

FOR CONSTRUCTION

UNIVERSITY PLACE
CRESCENT COMMUNITIES



LOCATION / CHARLOTTE, NC
PROJECT # / 19CRC310
DATE / 03.26.2020
DRAWN / JET

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Revisions		
No.	Description	Date

**ENLARGED LEASING
FLOOR PLANS**

ID2.20

CODED NOTES - ENLARGED FLOOR PLAN

- 1 WATERLINE REQUIRED HERE FOR COFFEE MACHINE.
- 2 18" DEEP WHITE MELANINE SHELVING SECURED TO THE WALL WITH WITH ADJUSTABLE HEAVY DUTY BLACK METAL BRACKETS. TO BE BUILT IN FIELD.
- 3 CONCEAL WATER HEATER IN WALL.
- 4 WALL MOUNTED HANDRAIL TO BE ANODIZED MATTE BLACK FINISH WITH HW-603 HANDRAIL BRACKETS. REFER TO ID10.10 FOR MORE INFORMATION.
- 5 DO NOT LOCATE ANY DEVICES ON FEATURE WALL UNLESS NOTED OTHERWISE IN ID PLANS.
- 6 CASED OPENING IN THIS LOCATION; REFER TO ELEVATIONS AND DETAILS ON ID10.01 FOR MORE INFORMATION.

HATCH LEGEND

- MILLWORK
- NOT IN SCOPE

SYMBOL LEGEND

- NEW DOOR + FRAME
- INTERIOR ELEVATION MARKER
- ENLARGED PLAN CALL-OUT
- PL-XX PLUMBING TAG
- RA-XX RESTROOM ACCESSORY TAG

GENERAL NOTES - ENLARGED FLOOR PLAN

GENERAL CONDITIONS

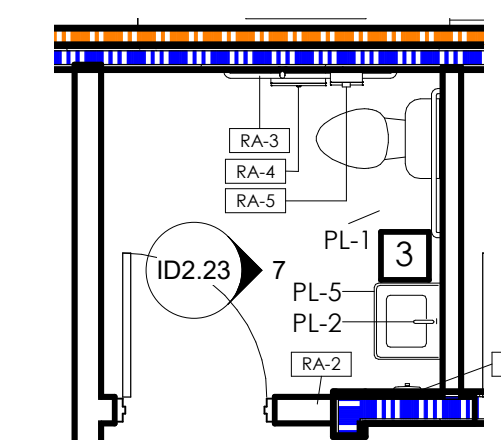
- DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS, IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS, CONTACT BB+M ARCHITECTURE FOR CLARIFICATION PRIOR TO PROCEEDING. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF BB+M ARCHITECTURE UNLESS OTHERWISE NOTED ON DRAWINGS.
- DIMENSIONS INDICATED ARE TO/FROM THE CENTERLINE OF NEW WALL CONSTRUCTION, UNLESS OTHERWISE NOTED OR EXTENDING FROM EXISTING WALLS (FINISH FACE OF EXISTING). ANY DIMENSION NOTED "VERIFY" OR "VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH BB+M ARCHITECTURE BEFORE BEGINNING CONSTRUCTION. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH BB+M ARCHITECTURE BEFORE PROCEEDING WITH WORK WITHIN THE AREA QUESTIONED.
- VERTICAL DIMENSIONS ARE FROM TOP OF FINISHED FLOOR (AFF), EXCEPT WHERE NOTED TO BE FROM ABOVE FLOOR SLAB.
- THE CONTRACTORS SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT, MECHANICAL SYSTEMS, & MECHANICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF EQUIPMENT INSTALLATION INTO POSITION INSIDE STRUCTURES, PROPOSED CONSTRUCTION ELEVATIONS, OR OTHERWISE. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES, AND UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY BB+M ARCHITECTURE OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS; REFER TO NOTE #1.

FLOORS

- THE FINISHED FLOOR SLABS ARE TO BE LEVELED TO A TOLERANCE OF +/- 1/8" SLOPE IN A 10 FOOT RADIUS. CONTRACTORS TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE DESIGN TEAM PRIOR TO COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. CONTRACTOR IS RESPONSIBLE TO LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCES AS DICTATED ABOVE.

WALLS

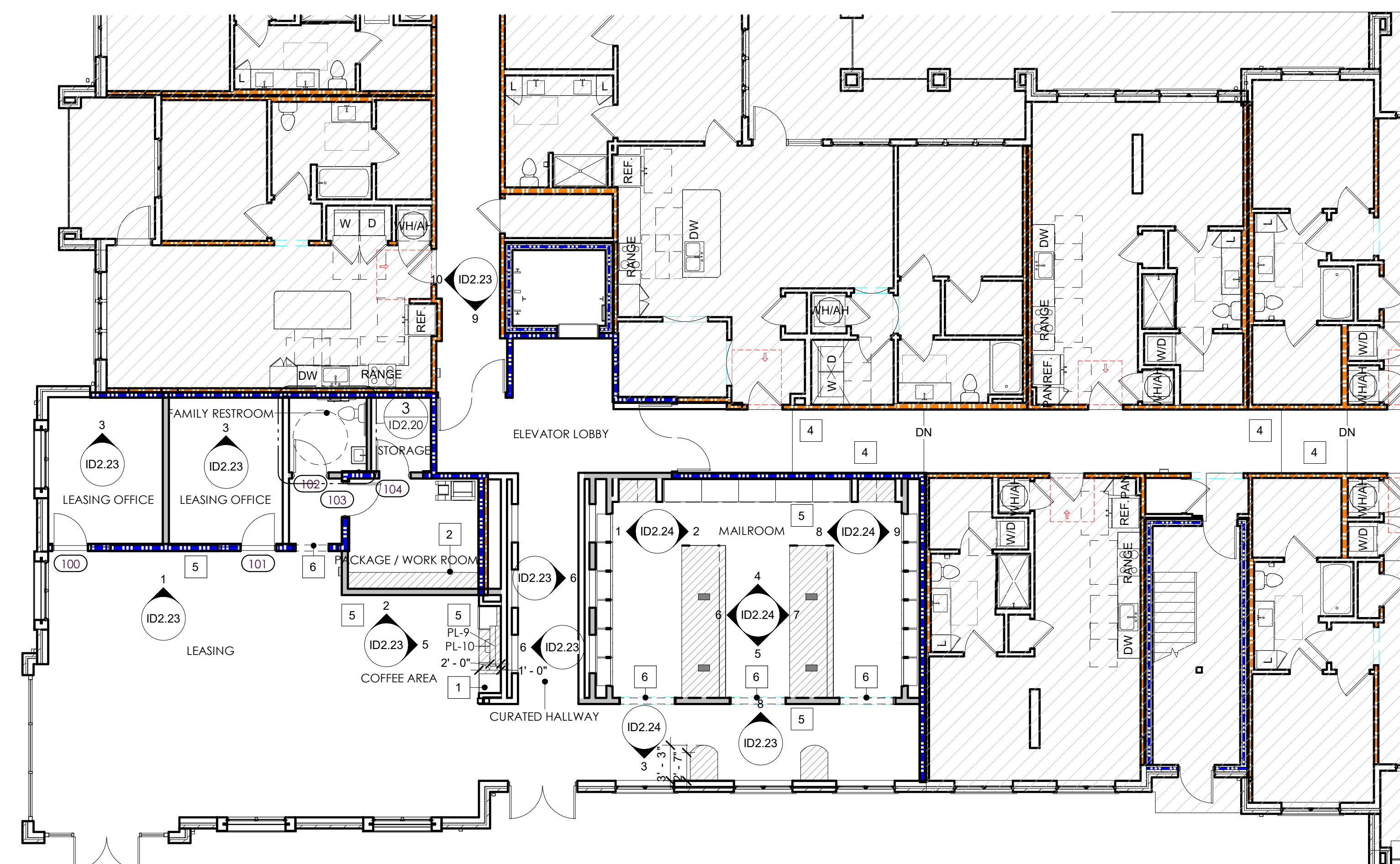
- CONTRACTORS TO LAYOUT ALL PARTITIONS ON FLOOR FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
- COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS BEHIND ALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED. WALLS TO RECEIVE TILE SHALL INCLUDE CEMENT BACKER BOARD FOR SECURE MOUNTING. PROVIDE BRACING AT ALL SIDES OF RECESSED ITEMS TO ENSURE SECURE ATTACHMENT.
- ALL PARTITIONS ARE TO BE SECURED OR BRACED TO STRUCTURE, AT A MINIMUM OF 8'-0" OC WITH TWO (2) BRACES PER SECTION, UNLESS NOTED OTHERWISE.
- NEW PARTITIONS SHOWN ARE TO ALIGN WITH THE FACE OF ADJACENT EXISTING CONSTRUCTION (ALIGN FINISHED FACES); IF A STUD ALIGNMENT IS NOT OBTAINED, PROVIDE AN ADDITIONAL LAYER OF GYP BOARD FROM NEW PARTITION LOCATIONS TO THE EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE A FLUSH APPEARANCE WITH NO VISIBLE JOINTS.
- DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING 4" FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN THE NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE DIMENSIONED IN THE CONSTRUCTION DOCUMENTS.
- ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) SHALL BE IN LINE ACROSS VOIDS.



**LEVEL 1 - LEASING RESTROOM
ENLARGED FLOOR PLAN**

3
ID2.20

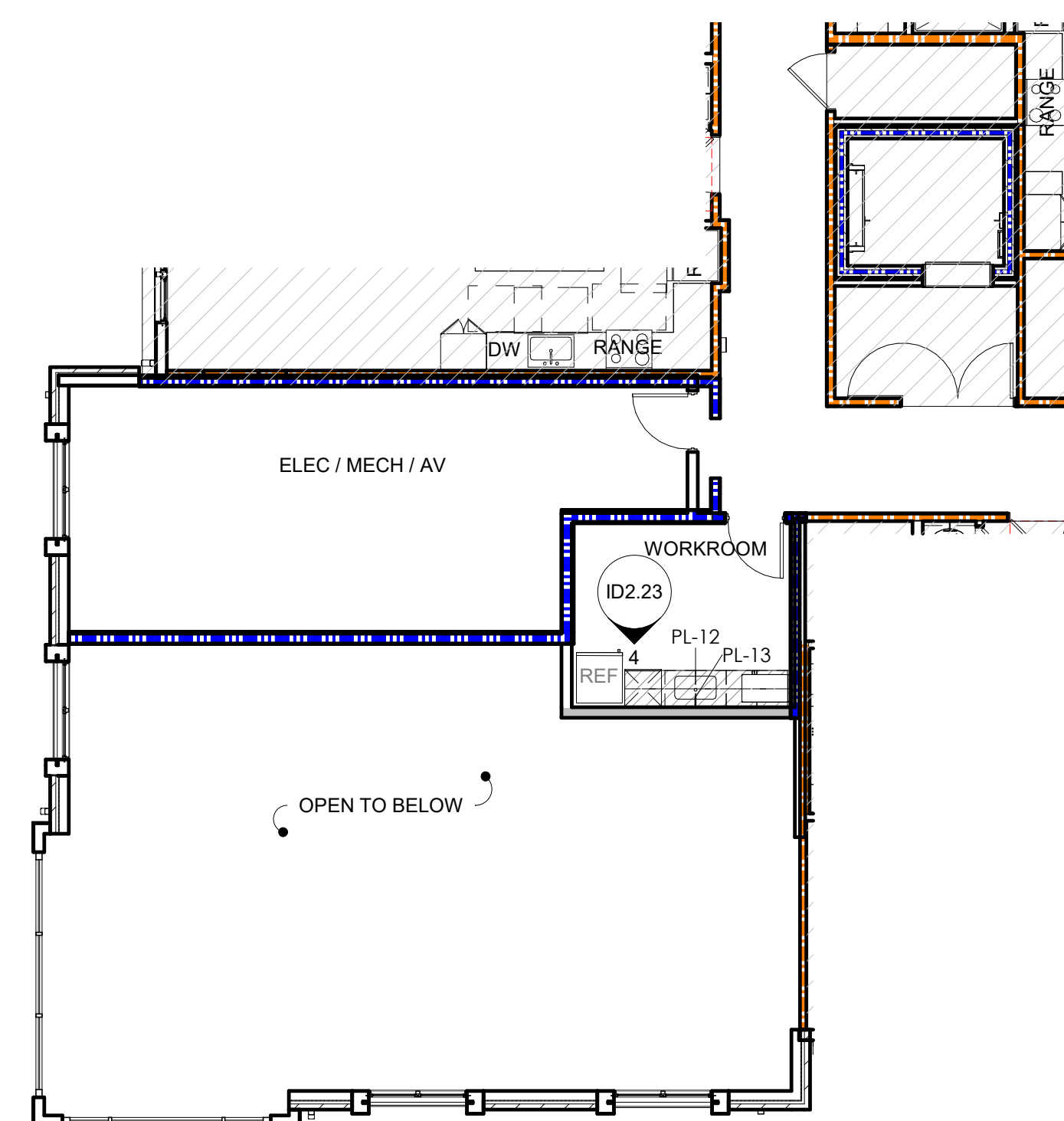
SCALE: 1/4" = 1'-0"



**LEVEL 1 - ENLARGED LEASING
FLOOR PLAN**

1
ID2.20

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



**LEVEL 2 - ENLARGED LEASING
LEVEL 2 FLOOR PLAN**

2
ID2.20

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