

SITE IMAGE
1" = 30'-0"

154 TOTAL PARKING SPACES (7 OF WHICH ARE ACCESSIBLE)

QAP COMMITMENTS

SQUARE FOOTAGES:

	1BR	2BR	3BR
MINIMUM:	615	815	1015
ROCKWELL POINTE:	618	816	1110

UNIVERSAL DESIGN FEATURES:

- a: EACH UNIT SHALL HAVE AUDIBLE AND VISIBLE SMOKE DETECTORS

b: 10% OF UNITS SHALL HAVE WALK-IN SHOWERS WITH FOLDING PERMANENT SEATS

c: INTERIOR DOORS SHALL HAVE A MINIMUM OPENING OF 2'-7 $\frac{3}{4}$ " (3 $\frac{3}{4}$ ").
- a: LIGHT SWITCHES SHALL BE LOCATED AT A MAXIMUM HEIGHT OF 4' (48") ABOVE FINISHED FLOOR

b: 10% OF RANGES/OVENS SHALL HAVE FRONT CONTROLS

c: KITCHEN WALL CABINETS SHALL HAVE ADJUSTABLE HEIGHT SHELVES
- a: ONE TOILET IN EACH UNIT SHALL MEET PROVISIONS PER 2009 ICC A111.1 SECTION 608.5

b: LAVATORY FAUCETS SHALL HAVE LEVER HANDLES

c: EACH UNIT SHALL HAVE ADJUSTABLE HEIGHT SHOWER HEADS THAT ALLOW THE HEAD TO BE LOCATED BELOW 4' (48") ABOVE FINISHED FLOOR
- a: SITE CURB CUTS SHALL OCCUR ALONG AN ACCESSIBLE ROUTE AS PER 2009 ICC A111.1 SECTION 406.13

b: EACH KITCHEN SHALL HAVE A 2'-6" X 4' (30"X48") CLEAR FLOOR SPACE ADJACENT TO THE SINK, DISHWASHER, COOKTOP, OVEN, REFRIGERATOR/FREEZER AND TRASH COMPACTOR (WHERE OCCURS)

c: UNIT NUMBERS SHALL BE VISUAL, RAISED CHARACTERS AND BRAILLE
- a: BATHTUB AND SHOWER CONTROLS SHALL BE LOCATED AT A MAXIMUM OF 4' (48") ABOVE FINISHED FLOOR

b: EACH EXTERIOR ENTRANCE TO A UNIT SHALL HAVE MOTION DETECTOR CONTROLS

c: ALL HALLWAYS SHALL BE 3'-6" (42") OR WIDER IN EACH UNIT
- a: ALL FIRST FLOOR UNITS SHAL HAVE A REMOVABLE BASE CABINET IN KITCHENS AT THE SINK AND ONE WORK SURFACE AND AT THE LAVATORY IN AT LEAST ONE BATHROOM SHALL COMPLY WITH ICC A111.1, SECTIONS 1003.12.3.1, 1003.12.4.1, AND 1003.11.2

b: PROVIDE TWO HANDRAILS ON EACH STAIRWAY WITH CLEAR REQUIRED STAIRWAY WIDTH BETWEEN HANDRAILS

c: PROVIDE SLIDE OR BI-FOLD DOORS IN EACH REACH-IN CLOSET
- a: PROVIDE A ROLL-IN SHOWER IN AT LEAST ONE BATHROOM IN EACH UNIT AS PER ICC A111.1, SECTION 608.2.2 OR 608.2.3

b: PROVIDE BLOCK FOR FUTURE GRAB BARS IN WALLS ADJACENT TO TOILETS, BATHTUBS/SHOWERS IN EACH UNIT AS PER ICC A111.1, SECTION 1004.11.1

c: EACH UNIT SHALL HAVE LEVER HARDWARE
- a: IN 10% OF UNITS, PROVIDE COOK TOP WITH TOE AND KNEE CLEARANCE UNDERNEATH IN ACCORDANCE WITH ICC A111.1, SECTION 1003.12.5.4.2, WITH BURN, ABRASION, & ELECTRIC SHOCK PROTECTION

b: ALL DOORS USED FOR PASSAGE SHALL HAVE A MINIMUM CLEAR WIDTH OF 2'-7 $\frac{3}{4}$ " (3 $\frac{3}{4}$ ")

c: PRIMARY ENTRANCE DOORS TO EACH UNIT SHALL HAVE A LIGHTED DOORBELL IN ACCORDANCE WITH ICC A111.1, SECTION 1006.5.1
- a: 10% OF UNITS SHALL HAVE A SHOWER OR A BATHTUB WITH A SEAT

b: PROVIDE SIGNIFICANT COLOR CONTRAST BETWEEN FLOOR SURFACES AND TRIM IN EACH UNIT

c: 10% OF THE UNITS SHALL HAVE COUNTERTOP LAVATORIES AS CLOSE TO THE FRONT EDGE AS POSSIBLE
- a: 10% OF THE UNITS SHALL HAVE GRAB BARS INSTALLED AT ONE TUB/SHOWER (ONE BATH PER UNIT)

b: HANDRAILS SHALL BE INSTALLED IN ALL CORRIDORS

c: HALLBOYES SHALL BE LOCATED BETWEEN 2' (24") and 4' (48") ABOVE FINISH GRADE/FLOOR
- a: TOILETS SHALL HAVE A SEAT HEIGHT OF 1'-5" TO 1'-7" (11" TO 19") ABOVE FINISH FLOOR

COMMON AREA AMENITIES

- BIKE RACKS WILL BE PROVIDED
- A COMMUNITY ROOM SHALL BE PROVIDED
- A COMMUNITY TV SHALL BE PROVIDED
- PROVIDE A MINIMUM OF ONE PARKING PER UNIT
- COMMON AREAS SHALL BE COMFORT CONDITIONED
- PROVIDE AN ON-SITE MANAGER
- ARCHITECTUAL ROOFING SHINGLES SHALL BE USED
- MULTIPLE FLOOR PLANS SHALL BE PROVIDED
- A PLAYGROUND SHALL BE PROVIDED
- A PICNIC AREA WITH A PERMANENT GRILL SHALL BE PROVIDED

APARTMENT UNIT AMENITIES

- UNITS SHALL HAVE UNOW BLINDS OR CURTAINS
- EACH UNIT SHALL HAVE A KITCHEN PANTRY
- A MINIMUM OF 5% OF TOTAL UNITS HAVE 3 BEDROOMS
- EACH UNIT SHALL HAVE A GARBAGE DISPOSAL
- EACH UNIT SHALL HAVE A BUILT-IN DISHWASHER

SAFETY AND SECURITY AMENITIES

- THE SITE AND PARKING AREAS SHALL BE LIGHTED
- FIRE EXGTINGUISHERS SHALL BE PROVIDED
- EXTERIOR DOORS SHALL HAVE PEEP HOLES

ACCESSIBLE / ADAPTABLE UNITS

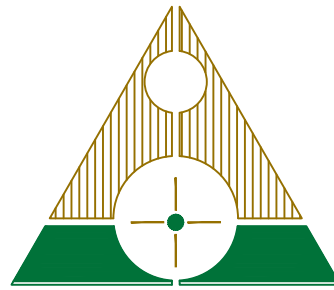
10% OF ALL UNITS SHALL COMPLY

INTERNET ACCESS

ALL UNITS AND SUPPORT SPACES SHALL HAVE INTERNET ACCESS

SUSTAINABLE DEVELOPMENT CHARACTERISTICS

- ROCKWELL POINTE SHALL MEET SILVER RATING NATIONAL GREEN BUILDING STANDARDS
- PROVIDE ULTRA-LOW FLUSH TOILETS (1 GALLON PER FLUSH OR LESS)



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ROCKWELL POINTE APARTMENTS
FRANKLIN, INDIANA

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JULY 5,
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Date	Revisions Action

1.1