

REVISIONS

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

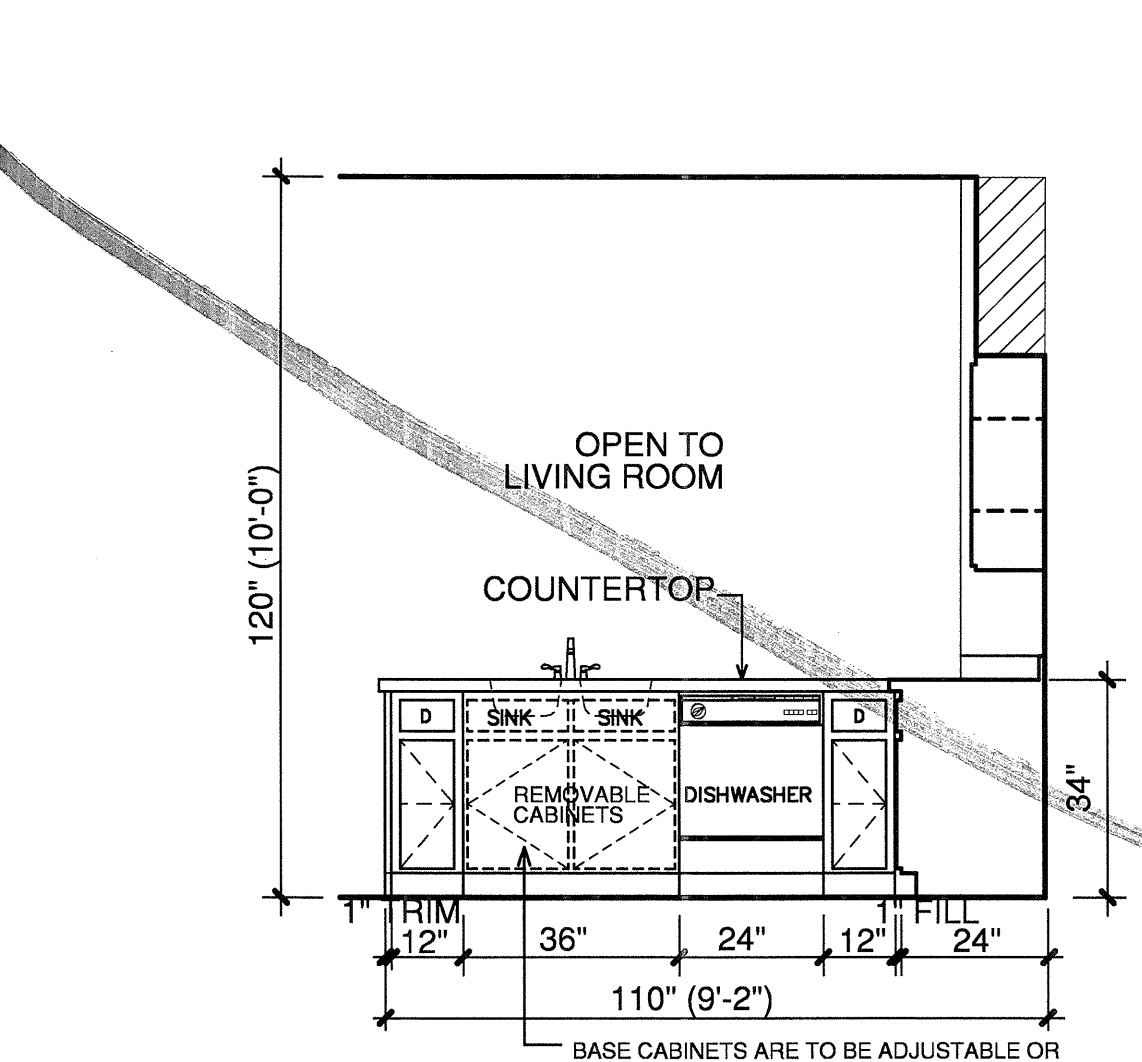
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DATE
08-05-2011

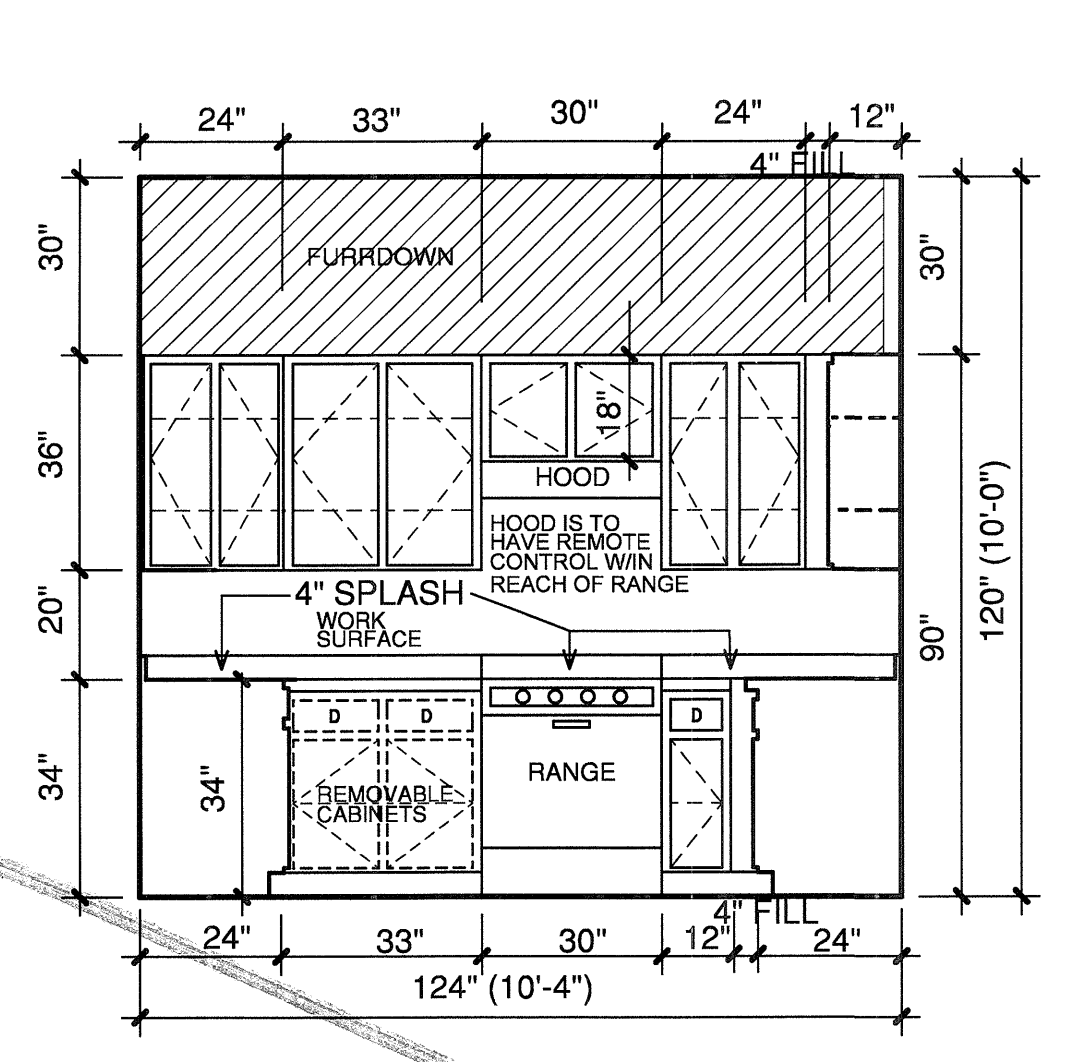
PROJECT
11129

SHEET NUMBER

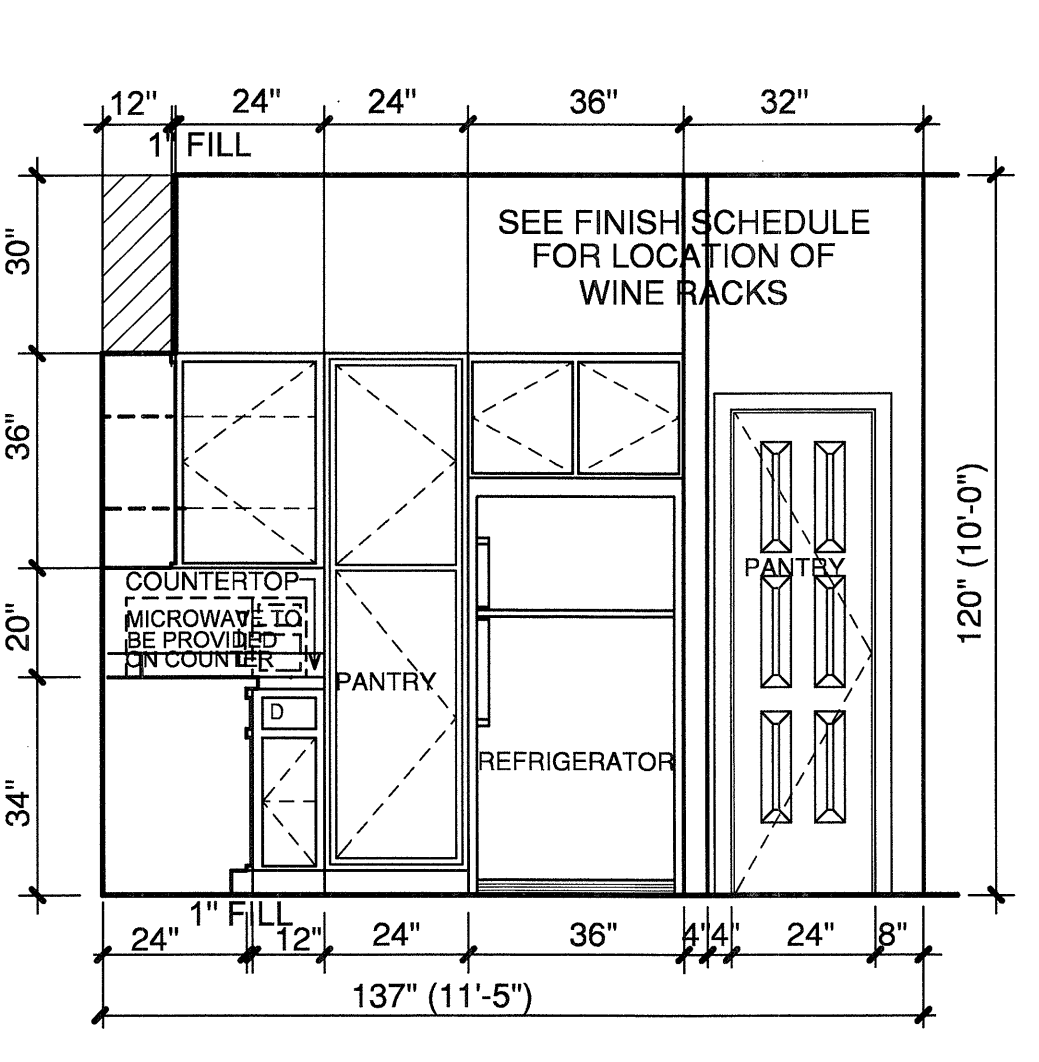
2.6HC
B1-HC UNIT



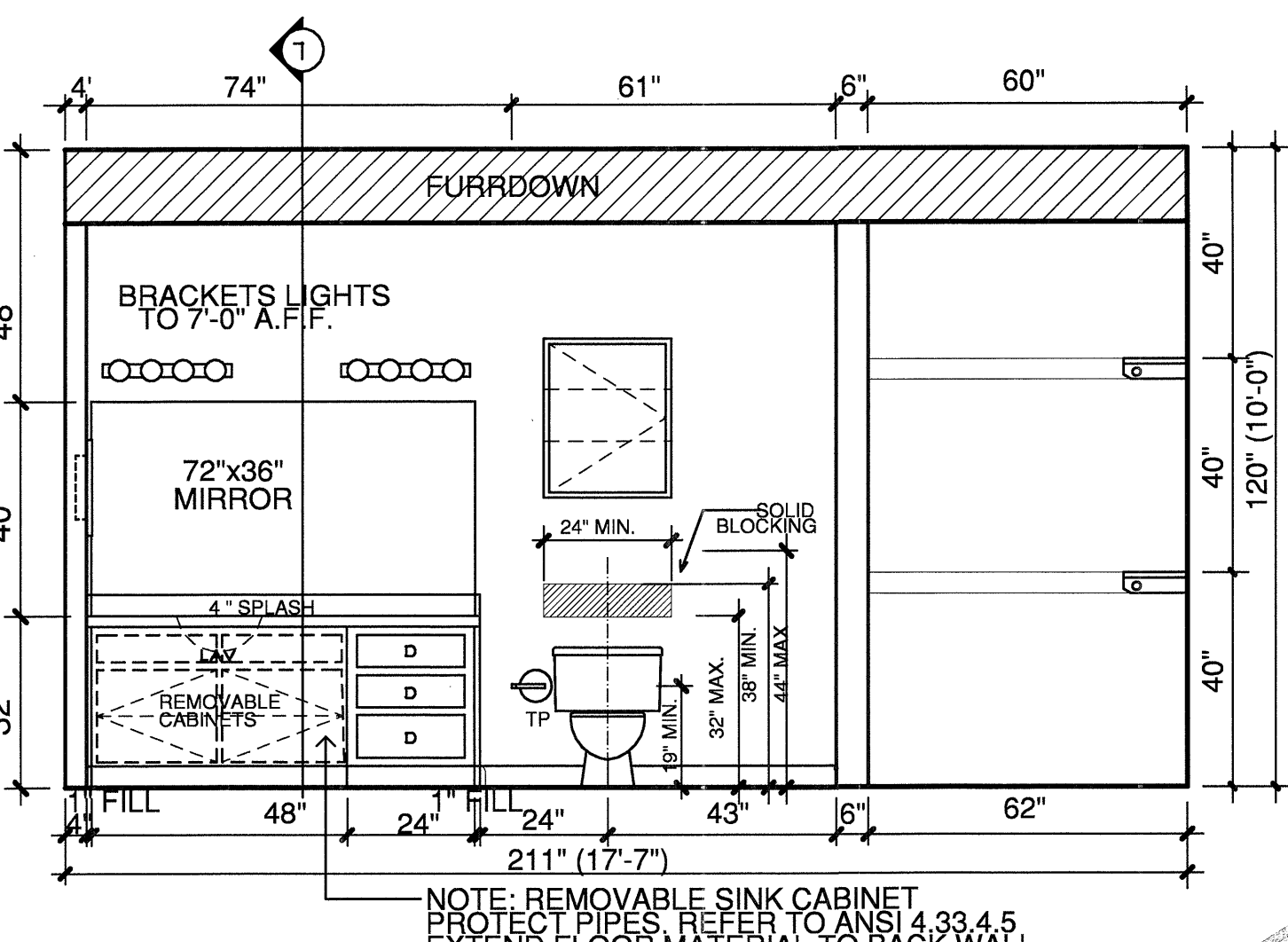
1 KITCHEN
3/8"=1'-0"



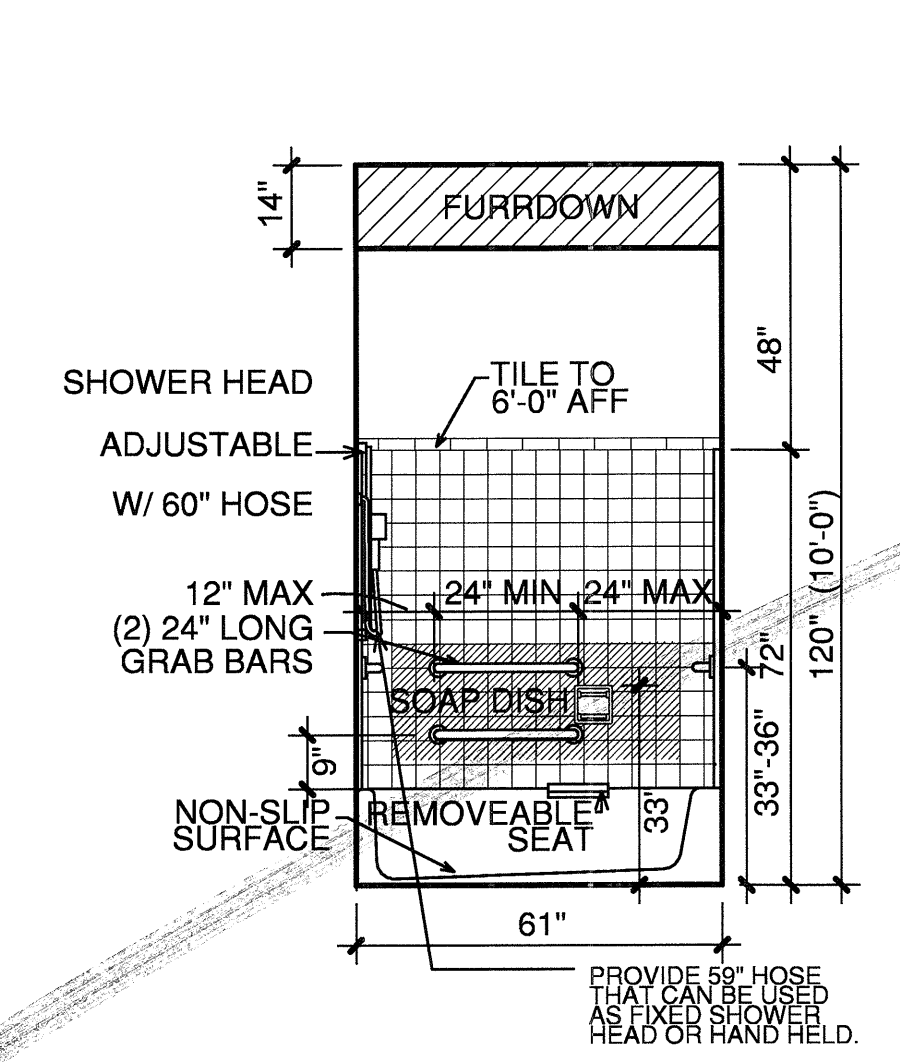
2 KITCHEN
3/8"=1'-0"



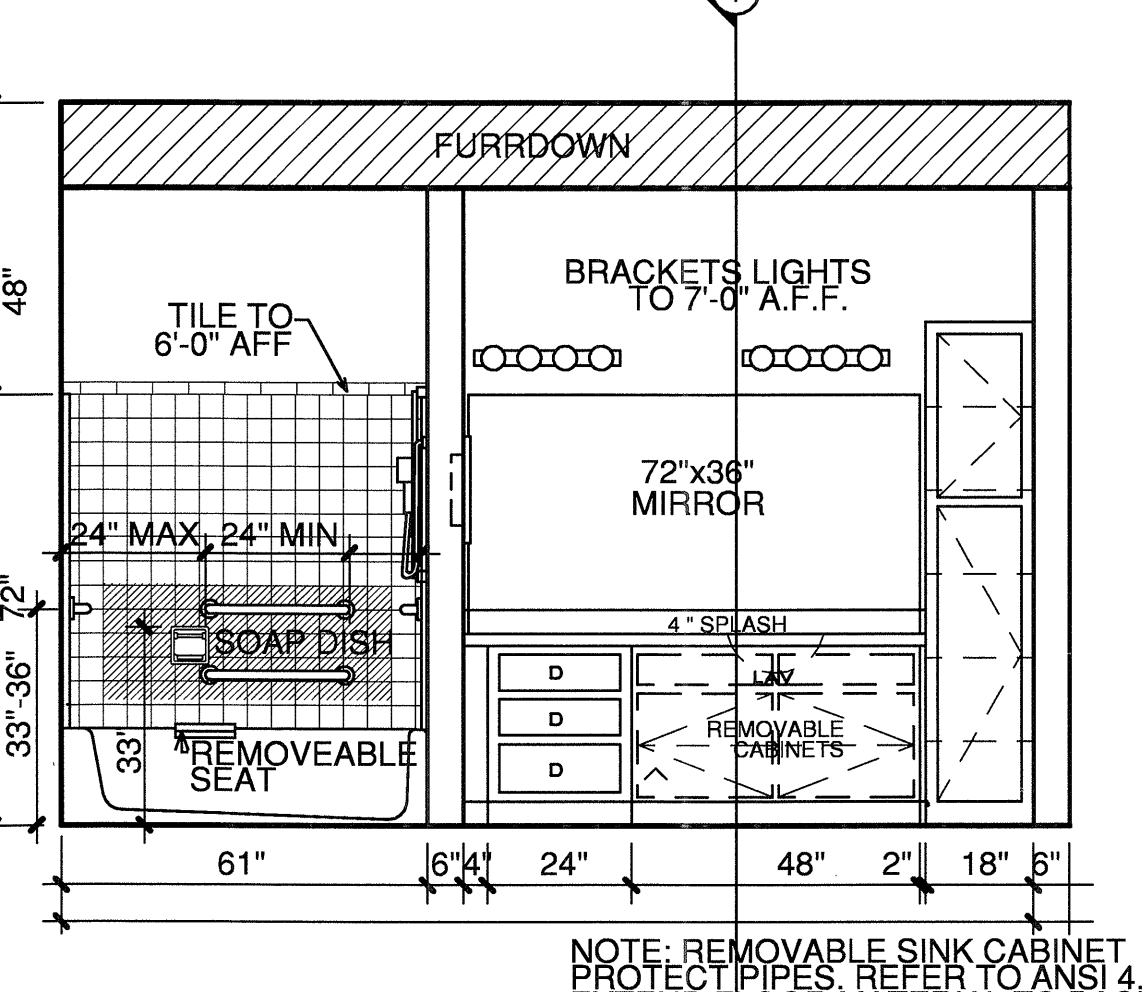
3 KITCHEN
3/8"=1'-0"



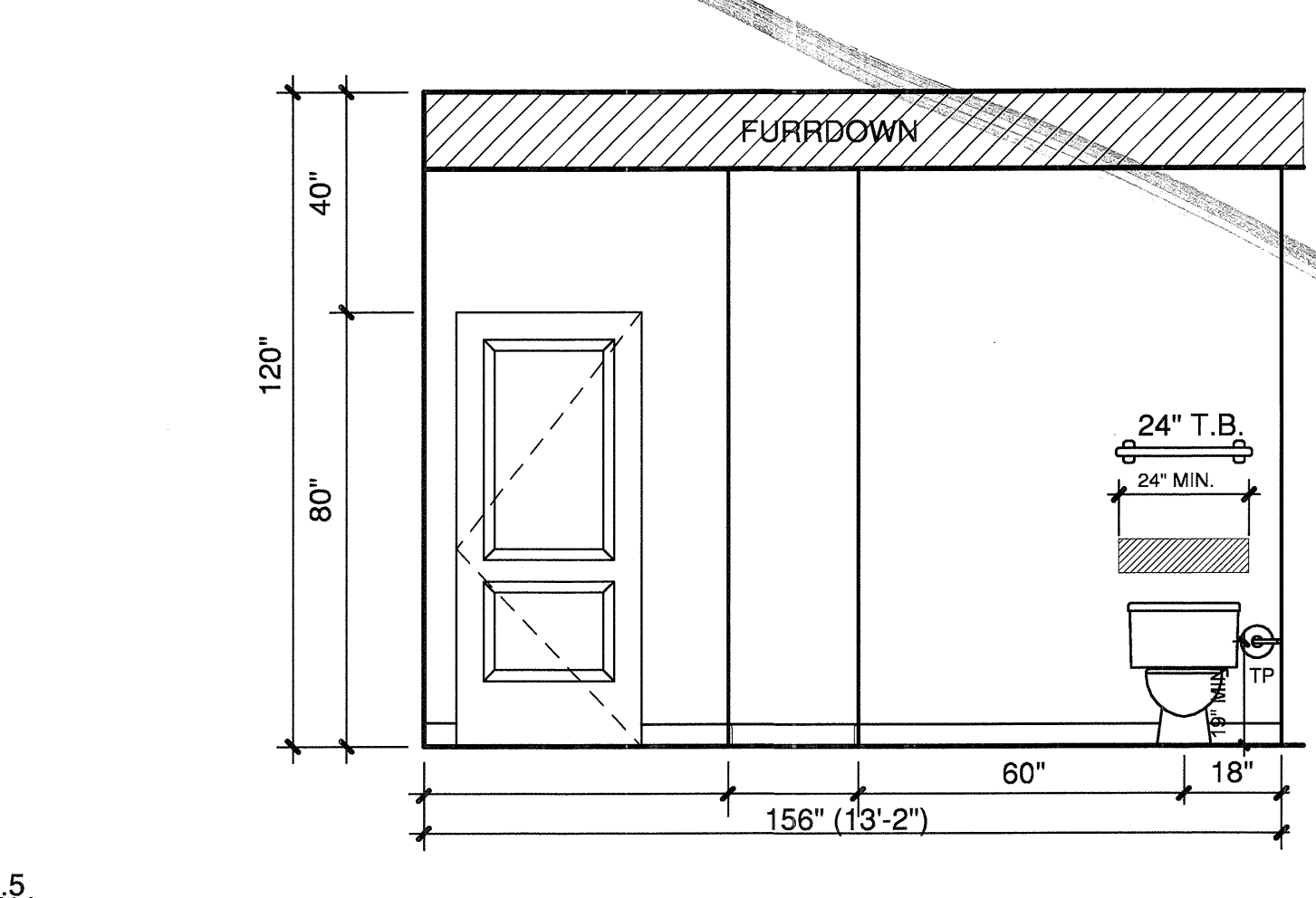
4 BATH #1
3/8"=1'-0"



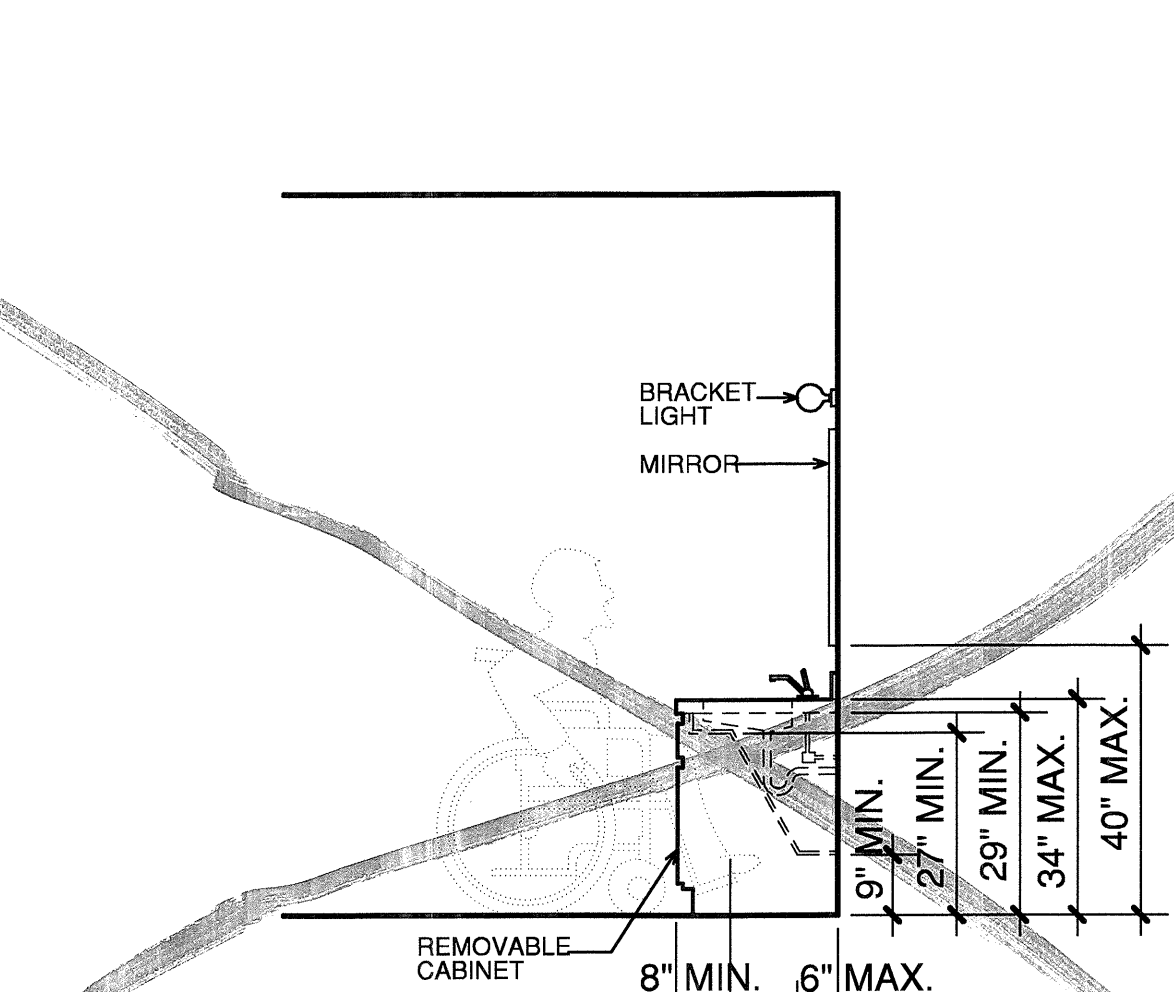
5 BATH #1
3/8"=1'-0"



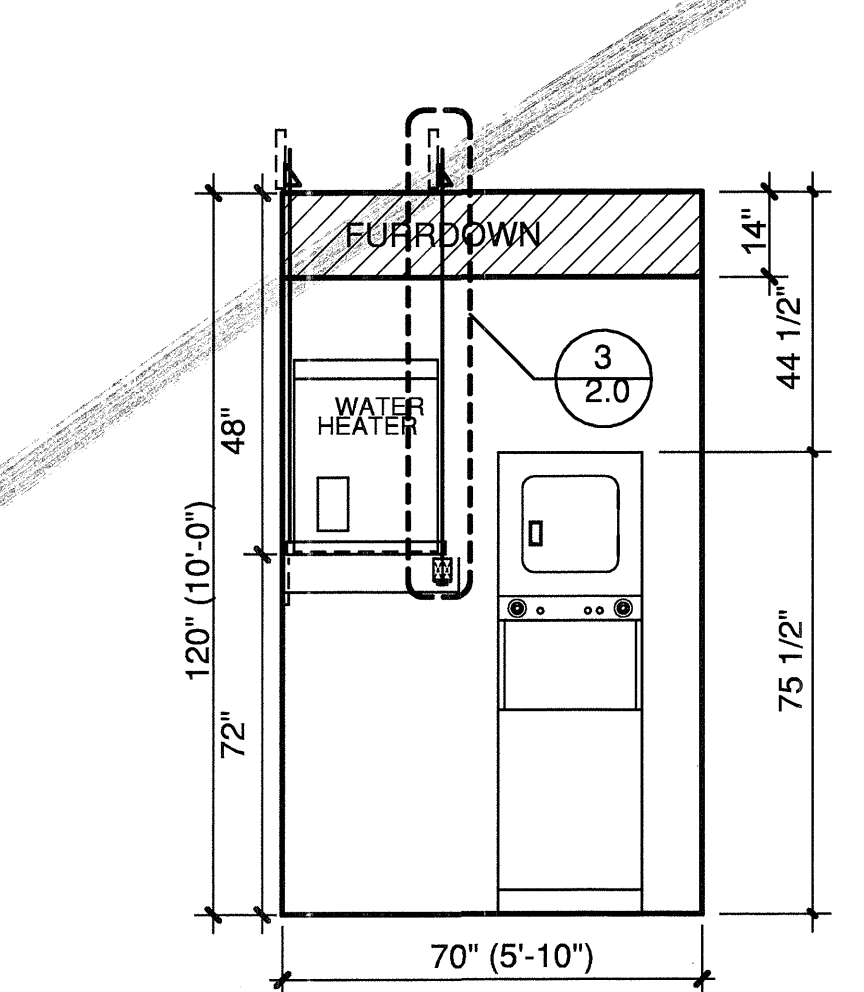
6 BATH #2
3/8"=1'-0"



7 BATH #2
3/8"=1'-0"



8 BATH #2
SCALE 3/8"=1'-0"



9 UTILITY ROOM
SCALE 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 36" OR SHALL BE MOUNTED AT A FIXED HEIGHT OF NO MORE THAN 34" A.F.F. ROUGH IN PLUMBING FOR ADJUSTABLE SINKS SHALL ACCEPT CONNECTIONS FOR A SINK 28" HIGH SINK BOWL DEPTH SHALL BE 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. NO FLOOR SPACE MAY 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" WILL 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 36". 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.

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

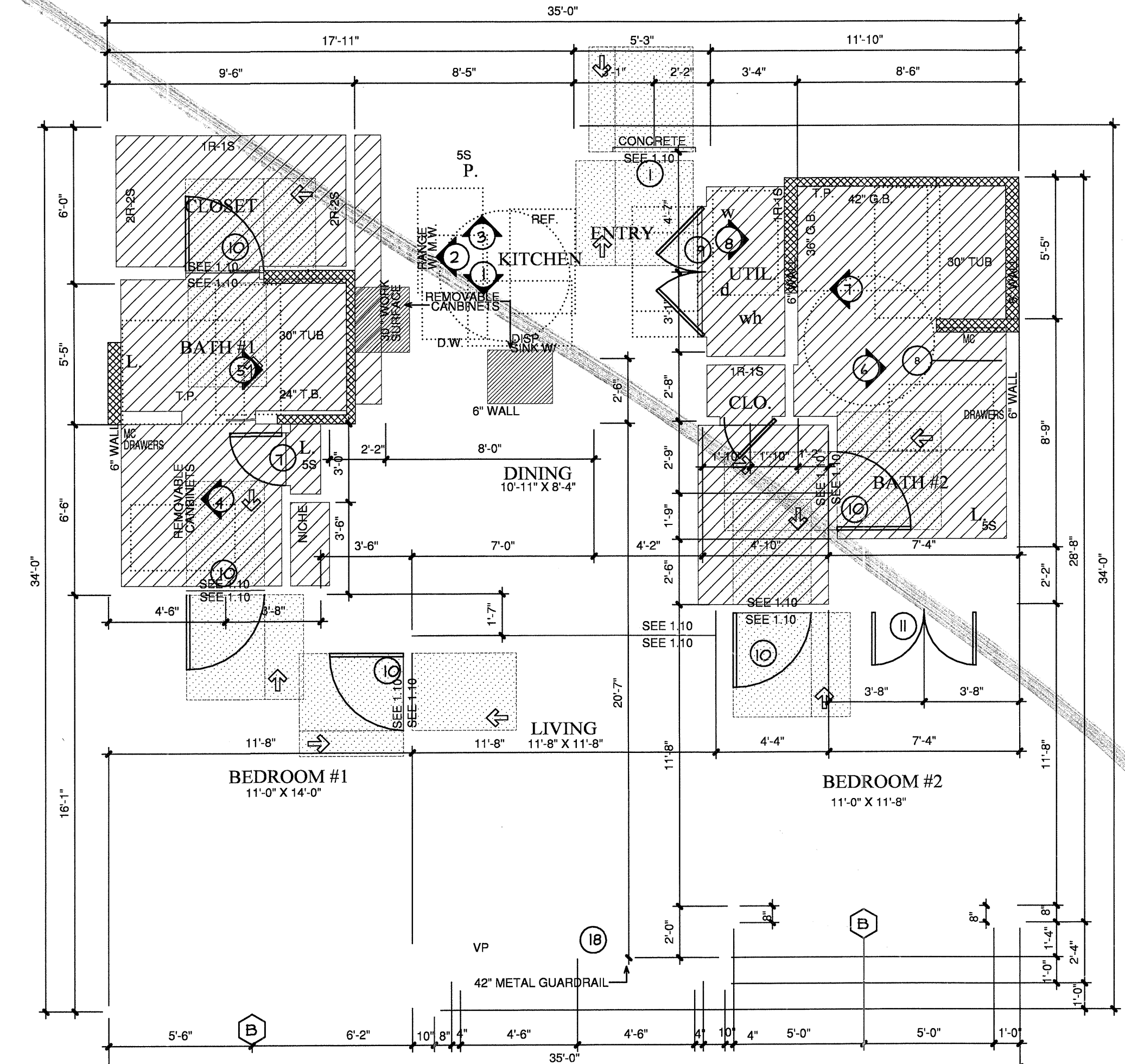
NOTES:
CROSSHATCHING ON PLAN INDICATES AREAS TO BE SUFFICIENTLY BLOCKED FOR GRAB BARS.

<p>NOTES:</p> <p>UNITS TO MEET ANSI A117.1-2003 FOR TYPE A (003) DWELLING UNIT.</p> <p>AREAS TO BE SUFFICIENTLY BLOCKED FOR GRAB BAR INSTALLATION. (SEE FIG. SHEET 20 FOR FLOOR FINISHING.)</p> <p>30"X48" CLEAR FLOOR SPACE.</p>	<p>AREAS TO BE LOCATIONS FOR REMOVABLE CABINETS WITH COUNTERTOPS AT 34" HIGH MAXIMUM.</p> <p>CIRCULAR TURNING SPACE AT 48" DIAMETER MINIMUM.</p>	<p>ALL DOOR HARDWARE TO BE LEVER HANDLE.</p> <p>LEVEL CHANGES 1/4" MAX. 1/2" MAX. CARPET PILE THICKNESS.</p> <p>THRESHOLD @ DOORS/AYS 1/4" MAX. OR 1/2" @ 45° BEVEL.</p> <p>MAXIMUM FORCE FOR PULLING OR PUSHING SHALL BE 5 LBS.</p> <p>ALL CONTROLS AND OPERATING MECHANISMS SHALL BE MOUNTED BETWEEN 15"-48" FOR A FORWARD APPROACH, AND BETWEEN 4"-54" FOR A SIDE APPROACH.</p>
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NOTES:
1" FURRDOWN

30"X48" CLEAR FLOOR SPACE

COORDINATE ALL FURRDOWN LOCATIONS WITH MECHANICAL SHOP DRAWINGS



B1-HC-ALT D TWO BEDROOM/TWO BATH
SCALE 1/4"=1'-0"
1,098 S.F.
OCCURS AT: (3) TOTAL UNITS ON SITE

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