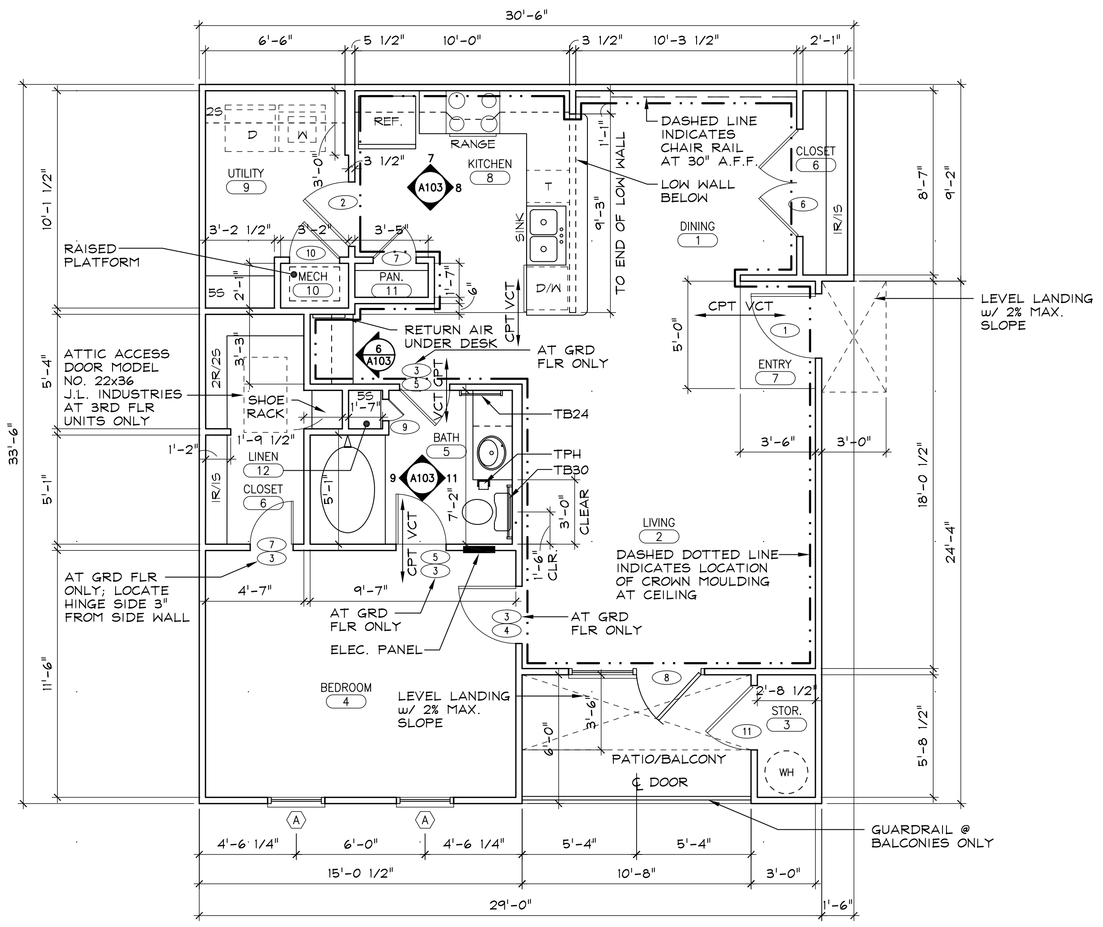
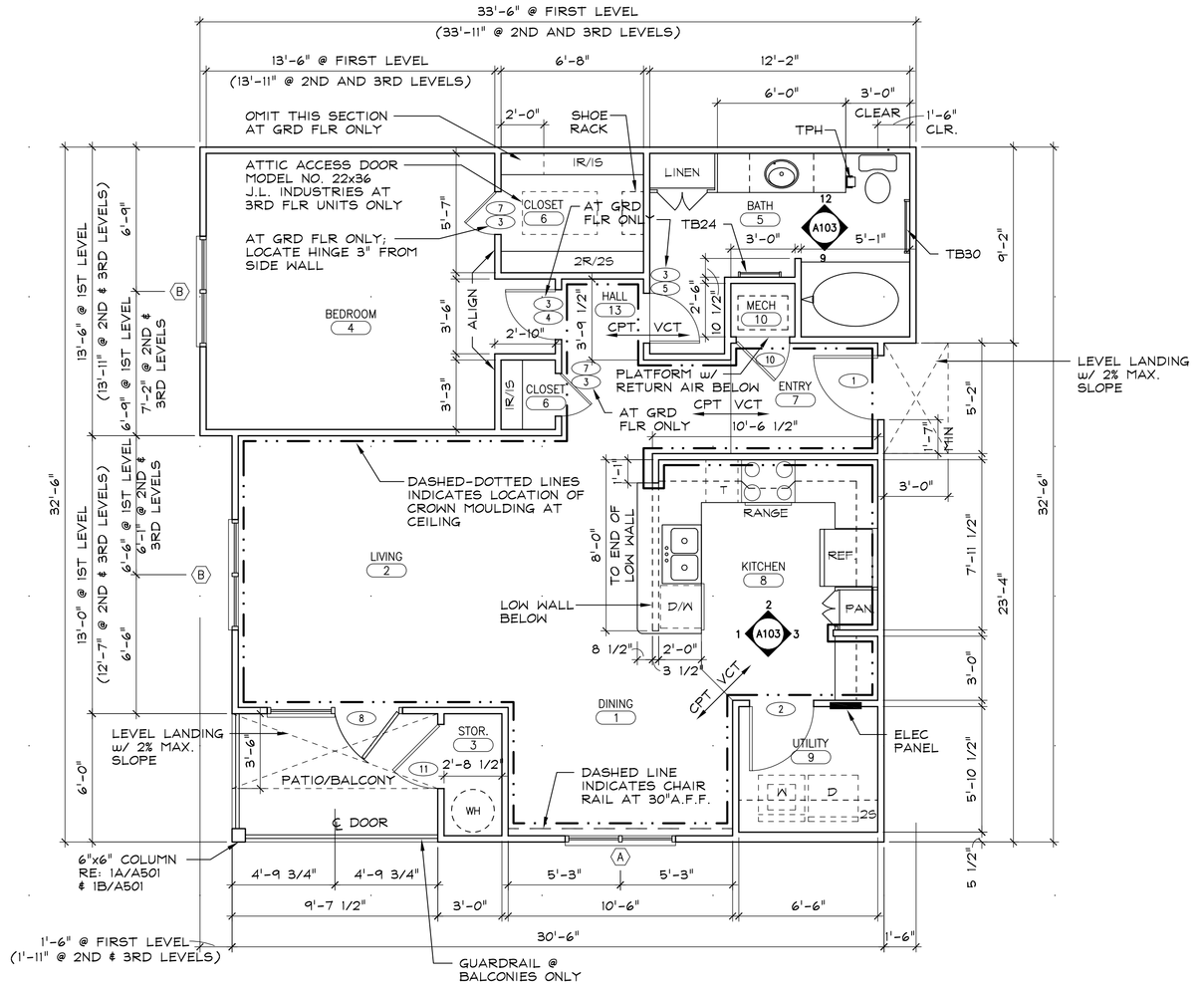


1 FLOOR PLAN UNIT 1A

SCALE: 1/4" = 1'-0"

880 NET SQ. FT
MEASURED TO INSIDE FACE OF PERIMETER WALLS

ABP-1A

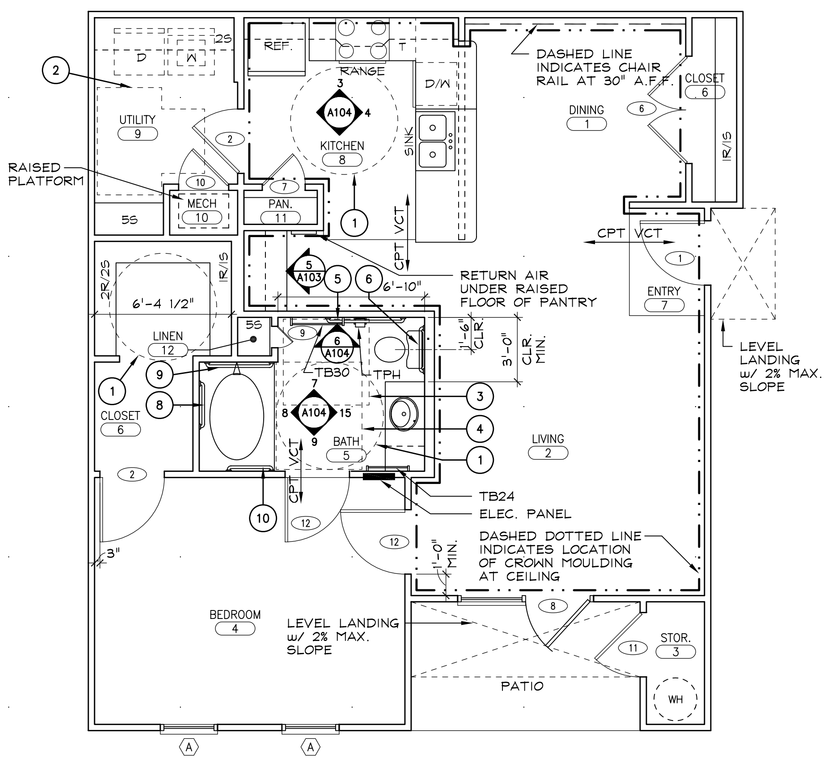


2 FLOOR PLAN UNIT 1B

SCALE: 1/4" = 1'-0"

925 NET SQ. FT
MEASURED TO INSIDE FACE OF PERIMETER WALLS

ABP-1B

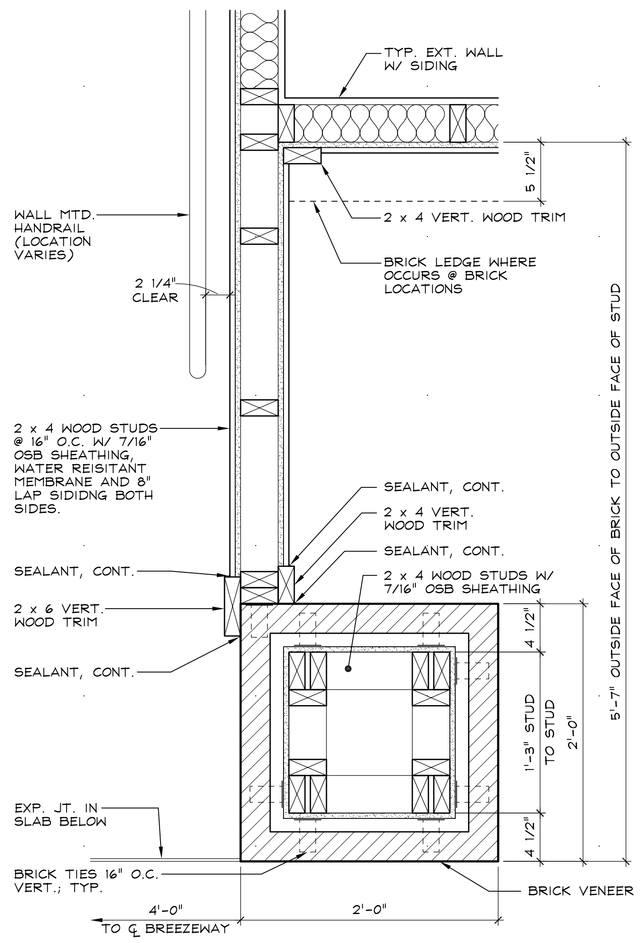


NOTE: DIMENSIONS FOR HANDICAP ACCESSIBLE UNITS ARE IDENTICAL TO NON-ACCESSIBLE UNITS ABOVE EXCEPT WHERE INDICATED.

3 FLOOR PLAN UNIT 1A-HA (HANDICAPPED ACCESSIBLE)

SCALE: 1/4" = 1'-0"

ABP-1A-HC



4 COLUMN DETAIL

SCALE: 1-1/2" = 1'-0"

MS005

ACCESSIBLE UNIT KEY NOTES

1. WHEELCHAIR TURNING AREA (PER ICC/ANSI A117.1-2003)
2. WHEELCHAIR TURNING AREA
3. 48" x 48" CLEAR SPACE
4. 48" x 60" CLEAR SPACE
5. 42" GRAB BAR 12" FROM REAR WALL @ 34" A.F.F.
6. 24" GRAB BAR CENTERED ON TOILET @ 34" A.F.F.
7. 36" GRAB BAR MTD. 6" FROM SIDE WALL
8. TWO 24" GRAB BARS MTD. 24" MAX. FROM HEAD END WALL & 12" MAX. FROM FOOT END WALL; MOUNT TOP BAR 34" A.F.F. AND BOTTOM BAR @ 9" ABOVE RIM OF TUB.
9. 36" GRAB BAR @ FRONT EDGE OF TUB @ 34" A.F.F.
10. 24" GRAB BAR @ FRONT EDGE OF TUB @ 34" A.F.F.

NOTE: FAIR HOUSING UNIT NOTES APPLY TO ALL GROUND FLOOR UNITS ONLY.

FAIR HOUSING UNIT NOTES

GENERAL

1. DOOR HARDWARE, INCLUDING DEAD BOLTS, AT THE UNITS ENTRY DOOR, TO BE INSTALLED NO HIGHER THAT 48" ABOVE FINISH FLOOR. PROVIDE LEVER HARDWARE AT UNIT ENTRY DOOR.
2. THE LANDING SURFACES AT THE PRIMARY ENTRY DOOR AND THE UNIT BALCONY OR PATIO DOOR ARE TO BE LEVEL WITH A MAXIMUM DOOR THRESHOLD HEIGHT OF 1/2", SLOPE AWAY FROM ENTRY DOOR AT A MAX. OF 2% SLOPE.

KITCHENS

1. CLEARANCES BETWEEN COUNTERS AND ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES SHALL BE 40" MIN. EXCEPT IN U-SHAPED KITCHENS WHERE CLEARANCE SHALL BE 60" MIN.
2. AT SINK AND RANGE, PROVIDE A PARALLEL APPROACH OF AT LEAST 30"x48". AT DISHWASHER AND REFRIGERATOR PROVIDE A PARALLEL OR FORWARD APPROACH OF AT LEAST 30"x48".

ELECTRICAL

1. LOCATE LIGHT SWITCHES, WALL MOUNTED TELEPHONE OUTLETS, AND THERMOSTATS NO HIGHER THAN 47" A.F.F. MEASURED TO THE HIGHEST CONTROL OR NO HIGHER THAN 44" A.F.F. IF LOCATED OVER A BASE CABINET OR SHELF.
2. LOCATE ELECTRICAL WALL OUTLETS, TELEPHONE OUTLETS, AND CABLE TV OUTLETS NO LOWER THAN 15" A.F.F. MEASURED FROM THE CENTERLINE OF THE LOWEST OUTLET PLUG-IN. KITCHEN OUTLETS LOCATED IN CORNERS ABOVE THE COUNTERTOPS SHALL BE LOCATED AT LEAST 36" FROM CABINET/COUNTER CORNERS.

CLOSETS

1. LOCATE AT LEAST ONE (1) CLOTHES ROD NO HIGHER THAN 54" A.F.F. OR PROVIDE AN ADDITIONAL CLOTHES ROD.
2. AT CLOSETS LESS THAN 25" IN DEPTH, PROVIDE SPACE FOR RELOCATION OF CLOTHES ROD NO HIGHER THAN 54" A.F.F.

BATHROOM

1. PROVIDE A 30"x48" CLEAR FLOOR SPACE, OUTSIDE OF THE DOOR SWING.
2. PROVIDE NOMINAL 2x8 WOOD BLOCKING FOR WALLS REQUIRING FUTURE GRAB BARS, AS SHOWN ON THE INTERIOR ELEVATIONS, FOR ALL GROUND FLOOR BATHROOMS.

PROGRESS SET
NOT FOR CONSTRUCTION

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SEAL

CROSSWINDS

HAMMOND, LA

GENERAL UNIT NOTES:

1. DIMENSIONS ON PLANS ARE TO FACE OF STUD TYP, UNLESS NOTED OTHERWISE. STUDS NOT DIMENSIONED ARE 2 x 4 TYPICAL (3 1/2") DEEP UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY CLEARANCES REQUIRED FOR MECHANICAL EQUIPMENT WITH THOSE INDICATED AND NOTIFY OWNER OR ARCHITECT OF ANY DISCREPANCIES.
3. CONTRACTOR TO VERIFY ROUGH FRAMING DIMENSIONS FOR ACTUAL BATH TUB UNIT SELECTED.
4. MAINTAIN 1 HOUR SEPARATION BEHIND BATH TUBS, WASHER BOXES & ELECTRICAL PANELS AT TENANT SEPARATION & BREEZEWAY WALLS, WHERE APPLICABLE.
5. TOWEL BAR MOUNTING HEIGHTS: 54" A.F.F. AT WATER CLOSETS; 48" A.F.F. ELSEWHERE
6. KITCHEN BASE CABINETS ARE 24" DEEP & BATH VANITY CABINETS ARE 21" DEEP, TYP.
7. IR/15 IS ONE ROD & ONE SHELF, 2R/2S IS TWO RODS & TWO SHELVES; 1S IS ONE SHELF & 5S IS FIVE SHELVES.
8. MOISTURE RESISTANT GYP. BOARD SHALL BE USED AT ALL TUB/SHOWER AREAS. USE FIRE RATED 5/8" TYPE 'X' MOISTURE RESISTANT GYP. BOARD WHERE REQUIRED.
9. PROVIDE ONE PORTABLE FIRE EXTINGUISHER IN ACCORDANCE W/ IFC SECTION 906 (NFPA 10) IN EACH UNIT.
10. WASHERS AND DRYERS SHALL BE PROVIDED BY OTHERS.
11. PROVIDE HORIZONTAL LOUVER BLINDS FOR ALL WINDOWS AND FIXED PATIO DOOR UNITS.
12. PROVIDE UNIT NUMBER SIGNAGE MOUNTED ON EACH UNIT ENTRY DOOR 60" A.F.F. TO CENTER OF SIGN; STYLE BY OWNER.

REVISIONS

DO NOT SCALE DRAWINGS.
FOLLOW GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND VERIFYING CONDITIONS AT JOBSITE. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS BETWEEN GIVEN DIMENSIONS AND CONDITIONS AT JOBSITE.

UNIT PLANS 1A, 1B AND 1A-HA

DRAWN CS

CHECKED SGH

DATE 10-26-09

PROJECT 08112.13

SHEET A101

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