THERE ARE FOUR OR MORE DAELLING UNITS INTENDED TO BE OCCUPIED WITHIN A SINGLE STRUCTURE, EVERY DAELLING UNIT WHERE THERE ARE FOUR OR MORE DWELLING UNTO INTENDED TO BE OCCUPED WITHIN A SINGLE STRUCTURE, EVERY DWELLING UNT SHALL BE ACCESSIBLE.

DWELLING UNTO WHICH ARE REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH CHAPTER 11 "ACCESSIBLITY" OF THE 2003 IBC WITH LOCAL AND EXCESSIBLE OF THE APPLIED FOR THE AND TYPE B UNTO SHALL COMPLY WITH CHAPTER 10 OF ANSI A117.1-2003.

ALL ACCESSIBLE DWELLING UNTO IN GROUP RE2 SHALL BE BITHER TYPE A OR TYPE B UNITO.

IN OCCUPANCIES R-2 CONTAINING MORE THAN 20 DWELLING UNITS, AT LEAST 2%, BUT NOT LESS THAN ONE OF EACH UNIT TYPE MUST BE A TYPE A UNIT, ALL UNITS ON THE SITE SHALL BE USED IN DETERMINING THE TOTAL NUMBER OF UNITS REQUIRED TO BE TYPE A.

ACCESSIBLE ROUTE: 1. THE ACCESSIBLE PRIMARY ENTRANCE SHALL BE ON AN ACCESSIBLE ROUTE FROM PUBLIC AND COMMON AREAS 2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS THAT ARE PART OF THE UNIT.

ACCESSIBLE AND USABLE DOORS:

1. THE PREMARY ENTRANCE DOOR INTO APPLICABLE DIRELLING UNITS SHALL BE AN ACCESSIBLE DOOR AND SHALL PROVIDE FOR A CLEAR OPENING ADTH OF 92", MANAYERING CLEARANCES REQUIRED BY SECTION 404.23 SHALL BE PROVIDED ON THE BITTENCE DE OF THE ENTRANCE DOOR.

2. DOORNAYS MITHIN APPLICABLE DIRELLING UNITS INTENDED FOR USER PASSAGE SHALL BE USABLE DOORS AND SHALL PROVIDE FOR A CLEAR OPENING MOTH OF 51-94".

3. CORRIDORS AND PASSAGENAYS SHALL HAVE A MINIMUM CLEAR MIDTH OF 56" AND A MINIMUM CLEAR HEADROOM OF 46".

4. DOOL LOOKS AND DOOR HARDWARE SHALL BE LOCATED AT ALL DOORS NOLUDING INLINE GARAGE DOORS AT A HEBIT NOT HIGHER THAN 49 A FIFE. LEVER DOOR HARDWARE SHEEDING DAT THE TOOR THAT THE THIRD HAVE THE THIRD TOORS.

5. CHANSES IN LEVEL WITHIN THE DIRELLING UNIT THAT ARE BETWEEN 1/4" AND 1/2" ARE TO DE BEVOLED WITH A SLOPE NOT GRBATER THAN 1/2. CHANSE IN LEVEL GREATER THAN 1/2" ARE TO BE RAMPED. THRESHOLDS AT EXTERIOR DOORS TO BE NO MORE THAN 1/2" THAN 1/2" CHANSE IN LEVEL GREATER THAN 1/2" ARE TO BE RAMPED. THRESHOLDS AT EXTERIOR DOORS TO BE NO MORE THAN 1/2" THAN 1/2" CHANSE IN LEVEL GREATER THAN 1/2" ARE TO BE RAMPED. THRESHOLDS AT EXTERIOR DOORS TO BE NO MORE THAN 1/2" THAN 1/2" CHANSE IN LEVEL GREATER THAN 1/2" ARE TO BE RAMPED. THRESHOLDS AT EXTERIOR DOORS TO BE NO MORE THAN 1/2" THE CHANSE THE THAN 1/2" ARE TO BE THE THAN 1/2" ARE TO BE THE THE THE THE THAN 1/2" ARE TO BE THE THAN 1/4" AND 1/4" THAN 1/4" ARE TO BE THE THAN 1/4" AND 1/4" THAN 1/4" ARE TO BE THE THAN 1/4" AND 1/4" THAN 1/4" ARE TO BE THE THAN 1/4" AND 1/4" THAN 1/4" AND 1/4" THAN 1/4" ARE TO BE THE THAN 1/4" AND 1/4" THAN

IMM: SHARE A LEVEL BY AND ALEX FLOOR SPACE REQUIRED FOR FIXTURES, UNLESS A 30'X40' CLEAR FLOOR SPACE IS PROVIDED BEYOND THE ARC OF THE DOOR SNAS, ALL DOORS WITHIN APPLICABLE DWELLING UNTS LEADING TO ROOMS OR USABLE CLOSETS DEEPER THAN 24" IN CLEAR DEPTH SHALL BE PROVIDED WITH A USABLE DOOR.

WITCHES, <u>OUTLETS AND CONTROLS:</u> , ALL OUTLETS, CONTROLS, AND SMITCHES ARE TO BE MOUNTED AT 16° MINMUM AND 46° MAXIMUM ABOVE FINSHED FLOOR.

BATHROOMS AND POWDER ROOMS:

1. DIRELLING INITIS SHALL COMPLY NITH ONE OF THE FOLLOWING SFECIFICATIONS:

2. A.LL FANTRESS IN ALL BATHROOMS IN UNIT MUST BE ACCESSIBLE PER TYPE B-OPTION A REQUIREMENTS -OR
3. B. ONE OF EACH TYPE OF FIXTURE IN ONE BATHROOM MUST BE ACCESSIBLE PER TYPE B-OPTION B REQUIREMENTS.

4. WALL DIRECTIONS AND RETURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN ON DETAILS.

5. BATHROOMS IN TYPE A' UNITS SHALL MEET THE REQUIREMENTS PER ANSI A117.1-2003. SEE "ANSI TYPE A" UNIT PLANS.

GRAB BARS.

1. GRAB BARS ARE NOT REQUIRED PROVIDED STRUCTURAL RENFORCING IS PROVIDED AS NOTED BELION:

2. PROVIDE RENFORCING FOR GRAB BARS AT TUBS, SHONERS, AND MATER CLOSETS AS NDICATED IN DIAGRAMS. COORDINATE BRACT DIMENSIONS OF SRAB BARS ATH RENFORCING REQUIREMENTS BEFORE INSTALLING RENFORCING. MOTH OF RENFORCING AREAS SHOWN ON DRAWINGS REFLIECT MINIMUM SIZE OF GRAB BARS, AND DO NOT INCLUDE EXTENSIONS. PROVIDE RENFORCING.

2. MINIMUM ABOVE AND BELION GRAB BAR CENTERLINES AND NOT LESS THAN 2. BETYOND CHITTER OF MOUNTING FLANGE TO NEXT CENTER.

2' MINNUM ABOVE AND BELON GRAB BAR CENTRELINES AND NOT LESS THAN 2' BEYOND CENTER OF MONTING FLANGE TO NEXT STUD.
PROVIDE BLOCKING IN LINE OF STUD PLANE FOR MALLS NOTED AS REQUIRING REINFORCING FOR FUTURE GRAB BARS HAW PROVIDE GRAB BARS, AND THEN REQUISTED BY RESIDENTS IF NOT INSTALLED INTULLY, GRAB BARS MUST BE 1-1/4" MINNUM AND 1-1/2" MAXIMUM IN DIAMETER.
HEN MATER CLOSETS ARE NOT LOCATED ADJACENT TO A SIDE MALL, ALLON SPACE AND REINFORCING FOR A FOLD-DOWN GRAB BAR MOINTED BEHIND THE MATER CLOSETS COORDINATE INSTALLATION OF REINFORCING FOR FOLD-DOWN GRAB BARS WITH MANUFACTURER, PROVIDE AN 18" SPACE FOR INSTALLATION OF GRAB BARS BETWEEN CENTER LINE OF TOILET AND ADJACENT MALL AND/OR FIXTURE.

LAVATORY:

1. HEIGHT AT FRONT OF LAVATORY TO BE 94" FROM FINISHED FLOOR.

2. THERE SHALL BE NO ABRASIVE SURFACES UNDER LAVATORIES.

3. SINK BOAL DEPTH 6-1/2" MAXIMUM.

4. APPROACH AND CLEARAUCES REQUIRED AS INDICATED ON DIAGRAMS.

5. VANTY TOPS SHALL BE 94" ABOVE FINISH FLOOR AT ALL TYPE B BATHROOMS.

<u>(OLETS:</u> 1. LOCATE AS INDICATED ON DIAGRAMS. 2. SEAT HEIGHT SHALL BE 15" MINMUM TO 19" MAXIMUM MEASURED FROM FINISH FLOOR TO TOP OF SEAT.

MANEIVERING CLEAR FLOOR SPACE:

1. PROVIDE MANEIVERING CLEAR FLOOR SPACE OF 30"X45" OUTSIDE ROOM CLEAR OF DOOR SYING IN ALL TYPE B BATHROOMS.

2. PROVIDE CLEAR FLOOR SPACE IN FRONT OF BATHROOM FINTURES AS INDICATED ON DIAGRAMS.

IRRORS: INSTALL BOTTOM OF MIRROR ABOVE LAVATORY AT MAXIMUM 40" ABOVE FINISHED FLOOR.

AUCETS:
PAUCETS SHALL BE OPERABLE AITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TRISTING OF WRIST. THE FORCE
REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LB. MAXIMM.

CITCHENS:

1. PROVIDE A MINMUM CLEAR DIMENSION OF 40 IN. BETAEEN ANY WALL AND BASE CABINET COUNTER TOP OR FACE OF APPLIANCE DOORS (HANDLES ARE NOT INCLIDED).

2. ALL VI-SHAPED KITCHES WITH CABINETS OR APPLIANCES ON 3 SIDES SHALL HAVE 60' CLEARANCE BETAEEN CABINET COUNTERTOPS OR APPLIANCE DOORS.

3. CLEAR FLOOR SPACE OF 30' X 45' IS REQUIRED WITHIN ALL KITCHENS TO ALLOW PARALLEL OR PERPENDICULAR APPROACH TO APPLIANCES AND FATTRES.

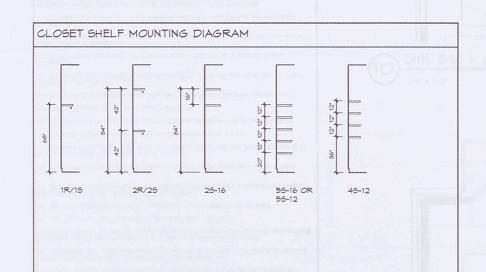
4. KITCHENS IN TYPE A' UNITS SHALL MEET THE REQUIREMENTS PER ANSI A117.1-2003, SEE "ANSI TYPE A' UNIT PLANS.

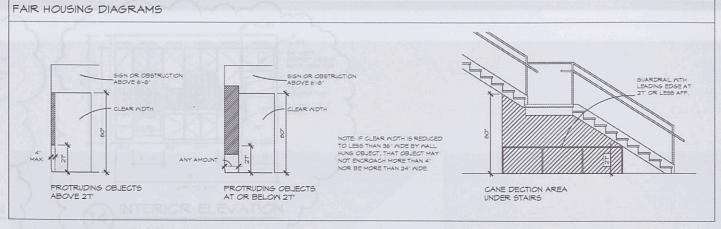
CLOSET SHELVING:

1. MALK-N CLOSETS: AT LEAST ONE (1) CLOTHES ROD MOUNTED NOT HIGHER THAN 54" A.F.F. MUST BE PROVIDED AT ALL MALK-N CLOSETS:

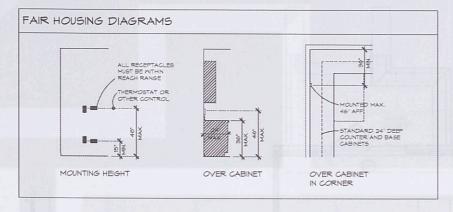
2. CLOSETS 24" OR LESS IN DEPTH: PROVIDE SPACE AND/OR BRACKETS FOR RELOCATION OF RODS HIGHER THAN 54" A.F.F.

3. REPER TO UNIT PLAN SHEETS FOR ADDITIONAL CLOSET SHELF AND ROD MOUNTING HEIGHTS.





Accessible Buildina Entrance

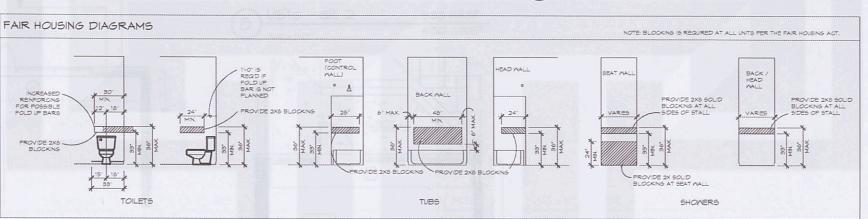


Switches, Outlets, and Thermostats

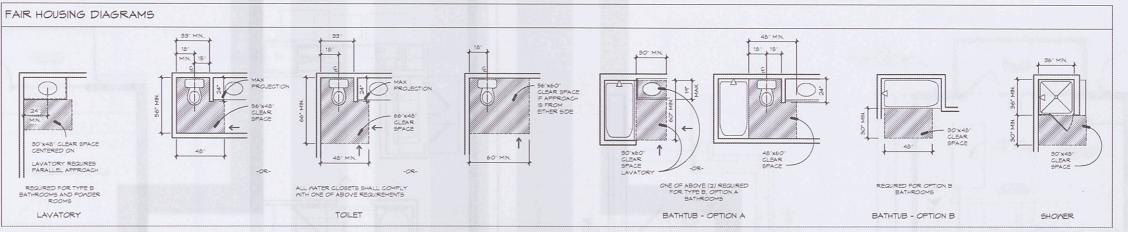
ELEVATOR VISIBLE SIGNALS ELEVATOR CALL

FAIR HOUSING DIAGRAMS

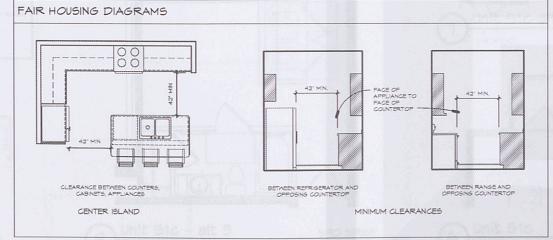
Elevator Requirements

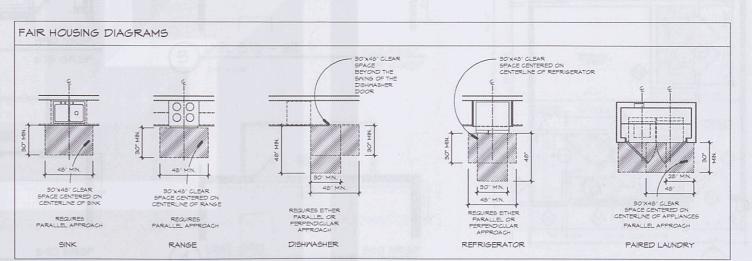


Grab bars at Bath



Clearance at Bathroom Fixtures 5 1/4" = 1'-0"





Clearance at Kitchens

Clearance at Kitchen & Laundry Equipment

UNIT NOTES

ALL DIMENSIONS ON UNT PLANS ARE TO OUTSIDE FACE OF STUD OR CMU UNLESS NOTED THERWISE. STUDS NOT. DIMENSIONED ARE 3 1/2 " NOOD STUDS TYPICAL UNLESS NOTED WIREWISE."

ALL DIMENSIONS ARE BASED ON 5/8" GYPSUM BOARD AT ALL INTERIOR BEARING AND ON-BEARING PARTITIONS.

CLOSET SHELVES ARE MDF SHELVES W INTEGRAL ROD. 15 IS ONE SHELF MOUNTED AT AFF, 25 IS TWO SHELVES AT 42" AND 84" AFF, 25 IS FIVE SHELVES AT 34", 40", 56", 7", AND 86" AFF, SHELVES AT JULLITY CLOSETS ARE MOT SHELVES, 25" IS TWO HELVES, 16" AND 14" AFF, 5" IO SHELVES, 5" A VERTICAL SHOE RACK NORTH A SHELVES.

SHELVES AT PANTRY AND LINEN CLOSETS ARE MOF SHELVES. 55/16 IS FIVE SHELVES, "--MDE, MOUNTED AT 24", 40", 56", 12", AND 88" AFF. VERIFY EXACT DIMENSIONS REQUIRED TO INSTALL HVAC AND MATER HEATING QUIPMENT WITH MANUFACTURER BEFORE BUILDING ENCLOSURE WALLS AND FURR DOWNS VER FY FRAMING OPENING DIMENSIONS SHOWN FOR TUBS AND SHOWERS WITH ACTUAL IB AND SHOWER SUPPLIED. ADJUST AS REQUIRED. CEMENTITIOUS BACKER BOARD SHALL BE USED AT ALL TUB/SHOWER AREAS. MOSTURE ESISTANT GYPSUM BOARD WILL NOT BE ACCEPTED AT THESE LOCATIONS. ALL INTERIOR UNIT WALLS AND CEILINGS ARE PAINTED "GYP. BOARD UNLESS NOTED THERMISE.

 ALL INTERIOR UNIT MALLS TO HAVE PAINTED MOOD BASE TRIM INCLUDING MECHANIC FLITY & COAT CLOSETS, UNLESS NOTED OTHERWISE, ALL CEILING HEIGHTS APPROX, 9-0" UNLESS NOTED THE POWER

2. UNLESS NOTED OTHERWISE. SHADED AREA [ZZZ] INDICATES THE LOCATION OF FURR-DANS AT T-8 "TYPICAL.

FOR MALL TYPES REFER TO SHEETS 2008-2008.

ALL WORK AND CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES MOUNTING HEIGHT FOR TONEL BAR INSIDE SHONER IS 5'-0" A.F.F.

. MOUNTING HEIGHT FOR TOMEL BAR NOT INSIDE SHOWER AND NOT ABOVE TOILET, IS 4'"A.F.F. MOUNTING HEIGHT FOR T.P.H. IS 18" A.F.F.

8. ALL INTERIOR ELEVATIONS ARE DRAWN ASSUMING FINISH FACE OF GYPS

D. PROVIDE BLOCKING TO ACCOMMODATE 42" UPPER CABINETS AT KITCHEN.

INSULATE ALL PLUMBING RISERS IN WALL WITH BATT INSULATION.

2. FOR ACCESSIBILITY REQUIREMENTS RESARDING ACCESSIBLE ROUTES AND PROTRUD LEMENTS, REFER TO A120 AND ANSI 117.1 2009 FOR MORE INFORMATION.

24. FOR ACCESSIBILITY REQUIREMENTS REGARDING THRESHOLDS, REFER TO A120 AND ANSI 117.1 2009 FOR MORE INFORMATION. 5. FOR ACCESSIBILITY REQUIREMENTS REGARDING THE PRIMARY AND SECONDAR NTRANCE DOORS, REFER TO A120 AND ANSI 117.1 2009 FOR MORE INFORMATION

1. FOR ACCESSIBILITY REQUIREMENTS RESARDING RENFORCING AROUND TOLETS, TUBS ND SHOWERS, REFER TO A120 AND ANSI 117.1 2009 FOR MORE INFORMATION. M. FOR ACCESSIBILITY REQUIREMENTS REGARDING MANEUVERING AND CLEAR FLOOR SPACES, REFER TO A120 AND ANS 117.1 2009 FOR MORE INFORMATION.

I. FOR ACCESSIBILITY REQUIREMENTS REGARDING CLEARANCE AT KITCHEN AREAS, REFE DIA120AND ANSI 117.1 2009 FOR MORE INFORMATION. 2. MOUNTING ELEVATION FOR IPOD DOCING STATION IS 3'-6" AFF.

**Looney Ricks Kiss** 

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No. Date

Date Issues

PERMIT SET

Revisions

10/15/12 For Construction Set

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Project Number: 01.11073.00

Project Name:

La Cantera Mixed Use 6215 Via La Cantera

Drawing Name:

Unit Notes & Unit Accessibility Notes

Drawn By: BD, MF, DS Checked By: BD, BE