RESIDENCES @ HIGHLAND

Baton Rouge, LA

HUD PROJECT # 064-35745



CHARACTER ELEVATION

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HUMPHREYS & PARTNERS

ARCHITECTS / LOUISIANA, LLC

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ACCESSIBILITY	WATERPROOFING	INTERIORS	MEP	STRUCTURAL	LANDSCAPE	CIVIL	RADON	NGBS
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ISSUANCE RECORD

DATE	REASON
12/15/2023	ISSUE FOR PRICING

PROJECT SCOPE

PROJECT CONSISTS OF A 224 UNIT, FOR RENT, MARKET RATE MULTIFAMILY COMMUNITY CONSISTING OF 4-STORY WOOD FRAME RESIDENTIAL BUILDING WITH INTERIOR CORRIDOR AND PRECAST STRUCTURED PARKING. THERE IS ONE RESIDENTIAL BUILDING TYPE, A 6.000 SQUARE FOOT INTEGRAL AMMENITY AREA, AND 9 MAIN RESIDENTIAL UNIT TYPES. RESIDENTIAL AMENITIES INCLUDES, FITNESS, RESIDENTIAL LOUNGE, GAME ROOM, DOG WASH, INTEGRAL MAIL AND PARCEL HANDLING AREAS,. AND OTHER TO BE DETERMINED MARKET RATE AMENITIES. PROJECT IS LOCATED ON 2.8 ACRES IN BATON ROUGE, LA.

DEFERRED SUBMITTALS / SEPARATE PERMITS

ALL DEFERRED SUBMITTALS SHALL BEAR THE SEAL AND SIGNATURE OF A LICENSED PROFESSIONAL, AS REQUIRED. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF CONSTRUCTION. ALL ITEMS THAT REQUIRE SEPARATE PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

1. PREFABRICATED FLOOR AND ROOF TRUSSES
2. FIRE ALARM (SEPARATE PERMIT)
3. FIRE SPRINKLER (SEPARATE PERMIT)
4. POOL AND POOL EQUIPMENT LAYOUT (SEPARATE PERMIT)
5. GUARDRAILS AND HANDRAILS
6. LOW VOLTAGE - ACCESS CONTROL AND SECURITY SYSTEMS (SEPARATE PERMIT)
7. SIGNAGE (SEPARATE PERMIT)
8. STAIRS
9. PRECAST CONCRETE GARAGE
10. STRUCTURAL STEEL
11. POST TENSION CABLE LAYOUT
12. PREMANUFACTURED AWNING/CANOPY
13. RADON MITIGATION SYSTEM

PROJECT SIGNATORIES

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COMPANY

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MORTAGE COMPANY

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CIVIL ENGINEER

CSRS

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Designed by: MM
Drawn by: CG
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

HUMPHREYS & PARTNERS
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A0.00

21345

ARCHITECTURAL

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STRUCTURAL

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MEP

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M3.11	FLOOR PLAN UNITS A3, B1, B2-MECHANICAL	I.F.PRICING	12/15/2023	12/15/2023
M3.12	FLOOR PLAN UNITS B3, B4, C1-MECHANICAL	I.F.PRICING	12/15/2023	12/15/2023
M4.10	GROUND FLOOR MECHANICAL PLAN - OVERALLL	I.F.PRICING	12/15/2023	12/15/2023
M4.11	GROUND FLOOR MECHANICAL PLAN -SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
M4.12	GROUND FLOOR MECHANICAL PLAN - SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
M4.13	GROUND FLOOR MECHANICAL PLAN - SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
M4.20	2ND FLOOR MECHANICAL PLAN - OVERALL	I.F.PRICING	12/15/2023	12/15/2023
M4.21	2ND FLOOR MECHANICAL PLAN - SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
M4.22	2ND FLOOR MECHANICAL PLAN - SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
M4.23	2ND FLOOR MECHANICAL PLAN - SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
M4.30	3RD AND 4TH FLOOR MECHANICAL PLANS - OVERALL	I.F.PRICING	12/15/2023	12/15/2023
M4.31	3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
M4.32	3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
M4.33	3RD AND 4TH FLOOR MECHANICAL PLANS - SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
M4.50	ROOF MECHANICAL PLAN - OVERALL	I.F.PRICING	12/15/2023	12/15/2023
M4.51	ROOF MECHANICAL PLAN - SECTOR	I.F.PRICING	12/15/2023	12/15/2023
M4.52	ROOF MECHANICAL PLAN - 2	I.F.PRICING	12/15/2023	12/15/2023
M4.53	ROOF MECHANICAL PLAN - SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
M6.01	MECHANICAL SCHEDULES	I.F.PRICING	12/15/2023	12/15/2023
M6.02	MECHANICAL COMCHECK	I.F.PRICING	12/15/2023	12/15/2023
M6.03	MECHANICAL DETAILS	I.F.PRICING	12/15/2023	12/15/2023
M6.04	MECHANICAL DETAILS	I.F.PRICING	12/15/2023	12/15/2023
	ELECTRICAL			
E0.00	ELECTRICAL GENERAL	I.F.PRICING	12/15/2023	12/15/2023
E1.10	ELECTRICAL SITE PLAN	I.F.PRICING	12/15/2023	12/15/2023
E2.11	GROUND FLOOR LIGHTING - SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
E2.12	GROUND FLOOR LIGHTING - SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
E2.13	GROUND FLOOR LIGHTING - SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
E2.21	SECOND FLOOR LIGHTING - SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
E2.31	TYPICAL FLOOR LIGHTING - SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
E2.32	TYPICAL FLOOR LIGHTING - SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
E2.33	TYPICAL FLOOR LIGHTING -SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
E2.51	FIFTH FLOOR PARKING DECK LIGHTING	I.F.PRICING	12/15/2023	12/15/2023
E2.61	SIXTH FLOOR PARKING DECK LIGHTING	I.F.PRICING	12/15/2023	12/15/2023
E3.11	GROUND FLOOR ELECTRICAL -SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
E3.12	GROUND FLOOR ELECTRICAL -SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
E3.13	GROUND FLOOR ELECTRICAL -SECOTR 3	I.F.PRICING	12/15/2023	12/15/2023
E3.21	SECOND FLOOR ELECTRICAL -SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
E3.22	SECOND FLOOR ELECTRICAL -SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
E3.23	SECOND FLOOR ELECTRICAL -SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
E3.31	TYPICAL FLOOR ELECTRICAL -SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
E3.32	TYPICAL FLOOR ELECTRICAL -SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
E3.33	TYPICAL FLOOR ELECTRICAL -SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
E4.01	ENLARGED UNIT PLANS - LIGHTING	I.F.PRICING	12/15/2023	12/15/2023
E4.02	ENLARGED UNIT PLANS - LIGHTING	I.F.PRICING	12/15/2023	12/15/2023
E4.03	ENLARGED UNIT PLANS -ELECTRICAL	I.F.PRICING	12/15/2023	12/15/2023
E4.04	ENLARGED UNIT PLANS - ELECTRICAL	I.F.PRICING	12/15/2023	12/15/2023
E6.01	RISER DIAGRAM	I.F.PRICING	12/15/2023	12/15/2023
E6.02	ELECTRICAL SCHEDULES	I.F.PRICING	12/15/2023	12/15/2023
E6.03	ELECTRICAL SCHEDULES	I.F.PRICING	12/15/2023	12/15/2023
E6.04	ELECTRICAL SCHEDULES	I.F.PRICING	12/15/2023	12/15/2023
E6.05	ELECTRICAL SCHEDULES	I.F.PRICING	12/15/2023	12/15/2023
E7.01	ELECTRICAL DETAILS	I.F.PRICING	12/15/2023	12/15/2023
	PLUMBING			
P0.00	PLUBMING GENERAL	I.F.PRICING	12/15/2023	12/15/2023
P2.11	FIRST FLOOR SANITARY PLA SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
P2.12	FIRST FLOOR SANITARY PLA SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
P2.13	FIRST FLOOR SANITARY PLA SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
P2.21	SECOND FLOOR SANITARY SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
P2.22	SECOND FLOOR SANITARY SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
P2.23	SECOND FLOOR SANITARY SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
P2.31	TYPICAL FLOOR SANITARY P SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
P2.32	TYPICAL FLOOR SANITARY P SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
P2.33	TYPICAL FLOOR SANITARY P SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
P2.51	ROOF DRAINAGE PLAN SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
P2.52	ROOF DRAINAGE PLAN - SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
P2.53	ROOF DRAINAGE PLAN - SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
P3.11	FIRST FLOOR SUPPLY PLAN SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
P3.12	FIRST FLOOR SUPPLY PLAN SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
P3.13	FIRST FLOOR SUPPLY PLAN SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
P3.21	SECOND FLOOR SUPPLY PL SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
P3.22	SECOND FLOOR SUPPLY PL SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
P3.23	SECOND FLOOR SUPPLY PL SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
P3.31	TYPICAL FLOOR SUPPLY PL SECTOR 1	I.F.PRICING	12/15/2023	12/15/2023
P3.32	TYPICAL FLOOR SUPPLY PL SECTOR 2	I.F.PRICING	12/15/2023	12/15/2023
P3.33	TYPICAL FLOOR SUPPLY PL SECTOR 3	I.F.PRICING	12/15/2023	12/15/2023
P4.01	ENLARGED UNIT PLUMBING PLANS	I.F.PRICING	12/15/2023	12/15/2023
P4.02	ENLARGED UNIT PLUMBING PLANS	I.F.PRICING	12/15/2023	12/15/2023
P4.03	ENLARGED UNIT PLUMBING PLANS	I.F.PRICING	12/15/2023	12/15/2023
P4.04	ENLARGED UNIT PLUMBING PLANS	I.F.PRICING	12/15/2023	12/15/2023
P5.01	ENLARGE PLUMBING PLANS	I.F.PRICING	12/15/2023	12/15/2023
P6.01	RISER DIAGRAMS	I.F.PRICING	12/15/2023	12/15/2023
P7.01	PLUMBING DETAILS	I.F.PRICING	12/15/2023	12/15/2023

INTERIOR DESIGN

SHEET #	ID	UPDATE	CURRENT	ORIGINAL ISSUE
ID-0.0	COVER SHEET	I.F.PRICING	12/15/2023	12/15/2023
ID-0.1A	SCHEDULE OF MATERIALS	I.F.PRICING	12/15/2023	12/15/2023
ID-0.1B	SCHEDULE OF MATERIALS	I.F.PRICING	12/15/2023	12/15/2023
ID-0.2A	SCHEDULE OF MATERIALS UNITS	I.F.PRICING	12/15/2023	12/15/2023
ID-0.3A	SCHEDULE OF MATERIALS-CORRIDORS	I.F.PRICING	12/15/2023	12/15/2023
ID-1.0	CONSTRUCTION AND FINISH PLAN-LEVEL 1	I.F.PRICING	12/15/2023	12/15/2023
ID-1.1	CONSTRUCTION AND FINISH PLAN-LEVEL 2	I.F.PRICING	12/15/2023	12/15/2023
ID-2.0	DECORATIVE REFLECTED CEILING PLAN-LEVEL 01	I.F.PRICING	12/15/2023	12/15/2023
ID-2.1	DECORATIVE REFLECTED CEILING PLAN-LEVEL 02	I.F.PRICING	12/15/2023	12/15/2023
ID-3.0	FLOOR FINISH PLAN-LEVEL 01	I.F.PRICING	12/15/2023	12/15/2023
ID-3.1	FLOOR FINISH PLAN LEVEL 02	I.F.PRICING	12/15/2023	12/15/2023
ID-4.0	FURNITURE PLAN-LEVEL 01	I.F.PRICING	12/15/2023	12/15/2023
ID-4.1	FURNITURE PLAN-LEVEL 02	I.F.PRICING	12/15/2023	12/15/2023
ID-5.0	POWER PLAN-LEVEL 01	I.F.PRICING	12/15/2023	12/15/2023
ID-5.1	POWER PLAN-LEVEL 02	I.F.PRICING	12/15/2023	12/15/2023
ID-8.0	DECORATIVE REFECTED CEILING PLAN -UNITS	I.F.PRICING	12/15/2023	12/15/2023
ID-8.1	DECORATIVE REFLECTED CEILING PLANS-UNITS	I.F.PRICING	12/15/2023	12/15/2023
ID-8.2	FLOOR FINISH PLAN-UINITS	I.F.PRICING	12/15/2023	12/15/2023
ID-8.3	FLOOR FINISH PLAN-UNITS	I.F.PRICING	12/15/2023	12/15/2023
ID-9.0	CONSTRUCTION AND FINISH PLAN CORRIDOR	I.F.PRICING	12/15/2023	12/15/2023
ID-9.1	DECORATIVE REFLECTED CEILING PLAN CORRIDOR	I.F.PRICING	12/15/2023	12/15/2023
ID-9.2	FLOOR FINISH PLAN CORRIDOR	I.F.PRICING	12/15/2023	12/15/2023

LANDSCAPE

SHEET #	LANDSCAPE	UPDATE	CURRENT	ORIGINAL ISSUE
L0.00	GENERAL NOTES	I.F.PRICING	12/15/2023	12/15/2023
L1.00	OVERALL SITE PLAN	I.F.PRICING	12/15/2023	12/15/2023
L1.01	LAYOUT PLAN	I.F.PRICING	12/15/2023	12/15/2023
L1.02	LAYOUT PLAN	I.F.PRICING	12/15/2023	12/15/2023
L1.03	LAYOUT PLAN	I.F.PRICING	12/15/2023	12/15/2023
L2.01	PLANTING PLAN	I.F.PRICING	12/15/2023	12/15/2023
L2.02	PLANTING PLAN	I.F.PRICING	12/15/2023	12/15/2023
L2.03	PLANTING PLAN	I.F.PRICING	12/15/2023	12/15/2023
L3.01	IRRIGATION PLAN	I.F.PRICING	12/15/2023	12/15/2023
L3.02	IRRIGATION PLAN	I.F.PRICING	12/15/2023	12/15/2023
L3.03	IRRIGATION PLAN	I.F.PRICING	12/15/2023	12/15/2023
L5.00	LIGHTING PRODUCTS	I.F.PRICING	12/15/2023	12/15/2023
L5.01	LIGHTING PLAN	I.F.PRICING	12/15/2023	12/15/2023
L5.02	LIGHTING PLAN	I.F.PRICING	12/15/2023	12/15/2023
L5.03	LIGHTING PLAN	I.F.PRICING	12/15/2023	12/15/2023
L7.00	PRODUCT DETAILS	I.F.PRICING	12/15/2023	12/15/2023
L7.01	PLANTING DETAILS	I.F.PRICING	12/15/2023	12/15/2023
L7.02	IRRIGATION DETAILS	I.F.PRICING	12/15/2023	12/15/2023
L7.03	HARDSCAP & DRAINAGE DETAILS	I.F.PRICING	12/15/2023	12/15/2023
L7.04	MISCELLANEOUS DETAILS	I.F.PRICING	12/15/2023	12/15/2023
L7.05	MISCELLANEOUS DETAILS 2	I.F.PRICING	12/15/2023	12/15/2023

POOL

SHEET #	POOL	UPDATE	CURRENT	ORIGINAL ISSUE
SP1.00	EQUIPMENT SCHEDULES	I.F.PRICING	12/15/2023	12/15/2023
SP1.01	GENERAL NOTES	I.F.PRICING	12/15/2023	12/15/2023
SP2.00	SWIMMING POOL SITE LAYOUT	I.F.PRICING	12/15/2023	12/15/2023
SP3.00	SWIMMING POOL PLUM

DRAWING ABBREVIATIONS

A	
AB	Anchor Bolt
ABV	Above
AC	Air Conditioning
AD	Area Drain
ADD	Addendum
ADJ	Adjacent
AFF	Above Finished Floor
AHU	Air Handler Unit
ALUM	Aluminum
ALT	Alternate
ANOD	Anodized
APPROX	Approximate
APC	Architectural Precast Panel
ARCH	Architect/ Architectural
AV	Audio Visual
AVG	Average
B	
BALC	Balcony
BB	Fiber Cement Board & Batten
BD	Board
BDRM	Bedroom
BF	Backface
BL	Building Line
BLDG	Building
BLK	Blocking
BLKG	Blocking
BM	Beam
BOM	Bottom Of Mullion
BOT	Bottom
BSMT	Basement
BUR	Built-Up Roof
BV	Brick Veneer
BW	Bearing Wall
C	
C	Compact Parking Space
CC	Concrete Construction
CDR	Card Reader
CEM	Cement
CER	Ceramic
CIP	Cast In Place
CJ	Control Joint
CJ	Construction Joint
CL	Center Line
CLO	Closet
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
CO	Cased Opening
COL	Column
COMM	Communications
CONC	Concrete
CONN	Connection
CONST	Construction
CONT	Continuous
COOR	Corridor
CPT	Carpet
CSR	Curved Shower Rod
CT	Ceramic Tile
CTD	Centered
CTR	Center
CW	Curtain Wall
D	
D	Clothes Dryer
DEC	Decorative
DIA	Diameter
DIM	Dimension
DN	Down
DS	Down Spout
DTL	Detail
DW	Dishwasher
DWGS	Drawings
DWLS	Dowels
E	
EA	Each
EB	Eyebrow
EIFS	Exterior Insulation and Finish System
EJ	Expansion Joint
EL	Elevation
ELEC	Electric
ELEV	Elevator
EOS	EDGE OF SLAB
EQ	Equal
EQUIP	Equipment
ESC	Escalator
EW	Each Way
EWC	Electric Water Cooler
EXIST	Existing
EXP	Expansion
EXT	Exterior
F	
F	Female
FAB	Fabricate
FB	Fire Barrier
F/C	Floor/Ceiling Assembly
FC	Fire Code
FD	Floor Drain
FDN	Foundation
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FIN	Finish
FLASH	Flashing
FLR	Floor
FOB	Face of Brick
FOC	Face of Brick / or CMU
FOS	Face of Stud
FP	Fiber Cement Panel
FPL	Fireplace
FRTW	Fire Resistant Treated Wood
FS	Fiber Cement Lap Siding
FT	Foot
FTG	Footing
FV	Field Verify
FVC	Fire Valve Cabinet
FW	Firewall
G	
GA	Gauge
GALV	Galvanized
GB	Grade Beam
GC	General Contractor
GEN	General
GFRC	Glass-Fiber Reinforced Concrete
GI	Galvanized Iron
GRG	Glass-Reinforced Gypsum
GYP BD	Gypsum Board
H	
HB	Hose Bib
HD HT	Head Height
HDR	Header
HDW	Hardware
HDWD	Hardwood
HK	Hook
HM	Hollow Metal
HORIZ	Horizontal
HP	High Point
HR	Hour
HT	Height
HVAC	Heating, Ventillation & Air Conditioning
I	
IBC	International Building Code
ID	Inside Diameter
INSUL	Insulation
INT	Interior
J	
JAN	Janitor
JT	Joint
K	
KIT	Kitchen
KS	Knee Space
L	
LAM	Laminate
LAV	Lavatory
LIN CH	Linen Chute
LKRS	Lockers
LOC	Location
LP	Low Point
LT	Light
LVT	Luxury Vinyl Tile
LWC	Lightweight Concrete
M	
M	Male
MAS	Masonry
MATL	Material
MAX	Maximum
MC	Medicine Cabinet
MD	Masonry Dimension
MECH	Mechanical
MED	Medium
MEMB	Membrane
MEP	Mechanical, Electrical and Plumbing
MFG	Manufacturer
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MOE	Means of Eress
MP	Metal Panel
MTL	Metal
MSV	Manufactured Stone Veneer
N	
N	North
NA	Not Available
NIC	Not in Contract
NOA	Notice of Acceptance by Florida Governing Authority
NOM	Nominal
N-R	Not Rated
NR	Not Required
NTS	Not to Scale
NWC	Normal Weight Concrete
O	
OC	On Center
OD	Outside Diam.
OD	Overflow Drain
OFCI	Owner Furnished, Contractor Installed
OFOI	Owner Furnished, Owner Installed
OH	Opposite Hand
OHD	Overhead Door
OPG	Opening
OPP	Opposite
OSB	Oriented Strand Board
P	
P	Fire Partition
P LAM	Plastic Laminate
PC	Precast Concrete
PCP	Portland Cement Plaster
PL	Property Line or Plate
PLUMB	Plumbing
PLYWD	Plywood or OSB
PP	Push Plate
POL	Polished
PORT CEM	Portland Cement
PR	Pair
PREFAB	Prefabricated
PSF	Pounds per Square Foot
PSI	Pounds per Square Inch
PT	Pressure Treated or Point
PTD	Painted
PVMT	Pavement
R	
R	Riser or Radius
RAF	Rubberized Asphalt Flashing
RAM	Rubberized Asphalt Membrane
RAU	Rubberized Asphalt Underlayment
R/C	Roof/Ceiling Assembly
RC	Resilient Channel
RCP	Reflected Ceiling Plan
RD	Roof Drain
REBAR	Reinforcing Bar
RECP	Receptacle
REF	Refer or Reference
REINF	Reinforcing
RELOC	Relocate/Relocated
REQD	Required
RFVC	Recessed Fire Valve Cabinet
RH	Robe Hook
RM	Room
RO	Rough Opening
S	
SAB	Sound Attenuation Blanket
SCHED	Schedule
SCOF	Static Coefficient of Friction
SECT	Section
S/H	Single Hung
SH	Shower Head
SHT	Sheet
SHWR	Shower
SIM	Similar
SO	Structural Opening
SOG	Slab on Grade
SP	Stand Pipe
SPEC	Specified or Specification
SQ	Square
SR	Shower Rod
SS	Stainless Steel
STC	Sound Transmission Class
STD	Standard
ST	Stair or Stucco
STO	Storage
STL	Steel
STRUC	Structural
SV	Stone Veneer
SYS	System
T	
T	Tread, Tile or Top
T&B	Top and Bottom
TB	Towel Bar
TEL	Telephone
TEMP	Temperature
THK	Thick
TLT	Toilet
TO	Top of
TOB	Top of Beam
TOC	Top of Concrete or Top of Curb
TOD	Top of Deck
TOH	Top of Heel
TOP	Top of Plate or Top of Parapet
TOS	Top of Slab
TP	Tilet Paper Dispenser
TR	Towel Ring
TRSH CH	Trash Chute
TYP	Typical
U	
U/C	Under counter
U/G	Underground
UNO	Unless Noted Otherwise
V	
V	Vinyl
VAR	Varies
VERT	Vertical
VEST	Vestibule
VP	Vinyl Plant
W	
W	Washing Machine or Width
W	With
WC	Wood Construction
W/O	Without
WP	Waterproof(ing)
WD	Wood
W/D	Washer & Dryer
WH	Water Heater
WIC	Walk In Closet
WP	Work Point
WRB	Weather Resistand Barrier
WS	Work Space
WT	Weight
WWF	Welded Wire Fabric
WWM	Welded Wire Mesh

GENERAL NOTES

ACCESSIBILITY:

1. ALL RAMPS ON ACCESSIBLE ROUTE SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. SLOPE RAMPS AT 1:12 (MAX.) REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS. ZERO TOLERANCE ALLOWED.
2. ALL GROUND AND FLOOR SURFACES TO BE STABLE, FIRM AND SLIP RESISTANT IN ACCORDANCE WITH APPLICABLE CODES AND LAWS.
3. IF PROVIDED, FIBERGLASS TUB/SHOWER SURROUNDS FOR ACCESSIBLE, ANSI TYPE A OR ANSI TYPE B UNITS MUST HAVE FACTORY INSTALLED BLOCKING.
4. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT SLIDING DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
5. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOR MORE THAN 80 INCHES ABOVE THE FINISH FLOOR SHALL PROTRUDE A MAXIMUM OF 4 INCHES HORIZONTALLY INTO THE CIRCULATION PATH. ANY OBJECTS PROTRUDING GREATER THAN 4" MUST BE MOUNTED WITH THEIR BOTTOM EDGE AT 80" A.F.F.
6. THIS PROJECT IS REQUIRED TO MEET SEVERAL DIFFERENT ACCESSIBILITY CODES. SOME OF THESE CODES CONTRADICT AND/OR HAVE VARYING DEGREES OF REQUIRED ACCESSIBILITY. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CODES AND ONLY THE MOST STRINGENT REQUIREMENTS SHALL BE UTILIZED IN THE CONSTRUCTION OF THIS PROJECT.
7. THE FAIR HOUSING ACT DESIGN MANUAL IS BEING INCLUDED AS PART OF THE PROJECTS CONTRACT DOCUMENTS AND WILL BE ISSUED UNDER A SEPARATE COVER.
8. ALL DWELLING UNITS MUST MEET THE REQUIREMENTS SET FORTH BY IIC ANSI A117.1-2009 ACCESSIBILITY CODE FOR TYPE 'B' DWELLING UNITS AND THE FEDERAL FAIR HOUSING ACT. IN ADDITION, 2% OF THE TOTAL NUMBER OF UNITS PROVIDED MUST MEET REQUIREMENTS FOR IIC ANSI A117.1 ACCESSIBILITY CODE FOR TYPE 'A' DWELLING UNITS.
9. WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO: ACCESSIBLE BUILDING ENTRANCES, BETWEEN BUILDINGS, AND TO THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND ADDITIONAL APPLICABLE REQUIREMENTS.

LIFE SAFETY:

1. SMOKE ALARMS ARE REQUIRED AND SHALL CONFORM TO ALL APPLICABLE CODES INCLUDING NUMBER, LOCATION, ETC.
2. ALL BUILDINGS WITH GARAGES OR FUEL BURNING APPLIANCES TO HAVE CARBON MONOXIDE DETECTORS IN UNITS.
3. EVERY EXIT WAY OR CHANGE OF DIRECTION IN A EXIT CORRIDOR SHALL BE MARKED WITH WELL-LIGHTED EXIT SIGNS HAVING LETTERS OF AT LEAST 5 INCHES IN HEIGHT.

RATED CONSTRUCTION:

1. ALL PRIMARY STRUCTURAL FRAME MEMBERS TO BE INDIVIDUALLY WRAPPED IN FIRE RESISTANT ASSEMBLY. THE PRIMARY STRUCTURAL FRAME INCLUDES ALL OF THE FOLLOWING:
   1.1. ALL COLUMNS
   1.2. STRUCTURAL MEMBERS HAVING DIRECT CONNECTIONS TO COLUMNS, INCLUDING GIRDERS, BEAMS, TRUSSES AND SPANDRELS.
   1.3. MEMBERS OF THE FLOOR CONSTRUCTION AND ROOF CONSTRUCTION HAVING DIRECT CONNECTION TO THE COLUMNS BRACING MEMBERS THAT ARE ESSENTIAL TO THE VERTICAL STABILITY OF THE PRIMARY STRUCTURAL UNDER GRAVITY LOADING SHALL BE CONSIDERED PART OF THE PRIMARY STRUCTURAL FRAME WHETHER OR NOT THE BRACING MEMBER CARRIES GRAVITY LOAD.
2. ALL GYPSUM BOARD ASSEMBLIES TO ACHIEVE FIRE RESISTANCE RATINGS INDICATED ON DRAWINGS AND IN ACCORDANCE WITH ASTM C36.
3. ROOFING SHALL BE CLASS - A (MINIMUM).
4. DRAFT STOPS WHERE REQUIRED AT FLOOR CEILING ASSEMBLIES SHALL BE IN LINE WITH WALLS SEPARATING UNITS. ATTIC DRAFTSTOPS WHERE REQUIRED SHALL BE IN LINE WITH WALLS SEPARATING UNITS OR AS SHOWN ON ROOF PLANS.
5. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIREBLOCKING MATERIAL SHALL AS PRESCRIBED BY CODE.
6. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR, OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED.
7. FIRE-RESISTANT JOINT SYSTEMS SHALL NOT BE REQUIRED FOR JOINTS THE FOLLOWING LOCATIONS: FLOORS WITHIN A SINGLE DWELLING UNIT; FLOORS WHERE THE JOINT IS PROTECTED BY A SHAFT ENCLOSURE; FLOORS WITHIN OPEN PARKING STRUCTURES; MEZZANINE FLOORS; WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS; ROOFS WHERE OPENINGS ARE PERMITTED; CONTROL JOINTS NOT EXCEEDING A MAXIMUM WIDTH OF 0.625 INCH AND TESTED IN ACCORDANCE WITH ASTM E 119.
8. ALL TUB/SHOWER VALVES IN FIRE RATED WALLS ARE TO BE PROTECTED WITH THE SAME FIRE RATING AS THE WALL.

STRUCTURAL:

1. FRAMING AT WINDOWS AND DOORS SHALL BE ADEQUATE TO MINIMIZE MOVEMENT AND LESSEN CRACKING OF EXTERIOR MATERIALS (DOUBLE STUDS REQUIRED IN SOME LOCATIONS).
2. REFER TO STRUCTURAL FRAMING PLANS FOR ALL STUD SPACING.
3. REFER TO STRUCTURAL DRAWINGS FOR ALL SHEAR WALL LOCATIONS, LENGTHS, AND NAILING PATTERNS.
4. REFER TO STRUCTURAL FOR LINTEL SCHEDULE.
5. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
6. RAILING SUB-CONTRACTOR TO VERIFY POUND FORCE ON GUARD RAILING TO DETERMINE ADEQUATE NUMBER OF SUPPORT POSTS. NO MIDDLE SUPPORT PREFERRED.

WALL NOTES:

1. ALL PLUMBING WALLS SHALL BE FRAMED WITH A MINIMUM 2 X 6 STUDS (REFER TO PLANS FOR ALTERNATE STUD SIZES). REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH A MINIMUM 2 X 4 STUDS UNLESS NOTED OTHERWISE ON UNIT PLANS.
2. ALL SILLS IN CONTACT WITH CONCRETE TO BE BE PRESSURE TREATED AND HAVE A CONTINUOUS SILL SEALER ON ENTIRE EXTERIOR PERIMETER OF BUILDING.
3. MATERIALS USED AS A BASE FOR WALL TILE SHALL CONFORM TO ALL APPLICABLE CODES.
4. UNLESS NOTED OTHERWISE, ALL NON TILED WET WALLS SHALL HAVE MOISTURE AND MOLD RESISTANT GYPSUM WALLBOARD.
5. INSTALL BLOCKING IN BATH AND KITCHEN WALL CAVITIES WHERE NEEDED TO SUPPORT CABINETS. PROVIDE ADEQUATE WOOD BLOCKING BETWEEN STUDS FOR ATTACHMENT OF STAIR HANDRAILS, BALCONY GUARDRAILS, LIGHT FIXTURES, ETC. MINIMUM SIZE OF BLOCKING SHALL BE 2X10. ADDITIONAL SOLID WOOD BLOCKING AT GRAB BARS AS INDICATED ON THE DRAWINGS.
6. PROVIDE 3 STUD MINIMUM AT ALL EXTERIOR CORNERS.
7. INSULATE ALL TUB AND WASHER WALLS ON EXTERIOR AND COMMON WALLS PER PLANS.
8. BATT INSULATION SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS SO BATTS DO NOT SAG INSIDE OF WALL CAVITY.
9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENCED PRACTICES OR MANUFACTURER'S REQUIREMENTS. WHICHEVER IS MORE STRINGENT, FOR THICKNESS, NAILING, TAPING, CONTROL JOINTS, ETC.
10. WHEN WALLS, OR PORTIONS OF WALLS, CONTAINING MULTIPLE LAYERS OF SHEATHING OR GYPSUM BOARD ALIGN WITH WALLS CONTAINING A SINGLE LAYER OF SHEATHING OR GYPSUM BOARD, THE ADDITIONAL LAYERS OF SHEATHING OR GYPSUM BOARD SHALL EXTEND TO THE NEAREST INSIDE OR OUTSIDE CORNER SO AS TO CREATE A UNIFORM WALL PLANE.

FLOOR / CEILING NOTES:

1. ALL PATIOS AND PORCHES TO SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 1/8" PER FOOT AND A MAXIMUM OF 1/4" PER FOOT. CONCRETE SHALL BE WARPED AS NEEDED TO ELIMINATE DAMMING OR PONDING OF WATER.
2. AT COVERED DWELLING UNITS, WARP CONCRETE AT DOOR THRESHOLDS TO PROVIDE REQUIRED ACCESSIBLE ROUTE SUCH THAT THE REQUIRED MANEUVERING CLEARANCE IS SLOPED NO MORE THAN 2% IN ANY DIRECTION.
3. PROVIDE WOOD BLOCKING AS NEEDED IN CEILING AT CENTER OF ALL BEDROOMS FOR CEILING FAN INSTALLATION.
4. UNDERWRITER LABORATORIES PLACES SPECIFIC REQUIREMENTS REGARDING INSULATION PLACEMENT IN FLOOR / CEILING ASSEMBLIES. CONTRACTOR SHALL REVIEW AND VERIFY ALL REQUIREMENTS ARE MET DEPENDING ON THE PLACED OF THE INSULATIONS IN THE ASSEMBLY.

DOORS / WINDOWS / OPENINGS NOTES:

1. ATTIC ACCESSES TO BE NOT LESS THAN 20" X 30" (CLEAR OPENING) AS LOCATED ON THE ROOF PLANS AND RATED PER CODE.
2. CORRISION RESISTANT FLASHING IS REQUIRED AT THE HEAD, SILL, AND JAMBS OF ALL WINDOWS, ROOF OPENINGS, AND THE INTERSECTION OF ROOF AND FRAME WALLS. SEALANT TO BE USED AT THE TOP AND SIDES TO GUARANTEE LEAK-PROOF CONSTRUCTION.
3. ADD SEALANT TO ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL PANELS, AND TO ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. REF. TO LOCAL CODES (OR M.E.P.) FOR REQUIREMENTS.
4. PROVIDE SELF-ADHERING BITUTHENE AT HEAD, JAMB AND SILL OF ALL DOORS AND WINDOWS.
5. ALL WALL PENETRATIONS (i.e.VENT HOODS, INCLUDING BOTH EXHAUST AND INTAKE, LIGHT FIXTURES, ETC.) SHALL BE MOUNTED WITH THE CENTERLINES OF THE PENETRATION ALIGNED, VERTICALLY AND HORIZONTALLY, ON THE EXTERIOR WALL..
6. PRIMARY ENTRY DOOR TO UNITS SHALL HAVE VIEWER WITH MIN 180 DEGREE RANGE OF VIEW. 'ANSI TYPE A' OR ACCESSIBLE UNITS TO HAVE ONE VIEWER AT 56" A.F.F. AND A SECOND IDENTICAL VIEWER AT 48" A.F.F.

DIMENSIONS:

1. DIMENSIONS ON THESE DRAWINGS ARE DIMENSIONED FROM FRAMING MEMBER TO FRAMING MEMBER NOT TO FINISH MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN WITH "CLR" OR "CLEAR" ARE DIMENSIONS FROM FINISH TO FINISH.
3. WHILE TOLERANCES HAVE BEEN BUILT INTO THE DRAWINGS TO ALLOW FOR FIELD DISCREPANCIES DURING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL "CLR" OR "CLEAR" DIMENSIONS AT EACH PHASE OF CONSTRUCTION TO ENSURE REQUIRED CLEARANCES ARE MET.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

FINISH NOTES:

1. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
2. CABINET, CASEWORK & MILLWORK SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER FINISHES ARE APPLIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION.

MISCELLANEOUS:

1. ALL EXPOSED MATERIALS FOR BALCONIES, SOFFITS, OVERHANGS, ETC, TO BE APPROVED EXTERIOR GRADE AND PER CODE.
2. ALL TOWEL BARS AND TOILET PAPER HOLDERS ARE REQUIRED. PROPER BLOCKING IS REQUIRED FOR INSTALLATION.
3. PROVIDE PLYWOOD PANELS IN ALL TELECOMMUNICATIONS ROOMS FOR MOUNTING OF EQUIPMENT.
4. STAIRS SHALL COMPLY WITH ALL APPLICABLE CODES. STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE. RISER HEIGHT SHALL BE UNIFORM AND SHALL BE 4" MINIMUM AND 7" MAXIMUM. RISERS SHALL BE SOLID. STAIRWAYS SHALL HAVE HANDRAILS ON BOTH SIDES AND EXTEND AT THE TOP AND BOTTOM AS REQUIRED BY CODE.
5. AREA CALCULATIONS:
   5.1. AREA CALCULATIONS TO DETERMINE OCCUPANT LOAD FOR FUNCTION OF SPACES WITH AN OCCUPANT LOAD FACTOR OF "GROSS" ARE PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "FLOOR AREA, GROSS".
   5.2. AREA CALCULATIONS TO DETERMINE OCCUPANT LOAD FOR FUNCTION OF SPACES WITH AN OCCUPANT LOAD FACTOR OF "NET" AREA PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "FLOOR AREA, NET".
   5.3. AREA CALCULATIONS TO DETERMINE ALLOWABLE BUILDING AREA PER THE BUILDING CODE CHAPTER 2 DEFINITION FOR "AREA, BUILDING"
   5.4. AREA CALCULATIONS FOR DWELLING UNITS ARE "MARKET NET AREA" WHICH PERTAINS TO THE AGGREGATE CONDITIONED SPACES WITHIN A SINGLE DWELLING UNIT. "MARKET NET AREA" INCLUDES THE THICKNESS OF THE UNIT PERIMETER WALLS AS WELL AS THE THICKNESS OF THE CORRIDOR WALL. IT DOES NOT INCLUDE BALCONY, EXTERIOR STORAGE CLOSETS, OR EXTERIOR MECHANICAL CLOSETS.
   5.5. AREA CALCULATIONS FOR DWELLING UNITS FOR HUD ARE CALCULATED PER THE HUD GUIDELINES.
      5.5.1. HUD NET AREA: MEASURED FROM THE INSIDE FACE OF THE PERIMETER WALLS.
      5.5.2. HUD GROSS AREA: INCLUDES THE THICKNESS OF THE UNIT PERIMETER WALLS AS WELL AS THE THICKNESS OF THE CORRIDOR WALL. THIS IS EQUAL TO THE MARKET NET AREA.
   5.6. AREAS RELATED TO TAX ASSESSOR'S REQUIREMENTS OR OTHER VARIOUS METHODS OF CALCULATING AREAS REMAIN THE RESPONSIBILITY OF THE OWNER.

CONTRACTOR:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHALL BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. UNLESS NOTED OTHERWISE, ALL WORK AND EQUIPMENT TO BE FULLY GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT ALL WORK IN PROGRESS AND ASSURE THAT ALL WORK SUBSTANTIALLY CONFORMS TO THE CONTRACT DOCUMENTS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF THE WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL HIRE SUB CONTRACTORS AND SUPPLIERS WITH PROVEN ABILITY TO PROVIDE/PERFORM QUALITY WORKMANSHIP ON THIS TYPE OF PROJECT.
5. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
6. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BID THE GREATER ITEM IN QUALITY, QUANTITY, STABILITY, DURABILITY, ETC.
7. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION OR ERECTION. IF DISCREPANCIES BETWEEN THE FIELD DIMENSIONS AND THE CONTRACT DOCUMENTS OCCUR, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ALL TRADES ASSOCIATED WITH THE PROJECT.
9. THESE DRAWINGS CONTAIN LIMITED SPECIFICATIONS, DETAILS AND INFORMATION REQUIRED FOR THE INTERIOR FINISHES TO THE PROJECT. CONTRACTOR SHALL OBTAIN ADDITIONAL INFORMATION FROM THE OWNER.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED TO A MAINTAIN CLEAN AND SAFE PROJECT.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE OWNER'S SATISFACTION BEFORE THE OWNER ACCEPTS THE BUILDING OR PORTION OF THE BUILDING.
12. THE CONTRACTOR SHALL PAY ALL FEES, GIVE ALL NOTICES, FILE ALL NECESSARY DRAWINGS AND OBTAIN ALL PERMITS AND CERTIFICATIONS OR APPROVALS REQUIRED IN CONNECTION WITH ALL WORK UNDER THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
13. THERE SHALL BE NO DEVIATION FROM THE SPECIFICATIONS WITHOUT THE WRITTEN APPROVAL OF THE OWNER, ARCHITECT AND/OR ENGINEER.
14. CONTRACTOR SHALL NOT SCALE DRAWINGS.

BUILDINGS WITH A HEIGHT IN EXCESS OF THREE STORIES:

1. INTERIOR LOAD BEARING WALLS SHALL HAVE LSL PLATES ON ALL FLOORS TO MINIMIZE SHRINKAGE. REFER TO STRUCTURAL FOR LSL PLATE REQUIREMENTS. LSL PLATES CANNOT BE USED IN THE EXTERIOR WALL ASSEMBLY.
2. PLUMBING CONTRACTOR SHALL PROVIDE AT LEAST ONE (1) EXPANSION JOINT IN EACH VERTICAL VENT STACK AND PLUMBING RISERS TO ALLOW FOR BUILDING COMPRESSION TO MINIMIZE PIPE BREAKAGE. REFER TO MEP DRAWINGS FOR LOCATION AND MATERIAL OF THE EXPANSION JOINT.
3. BORING FOR LATERAL PLUMBING LINES SHALL BE BORED IN SUCH A MANNER TO ALLOW FOR BUILDING COMPRESSION TO MINIMIZE PIPE BREAKAGE. REFER TO STRUCTURAL FOR STUD BORING ALLOWANCES.

LEGEND

WALL LEGEND

2 X STUD WALL FRAMING

NOTE: PLUMBING WALLS ARE 2 X 6 STUD FRAMING, EXCEPT AS NOTED, ALL OTHER INTERIOR WALLS ARE 2 X 4 TYP. U.N.O.

CMU WALL

1-HR FIRE PARTITION

1-HR FIRE PARTITION

1-HR FIRE BARRIER

2-HR FIRE BARRIER

2-HR FIRE WALL

KEY DESIGNATIONS

T.O.D. 100'-0" 1ST FLOOR — ELEVATION (HEIGHT) TAG

A4.XX — EXTERIOR ELEVATION TAG

FURRDOWN CEILING AREAS

GRADE 1 BLOWN INSULATION*

BATT INSULATION*

*AREAS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE TO BE INSULATED TO GRADE 1 INSTALLATION STANDARDS.

DETAIL SECTION TAG: NUMBER INDICATES DETAIL FOUND IN SHEET SERIES AX.XX.

WALL SECTION TAG: NUMBER INDICATES WALL SECTIONS FOUND IN SHEET SERIES AX.XX.

1 / AX.XX / 2 — INTERIOR ELEVATION TAG

X — WINDOW TAG

X — DOOR TAG

XX — WALL ASSEMBLY TAG

MIN. 30" X 48" CLEAR FLOOR SPACE WITH 2" TOLERANCE AREA (32"X52" SHOWN)

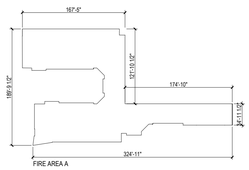
APPLICABLE CODES

APPLICABLE CODES IN EFFECT FOR BATON ROUGE, LOUISIANA

CODE	ADOPTED EDITION	CODE	ADOPTED EDITION
BUILDING	2021 INTERNATIONAL BUILDING CODE, WITH AMENDMENTS	LIFE SAFETY	2015 NFPA 101 LIFE SAFETY CODE
MECHANICAL	2021 INTERNATIONAL MECHANICAL CODE, WITH AMENDMENTS	ELEVATORS	2019 SAFETY CODE FOR ELEVATORS AND ESCALATORS, WITHOUT AMENDMENTS
PLUMBING	2021 INTERNATIONAL PLUMBING CODE, WITH AMENDMENTS		
ELECTRICAL	2020 NATIONAL ELECTRICAL CODE	ACCESSIBILITY	FAIR HOUSING ACT - HUD FAIR HOUSING DESIGN MANUAL (SAFE HARBOR)
		ACCESSIBILITY	2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
FIRE	2019 NATIONAL FIRE ALARM AND SIGNALING CODE		
FUEL AND GAS	2021 INTERNATIONAL FUEL GAS CODE		

In addition to the codes listed on this sheet, HUD's 4910.1 Minimum Property Standards for Housing requirements have been reviewed and addressed for this project.

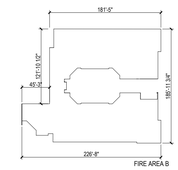
FIRE AREA DIAGRAMS



FIRE AREA A



PARKING GARAGE



FIRE AREA B

TYPE OF CONSTRUCTION

ALLOWABLE BUILDING AREA								ACTUAL BUILDING AREA				
BUILDING	OCC. GROUP	**TYPE of CONSTRUCTION**	PROVIDED SPRINKLER SYSTEM	ALLOW. AREA PER FLOOR AREA	FRONTAGE INCREASE PECENTAGE (SEE	FRONTAGE INCREASE	MAXIMUM ALLOW. AREA PER FLOOR	Actual Area of largest Floor	MAX. ALLOWABLE HEIGHT (FT)	MAX. ALLOWABLE HEIGHT (STORIES)	ACTUAL HEIGHT (FEET)	ACTUAL STORIES
BLDG I			

UNIT CALCULATIONS

# BUILDINGS	UNIT MIX		HUD DATA		MARKET DATA			UNIT COUNT PER FLOOR LEVEL				PROJECT DATA			HUD FLOOR LEVEL DATA								TOTAL HUD PROJECT DATA		TOTAL MARKET PROJECT DATA		ACCESSIBLE UNIT CALCS		
															GROUND FLOOR		2ND FLOOR		3RD FLOOR		4TH FLOOR							
1	DECRIPTION	BEDS	HUD NET AREA	HUD GROSS AREA	MARKET NET AREA	BALCONY / PATIOS/ STORAGE	MARKET GROSS (RENTALABLE AREA)	GROUND FLOOR	2ND	3RD	4TH	TOTAL PER BUILDING	TOTAL UNIT COUNT	%	HUD NET	HUD GROSS	HUD NET	HUD GROSS	HUD NET	HUD GROSS	HUD NET	HUD GROSS	HUD NET	HUD GROSS	TOTAL MARKET NET AREA	TOTAL MARKET GROSS AREA	UNIT TYPE/ TOTAL	% TOTAL	ADA UNITS
					CONDITIONED	UNCONDITIONED	CONDITIONED + UNCONDITIONED																						5%
A0	1BR/ 1BA	1	512	562	562	47	609	0	9	9	9	27	27	12%			4,608	5,058	4,608	5,058	4,608	5,058	13,824	15,174	15,174	16,443			
A0-GF	1BR/ 1BA	1	512	562	562	47	609	9	0	0	0	9	9	4%	4,608	5,058							4,608	5,058	5,058	5,481			
A1	1BR/ 1BA	1	607	653	653	60	713	0	7	7	7	21	21	9%			4,249	4,571	4,249	4,571	4,249	4,571	12,747	13,713	13,713	14,973			
A1-ALT	1BR/ 1BA	1	625	671	671	94	765	0	2	3	3	8	8	4%			1,250	1,342	1,875	2,013	1,875	2,013	5,000	5,368	5,368	6,120			
A1-GF	1BR/ 1BA	1	603	648	648	71	719	7	0	0	0	7	7	3%	4,221	4,536							4,221	4,536	4,536	5,033			
A2	1BR/ 1BA	1	645	692	692	0	692	0	3	3	3	9	9	4%			1,935	2,076	1,935	2,076	1,935	2,076	5,805	6,228	6,228	6,228			
A2-GF	1BR/ 1BA	1	645	692	692	47	739	3				3	3	1%	1,935	2,076							1,935	2,076	2,076	2,217			
A3	1BR/ 1BA	1	706	758	758	93	851	0	9	11	11	31	31	14%			6,354	6,822	7,766	8,338	7,766	8,338	21,886	23,498	23,498	26,381			
A3-ALT	1BR/ 1BA	1	698	752	752	93	845	0	1	1	1	3	3	1%			698	752	698	752	698	752	2,094	2,256	2,256	2,535			
A3-ALT 2	1BR/ 1BA	1	713	768	768	98	866	0	1	1	1	3	3	1%			713	768	713	768	713	768	2,139	2,304	2,304	2,598			
A3-GF	1BR/ 1BA	1	706	758	758	93	851	8	0	0	0	8	8	4%	5,648	6,064							5,648	6,064	6,064	6,808			
A3-GF-ALT	1BR/ 1BA	1	698	752	752	93	845	1	0	0	0	1	1	0%	698	752							698	752	752	845			
A3- ADA	1BR/ 1BA	1	706	758	758	93	851		1	3	3	7	7	3%			706	758	2,118	2,274	2,118	2,274	4,942	5,306	5,306	5,957			7
A3-ADA-GF	1BR/ 1BA	1	706	758	758	93	851	1				1	1	0%	706	758							706	758	758	851			1
TOTALS: TYPE A																											138	62%	8
B1	2BR/2BA	2	999	1,060	1,060	0	1,060	0	2	2	2	6	6	3%			1,998	2,120	1,998	2,120	1,998	2,120	5,994	6,360	6,360	6,360			
B1-GF	2BR/2BA	2	963	1,024	1,024	115	1,139	2	0	0	0	2	2	1%	1,926	2,048							1,926	2,048	2,048	2,278			
B2	2BR/2 BA	2	928	988	988	61	1,049	0	14	14	14	42	42	19%			12,992	13,832	12,992	13,832	12,992	13,832	38,976	41,496	41,496	44,058			
B2-GF	2BR/2 BA	2	914	971	971	87	1,058	12	0	0	0	12	12	5%	10,968	11,652							10,968	11,652	11,652	12,696			
B2-ALT	2BR/2 BA	2	964	1,022	1,022	54	1,076	1	1	1	1	4	4	2%	964	1,022	964	1,022	964	1,022	964	1,022	3,855	4,088	4,088	4,304			
B3	2BR/2BA	2	1,081	1,178	1,178	0	1,178	0	1	1	1	3	3	1%			1,081	1,178	1,081	1,178	1,081	1,178	3,243	3,534	3,534	3,534			
B3-GF	2BR/2BA	2	1,060	1,158	1,158	0	1,158	1	0	0	0	1	1	0%	1,060	1,158							1,060	1,158	1,158	1,158			
B4	2BR/2BA	2	1,081	1,142	1,142	113	1,255	0	1	1	1	3	3	1%			1,081	1,142	1,081	1,142	1,081	1,142	3,243	3,426	3,426	3,765			
B4-GF	2BR/2BA	2	1,034	1,094	1,094	124	1,218	1	0	0	0	1	1	0%	1,034	1,094							1,034	1,094	1,094	1,218			
B4-GF-ALT	2BR/2BA	2	1,068	1,129	1,129	126	1,255	1	0	0	0	1	1	0%	1,068	1,129							1,068	1,129	1,129	1,255			
B4-ALT	2BR/2BA	2	1,127	1,190	1,190	126	1,316	0	1	1	1	3	3	1%			1,127	1,190	1,127	1,190	1,127	1,190	3,381	3,570	3,570	3,948			
B2-GF-ADA	2BR/2BA	2	928	971	971	87	1,058	1				1	1	0%	928	971							928	971	971	1,058			1
B2-ADA	2BR/2BA	2	928	988	988	61	1,049		1	1	1	3	3	1%			928	988	928	988	928	988	2,784	2,964	2,964	3,147			3
TOTALS: TYPE B																											82	37%	4
C1	3BR/2BA	3	1,242	1,332	1,332	0	1,332		1	1	1	3	3	1%			1,242	1,332	1,242	1,332	1,242		3,726	3,996	3,996	3,996			
C1-GF	3BR/2BA	3	1,261	1,307	1,307	100	1,407	1	0	0	0	1	1	0%	1,261	1,307							1,261	1,307	1,307	1,407			
TOTALS: TYPE C																											4	2%	
																													12
Qty per BUILDING								49	55	60	60	224		100%	37,025	39,625	41,926	44,951	45,375	48,654	45,375	47,322	169,701	181,884	181,884	196,652		100%	12
Qty per PROJECT								49	55	60	60		224		37,025	39,625	41,926	44,951	45,375	48,654	45,375	47,322			181,884	196,652			

1st FLOOR	18,456
2nd FLOOR	25,513
3rd FLOOR	25,513
4th FLOOR	25,513
5th FLOOR	25,513
6th FLOOR	13,898
GARAGE	134,406
TOTAL MARKET NET AREA	181,884
TOTAL GROSS RENTABLE	193,505 (GROSS RENTABLE ARE PER UNIT X NUMBER OF UNITS)
AMENITIES/CORRIDORS/MECH/ELEC/TELECOM	54,390
GARAGE	134,406
TOTAL GROSS PER BUILDING	382,301

378,512 THE TOTAL GROSS AREA EXCLUDING GROUND FLOOR PATIOS

DEFINITION OF TERMS:

AREA ..... SQUARE FEET

NET AREA ..... AREA FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE UNIT SPACE INCLUDING PATIOS, BALCONIES, AND PATIO/BALCONY STORAGE.

MARKET NET AREA ..... AREA OF AIR CONDITIONED SPACE WITHIN THE UNIT - INCLUDING PERMITER & CORRIDOR WALL THICKNESS AND HALF WAY THROUGH THE PARTY WALL

HUD NET AREA ..... HUD NET RENTABLE SQUARE FEET IS DEFINED AS THE PAINT TO PAINT AREA OF THE INSIDE FACE OF THE PERMANENT WALLS OF THE APARTMENT, INCLUDING ALL INTERIOR WALLS OF PARTITIONS.

HUD GROSS AREA ..... HUD UNIT GROSS SQUARE FEET EXTENDS HALF WAY THROUGH THE PARTY WALLS AND TO THE EXTERIOR OF EXTERIOR WALLS AND WALLS LOCATED ALONG THE CORRIDOR

BALCONY/ PATIOS/ STORAGE ..... AREA OF UN AIR CONDITIONED SPACE DESIGNATED TO THIS SPECIFIC TENANT - INCLUDING BALCONY, PATIO, AND OUTDOOR STORAGE CLOSETS

GROSS RENTABLE AREA ..... SUM OF MARKET NET AREA & BALCONY/ PATIOS/ STORAGE PER UNIT

PLUMBING FIXTURE CALCULATIONS

INDOOR CLUBHOUSE:

It is our interpretation that the plumbing fixtures needs for the clubhouse are most aligned with the assembly areas identified as: exhibition halls, libraries, arcades, gymnasiums, etc. Using those guidelines, the total number of Plumbing Fixtures required for the clubhouse are calculated as follows:

	INDOOR AREAS	Area Sq Ft	Occupant Load Factor	Occupant Load
6%	Leasing Offices/ Mall Room	2,600	200	**13**
22%	Gym	2,433	50	**49**
73%	Club Areas	2,447	15	**164**
100%	OCCUPANT LOAD	7,480		**226**

Fixtures Required to serve Indoor Clubhouse Area:

2021 International Building Code

Toilets or Urinals		LAVS		Showers		Water Fountains	Service Sink
MEN	WOMEN	MEN	WOMEN	MEN	WOMEN		
Assembly Classification: Usage Description: motion pictures, art galleries, exhibition halls, museums, lecture halls, libraries, arcades, gymnasiums, etc.							
Fixture Load Factor per **Table 2902.1** 1 fixture per:							
125	65	200	200			500	
113	113	113	113			226	226
1	2	1	1			1	1

OUTDOOR POOL AREA:

We have based the following calculations on the 2021 International Swimming Pool and Spa Code.

Minimum Plumbing Fixtures Required to serve Swimming Pool Area per 2021 International Swimming Pool and Spa Code
ISPSC Table 609.2

		Sq Ft	Toilets or Urinals		LAVS		Showers			Service Sink
Less than 7,500 Sq Ft	REF: 609.2.1		2	2	1	1	1	1	1	1
More than 7,500 Sq Ft	REF: 609.2.2	Per Occupant:	1.7	1	0.85	2	1	SEE CODE		1
Actual Swimming Pool Area & Fixtures Required:		**1115**	2	2	1	1	1	1		1

FAMILY OR ASSISTED USE FACILITIES

A family or assisted use toilet or bathing room is required when an aggregate of 6 or more male and female toilets are required. When provided, this fixture may be included in the calculation to satisfy the total fixture requirement.

It is our expectation that the single use facilities within the gym and/or the leasing center may be used to satisfy this requirement.

	Family or Assisted Use Toilet Rooms
TOTAL REQUIRED FIXTURES:	1

TOTAL FIXTURE COUNT, INCLUDING VOLUNTARY POOL AREA ADDITIONS:

IN SUMMARY, the number of plumbing fixtures to be provided for the clubhouse are calculated to be:

	Family or Assisted Use Facilities	Toilets or Urinals		LAVS		Showers		Water Fountains	Service Sink
		MEN	WOMEN	MEN	WOMEN	MEN	WOMEN		
TOTAL REQUIRED FIXTURES:	1	3	4	2	2	1	1	1	2

TOTAL FIXTURES PROVIDED

Leasing Offices/ Mall Room								
Gym	2	2	1	1	0	0	2	
Club Areas	2	2	2	2	0	0	2	1
Courtyard Area, ref Landscape					1	1		
TOTAL REQUIRED FIXTURES:	4	4	3	3	1	1	4	1
NET FIXTURES ABOVE Requirement:	1	0	1	1	0	0	3	-1

SUMMARY:

Although the calculations indicate a deficit of one service sink, it is our understanding that the Janitorial Service Sink at the Club Areas will be capable of serving this entire ar

NGBS BUILDING REQUIREMENTS

Insulation Installation Quality:

- Certification requires that all insulation in the building envelope meets Grade 1 installation quality
- Grade 1 is essentially perfect with less than 2% of the insulated area containing gaps or compressed up to a maximum of 30% of the insulation Batts must be cut precisely to the size of every cavity and cut or split carefully around all pipes, wires and other obstructions.
- Cavity insulation in roof and floor trusses must be blown or sprayed material. Batts cannot meet Grade 1 requirements in these locations.
- We strongly recommend installing unfaced batts to facilitate our inspections.
- Stud cavities with numerous pipes, wires, and other obstructions, truss floors over garages and unconditioned spaces, and rooflines are practically impossible to insulate effectively with fiberglass batts, therefore we strongly recommend blown or sprayed products in these areas.
- All insulation in the building envelope must be in contact with a rigid air barrier on all sides. Double thickness walls, walls framed against concrete parking garages, and CMU walls such as elevator shafts must be filled completely with insulation, making contact with the interior drywall and the concrete or CMU.
- Any walls between conditioned spaces and unconditioned attics, referred to as knee walls, must be fully insulated with a rigid air barrier, sealed at all seams and edges on the attic side.
- Truss roofs and floors must be insulated with blown or sprayed insulation. Batts will not meet Grade 1 requirements in these locations.
- NOTE: All exterior walls are expected to be insulated including walls against parking garages, concrete columns, stairwells, elevator shafts, trash chutes, and masonry or concrete pony walls below framed walls. If any of these areas are not intended to be insulated, project team must provide a COMcheck report showing that the building is in compliance with these conditions.

Air Sealing:

- All units must be compartmentalized by being air sealed to exterior, to adjacent units, and to corridors including at rim joists and all gaps in drywall around electrical devices, HVAC boots, washer and dryer boxes, PTAC sleeves, exhaust fans, windows, doors, etc., and between sole plates and slabs or subfloors. (Floors where gypcrete is being installed do not need the sole plate sealed.)
- Chases at exterior walls must either be filled completely with insulation, or a layer of drywall or other air-impermeable material installed on the interior face of exterior walls, inside chases, and the tops of all chases must be sealed to top plates.

HVAC:

- Duct systems must be sealed with mastic at all collars to metal or ductboard, flex duct liner to collars and boots, seams in all metal ducts, and all seams in plenum, particularly at rear of air handler.
- All supply and return boots must be sealed to drywall prior to installation of registers

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

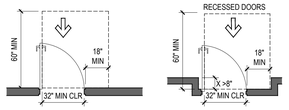
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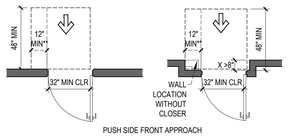
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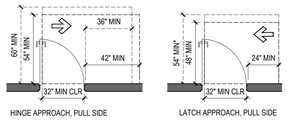
SHEET NO.
A0.12

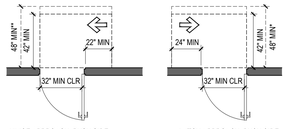
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ACCESSIBILITY DIAGRAMS FOR DWELLING UNITS PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN









CLEAR WIDTH:

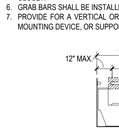
1. DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 IN. MIN. OPENING SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
2. OPENINGS MORE THAN 24 IN. DEEP SHALL PROVIDE A CLEAR OPENING OF 36 IN. MIN.
3. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34" A.F.F. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 IN. AND 80 IN. A.F.F. SHALL NOT EXCEED 4 IN. *EXCEPTION:* DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 IN. MIN. A.F.F.
4. MINIMUM MANEUVERING CLEARANCES AT DOORS (AND GATES) SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.

RECESSED DOORS:

1. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 IN. OF THE LATCH SIDE OF A DOORWAY PROJECTS MORE THAN 8 IN. BEYOND THE FACE OF THE DOOR, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR. *ADVISORY:* A DOOR CAN BE RECESSED DUE TO WALL THICKNESS OR THE PLACEMENT OF CASEWORK AND OTHER FIXED ELEMENTS ADJACENT TO THE DOOR. THIS PROVISION MUST BE APPLIED WHEREVER DOORS ARE RECESSED.

*WITH CLOSER
** WITH CLOSER AND LATCH

9 DOOR CLEARANCES



LAVATORIES:

A *C.F.S.* COMPLYING WITH 305, POSITIONED FOR A FORWARD APPROACH AND KNEE CLEARANCE COMPLYING WITH 306 SHALL BE PROVIDED.
IN *RESIDENTIAL* DWELLING UNITS, CABINETRY SHALL BE PERMITTED UNDER LAVATORIES PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:

a. THE CABINETRY CAN BE REMOVED
b. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
c. THE WALLS BEHIND THE CABINETRY ARE FINISHED

LAVATORIES SHALL BE INSTALLED WITH THE FRONT OF THE HIGHER OF THE RIM OR COUNTER SURFACE 34 IN. MAX. A.F.F.
CONTROLS FOR FAUCETS SHALL COMPLY WITH 309.

W.C.:

THE REQUIRED CLEARANCE AROUND THE W.C.[56"x60"] SHALL BE PERMITTED TO OVERLAP THE W.C., GRAB BARS, DISPENSERS, ACCESSIBLE ROUTES, C.F.S., TURNING SPACE, AND CLEARANCES REQUIRED AT OTHER FIXTURES. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED W.C. CLEARANCE.

EXCEPTION:

IN RESIDENTIAL DWELLING UNITS, A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED ON THE REAR WALL 18 IN. MIN. FROM THE W.C. CENTERLINE WHERE THE CLEARANCE AT THE W.C. IS 66 INCHES MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.
ADVISORY: WHEN THE DOOR TO THE TOILET ROOM IS PLACED DIRECTLY IN FRONT OF THE W.C., THE W.C. CANNOT OVERLAP THE REQUIRED MANEUVERING CLEARANCE FOR THE DOOR INSIDE THE ROOM.

BATHTUBS:

1. CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF THE BATHTUB AND SHALL BE 30 INCHES WIDE MIN. A LAVATORY COMPLYING WITH 606 SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE.
2. A PERMANENT SEAT AT THE HEAD END OF THE BATHTUB OR A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED. SEATS SHALL COMPLY WITH 610.
3. ENCLOSURES FOR BATHTUBS SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUBS. ENCLOSURES ON BATHTUBS SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE OPEN FACE OF THE BATHTUB.

ADVISORY: ENSURE THAT HAND-HELD SHOWER SPRAY UNITS ARE CAPABLE OF DELIVERING WATER PRESSURE SUBSTANTIALLY EQUIVALENT TO FIXED SHOWER HEADS.

SHOWERS:

1. TRANSFER TYPE SHOWER COMPARTMENTS SHALL BE 36"x36" CLEAR INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A 36 IN. WIDE MIN. ENTRY ON THE FACE OF THE SHOWER.
2. CLEARANCE OF 36"x48" MIN. MEASURED FROM THE CONTROL WALL SHALL BE PROVIDED.
3. A SHOWER SPRAY UNIT WITH A HOSE 59 IN. LONG MIN. (USED BOTH AS FIXED & HAND HELD) SHALL BE PROVIDED. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS.

8 BATHROOM ELEMENTS

NOTE: FOR CHILDREN'S DIMENSIONS SEE FIG. 604.11.7 DISPENSER OUTLET LOCATION

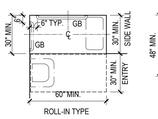
DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW. *MOUNT TOP OF DISPENSER 1 1/2 IN. MIN. BELOW GRAB BAR, OR BOTTOM OF DISPENSER 12" MIN. ABOVE GRAB BAR.

16 DISPENSER LOCATION @ WATER CLOSETS

GRAB BARS:

1. GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH 609. GRAB BARS SHALL BE PROVIDED ON THE SIDE WALL CLOSEST TO THE WATER CLOSET AND ON THE REAR WALL.
2. IN RESIDENTIAL DWELLING UNITS, GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED IN TOILET OR BATHROOMS PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS AND LOCATED SO AS TO PERMIT THE INSTALLATION OF GRAB BARS COMPLYING WITH 604.5.
3. THE SIDE WALL GRAB BAR SHALL BE 42 IN. LONG MIN. LOCATED 12 IN. MAX. FROM THE REAR WALL AND EXTENDING 54 IN. MIN. FROM THE REAR WALL.
4. THE REAR WALL GRAB BAR SHALL BE 36 IN. LONG MIN. AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12 IN. MIN. ON ONE SIDE AND 24 INCHES MIN. ON THE OTHER SIDE.
5. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 IN. LONG MIN., CENTERED ON THE WATER CLOSET, WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 IN. MIN DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.*
6. GRAB BARS SHALL BE INSTALLED 33 IN. MIN. AND 36 IN. MAX A.F.F. MEASURED TO THE TOP OF THE GRIPPING SURFACE.
7. PROVIDE FOR A VERTICAL OR HORIZONTAL FORCE OF 250 LBS. IF APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

7 GRAB BAR REINFORCING AT TUBS & SHOWERS



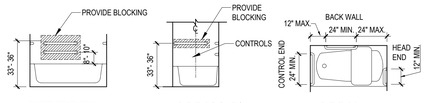
NOTE: INSIDE FINISHED DIMENSIONS ARE MEASURED AT THE CENTER POINTS OF SIDES

1. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND BACK WALL TO A POINT 18 IN. FROM THE CONTROL WALL.
2. GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS.
3. GRAB BAR REINFORCEMENT AT FIBERGLASS AND ACRYLIC TUB OR SHOWER SURROUND: IF TUB OR SHOWER SURROUND IS NOT EQUIPPED WITH PRE-MANUFACTURED GRAB BAR REINFORCEMENT, PROVIDE SOLID BLOCKING, CUT TO FIT INSTALLED INSIDE THE CAVITY BETWEEN THE TUB/SHOWER SURROUND AND THE WALL. THE BLOCKING MUST CONTACT THE TUB/SHOWER SURROUND OVER THE ENTIRE REINFORCED AREA.
4. A SHOWER SPRAY UNIT 59 IN. LONG MIN. THAT CAN BE USED FIXED OR HAND HELD, SHALL BE PROVIDED. *EXCEPTION:* A FIXED SHOWER HEAD INSTALLED AT 48 IN. MAX. A. F. F. SHALL BE PERMITTED IN FACILITIES OTHER THAN RESIDENTIAL, MEDICAL, TRANSIENT OR LONG TERM CARE.
5. WATER TEMPERATURE SHOULD BE 120° DEGREES MAX.
6. THE CONTROLS, FAUCET, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL OPPOSITE THE SEAT 38 IN. MIN. AND 48 IN. MAX ABOVE SHOWER FLOOR AND LOCATED ON THE CONTROL WALL 15 IN. MAX. FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING.

9 SHOWERS

BATHTUB:

1. CONTROLS SHALL BE LOCATED ON AN END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB.
2. GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS.
3. BACK WALL - TWO GRAB BARS SHALL BE INSTALLED, ONE LOCATED IN ACCORDANCE WITH 609.4 AND THE OTHER LOCATED 8 IN. MIN. AND 10 IN. MAX. ABOVE THE RIM OF BATHTUB. EACH GRAB BAR WILL BE INSTALLED 15 IN. MAX. FROM THE HEAD END WALL AND 12 IN. MAX. FROM THE CONTROL END WALL.
4. CONTROL END WALL - A GRAB BAR 24 IN. LONG MIN. SHALL BE INSTALLED ON THE CONTROL END AT THE FRONT EDGE OF BATHTUB.
5. HEAD END WALL - A GRAB BAR 12 IN. LONG MIN.SHALL BE INSTALLED ON THE HEAD END AT THE FRONT EDGE OF THE BATHTUB.



6 GRAB BAR REINFORCING AT TUBS & SHOWERS



WASHING MACHINES AND CLOTHES DRYERS:

1. A CLEAR FLOOR OR GROUND SPACE POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. THE C.F.S. SHALL BE CENTERED ON THE APPLIANCE.
2. OPERABLE PARTS INCLUDING DOORS, LINT SCREENS, AND DETERGENT AND BLEACH COMPARTMENTS SHALL COMPLY WITH 309.
3. TOP LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT LOCATED 36 INCHES MAX. A.F.F. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT LOCATED 15 IN. MIN. AND 36 IN. MAX A.F.F.

SINKS:

1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, WITH KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED UNDER KITCHEN SINKS PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
   a. CABINETRY CAN BE REMOVED WITHOUT REMOVING FIXTURE.
   b. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
   c. WALLS BEHIND & SURROUNDING THE CABINETRY ARE FINISHED
3. NO MORE THAN ONE BOWL IN DOUBLE BOWL SINKS SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE
4. THE HIGHEST RIM OF SINK/COUNTER SHALL BE 34" A.F.F. MAX.
5. WATER SUPPLY/DRAIN PIPES SHALL BE INSULATED.

DISHWASHER:

1. CLEAR FLOOR SPACE SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. THE DISHWASHER DOOR, IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR GROUND SPACE FOR THE DISHWASHER OR THE SINK.

EXCEPTIONS TO APPLIANCE CONTROLS:

2. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH 309.4
3. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH 309.3

REFRIGERATOR/FREEZER:

1. THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER WITH THE CENTERLINE OF THE C.F.S. OFFSET 24 IN. MAX. FROM THE CENTERLINE OF THE DEDICATED SPACE.
2. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 IN. MAX. A.F.F.

OVEN:

1. CLEAR FLOOR SPACE SHALL BE PROVIDED AT STOVE/OVEN.
2. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.
3. BOTTOM HINGED DOOR OVENS SHALL HAVE THE WORK SURFACE REQUIRED BY 804.3 POSITIONED ADJACENT TO ONE SIDE OF THE DOOR.

EXCEPTIONS TO APPLIANCE CONTROLS:

4. APPLIANCE DOORS AND DOOR LATCHING DEVICES SHALL NOT BE REQUIRED TO COMPLY WITH 309.4
5. BOTTOM-HINGED APPLIANCE DOORS, WHEN IN THE OPEN POSITION, SHALL NOT BE REQUIRED TO COMPLY WITH 309.3

KITCHEN WORK SURFACE:

1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, WITH KNEE AND TOE CLEARANCE SHALL BE PROVIDED.
2. CABINETRY SHALL BE PERMITTED UNDER WORK SURFACE PROVIDED THAT ALL OF THE FOLLOWING CONDITIONS ARE MET:
   a. CABINETRY CAN BE REMOVED
   b. THE FINISH FLOOR EXTENDS UNDER THE CABINETRY
   c. WALLS BEHIND & SURROUNDING THE CABINETRY ARE FINISHED
3. THE WORK SURFACE SHALL BE 34" A.F.F. MAX.

RANGE OR COOKTOP:

1. WHERE A FORWARD APPROACH IS PROVIDED, THE C.F.S. SHALL PROVIDE KNEE AND TOE CLEARANCE COMPLYING WITH 306.
2. WHERE KNEE AND TOE SPACE IS PROVIDED, THE UNDERSIDE OF THE RANGE OR COOKTOP SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PREVENT BURNS, ABRASIONS, OR ELECTRICAL SHOCK. THE LOCATION OF CONTROLS SHALL NOT REQUIRE REACHING ACROSS BURNERS.

PASS THROUGH KITCHEN:

1. IN PASS THROUGH KITCHENS, WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40 INCHES MIN. PASS THROUGH KITCHENS SHALL HAVE TWO ENTRIES.

U-SHAPED KITCHENS:

1. IN U-SHAPED KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60 INCHES MIN.

5 CLEARANCE KITCHEN AND LAUNDRY ELEMENTS

ADA ACCESIBILITY NOTES

ACCESSIBLE DWELLING UNITS

DIMENSIONS ARE TO FINISH MATERIALS - DIMENSIONS NOTED AS MIN. OR MAX. OR CLEAR

DISTRIBUTION: ACCESSIBLE UNITS SHALL BE DISPERSED AMONG THE VARIOUS UNIT CLASSES. (REF. 233.5)

- AT LEAST 5 PERCENT (NOT LESS THAN ONE) OF THE TOTAL NUMBER OF DWELLING UNITS SHALL PROVIDE MOBILITY FEATURES COMPLYING WITH 809.2 THROUGH 809.4.
- AT LEAST 2 PERCENT (NOT LESS THAN ONE) OF THE TOTAL NUMBER OF DWELLING UNITS SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH 809.5.

1. ACCESSIBLE ROUTE: (REFER TO 402 AND DETAIL 1 THIS SHEET)
   AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING ENTRANCE.

2. GROUND AND FLOOR SURFACES: (REF. TO 302 AND DETAIL 2 THIS SHEET)
   - GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
   - VERTICAL- CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
   - BEVELED - CHANGES IN LEVEL BETWEEN 1/4" IN. HIGH MIN. AND 1/2 IN. HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
   - CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. PILE HEIGHT SHALL BE 1/2 IN. MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. EDGE TRIM SHALL COMPLY WITH 303 (CHANGES IN LEVEL).

3. KITCHENS: (REFER TO 804 AND DETAIL 3 THIS SHEET)
   - PASS THROUGH - WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON TWO OPPOSING SIDES, THE CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN WORK AREAS SHALL BE 40 IN. MIN.
   - U-SHAPED - THE CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITH WORK AREAS SHALL BE 60 IN. MIN.
   - AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH 811 (STORAGE).
   - A CLEAR FLOOR SPACE COMPLYING WITH 305 (CLEAR FLOOR OR GROUND SPACE) SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
   - ALL APPLIANCE CONTROLS SHALL COMPLY WITH 309 (OPERABLE PARTS).
   - IN RESIDENTIAL UNITS, AT LEAST ONE 30" MIN. WIDE SECTION OF COUNTER SHALL PROVIDE A KITCHEN WORK SURFACE. A C.F.S. POSITIONED FOR FORWARD APPROACH SHALL BE PROVIDED. THE C.F.S SHALL BE CENTERED ON THE WORK SURFACE AND SHALL PROVIDE KNEE AND TOE CLEARANCE. SEE DETAIL 4 FOR EXCEPTIONS.

4. COOK TOP/STOVE AND WORK SPACE:
   IN RESIDENTIAL DWELLING UNITS, THE REQUIRED WORK SURFACE SHALL BE PLACED ADJACENT TO THE STOVE, REF. DETAIL 4 FOR REQUIREMENTS.

5. REFRIGERATOR: REF. TO DETAIL 5 FOR REQUIREMENTS

6. DISHWASHER: REF TO DETAIL 6 FOR REQUIREMENTS

7. SINK: REF TO DETAIL 7 FOR REQUIREMENTS

8. WASHING MACHINES AND DRYERS: REF TO DETAIL 8 FOR REQUIREMENTS

9. GRAB BARS AT BATHTUBS AND SHOWERS: (REF. 609 AND DETAIL 9)

10. GRAB BARS AT WATER CLOSETS: (REF. 609 AND DETAIL 10)
    - GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 IN. MIN. AND 2 IN. MAX.
    - THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 IN. MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12 IN. MIN.
    - GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33 IN. MIN. AND 36 IN. MAX. A.F.F. MEASURED TO THE TOP O F THE GRIPPING SURFACE.
    - GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
    - ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE

11. BATHTUBS AND SHOWERS: REF DETAIL 11 FOR REQUIREMENTS

12. WATER CLOSETS: REF. DETAIL 12 FOR REQUIREMENTS

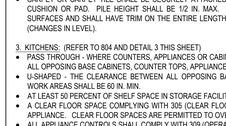
13. LAVATORIES: REF. DETAIL 13 FOR REQUIREMENTS

14. DOORS:
    - MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH DETAIL 6 (404.2).
    - MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
    - THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN. HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 302 (FLOOR AND GROUND SURFACES) AND 303 (CHANGES IN LEVEL).
    - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL COMPLY WITH 309.4 (OPERATION). OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 IN. MIN. AND 48 IN. MAX. A.F.F. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
    - DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN.
    - THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE 5 LBS. MAX.
    - IN RESIDENTIAL DWELLING UNITS, A HARD-WIRED ELECTRIC DOORBELL SHALL BE PROVIDED.
    - IN DOORS, PEEPHOLES SHOULD OFFER A WIDE-ANGLE VIEW OF THE EXTERIOR FOR BOTH STANDING PERSONS AND WHEELCHAIR USERS.

15. KNEE AND TOE CLEARANCE: (REF. 306 AND DETAIL 15)

16. REACH RANGES: (REF. 308 AND DETAIL 16)
    - REACH RANGES ARE GRAPHICALLY SHOWN IN DETAIL 16.
    - A CLEAR FLOOR SPACE IS REQUIRED FOR EACH REACH RANGE, EITHER PARALLEL OR FORWARD.
    - OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN 308.

17. OPERABLE PARTS: (REF 309)
    - OPERABLE PARTS ON ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH 309 (OPERABLE PARTS).
    - INCLUDE BUT ARE NOT LIMITED TO: LIGHTING SWITCHES, CIRCUIT BREAKERS, DUPLEXES AND OTHER CONVENIENT RECEPTACLES, ENVIRONMENTAL CONTROLS AND APPLIANCE CONTROLS, PLUMBING FIXTURE CONTROLS AND SECURITY AND INTERCOM SYSTEMS. *EXCEPTIONS:* PARTS INTENDED FOR USE BY MAINTENANCE PERSONNEL, ELECTRICAL OR COMMUNICATION RECEPTACLES SERVING A DEDICATED USE, FLOOR ELECTRICAL RECEPTACLES, AND HVAC DIFFUSERS. (REF. 205.1)
    - EXCEPT FOR LIGHT SWITCHES, WHERE REDUNDANT CONTROLS ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH 309
    - WHERE TWO OR MORE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH 309.
    - WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS. (REF. 229)



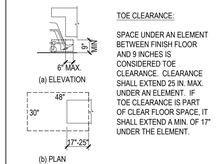
FORWARD REACH:

1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. A.F.F..
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE C.F.S. SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.

SIDE REACH:

1. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. ABOVE THE FLOOR. EXCEPTION- AN OBSTRUCTION SHALL BE PERMITTED BETWEEN THE C.F.S. AND THE ELEMENT WHERE THE DEPTH OF THE OBSTRUCTION IS 10 IN. MAX.
2. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

4 REACH RANGES



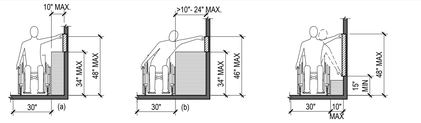
TOE CLEARANCE:

SPACE UNDER AN ELEMENT BETWEEN FINISH FLOOR AND 9 INCHES IS CONSIDERED TOE CLEARANCE. CLEARANCE SHALL EXTEND 25 IN. MAX. UNDER AN ELEMENT. IF TOE CLEARANCE IS PART OF CLEAR FLOOR SPACE, IT SHALL EXTEND A MIN. OF 17" UNDER THE ELEMENT.

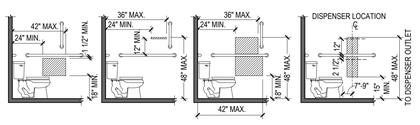
KNEE CLEARANCE:

SPACE UNDER AN ELEMENT BETWEEN 9 IN. AND 27 INCHES A.F.F. IS CONSIDERED KNEE CLEARANCE. CLEARANCE SHALL EXTEND 25 IN. MAX. UNDER AN ELEMENT AT 9 IN. A.F.F. IF KNEE CL

ACCESSIBILITY DIAGRAMS FOR PUBLIC SPACES PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, ICC A117.1-2017 STANDARD



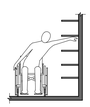
25 REACH RANGES



NOTE: FOR CHILDREN'S DIMENSIONS SEE FIG. 604.11.7 DISPENSER OUTLET LOCATION

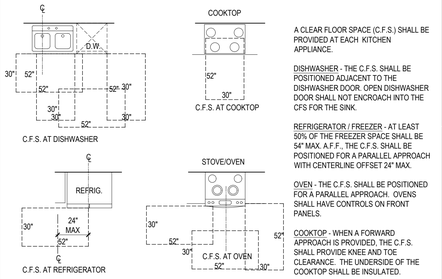
DISPENSERS SHALL NOT BE OF A TYPE THAT CONTROL DELIVERY OR THAT DOES NOT ALLOW CONTINUOUS PAPER FLOW.
*MOUNT TOP OF DISPENSER 1 1/2 IN. MIN. BELOW GRAB BAR, OR BOTTOM OF DISPENSER 12" MIN. ABOVE GRAB BAR.

16 DISPENSER LOCATION @ WATER CLOSETS



AT LEAST 50 PERCENT OF SHELF SPACE IN STORAGE FACILITIES SHALL COMPLY WITH ADASAD 811.
A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH ADASAD 305 SHALL BE PROVIDED.
STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN ADASAD 308.
OPERABLE PARTS SHALL COMPLY WITH ADASAD 309.

15 STORAGE



A CLEAR FLOOR SPACE (C.F.S.) SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.

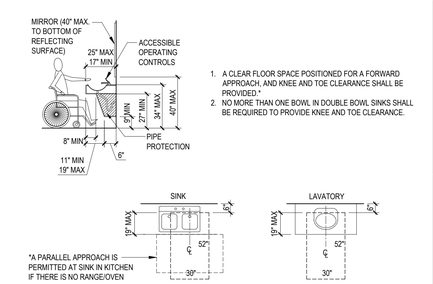
DISHWASHER - THE C.F.S. SHALL BE POSITIONED ADJACENT TO THE DISHWASHER DOOR. OPEN DISHWASHER DOOR SHALL NOT ENCROACH INTO THE CFS FOR THE SINK.

REFRIGERATOR / FREEZER - AT LEAST 50% OF THE FREEZER SPACE SHALL BE 54" MAX. A.F.F., THE C.F.S. SHALL BE POSITIONED FOR A PARALLEL APPROACH WITH CENTERLINE OFFSET 24" MAX.

OVEN - THE C.F.S. SHALL BE POSITIONED FOR A PARALLEL APPROACH. OVENS SHALL HAVE CONTROLS ON FRONT PANELS.

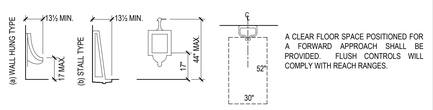
COOKTOP - WHEN A FORWARD APPROACH IS PROVIDED, THE C.F.S. SHALL PROVIDE KNEE AND TOE CLEARANCE. THE UNDERSIDE OF THE COOKTOP SHALL BE INSULATED.

14 KITCHEN APPLIANCES



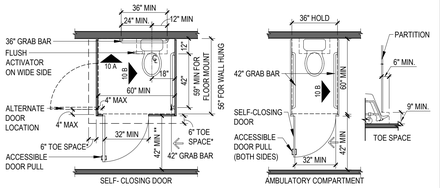
1. A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH, AND KNEE AND TOE CLEARANCE SHALL BE PROVIDED.*
2. NO MORE THAN ONE BOWL IN DOUBLE BOWL SINKS SHALL BE REQUIRED TO PROVIDE KNEE AND TOE CLEARANCE.

13 LAVATORIES AND SINKS (AND MIRRORS)



A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED. FLUSH CONTROLS WILL COMPLY WITH REACH RANGES.

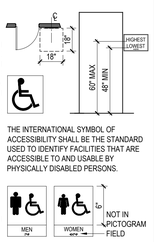
12 URINALS



*THE FRONT PARTITION AND AT LEAST ONE SIDE PARTITION SHALL PROVIDE A TOE CLEARANCE OF 9 IN. MINIMUM A.F.F AND EXTEND 6 IN. BEYOND THE COMPARTMENT SIDE FACE OF THE PARTITION, EXCLUSIVE OF PARTITION SUPPORT MEMBERS. TOE CLEARANCE AT THE FRONT PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 62 IN. DEPTH WITH A WALL-HUNG WATER CLOSET, OR GREATER THAN 65 IN. IN DEPTH WITH A FLOOR-MOUNTED WATER CLOSET. TOE CLEARANCE AT THE SIDE PARTITION IS NOT REQUIRED IN A COMPARTMENT GREATER THAN 66 IN. IN WIDTH.
**ALL OTHER APPROACHES SHALL BE 48" MIN.

11 WATER CLOSETS

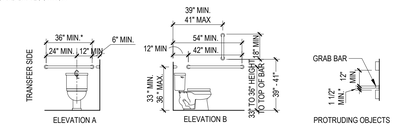
LETTERS AND NUMERALS SHALL BE RAISED 1/32" MIN. IN UPPER CASE SANS SERIF TYPE, AND SHALL BE DUPLICATED WITH GRADE 2 BRAILLE BELOW CORRESPONDING TEXT.
WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, SIGNS SHALL BE INSTALLED ON THE WALL AT THE LATCH SIDE OF THE DOOR. AT DOUBLE DOORS WITH ONE ACTIVE LEAF, SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT SIDE OF THE THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR TO THE RIGHT OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL HAVE A CLEAR FLOOR SPACE OF 18" X 18" CENTERED ON THE TACTILE CHARACTERS, AND BE PLACED BEYOND THE SWING OF THE DOOR.
RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". CHARACTERS SHOULD BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 55% MIN. AND 110% MAX. OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15% MAX. OF THE HEIGHT OF THE CHARACTER.
THE CHARACTERS AND BACKGROUND OF SIGNS SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHOULD CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.
PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6" MIN., WITH A NON GLARE FINISH AND CONTRAST WITH THEIR BACKGROUND. PICTOGRAMS SHALL HAVE TEXT DESCRIPTORS PLACED DIRECTLY BELOW THE PICTOGRAM.



THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS.

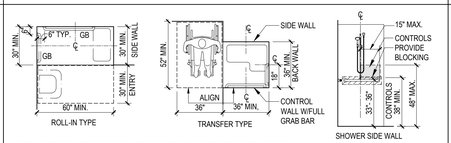
17 GENERAL SIGNAGE

GRAB BAR LOCATION



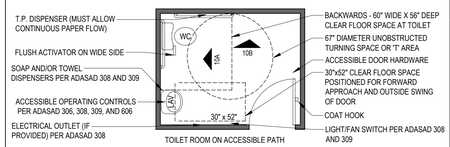
*EXCEPTIONS:
1. THE REAR GRAB BAR SHALL BE PERMITTED TO BE 24 IN. MIN, CENTERED ON THE WATER CLOSET WHERE WALL SPACE DOES NOT PERMIT A LENGTH OF 36 IN. MIN. DUE TO THE LOCATION OF A RECESSED FIXTURE ADJACENT TO THE WATER CLOSET.
2. WHERE AN ADMINISTRATIVE AUTHORITY REQUIRES FLUSH CONTROLS TO BE LOCATED IN A POSITION THAT CONFLICTS WITH THE LOCATION OF THE REAR GRAB BAR, THEN THE REAR GRAB BAR SHALL BE PERMITTED TO BE SPLIT OR SHIFTED TO THE OPEN SIDE OF THE TOILET AREA.

10 GRAB BARS IN WATER CLOSETS



NOTE: INSIDE FINISHED DIMENSIONS ARE MEASURED AT THE CENTER POINTS OF SIDES
1. GRAB BARS SHALL BE PROVIDED ACROSS THE CONTROL WALL AND BACK WALL TO A POINT 18 IN. FROM THE CONTROL WALL.
2. GRAB BARS SHALL NOT BE REQUIRED TO BE INSTALLED PROVIDED THAT REINFORCEMENT HAS BEEN INSTALLED IN WALLS.
3. GRAB BAR REINFORCEMENT AT FIBERGLASS AND ACRYLIC TUB OR SHOWER SURROUND: IF TUB OR SHOWER SURROUND IS NOT EQUIPPED WITH PRE-MANUFACTURED GRAB BAR REINFORCEMENT, PROVIDE SOLID BLOCKING, CUT TO FIT INSTALLED INSIDE THE CAVITY BETWEEN THE TUB/SHOWER SURROUND AND THE WALL. THE BLOCKING MUST CONTACT THE TUB/SHOWER SURROUND OVER THE ENTIRE REINFORCED AREA.
4. A SHOWER SPRAY UNIT 59 IN. LONG MIN. THAT CAN BE USED FIXED OR HAND HELD, SHALL BE PROVIDED. *EXCEPTION:* A FIXED SHOWER HEAD INSTALLED AT 48 IN. MAX. A.F.F. SHALL BE PERMITTED IN FACILITIES OTHER THAN RESIDENTIAL, MEDICAL, TRANSIENT OR LONG TERM CARE.
5. WATER TEMPERATURE SHOULD BE 120° DEGREES MAX.
6. THE CONTROLS, FAUCET, AND SHOWER SPRAY UNIT SHALL BE INSTALLED ON THE SIDE WALL OPPOSITE THE SEAT 38 IN. MIN. AND 48 IN. MAX ABOVE SHOWER FLOOR AND LOCATED ON THE CONTROL WALL 15 IN. MAX. FROM THE CENTERLINE OF THE SEAT TOWARD THE SHOWER OPENING.

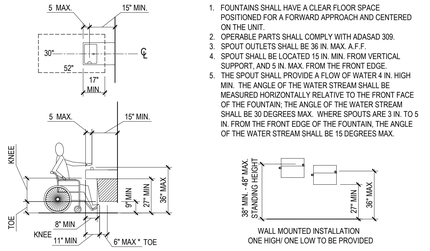
9 SHOWERS



TOILET ROOM:
1. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE COMPLYING WITH ADASAD 304
2. DOORS SHALL BE ALLOWED TO SWING INTO THE TURNING SPACE.
3. DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE.
4. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE, EXCEPT AS NOTED IN ADASAD 604.3.2.

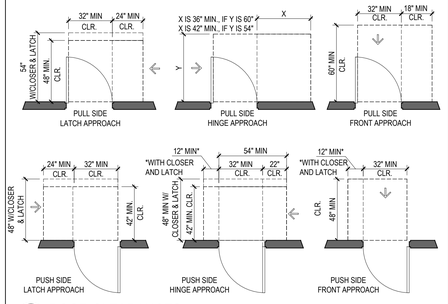
OPERABLE PARTS:
1. OPERABLE PARTS ON ACCESSIBLE ROUTES, AND IN ACCESSIBLE ROOMS AND SPACES SHALL COMPLY WITH ADASAD 309 (OPERABLE PARTS).
2. EXCEPT FOR LIGHT SWITCHES, WHERE REDUNDANT CONTROLS ARE PROVIDED FOR A SINGLE ELEMENT, ONE CONTROL IN EACH SPACE SHALL NOT BE REQUIRED TO COMPLY WITH ADASAD 309.
3. WHERE TWO OR MORE OUTLETS ARE PROVIDED IN A KITCHEN ABOVE A LENGTH OF COUNTER TOP THAT IS UNINTERRUPTED BY A SINK OR APPLIANCE, ONE OUTLET SHALL NOT BE REQUIRED TO COMPLY WITH ADASAD 309.
4. EXERCISE MACHINES AND EXERCISE EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH ADASAD 309.

8 TOILET RM, ON ACCESSIBLE ROUTE & OPERABLE PARTS

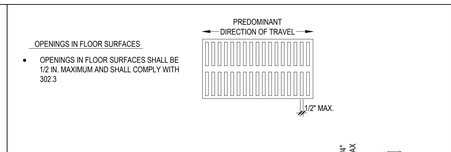


1. FOUNTAINS SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT.
2. OPERABLE PARTS SHALL COMPLY WITH ADASAD 309.
3. SPOUT OUTLETS SHALL BE 36 IN. MAX. A.F.F.
4. SPOUT SHALL BE LOCATED 15 IN. MIN. FROM VERTICAL SUPPORT, AND 5 IN. MAX. FROM THE FRONT EDGE.
5. THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 IN. HIGH MIN. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE FOUNTAIN. THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAX. WHERE SPOUTS ARE 3 IN. TO 5 IN. FROM THE FRONT EDGE OF THE FOUNTAIN, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAX.

7 DRINKING FOUNTAINS



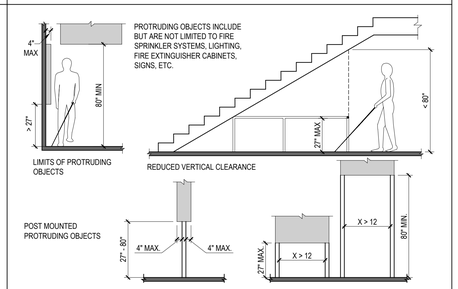
6 DOOR CLEARANCES



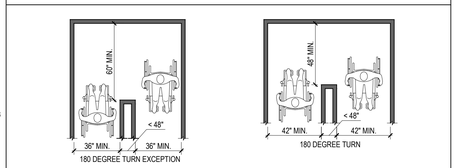
- OPENINGS IN FLOOR SURFACES SHALL BE 1/2 IN. MAXIMUM AND SHALL COMPLY WITH 302.3

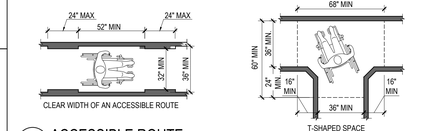
- CHANGES IN LEVEL GREATER THAN 1/2 IN. HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406. RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RUN, WITH A CLEAR LENGTH OF 60 IN. MIN. RAMP RUNS WITH A RISE GREATER THAN 6 IN. SHALL HAVE HANDRAILS COMPLYING WITH 505.

5 GROUND & FLOOR SURFACES

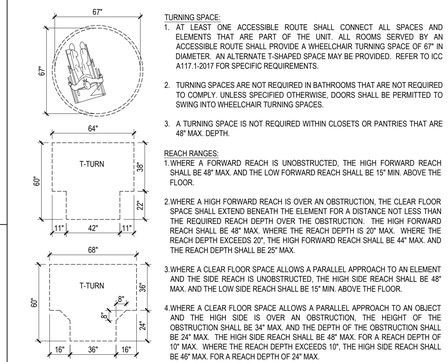


4 PROTRUDING OBJECTS





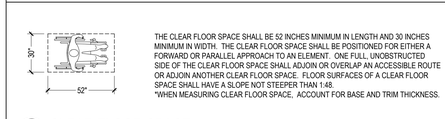
3 ACCESSIBLE ROUTE



TURNING SPACE:
1. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE PART OF THE UNIT. ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A WHEELCHAIR TURNING SPACE OF 67" IN DIAMETER. AN ALTERNATE T-SHAPED SPACE MAY BE PROVIDED. REFER TO ICC A117.1-2017 FOR SPECIFIC REQUIREMENTS.
2. TURNING SPACES ARE NOT REQUIRED IN BATHROOMS THAT ARE NOT REQUIRED TO COMPLY. UNLESS SPECIFIED OTHERWISE, DOORS SHALL BE PERMITTED TO SWING INTO WHEELCHAIR TURNING SPACES.
3. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAX. DEPTH.

REACH RANGES:
1. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. AND THE LOW FORWARD REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
2. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. AND THE REACH DEPTH SHALL BE 25" MAX.
3. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAX. AND THE LOW SIDE REACH SHALL BE 15" MIN. ABOVE THE FLOOR.
4. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN OBJECT AND THE HIGH SIDE IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. FOR A REACH DEPTH OF 24" MAX.

2 TURNING SPACE



THE CLEAR FLOOR SPACE SHALL BE 52 INCHES MINIMUM IN LENGTH AND 30 INCHES MINIMUM IN WIDTH. THE CLEAR FLOOR SPACE SHALL BE POSITIONED FOR EITHER A FORWARD OR PARALLEL APPROACH TO AN ELEMENT. ONE FULL, UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE. FLOOR SURFACES OF A CLEAR FLOOR SPACE SHALL HAVE A SLOPE NOT STEEPER THAN 1:48.
*WHEN MEASURING CLEAR FLOOR SPACE, ACCOUNT FOR BASE AND TRIM THICKNESS.

1 CLEAR FLOOR SPACE

ACCESSIBILITY NOTES

1. MEANS OF EGRESS:
THE MEANS OF EGRESS SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE. EXCEPTION: WHERE MEANS OF EGRESS ARE PERMITTED BY LOCAL BUILDING OR LIFE SAFETY CODES TO SHARE A COMMON PATH OF EGRESS TRAVEL, ACCESSIBLE MEANS OF EGRESS SHALL BE PERMITTED TO SHARE A COMMON PATH OF EGRESS TRAVEL.

2. SITE ACCESSIBILITY: (REF. TO ADASAD 502)
AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS AND SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 60 PERCENT OF ALL PUBLIC ENTRANCES SHALL COMPLY WITH ADASAD 404 (DOORS, DOORWAYS, AND GATES).

3. ACCESSIBLE ROUTE: (REF. TO ADASAD 402 AND DETAIL 3 THIS SHEET)
ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS, ELEVATORS, AND PLATFORM LIFTS. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36". *EXCEPTION:* THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 IN. MIN. FOR A LENGTH OF 24 IN. MAX. PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 52 IN. MIN. LONG AND 36 IN. MIN. WIDE. AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 IN. SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAX. PASSING SPACES SHALL BE EITHER A SPACE 60 IN. MIN. BY 60 IN. MIN., OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE AS SHOWN IN DETAIL 2 (THIS SHEET). ON AN ACCESSIBLE ROUTE, CHANGES IN LEVEL GREATER THAN 1:20 SHALL BE RAMPED, AND COMPLY WITH ADASAD 405 (RAMPS) OR ADASAD 406 (CURB RAMPS).
ALL RAMPS ON ACCESSIBLE ROUTE SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE. SLOPE RAMPS AT 1:12 (MAX.) REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DETAILS. ZERO TOLERANCE ALLOWED.
WHEN A BUILDING, OR PORTION OF A BUILDING, IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, INCLUDING BUT NOT LIMITED TO: ACCESSIBLE BUILDING ENTRANCES, BETWEEN BUILDINGS, AND TO THE PUBLIC WAY. REFER TO THE CIVIL ENGINEER'S AND/OR LANDSCAPE ARCHITECT'S PLANS FOR ALL ACCESSIBLE ROUTES ON THE SITE AND ADDITIONAL APPLICABLE REQUIREMENTS.

4. PROTRUDING OBJECTS: (REF. TO ADASAD 307 AND DETAIL 4 THIS SHEET)
OBJECTS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" A.F.F. SHALL PROTRUDE NO MORE THAN 4" MAX. INTO THE CIRCULATION PATH. ELEMENTS LOCATED ON CIRCULATION PATHS, INCLUDING OPERABLE ELEMENTS, MUST COMPLY WITH REQUIREMENTS FOR PROTRUDING OBJECTS. FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS MAY OVERHANG CIRCULATION PATHS 4" MAX. WHEN LOCATED 27 IN. MIN. AND 80 IN. MAX. ABOVE THE GROUND OR A.F.F. WHERE A SIGN OR OTHER OBSTRUCTION IS MOUNTED BETWEEN POSTS OR PYLONS AND THE CLEAR DISTANCE BETWEEN THE POSTS OR PYLONS IS GREATER THAN 12 IN., THE LOWEST EDGE OF SUCH SIGN OR OBSTRUCTION SHALL BE 27 IN. MAX., OR 80 IN. MIN. A.F.F. VERTICAL CLEARANCE SHALL BE 80 IN. HIGH MIN. GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80 IN. HIGH. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE LOADED 27 IN.MAX. A.F.F.

5. GROUND AND FLOOR SURFACES: (REF. TO ADASAD 302 AND DETAIL 5 THIS SHEET)
- GROUND AND FLOOR SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
- VERTICAL- CHANGES IN LEVEL OF 1/4" MAX. IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
- BEVELED - CHANGES IN LEVEL BETWEEN 1/4" IN. HIGH MIN. AND 1/2 IN. HIGH MAX. SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL EXCEEDING 1/2 IN. HEIGHT MUST COMPLY WITH ADASAD 405 (RAMPS) OR ADASAD 406 (CURB RAMPS).
- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD, OR BACKING OR NO CUSHION OR PAD. PILE HEIGHT SHALL BE 1/2 IN. MAX. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. EDGE TRIM SHALL COMPLY WITH ADASAD 303 (CHANGES IN LEVEL).

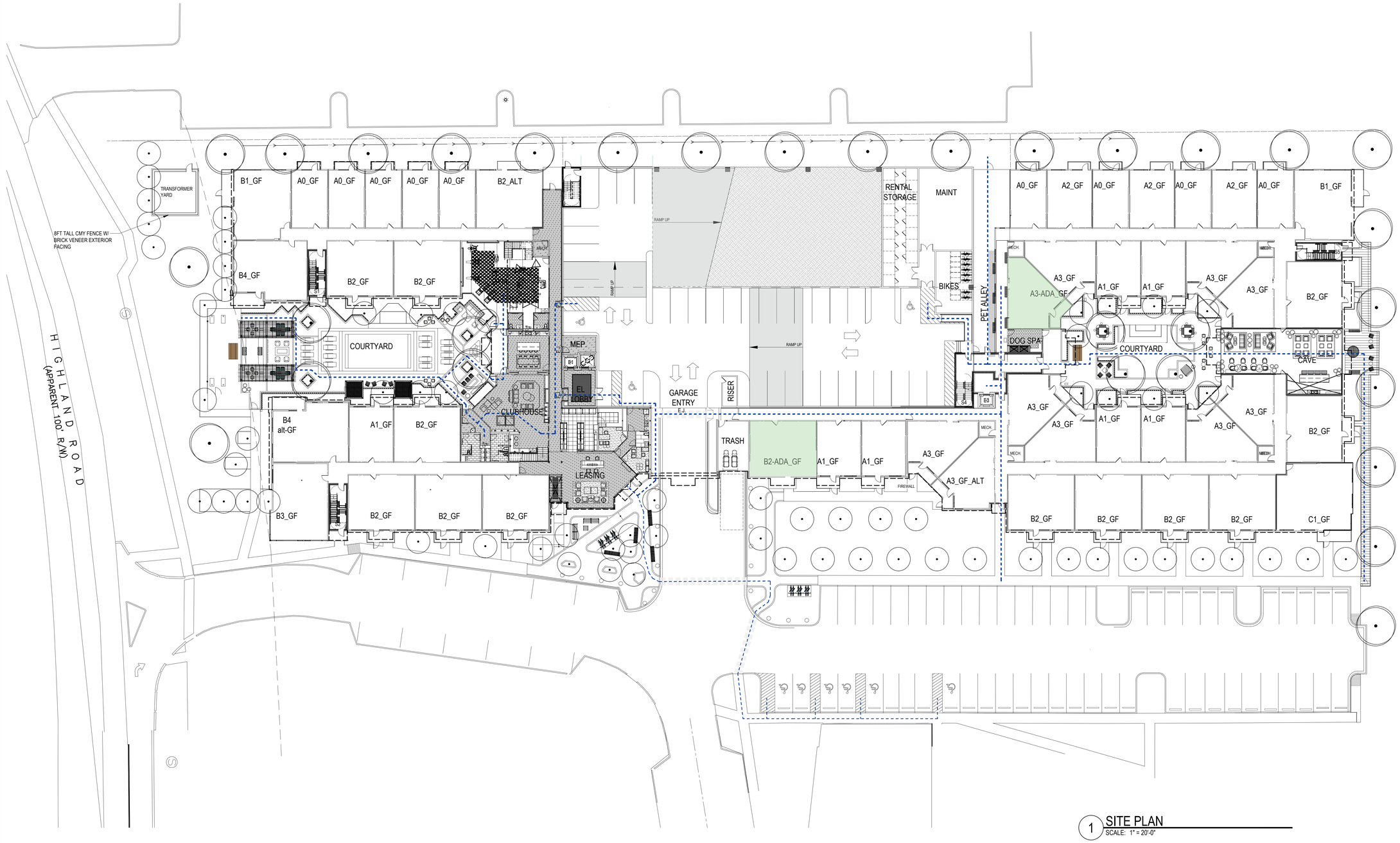
6. MANEUVERING CLEARANCES AT DOORS: (REF. TO ADASAD 404 AND DETAIL 6 THIS SHEET)
- MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY WITH DETAIL 6 (404.2).
- MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE.
- THRESHOLDS AT DOORWAYS SHALL BE 1/2 IN. HIGH MAX. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH ADASAD 302 (FLOOR AND GROUND SURFACES) AND ADASAD 303 (CHANGES IN LEVEL).
- THE DISTANCE BETWEEN TWO HINGED OR PIVOTED DOORS IN A SERIES SHALL BE 48 IN. MIN. PLUS THE WIDTH OF DOORS SWINGING INTO THE SPACE, AND A MIN. 60 IN WIDTH .
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL COMPLY WITH ADASAD 309.4 (OPERATION). OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 IN. MIN. AND 48 IN. MAX. A.F.F. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MIN.
- THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
(a) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
(b) OTHER DOORS: INTERIOR HINGED, SLIDING OR FOLDING DOORS - 5 LBS. MAX.
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

7. DRINKING FOUNTAINS AND WATER COOLERS - (REFER TO ADASAD 602 AND DETAIL 7 THIS SHEET)
- FOUNTAINS SHALL HAVE A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH ADASAD 305 (CLEAR FLOOR OR GROUND SPACE), POSITIONED FOR A FORWARD APPROACH AND CENTERED ON THE UNIT. KNEE AND TOE CLEARANCE COMPLYING WITH ADASAD 306 (KNEE AND TOE CLEARANCE) SHALL BE PROVIDED.
- OPERABLE PARTS SHALL COMPLY WITH ADASAD 309 (OPERABLE PARTS)
- TWO DRINKING FOUNTAINS SHALL BE PROVIDED, ONE COMPLYING WITH ADASAD 602.1 - 602.6 AND ONE COMPLYING WITH ADASAD 602.7. (REF. 211.2).

8. CONTROLS AND OPERATING MECHANISMS: (REF. ADASAD 309 AND DETAIL 8 THIS SHEET)
- A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH ADASAD 305 (CLEAR FLOOR OR GROUND SPACE) SHALL BE PROVIDED.
- OPERABLE PARTS SHALL BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES SPECIFIED IN ADASAD 308 (REACH RANGES).
- OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.

9. SHOWERS: (REF. ADASAD 608 AND DETAIL 9 THIS SHEET)
- TRANSFER TYPE SHOWERS SHALL BE 36 IN. BY 36 IN. CLEAR INSIDE DIM., *INCLUDING THE SHOWER PAN. WITH A 36 IN. x 52 IN. CLEARANCE ON OPEN SIDE MEASURED FROM CONTROL WALL.* A ROLL-IN SHOWER SHALL BE 30 IN. x 60 IN. MIN. CLEAR INSIDE WITH A 30 IN. x 60 IN. CLEAR SPACE ADJACENT TO OPEN SIDE.
- GRAB BARS SHALL COMPLY WITH 609.
- A FOLDING OR NON-FOLDING SEAT SHALL BE PROVIDED IN TRANSFER TYPE SHOWER COMPARTMENTS.

10. GRAB BARS: (REF 609 AND DETAIL 10 & 11 THIS SHEET)
- GRAB BARS WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/2 IN. MIN. AND 2 IN. MAX.
- THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 IN. THE



1 SITE PLAN
SCALE: 1" = 20'-0"

SYMBOLS LEGEND - SITE PLANS

- SETBACK LINE
- PROPERTY LINE
- LANDSCAPE SETBACK LINE
- LANDSCAPE BUFFER LINE
- ASSUMED PROPERTY LINE
- F.S.D. — FIRE SEPARATION DISTANCE
- II — BUILDING TYPE
- 1 — BUILDING NUMBER
- MIRRORED — MIRRORED BUILDING CONDITION
- ✳ — ACCESSIBLE ENTRY IN ACCESSIBLE EXIT
- CONDENSER
- ACCESSIBLE UNIT
- ACCESSIBLE PATH

SITE NOTES

1. THIS SITE PLAN IS FOR REFERENCE ONLY - REFER TO CIVIL FOR SITE ELEMENT AND BUILDING POSITION DIMENSIONAL CONTROL.
2. REFER TO CIVIL ENGINEERING:
   - CONSTRUCTION DRAWINGS FOR ALL SITE RELATED HANDICAPPED ACCESS ELEMENTS INCLUDING RAMPS AND SIGNAGE. PROVIDE RAMPS, PARKING DESIGNATION, SPACES AND SIGNAGE IN FULL COMPLIANCE WITH ALL APPLICABLE CODES.
   - CONSTRUCTION DOCUMENTS FOR WALK, GRADING AND FINISHED FLOOR ELEVATIONS.
   - DRAWINGS FOR ALL SITE PARKING CONFIGURATIONS AND FOR ALL PUBLIC WALK (DETAILS AND LAYOUTS), SCREENING, AND SIGN LOCATIONS.
3. REFER TO LANDSCAPE/ARCHITECT:
   - CONSTRUCTION DOCUMENTS FOR POOL DECK, POOL FENCING AND POOL AREA ENTRY GATE CONFIGURATION.
   - FOR SITE FENCING, GATE LOCATIONS AND DETAILS.
3. REFER TO LANDSCAPE/ELECTRICAL CONSTRUCTION DOCUMENTS FOR SCREEN WALL AND LANDSCAPE LIGHTING INFO.
4. REFER TO CIVIL/LANDSCAPE DRAWINGS FOR SIDEWALKS AND ACCESSIBLE ROUTE THROUGHOUT SITE.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR CONDENSERS AND ELECTRICAL TRANSFORMER LOCATIONS.
6. DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
7. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
8. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE, UNLESS REQUIRED BY LOCAL ORDINANCE TO BE MORE.
9. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY SHALL HAVE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED IN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
10. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
11. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
12. SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
13. ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
14. FINISH FREE STANDING UTILITY EQUIPMENT BOXES TO MATCH THE ADJACENT BUILDING FIELD COLOR. DO NOT PAINT OVER WARNING DECALS OR IDENTIFIERS.
15. NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING. PROVIDE METAL CONDUIT COVER FOR ELECTRIC METER FEED LINES, PAINT TO MATCH ADJACENT BUILDING FIELD COLOR.
16. REFER TO SHEET A1.03 FOR PARKING TABULATIONS.
17. PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
18. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURAFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.

FIRE DEPARTMENT NOTES

1. WHERE REQUIRED BY CODE, BUILDINGS ARE TO BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM PER NFPA 13 OR 13R.
2. WHERE REQUIRED BY CODE, STANDPIPES TO BE PROVIDED AT EACH FLOOR IN ORDER TO MAINTAIN MAXIMUM 150' DISTANCE FROM ANY POINT IN A BUILDING TO NEAREST FIRE DEPT. HOSE CONNECTIONS.
3. FIRE APPARATUS ACCESS IS REQUIRED TO BE UNOBSTRUCTED, NOT LESS THAN 24'-0" IN WIDTH, 14'-0" CLEAR HEIGHT. NO FIXED OR MOVING GATE SECTION SHALL INTERFERE WITH MINIMUM FIRE DEPT. ACCESS WIDTH, TURNING RADII OR OTHERWISE IMPEDE APPARATUS MOVEMENT OR USE OF FIRE HYDRANTS ETC.
4. CENTRAL STATION MONITORING (OR THIRD PARTY MONITORING AS APPROVED BY FIRE DEPARTMENT) OF THE SPRINKLER SYSTEM IS REQUIRED PER FIRE CODE. FIRE DEPARTMENT CONNECTION FOR A BUILDING'S SPRINKLER SYSTEM IS TO COMPLY WITH ALL APPLICABLE CODES.
5. FIRE LANE STRIPING, PLAQUES, AND/ OR SIGNAGE SHALL MEET LOCAL FIRE DEPARTMENT REQUIREMENTS.
6. FIRE DEPARTMENT CONNECTION TO BE ADJACENT TO FIRE SPRINKLER RISER ROOM OR AS LOCATED BY CIVIL.
7. FIRE LANE STRIPING TO MATCH SHERWIN WILLIAMS COLOR SW 2839 ROYCROFT COPPER RED OR SW 7582 SALUTE.
8. FIRE DEPARTMENT APPROVED SECURED KEY BOX SHALL BE PROVIDED AT THE MAIN GATES AND AREAS WHERE REQUIRED BY THE FIRE DEPARTMENT. CONTRACTOR TO CONFIRM NUMBER AND LOCATIONS WITH LOCAL FIRE INSPECTOR PRIOR TO INSTALLATION.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

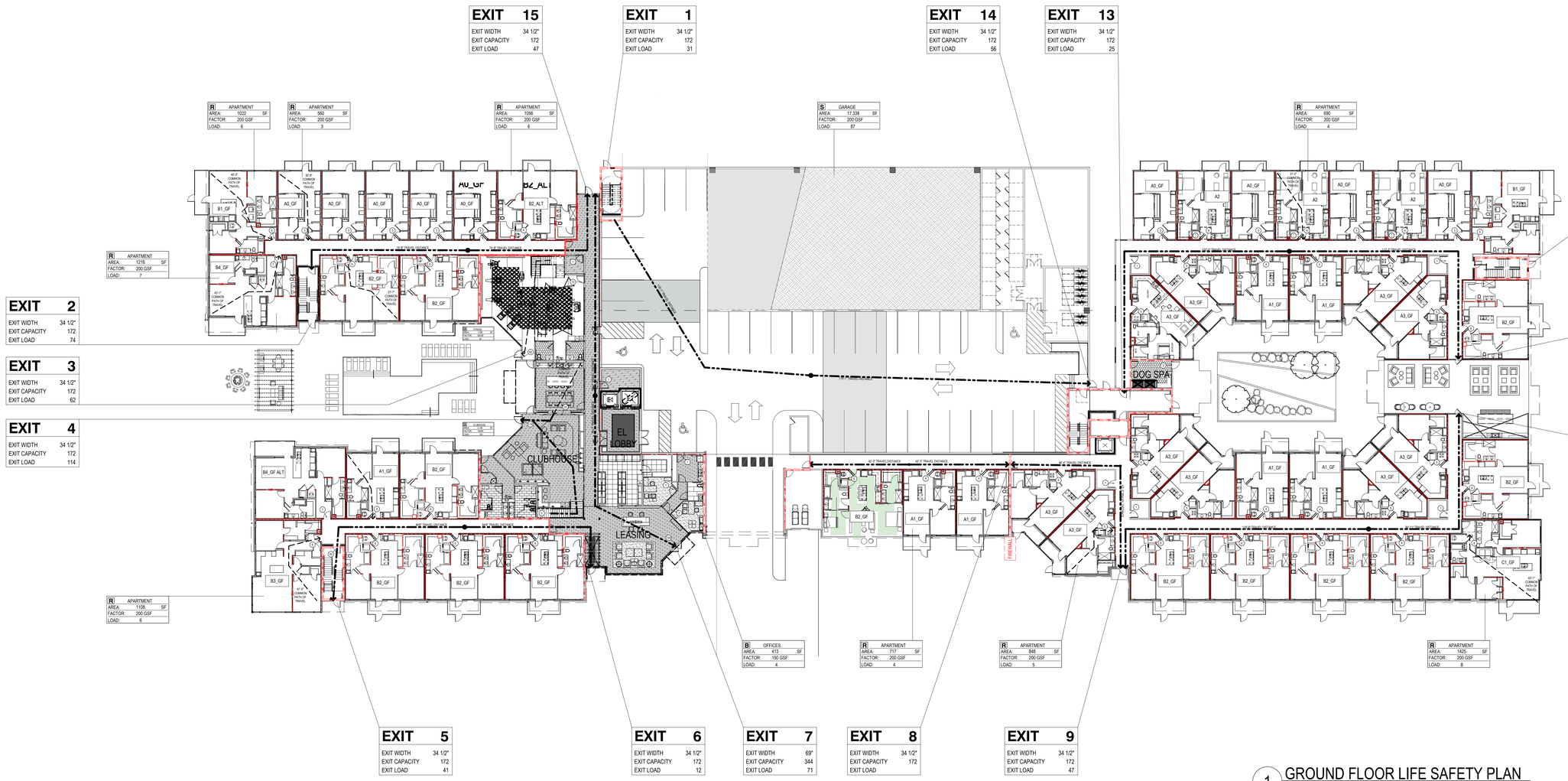
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SHEET CONTENTS:
ARCHITECTURAL SITE PLAN

SHEET NO.
A1.01

21345



1 GROUND FLOOR LIFE SAFETY PLAN
SCALE: 1" = 20'-0"

UNIT EGRESS REFERENCE

UNIT TYPE	OCCUPANT LOAD	COMMON PATH OF TRAVEL DISTANCE
A0	4	30'-8"
A0-GF	3	30'-8"
A1	4	30'-5"
A1-GF	4	30'-5"
A2	4	31'-2"
A3	5	31'-5"
A3-GF	5	31'-5"
B1	6	40'-2"
B1-GF	6	40'-2"
B2	6	37'-7"
B2-GF	6	37'-7"
B3	6	41'-5"
B3-GF	6	41'-5"
B4	7	43'-1"
B4-GF	7	43'-1"
C1	7	43'-1"
C1-GF	7	43'-1"

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- X.X — OCCUPANT LOAD PER SPACE
- XXX — ACTUAL LOAD PER EXIT
- AX — UNIT TYPE
- FDC — FIRE DEPARTMENT CONNECTION
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- 2HR HORIZONTAL ASSEMBLY OCCUPANCY SEPARATION - BETWEEN ASSEMBLY AND RESIDENTIAL OCCUPANCY
- EXIT 1 (WIDTH 34 1/2", CAPACITY 172) — EXIT DATA
- OCCUPANCY CLASS
- USE
- R APARTMENT AREA: XXX,000 SF FACTOR: 200 GSF LOAD: XX — OCCUPANT LOAD CALCULATION
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- EXIT ROUTE
- AREA OF GARAGE RAMP
- 1/3 DIAGONAL DISTANCE — MEASURED DIAGONAL DISTANCE
- 0'-0" — TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL.
- 0'-0" — DEAD END TRAVEL DISTANCE

LIFE SAFETY NOTES

BUILDING PLANNING - APARMENT BUILDINGS — REF:

OCCUPANCY CLASSIFICATION:	R-2	
MIXED OCCUPANCY?	YES	

FIRE SEPARATION

ITEM	w/ SPRINKLER SYSTEM	REMARKS	REF: 709/
CORRIDOR:	0.5		1020.2
ELEVATOR LOBBY:	1	4 OR MORE STORIES	3006.3 / 708
SHAFT ENCLOSURE:	2HR	4 OR MORE STORIES	713.4
EXIT ENCLOSURE:	2HR	4 OR MORE STORIES	1022
HORIZONTAL EXIT:	2HR		1026
ACCESSORY OCCUPANCIES:			
A3	1	ASSEMBLY - UNCONCENTRATED	508.4
S-2 GARAGE	1		508.4
FIREWALL:	2HR *		706.4 (a)

DOCUMENT LOCATOR NOTES

1. REFER TO A0.11 FOR APPLICABLE CODES AND BUILDING CODE SUMMARY.
2. REFER TO A4 SERIES (BUILDING PLANS) FOR WALL TAGS.
3. REFER TO A2.01 FOR WALL ASSEMBLIES.

FIRE RESISTANT CONSTRUCTION — TABLE: 601-602

BUILDING ELEMENT		TYPE V-A
PRIMARY STRUCTURAL FRAME:		1
BEARING WALLS:	EXTERIOR	1
	INTERIOR	1
NON-BEARING WALLS:	EXTERIOR > 30 FT SEPARATION	0
	EXTERIOR < 30 FT SEPARATION	SEE TBL 602
	INTERIOR	0
FLOOR CONSTRUCTION		1
ROOF CONSTRUCTION		1 b.

b. NOT REQUIRED WHERE EVERY PART OF THE ROOF IS > 20FT ABOVE THE IMMEDIATE FLOOR BELOW.

MEANS OF EGRESS

		PER OCCUPANT	ACTUAL WIDTH	MAX OCCUPANCY EACH	REF:
MIN REQ'D DOOR WIDTH:		0.2"	34 1/2"	172	1005.3.2
MIN. REQ'D STAIR WIDTH:		0.3"	44"	146	1005.3.1

MAX. DISTANCE	OCCUPANCY:	w/out SPRINKLER	w/SPRINKLER	
DEAD END	R2		50 FT	1020.4
COMMON PATH OF TRAVEL	R2 S2	75 FT	125 FT 100 FT	1006.2.1
TRAVEL TO EXIT	R2		250 FT	1017.2
	A-3		250 FT	
	S2	300 FT	400 FT	

EXIT SEPARATION 1/3 DIAGONAL DISTANCE OF AREA SERVED REF: 1007.1.1 EXC 2

MAX DOOR ENCROACHMENT ON EXIT REQUIRED MEANS OF EGRESS: 7" OR ⅛ REQ'D WIDTH

FIRE EXTINGUISHER SCHEDULE

- PER 2018 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- ALL FIRE EXTINGUISHERS TO BE MULTIPURPOSE DRY CHEMICAL MEETING CLASS A, B & C FIRES U.N.O.
- ALL OCCUPANCIES ARE ORDINARY HAZARD
- MOUNT AT 5'-0" MAX. TO TOP OF CABINET WITH ALL CONTROLS WITHIN ACCESSIBLE REACH RANGE REQUIREMENTS (48" MAX. SIDE APPROACH, UNOBSTRUCTED) AND BOTTOM LEADING EDGE 27" MAX. IF PROTRUDING MORE THAN 4" FROM BACK WALL

NOTE: MAX AREA IS BASED ON FIRE EXTINGUISHER RATING. AREA OF COVERAGE WILL NEED TO BE REVISED IF DIFFERENT RATING IS USED.

LOCATION	RATING / FIRE CLASSIFICATIONS	MAX. TRAVEL DISTANCE / LOCATION	MAX. AREA PER F.E.
DWELLING UNITS, INSIDE KITCHEN SINK CABINET	2-A:10-B:C	WITHIN EACH UNIT	3000 S.F.
RESIDENTIAL BUILDING COMMON CIRCULATION AREAS	2-A / CLASS A	75'	11,250 S.F.
DETACHED GARAGES-OPTION 1	4-A / CLASS B	50' / EXTERIOR TO GARAGE UNITS	6000 S.F.
DETACHED GARAGES-OPTION 2	2-A:10-B:C / CLASS B	WITHIN EACH GARAGE UNIT	3000 S.F.
PARKING GARAGES	4-A / CLASS B	50' / 1 AT EACH EXIT	4000 S.F.
COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	11,250 S.F.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:
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Revisions:

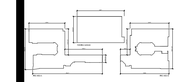
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KEY PLAN



FIRE AREAS

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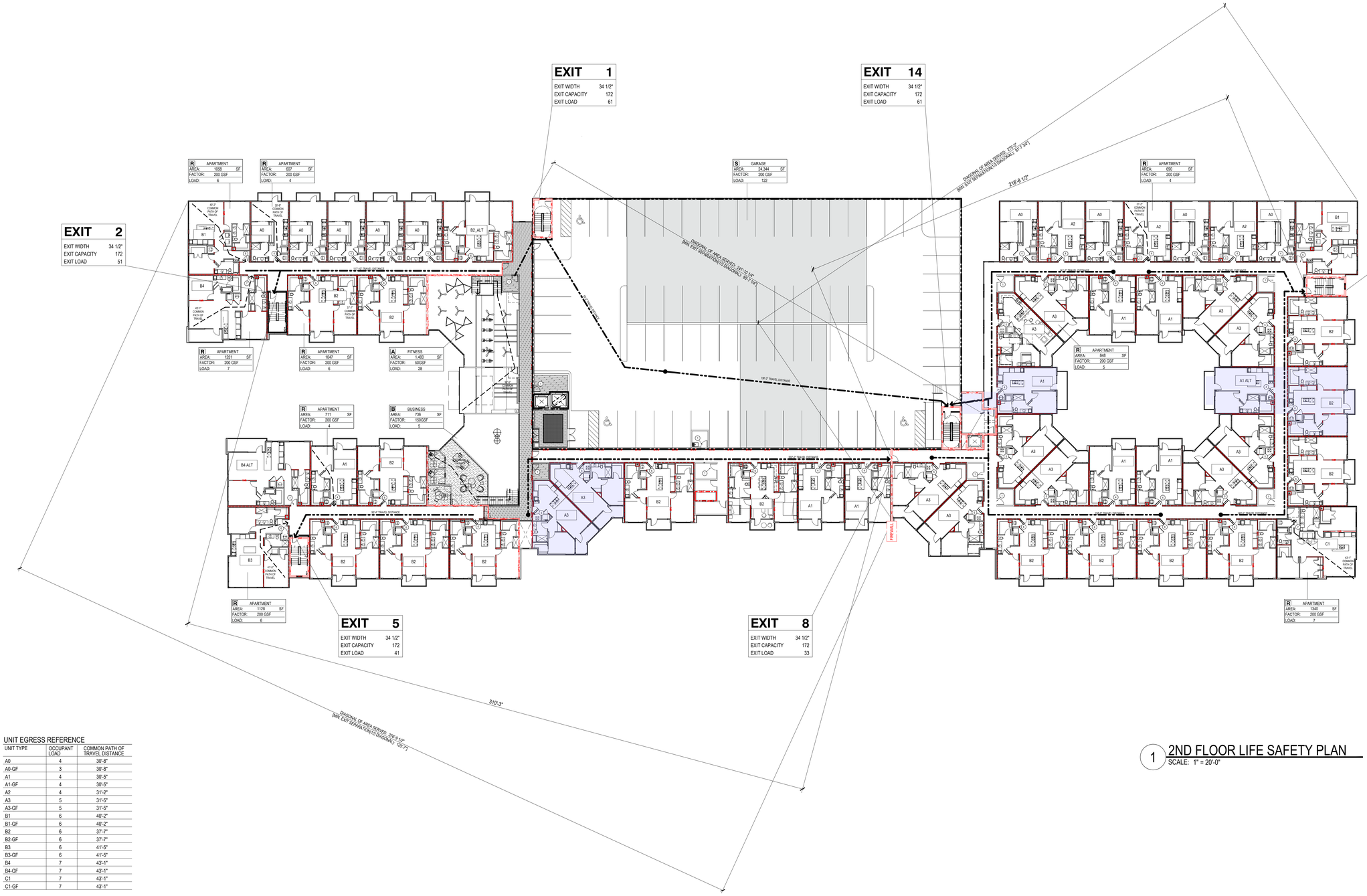
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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
GROUND FLOOR LIFE SAFETY PLAN

SHEET NO.
A1.10

21345



UNIT EGRESS REFERENCE

UNIT TYPE	OCCUPANT LOAD	COMMON PATH OF TRAVEL DISTANCE
A0	4	30'-8"
A0-GF	3	30'-8"
A1	4	30'-5"
A1-GF	4	30'-5"
A2	4	31'-2"
A3	5	31'-5"
A3-GF	5	31'-5"
B1	6	40'-2"
B1-GF	6	40'-2"
B2	6	37'-7"
B2-GF	6	37'-7"
B3	6	41'-5"
B3-GF	6	41'-5"
B4	7	43'-1"
B4-GF	7	43'-1"
C1	7	43'-1"
C1-GF	7	43'-1"

1 2ND FLOOR LIFE SAFETY PLAN
SCALE: 1" = 20'-0"

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- X.X → OCCUPANT LOAD PER SPACE
- XXX ACTUAL LOAD PER EXIT
- AX UNIT TYPE
- FDC FIRE DEPARTMENT CONNECTION
- FEC FIRE EXTINGUISHER CABINET
- FE FIRE EXTINGUISHER
- 2HR HORIZONTAL ASSEMBLY OCCUPANCY SEPARATION - BETWEEN ASSEMBLY AND RESIDENTIAL OCCUPANCY
- EXIT 1 WIDTH 34 1/2 CAPACITY 167 EXIT DATA
- OCCUPANCY CLASS USE
- R APARTMENT AREA: XXX,000 SF FACTOR: 200 GSF LOAD: XX OCCUPANT LOAD CALCULATION
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- EXIT ROUTE
- AREA OF GARAGE RAMP
- 1/3 DIAGONAL DISTANCE — MEASURED DIAGONAL DISTANCE
- 0'-0" — TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL.
- 0'-0" — DEAD END TRAVEL DISTANCE

LIFE SAFETY NOTES

BUILDING PLANNING - APARMENT BUILDINGS

		REF:
OCCUPANCY CLASSIFICATION:	R-2	
MIXED OCCUPANCY?	YES	

FIRE SEPARATION

ITEM	w/ SPRINKLER SYSTEM	REMARKS	REF: 709/
CORRIDOR:	0.5		1020.2
ELEVATOR LOBBY:	1	4 OR MORE STORIES	3006.3 / 708
SHAFT ENCLOSURE:	2HR	4 OR MORE STORIES	713.4
EXIT ENCLOSURE:	2HR	4 OR MORE STORIES	1022
HORIZONTAL EXIT:	2HR		1026
ACCESSORY OCCUPANCIES:			
A3	1	ASSEMBLY - UNCONCENTRATED	508.4
S-2 GARAGE	1		508.4
FIREWALL:	2HR *		706.4 (a)

DOCUMENT LOCATOR NOTES

1. REFER TO A0.11 FOR APPLICABLE CODES AND BUILDING CODE SUMMARY.
2. REFER TO A4 SERIES (BUILDING PLANS) FOR WALL TAGS.
3. REFER TO A2.01 FOR WALL ASSEMBLIES.

FIRE RESISTANT CONSTRUCTION

TABLE: 601-602

BUILDING ELEMENT		TYPE V-A
PRIMARY STRUCTURAL FRAME:		1
BEARING WALLS:	EXTERIOR	1
	INTERIOR	1
NON-BEARING WALLS:	EXTERIOR > 30 FT SEPARATION	0
	EXTERIOR < 30 FT SEPARATION	SEE TBL 602
	INTERIOR	0
FLOOR CONSTRUCTION		1
ROOF CONSTRUCTION		1 [b.]

b. NOT REQUIRED WHERE EVERY PART OF THE ROOF IS > 20FT ABOVE THE IMMEDIATE FLOOR BELOW.

MEANS OF EGRESS

	PER OCCUPANT	ACTUAL WIDTH	MAX OCCUPANCY EACH	REF:
MIN REQ'D DOOR WIDTH:	0.2"	34 1/2"	172	1005.3.2
MIN. REQ'D STAIR WIDTH:	0.3"	44"	146	1005.3.1

MAX. DISTANCE	OCCUPANCY:	w/out SPRINKLER	w/SPRINKLER	
DEAD END	R2		50 FT	1020.4
COMMON PATH OF TRAVEL	R2 S2	75 FT	125 FT 100 FT	1006.2.1
TRAVEL TO EXIT	R2		250 FT	1017.2
	A-3		250 FT	
	S2	300 FT	400 FT	

EXIT SEPARATION 1/3 DIAGONAL DISTANCE OF AREA SERVED REF: 1007.1.1 EXC 2

MAX DOOR ENCROACHMENT ON EXIT REQUIRED MEANS OF EGRESS: 7" OR ½ REQ'D WIDTH

FIRE EXTINGUISHER SCHEDULE

- PER 2018 NFPA 10 STANDARD FOR PORTABLE FIRE EXTINGUISHERS
- ALL FIRE EXTINGUISHERS TO BE MULTIPURPOSE DRY CHEMICAL MEETING CLASS A, B & C FIRES U.N.O.
- ALL OCCUPANCIES ARE ORDINARY HAZARD
- MOUNT AT 5'-0" MAX. TO TOP OF CABINET WITH ALL CONTROLS WITHIN ACCESSIBLE REACH RANGE REQUIREMENTS (48" MAX. SIDE APPROACH, UNOBSTRUCTED) AND BOTTOM LEADING EDGE 27" MAX. IF PROTRUDING MORE THAN 4" FROM BACK WALL

NOTE: MAX AREA IS BASED ON FIRE EXTINGUISHER RATING. AREA OF COVERAGE WILL NEED TO BE REVISED IF DIFFERENT RATING IS USED.

LOCATION	RATING / FIRE CLASSIFICATIONS	MAX. TRAVEL DISTANCE / LOCATION	MAX. AREA PER F.E.
DWELLING UNITS, INSIDE KITCHEN SINK CABINET	2-A:10-B:C	WITHIN EACH UNIT	3000 S.F.
RESIDENTIAL BUILDING COMMON CIRCULATION AREAS	2-A / CLASS A	75'	11,250 S.F.
DETACHED GARAGES-OPTION 1	4-A / CLASS B	50' / EXTERIOR TO GARAGE UNITS	6000 S.F.
DETACHED GARAGES-OPTION 2	2-A:10-B:C / CLASS B	WITHIN EACH GARAGE UNIT	3000 S.F.
PARKING GARAGES	4-A / CLASS B	50' / 1 AT EACH EXIT	4000 S.F.
COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	11,250 S.F.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

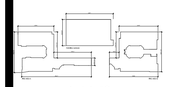
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FIRE AREAS

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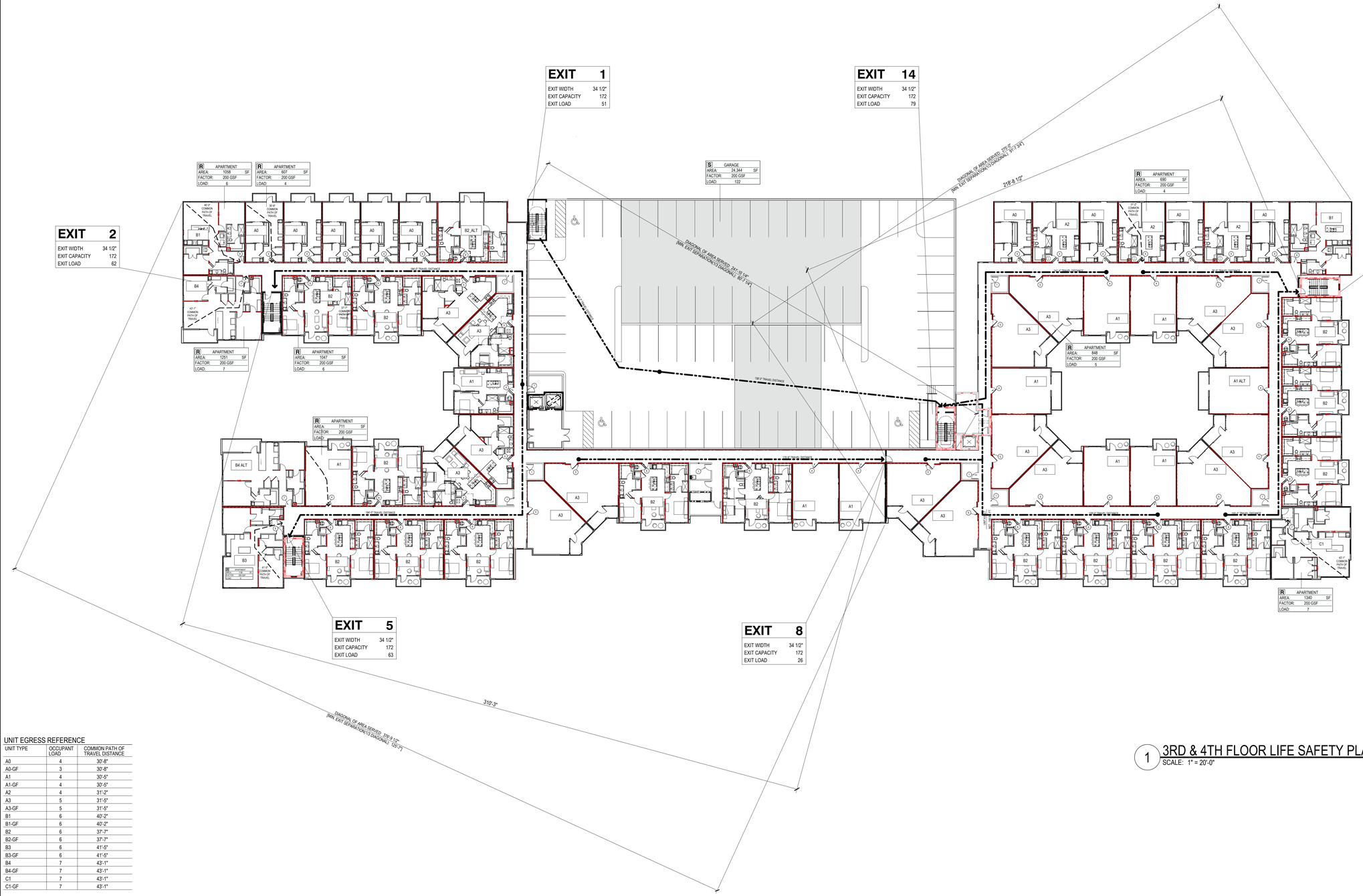
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SHEET CONTENTS:
2ND FLOOR LIFE SAFETY PLAN

SHEET NO.
A1.20

21345



1 3RD & 4TH FLOOR LIFE SAFETY PLAN
SCALE: 1" = 20'-0"

UNIT EGRESS REFERENCE

UNIT TYPE	OCCUPANT LOAD	COMMON PATH OF TRAVEL DISTANCE
A0	4	30'-8"
A0-GF	3	30'-8"
A1	4	30'-5"
A1-GF	4	30'-5"
A2	4	31'-2"
A3	5	31'-5"
A3-GF	5	31'-5"
B1	6	40'-2"
B1-GF	6	40'-2"
B2	6	37'-7"
B2-GF	6	37'-7"
B3	6	41'-5"
B3-GF	6	41'-5"
B4	7	43'-1"
B4-GF	7	43'-1"
C1	7	43'-1"
C1-GF	7	43'-1"

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- X.X — OCCUPANT LOAD PER SPACE
- XXX — ACTUAL LOAD PER EXIT
- AX — UNIT TYPE
- FDC — FIRE DEPARTMENT CONNECTION
- FEC — FIRE EXTINGUISHER CABINET
- FE — FIRE EXTINGUISHER
- 2HR HORIZONTAL ASSEMBLY OCCUPANCY SEPARATION - BETWEEN ASSEMBLY AND RESIDENTIAL OCCUPANCY
- EXIT 1 (WIDTH: 33.5, CAPACITY: 167) — EXIT DATA
- OCCUPANCY CLASS
- USE
- R APARTMENT AREA: XXX,000 SF FACTOR: 200 GSF LOAD: XX — OCCUPANT LOAD CALCULATION
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- EXIT ROUTE
- AREA OF GARAGE RAMP
- 1/3 DIAGONAL DISTANCE — MEASURED DIAGONAL DISTANCE
- 0'-0" — TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL.
- 0'-0" — DEAD END TRAVEL DISTANCE

LIFE SAFETY NOTES

BUILDING PLANNING - APARMENT BUILDINGS

		REF:
OCCUPANCY CLASSIFICATION:	R-2	
MIXED OCCUPANCY?	YES	

FIRE SEPARATION

ITEM	w/ SPRINKLER SYSTEM	REMARKS	REF: 709/
CORRIDOR:	0.5		1020.2
ELEVATOR LOBBY:	1	4 OR MORE STORIES	3006.3 / 708
SHAFT ENCLOSURE:	2HR	4 OR MORE STORIES	713.4
EXIT ENCLOSURE:	2HR	4 OR MORE STORIES	1022
HORIZONTAL EXIT:	2HR		1026
ACCESSORY OCCUPANCIES:			
A3	1	ASSEMBLY - UNCONCENTRATED	508.4
S-2 GARAGE	1		508.4
FIREWALL:	2HR *		706.4 (a)

DOCUMENT LOCATOR NOTES

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3. REFER TO A2.01 FOR WALL ASSEMBLIES.

FIRE RESISTANT CONSTRUCTION

TABLE: 601-602

BUILDING ELEMENT		TYPE V-A
PRIMARY STRUCTURAL FRAME:		1
BEARING WALLS:	EXTERIOR	1
	INTERIOR	1
NON-BEARING WALLS:	EXTERIOR > 30 FT SEPARATION	0
	EXTERIOR < 30 FT SEPARATION	SEE TBL 602
	INTERIOR	0
FLOOR CONSTRUCTION		1
ROOF CONSTRUCTION		1 b

b. NOT REQUIRED WHERE EVERY PART OF THE ROOF IS > 20FT ABOVE THE IMMEDIATE FLOOR BELOW.

MEANS OF EGRESS

	PER OCCUPANT	ACTUAL WIDTH	MAX OCCUPANCY EACH	REF:
MIN REQ'D DOOR WIDTH:	0.2"	34 1/2"	172	1005.3.2
MIN. REQ'D STAIR WIDTH:	0.3"	44"	146	1005.3.1

MAX. DISTANCE	OCCUPANCY:	w/out SPRINKLER	w/SPRINKLER	
DEAD END	R2		50 FT	1020.4
COMMON PATH OF TRAVEL	R2 S2	75 FT	125 FT 100 FT	1006.2.1
TRAVEL TO EXIT	R2		250 FT	1017.2
	A-3		250 FT	
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EXIT SEPARATION 1/3 DIAGONAL DISTANCE OF AREA SERVED REF: 1007.1.1 EXC 2

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NOTE: MAX AREA IS BASED ON FIRE EXTINGUISHER RATING. AREA OF COVERAGE WILL NEED TO BE REVISED IF DIFFERENT RATING IS USED

LOCATION	RATING / FIRE CLASSIFICATIONS	MAX. TRAVEL DISTANCE / LOCATION	MAX. AREA PER F.E.
DWELLING UNITS, INSIDE KITCHEN SINK CABINET	2-A:10-B:C	WITHIN EACH UNIT	3000 S.F.
RESIDENTIAL BUILDING COMMON CIRCULATION AREAS	2-A / CLASS A	75'	11,250 S.F.
DETACHED GARAGES-OPTION 1	4-A / CLASS B	50' / EXTERIOR TO GARAGE UNITS	6000 S.F.
DETACHED GARAGES-OPTION 2	2-A:10-B:C / CLASS B	WITHIN EACH GARAGE UNIT	3000 S.F.
PARKING GARAGES	4-A / CLASS B	50' / 1 AT EACH EXIT	4000 S.F.
COMMERCIAL, COOKING, AMENITY GRILLING AREA	CLASS K	WITHIN 30' OF SOURCE	N/A
POOL CHEMICAL ROOM	WATER BASED F.E.	NEAR EXIT DOOR	N/A
BOILER ROOMS, FURNACE ROOMS, ELEVATOR MACHINE ROOMS, GENERATOR ROOMS, TRASH COLLECTION ROOMS & AS REQUIRED	4-A / CLASS A	NEAR EXIT DOOR	N/A
CLUBHOUSES	4-A / CLASS A	75'	11,250 S.F.

Designed by: MM
Drawn by: TT / LL
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Revisions:

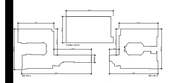
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KEY PLAN



FIRE AREAS

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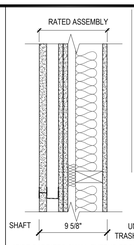
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SHEET CONTENTS:
3RD & 4TH FLOOR LIFE SAFETY PLAN

SHEET NO.
A1.30

21345

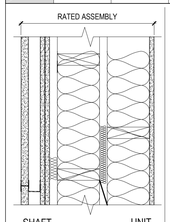
INTERIOR WALL ASSEMBLIES



1. 1" GYPSUM LINER PANELS
2. 2 1/2" C-H 25 GA. GALV. STEEL STUDS @ 24" MIN. O.C.
3. (2) LAYERS 1/2" TYPE 'X' GYPSUM PANELS, FACE LAYER JOINTS FINISHED.
4. 1" AIRSPACE
5. INSULATION PER INSULATION CHART
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
7. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

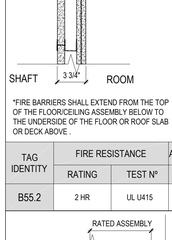
*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B08.2	2 HR	UL U415	55	NRC TL 93-297



1. 1" GYPSUM LINER PANELS
2. 2 1/2" C-H 25 GA. GALV. STEEL STUDS @ 24" MIN. O.C.
3. (2) LAYERS 1/2" TYPE "X" GYPSUM PANELS, FACE LAYER JOINTS FINISHED.
4. 1" AIRSPACE
5. INSULATION PER INSULATION CHART
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. 6. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
8. 1" MIN. AIRSPACE
9. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
10. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
11. SOUND ATTENUATION BATT PER INSULATION CHART
12. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

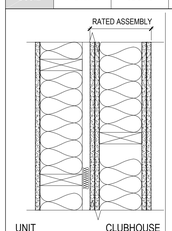
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B10.2	2 HR	UL U415	54	NGC 2198



1. 1" GYPSUM LINER PANELS
2. 2 1/2" C-H 25 GA. GALV. STEEL STUDS @ 24" MIN. O.C.
3. (2) LAYERS 5/8" TYPE 'X' GYPSUM PANELS, FACE LAYER JOINTS FINISHED.

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

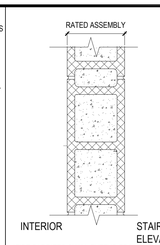
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B55.2	2 HR	UL U415	37	-



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 2" MIN. AIRSPACE (BETWEEN STUDS)
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD PER ASSEMBLY LISTING
7. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
8. SOUND ATTENUATION BATT PER INSULATION CHART
9. (2) LAYERS 5/8" TYPE "X" GYPSUM BOARD PER ASSEMBLY LISTING

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

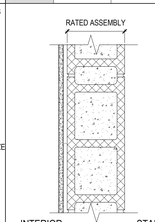
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B04.2	2 HR	UL U301	EST. 56	NRC-TL-93-266



1. PAINT WHERE EXPOSED
2. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
3. PAINT WHERE EXPOSED

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

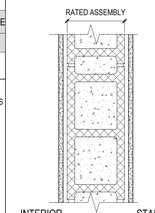
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B09.2	2 HR	UL U905	NOT REQUIRED	-



1. 5/8" EXTERIOR GYPSUM SHEATHING
2. FURRING CHANNELS
3. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
4. PAINT WHERE EXPOSED

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

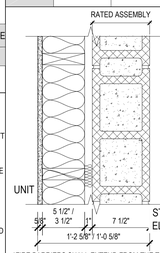
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B10.2	2 HR	UL U905	NOT REQUIRED	-



1. 5/8" EXTERIOR GYPSUM SHEATHING
2. FURRING CHANNELS
3. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
4. FURRING CHANNELS
5. 5/8" EXTERIOR GYPSUM SHEATHING

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

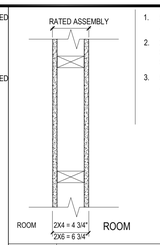
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B11.2	2 HR	UL U905	NOT REQUIRED	-



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. RESILIENT CHANNELS
3. SOUND ATTENUATION BATT PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 1" MIN. AIRSPACE
6. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
7. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
8. PAINT WHERE EXPOSED

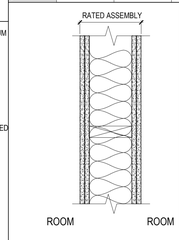
*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B13.2	2 HR	UL U905	55	NCMA TEK 1-1C



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
3. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

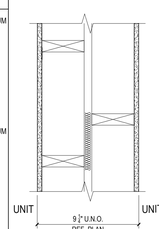
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
P11.0	NON-RATED	-	NOT REQUIRED	-
P11.1	1 HOUR	UL U305	NOT REQUIRED	-



1. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. (2) LAYERS 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

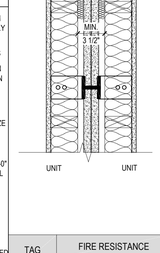
*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B05.2	2 HR	UL U301	NOT REQ.	-



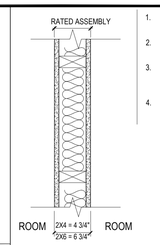
1. (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
3. 1" MIN. AIRSPACE
4. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
P01.0	NON-RATED			



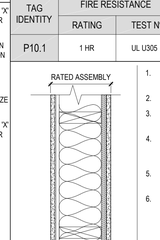
1. 5/8" TYPE 'X' GYPSUM BOARD, PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. 3/4" MIN. AIR SPACE
7. (2) 1"x24" PROPRIETARY SHAFTLINER
8. 3/4" MIN. AIR SPACE
9. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL & VERTICALALUM CLIPS SPACED PER MANUFACTURER
10. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
11. SOUND ATTENUATION BATT PER INSULATION CHART
12. 5/8" TYPE 'X' GYPSUM BOARD, PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
F01.2	2 HR	UL U347	57	NGC 2012083



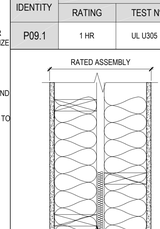
1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
P10.0	NON-RATED	-	NOT REQUIRED	-



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. RESILIENT CHANNELS 1/2"
3. SOUND ATTENUATION BATT PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. SHEAR PANEL REFER TO STRUCTURAL
6. 5/8" TYPE 'X' SOUND DAMPENING GYPSUM BOARD PER ASSEMBLY LISTING

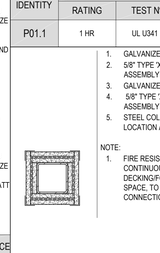
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
P10.1	1 HR	UL U305	NOT REQUIRED	-



1. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
2. SOUND ATTENUATION BATT PER INSULATION CHART
3. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
4. 1" MIN. AIRSPACE
5. FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL AND VERTICAL
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. SOUND ATTENUATION BATT PER INSULATION CHART
8. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
P09.1	1 HR	UL U305	54	NGC 2011066

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
P01.1	1 HR	UL U341	54	NGC 2198

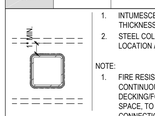


1. GALVANIZED STEEL CORNER BEADS
2. 5/8" TYPE 'X' GYPSUM BOARD (ALL SIDES) PER ASSEMBLY LISTING
3. GALVANIZED STEEL COLUMN COVER
4. 5/8" TYPE 'X' GYPSUM BOARD (ALL SIDES) PER ASSEMBLY LISTING
5. STEEL COLUMN (REFER TO STRUCTURAL) FOR LOCATION AND SIZE

NOTE:
1. FIRE RESISTANCE OF COLUMN SHALL BE CONTINUOUS FROM TOP OF DECKING/FOUNDATION, THROUGH CEILING SPACE, TO TOP OF THE COLUMN INCLUDING CONNECTIONS TO BEAMS OR GIRDERS.

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B32.1	1 HR	UL X526	NOT REQUIRED	-



1. INTUMESCENT PAINT - REFER TO UL LISTING FOR THICKNESS
2. STEEL COLUMN, REFER TO STRUCTURAL FOR LOCATION AND SIZE

NOTE:
1. FIRE RESISTANCE OF COLUMN SHALL BE CONTINUOUS FROM TOP OF DECKING/FOUNDATION, THROUGH CEILING SPACE, TO TOP OF THE COLUMN INCLUDING CONNECTIONS TO BEAMS OR GIRDERS.

*FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE .

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
B33.1	1 HR	UL X650	NOT REQUIRED	-
B33.2	2 HR	UL X650		

GENERAL NOTES

NOTES:
1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRACTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**
3. CONTRACTOR TO PROVIDE AS AN ALTERNATE BID IMPACT AND MOISTURE RESISTANT GYPSUM BOARD AT ALL INTERIOR CORRIDOR/STAIR CONDITIONS.

DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft² *F/Btu) [(M² * K)/W]*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft² *F) [(W/ M² * K)]*

RATED WALL TYPES

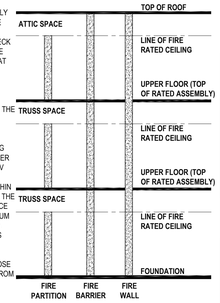
FIRE PARTITIONS: SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

FIRE BARRIERS: SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

FIRE WALLS: SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

EXTERIOR WALLS: ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.

FIREBLOCKING: IN COMBUSTILE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: CONCEALED WALL SPACES (10' O.C. BOTH VERTICALLY AND HORIZONTALLY), CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, STAIRWAYS, CEILING AND FLOOR OPENINGS, CEILING AND FLOOR OPENINGS, EXTERIOR WALL, AND CONCEALED SLEEPER SPACES.



FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. ONE-HALF-INCH GYPSUM BOARD
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

FLOOR-CEILING ASSEMBLIES

1. FLOOR-CEILING ASSEMBLIES ARE MODELED AFTER THE UL OR GA ASSEMBLIES LISTED. THE GC SHALL BE RESPONSIBLE FOR REVIEWING AND BEING FAMILIAR WITH THE UL OR GA ASSEMBLIES LISTED IN THE CONTRACT DOCUMENTS. CHANGES OF A SINGLE COMPONENT IN THE ASSEMBLY MAY EFFECT OTHER COMPONENTS IN THE SAME ASSEMBLY. REFER TO SHEET AX.XXx FOR ASSEMBLY LISTINGS
   - 1.1. **AS AN EXAMPLE,** THE LOCATION AND THICKNESS OF INSULATION WITHIN THE LISTED FLOOR-CEILING ASSEMBLY MAY IMPACT THE MINIMUM REQUIRED SPACING OF RESILIENT CHANNELS.
2. ALL PRIMARY STRUCTURAL STEEL SHALL BE INDIVIDUALLY PROTECTED EVEN IF FULLY CONTAINED WITHIN THE FLOOR-CEILING ASSEMBLY.
3. REFER TO INTERIOR DESIGN FOR FLOOR FINISH LOCATIONS. IF NO FINISH IS INDICATED CONTACT ARCHITECT IMMEDIATELY.
4. REFER TO UL OR GA ASSEMBLIES FOR ALLOWABLE FACINGS OF INSULATION.
5. WHERE INSULATION IS MECHANICALLY FASTENED ABOVE SPRINKLERS, CONTRACTOR SHALL ENSURE INSULATION WILL NOT SAG, ESPECIALLY DIRECTLY ABOVE SPRINKLER HEADS, IN THE INTERSTITIAL SPACE EVEN IF THE INSULATION IS EXPOSED TO WATER IN THE EVENT THE SPRINKLERS DISCHARGE.

PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2021 IBC
   - 1.1. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   - 1.2. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   - 1.3. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   - 1.4. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

INSULATION CHART

CLIMATE ZONE: 2A		ALL GROUPS OTHER THAN R	GROUP R
ROOFS	INSULATION ABOVE ROOF DECK	R-25ci	R-25ci
	ATTIC	R-38	R-38
WALLS	WOOD FRAMED	R13 + R-3.8ci OR R-20	R13 + R-3.8ci OR R-20
	METAL FRAMED	R13 + R-7.5ci	R13 + R-7.5ci
	MASS	R-7.6ci	R-9.5ci
WALLS BELOW GRADE	MASS	NR	NR
FLOORS	JOIST/FRAMING WOOD	R-30	R-30
	MASS	R-10ci	R-10ci
SLAB ON GRADE FLOORS	UNHEATED SLABS	NR	NR
	HEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
SOUND ATTENUATION BATT	INTERIOR WALLS	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY

R = R-VALUE (THERMAL RESISTANCE) ci = CONTINUOUS INSULATION NR = NO REQUIREMENT SAB = SOUND ATTENUATION BATT

*REFER TO LISTED ASSEMBLIES FOR FACING REQUIREMENTS ON BATT INSULATION.

WALL ASSEMBLY LEGEND

EXTERIOR WALLS:
BV = BRICK VENEER
SV = STONE VENEER
ST = STUCCO
MS = MANUFACTURED STONE VENEER
FS = FIBER CEMENT LAP SIDING
FP = FIBER CEMENT PANEL
BB = FIBER CEMENT BOARD AND BATTEN
MP = METAL PANEL

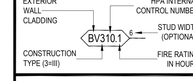
NOTES:
1. MATERIALS IN ASSEMBLIES HAVE MATERIALS NUMBERED . WALL ASSEMBLIES ARE READ LEFT TO RIGHT AND HORIZONTAL ASSEMBLIES ARE READ TOP TO BOTTOM.
2. BASE NUMBER IS HPA INTERNAL CONTROL NUMBER.

INTERIOR WALL TYPE:
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

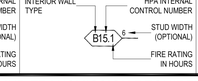
HORIZONTAL ASSEMBLY:
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

CONSTRUCTION MATERIAL:
C = CONCRETE CONSTRUCTION
W = WOOD CONSTRUCTION
M = METAL CONSTRUCTION

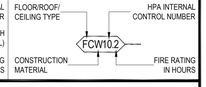
EXTERIOR WALL TAG



INTERIOR WALL TAG



HORIZONTAL ASSEMBLY TAG



SOUND TRANSMISSION REQUIREMENTS

SECTION 1207.2 - AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS **(STC)** OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTME E90. PENTRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; GYPSUMS; OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
SECTION 1207.3 - STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS **(IIC)** RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

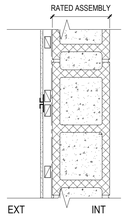
ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: XXX
Architect of Record: TD
Date Plotted: XX/XX/XX
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

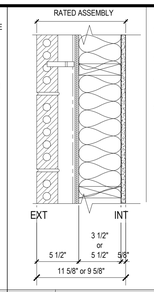
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EXTERIOR WALL ASSEMBLIES



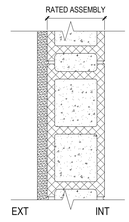
1. FIBER CEMENT PANEL
2. 3/8" MIN. DRAINAGE PLANE / FURRING STRIP
3. BITUMINOUS DAMPPROOFING
4. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
5. PAINT WHERE EXPOSED

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
FP513.2	2 HR	UL U905	NOT REQUIRED	-



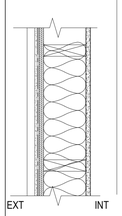
1. BRICK VENEER WITH 1" MIN. AIRSPACE AND WALL TIES
2. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
3. THERMAL INSULATION PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 5/8" TYPE 'X' GYPSUM BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
BV517.0	NON-RATED	-	NOT REQUIRED	-



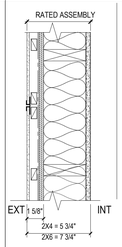
1. DIRECT APPLIED STUCCO SYSTEM
2. 8" CONCRETE MASONRY UNIT - GROUTED SOLID (REFER TO STRUCTURAL)
3. PAINT WHERE EXPOSED

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
CB513.2	2 HR	UL U905	NOT REQUIRED	-



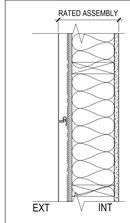
1. FIBER CEMENT LAP SIDING
2. EXTERIOR SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER
3. THERMAL INSULATION PER INSULATION CHART
4. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
5. 5/8" TYPE 'X' GYPSUM BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
FS517.0	NON-RATED	-	NOT REQUIRED	-



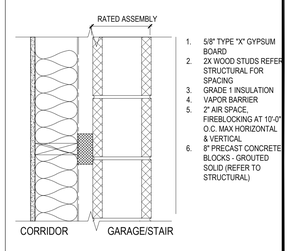
1. FIBER CEMENT PANEL
2. 3/8" MIN. DRAINAGE PLANE / FURRING STRIP
3. WATER-RESISTIVE BARRIER
4. EXTERIOR SHEATHING
5. THERMAL INSULATION PER INSULATION CHART
6. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
7. 5/8" TYPE 'X' GYPSUM BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
FP515.0	NON-RATED	-	NOT REQUIRED	-



1. METAL PANEL
2. WATER-RESISTIVE BARRIER
3. EXTERIOR SHEATHING
4. THERMAL INSULATION PER INSULATION CHART
5. 2X WOOD STUDS REFER TO STRUCTURAL FOR SIZE AND SPACING
6. 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
MP501.1	1 HR	UL U356	NOT REQUIRED	



1. 5/8" TYPE "X" GYPSUM BOARD
2. 2X WOOD STUDS REFER STRUCTURAL FOR SPACING
3. GRADE 1 INSULATION
4. VAPOR BARRIER
5. 2" AIR SPACE, FIREBLOCKING AT 10'-0" O.C. MAX HORIZONTAL & VERTICAL
6. 8" PRECAST CONCRETE BLOCKS - GROUTED SOLID (REFER TO STRUCTURAL)

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
F05.2	2 HR	IBC TABLE 722.3.2	NOT REQUIRED	NGC 2012083

GENERAL NOTES

NOTES:
1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRACTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**
3. CONTRACTOR TO PROVIDE AS AN ALTERNATE BID IMPACT AND MOISTURE RESISTANT GYPSUM BOARD AT ALL INTERIOR CORRIDOR/STAIR CONDITIONS.

DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft² °F/Btu) [(M² * K)/W]*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft² °F) [(W/ M² * K)]*

RATED WALL TYPES

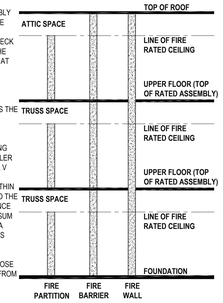
FIRE PARTITIONS: SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

FIRE BARRIERS: SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

FIRE WALLS: SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

EXTERIOR WALLS: ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.

FIREBLOCKING: IN COMBUSTILE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: CONCEALED WALL SPACES (10' O.C. BOTH VERTICALLY AND HORIZONTALLY), CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, STAIRWAYS, CEILING AND FLOOR OPENINGS, CEILING AND FLOOR OPENINGS, EXTERIOR WALL, AND CONCEALED SLEEPER SPACES.



FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. ONE-HALF-INCH GYPSUM BOARD
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

FLOOR-CEILING ASSEMBLIES

1. FLOOR-CEILING ASSEMBLIES ARE MODELED AFTER THE UL OR GA ASSEMBLIES LISTED. THE GC SHALL BE RESPONSIBLE FOR REVIEWING AND BEING FAMILIAR WITH THE UL OR GA ASSEMBLIES LISTED IN THE CONTRACT DOCUMENTS. CHANGES OF A SINGLE COMPONENT IN THE ASSEMBLY MAY EFFECT OTHER COMPONENTS IN THE SAME ASSEMBLY. REFER TO SHEET AX.XXx FOR ASSEMBLY LISTINGS
   1.1. **AS AN EXAMPLE,** THE LOCATION AND THICKNESS OF INSULATION WITHIN THE LISTED FLOOR-CEILING ASSEMBLY MAY IMPACT THE MINIMUM REQUIRED SPACING OF RESILIENT CHANNELS.
2. ALL PRIMARY STRUCTURAL STEEL SHALL BE INDIVIDUALLY PROTECTED EVEN IF FULLY CONTAINED WITHIN THE FLOOR-CEILING ASSEMBLY.
3. REFER TO INTERIOR DESIGN FOR FLOOR FINISH LOCATIONS. IF NO FINISH IS INDICATED CONTACT ARCHITECT IMMEDIATELY.
4. REFER TO UL OR GA ASSEMBLIES FOR ALLOWABLE FACINGS OF INSULATION.
5. WHERE INSULATION IS MECHANICALLY FASTENED ABOVE SPRINKLERS, CONTRACTOR SHALL ENSURE INSULATION WILL NOT SAG, ESPECIALLY DIRECTLY ABOVE SPRINKLER HEADS, IN THE INTERSTITIAL SPACE EVEN IF THE INSULATION IS EXPOSED TO WATER IN THE EVENT THE SPRINKLERS DISCHARGE.

PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2021 IBC
   1.1. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   1.2. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   1.3. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   1.4. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

INSULATION CHART

CLIMATE ZONE: 2A			
		ALL GROUPS OTHER THAN R	GROUP R
ROOFS	INSULATION ABOVE ROOF DECK	R-25ci	R-25ci
	ATTIC	R-38	R-38
WALLS	WOOD FRAMED	R13 + R-3.8ci OR R-20	R13 + R-3.8ci OR R-20
	METAL FRAMED	R13 + R-7.5ci	R13 + R-7.5ci
	MASS	R-7.6ci	R-9.5ci
WALLS BELOW GRADE	MASS	NR	NR
FLOORS	JOIST/FRAMING WOOD	R-30	R-30
	MASS	R-10ci	R-10ci
SLAB ON GRADE FLOORS	UNHEATED SLABS	NR	NR
	HEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
SOUND ATTENUATION BATT	INTERIOR WALLS	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY

R = R-VALUE (THERMAL RESISTANCE) ci = CONTINUOUS INSULATION NR = NO REQUIREMENT SAB = SOUND ATTENUATION BATT

*REFER TO LISTED ASSEMBLIES FOR FACING REQUIREMENTS ON BATT INSULATION.

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EXTERIOR WALLS:
BV = BRICK VENEER
SV = STONE VENEER
ST = STUCCO
MS = MANUFACTURED STONE VENEER
FS = FIBER CEMENT LAP SIDING
FP = FIBER CEMENT PANEL
BB = FIBER CEMENT BOARD AND BATTEN
MP = METAL PANEL

INTERIOR WALL TYPE:
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

HORIZONTAL ASSEMBLY:
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

CONSTRUCTION MATERIAL:
C = CONCRETE CONSTRUCTION
W = WOOD CONSTRUCTION
M = METAL CONSTRUCTION

EXTERIOR WALL TAG	INTERIOR WALL TAG	HORIZONTAL ASSEMBLY TAG
EXTERIOR WALL CLADDING — HPA INTERNAL CONTROL NUMBER — STUD WIDTH (OPTIONAL) — FIRE RATING IN HOURS — CONSTRUCTION TYPE (I=III)	INTERIOR WALL TYPE — HPA INTERNAL CONTROL NUMBER — STUD WIDTH (OPTIONAL) — FIRE RATING IN HOURS	FLOOR/ROOF/ CEILING TYPE — HPA INTERNAL CONTROL NUMBER — FIRE RATING IN HOURS — CONSTRUCTION MATERIAL
BV310.1 (6)	B15.1 (6)	FCW10.2

SOUND TRANSMISSION REQUIREMENTS

SECTION 1207.2 - AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS **(STC)** OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTME E90. PENTRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, GYPSUMS; OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
SECTION 1207.3 - STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS **(IIC)** RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: XXX
Architect of Record: TD
Date Plotted: XX/XX/XX

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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key.

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BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

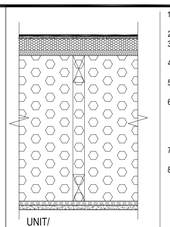
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SHEET CONTENTS:
WALL ASSEMBLIES

SHEET NO.
A2.02

21345

ROOF-CEILING ASSEMBLIES

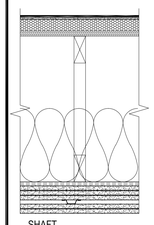


UNIT/
BREEZEWAY/
CORRIDOR

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION FOR ROOF DRAINAGE (MIN R-5)
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. ATTIC SPACE IS FILLED WITH GRADE 1 BLOWN INSULATION. THERMAL INSULATION PER INSULATION CHART
7. RESILIENT CHANNELS PER ASSEMBLY LISTING
8. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

VA CONSTRUCTION TYPE

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
RCW41.1	1 HR	UL P522	NOT REQUIRED	-

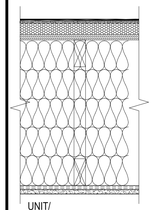


SHAFT

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. FIRE -RETARDANT ROOF DECKING (REFER TO STRUCTURAL)
5. FIRE-RETARDANT ROOF TRUSSES (REFER TO STRUCTURAL)
6. THERMAL INSULATION PER INSULATION CHART
7. (3) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
8. FURRING CHANNELS PER ASSEMBLY
9. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

IIA CONSTRUCTION TYPE

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
RCW51.2	2 HR	GA RC 2751	NOT REQUIRED	-



UNIT/
BREEZEWAY/
CORRIDOR

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. FIRE-RETARDANT ROOF DECKING (REFER TO STRUCTURAL)
5. FIRE-RETARDANT ROOF TRUSSES (REFER TO STRUCTURAL)
6. ATTIC SPACE IS FILLED WITH INSULATION. THERMAL INSULATION PER INSULATION CHART
7. RESILIENT CHANNELS PER ASSEMBLY LISTING
8. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

IIA CONSTRUCTION TYPE

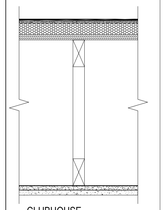
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	RATING	TEST Nº	STC	TEST Nº
RCW52.1	1 HR	UL P522	NOT REQUIRED	-

SHAFT

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. THERMAL INSULATION PER INSULATION CHART
7. (3) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
8. FURRING CHANNELS PER ASSEMBLY
9. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING

VA CONSTRUCTION TYPE

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
RCW36.2	2 HR	GA RC 2751	NOT REQUIRED	-

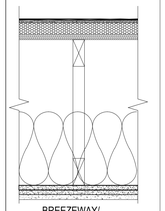


CLUBHOUSE
PATIO

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. THERMAL INSULATION PER INSULATION CHART
7. 5/8" TYPE 'C' GYPSUM BOARD
8. FIBER CEMENT SOFFIT BOARD

IIA CONSTRUCTION TYPE

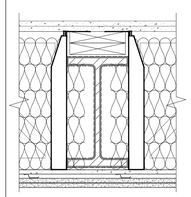
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
RCW52.1	1 HR	UL P522	NOT REQUIRED	-



BREEZEWAY/
BALCONY

1. FULLY ADHERED SINGLE PLY ROOFING MEMBRANE
2. COVER BOARD
3. RIGID INSULATION
4. ROOF DECKING (REFER TO STRUCTURAL)
5. ROOF TRUSSES (REFER TO STRUCTURAL)
6. THERMAL INSULATION PER INSULATION CHART
7. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD PER ASSEMBLY LISTING
8. FIBER CEMENT SOFFIT BOARD

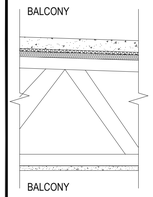
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
RCW33.1	1 HR	GA RC 2602	NOT REQUIRED	-



1. INTUMESCENT PAINT APPLIED TO ALL SIDES OF BEAM
2. STEEL BEAM (MAXIMUM SIZE W14x145) REFER STRUCTURAL
3. HANGERS TO SUPPORT FLOOR TRUSSES FROM BEAM (REFER TO STRUCTURAL)
4. REFER TO FLOOR-CEILING ASSEMBLY CONCEALING THE BEAM FOR ADDITIONAL INFORMATION

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW20.1	1 HR	ESR 1092	NOT REQUIRED	-
FCW20.2	2 HR	ESR 1092	NOT REQUIRED	-

FLOOR-CEILING ASSEMBLIES

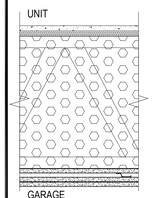


BALCONY

BALCONY

1. 1 1/2" MIN. LIGHTWEIGHT CONCRETE (REFER TO STRUCTURAL)
2. PRE-MOLDED DRAINAGE PANEL
3. SHEET WATERPROOFING MEMBRANE
4. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
5. MIN. 15" DEEP OPEN WEB FLOOR TRUSSES, TOP CHORD SLOPED TO PROVIDE POSITIVE DRAINAGE, SLOPE NOT TO EXCEED 2%. (REFER TO STRUCTURAL)
6. FIBER CEMENT SOFFIT BOARD

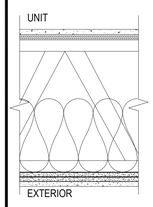
TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW29.0	NON RATED	-	NOT REQUIRED	-



GARAGE

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. INTERSTITIAL SPACE IS FILLED WITH GRADE 1 BLOWN INSULATION
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW11.2	2 HR	UL L577	EST. 55 IIC	MAXXON #12214-4
			EST. 59 STC	MAXXON 121114-1STC



EXTERIOR

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. THERMAL INSULATION PER INSULATION CHART
6. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM. BOARD, PER ASSEMBLY LISTING
7. FIBER CEMENT SOFFIT BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW06.1	1 HR	UL L542	NOT REQUIRED	-

CORRIDOR

CORRIDOR

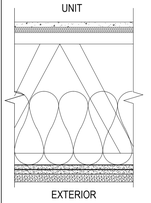
1. GYPSUM UNDERLAYMENT
2. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
3. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
4. RESILIENT CHANNELS PER ASSEMBLY LISTING
5. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW02.1	1 HR	UL L550	NOT REQUIRED	-

UNIT

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. SOUND ATTENUATION BATT PER INSULATION CHART
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW01.1	1 HR	UL L550	LVT - 55	F8527.03-113- 11
			CARPET - 73	IN85-38

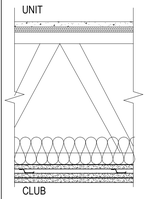


UNIT

EXTERIOR

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. SOUND ATTENUATION BATT PER INSULATION CHART
6. RESILIENT CHANNELS PER ASSEMBLY LISTING
7. (2) LAYERS OF 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW07.1	1 HR	UL L542	NOT REQUIRED	-

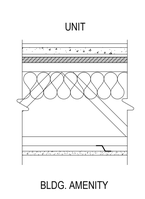


UNIT

CLUB

1. GYPSUM UNDERLAYMENT
2. ACOUSTICAL UNDERLAYMENT AT HARD SURFACES
3. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
4. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
5. SOUND ATTENUATION BATT PER INSULATION CHART
6. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING
7. RESILIENT CHANNELS PER ASSEMBLY LISTING
8. (2) LAYERS OF 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	IIC	TEST Nº
FCW03.2	2 HR	UL L577	EST. 55 IIC	MAXXON #12214-4
			EST. 59 STC	MAXXON 121114-1STC

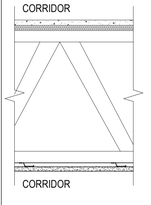


UNIT

BLDG. AMENITY

1. FLOOR FINISH, REF. UNIT PLANS
2. 3/4" MIN. SELF-LEVELING FLOOR UNDERLAYMENT
3. 1/8" ACOUSTICAL MAT WITH REINFORCEMENT AT HARD SURFACE FLOORS ONLY
4. 23/32" T&G EXPOSURE 1 APA RATED SHEATHING, GLUED & NAILED WITH RING SHANK NAILS
5. 18" DEEP OPEN WEB WOOD FLOOR TRUSSES
6. R-11 BATT SOUND INSULATION
7. RESILIENT CHANNELS AT 16" O.C.
8. (1) LAYER 5/8" TYPE 'C' GYPSUM BOARD

TAG IDENTITY	FIRE RESISTANCE		ACOUSTICAL PERFORMANCE	
	RATING	TEST Nº	STC	TEST Nº
FCW3.1	1 HR	L546	63 - CPT 54 - VP	OT06-05



CORRIDOR

CORRIDOR

1. GYPSUM UNDERLAYMENT
2. 3/4" OSB OR PLYWOOD DECKING U.N.O. (REFER TO STRUCTURAL)
3. 18" DEEP OPEN WEB FLOOR TRUSSES (REFER TO STRUCTURAL)
4. RESILIENT CHANNELS PER ASSEMBLY LISTING
5. 5/8" TYPE 'C' GYPSUM BOARD PER ASSEMBLY LISTING

GENERAL NOTES

NOTES:

1. REFER TO UNDERWRITERS LABORATORY & GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL FOR ADDITIONAL REQUIREMENTS INCLUDING NAILING PATTERNS, TAPE IN BEDDING, ETC.
2. AT OCCUPANCIES OTHER THAN R-2, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS AT CONCEALED FLOOR, FLOORING-CEILING OR ATTIC SPACES SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. LOCATE WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30'. LETTERING TO BE NOT LESS THAN 3" HIGH / 3/8" STROKE IN CONTRACTING COLOR STATING: **"FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS"**
3. CONTRACTOR TO PROVIDE AS AN ALTERNATE BID IMPACT AND MOISTURE RESISTANT GYPSUM BOARD AT ALL INTERIOR CORRIDOR/STAIR CONDITIONS.

DEFINITIONS

1. CONTINUOUS INSULATION (ci) - INSULATING MATERIAL THAT IS CONTINUOUS ACROSS ALL STRUCTURAL MEMBERS WITHOUT THERMAL BRIDGES OTHER THAN FASTENERS AND SERVICE OPENINGS. IT IS INSTALLED ON THE INTERIOR OR EXTERIOR OR IS INTEGRAL TO AN OPAQUE SURFACE OF THE BUILDING ENVELOPE.
2. HEATED SLAB - SLAB-ON-GRADE CONSTRUCTION IN WHICH THE HEATING ELEMENTS, HYDRONIC TUBING, OR HOT AIR DISTRIBUTION SYSTEM IS IN CONTACT WITH, OR PLACED WITHIN OR UNDER, THE SLAB.
3. R-VALUE - THE INVERSE OF THE TIME RATE OF HEAT FLOW THROUGH A BODY FROM ONE OF ITS BOUNDING SURFACES TO THE OTHER SURFACE FOR A UNIT TEMPERATURE DIFFERENCE BETWEEN THE TWO SURFACES, UNDER STEADY STATE CONDITIONS, PER UNIT AREA *(h * ft² °F/Btu) [(M² * K)/W]*
4. SOLAR HEAT GAIN COEFFICIENT - THE RATIO OF THE SOLAR HEAT GAIN ENTERING THE SPACE THROUGH THE FENESTRATION ASSEMBLY TO THE INCIDENT SOLAR RADIATION. SOLAR HEAT GAIN INCLUDES DIRECTLY TRANSMITTED SOLAR HEAT AND ABSORBED SOLAR RADIATION WHICH IS THEN RERADIATED, CONDUCTED OR CONVECTED INTO THE SPACE.
5. U-FACTOR (THERMAL TRANSMITTANCE) - THE COEFFICIENT OF HEAT TRANSMISSION (AIR TO AIR) THROUGH A BUILDING COMPONENT OR ASSEMBLY, EQUAL TO THE TIME RATE OF HEAT FLOW PER UNIT AREA AND UNIT TEMPERATURE DIFFERENCE BETWEEN THE WARM SIDE AND COLD SIDE AIR FILMS. *(Btu/h * ft² °F) [(W/ M² * K)]*

RATED WALL TYPES

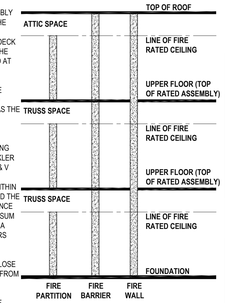
FIRE PARTITIONS: SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO. IF THE PARTITIONS ARE NOT CONTINUOUS TO THE SHEATHING, DECK OR SLAB, AND WHERE CONSTRUCTED OF COMBUSTIBLE CONSTRUCTION, THE SPACE BETWEEN THE CEILING AND THE SHEATHING, DECK OR SLAB ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED AT THE PARTITION LINE IN ACCORDANCE WITH ALL APPLICABLE CODES.

FIRE BARRIERS: SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

FIRE WALLS: SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. IN BUILDINGS OF TYPE III, IV, & V CONSTRUCTION, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL. THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING; AND THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH 5/8 INCH TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 2-INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

EXTERIOR WALLS: ARE WALLS BEARING OR NON BEARING, (OTHER THAN A FIRE WALL) THAT ENCLOSE A BUILDING AND ARE PROVIDED WITH AN EXTERIOR WALL ENVELOPE TO PROTECT THE BUILDING FROM THE DETRIMENTAL EFFECT OF THE EXTERIOR ENVIRONMENT.

FIREBLOCKING: IN COMBUSTILE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: CONCEALED WALL SPACES (10' O.C. BOTH VERTICALLY AND HORIZONTALLY), CONNECTIONS BETWEEN HORIZONTAL AND VERTICAL SPACES, STAIRWAYS, CEILING AND FLOOR OPENINGS, CEILING AND FLOOR OPENINGS, EXTERIOR WALL, AND CONCEALED SLEEPER SPACES.



FIREBLOCKING MATERIALS:
1. TWO-INCH NOMINAL LUMBER
2. ONE-HALF-INCH GYPSUM BOARD
3. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER, OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY

FLOOR-CEILING ASSEMBLIES

1. FLOOR-CEILING ASSEMBLIES ARE MODELED AFTER THE UL OR GA ASSEMBLIES LISTED. THE GC SHALL BE RESPONSIBLE FOR REVIEWING AND BEING FAMILIAR WITH THE UL OR GA ASSEMBLIES LISTED IN THE CONTRACT DOCUMENTS. CHANGES OF A SINGLE COMPONENT IN THE ASSEMBLY MAY EFFECT OTHER COMPONENTS IN THE SAME ASSEMBLY. REFER TO SHEET AX.XXx FOR ASSEMBLY LISTINGS
   - 1.1. **AS AN EXAMPLE,** THE LOCATION AND THICKNESS OF INSULATION WITHIN THE LISTED FLOOR-CEILING ASSEMBLY MAY IMPACT THE MINIMUM REQUIRED SPACING OF RESILIENT CHANNELS.
2. ALL PRIMARY STRUCTURAL STEEL SHALL BE INDIVIDUALLY PROTECTED EVEN IF FULLY CONTAINED WITHIN THE FLOOR-CEILING ASSEMBLY.
3. REFER TO INTERIOR DESIGN FOR FLOOR FINISH LOCATIONS. IF NO FINISH IS INDICATED CONTACT ARCHITECT IMMEDIATELY.
4. REFER TO UL OR GA ASSEMBLIES FOR ALLOWABLE FACINGS OF INSULATION.
5. WHERE INSULATION IS MECHANICALLY FASTENED ABOVE SPRINKLERS, CONTRACTOR SHALL ENSURE INSULATION WILL NOT SAG, ESPECIALLY DIRECTLY ABOVE SPRINKLER HEADS, IN THE INTERSTITIAL SPACE EVEN IF THE INSULATION IS EXPOSED TO WATER IN THE EVENT THE SPRINKLERS DISCHARGE.

PENETRATIONS THROUGH RATED ASSEMBLIES

1. PENETRATIONS: 2021 IBC
   - 1.1. SECTION 714.3.1 THOUGH PENETRATIONS - THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALLS SHALL COMPLY WITH SECTION 714.3.1.1 OR 714.3.1.2.
   - 1.2. SECTION 714.31.1 FIRE-RESISTANCE-RATED ASSEMBLIES - PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.
   - 1.3. SECTION 714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM - *THROUGH PENETRATIONS* SHALL BE PROTECTED BY AN *APPROVED* PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 PA) OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED *FIRE-RESISTANCE RATING* OF THE WALL PENETRATED.
   - 1.4. SECTION 714.3.2 MEMBRANE PENETRATIONS - MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION 714.3.1 WHERE WALLS OR PARTITIONS ARE REQUIRED TO HAVE FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
2. FIRESTOP SEALANTS OR PENETRATION DEVICES SHALL NOT ONLY MEET THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED BUT ALSO MEET THE ACOUSTICAL PROPERTIES OF ASSEMBLIES THAT ARE REQUIRED TO MEET STC/IIC REQUIREMENTS.

INSULATION CHART

CLIMATE ZONE: 2A			
		ALL GROUPS OTHER THAN R	GROUP R
ROOFS	INSULATION ABOVE ROOF DECK	R-25ci	R-25ci
	ATTIC	R-38	R-38
WALLS	WOOD FRAMED	R13 + R-3.8ci OR R-20	R13 + R-3.8ci OR R-20
	METAL FRAMED	R13 + R-7.5ci	R13 + R-7.5ci
	MASS	R-7.6ci	R-9.5ci
WALLS BELOW GRADE	MASS	NR	NR
FLOORS	JOIST/FRAMING WOOD	R-30	R-30
	MASS	R-10ci	R-10ci
SLAB ON GRADE FLOORS	UNHEATED SLABS	NR	NR
	HEATED SLABS	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
SOUND ATTENUATION BATT	INTERIOR WALLS	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY	SAB THICKNESS OF FRAMING MEMBER UNLESS RESTRICTED BY ASSEMBLY

R = R-VALUE (THERMAL RESISTANCE) ci = CONTINUOUS INSULATION NR = NO REQUIREMENT SAB = SOUND ATTENUATION BATT

*REFER TO LISTED ASSEMBLIES FOR FACING REQUIREMENTS ON BATT INSULATION.

WALL ASSEMBLY LEGEND

NOTES:
1. MATERIALS IN ASSEMBLIES HAVE MATERIALS NUMBERED . WALL ASSEMBLIES ARE READ LEFT TO RIGHT AND HORIZONTAL ASSEMBLIES ARE READ TOP TO BOTTOM.
2. BASE NUMBER IS HPA INTERNAL CONTROL NUMBER.

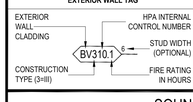
EXTERIOR WALLS:
BV = BRICK VENEER
SV = STONE VENEER
ST = STUCCO
MS = MANUFACTURED STONE VENEER
FS = FIBER CEMENT LAP SIDING
FP = FIBER CEMENT PANEL
BB = FIBER CEMENT BOARD AND BATTEN
MP = METAL PANEL

INTERIOR WALL TYPE:
N = NON RATED
P = FIRE PARTITION
B = FIRE BARRIER
F = FIRE WALL

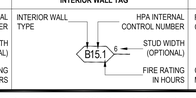
HORIZONTAL ASSEMBLY:
FC = FLOOR-CEILING ASSEMBLY
RC = ROOF CEILING ASSEMBLY

CONSTRUCTION MATERIAL:
C = CONCRETE CONSTRUCTION
W = WOOD CONSTRUCTION
M = METAL CONSTRUCTION

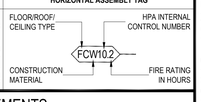
EXTERIOR WALL TAG



INTERIOR WALL TAG



HORIZONTAL ASSEMBLY TAG



SOUND TRANSMISSION REQUIREMENTS

SECTION 1207.2 - AIR-BORNE SOUND
WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS **(STC)** OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTME E90. PENTRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING; ELECTRICAL DEVICES; RECESSED CABINETS; BATHTUBS; GYPSUMS; OR HEATING, VENTILATION OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
SECTION 1207.3 - STRUCTURE-BORNE SOUND
FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS **(IIC)** RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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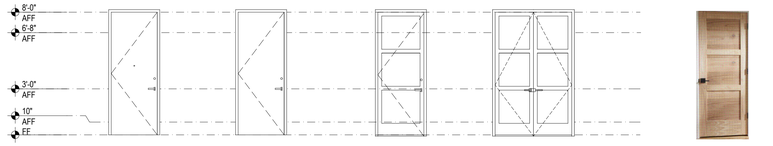
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
FLOOR/ CEILING/ ROOF ASSEMBLIES

SHEET NO.
A2.03

21345

INTERIOR DOOR ELEVATIONS



E1
S/C WOOD
ENTRY DOOR
SEE NOTES RE: TYPICAL UNIT ENTRY DOOR

F1
@ STAIRWAL
SOLID WOOD @ CLOSETS

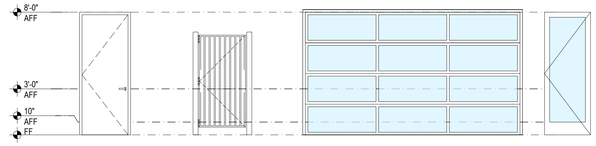
P1
PANELED
TYPICALLY AT UNIT BED/BATH/CLOSET

P2
PANELED
TYPICALLY AT UNIT LAUNDRY CLOSET

CONCEPT IMAGE
PANELED
ENTRY DOORS TO UNITS

EXTERIOR DOOR ELEVATIONS

(T) TEMPERED GLASS



XF1
HOLLOWCORE
MAINTENACE ROOM, JANITOR,
BIKE STORAGE, RISER ROOM

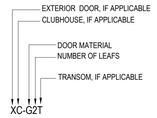
XGA1
ALUMINUM
ROOF ACCESS

XGO
ALUMINUM & GLASS
YOGA

G1
ALUMINUM & GLASS
GAME ROOM

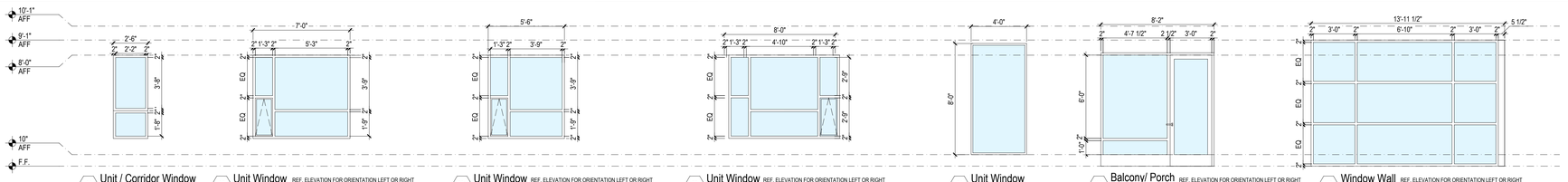
DOOR TYPE NUMBERING SYSTEM

AT DD. DOORS ARE IDENTIFIED BY TYPE NOT NUMBER



WINDOW WALL ELEVATIONS

(T) TEMPERED GLASS



S1 Unit / Corridor Window — at Units B1-GF, B4, B4-GF

S2 Unit Window — REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT — at Units A1, A1-GF, A2, A2-GF, B1, B1-GF, B2, B2-GF, B3, B3-GF, B4, B4-GF, B4-GF-ALT, B4-ALT, C1, C1-GF

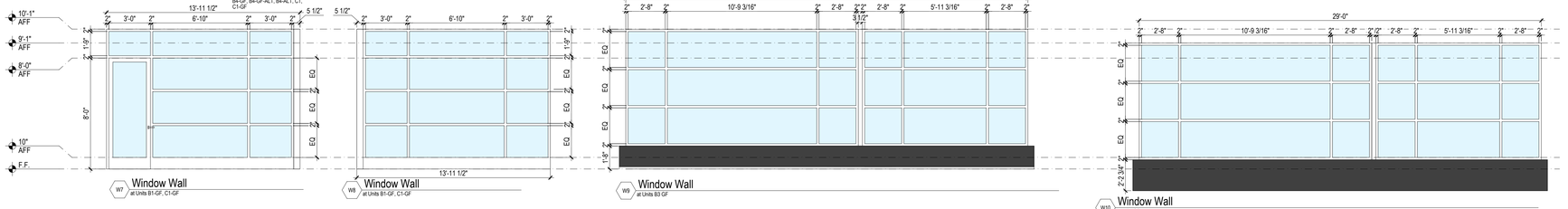
S2a Unit Window — REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT — at Units A3, A3-ALT

S3 Unit Window — REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT — at Units A0, A2, A2-GF

S4 Unit Window — at Units A3-ALT

W5 Balcony/ Porch — REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT — at Units A0, A1, B2, A1-GF, A3

W6 Window Wall — REF. ELEVATION FOR ORIENTATION LEFT OR RIGHT — at Units B1, C1

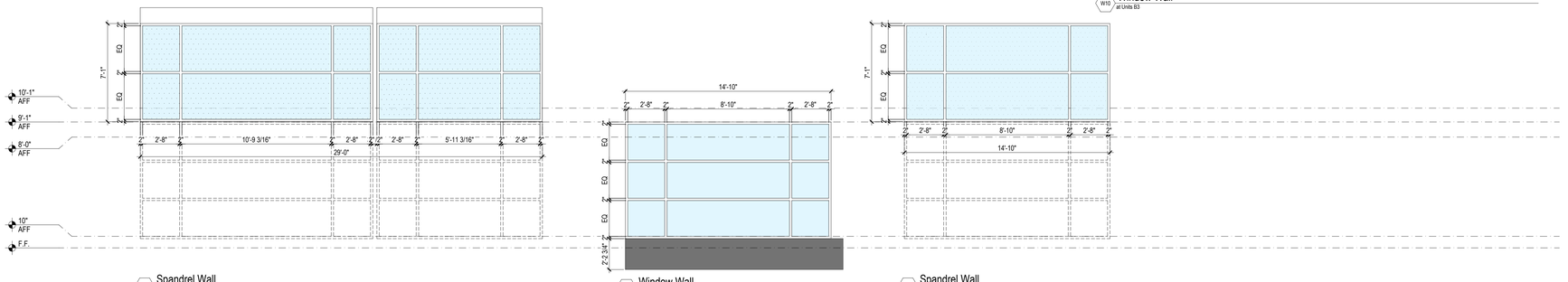


W7 Window Wall — at Units B1-GF, C1-GF

W8 Window Wall — at Units B1-GF, C1-GF

W9 Window Wall — at Units B3 GF

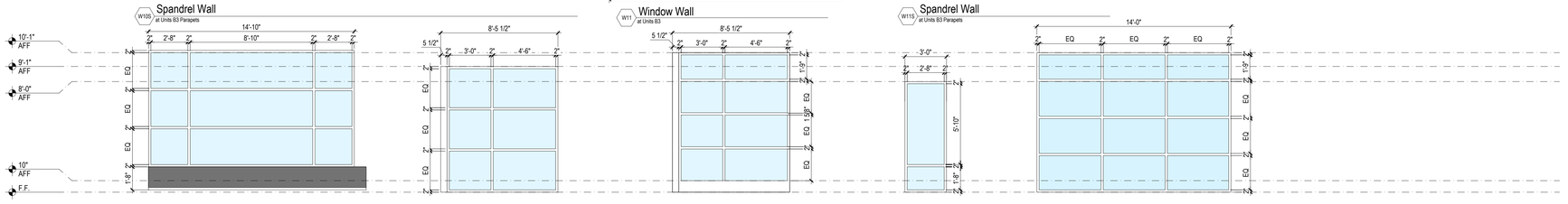
W10 Window Wall — at Units B3



W105 Spandrel Wall — at Units B3 Parapets

W11 Window Wall — at Units B3

W115 Spandrel Wall — at Units B3 Parapets



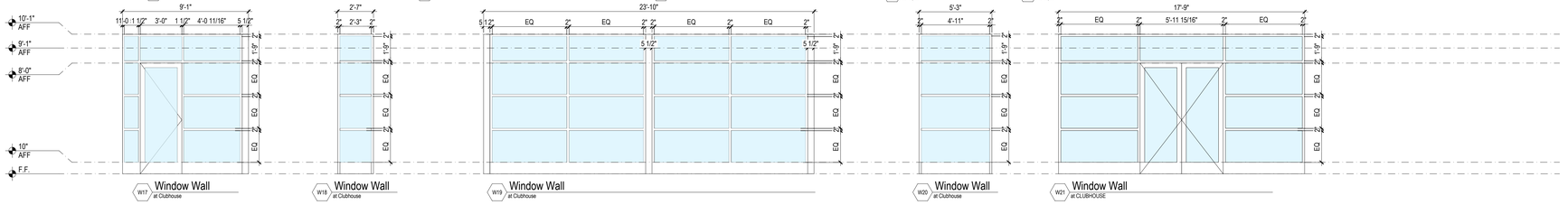
W12 Window Wall — at Units B3-GF

W13 Window Wall — at Units C1

W14 Window Wall — at Units C1-GF

W15 Window Wall — at Gym

W16 Window Wall — at Gym



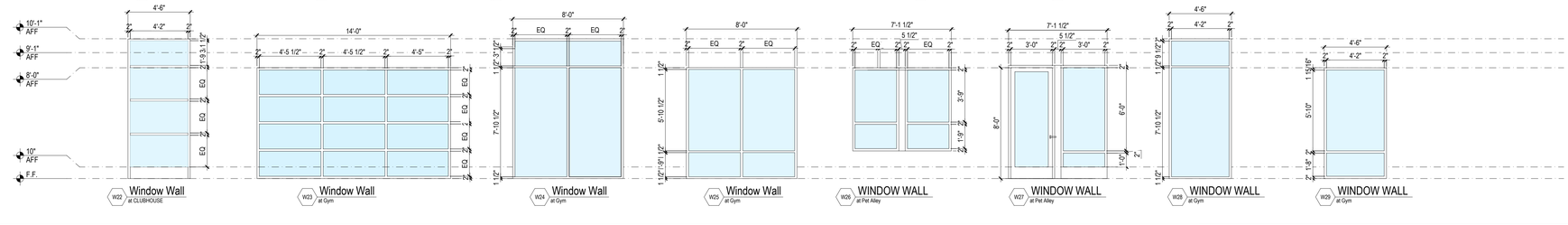
W17 Window Wall — at Clubhouse

W18 Window Wall — at Clubhouse

W19 Window Wall — at Clubhouse

W20 Window Wall — at Clubhouse

W21 Window Wall — at CLUBHOUSE



W22 Window Wall — at CLUBHOUSE

W23 Window Wall — at Gym

W24 Window Wall — at Gym

W25 Window Wall — at Gym

W26 WINDOW WALL — at Pet Alley

W27 WINDOW WALL — at Pet Alley

W28 WINDOW WALL — at Gym

W29 WINDOW WALL — at Gym

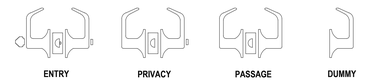
DOORS

DOOR SCHEDULE ABBREVIATIONS

INT. SC.	INTERIOR SOLID CORE	HM 20 MIN.	HOLLOW METAL - 20 MINUTES FIRE RATED
INT. HC.	INTERIOR HOLLOW CORE	HM - NR	HOLLOW METAL - NON RATED
EXT. MTL. INSUL.	EXTERIOR METAL INSULATED	RF	REDIFRAME (WOOD CASING BY OTHERS)
INT. MTL.	INTERIOR HOLLOW METAL	FG	FIBERGLASS
WD - NR	WOOD - NON RATED	HM 45 MIN.	HOLLOW METAL - 45 MINUTES FIRE RATED
V	VINYL		

DOOR HARDWARE TYPE

NOT ALL TYPES ARE USED



ENTRY
KEY OUTSIDE, PUSH BUTTON OR TURN ON INSIDE.

PRIVACY
PUSH BUTTON ON INSIDE AND EMERGENCY RELEASE ON OUTSIDE.

PASSAGE
NO KEY OR PUSH BUTTON ON EITHER SIDE, ALWAYS UNLOCKED.

DUMMY
NON-OPERABLE HARDWARE ON OUTSIDE AND NO HARDWARE INSIDE.

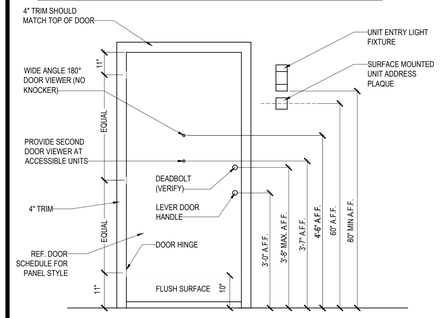


STOREROOM
KEY OUTSIDE, NO BUTTON INSIDE. OUTSIDE ALWAYS LOCKED.

EXIT
EXIT ONLY, NO OUTSIDE LEVER. INSIDE ALWAYS UNLOCKED.

CLASSROOM
KEY OUTSIDE, NO BUTTON INSIDE. KEY UNLOCKS/LOCKS OUTSIDE. INSIDE ALWAYS UNLOCKED.

TYPICAL UNIT ENTRY DOOR

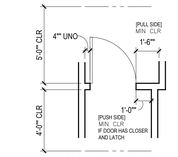


ENTRY DOOR NOTES

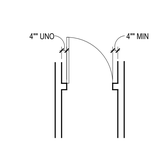
1. ALL UNIT ENTRY DOORS SHALL BE OPENABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE
2. UNIT ADDRESSING MUST BE APPROVED BY GOVERNING AUTHORITIES PRIOR TO SIGN FABRICATION.
3. ENTRY DEAD BOLT LOCK TO COMPLY WITH MOST STRINGENT CODE REQUIRED FOR THIS PROJECT. CONTRACTOR TO VERIFY WITH CODE OFFICIALS.

LOCATION OF DOOR OPENINGS

1. DOORS SHOWN ADJACENT TO A FLANKING WALL OR OTHER FIXED OBSTRUCTION, SHALL BE LOCATED AS SHOWN BELOW.
2. OTHER LOCATIONS SHALL BE ON CENTERLINE OF ROOM OR AS SPECIFICALLY DIMENSIONED.



PUBLIC USE DOORS



INTERIOR UNIT DOORS

DOOR NOTES

1. HARDWARE:
   - 1.1. REFER TO SPECIFICATIONS FOR DOOR HARDWARE SCHEDULE.
   - 1.2. REFER TO SPECIFICATIONS FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
   - 1.3. PROVIDE ACCESSIBLE HARDWARE AT ALL PUBLIC DOORS, UNIT ENTRY DOORS, AND TYPE 'A' ANSI UNIT INTERIOR DOORS.
   - 1.4. COMMON AREA EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE REQUIRING NO KEY, SPECIAL KNOWLEDGE OR EFFORT.
2. ROUGH OPENINGS:
   - 2.1. CONTRACTOR SHALL COORDINATE ROUGH OPENINGS WITH DOOR MANUFACTURER.
   - 2.2. TOP OF DOOR OPG SHALL ALIGN VERTICALLY WITH TOP OF WINDOW, U.N.O.
3. EXTERIOR DOORS:
   - 3.1. TO BE SOLID CORE DOORS WITH PERIMETER SEALS OR AIRTIGHT WEATHER STRIPPING.
   - 3.2. ALL FRAMES AND SEALS TO BE THOROUGHLY CAULKED AND WEATHER STRIPPED TO PREVENT AIR LEAK AND SOUND TRANSMISSION.
4. GENERAL INFORMATION:
   - 4.1. REFER TO PLANS FOR DOOR SWING ORIENTATION AND SLIDING DIRECTION.
   - 4.2. ALL INTERIOR DOORS SHALL ALLOW ½" AIRFLOW FOR RETURN AIR AT BOTTOM OF DOOR.
5. FLOOR FINISH AT DOOR:
   - 5.1. ALL PUBLIC AREA SWINGING DOORS, UNIT ENTRY DOORS, AND ALL PASSAGE DOORS FOR ACCESSIBLE AND ANSI TYPE 'A' UNITS: SURFACES WITHIN 10" OF THE FINISH FLOOR MEASURE VERTICALLY SHALL HAVE A FLUSH AND SMOOTH SURFACE THE FULL WIDTH OF THE DOOR.
   - 5.2. POSITIVE SLOPE AWAY FROM EXTERIOR DOOR SHALL NOT EXCEED (2%) SLOPE FOR 60" MIN. PERPENDICULAR TO DOOR.
   - 5.3. DOOR THRESHOLDS (COMMON AREAS AND UNITS) GREATER THAN 1/4" HIGH SHALL NOT EXCEED 1/2" IN HEIGHT WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT EXTERIOR SLIDING DOORS (UNITS) SHALL BE 3/4" MAX WITH A 1:2 MAX. BEVELED SLOPE. THRESHOLDS AT UNIT ENTRY DOORS ARE TO BE FULL DEPTH OF JAMB WIDTH.
6. MATERIALS:
   - 6.1. ANY WOOD USED IN DOORS THAT IS SOURCED FROM TROPICAL REGIONS SHALL BE FSC (THE FOREST STEWARDSHIP COUNCIL) CERTIFIED. REFER TO SPECIFICATIONS FOR MORE INFORMATION REGARDING TROPICAL REGIONS.
7. GLAZING:
   - 7.3. EXTERIOR GLAZING TO BE 1 " INSULATED GLASS, CLEAR, TEMPERED, U.N.O.
   - 7.4. SLIDING GLASS DOORS SHALL HAVE PIN LOCKS OR CHARLEY BARS.
   - 7.5. REFER TO "SAFETY GLASS LOCATIONS" FOR REQUIREMENTS FOR SAFETY GLASS.
   - 7.6. GLAZING IN EXTERIOR DOORS SHALL MEET COMCHECK REQUIREMENTS.
     - 7.6.1.U-FACTOR TO BE .35 OR BETTER
     - 7.6.2.SHGC TO BE .25 OR BETTER
     - 7.6.3.CONTRACTOR TO COORDINATE HOLLOW METAL DOOR LIGHT FRAME KIT WITH REQUIRED GLAZING TYPE AND THICKNESS.
8. SECURITY DEVICES:
   - 8.1. REFER TO LOW VOLTAGE DRAWINGS FOR ACCESS CONTROL DEVICES. SHOULD NO LOW VOLTAGE DRAWINGS BE PROVIDED, OWNER SHALL COORDINATE LOCATIONS WITH THE CONTRACTOR AND DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW.
   - 8.1. ALL ACCESS CONTROLLED DOORS SHALL BE FAIL SAFE UPON POWER LOSS OR A FIRE EVENT.
9. FIRE RATED DOORS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING REQUIREMENTS:
   - 9.1. NFPA 80 FOR FIRE PROTECTION GUIDELINES
   - 9.1. FIRE RATED DOOR CLASSIFICATION INCLUDING TESTING AND HOURLY RATING.
   - 9.2. HINGES SHALL BEAR RATED LISTING AND MAINTAIN THE SAME RATING AS THE DOOR.
   - 9.3. HARDWARE SHALL BE FIRE RATED AND MAINTAIN THE SAME RATING AS THE DOOR.
   - 9.2. GLASS LITES SHALL BEAR RATED LISTING AND MAINTAIN THE SAME RATING AS THE DOOR.
   - 9.3. FIRE RATED DOOR SHALL BE SELF-CLOSING AND SELF-LATCHING.
   - 9.4. SELF-CLOSING OR AUTOMATIC CLOSING HARDWARE MUST BE IN ACCORDANCE WITH NFPA 101 FBC 7.2.1.8

NFPA NOLA STANDARD SHEET 2020-12-03

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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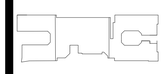
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KEY PLAN



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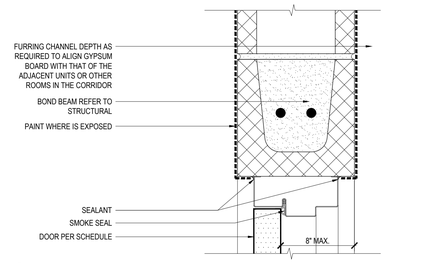
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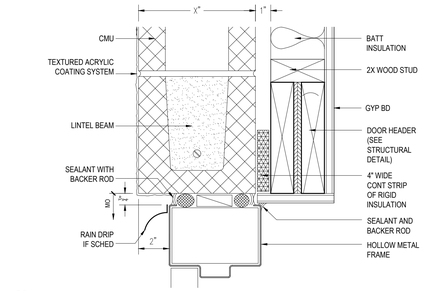
SHEET CONTENTS:
WINDOW & DOOR INFORMATION & ELEVATIONS

SHEET NO.
A2.11

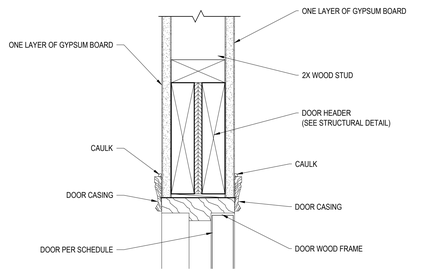
21345



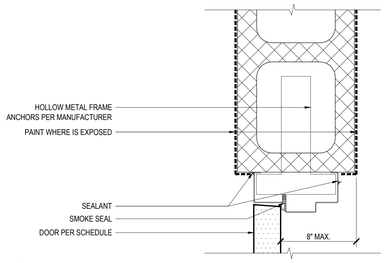
24 INTERIOR DOOR CMU
SCALE: 3" = 1'-0" HEAD



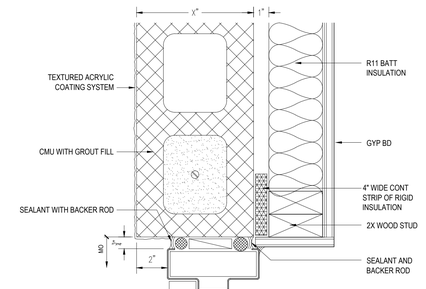
19 HEAD DETAIL AT HOLLOW METAL DOOR
SCALE: 3" = 1'-0" HEAD



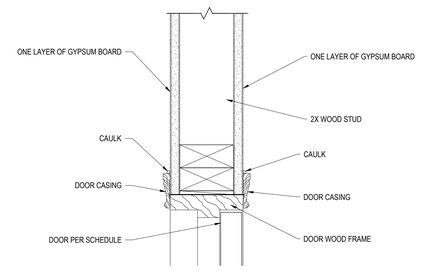
14 INTERIOR DOOR AT HEAD
SCALE: 3" = 1'-0" INTERIOR CORRIDOR



23 INTERIOR DOOR CMU
SCALE: 3" = 1'-0" JAMB

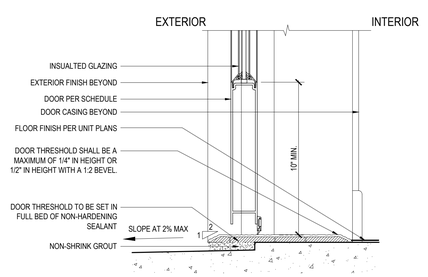


18 JAMB DETAIL AT HOLLOW METAL DOOR
SCALE: 3" = 1'-0" JAMB

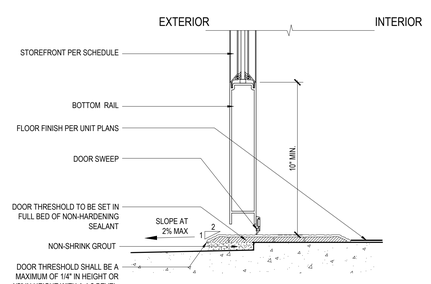


13 INTERIOR DOOR AT JAMB
SCALE: 3" = 1'-0" INTERIOR CORRIDOR

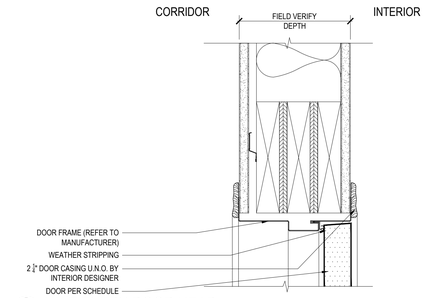
11 EXT. BALCONY DOOR THRESHOLD UPPER FLOOR
SCALE: 3" = 1'-0" ADA



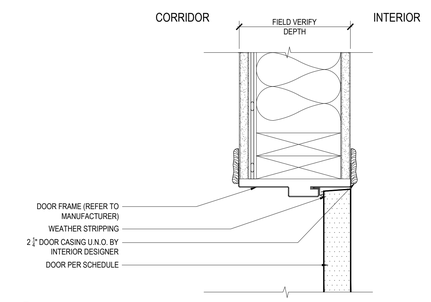
6 EXT. PATIO DOOR THRESHOLD FOUNDATION
SCALE: 3" = 1'-0" FOUNDATION



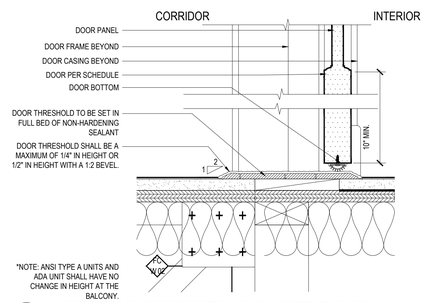
1 ALUMINUM STOREFRONT DOOR THRESHOLD
SCALE: 3" = 1'-0" FOUNDATION



4 UNIT ENTRY DOOR HEAD
SCALE: 3" = 1'-0" INTERIOR CORRIDOR



3 UNIT ENTRY DOOR JAMB
SCALE: 3" = 1'-0" INTERIOR CORRIDOR



2 UNIT ENTRY DOOR THRESHOLD UPPER FLOOR
SCALE: 3" = 1'-0" INTERIOR CORRIDOR

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: LL
Architect of Record: TD

Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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key.

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These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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SHEET CONTENTS:
DOOR DETAILS

SHEET NO.
A2.12

21345

SAFETY GLASS LOCATIONS

GLASS SCHEDULE

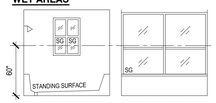
GLASS PRODUCT SCHEDULE FOR WALLS AND DOORS

NP - NOT PERMITTED
A - ACCEPTABLE
NR - NOT RECOMMENDED
* - NOT ALLOWED AT SHOWER ENCLOSURES

		ANEALED	WIRED	TEMPERED	LAMINATED	FIRE-RATED
FIRE-RATED	SAFETY NOT REQUIRED	NP	A	NP	NP	A
	SAFETY REQUIRED	NP	NP	NP	NP	A
NON-FIRE-RATED	SAFETY NOT REQUIRED	A	A	A	A	NR
	SAFETY REQUIRED	NP	NP	*	A	NR

SAFETY GLAZING (SG) IS REQUIRED FOR

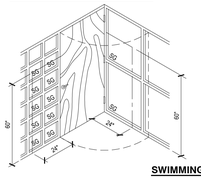
WET AREAS



ANY GLASS AROUND THESE AREAS AT 60" OR LESS ABOVE THE STANDING SURFACE IS TO BE SAFETY GLASS

SAFETY GLASS IS TO BE USED FOR ALL DOORS AT HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS OR SHOWERS

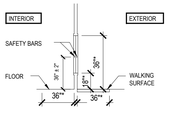
CLOSE PROXIMITY TO DOORS



GLAZED OPENINGS IN DOORS



GLAZED OPENINGS IN PARTITIONS



SAFETY GLASS IS REQUIRED WHEN ALL OF THE FOLOWING CONDITIONS ARE PRESENT
- TOP OF GLAZING ≥ 36" AFF
- AREA OF SINGLE PANE > 9 SF
- BOTTOM OF GLAZING ≤ 18" AFF
- WALKING SURFACE IS LOCATED WITHIN 36" OF ONE OR BOTH SIDES

EXCEPTION:
GLASS DOES NOT NEED TO BE SAFETY GLASS WHEN 1 1/2" SAFETY BAR IS INSTALLED WHERE WALKING SURFACE IS WITHIN 36" OF GLASS

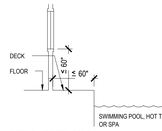


SAFETY GLASS IS REQUIRED AT INTERIOR LITE WHEN BOTTOM OF GLAZING ≤18" AFF

EXCEPTION:
INTERIOR LITE DOES NOT NEED TO BE SAFETY GLASS WHEN 1 1/2" SAFETY BAR IS INSTALLED

SAFETY GLASS IS REQUIRED FOR EXTERIOR LITE EXCEPT WHEN THE BOTTOM OF THE GLAZING IS ≥ 25 FT ABOVE GRADE

SWIMMING POOLS, SPAS, AND HOT TUBS

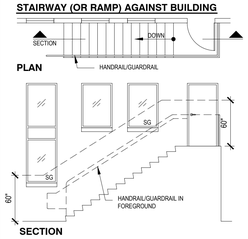


SAFETY GLASS IS REQUIRED IF:
THE BOTTOM OF GLASS IS ≤ 60" ABOVE FLOORING OR DECK

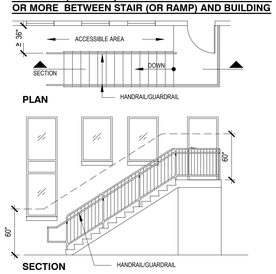
AND

GLAZING IS ≤ 60" FROM EDGE OF POOL, HOT TUB OR SPA

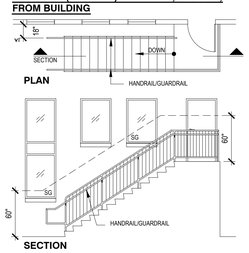
STAIRWAY (OR RAMP) AGAINST BUILDING



STAIRWAY (OR RAMP) WITH ACCESSIBLE AREA OF 36" OR MORE BETWEEN STAIR (OR RAMP) AND BUILDING

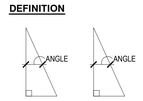


STAIRWAY (OR RAMP) WITHIN 18", OR LESS, FROM BUILDING



SLOPED SAFETY GLASS LOCATIONS

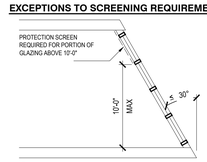
DEFINITION



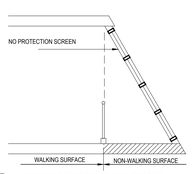
GLAZING TYPE	PERMITTED WITHOUT REQUIRED PROTECTION SCREEN	PERMITTED WITH REQUIRED PROTECTION SCREEN	EXCEPTIONS TO SCREEN REQUIREMENT
ANNEALED GLASS	NP	NP	○ 3 ○
HEAT STRENGTHENED GLASS	NP	OK	○ 3 ○
FULLY TEMPERED GLASS	NP	OK	○ 1 2 4 ○
WIRE GLASS	OK	NA	
LAMINATED GLASS	OK	NA	
PLASTIC GLAZING	OK	NA	
LABELED UNIT SKYLIGHTS	OK	NA	

NP = NOT PERMITTED NA = NOT APPLICABLE

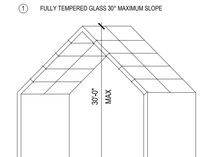
EXCEPTIONS TO SCREENING REQUIREMENTS



① FULLY TEMPERED GLASS 30° MAXIMUM SLOPE



② NON-WALKING SURFACE BENEATH ANY GLAZING TYPE



③ GREENHOUSE NOT OPEN TO PUBLIC



④ AT OCCUPANCIES R-2, R-3, R-4

IBA NOLA STANDARD SHEET 2020-12-03

WINDOW NOTES

1. ALL WINDOWS MUST BE EQUIPPED WITH AN OPENING PROTECTION DEVICE IN COMPLIANCE WITH 2015 IBC SECTION 1015.8. OPENING PROTECTION DEVICES ARE TO LIMIT THE WINDOW OPENING TO NOT ALLOW A 4" SPHERE TO PASS THROUGH THE OPENING AND AFTER OPERATION TO RELEASE ALLOW THE WINDOW TO FULLY OPEN
   - 1.1. OPERABLE WINDOWS WHERE THE TOP OF THE SILL OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2006.
   - 1.2. OPERABLE WINDOWS WHERE THE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOWS IS IN ITS LARGEST OPENED POSITION.
   - 1.3. OPERABLE WINDOWS WHERE THE OPENINGS ARE PROVIDED WITH A WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.
   - 1.4. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
2. WHERE OPERABLE WINDOWS ARE PROVIDED, CONTROLS THAT ARE ACCESSIBLE IN CLEAR FLOOR SPACE, HEIGHT AND OPERATION SHALL COMPLY WITH ICC/ANSI SECTION 309 OF THE ADA.
3. ALL WINDOWS TO HAVE FACTORY INSTALLED LOCKING DEVICES.
4. ALL WINDOWS TO HAVE HALF SCREENS BY MANUFACTURER.
5. INSTALL TEMPERED GLASS IN ALL HAZARDOUS LOCATIONS AS DEFINED IN THE 2020 FBC SECTION 2406. REFER TO UNIT PLANS FOR SPECIFIC LOCATIONS.
6. IN ADA UNITS, AT LEAST 1 OPERABLE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL COMPLY WITH SECTION 229 OF THE ADA.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ROUGH OPENING REQUIREMENTS WITH MANUFACTURER.
8. SHIM SPACES AROUND ROUGH OPENINGS SHALL BE FULL SEALED TO MAINTAIN AIR BARRIER REQUIREMENTS.
9. MULLED WINDOW UNITS SHALL HAVE CONTINUOUS TOP HEAD RAIL AND BE FULLY SEALED DURING ASSEMBLY. FACTORY MULLING IS PREFERRED.
10. CONTRACTOR SHALL REQUIRE WINDOW MANUFACTURER TO SEND REPRESENTATIVE TO ATTEND PRECON MEETING, MOCK UP INSTALLATION, AND WINDOW TESTING.
11. J-MOULD WINDOW PROFILES ARE NOT ACCEPTABLE.
12. ALL FIXED GLAZING TO HAVE A MAX. U-FACTOR OF .50 AND A MAX. SOLAR HEAT GAIN COEFICIENT (SHGC) OF .25. ALL OPERABLE GLAZING TO HAVE A MAX. U-FACTOR OF .65 AND A MAX SHGC OF .25
13. ALL OPENINGS TO BE IMPACT RESISTANT PER 2020 FBC SECTION 1609.1.2.

INSTALLATION NOTES

A. INSTALLATION OF ALL EXTERIOR WINDOWS SHALL BE IN ACCORDANCE WITH THE BUILDING CODE, ASTM E2112-07, AND ASTM E2266-04.
B. THE DRAWINGS MAY NOT ADDRESS ALL ISSUES RELATED TO EVERY POSSIBLE INSTALLATION SITUATION ONE MIGHT EXPERIENCE IN THE FIELD NOR DO THEY PURPORT TO PROVIDE FAIL-SAFE INSTALLATION METHODS, ASSURANCE OR PROTECTION AGAINST INSTALLATION DEFICIENCIES, OR A STANDARD THAT CAN ENSURE DELIVERED PERFORMANCE.
C. THE EFFECTIVE PERFORMANCE OF INSTALLED FENESTRATION PRODUCTS IS DEPENDENT IN PART UPON FOLLOWING PROPER INSTALLATION PROCEDURES AND APPROPRIATE WORKMANSHIP. THE COORDINATION OF TRADES AND PROPER SEQUENCING ARE ESSENTIAL FOR EFFECTIVE FENESTRATION INSTALLATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE NECESSARY COORDINATION OF TRADES AND PROPER CONSTRUCTION SEQUENCING OF THE INSTALLED FENESTRATION PRODUCT.
D. IMPROPER INSTALLATION OF UNITS CONTRIBUTES TO EXCESSIVE AIR, WATER AND SOUND LEAKAGE, AND CONDENSATION WHICH MAY PROMOTE THE DETERIORATION OF WALL CONSTRUCTIONS, INSULATION, FENESTRATION PRODUCTS, AND THEIR RESPECTIVE FINISHES.
E. CONTINUITY SHALL BE MAINTAINED BETWEEN ELEMENTS IN THE FENESTRATION PRODUCT AND THE WEATHER RESISTANT BARRIER (W.R.B.) THAT PROVIDES WEATHER PROTECTION, AIR LEAKAGE CONTROL, AND RESISTANCE TO HEAT FLOW AND VAPOR DIFFUSION. THE GENERAL CONTRACTOR SHALL ENSURE THE PROPER CONTINUITY OF ALL ELEMENTS.
F. A W.R.B. SERVES TO PRECLUDE THE ENTRY OF WATER INTO THE FENESTRATION PRODUCT PERIMETER AREA, OR PROMPTLY DRAIN WATER THAT ENTERS THE FENESTRATION PRODUCT PERIMETER AREA, OR BOTH. IT SHALL BE INSTALLED IN A HORIZONTAL SHINGLE-LAP MANNER. THE INSTALLED W.R.B. SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE TO THE W.R.B. SHALL BE REPAIRED PRIOR TO COMPLETING THE INSTALLATION OF THE FENESTRATION PRODUCT AND SHALL MEET THE REQUIREMENTS OF THE W.R.B. MANUFACTURER.

FLASHING REQUIREMENTS:
A. PROPER FLASHING AND SEALING ARE NECESSARY TO PREVENT WATER FROM ENTERING BETWEEN THE W.R.B., THE FENESTRATION PRODUCT FRAME, AND THE ADJACENT CONSTRUCTION MATERIALS.
B. UNLESS OTHERWISE SPECIFIED, FLASHING MATERIAL SHALL PROVIDE TWENTY-FOUR (24) HOUR MINIMUM PROTECTION FROM WATER PENETRATION WHEN TESTED IN ACCORDANCE WITH TEST METHOD D 779.
C. THE FLASHING MEMBRANE SHALL BE SECURELY AFFIXED TO MINIMIZE ANY WEATHER DAMAGE PRIOR TO THE BUILDING'S EXTERIOR TREATMENT BEING APPLIED. THE FENESTRATION PRODUCT AND FLASHING SHALL BE INTEGRATED INTO THE OVERALL W.R.B. THE GENERAL CONTRACTOR SHALL CONSULT THE FENESTRATION AND FLASHING MANUFACTURERS FOR ANY SPECIAL FLASHING REQUIREMENTS UNIQUE TO THEIR PRODUCTS.
D. UNLESS OTHERWISE SPECIFIED, GALVANIZED METAL FLASHING SHALL BE NO LESS THAN 26 GAGE IN THICKNESS AND SHALL BE ZINC COATED ON BOTH SIDES BY EITHER HOT DIPPED GALVANIZED OR ELECTROPLATED. IT CAN BE SURFACE TREATED FOR PAINTING BY PHOSPHATIZING.
E. TO PROVIDE ADEQUATE PROTECTION AGAINST GALVANIC CORROSION, USE ONLY FASTENERS THAT ARE COMPATIBLE WITH THE MATERIALS JOINED AND THAT WILL NOT RESULT IN GALVANIC CORROSION.
F. FASTENER LENGTH SHALL BE SUFFICIENT TO PENETRATE THE SUBSTRATE TO A DEPTH DESIGNED TO MEET APPLICABLE BUILDING CODES, MANUFACTURER'S RECOMMENDATIONS, AND STRUCTURAL CALCULATIONS. NUMBER AND SPACING SHALL BE SUFFICIENT TO MEET LOADS.
G. THE INSTALLATION OF FASTENERS OR FASTENING SYSTEMS SHALL NOT CAUSE EXCESSIVE DISTORTION (+/- 1/16") OF ANY FRAME OR SASH MEMBER, NOR IN ANY WAY IMPEDE THE OPERATION OF THE UNIT. WHEN FASTENING WINDOWS TO THE BUILDING STRUCTURE THROUGH AN INTEGRAL NAILING FLANGE, THE FASTENERS SHALL PREVENT EXCESSIVE BUCKLING (+/- 1/16") OF THE FLANGE AND ENSURE CONTINUOUS AND POSITIVE COMPRESSION ON PERIMETER CAULKING BETWEEN FLANGE AND STRUCTURE. THE INTEGRAL NAILING FLANGE AT THE HEAD OF THE WINDOW SHALL BE FASTENED IN SUCH A MANNER AS TO INSURE THAT THE WINDOW HEAD WILL NOT BOW DOWNWARDS IF THE HEAD BEAM OVER THE WINDOW DEFLECTS. THIS CAN BE ACCOMPLISHED BY VERTICALLY ELONGATED INSTALLATION HOLES IN THE INTEGRAL NAILING FLANGE AT THE WINDOW HEAD OR SPECIAL FLANGE CLIPS THAT ALLOW MOVEMENT OF THEH FLANGE IN A VERTICAL DIRECTION.

INSTALLATION REQUIREMENTS:
A. ANCHORING OF WINDOW PRODUCTS SHOULD ALWAYS BE DONE ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
B. WHEN REQUIRED, SHIMS SHALL BE INSTALLED IN A MANNER AND IN SUFFICIENT NUMBER TO MINIMIZE DEFLECTION, DISTORTION, OR ROTATION OF THE FRAME TO ACHIEVE PROPER OPERATION OF THE FENESTRATION PRODUCTS, OR AS RECOMMENDED BY THE FENESTRATION MANUFACTURER. DO NOT OVER-SHIM. PRODUCTS SHALL NOT BE RACKED MORE THAN 1/8" OUT OF SQUARE FOR DIMENSIONS UP TO 4 FEET OR MORE THAN 3/16" FOR DIMENSIONS GREATER THAN 4 FEET. REFER TO THE MANUFACTURER'S INSTRUCTIONS FOR UNIT SHIMMING REQUIREMENTS.
C. WINDOWS WITH PERIMETER MOUNTING FLANGES SHALL BE INSTALLED WITH FLASHING, WHICH SHALL BE APPLIED SO AS TO INTEGRATE WITH THE FLANGES ON THE WINDOW UNIT AND WITH THE W.R.B. MATERIALS IN A HORIZONTAL SHINGLE-LAP MANNER.
D. APPLY THE W.R.B. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL AND WORKING TOWARDS THE TOP. INSTALL THE W.R.B. TO THE FACE OF THE BUILDING SHEATHING FLUSH WITH THE ROUGH OPENING OF THE WINDOW HEAD, JAMBS, AND SILL.
E. REFER TO MANUFACTURERS FLASHING INSTALLATION SEQUENCE FOR MORE INFORMATION.
F. CONTRACTOR SHALL COORDINATE BRICK INSTALLATION AT WINDOW SILL TO MAINTAIN A MAXIMUM OF 1" GAP TO BOTTOM OF WINDOW. GAP SHALL BE SEALED WITH A BACKER ROD AND SEALANT.

SAFETY GLAZING NOTES

REFER TO FBC 2020
2406.4 GLAZING/HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS:

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES (SEE 2406.4.4)
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A STANDING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH (610 MM) ARC OF EITHER THE VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE.
   EXCEPTIONS:
   - 6.1. GLAZING IN WALLS PERPENDICULAR TO THE PLANS OF THE DOOR IN A CLOSED POSITION IN ONE AND TWO FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN USE GROUP R-2.
   - 6.2. PANELS WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN IN THOSE LOCATIONS DESCRIBED IN PRECEDING ITEMS 5 AND 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
   - 7.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M^2);
   - 7.2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR;
   - 7.3. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR;
   - 7.4. ONE OR MORE WALKING SURFACE(S) WITHIN 36 INCHES (915 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
   - 7.5. EXCEPTION: SAFETY GLAZING FOR CONDITION NUMBER 7 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS:
     - 7.5.1. A PROTECTIVE BAR 1-1/2 INCHES (38 MM) OR MORE IN HEIGHT, CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS IS INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34 INCHES TO 38 INCHES (864 MM TO 965 MM) ABOVE THE FLOOR.
     - 7.5.2. THE OUTBOARD PANE IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) (0.78 RAD) SURFACE ADJACENT TO THE GLASS EXTERIOR.
8. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
   - 9.1. THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND
   - 9.2. THE GLAZING IS WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE WATER'S EDGE OF A SWIMMING POOL OR SPA.
10. GLAZING IS ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WHERE THE FOLLOWING CONDITIONS ARE PRESENT:
    - 10.1. WITHIN 36 INCHES (914 MM) HORIZONTALLY OF A WALKING SURFACE;
    - 10.2. WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION; AND
    - 10.3. BOTTOM EDGE LESS THAN 60 INCHES (1524 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (OR STAIRWAYS, MEASURED FROM THE NOSE OF THE TREAD).
    - 10.4. EXCEPTION: SAFETY GLAZING FOR CONDITION NUMBER 10 IS NOT REQUIRED FOR THE FOLLOWING INSTALLATIONS WHERE:
      - 10.4.1. THE SIDE OF A STAIRWAY, LANDING OR RAMP HAS A GUARD OR HANDRAIL, INCLUDING BALUSTERS OR IN-FILL PANELS, COMPLYING WITH THE PROVISIONS OF 1015.2.1 AND 2407; AND
      - 10.4.2. THE PLANE OF THE GLASS IS 18 INCHES (457 MM) FROM THE RAILING.
11. 2406.4.1 EXCEPTIONS. THE FOLLOWING PRODUCTS, MATERIALS AND USES SHALL NOT BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS:
    - 11.1. OPENINGS IN DOORS THROUGH WHICH A 3-INCH (76 MM) SPHERE IS UNABLE TO PASS.
    - 11.2. DECORATIVE GLASS IN 2406.4, ITEM 1, 6 OR 7.
    - 11.3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS.
    - 11.4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.
    - 11.5. GLASS BLOCK PANELS COMPLYING WITH 2101.2.4.
    - 11.6. LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF 2403.5.
    - 11.7. MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.

WINDOW SCHEDULES

NOTE: WINDOW ELEVATIONS ARE SHOWN FOR STYLE ONLY. REFER TO THE WINDOW SCHEDULE FOR WINDOW HEIGHTS AND WIDTHS.

ELEVATION	WINDOW SIZE			MATERIAL	OPERATION	REMARKS
	WIDTH	HEIGHT	HEAD HEIGHT AFF ALWAYS SAME AS EXTERIOR DOOR HEIGHT	A - ALUMINUM V - VINYL W - WOOD AW - ALUM CLAD WOOD VW - VINYL CLAD WOOD	SH - SINGLE HUNG DH - DOUBLE HUNG CA - CASEMENT FX - FIXED TL - TILT	
APARTMENT UNIT WINDOWS						
S1	2'-6"	6'-0"	8'-0"	A	TL	
S2	7'-0"	6'-0"	8'-0"	A	TL	
S2a	5'-6"	6'-0"	8'-0"			
S3	8'-0"	6'-0"	8'-0"			
S4	4'-0"	6'-0"	8'-0"			
W5	8'-2"	8'-2"	8'-2"			
W6	13'-11.5"	9'-1"	9'-1"			
W7	13'-11 1/2"	10'-1"	10'-1"			
W8	13'-11 1/2"	10'-1"	10'-1"			
W9	29'-0"	10'-7 3/4"	10'-1"			
W10	29'-0"	10'-1"	9'-1"			
W10S	29'-0"	7'-1"	-			Opaque spandrel glass
W11	14'-10"	10'-7 3/4"	9'-1"			
W11S	14'-10"	7'-1"	-			Opaque spandrel glass
W12	14'-10"	10'-1"	10'-1"			
W13	8'-5 1/2"	9'-1"	9'-1"			
W14	8'-5 1/2"	10'-1"	10'-1"			
W15	3'-0"	8'-0"	8'-0"			
W16	14'-0"	10'-1"	10'-1"			
W17	9'-1"	10'-1"	10'-1"			
W18	7'-7"	10'-1"	10'-1"			
W19	23'-2"	10'-1"	10'-1"			
W20	5'-3"	10'-1"	10'-1"			
W21	17'-9"	10'-1"	10'-1"			
W22	4'-6"	10'-1"	10'-1"			
W23	14'-0"	8'-0"	8'-0"			
W24	8'-0"	9'-6"	9'-6"			
W25	8'-0"	8'-0"	8'-0"			
W26	7'-1 1/2"	6'-0"	8'-0"			
W27	7'-1 1/2"	8'-2"	8'-2"			

X DENOTES WINDOW

T - DENOTES TEMPERED GLASS
(REFER TO BLDG/UNIT PLANS FOR LOCATIONS)

DOOR SCHEDULE

DOORS

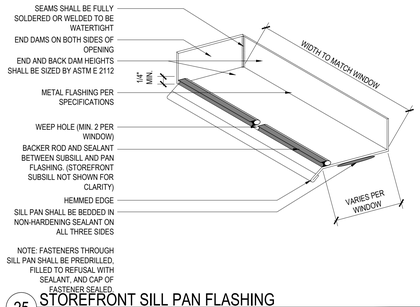
DOOR NUMBER	DOOR LOCATION	INT - INTERIOR / EXT - EXTERIOR	DOOR STYLES	DOOR TYPE	OVERALL DOOR SIZE			DOOR THICKNESS (INCHES)	DOOR MATERIAL	FRAME TYPE	FRAME FIRE RATING IN MINUTES (INCLUDES SMOKE RATINGS)	HOME EQUIPMENT	GLAZING			THRESHOLD
				REFER TO DOOR ELEVATIONS	HEIGHT	WIDTH	RATING (MINS)		DOOR MATERIAL	FRAME			HEIGHT	WIDTH	RATING	
APARTMENT UNIT DOORS																
	ENTRY DEFAULT VALUE:	EXT	SW		8'-0"	3'-0"		1 3/4				4	-	-		ADA
1	UNIT ENTRY			E1			45	-	WD	WD	45	-	-	-		
2	PATIO/ BALCONY			G1			-	-	AL	AL	-	FULL	FULL	-		
								0			0					
	INT DEFAULT VALUE:	INT	SW	P1	8'-0"		NONE *	1 3/8	COM	WD	NONE *	4				NONE
10	BEDROOM/ BATH						2'-10"									
11	BEDROOM/ BATH						3'-0"									
12	BEDROOM/ BATH		BN	P1			3'-0"									
13	BEDROOM/ BATH		BN	P2			6'-0"									
20	CLOSET						1'-6"									
21	CLOSET						2'-0"									
22	CLOSET						2'-4"									
23	CLOSET						2'-6"									
23	CLOSET						2'-10"									
24	CLOSET			P2			4'-0"									
25	CLOSET						3'-0"									
30	UTILITY: WATER HEATER/ HVAC						2'-10"									
31	UTILITY: W/D						3'-0"									
32	UTILITY: W/D			P2			5'-4"									

* INTERIOR LOAD BEARING WALLS WITHIN THE UNITS SHALL BE FIRE RATED IN ACCORDANCE WITH TABLE 601. DOORS WITHIN SUCH WALLS ARE NOT REQUIRED TO BE RATED.

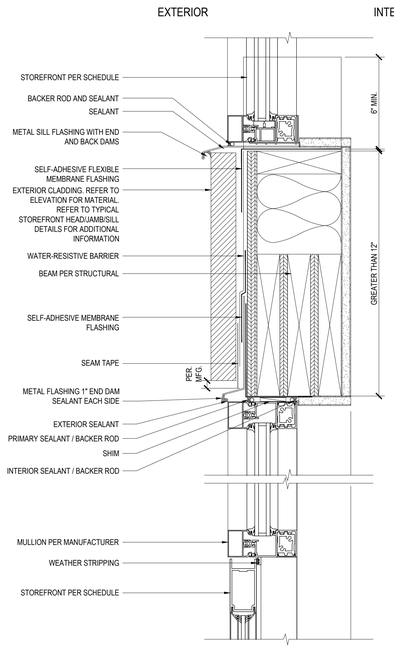
APARTMENT BUILDING COMMON AREA DOORS																
	EXT DEFAULT VALUE:	EXT	SW		8'-0"	3'-0"		1 3/4		AL	AL	4	-	-		ADA
A1	BUILDING LOBBY ENTRY			XG2		6'-0"	-		AL	AL	-		FULL	FULL	-	
A2	BUILDING CORRIDOR / CAVE			XG1			-		AL	AL	-		FULL	FULL	-	
A3	STAIRWELL			XF1			90		HM	HM	90				-	
A4	STAIRWELL			XF2		6'-0"	90		HM	HM	90				-	
A5	RESER ROOM/ TRASH/ DOG SPA			XF1			-		HM	HM	-				-	
A6	BIKES			XF1			-		HM	HM	-				-	
A7	ROOF ACCESS DOOR			XF1			-		HM	HM					-	
A8	ROOF ACCESS GATE			XGA1			-		AL	AL	-				-	
	INT DEFAULT VALUE:	INT	SW			3'-0"		1 3/8	HM	HM	-	4	-	-	-	ADA
A10	STAIRWELL			F1			90				90				-	
A11	STAIRWELL - HOLD OPEN CORRIDOR			F1			90				90				-	
A12	ELEVATOR LOBBY			XF2		6'-0"	20				20			20		
A13	ELEVATOR LOBBY			F1			20				20			20		
A14	FIRE WALL/CORRIDOR			F1			90				90				-	
A15	SHAFT ACCESS DOOR			F1			90				90		-	-	-	
A16	MECH/ ELEC / TELECOM ROOM/STOR			F1			20				20		-	-	-	
A17	MECH/ ELEC / TELECOM ROOM			F2		6'-0"	20				20		-	-	-	
A18	JANITOR/ DOG SPA			F1			20				20		-	-	-	
A19	STORAGE CAGE GATE												-	-	-	
CLUBHOUSE - EXTERIOR																
	DEFAULT VALUE:	EXT	SW	XS1	8'-0"	3'-0"		1 3/4	AL	AL		4	FULL	FULL		ADA
C1	COURTYARD ACCESS						-									
C2	YOGA BALCONY			OH		16'-0"	-									
C3	KITCHEN			SL	XS2	10'-0"	-						NONE	NONE		
CLUBHOUSE - INTERIOR																
	INT DEFAULT VALUE:	INT	SW		8'-0"	3'-0"		1 3/8	COM	WD		4	-	-	-	ADA
C10	MEP/ GARAGE/ CORRIDOR			P1			90			HM	90				90	
C11	CORRIDOR			P1						HM						
C12	LEASING OFFICES/ CORRIDOR			S1					AL	AL		4				
C13	WORKROOM			P1												
C14	LEASING RESTROOM			P1												
C15	PACKAGES			P1												
C16	KITCHEN		PT	P2		10'-0"	-						NONE	NONE		
C17	JANITOR			P1												
C18	RESTROOMS			P1												

HARDWARE

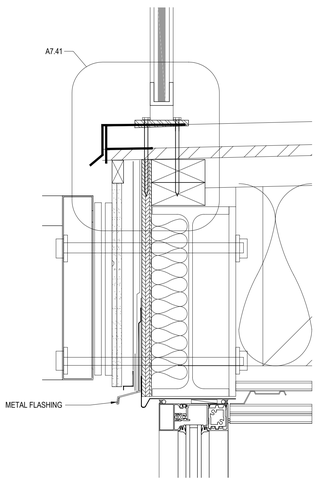
	LOCKSET	DOOR CLOSERS:	EXIT DEVICES	MAGNETIC LOCKS
WS - WEATHERSTRIPPING DS - DOOR SWEEP DB - DOOR BOTTOM SS - DOOR SWITCH	EN - ENTRY PR - PRIVACY PA - PASSAGE DM - DUMMY ST - STOREROOM CL - CLASSROOM EX - EXIT SL - SLID



25 STOREFRONT SILL PAN FLASHING
SCALE: NOT TO SCALE — AXONOMETRIC

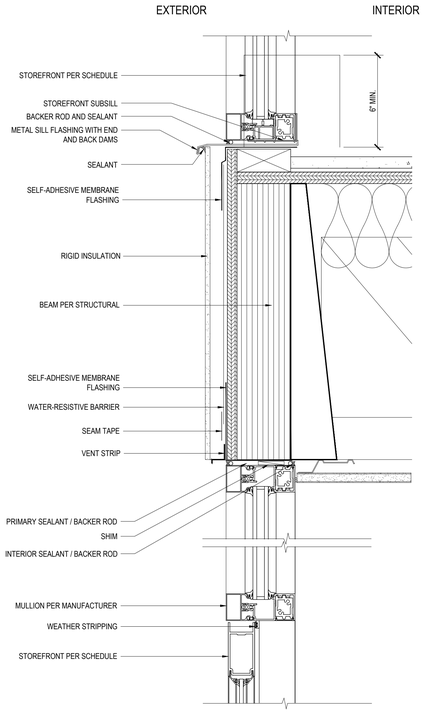


9 ALUMINUM STOREFRONT WITH TRANSOM
SCALE: 3" = 1'-0" — HEAD / SILL

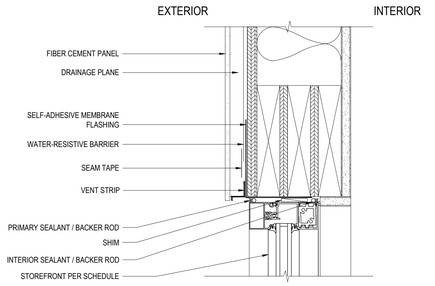


4 ALUMINUM STOREFRONT WITH AT CANOPY
SCALE: 3" = 1'-0" — HEAD

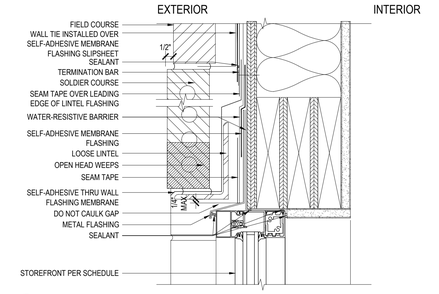
17 ALUMINUM STOREFRONT AT MECCO SHADE
SCALE: 3" = 1'-0" — HEAD



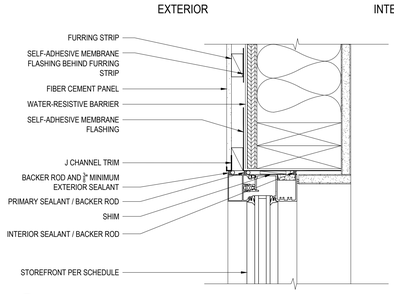
15 ALUMINUM STOREFRONT WITH TRANSOM
SCALE: 3" = 1'-0" — HEAD / SILL



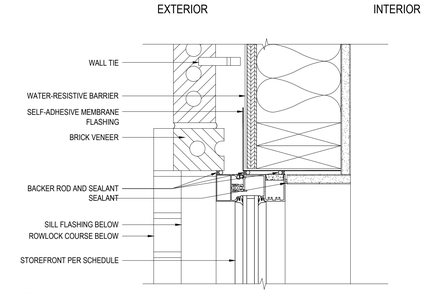
8 ALUMINUM STOREFRONT AT F.C. PANEL
SCALE: 3" = 1'-0" — HEAD



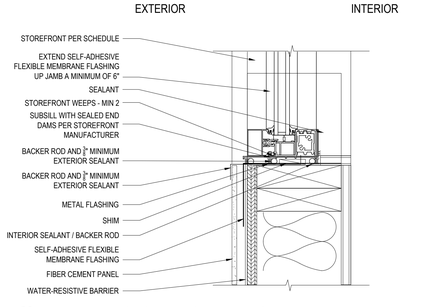
3 ALUMINUM STOREFRONT AT BRICK
SCALE: 3" = 1'-0" — HEAD



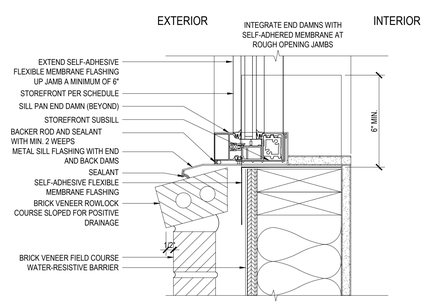
7 ALUMINUM STOREFRONT AT F.C. PANEL
SCALE: 3" = 1'-0" — JAMB



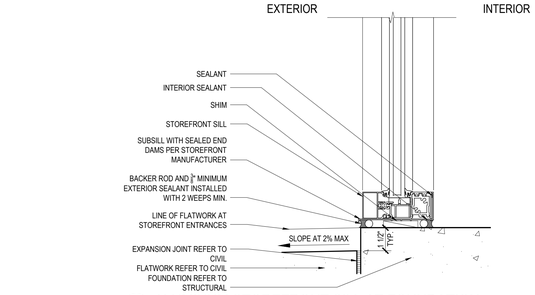
2 ALUMINUM STOREFRONT AT BRICK
SCALE: 3" = 1'-0" — JAMB



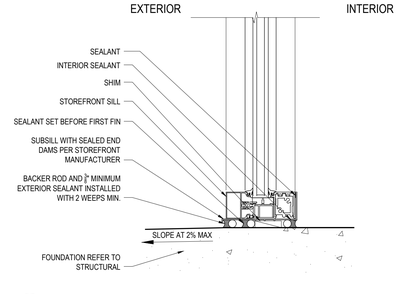
6 ALUMINUM STOREFRONT AT F.C. PANEL
SCALE: 3" = 1'-0" — SILL



1 ALUMINUM STOREFRONT AT BRICK
SCALE: 3" = 1'-0" — SILL



20 ALUMINUM STOREFRONT SILL AT FOUNDATION
SCALE: 3" = 1'-0" — FOUNDATION



14 ALUMINUM STOREFRONT SILL AT FOUNDATION
SCALE: 3" = 1'-0" — FOUNDATION

Designed by: MM
Drawn by: LL
Architect of Record: TD

Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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KEY REAL ESTATE

KEY PLAN



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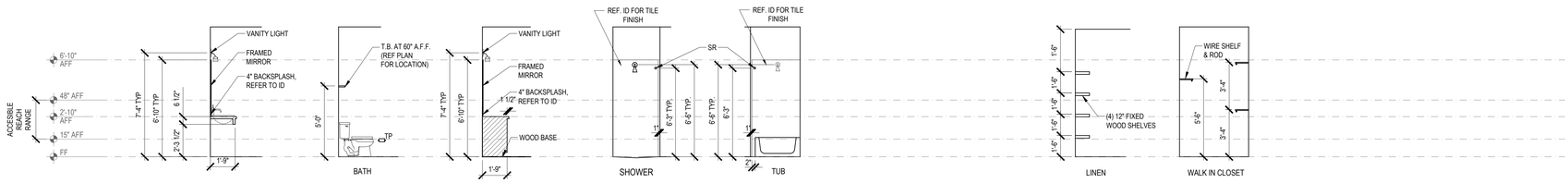
SHEET CONTENTS:
WINDOW DETAILS

SHEET NO.
A2.22

21345

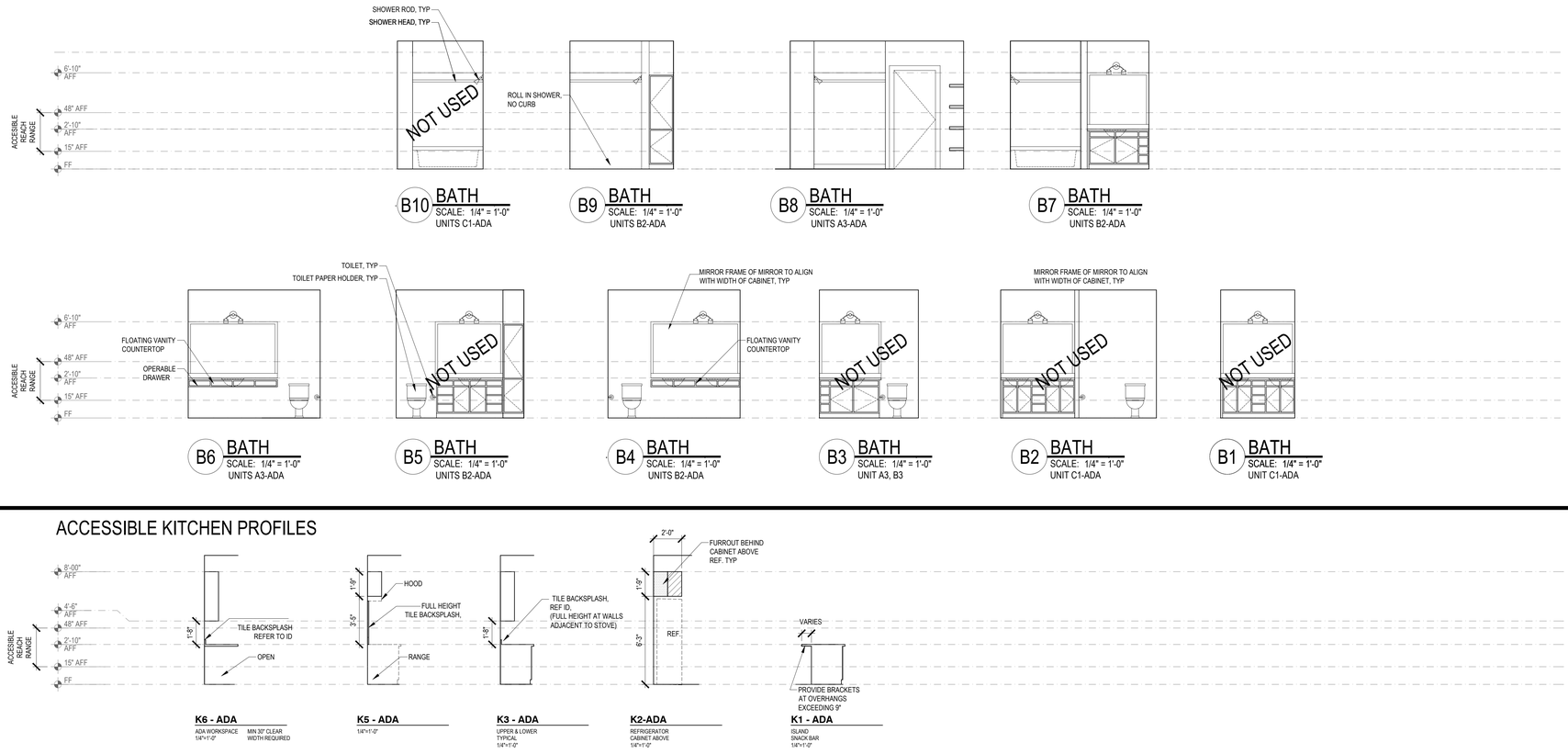
TYPICAL UNIT INTERIOR PROFILES AND NOTES

ACCESSIBLE BATHROOM AND STORAGE PROFILES



B5 FLOATING VANITY 1/4"=1'-0" | **B4** BATH 1/4"=1'-0" | **B3** BATH VANITY CABINET 1/4"=1'-0" | **B2** SHOWER 1/4"=1'-0" | **B1** TUB 1/4"=1'-0" | **S2** LINEN 1/4"=1'-0" | **S1** WALK IN CLOSET 1/4"=1'-0"

ACCESSIBLE BATHROOM AND STORAGE ELEVATIONS



B10 BATH SCALE: 1/4" = 1'-0" UNITS C1-ADA | **B9** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA | **B8** BATH SCALE: 1/4" = 1'-0" UNITS A3-ADA | **B7** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA

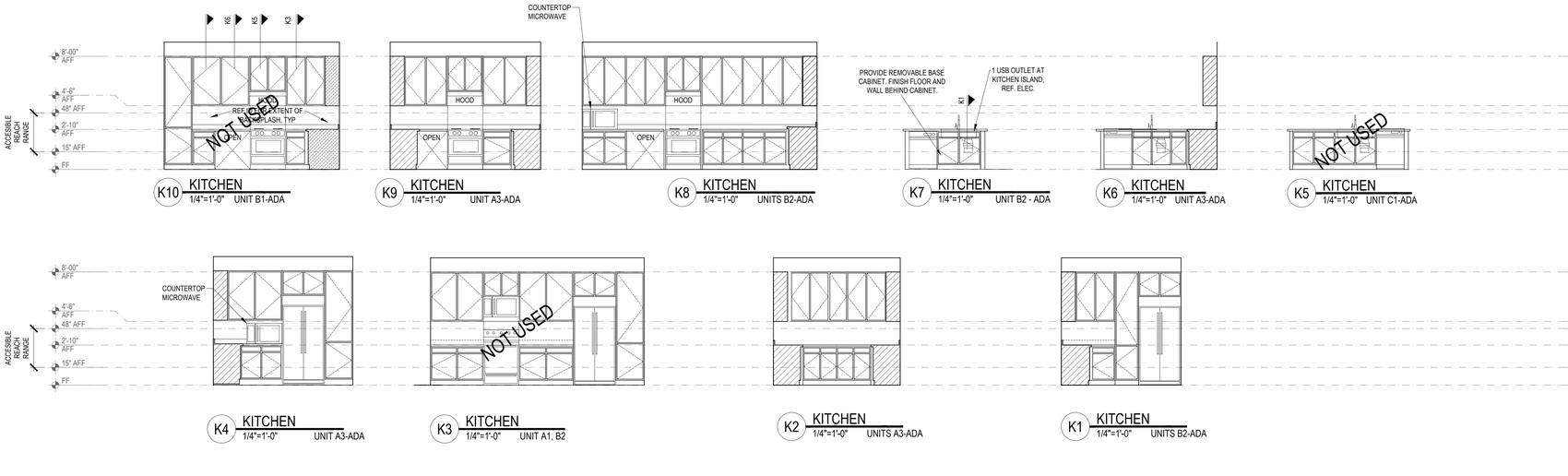
B6 BATH SCALE: 1/4" = 1'-0" UNITS A3-ADA | **B5** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA | **B4** BATH SCALE: 1/4" = 1'-0" UNITS B2-ADA | **B3** BATH SCALE: 1/4" = 1'-0" UNIT A3, B3 | **B2** BATH SCALE: 1/4" = 1'-0" UNIT C1-ADA | **B1** BATH SCALE: 1/4" = 1'-0" UNIT C1-ADA

TYPICAL UNIT INTERIOR ELEVATIONS - KITCHENS

ACCESSIBLE KITCHEN PROFILES

K6 - ADA ADA WORKSPACE 1/4"=1'-0" MIN 30" CLEAR WIDTH REQUIRED | **K5 - ADA** 1/4"=1'-0" | **K3 - ADA** UPPER & LOWER TYPICAL 1/4"=1'-0" | **K2-ADA** REFRIGERATOR CABINET ABOVE 1/4"=1'-0" | **K1 - ADA** ISLAND SNACK BAR 1/4"=1'-0"

ACCESSIBLE KITCHEN ELEVATIONS

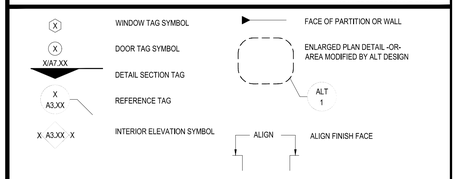


K10 KITCHEN 1/4"=1'-0" UNIT B1-ADA | **K9** KITCHEN 1/4"=1'-0" UNIT A3-ADA | **K8** KITCHEN 1/4"=1'-0" UNITS B2-ADA | **K7** KITCHEN 1/4"=1'-0" UNIT B2 - ADA | **K6** KITCHEN 1/4"=1'-0" UNIT A3-ADA | **K5** KITCHEN 1/4"=1'-0" UNIT C1-ADA

K4 KITCHEN 1/4"=1'-0" UNIT A3-ADA | **K3** KITCHEN 1/4"=1'-0" UNIT A1, B2 | **K2** KITCHEN 1/4"=1'-0" UNITS A3-ADA | **K1** KITCHEN 1/4"=1'-0" UNITS B2-ADA

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED



GENERAL UNIT NOTES

1. REFER TO A0.21 FOR ALL FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
2. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS. FILLERS ARE NOT TO EXCEED 3".
3. PROFILE DIMENSIONS AND NOTES ARE TYPICAL AND APPLY TO ALL INTERIOR ELEVATIONS, U.N.O.
6. VANITY MIRRORS TO BE 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE MAX 40" A.F.F.
7. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL NOTES AND SPECIFICATIONS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. CABINET WIDTHS TO BE BASED ON MODULE INCREMENTS OF 3" UNO.
10. PROVIDE FILLER PANELS TO FINISH OUT TO SCRIBE CABINETS TO WALL.
11. PROVIDE FILLER PANELS AND TRIM WHERE EQUIPMENT IS LOCATED WITHIN CABINETS.
12. PROVIDE FINISHED END PANELS END RETURNS AT OPEN ENDED CABINETS, KNEE SPACES, AND ACCESSIBLE SINKS.
13. PROVIDE 1 1/2" THICK FINISHED END PANEL AT FREE STANDING END OF ACCESSIBLE SINKS AND KNEE SPACES.
14. WHEN FILLER PANELS ARE REQUIRED AT BOTH ENDS OF CASEWORK TERMINATION, BOTH FILLER PANELS SHALL BE EQUAL WIDTH.
15. PROVIDE WALL BRACKET SUPPORTS AT 36" OC MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE.
16. PROVIDE END SPLASH WHEN COUNTERTOP IS ADJACENT TO WALL AT SIDES.
17. PROVIDE ADJUSTABLE SHELVES IN CABINETS AT THE FOLLOWING LOCATIONS UNO ON ELEVATIONS:
    - 17.1. BASE CABINET - 1 SHELF
    - 17.2. FULL HEIGHT CABINET - 5 SHELVES, 1 FIXED,
    - 17.3. WALL CABINET - 1 SHELF AT 24" HIGH, 2 SHELVES AT TALLER CABINETS
    - 17.4. SHELVES TO BE 3/4" THICK FOR SPANS UP TO 32" AND 1" THICK FOR SPANS UP TO 36".
18. GLASS FRONTS TO BE 1/4" THICK CLEAR TEMPERED GLASS UNO
19. PROVIDE AN APRON AT ALL KNEE SPACES 30" OR HIGHER UNO
20. COUNTERTOP EDGE TO RECEIVE PVC EDGE BANDING, COLOR TO MATCH CABINET COLOR UNO
21. GYP. BD. FURRDOWNS TO OVERLAP CABINETS 1" INCLUDING END RETURNS OR OPEN ENDED CABINETS.
22. FULL HEIGHT CABINETS TO BE PROVIDED WITH FILLER AT TOP TO FLUSH WITH ADJACENT SUSPENDED WALL CABINETS OR CLOSE OFF TOP OF CABINET AT FURRDOWN.
23. REFER TO UNIT PLANS FOR LOCATIONS OF SINGLE OR DOUBLE LAVATORIES IN BATHROOMS.
24. LAVATORY TO BE 24" MINIMUM FROM ADJACENT PARTITION. NOTIFY ARCHITECT IF THE LAV MUST BE OFF-CENTER IN CABINET TO MAINTAIN THAT REQUIRED CLEARANCE.
25. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH MILLWORK
    - 25.1. ELECTRICAL CONTRATOR TO PROVIDE LAMPS AND FIXTURES
    - 25.2. CABINETRY SUB MUST PROVIDE NECESSARY CUT-OUTS FOR SWITCHES, OUTLETS, ETC.
    - 25.3. GC TO PROVIDE COORDINATED SUBMITTALS FOR ARCH REVIEW.
26. REF. A0.21 FOR GRAB BAR REINFORCMENT LOCATIONS AND DIMENSIONS
    - 26.1. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
27. TYPICAL UNITS ARE LOCATED THROUGHOUT THE BUILDING AS OPPOSITE HAND. REFER TO FLOOR PLAN TO DETERMINE WHERE CABINETRY LAYOUTS ARE OPPOSITE HAND.

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Drawn by:
Architect of Record: TD
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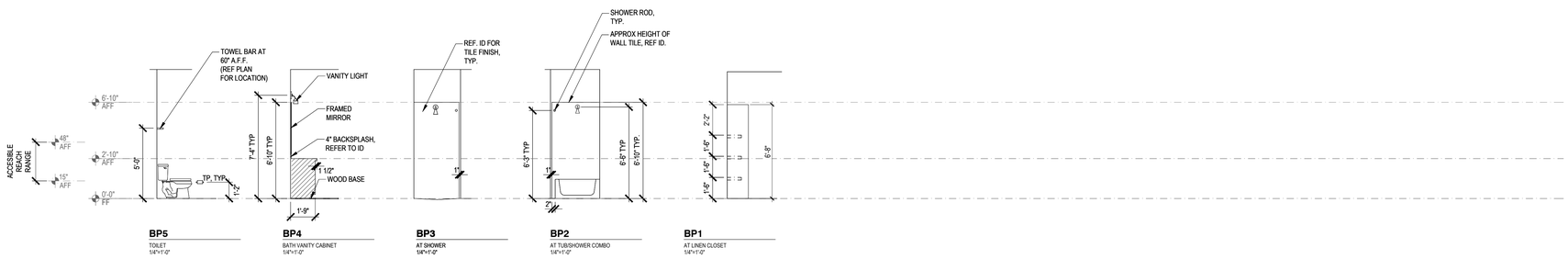
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
ADA DWELLING UNITS INTERIOR ELEVATIONS

SHEET NO.
A3.01a

21345

BATHROOM PROFILES



BP5 TOILET 1/4"=1'-0"

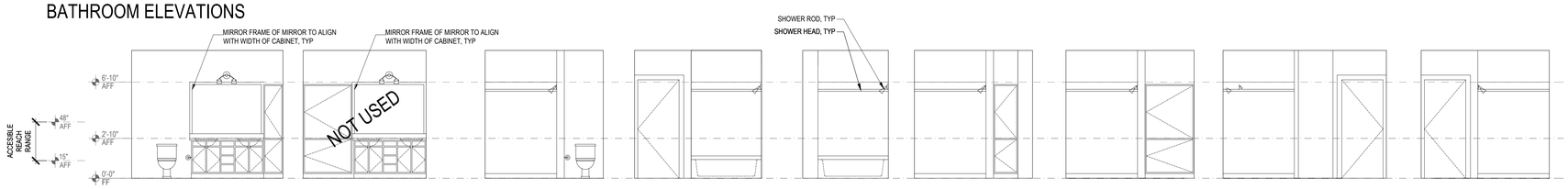
BP4 BATH VANITY CABINET 1/4"=1'-0"

BP3 AT SHOWER 1/4"=1'-0"

BP2 AT TUB/SHOWER COMBO 1/4"=1'-0"

BP1 AT LINEN CLOSET 1/4"=1'-0"

BATHROOM ELEVATIONS



B16 BATH SCALE: 1/4" = 1'-0" UNITS C1

B15 BATH SCALE: 1/4" = 1'-0" UNITS B2

B14 BATH SCALE: 1/4" = 1'-0" UNITS B1

B13 BATH SCALE: 1/4" = 1'-0" UNITS B2, B4

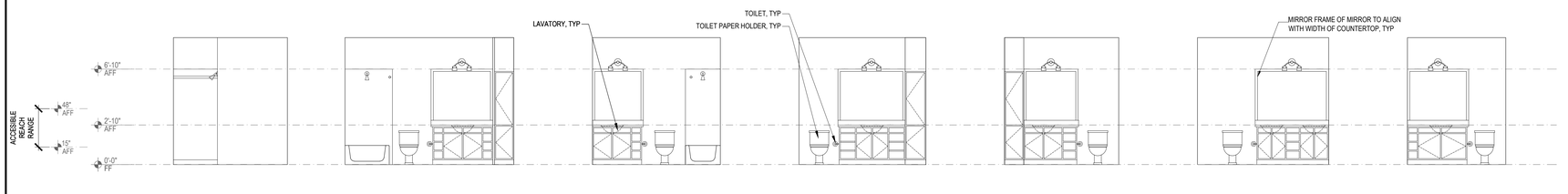
B12 BATH SCALE: 1/4" = 1'-0" UNITS B1, C1, A3

B11 BATH SCALE: 1/4" = 1'-0" UNITS B2, A3

B10 BATH SCALE: 1/4" = 1'-0" UNITS A1, A2, B1, B4, B3, B2

B9 BATH SCALE: 1/4" = 1'-0" UNITS C1

B8 BATH SCALE: 1/4" = 1'-0" UNITS A1, A2



B7 BATH SCALE: 1/4" = 1'-0" UNITS A0, B3

B6 BATH SCALE: 1/4" = 1'-0" UNITS A2

B5 BATH SCALE: 1/4" = 1'-0" UNITS C1

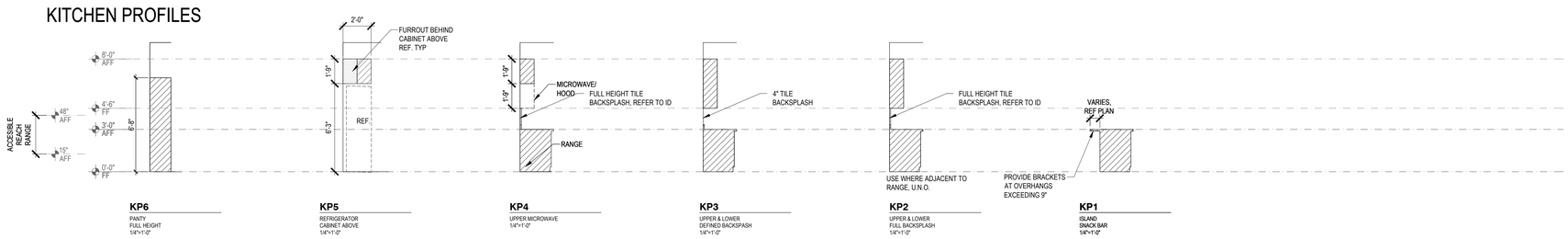
B4 BATH SCALE: 1/4" = 1'-0" UNITS A2, B2, B4, B1

B3 BATH SCALE: 1/4" = 1'-0" UNITS A0, A1

B2 BATH SCALE: 1/4" = 1'-0" UNITS B1, B2, B3, B4

B1 BATH SCALE: 1/4" = 1'-0" UNIT A3, B3, C1

KITCHEN PROFILES



KP6 PANTY FULL HEIGHT 1/4"=1'-0"

KP5 REFRIGERATOR CABINET ABOVE 1/4"=1'-0"

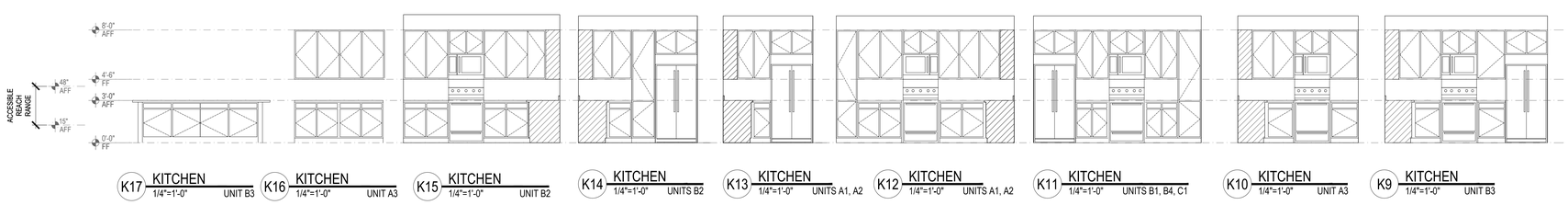
KP4 UPPER MICROWAVE 1/4"=1'-0"

KP3 UPPER & LOWER DEFINED BACKSPASH 1/4"=1'-0"

KP2 UPPER & LOWER FULL BACKSPLASH 1/4"=1'-0"

KP1 ISLAND SNACK BAR 1/4"=1'-0"

KITCHEN ELEVATIONS



K17 KITCHEN 1/4"=1'-0" UNIT B3

K16 KITCHEN 1/4"=1'-0" UNIT A3

K15 KITCHEN 1/4"=1'-0" UNIT B2

K14 KITCHEN 1/4"=1'-0" UNITS B2

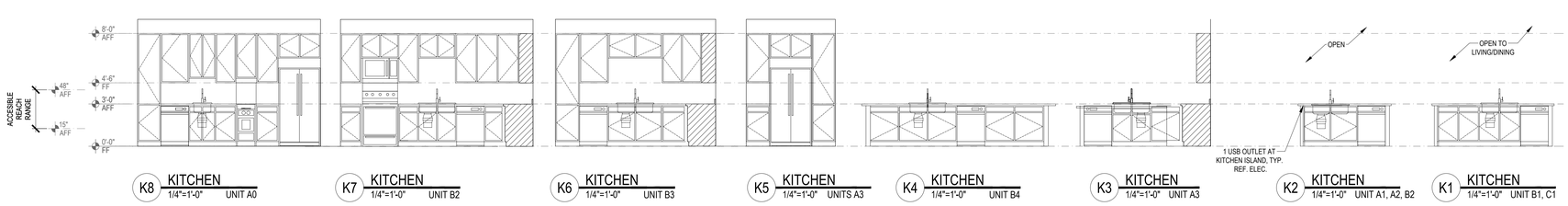
K13 KITCHEN 1/4"=1'-0" UNITS A1, A2

K12 KITCHEN 1/4"=1'-0" UNITS A1, A2

K11 KITCHEN 1/4"=1'-0" UNITS B1, B4, C1

K10 KITCHEN 1/4"=1'-0" UNIT A3

K9 KITCHEN 1/4"=1'-0" UNIT B3



K8 KITCHEN 1/4"=1'-0" UNIT A0

K7 KITCHEN 1/4"=1'-0" UNIT B2

K6 KITCHEN 1/4"=1'-0" UNIT B3

K5 KITCHEN 1/4"=1'-0" UNITS A3

K4 KITCHEN 1/4"=1'-0" UNIT B4

K3 KITCHEN 1/4"=1'-0" UNIT A3

K2 KITCHEN 1/4"=1'-0" UNIT A1, A2, B2

K1 KITCHEN 1/4"=1'-0" UNIT B1, C1

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- ALIGN — ALIGN FINISH FACE

GENERAL UNIT NOTES

1. REFER TO A0.21 FOR ALL FAIR HOUSING ACT AND OTHER ACCESSIBILITY REQUIREMENTS.
2. INTERIOR ELEVATIONS ARE FOR SCHEMATIC CABINET LAYOUT ONLY, CONTRACTOR TO VERIFY ALL DIMENSIONS. FILLERS ARE NOT TO EXCEED 3".
3. PROFILE DIMENSIONS AND NOTES ARE TYPICAL AND APPLY TO ALL INTERIOR ELEVATIONS, U.N.O.
6. VANITY MIRRORS TO BE 2" LESS THAN THE VANITY WIDTH (TYP.) AND TO BE MOUNTED WITH THE BOTTOM OF THE REFLECTING SURFACE MAX 40" A.F.F.
7. REFER TO INTERIOR DESIGNER FINISH SCHEDULE FOR FINISHES, FOR ADDITIONAL NOTES AND SPECIFICATIONS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. CABINET WIDTHS TO BE BASED ON MODULE INCREMENTS OF 3" UNO.
10. PROVIDE FILLER PANELS TO FINISH OUT TO SCRIBE CABINETS TO WALL.
11. PROVIDE FILLER PANELS AND TRIM WHERE EQUIPMENT IS LOCATED WITHIN CABINETS.
12. PROVIDE FINISHED END PANELS END RETURNS AT OPEN ENDED CABINETS, KNEE SPACES, AND ACCESSIBLE SINKS.
13. PROVIDE 1 1/2" THICK FINISHED END PANEL AT FREE STANDING END OF ACCESSIBLE SINKS AND KNEE SPACES.
14. WHEN FILLER PANELS ARE REQUIRED AT BOTH ENDS OF CASEWORK TERMINATION, BOTH FILLER PANELS SHALL BE EQUAL WIDTH.
15. PROVIDE WALL BRACKET SUPPORTS AT 36" OC MAX TO SUPPORT COUNTERTOP AT CONTINUOUS KNEE SPACE.
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KEY PLAN

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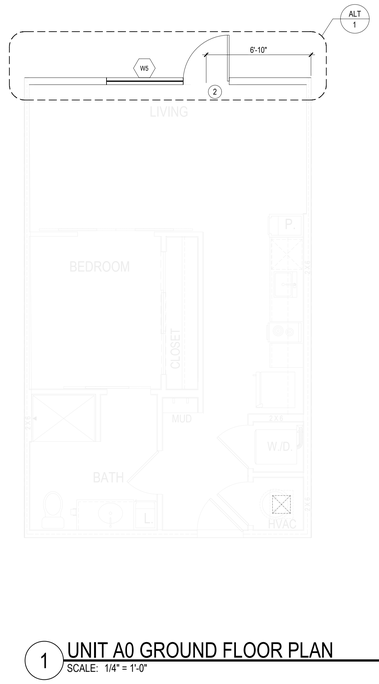
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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
DWELLING UNITS INTERIOR ELEVATIONS

SHEET NO.
A3.01

21345



1 UNIT A0 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

WINDOW TAG SYMBOL
DOOR TAG SYMBOL
DETAIL SECTION TAG
REFERENCE TAG
INTERIOR ELEVATION SYMBOL
FACE OF PARTITION OR WALL
ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
1-HR FIRE PARTITION AT UNIT SEPARATION
1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
2HR FIRE WALL
ACCESSIBLE PATH
PARTITION WALL TAG REF A1.05
SLOPE
ALIGN FINISH FACE

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. 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 : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS. REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

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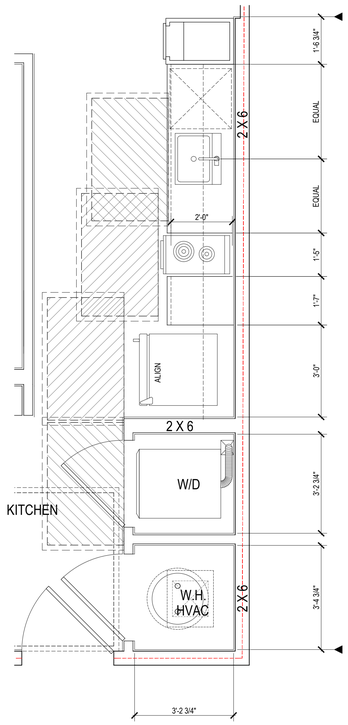
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SHEET CONTENTS:
FLOOR PLAN
UNIT A0 GROUND FLOOR

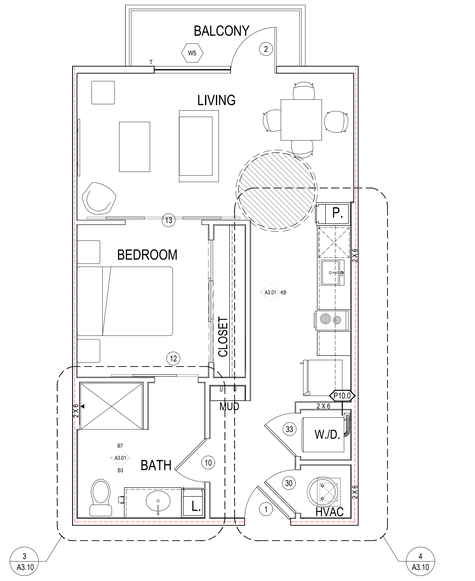
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A3.10a

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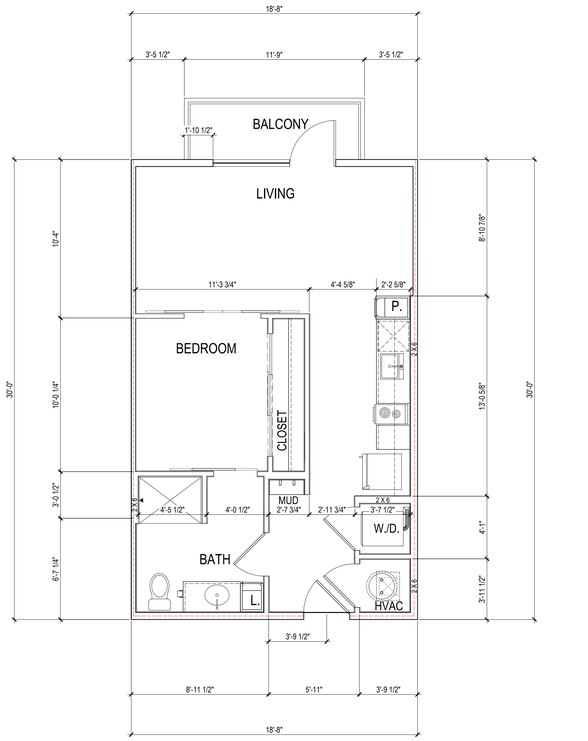


4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"

3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



2 UNIT A0 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT A0 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

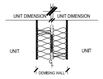
- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
- ALIGN FINISH FACE

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
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   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
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5. VERTICAL MECHANICAL CHASES:
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6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. 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 : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
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8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR. FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
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Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
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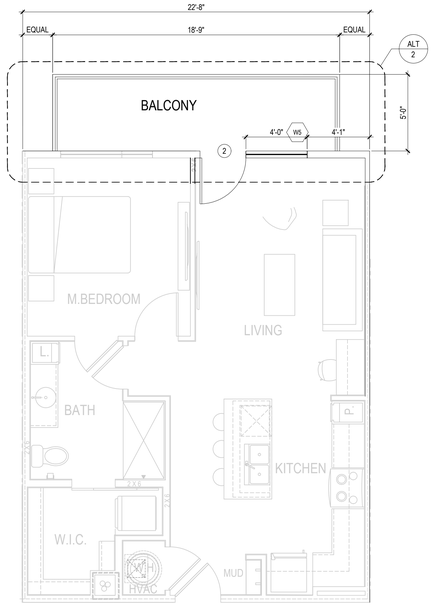
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SHEET CONTENTS:
FLOOR PLAN
UNIT A0

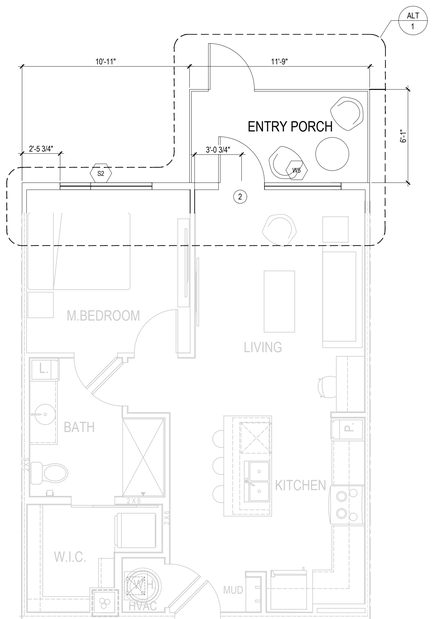
SHEET NO.
A3.10

21345



2 UNIT A1 ALTERNATE FLOOR PLAN

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



1 UNIT A1 GROUND FLOOR PLAN

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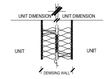
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Revisions:

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BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN



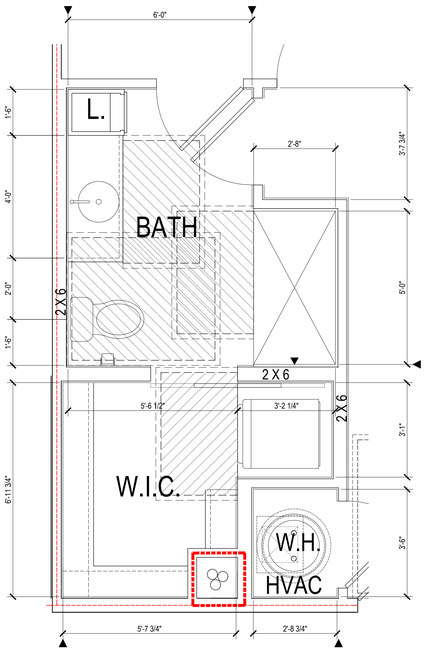
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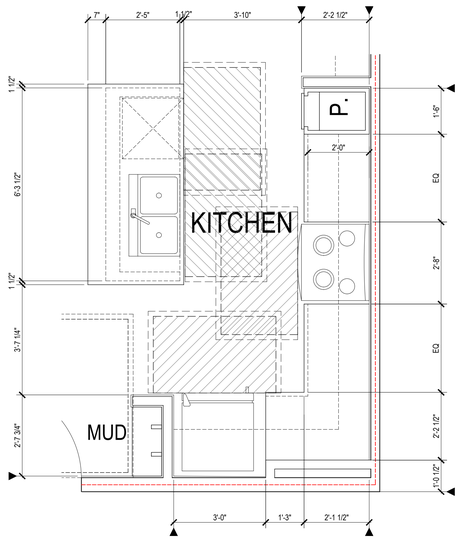
SHEET CONTENTS:
FLOOR PLAN
UNIT A1 GROUND FLOOR

SHEET NO.
A3.11a

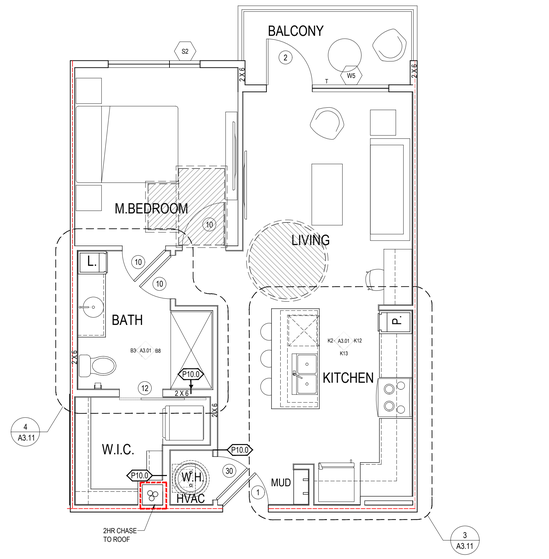
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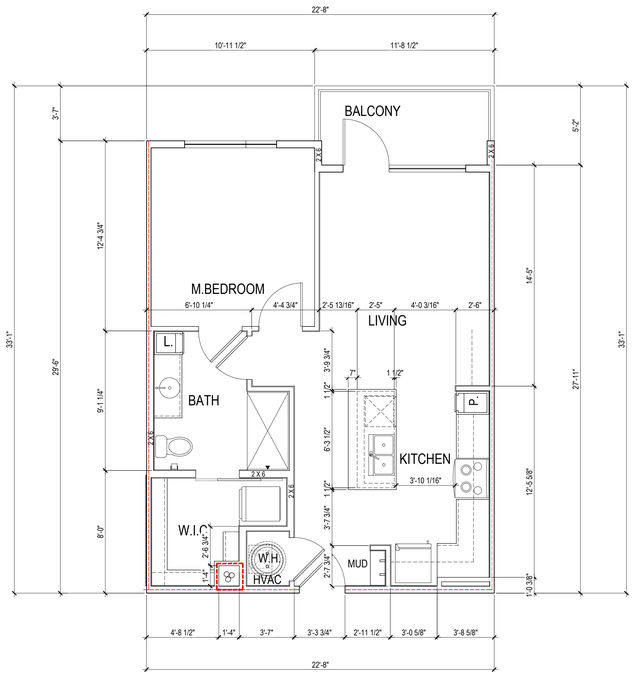
4 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



3 C.F.S. KITCHEN PLAN
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2 UNIT A1 NOTES PLAN
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1 UNIT A1 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

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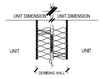
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2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3 [1/2]" THICK AND PLUMBING WALLS AS 5 [1/2]" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

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1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
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7. REF A3.0 SERIES FOR CABINETRY INFORMATION
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4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
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RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



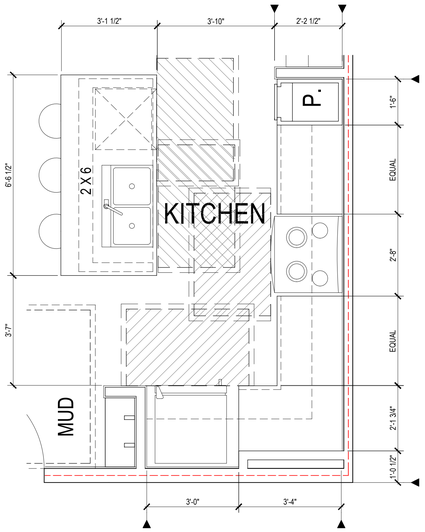
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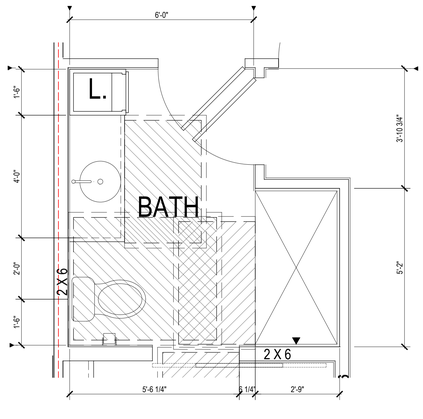
SHEET CONTENTS:
FLOOR PLAN
UNIT A1

SHEET NO.
A3.11

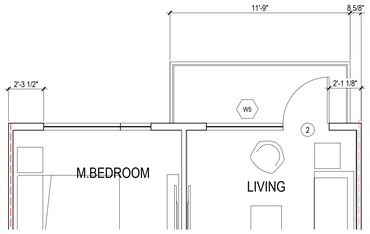
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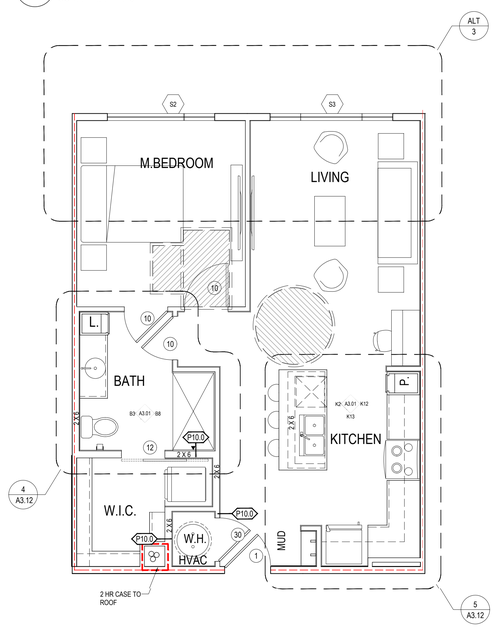
5 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



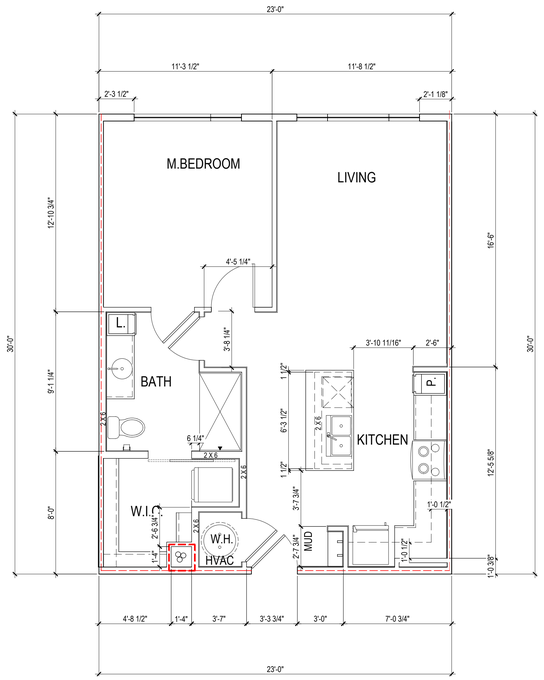
4 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



3 UNIT A2 GROUND FLOOR
SCALE: 1/4" = 1'-0"



2 UNIT A2 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT A2 DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

X	WINDOW TAG SYMBOL		1-HR FIRE PARTITION AT UNIT SEPARATION
X	DOOR TAG SYMBOL		1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
X/A7.XX	DETAIL SECTION TAG		2HR FIRE WALL
X A3.XX	REFERENCE TAG		ACCESSIBLE PATH
X A3.XX X	INTERIOR ELEVATION SYMBOL	XX	PARTITION WALL TAG REF A1.05
	FACE OF PARTITION OR WALL	SLOPE 1/8" / FT	SLOPE
ALT 1	ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN	ALIGN	ALIGN FINISH FACE

GENERAL UNIT NOTES

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2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
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5. VERTICAL MECHANICAL CHASES:
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   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
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9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
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key.

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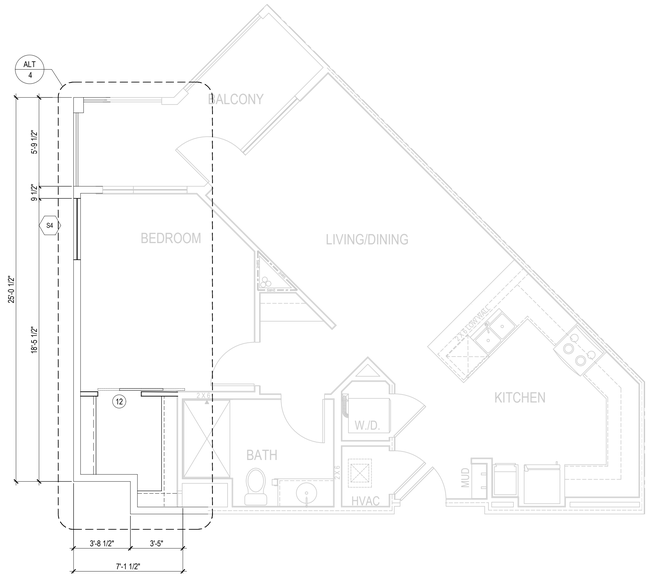
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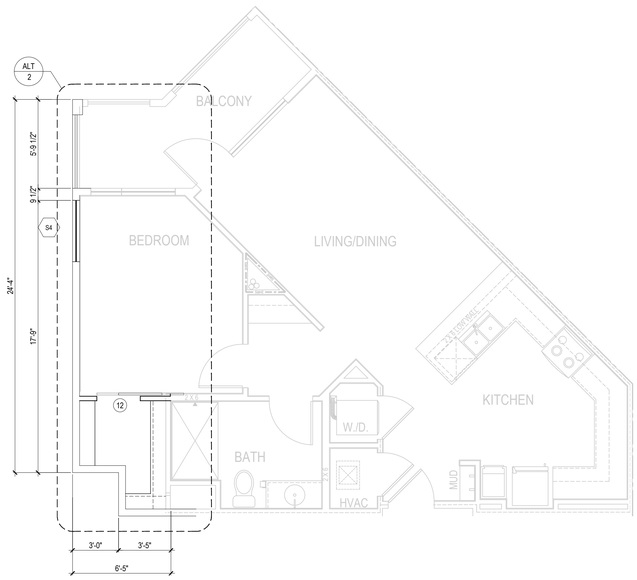
SHEET CONTENTS:
FLOOR PLAN
UNIT A2 & A2-GF

SHEET NO.
A3.12

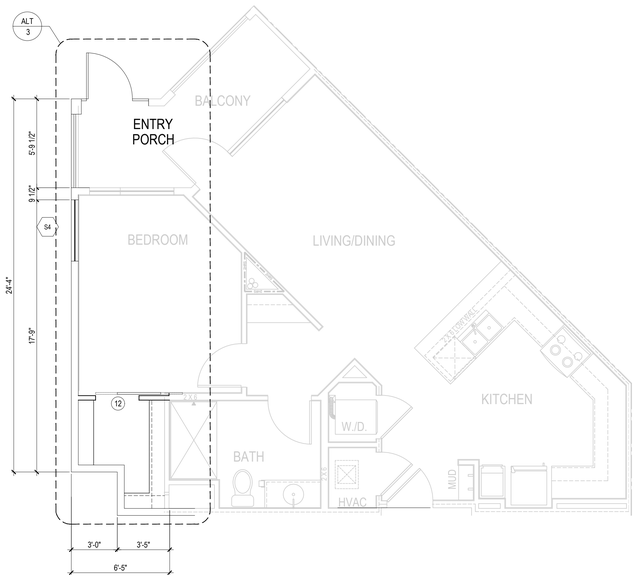
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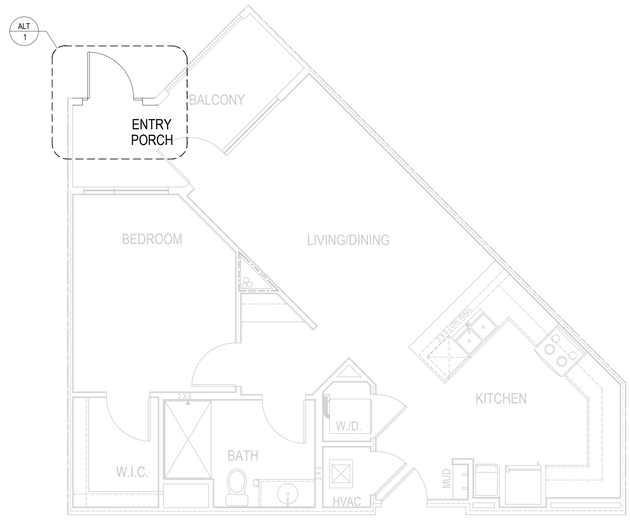
4 UNIT A3 ALTERNATE 2 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UNIT A3 ALTERNATE FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UNIT A3 GROUND FLOOR ALTERNATIVE PLAN
SCALE: 1/4" = 1'-0"



1 UNIT A3 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- X/A7.XX — DETAIL SECTION TAG
- X / A3.XX — REFERENCE TAG
- X A3.XX X — INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT 1
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- XX — PARTITION WALL TAG REF A1.05
- SLOPE 1/8" / FT — SLOPE
- ALIGN — ALIGN FINISH FACE

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KEY REAL ESTATE

KEY PLAN



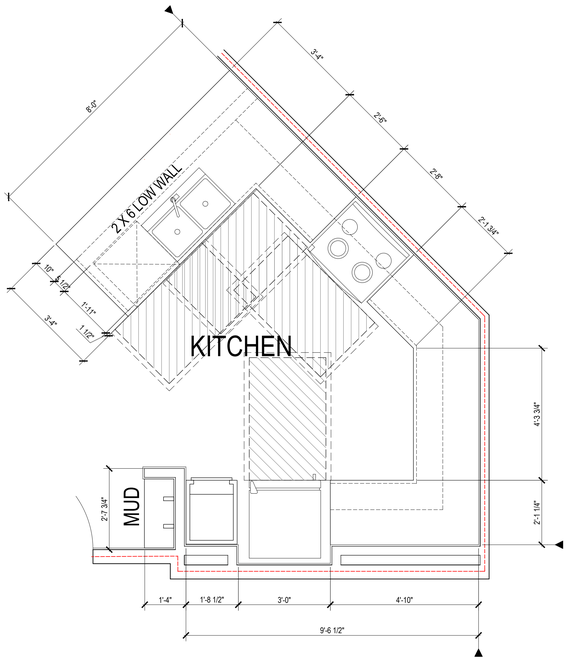
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SHEET CONTENTS:
FLOOR PLAN
UNIT A3 Alternates

SHEET NO.
A3.13a

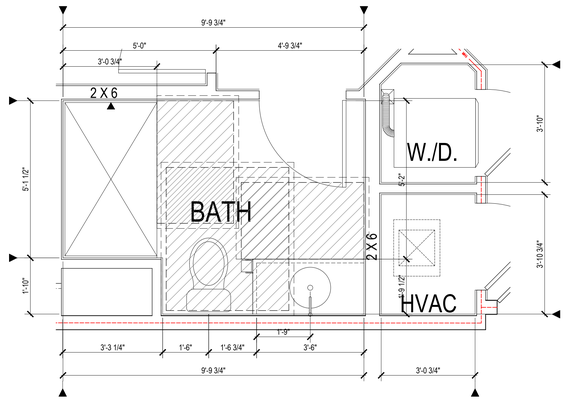
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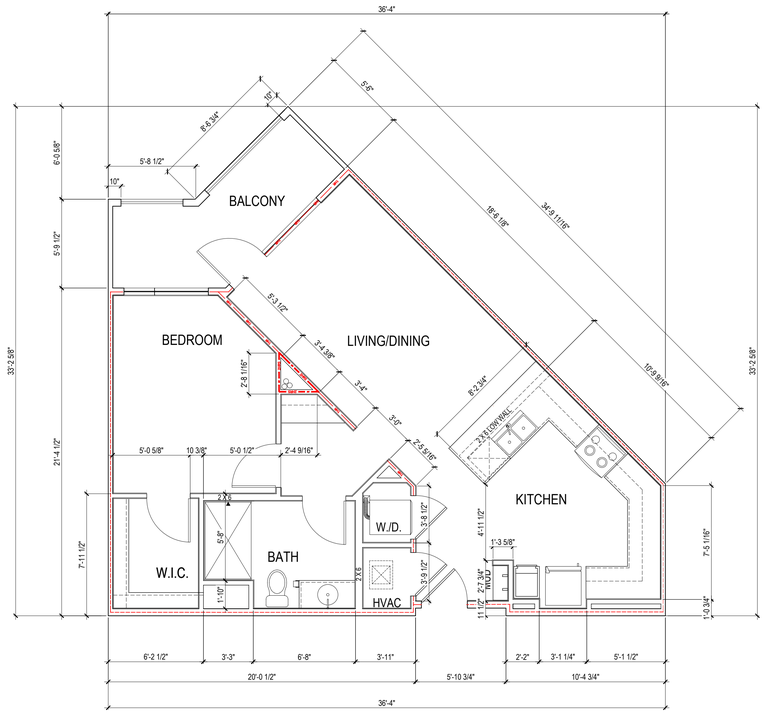
4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



2 UNIT A3 NOTES PLAN
SCALE: 1/4" = 1'-0"



3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



1 UNIT A3 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- X/A7.XX — DETAIL SECTION TAG
- X / A3.XX — REFERENCE TAG
- X A3.XX X — INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT 1
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- XX — PARTITION WALL TAG REF A1.05
- SLOPE 1/8" / FT — SLOPE
- ALIGN — ALIGN FINISH FACE

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. 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 : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    - LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    - DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    - DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    - 2HR RATED SHAFT WALLS SHALL BE 2 1/2" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

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RESIDENCES @ HIGHLAND
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KEY REAL ESTATE

KEY PLAN



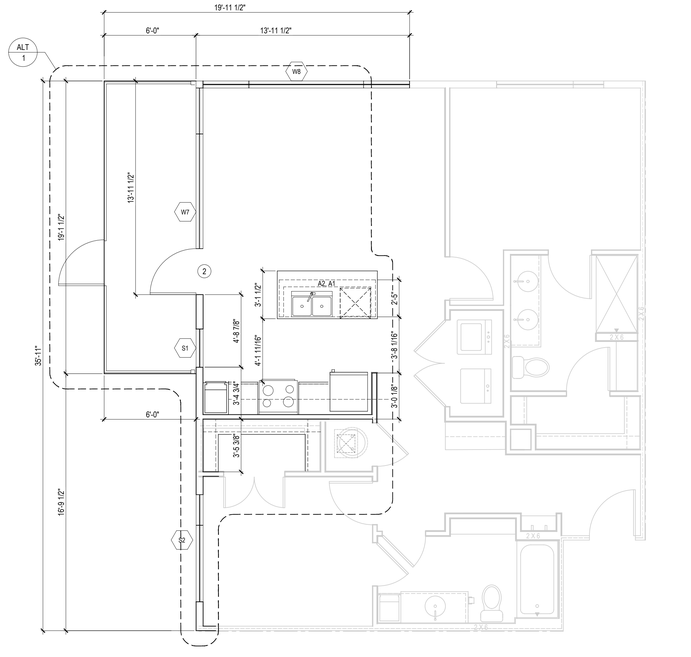
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SHEET CONTENTS:
FLOOR PLAN
UNIT A3

SHEET NO.
A3.13

21345



1 UNIT B1 GROUND FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

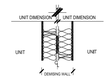
- WINDOW TAG SYMBOL (X)
- DOOR TAG SYMBOL (X)
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (SLOPE 1/8" / FT)
- ALIGN FINISH FACE (ALIGN)

GENERAL UNIT NOTES

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9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
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DOCUMENT LOCATOR NOTES

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FHA UNIT NOTES

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2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
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Revisions:

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BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



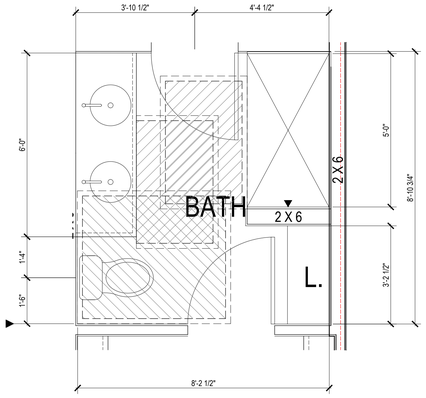
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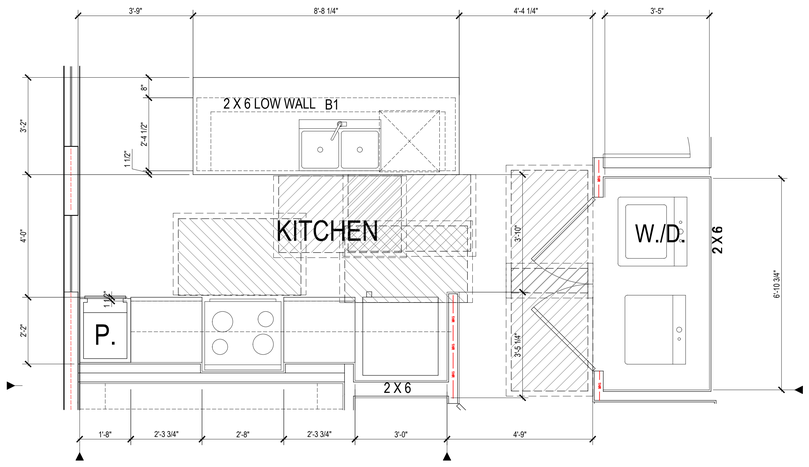
SHEET CONTENTS:
FLOOR PLAN
UNIT B1 ALTERNATES

SHEET NO.
A3.21a

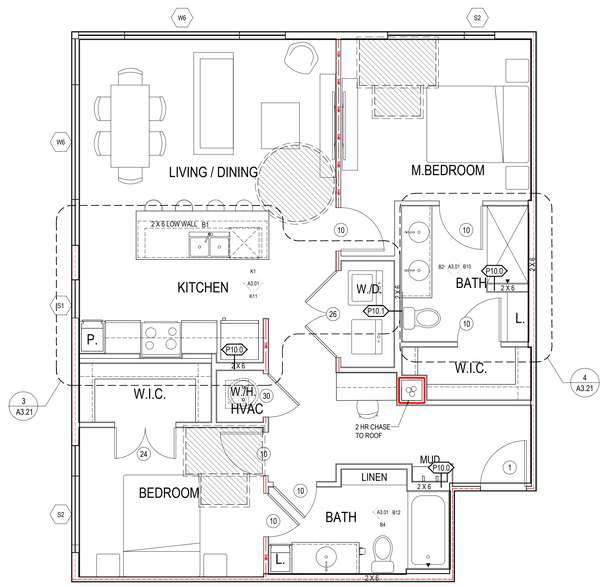
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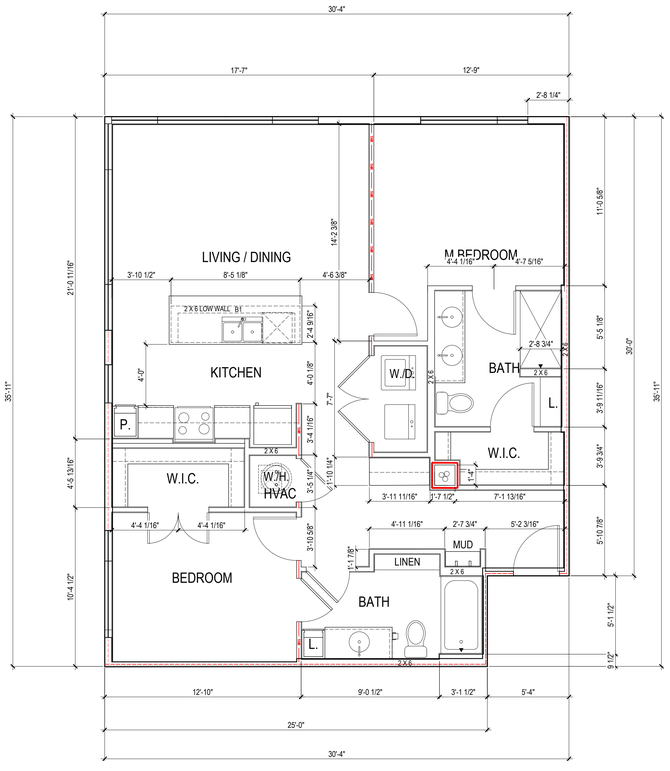
4 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



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SCALE: 1/2" = 1'-0"



2 UNIT B1 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B1 DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

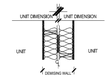
X — WINDOW TAG SYMBOL	1-HR FIRE PARTITION AT UNIT SEPARATION
X — DOOR TAG SYMBOL	1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
X/A7.XX — DETAIL SECTION TAG	2HR FIRE WALL
X A3.XX — REFERENCE TAG	ACCESSIBLE PATH
X A3.XX X — INTERIOR ELEVATION SYMBOL	XX — PARTITION WALL TAG REF A1.05
FACE OF PARTITION OR WALL	SLOPE 1/8" / FT — SLOPE
ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN	ALIGN — ALIGN FINISH FACE
ALT 1	

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   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
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8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR; FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    - LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    - DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    - DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    - 2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS, TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O, TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

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1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
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8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
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4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

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Drawn by:
Architect of Record: TD
Date Plotted:
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key.

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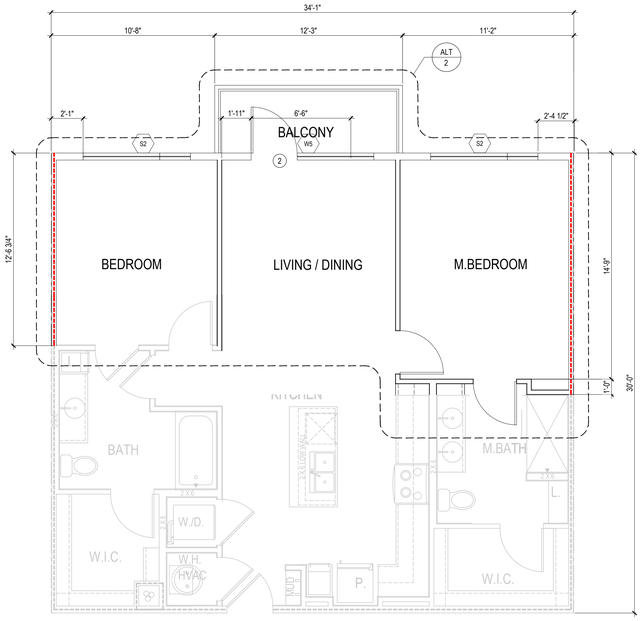
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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
FLOOR PLAN
UNIT B1

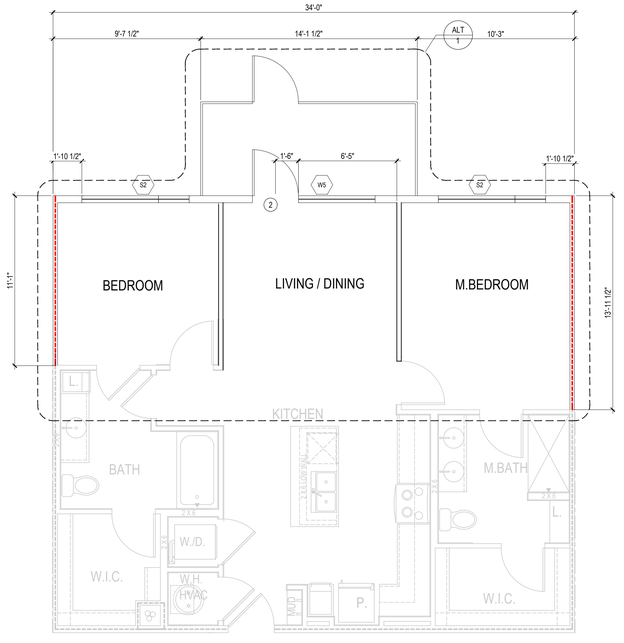
SHEET NO.
A3.21

21345



2 UNIT B2 ALTENATE FLOOR PLAN

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



1 UNIT B2 GROUND FLOOR PLAN

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

SYMBOL LEGEND - UNIT PLAN

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR AT L
- 1-HR AT C BEA
- 2H
- ACCESSIB
- PARTITION REF A1.05
- SLOPE
- ALIGN FINIS

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLIC DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEE WORK
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   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
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6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
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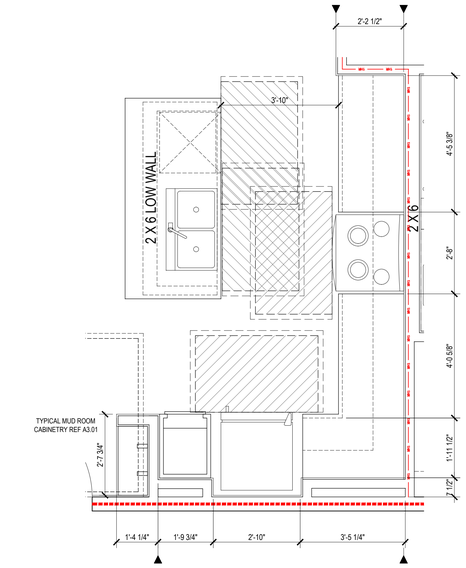
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SHEET CONTENTS:
FLOOR PLAN
UNIT B2 Alternates

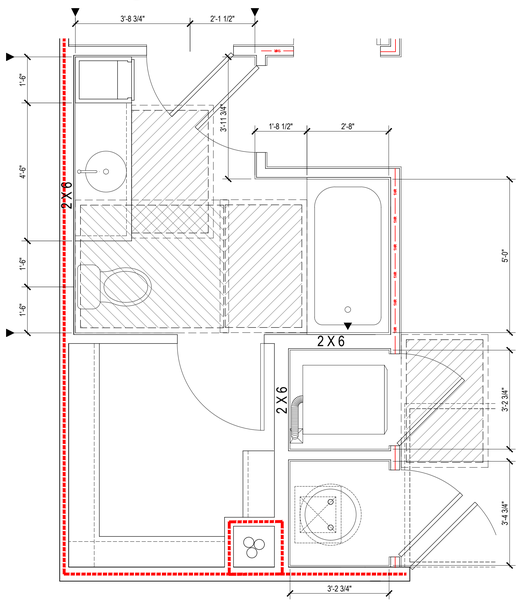
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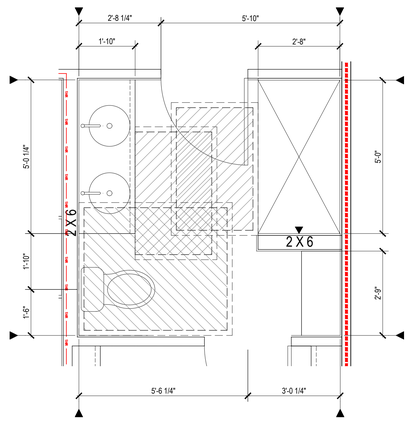
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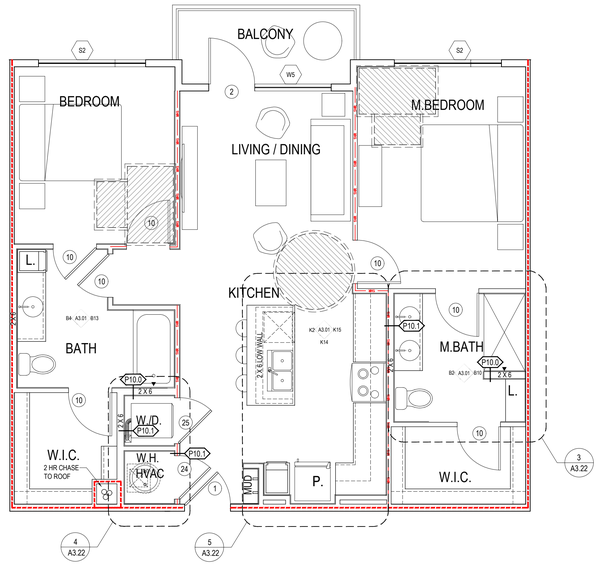
5 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



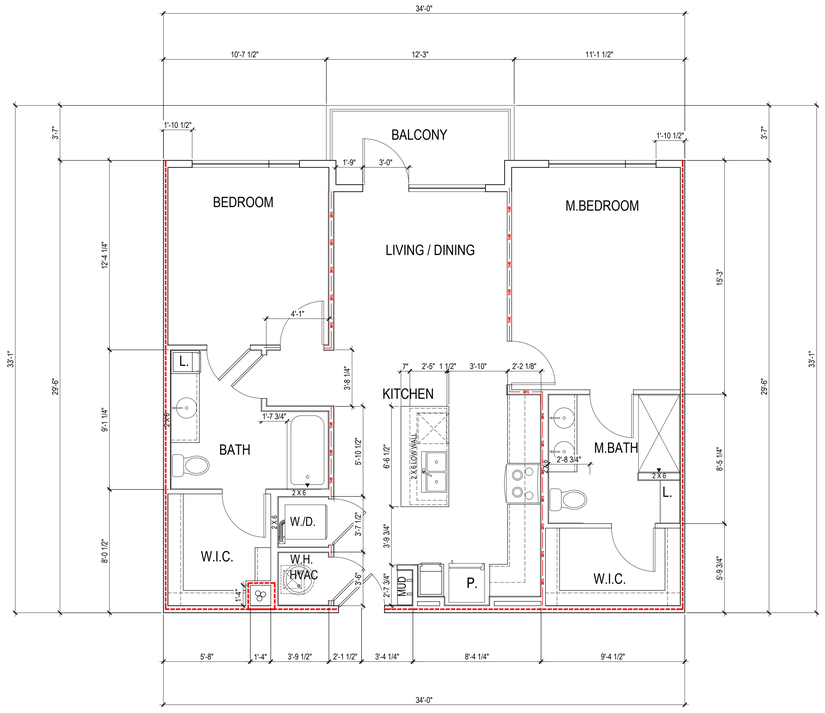
4 C.F.S.UTILITY PLAN
SCALE: 1/2" = 1'-0"



3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



2 UNIT B2 NOTES FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B2 DIMENSION FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

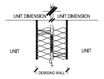
- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- X/A7.XX — DETAIL SECTION TAG
- X / A3.XX — REFERENCE TAG
- X A3.XX X — INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT / 1
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- XX — PARTITION WALL TAG REF A1.05
- SLOPE 1/8" / FT — SLOPE
- ALIGN — ALIGN FINISH FACE

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6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
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KEY PLAN



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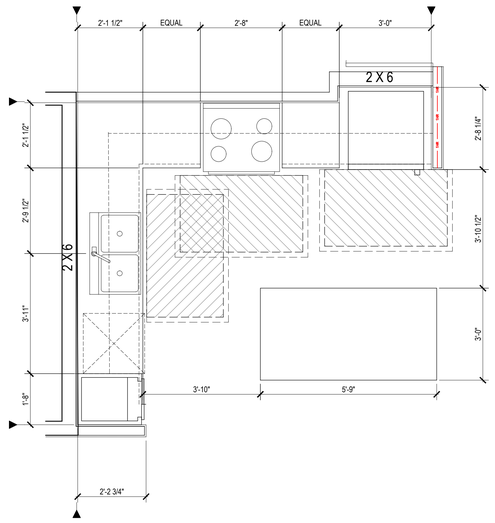
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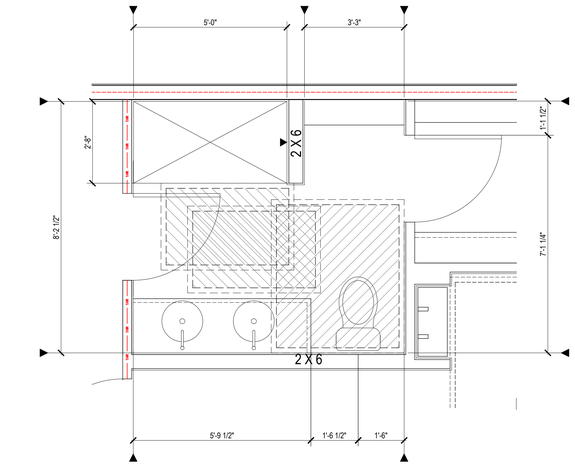
SHEET CONTENTS:
FLOOR PLAN
UNIT B2

SHEET NO.
A3.22

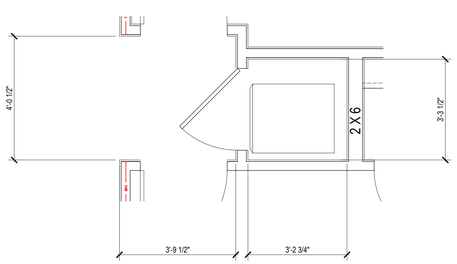
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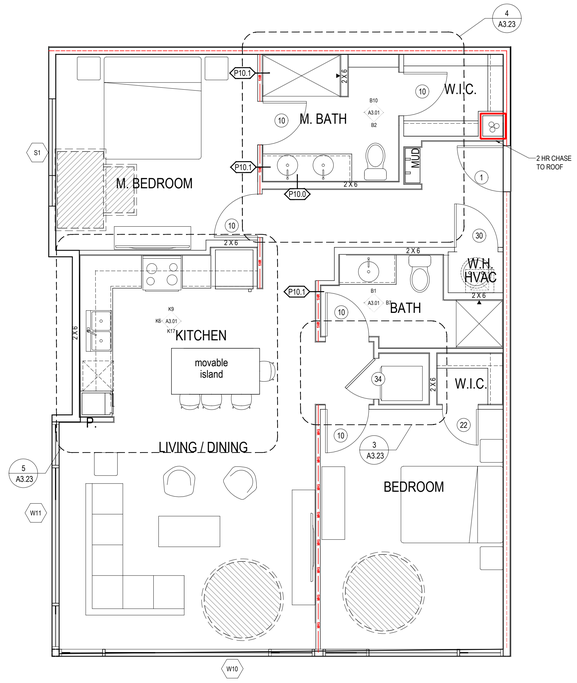
5 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



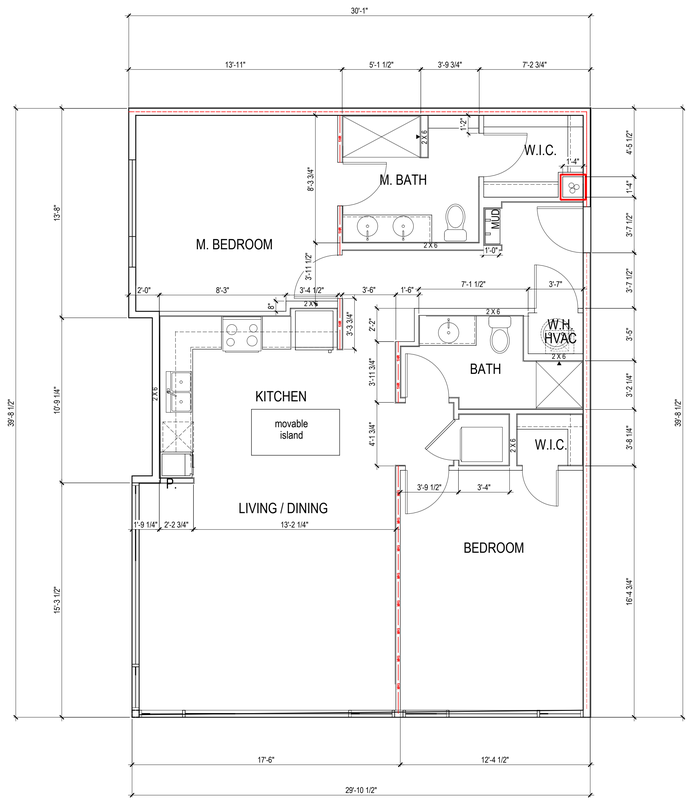
4 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



3 C.F.S. WASHER PLAN
SCALE: 1/2" = 1'-0"



2 UNIT B3 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B3 DIMENSION FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

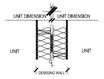
- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
- ALIGN FINISH FACE

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. 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 : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS. REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 2/5" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2, SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERIMETER WALLS

FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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KEY REAL ESTATE

KEY PLAN

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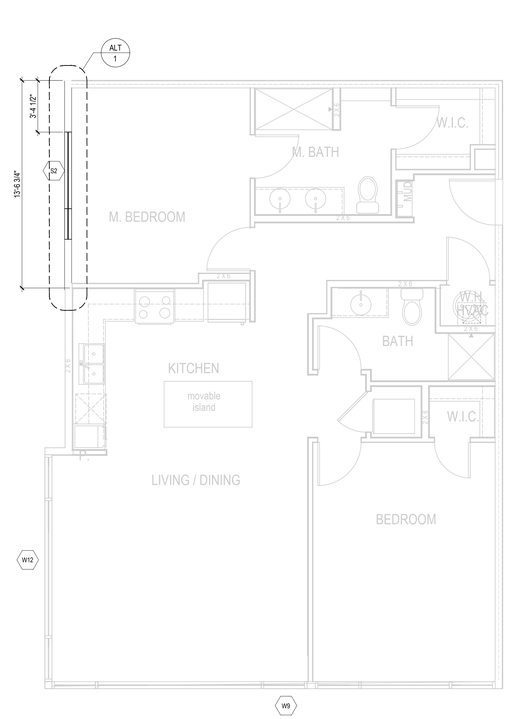
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SHEET CONTENTS:
FLOOR PLAN
UNIT B3

SHEET NO.
A3.23

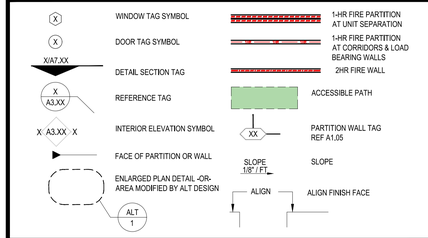
ISSUE FOR PRICING: 12/15/2023

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1 UNIT B3 ALTERNATE GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

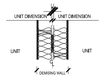


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9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
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    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
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    2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
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   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

FHA UNIT NOTES

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4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

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BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN



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SHEET CONTENTS:
FLOOR PLAN
UNIT B3 ALTERNATES

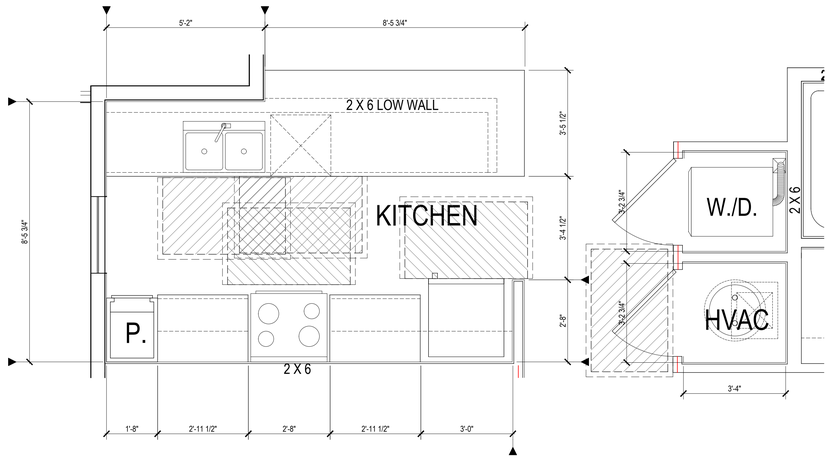
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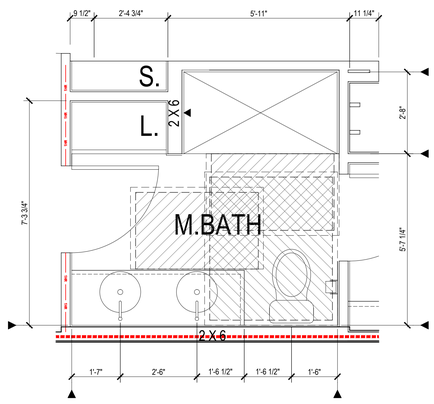
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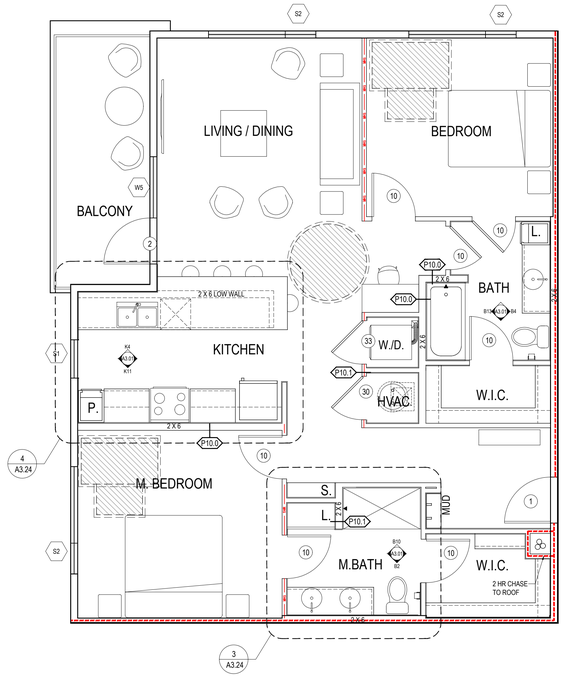
5 CONCEPT IMAGE - CORNER DETAIL AT BALCONY
SCALE: N.T.S.



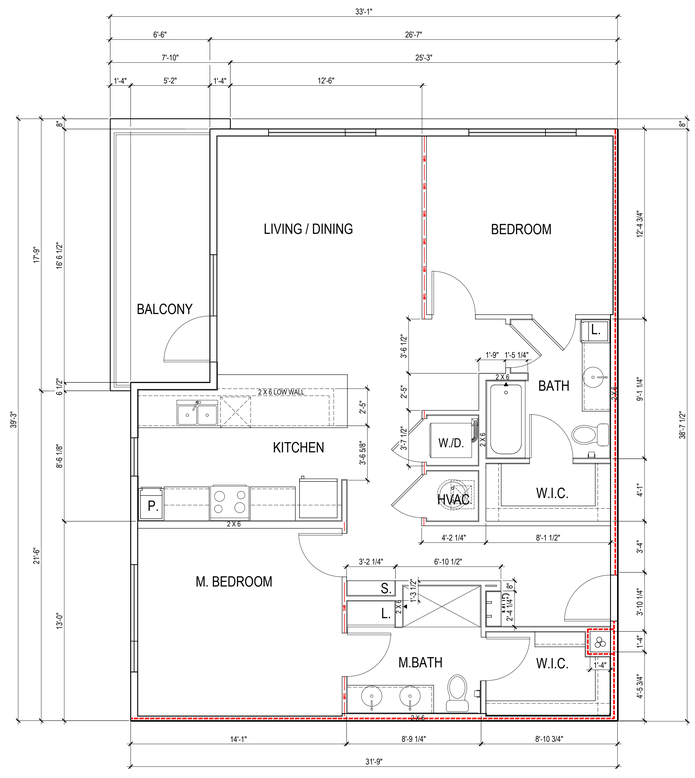
4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



2 UNIT B4 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B4 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

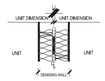
- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05 (XX)
- SLOPE 1/8" / FT
- ALIGN / ALIGN FINISH FACE

GENERAL UNIT NOTES

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   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. 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 : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES. REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    2HR RATED SHAFT WALLS SHALL BE 2 2"/ CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS, TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS,
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY,
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR." "MIN." "MAX." ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45° A.F.F. AND TOILET PAPER DISPENSERS AT 18" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
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   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
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   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN



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HUMPHREYS & PARTNERS
ARCHITECTS / LOUISIANA, LLC
603 JULIA STREET NEW ORLEANS · LA 70130
504.717.4700 · F: 504.558.7762

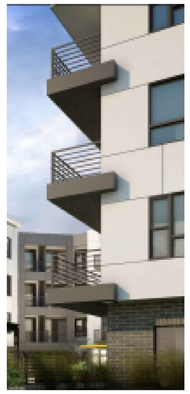
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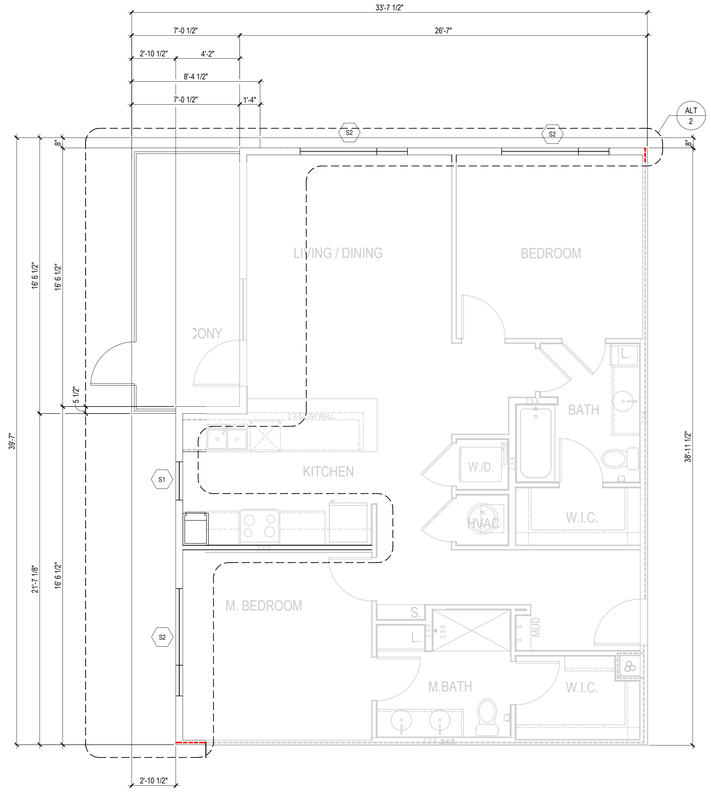
SHEET CONTENTS:
FLOOR PLAN
UNIT B4

SHEET NO.
A3.24

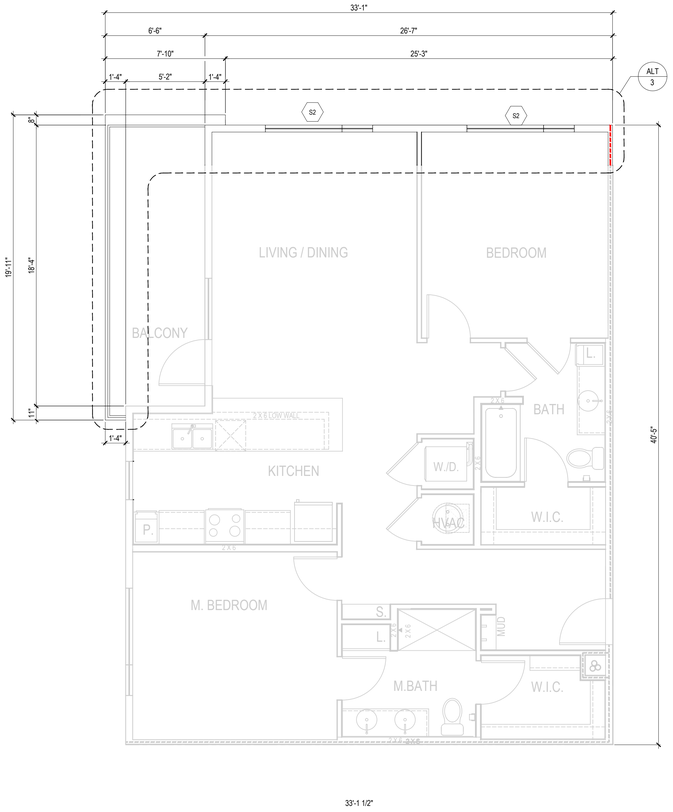
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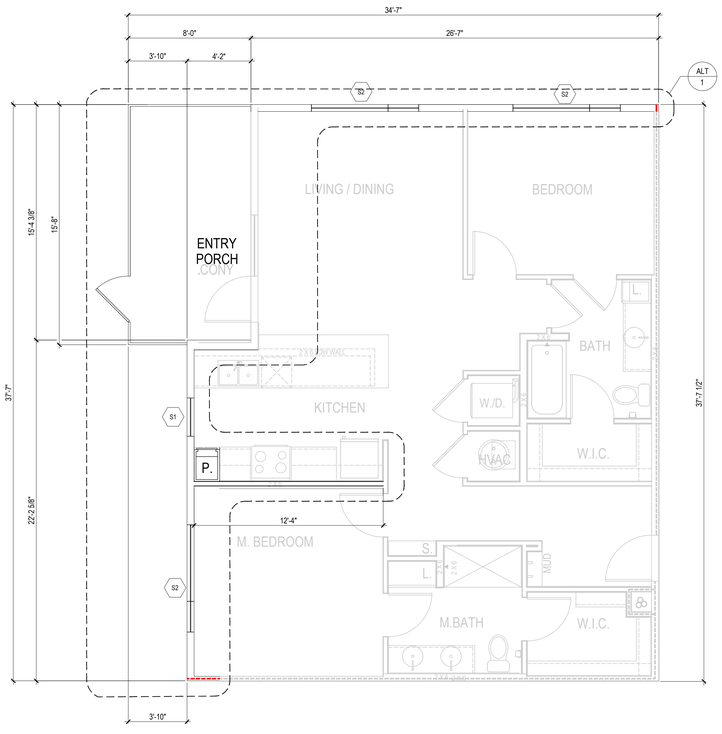
4 CONCEPT IMAGE - CORNER DETAIL AT BALCONY
SCALE: N.T.S.



2 UNIT B4 ALTERNATE GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



3 UNIT B4 ALTERNATE FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B4 GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

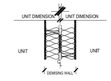
- WINDOW TAG SYMBOL (X)
- DOOR TAG SYMBOL (X)
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (SLOPE 1/8" / FT)
- ALIGN / ALIGN FINISH FACE

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
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   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
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FHA UNIT NOTES

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2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
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4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN



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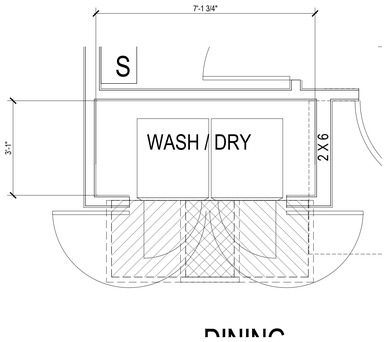
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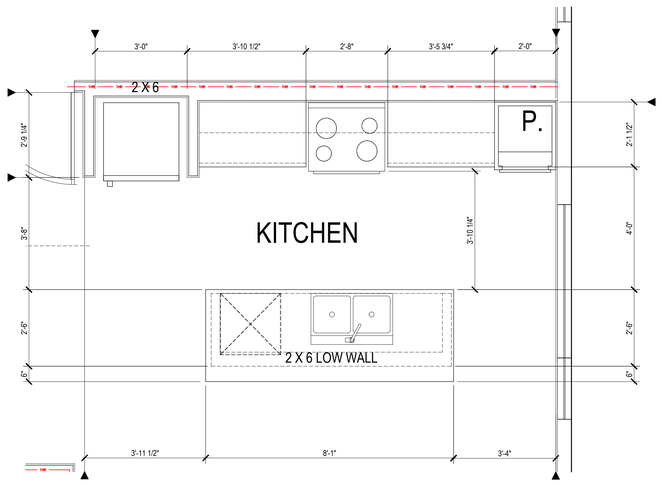
SHEET CONTENTS:
FLOOR PLAN
UNIT B4 Alternates

SHEET NO.
A3.24a

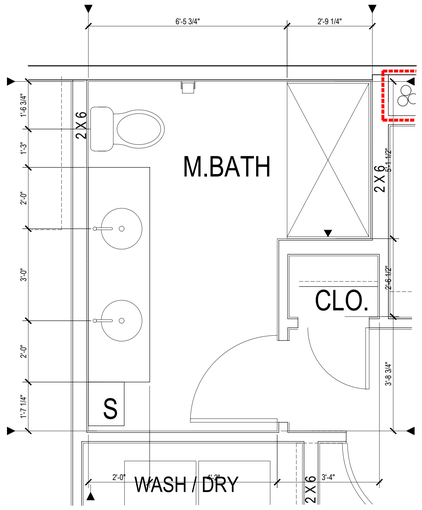
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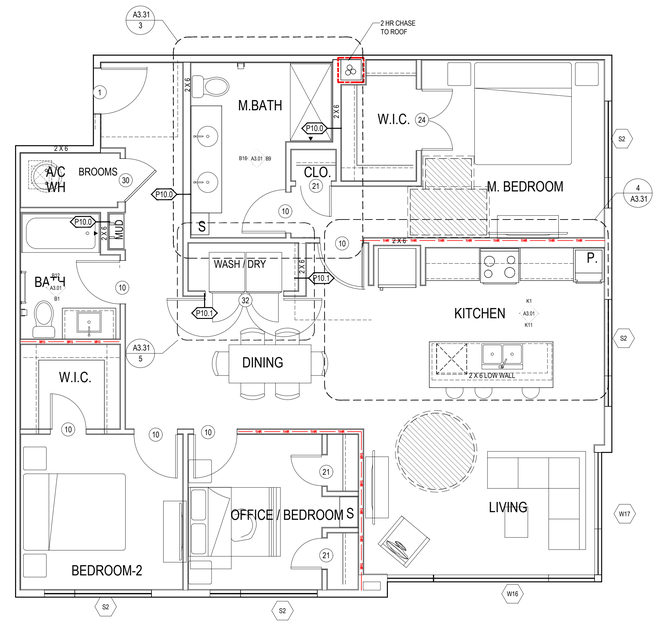
5 C.F.S. WASHER PLAN
SCALE: 1/2" = 1'-0"



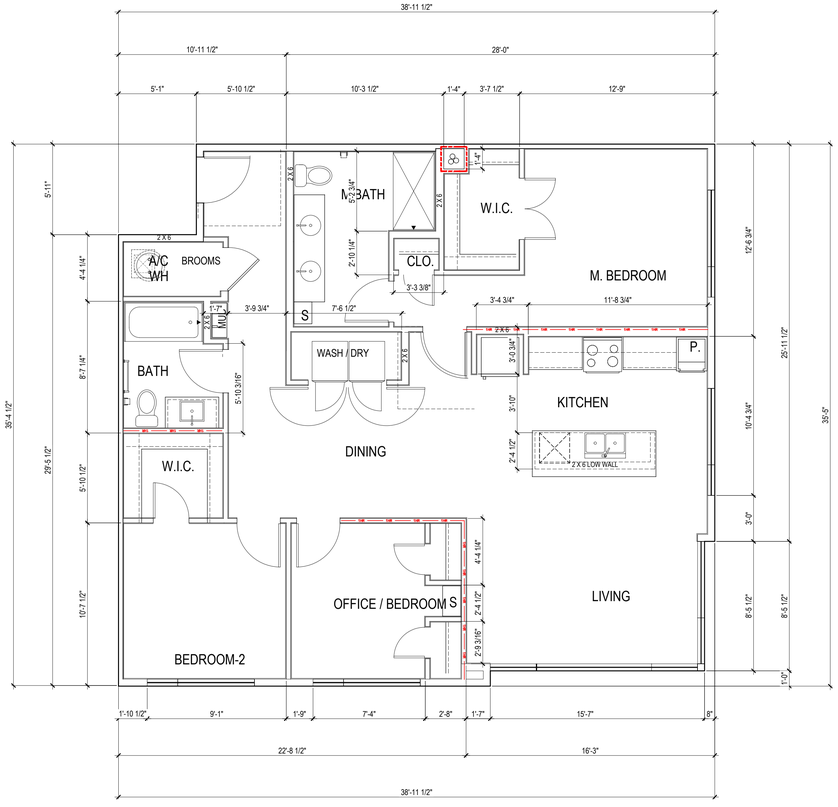
4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



2 UNIT C1 NOTES PLAN
SCALE: 1/4" = 1'-0"



1 UNIT C1 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL
- DOOR TAG SYMBOL
- DETAIL SECTION TAG
- REFERENCE TAG
- INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
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- ACCESSIBLE PATH
- PARTITION WALL TAG REF A1.05
- SLOPE
- ALIGN ALIGN FINISH FACE

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6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
7. ANGLES ARE 45° TO HORIZONTAL & VERTICAL DIRECTIONS, U.N.O. TYP. AT ALL UNITS.
8. ACCESSIBLE DIMENSIONS LABELED "CLR," "MIN," "MAX," ARE FROM FINISHED FACE TO FINISHED FACE.
9. TOWEL BARS ARE TO BE MOUNTED AT 45" A.F.F. AND TOILET PAPER DISPENSERS AT 19" A.F.F. U.N.O.
10. THE 18 INCHES FROM THE CENTERLINE OF THE TOILET TO THE WALL IS AN ABSOLUTE MEASUREMENT.
11. CEILING HEIGHTS ARE TOP OF PLATES.

DOCUMENT LOCATOR NOTES

1. REF STRUCT DRAWINGS FOR SHEAR WALL AND BEARING WALL LOCATIONS
2. REF MEP DRAWINGS FOR LOCATION OF SMOKE, CO & FIRE DETECTORS
3. REF ID DRAWINGS FOR FINISHES, MOULDINGS DETAILS, ETC.
4. REF A0 SERIES FOR
   - 4.1. ABBREVIATIONS AND GENERAL PROJECT NOTES.
   - 4.2. ACCESSIBILITY REQUIREMENTS.
5. REF ALS SERIES FOR EGRESS AND FIRE EXTINGUISHER REQUIREMENTS.
6. REF A2. SERIES FOR
   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
   - 6.2. DOOR SCHEDULE & DETAILS.
   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMISING AND PERMETER WALLS

FHA UNIT NOTES

1. REFERENCE A0.21 FOR REQUIRED CLEARANCES
2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
3. INSTALL APPLIANCES, INCLUDING MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN ACCESSIBLE REACH RANGE, REF A0.21.
4. MAX KITCHEN COUNTER HEIGHT OF 36" IS ACCEPTABLE.
5. MAX BATHROOM COUNTER HEIGHT IS 34."
6. DIMENSIONS AT CASEWORK DEFINE TYP DEPTH OF COUNTERTOP.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



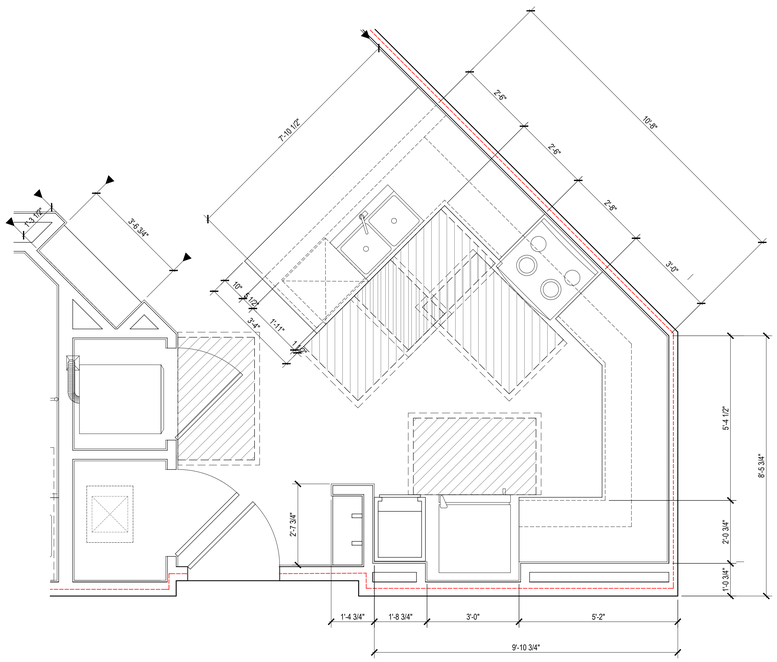
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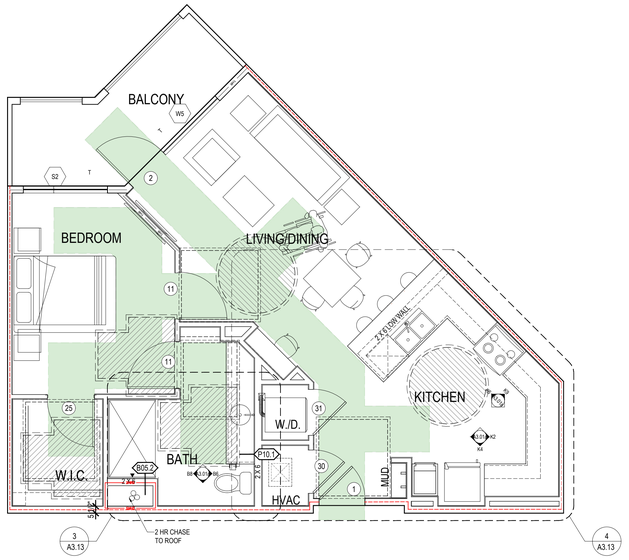
SHEET CONTENTS:
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UNIT C1

SHEET NO.
A3.31

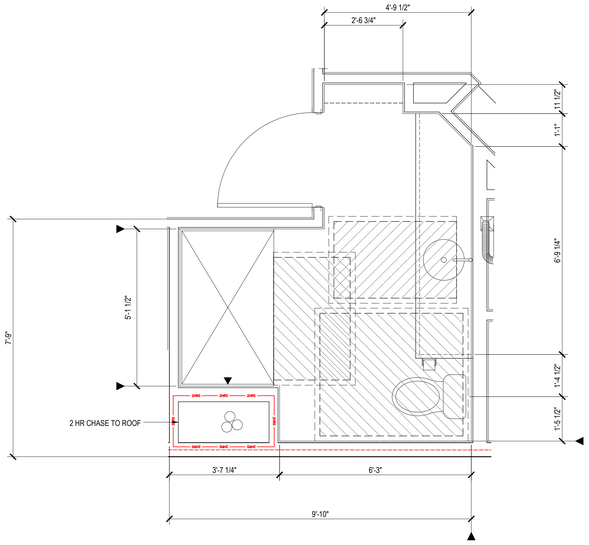
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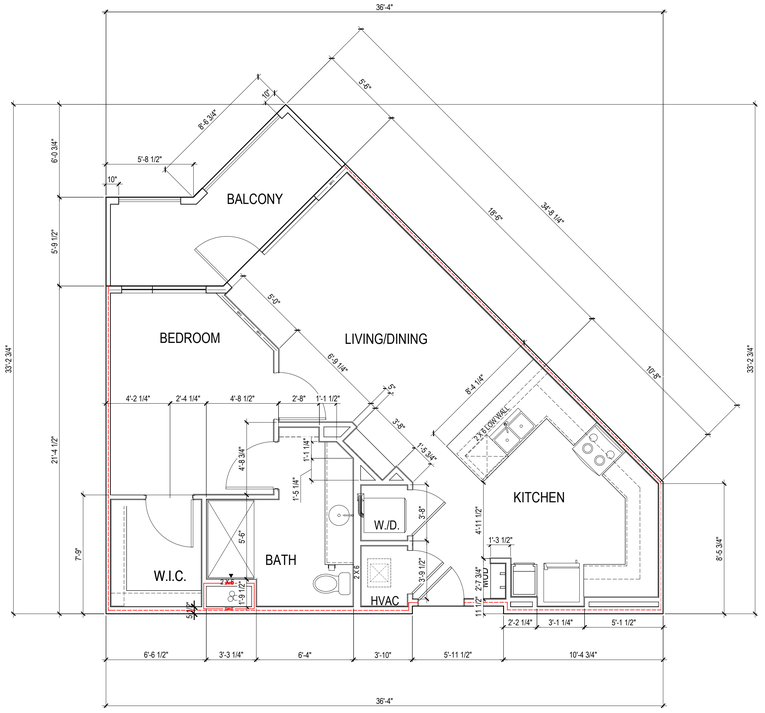
4 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



2 UNIT A3 NOTES PLAN
SCALE: 1/4" = 1'-0"



3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



1 UNIT A3 FLOOR DIMENSION PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

- WINDOW TAG SYMBOL (X)
- DOOR TAG SYMBOL (X)
- DETAIL SECTION TAG (X/A7.XX)
- REFERENCE TAG (X / A3.XX)
- INTERIOR ELEVATION SYMBOL (X A3.XX X)
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN (ALT 1)
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- PARTITION WALL TAG (XX) REF A1.05
- SLOPE (SLOPE 1/8" / FT)
- ALIGN FINISH FACE (ALIGN)

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASHDRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. 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 : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES, REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    - LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    - DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    - DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    - 2HR RATED SHAFT WALLS SHALL BE 2 ½" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING. U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL. DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
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11. CEILING HEIGHTS ARE TOP OF PLATES.

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   - 6.1. WALL AND FLOOR/CEILING ASSEMBLIES
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   - 6.3. WINDOW SCHEDULE & DETAILS
7. REF A3.0 SERIES FOR CABINETRY INFORMATION
8. REF A4 FLOOR PLAN SERIES FOR WALL TYPE DESIGNATIONS OF DEMSING AND PERMETER WALLS

TYPE A / ADA UNIT NOTES

1. SCOPING REQUIREMENTS IN ACCORDANCE WITH 2010 ADA
   - 1.1. 5% OF ALL UNITS SHALL BE 2010 ADA FULLY ACCESSIBLE UNITS.
   - 1.2. IF MORE THAN ONE BEDROOM OR BATH IS PROVIDED, ONLY ONE IS REQUIRED TO COMPLY WITH THE STRICT FULLY ACCESSIBLE REGULATIONS OF 2010 ADA. OTHERS MAY COMPLY WITH FHA GUIDELINES.
   - 1.3. WALK-IN CLOSETS ARE REQUIRED TO PROVIDE TURNING CLEARANCES.
2. KITCHEN NOTES:
   - 2.1. PROVIDE 30" WIDE MINIMUM REMOVABLE BASE CABINETS AT WORK SURFACES.
   - 2.2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
   - 2.3. PROVIDE ADA COMPLIANT APPLIANCES AT TYPE A/ADA UNITS.
   - 2.4. INSTALL MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN REACH RANGE
   - 2.5. TOP OF BOTTOM SHELF OF UPPER KITCHEN CABINET SHALL NOT BE HIGHER THAN 3'-10" AFF.
3. KITCHEN OR BATH COUNTERTOP NOTES:
   - 5.1. MAX COUNTER HEIGHT IS 2'-10" MEASURED FROM THE TOP OF THE RIM OF SINK OR LAVATORY.
   - 5.2. OUTLETS, SWITCHES AND CONTROLS SHALL CONFORM WITH 24" MAX REACH RANGE AT ALL COUNTERTOPS.
   - 5.3. PROVIDE OUTLET EXTENDERS AT ABOVE COUNTER OUTLETS.
6. LAUNDRY NOTES:
   - 6.1. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN AND 34" MAX AFF.
   - 6.2. OPERABLE PARTS INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE LOCATED BETWEEN 15" MIN AND 48" MAX AFF.
   - 6.3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5LBS MAX.
   - 6.4. DOORS, LINT SCREENS AND DETERGENT AND BLEACH COMPARTMENTS MUST ALL COMPLY WITH 2010 ADA SECTION 309.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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key.

RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



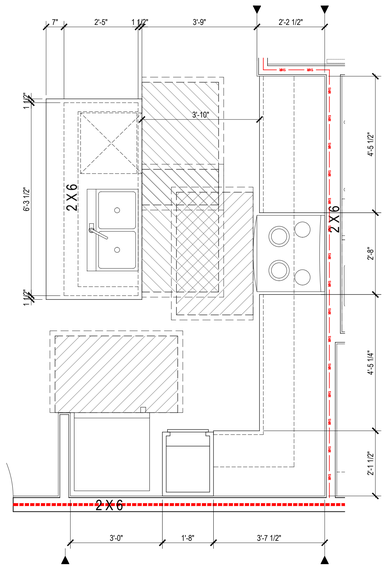
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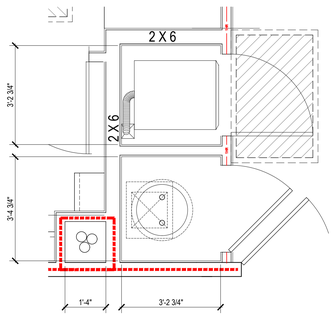
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UNIT A3 ADA

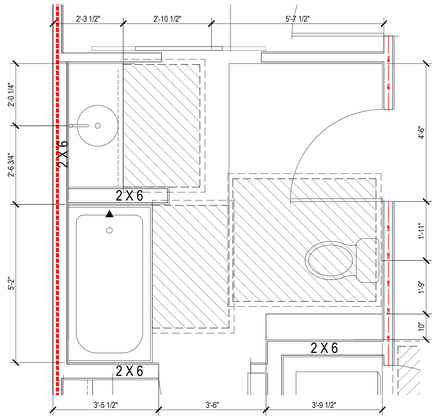
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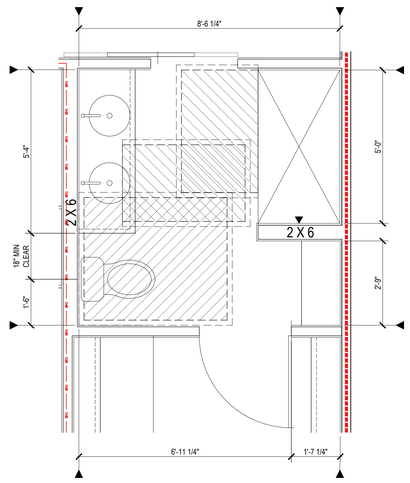
6 C.F.S. KITCHEN PLAN
SCALE: 1/2" = 1'-0"



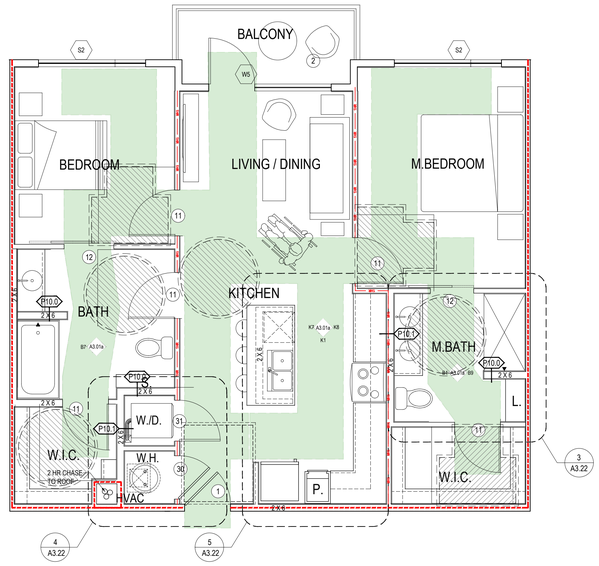


5 C.F.S.UTILITY PLAN
SCALE: 1/2" = 1'-0"

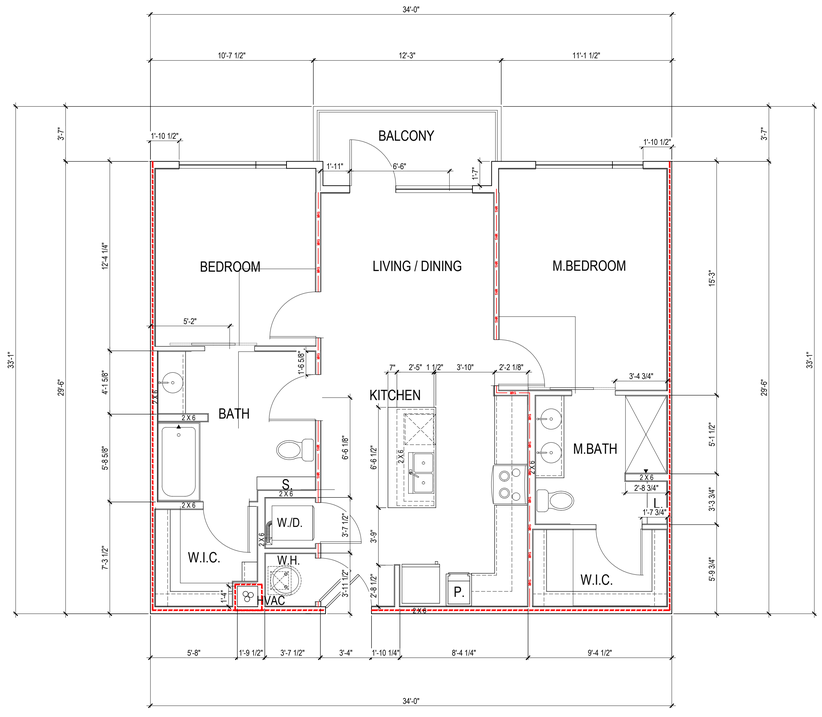
4 C.F.S.BATH PLAN
SCALE: 1/2" = 1'-0"



3 C.F.S. BATH PLAN
SCALE: 1/2" = 1'-0"



2 UNIT B2 NOTES FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 UNIT B2 DIMENSION FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND - UNIT PLANS

- X — WINDOW TAG SYMBOL
- X — DOOR TAG SYMBOL
- X/A7.XX — DETAIL SECTION TAG
- X / A3.XX — REFERENCE TAG
- X A3.XX X — INTERIOR ELEVATION SYMBOL
- FACE OF PARTITION OR WALL
- ENLARGED PLAN DETAIL -OR- AREA MODIFIED BY ALT DESIGN — ALT 1
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS & LOAD BEARING WALLS
- 2HR FIRE WALL
- ACCESSIBLE PATH
- XX — PARTITION WALL TAG REF A1.05
- SLOPE 1/8" / FT — SLOPE
- ALIGN — ALIGN FINISH FACE

GENERAL UNIT NOTES

1. GC TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK
2. NOTIFY ARCHITECT IF STRUCTURAL WALL THICKNESS EXCEEDS DESIGNATED PARTITION TYPE.
3. PROVIDE MOISTURE RESISTANT GYPSUM DRYWALL IN ALL UNIT BATHROOM WALLS AND AT OTHER UNIT WETWALLS. IN LEED PROJECTS DRYWALL NEEDS TO BE NON PAPER BASED
4. PROVIDE SOUND ATTENUATION BATTS IN
   - 4.1. CORRIDOR AND TENANT SEPARATION WALLS
   - 4.2. LAUNDRY ROOM AND WASH/DRY CLOSET AND HVAC CLOSET WALLS
   - 4.3. WALLS WITH PLUMBING PIPING
5. VERTICAL MECHANICAL CHASES:
   - 5.1. ALL CHASES TO BE FIRE STOPPED PER CODE REQUIREMENTS.
   - 5.2. ALL CHASES ARE TO BE AIR SEALED AT THE CEILING.
   - 5.3. ALL CHASES ON EXTERIOR WALLS ARE TO BE FULLY AIR SEALED AND HAVE A RIGID AIR BARRIER ON THE INTERIOR FACE OF THE EXTERIOR WALL TO FULLY ENCAPSULATE THE INSULATION.
6. VERIFY ALL TUB WALL LENGTHS AND DIMENSIONS WITH ACTUAL TUB PROVIDED. CONTRACTOR TO COORDINATE FRAMING, TUB MANUFACTURER AND TUB DETAILS.
7. FOR BLOCKING AND/OR COORDINATION:
   - 7.1. 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 : ATTACHED SIGNAGE, LIGHTING, AWNINGS, CANOPIES, TRELLISES, SHUTTERS, FIXTURES, BUILDOUTS, CORNICES, RAILINGS, LANDSCAPE FEATURES AND ADJACENT ATTACHED STRUCTURES.
   - 7.2. PROVIDE A HIGH OUTLET COVER SO THAT TV IN LIVING ROOM CAN BE MOUNTED AT 46" A.F.F. TO THE CENTER OF TV. REFER TO MEP AND TELECOM. PROVIDE 2x10 BLOCKING FOR T.V. MOUNTING.
   - 7.3. GRAB BARS ARE SHOWN FOR BLOCKING PURPOSES, REFER TO GRAB BAR REINFORCING REQUIREMENTS FOR ACCESSIBLE UNITS, REF A0.21.
   - 7.4. GRAB BARS WITHIN UNITS TO BE INSTALLED UPON TENANT'S REQUEST.
8. ALTHOUGH SYMBOLS HAVE BEEN REMOVED FOR CLARITY, FLOOR FINISHES EXTEND UNDER SHELVING, WASHER/DRYER, AND REFRIGERATOR, FLOOR FINISHES EXTEND UNDER ALL RAISED COUNTERS, AND DESK AND CABINETS INDICATED WITH "REMOVABLE FRONTS".
9. PROVIDE 36" WIDE MIN CLEAR ROUTE THROUGHOUT ALL UNITS
10. PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.0 UNO
    - LOAD BEARING PARTITION TYPES WITHIN UNITS SHALL BE 2X4 P11.1 UNO
    - DEMISING WALLS BETWEEN ADJACENT UNITS SHALL BE 2X4 P01.1 UNO
    - DEMISING WALLS AT CORRIDORS SHALL BE 2X6 P09.1 UNO
    - 2HR RATED SHAFT WALLS SHALL BE 2 1/2" CH STUD B55.2 UNO
11. DIMENSIONS: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS, TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
12. UNITS ARE OFTEN MIRRORED, SO REFERENCES TO OPPOSITE HAND (OH) ARE OMITTED
13. ALL GROUND FLOOR PATIOS TO BE ENCLOSED W/ GUARDRAIL TO MATCH BALCONIES. PROVIDE PATIO GATE WHERE INDICATED ONLY.

DIMENSION NOTES

1. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE TAKEN FROM EACH SIDE OF THE 1" AIR GAP , SUCH THAT;



3. DIMENSIONS ARE TO FACE OF STUD OR CENTER LINE OF OPENING, U.N.O.
   - 3.1. WHERE NOTED BY SYMBOL, DIMENSIONS ARE SHOWN TO FACE OF FINISH WALL AT ENLARGED CLEAR FLOOR SPACE PLANS.
4. EXTERIOR WALL FRAMING TO BE 2X6 UNO, REF STRUCTURAL.
5. FOR DIMENSIONING PURPOSES, TYPICAL STUD WALLS ARE DIMENSIONED AS 3½" THICK AND PLUMBING WALLS AS 5½" THICK.
6. FOR DIMENSIONING PURPOSES: ASSUME GYPSUM BOARD AT ALL PARTITION WALLS. TILE AT TUB/SHOWER AND KITCHEN BACKSPLASH ONLY.
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TYPE A / ADA UNIT NOTES

1. SCOPING REQUIREMENTS IN ACCORDANCE WITH 2010 ADA.
   - 1.1. 5% OF ALL UNITS SHALL BE 2010 ADA FULLY ACCESSIBLE UNITS.
   - 1.2. IF MORE THAN ONE BEDROOM OR BATH IS PROVIDED, ONLY ONE IS REQUIRED TO COMPLY WITH THE STRICT FULLY ACCESSIBLE REGULATIONS OF 2010 ADA. OTHERS MAY COMPLY WITH FHA GUIDELINES.
   - 1.3. WALK-IN CLOSETS ARE REQUIRED TO PROVIDE TURNING CLEARANCES.
2. KITCHEN NOTES:
   - 2.1. PROVIDE 30" WIDE MINIMUM REMOVABLE BASE CABINETS AT WORK SURFACES.
   - 2.2. PROVIDE WALL AND FLOOR FINISH BEHIND CABINET AT REMOVABLE BASE CABINETS.
   - 2.3. PROVIDE ADA COMPLIANT APPLIANCES AT TYPE A/ADA UNITS.
   - 2.4. INSTALL MICROWAVE SUCH THAT OPERABLE CONTROLS FALL WITHIN REACH RANGE
   - 2.5. TOP OF BOTTOM SHELF OF UPPER KITCHEN CABINET SHALL NOT BE HIGHER THAN 3'-10" AFF.
3. KITCHEN OR BATH COUNTERTOP NOTES:
   - 5.1. MAX COUNTER HEIGHT IS 2'-10" MEASURED FROM THE TOP OF THE RIM OF SINK OR LAVATORY.
   - 5.2. OUTLETS, SWITCHES AND CONTROLS SHALL CONFORM WITH 24" MAX REACH RANGE AT ALL COUNTERTOPS.
   - 5.3. PROVIDE OUTLET EXTENDERS AT ABOVE COUNTER OUTLETS.
6. LAUNDRY NOTES:
   - 6.1. FRONT LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN AND 34" MAX AFF.
   - 6.2. OPERABLE PARTS INCLUDING DOORS, LINT SCREENS, DETERGENT AND BLEACH COMPARTMENTS, SHALL BE LOCATED BETWEEN 15" MIN AND 48" MAX AFF.
   - 6.3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5LBS MAX.
   - 6.4. DOORS, LINT SCREENS AND DETERGENT AND BLEACH COMPARTMENTS MUST ALL COMPLY WITH 2010 ADA SECTION 309.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by:
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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Revisions:

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RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



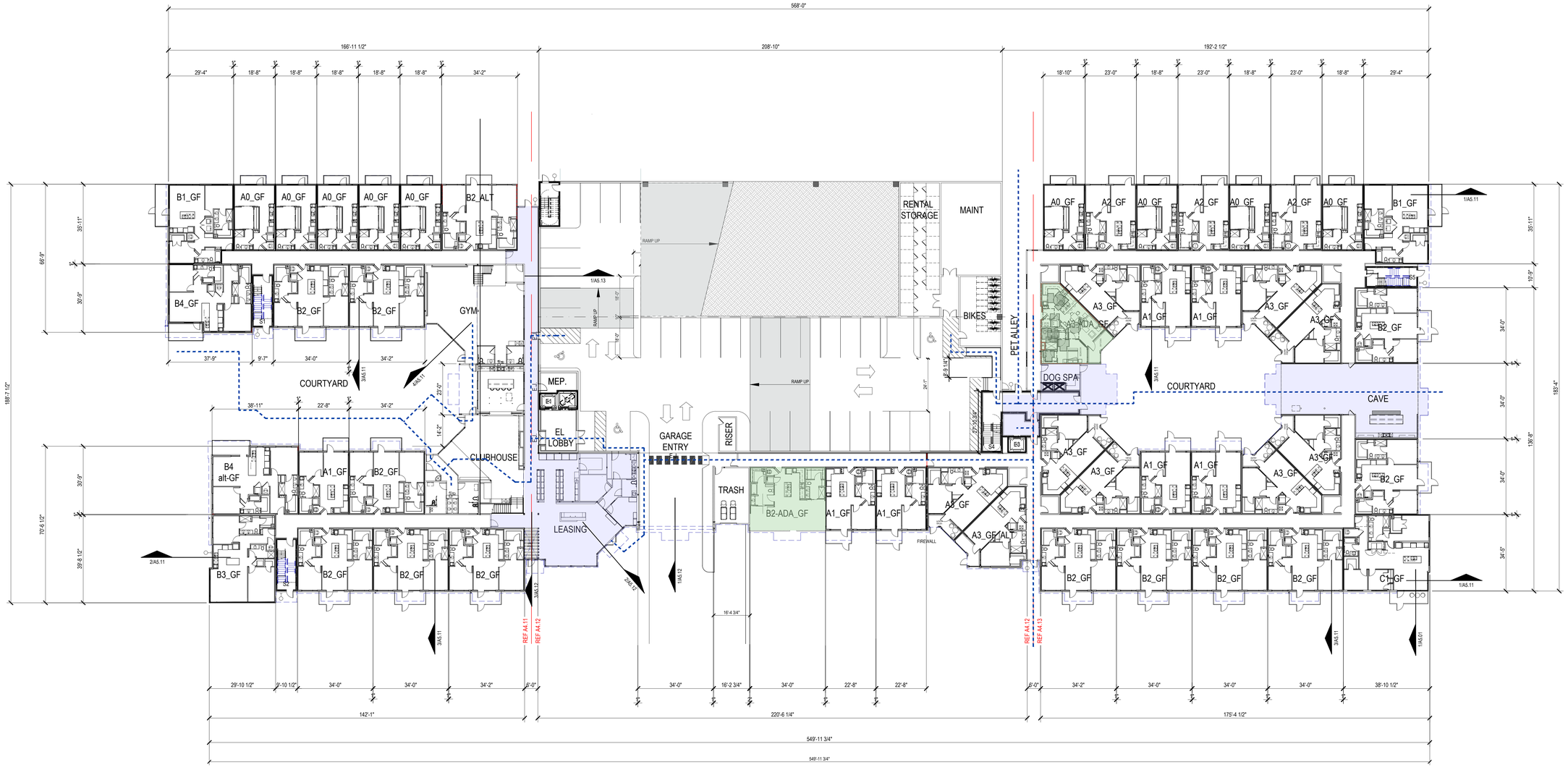
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SHEET CONTENTS:
FLOOR PLAN
UNIT B2 ADA

SHEET NO.
A3.42

21345



1 GROUND FLOOR PLAN - OVERALL
SCALE: 1" = 20'-0"

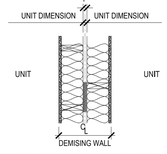
GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG (X/AX.XX)
- WALL SECTION TAG (X/AX.XX)
- DETAIL SECTION TAG (XX / AX.XX / ALT X) — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- CEILING HEIGHT (AFF=10'-0")
- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- ACCESSIBLE UNIT
- ROOF BEYOND
- METER
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- FEC — SEMI-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"
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- KX101 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK LEDGE
- 100'-0" — FINISHED FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE
- FOR UNITS SHOWN WITH DEMISING WALLS ONLY, REF FLOOR BELOW FOR UNIT LAYOUT

FLOOR PLAN NOTES

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3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. 10. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
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Drawn by: TT / LL
Architect of Record: TD

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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
GROUND FLOOR PLAN OVERALL

SHEET NO.
A4.10

21345



1 GROUND FLOOR PLAN - SECTOR 1
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

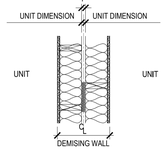
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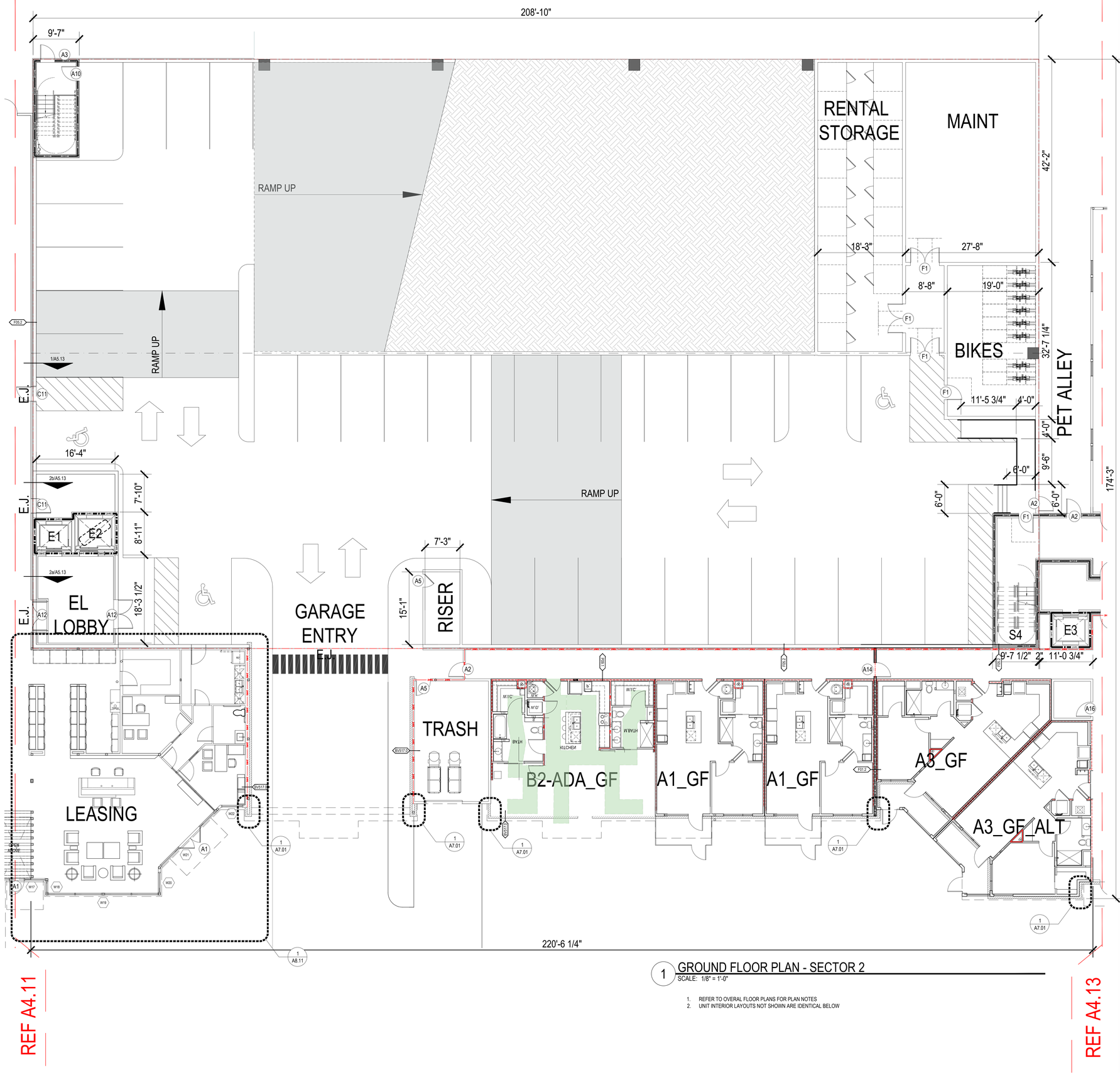
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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
BUILDING TYPE I
GROUND FLOOR PLAN

SHEET NO.
A4.11

21345



1 GROUND FLOOR PLAN - SECTOR 2
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
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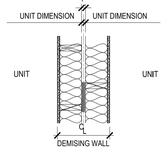
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- ACCESSIBLE PATH
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1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
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     - 4.4.2. AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
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     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
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   - 5.1. AT A CHANGE IN DIRECTION IN CEILING FRAMING
   - 5.2. AT FURRING JOINT

UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN BY DEMISING WALLS ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

DOCUMENT LOCATOR NOTES

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3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
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ISSUE FOR PRICING: 12/15/2023

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RESIDENCES @ HIGHLAND
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KEY REAL ESTATE

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SHEET CONTENTS:
GROUND FLOOR PLAN SECTOR 2

SHEET NO.
A4.12

21345



1 GROUND FLOOR PLAN - SECTOR 3
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

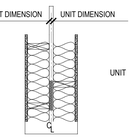
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NOT ALL SYMBOLS ARE USED

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- ROOF BEYOND
- M — METER
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- UNIT TYPE — UNIT TYPE SYMBOL
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- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
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4. 10. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
6. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
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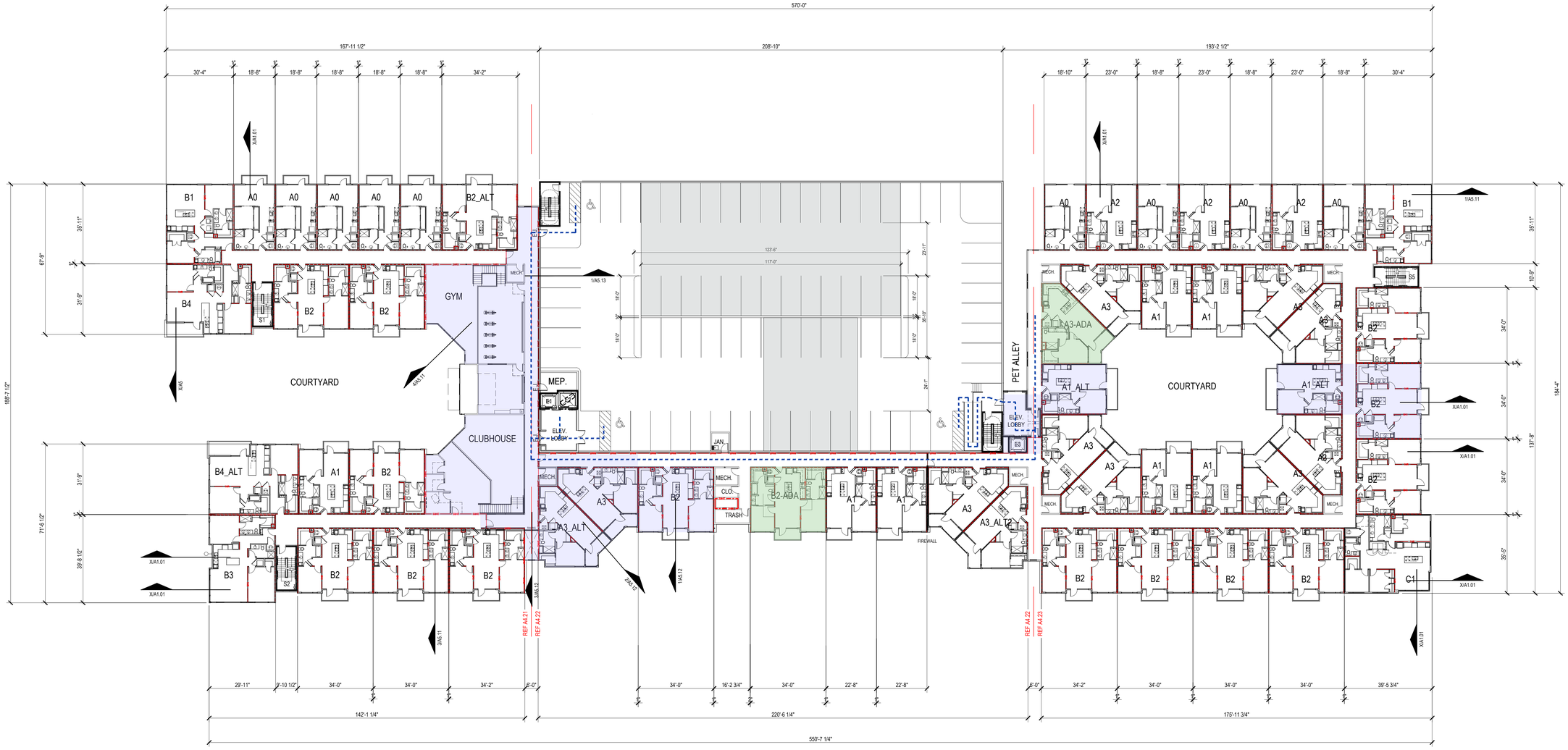
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SHEET CONTENTS:
GROUND FLOOR PLAN SECTOR 3

SHEET NO.
A4.13

21345



1 2ND FLOOR PLAN - OVERALL
SCALE: 1" = 20'-0"

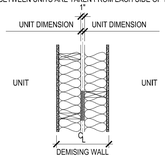
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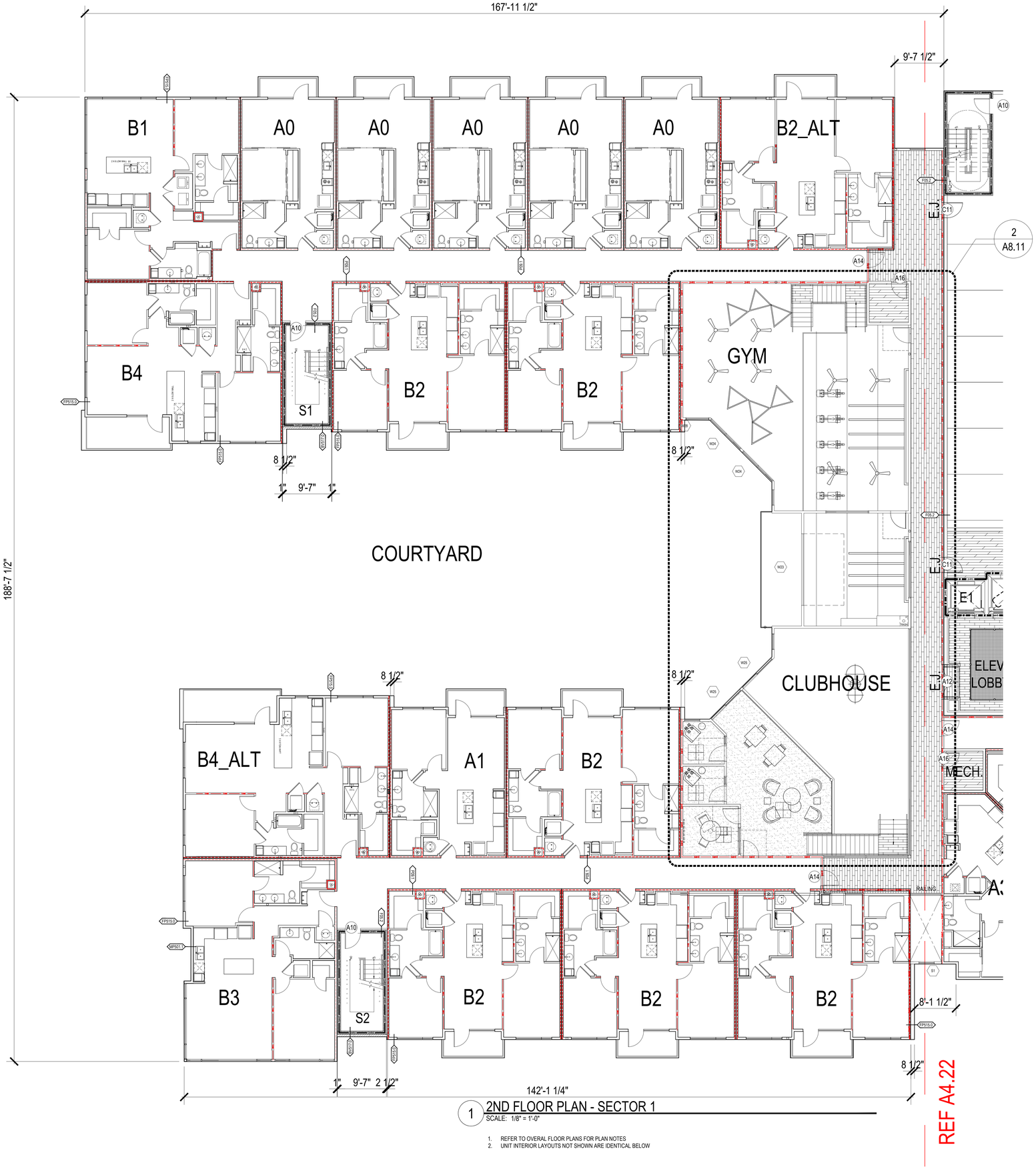
ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
2ND FLOOR PLAN OVERALL

SHEET NO.

A4.20

21345



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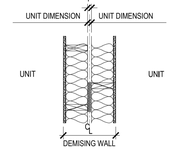
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SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

DOCUMENT LOCATOR NOTES

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   - 1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. REF AL5 SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR PARKING GARAGE.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

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RESIDENCES @ HIGHLAND
BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



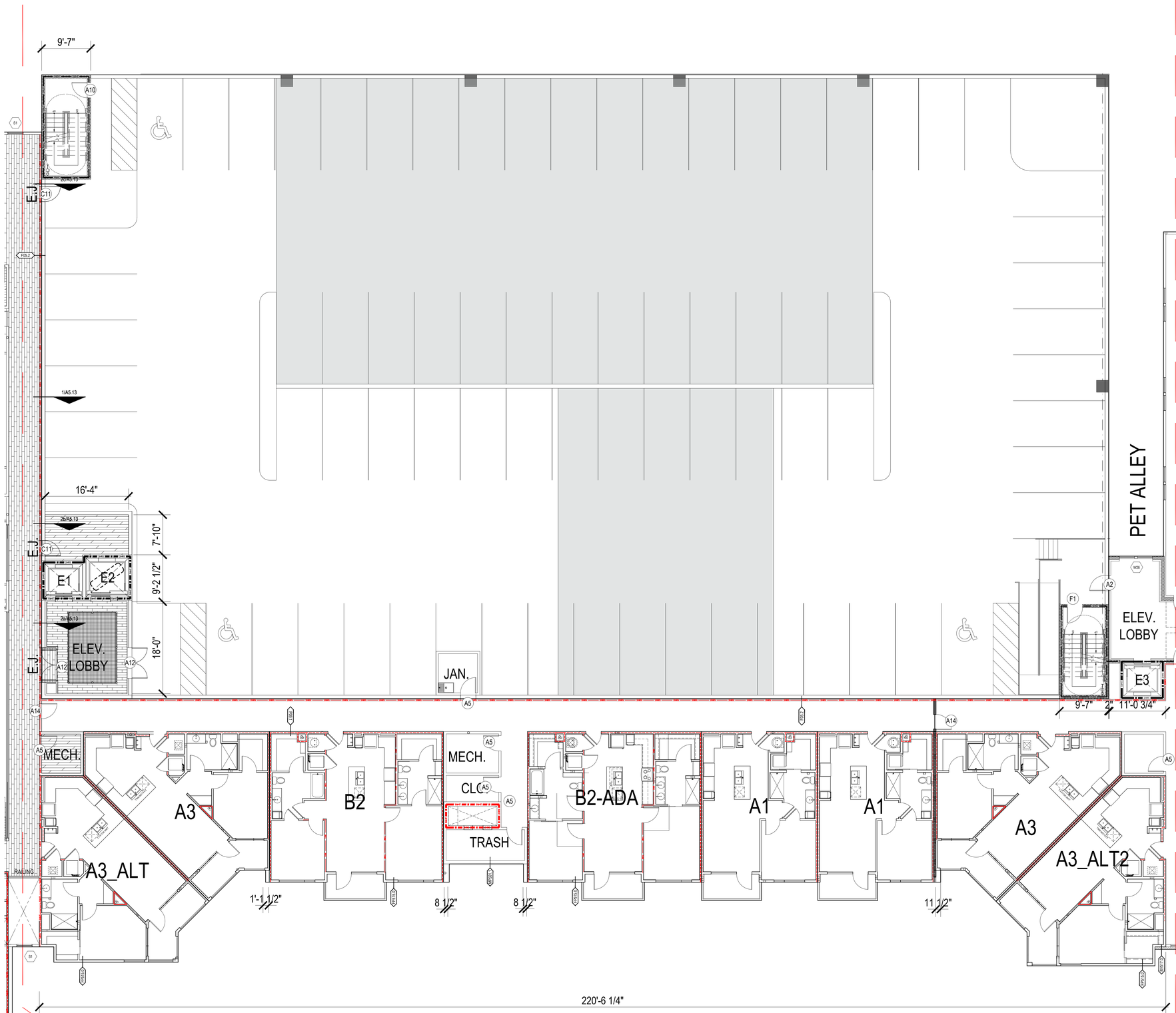
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SHEET CONTENTS:
2ND FLOOR PLAN
SECTOR 1

SHEET NO.
A4.21

21345



1 2ND FLOOR PLAN - SECTOR 2
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

REF A4.21

REF A4.23

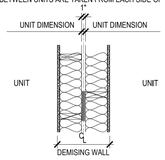
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NOT ALL SYMBOLS ARE USED

- X/AX.XX — EXTERIOR ELEVATION TAG
- X/AX.XX — WALL SECTION TAG
- XX / AX.XX / ALT X — DETAIL SECTION TAG: ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- AFF+10'-0" — CEILING HEIGHT
- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
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- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- ACCESSIBLE UNIT
- ROOF BEYOND
- M — METER
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- FEC — SEMI-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"
- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5:12 / 12 / 5 — SLOPE TAGS
- WALL MOUNTED LIGHT FIXTURE
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX.X(0).1 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
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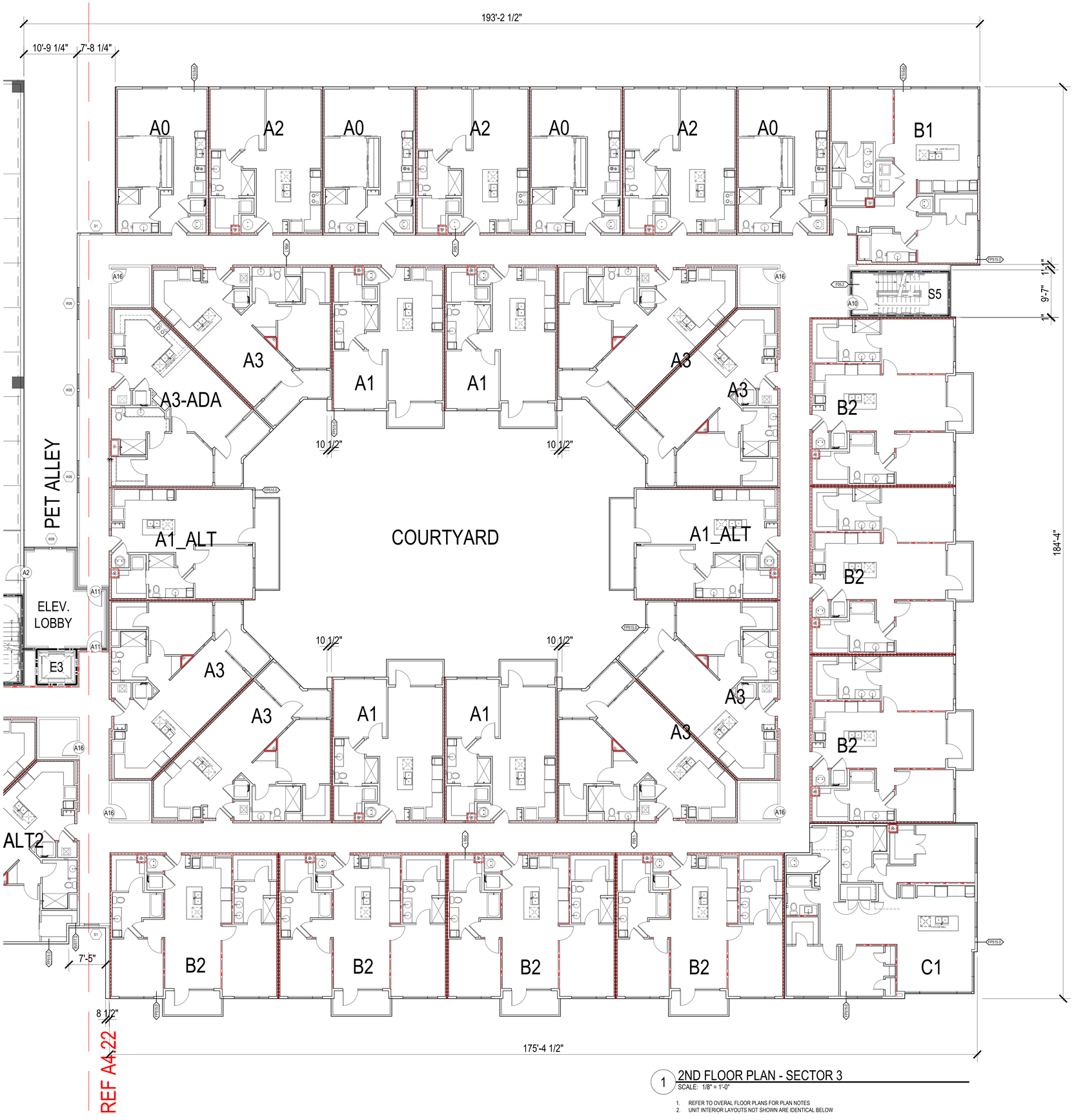
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SHEET CONTENTS:
2ND FLOOR PLAN SECTOR 2

SHEET NO.
A4.22

21345



1 2ND FLOOR PLAN - SECTOR 3
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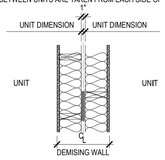
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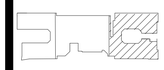
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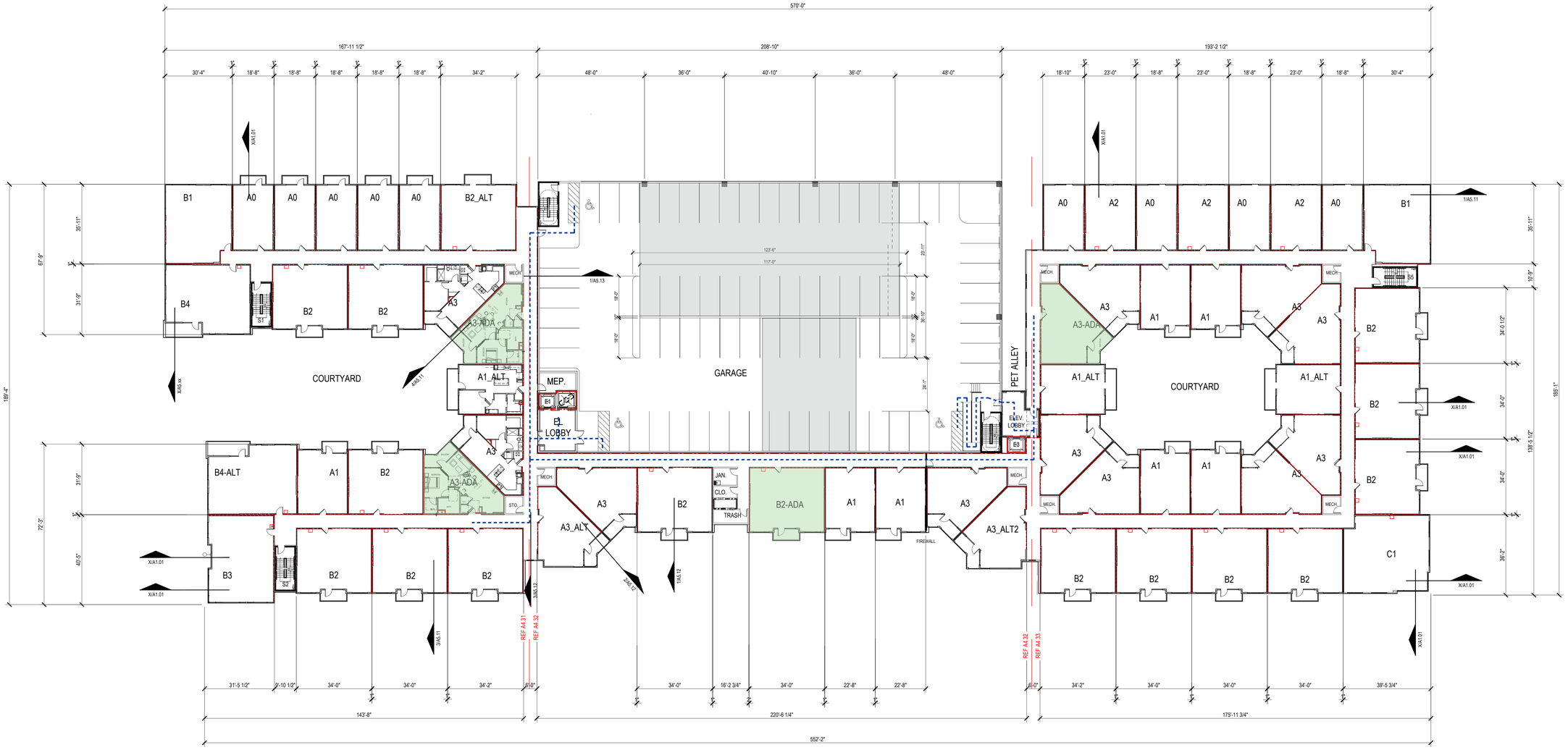
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SHEET CONTENTS:
2ND FLOOR PLAN
SECTOR 3

SHEET NO.
A4.23

21345



NOTE: UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL TO FLOOR BELOW. REF A4.20 FOR INTERIOR ORIENTATION.

1 3RD & 4TH FLOOR PLANS - OVERALL
SCALE: 1" = 20'-0"

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9. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
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11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS,
12. ALL CONDITIONED SPACE ABOVE UNCONDITIONED SPACE IS TO BE INSULATION TO GRADE 1 INSTALLATION QUALITY.
13. FOR DEMISING WALL PARTITION TYPE AT UNIT/CORRIDOR CONDITION REF. UNIT SHEET NOTES FOR PARTITION TYPE U.N.O.

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CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
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     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
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   - 5.2. AT FURRING JOINT

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SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

DOCUMENT LOCATOR NOTES

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3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR PARKING GARAGE.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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KEY REAL ESTATE

KEY PLAN



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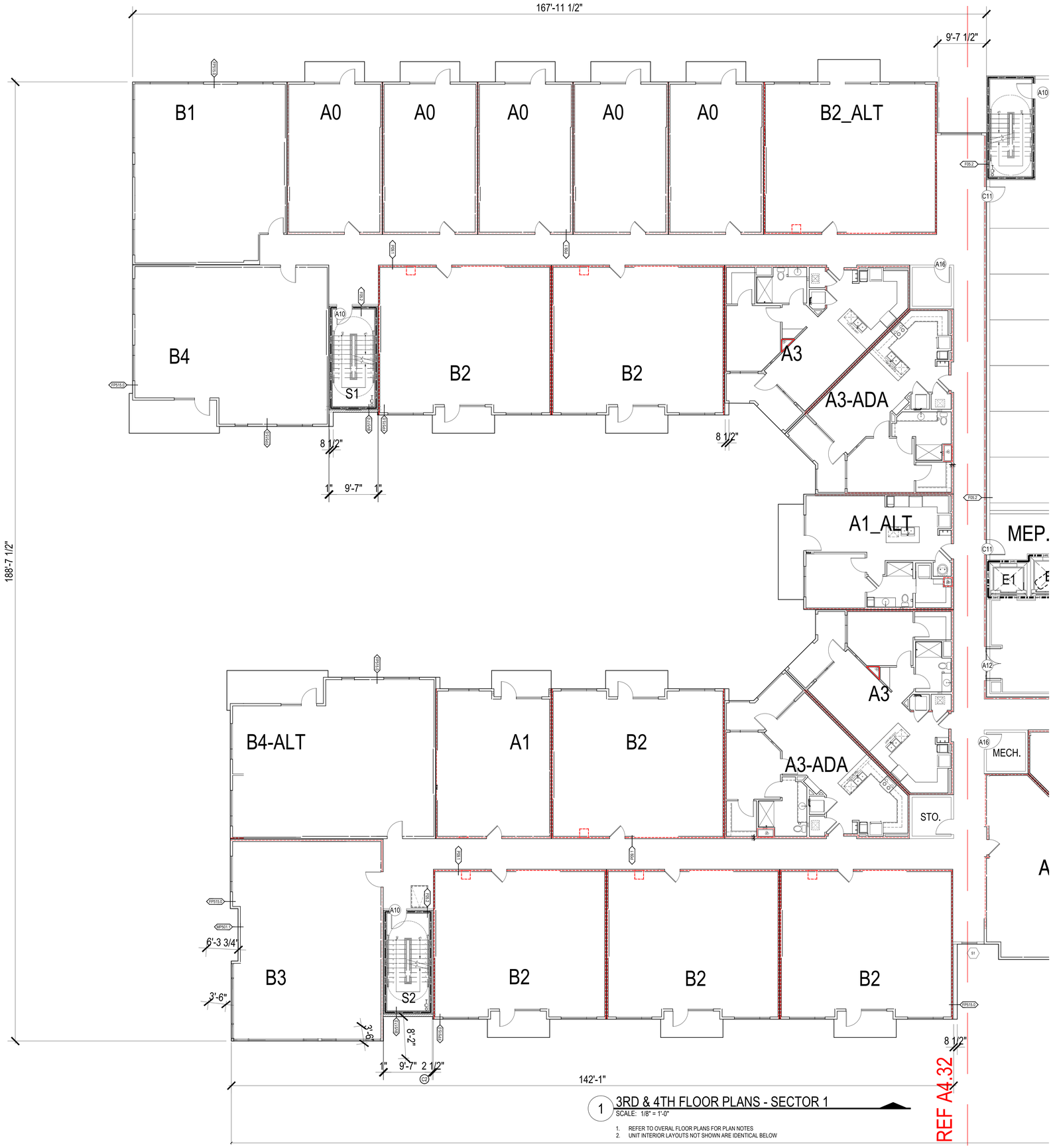
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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
3RD & 4TH FLOOR PLANS OVERALL

SHEET NO.
A4.30

21345



1 3RD & 4TH FLOOR PLANS - SECTOR 1
SCALE: 1/8" = 1'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

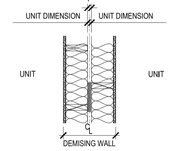
GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG
- WALL SECTION TAG
- DETAIL SECTION TAG
- ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- CEILING HEIGHT
- 2HR HORIZONTAL ASSEMBLY AT CEILING ABOVE
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- ACCESSIBLE UNIT
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- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE SYMBOL
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- WINDOW TAG SYMBOL
- ACCESSIBLE PATH
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK LEDGE
- FINISHED FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE
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8. REF A9 SERIES FOR PARKING GARAGE.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

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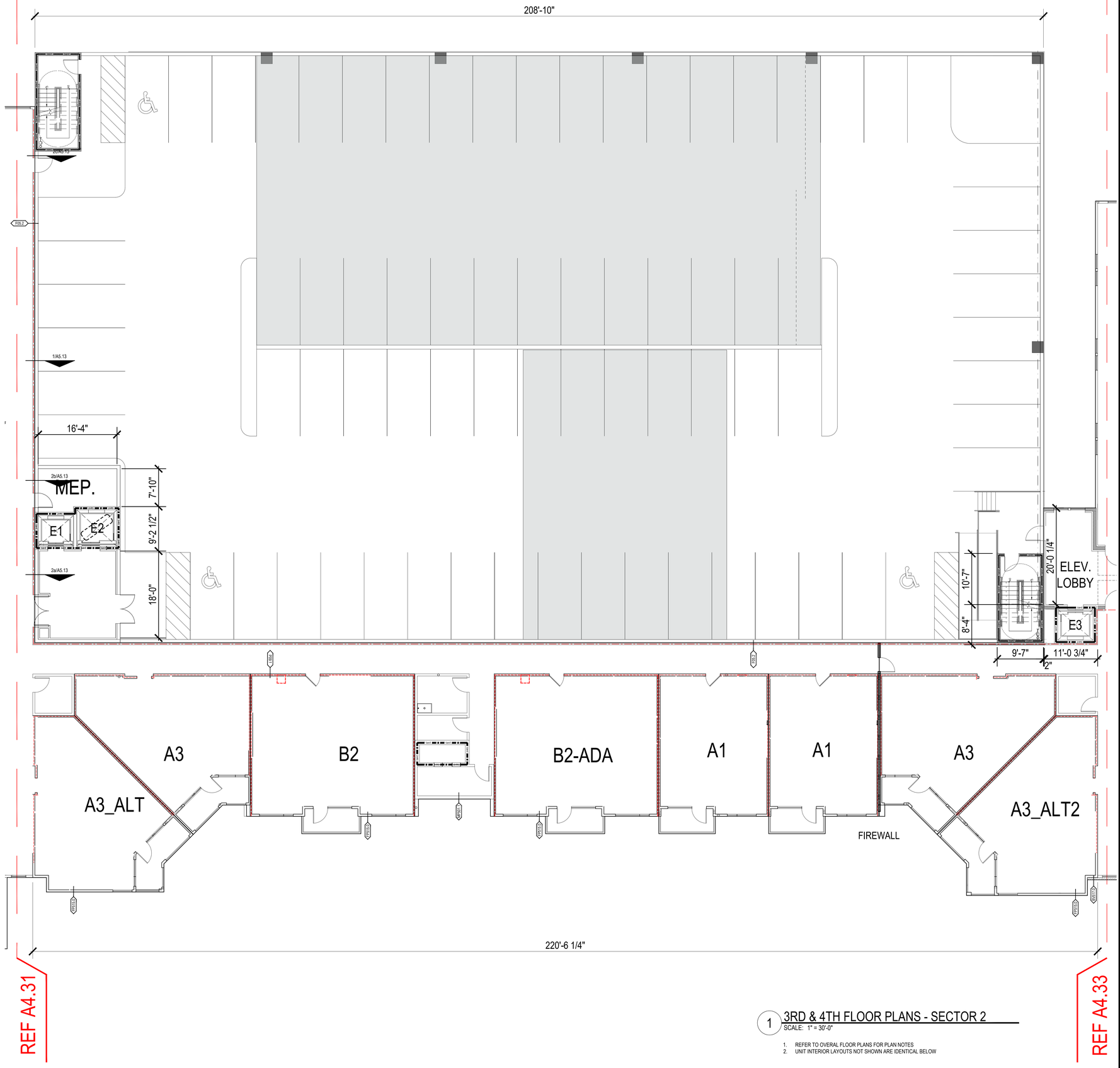
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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
3RD & 4TH FLOOR PLANS SECTOR 1

SHEET NO.
A4.31

21345



1 3RD & 4TH FLOOR PLANS - SECTOR 2
SCALE: 1" = 30'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

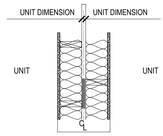
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- 5:12 / 12 | 5 — SLOPE TAGS
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX101 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- OVERHEAD WALL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
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4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR ADDITIONAL ON SITE AMENTIES
9. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.

Designed by: MM
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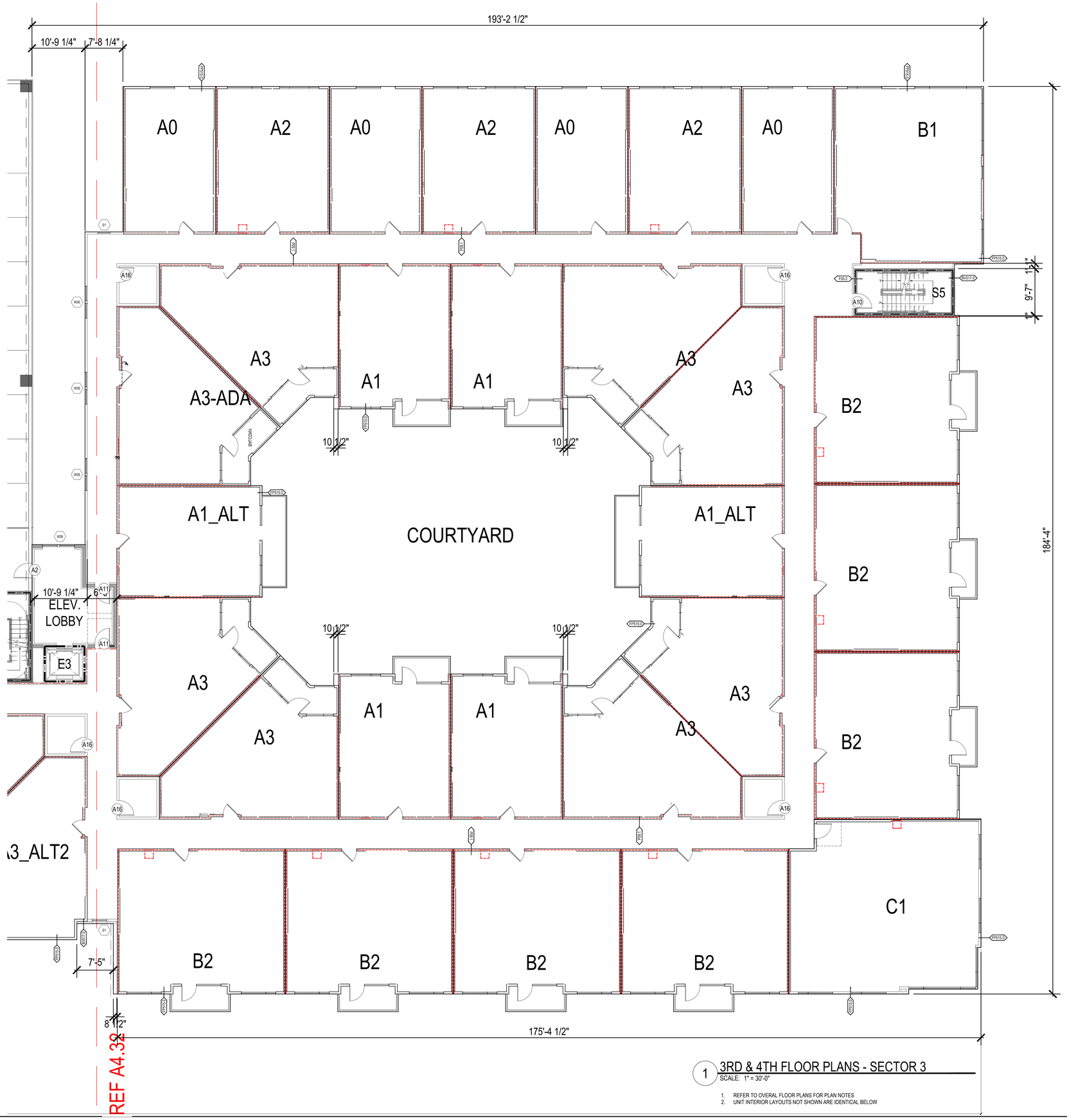
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SHEET CONTENTS:
3RD & 4TH FLOOR PLANS
SECTOR 2

SHEET NO.
A4.32

ISSUE FOR PRICING: 12/15/2023

21345



1 3RD & 4TH FLOOR PLANS - SECTOR 3
SCALE: 1" = 30'-0"

1. REFER TO OVERAL FLOOR PLANS FOR PLAN NOTES
2. UNIT INTERIOR LAYOUTS NOT SHOWN ARE IDENTICAL BELOW

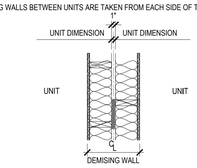
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- WALL MOUNTED LIGHT FIXTURE
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX1011 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
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- ACCESSIBLE PATH
- OVERHEAD WALL
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4. 10. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
6. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
7. PROVIDE COATED GLASSMAT WATER RESISTANT GYPSUM BOARD AT STAIRWAYS, GARAGE AND GARAGE ENTRANCE AREAS.
8. DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN THE WALL, U.N.O.
9. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
10. 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
11. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.
12. ALL CONDITIONED SPACE ABOVE UNCONDITIONED SPACE IS TO BE INSULATION TO GRADE 1 INSTALLATION QUALITY.
13. FOR DEMISING WALL PARTITION TYPE AT UNIT/CORRIDOR CONDITION REF. UNIT SHEET NOTES FOR PARTITION TYPE U.N.O.

CEILING/SOFFIT NOTES

1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
   - 3.1. INSTALL CONTROL JOINTS:
     - 4.4.2. AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
5. CEILINGS: LOCATE CONTROL JOINTS TO LIMIT CEILING EXPANSES TO 2,500 SQ FT -AND- 50'-0" IN EITHER DIRECTION.
   - 5.1. AT A CHANGE IN DIRECTION IN CEILING FRAMING
   - 5.2. AT FURRING JOINT

UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN BY DEMISING WALLS ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

DOCUMENT LOCATOR NOTES

1. REF A0 SERIES FOR ACCESSIBILITY STANDARDS.
   - 1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR PARKING GARAGE.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:

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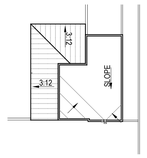
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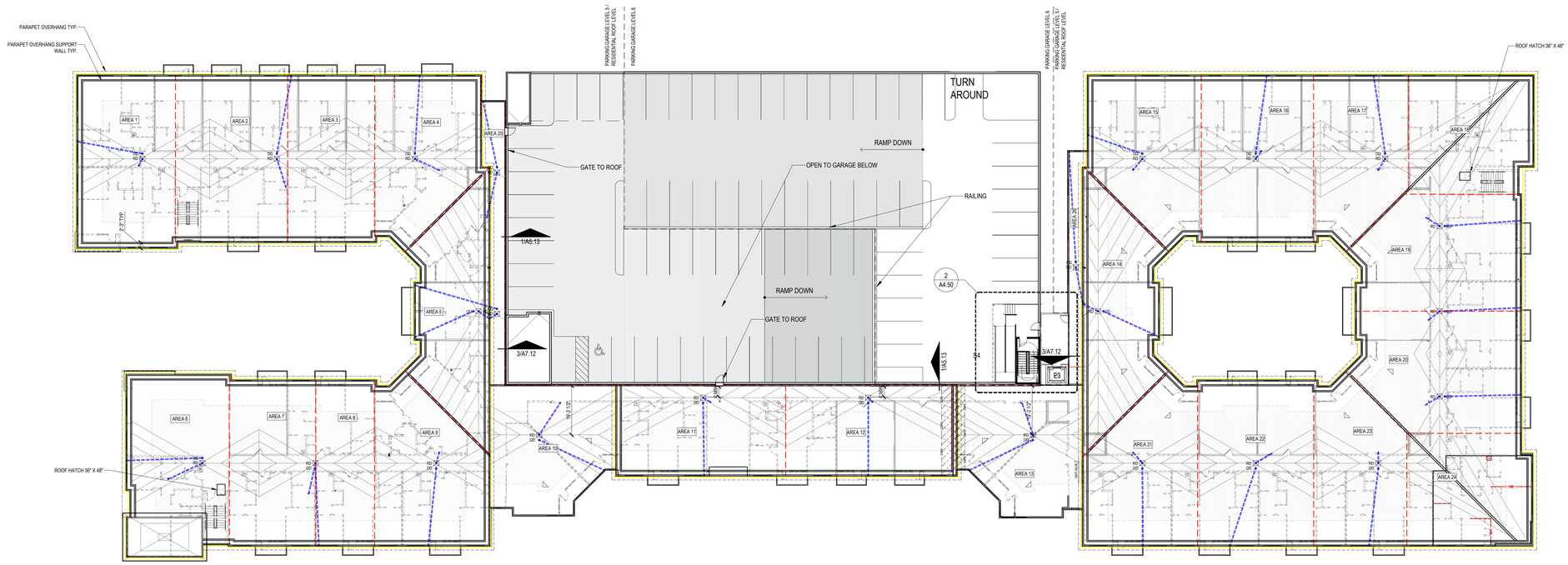
SHEET CONTENTS:
3RD & 4TH FLOOR PLANS SECTOR 3

SHEET NO.
A4.33

21345



2 ROOF PLAN - STAIR AND ELEVATOR TOWER
SCALE: 1" = 20'-0"



1 ROOF PLAN - OVERALL
SCALE: 1" = 20'-0"

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- DRAFTSTOP
- ROOF SIDE WALL
- 22" X 30" LOCKABLE ATTIC ACCESS REF: X/A7.XX
- ATTIC DRAFTSTOP ACCESS DOOR REF: X/A7.XX
- 1/4" / FT, X:12 — SLOPE DIRECTION
- X/A5.XX — WALL SECTION TAG
- X/A5.XX — EXTERIOR ELEVATION TAG
- 1/4" / FT, X:12 — SLOPE DIRECTION
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- 10' SETBACK AREA FROM EDGE WHERE MECHANICAL ROOF EQUIPMENT ALLOWED
- ICE DAM SHIELD
- CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUVB/4 18.8 SQ. IN. PER LINEAR FOOT
- 14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA BASIS OF DESIGN - AIR VENT B-144 ROOF VENT - REF 10/A7.03
- INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. - PV-14 144 SQ. IN. NET FREE AREA
- EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. - AV-14 144 SQ. IN. NET FREE AREA
- TRANSFER PIPING FROM ROOF DRAIN TO VERTICAL DOWN DRAIN
- LED LIGHTING
- ROOF BEYOND

FOR USE AT FLAT ROOF CONDITIONS

- ROOFTOP CONDENSING UNIT ON CONDENSING PADS, AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
- PARAPET — PARAPET HT. 3'-0" — PARAPET HEIGHT FROM TOP OF PLATE
- 48" X 96" BILCO J-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
- ROOF DRAIN (RD) — RD
- OVERFLOW DRAIN (OD) — OD
- OVF-S — OVERFLOW SCUPPER

ROOF NOTES

1. ROOF DRAINS & DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM, U.N.O.
2. TOP OF PARAPET IS 5'-7" FROM ROOF T.O.P. U.N.O.
3. DRAFTSTOPS LOCATED PER APPLICABLE BUILDING CODE, REF CODE SUMMARY IN A0 SERIES.
   - 3.1. ATTIC DRAFT STOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFT STOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
4. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
5. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
6. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A MIN. 30" VERTICAL CLEARANCE. U.N.O

FOR USE AT FLAT ROOF CONDITIONS

1. FOR LOW SLOPE ROOFS; SLOPES ARE TO BE MIN 1/4" PER FOOT, U.N.O.
2. PARAPET DIMENSIONS ARE FROM TOP OF PLATE TO TOP OF PARAPET.
3. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
4. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
5. ROOFTOP EQUIPMENT TO BE PLACED A MIN OF 10' FROM PARAPET.

ROOF VENTING CALCULATION

ROOF AREAS		VENTILATION AREA REQUIRED SQ IN			UPPER VENTING PROVIDED			LOWER VENTING PROVIDED						TOTAL VENTING AREA PROVIDED SQ IN
					GRAVITY VENTS PROVIDED		TOTAL	SOFFIT VENTS PORVIDED		INTAKE VENTS PROVIDED		TOTAL		
NUMBER	AREA SQ.FT.	UPPER	LOWER	TOTAL	#	SQ IN	SQ IN	LINEAR FOOT	SQ IN	#	SQ IN	SQ IN		
Area 1	2,617	628	628	1,256	5	720	720			5	720	720	1440	
Area 2	2,871	689	689	1,378	5	720	720			5	720	720	1440	
Area 3	2,230	535	535	1,070	4	576	576			4	576	576	1152	
Area 4	2,399	576	576	1,152	4	576	576			4	576	576	1152	
Area 5	2,458	590	590	1,180	5	720	720			5	720	720	1440	
Area 6	2,824	678	678	1,355	5	720	720			5	720	720	1440	
Area 7	2,217	532	532	1,064	4	576	576			4	576	576	1152	
Area 8	1,531	367	367	735	3	432	432			3	432	432	864	
Area 9	2,444	586	586	1,173	4	576	576			4	576	576	1152	
Area 10	2,290	550	550	1,099	4	576	576			4	576	576	1152	
Area 11	2,379	571	571	1,142	5	720	720			5	720	720	1440	
Area 12	2,404	577	577	1,154	4	576	576			4	576	576	1152	
Area 13	2,293	550	550	1,101	4	576	576			4	576	576	1152	

ROOF AREAS		VENTILATION AREA REQUIRED SQ IN			UPPER VENTING PROVIDED			LOWER VENTING PROVIDED						TOTAL VENTING AREA PROVIDED SQ IN
					GRAVITY VENTS PROVIDED		TOTAL	SOFFIT VENTS PORVIDED		INTAKE VENTS PROVIDED		TOTAL		
NUMBER	AREA SQ.FT.	UPPER	LOWER	TOTAL	#	SQ IN	SQ IN	LINEAR FOOT	SQ IN	#	SQ IN	SQ IN		
Area 14	2,535	608	608	1,217	5	720	720			5	720	720	1440	
Area 15	2,523	605	605	1,211	5	720	720			5	720	720	1440	
Area 16	2,877	690	690	1,381	5	720	720			5	720	720	1440	
Area 17	2,218	532	532	1,065	4	576	576			4	576	576	1152	
Area 18	2,227	534	534	1,069	4	576	576			4	576	576	1152	
Area 19	2,795	671	671	1,342	5	720	720			5	720	720	1440	
Area 20	2,886	693	693	1,385	5	720	720			5	720	720	1440	
Area 21	2,475	594	594	1,188	5	720	720			5	720	720	1440	
Area 22	2,994	719	719	1,437	5	720	720			5	720	720	1440	
Area 23	2,113	507	507	1,014	4	576	576			4	576	576	1152	
Area 24	2,106	505	505	1,011	4	576	576			4	576	576	1152	
Area 25	774	186	186	372	2	288	288			2	288	288	576	
Area 26	527	127	127	253	2	288	288			2	288	288	576	

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD

Date Plotted:

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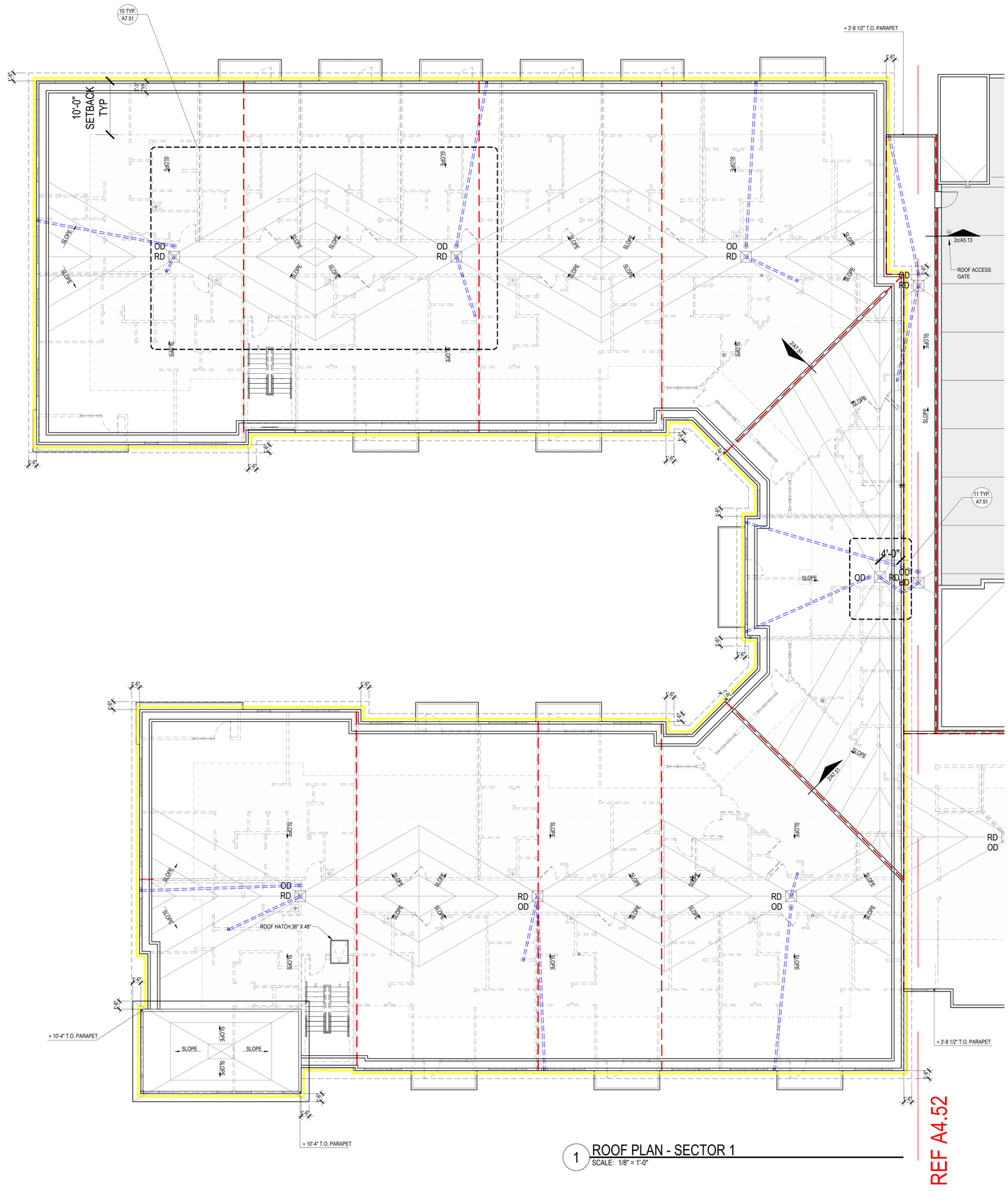
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SHEET CONTENTS:
ROOF PLAN OVERALL

SHEET NO.
A4.50

21345



1 ROOF PLAN - SECTOR 1
SCALE: 1/8" = 1'-0"

REF A4.52

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- DRAFTSTOP
- ROOF SIDE WALL
- 22" X 30" LOCKABLE ATTIC ACCESS REF: X/A7.XX
- ATTIC DRAFTSTOP ACCESS DOOR REF: X/A7.XX
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- ROOF BEYOND

FOR USE AT FLAT ROOF CONDITIONS

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- PARAPET
- PARAPET HT. 3'-0" — PARAPET HEIGHT FROM TOP OF PLATE
- ROOF DRAIN (RD)
- RD — OVERFLOW DRAIN (OD)
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
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Architect of Record: TD
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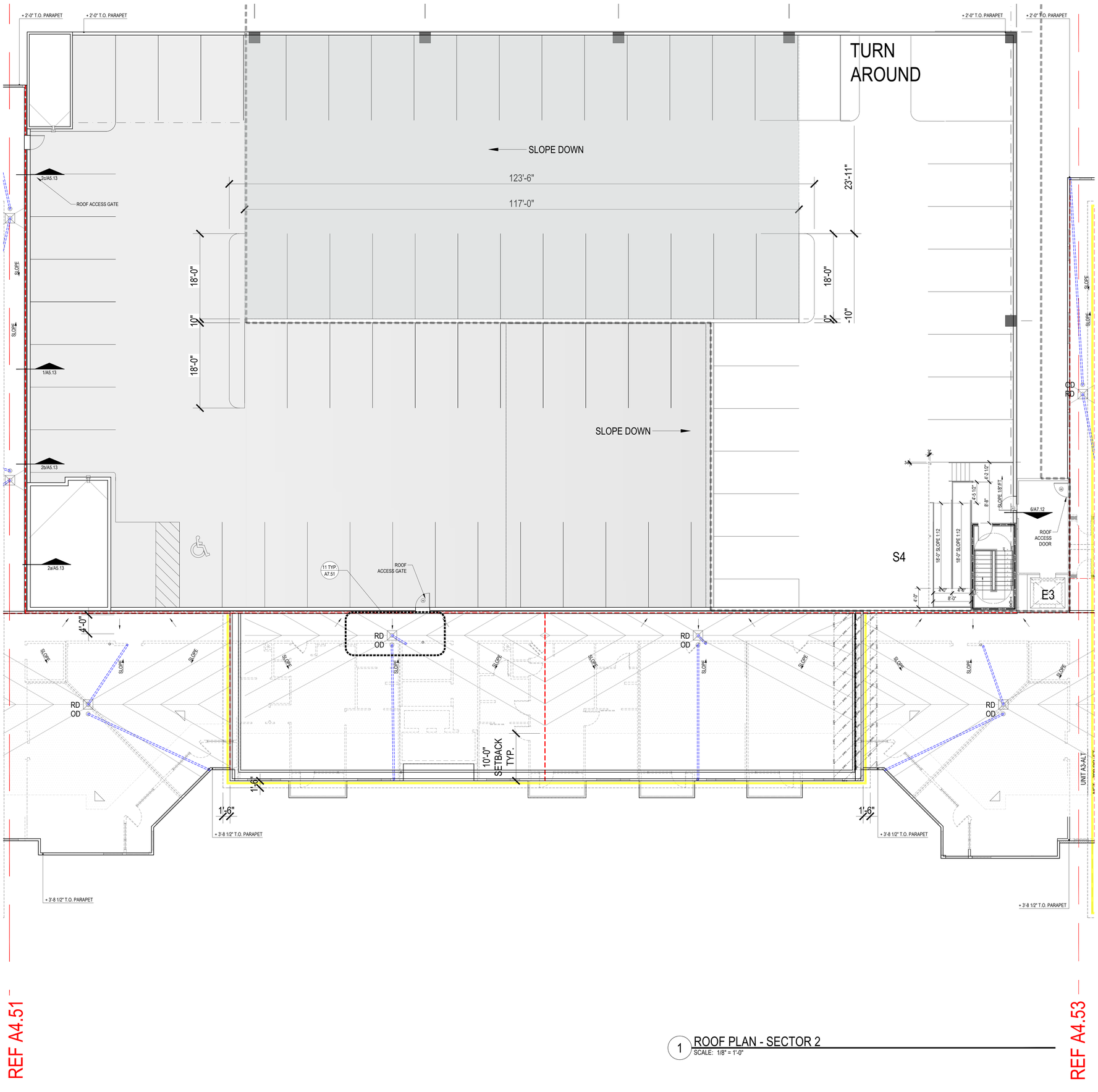
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SHEET CONTENTS:
ROOF PLAN
SECTOR 1

SHEET NO.
A4.51

21345



REF A4.51

REF A4.53

1 ROOF PLAN - SECTOR 2
SCALE: 1/8" = 1'-0"

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

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- ROOF SIDE WALL
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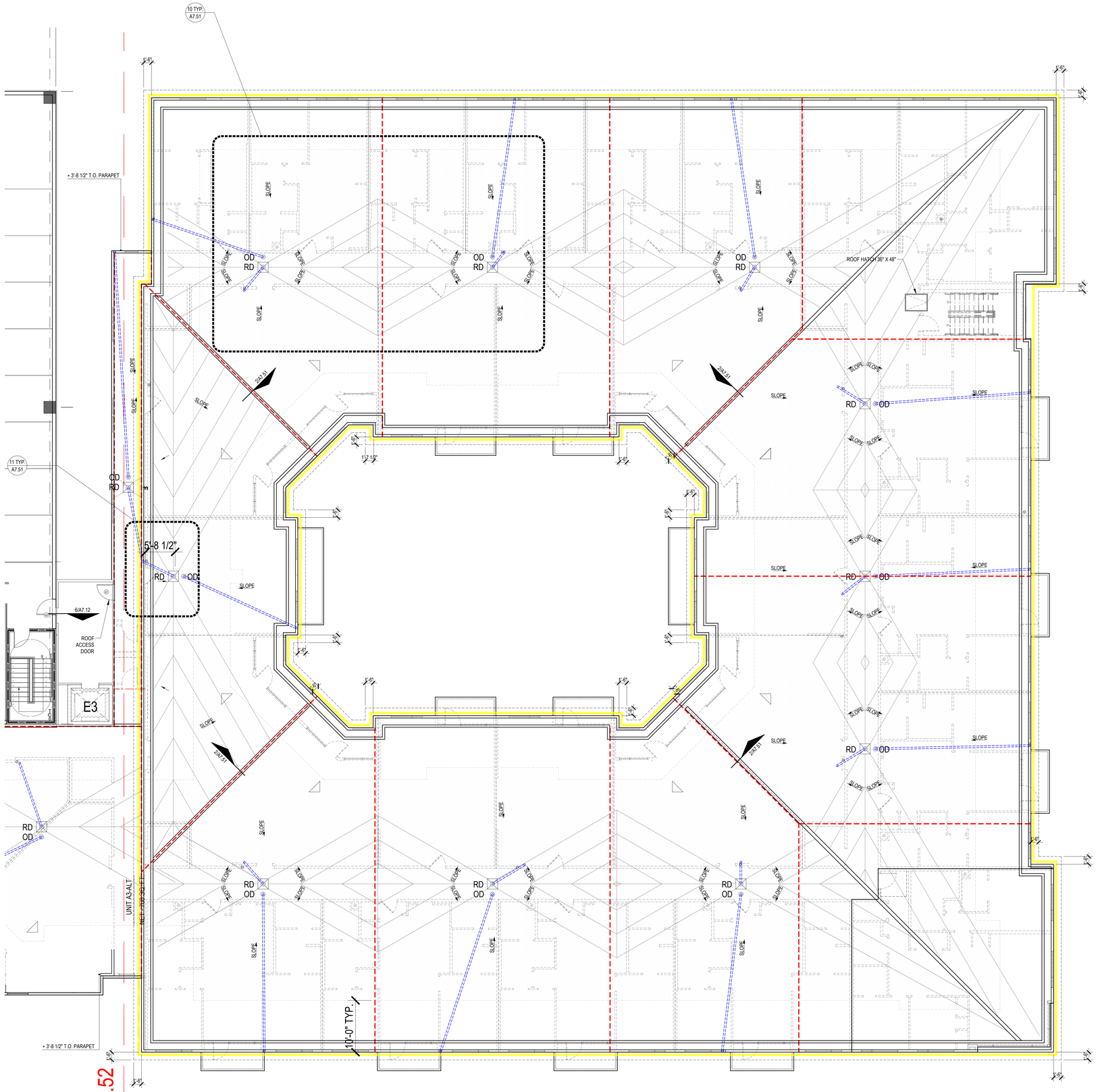
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SHEET CONTENTS:
ROOF PLAN
SECTOR 2

SHEET NO.
A4.52

21345

ISSUE FOR PRICING: 12/15/2023



1 ROOF PLAN - SECTOR 3
SCALE: 1" = 30'-0"

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- DRAFTSTOP
- ROOF SIDE WALL
- 22" X 30" LOCKABLE ATTIC ACCESS REF: X/A7.XX
- ATTIC DRAFTSTOP ACCESS DOOR REF: X/A7.XX
- 1/4" / FT X-12 — SLOPE DIRECTION
- X/A7.XX — WALL SECTION TAG
- X/A7.XX — EXTERIOR ELEVATION TAG
- CONTINUOUS SOFFIT VENT BASIS OF DESIGN TAMLYN CUV8/4 18.8 SQ. IN. PER LINEAR FOOT
- 14 1/2" X 14 1/2" GRAVITY ROOF VENT, 144 SQ. IN. NET FREE AREA BASIS OF DESIGN - AIR VENT B-144 ROOF VENT - REF 10/A7.03
- INTAKE ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. - PV-14 144 SQ. IN. NET FREE AREA
- EXHAUST ROOF VENT BASIS OF DESIGN - ACTIVE VENTILATION PROD., INC. - AV-14 144 SQ. IN. NET FREE AREA
- TRANSFER PIPING FROM ROOF DRAIN TO VERTICAL DOWN DRAIN
- 1/4" / FT X-12 — SLOPE DIRECTION
- NO PENETRATIONS 4'-0" ON EITHER SIDE OF 2 HOUR FIREWALL
- 10' SETBACK AREA FROM EDGE WHERE MECHANICAL ROOF EQUIPMENT ALLOWED
- ICE DAM SHIELD
- ROOF BEYOND

FOR USE AT FLAT ROOF CONDITIONS

- ROOFTOP CONDENSING UNIT ON CONDENSING PADS. AS SPECIFIED, REF. MECH. MAINTAIN 24" CLEAR SPACE AROUND PERIMETER OF UNITS
- PARAPET — PARAPET HT. 3'-0" — PARAPET HEIGHT FROM TOP OF PLATE
- ROOF DRAIN (RD)
- OVERFLOW DRAIN (OD)
- 48" X 96" BILCO 2-HR RATED LOCKABLE ROOF HATCH WITH LAPEYRE 68" ALTERNATING TREAD DEVICE REF. 24/A7.07
- OVF-S — OVERFLOW SCUPPER

ROOF NOTES

1. ROOF DRAINS & DOWNSPOUTS ON EXTERIOR WALLS TO CONNECT DIRECTLY TO STORM WATER SYSTEM, U.N.O.
2. TOP OF PARAPET IS 5'-7" FROM ROOF T.O.P. U.N.O.
3. DRAFTSTOPS LOCATED PER APPLICABLE BUILDING CODE, REF CODE SUMMARY IN A0 SERIES.
   3.1. ATTIC DRAFT STOPS SHALL BE 1/2" GYPSUM OR PLYWOOD SHEATHING FIT SMOKE TIGHT TO THE ROOF DECK AND CEILING BELOW. DRAFT STOPPING SHALL NOT EXCEED 3,000 S.F. OR 2 DWELLING UNITS.
4. ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED AND SEALED BY A REGISTERED ENGINEER IN THE STATE OF PROJECT. TRUSS SHOP DRAWINGS SHALL BE AVAILABLE AT THE JOBSITE.
5. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECS.
6. ATTIC ACCESS PANELS TO BE 22" X 30" WITH A MIN. 30" VERTICAL CLEARANCE. U.N.O

FOR USE AT FLAT ROOF CONDITIONS

1. FOR LOW SLOPE ROOFS; SLOPES ARE TO BE MIN 1/4" PER FOOT, U.N.O.
2. PARAPET DIMENSIONS ARE FROM TOP OF PLATE TO TOP OF PARAPET.
3. PROVIDE WALKWAY PADS TO AND AROUND ALL ROOFTOP MECHANICAL EQUIPMENT.
4. PROVIDE MIN. CLEARANCE TO ADJACENT EQUIPMENT, WALLS OR CURBS AT MECHANICAL ROOFTOP EQUIPMENT AND PENETRATIONS BY EQUIPMENT MANUFACTURER (BUT NOT LESS THAN 24").
5. ROOFTOP EQUIPMENT TO BE PLACED A MIN OF 10' FROM PARAPET.

Designed by: MM
Drawn by: TT / LL
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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Revisions:

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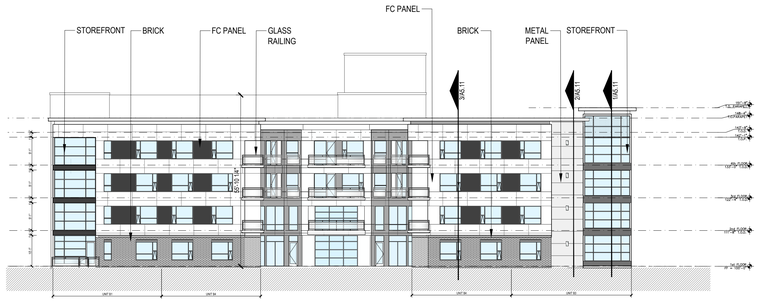
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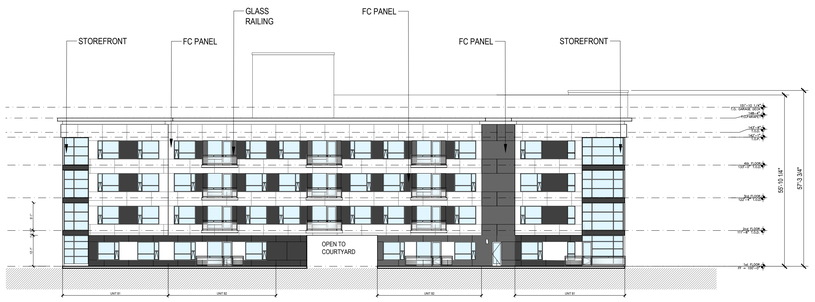
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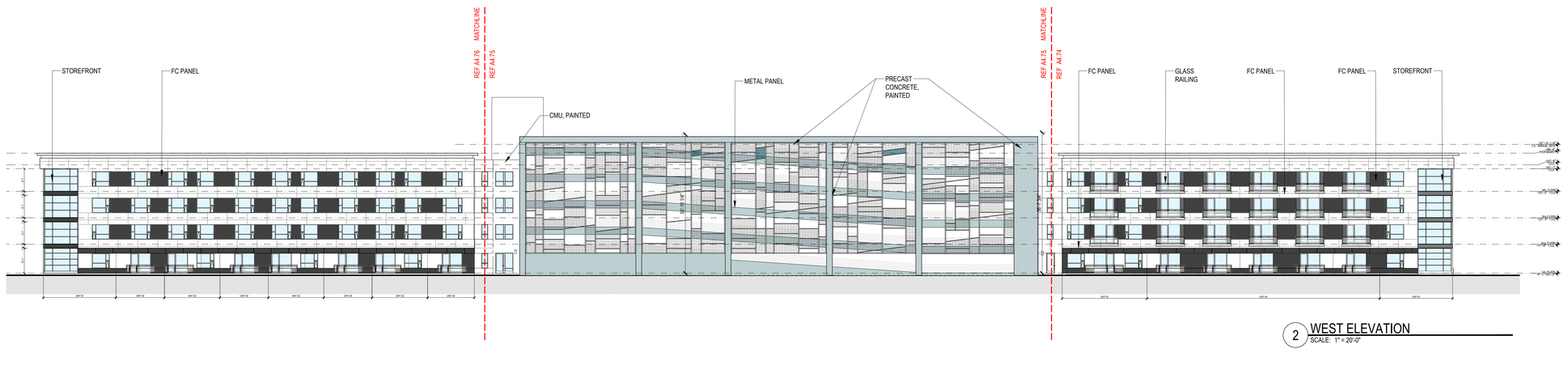
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4 SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 NORTH ELEVATION
SCALE: 1" = 20'-0"

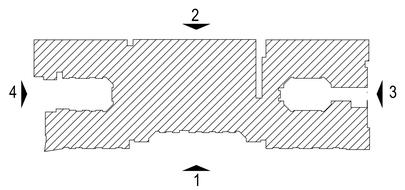


2 WEST ELEVATION
SCALE: 1" = 20'-0"



1 EAST ELEVATION
SCALE: 1" = 20'-0"

KEY PLAN



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3. U.N.O. TRIM IS DEFINED AS FASCIA, LINTELS, HEADERS, SILLS, WINDOW FRAMES TO BE:

BRICK

PT-1 PT-2 FIBER CEMENT PANELS

VISION GLASS

OPAQUE SPANDREL GLASS

METAL PANELS

GLASS-ALUMINUM BALCONY GUARDRAIL

COLOR PALLET

XX	TRIM
PT1	XX
PT2	XX
PT3	XX
PT4	XX
PT5	XX

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

XX — WALL SECTION TAG

XX — ELEVATION TAG

XX / AX.XX — DETAIL SECTION TAG

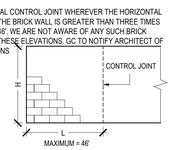
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T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION

5:12 — 12 / 5 — SLOPE TAGS

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INSTALL VERTICAL CONTROL JOINT WHEREVER THE HORIZONTAL DIMENSION OF THE BRICK WALL IS GREATER THAN THREE TIMES ITS HEIGHT OR 46'. WE ARE NOT AWARE OF ANY SUCH BRICK WALLS WITHIN THESE ELEVATIONS. GC TO NOTIFY ARCHITECT OF SUCH CONDITIONS



ASPECT RATIO = L/H ≤ 3
CONTROL JOINT SPACING (L) = 3 X H

FOLD INDICATOR MARK, USED WHEN ELEVATION or DETAIL SHOWN "UNFOLDED" OR FLATTENED FOR CLARITY.

ACTUAL ANGLE IN PLAN

FOLD LINE

ELEVATION NOTES

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3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, SEALANTS, AND BACKER RODS SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
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11. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

EXTERIOR MATERIALS - BASIS OF DESIGN

CATEGORY / SUBCATEGORY		SPEC SECTION	MANUFACTURER/PRODUCT	PRODUCT DESCRIPTION
WINDOWS & DOORS				
	COMMERCIAL STOREFRONT	08 41 13	KAWNEER SOLUT WALL	EXTERIOR STOREFRONT
	RESIDENTIAL PUNCHED OPENINGS	08 53 00	INTUS SUPERA	POLYMER WINDOWS
	RESIDENTIAL WINDOW WALL SYSTEMS	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
EXTERIOR DOORS				
	BALCONY DOOR	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
	ENTRANCE DOOR	08 41 13	KAWNEER SOLUT WALL	EXTERIOR STOREFRONT
	HOLLOW METAL DOOR	08 11 13	ALLEGION	COLD ROLLED STEEL
WALLS				
	FIBER CEMENT PANELS	07 46 46	JAMES HARDIE	REVEAL PANELS
	METAL PANELS	07 42 13	CENTRIA - CONCEPT SERIES	
	SOFFITS	07 46 46	JAMES HARDIE	REVEAL PANELS
	BRICK	04 20 00	SIOUXCITY BRICK	EBONITE VELOUR
	CMU	04 81 00		8X16 SMOOTH FINISH PT EXPOSED SURFACES
	PRE-CAST CONCRETE			
ROOFING PRODUCTS				
	SINGLE PLY ROOF	07 54 23	FIRESTONE BUILDING PRODUCTS	TPO
	AWNINGS / CANOPY	10 73 13	KINGSPAN/HELIOS	SUSPENDED CANOPY
RAILINGS				
	RAILING		EGLASS	

Designed by: MM
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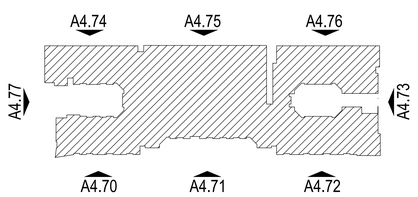
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A4.60

21345



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

KEY PLAN



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		COLOR PALLET	
	BRICK		
PT-1 PT-2	FIBER CEMENT PANELS	XX	TRIM
	VISION GLASS	PT1	XX
	OPAQUE SPANDREL GLASS	PT2	XX
		PT3	XX
	METAL PANELS	PT4	XX
	GLASS-ALUMINUM BALCONY GUARDRAIL	PT5	XX

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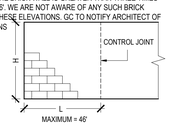
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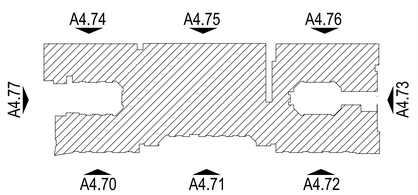
SHEET NO.
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEY PLAN



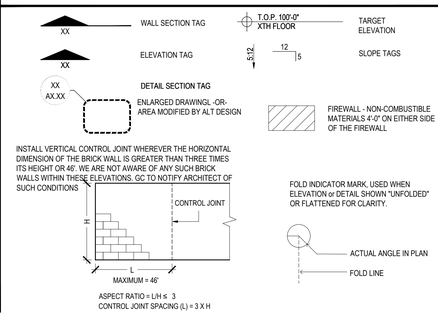
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11. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

EXTERIOR MATERIALS - BASIS OF DESIGN

CATEGORY / SUBCATEGORY		SPEC SECTION	MANUFACTURER/PRODUCT	PRODUCT DESCRIPTION
WINDOWS & DOORS				
	COMMERCIAL STOREFRONT	08 41 13	KAWNEER 501UT WALL	EXTERIOR STOREFRONT
	RESIDENTIAL PUNCHED OPENINGS	08 53 00	INTUS SUPERA	POLYMER WINDOWS
	RESIDENTIAL WINDOW WALL SYSTEMS	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
EXTERIOR DOORS				
	BALCONY DOOR	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
	ENTRANCE DOOR	08 41 13	KAWNEER 501UT WALL	EXTERIOR STOREFRONT
	HOLLOW METAL DOOR	08 11 13	ALLEGION	COLD ROLLED STEEL
WALLS				
	FIBER CEMENT PANELS	07 46 46	JAMES HARDIE	REVEAL PANELS
	METAL PANELS	07 42 13	CENTRIA - CONCEPT SERIES	
	SOFFITS	07 46 46	JAMES HARDIE	REVEAL PANELS
	BRICK	04 20 00	SIOUXCITY BRICK	EBONITE VELOUR
	CMU	04 01 00		BX16 SMOOTH FINISH PT EXPOSED SURFACES
	PRE-CAST CONCRETE			
ROOFING PRODUCTS				
	SINGLE PLY ROOF	07 54 23	FIRESTONE BUILDING PRODUCTS	TPO
	AWNINGS / CANOPY	10 73 13	KINGSPAN/HELIOS	SUSPENDED CANOPY
RAILINGS				
	RAILING		EGLASS	

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
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key.

RESIDENCES @ HIGHLAND

BATON ROUGE, LOUISIANA

KEY REAL ESTATE

KEY PLAN

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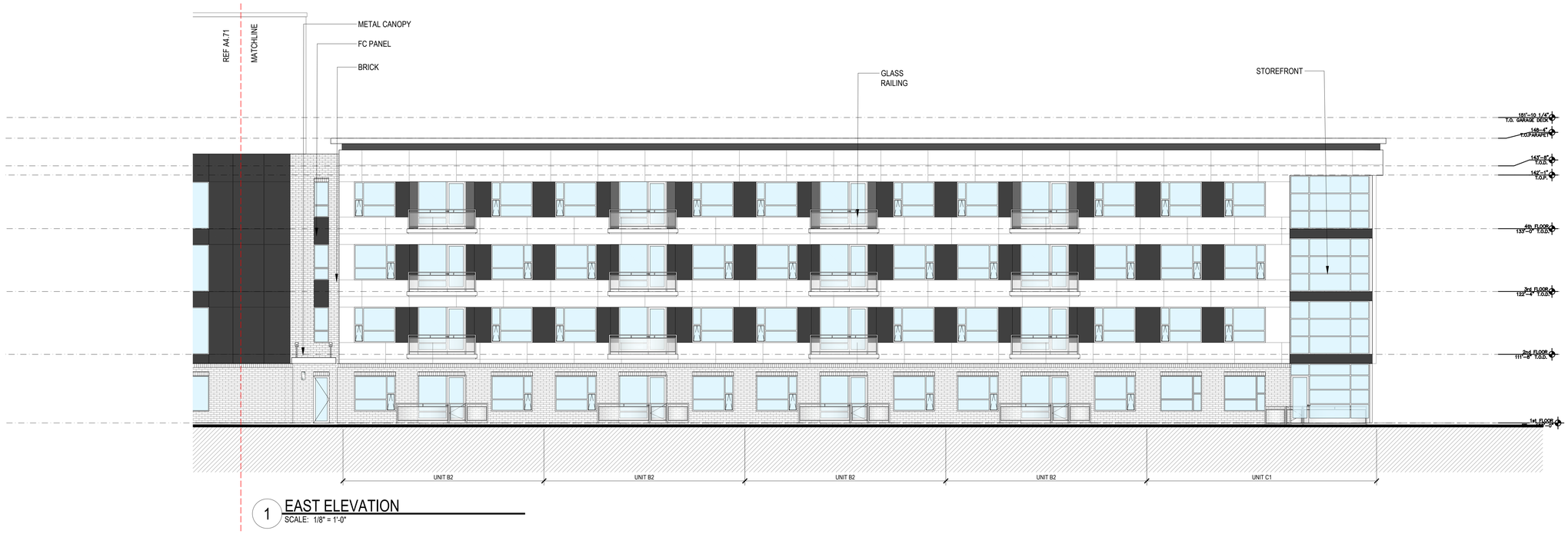
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SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.71

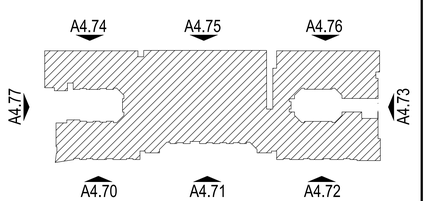
ISSUE FOR PRICING: 12/15/2023

21345



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

KEY PLAN



MATERIALS & FINISHES LEGEND

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2. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR
3. U.N.O. TRIM IS DEFINED AS FASCIA, LINTELS, HEADERS, SILLS, WINDOW FRAMES TO BE:

BRICK

PT-1 PT-2 FIBER CEMENT PANELS

VISION GLASS

OPAQUE SPANDREL GLASS

METAL PANELS

GLASS-ALUMINUM BALCONY GUARDRAIL

COLOR PALLET

XX TRIM
PT1 XX
PT2 XX
PT3 XX
PT4 XX
PT5 XX

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

XX WALL SECTION TAG

XX ELEVATION TAG

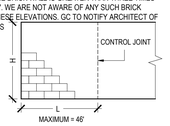
XX
AX.XX
DETAIL SECTION TAG
ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN

T.O.P. 100'-0"
XTH FLOOR
TARGET ELEVATION

5:12 12 5
SLOPE TAGS

FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

INSTALL VERTICAL CONTROL JOINT WHEREVER THE HORIZONTAL DIMENSION OF THE BRICK WALL IS GREATER THAN THREE TIMES ITS HEIGHT OR 46'. WE ARE NOT AWARE OF ANY SUCH BRICK WALLS WITHIN THESE ELEVATIONS. GC TO NOTIFY ARCHITECT OF SUCH CONDITIONS



MAXIMUM = 46'

ASPECT RATIO = L/H ≤ 3
CONTROL JOINT SPACING (L) = 3 X H

FOLD INDICATOR MARK, USED WHEN ELEVATION or DETAIL SHOWN "UNFOLDED" OR FLATTENED FOR CLARITY.

ACTUAL ANGLE IN PLAN

FOLD LINE

ELEVATION NOTES

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4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, SEALANTS, AND BACKER RODS SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER FT MINIMUM AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER FBC 1804.3.
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RAILINGS				
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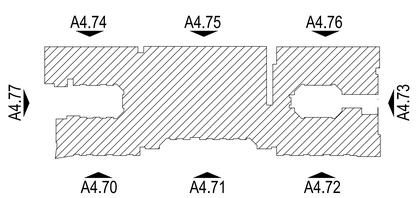
SHEET NO.
A4.72

21345



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

KEY PLAN



MATERIALS & FINISHES LEGEND

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		COLOR PALLET	
	BRICK		
PT-1 PT-2	FIBER CEMENT PANELS	XX	TRIM
	VISION GLASS	PT1	XX
	OPAQUE SPANDREL GLASS	PT2	XX
		PT3	XX
	METAL PANELS	PT4	XX
	GLASS-ALUMINUM BALCONY GUARDRAIL	PT5	XX

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

XX — WALL SECTION TAG

T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION

XX — ELEVATION TAG

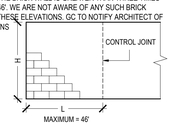
5:12 — 12 — 5 — SLOPE TAGS

XX / AX.XX — DETAIL SECTION TAG

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WALLS				
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	METAL PANELS	07 42 13	CENTRIA - CONCEPT SERIES	
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	PRE-CAST CONCRETE			
ROOFING PRODUCTS				
	SINGLE PLY ROOF	07 54 23	FIRESTONE BUILDING PRODUCTS	TPO
	AWNINGS / CANOPY	10 73 13	KINGSPAN/HELIOS	SUSPENDED CANOPY
RAILINGS				
	RAILING		EGLASS	

Designed by: MM
Drawn by: NR
Architect of Record: TD
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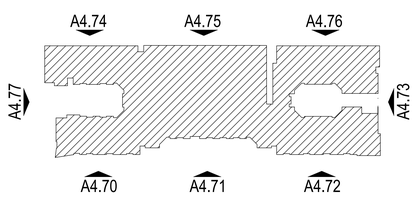
SHEET NO.
A4.73

21345



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

KEY PLAN



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	VISION GLASS	PT2	XX
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	METAL PANELS	PT4	XX
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GRAPHICS LEGEND

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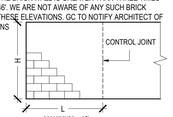
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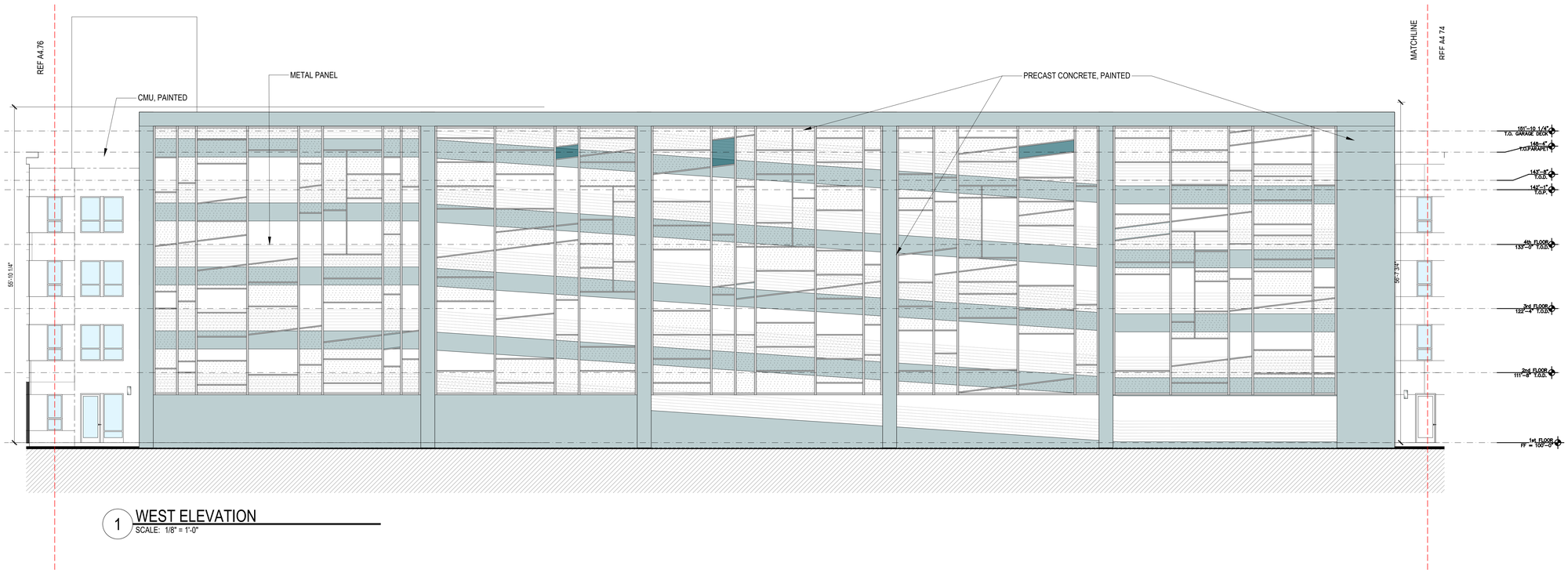
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SHEET CONTENTS:
BUILDING TYPE I
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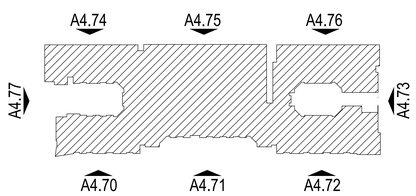
SHEET NO.
A4.74

21345



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

KEY PLAN



MATERIALS & FINISHES LEGEND

1. EXTERIOR MATERIALS & FINISHES TO BE THE SAME AT SIMILAR CONDITIONS OF THE SAME BUILDING.
2. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR
3. U.N.O. TRIM IS DEFINED AS FASCIA, LINTELS, HEADERS, SILLS, WINDOW FRAMES TO BE:

BRICK

PT-1 PT-2 FIBER CEMENT PANELS

VISION GLASS

OPAQUE SPANDREL GLASS

METAL PANELS

GLASS-ALUMINUM BALCONY GUARDRAIL

COLOR PALLET

XX	TRIM
PT1	XX
PT2	XX
PT3	XX
PT4	XX
PT5	XX

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

XX — WALL SECTION TAG

T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION

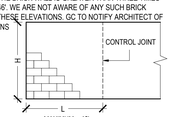
XX — ELEVATION TAG

5:12 — 12 | 5 — SLOPE TAGS

XX / AX.XX — DETAIL SECTION TAG — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN

FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

INSTALL VERTICAL CONTROL JOINT WHEREVER THE HORIZONTAL DIMENSION OF THE BRICK WALL IS GREATER THAN THREE TIMES ITS HEIGHT OR 48". WE ARE NOT AWARE OF ANY SUCH BRICK WALLS WITHIN THESE ELEVATIONS. GC TO NOTIFY ARCHITECT OF SUCH CONDITIONS



ASPECT RATIO = L/H ≤ 3
CONTROL JOINT SPACING (L) = 3 X H

FOLD INDICATOR MARK, USED WHEN ELEVATION or DETAIL SHOWN "UNFOLDED" OR FLATTENED FOR CLARITY.

ACTUAL ANGLE IN PLAN

FOLD LINE

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
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3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, SEALANTS, AND BACKER RODS SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER FT MINIMUM AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER FBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. SIGNAGE SHOWN FOR REFERENCE ONLY. GC TO PROVIDE IN WALL BLOCKING FOR STRUCTURAL SUPPORT OF FUTURE SIGNAGE AT ALL STAIRWAYS, BREEZEWAY ENTRANCES AND LOCATIONS INDICATED ON ELEVATIONS. SIGNAGE MANUFACTURER AND GC TO COORDINATE SPECIFIC CONTENT AND LOCATION OF SIGNAGE.
10. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
11. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

EXTERIOR MATERIALS - BASIS OF DESIGN

CATEGORY / SUBCATEGORY		SPEC SECTION	MANUFACTURER/PRODUCT	PRODUCT DESCRIPTION
WINDOWS & DOORS				
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	RESIDENTIAL PUNCHED OPENINGS	08 53 00	INTUS SUPERA	POLYMER WINDOWS
	RESIDENTIAL WINDOW WALL SYSTEMS	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
EXTERIOR DOORS				
	BALCONY DOOR	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
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	HOLLOW METAL DOOR	08 11 13	ALLEGION	COLD ROLLED STEEL
WALLS				
	FIBER CEMENT PANELS	07 46 46	JAMES HARDIE	REVEAL PANELS
	METAL PANELS	07 42 13	CENTRIA - CONCEPT SERIES	
	SOFFITS	07 46 46	JAMES HARDIE	REVEAL PANELS
	BRICK	04 20 00	SOLIDCITY BRICK	EBONITE VELOUR
	CMU	04 81 00		BX16 SMOOTH FINISH P1 EXPOSED SURFACES
	PRE-CAST CONCRETE			
ROOFING PRODUCTS				
	SINGLE PLY ROOF	07 54 23	FIRESTONE BUILDING PRODUCTS	TPO
	AWNINGS / CANOPY	10 73 13	KINGSPAN/HELIOS	SUSPENDED CANOPY
RAILINGS				
	RAILING		EGLASS	

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:
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Revisions:

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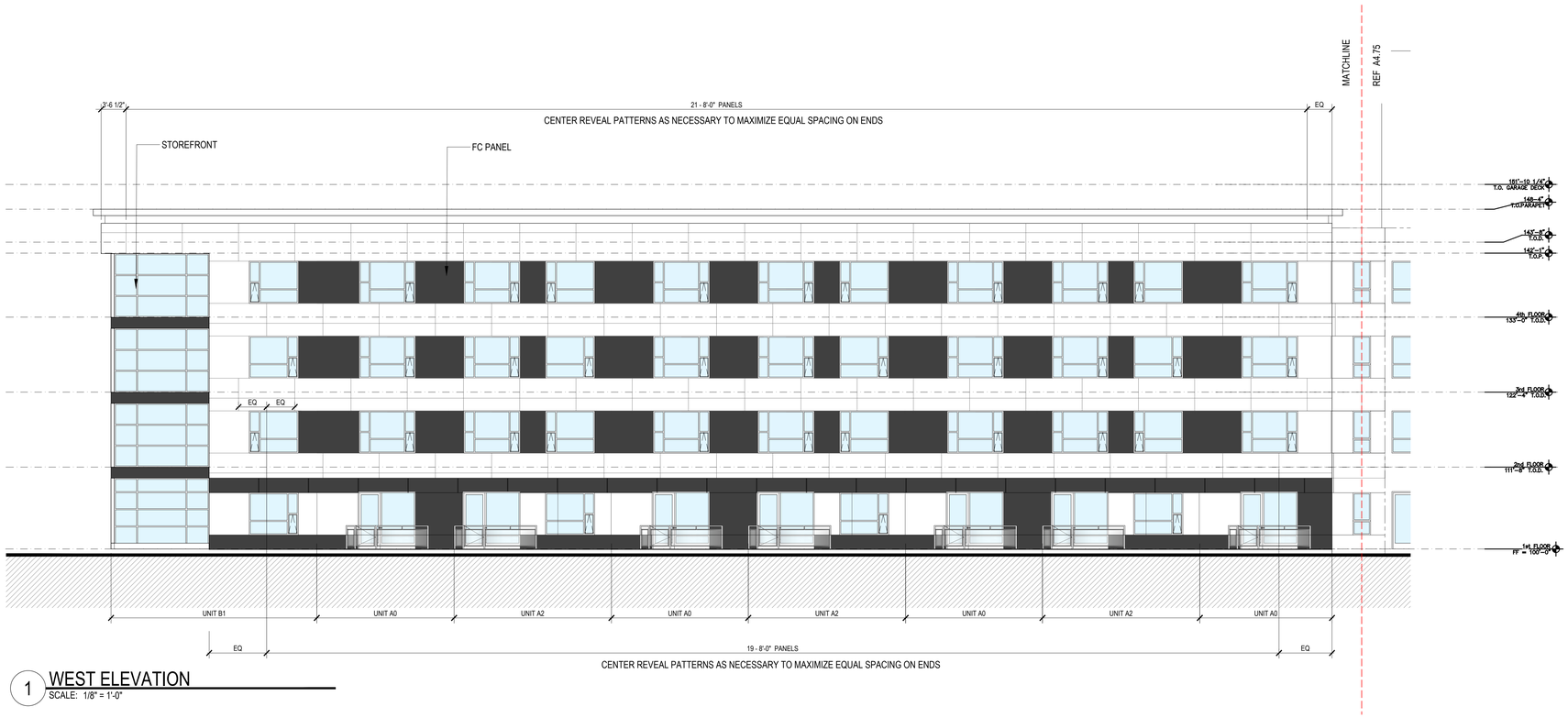
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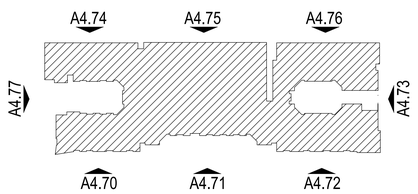
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PT1	XX
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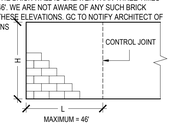
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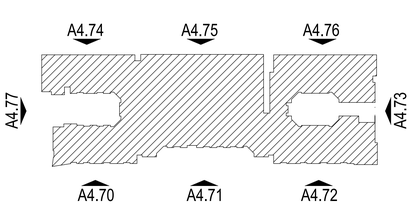
SHEET NO.
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21345



1 SOUTH ELEVATION
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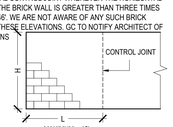
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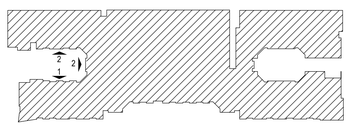


2 SOUTH COURTYARD ELEVATIONS - UNFOLDED
SCALE: 1/8" = 1'-0"



1 SOUTH COURTYARD ELEVATIONS - UNFOLDED
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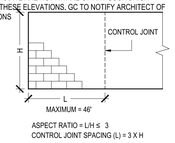
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5:12 / 12 / 5 SLOPE TAGS

FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL

INSTALL VERTICAL CONTROL JOINT WHEREVER THE HORIZONTAL DIMENSION OF THE BRICK WALL IS GREATER THAN THREE TIMES ITS HEIGHT OR 46', WE ARE NOT AWARE OF ANY SUCH BRICK WALLS WITHIN THESE ELEVATIONS. GC TO NOTIFY ARCHITECT OF SUCH CONDITIONS



ASPECT RATIO = L/H ≤ 3
CONTROL JOINT SPACING (L) = 3 X H

FOLD INDICATOR MARK, USED WHEN ELEVATION or DETAIL SHOWN "UNFOLDED" OR FLATTENED FOR CLARITY.

ACTUAL ANGLE IN PLAN

FOLD LINE

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS, SEALANTS, AND BACKER RODS SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL PATIOS, PORCHES, BALCONIES, AND SIDEWALKS TO BE SLOPED 1/8" PER FT MINIMUM AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 5% MIN FOR 10' PER FBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. SIGNAGE SHOWN FOR REFERENCE ONLY. GC TO PROVIDE IN WALL BLOCKING FOR STRUCTURAL SUPPORT OF FUTURE SIGNAGE AT ALL STAIRWAYS, BREEZEWAY ENTRANCES AND LOCATIONS INDICATED ON ELEVATIONS. SIGNAGE MANUFACTURER AND GC TO COORDINATE SPECIFIC CONTENT AND LOCATION OF SIGNAGE.
10. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
11. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.

EXTERIOR MATERIALS - BASIS OF DESIGN

CATEGORY / SUBCATEGORY		SPEC SECTION	MANUFACTURER/PRODUCT	PRODUCT DESCRIPTION
WINDOWS & DOORS				
	COMMERCIAL STOREFRONT	08 41 13	KAWNEER 501UT WALL	EXTERIOR STOREFRONT
	RESIDENTIAL PUNCHED OPENINGS	08 53 00	INTUS SUPERA	POLYMER WINDOWS
	RESIDENTIAL WINDOW WALL SYSTEMS	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
EXTERIOR DOORS				
	BALCONY DOOR	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
	ENTRANCE DOOR	08 41 13	KAWNEER 501UT WALL	EXTERIOR STOREFRONT
	HOLLOW METAL DOOR	08 11 13	ALLEGION	COLD ROLLED STEEL
WALLS				
	FIBER CEMENT PANELS	07 46 46	JAMES HARDIE	REVEAL PANELS
	METAL PANELS	07 42 13	CENTRIA - CONCEPT SERIES	
	SOFFITS	07 46 46	JAMES HARDIE	REVEAL PANELS
	BRICK	04 20 00	SIOUXCITY BRICK	EBONITE VELOUR
	CMU	04 81 00		BX16 SMOOTH FINISH PT EXPOSED SURFACES
	PRE-CAST CONCRETE			
ROOFING PRODUCTS				
	SINGLE PLY ROOF	07 54 23	FIRESTONE BUILDING PRODUCTS	TPO
	AWNINGS / CANOPY	10 73 13	KINGSPAN/HELIOS	SUSPENDED CANOPY
RAILINGS				
	RAILING		EGLASS	

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

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KEY REAL ESTATE

KEY PLAN



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ISSUE FOR PRICING: 12/15/2023

SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.78

21345



2 NORTH COURTYARD ELEVATIONS - UNFOLDED

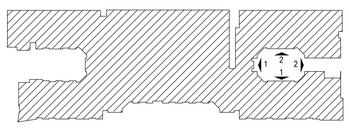
SCALE: 1/8" = 1'-0"



1 NORTH COURTYARD ELEVATIONS - UNFOLDED

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

KEY PLAN



MATERIALS & FINISHES LEGEND

1. EXTERIOR MATERIALS & FINISHES TO BE THE SAME AT SIMILAR CONDITIONS OF THE SAME BUILDING.
2. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR
3. U.N.O. TRIM IS DEFINED AS FASCIA, LINTELS, HEADERS, SILLS, WINDOW FRAMES TO BE:

	COLOR PALLET	
BRICK		
PT-1 PT-2 FIBER CEMENT PANELS	XX	TRIM
VISION GLASS	PT1	XX
OPAQUE SPANDREL GLASS	PT2	XX
	PT3	XX
METAL PANELS	PT4	XX
GLASS-ALUMINUM BALCONY GUARDRAIL	PT5	XX

GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

ELEVATION NOTES

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EXTERIOR DOORS				
	BALCONY DOOR	08 53 00	INTUS SUPERA	POLYMER WINDOW WALL
	ENTRANCE DOOR	08 41 13	KAWNEER 501UT WALL	EXTERIOR STOREFRONT
	HOLLOW METAL DOOR	08 11 13	ALLEGION	COLD ROLLED STEEL
WALLS				
	FIBER CEMENT PANELS	07 46 46	JAMES HARDIE	REVEAL PANELS
	METAL PANELS	07 42 13	CENTRIA - CONCEPT SERIES	
	SOFFITS	07 46 46	JAMES HARDIE	REVEAL PANELS
	BRICK	04 20 00	SIOUXCITY BRICK	EBONITE VELOUR
	CMU	04 81 00		BS16 SMOOTH FINISH PT EXPOSED SURFACES
	PRE-CAST CONCRETE			
ROOFING PRODUCTS				
	SINGLE PLY ROOF	07 54 23	FIRESTONE BUILDING PRODUCTS	TPO
	AWNINGS / CANOPY	10 73 13	KINGSPAN/HELIOS	SUSPENDED CANOPY
RAILINGS				
	RAILING		EGLASS	

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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Issue for Construction	XX/XX/XX

Revisions:

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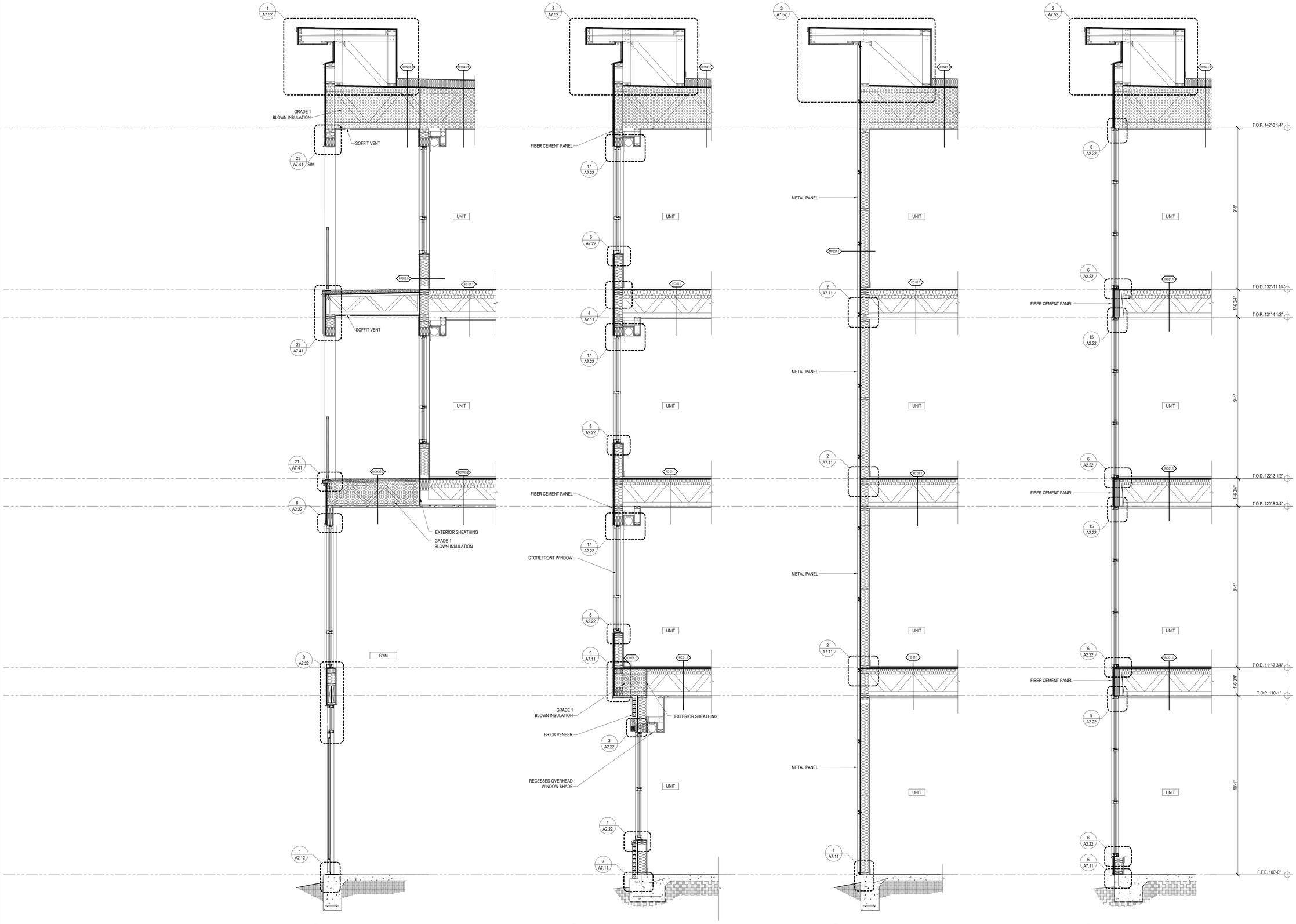
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SHEET CONTENTS:
BUILDING TYPE I
EXTERIOR ELEVATIONS

SHEET NO.
A4.79

21345



4 UNIT OVER GYM
SCALE: 1/2" = 1'-0"

3 UNIT OVER UNIT
SCALE: 1/2" = 1'-0"

2 UNIT OVER UNIT
SCALE: 1/2" = 1'-0"

1 UNIT OVER UNIT
SCALE: 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: LL
Architect of Record: TD

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Issue for Pricing / Bidding:	12/15/23
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Issue for Construction	XX/XX/XX

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SHEET CONTENTS:
EXTERIOR WALL SECTIONS
APARTMENT BUILDINGS

SHEET NO.

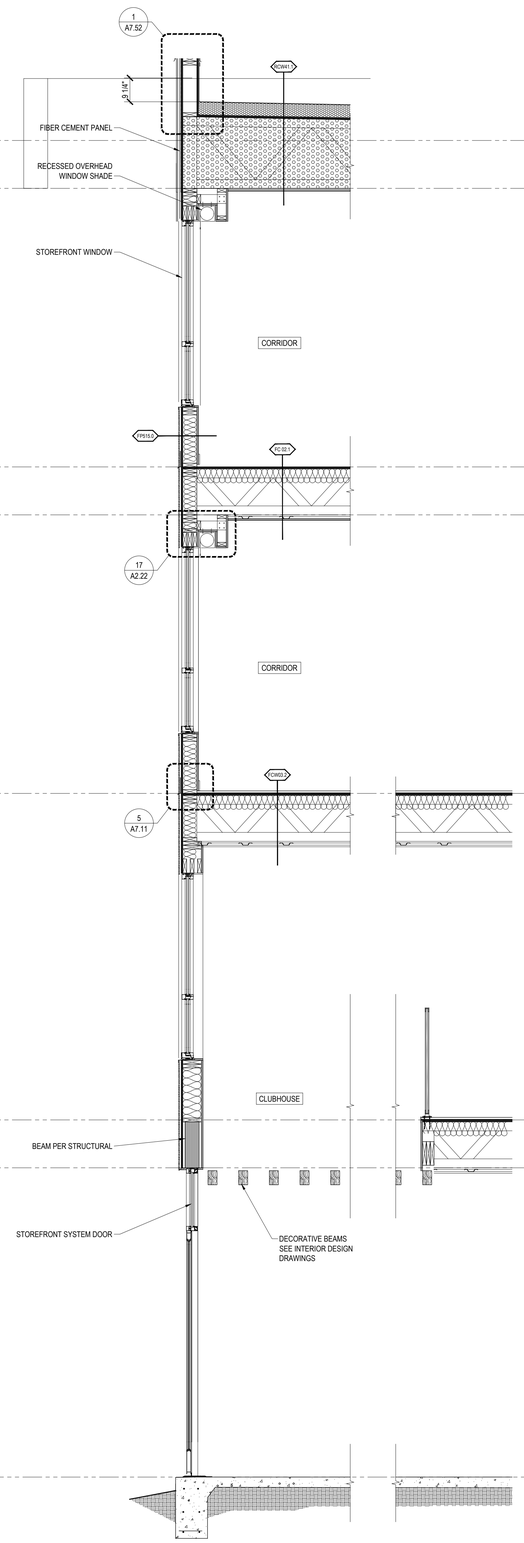
A5.11

21345

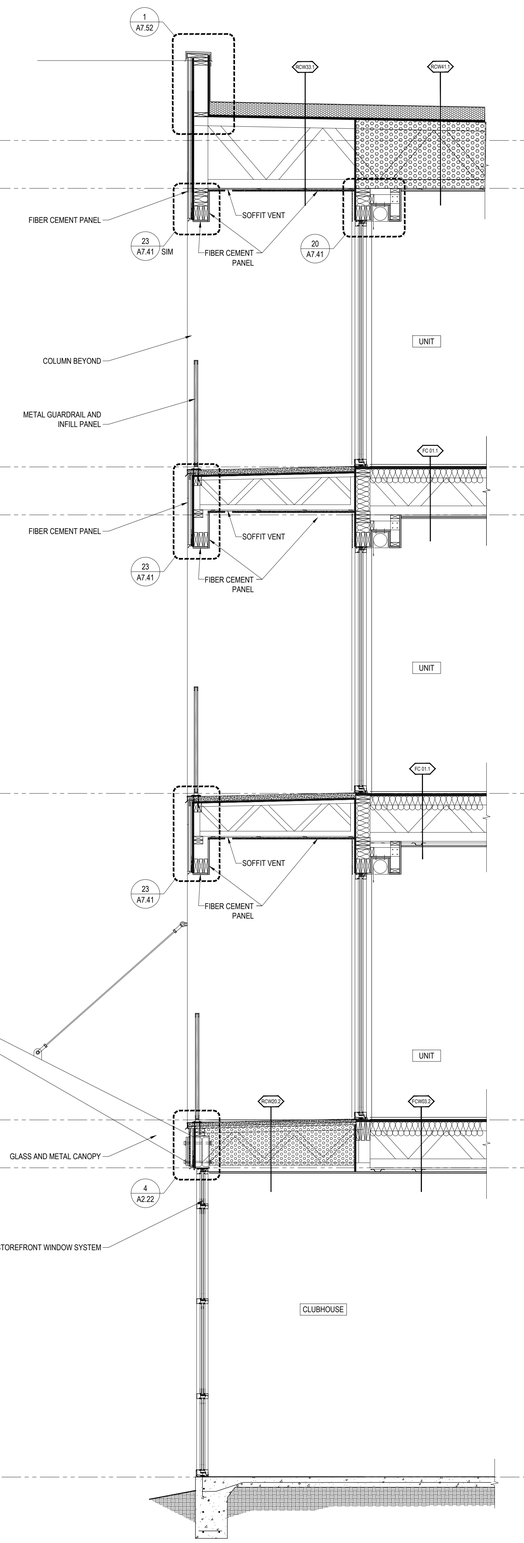


NOTE COLOR TRANSITIONS AT CONTROL JOINTS

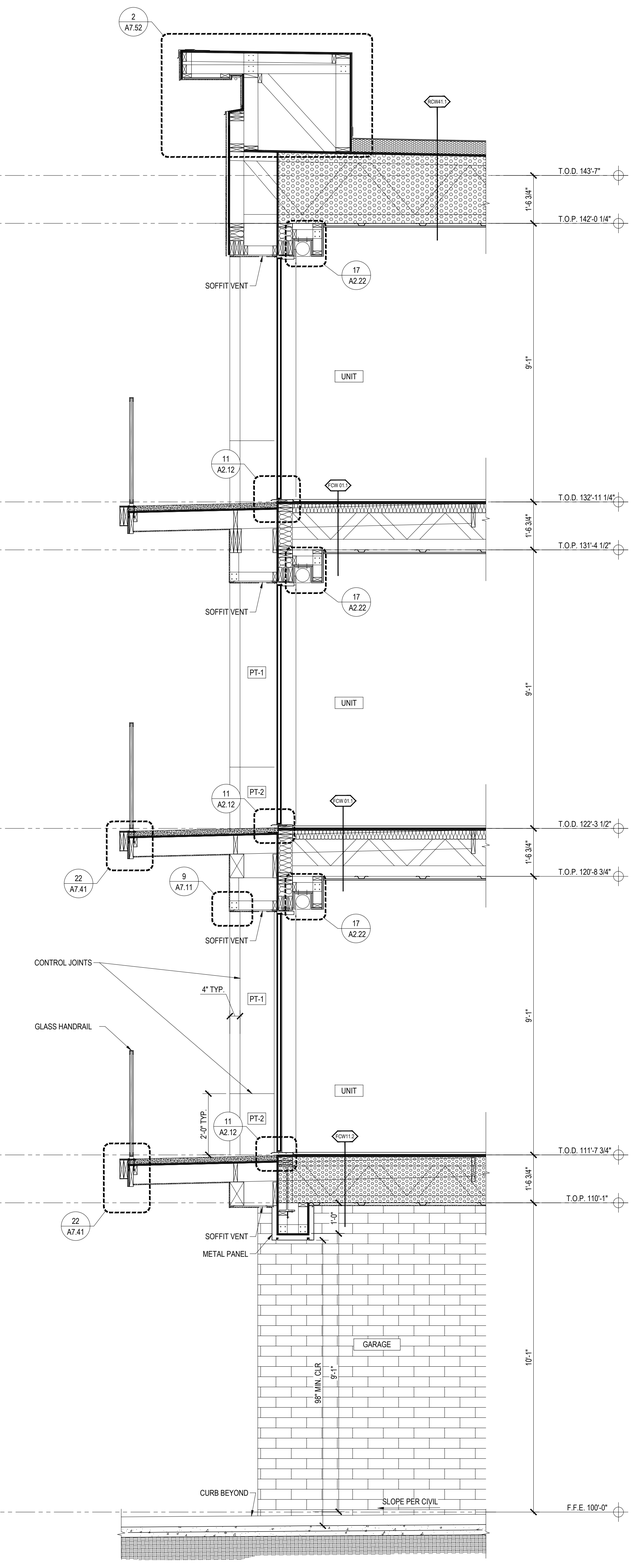
4 CONCEPT IMAGE OF BALCONY DETAIL
SCALE:



3 UNIT OVER CLUBHOUSE
SCALE: 1/2" = 1'-0"



2 UNIT OVER CLUBHOUSE AT BALCONY
SCALE: 1/2" = 1'-0"



1 UNIT OVER GARAGE AT BALCONY
SCALE: 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: LL
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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Issue for Construction	XX/XX/XX

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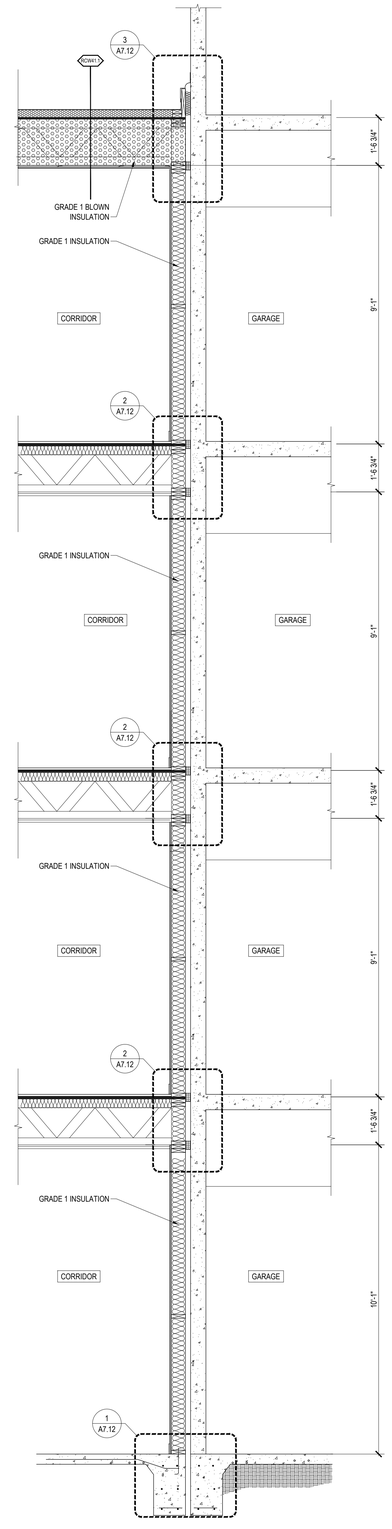
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SHEET CONTENTS:
EXTERIOR WALL SECTIONS - APARTMENT BLDGS

SHEET NO.

A5.12

21345



1 CORRIDOR AT GARAGE
SCALE: 1/2" = 1'-0"

Designed by: MM
Drawn by: LL
Architect of Record: TD

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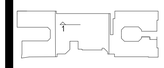
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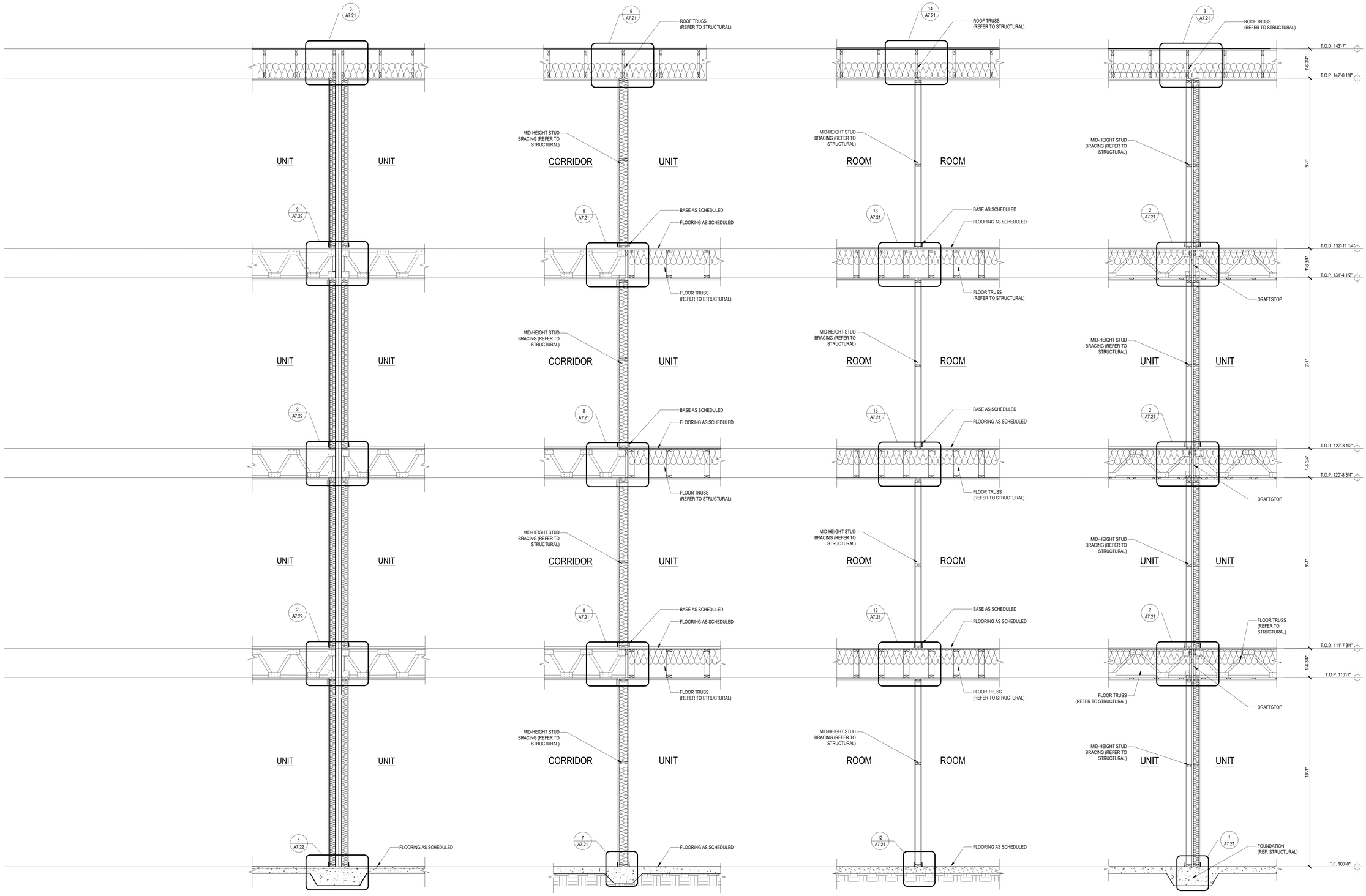
SHEET CONTENTS:
WALL SECTIONS

SHEET NO.

A5.13

21345

ISSUE FOR PRICING: 12/15/2023



4 2 HR FIRE WALL AT UNIT TO UNIT
SCALE: 1/2" = 1'-0"

3 INTERIOR WALL CORRIDOR TO UNIT
SCALE: 1/2" = 1'-0"

2 INTERIOR WALL IN UNIT
SCALE: 1/2" = 1'-0"

1 1 HOUR UNIT/UNIT FIRE PARTITION
SCALE: 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

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Drawn by: TT / LL
Architect of Record: TD

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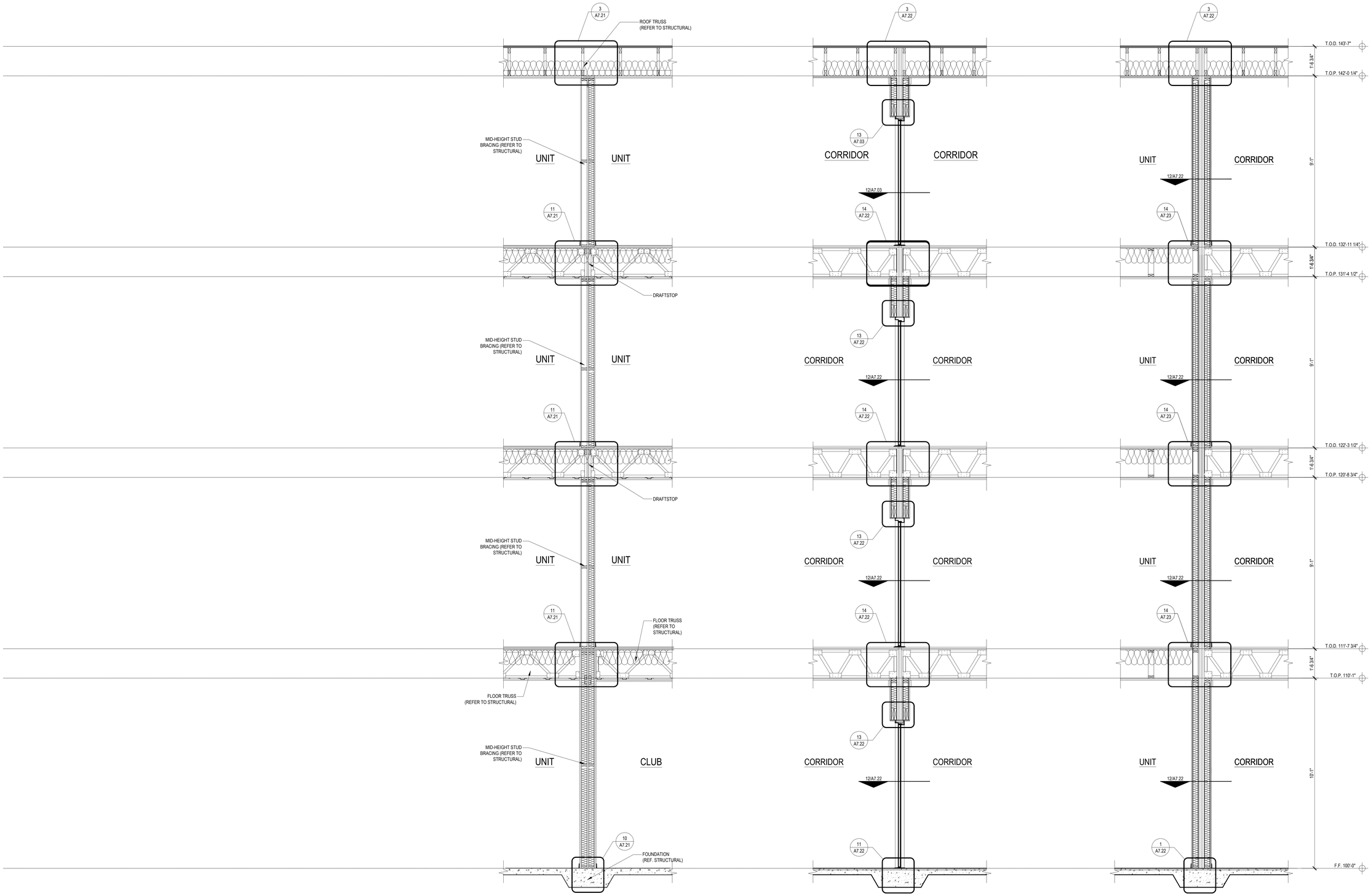
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SHEET CONTENTS:
INTERIOR WALL SECTIONS

SHEET NO.
A5.21

21345



3 1 HR BARRIER UNIT TO CLUB
SCALE: 1/2" = 1'-0"

2 2 HR FIRE WALL AT CORRIDOR TO CORRIDOR
SCALE: 1/2" = 1'-0"

1 2 HR FIRE WALL AT UNIT TO CORRIDOR
SCALE: 1/2" = 1'-0"

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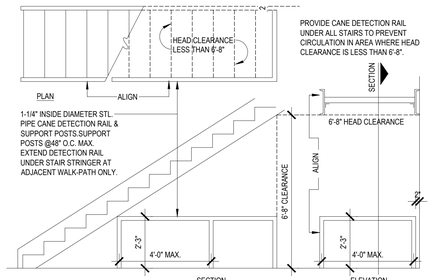
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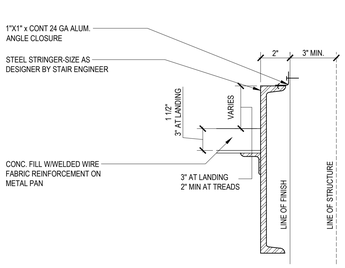
SHEET CONTENTS:
INTERIOR WALL SECTIONS

SHEET NO.
A5.22

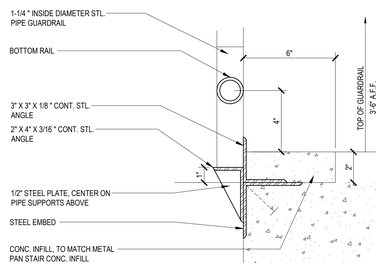
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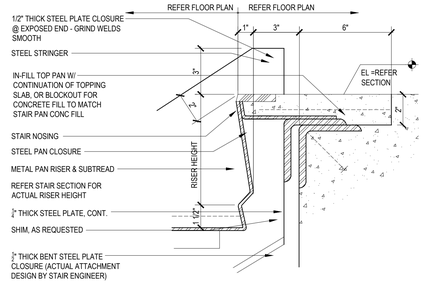
22 CANE DETECTION RAIL DIAGRAM
SCALE: 3/8"=1'-0"



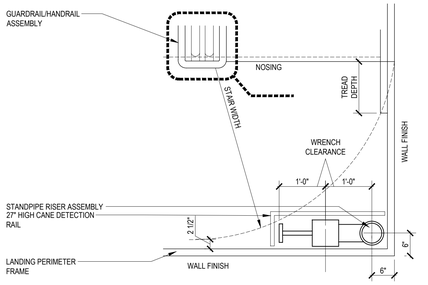
18 STAIR STRINGER/LANDING AT WALL
SCALE: 3"=1'-0"



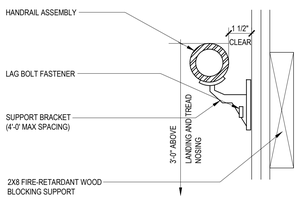
13 GUARDRAIL ATTACHMENT @ SLAB
SCALE: 3"=1'-0"



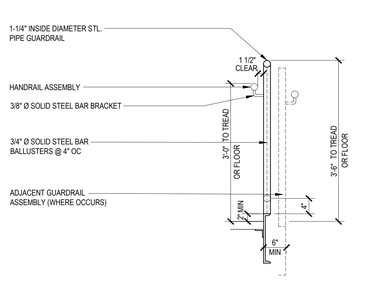
8 STAIR ASSEMBLY ATTACHMENT @ CONC.
SCALE: 3"=1'-0"



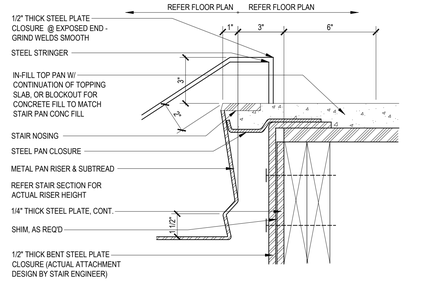
21 STANDPIPE AT INTERMEDIATE LANDING
SCALE: 3/4"=1'-0"



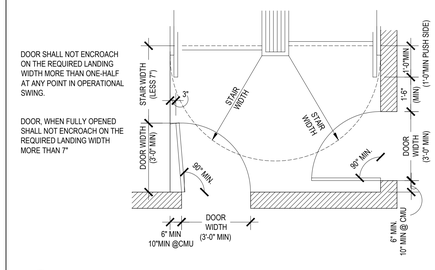
17 HANDRAIL SUPPORT @ STUD PARTITION
SCALE: 3"=1'-0"



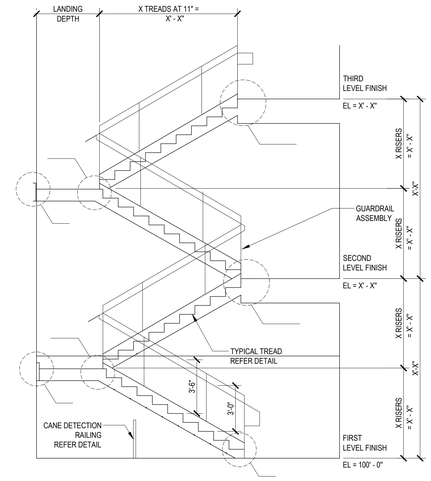
12 HANDRAIL SUPPORT @ GUARDRAIL
SCALE: 3/4"=1'-0"



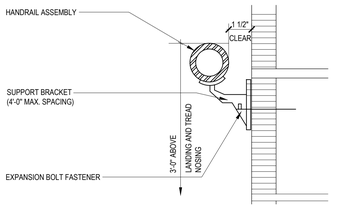
7 STAIR ASSEMBLY ATTACHMENT @ WOOD
SCALE: 3"=1'-0"



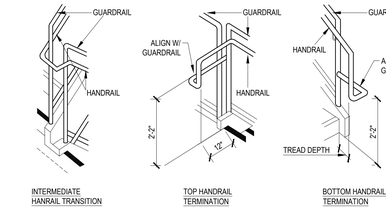
3 STANDARD LANDING CONFIGURATION
SCALE: 3/8"=1'-0"



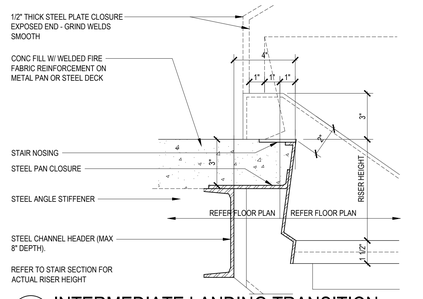
20 STAIR SECTION - THREE LEVELS
SCALE: 1/4"=1'-0"



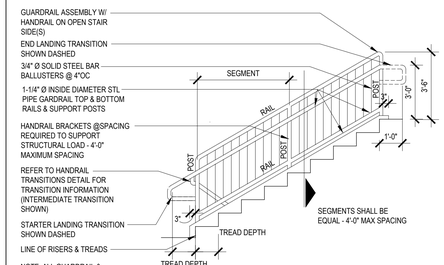
HANDRAIL SUPPORT @ CMU / CONCPARTITION
16
SCALE: 3"=1'-0"



11 HANDRAIL TRANSITIONS
SCALE: 1/2"=1'-0"

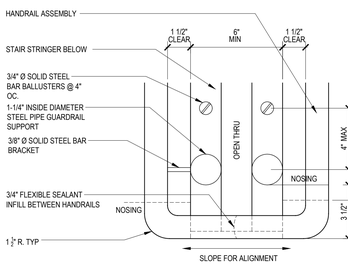


6 INTERMEDIATE LANDING TRANSITION
SCALE: 3"=1'-0"

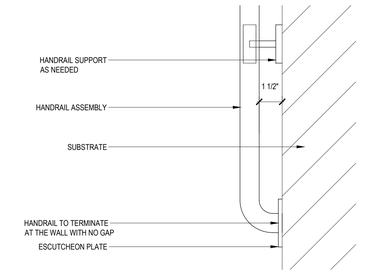


2 GUARDRAIL/HANDRAIL @ OPEN SIDE STAIR
SCALE: 3/8"=1'-0"

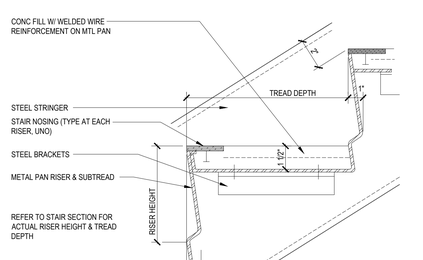
19 STAIR SECTION - TWO LEVELS
SCALE: 1/4"=1'-0"



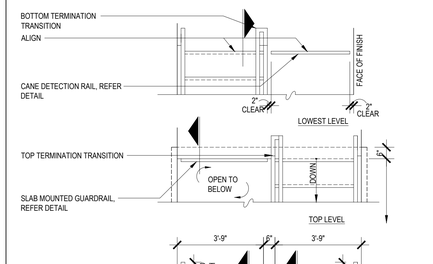
15 INTERMEDIATE LANDING TRANSITION - 2
SCALE: 3"=1'-0"



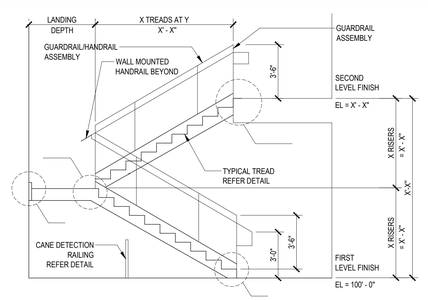
10 HANDRAIL TERMINATION AT WALL
SCALE: 3"=1'-0"



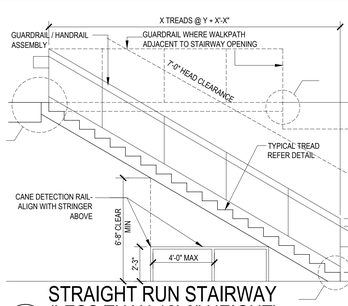
5 TYPICAL STAIR RISER/TREAD
SCALE: 3"=1'-0"



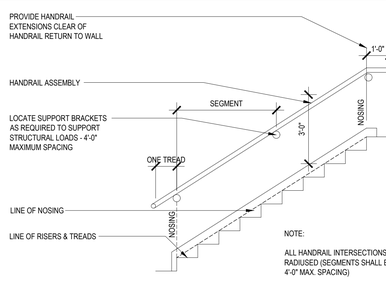
1 TYPICAL STAIRWAY LAYOUT
SCALE: 3/8"=1'-0"



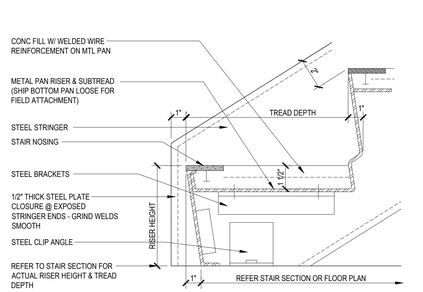
19 STAIR SECTION - TWO LEVELS
SCALE: 1/4"=1'-0"



STRAIGHT RUN STAIRWAY (LESS THAN 12'-0" HEIGHT)
14
SCALE: 1/4"=1'-0"



9 WALL MOUNTED HANDRAIL
SCALE: 3/8"=1'-0"



4 STAIR ASSEMBLY ATTACHMENT
SCALE: 3"=1'-0"

Designed by: MM
Drawn by: XXX
Architect of Record: TD
Date Plotted: XX/XX/XX

Issue for Pricing / Bidding:	12/15/23
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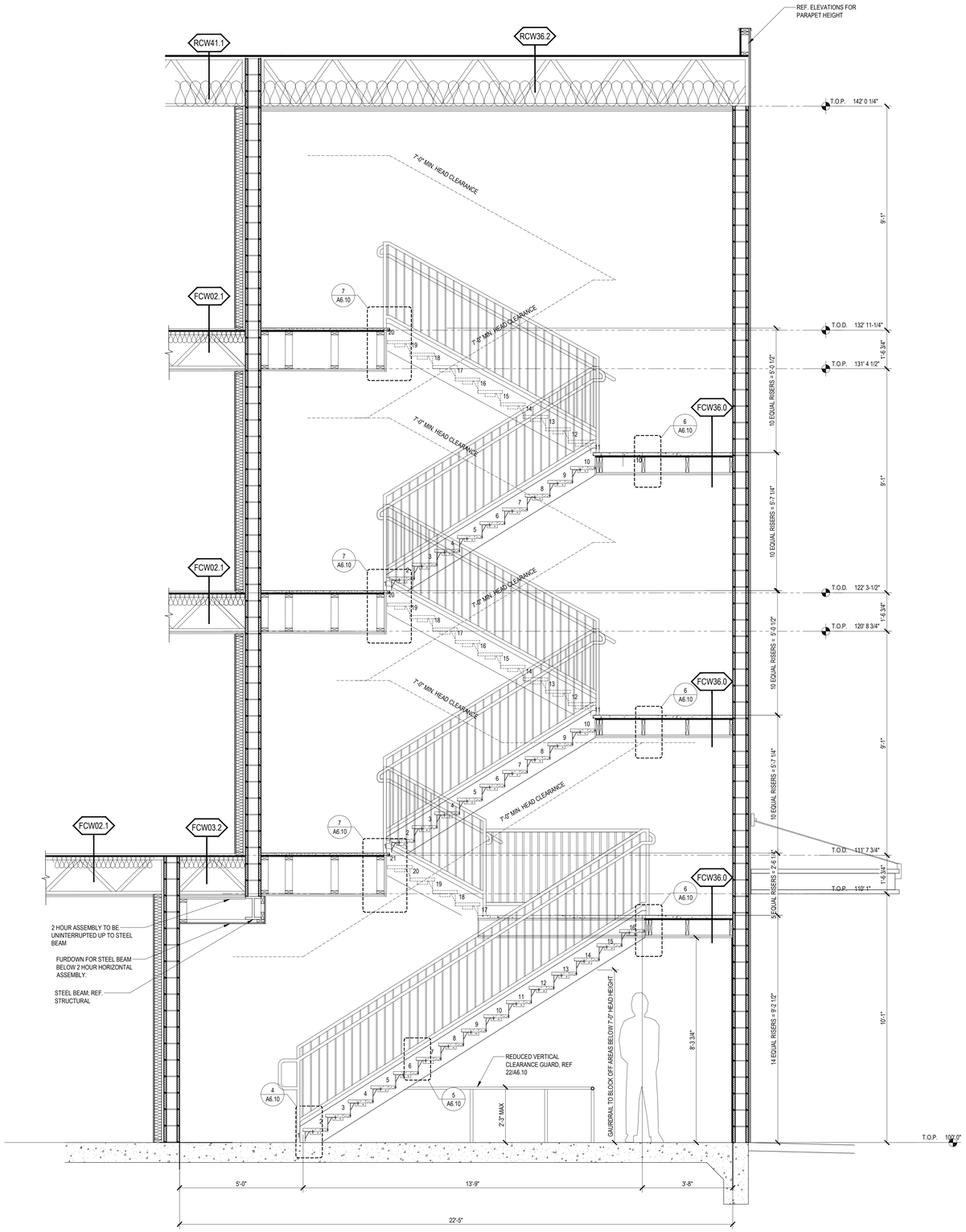
SHEET CONTENTS:

METAL PAN STAIR DETAILS

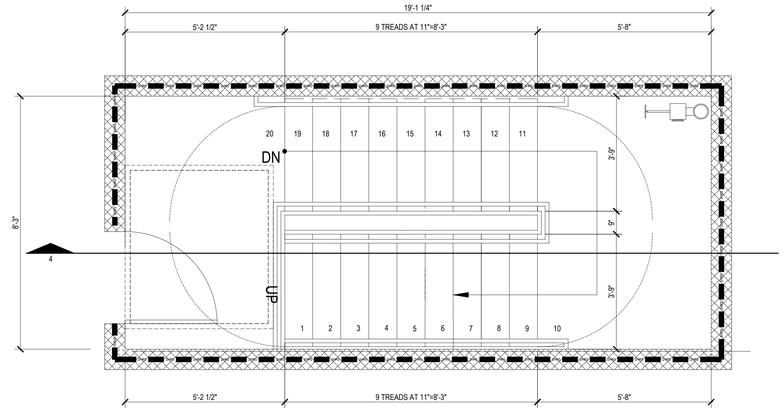
SHEET NO.

A6.10

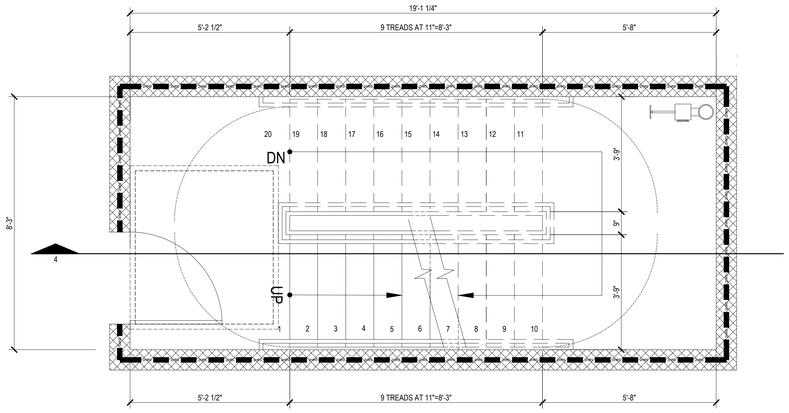
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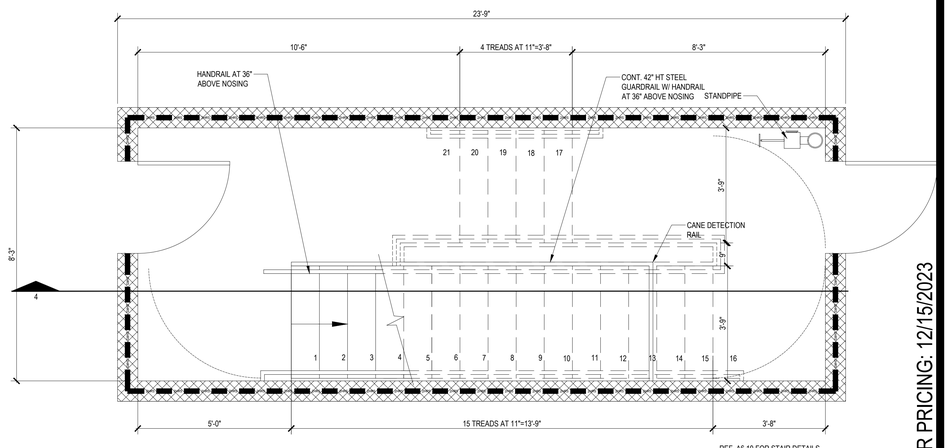
4 TYPICAL STAIR SECTION AT S1, S2, S5
SCALE: 1/2" = 1'-0"



3 STAIR PLAN - TOP FLOOR AT STAIR S1, S2, S5
SCALE: 1/2" = 1'-0"



2 STAIR PLAN - INTERMEDIATE FLOORS AT STAIR S1, S2, S5
SCALE: 1/2" = 1'-0"



1 STAIR PLAN - FIRST FLOOR AT STAIR S1, S2, S5
SCALE: 1/2" = 1'-0"

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

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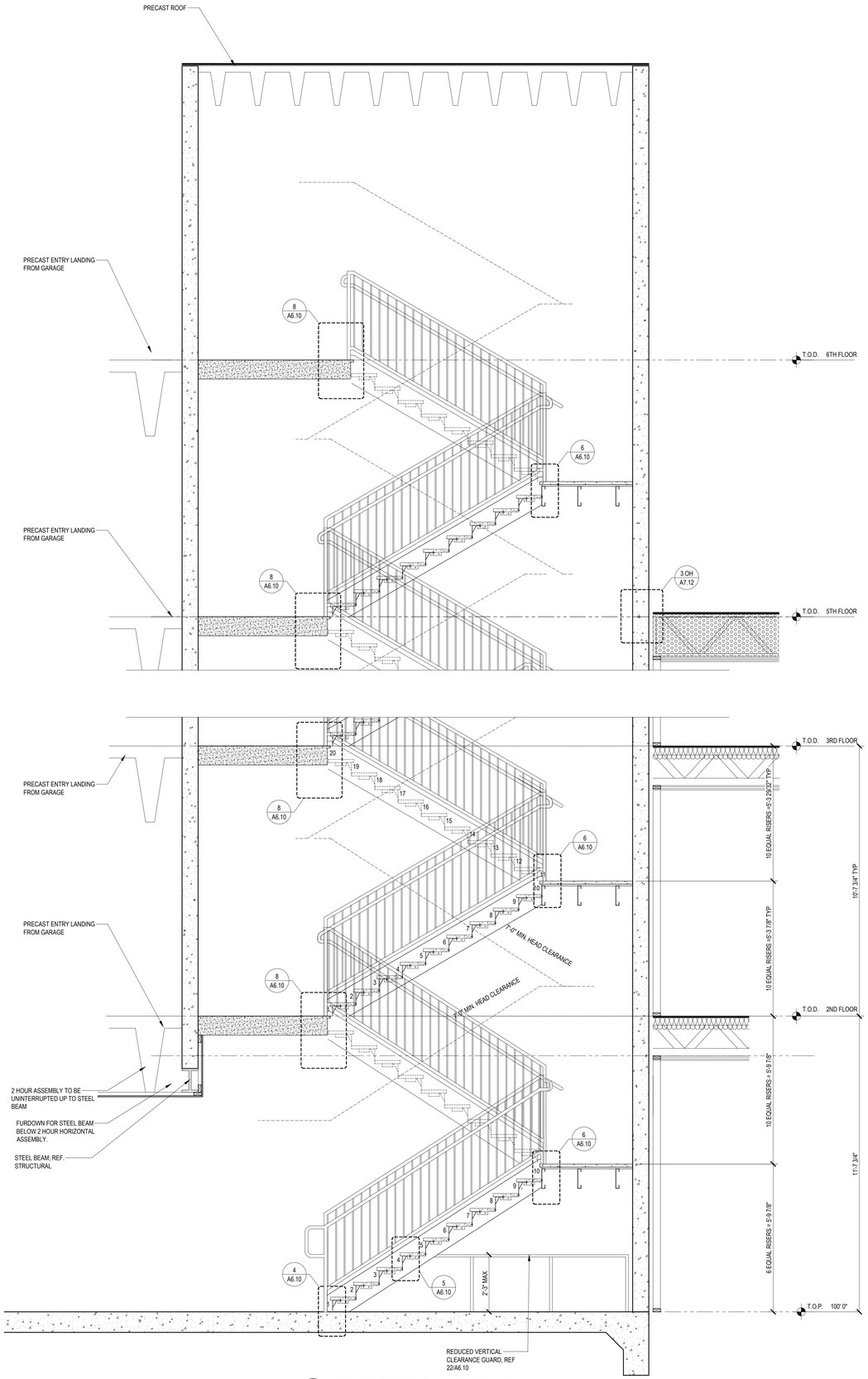
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SHEET CONTENTS:
STAIR PLANS & SECTION

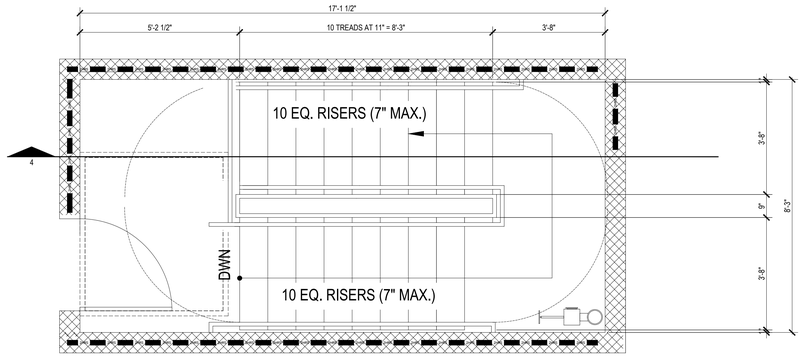
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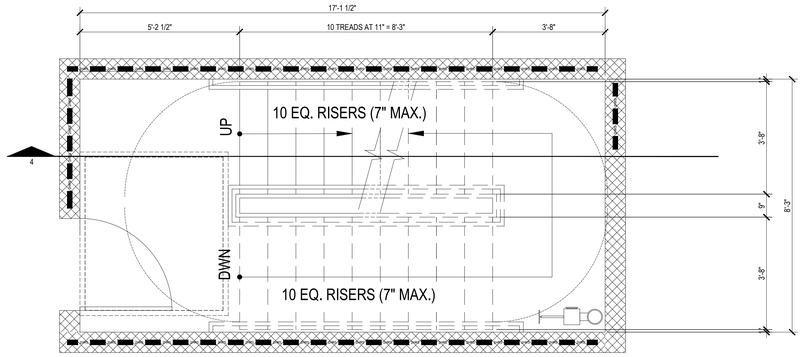
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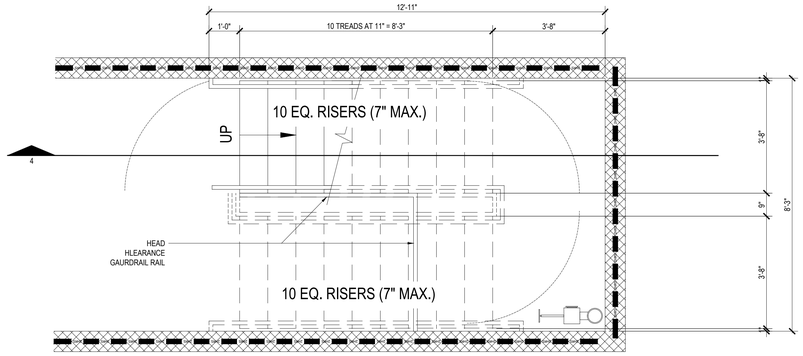
1 STAIR SECTION AT STAIR 4
SCALE: 1/2" = 1'-0"



3 STAIR PLAN - TOP FLOOR AT STAIR 4
SCALE: 1/2" = 1'-0"



2 STAIR PLAN - INTERMEDIATE FLOORS AT STAIR 4
SCALE: 1/2" = 1'-0"



1 STAIR PLAN - FIRST FLOOR AT STAIR 4
SCALE: 1/2" = 1'-0"

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
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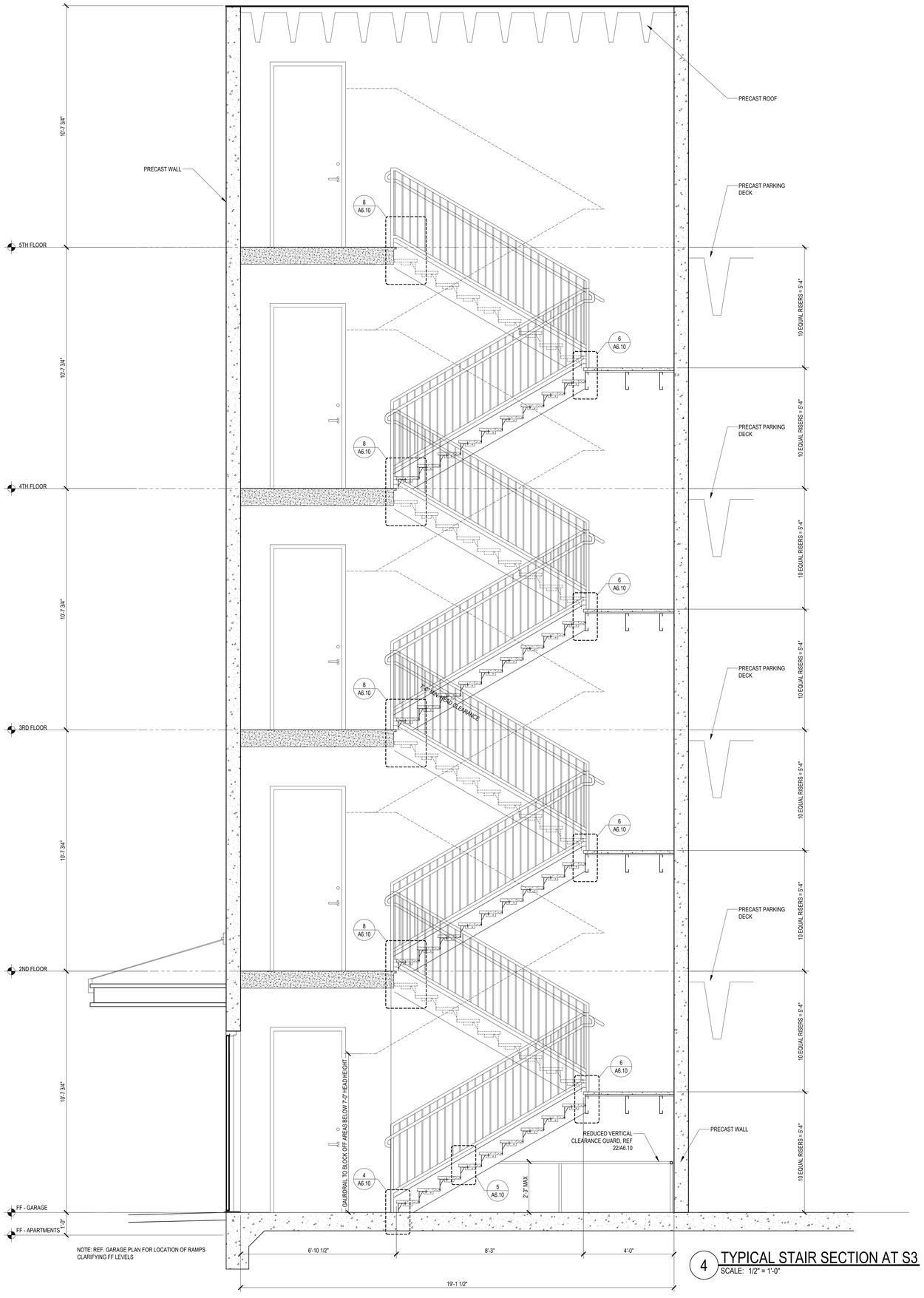
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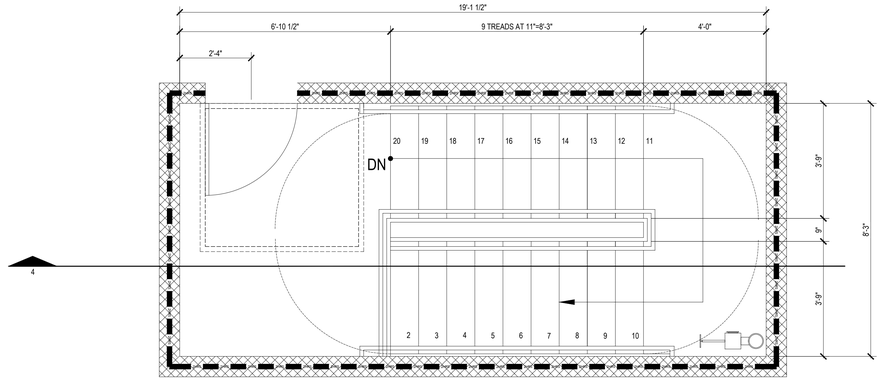
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STAIR 4 PLANS & SECTION

SHEET NO.
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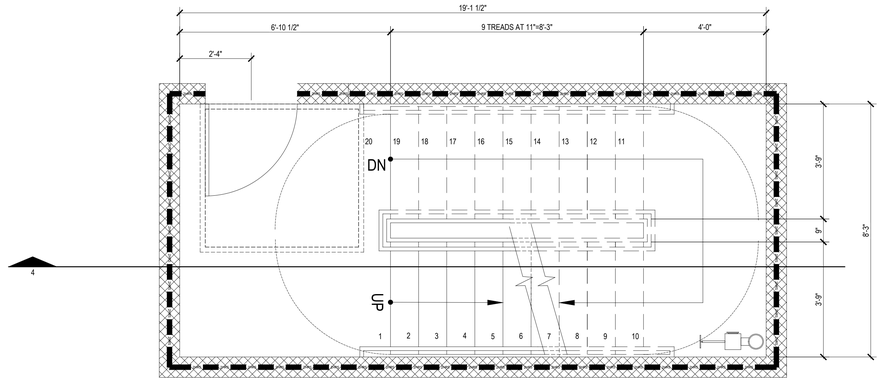
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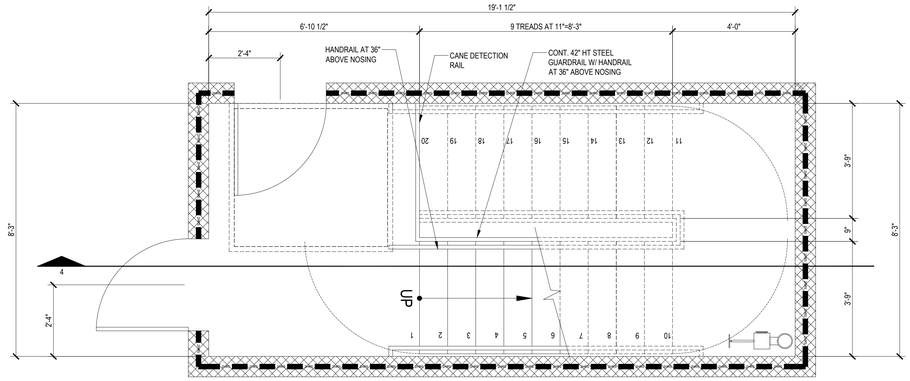
4 TYPICAL STAIR SECTION AT S3
SCALE: 1/2" = 1'-0"



3 STAIR PLAN - TOP FLOOR AT STAIR S3
SCALE: 1/2" = 1'-0"



2 STAIR PLAN - INTERMEDIATE FLOORS AT STAIR S3
SCALE: 1/2" = 1'-0"



REF. A6.10 FOR STAIR DETAILS

1 STAIR PLAN - FIRST FLOOR AT STAIR S3
SCALE: 1/2" = 1'-0"

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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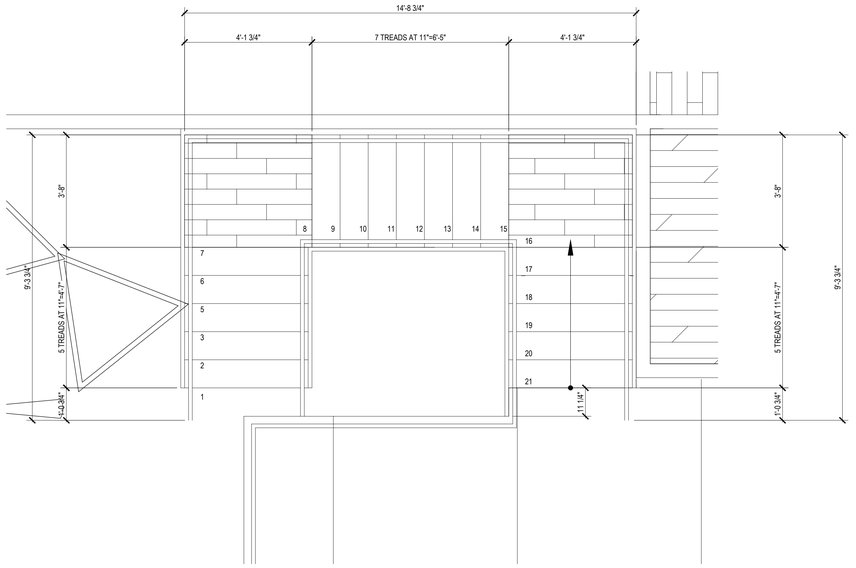
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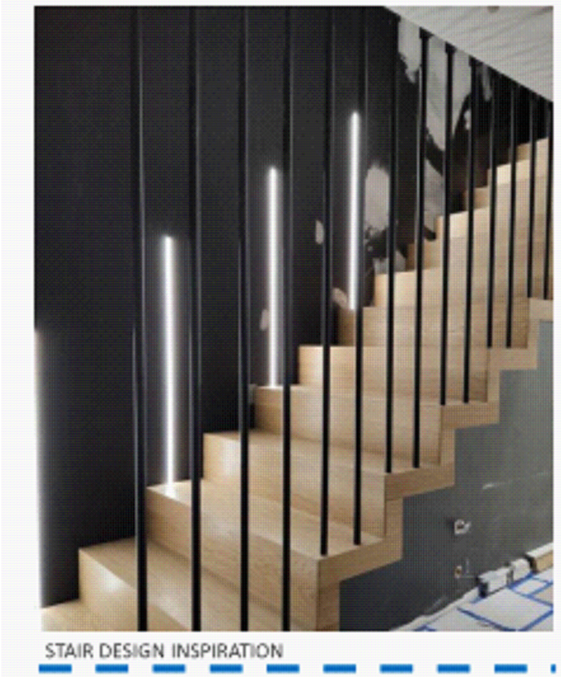
SHEET CONTENTS:
STAIR PLANS & SECTION

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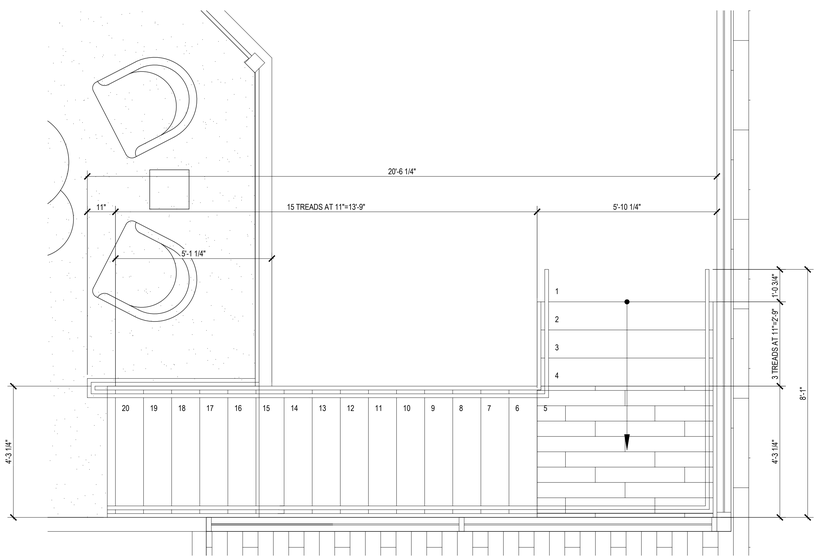
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2 STAIR PLAN - CLUBHOUSE FITNESS STAIRS
SCALE: 1/2" = 1'-0"



3 CLUBHOUSE STAIR CONCEPT IMAGE
SCALE:



1 STAIR PLAN - CLUBHOUSE LOUNGE STAIRS
SCALE: 1/2" = 1'-0"

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

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BATON ROUGE, LOUISIANA

KEY REAL ESTATE

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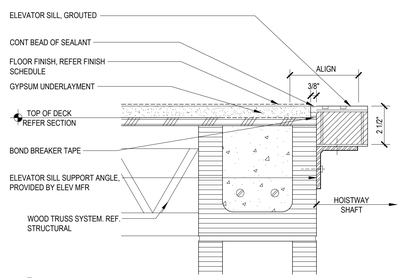
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SHEET CONTENTS:
STAIR PLANS & SECTION

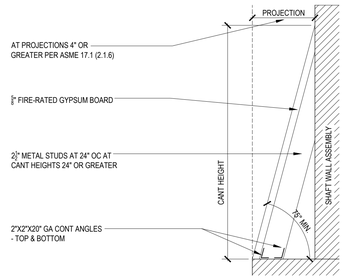
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A6.14

ISSUE FOR PRICING: 12/15/2023

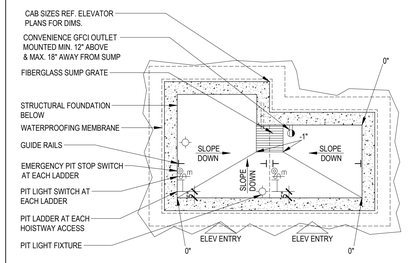
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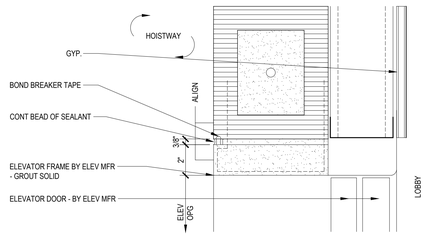
15 GROUTED ELEVATOR SILL @CMU/WOOD TRUSS
SCALE: 3"=1'-0"



10 HOISTWAY CANT
SCALE: 1 1/2"=1'-0"

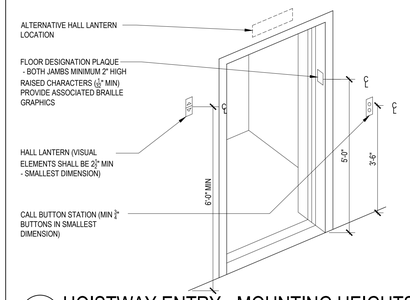


5 ELEVATOR PIT (2 CAB)
SCALE: 1/4"=1'-0"

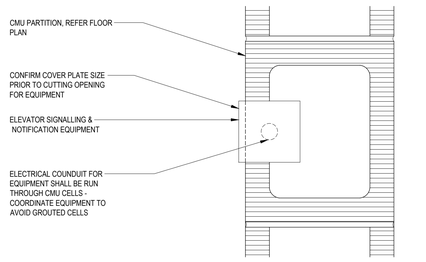


14 ELEVATOR FRAME HEAD-JAMB AT MASONRY
SCALE: 3"=1'-0"

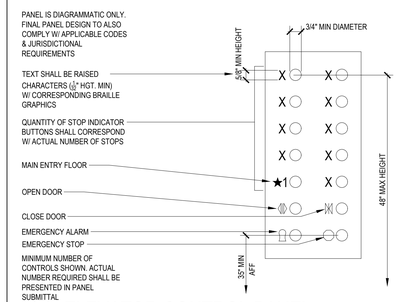
9 NOT USED
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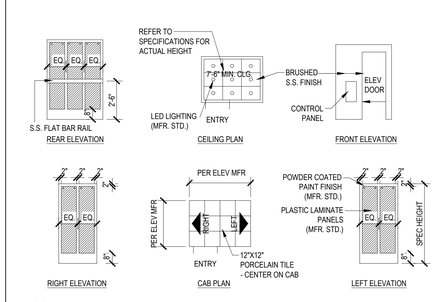
4 HOISTWAY ENTRY - MOUNTING HEIGHTS
SCALE: 1/2"=1'-0"



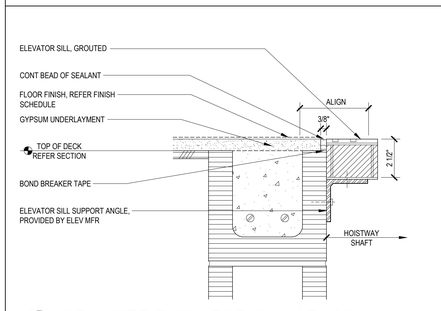
13 ELEVATOR BOX PENETRATION
SCALE: 3"=1'-0"



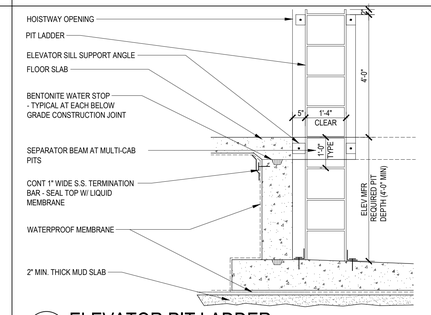
8 ELEVATOR CONTROL PANEL
SCALE: NO SCALE



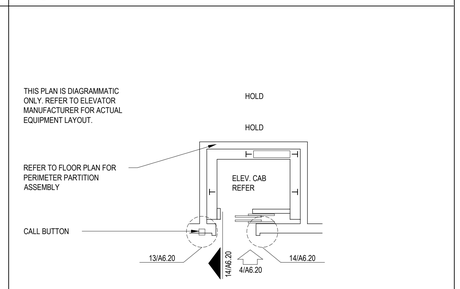
3 STANDARD ELEVATOR CAB FINISHES
SCALE: 1/4"=1'-0"



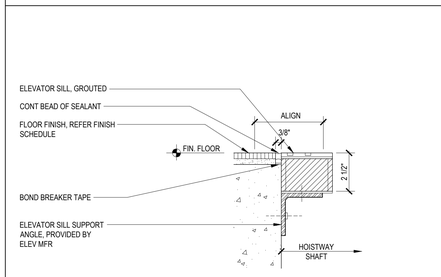
12 GROUTED ELEVATOR SILL AT CMU
SCALE: 3"=1'-0"



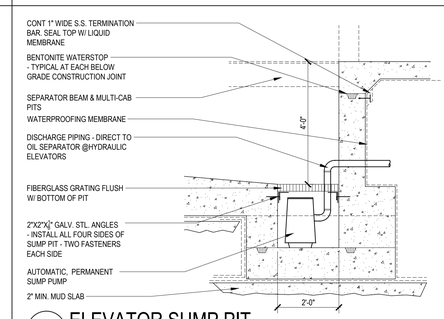
7 ELEVATOR PIT LADDER
SCALE: 1/2"=1'-0"



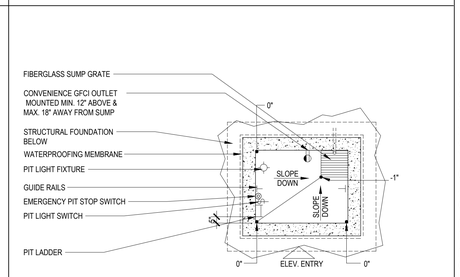
2 TYPICAL HOISTWAY PLAN
SCALE: 1/4"=1'-0"



11 GROUTED ELEVATOR SILL
SCALE: 3"=1'-0"



6 ELEVATOR SUMP PIT
SCALE: 1/2"=1'-0"



1 ELEVATOR PIT (1 CAB)
SCALE: 1/4"=1'-0"

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX
Revisions:

#	DATE	COMMENTS

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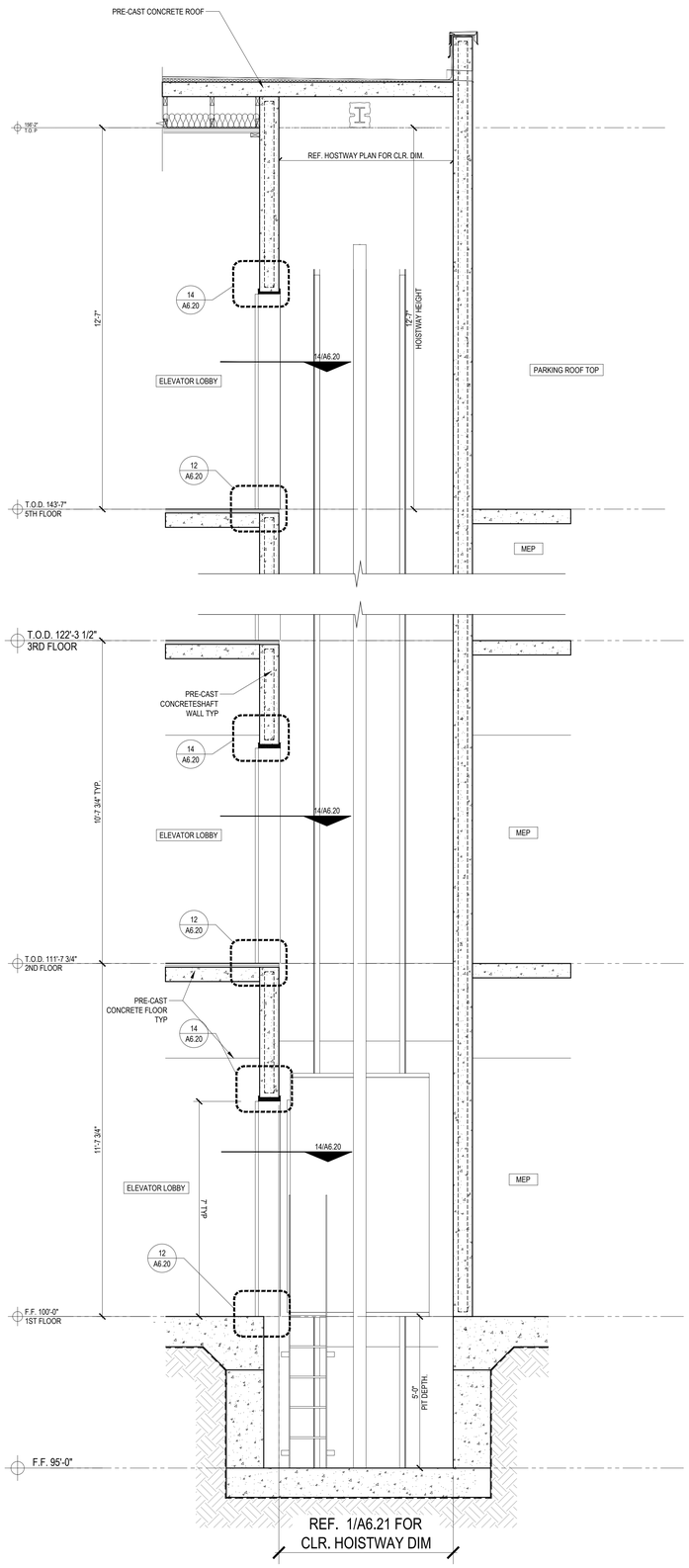
SHEET CONTENTS:
ELEVATOR DETAILS

SHEET NO.

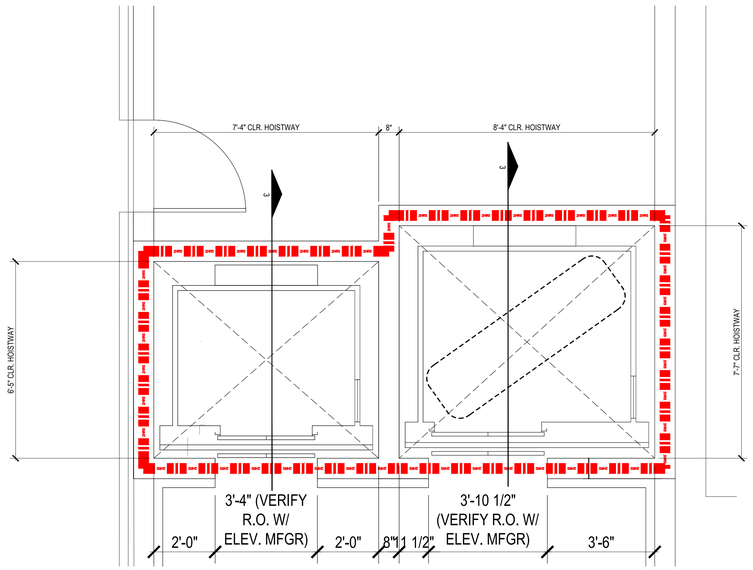
A6.20

21345

HPA STANDARD SHEET 2017-07-17



3 ELEVATOR 1 & 2 - HOISTWAY SECTION
SCALE: 1/2" = 1'-0"



1 ELEVATOR 1 & 2 - HOISTWAY PLAN
SCALE: 1/2" = 1'-0"

SYMBOL LEGEND - ELEVATOR PLANS

X/AX.XX — EXTERIOR ELEVATION TAG

X/AX.XX
X/AX.XX — WALL SECTION TAG

X/AX.XX — DETAIL SECTION TAG

1A — PARTITION WALL TAG

X — DOOR TAG SYMBOL

X — WINDOW TAG SYMBOL

FEC — MINIMUM 2-A RATED FIRE EXTINGUISHER CABINETS SEMI-RECESSED AT WOOD FRAME WALLS & SURFACE MOUNT AT CMU/CONCRETE WALLS; MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 27" A.F.F TO BOTTOM OF CABINET, MAX. 75 FT. TRAVEL DISTANCE

8" CMU WALL

2-HR FIRE BARRIER

1-HR FIRE BARRIER

ELEVATOR SOUND CONTROL

1. THE HOIST AND SHEAVES (PRIMARY AND SECONDARY OR DEFLECTOR) ARE TO BE MOUNTED TO A SINGLE UNITIZED STRUCTURAL BASE WHICH IS RESILIENTLY MOUNTED TO THE BUILDING STRUCTURE. THE RESILIENT MOUNTS SHALL BE THE MOST EFFECTIVE ISOLATION SYSTEM PROVIDED BY THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 1" THICK SOLID OR LAYERED NEOPRENE PADS INSTALLED TO PROVIDE 0.10" STATIC DEFLECTION (OR 10% OF TOTAL PAD THICKNESS.)

2. IF EQUIPPED WITH SCR CONTROLS, MOUNT THE SCR CONTROL UNIT(S) ON THE MOST EFFECTIVE ISOLATION SYSTEM AVAILABLE FROM THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 0.75" THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" DEFLECTION (MASON INDUSTRIES, TYPE 'SUPER W', 50 DUROMETER PADS UNIFORMLY LOADED AT 45 PSI). PROVIDE A TOP BEARING PLATE WHERE NECESSARY TO UNIFORMLY DISTRIBUTE LOAD.

3. PROVIDE AN ELECTRICAL FILTER/REACTOR BETWEEN ELECTRIC CONTROLS AND THE HOIST MOTOR. MOUNT THE REACTOR ON THE MOST EFFECTIVE ISOLATION PROVIDED BY THE MANUFACTURER, BUT NOT LESS THAT 0.75" (19 MM) THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" (2.5 MM) DEFLECTION.

4. ALL BOLTS THROUGH ISOLATION PADS SHALL HAVE RESILIENT WASHERS AND SLEEVES TO INSURE NO "SHORT-CIRCUIT" OF ISOLATION.

5. ALL CONNECTIONS TO EQUIPMENT ARE TO BE RESILIENT.

6. DOUBLE ROPED SYSTEMS SHALL TERMINATE ROPES ON THE UNITIZED RESILIENTLY MOUNTED BASE OF THE MACHINE.

7. PROVIDE THE MAXIMUM POSSIBLE DIAMETER NEOPRENE/RUBBER (RESILIENT SLEEVED) ROLLER WHEELS. IN ADDITION, SPRING-LOADED ROLLERS ARE REQUIRED TO MAINTAIN STEADY PRESSURE AGAINST THE GUIDE RAILS.

8. GUIDE RAILS AND ROLLERS ARE TO BE PROPERLY ALIGNED TO OBTAIN THE "QUIETEST" OPERATION POSSIBLE. THE SPECIFICATION SHOULD SPECIFY A VERTICAL TOLERANCE OF 0.06 IN PER 98 FT DISTANCE.

ELEVATOR NOTES

BASIS OF DESIGN

SCHINDLER LOW RISE MRL TRACTION ELEVATOR 3300

1. ELEVATORS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE INCLUDING SECTIONS 402 AND 407.
2. ELEVATOR SHALL HAVE A CAPACITY OF 3,500 LBS.
3. PER 407.4.4 EACH CAR SHOULD HAVE A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO LANDING WITHIN 1/2" TOLERANCE.
4. ADJACENT TO THE CALL STATION (ALL LEVELS), PROVIDE SIGN TO READ : "IN FIRE EMERGENCY DO NOT USE ELEVATORS, USE EXIT STAIRS".
5. ELEVATOR CALL BUTTON W/ VISUAL SIGNAL. BUTTONS SHALL BE 3/4" MIN. DIMENSION. THE BUTTON THAT DESIGNATES UP SHALL BE ABOVE THE BUTTON THAT DESIGNATES DOWN PER SECTION 407.2.1.4. THE BUTTONS SHALL BE RAISED OR FLUSH.
6. PER 407.2.2.1, A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD 'UP' OR 'DOWN'. VISIBLE SIGNALS SHALL: (1) BE CENTERED AT 72" ABOVE LOBBY FLOOR; (2) BE 2 1/2" IN THE SMALLEST DIMENSION; (3) BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
7. PER 407.3.2, ELEVATOR DOORS SHALL OPEN/CLOSE AUTOMATICALLY. THEY SHALL BE PROVIDED WITH A REOPENING DEVICE THAT STOPS AND REOPENS IF THE DOOR SENSES AN OBSTRUCTION PASSING THROUGH THE OPENING BETWEEN 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN IN EFFECT FOR 20 SECONDS, MIN.
8. LOCATE ELEVATOR SIGNALS 72" AFF MIN. (7'-0" TYP.). VISIBLE AND AUDIBLE SIGNALS SHALL BE PROVIDED AT EACH ENTRANCE TO INDICATE THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR "DOWN". AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAX. THE AUDIBLE SIGNAL OR ANNUCIATOR SHALL BE 10 dBA MIN. ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 dBA MAX. VISIBLE SIGNALS SHALL BE 2 1/2" MIN. IN THEIR SMALLEST DIMENSION. VISIBLE SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
9. PER 407.2.3.1, TACTILE CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE 60" AFF FROM THE BASELINE OF THE CHARACTERS. SUCH CHARACTERS SHALL BE 2" HIGH AND BE RAISED 1/32". THEY MUST BE IN A SANS-SERIF OR SIMPLE SERIF TYPE AND BE ACCOMPANIED BY GRADE 2 BRAILLE.
10. PER 407.3.4, THE MINIMUM ACCEPTABLE NOTIFICATION TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE IS 5 SEC. THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR AT LEAST 3 SECONDS.
11. PER 407.3.5, THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR A LEAST 3 SECONDS.
12. PER 407.4.5, THE LEVEL OF ILLUMINATION AT CAR CONTROLS, PLATFORM, LANDING, AND THRESHOLD SHALL BE 5 FT. CANDLES, MIN.
13. PER 407.4.6, CONTROL PANELS WILL HAVE THE FOLLOWING FEATURES:
    - 407.4.6.2 THE SMALLEST DIMENSION ON CONTROL BUTTONS SHALL BE 3/4". CONTROL BUTTONS MAY BE RAISED, FLUSH, OR RECESSED. THE NUMBERED BUTTONS SHALL BE ARRANGED IN ASCENDING ORDER.
    - 407.4.7.1.3 THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A STAR. RAISED AND BRAILLE DESIGNATIONS FOR CONTROL BUTTON SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE BUTTON.
    - 407.4.6.1 FLOOR BUTTON SHALL BE LOCATED 54" MAX. FOR PARALLEL APPROACH AND 48" MAX. FOR FRONT APPROACH. EMERGENCY CONTROLS WILL BE GROUPED AT THE BOTTOM OF PANEL. EMERGENCY CONTROL BUTTON SHALL BE MOUNTED 35" TO CENTERLINE A.F.F.
14. PER 407.4.8, BOTH AUDIBLE AND VISIBLE CAR FLOOR LOCATIONS INDICATORS SHALL BE PROVIDED IN CARS.
    - 407.4.8.1 VISIBLE INDICATOR
    - 407.4.8.2 AUDIBLE INDICATOR
15. PER 407.4.8.1.1, CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED 1/32" MIN. RAISED CHARACTERS SHALL BE BE IN UPPERCASE CHARACTERS, 5/8" HIGH MIN, AND 2" HIGH MAX. RAISED CHARACTERS SHALL BE ACCOMPANIED BY BRAILLE (GRADE II).
16. PER FBC 2017- 907.3.3- AUTOMATIC FIRE DETECTORS INSTALLED FOR ELEVATOR EMERGENCY [RECALL] OPERATION SHALL BE INSTALLED IN ACCORDANCE WIT THE PROVISIONS OF ASME A17.1.
17. PER FBC 2017- 3002.3- AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: ***IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.***
18. PER FBC 2017, ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED.
19. AN AREA OF REFUGE IS NOT REQUIRED BY THE 2017 FLORIDA ACCESSIBILITY CODE.
20. ELEVATOR SHALL MEET ALL THE REQUIREMENTS FOR AN ACCESSIBLE MEANS OF EGRESS.
21. ELEVATOR SHALL HAVE STANDBY POWER.
22. ELEVATOR SHALL ACCOMMODATE A STRETCHER - 24"X84" IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SIGNS ADJACENT TO THE CALL STATION. THE SYMBOL SHALL BE NOT LESS THAN 3" HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME. ON THE DESIGNATED AND ALTERNATE LANDING FLOORS REQUIRED TO BE ESTABLISHED BY ASME A17.1 / FBC 2017 SECTION 3002.4.
23. ELEVATOR SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
24. PER SECTION 407.4.9 PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ABOVE THE STORY OF EXIT DISCHARGE AT ELEVATOR.

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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KEY REAL ESTATE

KEY PLAN

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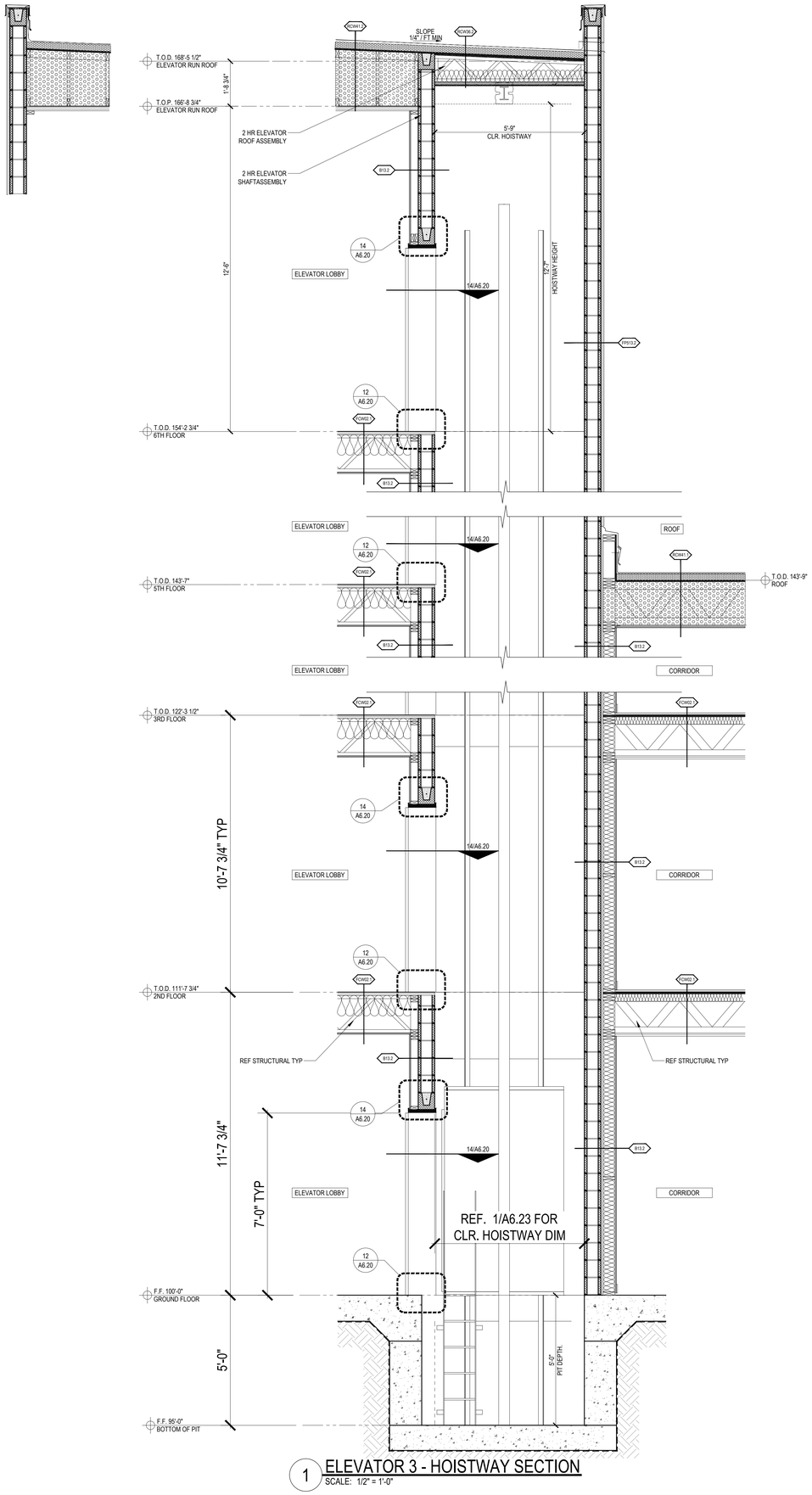
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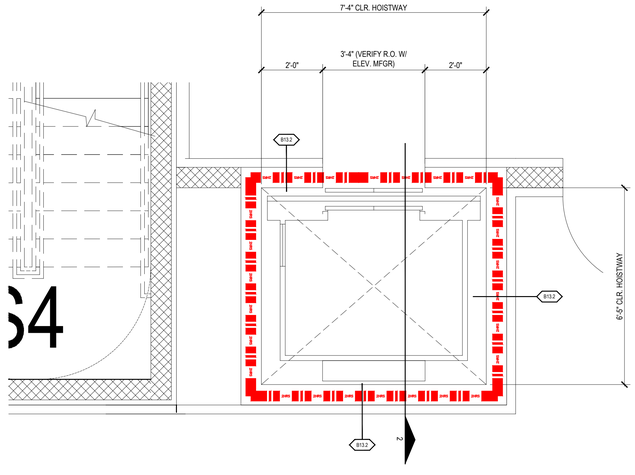
SHEET CONTENTS:
ELEVATOR 1 PLANS & SECTION

SHEET NO.
A6.21

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1 ELEVATOR 3 - HOISTWAY SECTION
SCALE: 1/2" = 1'-0"



1 ELEVATOR 3 - HOISTWAY PLAN
SCALE: 1/2" = 1'-0"

SYMBOL LEGEND - ELEVATOR PLANS

EXTERIOR ELEVATION TAG (X/AX.XX)

WALL SECTION TAG (X/AX.XX)

DETAIL SECTION TAG (X/AX.XX)

PARTITION WALL TAG (1A)

DOOR TAG SYMBOL (X)

WINDOW TAG SYMBOL (X)

FEC — MINIMUM 2-A RATED FIRE EXTINGUISHER CABINETS SEMI-RECESSED AT WOOD FRAME WALLS & SURFACE MOUNT AT CMU/CONCRETE WALLS; MAX. 5'-0" A.F.F. TO TOP OF CABINET, MAX. 27" A.F.F TO BOTTOM OF CABINET, MAX. 75 FT. TRAVEL DISTANCE

8" CMU WALL

2-HR FIRE BARRIER

1-HR FIRE BARRIER

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1. THE HOIST AND SHEAVES (PRIMARY AND SECONDARY OR DEFLECTOR) ARE TO BE MOUNTED TO A SINGLE UNITIZED STRUCTURAL BASE WHICH IS RESILIENTLY MOUNTED TO THE BUILDING STRUCTURE. THE RESILIENT MOUNTS SHALL BE THE MOST EFFECTIVE ISOLATION SYSTEM PROVIDED BY THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 1" THICK SOLID OR LAYERED NEOPRENE PADS INSTALLED TO PROVIDE 0.10" STATIC DEFLECTION (OR 10% OF TOTAL PAD THICKNESS.)
2. IF EQUIPPED WITH SCR CONTROLS, MOUNT THE SCR CONTROL UNIT(S) ON THE MOST EFFECTIVE ISOLATION SYSTEM AVAILABLE FROM THE ELEVATOR MANUFACTURER, BUT NOT LESS THAN 0.75" THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" DEFLECTION (MASON INDUSTRIES, TYPE 'SUPER W', 50 DUROMETER PADS UNIFORMLY LOADED AT 45 PSI). PROVIDE A TOP BEARING PLATE WHERE NECESSARY TO UNIFORMLY DISTRIBUTE LOAD.
3. PROVIDE AN ELECTRICAL FILTER/REACTOR BETWEEN ELECTRIC CONTROLS AND THE HOIST MOTOR. MOUNT THE REACTOR ON THE MOST EFFECTIVE ISOLATION PROVIDED BY THE MANUFACTURER, BUT NOT LESS THAT 0.75" (19 MM) THICK RIBBED OR WAFFLE NEOPRENE PADS UNIFORMLY LOADED TO ACHIEVE 0.10" (2.5 MM) DEFLECTION.
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ELEVATOR NOTES

BASIS OF DESIGN

SCHINDLER LOW RISE MRL TRACTION ELEVATOR 3300

1. ELEVATORS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE INCLUDING SECTIONS 402 AND 407.
2. ELEVATOR SHALL HAVE A CAPACITY OF 3,500 LBS.
3. PER 407.4.4 EACH CAR SHOULD HAVE A SELF LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO LANDING WITHIN 1/2" TOLERANCE.
4. ADJACENT TO THE CALL STATION (ALL LEVELS), PROVIDE SIGN TO READ : "IN FIRE EMERGENCY DO NOT USE ELEVATORS, USE EXIT STAIRS".
5. ELEVATOR CALL BUTTON W/ VISUAL SIGNAL. BUTTONS SHALL BE 3/4" MIN. DIMENSION. THE BUTTON THAT DESIGNATES UP SHALL BE ABOVE THE BUTTON THAT DESIGNATES DOWN PER SECTION 407.2.1.4. THE BUTTONS SHALL BE RAISED OR FLUSH.
6. PER 407.2.2.1, A VISIBLE AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE TO INDICATE WHICH CAR IS ANSWERING A CALL AND THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD 'UP' OR 'DOWN'. VISIBLE SIGNALS SHALL: (1) BE CENTERED AT 72" ABOVE LOBBY FLOOR; (2) BE 2 1/2" IN THE SMALLEST DIMENSION; (3) BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
7. PER 407.3.2, ELEVATOR DOORS SHALL OPEN/CLOSE AUTOMATICALLY. THEY SHALL BE PROVIDED WITH A REOPENING DEVICE THAT STOPS AND REOPENS IF THE DOOR SENSES AN OBSTRUCTION PASSING THROUGH THE OPENING BETWEEN 5" AND 29" ABOVE THE FLOOR. DOOR REOPENING DEVICE SHALL REMAIN IN EFFECT FOR 20 SECONDS, MIN.
8. LOCATE ELEVATOR SIGNALS 72" AFF MIN. (7'-0" TYP.). VISIBLE AND AUDIBLE SIGNALS SHALL BE PROVIDED AT EACH ENTRANCE TO INDICATE THE DIRECTION OF TRAVEL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION, OR SHALL HAVE VERBAL ANNUNCIATORS THAT STATE THE WORD "UP" OR "DOWN". AUDIBLE SIGNALS SHALL HAVE A FREQUENCY OF 1500 HZ MAX. THE AUDIBLE SIGNAL OR ANNUCIATOR SHALL BE 10 dBA MIN. ABOVE AMBIENT, BUT SHALL NOT EXCEED 80 dBA MAX. VISIBLE SIGNALS SHALL BE 2 1/2" MIN. IN THEIR SMALLEST DIMENSION. VISIBLE SIGNALS SHALL BE VISIBLE FROM THE FLOOR AREA ADJACENT TO THE HALL CALL BUTTON.
9. PER 407.2.3.1, TACTILE CHARACTERS AND BRAILLE FLOOR DESIGNATIONS SHALL BE PROVIDED ON BOTH JAMBS OF ELEVATOR HOISTWAY ENTRANCES AND SHALL BE 60" AFF FROM THE BASELINE OF THE CHARACTERS. SUCH CHARACTERS SHALL BE 2" HIGH AND BE RAISED 1/32". THEY MUST BE IN A SANS-SERIF OR SIMPLE SERIF TYPE AND BE ACCOMPANIED BY GRADE 2 BRAILLE.
10. PER 407.3.4, THE MINIMUM ACCEPTABLE NOTIFICATION TIME FROM NOTIFICATION THAT A CAR IS ANSWERING A CALL UNTIL THE DOORS OF THAT CAR START TO CLOSE IS 5 SEC. THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR AT LEAST 3 SECONDS.
11. PER 407.3.5, THE CAR DOORS MUST STAY FULLY OPEN IN RESPONSE TO A CAR CALL FOR A LEAST 3 SECONDS.
12. PER 407.4.5, THE LEVEL OF ILLUMINATION AT CAR CONTROLS, PLATFORM, LANDING, AND THRESHOLD SHALL BE 5 FT. CANDLES, MIN.
13. PER 407.4.6, CONTROL PANELS WILL HAVE THE FOLLOWING FEATURES:
    - 407.4.6.2 THE SMALLEST DIMENSION ON CONTROL BUTTONS SHALL BE 3/4". CONTROL BUTTONS MAY BE RAISED, FLUSH, OR RECESSED. THE NUMBERED BUTTONS SHALL BE ARRANGED IN ASCENDING ORDER.
    - 407.4.7.1.3 THE CALL BUTTON FOR THE MAIN ENTRY FLOOR SHALL BE DESIGNATED BY A STAR. RAISED AND BRAILLE DESIGNATIONS FOR CONTROL BUTTON SHALL BE PLACED IMMEDIATELY TO THE LEFT OF THE BUTTON.
    - 407.4.6.1 FLOOR BUTTON SHALL BE LOCATED 54" MAX. FOR PARALLEL APPROACH AND 48" MAX. FOR FRONT APPROACH. EMERGENCY CONTROLS WILL BE GROUPED AT THE BOTTOM OF PANEL. EMERGENCY CONTROL BUTTON SHALL BE MOUNTED 35" TO CENTERLINE A.F.F.
14. PER 407.4.8, BOTH AUDIBLE AND VISIBLE CAR FLOOR LOCATIONS INDICATORS SHALL BE PROVIDED IN CARS.
    - 407.4.8.1 VISIBLE INDICATOR
    - 407.4.8.2 AUDIBLE INDICATOR
15. PER 407.4.8.1.1, CHARACTERS AND SYMBOLS ON TACTILE SIGNS SHALL BE RAISED 1/32" MIN. RAISED CHARACTERS SHALL BE BE IN UPPERCASE CHARACTERS, 5/8" HIGH MIN, AND 2" HIGH MAX. RAISED CHARACTERS SHALL BE ACCOMPANIED BY BRAILLE (GRADE II).
16. PER FBC 2017- 907.3.3- AUTOMATIC FIRE DETECTORS INSTALLED FOR ELEVATOR EMERGENCY [RECALL] OPERATION SHALL BE INSTALLED IN ACCORDANCE WIT THE PROVISIONS OF ASME A17.1.
17. PER FBC 2017- 3002.3- AN APPROVED PICTORIAL SIGN OF A STANDARDIZED DESIGN SHALL BE POSTED ADJACENT TO EACH ELEVATOR CALL STATION ON ALL FLOORS INSTRUCTING OCCUPANTS TO USE THE EXIT STAIRWAYS AND NOT TO USE THE ELEVATORS IN CASE OF FIRE. THE SIGN SHALL READ: ***IN FIRE EMERGENCY, DO NOT USE ELEVATOR. USE EXIT STAIRS.***
18. PER FBC 2017, ENCLOSED ELEVATOR LOBBIES ARE NOT REQUIRED.
19. AN AREA OF REFUGE IS NOT REQUIRED BY THE 2017 FLORIDA ACCESSIBILITY CODE.
20. ELEVATOR SHALL MEET ALL THE REQUIREMENTS FOR AN ACCESSIBLE MEANS OF EGRESS.
21. ELEVATOR SHALL HAVE STANDBY POWER.
22. ELEVATOR SHALL ACCOMMODATE A STRETCHER - 24"X84" IN THE HORIZONTAL OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SIGNS ADJACENT TO THE CALL STATION. THE SYMBOL SHALL BE NOT LESS THAN 3" HIGH AND SHALL BE PLACED INSIDE ON BOTH SIDES OF THE HOISTWAY DOOR FRAME. ON THE DESIGNATED AND ALTERNATE LANDING FLOORS REQUIRED TO BE ESTABLISHED BY ASME A17.1 / FBC 2017 SECTION 3002.4.
23. ELEVATOR SHALL BE IDENTIFIED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
24. PER SECTION 407.4.9 PROVIDE A TWO-WAY COMMUNICATION SYSTEM AT THE ELEVATOR LANDING ON EACH ACCESSIBLE FLOOR THAT IS ABOVE THE STORY OF EXIT DISCHARGE AT ELEVATOR.

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

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SHEET CONTENTS:
ELEVATOR 3 PLANS & SECTION

SHEET NO.
A6.22

21345

TRASH CHUTE NOTES

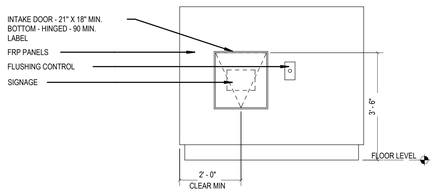
1. INSTALL THE TRASH CHUTE INTAKE SO THAT THE DOOR IS MOUNTED BETWEEN 15" MIN. AND 48" MAX. AFF

2. THE TRASH CHUTE HOPPER DOORS SHALL HAVE LEVER STYLE HARDWARE AND NOT REQUIRE MORE THAN 5 LBS. OF FORCES TO OPERATE.

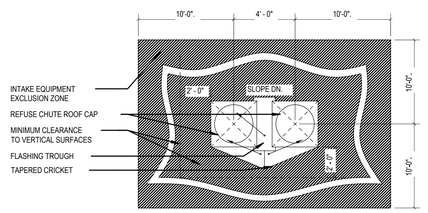
3. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF THE RUBBISH CHUTES, ALTERNATE FLOORS, AND IN THEIR TERMINAL ROOMS, PER SECTION 903.1.1.2

4. VALIANT PRODUCTS TRASH CHUTE BASIS OF DESIGN. GC TO VERIFY SIZE OF INTAKE DOOR FOR SPECIFIED TRASH CHUTE

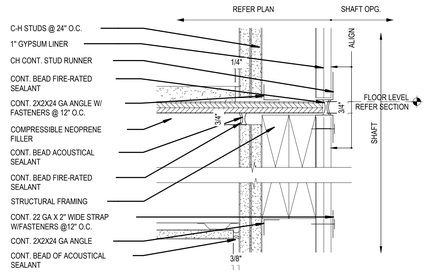
5. PROVIDE FINISH FLOOR TO BE SELECTED BY ID



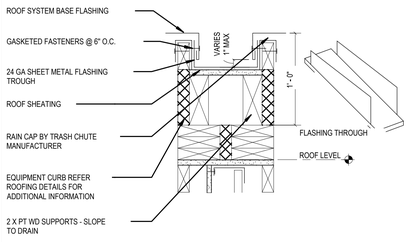
8 TYPICAL TRASH ROOM ELEVATION
SCALE: 1/2" = 1'-0"



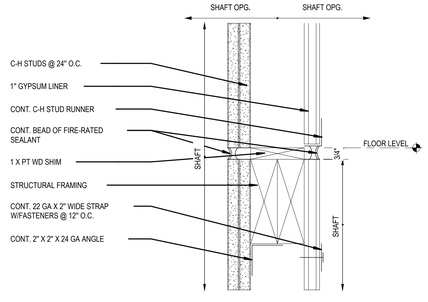
7 ROOF TERMINATION DIAGRAM
SCALE: 1/4" = 1'-0"



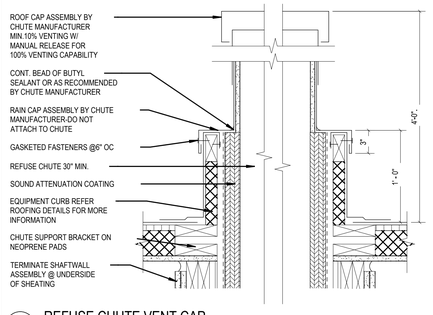
6 RATED SHAFT CONTINUATION
SCALE: 3" = 1'-0"



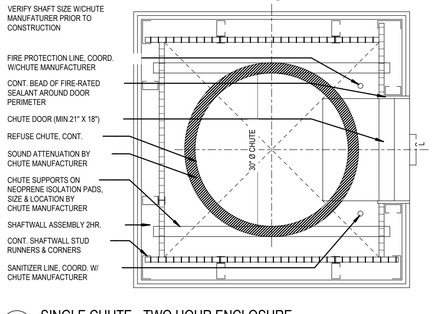
10 FLASHING THROUGH @ CHUTES
SCALE: 1 1/2" = 1'-0"



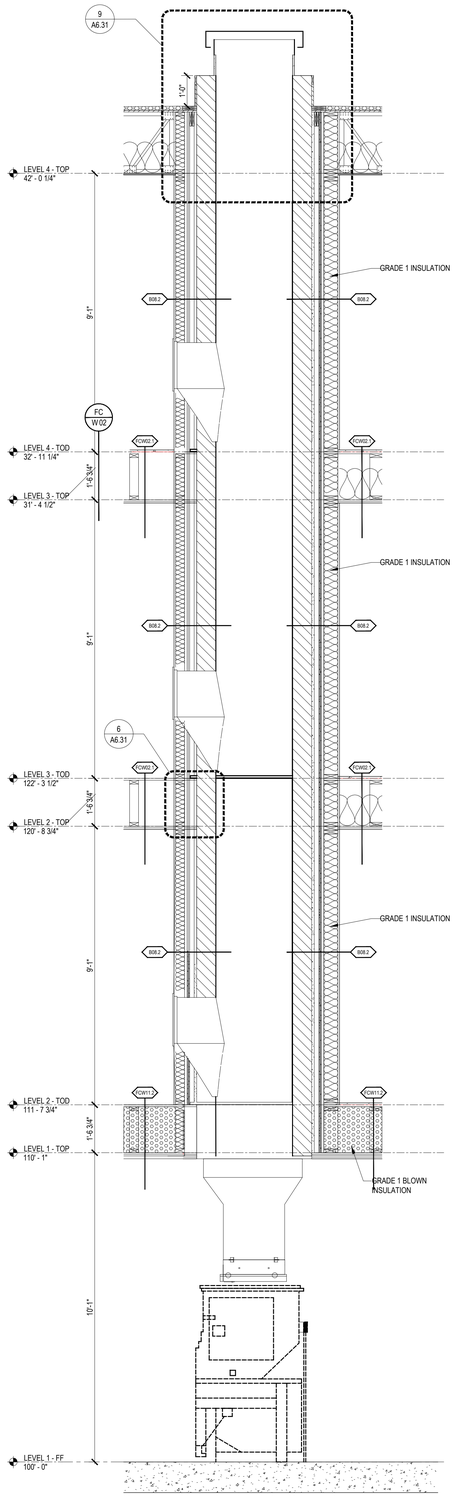
5 SHAFT SEPARATION SUPPORT
SCALE: 3" = 1'-0"



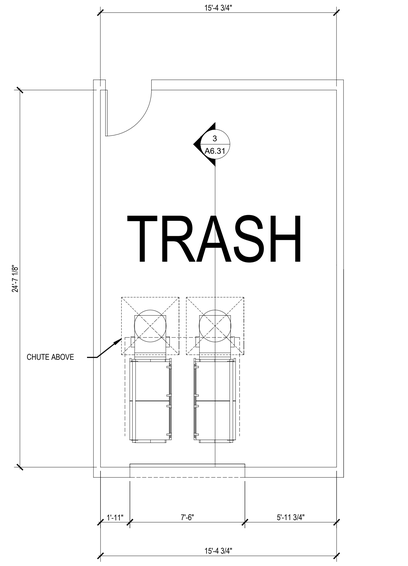
9 REFUSE CHUTE VENT CAP
SCALE: 1 1/2" = 1'-0"



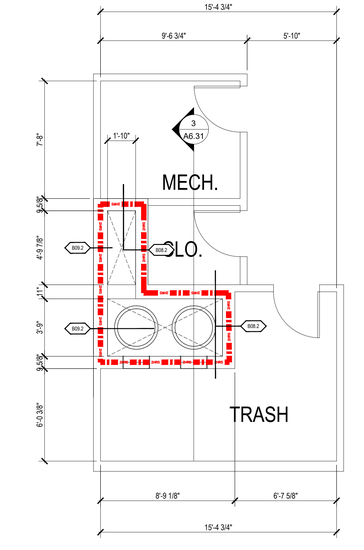
4 SINGLE CHUTE - TWO HOUR ENCLOSURE
SCALE: 1" = 1'-0"



3 TRASH CHUTE - SECTION
SCALE: 1/2" = 1'-0"



2 FIRST FLOOR TRASH CHUTE - PLAN
SCALE: 1/4" = 1'-0"



1 TYPICAL TRASH CHUTE - PLAN
SCALE: 1/4" = 1'-0"

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

Issue for Pricing / Bidding:	12/15/23
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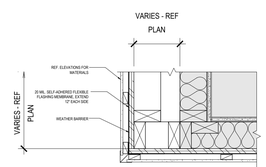
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SHEET CONTENTS:
TRASH CHUTE PLANS, SECTION, & DETAILS

SHEET NO.
A6.31

21345



1 PLAN DETAIL AT EXTERIOR FURR OUT
SCALE: 3" = 1'-0"

Designed by: MM
Drawn by: AC
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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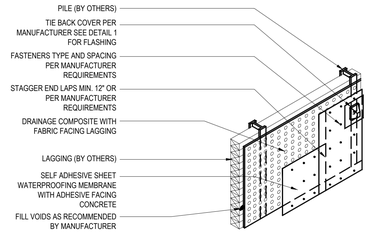
SHEET CONTENTS:
EXTERIOR DETAILS

SHEET NO.
A7.01

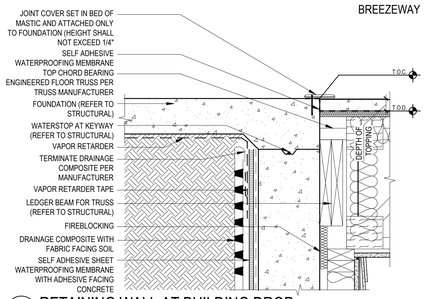
21345

WATERPRROFING NOTES

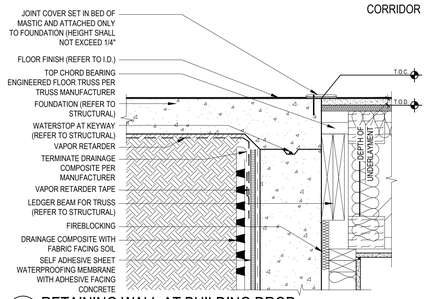
1. CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR REVIEW PRIOR TO INSTALLATION OF WATERPROOFING.
2. FOR BLIND SIDE WATERPROOFING CONTRACTOR SHALL PROVIDE ENGINEERED SOIL RETENTION SYSTEM TO ARCHITECT FOR REVIEW.
3. CONTRACTOR SHALL COORDINATE WATERPROOFING TERMINATIONS WITH MANUFACTURER SELECTED TO ENSURE WARRANTY IS MAINTAINED.
4. WHERE BELOW GRADE WATERPROOFING TRANSITIONS TO ABOVE GRADE CONTRACTOR SHALL VERIFY COMPATIBILITY WITH DIFFERENT SYSTEMS.



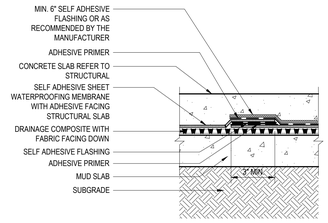
4 PILES AND LAGGING ISOMETRIC
N.T.S.



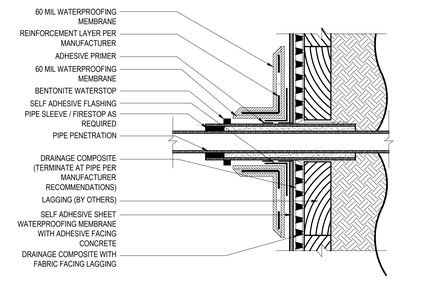
18 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOOR



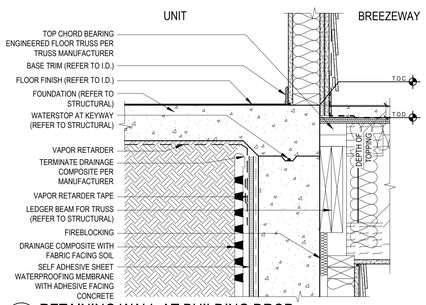
13 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOOR



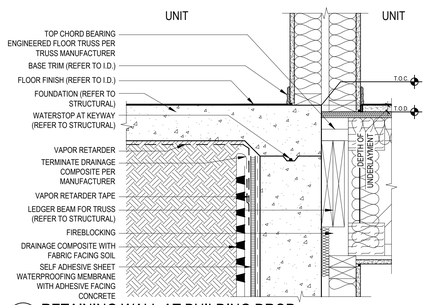
11 HORIZONTAL WATERPROOFING APPLICATION
SCALE = 1-1/2" = 1'-0"



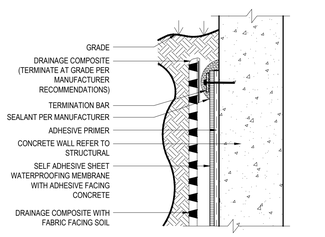
3 LAGGING WALL-PIPE SLEEVE PENETRATION
SCALE = 1-1/2" = 1'-0"



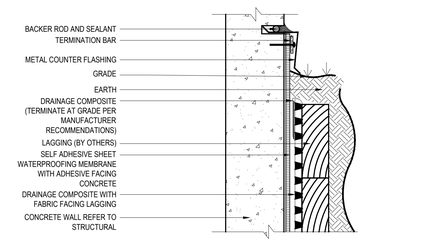
17 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOORS



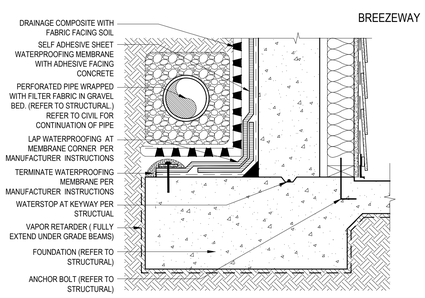
12 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — UPPER FLOOR



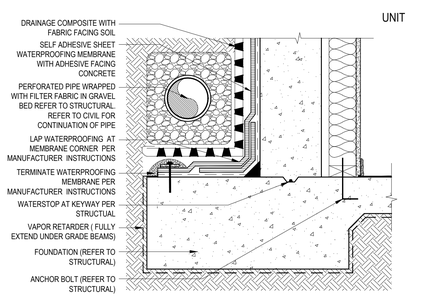
3 MECHANICAL TERMINATION FOR POSITIVE SIDE
SCALE = 1-1/2" = 1'-0"



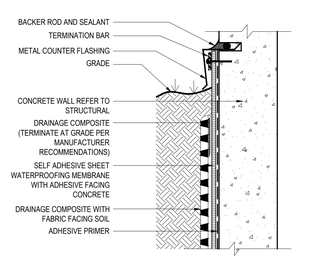
2 EXPOSED TERMINATION FOR BLINDSIDE
SCALE = 1-1/2" = 1'-0"



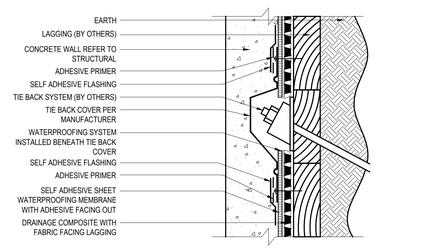
16 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — FOUNDATION



11 RETAINING WALL AT BUILDING DROP
SCALE: 1 1/2" = 1'-0" — FOUNDATION



2 EXPOSED TERMINATION FOR POSITIVE SIDE
SCALE = 1-1/2" = 1'-0"



1 TIE BACK COVER AT BLINDSIDE WATERPROOFING
SCALE = 1-1/2" = 1'-0"

Designed by: MM
Drawn by: AC
Architect of Record: TD

Date Plotted:

Issue for Pricing / Bidding:	12/15/23
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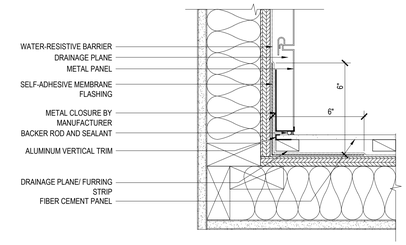
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ISSUE FOR PRICING: 12/15/2023

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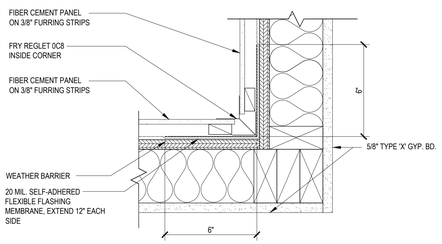
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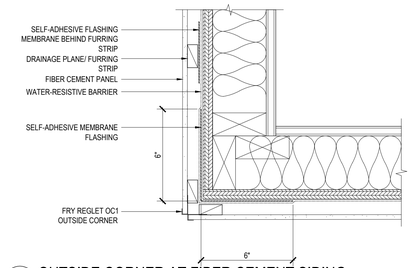
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SCALE: 3" = 1'-0" PLAN VIEW



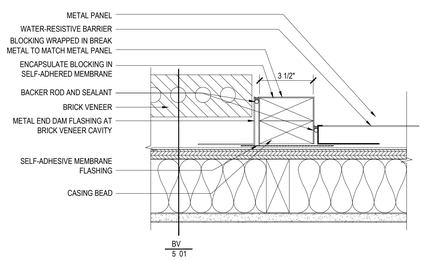
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SCALE: 3" = 1'-0" PLAN VIEW



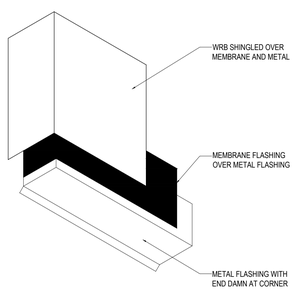
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SCALE: 3" = 1'-0" PLAN VIEW



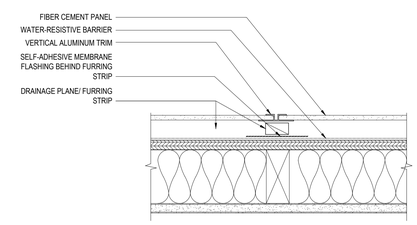
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SCALE: 3" = 1'-0" PLAN VIEW



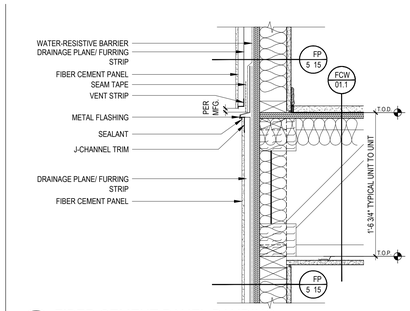
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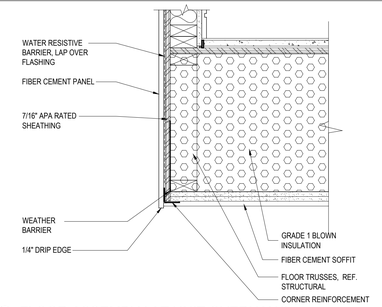
11 FIBER CEMENT PANEL JOINT

SCALE: 3" = 1'-0" PLAN VIEW



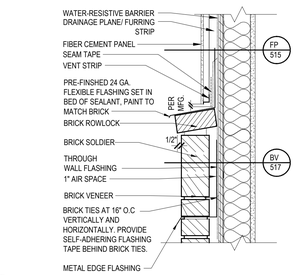
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SCALE: 1 1/2"= 1'-0"



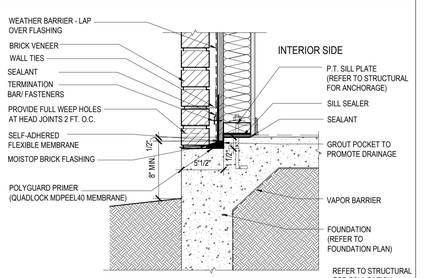
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SCALE: 1 1/2" = 1'-0" FIBER CEMENT PANEL



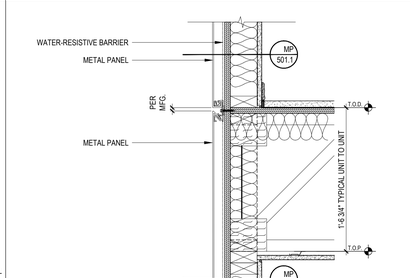
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SCALE: 1 1/2"= 1'-0"



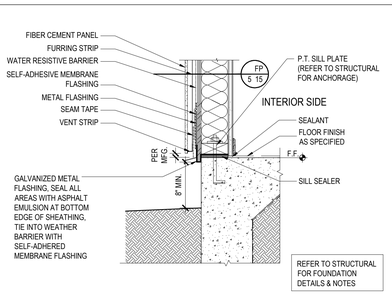
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SCALE: 1 1/2" = 1'-0"



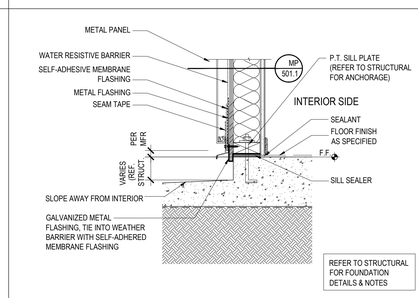
2 METAL PANEL FLOOR JOINT

SCALE: 1 1/2"= 1'-0"



6 EXTERIOR WALL AT FOUNDATION - FIBER CEMENT PANEL

SCALE: 1 1/2" = 1'-0"



1 DETAIL AT CONCRETE PATIO - METAL PANEL

SCALE: 1 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

Issue for Pricing / Bidding:	12/15/23
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Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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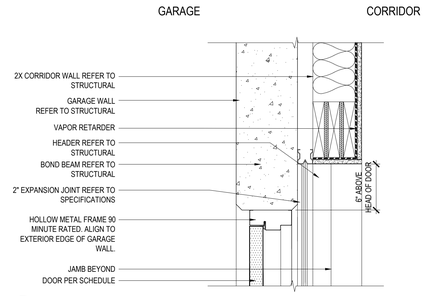
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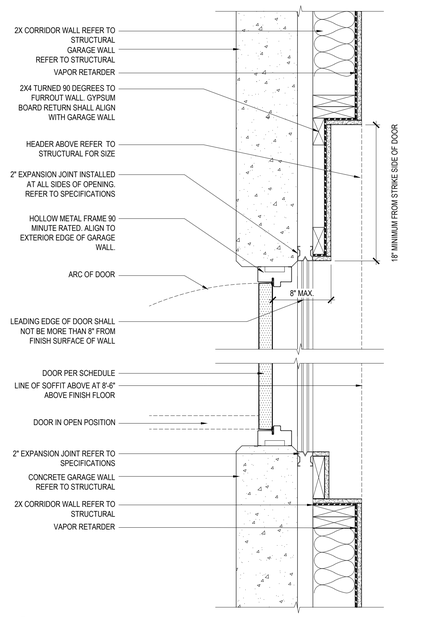
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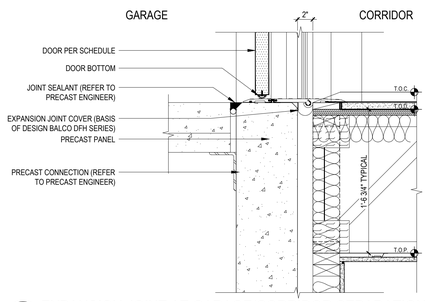
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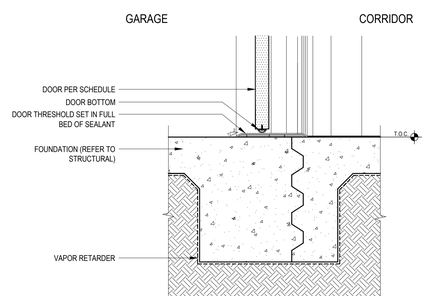
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SCALE: 1 1/2" = 1'-0" HEAD



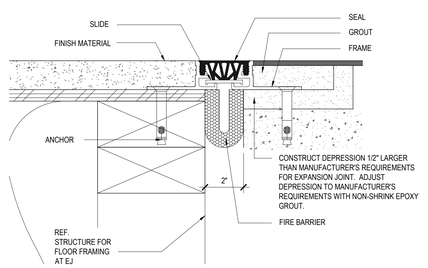
9 EXPANSION JOINT AT GARAGE/CORRIDOR SEPARATION
SCALE: 1 1/2" = 1'-0" JAMB



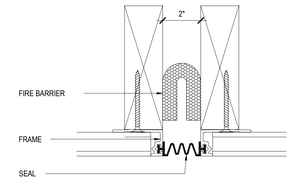
8 EXPANSION JOINT AT GARAGE/CORRIDOR SEPARATION
SCALE: 1 1/2" = 1'-0" UPPER FLOORS



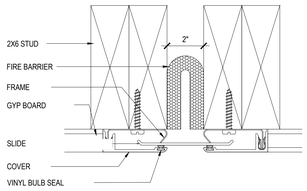
7 EXPANSION JOINT AT GARAGE/CORRIDOR SEPARATION
SCALE: 1 1/2" = 1'-0" FOUNDATION



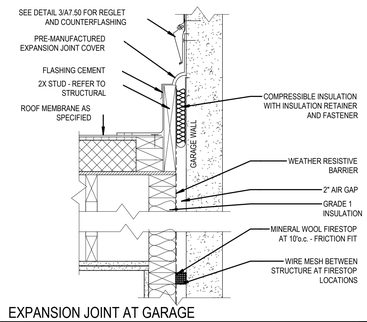
6 FLOOR TO FLOOR
SCALE: 6" = 1'-0"



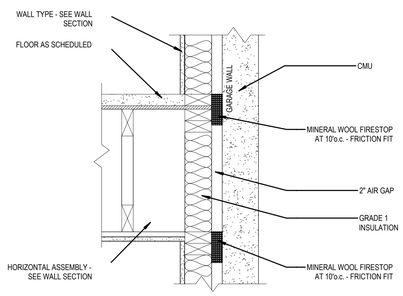
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SCALE: 6" = 1'-0"



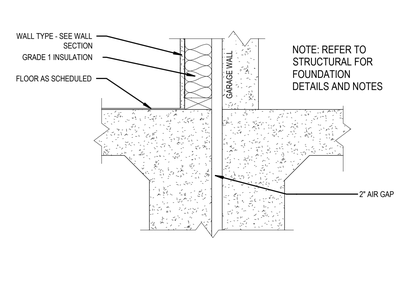
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SCALE: 6" = 1'-0"



3 EXPANSION JOINT AT GARAGE
SCALE: 1 1/2" = 1'-0"



2 EXPANSION JOINT AT GARAGE
SCALE: 1 1/2" = 1'-0"



1 EXPANSION JOINT AT GARAGE
SCALE: 1 1/2" = 1'-0"

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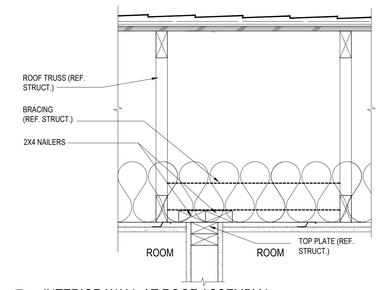
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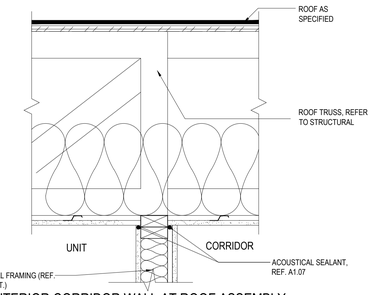
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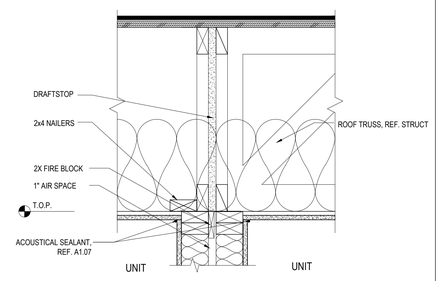
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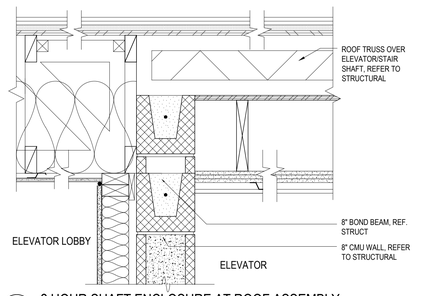
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SCALE: 1 1/2" = 1'-0"



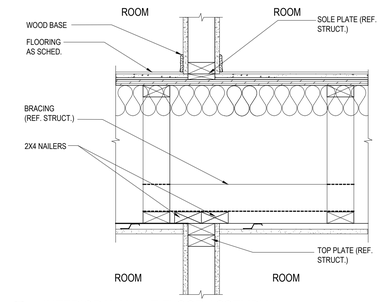
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SCALE: 1 1/2" = 1'-0"



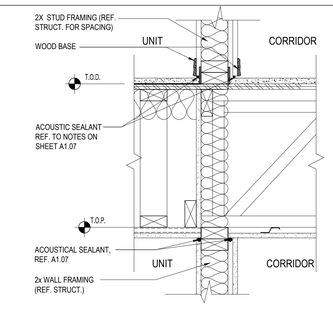
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SCALE: 1 1/2" = 1'-0"



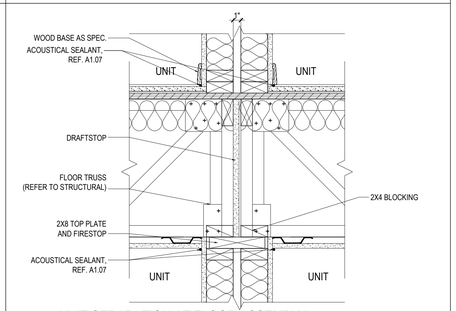
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SCALE: 1 1/2" = 1'-0"



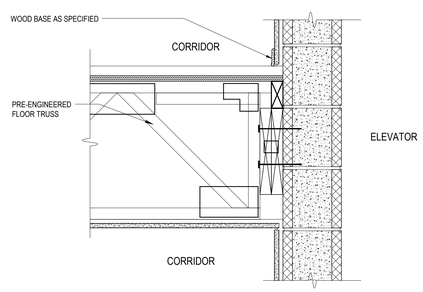
13 INTERIOR WALL AT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



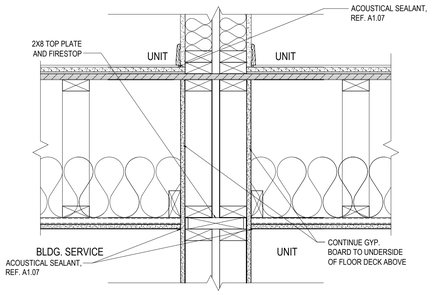
8 INTERIOR CORRIDOR WALL AT FLOOR ASSEMBLY
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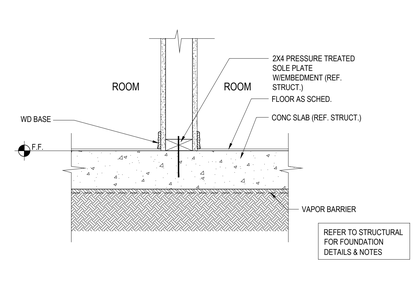
3 UNIT SEPARATION AT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



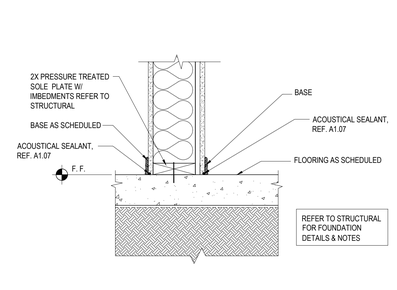
22 2 HOUR SHAFT ENCLOSURE AT CORRIDOR FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



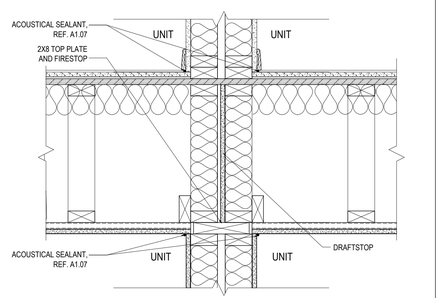
17 1 HOUR FIRE BARRIER AT UNIT / UTILITY FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



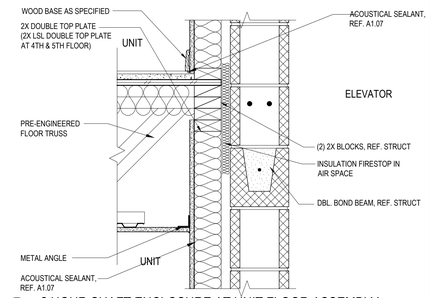
12 INTERIOR WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"



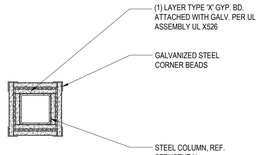
7 INTERIOR CORRIDOR WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"



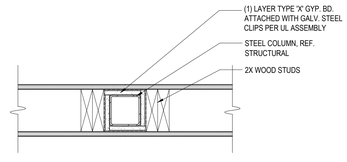
2 UNIT SEPARATION AT FLOOR ASSEMBLY
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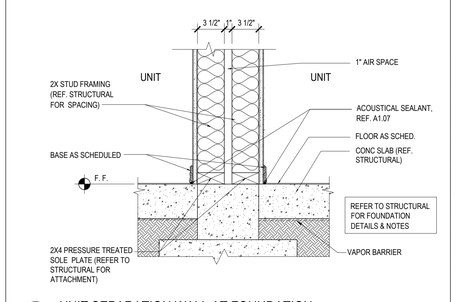
21 2 HOUR SHAFT ENCLOSURE AT UNIT FLOOR ASSEMBLY
SCALE: 1 1/2" = 1'-0"



6 FREESTANDING INTERIOR COLUMN COVER
SCALE: 1 1/2" = 1'-0"



6 STEEL COLUMN IN WALL
SCALE: 1 1/2" = 1'-0"



1 UNIT SEPARATION WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"

Designed by: MM
Drawn by: TM
Architect of Record: TD
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1	08/05/11	ADDENDUM

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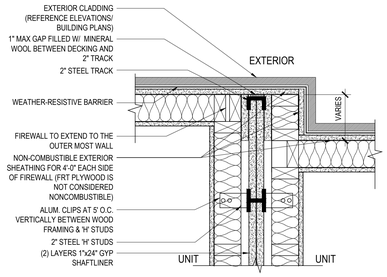
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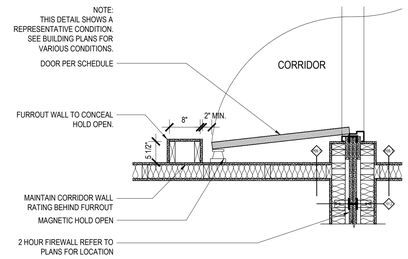
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SHEET NO.
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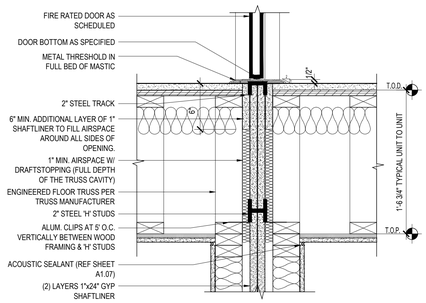
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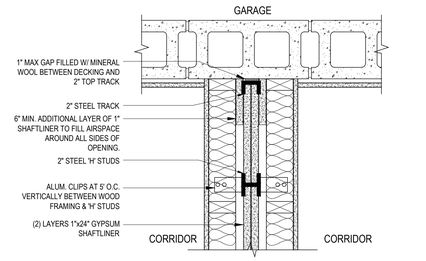
20 2 HR FIRE WALL AT EXTERIOR WALL (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



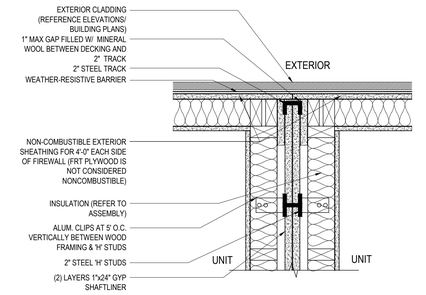
19 FIRE DOOR WITH HOLD OPEN (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



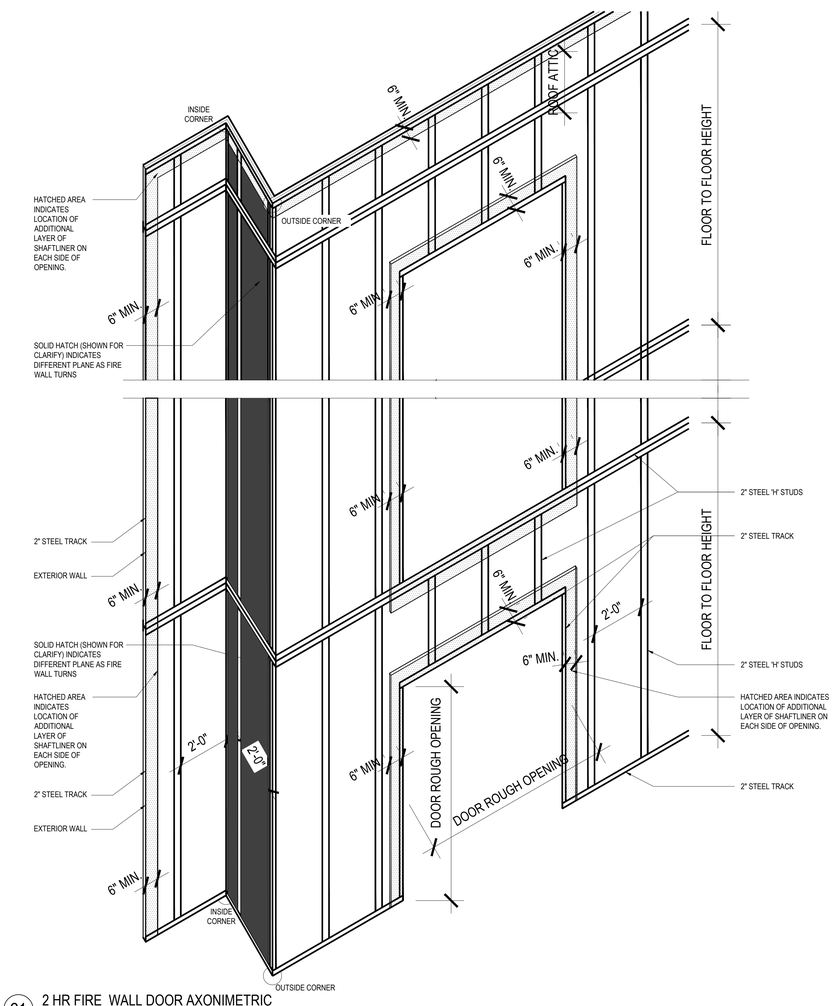
14 2 HR FIRE WALL DOOR AT FLR/CLG
SCALE: 1 1/2" = 1'-0"



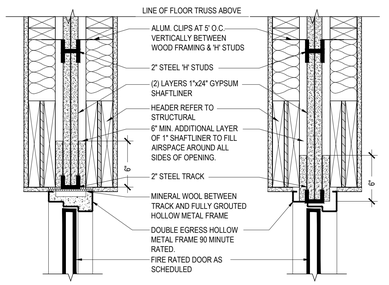
9 2 HR FIRE WALL SHAFTLINER/CMU TRANSITION (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



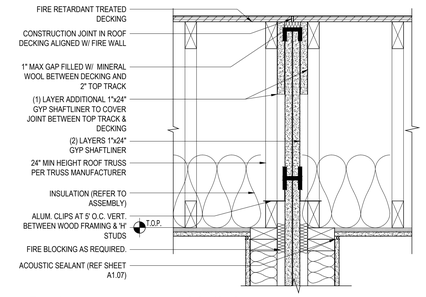
4 2 HR FIRE WALL AT EXTERIOR WALL (PLAN VIEW)
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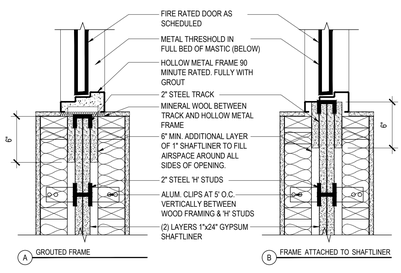
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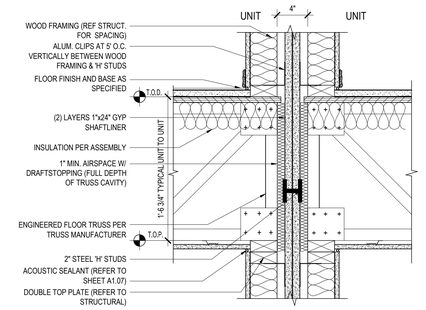
13 2 HR FIRE WALL DOOR AT HEAD CONDITION
SCALE: 1 1/2" = 1'-0"



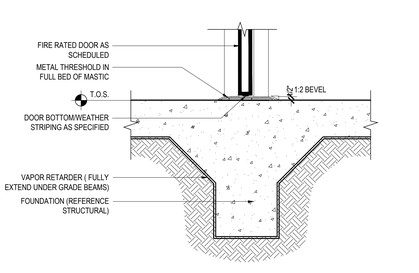
3 2 HR FIRE WALL AT ROOF/CLG.
SCALE: 1 1/2" = 1'-0"
SECTION



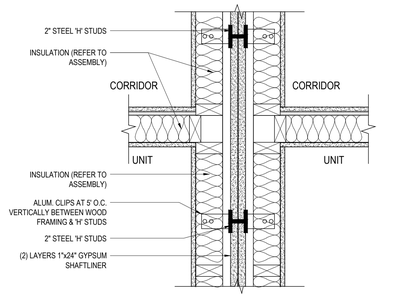
12 2 HR FIRE WALL AT DOOR JAMB (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



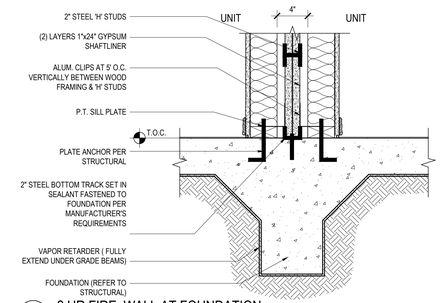
2 2 HR FIRE WALL AT FLR/CLG
SCALE: 1 1/2" = 1'-0"
SECTION



11 2 HR FIRE WALL DOOR AT FOUNDATION
SCALE: 1 1/2" = 1'-0"



6 2 HR FIRE WALL AT INTERIOR WALL (PLAN VIEW)
SCALE: 1 1/2" = 1'-0"



1 2 HR FIRE WALL AT FOUNDATION
SCALE: 1 1/2" = 1'-0"
SECTION

FIRE WALL GENERAL NOTES:

PER TABLE 706.4 - FIREWALL IN FIRE RESISTANCE RATING FOR R-2 OCCUPANCY SHALL BE 2 HOUR RATE PER EXCEPTION A. IN TYPE II OR V CONSTRUCTION, WALLS SHALL BE PERMITTED TO HAVE A 2-HOUR FIRE RESISTANCE RATING.

706.5 HORIZONTAL CONTINUITY. FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR AND SHALL EXTEND AT LEAST 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS.

EXCEPTION 3 - FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NONCOMBUSTIBLE EXTERIOR SHEATHING WHERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

706.6 VERTICAL CONTINUITY. FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT AT LEAST 30 INCHES ABOVE BOTH ADJACENT ROOFS.

EXCEPTION 4 - IN BUILDINGS OF TYPE III, IV, AND V CONSTRUCTION, WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE SHEATHING OR DECKS, PROVIDED:

4.1 THERE ARE NO OPENINGS IN THE ROOF WITHIN 4 FEET OF THE FIRE WALL,

4.2 THE ROOF IS COVERED WITH A MINIMUM CLASS B ROOF COVERING, AND

4.3 THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET ON BOTH SIDES OF THE WALL OR THE ROOF IS PROTECTED WITH ½" TYPE 'X' GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY A MINIMUM OF 20 INCH NOMINAL LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE IF 4 FEET ON BOTH SIDES OF THE FIRE WALL.

706.8 OPENINGS. EACH OPENING THROUGH A FIRE WALL SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 716.5 AND SHALL NOT EXCEED 156 SQUARE FEET. THE AGGREGATE WIDTH OF OPENING AT ANY FLOOR LEVEL SHALL NOT EXCEED 25 PERCENT OF THE LENGTH OF THE WALL.

EXCEPTION 2 - OPENINGS SHALL NOT BE LIMITED TO 156 SQUARE FEET WHERE BOTH BUILDINGS ARE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1

706.10 JOINTS. JOINTS MADE IN OR BETWEEN FIRE WALLS SHALL COMPLY WITH SECTION 715.

Designed by: MM
Drawn by: AC
Architect of Record: TD
Date Plotted:
Issue for Pricing / Bidding: 12/15/23
Issue for Permit Application: XX/XX/XX
Issue for Construction XX/XX/XX

Revisions:

#	DATE	COMMENTS

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SHEET CONTENTS:
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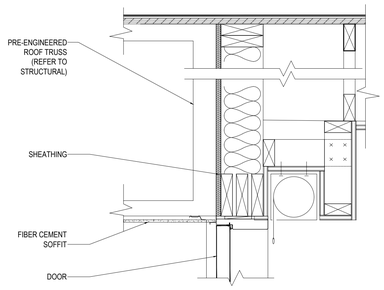
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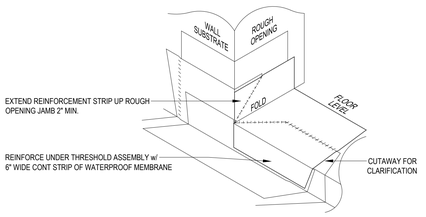
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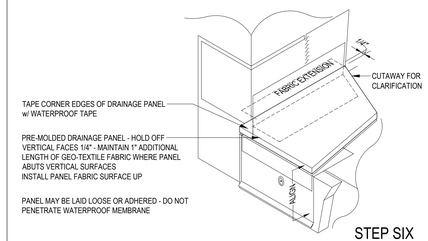
25 TYPICAL BALCONY RAILING ELEVATION
SCALE: 1" = 1'-0"



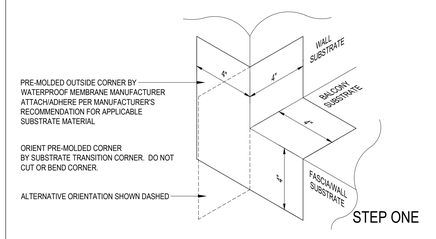
20 BALCONY ROOF ASSEMBLY - FIBER CEMENT SIDING
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STEP THREE

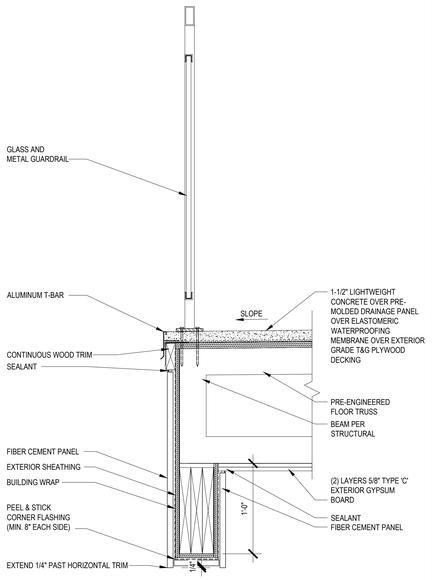


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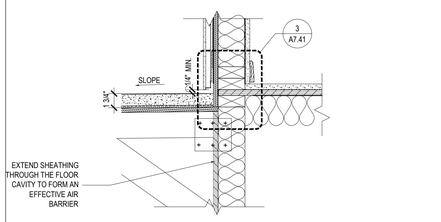


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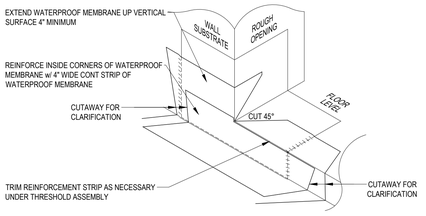
5 BALCONY PERIMETER CONTAINMENT ASSEMBLY
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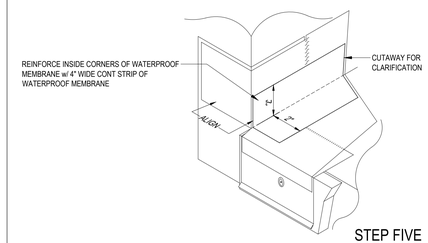
23 DETAIL AT BALCONY HEADER
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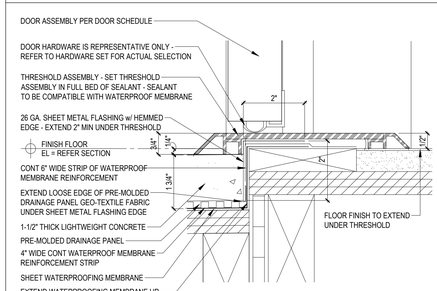
19 BALCONY FLOOR ASSEMBLY - FIBER CEMENT PANEL
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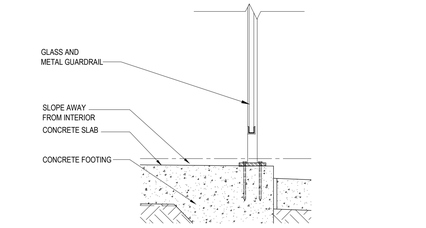
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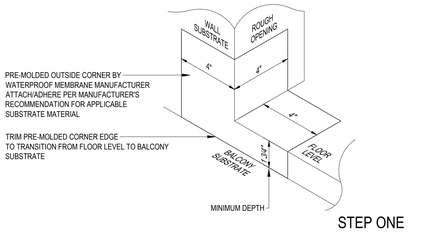
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4 BALCONY EDGE AT THRESHOLD - OUTSWING DOOR
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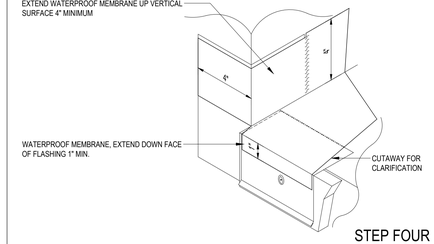


18 PATIO RAILING AT FOUNDATION
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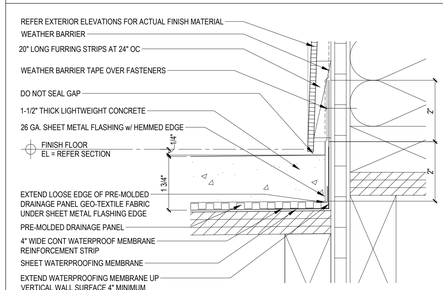


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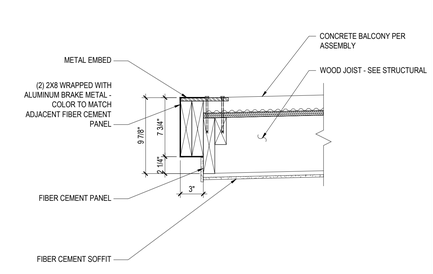
13 JAMB/SILL WATERPROOFING TRANSITION
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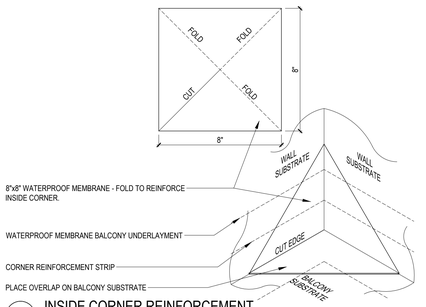
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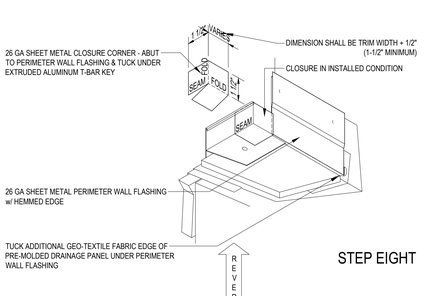
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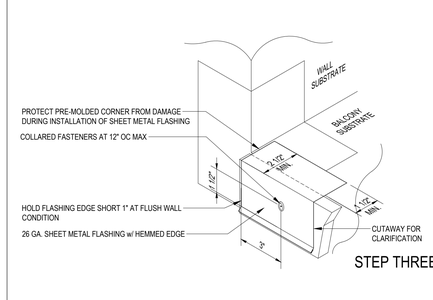
22 TYPICAL BALCONY EDGE DETAIL
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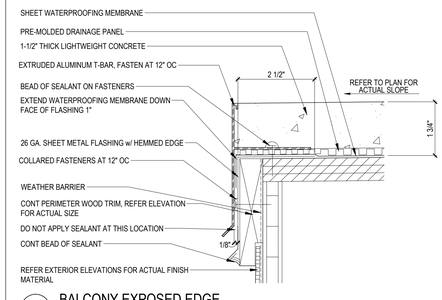
17 INSIDE CORNER REINFORCEMENT
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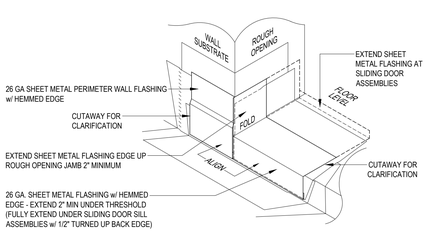
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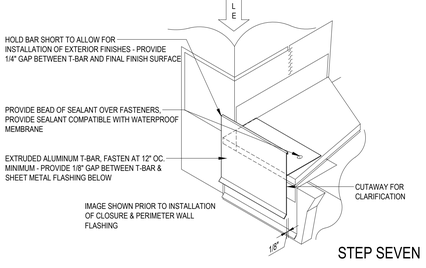
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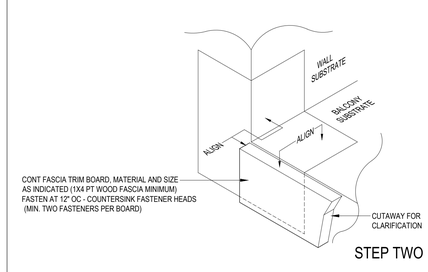
2 BALCONY EXPOSED EDGE
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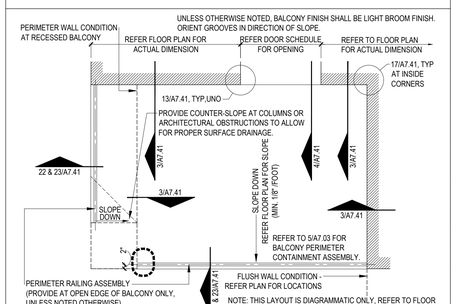
STEP FOUR



STEP SEVEN



STEP TWO



1 BALCONY DETAIL DIAGRAM
SCALE: 3/8" = 1'-0"

Designed by: MM
Drawn by: TM
Architect of Record: TD
Date Plotted: 05/23/2019

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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KEY PLAN



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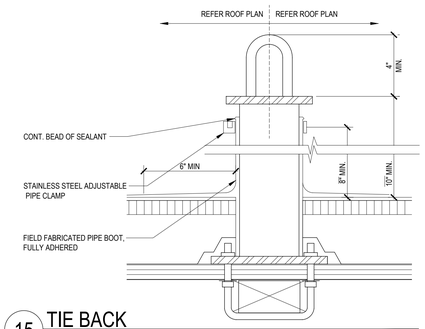
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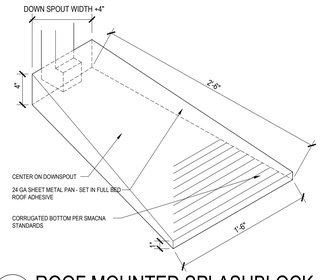
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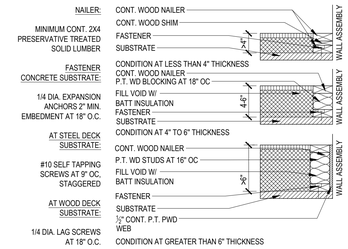
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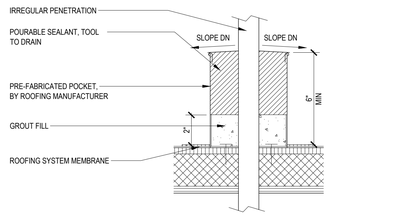
15 TIE BACK
SCALE: 3"=1'-0"



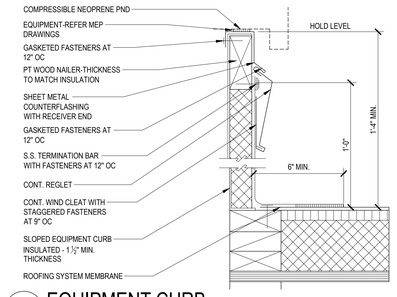
10 ROOF MOUNTED SPLASHBLOCK
SCALE: NO SCALE



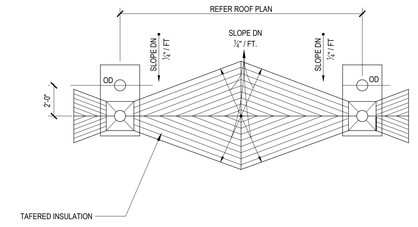
5 ROOFING SYSTEM PERIMETER NAILER CONFIGURATION
SCALE: 1 1/2"=1'-0"



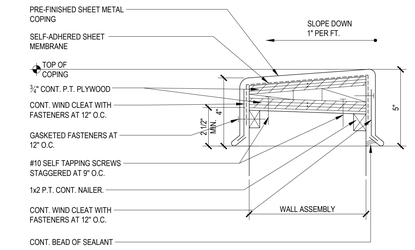
19 IRREGULAR PENETRATION SEALANT POCKET
SCALE: 3"=1'-0"



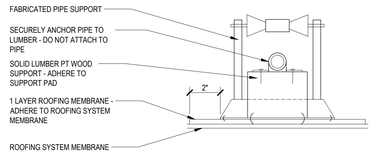
14 EQUIPMENT CURB
SCALE: 3"=1'-0"



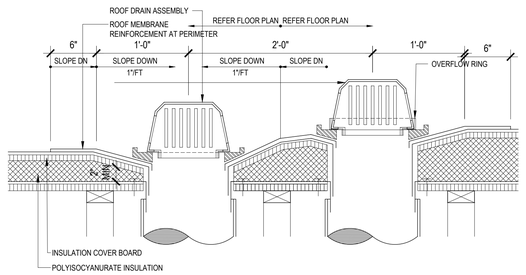
9 CRICKET CONFIGURATION
SCALE: 1/4"=1'-0"



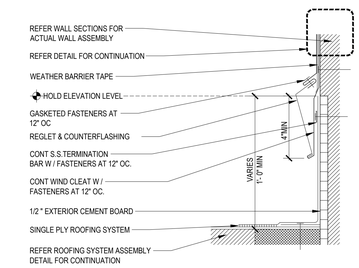
4 PARAPET COPING CAP
SCALE: 3"=1'-0"



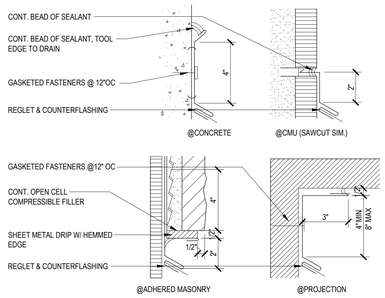
18 PIPE SUPPORT
SCALE: 3"=1'-0"



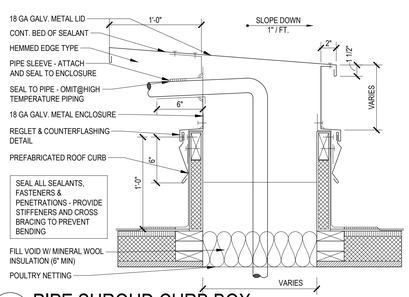
8 ROOF / OVERFLOW DRAIN ASSEMBLY
SCALE: 1 1/2"=1'-0"



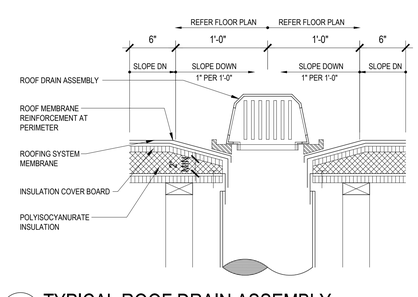
3 REGLET AND COUNTERFLASHING
SCALE: 3"=1'-0"



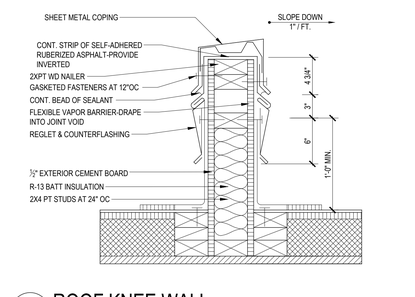
20 COUNTERFLASHING TRANSITIONS
SCALE: 3"=1'-0"



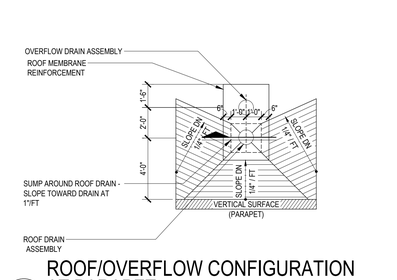
17 PIPE SHROUD CURB BOX
SCALE: 1 1/2"=1'-0"



7 TYPICAL ROOF DRAIN ASSEMBLY
SCALE: 1 1/2"=1'-0"

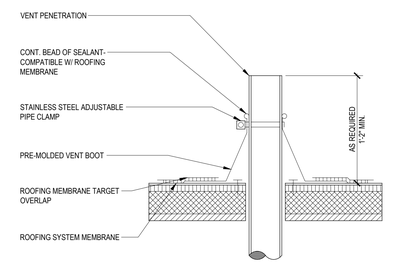


2 ROOF KNEE WALL
SCALE: 1 1/2"=1'-0"

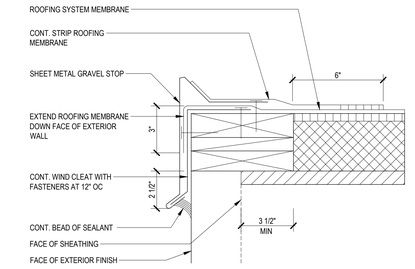


16 EQUIPMENT SUPPORT
SCALE: 1 1/2"=1'-0"

11 ROOF/OVERFLOW CONFIGURATION AT PARAPET
SCALE: 1/4"=1'-0"



6 VENT. PENETRATION FLASHING
SCALE: 1 1/2"=1'-0"



1 PERIMETER GRAVEL STOP
SCALE: 3"=1'-0"

HPA STANDARD SHEET 2017-07-17

Designed by: MM
Drawn by: NR
Architect of Record: TD
Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

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KEY PLAN

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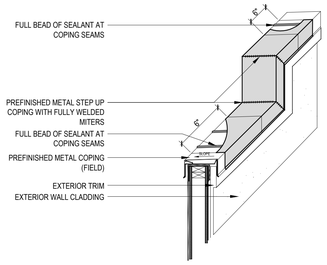
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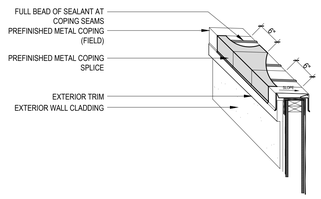
SHEET CONTENTS:
ROOF DETAILS

SHEET NO.
A7.51

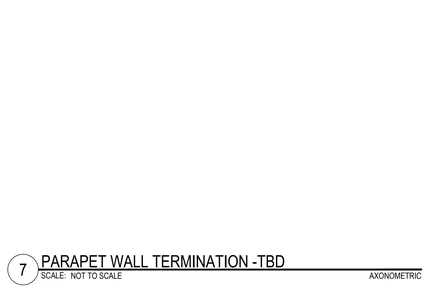
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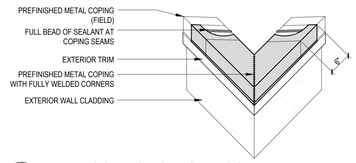
11 METAL COPING - STEP UP
SCALE: NOT TO SCALE AXONOMETRIC



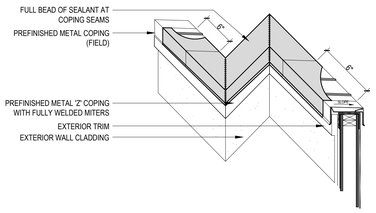
9 METAL COPING SPLICE
SCALE: NOT TO SCALE AXONOMETRIC



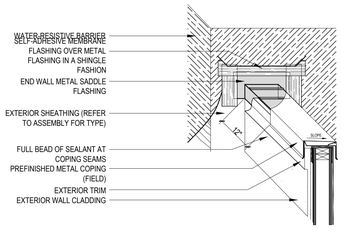
7 PARAPET WALL TERMINATION -TBD
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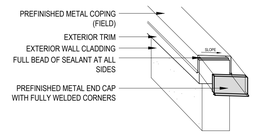
5 METAL COPING - OUTSIDE CORNER
SCALE: NOT TO SCALE AXONOMETRIC



10 METAL COPING - 'Z' COPING MITER
SCALE: NOT TO SCALE AXONOMETRIC

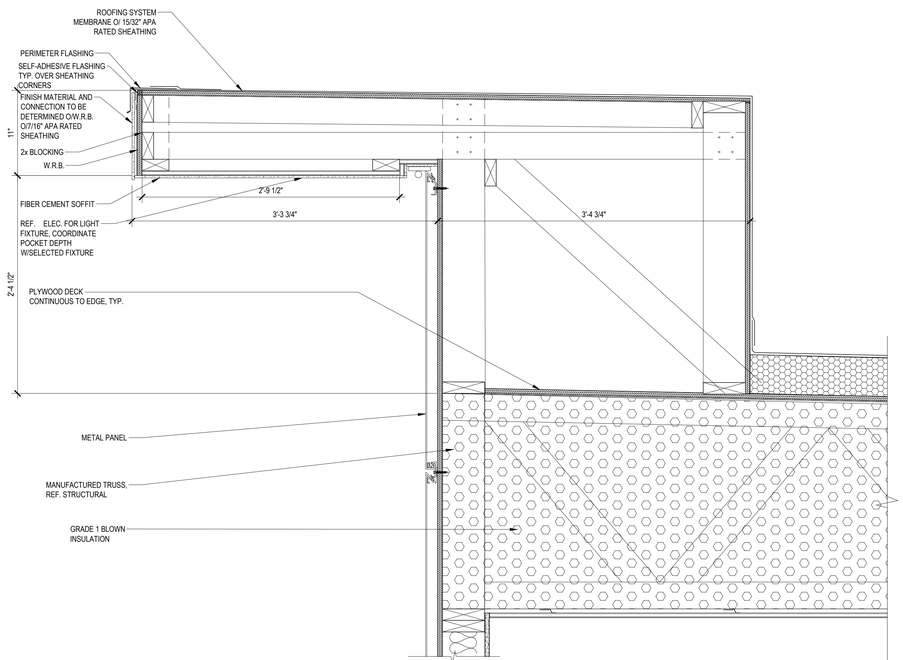


8 METAL COPING - END WALL FLASHING
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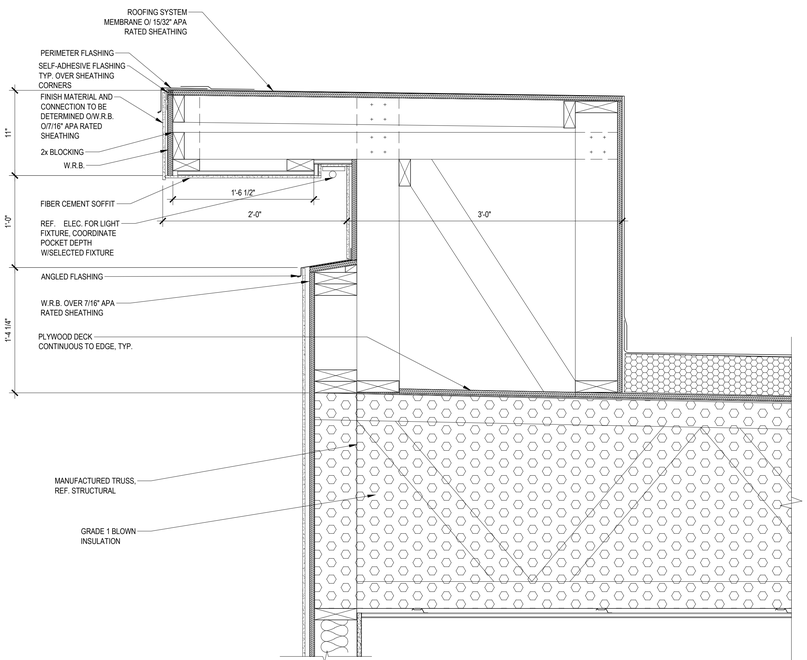


6 METAL COPING - PARAPET END CAP
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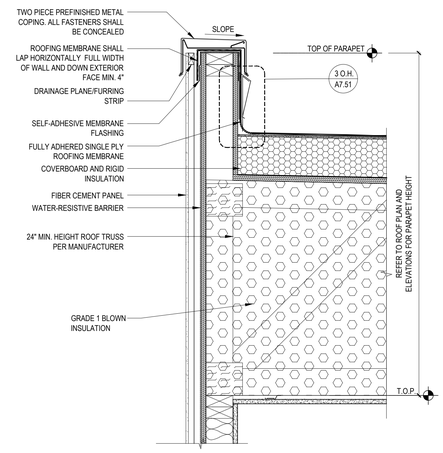
4 METAL COPING - DETAIL KEY
SCALE: NOT TO SCALE AXONOMETRIC



3 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0" SECTION DETAIL



2 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0" SECTION DETAIL



1 PARAPET DETAIL
SCALE: 1 1/2" = 1'-0"

ISSUE FOR PRICING: 12/15/2023

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Architect of Record: TD
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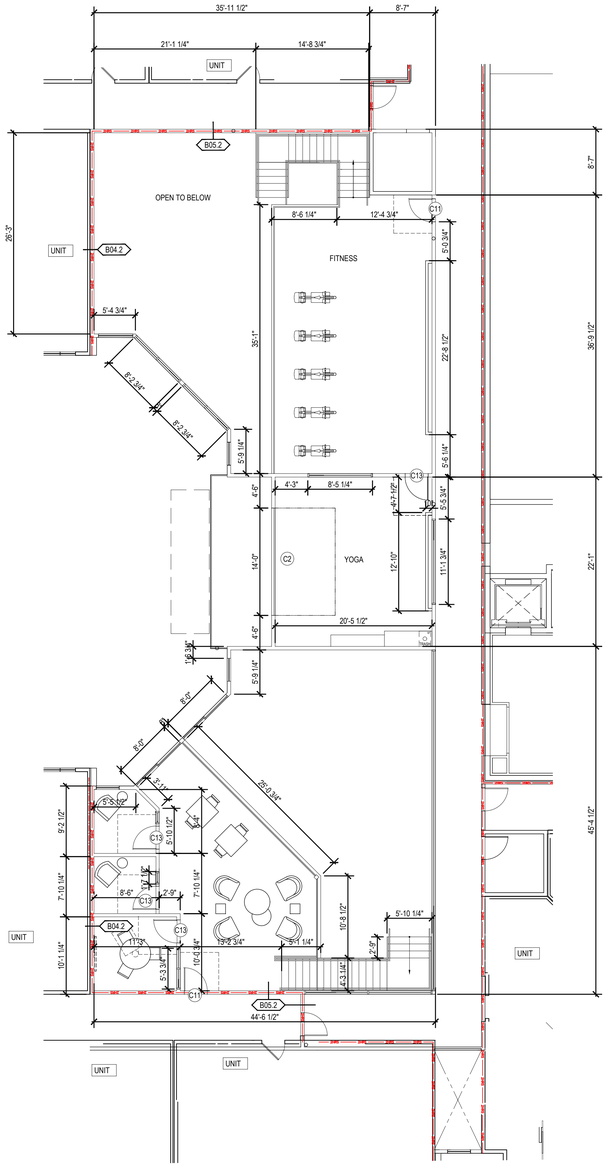
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SHEET CONTENTS:
PARAPET DETAILS

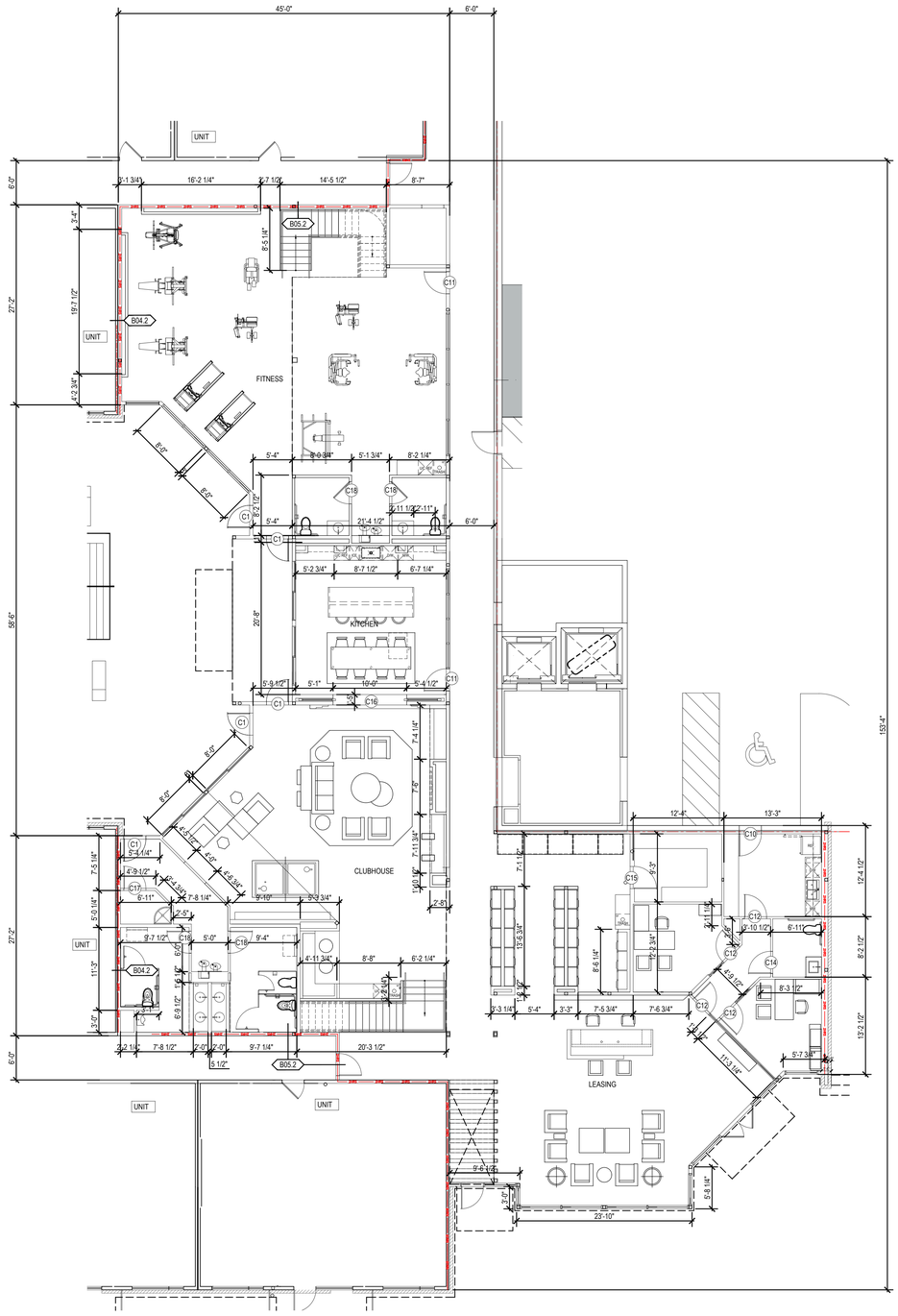
SHEET NO.
A7.52

21345



2 CLUBHOUSE 2ND FLOOR PLAN

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



1 CLUBHOUSE GROUND FLOOR PLAN

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

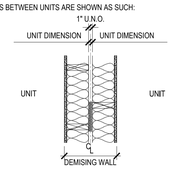
GRAPHICS LEGEND

NOT ALL SYMBOLS ARE USED

- EXTERIOR ELEVATION TAG (X/AX.XX)
- WALL SECTION TAG (X/AX.XX)
- DETAIL SECTION TAG (XX / AX.XX; ALT X) — ENLARGED DRAWINGL -OR- AREA MODIFIED BY ALT DESIGN
- FINISH FACE OF WALL
- ALIGN FINISH FACE
- AFF+10'-0" — CEILING HEIGHT
- FURRDOWN
- TYPE 'A' ANSI UNITS
- HEARING AND VISION IMPAIRED UNITS
- BUILDING UNDER SEPARATE PERMIT
- ROOF BEYOND
- METER
- FLOOR DRAIN LOCATIONS, REF. STRUCT & MEP
- FEC — SEMI-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"
- T.O.P. 100'-0" XTH FLOOR — TARGET ELEVATION
- 5:12 / 12 / 5 — SLOPE TAGS
- FIREWALL - NON-COMBUSTIBLE MATERIALS 4'-0" ON EITHER SIDE OF THE FIREWALL
- UNIT TYPE — UNIT TYPE SYMBOL
- XX1011 — WALL TYPE SYMBOL
- X — DOOR TAG SYMBOL
- X — WINDOW TAG SYMBOL
- CMU WALL
- 3HR FIRE WALL
- 2HR FIRE WALL
- 2HR FIRE BARRIER
- 1HR FIRE BARRIER
- 1-HR FIRE PARTITION AT UNIT SEPARATION
- 1-HR FIRE PARTITION AT CORRIDORS
- ASSUMED PROPERTY LINE
- 5 1/2" BRICK / STONE LEDGE
- MATCHLINE
- PARAPET LIGHTING
- 100'-0" — FINISHED FLOOR ELEVATION REFER TO CIVIL
- ENTRANCE DOOR MANEUVERING CLEARANCE
- FOR UNITS SHOWN WITH DEMISING WALLS ONLY, REF FLOOR BELOW FOR UNIT LAYOUT

FLOOR PLAN NOTES

1. UNIT LAYOUTS NOT SHOWN ARE IDENTICAL TO THE FLOOR BELOW.
2. DIMENSIONS TO DEMISING WALLS BETWEEN UNITS ARE SHOWN AS SUCH: 1" U.N.O.



3. GENERAL CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS IN THE DRAWINGS OR DISCREPANCIES REGARDING ACTUAL CONDITIONS BEFORE PROCEEDING WITH THE WORK.
4. WHERE ALIGN IS INDICATED, DIMENSIONS MAY BE PROVIDED FOR REFERENCE; HOWEVER, IN THE EVENT OF A CONFLICT, MAINTAIN PROPER ALIGNMENT AS INDICATED.
5. ALL INTERIOR AND EXTERIOR STRUCTURAL BEARING WALLS TO BE 1-HR FIRE RATED IN ACCORDANCE WITH TABLE 601.
6. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
7. IF PRIMARY UNIT ENTRY DOOR HAS DIRECT EXTERIOR ACCESS AND THE LANDING IS CONSTRUCTED OF AN IMPERVIOUS MATERIAL, THE LANDING MAY BE UP TO ½" BELOW THE INTERIOR FLOOR OF THE DWELLING UNIT. THE FINISHED SURFACE OUTSIDE OF THE PRIMARY ENTRANCE DOOR MAY BE SLOPED A MAXIMUM OF ¼" PER FOOT.
8. PROVIDE COATED GLASSMAT WATER RESISTANT GYPSUM BOARD AT STAIRWAYS, GARAGE AND GARAGE ENTRANCE AREAS.
9. DOORS TO BE LOCATED 4" FROM ADJACENT WALL OR CENTERED IN THE WALL, U.N.O.
10. METER, RISER, AND TELECOM AREAS ARE LOCATED ON THE BUILDING PLANS. REFER TO CIVIL AND MEP/T PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
11. 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
12. INSIDE SHAFT DIMENSIONS INDICATE CLEAR OPENING AT INTERIOR FACE OF SHAFT WALLS.
13. MAINTAIN POSITIVE DRAINAGE AT ALL EXTERIOR FLOOR SURFACES; SUCH AS BALCONY, PATIO, GARAGE, ETC. (MIN ¼"/FT SLOPE AWAY FROM EXTERIOR WALL)

CEILING/SOFFIT NOTES

1. CEILING HEIGT IN COMMON AREAS TO BE 9'-1", U.N.O.

CONTROL JOINTS IN GYPSUM BOARD

1. LAYOUT CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. WHEN LARGE AREAS ARE TO BE SUBDIVIDED BY CJs, SUBMIT LAYOUT FOR REVIEW BY ARCHITECT.
2. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
3. WALLS: LOCATE CONTROL JOINTS TO LIMIT WALL EXPANSES TO 30 LIN FT MAXIMUM.
   - 3.1. INSTALL CONTROL JOINTS:
     - 4.4.2. AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
     - 4.4.3. AT STRUCTURAL CONSTRUCTION JOINTS
     - 4.4.4. AT TOP AND BOTTOM OF ALL INTERIOR RAMPS.
5. CEILINGS: LOCATE CONTROL JOINTS TO LIMIT CEILING EXPANSES TO 2,500 SQ FT -AND- 50'-0" IN EITHER DIRECTION.
   - 5.1. AT A CHANGE IN DIRECTION IN CEILING FRAMING
   - 5.2. AT FURRING JOINT

UNITS BLOCKED OUT IN OVERALL FLOOR PLANS

IN ORDER TO ACCENTUATE THE DISTINCTION BETWEEN THE UNITS IN THE OVERALL FLOOR PLANS, THE UNITS WHICH ARE IDENTICAL TO THE UNIT BELOW ARE SHOWN BY DEMISING WALLS ONLY.

SEE FLOOR PLAN BELOW FOR UNIT LAYOUTS NOT SHOWN.

DOCUMENT LOCATOR NOTES

1. REF A0 SERIES FOR ACCESSIBILITY STANDARDS.
   - 1.1. ALL EXTERIOR COMMON USE DOOR THRESHOLDS TO BE ACCESSIBLE.
   - 1.2. ALL ACCESSIBLE ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 60" PERPENDICULAR TO THE DOOR.
3. REF ALS SERIES FOR FIRE EXTINGUISHER SCHEDULE.
4. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.
5. REF A4 SERIES ROOF PLAN FOR LOWER ROOF SYMBOLS LEGEND
6. REF A6 SERIES FOR STAIRS, ELEVATORS AND TRASH ROOMS.
7. REF A8 SERIES FOR CLUBHOUSE INFORMATION
8. REF A9 SERIES FOR ADDITIONAL ON SITE AMENTIES
9. REF A3 SERIES FOR APARTMENT UNIT INFORMATION.

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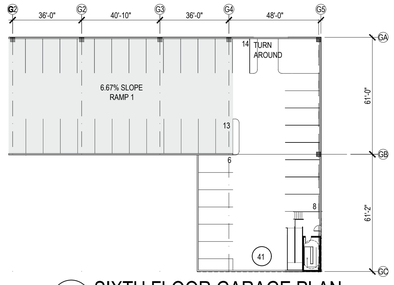
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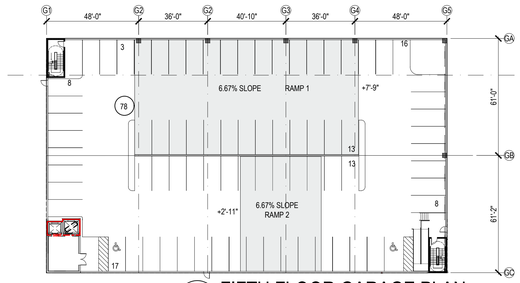
SHEET CONTENTS:
CLUBHOUSE
FLOOR PLANS

SHEET NO.
A8.11

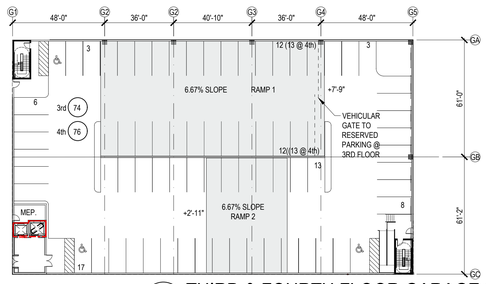
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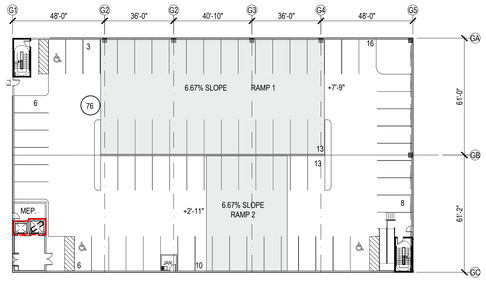
7 SIXTH FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



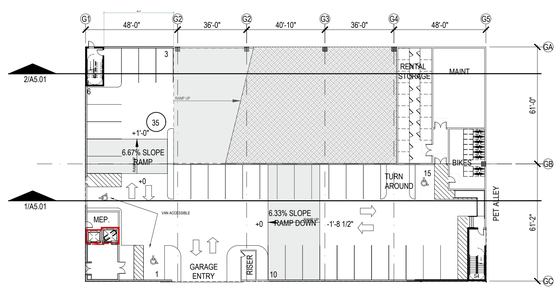
6 FIFTH FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



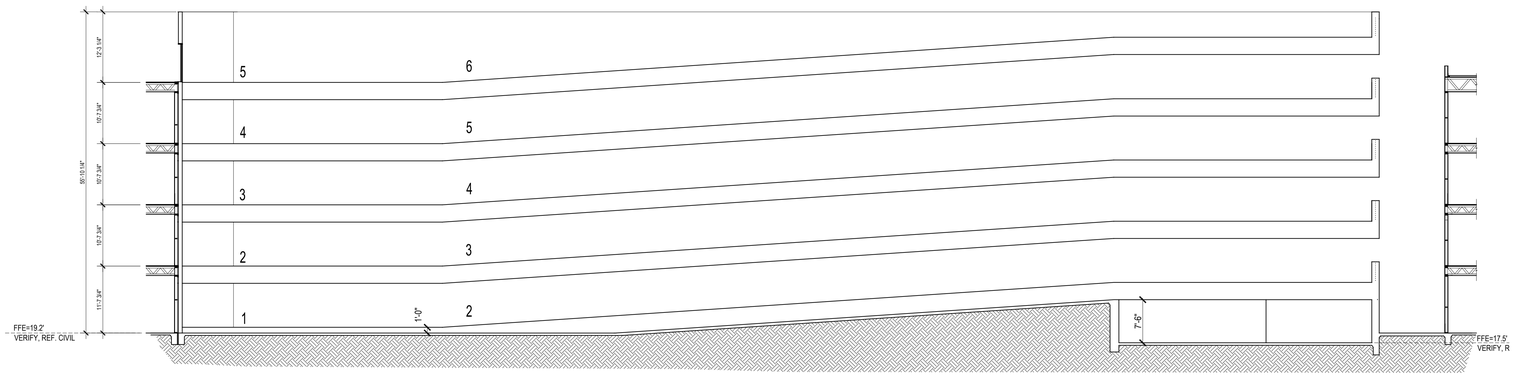
5 THIRD & FOURTH FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



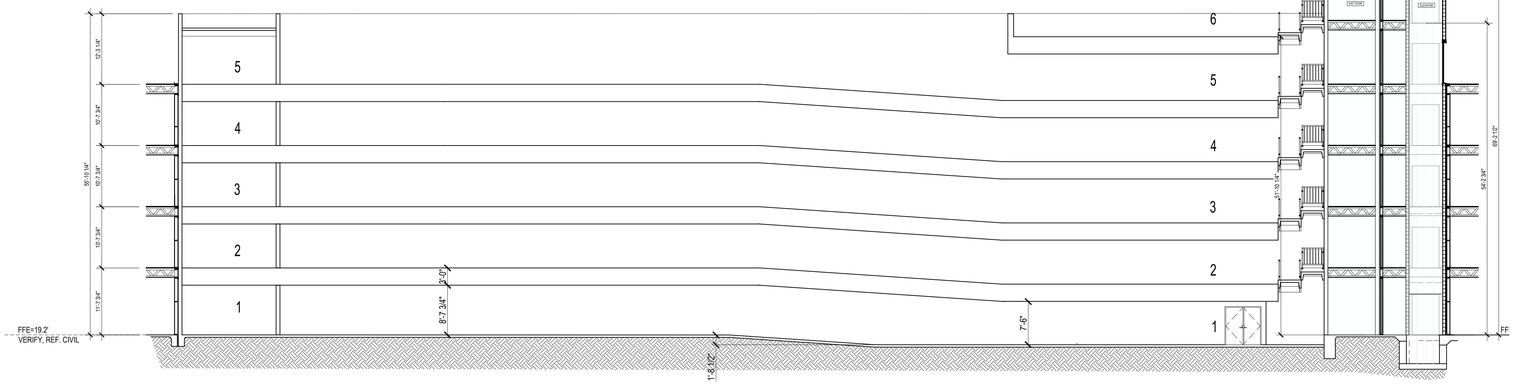
4 SECOND FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



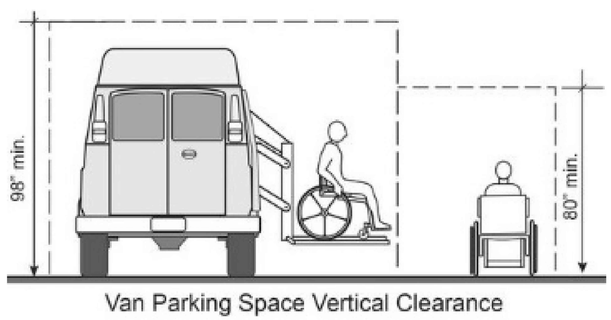
3 GROUND FLOOR GARAGE PLAN
SCALE: 1/32" = 1'-0"



3 SECTION THRU RAMP 1 FACING WEST
SCALE: 3/32" = 1'-0"



3 SECTION THRU RAMP 2 FACING WEST
SCALE: 3/32" = 1'-0"



Van Parking Space Vertical Clearance

PARKING CALCULATIONS

GARAGE PARKING (COUNT FOR LEVEL BEFORE ENTERING 1ST RAMP UP)

Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	ROOF	TOTAL GARAGE	2% ADA Parking Req'd / Provded
	16	12	16	16	14			
	13	12	13	13	13			
		3						
	8	8	8	8	8			
15	13	13	13	13	6			
10	10							
1	6	17	17	17				
6	6	6	6	8				
3	3	3	3	3				
35	75	74	76	78	41	0	379	7.58

Restricted Access Gate at top of ramp on Level 3 - for Reserved Residential Parking

PUBLIC PARKING:								
Total Spaces	35	75	15	0	0	0	125	2.50
Accessible	3 (2 vans)	3					Public ADA Spaces Provded	6
RESERVED PARKING:								
Total Parking Spaces		59	76	78	41	0	254	5.08
Accessible Spaces		3	3	2			Reserved ADA Spaces Provded	8

Total REQUIRED after Reduction	497
Existing to Remain	63
Surface	60
Needed in Garage	374
Desired RESERVED RESIDENTIAL (1 PER UNIT)	224

Designed by: MM
Drawn by: NR
Architect of Record: TD

Date Plotted:

Issue for Pricing / Bidding:	12/15/23
Issue for Permit Application:	XX/XX/XX
Issue for Construction	XX/XX/XX

Revisions:

#	DATE	COMMENTS

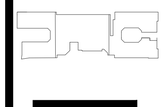
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key.

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BATON ROUGE, LOUISIANA
KEY REAL ESTATE

KEY PLAN



These drawings are for preliminary coordination only and not to be used for regulatory approval or construction.

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SHEET CONTENTS:
GARAGE PLANS & SECTIONS

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