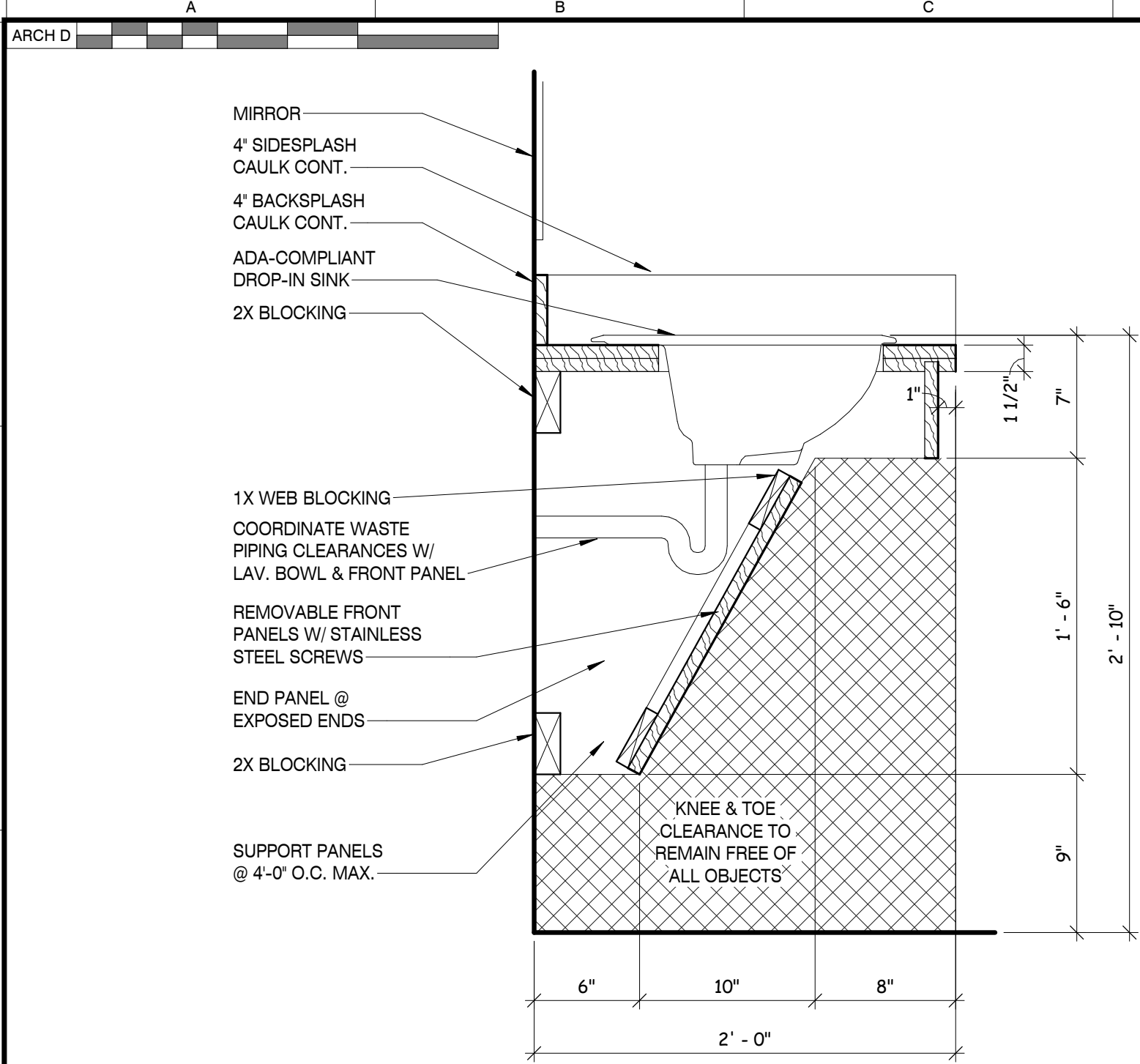


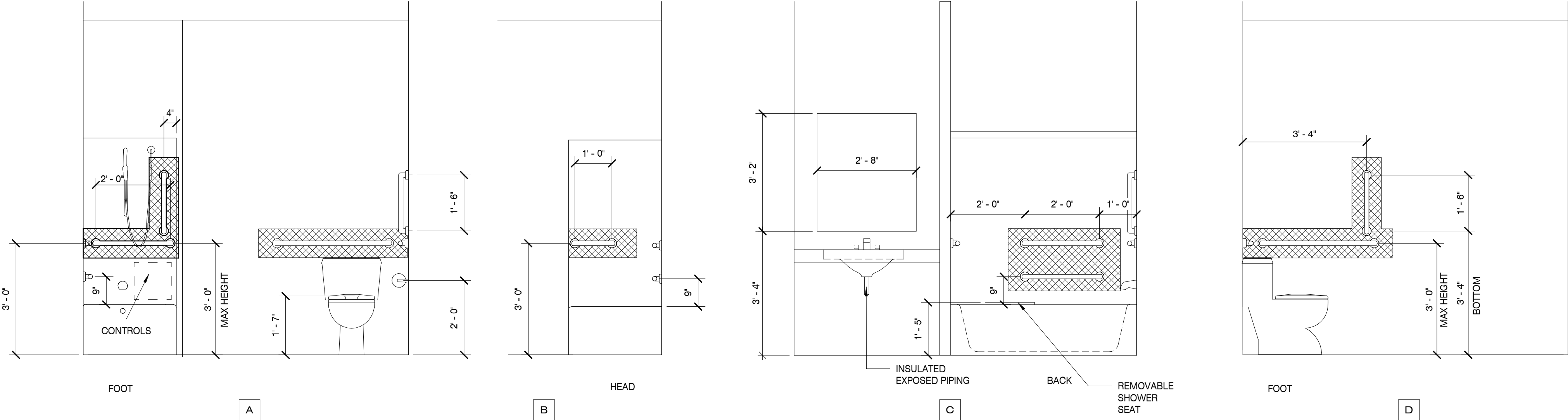
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5/14/2019 9:52:04 AM



TYPE "A" SINK SECTION

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

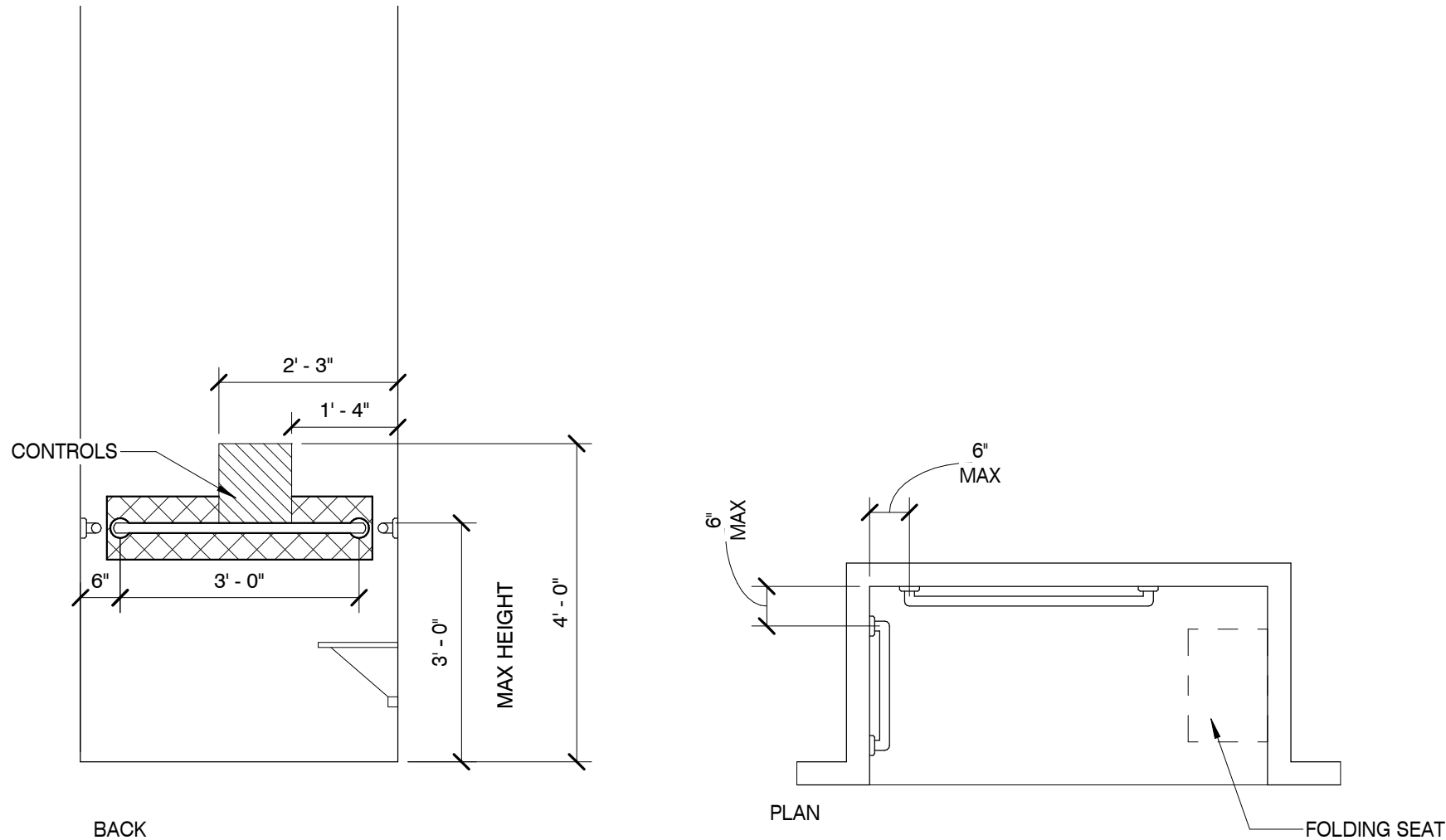
1



TYPICAL TYPE "A" SHOWER AND TOILET ELEVATION

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

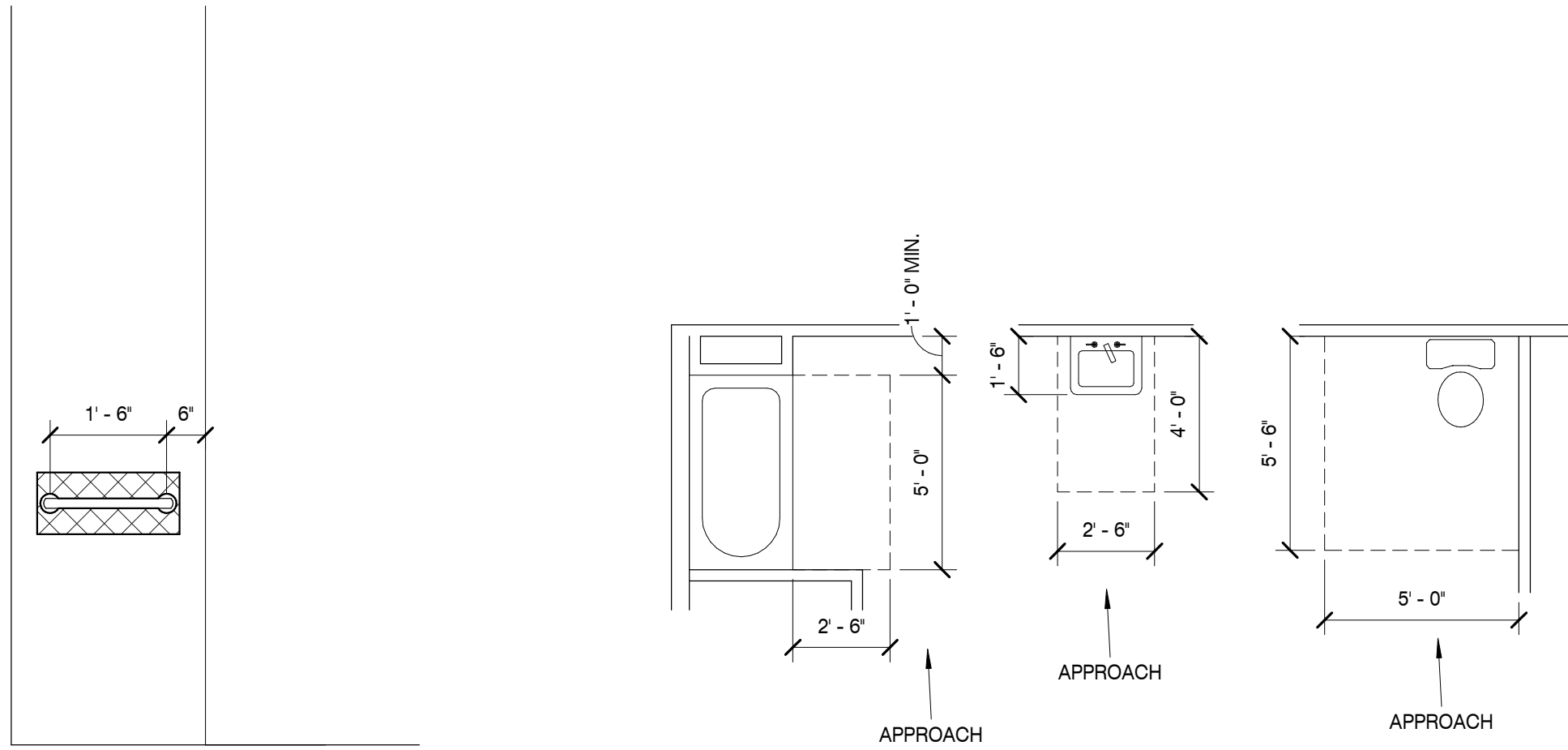
2



TYPE "A" - ROLL-IN SHOWER

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

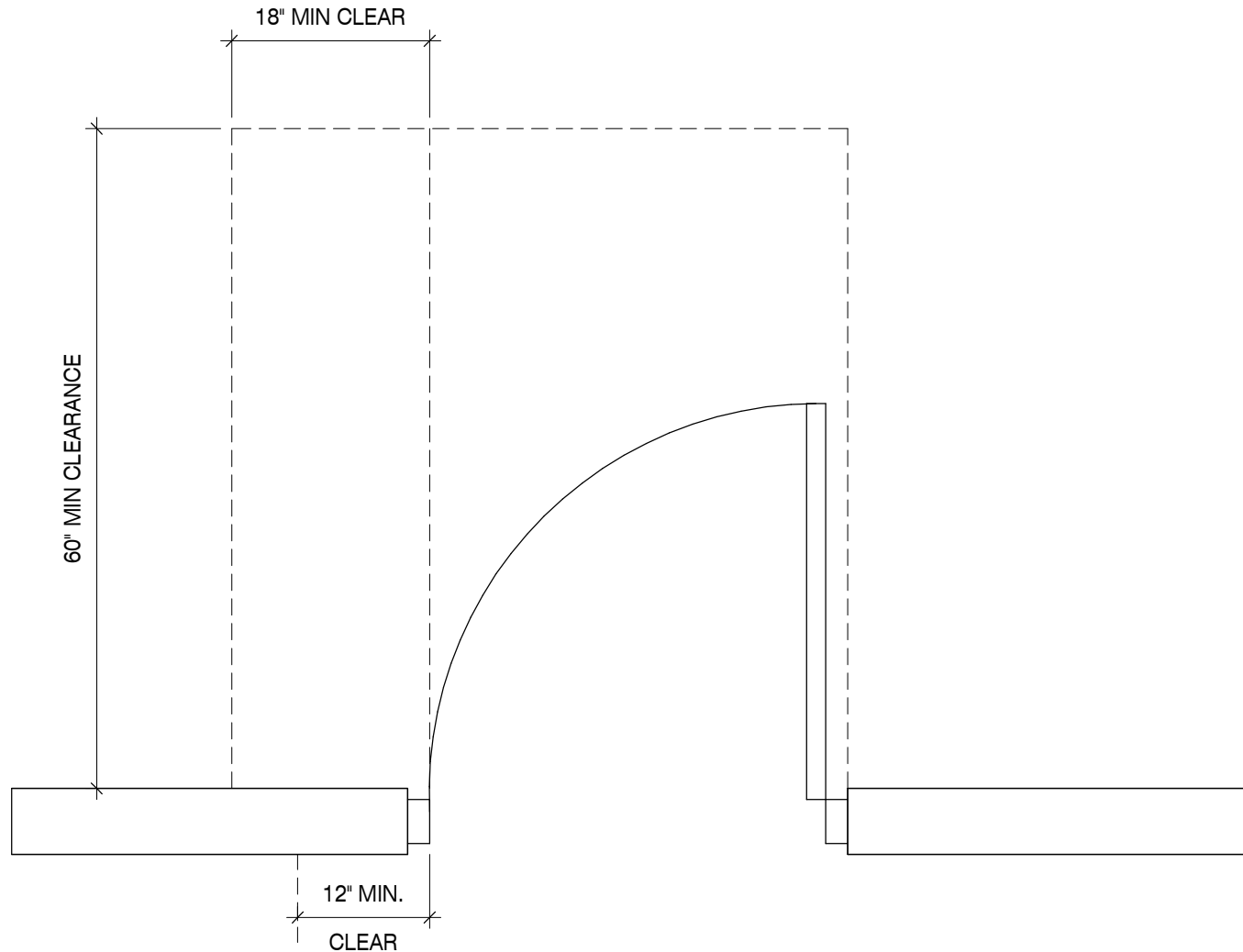
3



TYP. TYPE "A" UNIT-FLR. CLEARANCES

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

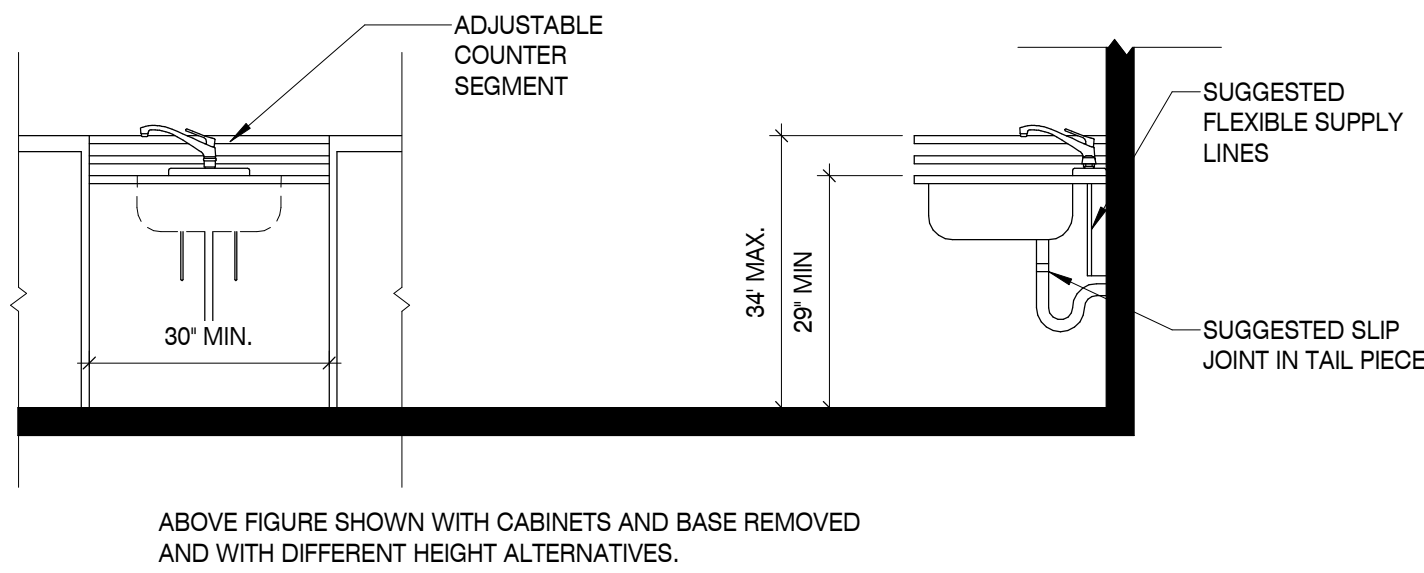
4



TYPE "A" DOOR DETAIL

SCALE : 3/4" = 1'-0"

5



TYP. HGT.ADJUSTABLE KITCHEN SINK

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

6

FAIR HOUSING NOTES:

UNITS DESIGNATED AS TYPE A ON ADDRESSING PLAN SHALL BE CONSTRUCTED FOR FAIR HOUSING TO THE MOBILITY IMPAIRED PER CHAPTER 10 OF THE 2009 ICC/ANSI 117.1 BY PLACING BLOCKING IN WALLS FOR GRAB BARS, ETC., AND CABINETS SHALL BE CONSTRUCTED TO INCLUDE A 30" WORK COUNTER, FULL TYPE A & B AS DETAILED ON THE PLANS INCLUDING WORK COUNTER, TOILETS, GRAB BARS, AND VANITY SINKS SHALL BE BUILT OUT AT INITIAL CONSTRUCTION. SEE NOTES A THROUGH M BELOW.

A. ENTRY AND PATIO DOORS SHALL INCORPORATE ALL OF THE FOLLOWING FEATURES:

1. THRESHOLD SHALL NOT EXCEED 1/2" IN HEIGHT.
2. DOOR HARDWARE SHALL BE EASY TO GRASP LEVER TYPE.
3. MANEUVERING CLEARANCES SHALL COMPLY WITH SECTION 1003.1
4. DOOR WIDTH IS TO BE 2'-10" COMPLYING WITH ANSI SECTION 404.2.2
5. FAIRHOUSING SIGNAGE FOR TYPE A UNITS SHALL BE MOUNTED AT STRIKE SIDE OF DOOR AND 6" MINIMUM TO CENTERLINE OF SIGNAGE (ENTRY DOOR ONLY)

B. ELECTRICAL AND TEMPERATURE CONTROL DEVICES AND FIXTURES SHALL COMPLY WITH ANSI SECTION 309.

1. SWITCHES, THERMOSTATS AND OTHER CONTROL DEVICES SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE THE FLOOR, NOR LOWER THAN 15" WHEN THE SPACES ALLOWS ONLY A FORWARD APPROACH OR WHERE THERE ARE OBSTACLES SUCH AS A KITCHEN OR BATH CABINETS.

C. KITCHENS SHALL BE LAID OUT IN FAIR HOUSING UNITS ONLY TO COMPLY WITH ANSI SECTION 1003.12 AND SHALL INCLUDE SPECIAL CABINETS W/ REMOVABLE SECTIONS AND ENLARGED TOE SPACE TO ALLOW MANEUVERING BY A WHEELCHAIR.

*KITCHEN SINK BASE CABINET 34" HIGH MAXIMUM SHALL BE CONSTRUCTED FOR TYPE A USE. THE CABINET FRONTS & KICK PLATES SHALL BE DESIGNED AND INSTALLED SO THEY CAN BE REMOVED LEAVING FINISHED SIDE PANELS AND FLOORING COVERING BACK TO THE WALL UNDER THE COUNTER TOP. THE BOTTOM SHELF OF ALL WALL CABINETS SHALL BE MOUNTED NO HIGHER THAN 48" FROM FINISHED FLOOR.

D. A 30" WIDE WORK SURFACE MUST BE PROVIDED WHICH COMPLIES WITH ANSI SECTIONS 1003.12.3 IT IS SUGGESTED THAT CONTRACTOR INSTALL A FIXED 30" COUNTER AT A HEIGHT OF 30" ABOVE THE FINISHED FLOOR WITHOUT BASE CABINET AND THE FLOOR MATERIAL EXTENDING FULL DEPTH.

E. THE USE OF A SPECIAL RANGE IS REQUIRED WHICH DOES NOT REQUIRE REACHING ACROSS BURNERS. RANGE HOOD EXHAUST SHALL HAVE A SEPARATE SWITCH TO OPERATE THE FAN/LIGHT COMBINATION. THIS SWITCH WILL COMPLY WITH MOUNTING HEIGHT REQUIREMENTS DETAILED IN THESE NOTES. PROVIDE AND INSTALL A TYPE 'A' ACCESSIBLE REFRIGERATOR/FREEZER APPLIANCE.

F. BATH LAYOUTS SHALL BE MODIFIED IN FAIR HOUSING ONLY TO COMPLY WITH ANSI 1003.11

G. WATER CLOSET SHALL BE A SPECIAL FIXTURE WHICH COMPLIES WITH ANSI SECTION 1003.11.7.4 AND IS BETWEEN 17" AND 19" MEASURED TO THE TOP OF THE TOILET SEAT.

H. AT THE TIME A UNIT IS CONSTRUCTED FOR FAIR HOUSING, GRAB BARS SHALL BE INSTALLED AT THE LOCATIONS SHOWN AND AT THE HEIGHTS SPECIFIED BY ANSI CHAPTER 6 (TYPE A ONLY - TYPE B ONLY REQUIRES BLOCKING TO ALLOW THE ADDITION OF GRAB BARS). BLOCKING FOR THE GRAB BARS SHALL BE INSTALLED BY THE FRAMER AT THE LOCATIONS DESIGNATED ON THE FLOOR PLANS AND INTERIOR ELEVATIONS ACCORDING TO SPECIFICATIONS IN ANSI CHAPTER 6 (TYPE A & B). WHEN INSTALLED, GRAB BARS MUST COMPLY WITH THE STRUCTURAL REQUIREMENTS OF ANSI CHAPTER 6 AND SHALL HAVE A DIAMETER OF BETWEEN 1 1/4" AND 2" AND PROVIDE A SPACE OF 1 1/2" MIN. BETWEEN BAR AND WALL.

I. VANITY BASE CABINETS SHALL BE CONSTRUCTED FOR TYPE A UNIT USE. CABINET SHALL BE DESIGNED AND INSTALLED SO AS TO BE REMOVABLE LEAVING FINISHED SIDE SUPPORT BRACKETS INSTALLED AT TIME CONSTRUCTION. FLOOR COVERING SHALL BE INSTALLED, AT TIME OF CONSTRUCTION, BACK TO WALL UNDER THE CABINET, LEVER OPERATED FAUCETS ARE RECOMMENDED TO COMPLY WITH ART. 4.19.5

J. PROVIDE A 30" BY 60" TUB WITH AN IN-TUB SEAT AND MINIMUM FLOOR CLEARANCES TO COMPLY WITH ANSI SECTION 608. FUTURE GRAB BARS AND STRUCTURAL BLOCKING MUST BE INSTALLED TO COMPLY WITH ANSI SECTION 608

K. GRAB BARS, TUB SEATS, AND ANY ADDITIONAL ADAPTIVE COMPONENTS SHALL BE TURNED OVER TO THE OWNER PRIOR TO PROJECT CLOSE OUT

L. IN FAIR HOUSING PROVIDE MINIMUM 2'-10" DOORS AT ALL PASSAGE DOOR LOCATIONS.

M. SHELVES OR CLOTHES HANGER ROD SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 48" A.F.F. AND SHOULD BE IN COMPLIANCE WITH ANSI SECTION 308, FOR LAUNDRY/CLOSETS. SHELF/HANGER ROD SHALL BE 24" DEEP AND MOUNTED 48" A.F.F. MAX.

MOUNTING HEIGHTS:

WALL MOUNTED MIRROR: 40" TO BOTTOM OF REFLECTIVE SURFACE
TOILET PAPER DISP. * 19" TO CENTERLINE A.F.F.
GRAB BARS 36" A.F.F. MAXIMUM HEIGHT

VERTICAL GRAB BAR @ TUB 3" MIN. ABOVE HORIZONTAL BAR
RIM OF LAVATORY 34" A.F.F.
TOILET SEAT 17" TO 19" A.F.F.
WALL SWITCH 48" MAX*
OUTLET 15" MIN.
* DENOTES TO BOTTOM OF HIGHEST OPERABLE PART

GENERAL PLUMBING NOTES

1. ALL PLUMBING MATERIAL AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
2. SEE PLUMBING DRAWINGS FOR LOCATIONS AND SIZE OF ACCESS PANELS.
3. ALL FIXTURES AND ACCESSORIES SHALL COMPLY WITH THE CURRENT A.D.A., STATE OR LOCAL REGULATIONS FOR MOUNTING HEIGHTS AND CLEARANCES.
4. ALL HOT WATER AND DRAIN PIPES SHALL BE INSULATED PER A.D.A. REQUIREMENTS. MINIMUM HOT WATER SUPPLY INSULATION SHALL BE PRE-MOLDED FIBERGLASS PIPE INSULATION WITH WHITE ALL SERVICE JACKET. INSULATION THICKNESS SHALL BE MIN. 1". SEE PLUMBING DRAWINGS.
5. ALL GRAB BARS IN NEW CONSTRUCTION SHALL BE INSTALLED WITH CONCEALED ANCHOR PLATES.
6. THE FLUSH ACTIVATOR SHALL BE LOCATED ON THE WIDE CLEARANCE SIDE OF FAIR HOUSING UNITS AND SHALL BE LEVER TYPE. THE FORCE TO ACTIVATE SHALL NOT EXCEED 5 POUNDS. ACTIVATION SHALL BE WITHIN 40" OF FINISH FLOOR.
7. LAVATORY FAUCET CONTROLS SHALL BE LEVER TYPE AND THE FORCE TO ACTIVATE SHALL NOT EXCEED 5 POUNDS.

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PROJECT INFORMATION

PROJECT:

WESTWOOD AT
WINTER HAVEN
APARTMENTS

PROJECT ADDRESS:

Avenue G
Winter Haven, FL 36801
HUD# 067-35554

PROJECT NO.: 180888

ACTIVE DESIGN PHASE

- ☐ FOR REVIEW ONLY
- ☐ FOR PERMITTING ONLY
- ☐ SCHEMATIC DESIGN
- ☐ DESIGN DEVELOPMENT
- ☐ CONSTRUCTION BIDDING
- ☒ CONSTRUCTION DOCUMENTS
- ☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION
SHEET ISSUED: 03-25-19
DESIGNED BY: MES
DRAWN BY: AV
REVIEWED BY: CMG
SHEET TITLE:

ACCESSIBILITY
GENERAL NOTES AND
DETAILS

SHEET NO.:

A600