

TISDALE DRIVE APARTMENTS

81-85 TISDALE DR, DOVER MA

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WINSLOW ARCHITECTS, INC.
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COMPREHENSIVE PERMIT APPLICATION

Date issued:

03.04.2025



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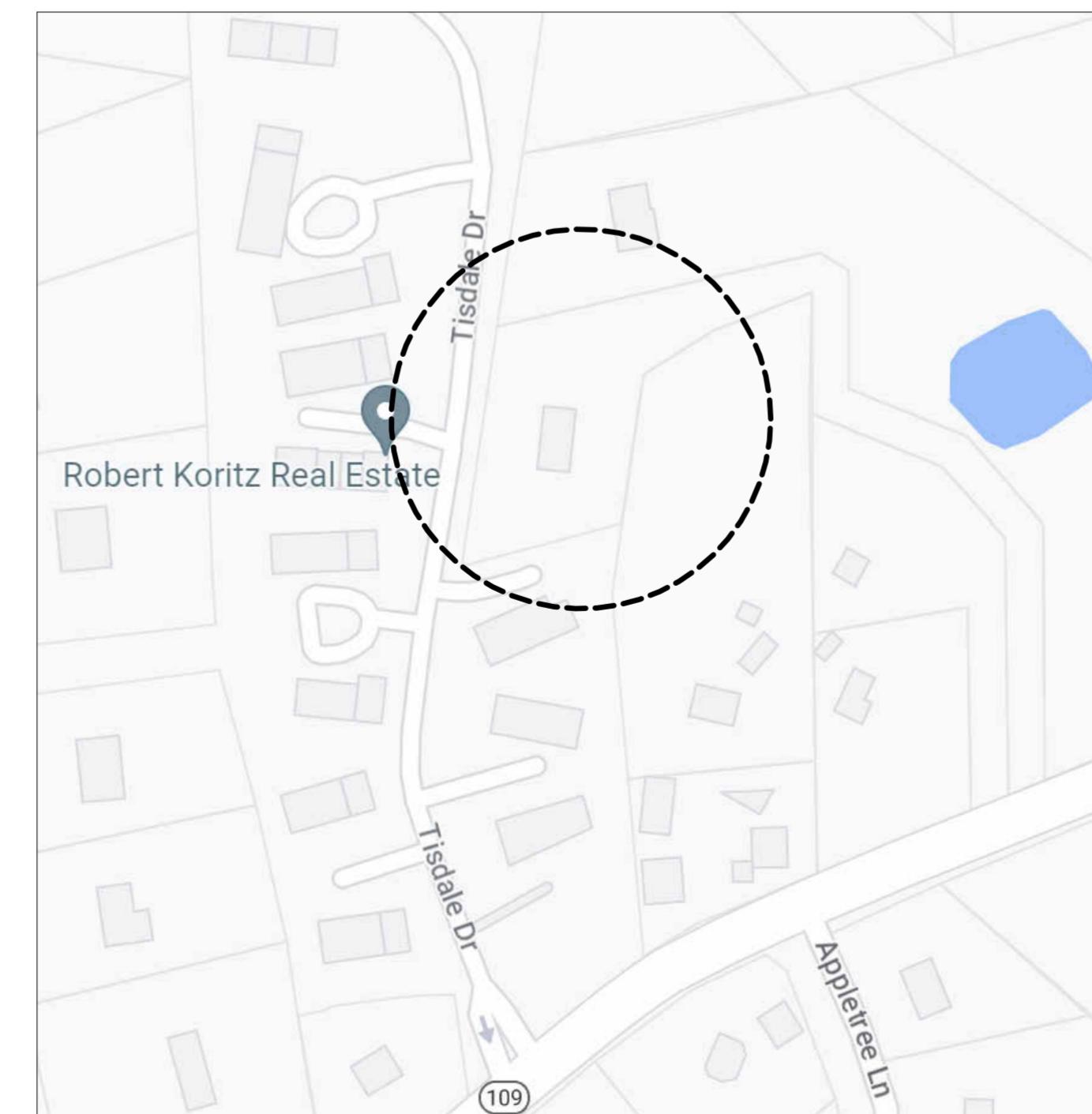
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Project:
TISDALE
DRIVE
APARTMENTS

81-85 TISDALE DRIVE
DOVER, MA 02030

Drawing:
TITLE SHEET

LOCUS MAP



DEVELOPMENT SUMMARY

	1-BR	2-BR	3-BR	TOTAL
LOWER FLOOR	2	2	1	5
1ST FLOOR	2	7	1	10
2ND FLOOR	2	7	2	11
3RD FLOOR	3	6	2	11
4TH FLOOR	0	4	1	5
TOTAL UNITS	9 - 1BR	26 - 2BR	7 - 3BR	42 UNITS
BEDROOM TOTAL	7	52	18	80 BEDROOMS
TOTAL OF PARKING SPACES				66 PARKING SPACES

DRAWING LEGEND

ARCHITECTURAL

C-101 SITE PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 THIRD FLOOR PLAN
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Revisions:		
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Project number:

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FIRE RESISTANCE RATING SCHEDULE

ELEMENT	OCCUPANCY GROUP R-2 / TYPE VA		PROVIDED
	REQUIREMENTS	COMPLIES	
COLUMNS	0	0	COMPLIES
SUPPORTING ROOF	0	0	COMPLIES
SUPPORTING ONE (1) OR MORE FLOORS	0	0	COMPLIES
FLOOR CONSTRUCTION	0	0	COMPLIES
ROOF CONSTRUCTION	0	0	COMPLIES
CORRIDORS	1/2 HR (IBC 2018, TABLE 1020.1)	1/2 HR MIN	COMPLIES
EXIT ENCLOSURES - EXIT ACCESS STAIRS	0 - CONNECTING < 4 STORIES, BUILDING SPRINKLERED & DRAFT CURTAIN PROVIDED (IBC 2018, § 1019.3, EXCEPTIONS 1 & 4)	0	COMPLIES
EXTERIOR WALL/FIRE SEPARATION	N/A	N/A	N/A
ELEVATOR ENCLOSURES	1 HR (IBC 2015, §713.4)	1	COMPLIES
EXIT PASSAGEWAYS	N/A	N/A	N/A
HORIZONTAL EXITS	N/A	N/A	N/A

FIRE AND SMOKE RESISTANT FEATURES

DRAFTSTOPPING -
NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM (IBC 2015, 718.3.2, EXCEPTION 1) - COMPLIES
NOT REQUIRED IN ATTICS WITH AUTOMATIC SPRINKLER SYSTEM (IBC 2015,718.4.2, EXCEPTION 4) - COMPLIES

CONCEALED SPACES FIRE PROTECTION NFPA 13 2013, CHAPTER 8.15.1.2.2) -
SPRINKLER COVERAGE REQUIRED ABOVE THE DWELLING UNIT OPEN WOOD JOIST FRAMED CEILING - COMPLIES
SPRINKLER COVERAGE REQUIRED AT THE ATTIC - COMPLIES
SPRINKLER COVERAGE NOT REQUIRED ABOVE THE CORRIDOR DROPPED ACT CEILINGS, AT SOLID WOOD FRAMED CEILING

* SEE SHEET A-702 FIRE RATED ASSEMBLY DETAILS FOR ADDITIONAL INFORMATION ON SPECIFIC RATED ASSEMBLIES INCORPORATED IN BUILDING DESIGN

CODE SUMMARY

APPLICABLE CODES

BUILDING CODE
MASSACHUSETTS STATE BUILDING CODE (780 CMR - 9TH EDITION, BASE VOLUME (2018
INTERNATIONAL BUILDING CODE WITH AMENDMENTS)

ACCESSIBILITY
MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (521 CMR): AMERICANS WITH DISABILITIES ACT (ADA)
ACCESSIBILITY GUIDELINES: FAIR HOUSING ACT DESIGN MANUAL

ENERGY CODE
INTERNATIONAL ENERGY CONSERVATION CODE 2018 EDITION (IECC) WITH MA 9TH ED. CHAPTER 13 &
STRETCH CODE AMENDMENTS

FIRE PROTECTION CODE
MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE (527 CMR 1.00 - 2012 NFPA 1: FIRE CODE WITH
AMENDMENTS M.G.L. CH. 149 28G) NFPA 13
STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS 2013

ELECTRICAL CODE
MASSACHUSETTS ELECTRICAL CODE (527 CMR 12.00 - 2020 NFPA 70: NATIONAL ELECTRICAL CODE
WITH AMENDMENTS)

PLUMBING CODE
MASSACHUSETTS BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS REGULATIONS
(248 CMR)

MECHANICAL CODE
INTERNATIONAL MECHANICAL CODE 2018

ELEVATOR CODE
524 CMR, BOARD OF ELEVATOR REGULATIONS, 2013 ASME A17.1 SAFETY CODE FOR ELEVATORS
AND ESCALATORS

BUILDING SUMMARY

BUILDING FEATURE	REQUIRED	PROPOSED
OCCUPANCY CLASSIFICATION	R-2	R-2
CONSTRUCTION CLASSIFICATION	VA	VA
ALLOWABLE HEIGHT*	70 FT	52'-2" FT
ALLOWABLE AREA FACTOR**	36,000 SF	55,710 SF
AREA PER STORY	LL - 8,740 SF 1ST - 13,670 SF 2ND - 13,220 SF 3RD - 13,280 SF 4TH - 8,800 SF	

* AS PER IBC 2018 TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE & TABLE 504.3
ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

** AS PER IBC 2018 TABLE 506.2 ALLOWABLE AREA FACTOR

MEANS OF EGRESS

EXIT CAPACITIES
MAX EGRESS OCCUPANT LOAD/FLOOR - (SECOND FLOOR - 11,092/200 GROSS) 55 OCCUPANTS

MINIMUM WIDTH REQUIREMENTS PER COMPONENT

STAIRWAYS:
44" MIN CLEAR WIDTH > OCCUPANT LOAD X 3" (IBC 2018, § 1005.3.1 STAIRWAYS)

DOORS:
MIN CLEAR WIDTH 32" (IBC 2018, § 1010.1.1 SIZE OF DOORS)
32" MIN CLEAR WIDTH > OCCUPANT LOAD X 2" (IBC 2018, § 1005.3.2 OTHER EGRESS COMPONENTS)

CORRIDORS:
MIN WIDTH 44" COMMON AREA CORRIDORS (IBC 2018, TABLE 1020 MINIMUM CORRIDOR WIDTH)
32" MIN CLEAR WIDTH + OCCUPANT LOAD X 2" (IBC 2018, § 1005.3.2 OTHER EGRESS COMPONENTS)

MINIMUM EGRESS COMPONENT WIDTHS PROVIDED:
STAIRWAYS - 4'-0" (COMPLIES)
CORRIDORS - 5'-0" (COMPLIES)
DOORS - 36" WIDE/32" CLEAR WIDTH (COMPLIES)

EXITS REQUIRED:
IN R-2 OCCUPANCY - 55 TOTAL OCCUPANT LOAD/STORY < 500 : 2 EXITS REQUIRED
(IBC 2018, TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY)

FOURTH FLOOR - 33 OCCUPANTS, 2 EXITS (COMPLIES)
THIRD FLOOR - 72 OCCUPANTS, 2 EXITS (COMPLIES)
SECOND FLOOR - 78 OCCUPANTS, 2 EXITS (COMPLIES)
FIRST FLOOR - 89 OCCUPANTS, 2 EXITS (COMPLIES)

EXIT ACCESS DOORWAY SEPARATION:
SEPARATE 2 EXIT ACCESS DOORWAYS MINIMUM OF 1/2 THE MAXIMUM BUILDING DIAGONAL IN FULLY SPRINKLERED
BUILDINGS (IBC 2018, §1007.1.2 EXITS OR EXIT ACCESS DOORWAYS, EXCEPTION 2)

272' 3" - 90'

128' COMPLIES

EXIT TRAVEL DISTANCE: 250' MAX

(IBC 2018, TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE)

160' MAX TRAVEL DISTANCE - COMPLIES

STAIRS: COMPLIES WITH APPLICABLE REQUIREMENTS FOR OPEN STAIRS

OPEN STAIRS - EXIT ACCESS STAIRWAYS SERVING AS AN EXIT ACCESS COMPONENT SHALL COMPLY WITH MA 9TH

ED, IBC 2018, §1019 EXIT ACCESS STAIRWAYS AND RAMPS -
• EXIT ACCESS STAIRWAYS THAT SERVE OR ATMOSPHERICALLY COMMUNICATE BETWEEN ONLY TWO STORIES
ARE NOT REQUIRED TO BE ENCLOSED IN A SHAFT ENCLOSURE. §1019.3, Item 1)• EGRESS TRAVEL DISTANCE INCLUDING OPEN EXIT ACCESS STAIRWAY SHALL INCLUDE TRAVEL DISTANCE ALONG
SLOPE OF STAIR TO EXIT DOOR TO EXTERIOR (§1017.3.1)NFPA 13 §8.15.4 VERTICAL OPENINGS - UNENCLOSED STAIRWAYS OR SIMILAR FLOOR UNENCLOSED FLOOR OPENINGS,
WHERE SPRINKLER PROTECTION IS SERVING AS THE ALTERNATIVE TO ENCLOSURE OF THE VERTICAL OPENING,
THE FLOOR OPENINGS INVOLVED SHALL BE PROTECTED BY CLOSELY SPACED SPRINKLERS IN COMBINATION WITH
DRAFT STOPS

NFPA 13 §8.15.4.2 DRAFT STOPS -
1. SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE OPENING.
2. SHALL BE AT LEAST 18" DEEP.
3. SHALL BE OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL THAT WILL REMAIN INTACT
DURING SPRINKLER OPERATION.

WINDOWS

BEDROOM WINDOWS PROVIDE EMERGENCY ESCAPE WINDOW OPENINGS (IBC 2018, 1030 EMERGENCY ESCAPE AND
RESCUE) - COMPLIESPROVIDE WINDOW OPENING CONTROL DEVICE AT ALL WINDOWS WITH SILLS BELOW 36" (IBC 2018, 1015.8 GUARDS -
WINDOW OPENINGS, OPTION 4 - COMPLIES

ACCESSIBILITY

MAAB 521 CMR
PUBLIC AND COMMON USE AREAS TO BE FULLY ACCESSIBLE - COMPLIES

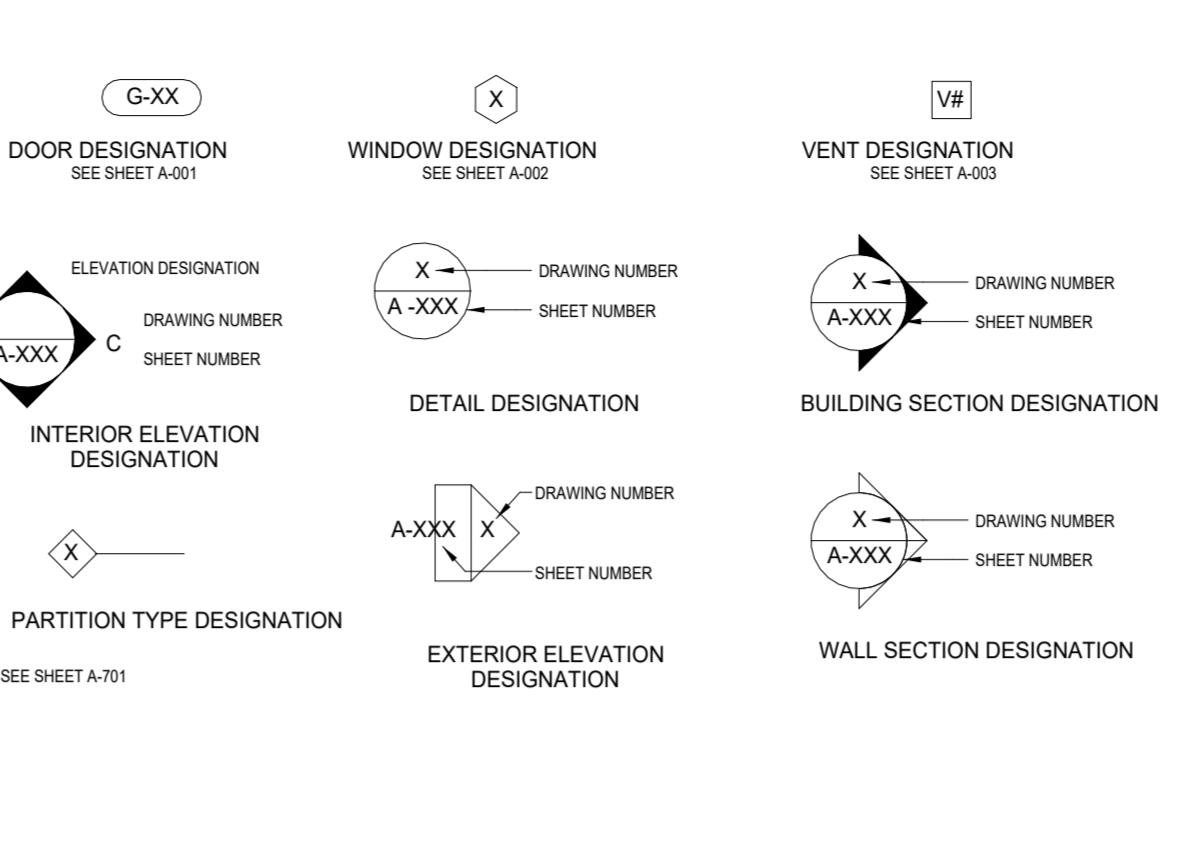
APARTMENT UNITS - 5% OF UNITS TO BE FULLY ADAPTABLE (GROUP 2A) OR FULLY ACCESSIBLE (GROUP 2B).

ADDITIONAL 2% UNITS TO BE AUDIBLE ACCESSIBLE (MAAB 521 CMR §9.4 GROUP 2 DWELLING UNITS)

• 2 GROUP 2A UNITS MIN TO BE PROVIDED- DEVELOPMENT PROVIDING 4 COMPLIES

IN MULTIPLE DWELLINGS ALL UNITS MUST TO BE CONSTRUCTED AS GROUP 1 DWELLING UNITS EXCEPT FOR GROUP 2
UNITS. IN BUILDINGS WITHOUT ELEVATOR ONLY GROUND FLOOR UNITS SHALL GROUP 1 UNITS (MAAB 521 CMR §9.3
GROUP 1 DWELLING UNITS)REGULATION: FAIR HOUSING AMENDMENTS ACT SCOPE:
COVERS PUBLIC AND COMMON USE AREAS, ALL UNITS IN BUILDINGS WITH ELEVATORS, AND ALL GROUND FLOOR UNITS
IN BUILDINGS WITHOUT ELEVATORS.

SYMBOLS



GENERAL NOTES

- CONTRACTOR SHALL CROSS REFERERCE THE PROJECT MANUAL WITH THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CABINETS FOR REVIEW PRIOR TO ORDERING
- CONTRACTOR SHALL REVIEW PRODUCTS SPECIFIED IN THESE DRAWINGS WITH ARCHITECT PRIOR TO PURCHASING
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL SUBCONTRACTORS AND SHALL IDENTIFY AND RESOLVE WITH THEM ANY POTENTIAL CONFLICTS IN FIXTURE/OUTLET/PIPE LOCATIONS PRIOR TO INSTALLATION
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE BUILDING/CODES AND STANDARDS. CONTRACTOR IS RESPONSIBLE FOR KNOWING THESE CODES AND SHALL INFORM THE ARCHITECT
- IMMEDIATELY OF ANY POTENTIAL CODE VIOLATIONS. IN THIS INSTANCE, WORK SHALL NOT PROCEED UNTIL ANY AND ALL ISSUES HAVE BEEN RESOLVED
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL SHOW EVIDENCE OF APPROPRIATE LIABILITY AND WORKMAN'S COMPENSATION INSURANCE AT THE OUTSET OF CONSTRUCTION; SHALL MAINTAIN THESE POLICIES FOR THE DURATION OF CONSTRUCTION; AND SHALL SHOW EVIDENCE OF COMPLIANCE WITH APPLICABLE LOCAL AND STATE LICENSING REQUIREMENTS PER THE GENERAL CONTRACT FOR CONSTRUCTION/ CONSTRUCTION DOCUMENTS
- CONTRACTOR SHALL PROVIDE LOCKS AS REQUIRED TO SECURE THE WORK AREA, MATERIALS, STAGING AND BUILDING AS NECESSARY DURING CONSTRUCTION
- CONTRACTOR SHALL LEAVE THE JOB SITE NEAT AND ORDERLY AT THE END OF EACH WORK DAY
- ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER WITH ALL WORK PLUMB AND TRUE
- GC TO NOTIFY THE OWNER/OWNER'S REP WITHIN 24 HOURS TO REPORT ANY TYPE OF DAMAGE, INSURABLE OR OTHERWISE. THE GC WILL BE SOLELY RESPONSIBLE FOR ANY CLAIMS FOR DAMAGE TO THE PREMISES DURING THE CONSTRUCTION PERIOD DUE TO VANDALISM, WEATHER DAMAGE OR OTHERWISE IF DAMAGE IS NOT REPORTED WITHIN 24 HOURS
- CONTRACTOR AND SUBS SHALL BE CONSIDERATE AND RESPECTFUL OF RESIDENTS AT ADJACENT PROPERTIES AND AVOID UNNECESSARY DISTURBANCE
- ALL WORK TO COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE DRAWINGS/PROJECT MANUAL SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY

15. THE DRAWINGS ARE NOT THE SOLE SOURCE OF INFORMATION FOR THIS PROJECT. CONTRACTOR SHALL BE FAMILIAR WITH ALL DRAWINGS, THE PROJECT MANUAL, DETAILS, AND SCHEDULES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION. SEEK CLARIFICATION IF INTENT OF DOCUMENTS ARE UNCLEAR.

16. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IF HIDDEN CONDITIONS REQUIRE DESIGN MODIFICATIONS

17. ALL MANUFACTURES ARTICLES, MATERIAL AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER UNLESS OTHERWISE NOTED

18. THE WORK SHALL INCLUDE APPLYING FOR, PAYING FOR AND OBTAINING ALL APPROVALS, PERMITS, INSPECTION AND CERTIFICATES REQUIRED FOR THE COMPLETION OF THE PROJECT.

19. ANY LOCAL, STATE, UTILITY OR OTHER CREDITS FOR THE PROJECT ARE TO BE CREDITED TO THE OWNER

20. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ARCHITECT'S WRITTEN CONSENT

21. BEFORE ORDERING MATERIAL OR CONNECTING WORK WHICH IS DEPENDENT ON PROPER SIZE AND INSTALLATION UPON COORDINATION WITH BUILDING CONDITIONS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. THE CONTRACTOR SHALL VERIFY ALL SIZES AND QUANTITIES PRIOR TO ORDERING MATERIALS

22. ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS SHALL USE COMPLETE SET OF CONSTRUCTION DOCUMENTS WHEN PREPARING THEIR BIDS, COORDINATING THEIR WORK, AND THROUGH FINAL EXECUTION OF THEIR WORK

23. CONTRACTOR TO COORDINATE WORK SEQUENCING AND CONFIGURATION PRIOR TO COMMENCING WORK. IN PARTICULAR, COORDINATE INSTALLATION AND SEQUENCING OF MEPP WORK IN WALLS OR ABOVE FINISH CEILINGS.

24. CONTRACTOR IS RESPONSIBLE FOR CONFLICTS WITH INSTALLED WORK THAT COULD HAVE BEEN AVOIDED WITH PRIOR COORDINATION BETWEEN TRADES.

25. CONTRACTOR TO SCHEDULE COORDINATION MEETINGS WITH VARIOUS TRADES AS REQUIRED FOR COORDINATION. CONTRACTOR TO COORDINATE WORK SEQUENCING AND CONFIGURATION PRIOR TO COMMENCING WORK. IN PARTICULAR, COORDINATE INSTALLATION AND SEQUENCING OF MEPP WORK IN WALLS OR ABOVE FINISH CEILINGS.

26. CONTRACTOR IS RESPONSIBLE FOR CONFLICTS WITH INSTALLED WORK THAT COULD HAVE BEEN AVOIDED WITH PRIOR COORDINATION BETWEEN TRADES. CONTRACTOR TO SCHEDULE COORDINATION MEETINGS WITH VARIOUS TRADES AS REQUIRED FOR COORDINATION.

27. ANY MODIFICATIONS TO THE DRAWINGS OR SPECIFICATION WITHOUT THE APPROVAL OF WINSLOW ARCHITECTS IS TO BE RENDERED VOID AND UNUSABLE

28. ALL FRAMING TO BE INSTALLING IN ACCORDANCE WITH THE MA BUILDING CODE

29. ALL NAILS, FASTENERS, AND CONNECTORS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED. IF ACQ OR ACZA PRESERVATIVE IS USED, THEN ALL CONNECTORS ARE TO BE STAINLESS STEEL

30. SEE VARIOUS DETAILS LOCATING DORM OPENINGS IN WALLS, COMPLY WITH ACCESSIBILITY PUSH/PULL CLEARANCES WHERE APPLICABLE. REQUEST CLARIFICATION FOR LOCATING DOOR OPEN



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Section 1

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Project:
TISDALE
DRIVE
APARTMENTS

81-85 TISDALE DRIVE
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Drawing:
SECOND
FLOOR PLAN

Revisions:		
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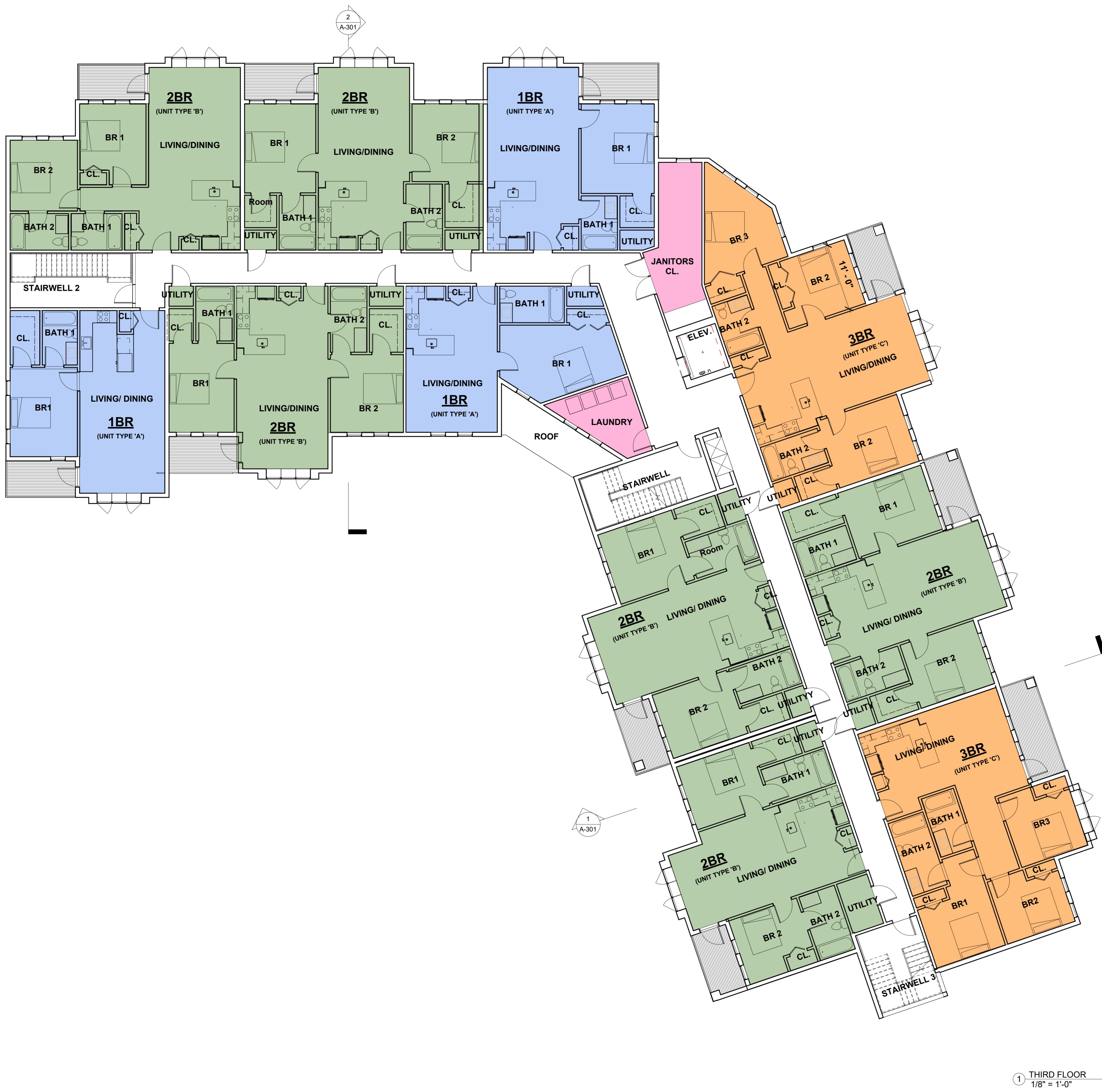
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① SECOND FLOOR
1/8" = 1'-0"

- 1 BR
- 2 BR
- 3 BR
- COMMON ROOMS
- UNIT LEGEND
1/4" = 1'-0"



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ANSWER



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Drawing:
FOURTH
FLOOR PLAN

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1/4" = 1'-0"



① FOURTH FLOOR
1/8" = 1'-0"

- 1 BR
- 2 BR
- 3 BR
- COMMON ROOMS
- UNIT LEGEND
1/4" = 1'-0"



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Drawing:
LOWER
FLOOR PLAN

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1/8" = 1'-0"

1 LOWER LEVEL
1/8" = 1'-0"

- 1 BR
- 2 BR
- 3 BR
- COMMON ROOMS
- UNIT LEGEND
1/4" = 1'-0"





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ROOF PLAN

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This architectural roof plan diagram illustrates a complex building structure with multiple levels and roof types. The building features a central section with a 'FLAT ROOF' and a 'TYP. 3-STORY GABLE ROOF' on the left. A prominent feature is a 'TYP. MANSARD' roof section on the right. The diagram highlights several 'CONDENSERS, TYP.' units, some with dimensions of '12" / 12" TYP.' and others with '0" / 12" TYP.' and '12" / 12" TYP.'. A large rectangular area labeled 'MEP EQUIPMENT' is shown on the left side of the building. A '4' SCREEN / WALL AROUND MEP EQUIPMENT AREA' is indicated by a line and arrow. The roof plan also includes a 'TYP. SHED ROOF DORMER' and a 'TYP. 4-STORY GABLE ROOF' on the right side. The overall layout shows a mix of flat and sloped roof sections, with various equipment and structural details labeled throughout.



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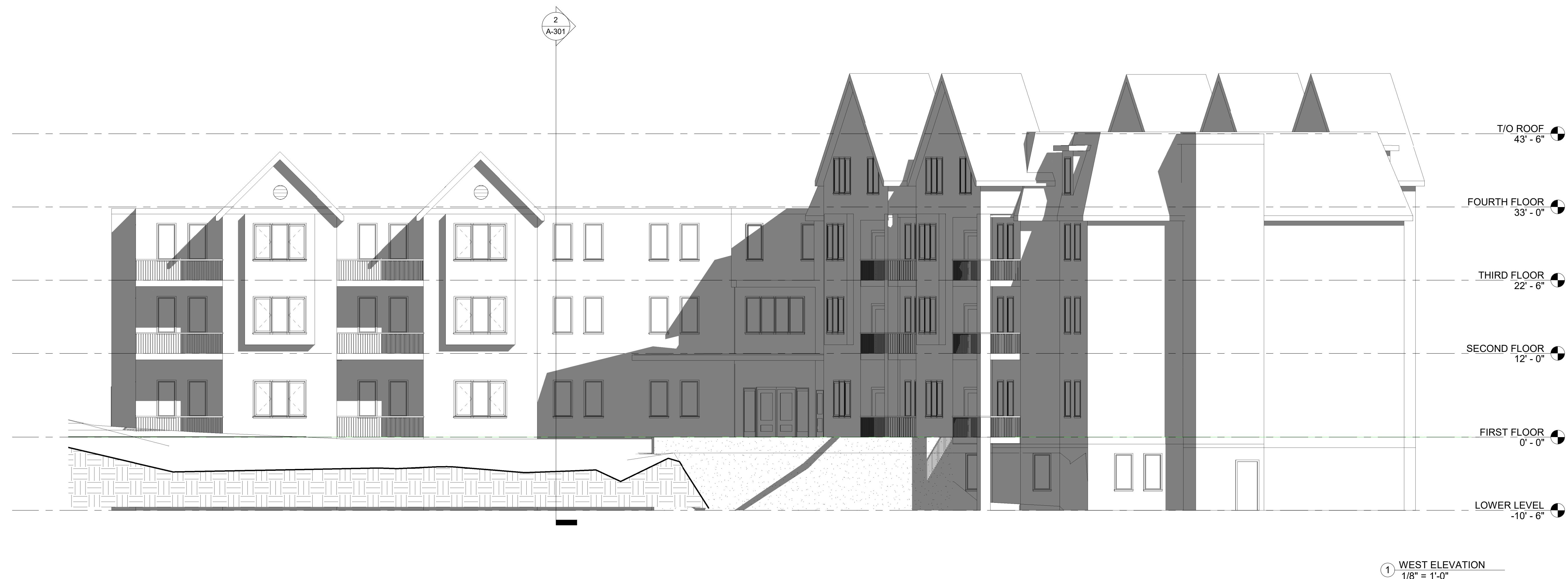
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ELEVATIONS

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① SOUTH ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"



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Drawing:
ELEVATION -
FRONT

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FRONT ELEVATION



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Drawing:

SECTIONS

Revisions:		
No.	Description	Date

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- 1 BR
- 2 BR
- 3 BR
- COMMON ROOMS
- UNIT LEGEND
1/4" = 1'-0"



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DRIVE
APARTMENTS

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Drawing:

TYPICAL UNIT PLANS

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