

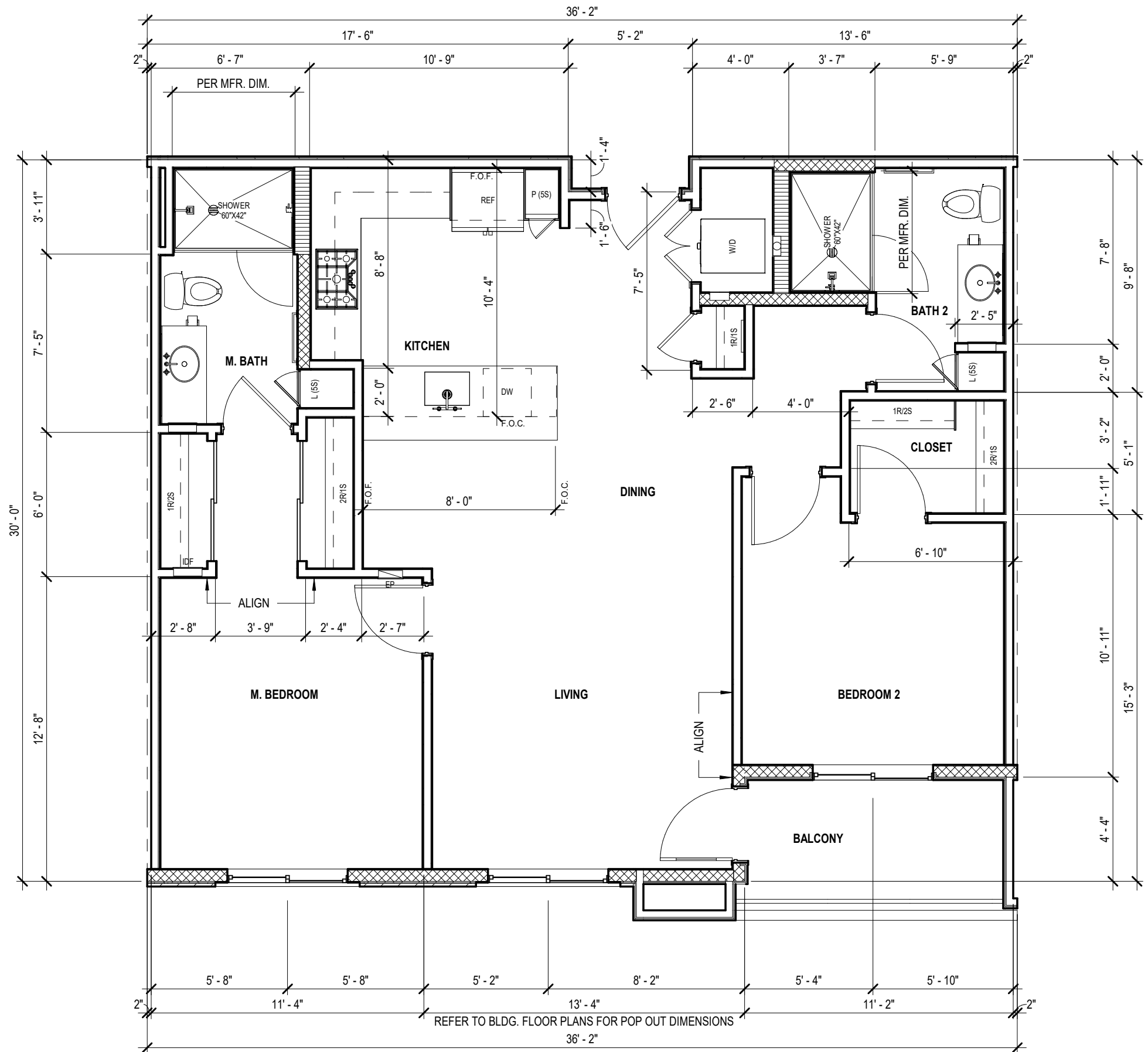


# UNIT PLAN DIMENSIONS

## HOW TO DIMENSION UNIT PLANS

When we are dimensioning unit plans there are many ways of doing it. This manual will exemplify ORB's standards for dimensioning. Standards are meant to help the office to have an unified way of performing a task. Don't hesitate to ask your project manager about any discrepancies with the standard dimensioning methodology.

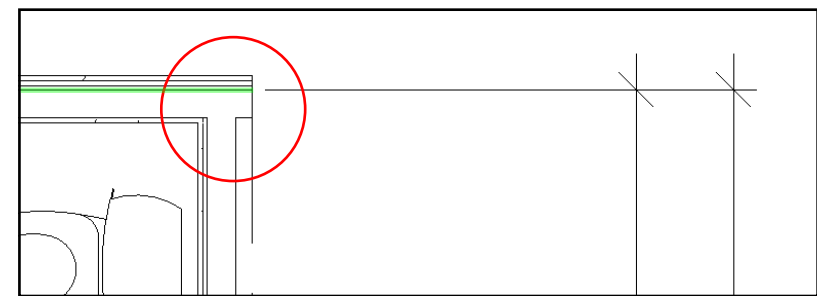
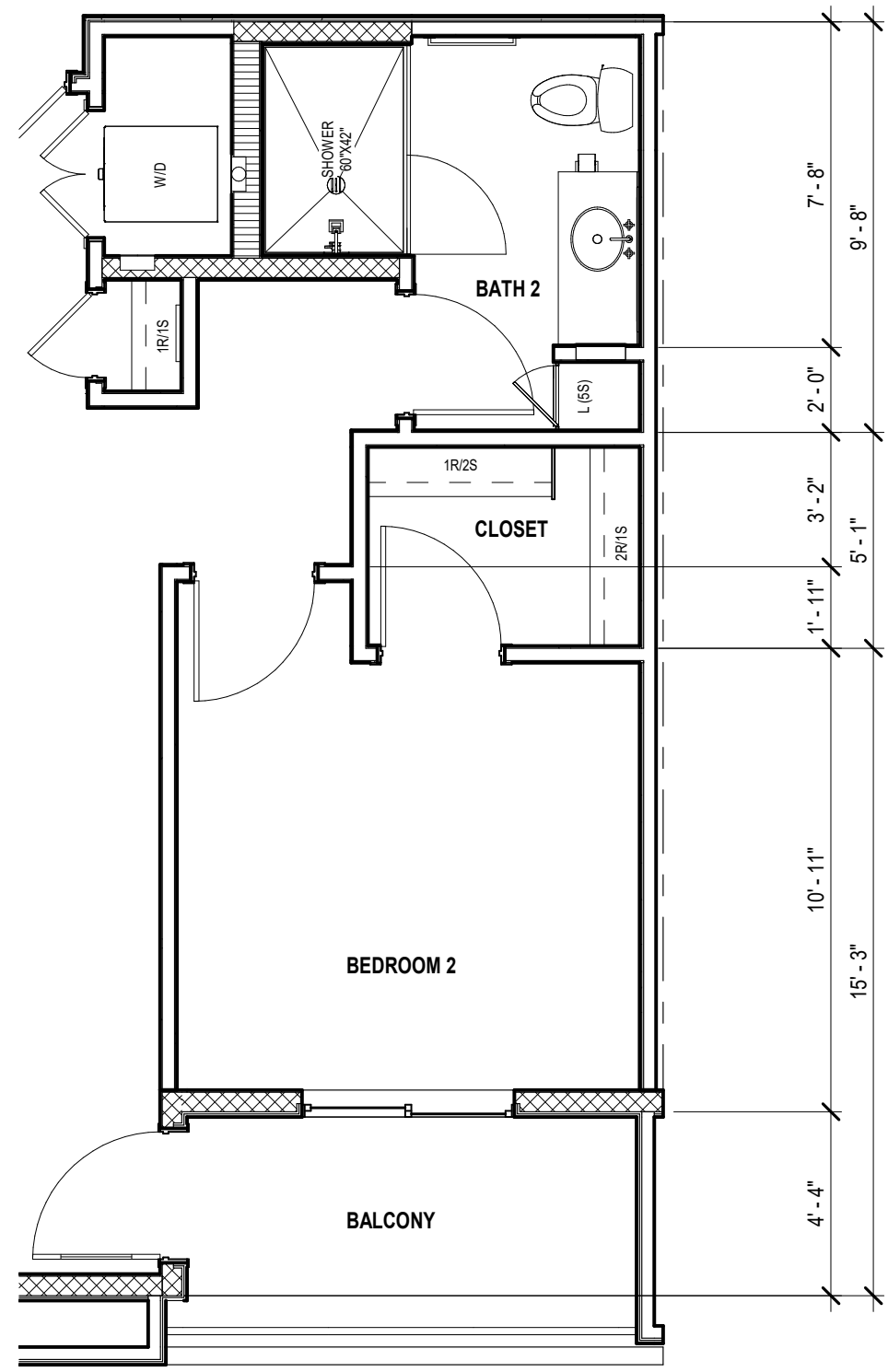
F.O.F. = Face Of Finish  
 F.O.C. = Face Of Cabinet



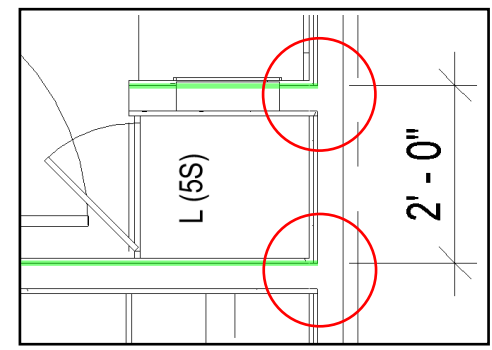


# UNIT PLAN DIMENSIONS

## HOW TO DIMENSION CORRECTLY

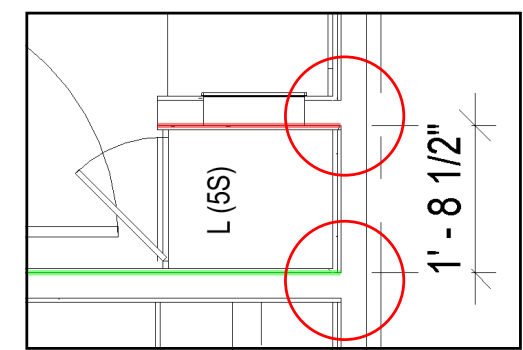


You'll **always** start dimensioning from the exterior face of stud of the corridor wall.

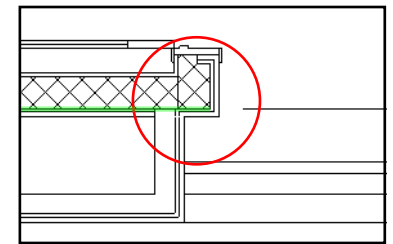
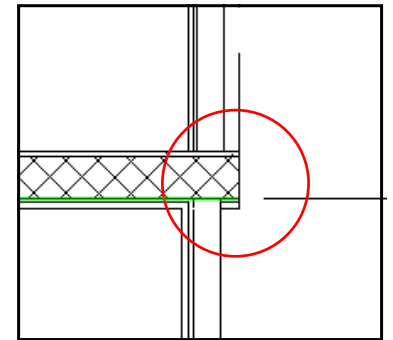


This exemplifies how the strings should be hosted.

For interior walls you will dimension to the face of stud. You should choose one face of the stud to make the dimensions rounded number, if is not, change to the other face of stud. Every corner must be reference to at least one horizontal dimension and one vertical dimension.



If the dimension yields a fractioned dimension this means there's a critical dimension at that location, or the dimensions string is being placed at the incorrect face of stud.



You will **always** start dimensioning from the exterior face of stud of all exterior wall.



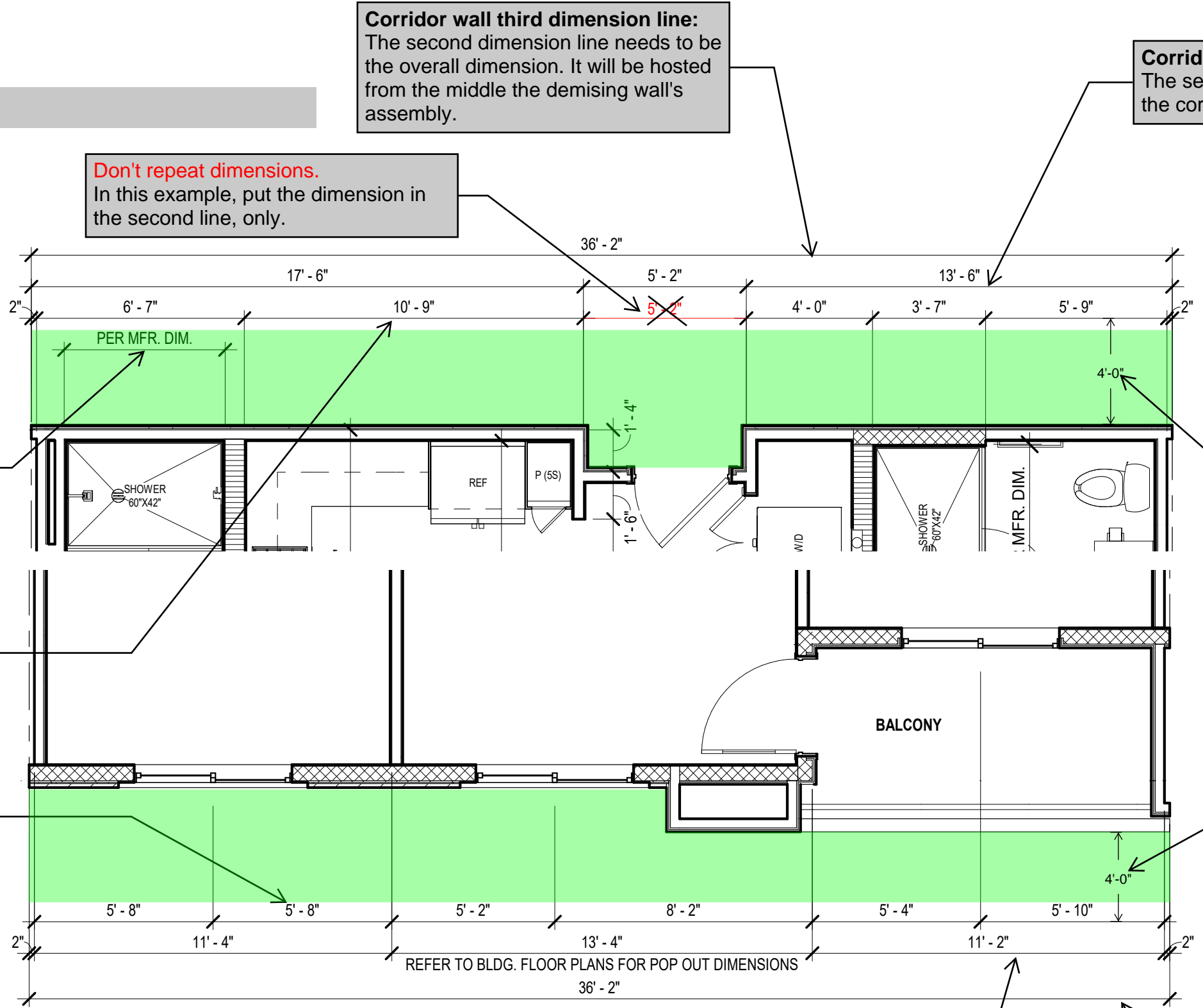
# UNIT PLAN DIMENSIONS

## DIMENSION LINES

If you have a tube/shower next to the corridor wall, put a dimension on the interior edge of the tub/shower. Show a note instead of the dimension: "PER MFR. DIM."

**Corridor wall first dimension line:**  
The first dimension line needs to dimension the 2" between the unit separation line and the face of stud of the unit separation wall. Also include all the interior walls that intersect the corridor wall.

**Exterior wall first dimension line:**  
The first dimension line needs to dimension the windows placement.



**Don't repeat dimensions.**  
In this example, put the dimension in the second line, only.

**Corridor wall third dimension line:**  
The second dimension line needs to be the overall dimension. It will be hosted from the middle the demising wall's assembly.

**Corridor wall second dimension line:**  
The second dimension line needs to dimension the corridor wall outline.

Leave enough room for keynotes between the unit outline and the first dimension line.

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**Exterior wall second dimension line:**  
The second dimension line needs to show the 2" space between the unit separation line and the face of stud of the unit separation wall. Also, you need to dimension the balcony width and interior rooms (when is necessary.)  
**Don't dimension pop outs and facade volumes.**

**Exterior wall third dimension line:**  
The third dimension line needs to be the overall dimension, only.

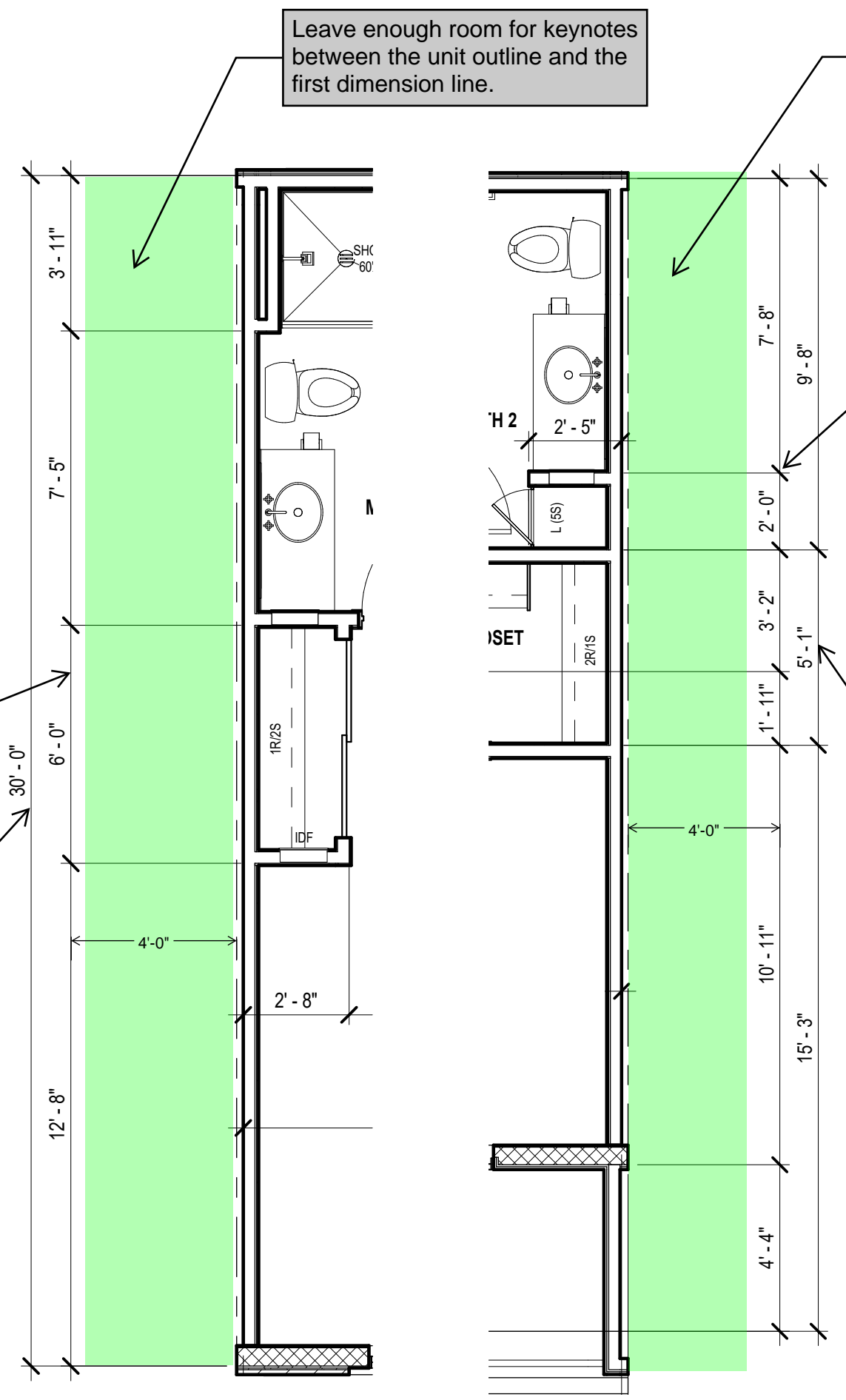


# UNIT PLAN DIMENSIONS

## DIMENSION LINES

**Unit separation wall first dimension line:**  
 The first dimension line needs to dimension all the interior walls that are intersecting with the unit separation wall. This line can dimension the interior walls that are close to the unit separation wall even when they are not intersecting the unit separation wall. In this example we don't need a dimension line for the complete spaces (bath, bedroom, closet, etc.) because we don't have a lot of interior walls on this side of the unit plan.

**Unit separation wall second dimension line:**  
 The second dimension line needs to dimension the corridor wall outline, only. You only need to show the overall dimension in one side of the unit's floor plan.



Leave enough room for keynotes between the unit outline and the first dimension line.

Leave enough room for keynotes between the unit outline and the first dimension line.

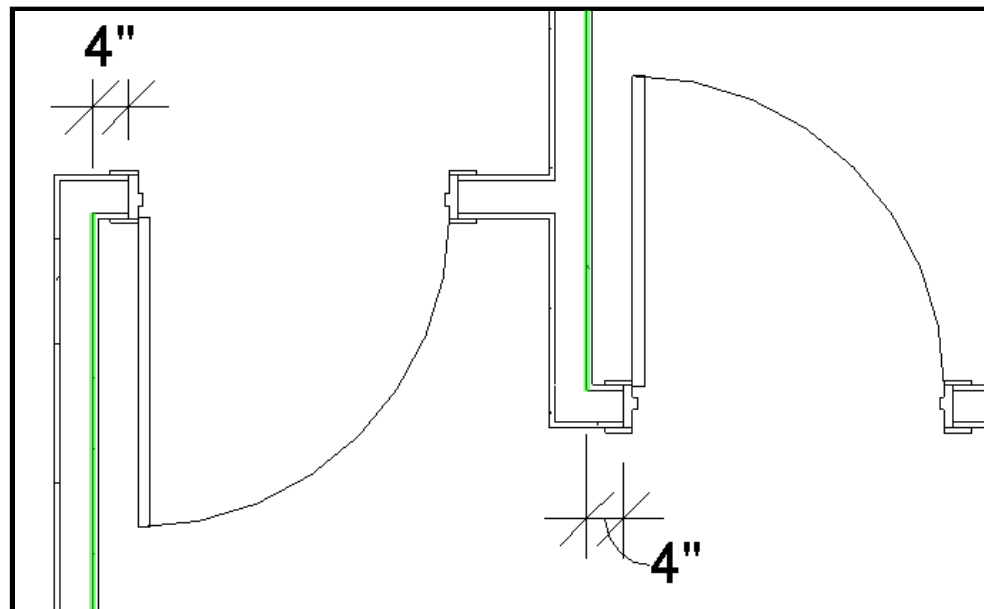
**Unit separation wall first dimension line:**  
 The first dimension line needs to dimension all the interior walls that are intersecting the unit separation wall.

**Unit separation wall second dimension line:**  
 The second dimension line will be hosted to the main walls of spaces like the bathroom, bedroom, closet, etc.

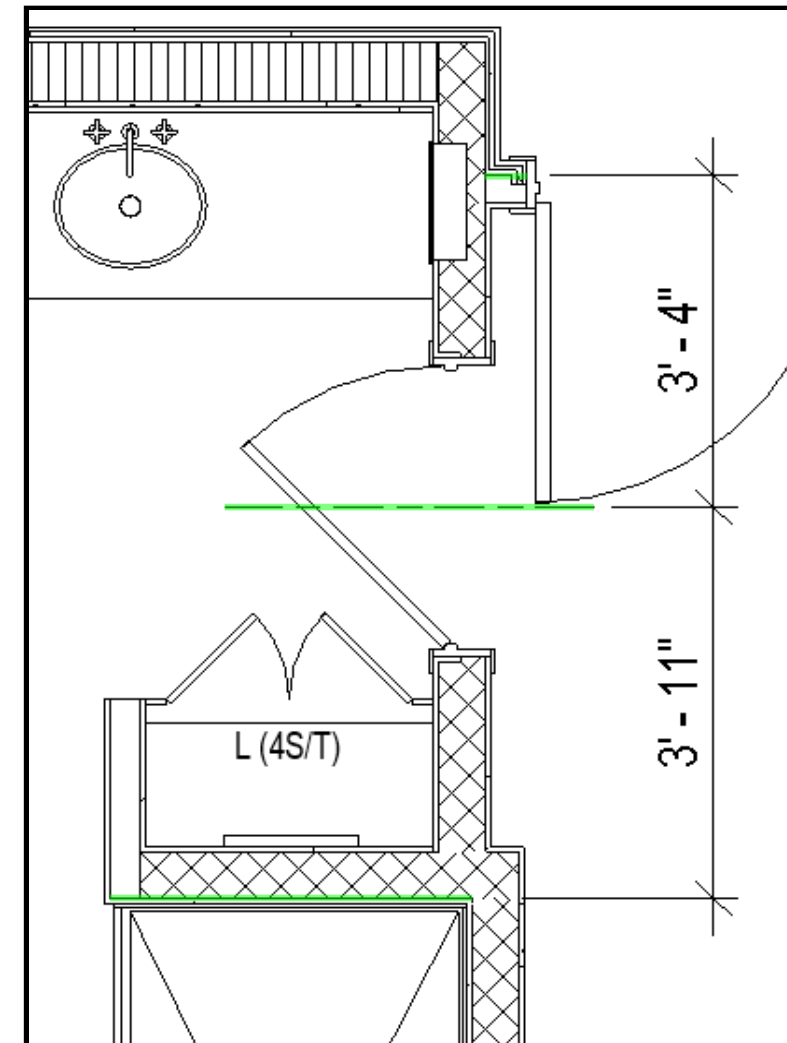
# UNIT PLAN DIMENSIONS

## DIMENSION LINES

1. In wood and metal stud construction:  
Doors and windows are dimensioned to the center line. Do not measure to the edges.
2. In CMU construction:  
Measure the openings. Do not measure the centerline for doors or windows.



Typically we place interior doors 4" min. from the face of stud. **We don't show these dimensions**, but we need to be aware of them. In this cases you don't need to dimension the doors centerline.



When you have a door that is not located close to a perpendicular wall, you'll need to dimension it's centerline. You will dimension from face of stud to the door's centerline.

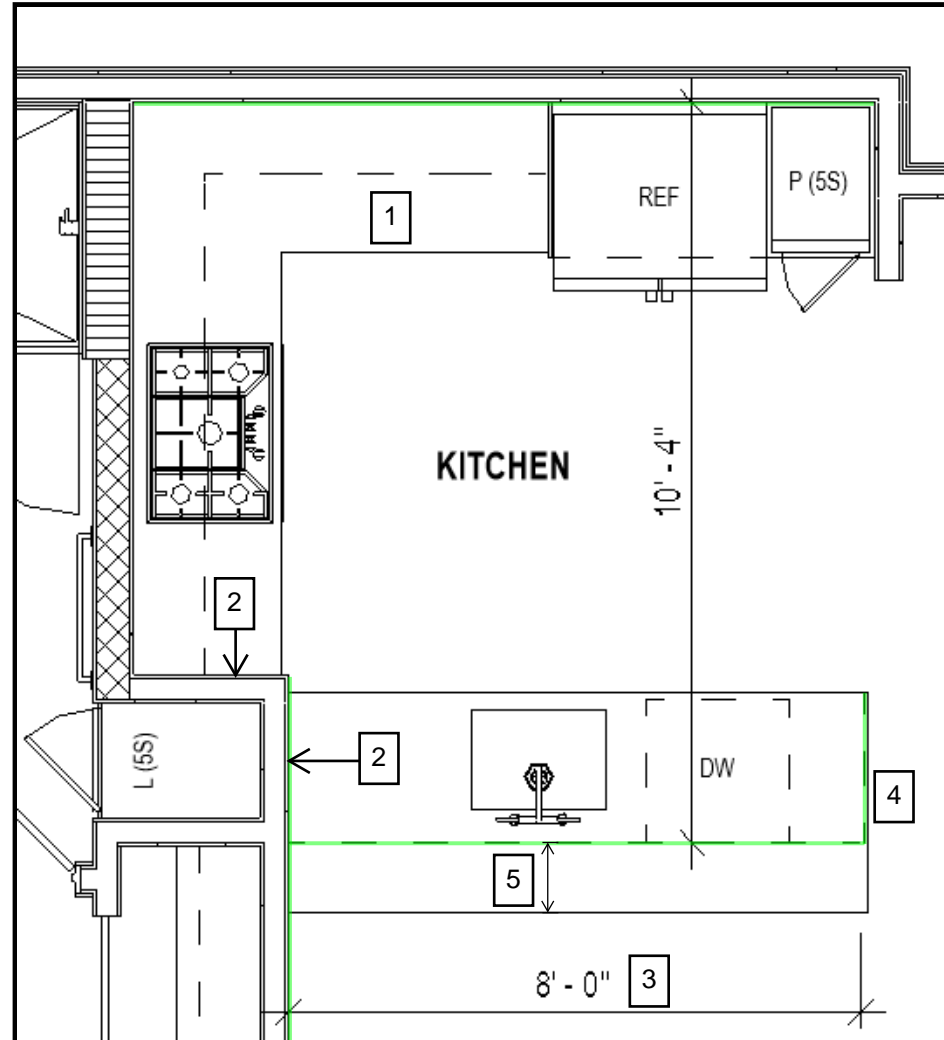


# UNIT PLAN DIMENSIONS

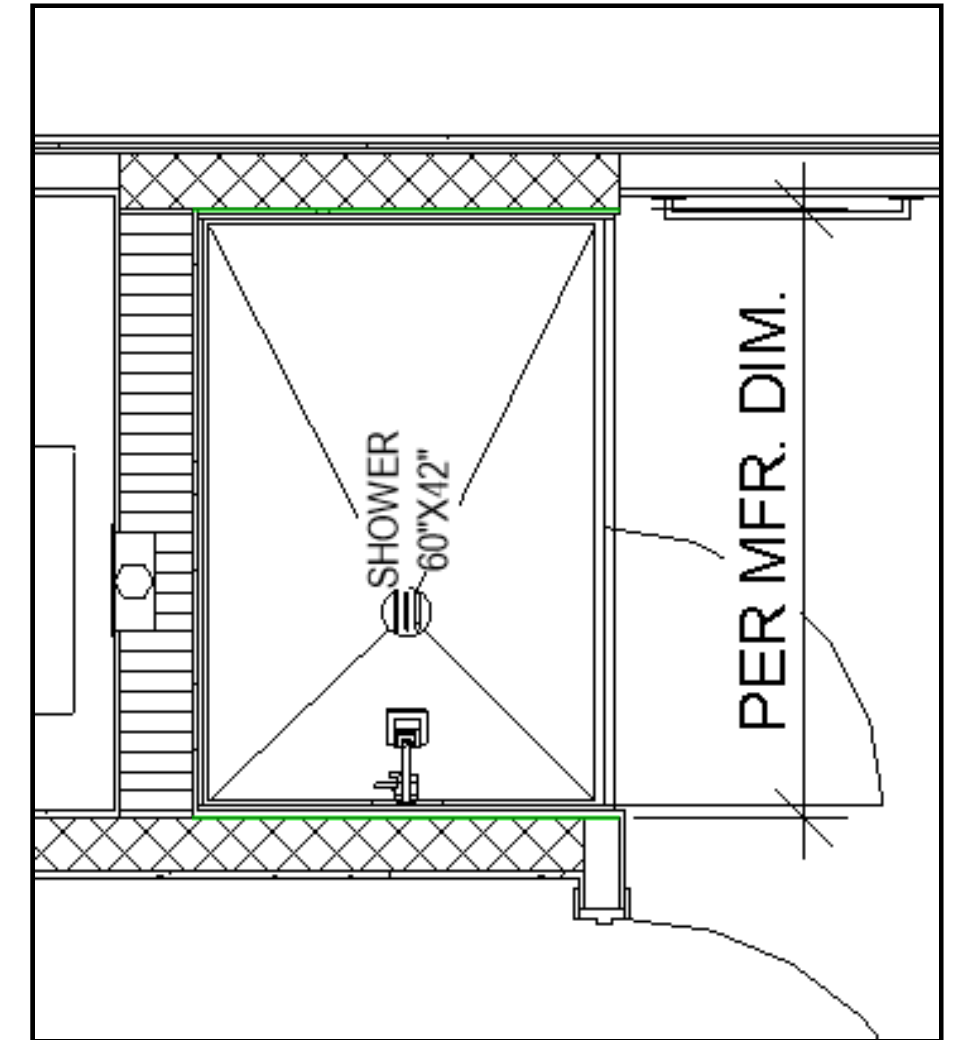
## DIMENSION LINES

Casework note:

1. Cabinet widths come in 3" increments.
2. Always provide at least 3/4" filler panel at walls.
3. Try to make islands and countertops standard or closed measurements - It's easier and cheaper to find an 8' long slab of countertop than having to get a 9' long one and then cut it to 8'-4".
4. Leave at least 1" overhang on sides of island.
5. Provide at min. 12" overhang at seating side.



At kitchen island or a countertops that are not next to the wall, we need to dimension them. These dimensioning will be from the interior side of the finish of the wall to the edge of the cabinet, not the countertop. Design the kitchen correctly to make these dimension numbers rounded.



We don't dimension tube/shower walls as they can vary depending of the manufacturer specifications. We show an interior dimension with a "PER MFR. DIM." note.