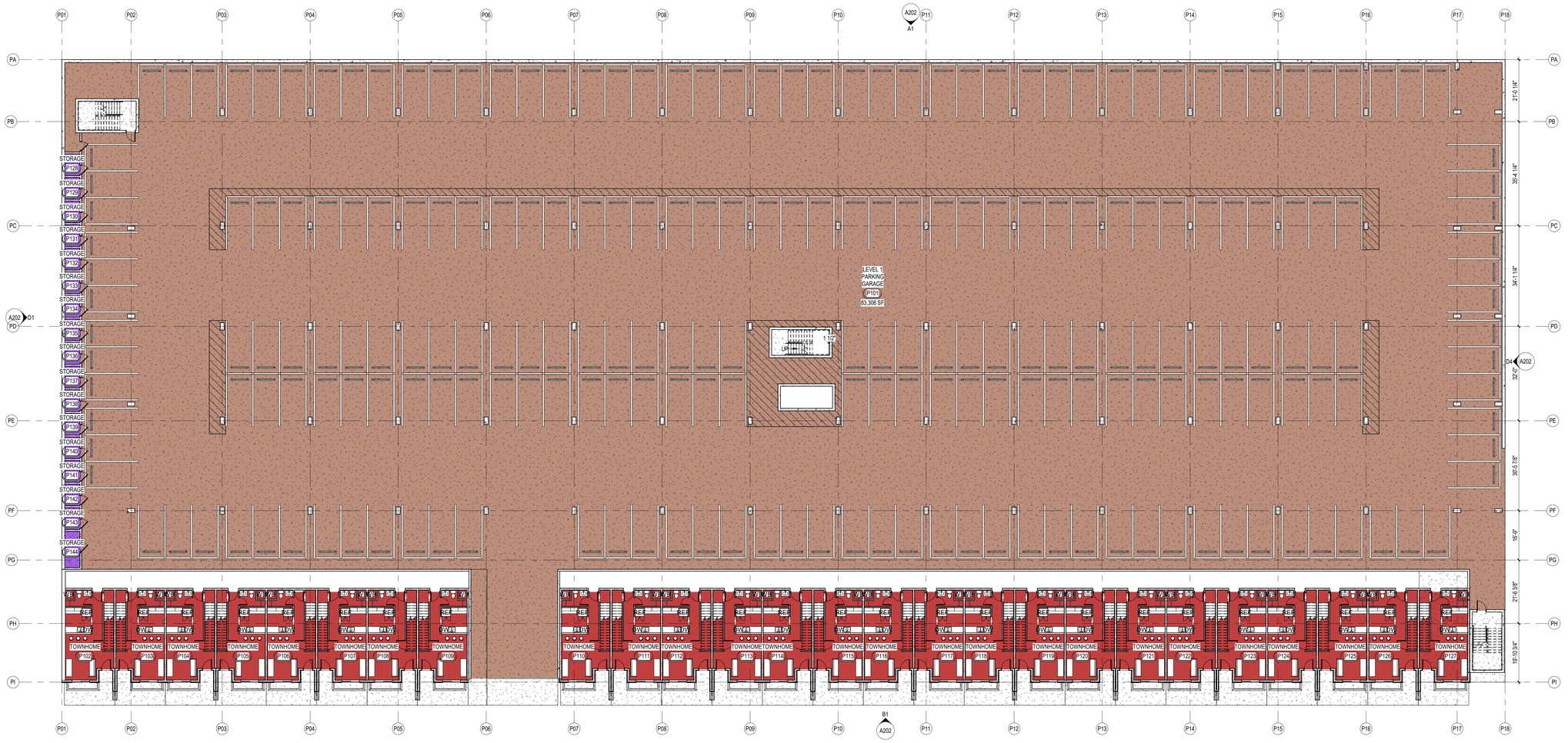
PARKING LEVEL 1	222 STALLS
PARKING LEVEL 2	222 STALLS
TOTAL PARKING	444 STALLS

Room Legend

- LEVEL 1 PARKING GARAGE
- STORAGE
- TOWNHOME

UNIT COUNT

TOWNHOME UNIT	26



A1 PARKING LEVEL 1
A99 1/16" = 1'-0"

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SCHEMATIC

FIRST LEVEL PARKING FLOOR PLAN

DRAWING NUMBER
A99

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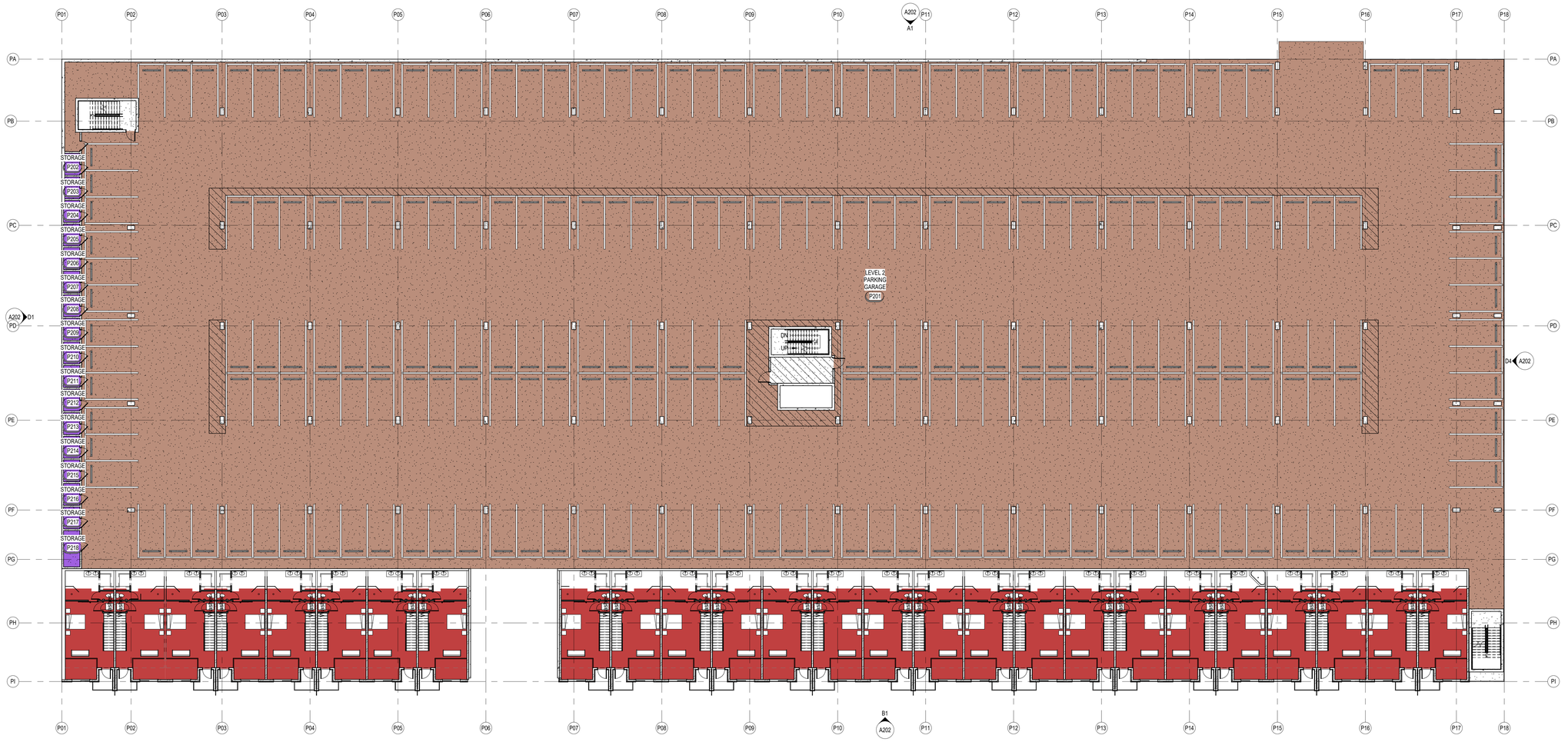
PARKING LEVEL 1	222 STALLS	
PARKING LEVEL 2	222 STALLS	
TOTAL PARKING	444 STALLS	

Room Legend

- LEVEL 2 PARKING GARAGE
- STORAGE
- TOWNHOME



A1 / A100 PARKING LEVEL 2
1/16" = 1'-0"

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SECOND LEVEL
PARKING FLOOR PLAN

DRAWING NUMBER
A100

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Room Legend

- 1 BEDROOM
- 1 BEDROOM CORNER
- 2 BEDROOM
- 2 BEDROOM CORNER
- 2 BEDROOM END
- BATHROOM
- CLUB HOUSE
- HEALTH CLUB
- LEASING
- MAIL
- OFFICE

UNIT COUNT

UNIT A- 2 BEDROOM	8
UNIT B- 1 BEDROOM	6
UNIT C- 1 BEDROOM	27
UNIT D- 2 BEDROOM	2
UNIT E- 2 BEDROOM	8
TOTAL UNITS	51
TOTAL BEDROOMS	69

KEYNOTE LEGEND

FLOOR PLAN GENERAL NOTES:

A. GENERAL NOTES APPLY TO ALL DRAWINGS.
B. ALL DIMENSIONS ARE EXTERIOR WALL TO FACE OF SUBSTRATE, INTERIOR WALL TO FACE OF GYPSUM BOARD, FACE OF MASONRY OR CENTER LINE OF COLUMNS UNLESS OTHERWISE NOTED.
C. DO NOT SCALE DRAWINGS.
D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
E. ELECTRICAL PLANS INDICATE THE GENERAL DESIGN AND ARRANGEMENT OF PIPES, CONDUIT, WIRING, EQUIPMENT, SYSTEMS, ETC. INFORMATION SHOWN IS DIAGRAMMATIC IN CHARACTER AND DOES NOT NECESSARILY INDICATE EVERY REQUIRED OFFSET, FITTING AND EXISTING CONDITION WHEN APPLIES. LOCATION OF THESE ITEMS MAY BE ADJUSTED CONDITIONAL UPON THE SATISFACTORY COMPLIANCE WITH ALL OTHER REQUIREMENTS.
F. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
G. ALL WALL PENETRATIONS AT RATED WALL LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/ OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
H. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED AND INDICATED IN THE CONTRACTORS BID.
I. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
J. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
K. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
L. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE OF FINISH FLOOR.
M. SEE SHEET A610 FOR WALL TYPES.
N. SEE SHEET A601 FOR DOOR AND WINDOW TYPES.
O. SEE DETAIL 8/SA541 FOR FIRE EXTINGUISHER CABINET.
P. 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.
Q. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD. GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNNER AS TO BE SECURELY RETAINED IN PLANCE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
R. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
   1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
   2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
S. FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
T. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILT CHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORDANCE WITH UL 103 AND UL 127.
U. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
V. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTUAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BBATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
W. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING SPACES. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND IN LINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPERATIONS.
X. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH THE 2012 I.B.C.
Y. DRAFTSTOPPING - OPENINGS IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.
Z. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND INLINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPERATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
AA. DRAFTSTOPS MUST BE PLACED INTO AREAS NOT EXCEEDING 3,000 SQUARE FEET OR ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
AB. ALL SWITCHES, OUTLETS, AND CONTROLS ON ALL FLOORS ARE TO BE LOCATED PER ADA STANDARDS.
AC. IN ALL UNITS - REINFORCING & OR BLOCKING FOR GRAB BARS IN ALL RESTROOM WALLS AROUND TOILET, TUB, SHOWERS, ETC. ARE TO BE LOCATED AS PER ENLARGED UNIT SHEETS.
AD. PRE-ROCK RESTROOM WALLS AROUND TUBS AND SHOWERS LOCATED AS PER ENLARGED UNIT SHEETS.
AE. ALL DWELLING UNITS ARE TO BE ACCESSIBLE AS REQUIRED BY ANSI A117.1-2010 (SEE SHEET G002). 2% WILL BE TYPE "A" UNITS THE REMAINING WILL BE TYPE "B" UNITS.
AF. ALL EXTERIOR BALCONIES ARE NOT RATED, BUT WILL BE PROVIDED WITH SPRINKLER PROTECTION TO THOSE AREAS AS DIRECTED BY IBC 1406.3 EXCEPTION 3.
AG. FIRE DEPARTMENT STANDPIPE EQUIPMENT IS NOT TO ENCROACH INTO THE STAIR LANDING BEYOND THE RADIUS EXTENDING FROM THE INSIDE CORNER OF THE REQUIRED STAIR LANDING WIDTH.
AH. DRYER/EXHAUST VENTS TO BE LOCATED AWAY FROM ANY OPERABLE WINDOWS/DOORS AS PER 2012 IMC.
AI. MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ONE ROOF, OR SUPPORT A LOAD-BEARING WALL OR A NONLOAD-BEARING WALL MORE THAN TWO STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING THEM ON ALL SIDES FOR THEIR FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.

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SCHEMATIC

MAIN LEVEL FLOOR PLAN

DRAWING NUMBER
A101

A1 / A101 LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

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Room Legend

- 1 BEDROOM
- 1 BEDROOM CORNER
- 2 BEDROOM
- 2 BEDROOM CORNER
- 2 BEDROOM END
- STORAGE

UNIT COUNT

UNIT A- 2 BEDROOM	8
UNIT B- 1 BEDROOM	8
UNIT C- 1 BEDROOM	28
UNIT D- 2 BEDROOM	2
UNIT E- 2 BEDROOM	9
TOTAL UNITS	55
TOTAL BEDROOMS	74

1 A102 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

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SCHEMATIC

SECOND LEVEL FLOOR PLAN

DRAWING NUMBER
A102

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Room Legend

- 1 BEDROOM
- 1 BEDROOM CORNER
- 2 BEDROOM
- 2 BEDROOM CORNER
- 2 BEDROOM END
- STORAGE

UNIT COUNT

UNIT A- 2 BEDROOM	8
UNIT B- 1 BEDROOM	8
UNIT C- 1 BEDROOM	28
UNIT D- 2 BEDROOM	2
UNIT E- 2 BEDROOM	9
TOTAL UNITS	55
TOTAL BEDROOMS	74

1 A103 LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

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THIRD LEVEL FLOOR PLAN

DRAWING NUMBER
A103

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Room Legend

- 1 BEDROOM
- 1 BEDROOM CORNER
- 2 BEDROOM
- 2 BEDROOM CORNER
- 2 BEDROOM END
- STORAGE

UNIT COUNT

UNIT A- 2 BEDROOM	8
UNIT B- 1 BEDROOM	8
UNIT C- 1 BEDROOM	28
UNIT D- 2 BEDROOM	2
UNIT E- 2 BEDROOM	9
TOTAL UNITS	55
TOTAL BEDROOMS	74

A1 / A104 LEVEL 4 FLOOR PLAN
1/16" = 1'-0"

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FOURTH LEVEL FLOOR PLAN

DRAWING NUMBER
A104

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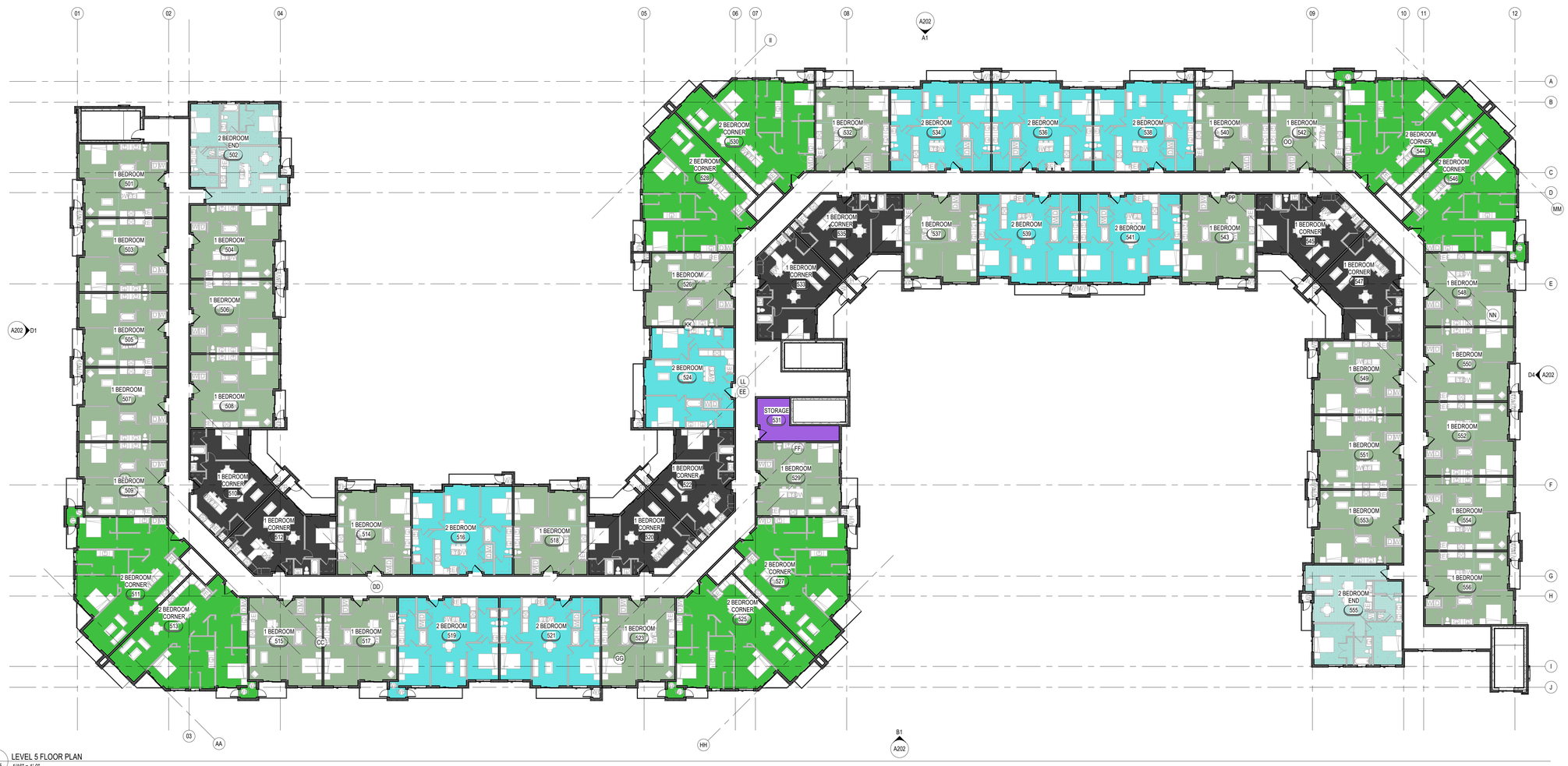
UNIT COUNT

UNIT A- 2 BEDROOM	8
UNIT B- 1 BEDROOM	8
UNIT C- 1 BEDROOM	28
UNIT D- 2 BEDROOM	2
UNIT E- 2 BEDROOM	9
TOTAL UNITS	55
TOTAL BEDROOMS	74

Room Legend

- 1 BEDROOM
- 1 BEDROOM CORNER
- 2 BEDROOM
- 2 BEDROOM CORNER
- 2 BEDROOM END
- STORAGE



1 LEVEL 5 FLOOR PLAN
A105 1/16" = 1'-0"

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FIFTH LEVEL FLOOR PLAN

DRAWING NUMBER
A105

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D1 A202 NORTH ELEVATION
1/16" = 1'-0"

D4 A202 SOUTH ELEVATION
1/16" = 1'-0"

B1 A202 WEST ELEVATION 2
1/16" = 1'-0"

A1 A202 EAST ELEVATION 2
1/16" = 1'-0"

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EXTERIOR ELEVATIONS

DRAWING NUMBER
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2 A203 SOUTHWEST VIEW

1 A203 OVERALL SOUTHWEST VIEW

4 A203 ENTRY VIEW

3 A203 AIRIAL VIEW

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PERSPECTIVE VIEWS

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