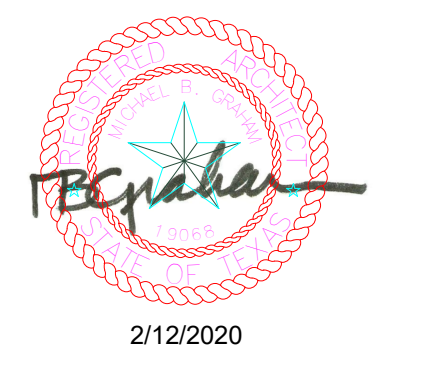
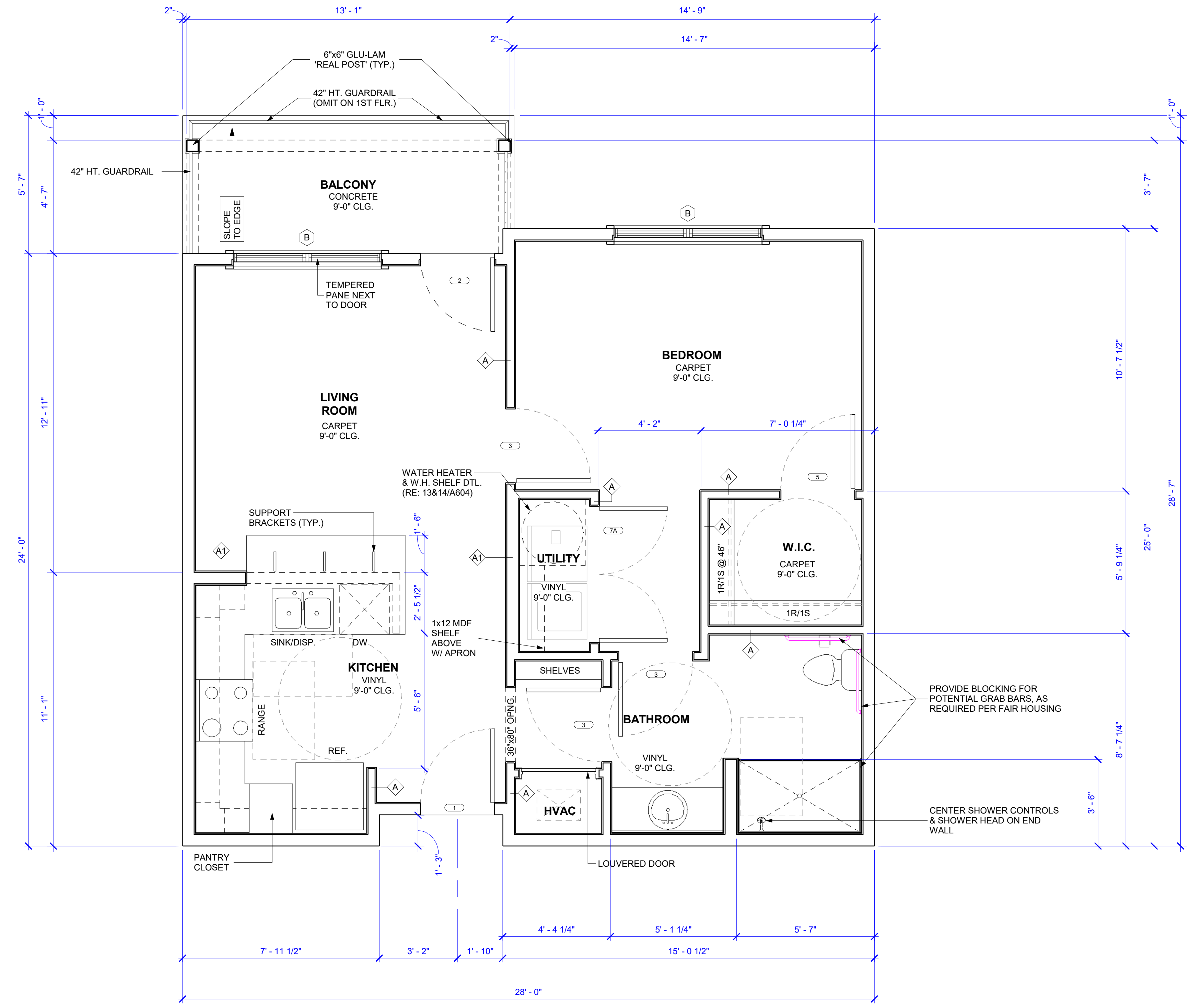
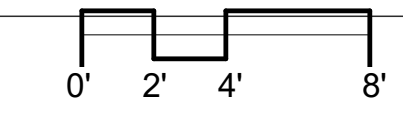


UNIT PLAN NOTES

- ALL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT. REFER TO FHA SHEETS FOR CLEARANCES AND DIMENSIONS. ANY DISCREPANCY WITH PLANS SHALL BE REPORTED TO ARCHITECT.
- ALL PLAN DIMENSIONS ARE TO FACE OF FRAMING (U.N.O.) & ALL INTERIOR ELEVATIONS DIMENSIONED TO FINISH FACE.
- ALL EXTERIOR OUTSWINGING DOORS NEED TO HAVE TAMPER PROOF HINGES THAT ARE NON-REMOVABLE WHEN DOOR IS CLOSED.
- PROVIDE PIN LOCKS AND 2" LEAD FREE MINI BLINDS AT PATIO DOORS. PROVIDE HARDWARE TO FIX THE TOP AND BOTTOM OF BLINDS TO DOOR (OWNER TO SELECT COLOR).
- ALL BEDROOMS TO HAVE EGRESS WINDOWS AS PER I.B.C. BUILDING CODE.
- ALL WINDOWS WITH SILLS LOCATED MORE THAN 22 IN. ABOVE FINISHED GRADE ARE TO RECEIVE WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F2090 AS REQUIRED PER IBC SEC. 1015.8.1
- PROVIDE TEMPERED GLASS IN DOORS AND WINDOWS WHERE REQUIRED.
- PROVIDE SOLAR WINDOW SCREENS AT WINDOWS, AS REQUIRED PER ENERGY CODE.
- UNDERCUT ALL INTERIOR DOORS FOR RETURN AIR, 1" AT CARPET AND 1-1/2" AT TILE LOCATIONS.
- PROVIDE A DOOR VIEWER AT ALL UNIT ENTRY DOORS (RE: SHEET A001).
- USE FIBER SPRAYED CELLULOSE INSULATION UNDER FLOOR SURFACES WHERE TILE, VINYL, OR W/S IS SHOWN ON THE DRAWINGS TO ACHIEVE THE REQUIRED SOUND TRANSMISSION COEFFICIENT, AS REQUIRED BY CODE.
- INSTALL SHOE MOLDING AT BASE OF ALL INTERIOR UNIT WALLS, EXCLUDING BACK OF CABINETS AND SHOWER AREA.
- INSTALL CROWN MOLDING AT TOP OF ALL INTERIOR UNIT WALLS, EXCLUDING SHOWER AREA.
- HOLD PAINTED WOOD BASE 1/2" ABOVE CONCRETE OR GYP-CRETE SURFACE WHERE CARPET IS SCHEDULED.
- PROVIDE 1x2 PAINTED WOOD TRIM AT INTERIOR OF ALL PANTRIES WHERE STANDARD DOOR CASING WILL NOT FIT.
- PROVIDE 1x6 WOOD TRIM ABOVE ALL UNIT DOORS, (TYP.).
- PROVIDE SOLID SHELVES IN ALL CLOSETS AND PANTRIES U.N.O.
- IN WALK-IN CLOSETS, SHELVES ARE TO BE MOUNTED AT 66" A.F.F. MAX. AND AT LEAST ONE SHELF AT 48" A.F.F. MAX.
- TYPICAL INTERIOR ROUGH DOOR OPENINGS TO BEGIN 4" FROM CORNERS U.N.O.
- CONTRACTOR MUST VERIFY SIZE AND FRAMING DIMENSIONS OF HVAC UNIT, SHOWER BASE, BATHTUB, DOORS AND WINDOWS PRIOR TO INSTALLATION.
- CONTRACTOR MUST PROVIDE IN-WALL BLOCKING FOR CABINETS, POTENTIAL GRAB BARS AND ACCESSORIES AS REQUIRED.
- VERTICAL AND HORIZONTAL FIRE BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED PER CODE REQUIREMENTS.
- PROVIDE WOOD SUPPORT BRACKETS FOR KITCHEN COUNTERTOP OVERHANGS AT MID-POINT OF OVERHANGS AND 24" O.C. ON EACH SIDE.
- ALL INTERIOR GYPSUM BOARD TO BE PAINTED AND TEXTURED, U.N.O.
- ALL GYPSUM BOARD WALL CORNERS TO BE ROUNDED (TYP. AT ALL AREAS).
- WATER CONNECTIONS FOR WASHER TO BE INSTALLED AT 40" A.F.F. TO TOP OF BOX.
- ALL TOILETS TO BE 17"-19" HT. (FINISH FLOOR TO SEAT) (ADA COMPLIANT).
- FRONT EDGE OF TOILET TO OPPOSING WALL FINISH MUST BE MIN. 30" NET CLEAR TO ALLOW FOR MIN. 30"x48" NET CLEAR FLOOR SPACE.
- PROVIDE SOAP DISH AND MOUNT ADJACENT TO SHOWER CONTROLS, AT EQUAL HEIGHT.
- PROVIDE A MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHER MOUNTED UNDER KITCHEN SINKS, TYPE 2A 10B C MIN.
- WHERE 4 SHELVES ARE CALLED OUT, 1ST SHELF TO BE BE AT 24" AFF, AND REMAINING 3 SHELVES AT 18" INTERVALS. HEIGHT TO TOP SHELF TO BE 6'-6" AFF.
- SPECIFIED SOUND MAT IS TO BE INSTALLED UNDER ALL HARD SURFACES IN ALL UNITS.
- IN ANSI UNITS, INSTALL ADA COMPLIANT REMOVABLE BASE CABINET (RBC) UNDER ALL SINKS. ENSURE WALL AND FLOOR ARE FINISHED PRIOR TO RBC INSTALLATION.
- OVEN RANGE IN ANSI UNITS ARE TO HAVE FRONT CONTROLS FOR ACCESSIBILITY.
- LOW FREQUENCY 520-HZ FIRE ALARM DEVICES REQUIRED IN ALL DWELLING UNITS (RE: ELECTRICAL DRAWINGS).
- PROVIDE A MINIMUM 1170D HORN/STROBE IN BEDROOMS AND 15CD STROBE IN BATHROOMS FOR ALL ANSI UNITS (RE: ELECTRICAL DRAWINGS).
- PROVIDE 2" LEAD FREE MINI BLINDS FOR ALL UNIT WINDOWS, PROVIDE HARDWARE TO FIX THE TOP OF BLINDS (OWNER TO SELECT COLOR).

UNIT PLAN SYMBOL LEGEND

- (X) INTERIOR ELEVATION
- (#) DOOR TYPE / NUMBER - RE: SHEET A001
- (X) WINDOW TYPE - RE: SHEET A001



NO.	DESCRIPTION	DATE
	PERMIT SET	12/30/2019

MAGELLAN HOUSING
Enclave at Lake Pointe
11810 Lockwood Rd
Houston, TX 77044

UNIT A1 HC

Project Number 18112
Date 2/12/2020
Drawn by EA

A102
Scale As indicated