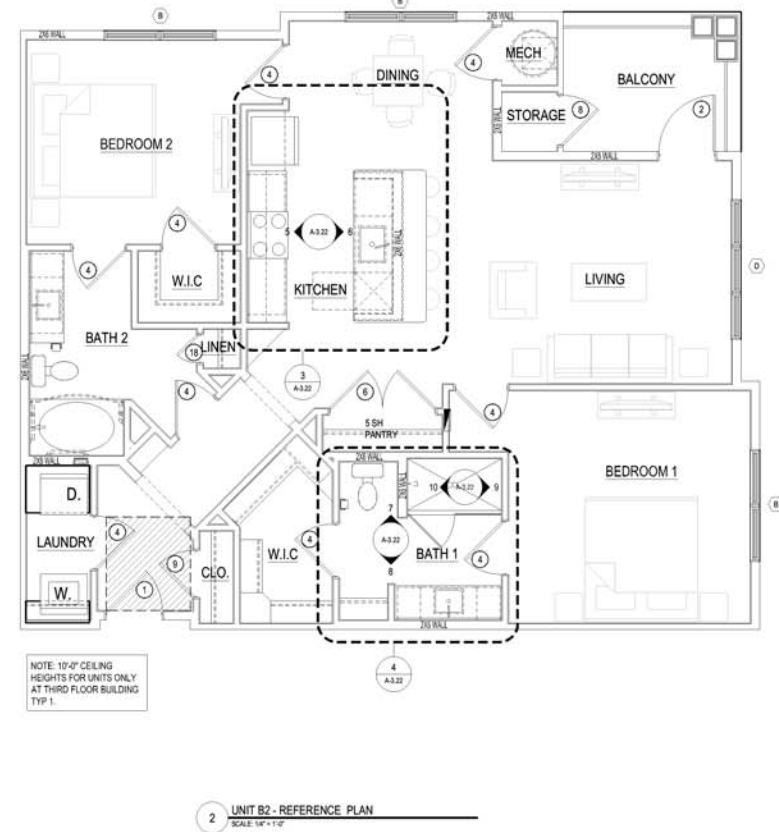
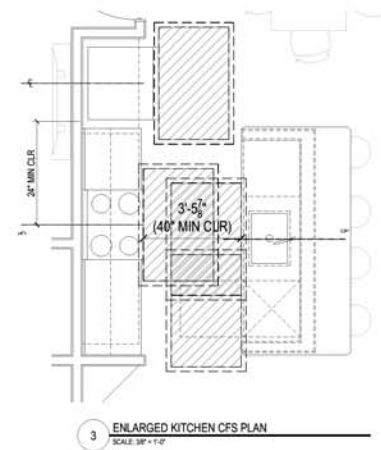
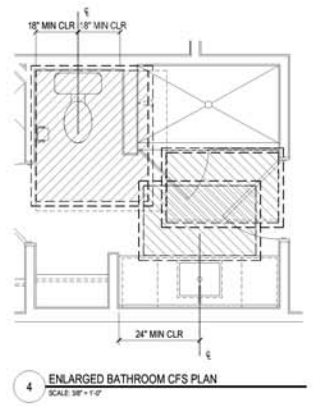
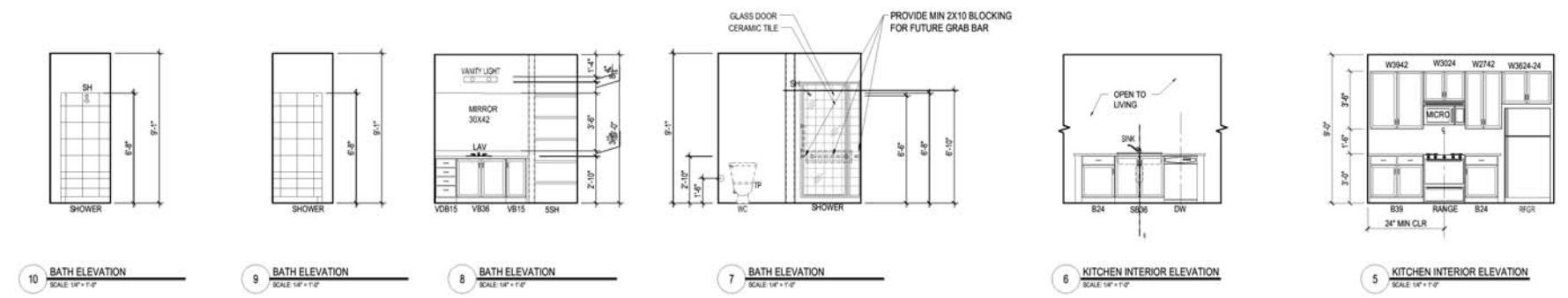
SQUARE FOOTAGE DATA
 NET ACSF: 1171 SF

STORAGE 11 SF
PATIO/BALCONY: 53 SF
TOTAL GSF: 1235 GSF

- GENERAL UNIT NOTES**
- PLEASE NOTE - MIRRORRED VERSION OF UNIT LAYOUTS MAY BE USED IN BUILDING PLANS - REFER TO A-4.00 DRAWINGS
 - REFER TO MEP DWGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS.
 - REFER ALSO TO SHEET A1.00 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
 - REFER ALSO TO SHEET A1.00 FOR TYPICAL WALL ASSEMBLIES.
 - REFER ALSO TO THE A2.00 SERIES SHEET SHEETS FOR DOOR AND WINDOW SCHEDULE & DETAILS.
 - ALL INTERIOR DOORS SHALL ALLOW A MINIMUM OF 1" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
 - EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE & LOCAL GLAZING STANDARDS. SLIDING GLASS DOORS SHALL NOT HAVE PIN LOCKS OR CHARLEY BARS.
 - PER BC-2018 TABLE 1022.2(1), ONLY STORIES PERMITTED TO HAVE A SINGLE EXIT ARE ALSO REQUIRED TO HAVE EMERGENCY ESCAPE OPENINGS. WHEN REQUIRED, EMERGENCY ESCAPE OPENINGS TO BE PROVIDED IN BEDROOMS SHALL HAVE A MINIMUM OF ONE OPENING WITH 20" NET CLEAR WIDTH, 24" NET CLEAR HEIGHT, 5.7 SQFT. NET CLEAR OPENABLE AREA AND SHALL BE 44" MAXIMUM FROM FINISH FLOOR TO TOP OF SILL. ALL OTHER UNITS WITH AT LEAST TWO DISTINCT EXIT PATHS FROM THE UNIT ENTRY DOOR DO NOT REQUIRE EMERGENCY ESCAPE OPENINGS.
 - WALL TYPES IN UNIT PERIMETER ARE INDICATED ON THE A-3.00 UNIT PLANS. REFER TO A-4.00 BUILDING PLANS FOR PERIMETER WALL TYPES (UNIT TO UNIT, UNIT TO CORRIDOR, UNIT TO EXTERIOR).
 - ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF OPENING, U.N.O. FOR DIMENSIONING PURPOSES. TYPICAL STUD WALLS ARE DIMENSIONED AS 3/4" THICK AND PLUMBING WALLS AS 5/8" THICK.
 - ALL "NON DIMENSIONED" DOOR LOCATIONS SHALL BE LOCATED MIN 3" (DOUBLE STUD JAMB) FROM CORNER.
 - REFER ALSO TO UNIT PLANS AND STRUCTURAL DRAWINGS FOR 2X8 WALL LOCATIONS.
 - PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL AT ALL BATHROOM WALLS.
 - IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED.
 - PROVIDE SOUND BATTS IN ALL CORRIDOR, TENANT SEPARATION, LAUNDRY ROOM, PLUMBING, AND HVAC CLOSET WALLS.
 - REFER TO STRUCTURAL DRAWINGS FOR SHEARWALL AND BEARING WALL LOCATIONS.
 - VERTICAL MECHANICAL CHASES WITHIN UNITS ARE TO BE FIRE STOPPED PER LOCAL REQUIREMENTS.
 - ALL ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, UNLESS NOTED OTHERWISE, TYPICAL AT ALL UNITS.
 - ALL DIMENSIONS AND NOTES STATING "CLEAR" ARE FROM FACE OF FINISH TO FACE OF FINISH OR CABINET/FIXTURE.
 - REFER TO A1.00 AS A REFERENCE FOR UNIT FAIR HOUSING ACT GUIDELINES (FHAG) REQUIREMENTS AND OTHER ACCESSIBILITY REQUIREMENTS.
 - TOWEL BARS ARE TO BE MOUNTED AT 40" AFF AS INDICATED ON PLANS. TOILET PAPER DISPENSERS AT 33" AFF UNLESS NOTED OTHERWISE (IN TYPE A UNITS, MOUNT 7" HORIZONTALLY BEYOND FRONT EDGE OF WC).
 - INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED, FILLERS SHALL BE A MAXIMUM OF 3"
 - VANITY MIRRORS TO BE 42" HIGH AND 2" LESS THAN THE VANITY WIDTH (TYP) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE NO MORE THAN 40" AFF IN ANSI TYPE A UNITS.
 - VERIFY ALL FIXTURE DIMENSIONS WITH ACTUAL TUBSHOWER PROVIDED. GC TO COORDINATE FINAL FRAMING WITH TUBSHOWER MFR AND DETAILS. INSTALL CONTINUOUS BASE LAYER OF GYPBO AT ALL RATED WALLS BEFORE TUBSHOWER FIXTURE INSTALLATION ON RATED WALLS.
 - PROVIDE SOLID BLOCKING IN ALL WALLS FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON A1.00, OR PROVIDE AN ALTERNATIVE MEANS OF REINFORCING THE CAVITY BETWEEN THE TUBSHOWER ENCLOSURES AND THE WALL.
 - SEE ARCHITECTURAL ELEVATION, MEP AND STRUCTURAL DRAWINGS FOR EXTERIOR FEATURES THAT MAY REQUIRE BLOCKING OR OTHER CONSIDERATIONS SPECIFIC TO THE UNIT LOCATION IN THE BUILDING, SUCH AS BUT NOT LIMITED TO ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
 - PROVIDE A HIGH OUTLET AT 40" AFF FOR WALL MOUNT TV IN LIVING AND BEDROOMS. PROVIDE 2x10 BLOCKING FOR TV MOUNTING.
 - ALL EXTERIOR SLABS TO SLOPE DOWN MIN 1/4" PER 1'-0" TO EXTERIOR EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE.
 - REFER TO INTERIOR DESIGNER ROOM FINISH SCHEDULE AND SOM FOR FINISHES. FOR ADDITIONAL ROOM FINISH NOTES.
 - REFER TO INTERIOR DESIGNER DRAWINGS FOR EXACT MOLDING LOCATIONS, SIZES AND FINISHES.
 - ALL GROUND FLOOR WINDOWS PACKING AND OPEN TO THE POOL COURTYARD MUST BE LIMITED TO 4" OPENING.
 - ALL WINDOWS IN GROUP R-2 AND R-3 OCCUPANCIES LOCATED ABOVE THE FIRST FLOOR WITH SILLS BELOW 36" AFF, MUST HAVE FALL PROTECTION IN ACCORDANCE WITH BC SECTION 1015.8 (LIMITING OPENING TO 4" AND/OR CONTROL DEVICES PER ASTM F 2090)
 - ALL FIRST FLOOR PATIOS AND BALCONIES OPENING TO THE POOL DECK AREA SHALL HAVE 40" HIGH RAILINGS.
 - ALTHOUGH SYMBOLS HAVE BEEN PROVIDED FOR CLARITY, ALL FLOOR FINISHES SHALL EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND ANY CABINETS INDICATED WITH "REMOVABLE FRONT".
 - ACCESSIBLE DIMENSIONS LABELED "CLR" MIN "MAX" ARE FROM FINISHED FACE TO FINISHED FACE.
 - THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL OR ADJACENT TUBSHOWER IS AN ABSOLUTE MEASUREMENT.

SYMBOL LEGEND - UNIT PLANS

WINDOW TAG SYMBOL	DOOR TAG SYMBOL	DETAIL SECTION TAG	DETAIL REFERENCE TAG	INTERIOR ELEVATION SYMBOL	PARTITION WALL TAG REF A1.00	FLOORING TRANSITION TAG	LN = LINEN CABINET	MC = MEDICINE CABINET @ 40" AFF	TR = TOWEL RING
CLER FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS	DROPPED SOFFITS (PER PLAN OR SEPT) AND LOCATION	1 HOUR RATED WALLS	ELECTRIC PANEL	FIRE EXTINGUISHER - PROVIDE 2A:10B:C IN EACH UNIT (COORD W/OWNER) AND IN BREZZEWAY CORRIDORS OR AS APPROVED BY AHJ	VP = VINYL PLANK	W = WASHER	WD = WASHER / DRYER	WH = WATER HEATER	WS = WORKSPACE
AHU = AIR HANDLER UNIT	CD = CASED OPENING	CPT = CARPET	CSR = CURVED SHOWER ROD	CT = CERAMIC TILE	D = CLOTHES DRYER	DWR = DRAWER	DW = DISHWASHER	GYPBO = GYPSUM BOARD	KS = KNEE SPACE
LN = LINEN CABINET	MC = MEDICINE CABINET @ 40" AFF	P = PANTRY	RH = ROBE HOOK	SH = SHOWER HEAD	SR = SHOWER ROD	SRO = SHEETROCK OPENING	T = TEMPERED GLASS	TB = TOWEL BAR	TP = TOILET PAPER DISPENSER
TR = TOWEL RING	V = VINYL	VP = VINYL PLANK	W = WASHER	WD = WASHER / DRYER	WH = WATER HEATER	WS = WORKSPACE	# S = # OF SHELVES	1R1S = DENOTES 1 ROD / 1 SHELF	2R2S = DENOTES 2 RODS / 2 SHELVES



Drawn By: HPA
 Checked By: SK
 Date Plotted: 29 April 2022
 Issue Dates:

Issue No.	Issue Date	Issue Description
1		Issue for Pricing / Bidding
2		Issue for Permit Application
3		Issue for Construction

Revisions:

#	DATE	COMMENTS

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HUMPHREYS & PARTNERS ARCHITECTS / FLORIDA LLC
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 TORONTO - CHENNAI - DUBAI - HANOI - MONTEVIDEO
 CERTIFICATE #AA 000327

UNIT B2 PLANS & INTERIOR ELEVATION
 SHEET NO. **A-3.22**
 90% CD SET - 04/29/2022
 2020332

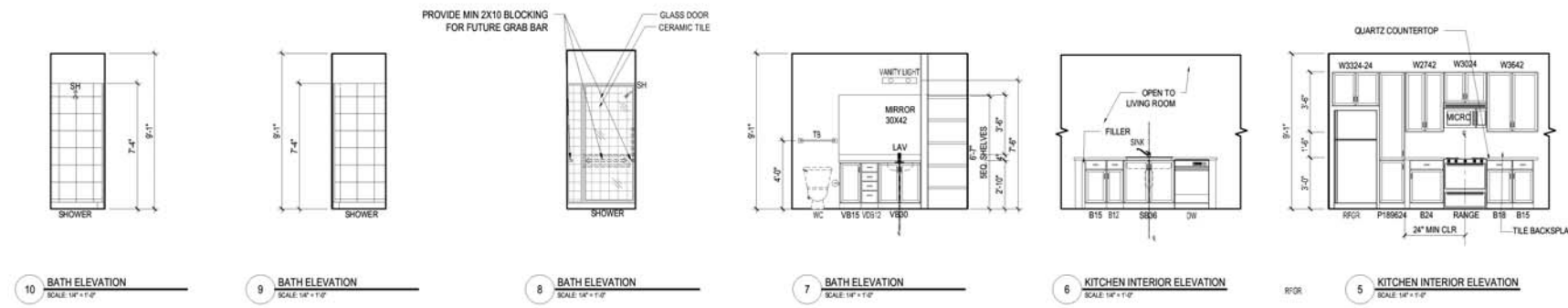
UNIT TYPE - C1
 TOTAL # OF UNITS ON SITE: 3
 TOTAL NUMBER OF BEDROOMS: 3
 TOTAL NUMBER OF BATH: 2
 OCCUPANCY PER UNIT: 8
 TRAVEL DISTANCE (IN UNIT) = 64'-8"

SQUARE FOOTAGE DATA
 NET ACSF: 1482 SF
 PATIO/BALCONY: 78 SF
 TOTAL GSF: 1560 GSF

- GENERAL UNIT NOTES**
- PLEASE NOTE - MIRRORRED VERSION OF UNIT LAYOUTS MAY BE USED IN BUILDING PLANS - REFER TO A-4.00 DRAWINGS
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 - PROVIDE A HIGH OUTLET AT 48" AFF FOR WALL MOUNT TV IN LIVING AND BEDROOMS. PROVIDE 2x10 BLOCKING FOR TV MOUNTING
 - ALL EXTERIOR SLABS TO SLOPE DOWN MIN 1/4" PER 1'-0" TO EXTERIOR EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES. VERIFY WITH STRUCTURE
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 - ALL FIRST FLOOR PATIOS AND BALCONIES OPENING TO THE POOL DECK AREA SHALL HAVE 48" HIGH RAILINGS
 - ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, ALL FLOOR FINISHES SHALL EXTEND UNDER SHELVING, APPLIANCES, ALL RAISED COUNTERS, DESKS AND ANY CABINETS INDICATED WITH "REMOVABLE FRONTS"
 - ACCESSIBLE DIMENSIONS LABELED "CLR" MIN "MAX" ARE FROM FINISHED FACE TO FINISHED FACE
 - THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE FINISHED WALL OR ADJACENT TUBSHOWER IS AN ABSOLUTE MEASUREMENT

SYMBOL LEGEND - UNIT PLANS

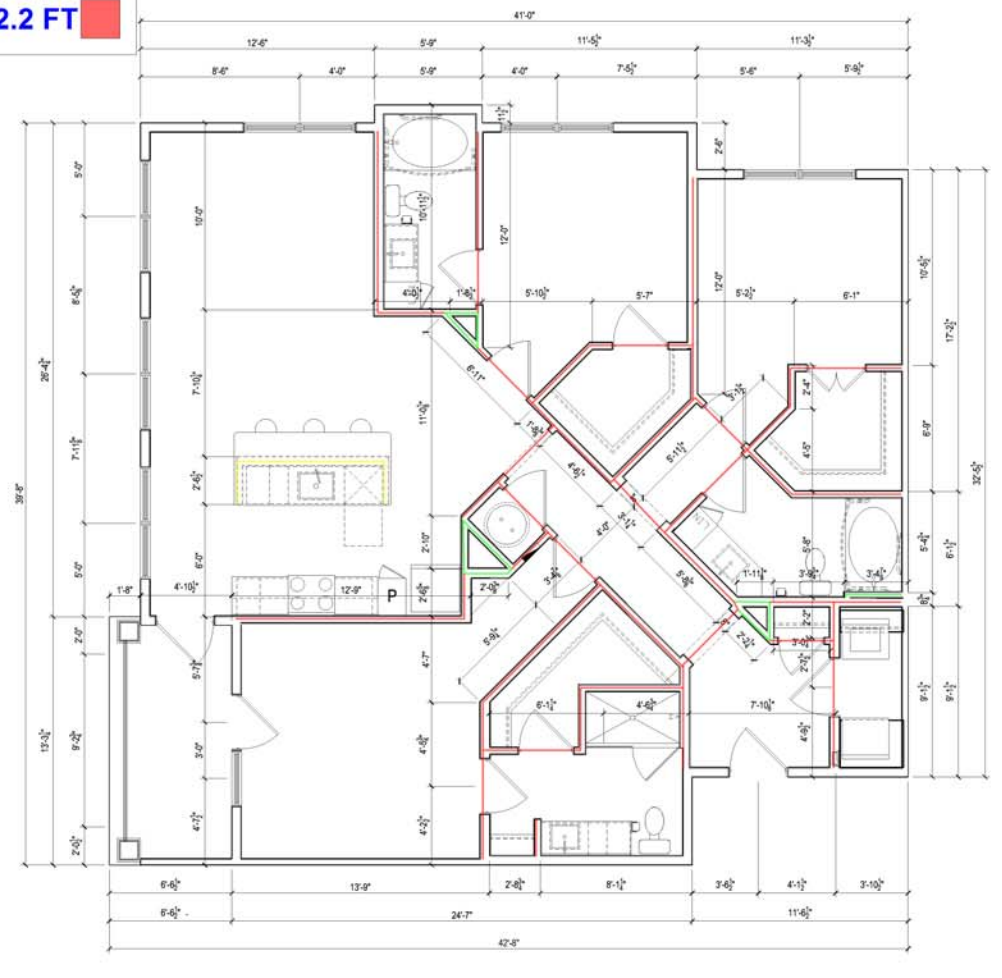
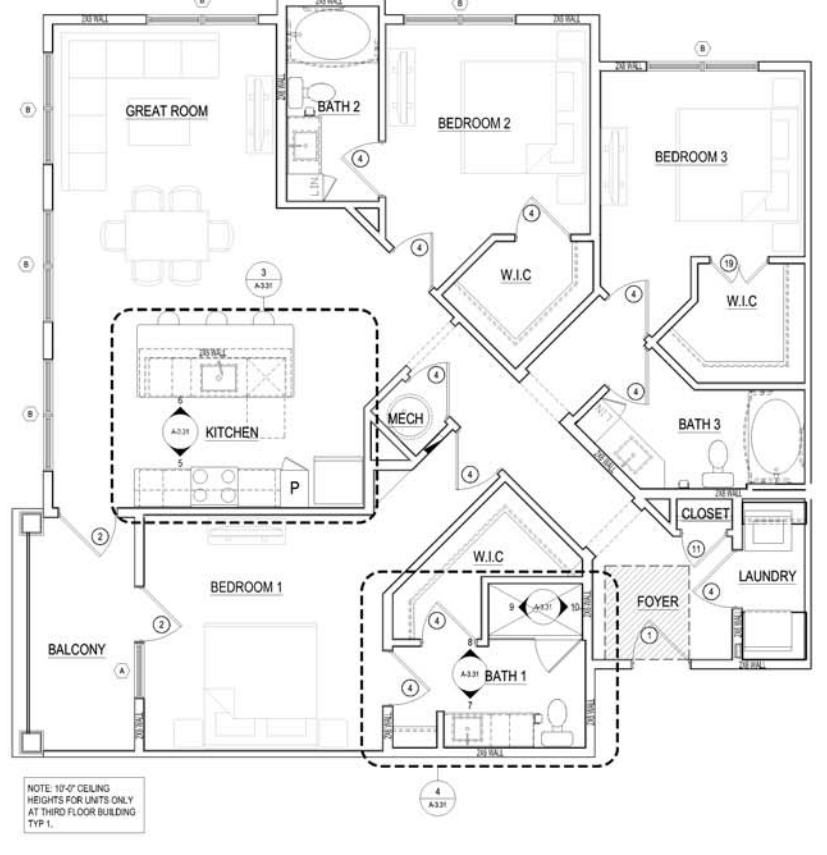
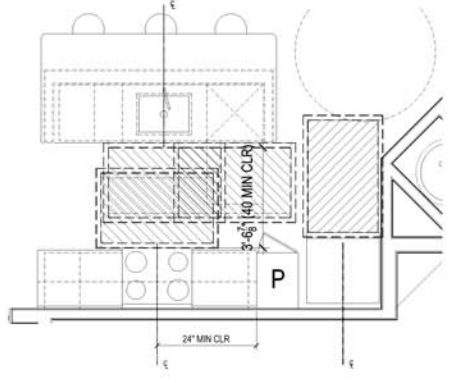
WINDOW TAG SYMBOL	DOOR TAG SYMBOL	DETAIL SECTION TAG	DETAIL REFERENCE TAG	INTERIOR ELEVATION SYMBOL	PARTITION WALL TAG REF A1.00	FLOORING TRANSITION TAG	CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA REFER TO NOTES FOR REQUIRED DIMENSIONS	DROPPED SOFFITS (PER PLAN OR SFT) AND LOCATION	1 HOUR RATED WALLS	ELECTRIC PANEL	FIRE EXTINGUISHER - PROVIDE 2A:10B:C IN EACH UNIT (COORD W/OWNER) AND IN BREAKERWAY CORRIDORS OR AS APPROVED BY AHJ	
AHU = AIR HANDLER UNIT	LN = LINEN CABINET	TR = TOWEL RING	CD = CASED OPENING	MC = MEDICINE CABINET @ 48" AFF	V = VINYL	W = WASHER	WD = WASHER / DRYER	WH = WATER HEATER	WS = WORKSPACE	# S = # OF SHELVES	1R1S = DENOTES 1 ROD / 1 SHELF	2R2S = DENOTES 2 RODS / 2 SHELVES
CPT = CARPET	CR = CURVED SHOWER ROD	SH = SHOWER HEAD	CT = CERAMIC TILE	SR = SHOWER ROD	SRO = SHEETROCK OPENING	T = TEMPERED GLASS	TB = TOWEL BAR	GS = GYPSUM BOARD	KS = KNEE SPACE			



(UNIT C1) GWB INTERIOR UNDERCOUNTER WALL 12.4 FT

(UNIT C1) GWB INTERIOR FURRING WALL 24.9 FT

(UNIT C1) GWB INTERIOR WALL 202.2 FT



Drawn By: HPA
 Checked By: SK
 Date Plotted: 29 April 2022
 Issue Dates:

Issue No.	DATE	COMMENTS

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 TULSA, OKLAHOMA, WASHINGTON, DC
 TORONTO, CHENNAI, DUBAI, HANOI, MONTREVIDEO
 CERTIFICATE #AA 000327

SHEET CONTENTS
 UNIT C1 PLANS & INTERIOR ELEVATION
 SHEET NO.
A-3.31

- (1ST & 2ND) UNIT C1
- (1ST & 2ND) UNIT B2
- (1ST & 2ND) UNIT B1
- (1ST & 2ND) UNIT A2
- (1ST & 2ND) UNIT A1
- (8" THK) CMU WALL (36"H)
- (1 HR) TYPE 34, EXTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 33, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 32, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 31, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 30, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 29, EXTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 28, EXTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 27, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 26, INTERIOR GWB WALL (9'1"H)
- (1 HR) TYPE 24A, INTERIOR GWB WALL (9'1"H)
- TYPE 23, INTERIOR GWB WALL (9'1"H)
- (1 HR) TYPE 21, INTERIOR GWB WALL (9'1"H)
- (1 HR) TYPE 20, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 6, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 5, EXTERIOR GWB WALL (9'1"H)
- (1 HR) TYPE 1 & 2, GWB EXTERIOR WALL (9'1"H)

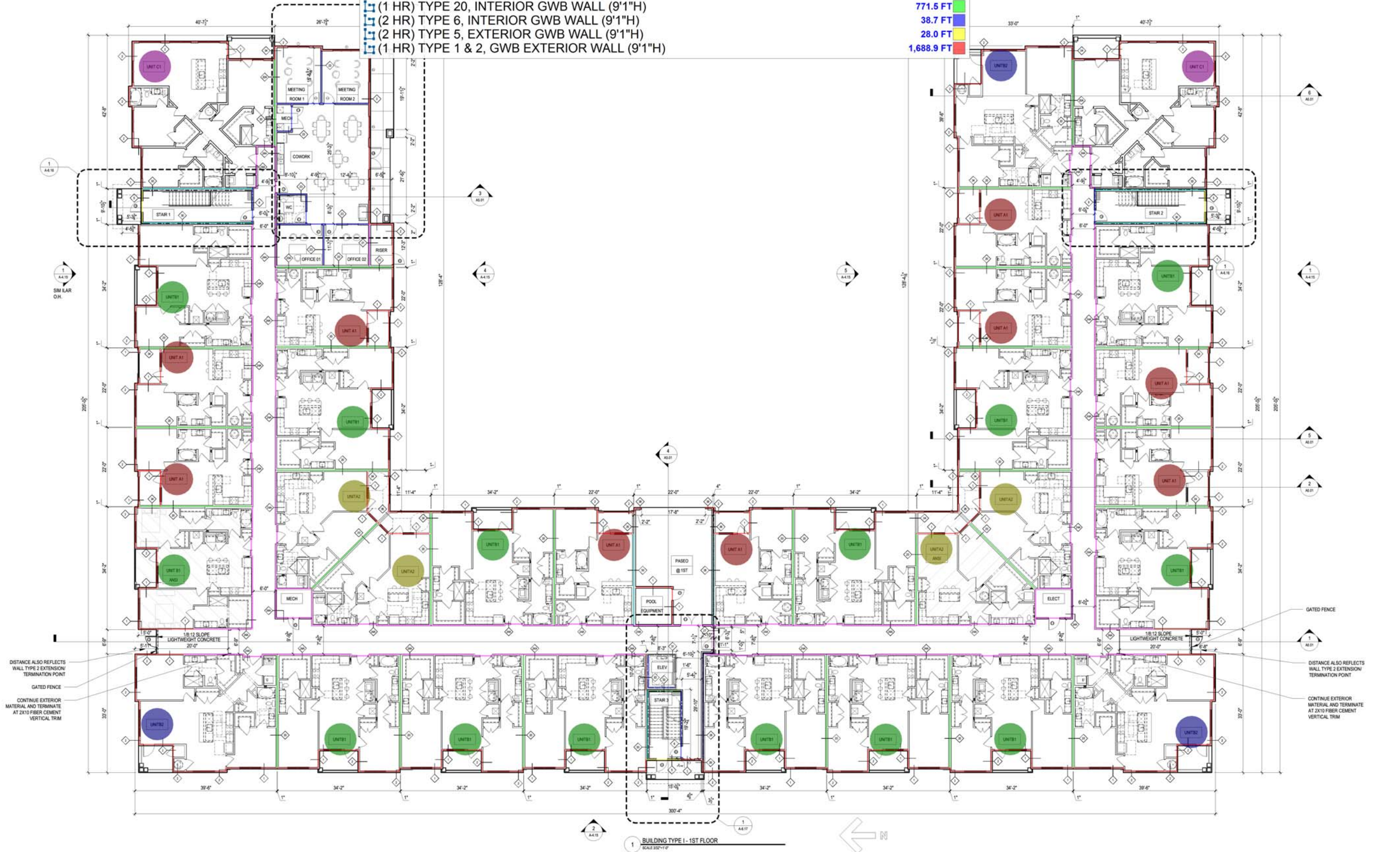
GENERAL BUILDING NOTES

1. UNLESS NOTED OTHERWISE, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
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20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2.0	●
3.0	●
14.0	●
4.0	●
33.9 FT	●
48.0 FT	●
9.3 FT	●
9.9 FT	●
18.3 FT	●
167.1 FT	●
3.3 FT	●
25.6 FT	●
7.8 FT	●
32.5 FT	●
1,096.4 FT	●
106.5 FT	●
12.0 FT	●
771.5 FT	●
38.7 FT	●
28.0 FT	●
1,688.9 FT	●

SYMBOL LEGEND - BUILDING PLANS

EXTERIOR ELEVATION TAG	CMU WALL
WALL SECTION TAG	1HR FIRE BARRIER
DETAIL SECTION TAG	1HR FIRE PARTITION
PARTITION WALL TAG	1HR FIRE PARTITION AT CORRIDORS
FURRODOWN	ASSUMED PROPERTY LINE
TYPE 'A' AND UNITS	5 1/2" BRICK / STONE LEDGE
HEARING AND VISION IMPAIRED UNITS	UNIT TYPE
DOOR TAG SYMBOL	SHEET NUMBER
WINDOW TAG SYMBOL	UNIT NUMBER
METER	ROOM NAME
FIRE EXIT AND SEMI-RECESSED CABINET	ROOM NUMBER
(MATCH WALL RATING). MAX 5'-0" AFF TO TOP OF CABINET. MAX 75 FT TRAVEL. DISTANCE-LEADING EDGE MUST BE BELOW 27"	FLOOR DROP
	FINISHED FLOOR ELEVATION REFER TO CIVIL
	ENTRANCE DOOR MANEUVERING CLEARANCE
	FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP



Drawn By: HPA
 Checked By: SK
 Date Plotted: 29 April 2022
 Issue Dates:

Issue No.	Date	Comments

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 CERTIFICATE #AA 000327

GENERAL BUILDING NOTES

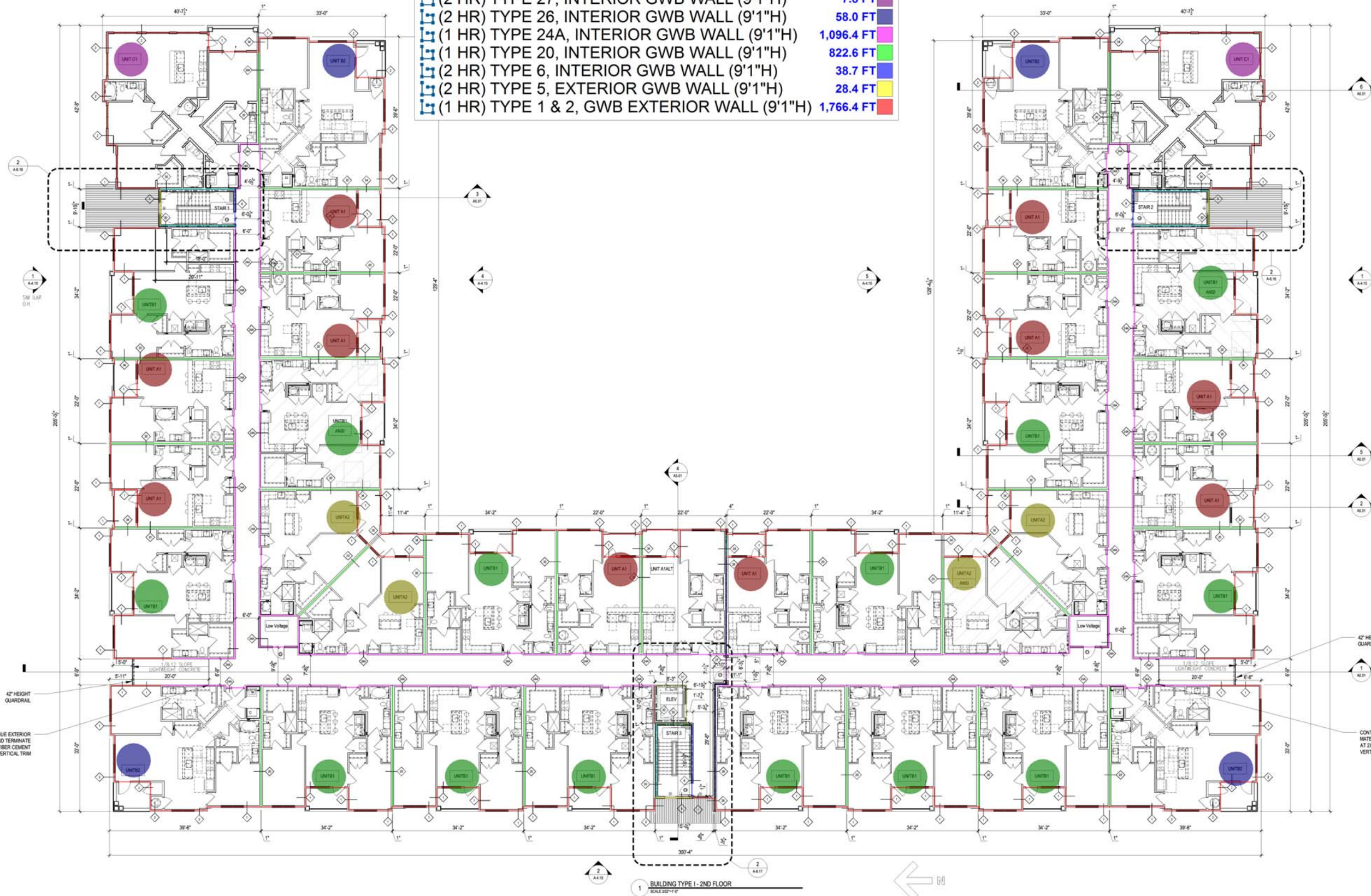
- PLEASE NOTE - BUILDING PLANS MAY DEPICT MIRRORRED VERSION OF UNIT LAYOUTS DEPICTED IN A-3.00 DRAWINGS
- PROVIDE A BROOM FINISH AT ALL EXTERIOR SLOPED CONCRETE SURFACES.

- 2.0 BRICK
- 4.0 CONCRETE
- 14.0 GYPSUM BOARD
- 4.0 GYPSUM BOARD
- 10.0 GYPSUM BOARD
- 60.0 FT GYPSUM BOARD
- 9.3 FT GYPSUM BOARD
- 9.9 FT GYPSUM BOARD
- 18.3 FT GYPSUM BOARD
- 97.5 FT GYPSUM BOARD
- 3.3 FT GYPSUM BOARD
- 5.9 FT GYPSUM BOARD
- 7.8 FT GYPSUM BOARD
- 58.0 FT GYPSUM BOARD
- 1,096.4 FT GYPSUM BOARD
- 822.6 FT GYPSUM BOARD
- 38.7 FT GYPSUM BOARD
- 28.4 FT GYPSUM BOARD
- 1,766.4 FT GYPSUM BOARD

- (1ST & 2ND) UNIT C1
- (1ST & 2ND) UNIT B2
- (1ST & 2ND) UNIT B1
- (1ST & 2ND) UNIT A2
- (1ST & 2ND) UNIT A1
- (1 HR) TYPE 34, EXTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 33, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 32, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 31, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 30, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 29, EXTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 28, EXTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 27, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 26, INTERIOR GWB WALL (9'1"H)
- (1 HR) TYPE 24A, INTERIOR GWB WALL (9'1"H)
- (1 HR) TYPE 20, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 6, INTERIOR GWB WALL (9'1"H)
- (2 HR) TYPE 5, EXTERIOR GWB WALL (9'1"H)
- (1 HR) TYPE 1 & 2, GWB EXTERIOR WALL (9'1"H)

SYMBOL LEGEND - BUILDING PLANS

EXTERIOR ELEVATION TAG	CMU WALL
WALL SECTION TAG	1HR FIRE BARRIER
DETAIL SECTION TAG	1HR FIRE PARTITION
1.0000	1HR FIRE PARTITION AT CORRIDORS
1.0000	ASSUMED PROPERTY LINE
1.0000	5 1/2" BRICK / STONE LEDGE
1.0000	UNIT TYPE
1.0000	SHEET NUMBER
1.0000	UNIT NUMBER
1.0000	ROOM NAME
1.0000	ROOM NUMBER
1.0000	FLOOR DROP
1.0000	FINISHED FLOOR ELEVATION REFER TO CIVIL
1.0000	ENTRANCE DOOR MANEUVERING CLEARANCE
1.0000	FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP



Drawn By: HPA
 Checked By: HPA
 Date Plotted: 29 April 2022
 Issue Dates:

Issue No.	Issue For Pricing / Bidding	Issue For Permit Application	Issue For Construction

Revisions	#	DATE	COMMENTS

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 CERTIFICATE #AA 000327

90% CD SET - 04/29/2022
 SHEET COMMENTS:
 BLDG TYPE 1 -
 2ND FLOOR PLAN
 SHEET NO.
A-4.12
 2020332

GENERAL BUILDING NOTES

- PLEASE NOTE - BUILDING PLANS MAY DEPICT MIRROR IMAGE OF UNIT LAYOUTS DEPICTED IN A-3.00 DRAWINGS
- PROVIDE A BROOM FINISH AT ALL EXTERIOR SLOPED CONCRETE SURFACES.
- BREEZEWAY CORRIDOR CONCRETE SURFACES TO RECEIVE A LIGHT BROOM SEALED FINISH. SLOPE AS INDICATED ON DWGS. CONDITIONED CORRIDOR SURFACES TO RECEIVE GYPCRETE TOPPING AND FLOOR FINISH SURFACE MATERIAL (REFER TO INTERIOR SCHEDULE OF MATERIAL FOR CORRIDOR FINISH)
- FLOORS ADJACENT TO ALL ACCESSIBLE AND COVERED ENTRY ENTRANCES SHALL HAVE FLOOR SURFACES NOT TO EXCEED 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
- ACCESSIBLE THRESHOLDS SHALL BE PROVIDED AT ALL EXTERIOR AND BREEZEWAY DOORS ON AN ACCESSIBLE PATH. REFER TO SHEETS A1.03 AND 1.02A.01 FOR TYPICAL DOOR THRESHOLD DETAILS.
- NOTES, DIMENSIONS, SECTION TAGS AND DETAIL TAGS ARE INCLUDED ON THE ENLARGED A4.00 SERIES BUILDING PLANS. REFER ALSO TO A-6.00 SHEETS, A-8.00 AND A-9.00 SHEETS FOR NOTES, DIMENSION AND DETAIL TAGS RELATED TO STAIRS, ELEVATORS, TRASH ROOMS, AMENITY BUILDINGS OR ACCESSORY BUILDINGS OR SPACES.
- EXTERIOR, CORRIDOR, STAIRWELL AND TENANT SEPARATION WALL TYPES AREA SHOWN ON OVERALL OR ENLARGED A-4.00 SERIES BUILDING PLANS. FOR WALL TYPES WITHIN UNIT PERIMETER WALLS, PLEASE REFER TO A300 UNIT SHEETS.
- METER, RISER, AND TELECOM ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO CIVIL AND MEP AND TELECOM PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
- A MINIMUM RATED SA-108 C FIRE EXTINGUISHERS ARE TO BE LOCATED EVERY 75' IN CORRIDORS. REFER TO A-4.00 SERIES PLANS FOR LOCATIONS. ONE FIRE EXTINGUISHER SHALL BE VISIBLE AT EACH ELEVATOR LOBBY.
- EXTERIOR FINISHES SHALL CONTINUE A MINIMUM OF 25' INTO EACH OPEN CORRIDOR. TERMINATE EXTERIOR FINISH MATERIAL AT NEAREST CORNER OR WALL BREAK AS INDICATED ON THE DRAWINGS.
- FLOOR TRUSSES AND DECK SHALL SLOPE MINIMUM 1/8" - 1/4" PER FOOT TOWARDS BREEZEWAY/CORRIDOR OPENINGS FOR A MINIMUM OF 25' OR AS INDICATED ON THE DRAWINGS.
- WALL CONTROL JOINTS SHALL BE SPACED IN GYPSUM WALL BOARD EVERY 30' MAX HORIZ SPACING. WALL CONTROL JOINTS ARE ALSO RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHALL BE INSTALLED TO LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 90' IN EITHER DIRECTION. CONTROL JOINTS SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING, FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMP.
- WHERE AN ELEVATOR OR STAIR EXIT IS WITHIN 2'-0" OF AN ALCOVE, CORNER OR OTHER POTENTIAL HIDING PLACE, POSITION A REFRACTING MIRROR TO ALLOW SOMEONE IN THE EXIT DOORWAY TO OBSERVE IN THE MIRROR THE AREA AROUND THE CORNER OR WITHIN THE ALCOVE THAT IS ADJACENT TO THE DOORWAY

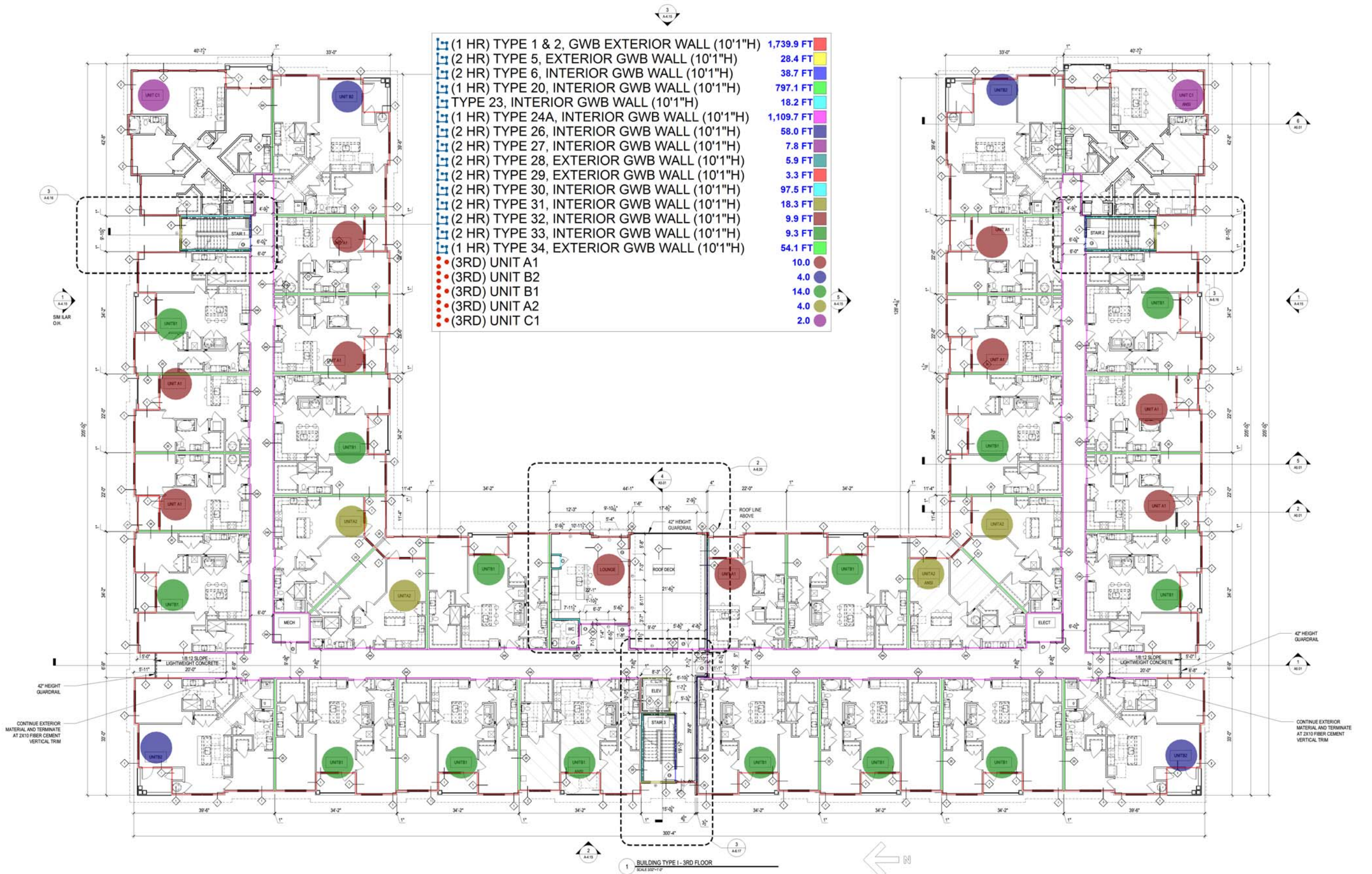
SYMBOL LEGEND - BUILDING PLANS

EXTERIOR ELEVATION TAG	CMU WALL
WALL SECTION TAG	1HR FIRE BARRIER
DETAIL SECTION TAG	1HR FIRE PARTITION AT UNIT SEPARATION
PARTITION WALL TAG REF A1.05	1HR FIRE PARTITION AT CORRIDORS
FURROWDOWN	ASSUMED PROPERTY LINE
TYPE 'A' AND UNITS	5 1/2" BRICK / STONE LEDGE
HEARING AND VISION IMPAIRED UNITS	UNIT TYPE
DOOR TAG SYMBOL	SHEET NUMBER
WINDOW TAG SYMBOL	UNIT NUMBER
METER	ROOM NAME
FIRE EXIT AND SEMI-RECESSED CABINET (MATCH WALL RATING). MAX 9'-0" AFF TO TOP OF CABINET. MAX 75' FT TRAVEL DISTANCE. LEADING EDGE MUST BE BELOW 27"	ROOM NUMBER
	FLOOR DROP
	FINISHED FLOOR ELEVATION REFER TO CIVIL
	ENTRANCE DOOR MANEUVERING CLEARANCE
	FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP

Drawn By:	SK	
Checked By:	SK	
Date Plotted:	29 April 2022	
Issue Dates:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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(1 HR) TYPE 1 & 2, GWB EXTERIOR WALL (10'1"H)	1,739.9 FT
(2 HR) TYPE 5, EXTERIOR GWB WALL (10'1"H)	28.4 FT
(2 HR) TYPE 6, INTERIOR GWB WALL (10'1"H)	38.7 FT
(1 HR) TYPE 20, INTERIOR GWB WALL (10'1"H)	797.1 FT
TYPE 23, INTERIOR GWB WALL (10'1"H)	18.2 FT
(1 HR) TYPE 24A, INTERIOR GWB WALL (10'1"H)	1,109.7 FT
(2 HR) TYPE 26, INTERIOR GWB WALL (10'1"H)	58.0 FT
(2 HR) TYPE 27, INTERIOR GWB WALL (10'1"H)	7.8 FT
(2 HR) TYPE 28, EXTERIOR GWB WALL (10'1"H)	5.9 FT
(2 HR) TYPE 29, EXTERIOR GWB WALL (10'1"H)	3.3 FT
(2 HR) TYPE 30, INTERIOR GWB WALL (10'1"H)	97.5 FT
(2 HR) TYPE 31, INTERIOR GWB WALL (10'1"H)	18.3 FT
(2 HR) TYPE 32, INTERIOR GWB WALL (10'1"H)	9.9 FT
(2 HR) TYPE 33, INTERIOR GWB WALL (10'1"H)	9.3 FT
(1 HR) TYPE 34, EXTERIOR GWB WALL (10'1"H)	54.1 FT
(3RD) UNIT A1	10.0
(3RD) UNIT B2	4.0
(3RD) UNIT B1	14.0
(3RD) UNIT A2	4.0
(3RD) UNIT C1	2.0



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CLUBHOUSE NOTES

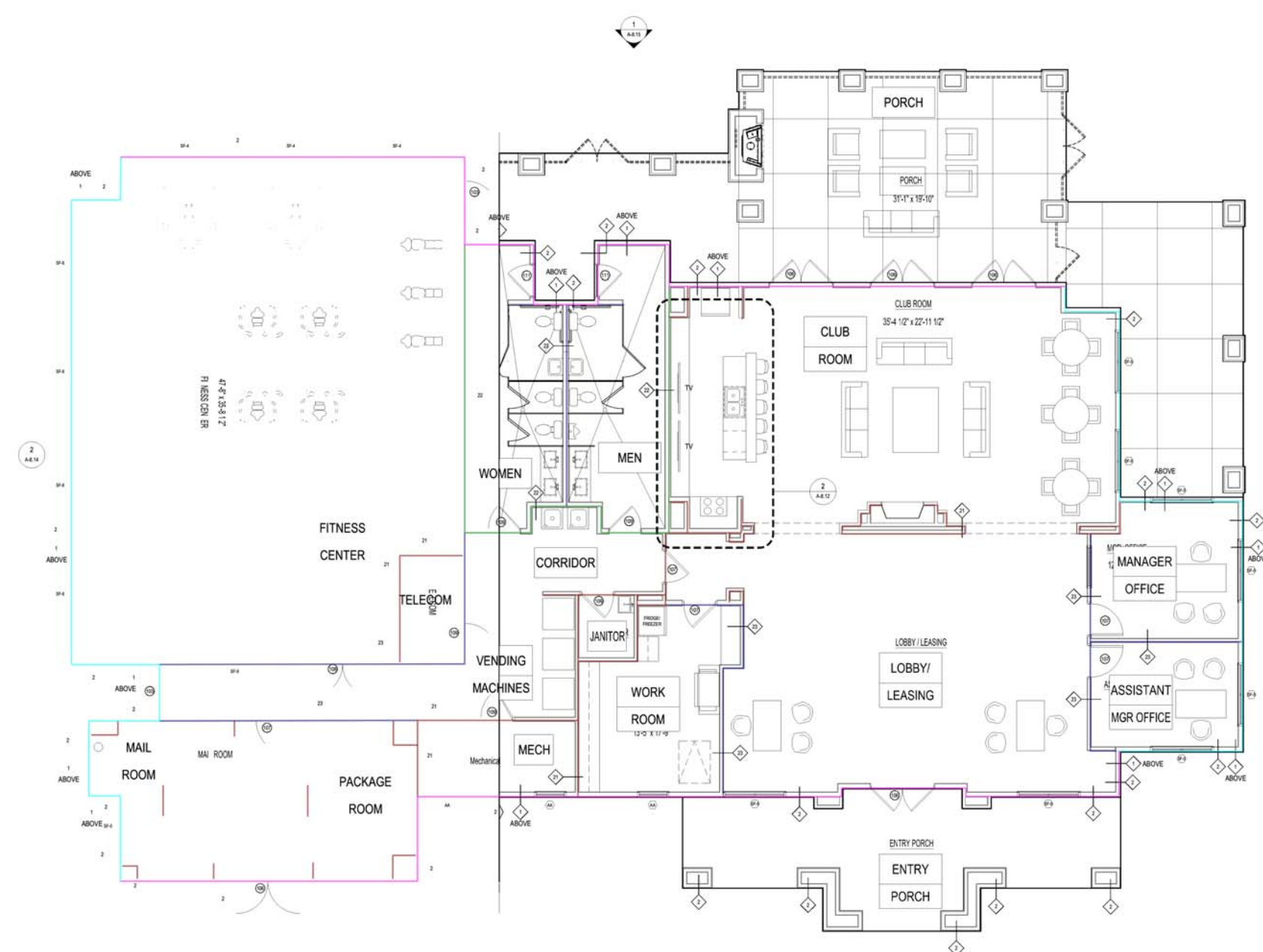
SYMBOL LEGEND - FLOOR PLANS

Drawn By: HPA
 Checked By: EK
 Date Plotted: 29 April 2022
 Issue Dates:

- NOTE:
- REF. TO MEP DWGS FOR LOCATION OF SMOKE & FIRE DETECTORS.
 - REF. SHEET A1.03 FOR ACCESSIBILITY COMPLIANCE NOTES.
 - REF. SHEET A1.03 FOR TYPICAL INTERIOR ELEVATION PROFILES & NOTES.
 - REF. SHEET A1.03 FOR ABBREVIATIONS AND GENERAL PROJECT NOTES.
 - REF. TO SHEET A1.05 FOR TYPICAL WALL ASSEMBLIES.
 - REF. SHEET A8.03 FOR DOOR SCHEDULE & DETAILS.
 - REF. SHEET A8.03 FOR WINDOW SCHEDULE & DETAILS.
 - ALL DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING.
 - ALL DOORS ARE 4" FROM ADJACENT WALL U.D.
 - ACCESSIBLE DIMENSIONS LABELED "CLEAR," "MIN.," "MAX.," ARE FINISHED FACE TO FINISHED FACE.
 - ALL ANGLES ARE 45 DEG. TO HORIZONTAL & VERTICAL DIRECTIONS, UNLESS OTHERWISE NOTED.
 - SOUND INSULATE WALLS AROUND ALL HVAC CLOSETS AND OTHER WALLS AS INDICATED ON PLANS.
 - ALL INTERIOR DOORS SHALL ALLOW 30" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
 - FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 1/2", 5 1/2" or 7 1/2" THICK. REFER TO STRUCTURAL DRAWINGS FOR ANY SPECIAL STUD THICKNESSES.
 - PAINT UNDERSIDE OF ALL EXPOSED SHELVING.
 - ALL EXTERIOR WINDOWS SHALL MEET ALL FEDERAL, STATE AND ANY LOCAL GLAZING STANDARDS.
 - INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. PROVIDE FILLERS AS REQUIRED. REFER TO CABINET SHOP DRAWINGS.
 - A SIGN STATING THE MAXIMUM OCCUPANCY LOAD OF ALL ROOMS WITH AN ASSEMBLY OCCUPANCY MUST BE POSTED IN A CONSPICUOUS LOCATION IN THE RESPECTIVE ROOM.
 - REFERENCE MEP FOR LOCATIONS OF ELECTRONIC ACCESS LOCATIONS. DOORS AND FRAMES TO BE PRE-WIRED FOR CARD ACCESS.
 - PROVIDE 36" ACCESSIBLE ROUTE TO EACH PIECE OF EQUIPMENT INSTALLED IN FITNESS ROOM.
 - CONTRACTOR TO VERIFY THE QUANTITY AND LOCATION OF FIRE EXTINGUISHER CABINETS WITH THE FIRE DEPARTMENT PRIOR TO INSTALLATION.
 - ALL EXTERIOR SLABS TO SLOPE 1/2" FT TO EDGE OF SLAB. LIGHT BROOM FINISH AT SLOPED SURFACES.
 - ACCESSIBLE. REF. A2.01 AND 108.019 FOR TYPICAL DOOR
 - TO LIMIT EXPANSIONS TO 30" MAXIMUM. CONTROL JOINTS ARE TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS (EITHER DIRECTION). CONTROL JOINTS SHOULD BE INSTALLED IN FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND ON GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO BE A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE AT THE TOP AND BOTTOM OF ALL INTERIOR RAMP.
 - LOCATIONS, SIZES AND FINISHES.
 - DM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT
 - 5 WITHIN 2' OF URINALS AND WATER CLOSETS SHALL HAVE A 4" MIN. AFF. AND EXCEPT FOR STRUCTURAL ELEMENTS, THE IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

EXTERIOR ELEVATION TAG	DOOR TAG SYMBOL
XIAX.XX	X
WALL SECTION TAG	WINDOW TAG SYMBOL
XIAXXX	CMU WALL
DETAIL SECTION TAG	3HR FIRE WALL
1 AX.XX	2HR FIRE WALL
1A	2HR FIRE BARRIER
PARTITION WALL TAG	1HR FIRE PARTITION AT UNIT SEPARATION
REF A1.05	1HR FIRE PARTITION AT CORRIDORS
FURRODOWN	ASSUMED PROPERTY LINE
BUILDING UNDER SEPARATE PERMIT	5 1/2" BRICK / STONE LEDGE
M	METER
FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP	BUILDING NUMBER
SEM-RECESSED FIRE EXTINGUISHER (WOOD FRAME WALLS), CABINETS MAX. 5'0" A.F.F. TO TOP OF CABINET. MAX. 75 FT TRAVEL DISTANCE-LEADING EDGE MUST BE BELOW 27"	FINISHED FLOOR ELEVATION REFER TO CIVIL
PEC	100'-0"
T	1 AX.XX 2
TEMPERED GLASS PER IBC 2406	INTERIOR ELEVATION SYMBOL
CLEAR FLOOR SPACE	

- TYPE 23, INTERIOR GWB WALL (14'H)
- TYPE 22, INTERIOR GWB WALL (14'H)
- (1 HR) TYPE 21, INTERIOR GWB WALL (14'H)
- (1 HR) TYPE 1 & 2, GWB EXTERIOR WALL (14'H)
- (1 HR) TYPE 1 & 2, GWB EXTERIOR WALL (12'H)



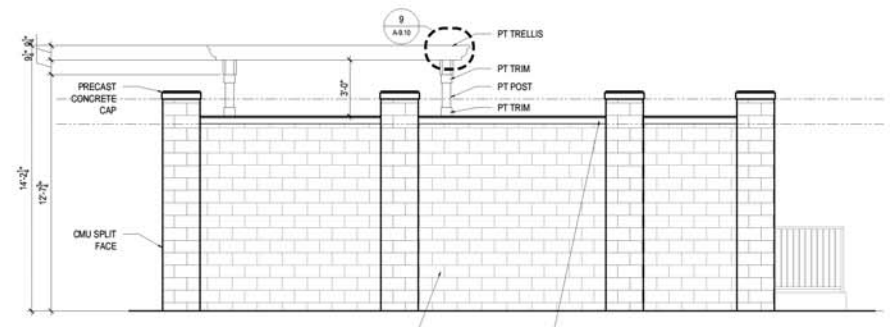
1 CLUBHOUSE - REFERENCE PLAN
 SCALE: 3/8"=1'-0"

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 CERTIFICATE #AA 000327

90% CD SET - 04/29/2022
 SHEET CONTENTS
 CLUBHOUSE REFERENCE PLAN
 SHEET NO.
A-8.10
 2020332

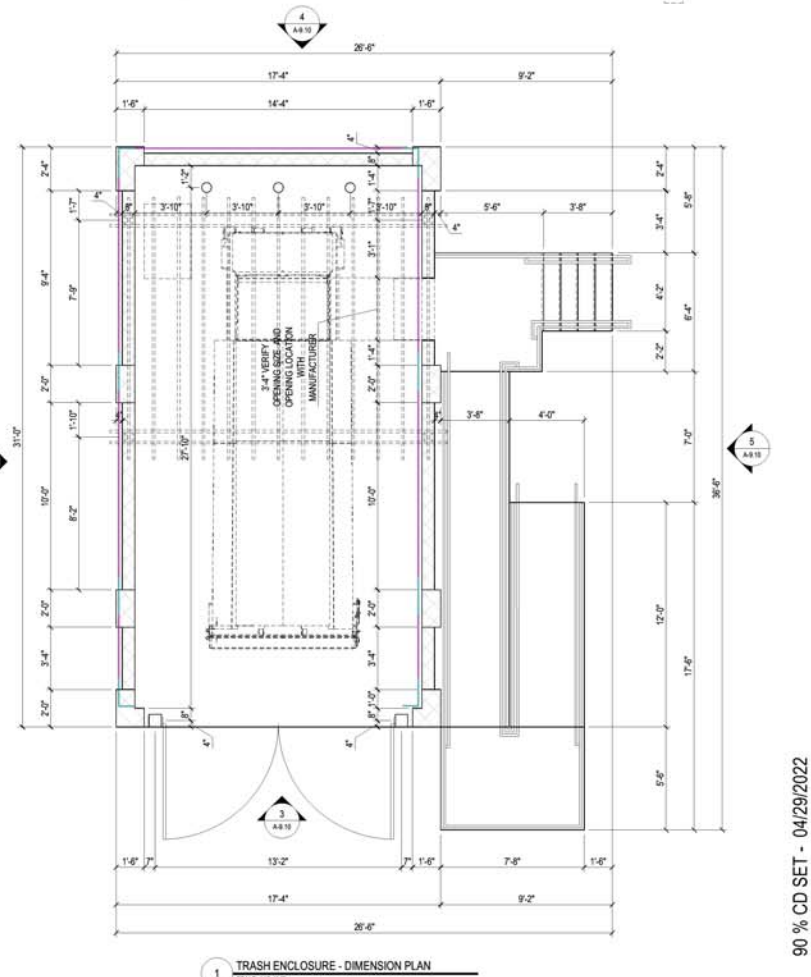
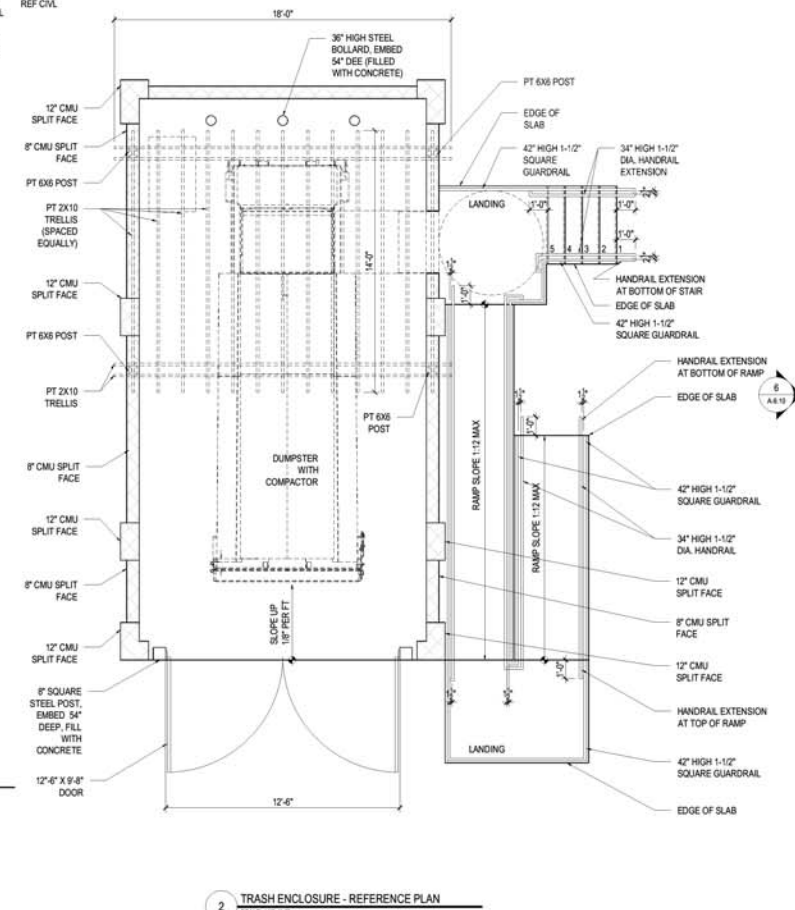
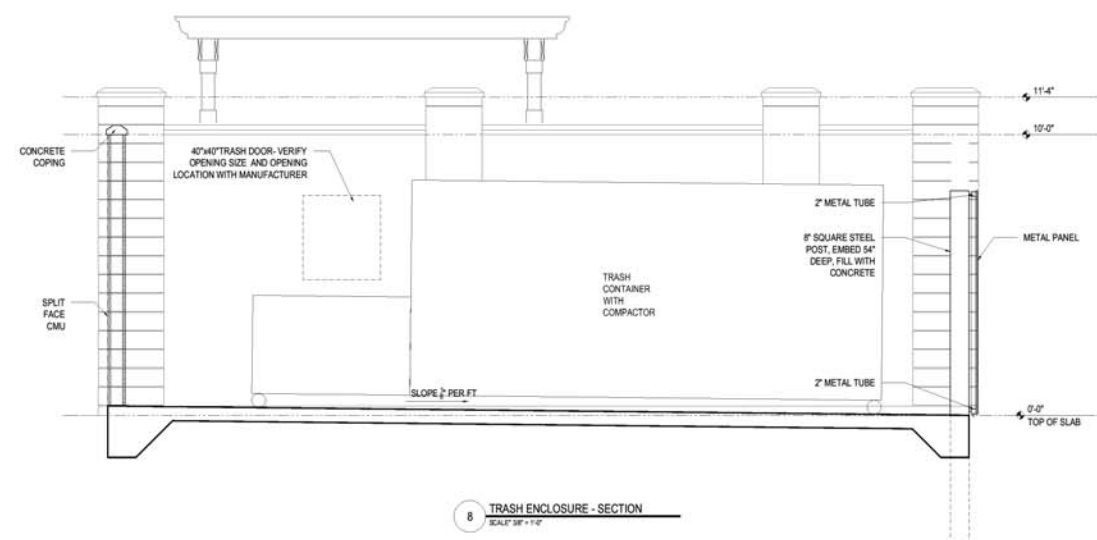
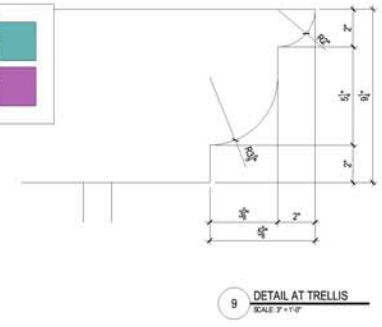
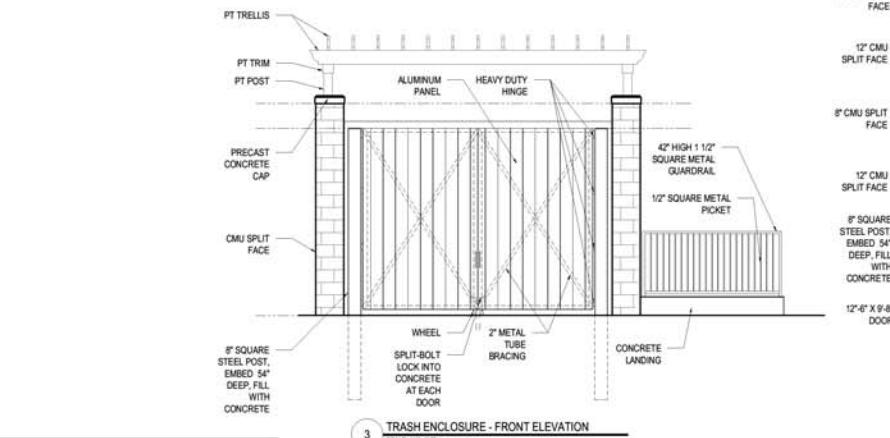
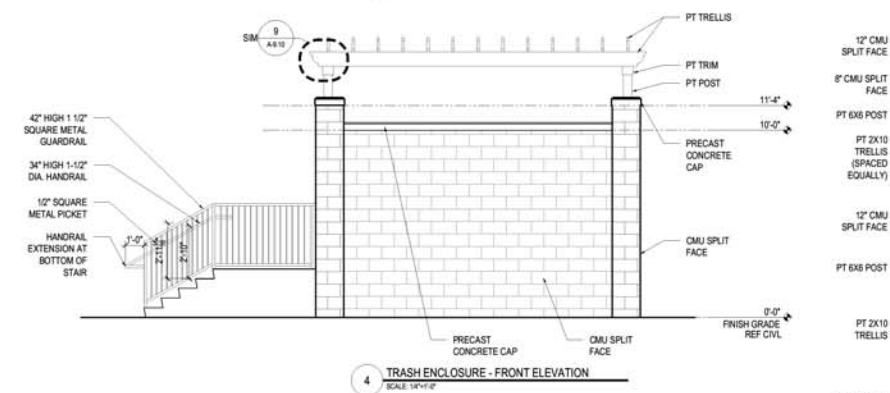
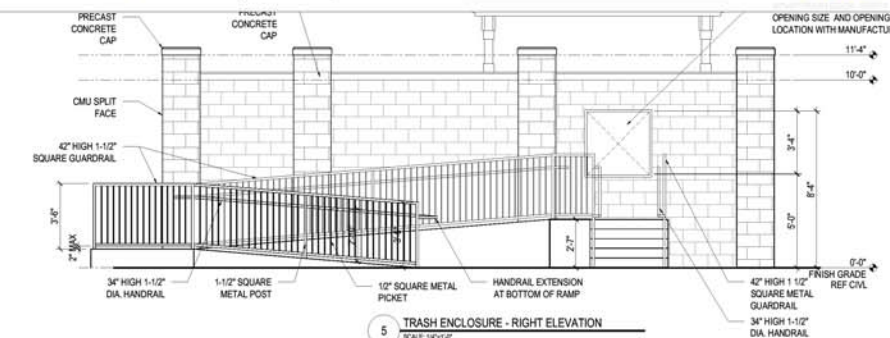
Drawn By:	HFA	
Checked By:	SK	
Date Plotted:	29 April 2022	
Issue Dates:		
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
Revisions:		
#	DATE	COMMENTS

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(12" THK) SPLIT FACE CMU WALL (11'4"H)
(8" THK) SPLIT FACE CMU WALL (10'H)

17.6 FT
59.7 FT



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SHEET COMMENTS
TRASH ENCLOSURE PLAN AND ELEVATIONS
 SHEET NO.
A-9.10
 2020332

SCALE: 1/8"=1'-0"

90% CD SET - 04/29/2022