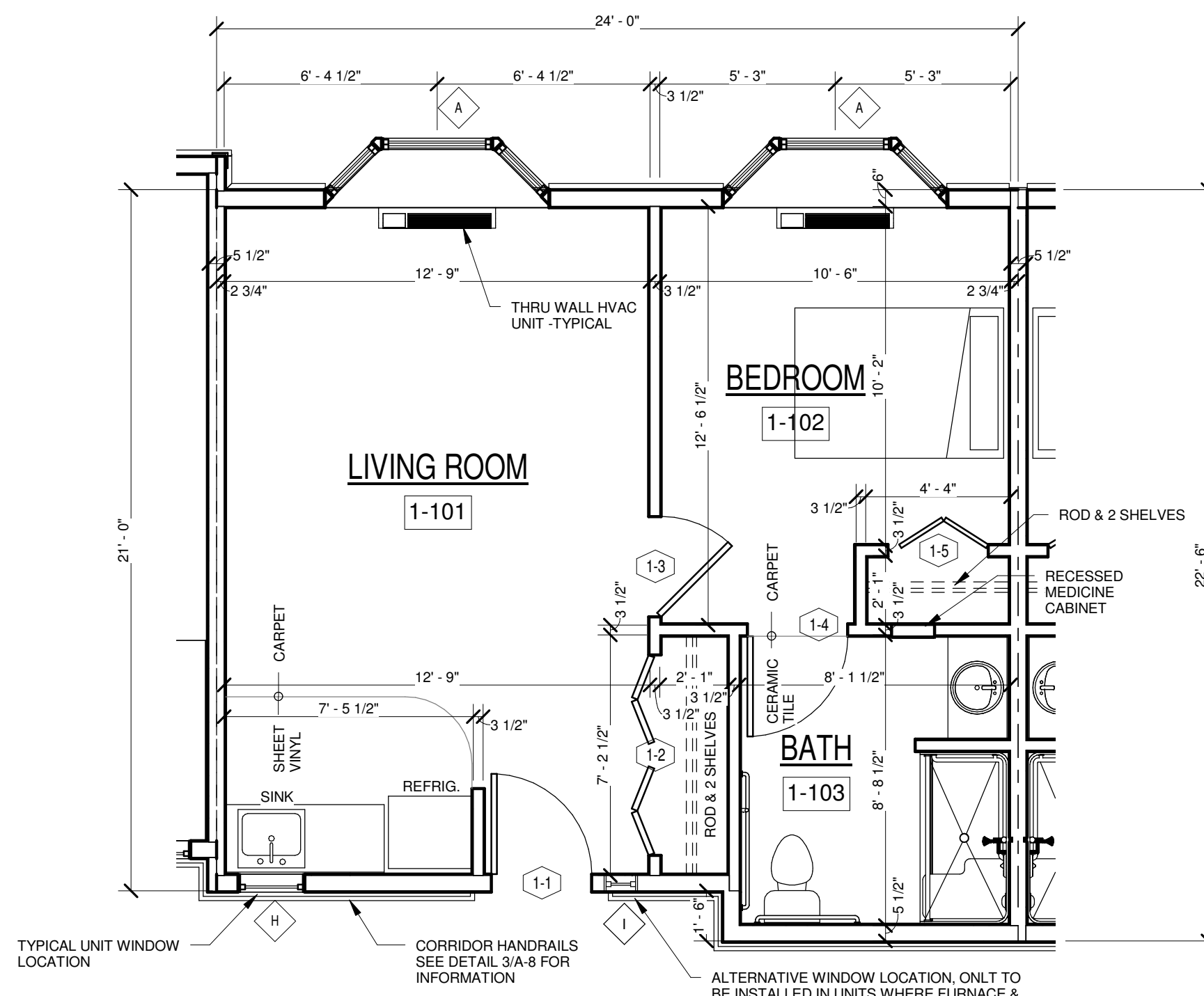
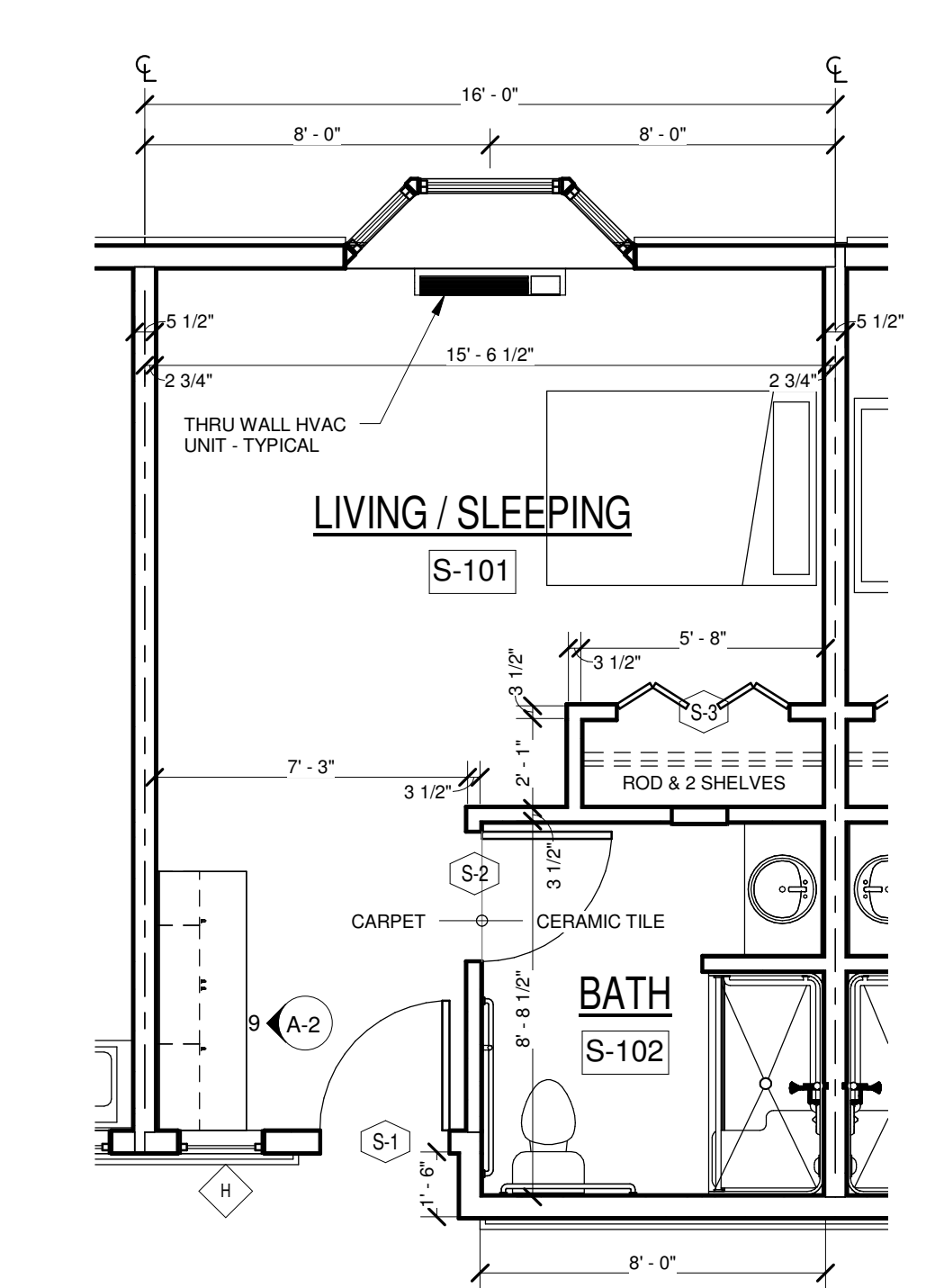


1 TWO BEDROOM FLOOR PLAN
1/4" = 1'-0"

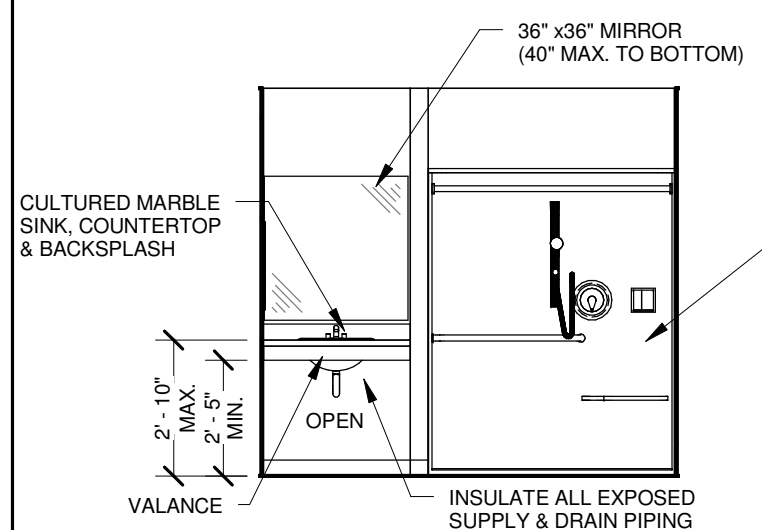


2 ONE BEDROOM FLOOR PLAN
1/4" = 1'-0"

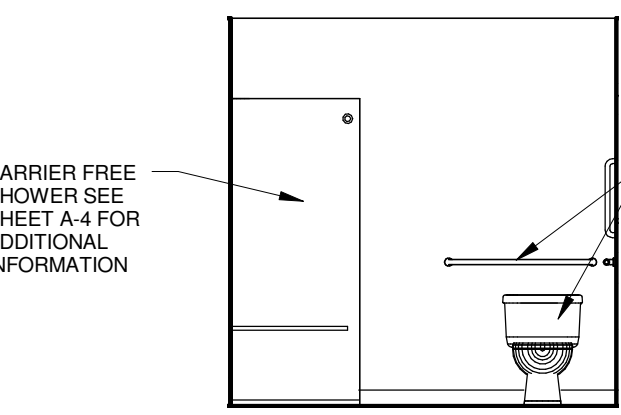


3 STUDIO FLOOR PLAN
1/4" = 1'-0"

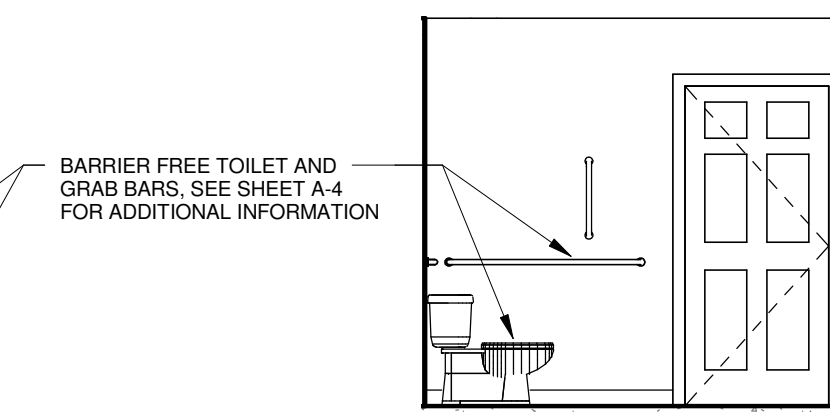
NOTE:
- EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL SHEATHING.
- INTERIOR DIMENSIONS ARE TO STUD FACE.
- ALL UNIT BATH AND CLOSET CEILINGS TO BE FRAMED TO PROVIDE FLAT CEILING AT 8'-0".
- UNIT CLOSET SHELVES: FIRST SHELF AT 48" TO TOP OF SHELF; SECOND SHELF 14" ABOVE FIRST; HANGING ROD UNDER FIRST SHELF.



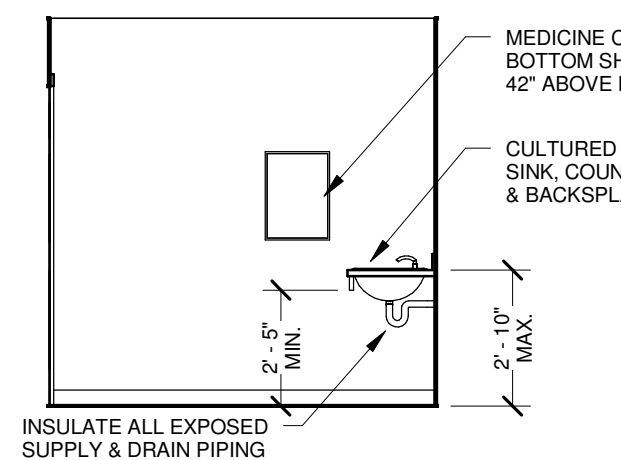
4 UNIT BATH EL. - "A"
1/4" = 1'-0"



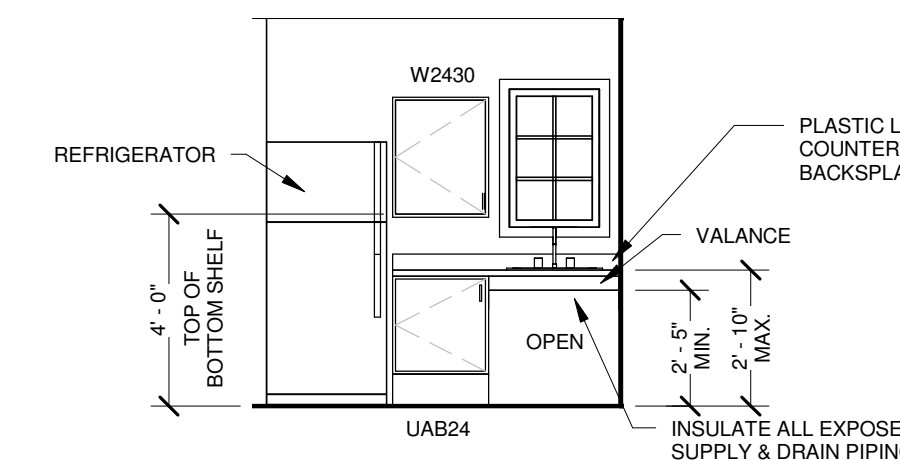
5 UNIT BATH EL. - "B"
1/4" = 1'-0"



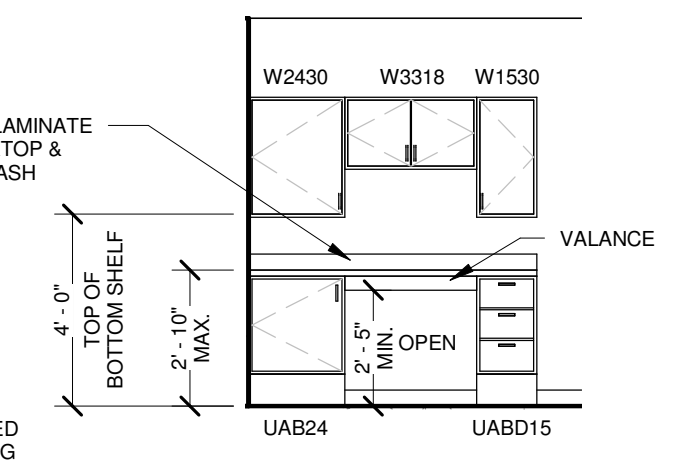
6 UNIT BATH EL. - "C"
1/4" = 1'-0"



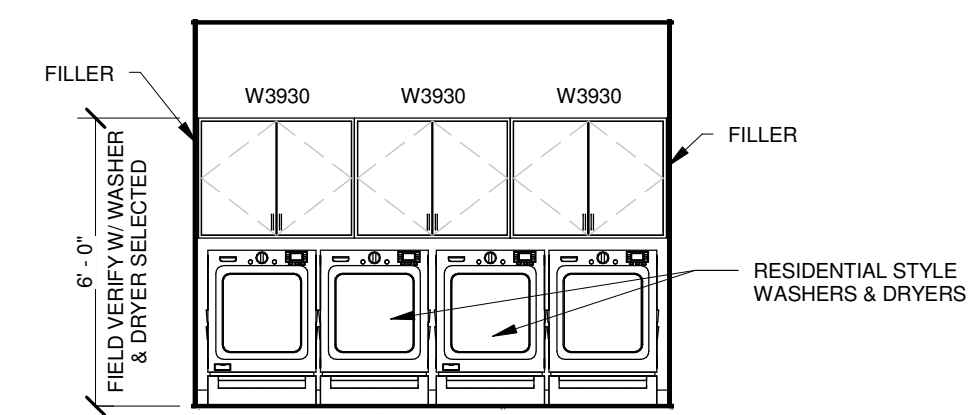
7 UNIT BATH EL. - "D"
1/4" = 1'-0"



8 UNIT KITCHENETTE EL.
1/4" = 1'-0"



9 STUDIO COUNTER EL.
1/4" = 1'-0"

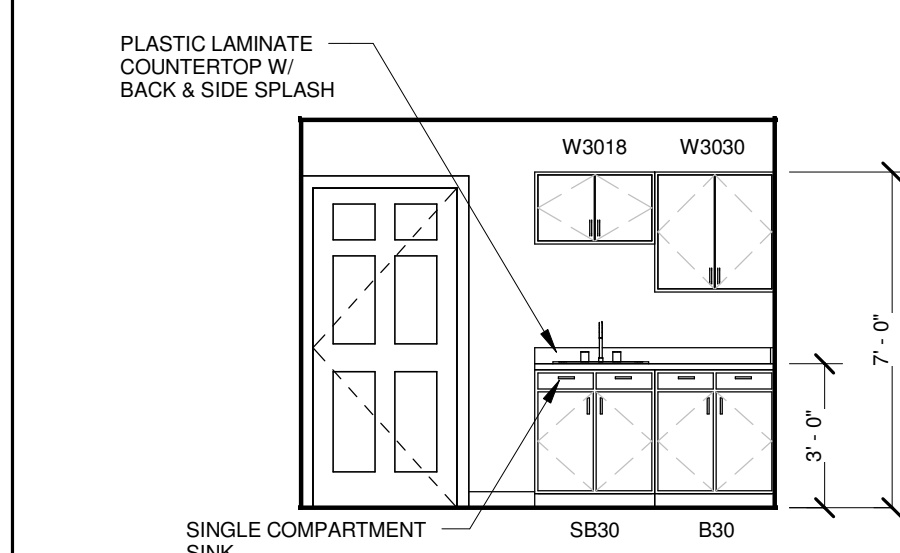


10 LAUNDRY EL. - "A"
1/4" = 1'-0"

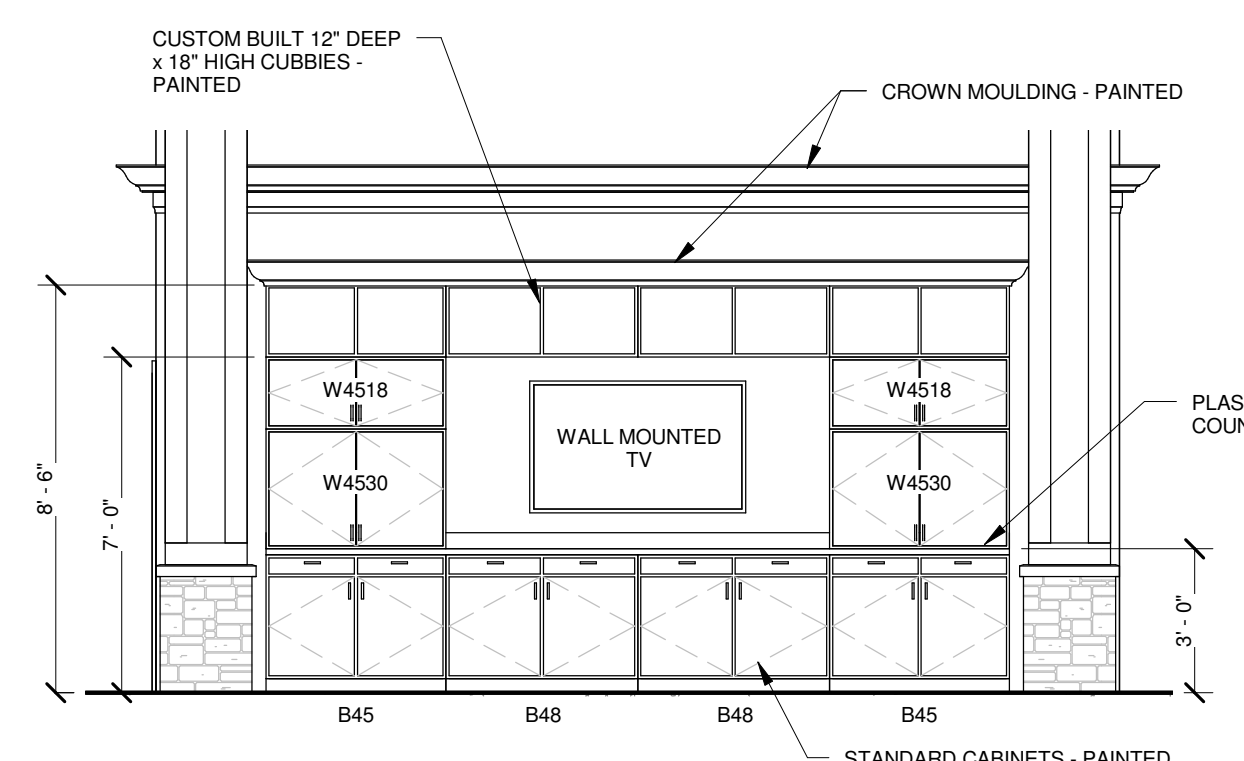
NOTE: UNIT BATH ELEVATIONS A, B, C & D ARE TYPICAL FOR ALL UNIT BATHROOMS.

NOTE: UNIT KITCHENETTE TYPICAL FOR ALL ONE AND TWO BEDROOM UNITS.

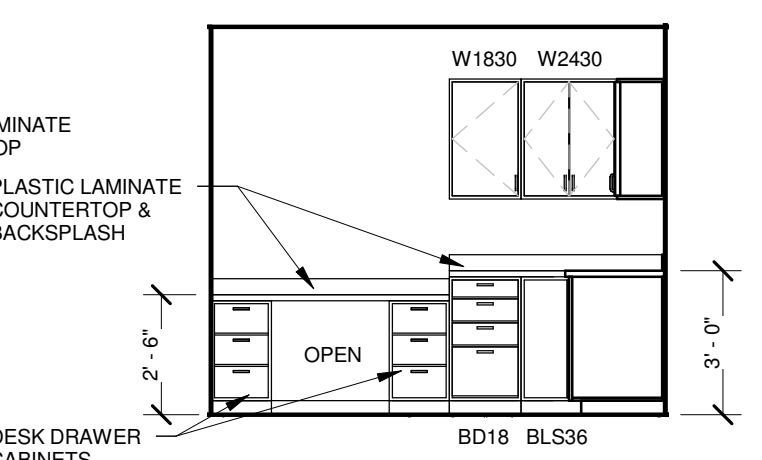
NOTE: STUDIO COUNTER TYPICAL FOR ALL STUDIO UNITS.



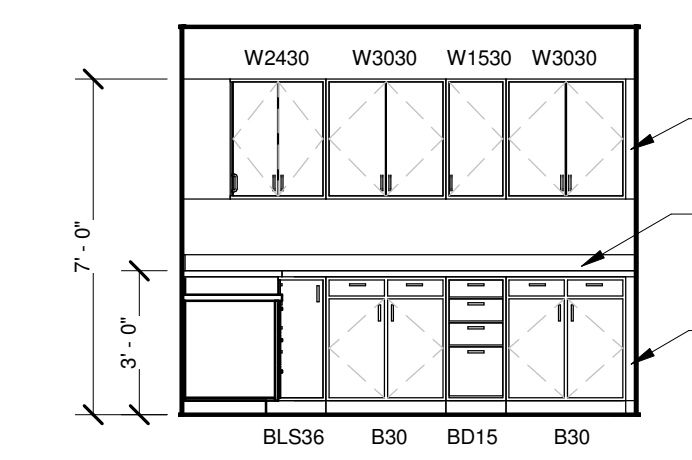
11 LAUNDRY EL. - "B"
1/4" = 1'-0"



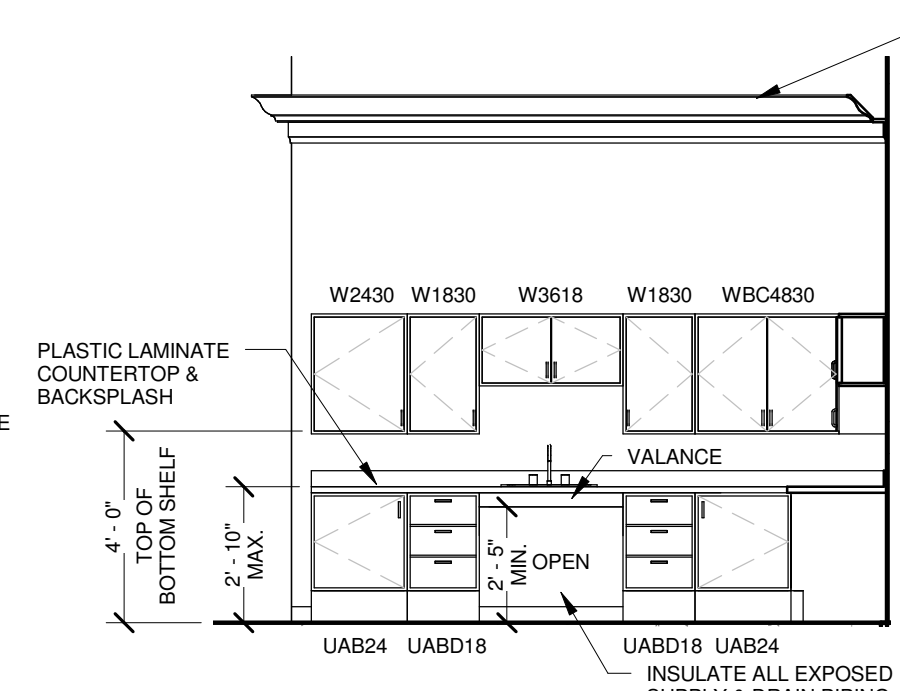
12 LOUNGE WALL ELEVATION
1/4" = 1'-0"



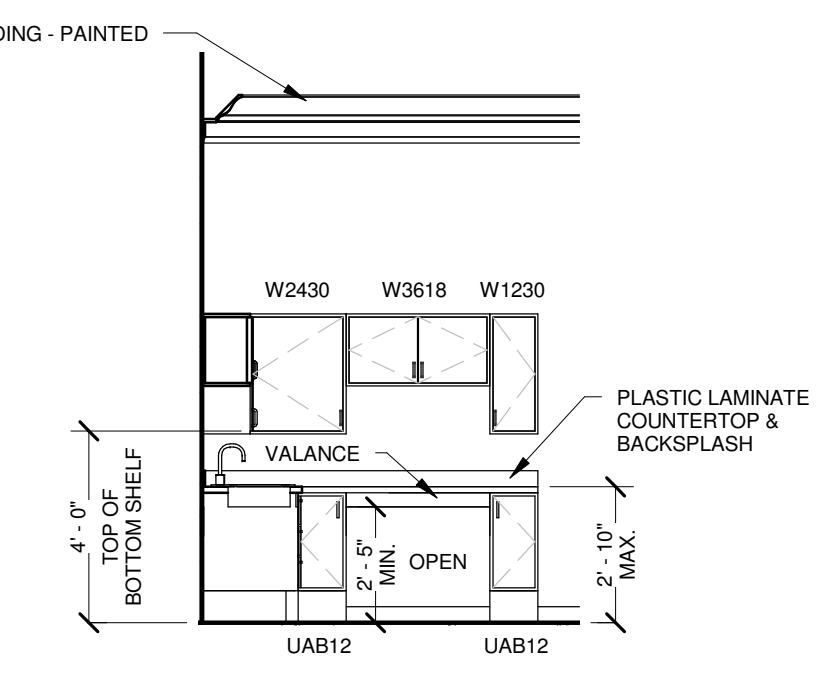
13 MED. & NURSE EL. - "A"
1/4" = 1'-0"



14 MED. & NURSE EL. - "B"
1/4" = 1'-0"



15 REFRESHMENT EL. - "A"
1/4" = 1'-0"



16 REFRESHMENT EL. - "B"
1/4" = 1'-0"

DRAWN BY: BH
APPROVED BY: AA
REVISIONS
4/15/13

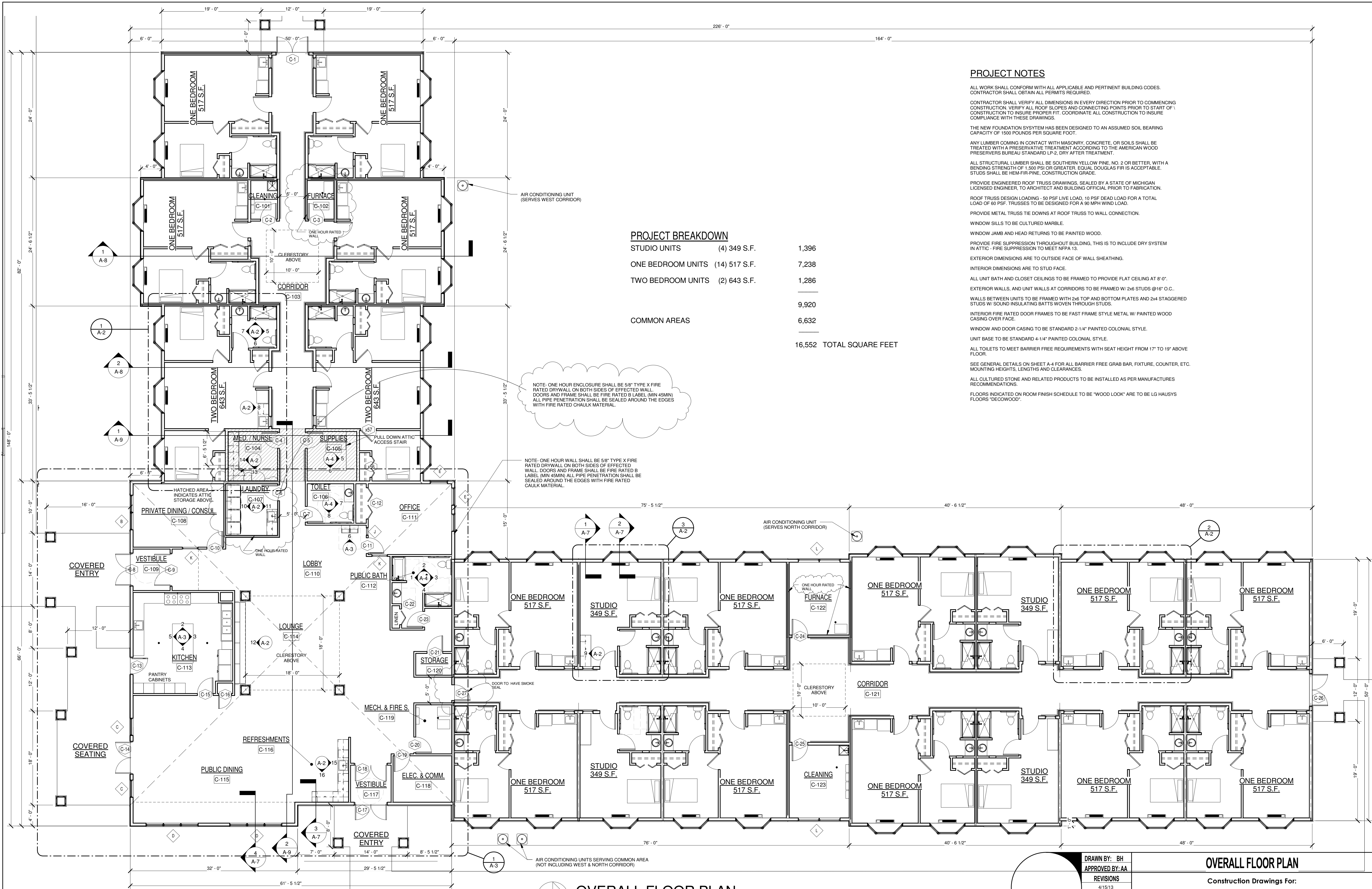
UNIT PLANS
Construction Drawings For:
TUSCANY HILLS WOODLAND TERRACE
Red Arrow Highway, Coloma, Michigan

BROOKS ARCHITECTURAL, Inc.
5644 RED ARROW HWY STEVENSVILLE, MI 49127
(269) 429-7888 FAX
(269) 429-7000 PH.
PROJECT: 11-077
DATE: 3/27/12
SHEET
A-2
OF 23

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PROJECT BREAKDOWN

STUDIO UNITS	(4) 349 S.F.	1,396
ONE BEDROOM UNITS	(14) 517 S.F.	7,238
TWO BEDROOM UNITS	(2) 643 S.F.	1,286
COMMON AREAS		9,920
		6,632
		16,552 TOTAL SQUARE FEET

PROJECT NOTES

- ALL WORK SHALL CONFORM WITH ALL APPLICABLE AND PERTINENT BUILDING CODES. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN EVERY DIRECTION PRIOR TO COMMENCING CONSTRUCTION. VERIFY ALL ROOF SLOPES AND CONNECTING POINTS PRIOR TO START OF CONSTRUCTION TO INSURE PROPER FIT. COORDINATE ALL CONSTRUCTION TO INSURE COMPLIANCE WITH THESE DRAWINGS.
- THE NEW FOUNDATION SYSTEM HAS BEEN DESIGNED TO AN ASSUMED SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT.
- ANY LUMBER COMING IN CONTACT WITH MASONRY, CONCRETE, OR SOILS SHALL BE TREATED WITH A PRESERVATIVE TREATMENT ACCORDING TO THE AMERICAN WOOD PRESERVERS BUREAU STANDARD LP-2, DRY AFTER TREATMENT.
- ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE, NO. 2 OR BETTER, WITH A BENDING STRENGTH OF 1,500 PSI OR GREATER. EQUAL DOUGLAS FIR IS ACCEPTABLE. STUDS SHALL BE HEM-FIR-PINE, CONSTRUCTION GRADE.
- PROVIDE ENGINEERED ROOF TRUSS DRAWINGS, SEALED BY A STATE OF MICHIGAN LICENSED ENGINEER, TO ARCHITECT AND BUILDING OFFICIAL PRIOR TO FABRICATION.
- ROOF TRUSS DESIGN LOADING - 50 PSF LIVE LOAD, 10 PSF DEAD LOAD FOR A TOTAL LOAD OF 60 PSF. TRUSSES TO BE DESIGNED FOR A 90 MPH WIND LOAD.
- PROVIDE METAL TRUSS TIE DOWNS AT ROOF TRUSS TO WALL CONNECTION.
- WINDOW SILLS TO BE CULTURED MARBLE.
- WINDOW JAMB AND HEAD RETURNS TO BE PAINTED WOOD.
- PROVIDE FIRE SUPPRESSION THROUGHOUT BUILDING, THIS IS TO INCLUDE DRY SYSTEM IN ATTIC - FIRE SUPPRESSION TO MEET NFPA 13.
- EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF WALL SHEATHING.
- INTERIOR DIMENSIONS ARE TO STUD FACE.
- ALL UNIT BATH AND CLOSET CEILINGS TO BE FRAMED TO PROVIDE FLAT CEILING AT 8'-0".
- EXTERIOR WALLS, AND UNIT WALLS AT CORRIDORS TO BE FRAMED W/ 2x6 STUDS @16" O.C.
- WALLS BETWEEN UNITS TO BE FRAMED WITH 2x6 TOP AND BOTTOM PLATES AND 2x4 STAGGERED STUDS W/ SOUND INSULATING BATTS WOVEN THROUGH STUDS.
- INTERIOR FIRE RATED DOOR FRAMES TO BE FAST FRAME STYLE METAL W/ PAINTED WOOD CASING OVER FACE.
- WINDOW AND DOOR CASING TO BE STANDARD 2-1/4" PAINTED COLONIAL STYLE.
- UNIT BASE TO BE STANDARD 4-1/4" PAINTED COLONIAL STYLE.
- ALL TOILETS TO MEET BARRIER FREE REQUIREMENTS WITH SEAT HEIGHT FROM 17" TO 19" ABOVE FLOOR.
- SEE GENERAL DETAILS ON SHEET A-4 FOR ALL BARRIER FREE GRAB BAR, FIXTURE, COUNTER, ETC. MOUNTING HEIGHTS, LENGTHS AND CLEARANCES.
- ALL CULTURED STONE AND RELATED PRODUCTS TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- FLOORS INDICATED ON ROOM FINISH SCHEDULE TO BE "WOOD LOOK" ARE TO BE LG HAUSVY FLOORS "DECOWOOD".

NOTE: ONE HOUR ENCLOSURE SHALL BE 5/8" TYPE X FIRE RATED DRYWALL ON BOTH SIDES OF EFFECTED WALL. DOORS AND FRAME SHALL BE FIRE RATED B LABEL (MIN 45MIN) ALL PIPE PENETRATION SHALL BE SEALED AROUND THE EDGES WITH FIRE RATED CHAULK MATERIAL.

NOTE: ONE HOUR WALL SHALL BE 5/8" TYPE X FIRE RATED DRYWALL ON BOTH SIDES OF EFFECTED WALL. DOORS AND FRAME SHALL BE FIRE RATED B LABEL (MIN 45MIN) ALL PIPE PENETRATION SHALL BE SEALED AROUND THE EDGES WITH FIRE RATED CHAULK MATERIAL.

OVERALL FLOOR PLAN
 1/8" = 1'-0"

DRAWN BY: BH
 APPROVED BY: AA
 REVISIONS
 4/15/13

OVERALL FLOOR PLAN
 Construction Drawings For:
TUSCANY HILLS WOODLAND TERRACE
 Red Arrow Highway, Coloma, Michigan

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PROJECT: 11-077
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 SHEET
A-1
 OF 23