

AERATORS

GENERAL INFORMATION & REQUIRED DETAILS:

- Finish: Chrome or Stainless
- Water Flow:
 - Bathroom Faucets: 1.2 gpm maximum
 - Kitchen Faucets: 1.5 gpm maximum
 - WaterSense certified
- Aerator to be flushed yearly or if resident complains of weak flow:
 - Aerators can help control water usage, so it is important that they are maintained
 - Removal of aerator will result in higher water bills



SAMPLE BATHROOM FAUCET AERATOR:

Neoparl
Low Flow Dual Thread
Chrome Aerator

- 1.2 GPM
- Chrome

Manufacturer Number:
24-98491



SAMPLE KITCHEN FAUCET AERATOR:

Neoparl
Dual Thread Aerator 6pk

- 1.5 GPM
- Chrome

Manufacturer Number:
24-88252

If residents are removing aerators, use the following vandal-proof aerator and key:



AERATOR:

Neoparl
Dual Thread Vandal Proof
Faucet Aerator 6pk

- 1.2 GPM
- Chrome

Manufacturer Number:
24-88259



AERATOR WRENCH:

Neoparl
Vandal Proof Aerator
Wrench

Manufacturer Number:
51-2097

BATHROOM FAUCETS

GENERAL INFORMATION & REQUIRED DETAILS:

- Finish: Chrome or Stainless
- Water Flow: Maximum of 1.2 gpm
- WaterSense Certified: Required
- Aerator to be flushed yearly or if resident complains of weak flow
 - Aerators can help control water usage, so it is important that they are maintained
 - Removal of aerator will result in higher water bills
- Single tap / lever is preferred
- Coordinate faucet selection with sink holes (no holes can be empty)
- Pop-Up Drain: Required
- Faucets in ADA Units must be ADA compliant
- Faucets in common bathrooms must be ADA compliant



SAMPLE UNIT FAUCET:
Cleveland Faucet Group

- Single-Handle
- 1.2 gpm @ 60 PSI
- Chrome
- ADA Compliant

Manufacturer Number:
35-58447



SAMPLE UNIT FAUCET:
Delta

- 4" Centerset 2-Handles
- 1.2 gpm @ 60 PSI
- Chrome
- ADA Compliant

Manufacturer Number:
206503636



SAMPLE COMMON FAUCET:
Delta

- Single-Handle Metering Faucet
- 0.5 gpm @ 60 PSI
- Chrome
- ADA Compliant

Manufacturer Number:
87T105

KITCHEN FAUCETS

GENERAL INFORMATION & REQUIRED DETAILS:

- Finish: Chrome or Stainless
- Water Flow: Maximum of 1.5 gpm
- Aerator to be flushed yearly or if resident complains of weak flow
 - Aerators can help control water usage, so it is important that they are maintained
 - Removal of aerator will result in higher water bills
- WaterSense Certified: Required
- Single tap / lever is preferred
- Coordinate faucet selection with sink holes
- Sprayers: Not Permitted
- Faucets in ADA Units must be ADA compliant
- Faucets in common bathrooms must be ADA compliant



SAMPLE PRODUCT:
Moen Kitchen Faucet

- Single-Handle
- 1.5 gpm @ 60 PSI
- Chrome
- ADA Compliant

Manufacturer Number:
24-76338



SAMPLE PRODUCT:
CFG Cornerstone Kitchen
Faucet

- Single-Handle
- 1.5 gpm @ 60 PSI
- Chrome
- ADA Compliant

Manufacturer Number:
CA40512

TUB / SHOWER FIXTURES

GENERAL INFORMATION & REQUIRED DETAILS:

- Water Flow: Maximum of 1.5 gpm
- WaterSense Certified: Required
- Finish: Chrome coating over brass
- Diverter integral to shower valve



SAMPLE SHOWER HEAD:
Niagara

- 1.5 gpm @ 80 PSI
- Chrome

Manufacturer Number:
N2915CH



SAMPLE HAND SHOWER:
Symmons

- 1.5 gpm
- Chrome
- Use in ADA Units and for reasonable accommodations

Manufacturer Number:
512HSA-1.5



SAMPLE CONTROL:
Symmons

- Chrome

Manufacturer Number:
S-9600-P



SAMPLE SPOUT:
HD ProPlus

- Chrome

Manufacturer Number:
HDS424800



SAMPLE VALVE REMODEL PLATE:
CFG Tub-Shower Plate

- Chrome
- Converts 2+3 handle applications into single-handle

Manufacturer Number:
40913



SAMPLE SHOWER TRIM REPLACEMENT:
Symmons Replacement Temptrol Trim

- Chrome

Manufacturer Number:
S-9600-P-TRM



TOILETS

GENERAL INFORMATION & REQUIRED DETAILS:

- Finish: White
- Water Flow: 0.86 GPF maximum
- Comfort Height Toilets: Required
- Two-Piece Toilets: Preferred
- Bowl Type: Elongated Bowl Required
 - For Rehabs: Verify elongated bowl can fit within existing bathroom and maneuverability is not compromised
- Note Rough-In Size and if Rear / Wall Discharge vs. Floor-Mounted (Rehabs only)



SAMPLE OUTLET:

Niagara

- Back outlet
- Elongated toilet bowl
- ADA Compliant

Manufacturer Number:
N7799



SAMPLE OUTLET:

Niagara

- Floor outlet
- Elongated toilet bowl
- ADA Compliant

Manufacturer Number:
N7717



SAMPLE TOILET TANK:

Niagara

- 0.8 GPF tank
- 12" rough-in
- Floor or Back outlet

Manufacturer Number:
N7714T



SAMPLE BUTTON:

Niagara

- Stealth ADA Button
- Use in ADA Units

Manufacturer Number:
C7715-ADA



URINALS

GENERAL INFORMATION & REQUIRED DETAILS:

- Finish: White Porcelain
- Water Flow: 0.5 GPF required
- Acceptable Manufacturers: American Standard, Toto, Kohler, Gerber, and Seasons



SAMPLE URINAL

Toto

- 0.125 GPF

Manufacturer Number:
UT105U



SAMPLE FLUSH VALVE

American Standard

- Flushometer Valve
Manual
- 0.125 GPF

Manufacturer Number:
6045013.002



KITCHEN SINKS

GENERAL INFORMATION & REQUIRED DETAILS:

- Finish: Type 302, 18 Gauge Stainless Steel
- Bowl Number: Double Bowl Preferred
- Depth: 8" for standard unit, Maximum of 6.5" in ADA Units
- Drain Size: 3.5" Minimum
- Holes: 3 holes or less, no plugs permitted
- Sprayers: Not Permitted
- Required Mounting Details: Self-rimming



SAMPLE PRODUCT:

Moен

- 33" x 22" Double Bowl
- 3-Hole
- 8" Depth

Manufacturer Number:
G182133



SAMPLE PRODUCT:

Just Manufacturing

- 33" x 22" Double Bowl
- 3-Hole
- 8" Depth

Manufacturer Number:
DL-1933-A-3



SAMPLE PRODUCT:

Dayton

- 25" x 22" Single Bowl (consider a single bowl if counter space is limited)
- 3-Hole
- 8" Depth

Manufacturer Number:
DXR35223



GARBAGE DISPOSALS

GENERAL INFORMATION & REQUIRED DETAILS:

- New Construction + Rehab: Garbage disposals are not permitted
- Property Management: Remove garbage disposals when they warrant repair or replacement



WALL HUNG SINKS

GENERAL INFORMATION & REQUIRED DETAILS:

- ADA Compliance: Required
- Finish: White Porcelain
- Size: 2 gallon minimum capacity
- Holes: 3 holes or less, no plugs permitted
- Integral Wall Bracket Supports: Required with assembly
- Insulation / Padding: Required for exposed pipes
- Pop-Up Drain: Required at unit bathroom sinks, not required in common area sinks
- All sinks to have overflow drain



SAMPLE SINK:

American Standard

- Lucerne Wall Hung
- White China

Manufacturer Number:
0356.015



SAMPLE SINK:

Gerber

- Monticello II Wall Hung
- White China

Manufacturer Number:
G0012654



VANITY SINKS

GENERAL INFORMATION & REQUIRED DETAILS:

- Use solid surface vanity tops (sink integral with countertop)
- Width: 37" minimum, or match existing
- Holes: 3 holes or less, no plugs permitted
- Pop-Up Drain: Required at bathroom sink



SAMPLE VANITY:
Premier Vanity Tops

- Solid White Cultured Marble
- 37" W x 22" D
- 4" Faucet Centers
- Integrated Backsplash
- Fits 36" W x 21" D Bathroom Vanities

Manufacturer Number:
112007



SAMPLE VANITY:
Swanstone

- Solid Surface Lavatory
- Color: Bisque (018), or match existing



SAMPLE VANITY BASE CABINET:
Seasons

- 36" W x 32-1/2" H x 21" D White Vanity Base Cabinet
- 3/4" Solid Wood Face Frame
- 1/2" Plywood Construction

Manufacturer Number:
283759



BATHTUBS

GENERAL INFORMATION & REQUIRED DETAILS:

- Materials: White Porcelain Enameled Steel Tub
- Size: 60" minimum length, or match existing
- Wall Surround: See Tub/Shower Surround spec
- The 2010 ADA (if applicable) and/or some localities may require either a permanent or removable bathtub seat.
 - The top of bathtub seats should be 17" minimum and 19" maximum above the bathroom finish floor
 - The depth of a removable bathtub seat should be 15" minimum and 16" maximum



SAMPLE BATHTUB:

Bootz

- Aloha Bathtub
- Right Hand Drain
- Enameled Steel

Manufacturer Number:
011-2364-00



SAMPLE BATHTUB:

Bootz

- Right Hand Drain
- Enameled Steel
- Deep Soaker

Manufacturer Number:
011-2340-00



SAMPLE RETROFIT BATHTUB:

Cleancut

- Step-in kit to be installed upon resident reasonable request
- White
- Medium Width

Manufacturer Number:
S-W-M

ROLL-IN SHOWERS

GENERAL INFORMATION & REQUIRED DETAILS:

- Accessories: Folding shower seat and hand-held shower head
- Trench Drain: Required at shower threshold
- Wall Surround: See Tub/Shower Surround spec
- At senior properties where ADA Units are being built (new construction or rehab), as many bathrooms as possible should be converted to roll-in showers
- Shower pan to be made of solid surface material



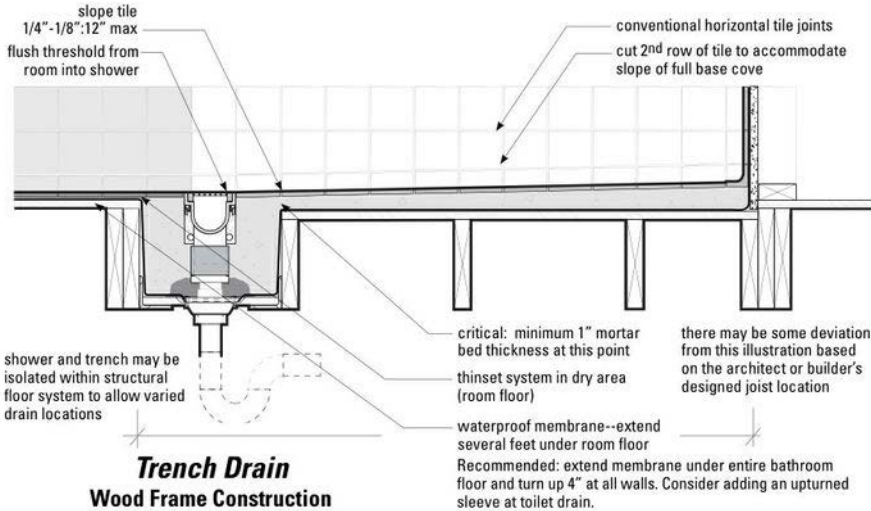
Roll-in shower with trench drain at threshold

APPROVED PRODUCTS:

- Swanstone in Bisque (018)
- Porcelain 12" x 12" tiles in natural or light color

ROLL-IN SHOWERS CONT.

TRENCH DRAIN DETAIL:



Trench drain detail in wood frame construction
Source: The Center for Universal Design, NC State University, College of Design

SAMPLE WATER MANAGEMENT PRODUCTS:

At locations where a trench drain installation is not feasible, the following products are recommended to keep water inside the shower. These collapsible water retainers keep water within the shower, but compress under a wheelchair or foot.



SAMPLE PRODUCT:
Swan

- Collapsible Shower Floor Water Barrier



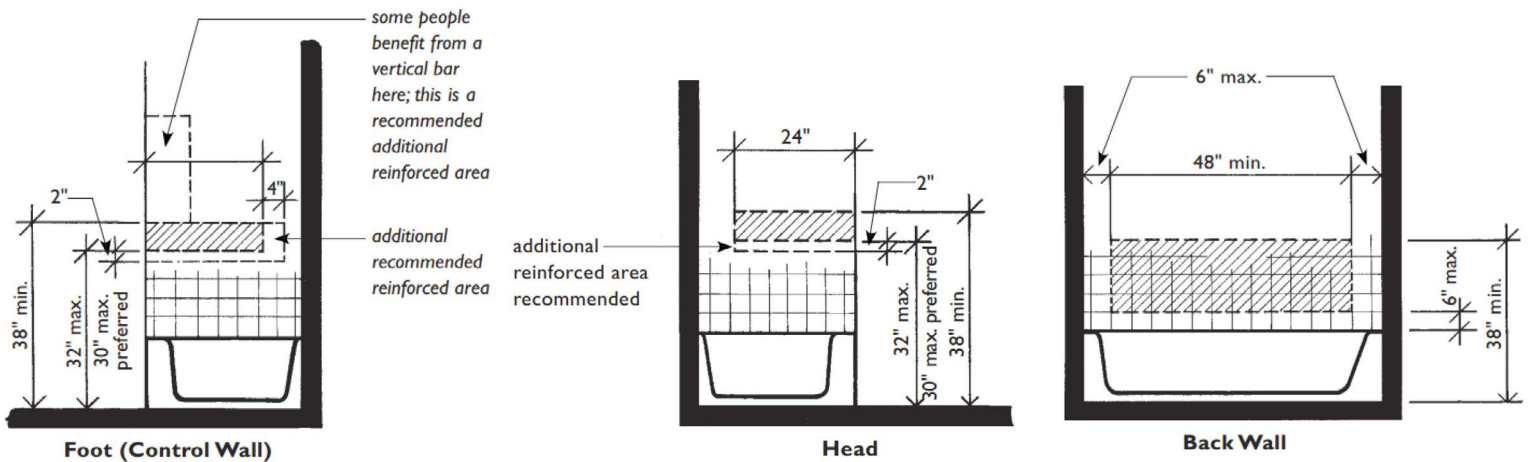
SAMPLE PRODUCT:
Best Bath Systems

- Rubber WaterStopper Kit

TUB / SHOWER SURROUNDS

GENERAL INFORMATION & REQUIRED DETAILS:

- Wall Surround: Solid Surface or Tiled Tub Surround
 - Acceptable Manufacturers and Finishes:
 - Swanstone in Bisque (018)
 - Porcelain Tile - White 12" x 12" Tiles
- Required Details: One of the following details must be incorporated into the shower design to accommodate the introduction of grab bars or other reasonable accommodation requests in the future
 - Install 3/4" plywood continuously on all shower walls between studs and waterproof backerboard, or
 - According to the Fair Housing Act Design Manual, install blocking in the following locations:

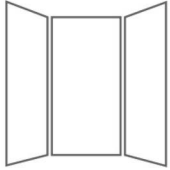


SAMPLE PRODUCT: Swanstone

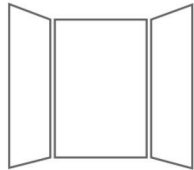
- 3-Piece Tub Surround
- Color: Bisque (018), or match existing

TUB / SHOWER SURROUNDS CONT.

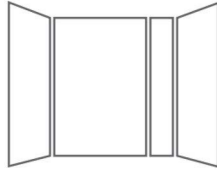
SAMPLE SHOWER KIT SIZES:



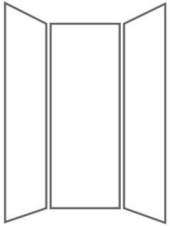
36"D x 36"W x 72"H kit
with 2 shelves



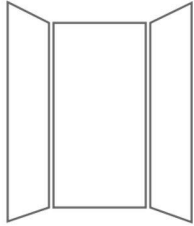
36"D x 48"W x 72"H kit
with 2 shelves



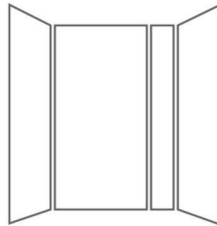
36"D x 60"W x 72"H with
11-3/4"W x 72"H overlap panel



36"D x 36"W x 96"H kit
with 2 shelves



36"D x 48"W x 96"H kit
with 2 shelves



36"D x 60"W x 96"H with
11-3/4"W x 96"H overlap panel