

FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

UNIT COUNTS

BR - 8 UNITS

STUDIO - 16 UNITS

TOTAL: - 24 UNITS

BUILDING UNIT SF:

358 SF

467 SF

467 SF

494 SF

467 SF

10,048 SF

6-390 SF (HARDSCAPE)

6-390 SF (STRUCTURE)

1ST FLOOR UNITS:

STUDIO-1:

STUDIO-2:

STUDIO-3:

STUDIO-4:

STUDIO-5:

STUDIO-6:

STUDIO-7:

STUDIO-8:

1BR-1:

1BR-2:

1BR - 3:

1BR-4:

1ST FLOOR TOTAL:

2ND FLOOR UNITS:

STUDIO-1:

STUDIO-2:

STUDIO-3:

STUDIO-4:

STUDIO-5:

STUDIO-6:

STUDIO-7:

STUDIO-8:

1BR-1:

1BR-2:

1BR - 3:

1BR-4:

TOTAL:

BALCONY/PATIO:

1ST FLOOR:

2ND FLOOR:

TOTAL UNITS SF: 9,624 SF

1ST FLOOR: 5,024 SF

2ND FLOOR: 5,024 SF

TOTAL BUILDING SF:

LIVABLE (UNDER ROOF):

GENERAL NOTES

GENERAL CONTRACTOR TO CONFIRM EXISTING CONDITIONS PRIOR TO START OF WORK. ANY DISCREPANCIES, PLEASE CONTACT ARCHITECT. ALL NEW CONSTRUCTION, INCLUDING MILLWORK CABINETS, SINK AND FAUCETS TO COMPLY WITH CURRENT ADA REGULATIONS.

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT. . THE FLOOR AND LANDING ON EACH SIDE OF EXIT DOORS SHALL BE

LEVEL. THE THRESHOLD SHALL NOT BE MORE THAN 1/2" HIGH. ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME NUMBER REQUIRED FOR EXITS BY CHAPTER 10. . AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL

PORTIONS OF THE BUILDING AND BETWEEN THE PUBLIC WAY. ALL ACCESSIBLE FLOOR/GROUND SURFACES SHALL COMPLY WITH CABO/ANSI 117.1 2012 AND SECTION 1101.2 OF THE IBC. 8. ALL FLOORING TRANSITIONS TO OCCUR BENEATH CENTER OF DOOR.

9. PROVIDE SMOOTH DRYWALL (LEVEL-4 FINISH) WITH (1) COAT PRIMER AND (2) COATS OF PAINT. PROVIDE EGGSHELL FINISH, TYPICAL. PROVIDE EGGSHELL FINISH AT ALL GYPSUM BOARD SOFFITS/CEILINGS. Ø. PROVIDE GREEN BOARD AT ALL VERTICAL SURFACES TO RECEIVE

TILE FINISH. 1. DOORS SHALL HAVE MIN. 18" CLEARANCE ON THE PULL SIDE, AND MIN. 12" CLEARANCE ON THE PUSH SIDE. TYPICAL. 2. VERIFY ALL HARDWARE SPECIFICATIONS WITH OWNER PRIOR TO

GLASS PRIOR TO PROJECT DELIVERY AND AFTER INSTALLATION. I. SAFETY GLAZING: GLASS IN DOORS, WITHIN 24" OF DOORS AND WITHIN

INSTALLATION. G.C. TO COORDINATE ALL KEYING WITH OWNER. DOOR HARDWARE TO COMPLY WITH CABO/ANSI 117.1. . ALL INTERIOR GLASS SHALL BE CLEAR TEMPERED GLASS U.N.O. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH

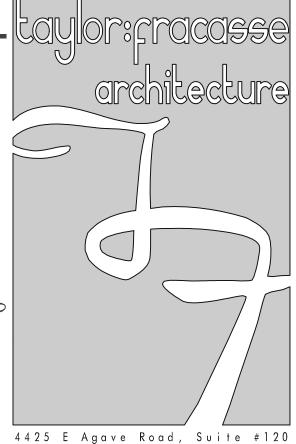
18" OF FLOORS SHALL BE TEMPERED GLASS. (IBC 2406.4) GENERAL CONTRACTOR TO PROVIDE ALL MATERIAL AND LABOR TO MAKE NECESSARY HOOKUPS, TIE-INS AND ADDITIONS TO THE BUILDING SYSTEMS FOR ALL E.M.S., FIRE SPRINKLERS, SMOKE DETECTORS, ALARMS, HORNS, STROBES, EXIT SIGNS AND EMERGENCY LIGHTING AS DIRECTED BY THE CITY FIRE AND BUILDING INSPECTORS.

FABRICATE CABINETWORK ITEMS IN ACCORDANCE WITH RECOMMENDATIONS OR QUALITY STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE (AWI). ALL MILLWORK CONSTRUCTION AND FINISH TO CONFORM TO THE A.W.I. "PREMIUM GRADE" QUALITY STANDARDS UNLESS NOTED OTHERWISE.

PROVIDE METAL STRAPPING IN ALL PARTITIONS REQUIRED TO SUPPORT ANY WALL MOUNTED MILLWORK OR FURNITURE. REFER TO

DETAIL 4/AT.Ø. 8. ALL CABINET DOORS TO BE FLUSH OVERLAY DESIGN UN.O.

9. REFER TO DETAIL 5/A7.0 FOR TYPICAL MOUNTING HEIGHTS. O. REFER TO PARTITION SCHEDULE, DETAILS 1 & 2/A1.0 FOR ALL STUD SIZINGS (IN COORDINATION WITH WALL LEGEND, THIS SHEET).



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KEY NOTES

GENERAL BUILDING / COMMON AREA ITEMS:

Supply and install 3' dark bronze numbers at the outside of each unit, front door area. Verify all roof penetrations, waterproof and seal as necessary. Check flashings, fascias and gables and

replace as necessary to match existing. Div 1 Roofing Provide attic insulation to achieve an R-38 rating (to be blown in cellulose). Supply and install low-e, u=.48, dual pane windows, v.i.f. all rough openings for sizes. Windows are to

be horizontal sliding with safety catches and with screens, windows at sleeping rooms must act as an exterior secondary exit (operable from inside without use of keys, tools or any special knowledge), with the provision of 5.1 sf (minimum) net clear openable area, 24' high, 20' wide, maximum sill height is 44' (32' preferred) above floor, adjust as required to comply with code. Note: all windows within a 24' arch of doors and all windows less than +60' a.f.f. at standing areas in bath tubs are be safety glazed (tempered), as required per IBC, 2406.42,

Div 8 Windows Caulk all windows with silicone, non-shrink clear caulk (exterior grade).

Div 8 Doors Supply and install exterior grade doors and frames, provide thresholds with seals and hardware. Caulk all door frames with silicone non-shrink caulk (exterior grade) and paint doors and frames with one coat primer/sealer and two top coats of exterior grade latex gloss paint. Div 9 Finishes Paint masonry stem walls with one coat primer/sealer and two top coats of exterior grade latex paint.

Div 16 Electrical Supply and install wall mounted exterior grade light fixtures adjacent to front and rear exterior doors, GENERAL UNIT / INTERIOR ITEMS:

Prov'd kitchen cabinetry and countertops per plans. Tops shall be plastic laminate on 3/4" particle board with a 4° back splash (verify with appliance selections prior to ordering). At Hall closet, prov'd new residential grade melamine shelving. Provid residential grade shelving and rod, at bedroom closets. Div 6 Woods

Supply and install 2" vertical blinds at front elevation windows. Supply and install wood doors and frames, including lever hardware. Div 9 Finishes Provid wood base, prep for paint.

Div 8 Windows

Div 9 Finishes Patch and repair all ceilings and re-texture as needed, prep for paint. Paint ceilings with one coat primer/sealer and two coats of Sherwin Williams or approved equal interior grade latex paint (flat). Supply and install residential grade vinyl to the following areas: Living and Dining Rooms and Bedroom with reducer strips at all joints or exposed edges, provid leveling as needed. Div 9 Finishes

Supply and install new porcelain tile at Bathrooms, as selected by Owner, with aluminum thresholds/edging strips at all joints or exposed edges. Supply and install porcelain tile at each tub surround to +6'-0", prov'd bulinose trim at top course and window surrounds.

Div 10 Specialties Provide and install 24" chrome towel bars, 2 per bathroom (I above toilet and I behind door swing). Div 10 Specialties Provide and install shower curtain rod, I per bathroom.

Div 10 Specialties Provide and install surface mounted medicine cabinet, 1 per bathroom above sink (when applicable). Div 15 Plumbing Supply and install Eco plumbing fixtures, include supply piping, fittings and chrome faucets (as prov'd by Delta or equal), refer to plumbing engineering.

Div 15 Plumbing

Supply and install new stainless steel double sink at Kitchen and supply piping for water to the refrigerator location, include new supply piping, fittings and chrome mixer faucets (as prov'd by Delta or equal), connect to existing drain lines. Div 15 Plumbing Supply and install insta-hot water heaters by Rheem, PRTE 18 5GPM, with supply lines, and electrical feeds.

Div 15 Mechanical All existing duct work to remain, clean and prepared as needed for new HVAC units, v.i.f. Div 15 Mechanical Prov'd ceiling grilles throughout (white), at both supply and return grilles. DIV 15 Mechanical Supply and install new 2 ton A/C units throughout. All units are to meet applicable Energy Codes and shall have a 14 SEER rating or better, provide insulation, refer to Mechanical Engineering, typ.

Div 15 Mechanical Supply and install recessed, ceiling mounted exhaust fans at the Bathrooms, vented to the exterior, switch with a 10 minute over-run to provide a minimum of 16 air changes per hour. Div 15 Mechanical Provide smoke detectors. Div 16 Electrical Supply and install electrical panels at each unit, refer to Electrical Engineering.

Div 16 Electrical Supply and install new ceiling fans with light kit at existing J-boxes at each bedroom and living room (when shown). Div 16 Electrical Supply and install flush mount light fixtures and can lighting, as shown, as per reflected ceiling plans. DIV 16 Electrical Supply and install switches and receptacles throughout all in bone color (provide outlets at 12'-0' per IRC), provide fire resistance "putty packs" at all back-to-back outlet locations, per IBC 714.3_ Supply and install new ceiling fans with light kits in bedrooms and lounge areas.

Div 16 Electrical Supply and install wall mounted front door bell adjacent to front exterior door.

NEW 6", 20 GA. METAL STUD PARTITION, FULL HEIGHT TO UNDERSIDE OF ROOF ABOVE, REFER TO DETAIL 1/A1.0.

NEW 6", 20 G.A. METAL STUD FULL HEIGHT WALL, REFER TO DETAIL 2/AT.O.

NEW 3 \$", 25 GA. METAL STUD TO 6" ABOVE CEILING, REFER TO DETAIL 3/AT.O.

WALL TYPE LEGEND

NEW DOOR, REFER TO DOOR SCHEDULE

ISSUE DATE: 05.17.22 JOB NUMBER: 21-025 SCALE: AS NOTED DRAWN: CHECKED: TITLE: FLOOR PLANS,

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ISSUED FOR REVIEW