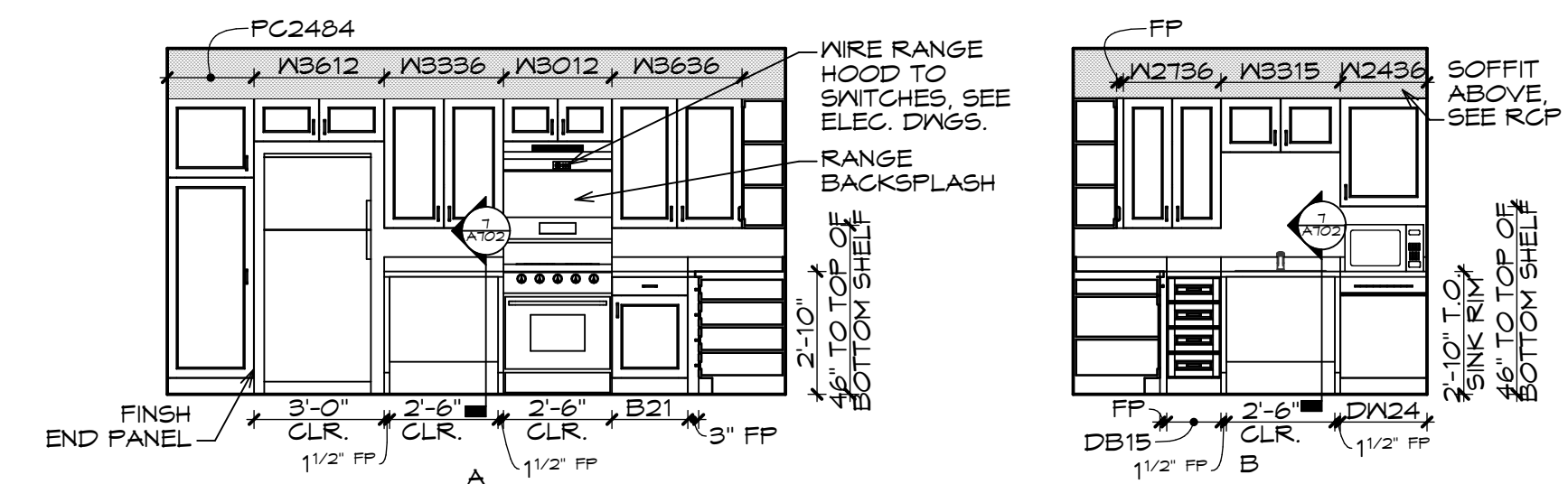
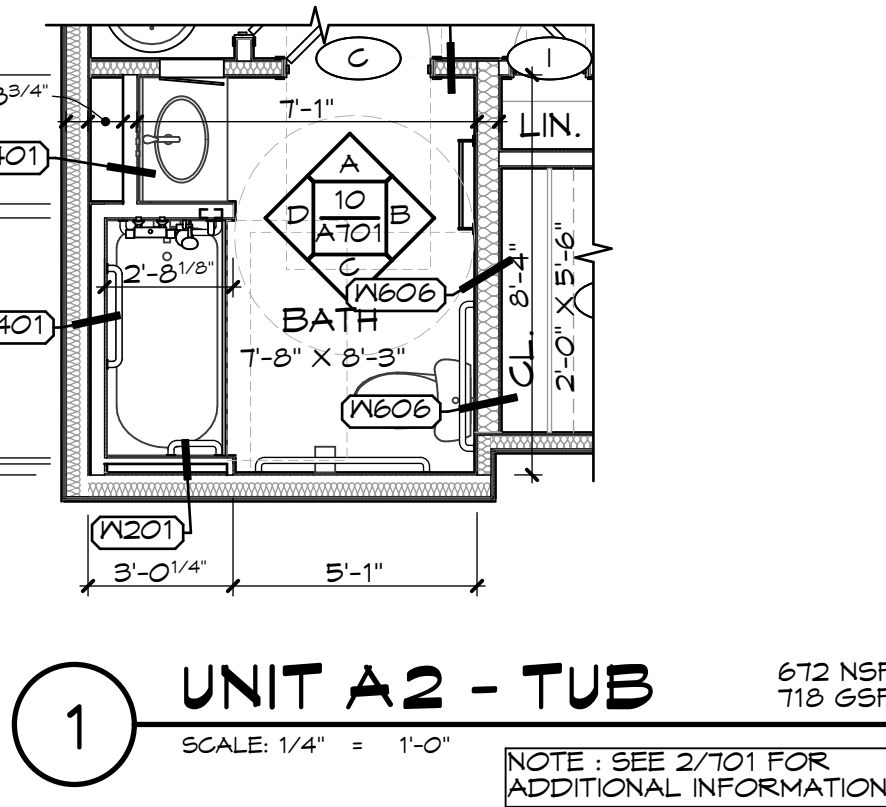
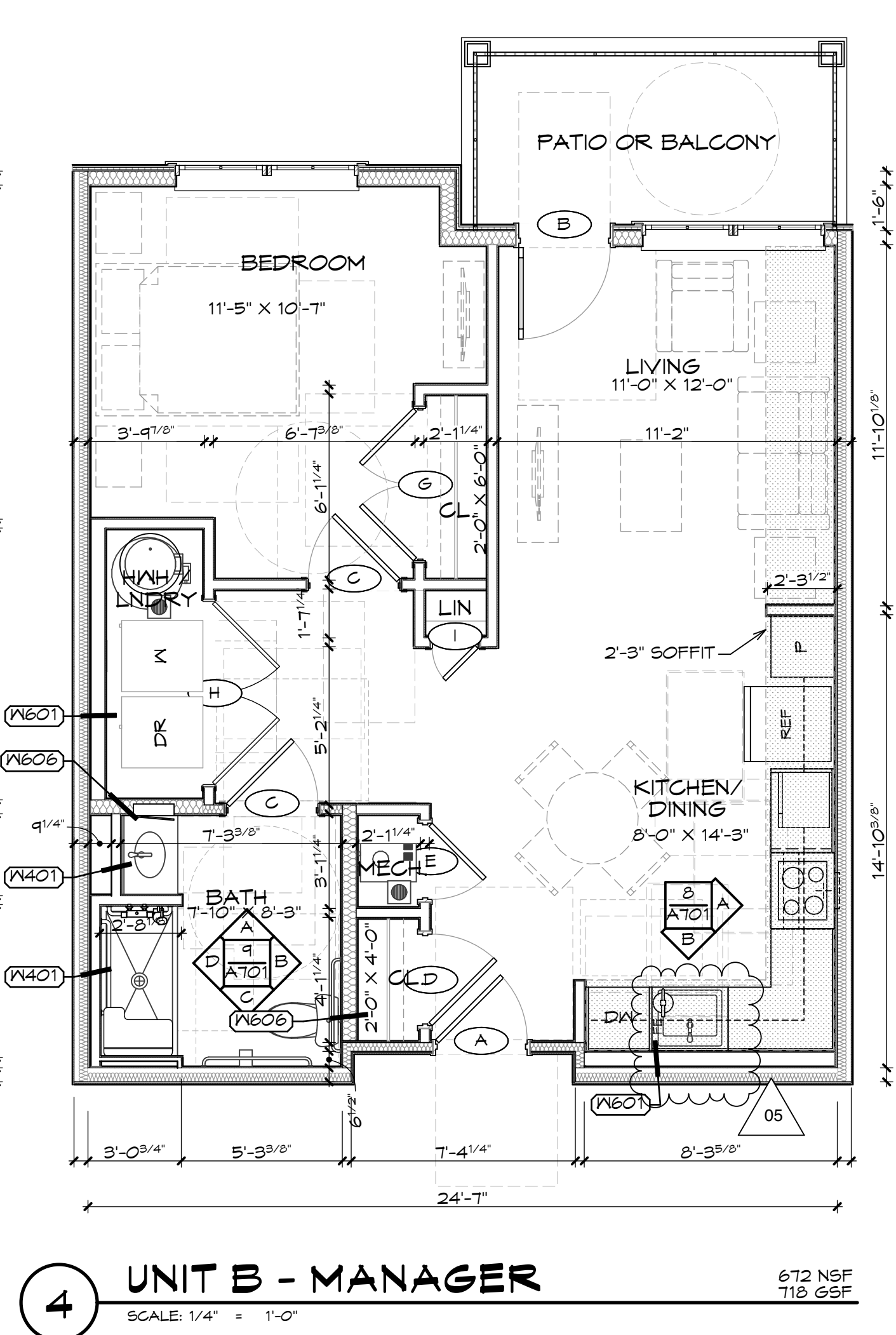
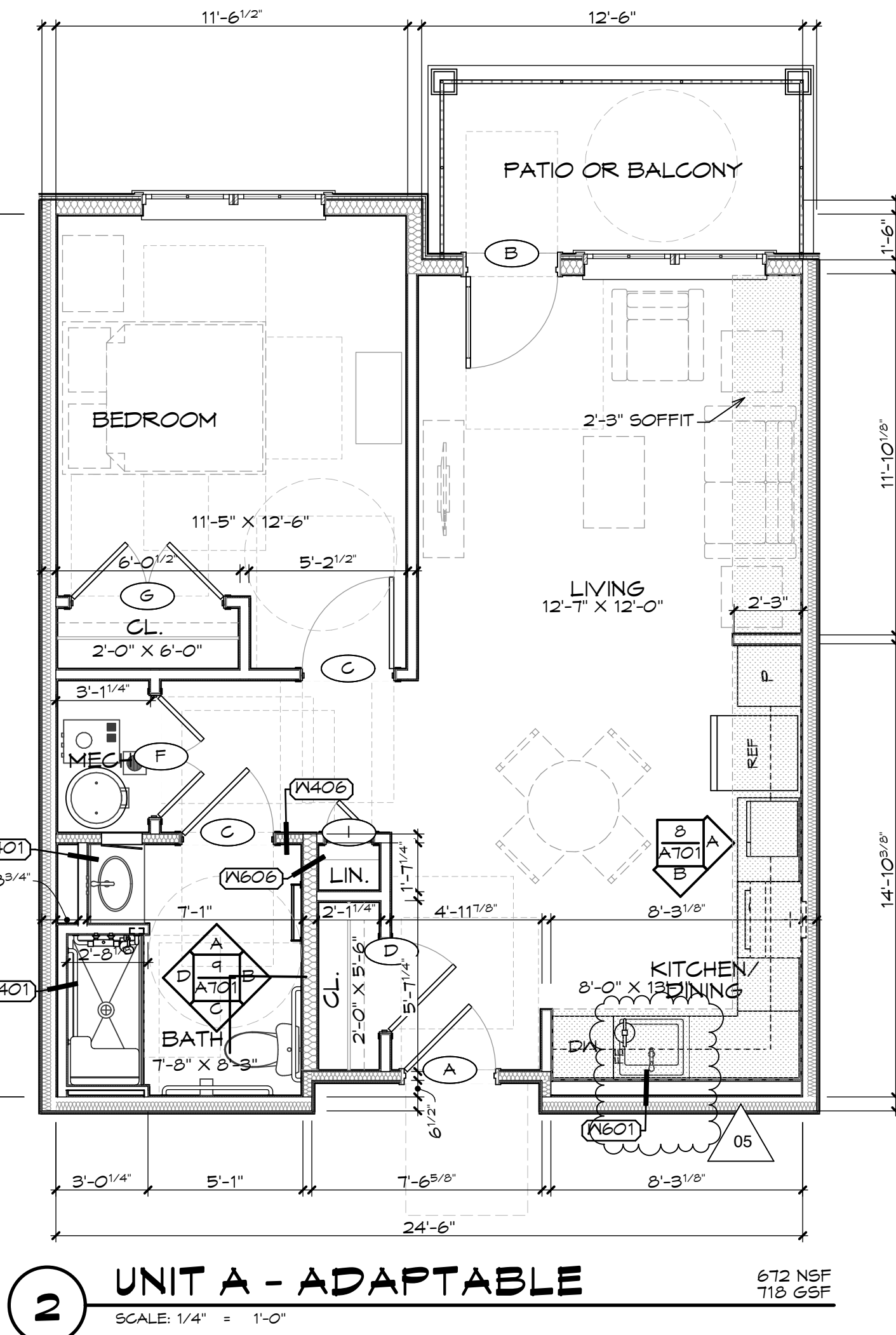
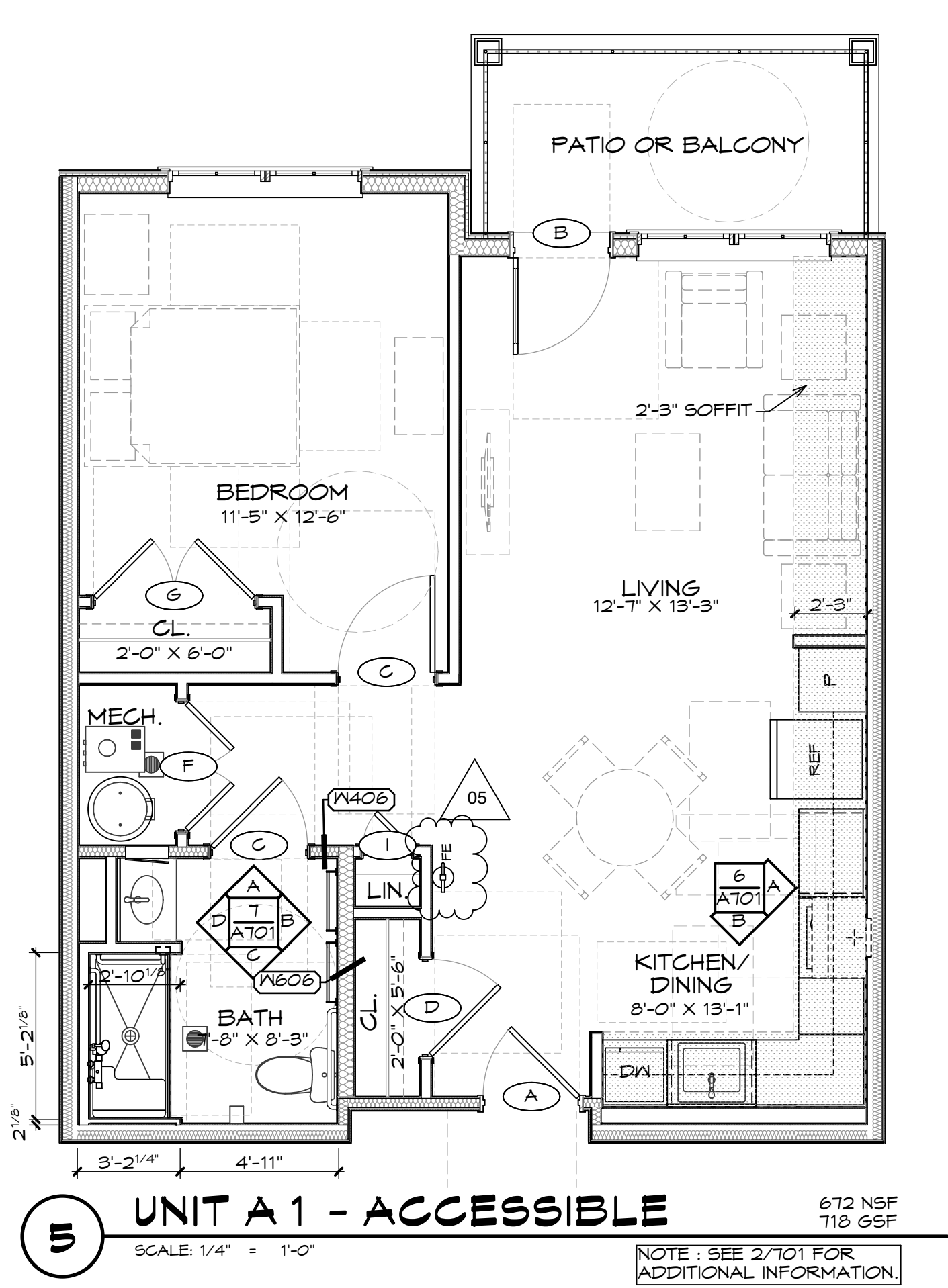
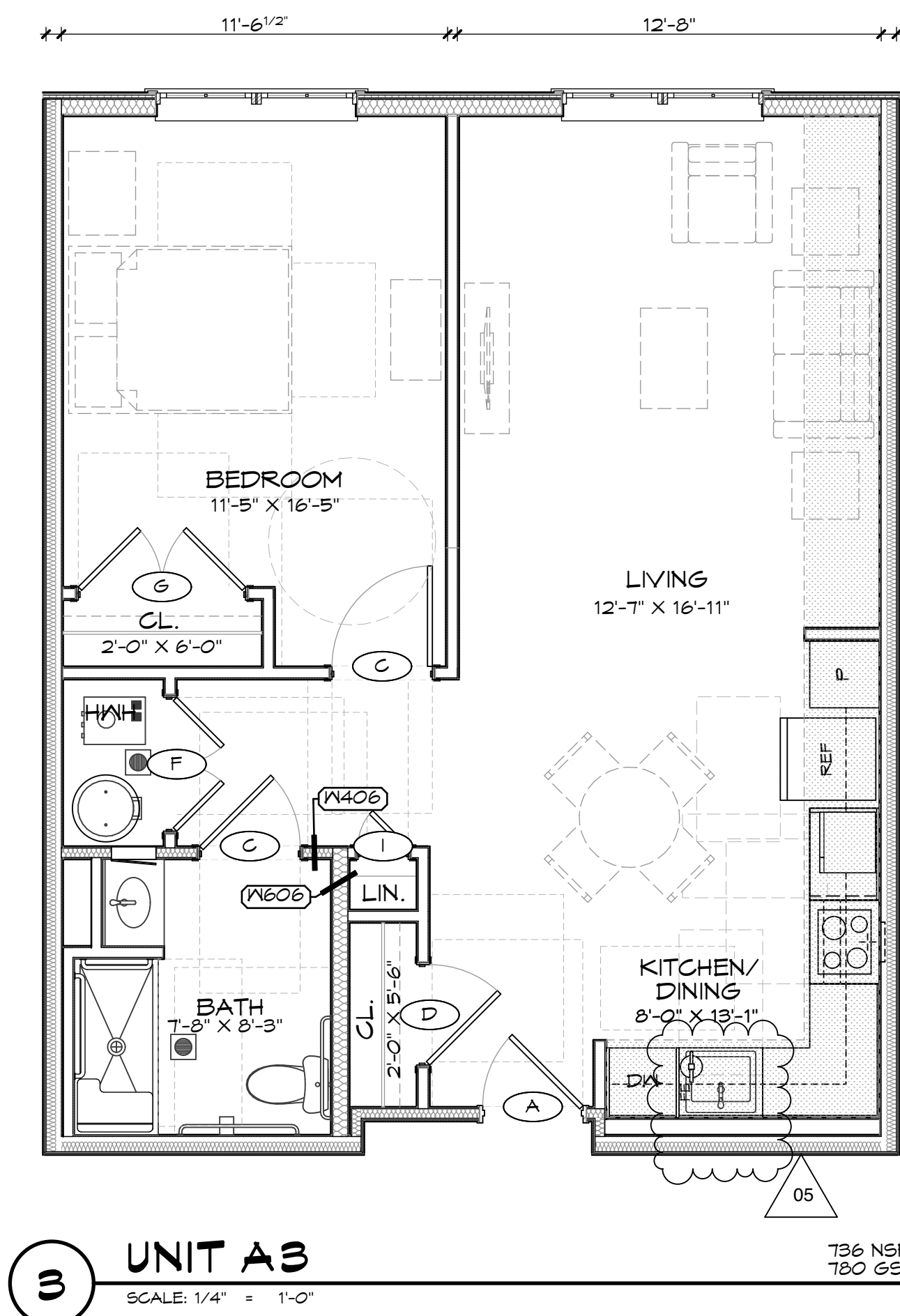
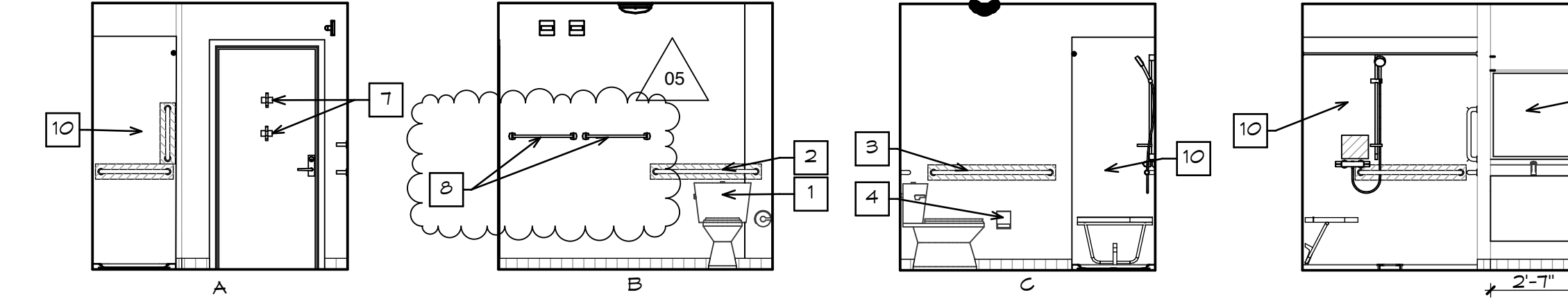


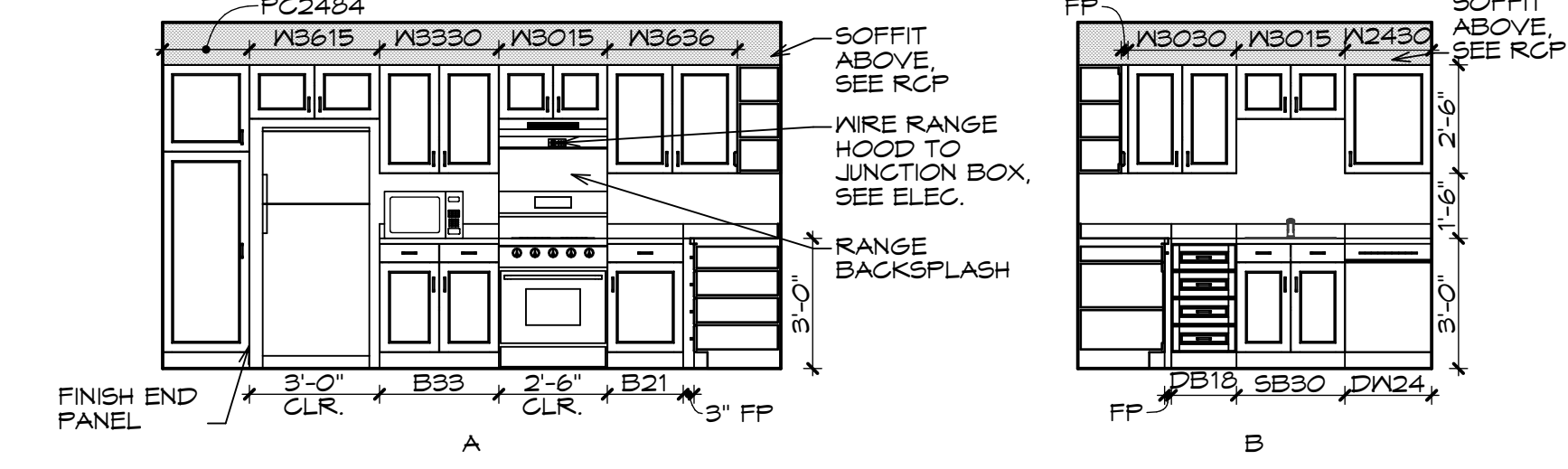
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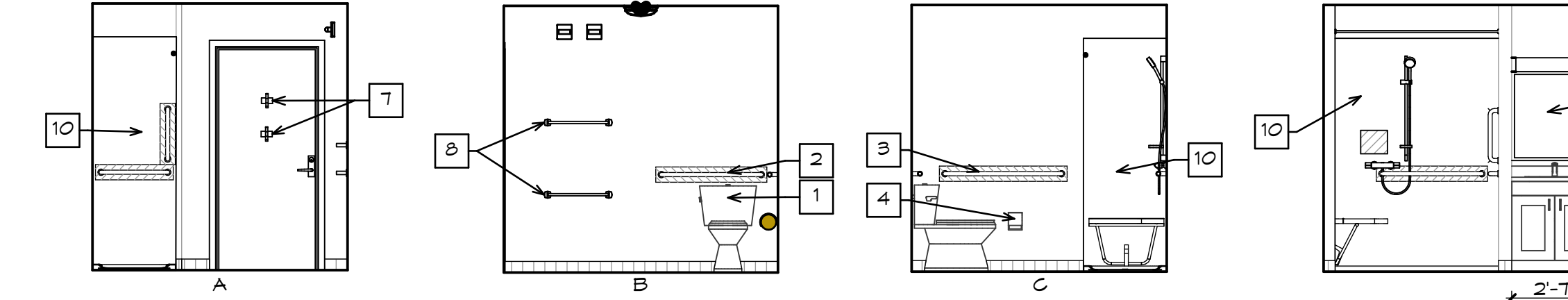
6 ACCESSIBLE KITCHEN



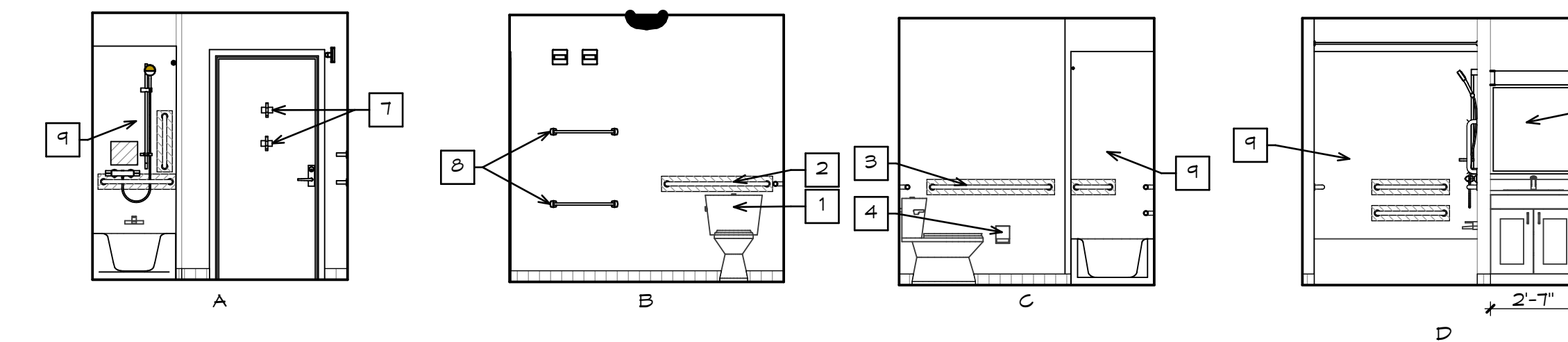
7 ACCESSIBLE BATHROOM



8 ADAPTABLE KITCHEN

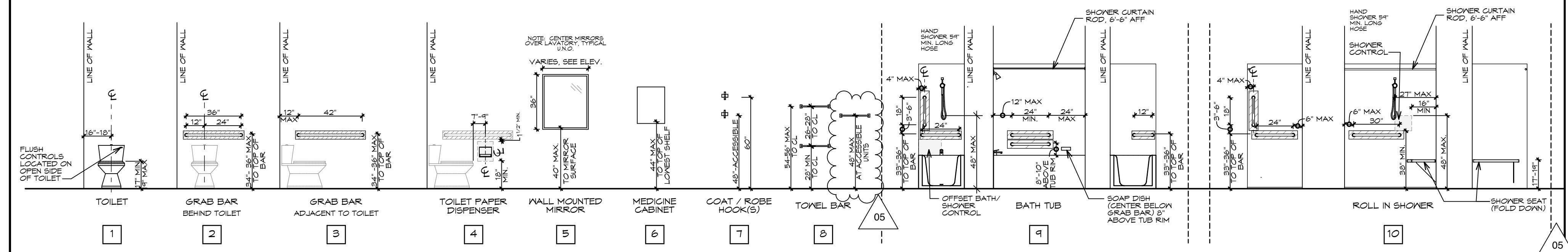


9 ADAPTABLE BATHROOM WITH SHOWER



10 ADAPTABLE BATHROOM WITH TUB

UNIT BATH ACCESSORY SCHEDULE

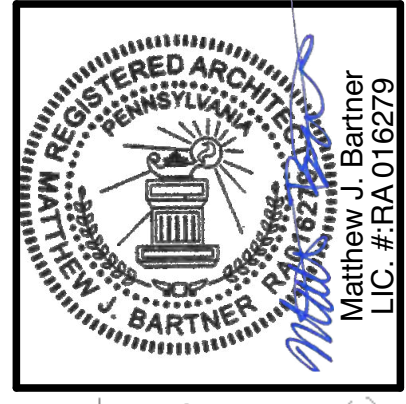


- ### DWELLING UNIT NOTES
- SEE OVERALL FLOOR PLAN SHEETS FOR:
 - LOCATIONS OF TYPE A ACCESSIBLE (FIT OUT) UNITS (B), DESIGNATED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. BALANCE OF ALL UNITS SHALL BE TYPE B ADAPTABLE UNITS. TYPE A UNITS ARE INTENDED TO MEET THE REQUIREMENTS DESCRIBED IN 2009 A117.1.
 - LOCATIONS OF HALLWAYS (C), DESIGNATED WITH ACCESS FOR HEARING LOSS SYMBOL.
 - LOCATIONS OF UNITS WITH BATHTUBS (3) AND ROLL-IN SHOWERS (8). REMAINDER OF UNITS HAVE CURBED SHOWERS.
 - EXTERIOR WALL & DWELLING UNIT SEPARATION WALL TYPES (CONDITIONS VARY FROM UNIT TO UNIT).
 - LOCATIONS OF RESILIENT CHANNELS AS APPLICABLE.
 - WINDOW TYPES AND LOCATIONS.
 - GENERAL PARTITION TYPES, SEE SCHEDULE SHEETS FOR ASSEMBLY INFORMATION.
 - PORCH AND INTERIOR COLUMN LOCATIONS.
 - PLAN DIMENSIONS ARE TAKEN TO FACE OF WOOD FRAMING MEMBERS OR FACE OF CMU. TYP. UNO (EXCEPTIONS INCLUDE HAUNCH FOOTINGS TAKEN TO CENTERLINE AND INTERIOR ELEVATIONS TAKEN TO FINISHED FACE).
 - EXTERIOR WALLS ARE 5 1/2" STUDS U.N.O. UNIT INTERIOR, NON-LOADBEARING WALLS ARE 3 1/2" STUDS U.N.O.
 - EXTERIOR ACCESS TO DWELLING UNITS FROM PATIOS OR BALCONIES TO BE FLUSH, SLOPE 1/4" / FT MINIMUM AWAY FROM BUILDING. PROVIDE ADA COMPLIANT THRESHOLD AT PATIO/BALCONY DOOR.
 - ALL THRESHOLDS AND FLOOR FINISH MATERIAL TRANSITIONS SHALL BE ADA COMPLIANT. LEVEL CHANGES GREATER THAN 1/4" SHALL BE REVEALED WITH A SLOPE NOT GREATER THAN 1:2. NO LEVEL CHANGE SHALL EXCEED 1/2". SEE THRESHOLD DETAILS.
 - MINIMUM CEILING HEIGHT SHALL BE 7'-6" FOR ALL OCCUPABLE SPACES AND MEANS OF EGRESS CORRIDORS, KITCHENS, BATHROOMS, CLOSETS, LAUNDRY ROOMS, ETC. SHALL BE A MINIMUM OF 7'-0".
 - GO TO VERIFY ALL FIELD DIMENSIONS FOR CASEWORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CASEWORK FABRICATION.
 - IN TYPE A ACCESSIBLE KITCHENS, INSTALL SINK COUNTER (OR TOP OF SINK, WHICHEVER IS HIGHER) AND WORK AREA ADJACENT TO RANGE AT 34" AFF. STAINLESS STEEL KITCHEN SINK SHALL HAVE OFFSET DRAIN TO LEFT OR RIGHT CORNER.
 - IN TYPE B ADAPTABLE UNITS, INSULATE ALL EXPOSED PIPES & TRAPS BENEATH KITCHEN AND BATHROOMS. PROVIDE ARM FLEX OR EQUAL. INSULATION SHALL MEET THE FLAME SPREAD AND SMOKE DEVELOPMENT INDEX OF IBC CHAPTER 26. ALL PENETRATIONS UNDER SINKS, PIPES BENEATH SINKS IN ACCESSIBLE UNITS SHALL BE CONCEALED WITH SKIRT BOARDS.
 - IN TYPE A ACCESSIBLE KITCHENS, CLEAR SPACE UNDER SINK AND UNDER WORK AREA SHALL BE MINIMUM 30" WIDE EACH. PROVIDE KNEE CLEARANCE BELOW 27" MIN TO MEET IBC CHAPTER 11, ICC ANSI A117.1 2009, 2010 ADA. OPEN AREAS TO RECEIVE SKIRT BOARD WITH FINISH TO MATCH ADJACENT CABINETS.
 - COUNTERTOP TO BE SUPPORTED BY LEDGER AND/OR FINISHED END PANEL. RETURN WHERE WORKSPACE OR APPLIANCE IS AT THE END OF A CABINET RUN.
 - IN TYPE B ADAPTABLE UNITS, SINK BASE AND CABINET AT WORK AREA SHALL BE REMOVABLE.
 - EXTEND FLOOR FINISH UNDER ALL OPEN AREAS IN TYPE A ACCESSIBLE KITCHENS AND BATHS.
 - PROVIDE BACKSPLASH / SIDE SPLASH WHEREVER COUNTERS MEET WALLS. CAULK TO WALLS AND COUNTERS.
 - PROVIDE CONTINUOUS WOOD BLOCKING FOR WALL CABINETS. BLOCKING SHALL BE 2X WOOD FRAMING. GLUING OR KITCHEN METAL IS NOT PERMITTED.
 - IN TYPE A ACCESSIBLE UNITS, PROVIDE 36" HIGH WALL CABINETS U.N.O. MOUNT CABINETS SO THAT TOP OF BOTTOM SHELF IS 48" AFF OR WHERE CALLED OUT IN INTERIOR ELEVATIONS.
 - IN TYPE B ADAPTABLE UNITS, PROVIDE 30" HIGH WALL CABINETS U.N.O. MOUNT WALL CABINETS WHERE CALLED OUT IN INTERIOR ELEVATIONS.
 - COORDINATE KITCHEN SOFFIT HEIGHTS WITH CABINET MANUFACTURER SO FINISHED SOFFIT MEETS TOP OF UPPER CABINET AND 1" BEYOND EDGE OF CABINET RUN. PROVIDE TRIM CAP AT JOINT OF SOFFIT AND CABINET.
 - PROVIDE WIRE PULLS (FINISH TO MATCH DOOR HARDWARE) ON ALL CABINETS AND DRAWERS. DOOR PULLS FOR WALL CABINETS SHALL BE LOCATED AS CLOSE TO THE BOTTOM OF THE CABINET AS POSSIBLE. BASE CABINET PULLS SHALL BE LOCATED AS CLOSE TO THE TOP OF THE CABINET AS POSSIBLE.
 - PROVIDE SINGLE CABINET DOORS AT ALL 24" WIDE CABINETS OR SMALLER AND DOUBLE DOORS AT ALL CABINETS GREATER THAN 24".
 - FACTORY FINISH ALL EXPOSED ENDS OF CABINETS TO MATCH FACE. PROVIDE FILLER PANELS TO MATCH CABINETS WHERE REQUIRED FOR A COMPLETE INSTALLATION.
 - PROVIDE END PANEL WITH RETURN TO SUPPORT COUNTERTOP WHEN WORKSPACE IS ADJACENT TO RANGE, DISHWASHER OR LOCATED AT THE END OF A CABINET RUN.
 - PROVIDE WOOD TOE KICK, FINISH TO MATCH CABINETS.
 - SEAL ALL UNFINISHED WOOD SURFACES WITH WATER BASED POLYURETHANE (UNDERSIDE OF CABINETS AND COUNTERS).
 - CONTRACTOR TO SUBMIT CAULK SAMPLES FOR KITCHEN & BATHROOM COUNTERTOPS FOR COLOR SELECTION.
 - PROVIDE THE FOLLOWING APPLIANCES IN ALL DWELLING UNIT (ACCESSIBLE UNITS), RANGE HOOD WITH EXHAUST FAN AND LIGHT. APPLIANCES SHALL BE BLACK. SECURE RANGE WITH ANTI-TIP DEVICE PER MANUFACTURER INSTRUCTIONS.
 - WIRE RANGE HOOD TO WALL SWITCH IN ALL TYPE A ACCESSIBLE UNITS. WIRE RANGE HOOD TO BLANK PLATE IN ALL TYPE B ADAPTABLE UNITS. COORDINATE LOCATION OF HOOD SWITCH TO MEET ACCESSIBLE REACH RANGES AND TO BE CLEAR OF BACKSPLASH / SIDE SPLASH.
 - PROVIDE ENAMELED STEEL HEAT SHIELD ON BACK WALL BEHIND RANGE. FROM TOP OF RANGE TO UNDERSIDE HOOD, FINISH TO BE SELECTED BY INTERIOR DESIGNER.
 - PROVIDE 2 SMART BURNER STOVETOP FIRE SUPPRESSION DEVICES IN EACH RANGE HOOD.
 - PROVIDE ADA COMPLIANT REFRIGERATORS WITH THE FOLLOWING MINIMUM CUBIC FOOTAGES: BR UNIT, 13 CF MIN. PROVIDE LAUNDRY CLOSETS ARE SHOWN IN SUITE, PROVIDE WASHER AND DRYERS WITH FRONT CONTROLS. PROVIDE DRAIN PAN UNDER WASHER AND CONNECT TO FLOOR DRAIN, COORDINATE WITH PLUMBING DRAWINGS.
 - SEE SPECIFICATIONS / PROJECT MANUAL FOR MANUFACTURER AND MODEL NUMBERS. ALL REFRIGERATORS, DISHWASHERS, AND CLOTHES WASHERS SHALL BE ENERGY STAR RATED.
 - PROVIDE WOOD BLOCKING FOR GRAB BARS IN ALL BATHROOMS IN TYPE A AND TYPE B UNITS AS INDICATED BY HATCHED AREA ON INTERIOR ELEVATIONS. PROVIDE GRAB BARS AS SCHEDULED IN ALL UNITS.
 - GRAB BARS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 250 LB.
 - THE SPACE BETWEEN WALL AND GRAB BAR SHALL BE 1 1/2" MINIMUM. THE SPACE BETWEEN GRAB BARS AND PROJECTING OBJECTS BELOW AND ENDS SHALL BE 1 1/2". THE SPACE ABOVE GRAB BARS AND ANY PROJECTING OBJECTS ABOVE SHALL BE 12" MINIMUM, EXCEPT AT SHOWER CONTROLS. SHOWER FITTINGS AND OTHER GRAB BARS, THE SPACE ABOVE GRAB BARS SHALL BE 1 1/2" MINIMUM.
 - PROVIDE SOLID WOOD BLOCKING FOR ALL TOILET ACCESSORIES AND ALL OTHER ITEMS THAT ARE FASTENED TO WALLS. SECURE ACCESSORIES TO BLOCKING, GLUING IS NOT PERMITTED.
 - PROVIDE CULTURED MARBLE BATHROOM VANITY COUNTER-TOP WITH INTEGRAL SINK AND INTEGRAL BACKSPLASH. PROVIDE SIDE SPLASH (S) WHERE APPLICABLE.
 - IN TYPE A & TYPE B BATHROOMS, INSTALL TOP OF CULTURED MARBLE COUNTER WITH INTEGRAL SINK AT 34" AFF. IN TYPE A ACCESSIBLE UNITS WHERE DESIGNATED WITH A HANDICAP SYMBOL, PROVIDE ACCESSIBLE SINK SKIRT BENEATH. PROVIDE KNEE CLEARANCE BELOW SKIRT TO MEET IBC CHAPTER 11, ICC ANSI A117.1 2009 AND 2010 ADA.
 - IN TYPE B UNITS, VANITIES SHALL BE REMOVABLE.
 - PROVIDE MOISTURE RESISTANT DRYWALL AT KITCHENS AND BATHS. PROVIDE 5/8" CEMENT BOARD OR EQUAL AT ALL 3 WALLS AROUND TUB / SHOWER AREA.
 - SHOWER SPRAYER AND OFFSET VALVE AT TUB/SHOWER SHALL BE PROVIDED IN ALL UNITS U.N.O.
 - PROVIDE REMOVABLE BENCH SEAT FOR (3) UNITS WITH BATHTUBS.
 - PROVIDE FOLD DOWN SEAT FOR ALL UNITS WITH SHOWERS. PROVIDE BLOCKING IN WALL FOR A FOLD DOWN SEAT.
 - SHOWER SEATS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 250 LB.
 - DWELLING UNITS WITH ROLL-IN SHOWERS SHALL HAVE AN ADDITIONAL FLOOR DRAIN IN THE VICINITY OF THE SHOWER. SEE PLUMBING DRAWINGS. PROVIDE COMPRESSIBLE DAM WITH END CAPS FOR LENGTH OF SHOWER.
 - PROVIDE FIXED SHOWER ROD, COMPRESSION TYPE NOT PERMITTED.
 - FLUSH CONTROLS FOR TOILETS SHALL BE LOCATED ON THE OPEN SIDE OF THE TOILET AT ALL UNITS.
 - PROVIDE LOCKABLE, WHITE POWDER COATED ACCESS PANELS FOR PLUMBING VALVE ACCESS. GC SHALL COORDINATE WITH M AND P DRAWINGS FOR SIZE AND LOCATION. INSTALL PER MANUFACTURER'S WRITTEN RECOMMENDATION.
 - PROVIDE 5 WIRE COATED SHELVES IN LINEN CLOSETS. TYP. PROVIDE BLOCKING AS REQUIRED AND AS PER DETAILS.
 - PROVIDE ROD(S) AND WIRE COATED SHELF IN CLOTHES, COAT OR LAUNDRY CLOSETS. TYP. SEE INTERIOR DETAILS.
 - PROVIDE BLOCKING AS REQUIRED. PROVIDE CENTER SUPPORT FOR ALL SHELVES & RODS GREATER THAN 4' LONG.
 - PROVIDE 1" VINYL MINI-BLINDS FOR ALL WINDOWS.
 - PROVIDE 42" H COLOR MATCHED CORNER GUARDS AT ALL OUTSIDE CORNERS IN ALL TYPE A ACCESSIBLE UNITS AND IN PUBLIC AREAS PER ID DWGS.
 - SEE FINISH SCHEDULE ON ID DWGS FOR UNIT INTERIOR FINISHES.
 - SLOPE ALL FINISHED FLOORS 1/8" / FT TO FLOOR DRAINS U.N.O.
 - PROVIDE AN EMERGENCY CALL SYSTEM WITH ACTUATING DEVICES IN ALL BEDROOMS AND BATHROOMS. SEE ELECTRICAL DRAWINGS FOR LOCATION OF ACTUATING DEVICES.
 - PROVIDE (1) 2.5 LB FIRE EXTINGUISHER 1A, 10-B-C IN EACH UNIT IN TYPE A ACCESSIBLE UNITS, MOUNT IN KITCHEN ON OUTSIDE OF LINEN CLOSET. SEE FLOOR PLAN FOR LOCATION. PROVIDE MOUNTING BRACKET, TYP.
 - IN TYPE B ADAPTABLE UNITS, MOUNT UNDER KITCHEN SINK. SEE FLOOR PLAN FOR LOCATION. PROVIDE MOUNTING BRACKET INSIDE SINK BASE TYP.



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Date:	7.19.2023	
Job #:	19014	
Drawn:	MB/LP/MH	
Mngr:	AD	
Rev. No.	Name	Date
03	Addendum #3	11.17.2023
05	ProjA Comments	01.09.2024

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TREVOSE SENIOR RESIDENCE
PHFA #: TC2024-441 (FKA TC2022-416 / TC2023-402), PHARE #: N-0327
4695 SOMERTON ROAD
BENSALEM TOWNSHIP, PA 19053

A701

UNIT PLANS & INTERIOR ELEVATION