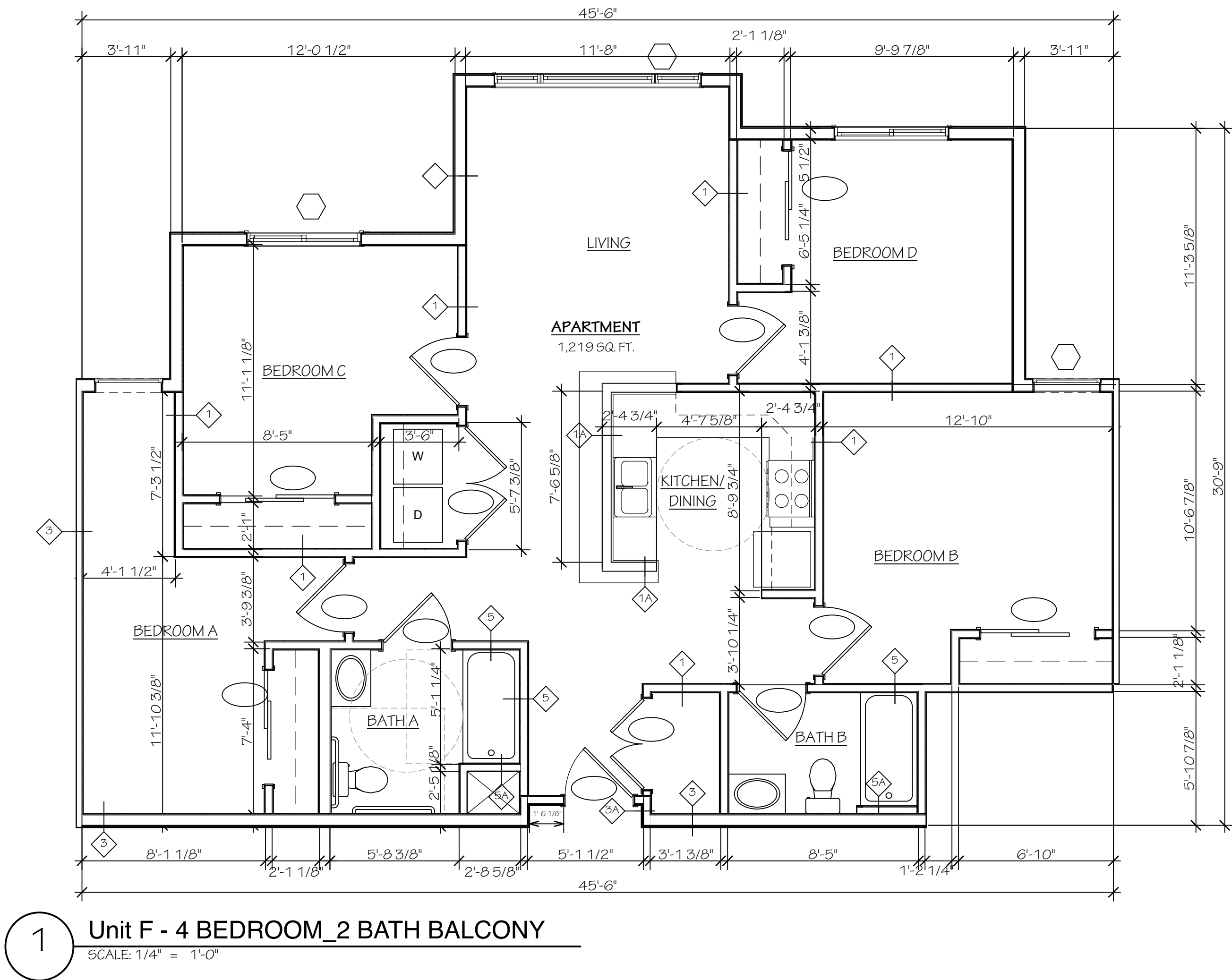
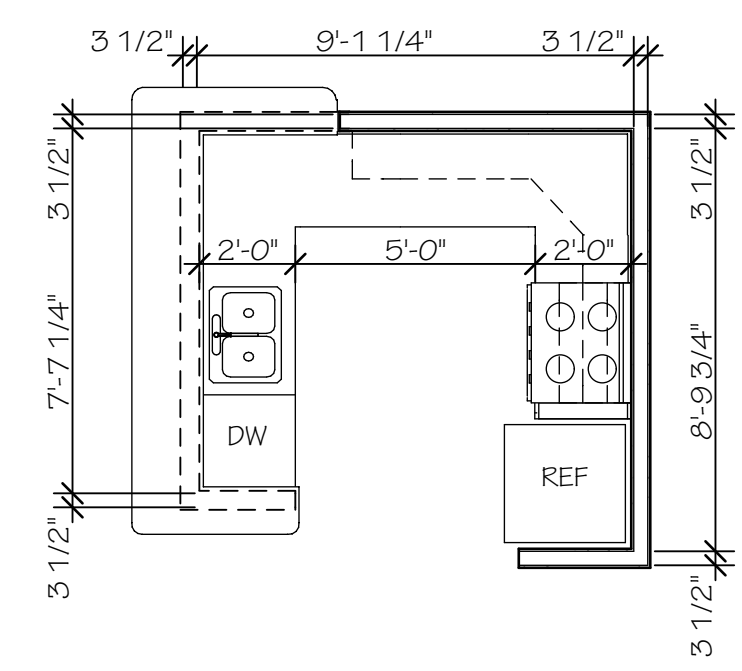


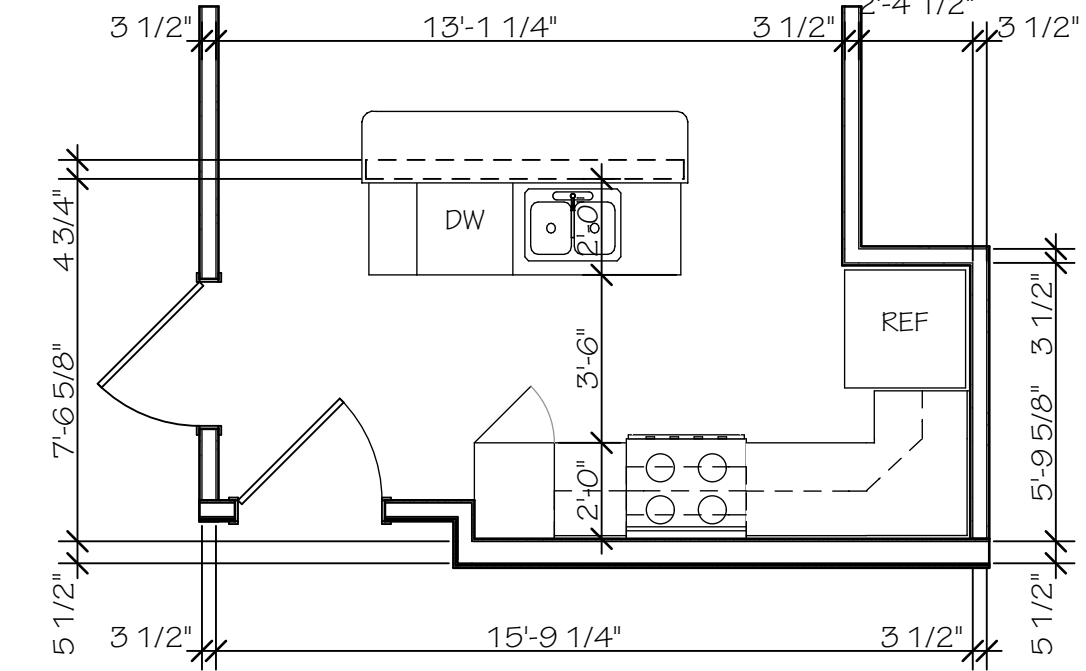
teamwork\jimbiserv\k2a\11211_composite UNIT PLANS Monday, January 9, 2012 4:49 PM



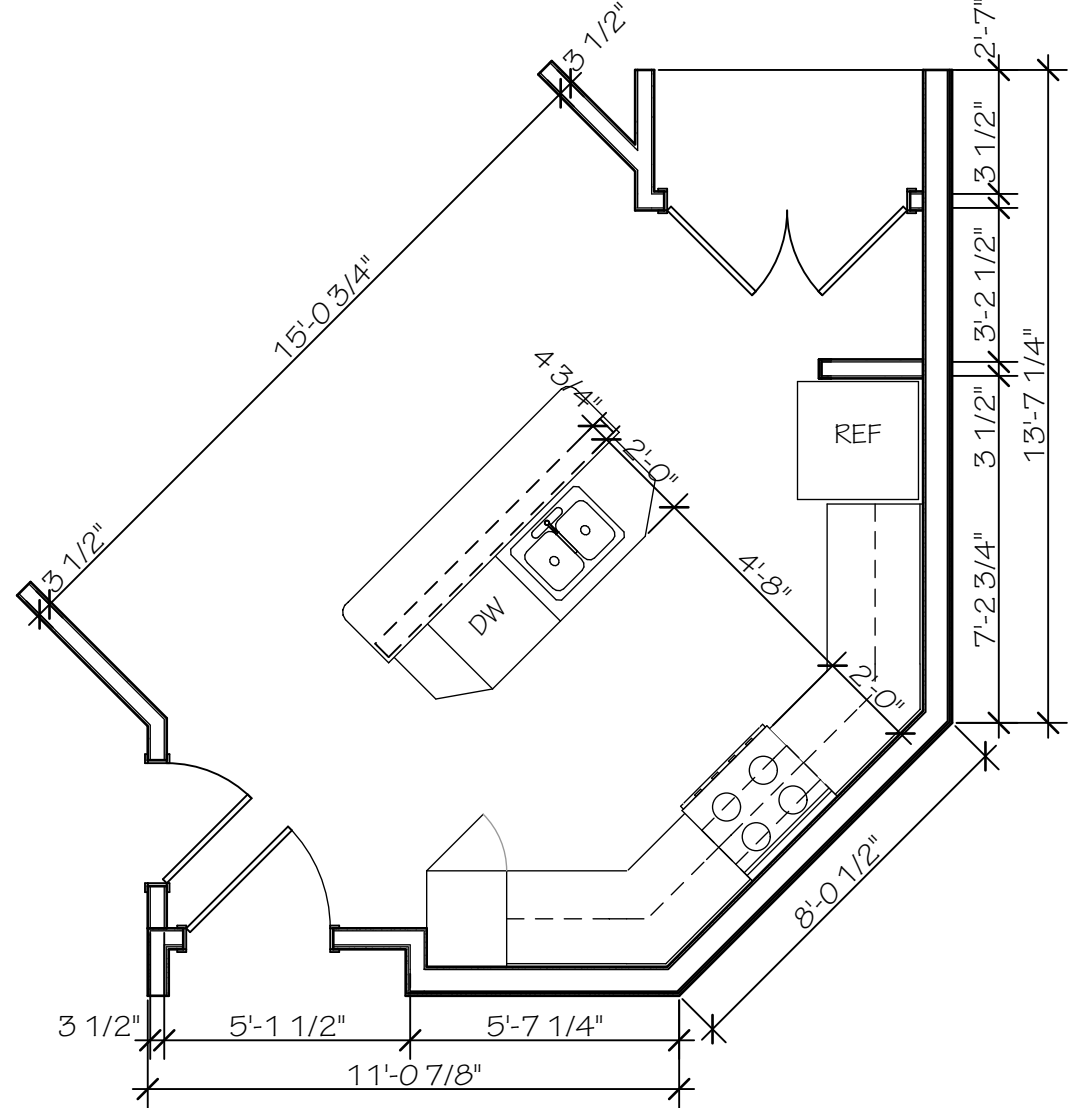
1 Unit F - 4 Bedroom_2 Bath Balcony
SCALE: 1/4" = 1'-0"



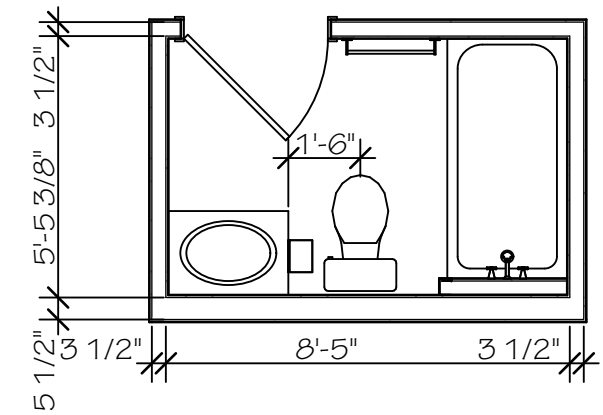
2 TYPICAL KITCHEN A,D, & F
SCALE: 1/4" = 1'-0"



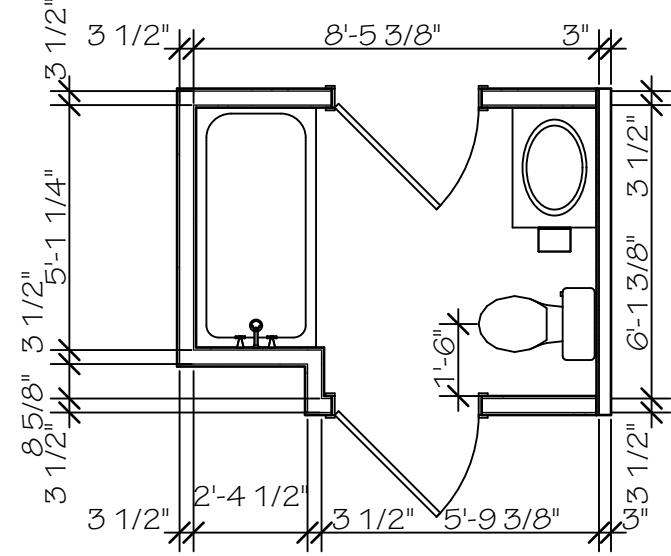
3 TYPICAL KITCHEN B
SCALE: 1/4" = 1'-0"



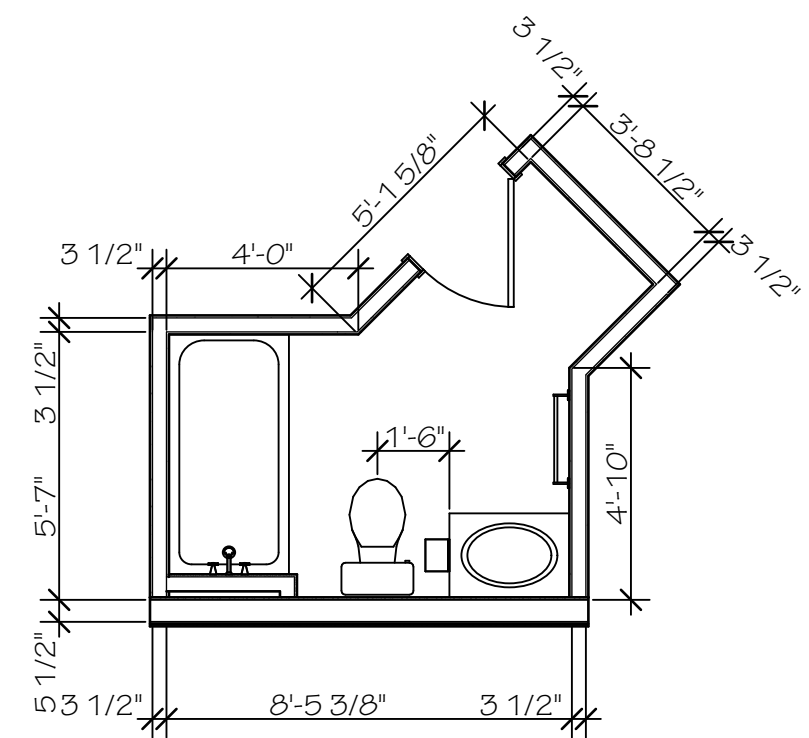
4 TYPICAL KITCHEN C
SCALE: 1/4" = 1'-0"



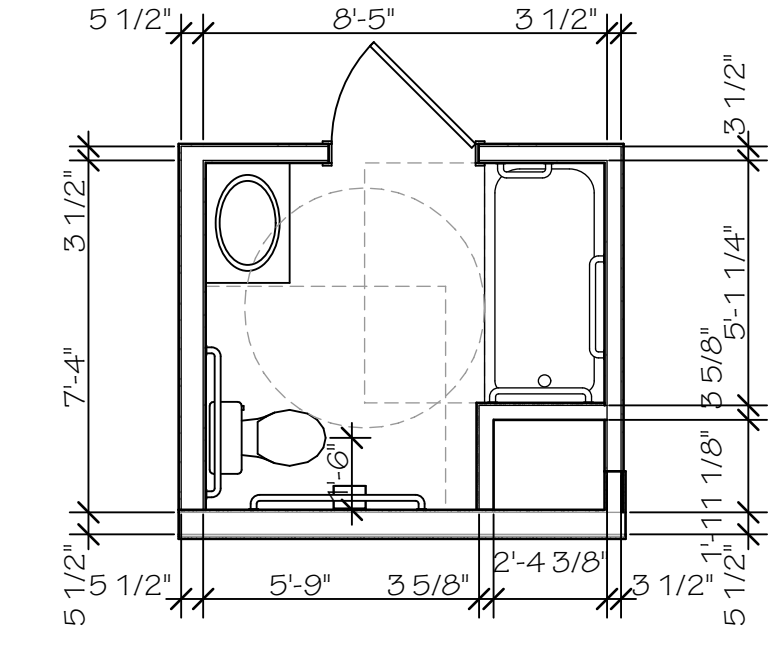
5 TYPICAL BATH A,D, & F
SCALE: 1/4" = 1'-0"



6 TYPICAL BATH B
SCALE: 1/4" = 1'-0"



7 TYPICAL BATH C
SCALE: 1/4" = 1'-0"



8 TYPICAL ACCESSIBLE BATH
SCALE: 1/4" = 1'-0"

KITCHEN & BATH NOTES

1. ALL INTERIOR ELEVATION DIMENSIONS ARE TAKEN TO FINISHED FACE UNLESS NOTED OTHERWISE. ALL INTERIOR ELEVATIONS TAKEN TO FINISH FACE.
2. FACTORY FINISH ALL EXPOSED ENDS OF CABINETS TO MATCH FACE. SEAL ALL UNFINISHED WOOD SURFACES (UNDERSIDE OF CABINETS).
3. EXTEND FLOOR FINISH UNDER ALL OPEN AREAS IN ACCESSIBLE UNITS. EXTEND FLOOR FINISH UNDER REMOVABLE CABINETS IN ADAPTABLE UNITS.
4. INSULATE ALL EXPOSED PIPES BENEATH KITCHEN AND BATH SINKS. SEAL ALL PENETRATIONS UNDER SINK.
5. NOT USED
6. PROVIDE SIDESPLASH AT THE ENDS OF ALL COUNTERS WHERE THEY MEET WALLS.
7. INSTALL WIRE PULLS ON ALL CABINETS IN ACCESSIBLE UNITS.
8. IN ACCESSIBLE KITCHENS INSTALL COUNTER & SINK AT 34" AFF MEASURED TO TOP OF SINK RIM. PROVIDE 30" WIDE CLEAR SPACE BENEATH SINK. TRAP ALL EXPOSED PLUMBING. PROVIDE ADDITIONAL 30" CLEAR WORK SPACE WITH 34" HIGH COUNTER.
9. IN ACCESSIBLE KITCHENS PROVIDE 36" TALL WALL CABINETS. INSTALL WITH TOP OF BOTTOM SHELF 48" AFF.
10. NOT USED
11. WIRE RANGE HOOD TO WALL SWITCH IN ACCESSIBLE AND ADAPTABLE UNITS.
12. PROVIDE ENAMELED STEEL BACKSPLASH ABOVE ALL RANGES. FINISH TO MATCH APPLIANCES.
13. FASTEN RANGES SECURELY TO WALL BEHIND.
14. NOT USED
15. PROVIDE BATHROOM SINKS WITH INTEGRAL SOAP DISH. LOCATIONS: AVOID CONFLICTS.
16. COORDINATE CLEANOUT LOCATIONS WITH VANITY LOCATIONS. AVOID CONFLICTS.
17. FOR ALL BATHTUBS/SHOWER, USE A FULLY INTEGRAL TRAP (SEALED, DRAIN, FULLY GLUED). THIS ALLEVIATES THE NEED FOR AN ACCESS PANEL. PROVIDE FRONT ACCESS FAUCET CONTROL.
18. PROVIDE CEMENT BOARD OR EQUAL AT 3' WALLS AROUND TUB/SHOWER AREA.
19. NOT USED
20. PROVIDE CONTINUOUS WOOD BLOCKING FOR WALL CABINETS IN KITCHENS AT HEIGHTS FOR BOTH ACCESSIBLE AND STANDARD CABINET MOUNTING IN ALL ACCESSIBLE/ADAPTABLE UNITS.
21. PROVIDE FIRE EXTINGUISHERS IN EACH APARTMENT MOUNTED BELOW THE KITCHEN SINK TO THE REAR OF THE OPEN SPACE BELOW.
22. NOT USED
23. FLUSH CONTROLS FOR TOILETS SHALL BE LOCATED ON THE OPEN SIDE OF THE TOILET AT ALL ACCESSIBLE & ADAPTABLE UNITS.

FINISH NOTES

1. NOT USED
2. MINIMUM CEILING HEIGHT FOR ALL LIVING ROOMS, DINING ROOMS, BEDROOMS, EXIT ACCESS, AND OCCUPIABLE ROOMS SHALL BE 7'-6". MINIMUM CEILING HEIGHT FOR BATHROOMS, KITCHENS, HALLS, LAUNDRY & TOILET ROOMS SHALL BE 7'-0". SEE RCP FOR ALL CEILING HEIGHTS.
3. NOT USED
4. NOT USED
5. ALL CLOSETS AND MISCELLANEOUS SPACES SHALL BE FINISHED TO MATCH ADJOINING SPACES UNLESS NOTED OTHERWISE.
6. NOT USED
7. NOT USED
8. NOT USED
9. NOT USED
10. NOT USED
11. ALL COLOR SELECTIONS ARE PER OWNER & INTERIOR DESIGNER UNLESS NOTED OTHERWISE.
12. NOT USED
13. NOT USED
14. PROVIDE ACCENT COLORS AT UNIT ENTRY ALCOVES.
15. NOT USED

TYPICAL UNIT PLAN NOTES

1. ALL PLAN DIMENSIONS TAKEN TO STUD OR FACE OF CMU UNLESS NOTED OTHERWISE. ALL INTERIOR ELEVATIONS TAKEN TO FINISH FACE.
2. NOT USED
3. ALL WALLS ARE PARTITION TYPE 1 UNLESS NOTED OTHERWISE. OTHER PARTITIONS CALLED OUT ON UNIT PLANS ARE TYPICAL FOR THAT UNIT TYPE.
4. PROVIDE WIRE-COATED SHELVES IN CLOSETS, TYPICAL. PROVIDE BLOCKING AS SPECIFIED OR AS REQUIRED.
5. EACH COAT/CLONES CLOSET TO RECEIVE ONE ROD AND ONE WIRE COATED SHELF. PROVIDE CENTER SUPPORT FOR ALL SHELVES AND RODS GREATER THAN 5 FEET OR GREATER IN LENGTH.
6. PROVIDE ADA THRESHOLDS AT ALL ENTRY DOORS AND INTERIOR DOORS UNLESS NOTED OTHERWISE. FLASH PATCH AS NECESSARY.
7. PROVIDE HORIZONTAL ALUMINUM MINI BLINDS AT ALL WINDOWS.
8. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS OF ALL TV RECEPTACLES, PHONE JACKS, ELECTRICAL OUTLETS, LIGHT SWITCHES.
9. ANNULAR SPACE PROTECTION: ANNULAR SPACE BETWEEN ANY PENETRATING ITEM & FIRE RESISTANCE MATERIAL SHALL MAINTAIN THE INTEGRITY OF THE FIRE RESISTIVE ASSEMBLY.
10. FIRE DAMPERS SHALL COMPLY WITH UL-555 & BEAR LABEL OF AN APPROVED AGENCY. THEY SHALL BE INSTALLED AT PENETRATIONS OF RATED WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES. CONTRACTOR TO COORDINATE LOCATIONS IN THE FIELD AND PROVIDE ACCESS PANELS WITHIN 24" FOR ALL CONCEALED AREAS REQUIRING ACCESS.
11. ALL HOLLOW VERTICAL AND HORIZONTAL SPACES, CONCEALED SPACES AND OPENINGS SHALL BE FIREBLOCKED AS REQUIRED.
12. NOT USED
13. COORDINATE MECHANICAL DUCT OPENINGS TO ENSURE ALIGNMENT.
14. NOT USED
15. NOT USED
16. NOT USED
17. COORDINATE EXACT WINDOW LOCATIONS WITH OVERALL FLOOR PLANS. SEE FLOOR PLANS FOR WINDOW DESIGNATIONS.

H&V1 NOTES

1. REFER TO OVERALL FLOOR PLANS TO IDENTIFY WHICH UNITS ARE DESIGNATED AS HEARING AND VISUALLY IMPAIRED. PROVIDE THE FOLLOWING AT H&V1 UNITS ONLY.
2. PROVIDE (1) DUPLEX RECEPTACLE, WIRE TO (1) OUTLET FOR DOORBELL SIGNALER # 5A-DB800 BY HARC MERCHANTILE, LTD. (1-800-445-9968) SIGNALER TO BE INTERCONNECTED WITH DOORBELL BUZZER THROUGH A CONNECTION IN JUNCTION BOX PROVIDED BY HARC. JUNCTION BOX SHALL BE INSTALLED IN SPACE RESERVED FOR STANDARD DUPLEX RECEPTACLE. BOTTOM HALF OF JUNCTION BOX IS A 120V OUTLET TO WHICH THE SIGNALER IS PLUGGED INTO. SIGNALER AUTOMATICALLY SENDS A SIGNAL TO THE REMOTE RECEIVER IN THE BEDROOM(S) SPECIFIED.
3. IN BEDROOMS, PROVIDE SONIC ALERT RECEIVER, MODEL # 5A-101. RECEIVER PLUGS INTO 120V RECEPTACLE AND RECEIVES THE PLUG FROM A 5A-SS120V BEDSHAKER. RECEIVER TO ALSO RECEIVE SIGNAL FROM DOORBELL SIGNALER, WHICH ACTIVATES THE BEDSHAKER.
4. IN HALLWAYS IMMEDIATELY ADJACENT TO BEDROOMS, PROVIDE SMOKE DETECTOR/ALARM WITH VISUAL SIGNAL. DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH EACH OTHER AND ALL OTHER NOTIFICATION DEVICES IN THE UNIT.
5. LOOSE EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT COMPLETION OF THE PROJECT.

Date	01/10/12
Job	11211
Drawn	
Revision	Date
11211_composite	[bimiserv\k2a]