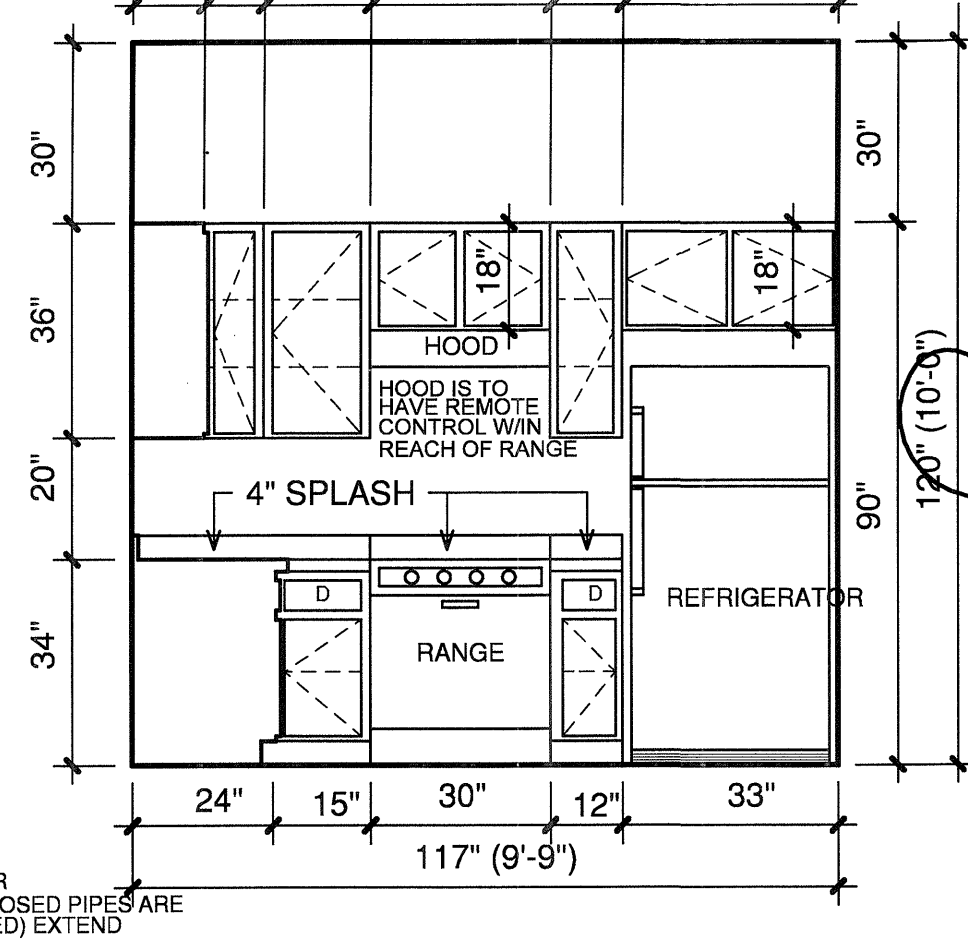
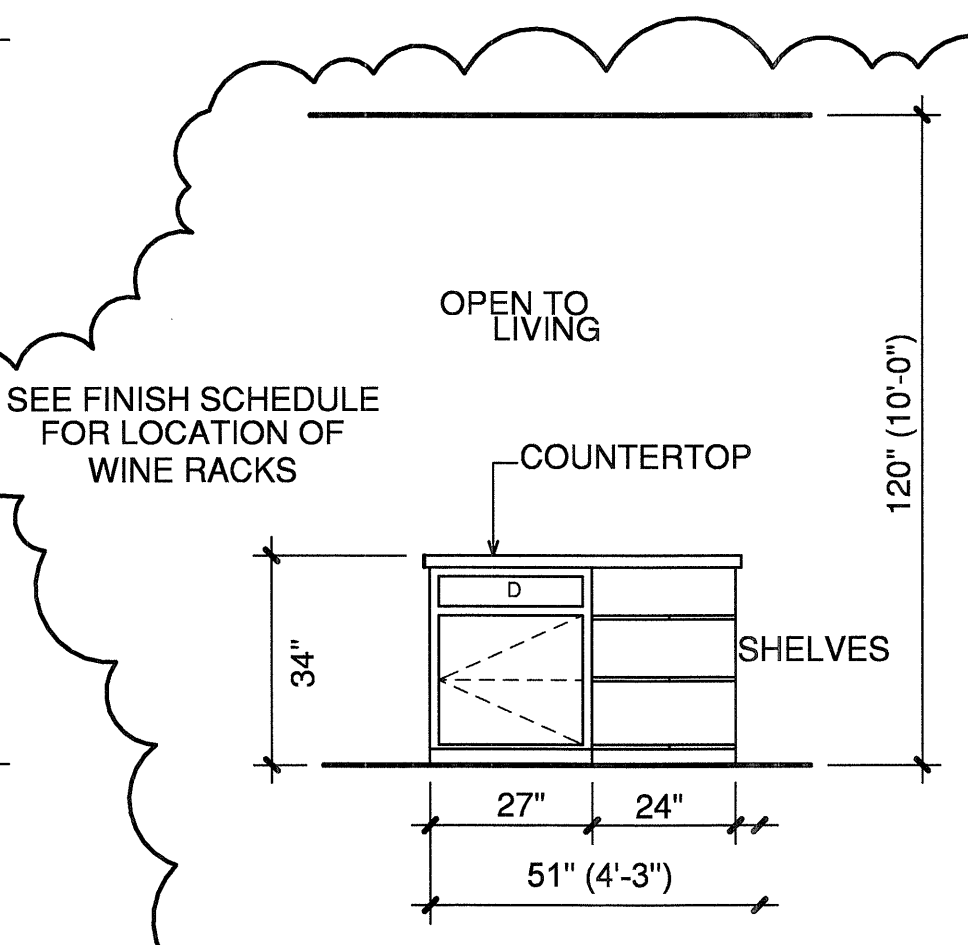


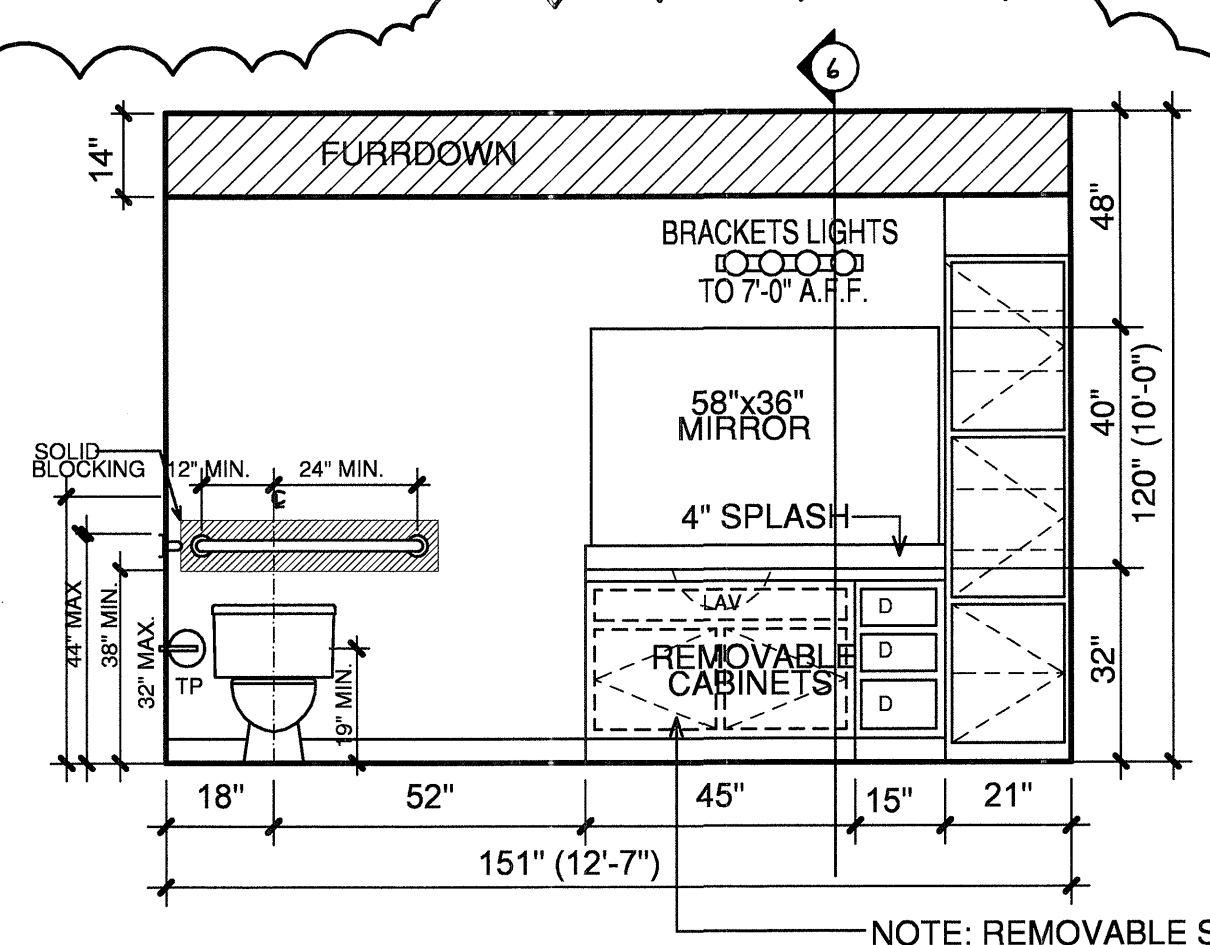
1 KITCHEN
3/8"=1'-0"



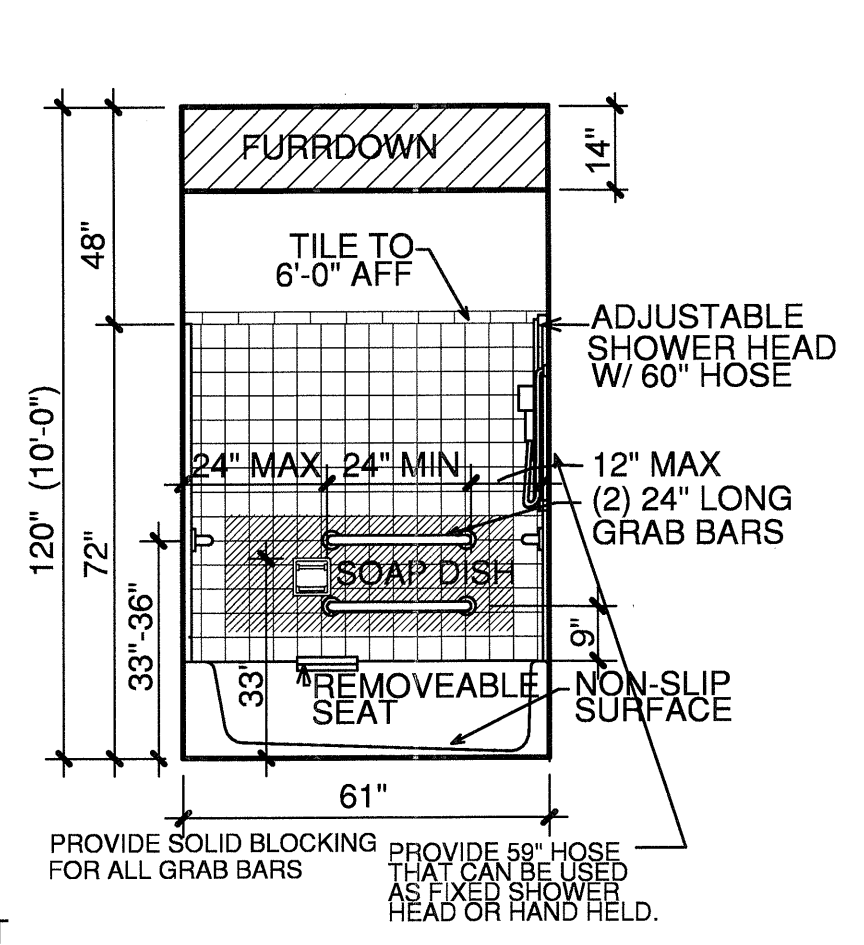
2 KITCHEN
3/8"=1'-0"



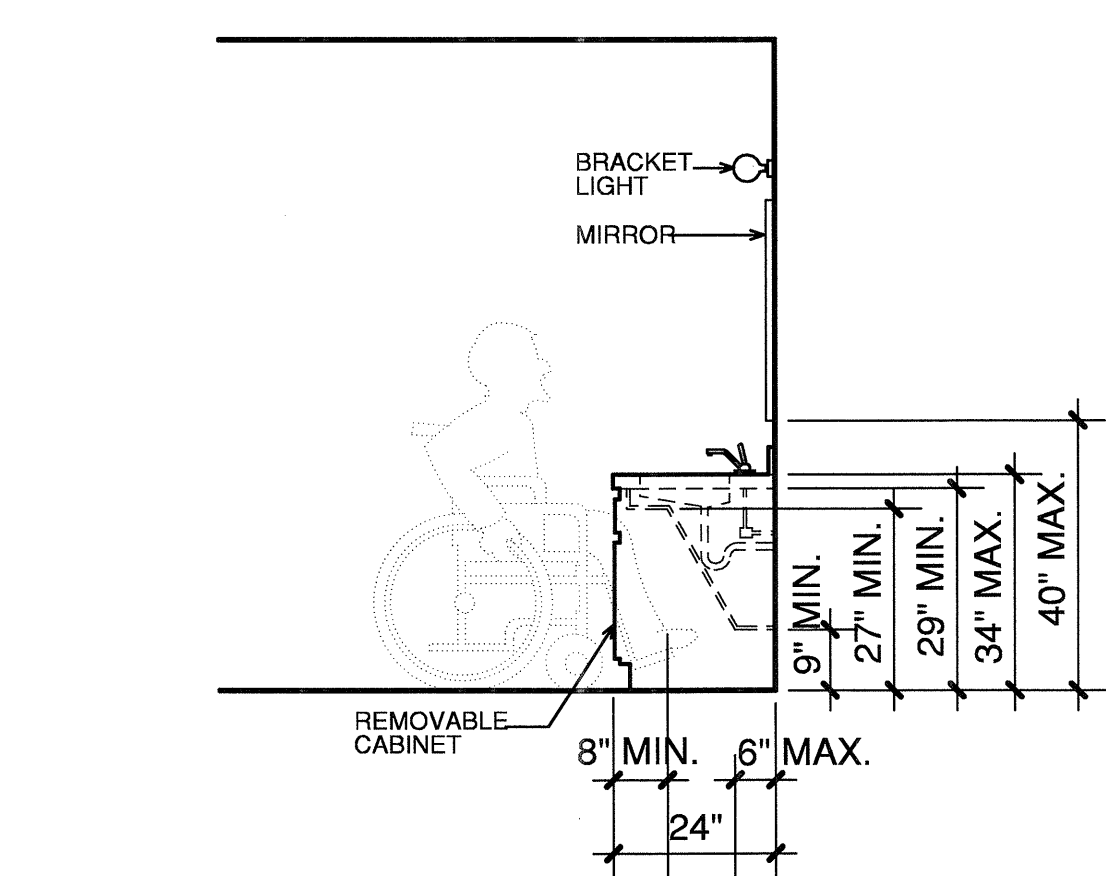
3 KITCHEN
3/8"=1'-0"



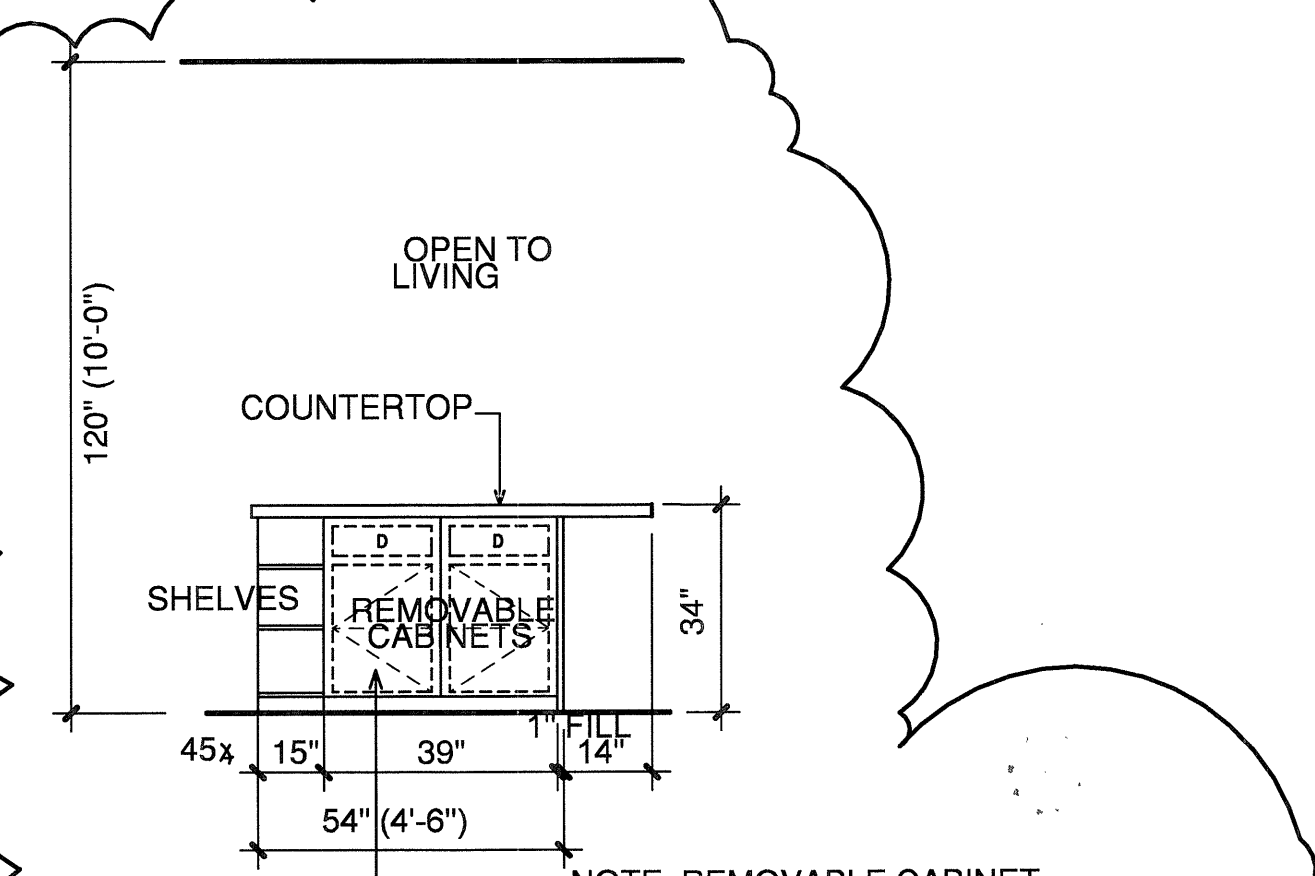
4 BATH
3/8"=1'-0"



5 BATH
3/8"=1'-0"



6 REMOVABLE CABINET AT SINK
3/8"=1'-0"



7 KITCHEN
3/8"=1'-0"

GENERAL NOTES

NOTES: ALL H.C. ADAPTABLE UNITS TO MEET ANSI A117.1 2003
THE SINK AND SURROUNDING COUNTER SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 28" AND 34" OR SHALL BE MOUNTED AT A FIXED HEIGHT OF NO MORE THAN 34" AFF. ROUGH IN PLUMBING FOR ADJUSTABLE SINKS SHALL ACCEPT CONNECTIONS FOR A SINK 28" HIGH. SINK BOWL DEPTH SHALL BE 4 1/2" OR LESS ONLY ONE BOWL NEEDS TO MEET THIS REQUIREMENT.

BASE CABINETS SHALL BE REMOVEABLE UNDER THE FULL 30" MIN. FRONTAGE OF SINK AND SURROUNDING COUNTER. FINISHED FLOORING SHALL EXTEND TO WALL. A CLEAR FLOOR SPACE OF 30" BY 48" SHALL ALLOW FORWARD APPROACH. 4" OF CLEAR FLOOR SPACE SHALL EXTEND UNDERNEATH THE COUNTER. THE KNEE SPACE SHALL HAVE A MIN. OF 30" CLEAR WIDTH. ALL SHARP OR ABRASIVE SURFACES SHALL BE ELIMINATED OR PROTECTED. SUPPLY PIPES AND DRAIN PIPES SHALL BE COVERED OR PROTECTED.

PROVIDE ACCESSIBLE LEVER TYPE CONTROL AT FAUCETS PER ANSI 4.20.5. ENSURE THAT ELECTRIC OUTLETS, LIGHT SWITCHES, THERMOSTATS AND OTHER OPERATING CONTROLS AND MECHANISMS COMPLY PER ANSI 4.33.4.3. ANY CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL HAVE A BEVEL WITH SLOPE NO GREATER THAN 1:2. (4.5.2.2)

WORK SURFACES:
COUNTERS ARE TO BE ADJUSTABLE OR REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 28" AND 34". BASE CABINETS SHALL BE REMOVEABLE UNDER THE FULL WIDTH OF THE WORK SURFACE/COUNTER ABOVE AT 30" MIN. COUNTER THICKNESS AND SUPPORTING STRUCTURES SHALL BE 2" MAX. OVER REQUIRED CLEAR AREA. A CLEAR FLOOR SPACE OF 30" BY 48" SHALL ALLOW FORWARD APPROACH. KNEE SPACE SHALL HAVE A MIN. OF 30" IN CLEAR WIDTH. ALL SHARP OR ABRASIVE SURFACES SHALL BE ELIMINATED OR PROTECTED.

ADAPTABILITY REQUIREMENTS:
GRAB BARS MAY BE INSTALLED ONLY WHEN REQUESTED BY A HANDICAPPED PERSON INTENDING TO RENT PROVIDED THAT SUFFICIENT BLOCKING FOR AND MAY BE PROVIDED UPON REQUEST.

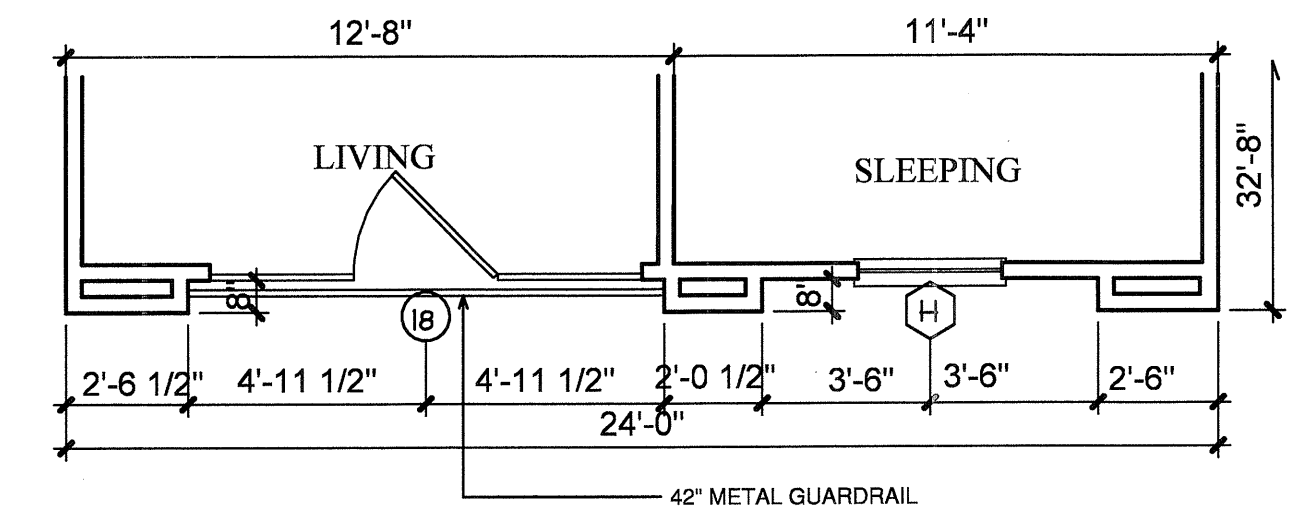
<p>NOTES: UNITS TO MEET ANSI A117.1-2003 FOR TYPE A (0003) DWELLING UNIT.</p>	
<p>AREAS TO BE SURFACES TO BE BLOCKED FOR GRAB BAR INSTALLATION. SEE SHEET 20 FOR FURTHER INFO.</p>	<p>AREAS TO BE LOCATIONS FOR REMOVABLE CABINETS AT 34" HIGH MAXIMUM.</p>
<p>30"X48" CLEAR FLOOR SPACE.</p>	<p>CIRCULAR TURNING SPACE AT 42" DIAMETER MINIMUM.</p>

NOTES:
CEILING HEIGHTS ARE 9'-0" ON THE 2ND, 3RD, AND 4TH FLOORS. REFERENCE SHEET 31 FOR VARYING CEILING HEIGHTS AT FIRST FLOOR.

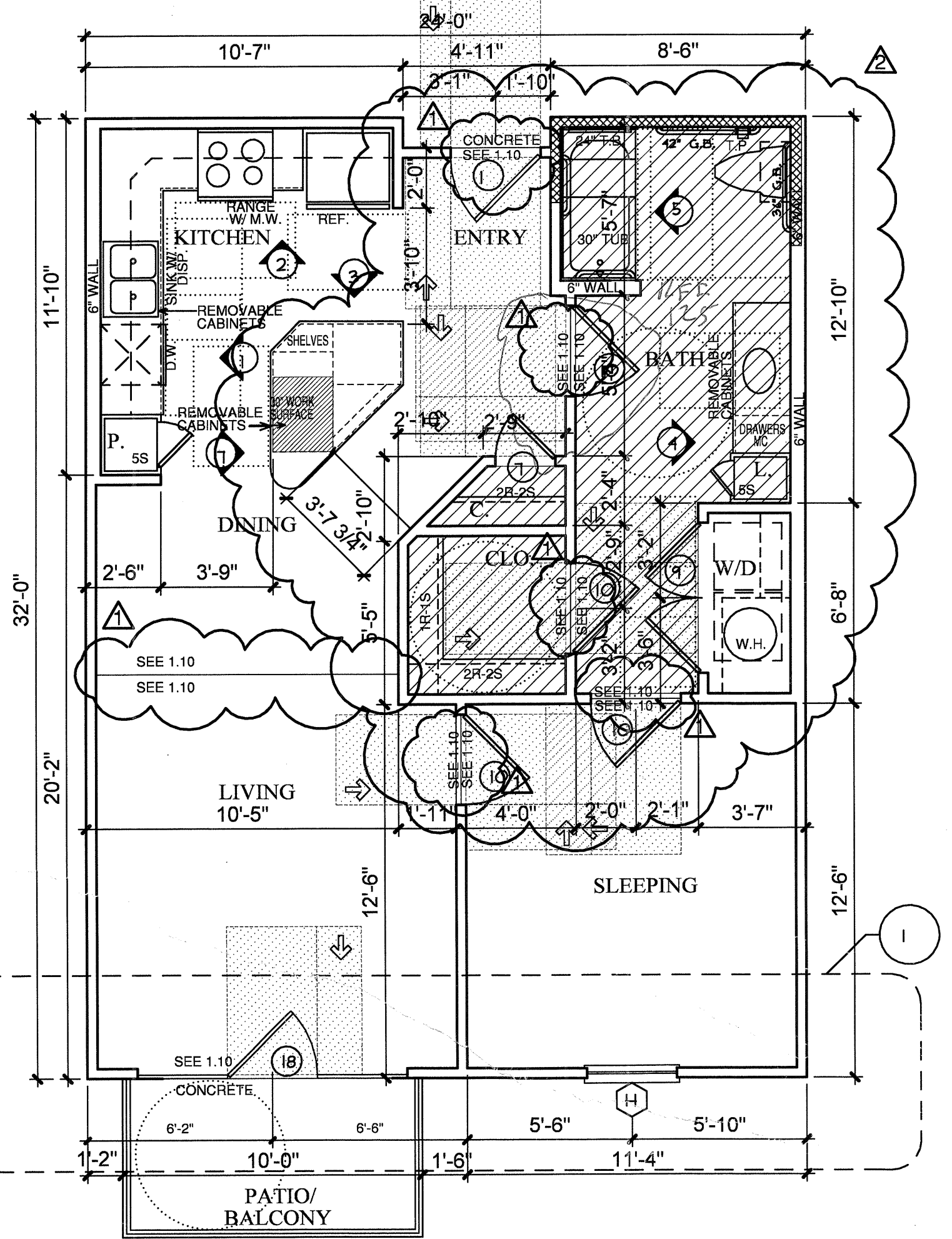
NOTES:

- CROSSHATCHING ON PLAN INDICATES AREAS TO BE SUFFICIENTLY BLOCKED FOR GRAB BARS.
- 1" FURFDOWN
- 30"X48" CLEAR FLOOR SPACE

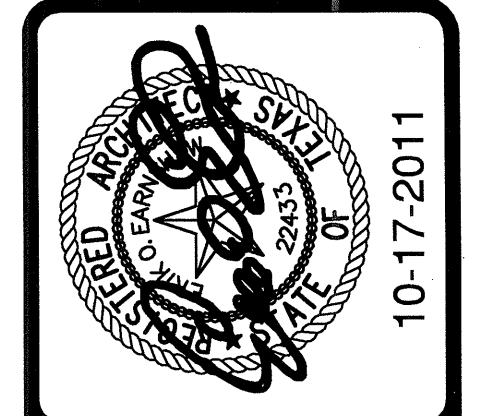
COORDINATE ALL FURFDOWN LOCATIONS WITH MECHANICAL SHOP DRAWINGS



1 PARTIAL 1
SCALE 1/4"=1'-0" 764 S.F.
OCCURS AT: (4) TOTAL UNITS ON SITE



A1-HC ONE SLEEPING/ONE BATH
SCALE 1/4"=1'-0" 764 S.F.
OCCURS AT: (1) TOTAL UNITS ON SITE



REVISIONS
OWNER COORDINATION 08-31-2011
OWNER ANS/FHA COMMENTS 09-13-2011

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

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DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
2.2HC
A1-HC UNIT

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