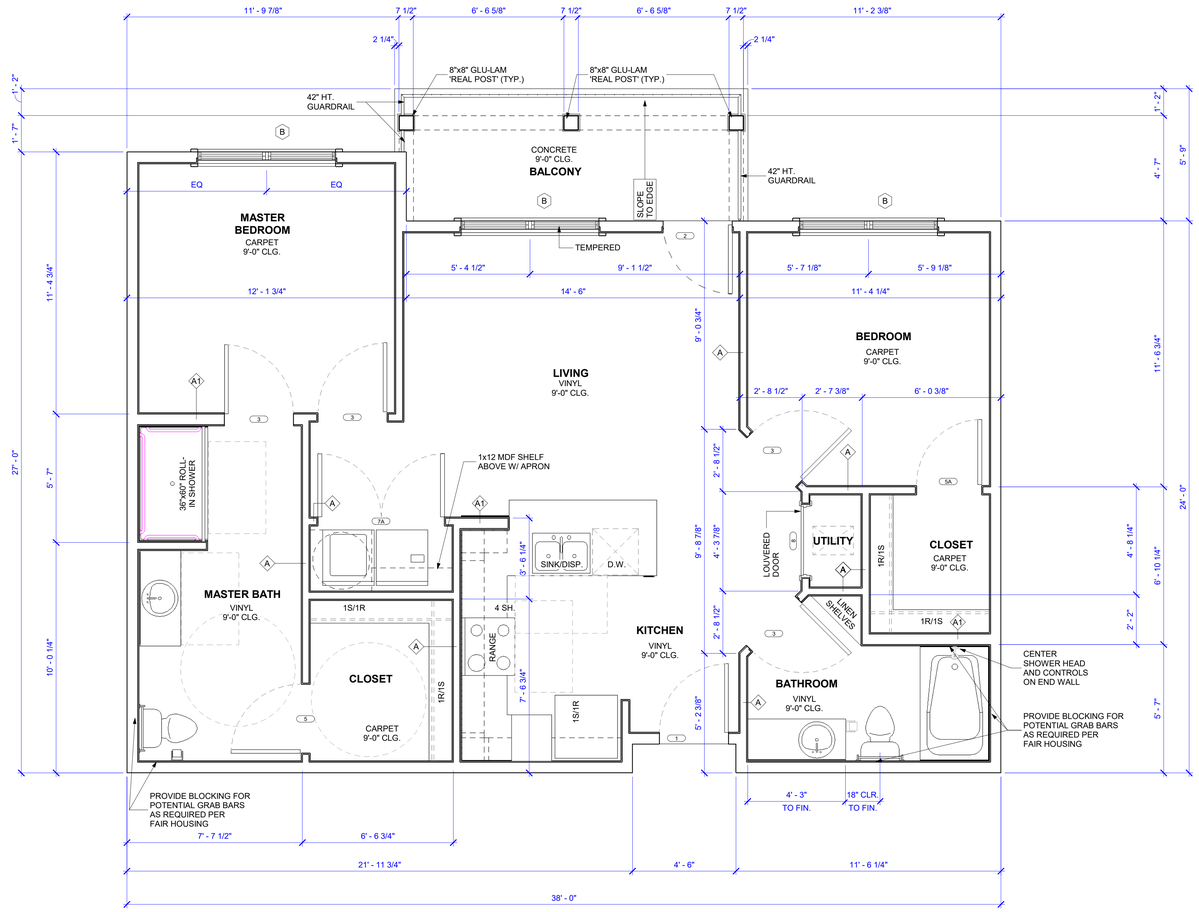
UNIT PLAN NOTES

1. ALL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT. REFER TO FHA SHEETS FOR CLEARNACES AND DIMENSIONS. ANY DISCREPANCY WITH PLANS SHALL BE REPORTED TO ARCHITECT.
2. ALL PLAN DIMENSIONS ARE TO FACE OF FRAMING (U.N.O.) & ALL INTERIOR ELEVATIONS DIMENSIONED TO FINISH FACE.
3. ALL EXTERIOR OUTSWING DOORS NEED TO HAVE TAMPER PROOF HINGES THAT ARE NON-REMOVABLE WHEN DOOR IS CLOSED.
4. 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)
5. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS PER I.B.C. BUILDING CODE.
6. ALL WINDOWS WITH SILLS LOCATED MORE THAN 72 IN. ABOVE FINISHED GRADE ARE TO RECEIVE WINDOW OPENING CONTROL DEVICE COMPLYING WITH ASTM F2090 AS REQUIRED PER IBC SEC.1015.8.1
7. PROVIDE TEMPERED GLASS IN DOORS AND WINDOWS WHERE REQUIRED.
8. PROVIDE SOLAR WINDOW SCREENS AT WINDOWS, AS REQUIRED PER ENERGY CODE.
9. UNDERCUT ALL INTERIOR DOORS FOR RETURN AIR, 1" AT CARPET AND 1-1/2" AT TILE LOCATIONS
10. PROVIDE A DOOR VIEWER AT ALL UNIT ENTRY DOORS (RE: SHEET A001).
11. USE FIBER SPRAYED CELLULOSE INSULATION UNDER FLOOR SURFACES WHERE TILE, VINYL, OR HIS IS SHOWN ON THE DRAWINGS TO ACHIEVE THE REQUIRED SOUND TRANSMISSION COEFFICIENT, AS REQUIRED BY CODE.
12. INSTALL SHOE MOLDING AT BASE OF ALL INTERIOR UNIT WALLS, EXCLUDING BACK OF CABINETS AND SHOWER AREA.
13. INSTALL CROWN MOLDING AT TOP OF ALL INTERIOR UNIT WALLS, EXCLUDING SHOWER AREA.
14. HOLD PAINTED WOOD BASE 1/2" ABOVE CONCRETE OR GYP-CRETE SURFACE WHERE CARPET IS SCHEDULED.
15. PROVIDE 1x2 PAINTED WOOD TRIM AT INTERIOR OF ALL PANTRIES WHERE STANDARD DOOR CASING WILL NOT FIT.
16. PROVIDE 1x6 WOOD TRIM ABOVE ALL UNIT DOORS, (TYP.).
17. PROVIDE SOLID SHELVES IN ALL CLOSETS AND PANTRIES U.N.O.
18. 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.
19. TYPICAL INTERIOR ROUGH DOOR OPENINGS TO BEGIN 4" FROM CORNERS U.N.O.
20. CONTRACTOR MUST VERIFY SIZE AND FRAMING DIMENSIONS OF HVAC UNIT, SHOWER BASE, BATHTUB, DOORS AND WINDOWS PRIOR TO INSTALLATION.
21. CONTRACTOR MUST PROVIDE IN-WALL BLOCKING FOR CABINETS, POTENTIAL GRAB BARS AND ACCESSORIES AS REQUIRED.
23. VERTICAL AND HORIZONTAL FIRE BLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED PER CODE REQUIREMENTS.
24. PROVIDE WOOD SUPPORT BRACKETS FOR KITCHEN COUNTERTOP OVERHANGS AT MID-POINT OF OVERHANGS AND 24" O.C. ON EACH SIDE.
25. ALL INTERIOR GYPSUM BOARD TO BE PAINTED AND TEXTURED, U.N.O.
26. ALL GYPSUM BOARD WALL CORNERS TO BE ROUNDED (TYP. AT ALL AREAS)
27. WATER CONNECTIONS FOR WASHER TO BE INSTALLED AT 40" A.F.F. TO TOP OF BOX.
28. ALL TOILETS TO BE 17"-19" HT. (FINISH FLOOR TO SEAT)(ADA COMPLIANT).
29. FRONT EDGE OF TOILET TO OPPOSING WALL FINISH MUST BE MIN. 30" NET CLEAR TO ALLOW FOR MIN. 30"x48" NET CLEAR FLOOR SPACE.
30. PROVIDE SOAP DISH AND MOUNT ADJACENT TO SHOWER CONTROLS, AT EQUAL HEIGHT.
31. PROVIDE A MULTI-PURPOSE, DRY CHEMICAL FIRE EXTINGUISHER MOUNTED UNDER KITCHEN SINKS, TYPE 2A:10B:C MIN.
32. 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
33. SPECIFIED SOUND MAT IS TO BE INSTALLED UNDER ALL HARD SURFACES IN ALL UNITS.
34. IN ANSI UNITS, INSTALL ADA COMPLIANT REMOVABLE BASE CABINET (RBC) UNDER ALL SINKS; ENSURE WALL AND FLOOR ARE FINISHED PRIOR TO RBC INSTALLATION.
35. OVEN RANGE IN ANSI UNITS ARE TO HAVE FRONT CONTROLS FOR ACCESSIBILITY.
36. LOW FREQUENCY 520-HZ FIRE ALARM DEVICES REQUIRED IN ALL DWELLING UNITS (RE: ELECTRICAL DRAWINGS).
37. PROVIDE A MINIMUM 117CD HORN/STROBE IN BEDROOMS AND 15CD STROVE IN BATHROOMS FOR ALL ANSI UNITS (RE: ELECTRICAL DRAWINGS).
38. 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

0' 2' 4' 8'



Ea architects

11 years

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2/12/2020

NO.	DESCRIPTION	DATE
	PERMIT SET	12/30/2019

MAGELLAN HOUSING

Enclave at Lake Pointe

11810 Lockwood Rd
Houston, TX 77044

UNIT B1 HC

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

A104

Scale: As indicated