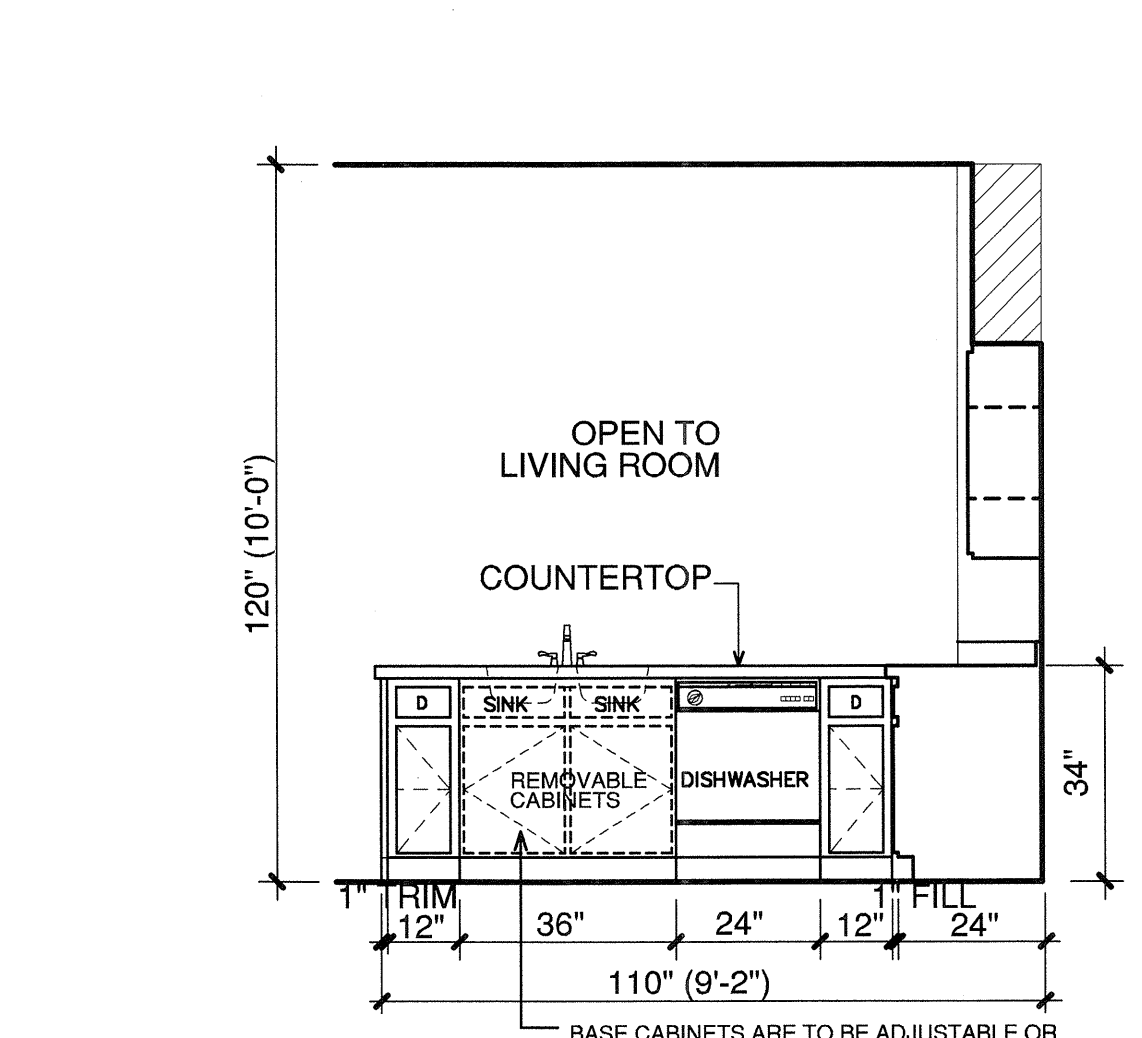




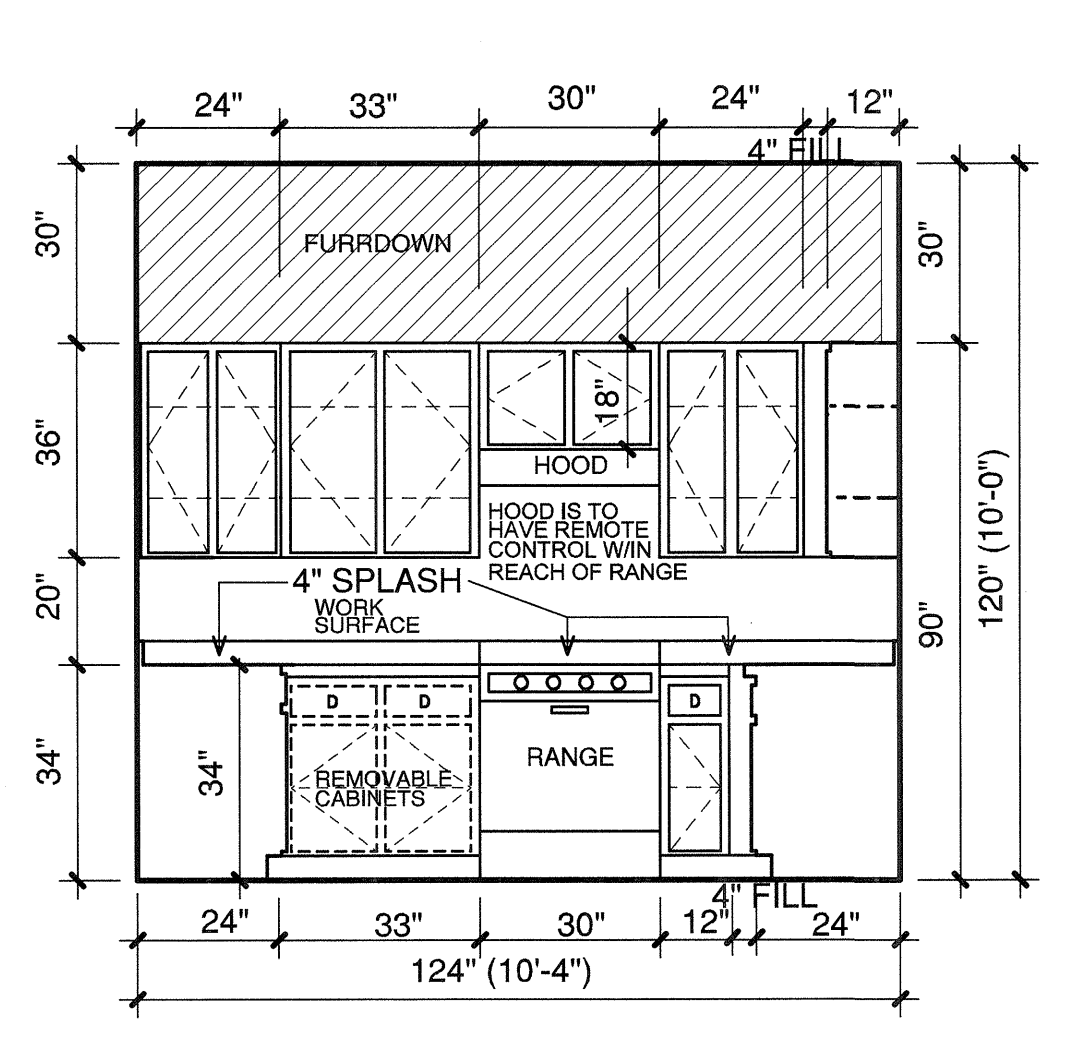
01-24-2012

NO.	DATE	DESCRIPTION

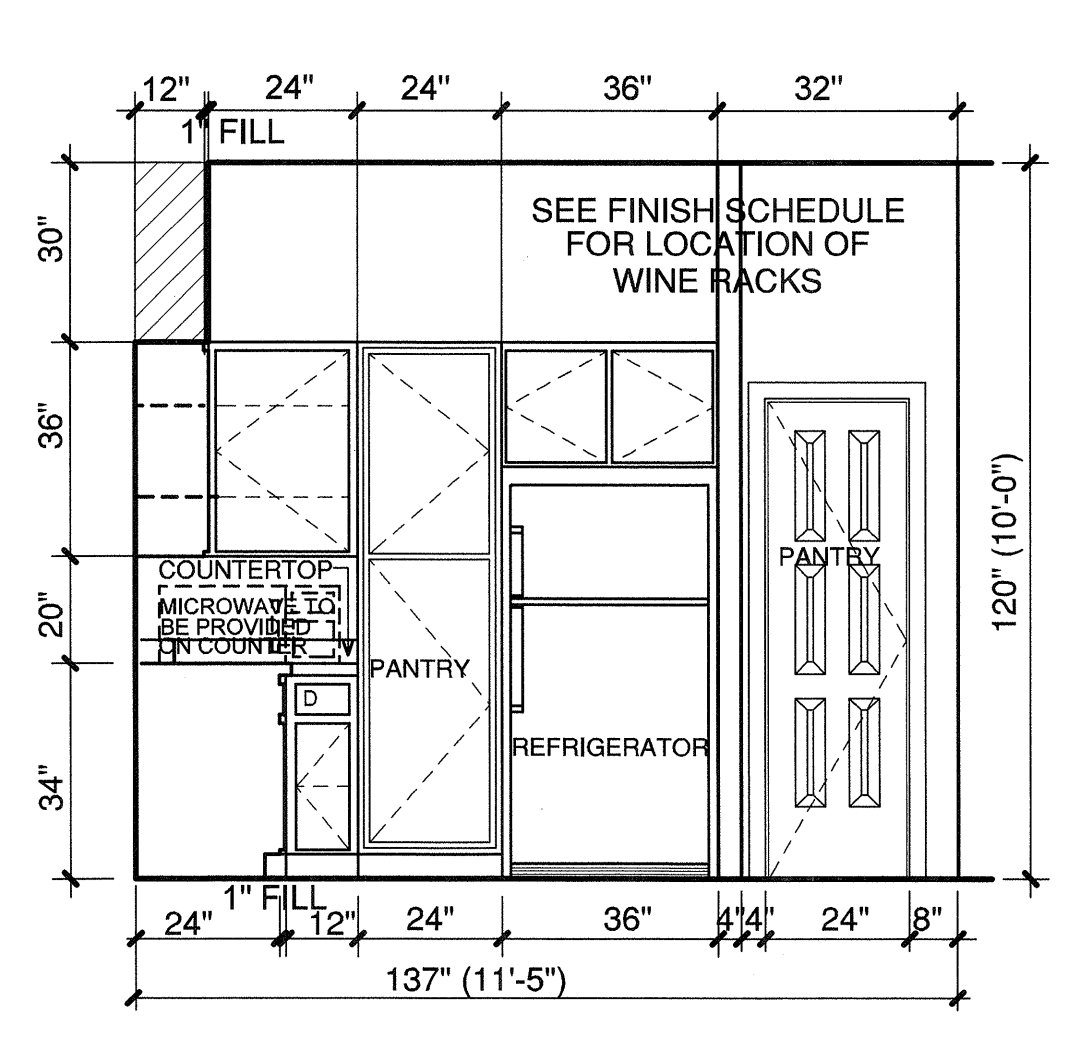


1 KITCHEN
3/8"=1'-0"

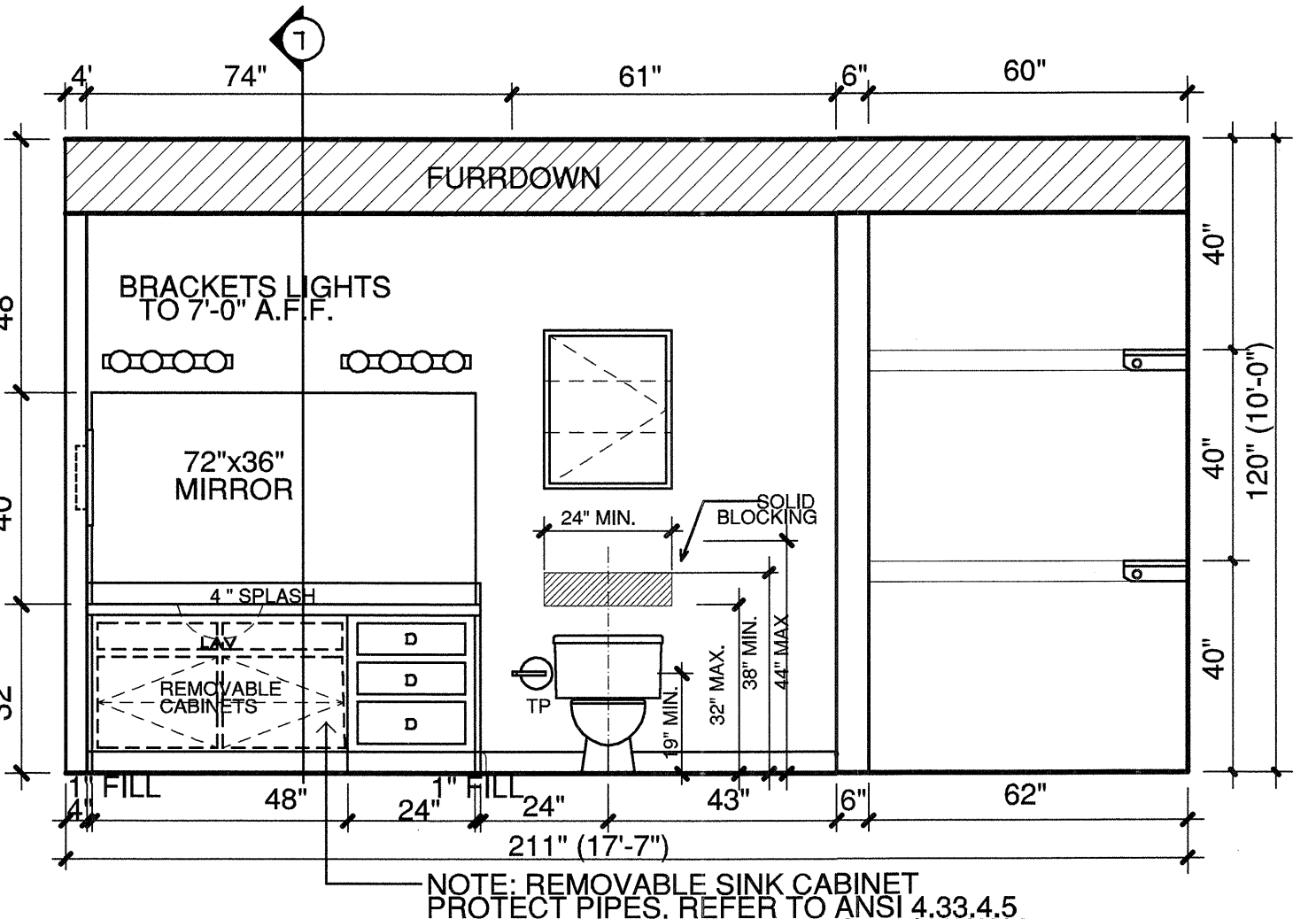
BASE CABINETS ARE TO BE ADJUSTABLE OR REPLACEABLE TO MEET ANSIA 117. ALL EXPOSED PIPES ARE TO BE PROTECTED (INSULATED OR COVERED) EXTEND FLOORING MATERIAL TO WALL.



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

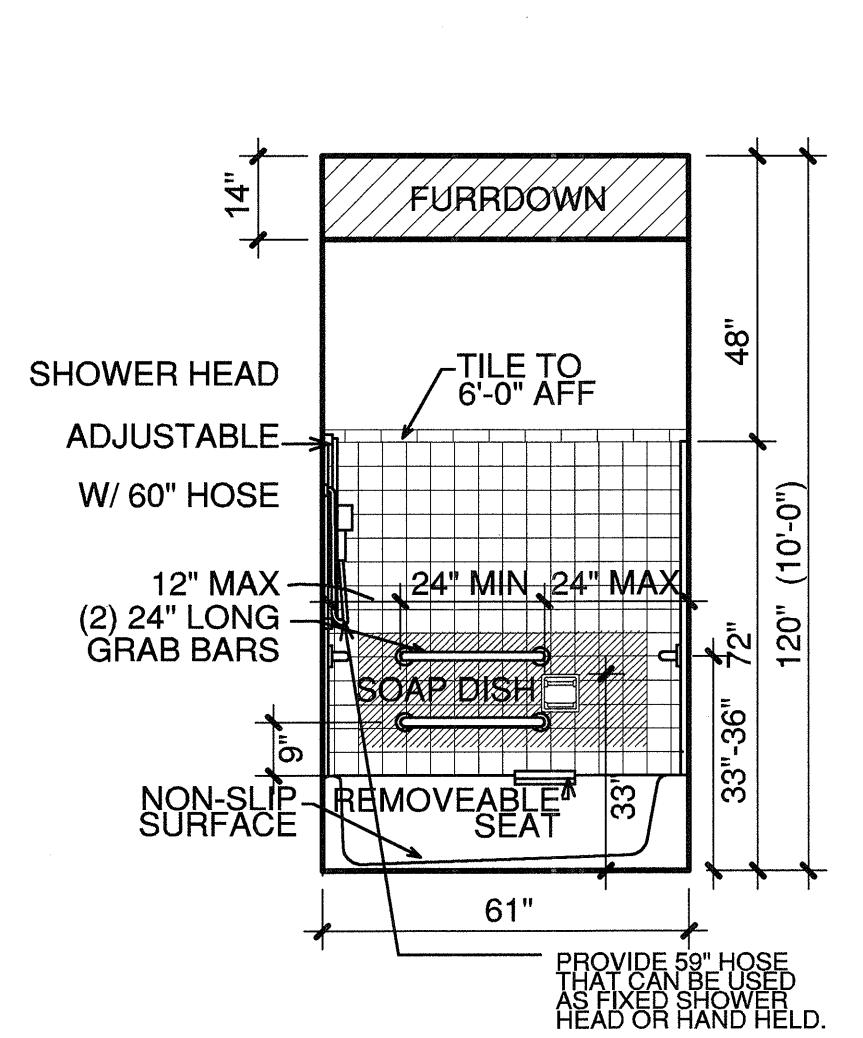


3 KITCHEN
3/8"=1'-0"



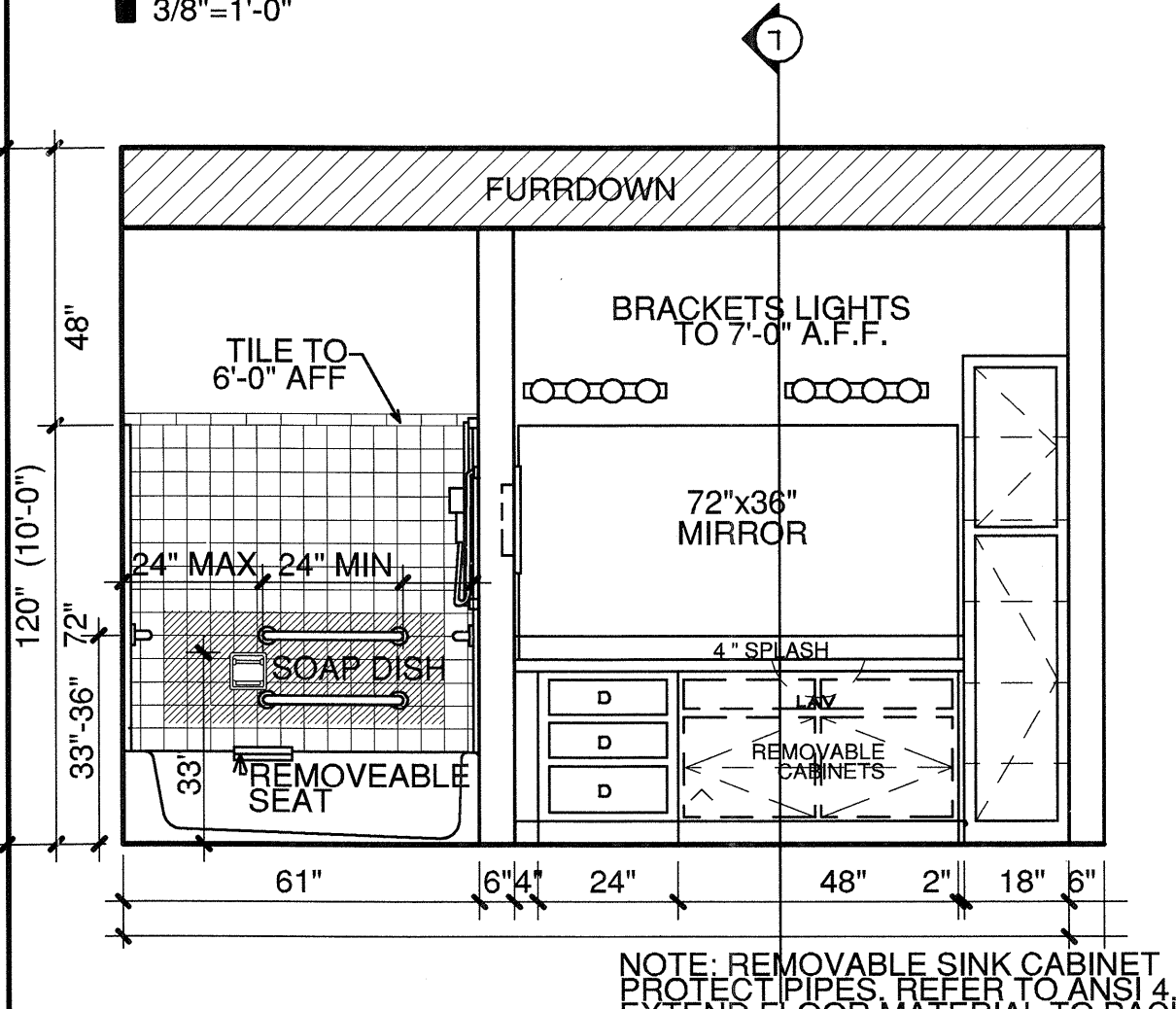
4 BATH #1
3/8"=1'-0"

NOTE: REMOVABLE SINK CABINET PROTECT PIPES, REFER TO ANSIA 4.33.4.5. EXTEND FLOOR MATERIAL TO BACK WALL AND SIDES.



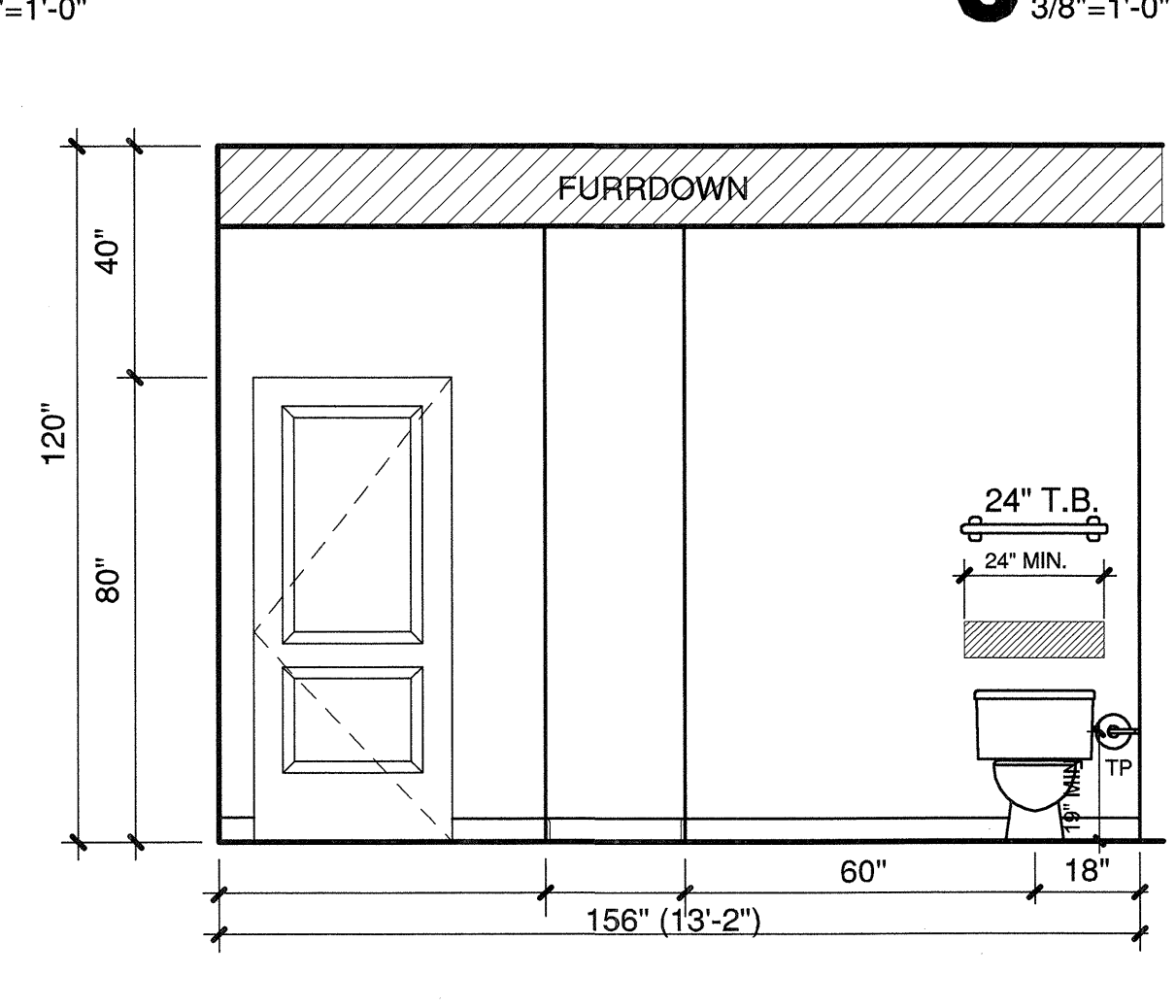
5 BATH #1
3/8"=1'-0"

PROVIDE 5/8" HOSE THAT CAN BE USED AS FIXED SUPPORT HEAD OR HAND HELD.

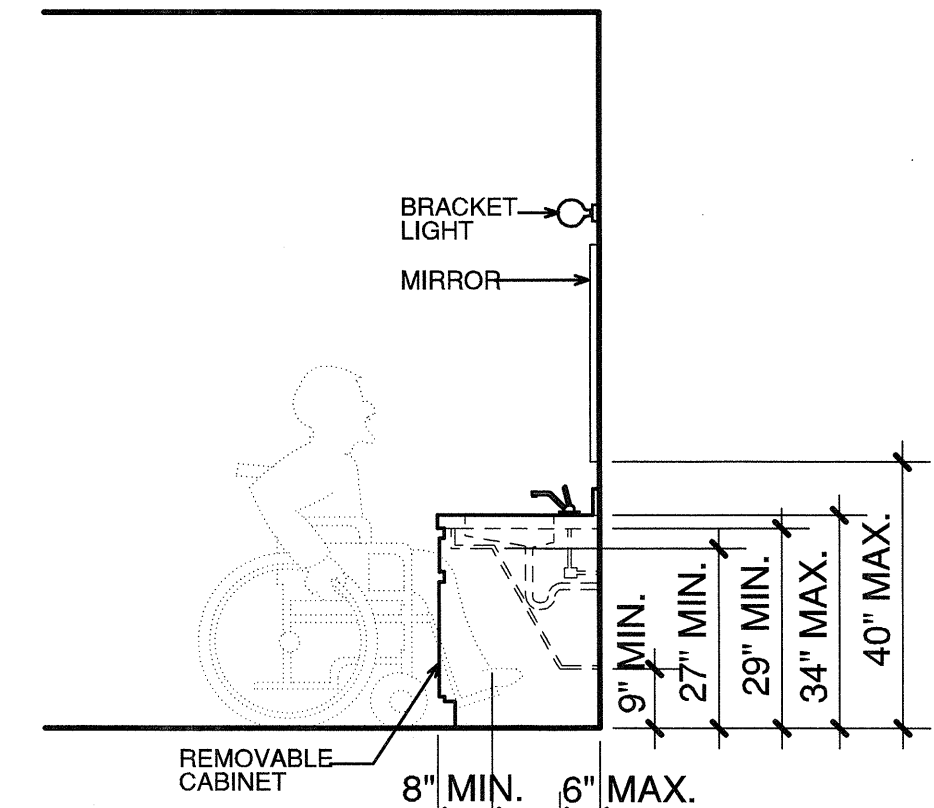


6 BATH #2
3/8"=1'-0"

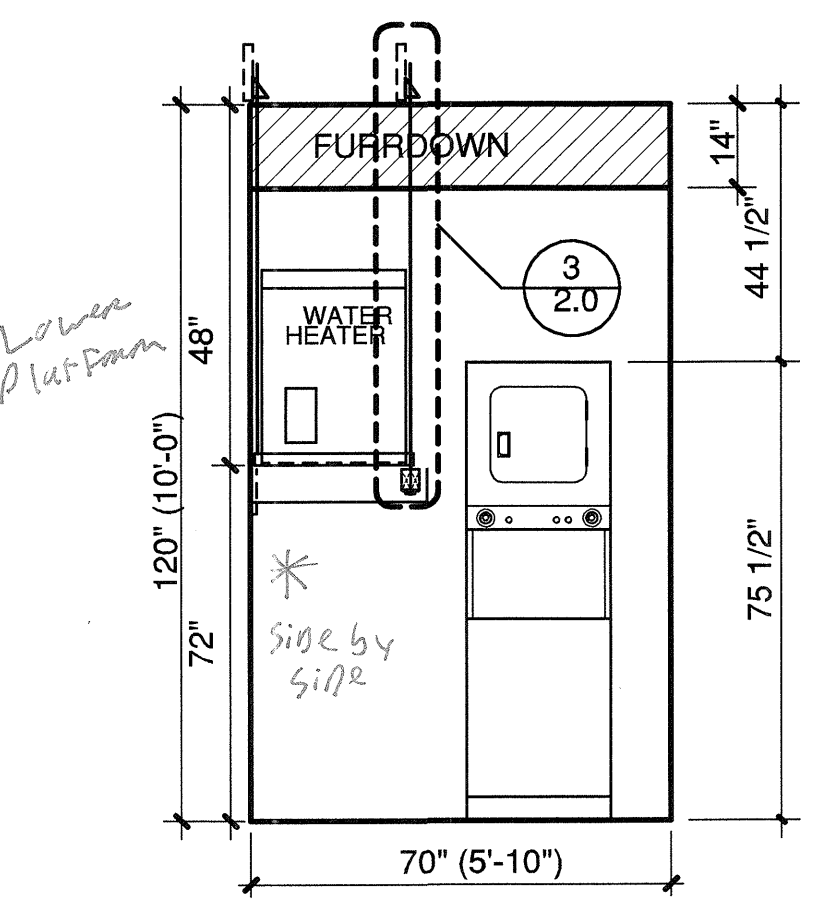
NOTE: REMOVABLE SINK CABINET PROTECT PIPES, REFER TO ANSIA 4.33.4.5. EXTEND FLOOR MATERIAL TO BACK WALL AND SIDES.



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 ANSIA 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". A 1/2" R.O.U. 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 REMOVABLE UNDER THE FULL 30" MIN. FRONTAGE OF SINK AND SURROUNDING COUNTER. FINISHED FLOORING SHALL EXTEND TO WALL. CLEAR FLOOR SPACE OF 30" BY 48" SHALL ALLOW FORWARD APPROACH. IF CLEAR FLOOR SPACE MAY EXTEND UNDERNEATH THE COUNTER. 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.

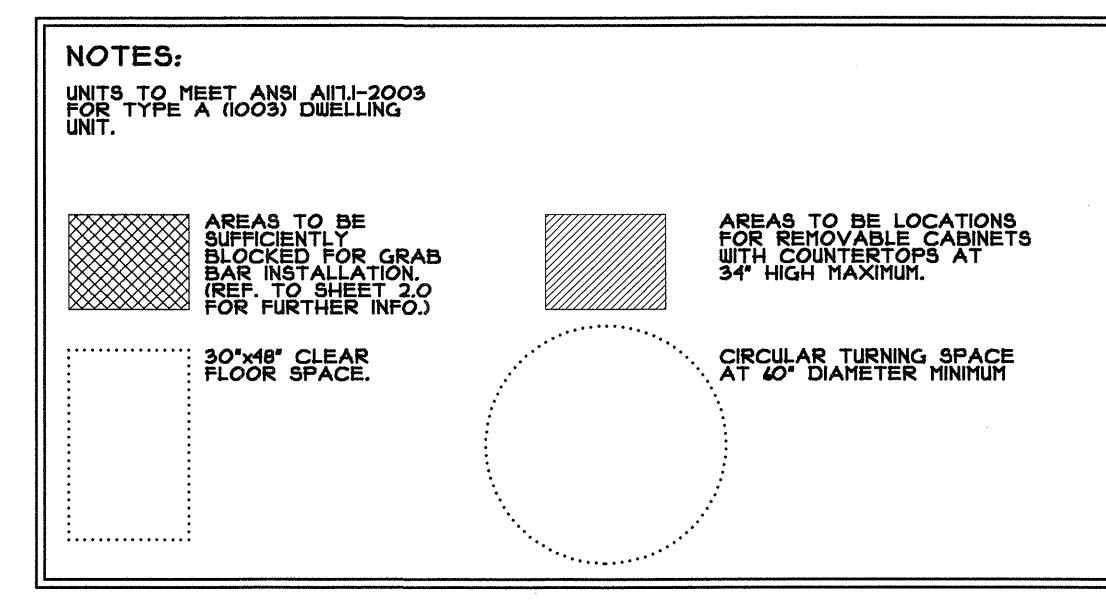
PROVIDE ACCESSIBLE LEVER TYPE CONTROL AT FAUCETS PER ANSIA 4.20.5. ENSURE THAT ELECTRIC OUTLETS, LIGHT SWITCHES, THERMOSTATS AND OTHER OPERATING CONTROLS AND MECHANISMS COMPLY PER ANSIA 4.33.4.3. ANY CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL HAVE A BEVEL WITH SLOPE NO GREATER THAN 1:2. (4.5.2.2)

WORK SURFACES:

COUNTERS ARE TO BE ADJUSTABLE OR REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 28" AND 34". BASE CABINETS SHALL BE REMOVABLE 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 3.1 FOR VARYING CEILING HEIGHTS AT FIRST FLOOR.



NOTES:

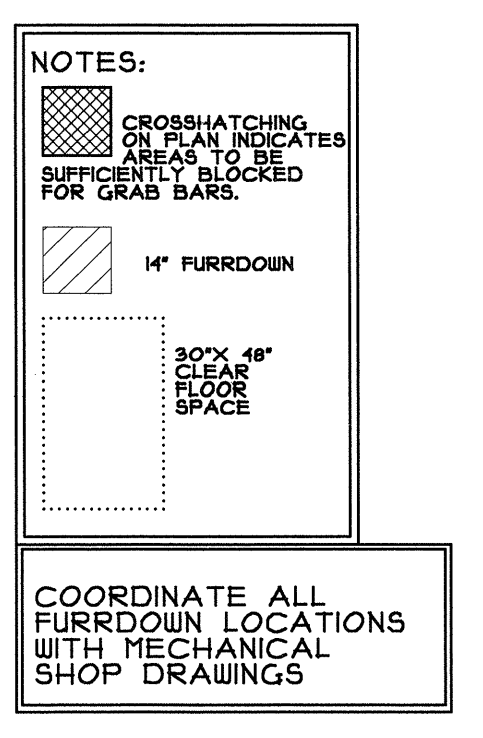
ALL DOOR HARDWARE TO BE LEVER HANDLE.

LEVEL CHANGES 1/4" MAX. 1/2" MAX. CARPET PILE THICKNESS

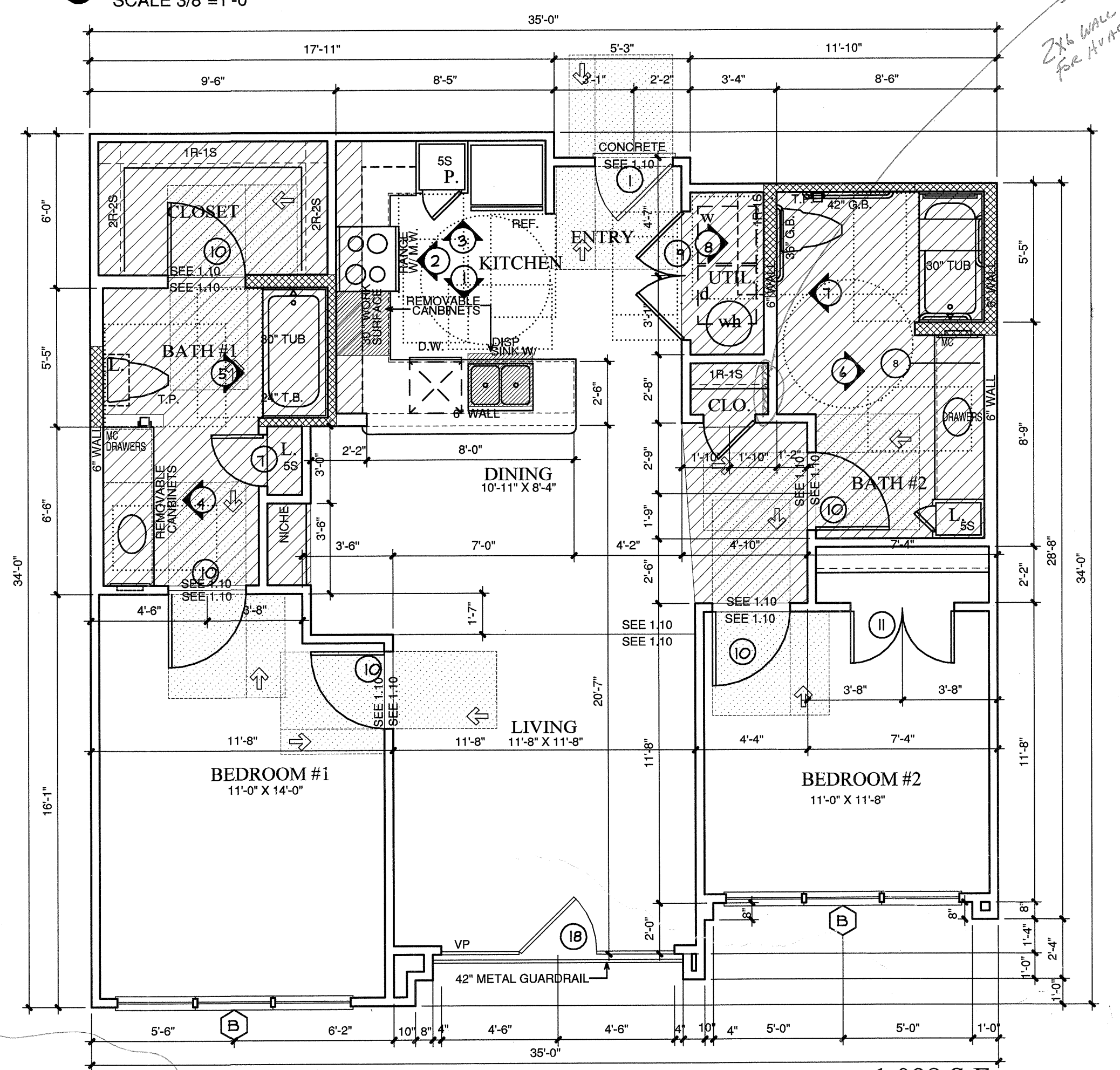
THRESHOLD • DOORWAYS 1/2" MAX. OR 1/2" @ 45° BEVEL.

MAXIMUM FORCE FOR PULLING OR PUSHING SHALL BE 5 LBS.

ALL CONTROLS AND OPERATING MECHANISMS SHALL BE MOUNTED BETWEEN 15" - 54" FOR A FORWARD APPROACH, AND BETWEEN 4" - 54" FOR A SIDE APPROACH.



COORDINATE ALL FURRDOWN LOCATIONS WITH MECHANICAL SHOP DRAWINGS



B1-HC-ALT D TWO BEDROOM/TWO BATH

1,098 S.F.

OCURS AT: (3) TOTAL UNITS ON SITE

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

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4144 N. Central Expy. Suite 855
Dallas, TX 75204
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bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER

2.6HC

B1-HC UNIT

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