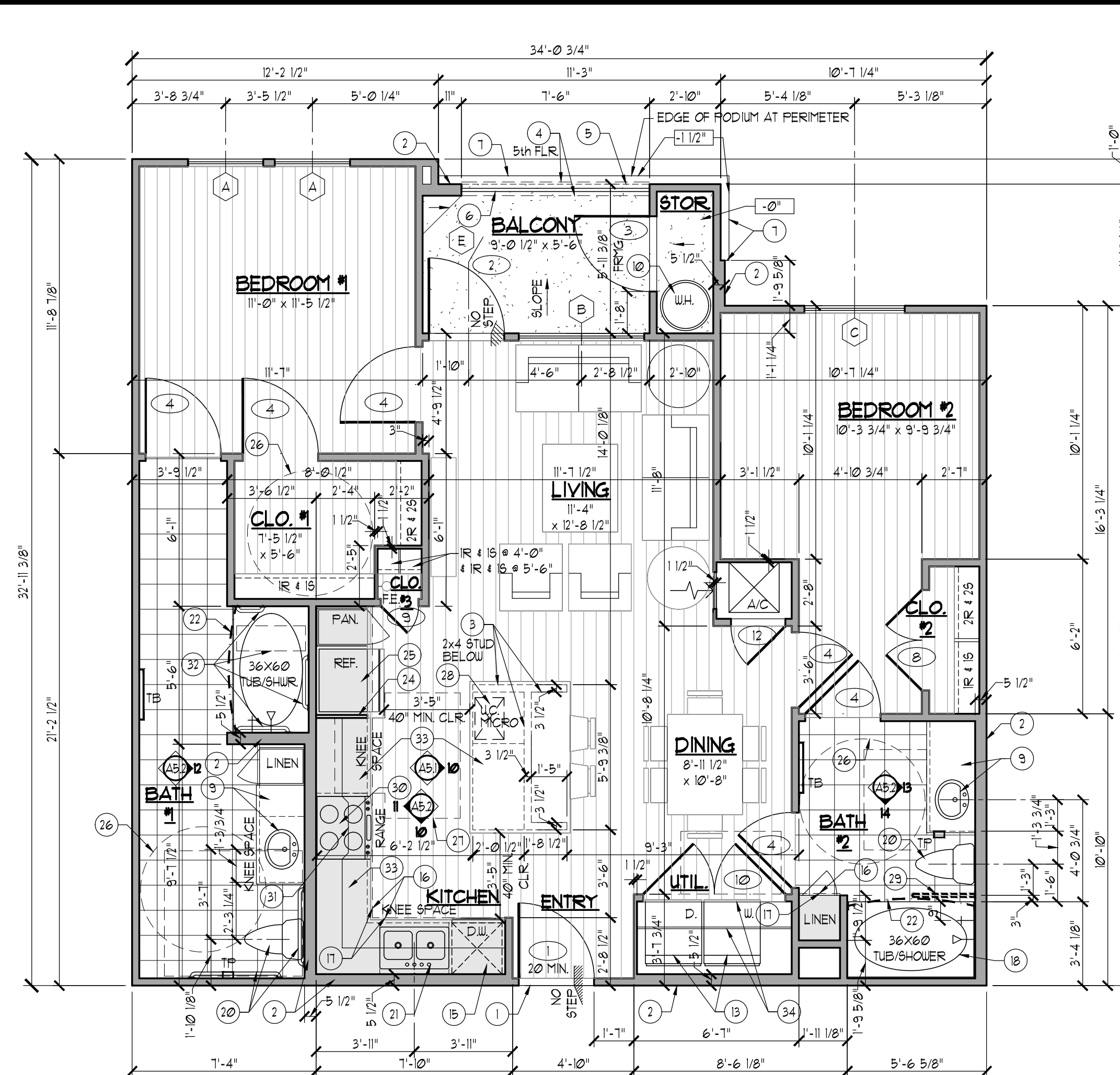
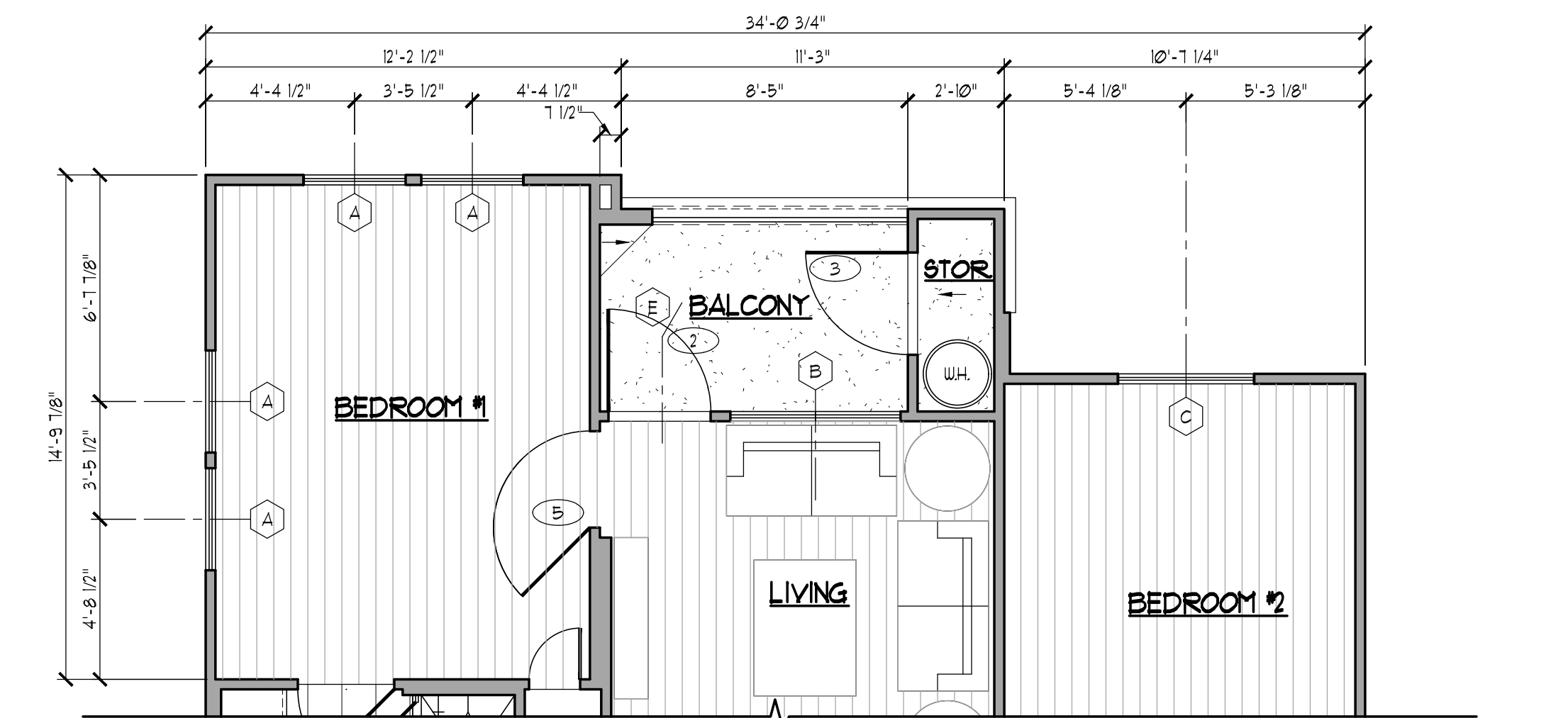


1 Unit 'B1a' - Two Bedroom, 2 Bath
 A22 1/4" = 1'-0" ALL FLOORS 2ND THRU 5TH 978 S.F.

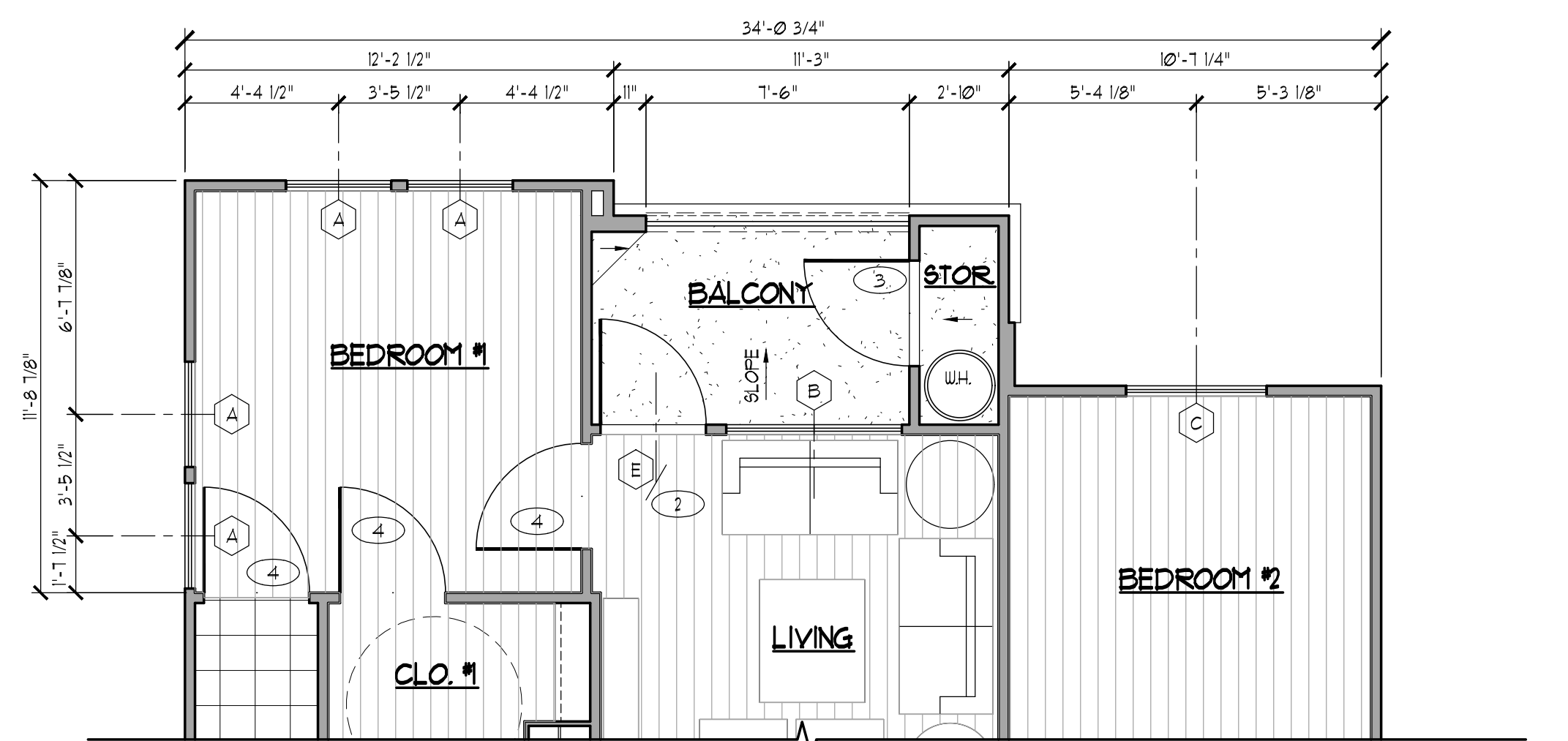


4 Unit 'B2a H.C.' - Two Bedroom, 2 Bath
 A22 1/4" = 1'-0" ALL FLOORS 2ND THRU 5TH 978 S.F.



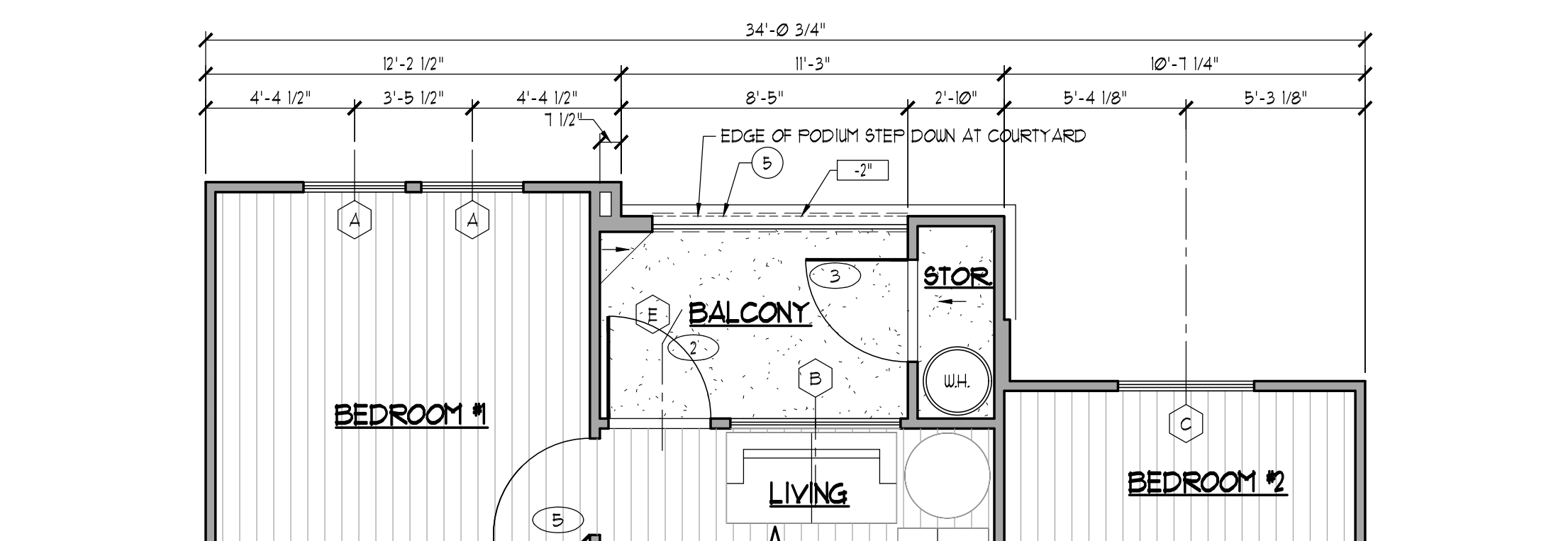
2 Unit 'B1b' - Two Bedroom, 2 Bath
 A22 1/4" = 1'-0" ALL FLOORS 2ND THRU 5TH 978 S.F.

RE: UNIT B1a FOR ADDITIONAL NOTES AND DIMENSIONS



5 Unit 'B2b H.C.' - Two Bedroom, 2 Bath
 A22 1/4" = 1'-0" ALL FLOORS 2ND THRU 5TH 978 S.F.

RE: UNIT B2a H.C. FOR ADDITIONAL NOTES AND DIMENSIONS



3 Unit 'B1c' - Two Bedroom, 2 Bath
 A22 1/4" = 1'-0" ALL FLOORS 2ND THRU 5TH 978 S.F.

RE: UNIT B1a FOR ADDITIONAL NOTES AND DIMENSIONS

GENERAL ACCESSIBILITY NOTES:

- Changes in the levels at entrances shall not exceed 1/2" from the top of threshold. Concrete sidewalks to be flush w/ edge of Porch (i.e. no step).
- Slopes at entrances shall not exceed 2%.
- Thickness of carpet shall not exceed 1/2".
- Door hardware shall be lever type 42" high max.
- Adjust sweep period of door closers so that from an open position of 90 degrees, door will take a min. of 5 sec. to move to a point 12 degrees from latch measured from front edge of door.
- Door opening force shall be less than 5 lbf.
- Toilet flush handle shall be mounted on the wide side of toilet area.
- At ADA Accessible units, toilet paper dispenser shall be 8" in front of toilet seat.
- Exposed water and drain pipes under lavatories and sinks to be insulated.
- All lavatories and sinks to have lever type faucets.
- Medicine Cabinet bottom shelf to be 44" AFF.
- Provide blocking for grab bars at toilets, showers and bathtubs (Ref. Sheet A10.5 & A10.8).
- At ADA Accessible units grab bars to be installed. At All Fair Housing units grab bars to be future installation if requested by Tenant. Blocking as shown must be provided.
- At ADA Accessible units, kitchen sinks to have max. 6 1/2" bowl depth w/ rear drain.
- At ADA Accessible Units, tubs to meet ADA requirements for depth and strength. Removable, lockable tub seats to meet ADA string requirement of 250 pounds.
- At ADA Accessible units, provide drop-in Range (Washer & Dryer if provided) w/ front controls (Ref. Sheet A10.5 Section 309).
- At ADA Accessible Units, Range to be self-cleaning.
- All operable controls at appliances to comply with IAS Section 309 shown on Sheet A12.
- Refer to Sheets A10.5, A10.6, A10.7 & A10.8.

GENERAL NOTES:

- All dimensions shown are to face of stud. Drywall is not included in dimensions.
- All angled walls to be 2x4 studs unless noted as 2x6.
- All doors not located by dimension are either centered on space or 3 1/2" from side wall as shown.
- Install water resistant gyp. bd. at wet walls of Kitchen, Baths, and Utility areas. At showers and tub/shower, tile or later-modified thinset over Denshield Tile Backer, Certainteed GlassRoc Tile Backer, or USG Durock Glass-Mat Res-2 wst. or any other approved equal which complies w/ ASTM C 1118 or C 1288 or C 1285. 1/2" at non-rated walls. 5/8" type 'X' at rated walls. Install mesh tape joints per MFR instructions.
- All shelving to be painted 3/4" MPF at Closets & Utility. Provide 12" typ. shelves at Closets w/ Wd. St. 1 1/2" dia. Wd. St. hanging rods, for single & double hanging space. Single hanging shelf at 5'-6" double hung at 3'-4" and 6'-8". Provide maximum depth typ. at all shelves as indicated at closets w/out hanging rods.
- All drywall to have light spray texture (no sand).
- Paint all doors 4 trim w/ latex enamel semi-gloss paint (color to be selected).
- Paint all walls & ceilings w/ latex eggshell paint (color to be selected).
- Provide PVC horizontal mini blinds at all windows and glass doors. (Provide alternate for 2" faux wood blinds).
- Linear hatching at Living, Dining, Kitchen, Utility and Entry areas indicates 6"x36" glue-down vinyl simulated hardwood flooring.
- 12"x12" grid indicates ceramic tile at Bathrooms.
- "FE" indicates a wall mounted 2-A10-B-C fire extinguisher.
- "TB" indicates a wall mounted towel bar (24" long unless noted).
- "TP" indicates a surface mounted toilet paper holder.
- Insulate all waterline piping in exterior walls.
- Provide makeup air for dryer @ Utility Rooms per Mechanical drawings. Do not use louver doors.
- All appliances to be Energy Star rated.
- All toilets (incl. H.C.) to be 16" H. (seat H.) w/ an elongated bowl.
- All bathtubs to be 16" high (bottom at floor level).
- All lavatories, sinks & showers to have chrome single lever type faucets.
- All doors to have lever type handles (42" high max.).
- Provide security prelude for windows and doors.
- Plumbing fixtures (toilets & faucets) must meet Design Standards at 307 TAC Section 230.251 relating to Design Standards.
- All dishwashers and refrigerators to be Energy Star rated.

NOTES TO SHEET:

- (Shown w/ round targets, not all notes are used)
- No step at concrete. Max. 1/2" threshold height.
 - 2x6 stud wall.
 - Dashed line of stud wall below.
 - Dashed line of dropped beam above.
 - Dashed line of framing, above or below.
 - 1/2" hollow Mt. tube guardrail 42" H. 1 1/2"x3" top rail, 1 1/2"x1 1/2" bottom rail, 3/4"x3/4" pickets @ 4 5/8" o.c., 1/4"x1" intermediate rail top, except at stairs/guardrails.
 - Edge of lightweight @ upper fins.
 - Microwave/exhaust vent above, black finish.
 - 33" H. PLAM counter w/ 1 1/2" thick square edges, 3/4"x4" square edged PLAM splash, self-rimmed vitreous china lavatory w/ single-lever chrome faucet.
 - Water heater in 2" deep drain pan.
 - 36" H. PLAM counter w/ 1 1/2" thick square edges, 4x8 subway tile splash. Cantilever over 2x6 half-wall at bar.
 - 5 shelves.
 - At mirrored plan layouts, reverse position of washer & dryer (dryer on right side by side, dryer on left at opposing).
 - 12" shelves at 5'-0" & 5'-3" AFF.
 - Under-counter 24" W. dishwasher, black finish.
 - 9'-1 1/8" ceiling framing.
 - 1'-6 5/8" furr down framing.
 - 36"x60" acrylic bathtub/shower (16" H. bottom @ floor level) w/ single-lever chrome shower & faucet, ceramic tile tub surround.
 - 36"x36"/48"x60" acrylic shower base w/ safety glass doors, sidelite, ceramic tile walls & single-lever all-chrome faucet.
 - Elongated water closet w/ acrylic seat (grab bars @ H.C. accessible units).
 - 22"x33"x8" D. self-rimmed stainless steel sink w/ single lever gooseneck chrome faucet & pull out spray. (6 1/2" D. w/ backset drain @ H.C. unit).
 - Curved shower curtain rod.
 - 30" W. electric range black finish.
 - 1 1/2" x 30" x full depth plywood bulkhead w/ 1/2" front edge. Finish to match cab.
 - 30" W. refrigerator w/ top freezer & icemaker, black finish.
 - 60" @ wheelchair turning radius.
 - 60"x60"x36" wide wheelchair T-shaped turning area.
 - Microwave under counter (U.C.) as noted at ADA units.
 - Provide 12" blocking for 30" fold-up grab bar.
 - 30" W. drop in range, top @ 34" AFF. with cabinet panel & toe kick below, black finish.
 - Venthood, switched at wall, black finish.
 - 36"x60" acrylic bathtub/shower (16" H. bottom at floor level) @ H.C. accessible units, w/ grab bars, adjustable hand-held shower head, removable shower seat, with single-lever chrome faucet, ceramic tile tub surround.
 - 34" H. PLAM counter w/ 1 1/2" thick square edges, 4x8 subway tile splash.
 - Shelf @ 4'-0" AFF. per detail 17/A5.1.

FLOOR LEGEND:

- 1/2" indicates top of concrete below finish floor (top of lightweight at 2nd & 3rd floor). Each finish floor considered to be -0'-0".
- Linear hatching indicates 6"x36" glue-down vinyl simulated hardwood flooring.
- 12"x12" grid indicates ceramic tile.
- 3 indicates Fire Rated Assembly. Refer to Assembly Legend on Sheet A10.2 & A10.3



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 Job No. 2004

CLIENT REVIEW	Date: 06-04-20, 06-15-20
ISSUE TO ENGINEERS	Date: 07-07-20
PERMIT ISSUE	Date: 07-29-20
Date:	
Date:	
Date:	
Date:	
Date:	

A2.2