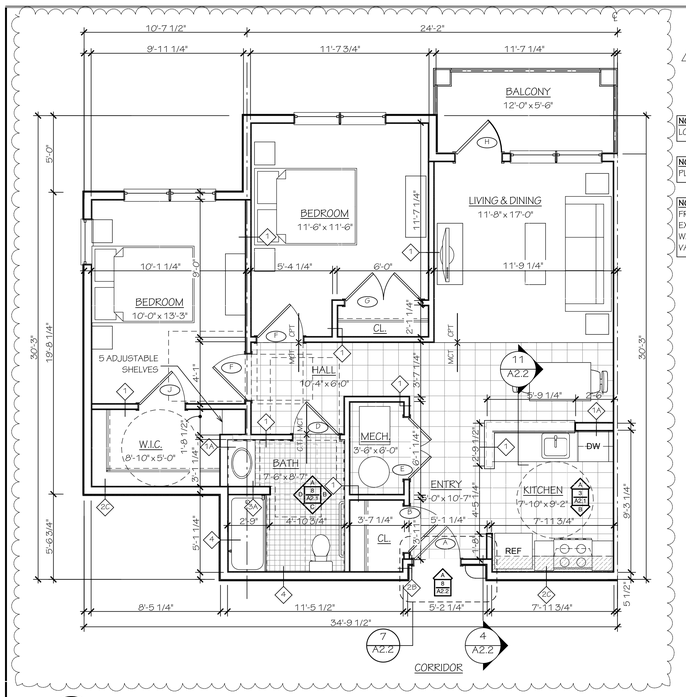


NOTE: FOR RESILIENT CHANNEL LOCATIONS, SEE A1.1 THRU A1.6

NOTE: FOR ROLL-IN SHOWER PLAN, SEE 11/A2.2

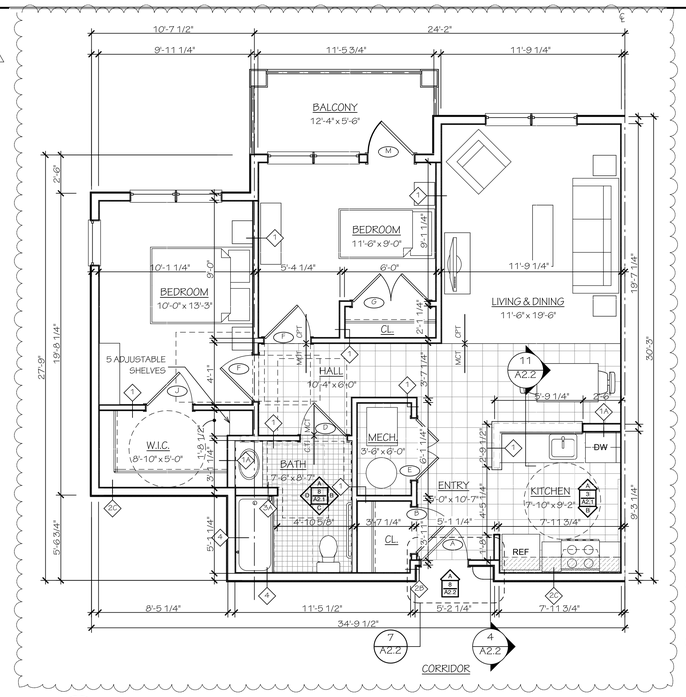
NOTE: REFER TO OVERALL FRAMING PLANS FOR EXACT EXTERIOR WALL AND DEMISING WALL TYPES. CONDITIONS MAY VARY FROM UNIT TO UNIT.

1 UNIT B - TYPICAL 2 BEDROOM UNIT

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

857 NSF/925 GSF

NOTE: FURNITURE SHOWN IN BEDROOMS AND LIVING/ DINING ROOM, N.I.C.

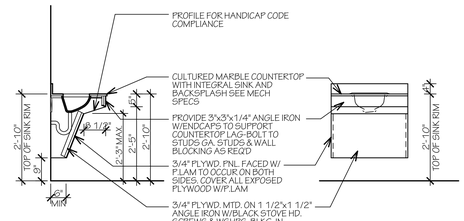


2 UNIT B ALT. - TYPICAL 2 BEDROOM UNIT

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

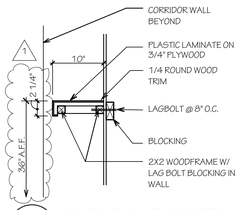
857 NSF/925 GSF

NOTE: FURNITURE SHOWN IN BEDROOMS AND LIVING/ DINING ROOM, N.I.C.



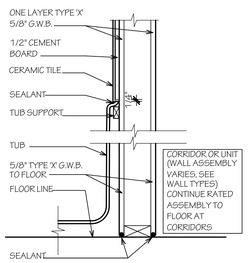
3 SINK SKIRT DETAIL

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



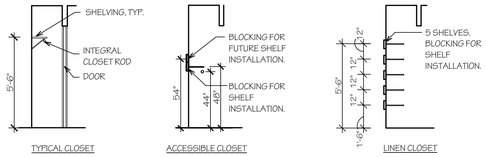
4 PURSE SHELF DETAIL

SCALE: 1" = 1'-0"



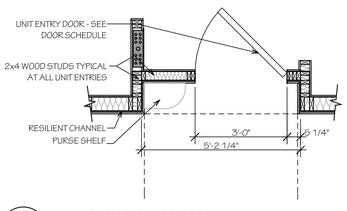
5 TUB DETAIL

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



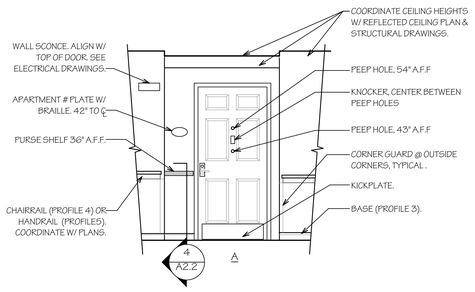
6 CLOSET DETAILS

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



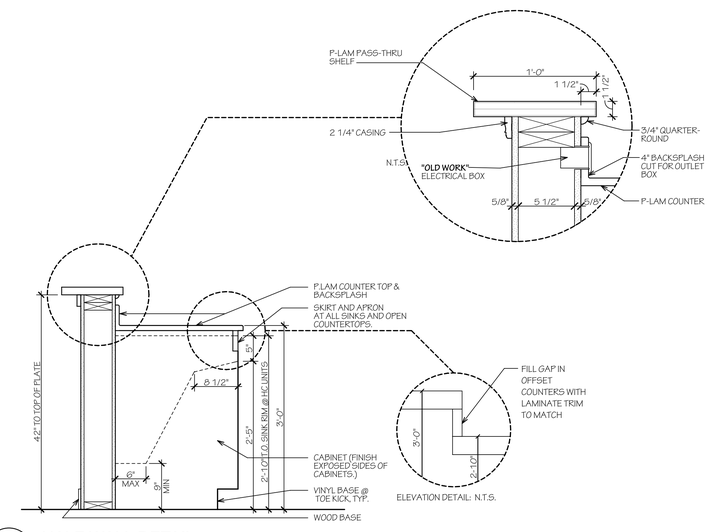
7 UNIT ENTRY PLAN

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



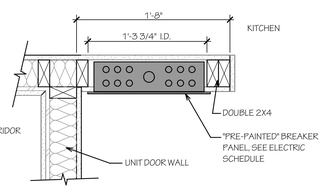
8 UNIT ENTRY ELEVATION

SCALE: 3/8" = 1'-0"



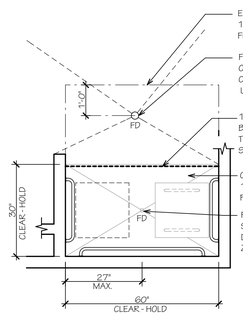
11 HALF WALL DETAIL

SCALE: 1" = 1'-0"



9 BREAKER PANEL

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



REFER TO UNIT PLANS FOR EXACT LOCATIONS.

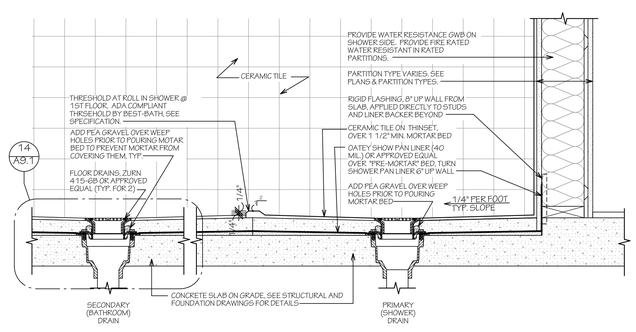
CORRIDOR OR UNIT (WALL ASSEMBLY VARIES, SEE WALL TYPES) CONTINUE RATED ASSEMBLY TO FLOOR AT CORRIDORS)

ROLL-IN SHOWERS:

1. PROVIDE 1/2" THRESHOLD MAX. AT SHOWER EDGE AS NOTED TO MEET ANSI A117.1 PROFILES.
2. PROVIDE CERAMIC TILE RECEPTOR PER TCIB414-02, DEPRESS CONCRETE SLAB, 1/2" MAX. EXPOSED LIP. SLOPE FLOOR TO DRAIN.
3. PROVIDE FLOOR DRAIN CENTERED IN SHOWER AND FLOOR DRAIN CENTERED IN BATHROOM. COORDINATE WITH MPE DRAWINGS. USE MODEL #ZN-415-6B.

10 ROLL-IN SHOWER DETAIL

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



12 SECTION THRU ADA SHOWER

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

TYPICAL UNIT PLAN NOTES

1. ALL PLAN DIMENSIONS TAKEN TO STUD OR FACE OF CMU UNLESS NOTED OTHERWISE. I.E., DWELLING SEPARATION / PARTY WALL DIMS TAKEN FROM STUD TO CENTERLINE ALL INTERIOR ELEVATIONS TAKEN TO FINISH FACE.
2. ALL INTERIOR NON LOAD BEARING WALLS ARE 2X4 STUD WALLS UNLESS NOTED OTHERWISE. ALL EXTERIOR & LOAD BEARING WALLS ARE 2X6 UNLESS NOTED OTHERWISE.
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 FIVE (5) WIRE COATED SHELVES IN LINEN CLOSET, TYPICAL. SPACE SHELVES PER INTERIOR ELEVATIONS. PROVIDE BLOCKING AS SPECIFIED.
5. EACH COAT/CLOTHES CLOSET TO RECEIVE ONE ROD AND ONE WIRE COATED SHELF PER INTERIOR ELEVATIONS. 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 TO ACHIEVE MAXIMUM ALLOWABLE THRESHOLD.
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 2-4" FOR ALL CONCEALED AREAS REQUIRING ACCESS.
11. ALL HOLLOW VERTICAL AND HORIZONTAL SPACES, CONCEALED SPACES AND OPENINGS SHALL BE FIREBLOCKED AS REQUIRED BY SECTION 717 OF THE BUILDING CODE.
12. FLOOR AND ROOF FRAMING TO STACK WITH STUDS BELOW. SEE EEBA DETAILS.
13. COORDINATE MECHANICAL DUCT OPENINGS WITH TRUSS LAYOUT DWGS TO ENSURE ALIGNMENT.
14. PROVIDE FULL HEIGHT CORNER GUARDS AT ALL OUTSIDE CORNERS IN ACCESSIBLE UNITS.
15. PROVIDE HIGH/LOW GRILLE IN WALL AT UNIT MECHANICAL WALL. SEE MECHANICAL DRAWINGS FOR SIZES. COORDINATE LOCATION IN THE FIELD W/ THE ARCHITECT.
16. PROVIDE VINYL BASE AT MECHANICAL CLOSETS AND KITCHEN CABINETS. ALL OTHER BASES TO BE WOOD. PROVIDE PAINTED WOOD SHOE MOLD AT FLOORS WITH VCT IN ADDITION TO WOOD BASE.
17. COORDINATE EXACT WINDOW LOCATIONS WITH OVERALL FLOOR PLANS. SEE FLOOR PLANS FOR WINDOW DESIGNATIONS.

KITCHEN & BATH NOTES

1. EXTEND FLOOR FINISH UNDER ALL OPEN AREAS IN ALL KITCHENS AND BATHS. INSULATE ALL EXPOSED PIPES BENEATH KITCHEN AND BATH SINKS WITH 1/2-INCH ARM-FLEX OR EQUAL.
2. PROVIDE SOLID WOOD BLOCKING FOR ALL WALL MOUNTED GRAB BARS, ACCESSORIES, CABINETS, ETC. BLOCKING SHALL BE 2X LET INTO STUDS. NO TOE-NAILING. CERAMIC ACCESSORIES SHALL BE BRACKETED INTO BLOCKING. GLUEING WILL NOT BE PERMITTED. GRAB BAR BLOCKING LOCATIONS ARE INDICATED BY HATCHED AREAS.
3. SEAL ALL UNFINISHED WOOD SURFACES, UNLESS OTHERWISE NOTED. IE. UNDERSIDE OF COUNTER, ETC.
4. ALL RESIDENTIAL KITCHENS TO RECEIVE THE FOLLOWING APPLIANCES: FRONT CONTROL ELECTRIC RANGE WITH BACKSPLASH, RANGEHOOD AND DISHWASHER. ONE BEDROOM UNITS TO RECEIVE TOP MOUNT REFRIGERATOR. SEE SPECIFICATION AND NOTATIONS INTERIOR ELEVATIONS FOR MODEL NUMBERS. WIRE RANGE HOOD LIGHT TO WALL SWITCH & FAN CONTROL IN HC UNITS. SEE ELECTRICAL DRAWINGS.
5. PROVIDE ENAMEL STEEL HEATSHIELD ABOVE ALL RANGES AT BACK WALL AND ALONG SIDE WALL WHEN RANGE IS AGAINST A WALL, FROM TOP OF RANGE TO UNDERSIDE OF HOOD. FINISH COLOR TO MATCH COLOR OF APPLIANCES.
6. SECURELY FASTEN RANGE TO WALL BEHIND. PROVIDE ENOUGH SLACK TO ALLOW RANGE TO BE MOVED 8 TO 12-INCHES FROM THE WALL.
7. PROVIDE ONE HOOK MOUNTED 2A: 10BC FIRE EXTINGUISHER IN EACH DWELLING UNIT UNDER KITCHEN SINK. LOCATION SHALL NOT INTERFERE WITH REQUIRED CLEARANCES PER ICC ANSI A 117.1-2003 AND NJUCC 5:23-7. PROVIDE ONE STOVETOP FIRE-STOP™ CANISTER IN RANGE HOOD FOR ALL UNITS.
8. AT ACCESSIBLE KITCHENS COUNTERS TO BE 34-INCHES A.F.F. WITH 30" CLEAR SPACE BENEATH AS NOTED. (TOP OF SINK RIM OR COUNTER TO BE INSTALLED AT 2'-10", WHICHEVER IS HIGHER) INSTALL 36-INCH HIGH WALL CABINETS WITH 46-INCH A.F.F. TO THE BOTTOM SHELF.
9. FINISH ALL EXPOSED ENDS OF ALL KITCHEN AND BATH CABINETS, CABINET DOORS, SHELVES, ETC. SEAL ALL LOCATIONS SUSCEPTIBLE TO WATER. ALL CABINET DRAWERS AND DOORS TO HAVE 4-INCH PLASTIC WIRE PULLS. INSTALL VINYL BASE AROUND ALL BASE CABINETS, INCLUDING SIDES. INSTALL WOOD BASE ALONG ALL WALLS AND OPEN SPACES.
10. ALL KITCHEN SINKS TO HAVE DRAIN OFFSET TO RIGHT OR LEFT REAR CORNER. PROVIDE A MINIMUM KNEE CLEARANCE OF 27-INCHES PER ICC/ ANSI A117.1-2003 AND NJUCC 5:23-7. INSULATE ALL EXPOSED PIPES. SEE NOTE #1.
11. PROVIDE BACKSPLASH AT ENDS OF ALL COUNTERS WHERE THEY MEET WALLS, BOTH REAR AND SIDE.
12. PROVIDE 34-INCH HIGH COUNTER AND COUNTERTOP WITH INTEGRAL SINK IN ALL BATHROOMS. PROVIDE SIDESPLASHES AND APRONS TO MATCH COUNTERTOP. PROVIDE MINIMUM OF 30-INCH WIDE CLEAR KLEG SPACE.
13. PROVIDE 5/8-INCH CEMENT BOARD OR APPROVED EQUAL AT ALL 3 WALLS AROUND SHOWER/TUB AREA.
14. FOR ALL SHOWERS AND BATHTUBS UTILIZE A FULLY INTEGRAL TRAP (SEALED DRAIN, FULLY GLUED). THIS DOES NOT NEED AN ACCESS PANEL. PROVIDE FRONT ACCESS FAUCET CONTROL.
15. ALL DWELLING UNIT WITH ROLL-IN SHOWERS SHALL BE PROVIDED WITH AN ADDITIONAL FLOOR DRAIN OUTSIDE THE VICINITY OF THE SHOWER. SEE PLUMBING DRAWINGS.
16. PROVIDE PORTABLE BATH AND SHOWER SEAT FOR ALL UNITS WITH ROLL-IN SHOWERS. PROVIDE REMOVABLE BENCH FOR ALL UNITS WITH BATHTUBS. SEE SPECIFICATIONS SECTION 10800.
17. CONTRACTOR TO SUBMIT CAULK SAMPLES FOR ARCHITECT TO SELECT COLOR AT KITCHEN AND BATH COUNTERS.

H&VI NOTES

1. REFER TO OVERALL FLOOR PLANS TO IDENTIFY WHICH UNITS ARE DESIGN-ATED AS HEARING AND VISUALLY IMPAIRED. PROVIDE THE FOLLOWING AT H&VI UNITS ONLY.
2. PROVIDE (1) DUPLEX RECEPTACLE, WIRE TO (1) OUTLET FOR DOORBELL SIGNALER # SA-D5700 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 # SA-100. RECEIVER PLUGS INTO 120V RECEPTACLE AND RECEIVES THE PLUG FROM A SC-VIB-PJ BEDSHAKER. RECEIVER TO ALSO RECEIVE SIGNAL FROM DOORBELL SIGNALER WHICH ACTIVATES THE BEDSHAKER.
4. IN HALLWAYS IMMEDIATELY ADJACENT TO BEDROOMS, PROVIDE CENTEX #7-1-09-S MUTILPLE STATION SMOKE DETECTOR/ALARM WITH VISUAL SIGNAL. DETECTORS SHALL BE HARD WIRED AND INTERCONNECTED WITH EACH OTHER AND ALL OTHER NOTIFICATION DEVICES IN THE UNIT. ADJACENT TO HALL SMOKE DETECTOR INSTALL HARC #SCS-002 CARBON MONOXIDE DETECTOR, HARD WIRED.
5. LOOSE EQUIPMENT SHALL BE TURNED OVER TO THE OWNER AT COMPLETION OF THE PROJECT.

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1 PHFA REVISIONS	7/29/11

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UNIT B FLOOR PLANS

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