



Architect's Supplemental Instructions (ASI's)

307B SW Market Street
Lee's Summit, MO 64063
816.249.2244
Sowens@collinsandwebb.com

Project: Ellis Glen
Issue Date: August 22, 2024 (drawing dated August 22, 2024)
ASI No.: ASI- 01

THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES; CONSULTATION WITH AN ATTORNEY IS ENCOURAGED WITH RESPECT TO ITS COMPLETION OR MODIFICATION.

OWNER ☐
ARCHITECT ☐
CONSULTANT ☐
CONTRACTOR ☒
FIELD ☐
OTHER ☐

PROJECT:
Ellis Glen

TO:

Ryan Neighbors
Neighbors Construction
1708 East 123rd Street
Olathe, KS 66061

ARCHITECT'S SUPPLEMENTAL INSTRUCTION NO: ASI- 01
CONTRACT FOR: Ellis Glen
ORIGINAL DRAWINGS DATED: 18 March 2024

ARCHITECT:

Collins & Webb Architecture
307B SW. Market Street
Lee's Summit, Missouri 64063

ARCHITECT'S PROJECT NO.: 21095

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgment that there will be no change in the Contract Sum or Contract Time.

Description:

The following plan changes were requested by the owner and made to the permit documents. These changes shall be incorporated:

General Scope:

- Missing door tags were added in Unit B3 and C2 on pages A124 and A127.
- Changes were made to Unit B3-A on page A125. The changes include enlarging the washer/dryer closet to allow for a side-by-side washer and dryer. This resulted in needing to shift the mechanical room down to align with the entry wall. The accessible route still works as illustrated on the revised G004 plan.

Attachments:

Drawings

G004 – Accessibility Plan

1. Accessible route updated to match new unit plan.

A102 – Floor Plan – 2nd & 3rd

1. Update room tags on both levels to relocate the B3-A unit to the third floor.

A124 and A127 – Units Plans for B3 and C2

1. Missing door tags were added to the plans.



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A125 – Unit B3-a Plan

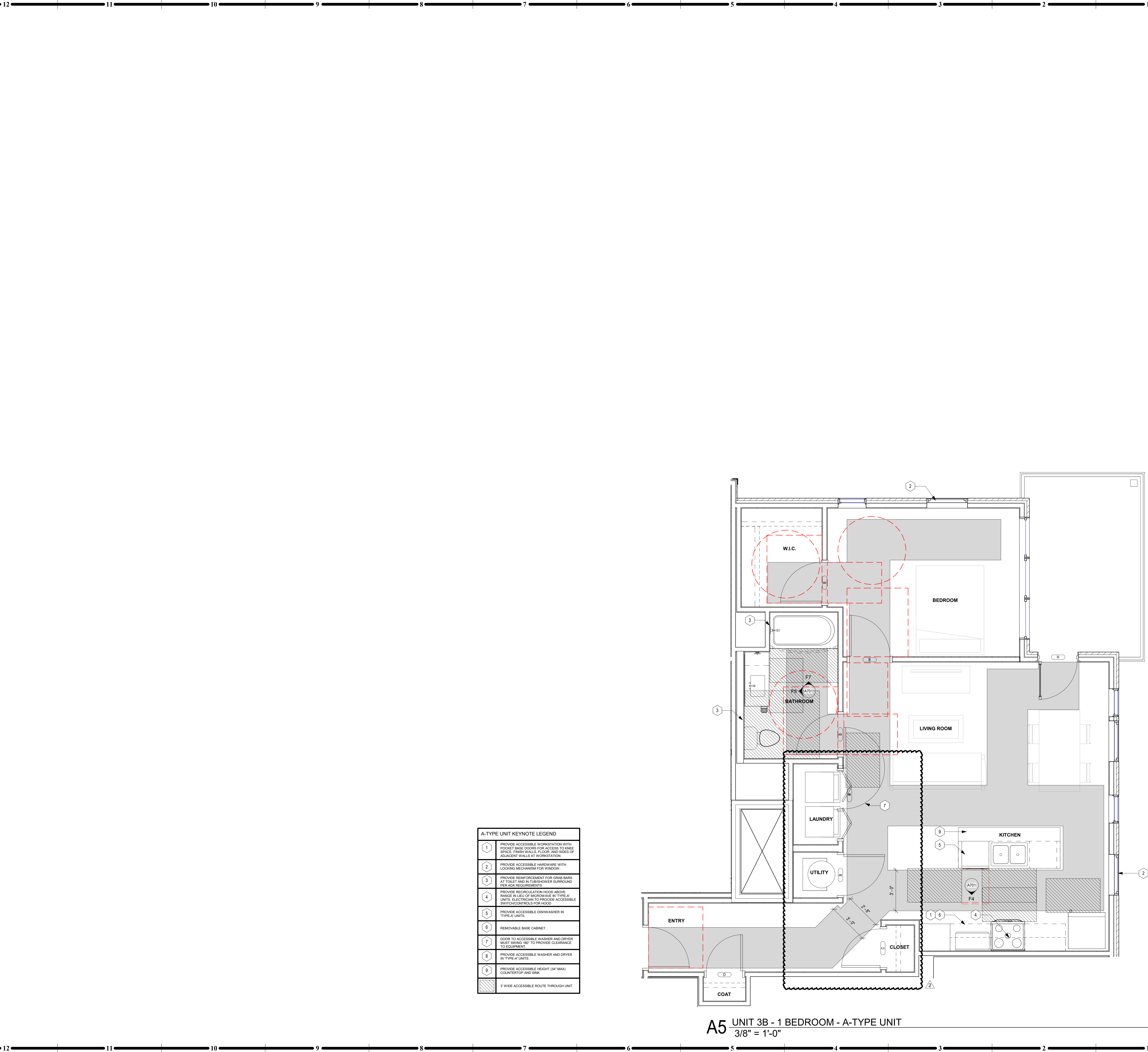
1. Floor updated to accommodate a side-by-side washer and dryer in a larger closet. The mechanical closet was slid down to align with the entry wall. The door to the laundry closet was changed to be Type F (found in other units on the project).

ISSUED BY: Sean Owens, Collins & Webb Architecture

(Signature)

8/22/2024 10:49:59 AM

K
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A-TYPE UNIT KEYNOTE LEGEND	
1	PROVIDE ACCESSIBLE WORKSTATION WITH SPACE, FINISH WALLS, FLOOR, AND SIDES OF MAX. IN HEIGHT. PROVIDE ACCESSIBLE WORKSTATION.
2	PROVIDE ACCESSIBLE WINDOW WITH LOOKING MECHANISM FOR WINDOW.
3	PROVIDE REINFORCEMENT FOR GRAB BARS AT TOILET AND IN TUB/SHOWER PER ADA REQUIREMENTS.
4	PROVIDE REINFORCEMENT HOOK ABOVE RANGE (RANGE) OF MICROWAVE IN TYPE-A UNITS. ELECTRICIAN TO PROVIDE ACCESSIBLE SWITCHES/CONTROLS FOR HOOK.
5	PROVIDE ACCESSIBLE DISHWASHER IN TYPE-A UNITS.
6	REMOVABLE BASE CABINET.
7	DOOR TO ACCESSIBLE WALKER AND DRIVER MUST SWING 180° TO PROVIDE CLEARANCE TO EQUIPMENT.
8	PROVIDE ACCESSIBLE WASHER AND DRYER IN TYPE-A UNITS.
9	PROVIDE ACCESSIBLE HEIGHT (34" MAX) COUNTERTOP AND SINK.
	3" WIDE ACCESSIBLE ROUTE THROUGH UNIT.

A5 UNIT 3B - 1 BEDROOM - A-TYPE UNIT
3/8" = 1'-0"

TYPE A REQUIREMENTS

PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.

THRESHOLDS SHALL COMPLY WITH ICC A117.303. THRESHOLDS AT EXTERIOR SINGING DOORS SHALL BE PERMITTED TO BE 3/4" INCH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

ACCESSIBLE ROUTE MUST HAVE A CLR. WIDTH MIN. OF 36". THE CLR. WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24" MAX. PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 52" MIN. IN LENGTH AND 30" MIN. IN WIDTH.

ACCESSIBLE ROUTES MUST CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT.

ACCESSIBLE ROUTES SHALL CONCLUDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH.

ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE MUST PROVIDE A TURNING RADIUS. A TURNING SPACE IS NOT REQUIRED WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAX IN DEPTH.

ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

RE: ICC A117.403.5.2 FOR CLR. WIDTH AT 180-DEGREE TURNS.

RE: ICC A117.403.5.3 FOR CLR. WIDTH AT 90-DEGREE TURNS.

DOORWAYS SHALL HAVE A CLR. OPENING WIDTH OF 32" MIN. CLR. OPENING WIDTH OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.

RE: ICC A117.404.2.3.2 FOR REQUIRED MANEUVERING CLEARANCES AT SWINGING DOORS.

FOR WASHER AND DRYER APPLIANCES A CLR. FLOOR SPACE PORTION FOR A PARALLEL APPROACH SHALL BE PROVIDED FOR TOP LOADING MACHINES. THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLR. FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTERLINE OF THE DOOR OPENING.

REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHROOMS, AND SHOWER COMPARTMENTS.

AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY WITH A117.110.11.2. AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER A BATHTUB OR SHOWER WITHIN THE UNIT SHALL COMPLY WITH A117.110.11.2. THESE TOILET AND BATHING FIXTURES SHALL BE IN A SINGLE TOILET/BATHING AREA SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT.

DOORSWINGS CAN NOT SWING INTO THE CLR. FLOOR SPACE OR CLEARANCE OF ANY RESTROOM FIXTURE.

LAVATORIES SHALL COMPLY WITH A117.106. CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

MIRRORS MUST COMPLY WITH A117.110.11.2.2 SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACE 40" MAX ABOVE THE FLOOR.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.

THE WATER CLOSET MUST BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 10" MIN AND 10" MAX FROM THE SIDEWALL.

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET IS ALLOWED TO OVERLAP THE WATERCLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLR. FLOOR SPACE REQUIRED AT OTHER FIXTURES, AND THE WHEELCHAIR TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. AN EXCEPTION: A LAVATORY MEASURING 24" MAX. IN DEPTH AND COMPLYING WITH A117.110.11.2.2 SHALL BE PERMITTED ON THE REAR WALL 10" MIN. FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 60" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

RE: ICC A117.110.11.2.5 FOR BATHING FIXTURE REQUIREMENTS.

RE: ICC A117.12 FOR KITCHEN REQUIREMENTS.

AT LEAST ONE SECTION OF COUNTER SHALL PROVIDE AN ACCESSIBLE WORK SURFACE 30" MINIMUM IN LENGTH AND 34" MAX IN HEIGHT COMPLYING WITH ICC A117.110.12.3.

KITCHEN SINKS MUST COMPLY WITH ICC A117.110.12.4 AND BE 30" MIN. IN CLS. WIDTH AND 34" MAX. IN HEIGHT.

A CLR. FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH TO THE SINK SHALL BE PROVIDED. KNEE AND TIE CLEARANCE COMPLYING WITH ICC A117.106. CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL, OF FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.

A CLR. FLOOR SPACE, POSITIONED ADJACENT TO THE DISHWASHER DOOR, SHALL BE PROVIDED. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLR. FLOOR SPACE FOR THE DISHWASHER OR AN ADJACENT SINK.

COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 30" OF THE FREEZER COMPARTMENT SHelves. INCLUDING THE BOTTOM OF THE FREEZER 34" MAX. ABOVE THE FLOOR WHEN THE SHELVES ARE INSTALLED AT THE MAXIMUM HEIGHT.

IN THE COMPARTMENT A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE REFRIGERATOR/FREEZER, SHALL BE PROVIDED. THE CENTERLINE OF THE CLR. FLOOR SPACE SHALL BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE APPLIANCE.

RE: ICC CHAPTER 11 AND RE: ICC A117 FOR FULL TYPE A UNIT REQUIREMENTS

TYPE B REQUIREMENTS

PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS. PRIMARY ENTRANCE SHALL NOT BE TO A BEDROOM UNLESS IT IS THE ONLY ENTRANCE.

THRESHOLDS SHALL COMPLY WITH ICC A117.303. THRESHOLDS AT EXTERIOR SINGING DOORS SHALL BE PERMITTED TO BE 3/4" INCH MAX. IN HEIGHT, PROVIDED THEY ARE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

FOR TYPE B UNITS, CLR. FLOOR SPACE SHALL BE 48" MIN. IN LENGTH AND 30" MIN. IN WIDTH.

AT LEAST ONE ACCESSIBLE ROUTE MUST CONNECT ALL SPACES AND ELEMENTS THAT ARE A PART OF THE UNIT.

ACCESSIBLE ROUTES SHALL CONCLUDE WITH OR BE LOCATED IN THE SAME AREA AS A GENERAL CIRCULATION PATH.

ACCESSIBLE ROUTE MUST HAVE A CLR. WIDTH MIN. OF 36". THE CLR. WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32" FOR A LENGTH OF 24" MAX. PROVIDED THE REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 52" MIN. IN LENGTH AND 30" MIN. IN WIDTH.

ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS: WALKING SURFACES WITH A SLOPE NOT STEEPER THAN 1:20, DOORS AND DOORWAYS, RAMPS, ELEVATORS, AND PLATFORM LIFTS.

DOORWAYS SHALL HAVE A CLR. OPENING WIDTH OF 32" MIN. CLR. OPENING WIDTH OF SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.

RE: ICC A117.404.2.3.2 FOR REQUIRED MANEUVERING CLEARANCES AT SWINGING DOORS.

FOR WASHER AND DRYER APPLIANCES A CLR. FLOOR SPACE PORTION FOR A PARALLEL APPROACH SHALL BE PROVIDED FOR TOP LOADING MACHINES. THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT LOADING MACHINES, THE CENTERLINE OF THE CLR. FLOOR SPACE SHALL BE OFFSET 24" MAX FROM THE CENTERLINE OF THE DOOR OPENING.

REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHROOMS, AND SHOWER COMPARTMENTS.

AT LEAST ONE TOILET AND BATHING FACILITY MUST COMPLY WITH A117.110.11.2. AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER A BATHTUB OR SHOWER WITHIN THE UNIT SHALL COMPLY WITH A117.110.11.2.

DOORSWINGS CAN NOT SWING INTO THE CLR. FLOOR SPACE OR CLEARANCE OF ANY RESTROOM FIXTURE.

A CLR. FLOOR SPACE POSITIONED FOR A PARALLEL APPROACH SHALL BE PROVIDED AT A LAVATORY. THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE LAVATORY. CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY. THE FLOOR FINISH EXTENDS UNDER THE CABINETRY, AND THE WALLS BEHIND AND SURROUNDING THE CABINETRY ARE FINISHED.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN WIDTH, MEASURED PERPENDICULAR FROM THE SIDE WALL.

CLEARANCE AROUND THE WATER CLOSET SHALL BE 60" MIN. IN DEPTH, MEASURED PERPENDICULAR FROM THE REAR WALL.

THE WATER CLOSET MUST BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 10" MIN AND 10" MAX FROM THE SIDEWALL.

THE REQUIRED CLEARANCE AROUND THE WATER CLOSET IS ALLOWED TO OVERLAP THE WATERCLOSET, ASSOCIATED GRAB BARS, PAPER DISPENSERS, COAT HOOKS, SHELVES, ACCESSIBLE ROUTES, CLR. FLOOR SPACE REQUIRED AT OTHER FIXTURES, AND THE WHEELCHAIR TURNING SPACE. NO OTHER FIXTURES OR OBSTRUCTIONS SHALL BE LOCATED WITHIN THE REQUIRED WATER CLOSET CLEARANCE. AN EXCEPTION: A LAVATORY MEASURING 24" MAX. IN DEPTH AND COMPLYING WITH A117.110.11.2.2 SHALL BE PERMITTED ON THE REAR WALL 10" MIN. FROM THE CENTERLINE OF THE WATER CLOSET TO THE SIDE EDGE OF THE LAVATORY WHERE THE CLEARANCE AT THE WATER CLOSET IS 60" MIN. MEASURED PERPENDICULAR FROM THE REAR WALL.

RE: ICC A117.110.11.2.5 FOR BATHING FIXTURE REQUIREMENTS.

RE: ICC A117.12 FOR KITCHEN REQUIREMENTS.

CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.

KITCHEN SINKS MUST COMPLY WITH ICC A117.110.12.4. A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH TO THE SINK, SHALL BE PROVIDED. THE CLR. FLOOR SPACE SHALL BE CENTERED ON THE SINK BOWL.

A PARALLEL OR FORWARD APPROACH IS REQUIRED AT ALL KITCHEN APPLIANCES. RE: ICC A117.110.12.

A CLR. FLOOR SPACE, POSITIONED FOR A PARALLEL, OF FORWARD APPROACH SHALL BE PROVIDED AT EACH KITCHEN APPLIANCE.

RE: ICC CHAPTER 11 AND RE: ICC A117 FOR FULL TYPE B UNIT REQUIREMENTS

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2 Owner Request 08/22/24



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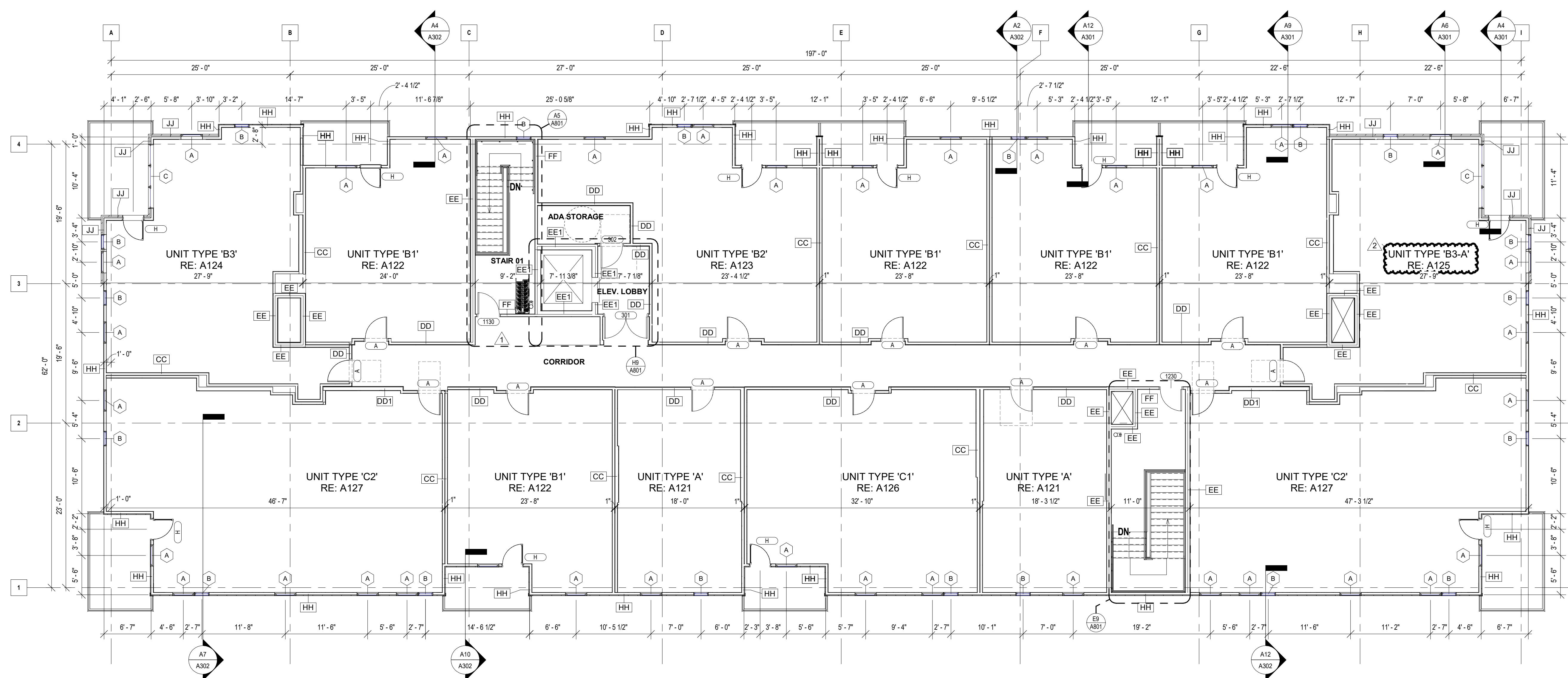
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ACCESSIBILITY PLANS

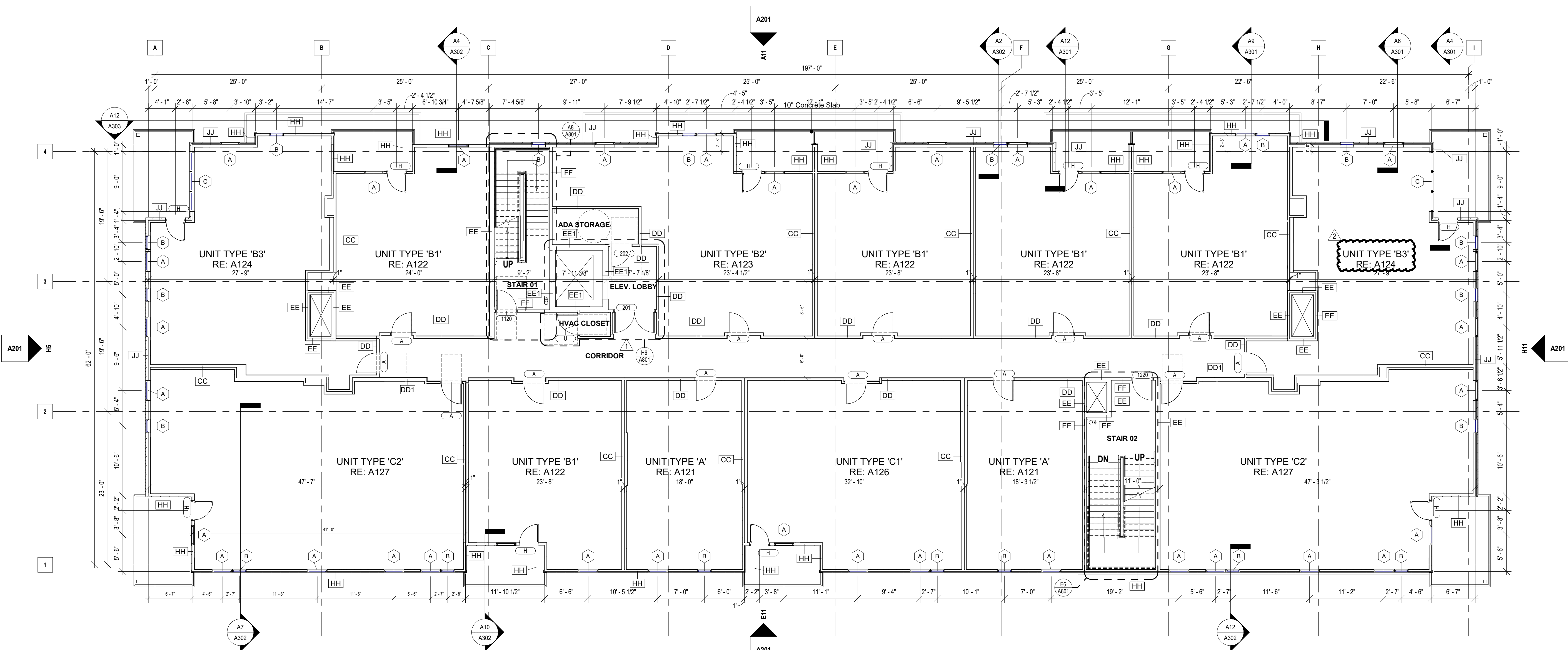


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F11 3RD FLOOR
1/8" = 1'-0"



A11 2ND FLOOR PLAN
1/8" = 1'-0"



GENERAL NOTES:
FLOOR PLANS

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE OVERALL FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCW), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. DIMENSIONS SHOWN ON THE ENLARGED PLANS ARE TO THE FACE OF FINISHED WALL U.N.O.
5. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
6. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED A INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR. ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
7. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
8. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
9. STAIR ENCLOSURES, SHUTTLE WALLS, EXIT PASSAGEWAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.
10. MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PATCH/REPAIR/REPLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.
11. ALL WOOD PRODUCTS TO BE FIRE-RETARDANT, INCLUDING BLOCKING AND PL WOOD.
12. PROVIDE A FIRE EXTINGUISHER IN EVERY SINGLE APARTMENT UNIT. LOCATE FIRE EXTINGUISHER UNDER KITCHEN SINK. EXTINGUISHER MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 10 REQUIREMENTS.



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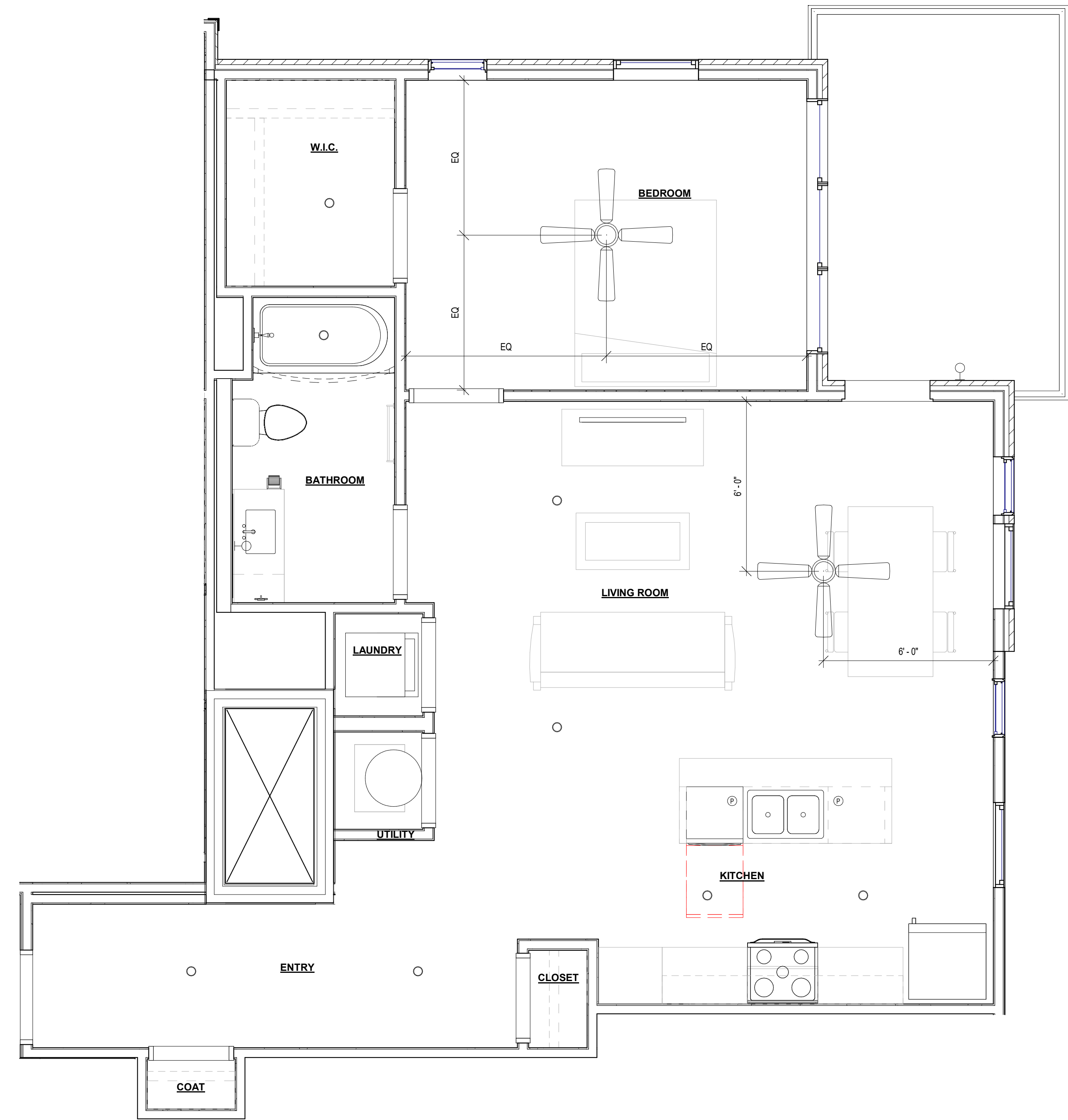
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1 City Comments 04/09/24
2 Owner Request 08/22/24

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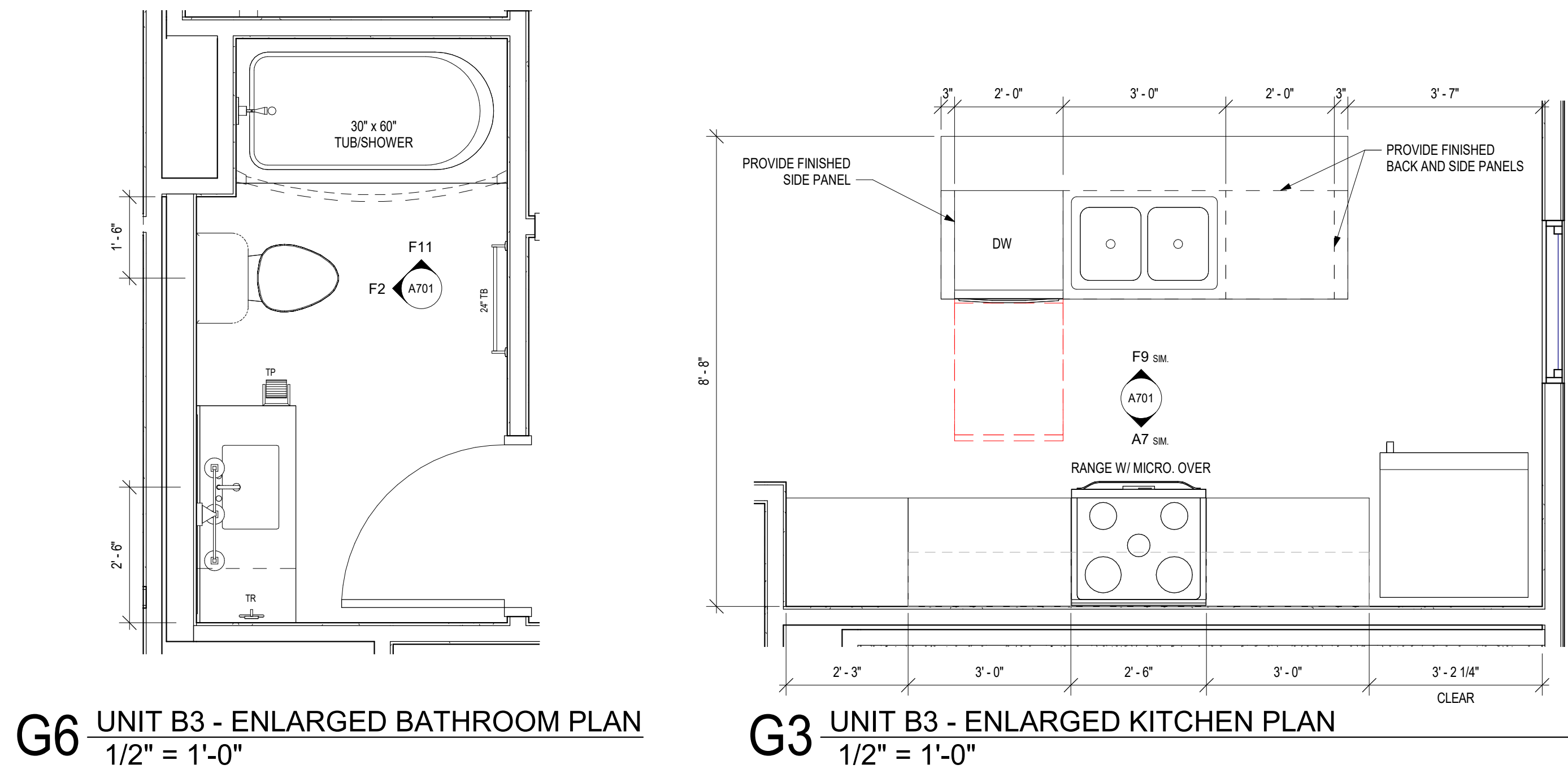
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FLOOR PLAN - 2ND + 3RD FLOOR

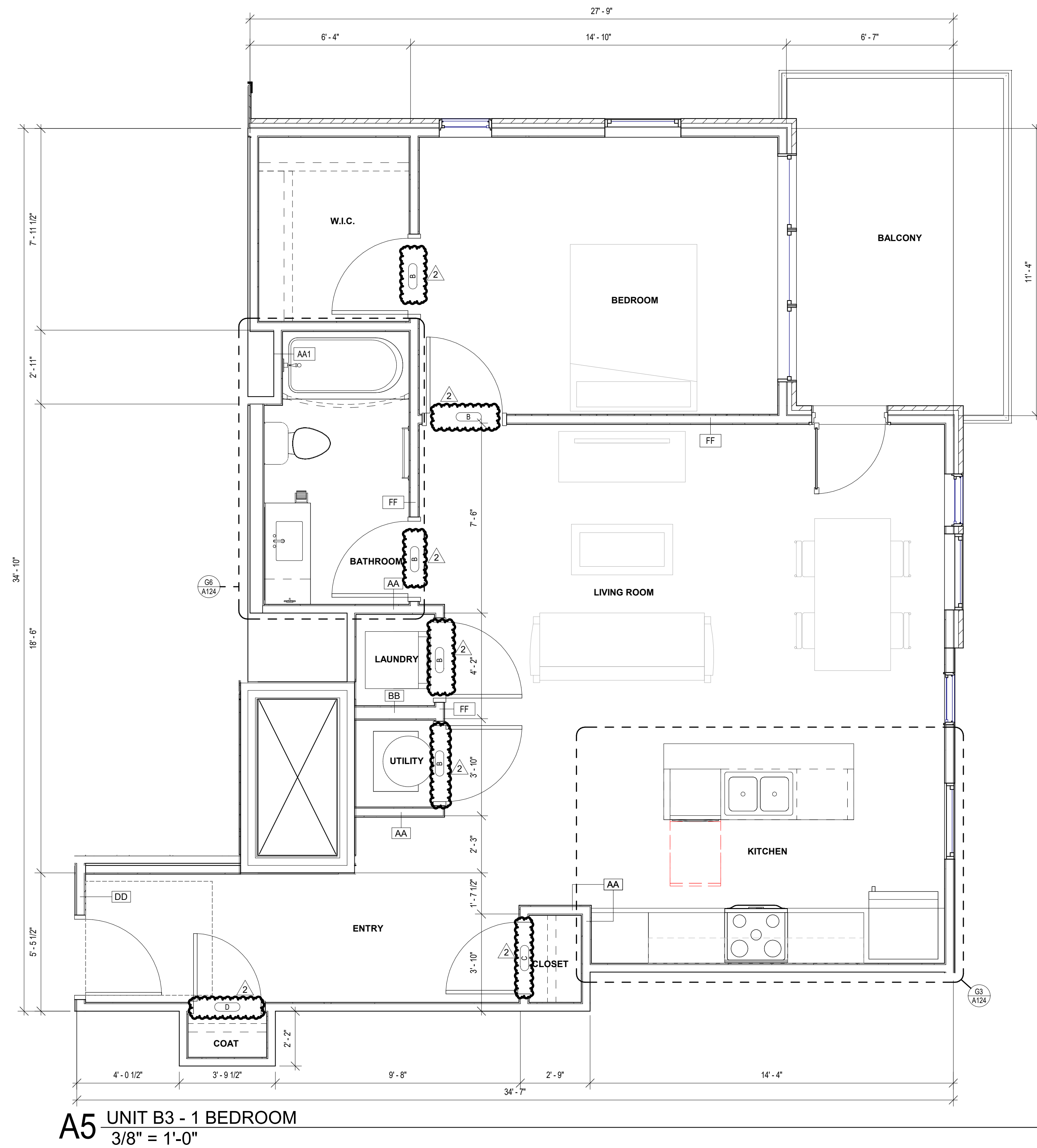


A10 UNIT B3 - REFLECTED CEILING PLAN
3/8" = 1'-0"



G6 UNIT B3 - ENLARGED BATHROOM PLAN
1/2" = 1'-0"

G3 UNIT B3 - ENLARGED KITCHEN PLAN
1/2" = 1'-0"



A5 UNIT B3 - 1 BEDROOM
3/8" = 1'-0"



1. SEE GENERAL ARCHITECTURAL SPECIFICATIONS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 1004*
3. DIMENSIONS SHOWN ON THE FINISH WALL FLOOR PLAN ARE TO THE FACE OF STUD (FOS). FACE OF MASSLON FLOOR (FOM). FACE OF CONCRETE WALLS (FCW), AND COLUMN (FCC). UNLESS NOTED OTHERWISE.
4. DIMENSIONS SHOWN ON THE ENLARGED PLANS ARE TO THE FACE OF STUD (FOS) UNLESS NOTED OTHERWISE.
5. NOTE WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
6. DOOR CINGS AND DOOR THRESHOLS SHALL BE CENTERED IN WALL SWING OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS LEAVING A MINIMUM OF 1/2" CLEARANCE TO THE HINGE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
7. ALL CINGS WITHOUT CING NOTATION OR CING LOCATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES
8. RE FINISH SCHEDULE, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
9. STAIR ENCLOSURES, SHAFT WALLS, ELEV. PASSAGE WAYS AND STAIR WALLS SHALL BE FINISHED TO THE FACE OF WORK PER MATRIX AND PROJECT EXPANSION.
10. MATCH AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PROVIDE FIRE PROTECTION TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHEET.
11. ALL WOOD PRODUCTS TO BE FIRE-RETARDANT, INCLUDING BLOCKING AND PLYWOOD.
12. PROVIDE A FIRE EXTINGUISHER IN EACH SINGLE APARTMENT UNIT. LOCATE FIRE EXTINGUISHER UNDER KITCHEN SINK. EXTINGUISHER MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 10 REQUIREMENTS.



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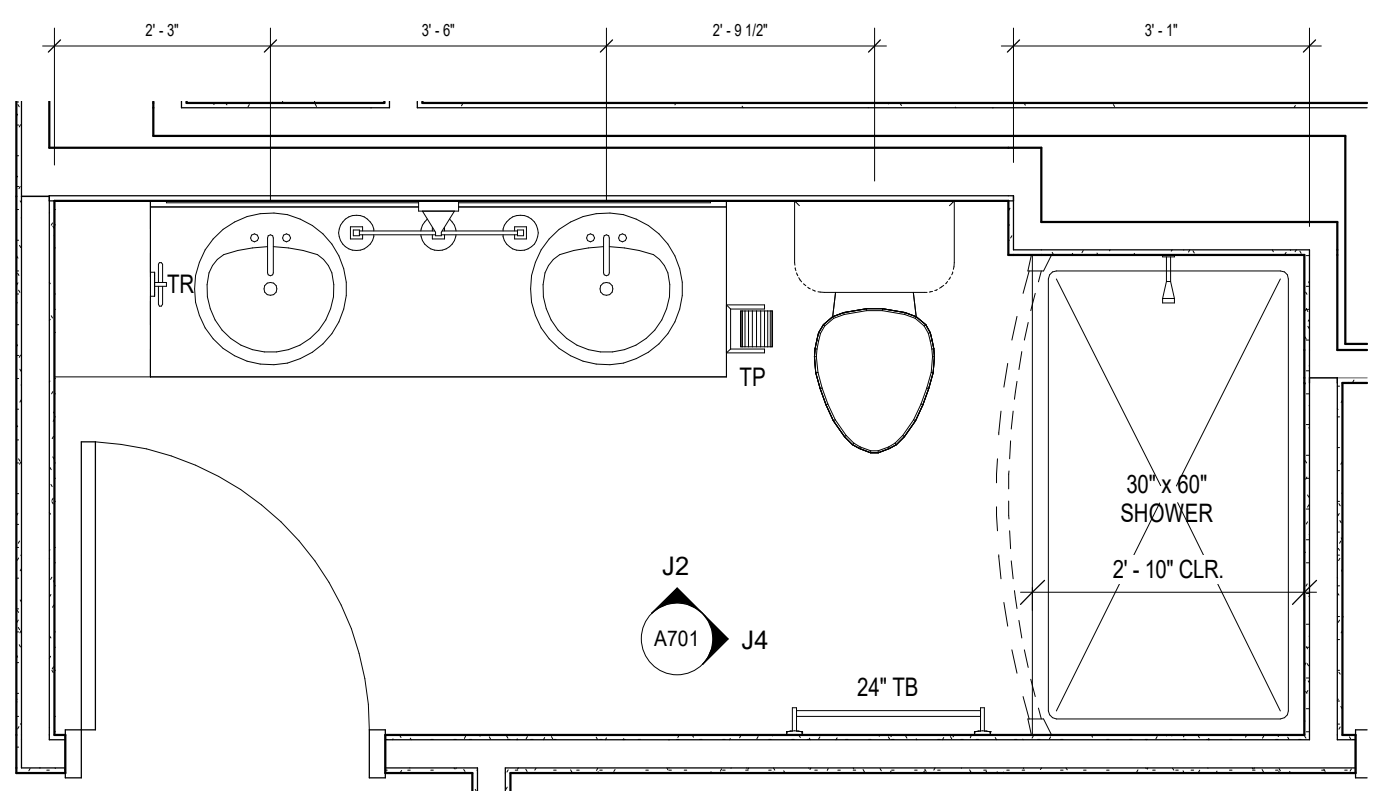


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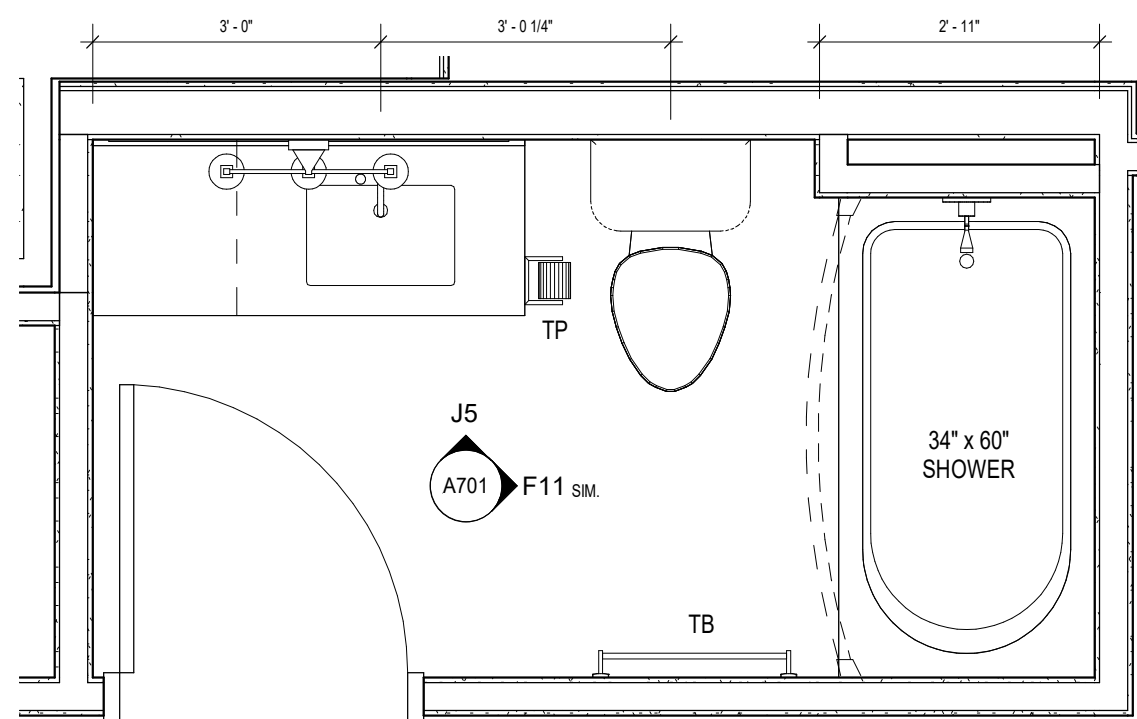
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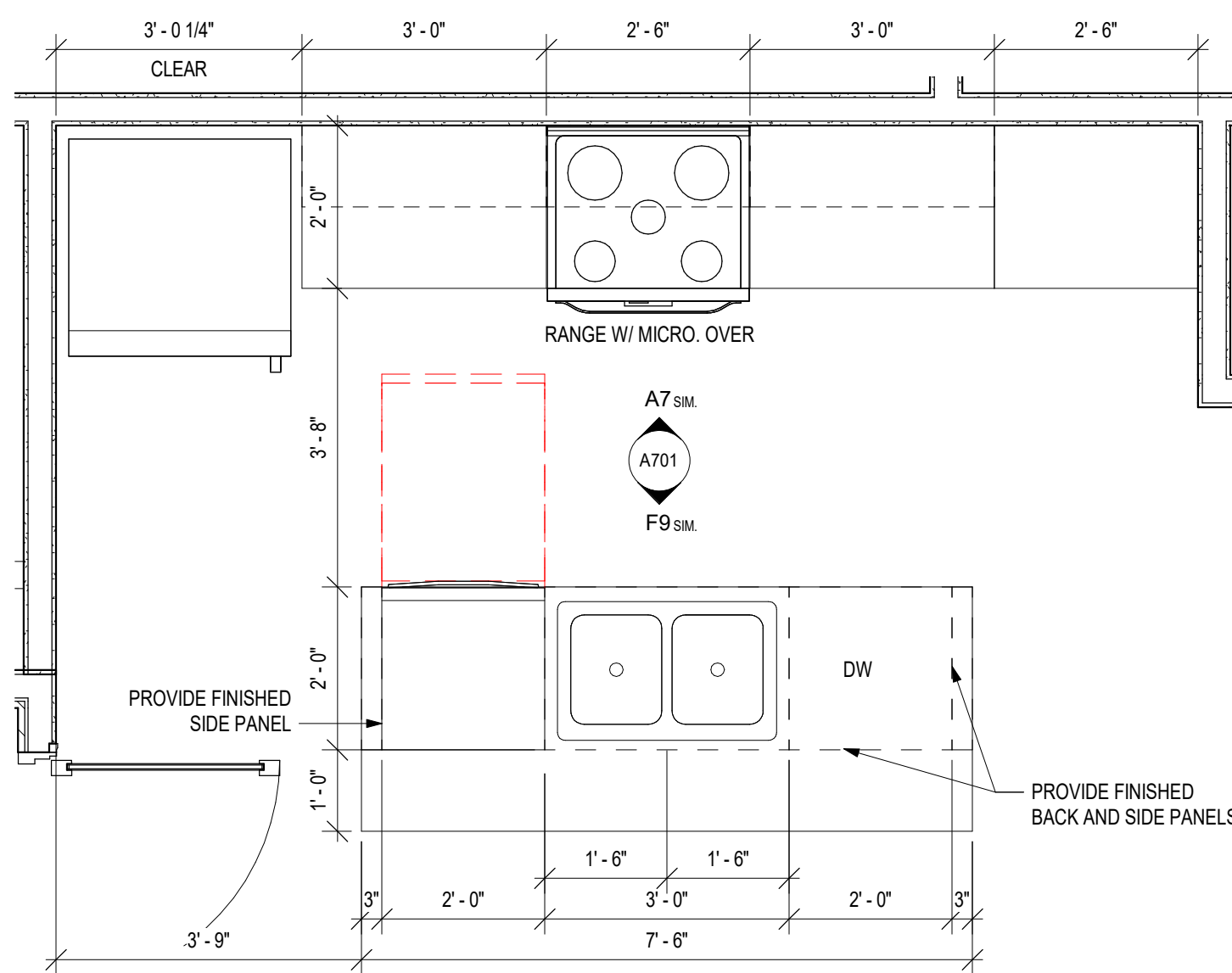
UNIT B3-A FLOOR PLANS



F10 UNIT C2 - ENLARGED BATHROOM PLAN
1/2" = 1'-0"



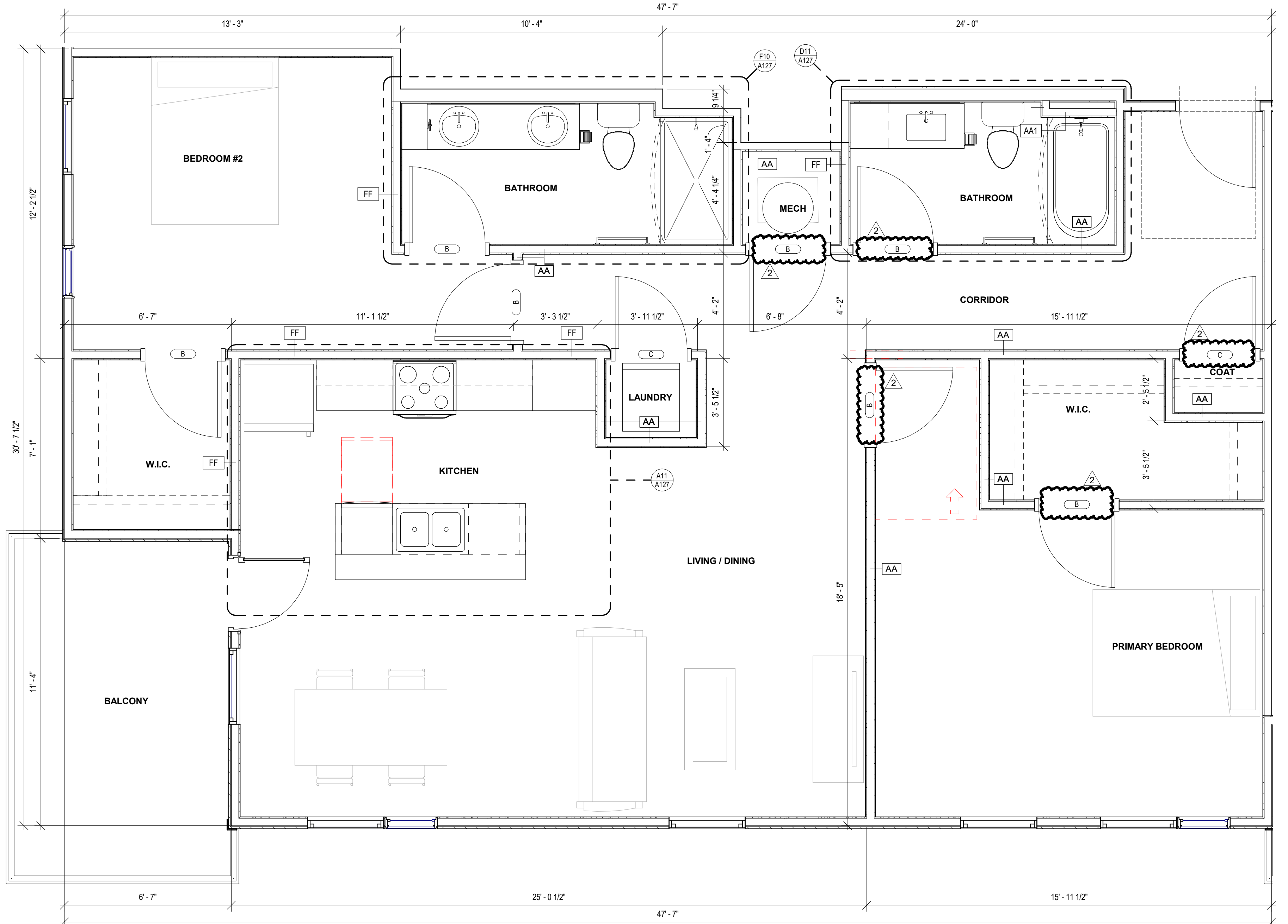
D11 UNIT C2 - ENLARGED P. BATH PLAN
1/2" = 1'-0"



A11 UNIT C2 - ENLARGED KITCHEN PLAN
1/2" = 1'-0"



F7 UNIT C2 - REFLECTED CEILING PLAN
3/8" = 1'-0"



A7 UNIT C2 - 2 BEDROOM
3/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

1. SEE GENERAL ARCHITECTURAL SHEETS FOR ADDITIONAL NOTES AND DETAILS THAT ARE APPLICABLE.
2. ARCHITECTURAL ELEVATION 100'-0".
3. DIMENSIONS SHOWN ON THE OVERALL FLOOR PLAN ARE TO THE FACE OF STUD (FOS), FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FCO), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
4. DIMENSIONS SHOWN ON THE ENLARGED PLANS ARE TO THE FACE OF FINISHED WALL U.N.O.
5. NOTE: WALL THICKNESSES ARE ACTUAL DIMENSIONS AND PER WALL TYPES. SEE GENERAL SHEETS.
6. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOWN OR LOCATED 4 INCHES FROM FINISH WALL TO HINGE SIDE OF THE DOOR, ALWAYS ALLOWING A MINIMUM OF 18" FROM THE PULL SIDE (STRIKE SIDE) OF THE DOOR TO THE INTERSECTING WALL, OR OTHER PROTRUDING OBJECTS.
7. ALL ALCOVES WITHOUT A SPACE IDENTIFICATION NUMBER SHALL HAVE THE SAME FINISHES AS THE ADJOINING SPACES.
8. RE: FINISH LEGEND, FINISH SCHEDULE AND SPECIFICATIONS FOR DOOR AND DOOR FRAME FINISHES.
9. STAR ENCLOSURES, SHUTTER WALLS, EXIT PASSAGEWAYS AND EXTERIOR WALLS TO BE COORDINATED FOR PHASE OF WORK PER MATRIX AND PROJECT SCOPING.
10. MAINTAIN AND PROTECT EXISTING EXPANSION JOINTS DURING CONSTRUCTION. PATCH/REPAIR/REPLACE TO MATCH EXISTING RATINGS AS REQUIRED ON THE SHELL PORTION OF PROJECT.
11. ALL WOOD PRODUCTS TO BE FIRE-RETARDANT, INCLUDING BLOCKING AND PLYWOOD.
12. PROVIDE A FIRE EXTINGUISHER IN EVERY SINGLE APARTMENT UNIT. LOCATE FIRE EXTINGUISHER UNDER KITCHEN SINK. EXTINGUISHER MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 10 REQUIREMENTS.



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PROFESSIONAL SEAL

A127

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UNIT C2 FLOOR PLANS