

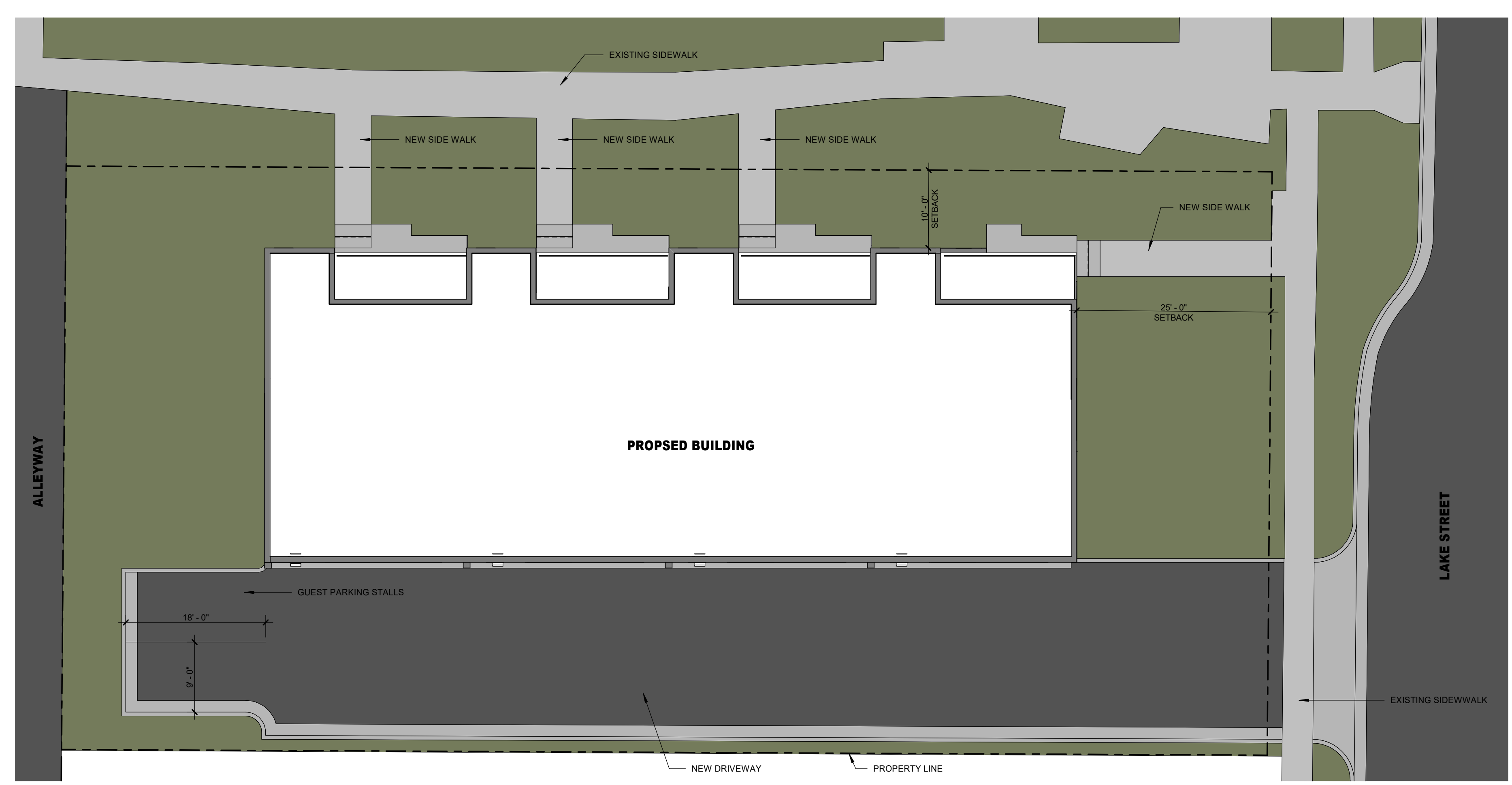
STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
02/10/22
 ISSUE

SHEET TITLE
SITE PLAN

SHEET NO.
A1.01



01 SITE PLAN
 1" = 10'-0"

REVISION NO.	DESCRIPTION	DATE

DATE
01/17/2022
 ISSUE

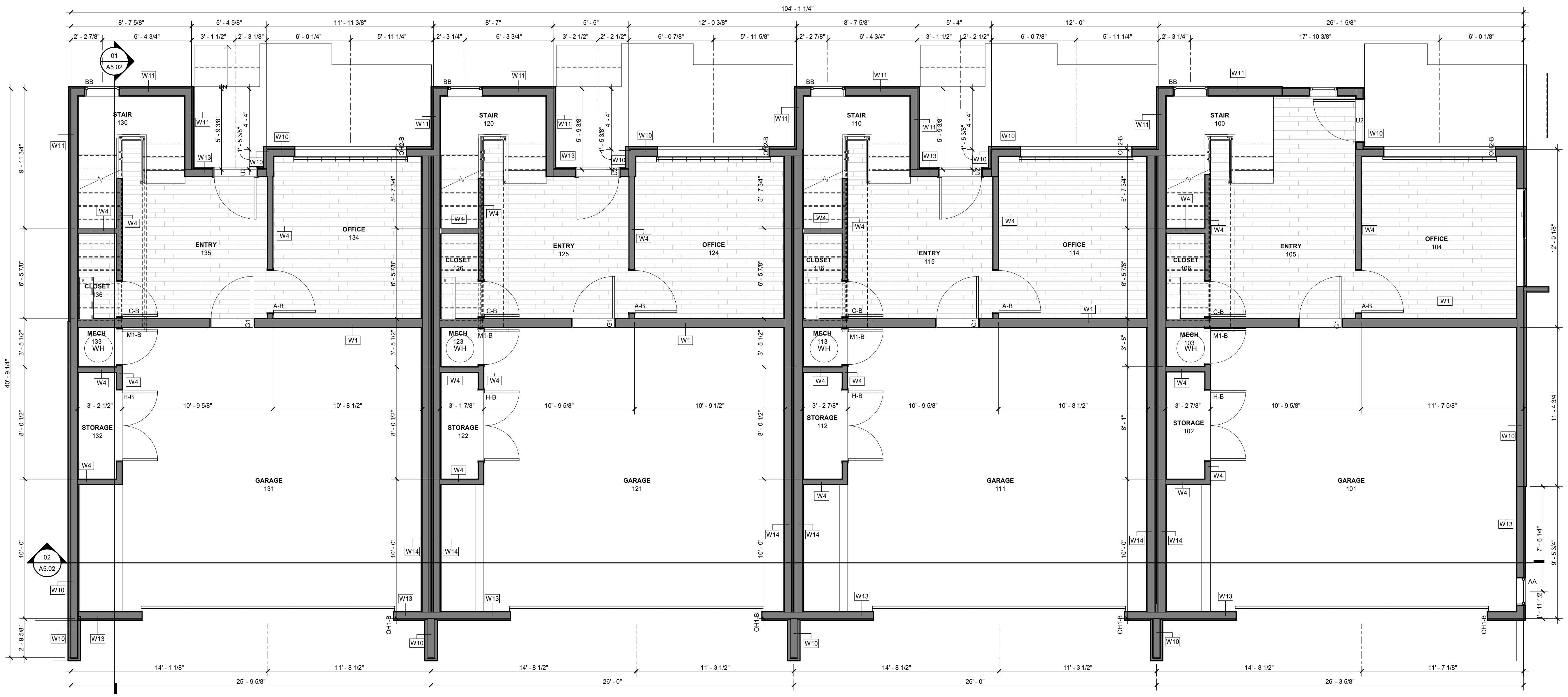
SHEET TITLE
**MAIN LEVEL
 FLOOR PLAN**

SHEET NO.

A2.01

- FLOOR PLAN KEYED NOTES**
- 01 TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 IS TO BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY (IBC 1011.3). REFER TO 04/A3.30.
 - 02 FLOOR LEVEL IDENTIFICATION SIGNS IN TACTILE CHARACTERS COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR LEVEL LANDING ADJACENT TO THE DOOR LEADING TO THE CORRIDOR. (IBC 1022.8.1). REFER TO 04/A3.30.
 - 03 SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE DETAIL 01/A3.01. REFER TO GENERAL FIRE NOTES ON SHEETS A0.02 AND A0.03 FOR EXTINGUISHER REQUIREMENTS.
 - 04 SURFACE MOUNTED FIRE EXTINGUISHER. REFER TO GENERAL REQUIREMENTS.
 - 05 PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH LEVEL ADJACENT TO THE ELEVATOR DOOR, PER IBC 1009.8, 1009.8.1 AND 1009.8.2.
 - 06 ACCESS POINT.

- FLOOR PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO EXTERIOR FINISH OF WOOD SHEATHING AND/OR GYPSUM BOARD UNLESS NOTED OTHERWISE.
 2. REFER TO SHEET A3.10 FOR ENLARGED UNIT TYPE PLANS.
 3. REFER TO SHEET A5.10 FOR DOOR AND WINDOW TYPES & SCHEDULES.
 4. ALL BATHROOMS ON THE MAIN LEVEL SHALL BE ADAPTABLE. GENERAL CONTRACTOR SHALL VERIFY THAT ALL FIXTURE LOCATIONS HAVE SOLID BLOCKING AND CLEAR FLOOR SPACES SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2009 EDITION OF ICC/ANSI 117.1 AND THE REQUIREMENTS OF SPECIFICATION A BATHROOM OF THE FAIR HOUSING ACT DESIGN MANUAL.
 5. ALL ENTRANCES TO UNITS SHALL BE ON AN ACCESSIBLE ROUTE AND PROVIDE DISABLED ACCESS TO THE UNITS. FLOOR LEVEL OUTSIDE DOORWAYS SHALL BE NO MORE THAN 1/2" BELOW INSIDE FLOOR LEVEL AND SHALL NOT SLOPE MORE THAN 1/8" PER FOOT.
 6. ALL LEVEL ENTRY DOORS SHALL BE 36" WIDE AND HAVE LEVER TYPE LATCHES AND HAVE THRESHOLDS NO HIGHER THAN 1/2" WHICH ARE REVEALED WITH A SLOPE NO GREATER THAN 1/2". CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MIN. EXCEPT AT DOORS CLEAR WIDTH OF THE ACCESSIBLE ROUTE WITH TURNS AROUND AN OBSTRUCTION LESS THAN 48" WIDE SHALL HAVE A CLEAR SPACE OF 42" X 48".
 7. ELECTRICAL SWITCHES, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE NO OPERABLE PARTS WHICH ARE HIGHER THAN 48" NOR LESS THAN 15" AFF.
 8. ALL UNITS ARE TO BE PROVIDED WITH SOLID BLOCKING BETWEEN STUDS IN THE BATHROOM WALLS BEHIND THE TOILET AND AROUND THE TUB AND BETWEEN THE WALLS & THE BACK SURFACE OF THE TUB/SHOWER SPLASH FOR THE POSSIBLE FUTURE INSTALLATION OF GRAB BARS. (POSSIBLE FUTURE GRAB BAR AT THE SIDE OF THE TOILET WOULD BE EITHER A WALL-TO-FLOOR TYPD OR FOLD DOWN TYPE.) SEE ENLARGED BATHROOMS PLANS ON SHEET A3.12.
 9. A CLEAR FLOOR SPACE AT LEAST 30" X 48" THAT ALLOWS EITHER A FORWARD OR A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT ALL APPLIANCES IN THE KITCHEN, INCLUDING THE RANGE/COOKTOP, OVEN, REFRIGERATOR, DISHWASHER AND/OR COMPACTOR. THE LOCATION OF THE CONTROLS FOR RANGE/COOKTOPS SHALL NOT REQUIRE REACHING ACROSS BURNERS.
 10. THE FINISHED FLOOR IS TO CONTINUE AND THE CABINETRY AND WALL SURFACES FINISHED UNDER CABINETS WITH REMOVEABLE DOORS FOR HANDICAP FORWARD APPROACH.
 11. PROVIDE SOLID 2X FIRE BLOCKING AT ALL CEILING AND FLOOR LEVELS, TOPS AND BOTTOMS OF STAIRWAYS, AND AT DROPPED CEILING LOCATIONS.
 12. SEE CIVIL AND LANDSCAPE DRAWINGS FOR CONTINUATION OF SIDEWALK MAXIMUM 2% SLOPE AT EXTERIOR DOOR LANDINGS IN THE DIRECTION OF TRAVEL.
 13. REFER TO SHEET A5.06 FOR WINDOW TYPES.
 14. REFER TO SHEET A5.01 FOR INTERIOR GLAZED ALUMINUM WALL SYSTEM ELEVATIONS. REFER TO SHEET A3.05 FOR MANUFACTURERS INFORMATION AND SPECIFICATIONS.
 15. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL MECHANICAL ROOM EQUIPMENT LAYOUTS AND REQUIREMENTS.
 16. REFER TO 01/A3.01 FOR TYPICAL 1 HOUR SEMI RECESSED FIRE CABINET DETAIL.
 17. REFER TO 02/A3.01 FOR TYPICAL 1 HOUR RATED PLUMBING LAUNDRY BOX DETAIL.
 18. REFER TO 03/A3.01 FOR TYPICAL 1 HOUR RATED SHOWER VALVE DETAIL.
 19. MAILBOXES TO BE PLACED PER USPS RECOMMENDATIONS, NO LOWER THAN 15" AFF. ALL TYPE A UNIT MAIL SLOTS MUST BE PLACED NO LOWER THAN 15" AFF AND NO HIGHER THAN 48" AFF.



01 MAIN LEVEL FLOOR PLAN
 1/4" = 1'-0"

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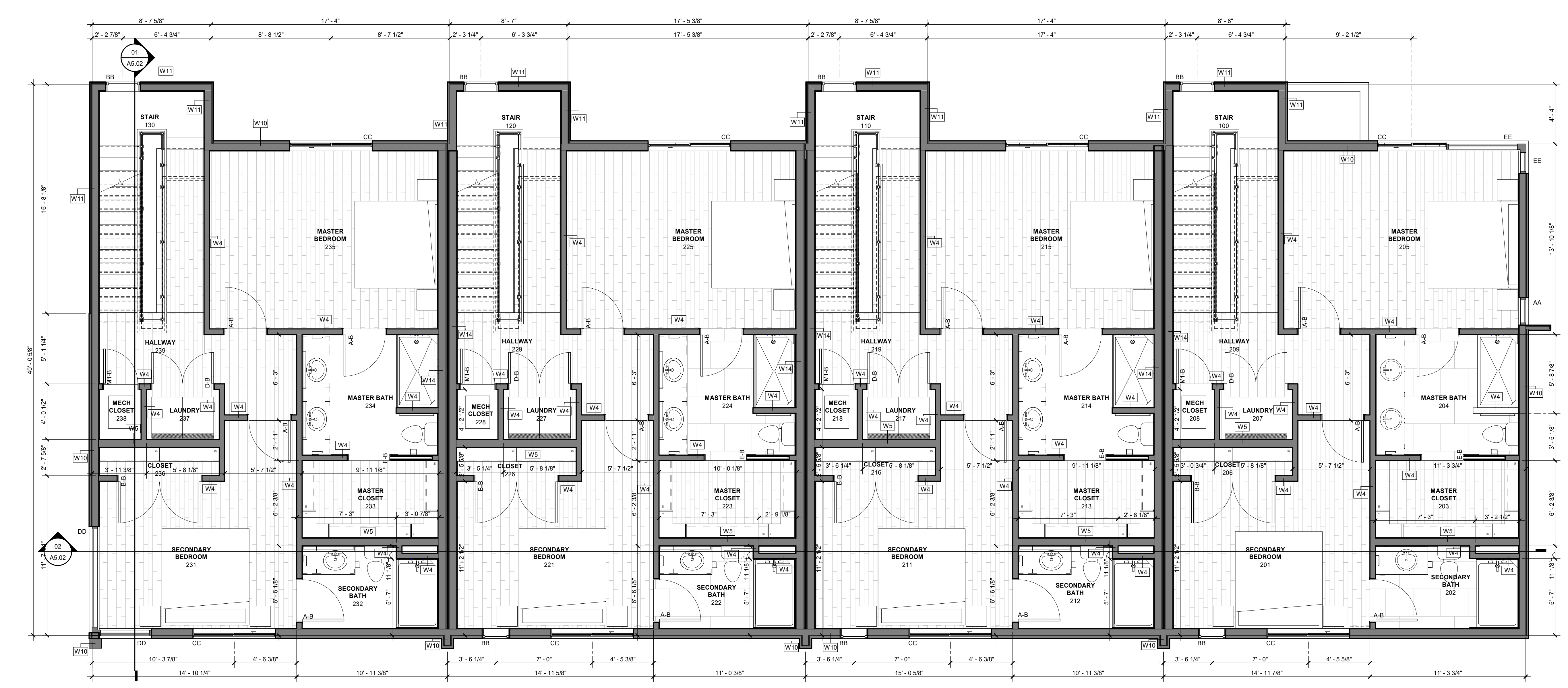
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10/19/2021
 ISSUE

SHEET TITLE
**SECOND LEVEL
 FLOOR PLAN**

SHEET NO.
A2.02

- FLOOR PLAN KEYED NOTES**
- 01 TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 IS TO BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY (IBC 1011.3). REFER TO 04/A3.30.
 - 02 FLOOR LEVEL IDENTIFICATION SIGNS IN TACTILE CHARACTERS COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR LEVEL ADJACENT TO THE DOOR LEADING TO THE CORRIDOR. (IBC 1022.8.1). REFER TO 04/A3.30.
 - 03 SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE DETAIL 01/A3.01. REFER TO GENERAL FIRE NOTES ON SHEETS A0.02 AND A0.03 FOR EXTINGUISHER REQUIREMENTS.
 - 04 SURFACE MOUNTED FIRE EXTINGUISHER. REFER TO GENERAL REQUIREMENTS.
 - 05 PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH LEVEL ADJACENT TO THE ELEVATOR DOOR, PER IBC 1009.8, 1009.8.1 AND 1009.8.2.
 - 06 ACCESS POINT.

- FLOOR PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO EXTERIOR FINISH OF WOOD SHEATHING AND/OR GYPSUM BOARD (U.A.O).
 2. REFER TO SHEET A3.10 FOR ENLARGED UNIT TYPE PLANS.
 3. REFER TO SHEET A5.10 FOR DOOR AND WINDOW TYPES & SCHEDULES.
 4. ALL BATHROOMS ON THE MAIN LEVEL SHALL BE ADAPTABLE. GENERAL CONTRACTOR SHALL VERIFY THAT ALL FIXTURE LOCATIONS HAVE SOLID BLOCKING AND CLEAR FLOOR SPACES SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2009 EDITION OF ICC/ANSI 117.1 AND THE REQUIREMENTS OF SPECIFICATION A BATHROOM OF THE FAIR HOUSING ACT DESIGN MANUAL.
 5. ALL ENTRANCES TO UNITS SHALL BE ON AN ACCESSIBLE ROUTE AND PROVIDE DISABLED ACCESS TO THE UNITS. FLOOR LEVEL OUTSIDE DOORWAYS SHALL BE NO MORE THAN 1/2" BELOW INSIDE FLOOR LEVEL AND SHALL NOT SLOPE MORE THAN 1/8" PER FOOT.
 6. ALL LEVEL ENTRY DOORS SHALL BE 36" WIDE AND HAVE LEVER TYPE LATCHES AND HAVE THRESHOLDS NO HIGHER THAN 1/2" WHICH ARE REVEALED WITH A SLOPE NO GREATER THAN 1/2". CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MIN. EXCEPT AT DOORS CLEAR WIDTH OF THE ACCESSIBLE ROUTE WITH TURNS AROUND AN OBSTRUCTION LESS THAN 48" WIDE SHALL HAVE A CLEAR SPACE OF 42" X 48".
 7. ELECTRICAL SWITCHES, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE NO OPERABLE PARTS WHICH ARE HIGHER THAN 48" NOR LESS THAN 15" AFF.
 8. ALL UNITS ARE TO BE PROVIDED WITH SOLID BLOCKING BETWEEN STUDS IN THE BATHROOM WALLS BEHIND THE TOILET AND AROUND THE TUB AND BETWEEN THE WALLS & THE BACK SURFACE OF THE TUB/SHOWER SPLASH FOR THE POSSIBLE FUTURE INSTALLATION OF GRAB BARS. POSSIBLE FUTURE GRAB BAR AT THE SIDE OF THE TOILET WOULD BE EITHER A WALL-TO-FLOOR TYPD OR FOLD DOWN TYPE. SEE ENLARGED BATHROOMS PLANS ON SHEET A3.12.
 9. A CLEAR FLOOR SPACE AT LEAST 30" X 48" THAT ALLOWS EITHER A FORWARD OR A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT ALL APPLICATIONS IN THE KITCHEN, INCLUDING THE RANGE/COOKTOP, OVEN, REFRIGERATOR, DISHWASHER AND/OR COMPACTOR. THE LOCATION OF THE CONTROLS FOR RANGE/COOKTOPS SHALL NOT REQUIRE REACHING ACROSS BURNERS.
 10. THE FINISHED FLOOR IS TO CONTINUE AND THE CABINETS AND WALL SURFACES FINISHED UNDER CABINETS WITH REMOVEABLE DOORS FOR HANDICAP FORWARD APPROACH.
 11. PROVIDE SOLID 2X FIRE BLOCKING AT ALL CEILING AND FLOOR LEVELS, TOPS AND BOTTOMS OF STAIRWAYS, AND AT DROPPED CEILING LOCATIONS.
 12. SEE CIVIL AND LANDSCAPE DRAWINGS FOR CONTINUATION OF SIDEWALK MAXIMUM 2% SLOPE AT EXTERIOR DOOR LANDINGS IN THE DIRECTION OF TRAVEL.
 13. REFER TO SHEET A5.06 FOR WINDOW TYPES.
 14. REFER TO SHEET A5.01 FOR INTERIOR GLAZED ALUMINUM WALL SYSTEM ELEVATIONS. REFER TO SHEET A3.05 FOR MANUFACTURERS INFORMATION AND SPECIFICATIONS.
 15. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL MECHANICAL ROOM EQUIPMENT LAYOUTS AND REQUIREMENTS.
 16. REFER TO 01/A3.01 FOR TYPICAL 1 HOUR SEMI RECESSED FIRE CABINET DETAIL.
 17. REFER TO 02/A3.01 FOR TYPICAL 1 HOUR RATED PLUMBING LAUNDRY BOX DETAIL.
 18. REFER TO 03/A3.01 FOR TYPICAL 1 HOUR RATED SHOWER VALVE DETAIL.
 19. MAILBOXES TO BE PLACED PER USPS RECOMMENDATIONS, NO LOWER THAN 15" AFF. ALL TYPE A UNIT MAIL SLOTS MUST BE PLACED NO LOWER THAN 15" AFF AND NO HIGHER THAN 48" AFF.



01 SECOND LEVEL FLOOR PLAN
 1/4" = 1'-0"

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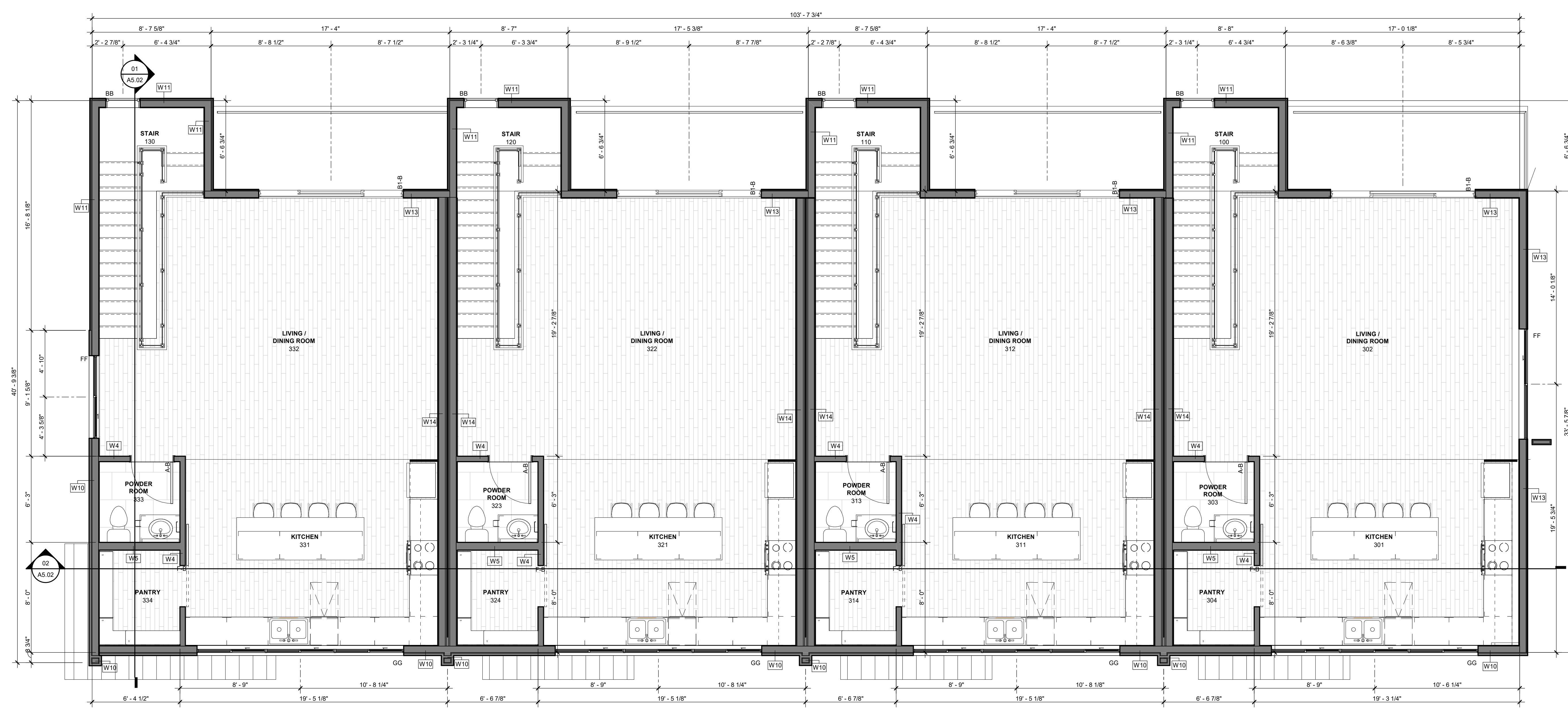
REVISION NO.	DESCRIPTION	DATE

DATE
10/19/2021
 ISSUE

SHEET TITLE
**THIRD LEVEL
 FLOOR PLAN**

SHEET NO.
A2.03

- | FLOOR PLAN KEYED NOTES | | FLOOR PLAN GENERAL NOTES | |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01 | TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 IS TO BE PROVIDED ADJACENT TO EACH DOOR TO AN EGRESS STAIRWAY (IBC 1011.3). REFER TO 04/A3.30. | 1. | ALL DIMENSIONS ARE TO EXTERIOR FINISH OF WOOD SHEATHING AND/OR GYPSUM BOARD UNLESS NOTED OTHERWISE. |
| 02 | FLOOR LEVEL IDENTIFICATION SIGNS IN TACTILE CHARACTERS COMPLYING WITH ICC A117.1 SHALL BE LOCATED AT EACH FLOOR LEVEL ADJACENT TO THE DOOR LEADING TO THE CORRIDOR. (IBC 1022.8.1). REFER TO 04/A3.30. | 2. | REFER TO SHEET A3.10 TO A3.15 FOR ENLARGED UNIT TYPE PLANS |
| 03 | SEMI-RECESSED FIRE EXTINGUISHER CABINET. SEE DETAIL 01/A3.01. REFER TO GENERAL FIRE NOTES ON SHEETS A0.02 AND A0.03 FOR EXTINGUISHER REQUIREMENTS. | 3. | REFER TO SHEET A5.10 FOR DOOR AND WINDOW TYPES & SCHEDULES |
| 04 | SURFACE MOUNTED FIRE EXTINGUISHER. REFER TO GENERAL REQUIREMENTS. | 4. | ALL BATHROOMS ON THE MAIN LEVEL SHALL BE ADAPTABLE. GENERAL CONTRACTOR SHALL VERIFY THAT ALL FIXTURE LOCATIONS HAVE SOLID BLOCKING AND CLEAR FLOOR SPACES SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2009 EDITION OF ICC/ANSI 117.1 AND THE REQUIREMENTS OF SPECIFICATION A BATHROOM OF THE FAIR HOUSING ACT DESIGN MANUAL. |
| 05 | PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT EACH LEVEL ADJACENT TO THE ELEVATOR DOOR, PER IBC 1009.8, 1009.8.1 AND 1009.8.2. | 5. | ALL ENTRANCES TO UNITS SHALL BE ON AN ACCESSIBLE ROUTE AND PROVIDE DISABLED ACCESS TO THE UNITS. FLOOR LEVEL OUTSIDE DOORWAYS SHALL BE NO MORE THAN 1/2" BELOW INSIDE FLOOR LEVEL AND SHALL NOT SLOPE MORE THAN 1/8" PER FOOT. |
| 06 | ACCESS POINT. | 6. | ALL LEVEL ENTRY DOORS SHALL BE 36" WIDE AND HAVE LEVER TYPE LATCHES AND HAVE THRESHOLDS NO HIGHER THAN 1/2" WHICH ARE REVEALED WITH A SLOPE NO GREATER THAN 1/2". |
| | | 7. | CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MIN. EXCEPT AT DOORS CLEAR WIDTH OF THE ACCESSIBLE ROUTE WITH TURNS AROUND AN OBSTRUCTION LESS THAN 48" WIDE SHALL HAVE A CLEAR SPACE OF 42" X 48" |
| | | 8. | ELECTRICAL SWITCHES, OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE NO OPERABLE PARTS WHICH ARE HIGHER THAN 48" NOR LESS THAN 15" AFF. |
| | | 9. | ALL UNITS ARE TO BE PROVIDED WITH SOLID BLOCKING BETWEEN STUDS IN THE BATHROOM WALLS BEHIND THE TOILET AND AROUND THE TUB AND BETWEEN THE WALLS & THE BACK SURFACE OF THE TUB/SHOWER SPLASH FOR THE POSSIBLE FUTURE INSTALLATION OF GRAB BARS. POSSIBLE FUTURE GRAB BAR AT THE SIDE OF THE TOILET WOULD BE EITHER A WALL-TO-FLOOR TYPD OR FOLD DOWN TYPE. SEE ENLARGED BATHROOMS PLANS ON SHEET A3.12 |
| | | 10. | A CLEAR FLOOR SPACE AT LEAST 30" X 48" THAT ALLOWS EITHER A FORWARD OR A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT ALL APPLICATIONS IN THE KITCHEN, INCLUDING THE RANGE/COOKTOP, OVEN, REFRIGERATOR, DISHWASHER AND/OR COMPACTOR. THE LOCATION OF THE CONTROLS FOR RANGE/COOKTOPS SHALL NOT REQUIRE REACHING ACROSS BURNERS. |
| | | 11. | THE FINISHED FLOOR IS TO CONTINUE AND THE CABINETS AND WALL SURFACES FINISHED UNDER CABINETS WITH REMOVEABLE DOORS FOR HANDICAP FORWARD APPROACH. |
| | | 12. | PROVIDE SOLID 2X FIRE BLOCKING AT ALL CEILING AND FLOOR LEVELS, TOPS AND BOTTOMS OF STAIRWAYS, AND AT DROPPED CEILING LOCATIONS. |
| | | 13. | SEE CIVIL AND LANDSCAPE DRAWINGS FOR CONTINUATION OF SIDEWALK MAXIMUM 2% SLOPE AT EXTERIOR DOOR LANDINGS IN THE DIRECTION OF TRAVEL. |
| | | 14. | REFER TO SHEET A5.06 FOR WINDOW TYPES |
| | | 15. | REFER TO SHEET A5.01 FOR INTERIOR GLAZED ALUMINUM WALL SYSTEM ELEVATIONS. REFER TO SHEET A3.05 FOR MANUFACTURERS INFORMATION AND SPECIFICATIONS. |
| | | 16. | REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL MECHANICAL ROOM EQUIPMENT LAYOUTS AND REQUIREMENTS. |
| | | 17. | REFER TO 01/A3.01 FOR TYPICAL 1 HOUR SEMI RECESSED FIRE CABINET DETAIL. |
| | | 18. | REFER TO 02/A3.01 FOR TYPICAL 1 HOUR RATED PLUMBING LAUNDRY BOX DETAIL. |
| | | 19. | REFER TO 03/A3.01 FOR TYPICAL 1 HOUR RATED SHOWER VALVE DETAIL. |
| | | 20. | MAILBOXES TO BE PLACED PER USPS RECOMMENDATIONS, NO LOWER THAN 15" AFF. ALL TYPE A UNIT MAIL SLOTS MUST BE PLACED NO LOWER THAN 15" AFF AND NO HIGHER THAN 48" AFF. |



N01 THIRD LEVEL FLOOR PLAN
 1/4" = 1'-0"

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SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.
A5.01

- ELEVATION GENERAL NOTES**
- REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
 - SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
 - REFER TO SHEETS A3.50 FOR DOOR TYPES AND SCHEDULES.
 - REFER TO SHEET A5.06 FOR WINDOW TYPES
 - REFER TO MECHANICAL DRAWINGS FOR GAS METER LOCATIONS AND CONFIGURATIONS
 - REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONFIGURATIONS
 - ALL EXTERIOR RAILINGS TO BE 42" HIGH, BALLASTERS @ 4 O.C. PER CODE, REFER TO DETAIL 01A7.03
 - REFER TO SHEETS A7.10 THRU A7.16 FOR BALCONY ENLARGED PLANS AND DETAILS
 - REFER TO SHEET A7.11 AND A7.14 FOR TYPICAL EXTERIOR BALCONY GAURDRAIL DETAILS
- ELEVATION FINISH MATERIALS**
- CULTURED STONE, RUNNING BOND
COLOR: PLATINUM
MANUFACTURER: INTERSTATE BRICK
 - METAL PANELING
COLOR: COAL BLACK (SIGNATURE 200)
MANUFACTURER: MSCI
PRODUCT: FW-1004 (CONCEALED FASTENING WALL SYSTEM)
 - HORIZONTAL WOOD SIDING
MANUFACTURER: THERMORY
COLOR: BENCHMARK WHITE ASH
SIZE: 1 X 8 T&G (JEM)
 - GLAZING (GL-01)
MANUFACTURER: NBI GLASS
TYPE: 1" O.A. CLEAR LOW E SNX 62/27 LOW E
 - BALCONY SOFFIT/FASCIA
MANUFACTURER: FIRESTONE - UC-501
FINISH: KYNAR 500 / HYLAR 5000 FLUOROCARBON STEEL
COLOR: TO BE APPROVED BY ARCHITECT
STYLE: FLUSH ALUMINUM PANELS
 - RAILINGS
TO BE OFOI



01 NORTH ELEVATION
1/8" = 1'-0"



02 EAST ELEVATION
1/8" = 1'-0"



03 SOUTH ELEVATION
1/8" = 1'-0"



04 WEST ELEVATION
1/8" = 1'-0"