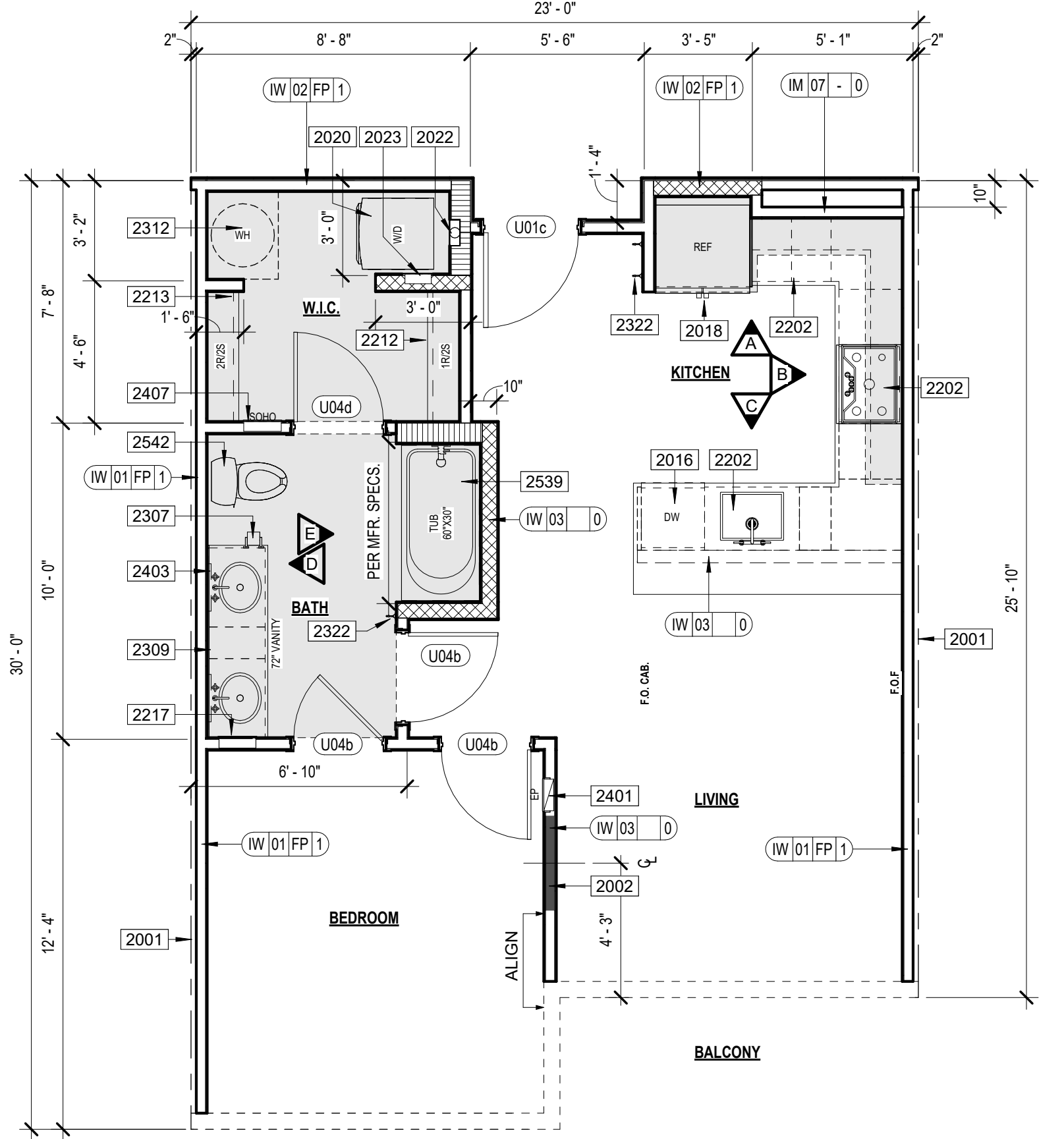


1 UNIT A1 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT A1 FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2004 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2016 HOOD
2018 REFRIGERATOR
2020 WASHER / DRYER STACKED
2022 DRYER VENT BOX
2023 WASHER BOX
2024 BASE CABINET IN UNIT
2024 WALL CABINET ABOVE REFRIGERATOR
2025 CABINET ABOVE MICROWAVE
2022 CLOSET ROD AND SHELF (R / 2S)
2023 CLOSET ROD AND SHELF (2S / 2R)
2027 MEDICINE CABINET - BOTTOM SHELF AT 40" MAX. A.F.F.
2028 BATHROOM VANITY
2032 SINK WITH GARBAGE DISPOSAL
2034 TUB
2035 SHOWER / TUB VALVE
2037 UNIT TOILET PAPER HOLDER
2039 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2041 UNIT WATER HEATER
2042 SHOWER HEAD
2043 TOWEL HOOK
2040 ELECTRICAL PANEL, RECESSED IN WALL
2043 UNIT WALL MOUNTED LIGHT FIXTURE
2047 SHOD PANEL

ANSI KEYNOTES

- 2533 ANSI TYPE 'B' OPTION 'B' UNIT CLEAR FLOOR SPACE AT BATHTUB WITHOUT OVERLAP EXCEPTION (30"x48") - ICC 2009 SECTION 1004.11.3.1.3.1
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x36") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2539 ANSI TYPE 'B' UNIT BATHTUB, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 06A7.8.1.1 - ICC 2009 SECTIONS 1004.11.1 & 807.4
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 30A7.8.1.2 - ICC 2009 SECTION 1004.11.1.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2548 ANSI TYPE 'B' UNIT U-SHAPED KITCHEN CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MINIMUM. SEE DETAIL 30A7.8.1.2 - ICC 2009 SECTION 1004.12.1.2
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2551 80" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1
2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.1 FIGURE A
2572 78" X 54" DOOR CLEARANCE - HINGE APPROACH PULL SIDE OPTION 2 PER DETAIL 12A7.8.1 FIGURE D

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DENSIFIED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.1.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.1.2.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.1.0.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A FINISH FLOOR.
15. AT ALL FIRE RATED PARTS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER SHOWER WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NET TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.1.0.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-1/2" RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 07.8 AND 08 AND AT 8'1" AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS MIN.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH IBC SECTION 707.2.2.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

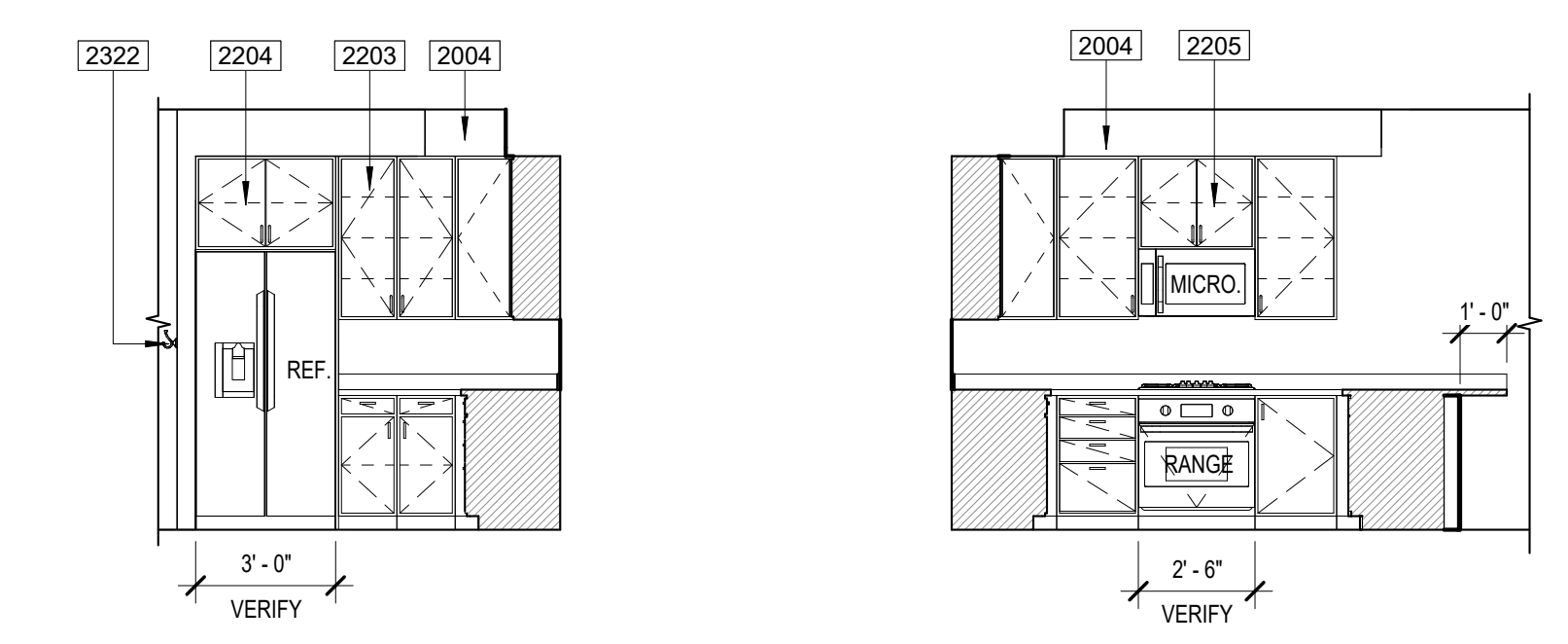
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Project Name 2
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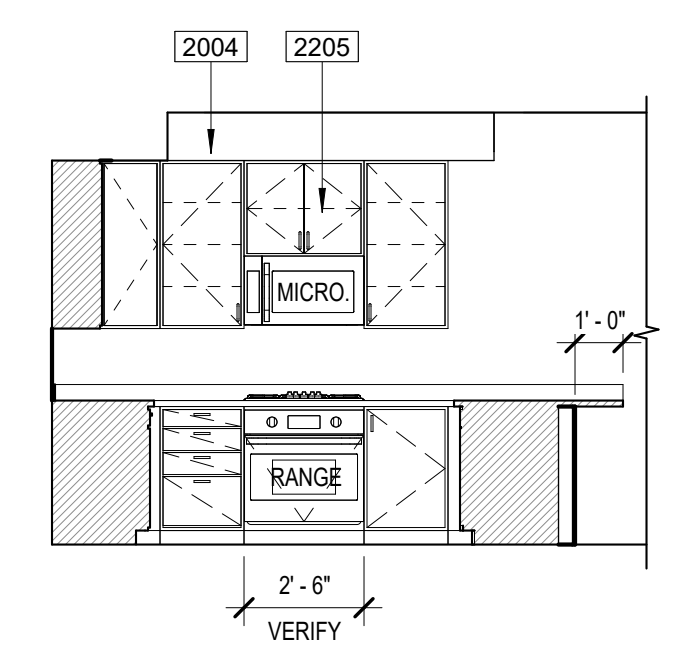
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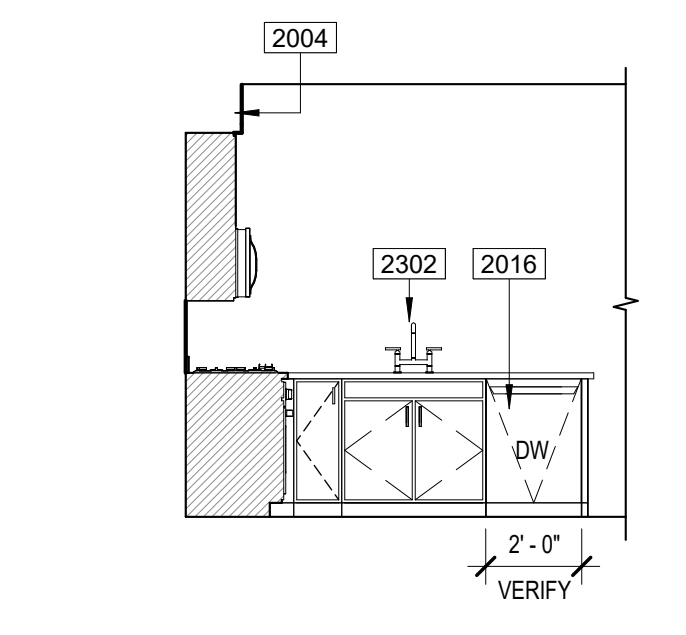
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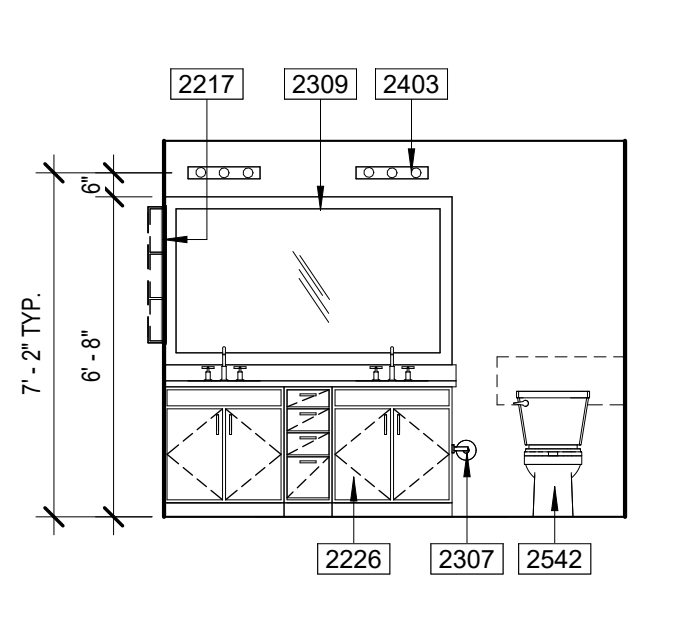
A KITCHEN



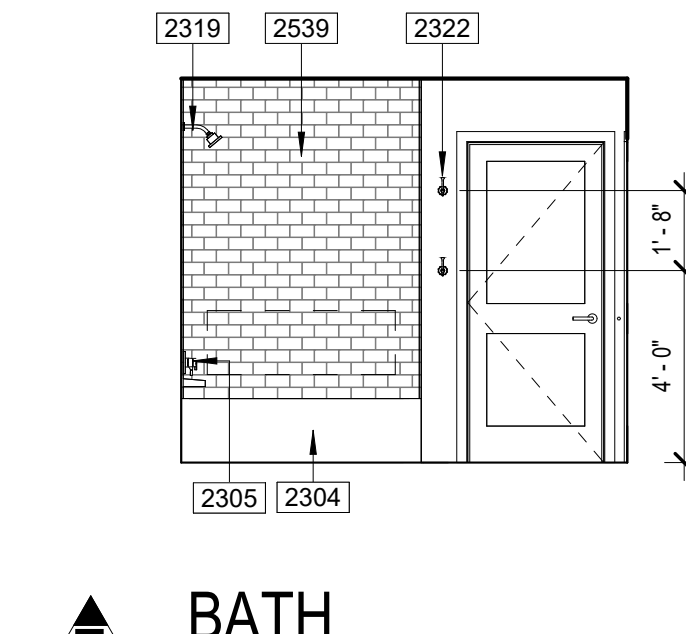
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C KITCHEN

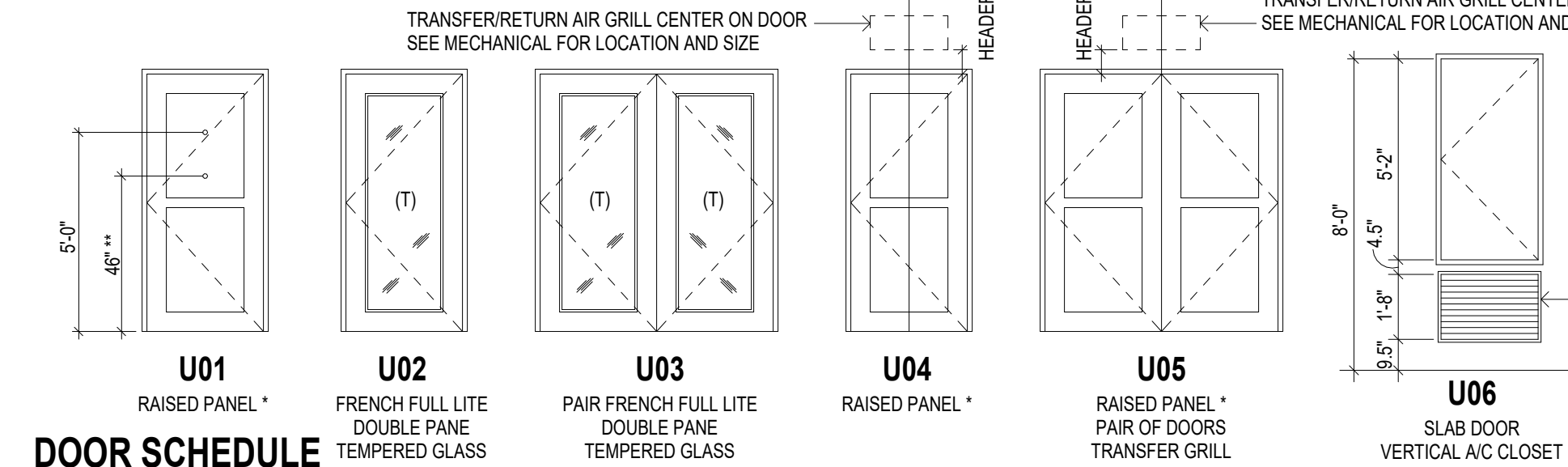


D BATH



E BATH

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Includes rows for U04b BEDROOM BATH SWING and U04c CLOSET SWING.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 & IBC 1010.1.4 EXP. 5).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'SI' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

WINDOW TYPES

Unit Window Schedule

Table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Includes rows for U01, U02, U03, U04, U05, U06.

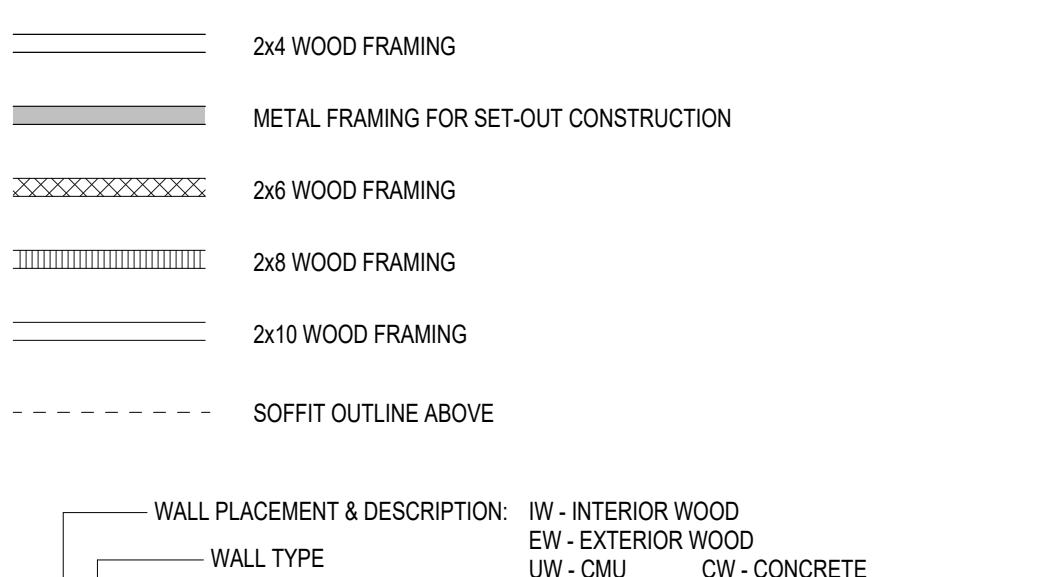
DOOR NOTES

- 1. ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.
2. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE DOOR RATING (REFER TO DOOR SCHEDULE).
3. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
4. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
5. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

DOOR HARDWARE NOTES

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE DOOR RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

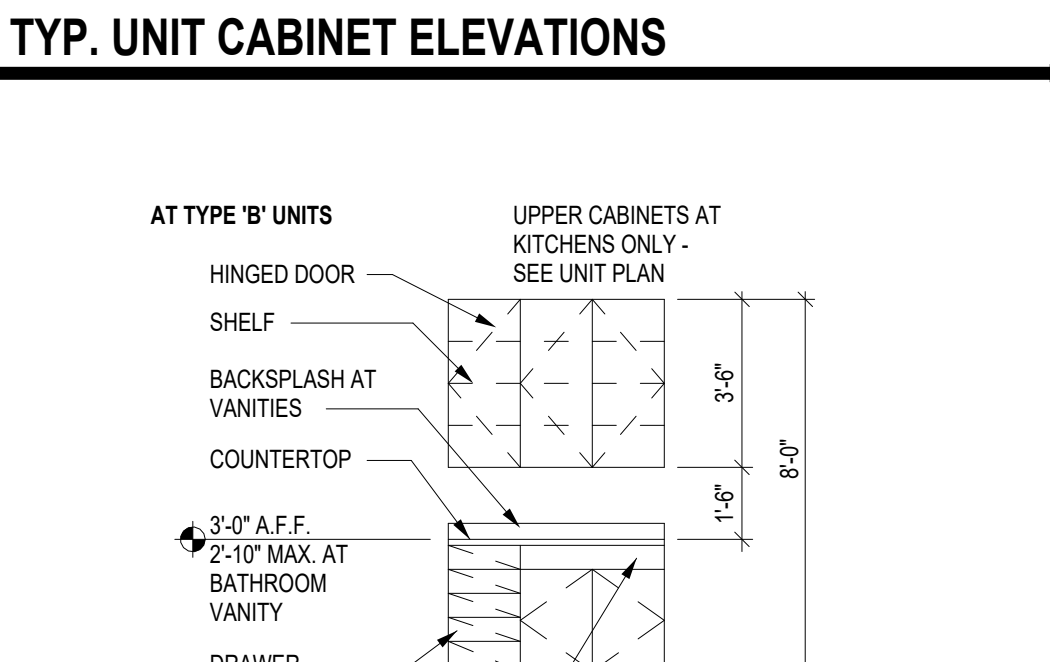
SYMBOLS



REVISIONS/SUBMITTALS

Table with columns: DATE, DESCRIPTION. Includes revision 1: REVISIONS/SUBMITTALS.

TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing for payment cycle
This contract does not allow the owner to require the submission of billings or payments in 15 day cycles other than 15th days. This contract may also be used to make payment on some alternative schedule after certificate and approval of billings and payments. In either case, the billings and payments shall be made applicable to the project as available from the owner to the owner's designated agent at the time of the contract.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

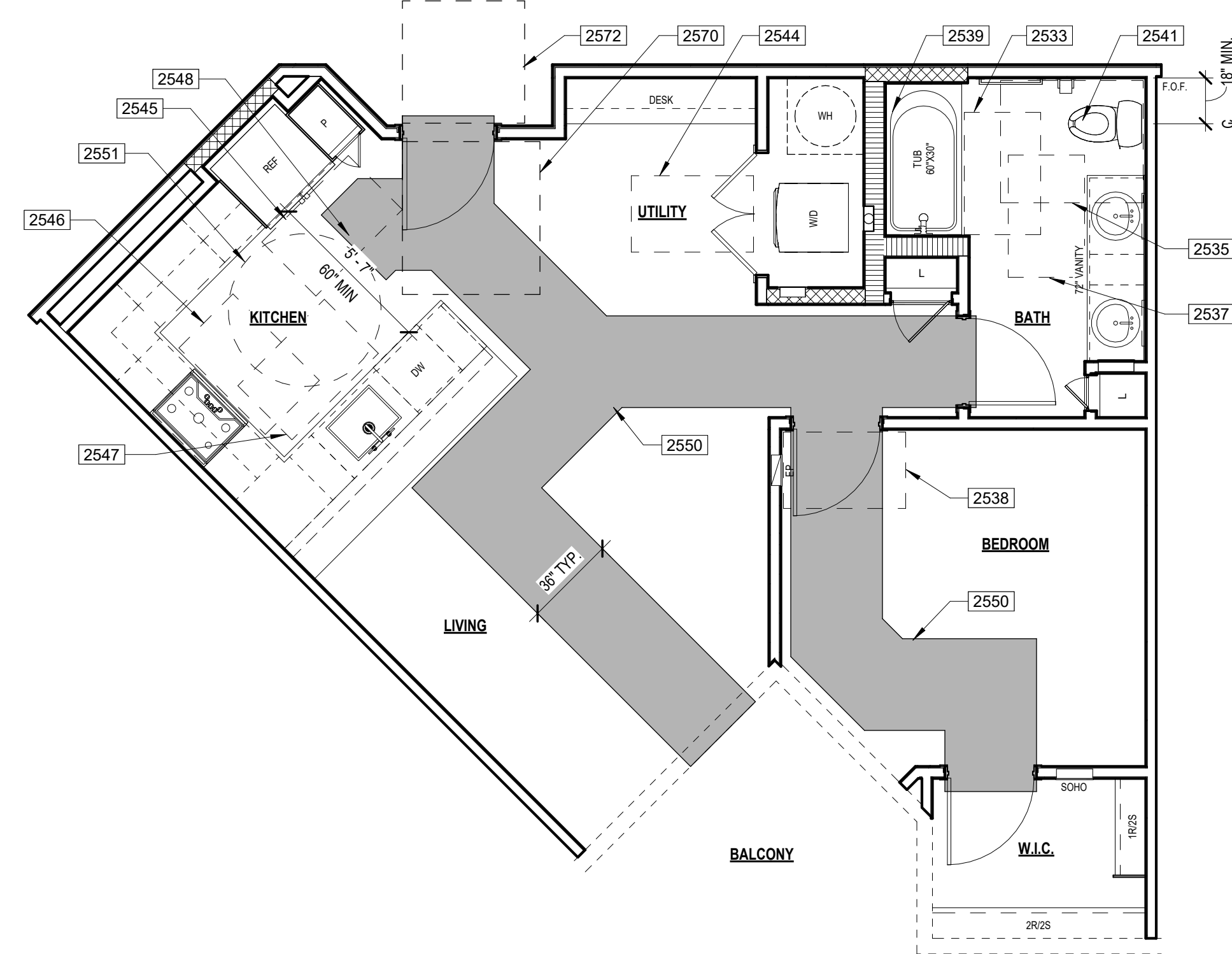
Contractor must verify all dimensions at project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the work of the Architect and shall not be used for any other project. All drawings and specifications shall be subject to the approval of the Architect.

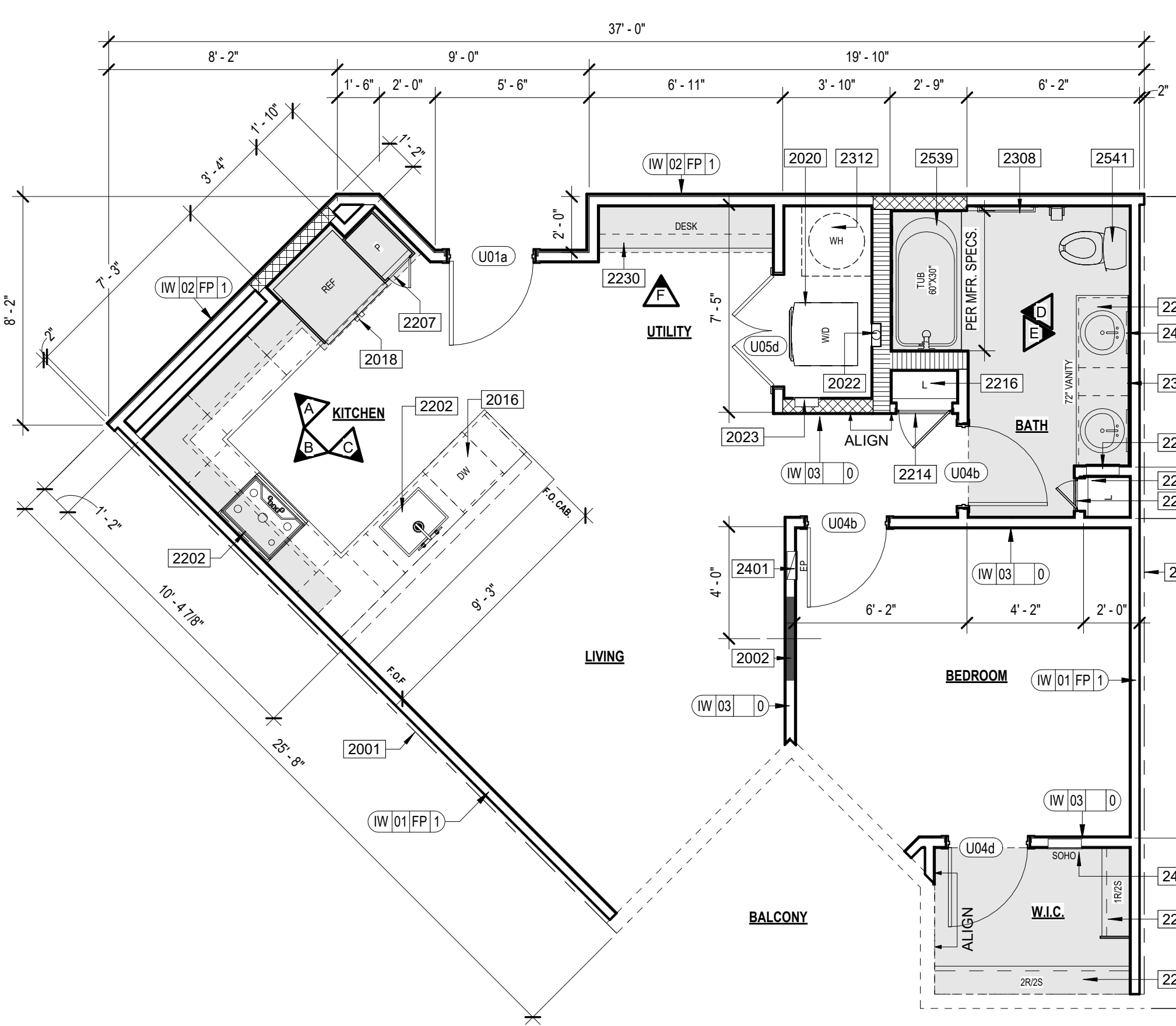
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

T-A2.12
UNIT A1



1 UNIT A2 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT A2 FLOOR PLAN SCALE: 1/4" = 1'-0"

Table with 2 columns: Room Name, Area (SF). Rows: LIVING (732 SF), BALCONY (80 SF), 812 SF.

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2004 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2014 MICROWAVE ABOVE RANGE.
2018 REFRIGERATOR.
2020 WASHER / DRYER STACKED.
2022 DRYER VENT BOX.
2023 WASHER BOX.
2027 BASE CABINET IN UNIT.
2029 TALL CABINET IN UNIT.
2012 CLOSET ROD AND SHELF (1R / 2S).
2013 CLOSET ROD AND SHELF (2S / 2R).
2014 FACES FRAME DOOR TO THE LEFT OF CLOSET.
2016 LINEN SHELVES.
2018 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
2020 BATHROOM VANITY.
2022 DESK.
2024 TUB.
2027 UNIT TOILET PAPER HOLDER.
2028 TOWEL BAR.
2029 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2032 UNIT WATER HEATER.
2039 ELECTRICAL PANEL RECESSED IN WALL.
2043 UNIT WALL MOUNTED LIGHT FIXTURE.
2047 SMOKE PANEL.

ANSI KEYNOTES

- 2533 ANSI TYPE 'B' OPTION 'B' UNIT CLEAR FLOOR SPACE AT BATHTUB WITHOUT OVERLAP EXCEPTION (30'48") - ICC 2009 SECTION 1004.11.3.1.3.1
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (46'58") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30'48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION. - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30'48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2539 ANSI TYPE 'B' UNIT BATHTUB, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 06A7 & 11 - ICC 2009 SECTIONS 1004.11.1 & 607.4
2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7 & 12 - ICC 2009 SECTIONS 1004.11.1 & 604.5
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30'48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30'48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.2
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30'48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30'48") - ICC 2009 SECTION 1004.12.2.1
2548 ANSI TYPE 'B' UNIT U-SHAPED KITCHEN CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 80" MINIMUM. SEE DETAIL 30A7 & 12 - ICC 2009 SECTION 1004.12.2
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (86" WIDE) - ICC 2009 SECTION 1004.3
2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1
2552 17" IN ACCORDANCE WITH ICC SECTION 707.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC 117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DEMISHED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7 & 10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7 & 12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7 & 10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" MAX. A FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OR 30M DEEP WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.I.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL 6" FRAME SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7 & 10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

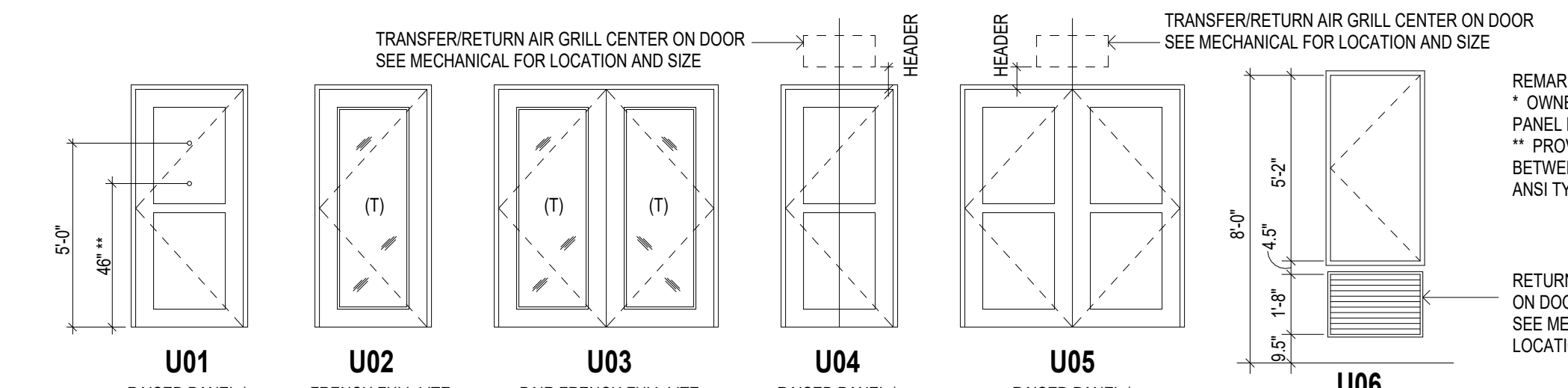
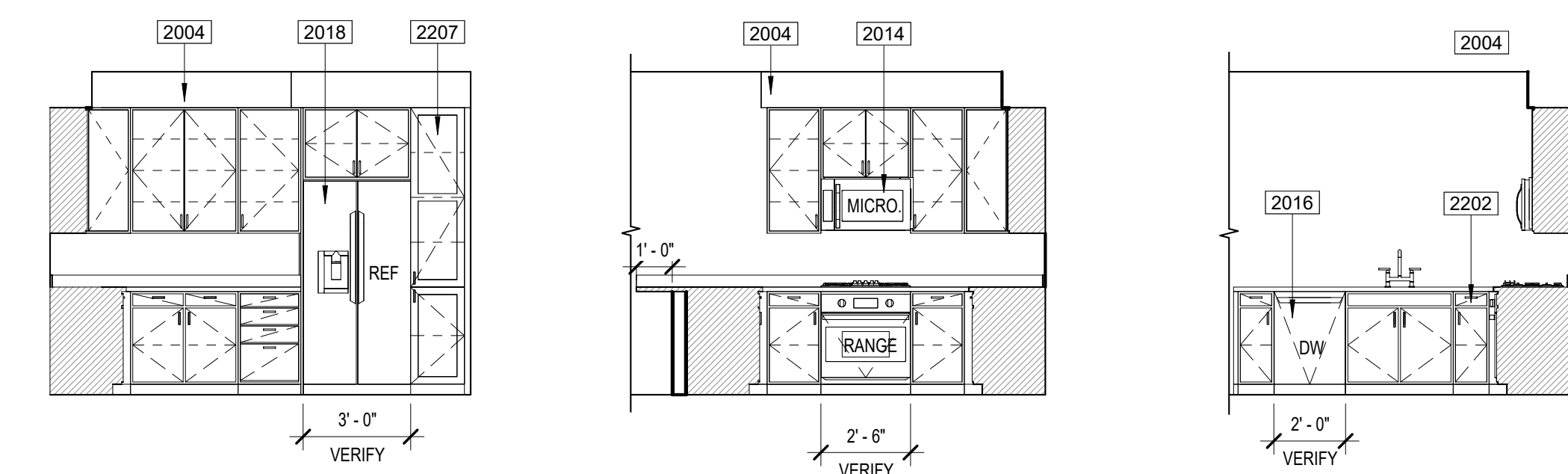
- 1. PER ICC/ANSI A117-1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8 & 9 AND AT 8.1.1 AS REQUIRED BY ICC/ANSI A117-1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 80" MIN.
11. 36" CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8 & SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC 117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS

DOOR TYPES

WINDOW SCHEDULE

SYMBOLS



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

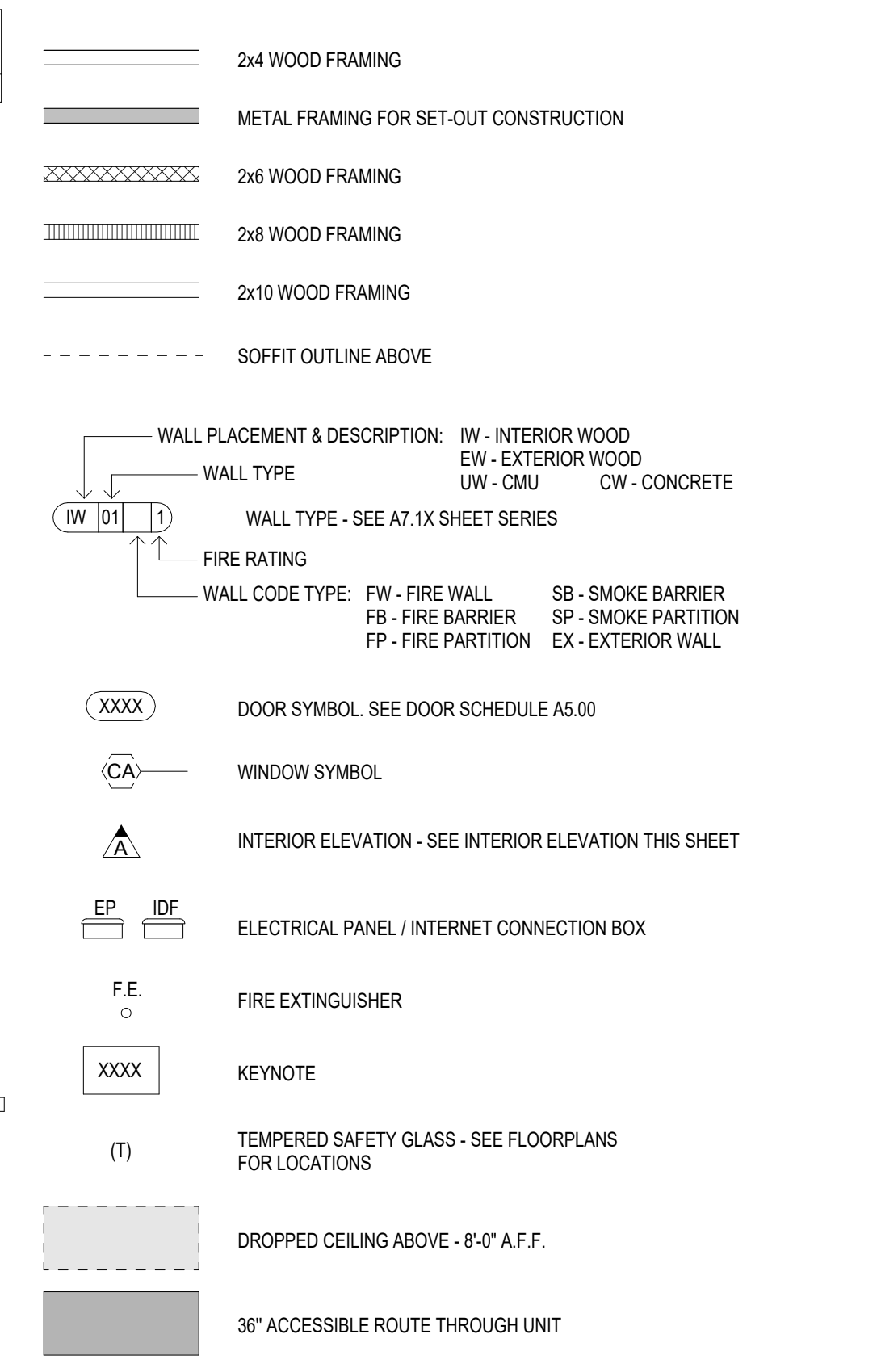
DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1) (IC 1010.1.9.3).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.3).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.3.3.
7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

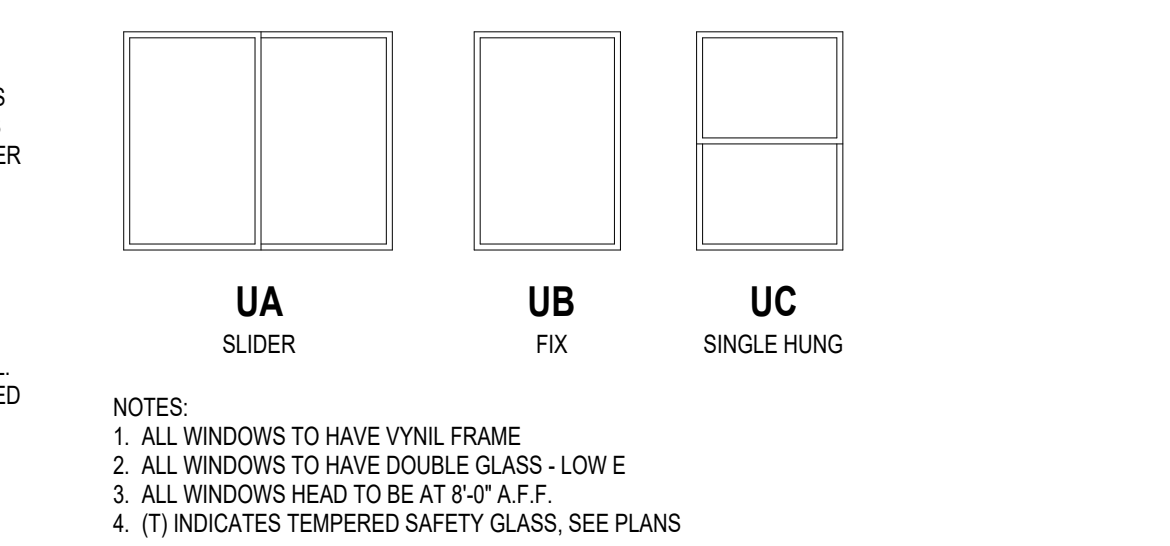
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

- NOTES
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

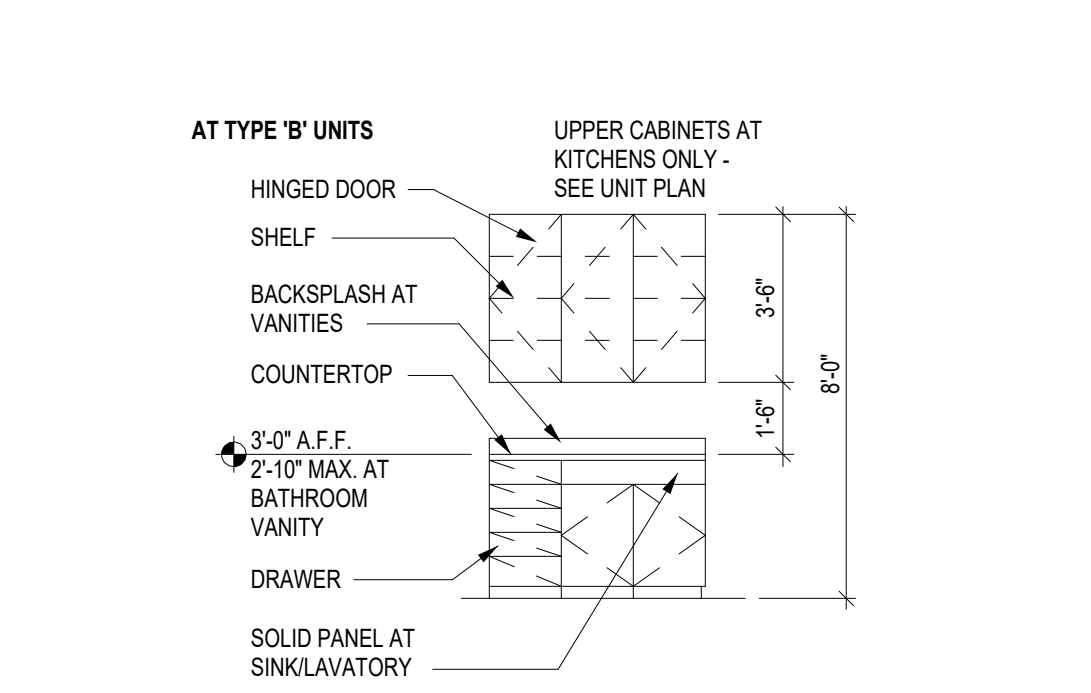


WINDOW TYPES



- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR
CONSTRUCTION



Notice of alternate billing for payment cycle
This contract allows the owner to require the submission of bills of materials in 15 day cycles over the term of the project. This contract may also be used to make payment on some alternative schedule after certification and approval of all bills of materials. In either case, the bills of materials shall be submitted to the project in accordance with the schedule of bills of materials set forth in the contract documents.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

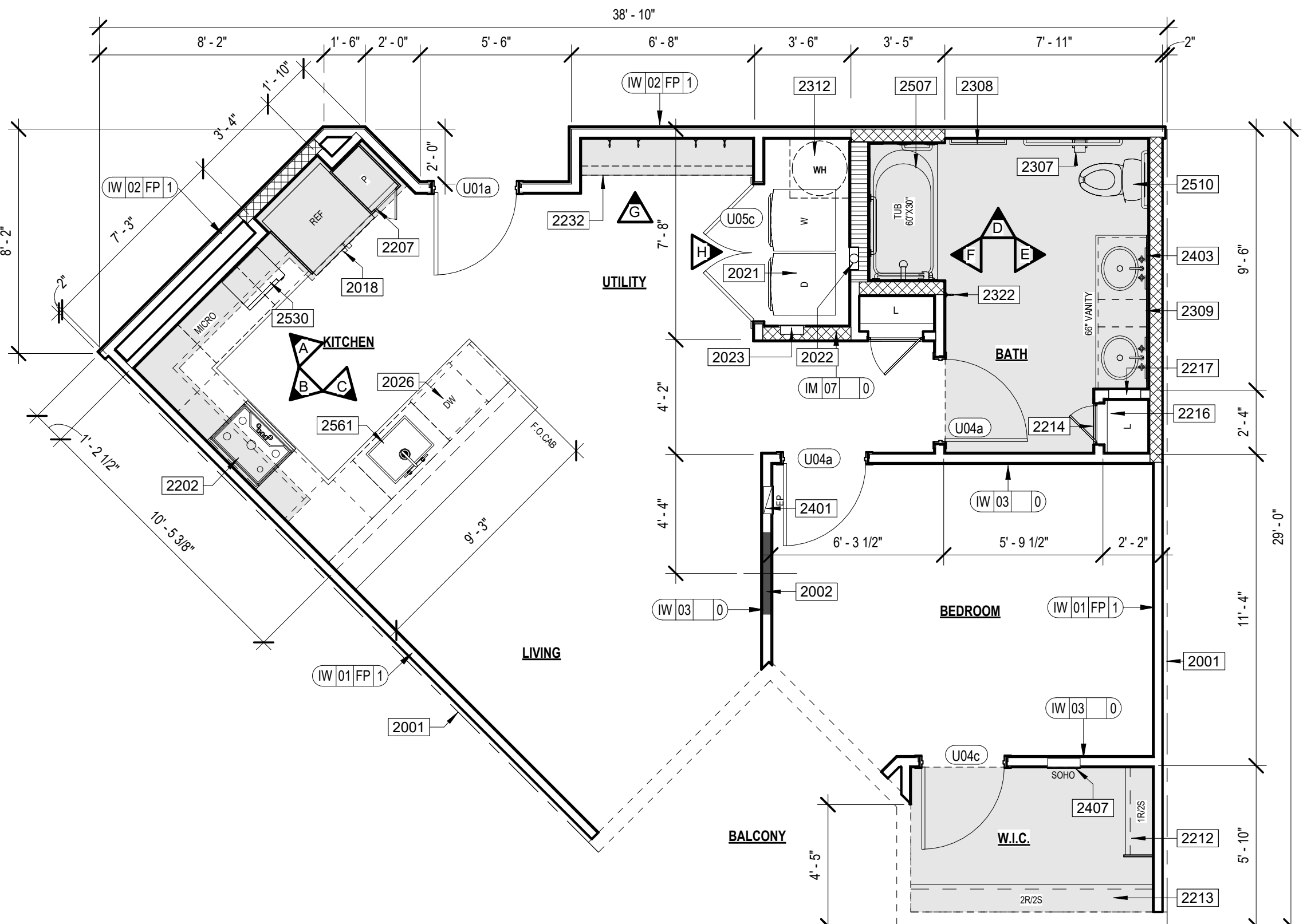
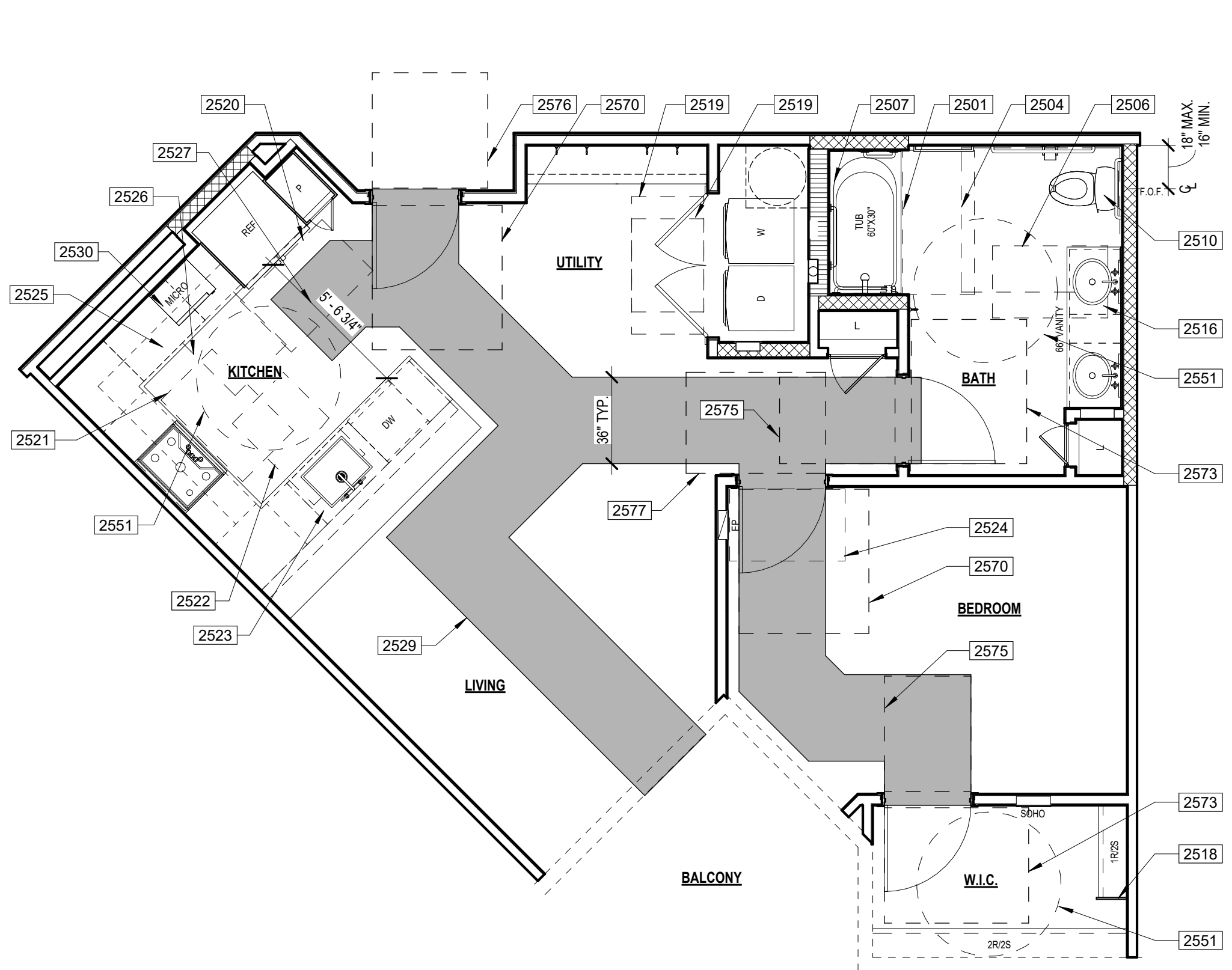
Contractor must verify all dimensions at project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the property of the Architect and shall remain the property of the Architect. This contract may also be used to make payment on some alternative schedule after certification and approval of all bills of materials. In either case, the bills of materials shall be submitted to the project in accordance with the schedule of bills of materials set forth in the contract documents.

REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

T-A2.13
UNIT A2



1 UNIT A2H ANSI PLAN ANSI TYPE A SCALE: 1/4" = 1'-0"

2 UNIT A2H FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2004 FURR DOWN CEILING.
2016 HOOD.
2018 REFRIGERATOR.
2021 SIDE BY SIDE WASHER/DRYER - WASHER ON LEFT SIDE.
2022 CLOSET ABOVE HOOD.
2023 WASHING MACHINE.
2023 DISHWASHER (ANSI).
2026 BASE CABINET IN UNIT.
2026 CABINET ABOVE REFRIGERATOR.
2026 TOILET ABOVE HOOD.
2027 TALL CABINET IN UNIT.
2027 CLOSET ROD AND SHELF (R/1/2S).
2028 CLOSET ROD AND SHELF (S/2/2R).
2024 FACE MIRROR DOOR.
2026 LINEN SHELVES.
2026 MEDICINE CABINET - BOTTOM SHELF 48" MAX. A.F.F.
2026 BATHROOM VANITY.
2022 MUD ROOM.
2026 SHOWER TUB VALVE.
2027 UNIT TOILET PAPER HOLDER.
2028 TOWEL BAR.
2029 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2032 UNIT WATER HEATER.
2037 SHOWER TUB ON NOSE.
2032 TOWEL HOOK.
2041 ELECTRICAL PANEL RECESSED IN WALL.
2043 UNIT WALL MOUNTED LIGHT FIXTURE.
2047 SOND PANEL.

ANSI KEYNOTES

- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT BATHTUB (30"X LENGTH OF TUB) - ICC 2009 SECTION 1003.11.2.4.4.
2504 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION (60"X60") - ICC 2009 SECTION 1003.11.2.4.4.
2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY (30"X48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.1.1.
2507 ANSI TYPE 'A' UNIT BATHTUB, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTIONS 1003.11.1 & 607.4.
2510 ANSI TYPE 'A' UNIT TOILET, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 20A7.8.12 - ICC 2009 SECTIONS 1003.11.1 & 604.5.1.
2516 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER LAVATORY TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.1.2.
2518 ANSI TYPE 'A' UNIT CLOSET SHELF SUPPORT TO STOP 30" MINIMUM ABOVE FINISH FLOOR.
2519 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF EACH APPLIANCE AT SIDE-BY-SIDE WASHER & DRYER (30"X48") CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1003.12.1.2.
2520 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"X48") CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1003.12.1.6.
2521 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"X48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.1.1.
2522 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE SINK (30"X48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.1.1.
2523 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 27" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.1.2.
2524 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANEL BOARD (30"X48") CENTERLINE OF PANEL BOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1003.9.
2525 ANSI TYPE 'A' UNIT WORK SURFACE 30" MINIMUM IN LENGTH, PROVIDE 27" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.1.3.
2526 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE WORK SURFACE (30"X48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.1.3.
2527 ANSI TYPE 'A' UNIT U-SHAPED KITCHEN CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MINIMUM. SEE DETAIL 35A7.8.12 - ICC 2009 SECTION 1003.12.1.2.
2529 ANSI TYPE 'A' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1003.3.
2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE - ICC 2009 SECTION 308.
2531 ANSI TYPE 'A' UNIT SWITCH FOR VENT HOOD IN REACH RANGE - ICC 2009 SECTION 308.
2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1.
2551 DOUBLE DOOR CABINET WITH RETRACTABLE DOORS.
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A.
2573 60" X 48" DOOR CLEARANCE - LATCH APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE F.
2576 36" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE B.
2578 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B.
2577 58" X 42" DOOR CLEARANCE - HINGE APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE E.

UNIT PLAN GENERAL NOTES

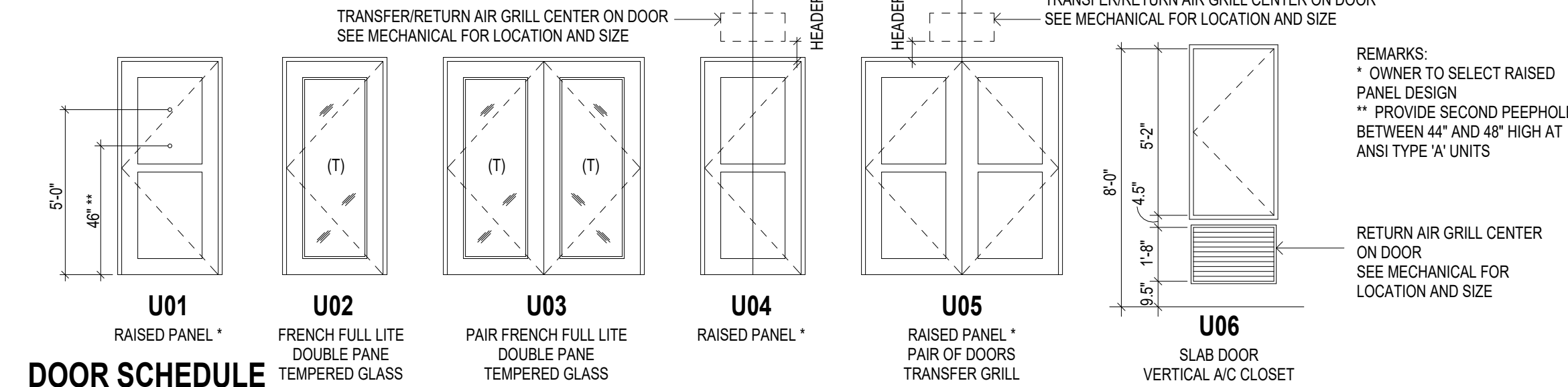
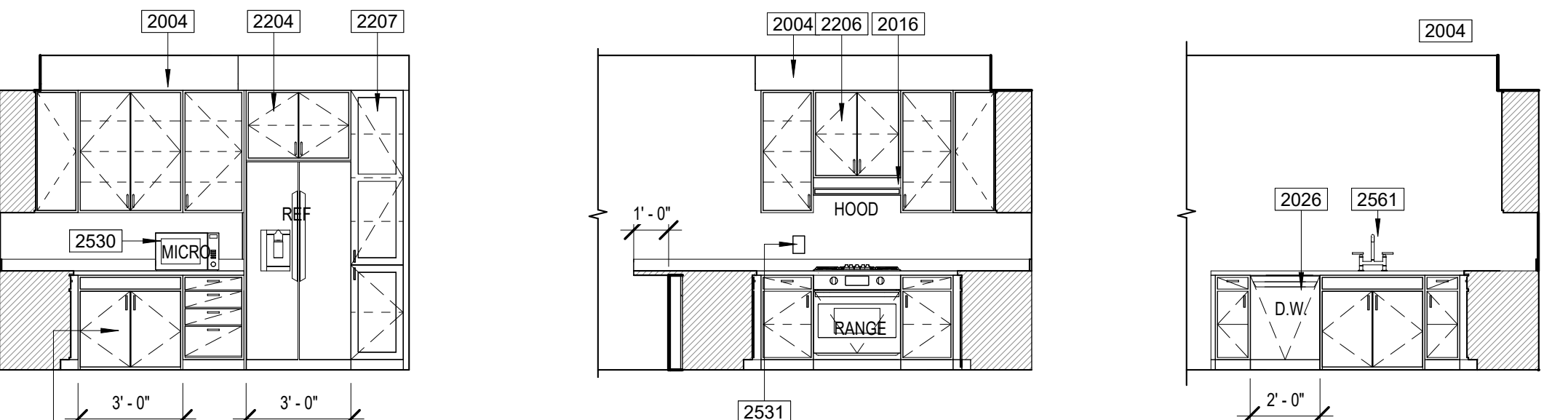
- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS, BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" MAX. FINISH FLOOR WITH 4" BACK GRASH AT BATHROOMS. REFER TO INTERIORS FOR MOUNTING ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO PREVENT SOUND RATING & FIRE RATING.
15. HARD SURFACE COUNTERTOP OVER CLOSET DOOR WITH 4" BACK GRASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
16. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NET TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL DOOR FRAME SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS.
B. FILL IN CAVITY WITH INSULATION.
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY.

ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 45 & 46A7.8.12 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
5. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
7. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
8. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE AT 8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 307.2.2.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERSECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS

DOOR TYPES



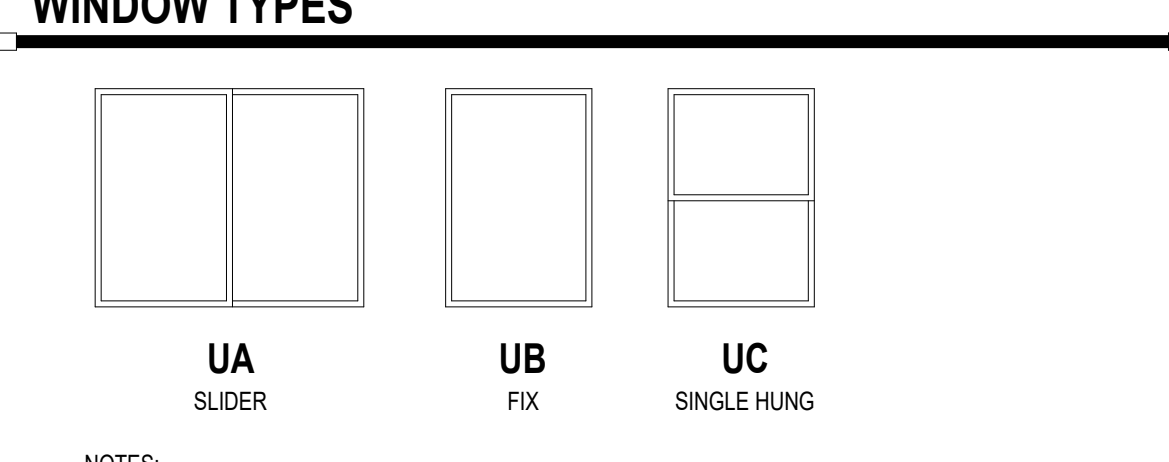
DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Includes entries for ENTRY, BATHROOM, CLOSET, and LAUNDRY.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 & IBC 1010.1.1 EXP. 5).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA THROUGH THE DOOR, HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

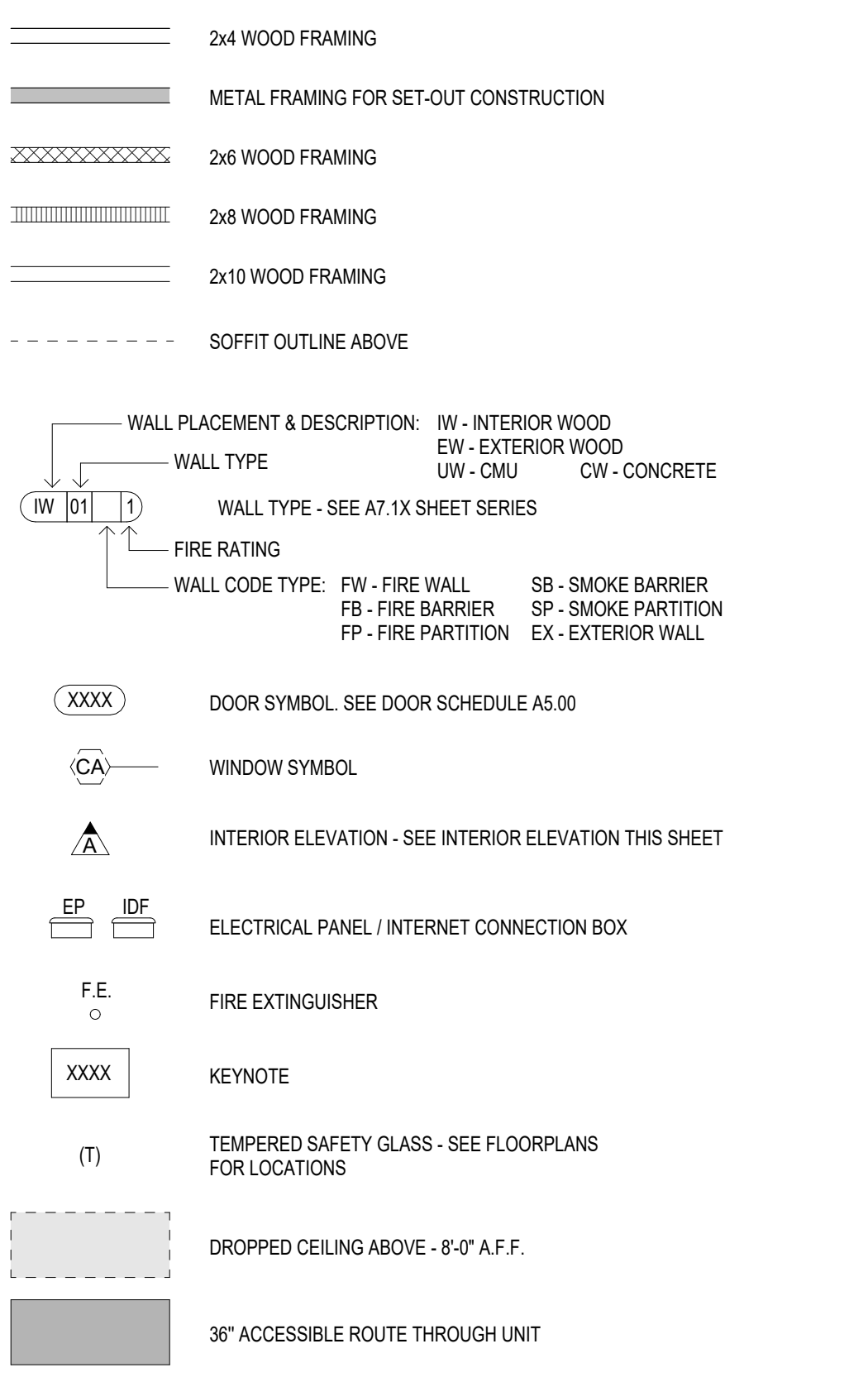
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, EXTERIOR HINGES, SPRING LOADED HINGES, INTERIOR HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP W/RAIN DRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED), THRESHOLD, PASSAGE SET, PRIVACY SET, ENTRY/OFFSET SET, STORED/SET, TURNK LEVER, RECESSED W/TURNK AND KEY LOCK, PULL RINGS (OUTSIDE), PULL BAR, FLUSH BOLT, OVERHEAD ROLLER LATCH, DOOR STOP, UL LISTED AND VIEWPORT.

WINDOW TYPES

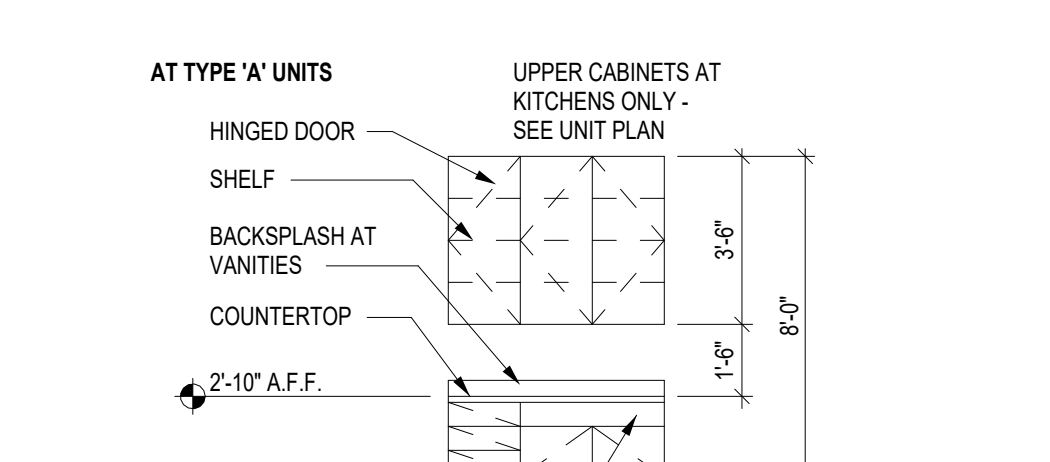


- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS, SEE PLANS.

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR
CONSTRUCTION



Notice of alternate billing for payment cycle
This contract does not obligate the owner to require the submission of bills or payments in cycles other than 15th days. This contract may also be used to make payment on some alternative schedule after certification and approval of billing and performance. If either description of such other billing practices applicable to the project is available from the owner to the owner's designated agent at the time of execution of this contract, the owner shall provide such information to the designated agent in writing.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

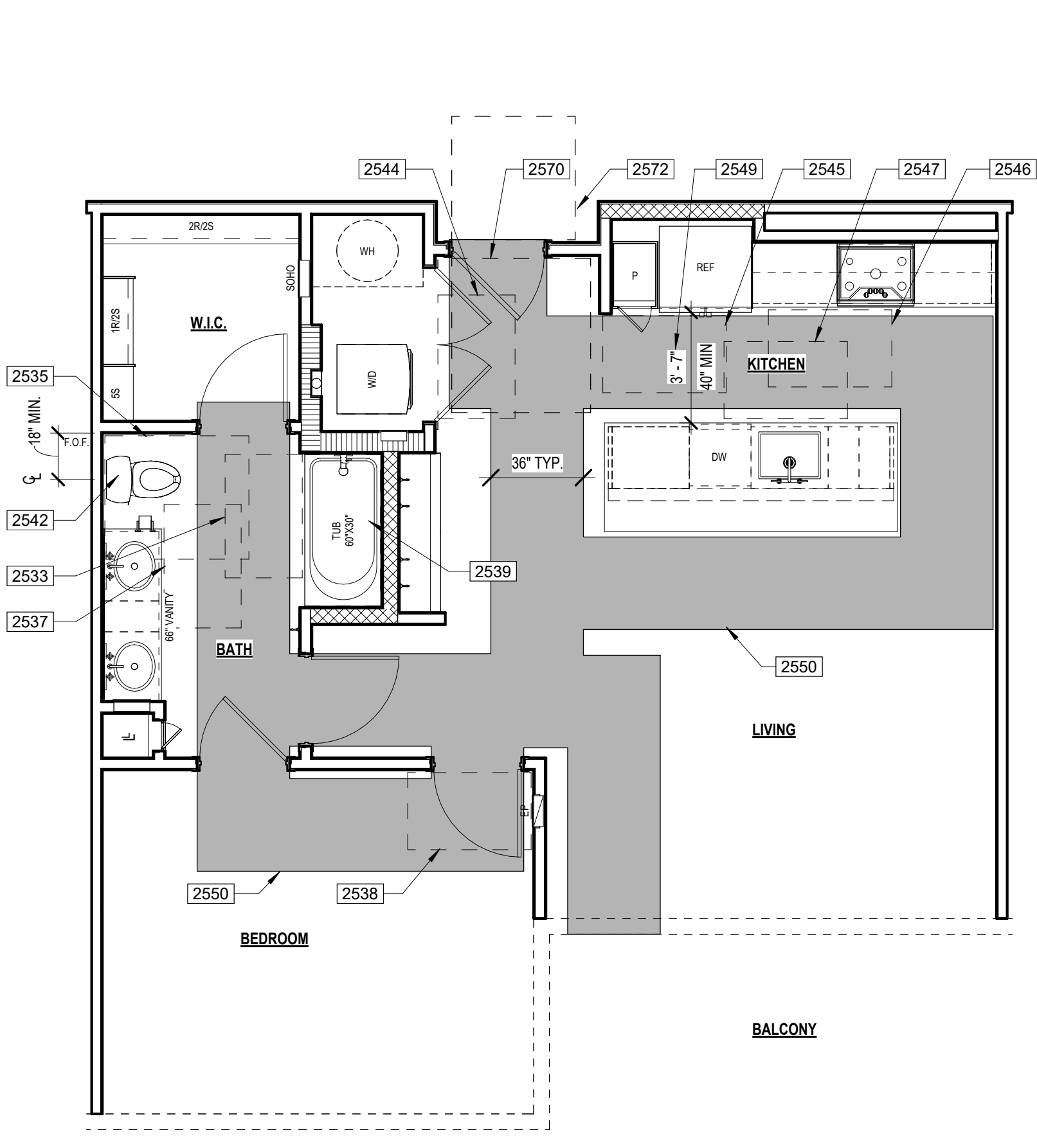
Contractor must verify all dimensions at project before proceeding with this work.

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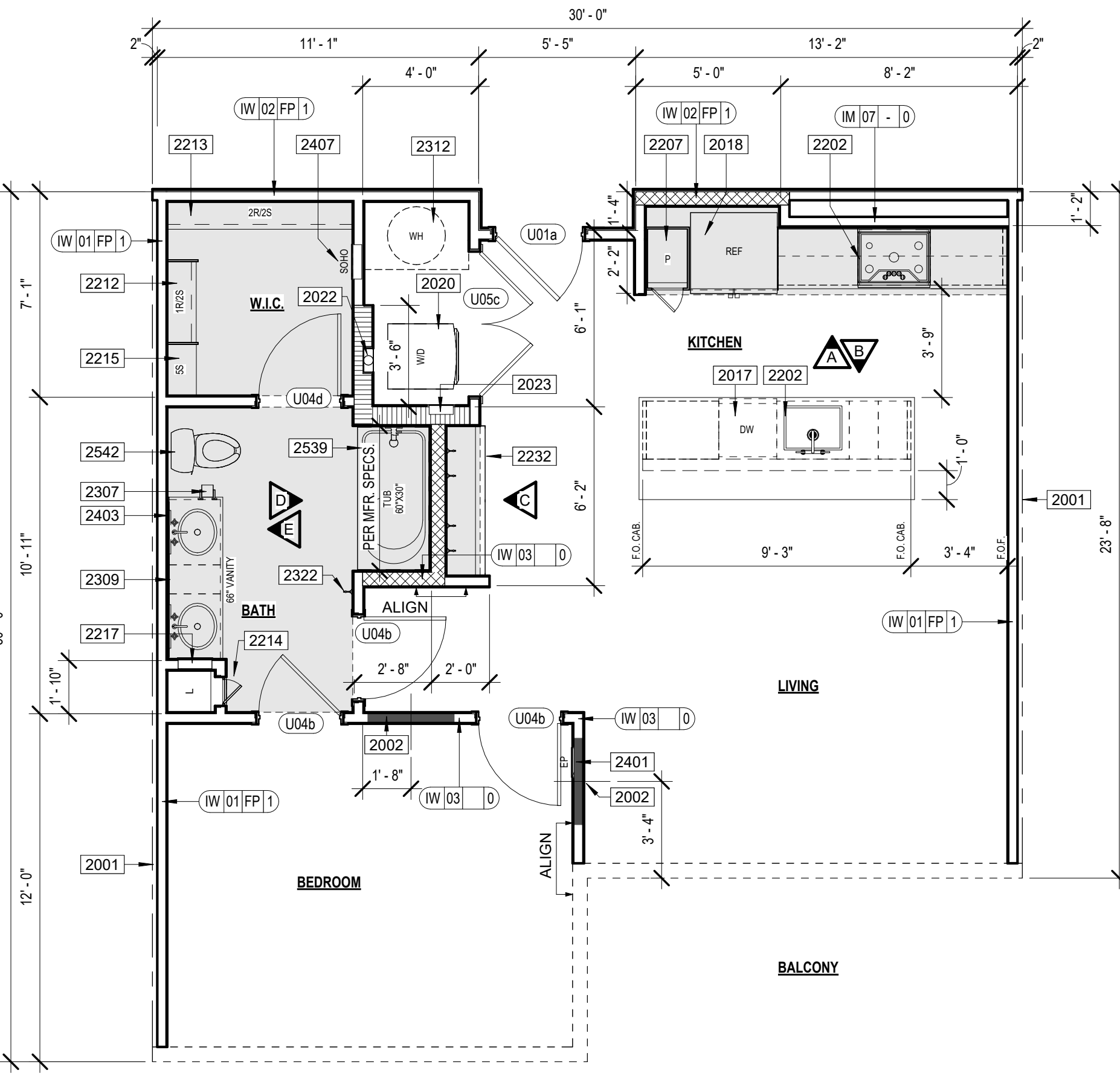
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

T-A2.14
UNIT A2H



1 UNIT A3 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT A3 FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2003 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2004 FURR DOWN CEILING.
2013 COOKTOP.
2014 MICROWAVE ABOVE RANGE.
2017 DISHWASHER.
2018 REFRIGERATOR.
2020 WASHER / DRYER STACKED.
2022 DRIVER VENT BOX.
2023 WASHER BOX.
2024 BASE CABINET UNIT.
2025 WALL CABINET UNIT.
2026 CABINET ABOVE REFRIGERATOR.
2027 TALL CABINET IN UNIT.
2028 CLOSET ROD AND SHELF (R) (2S).
2029 CLOSET ROD AND SHELF (S) (2R).
2030 FACE FRAME DOOR.
2031 CLOSET SHELVEING.
2032 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2033 MUD ROOM.
2034 SHOWER / TUB VALVE.
2035 UNIT TOILET PAPER HOLDER.
2036 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2037 UNIT WATER HEATER.
2038 SHOWER HEAD.
2039 TOWEL HOOK.
2040 ELECTRICAL PANEL RECESSED IN WALL.
2041 UNIT WALL MOUNTED LIGHT FIXTURE.
2042 SMOKE PANEL.

ANSI KEYNOTES

- 2533 ANSI TYPE 'B' OPTION 'B' UNIT CLEAR FLOOR SPACE AT BATHTUB WITHOUT OVERLAP EXCEPTION (30"x48") - ICC 2009 SECTION 1004.11.3.1.3.1
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x36") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2539 ANSI TYPE 'B' UNIT BATHTUB. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 06A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 807.4
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWINGS-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.4
2560 WALL BACKING FOR GRAB BARS
2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH FULL SIDE PER DETAIL 12A7.8.1 FIGURE A
2572 78" X 54" DOOR CLEARANCE - HINGE APPROACH FULL SIDE OPTION 2 PER DETAIL 12A7.8.1 FIGURE D

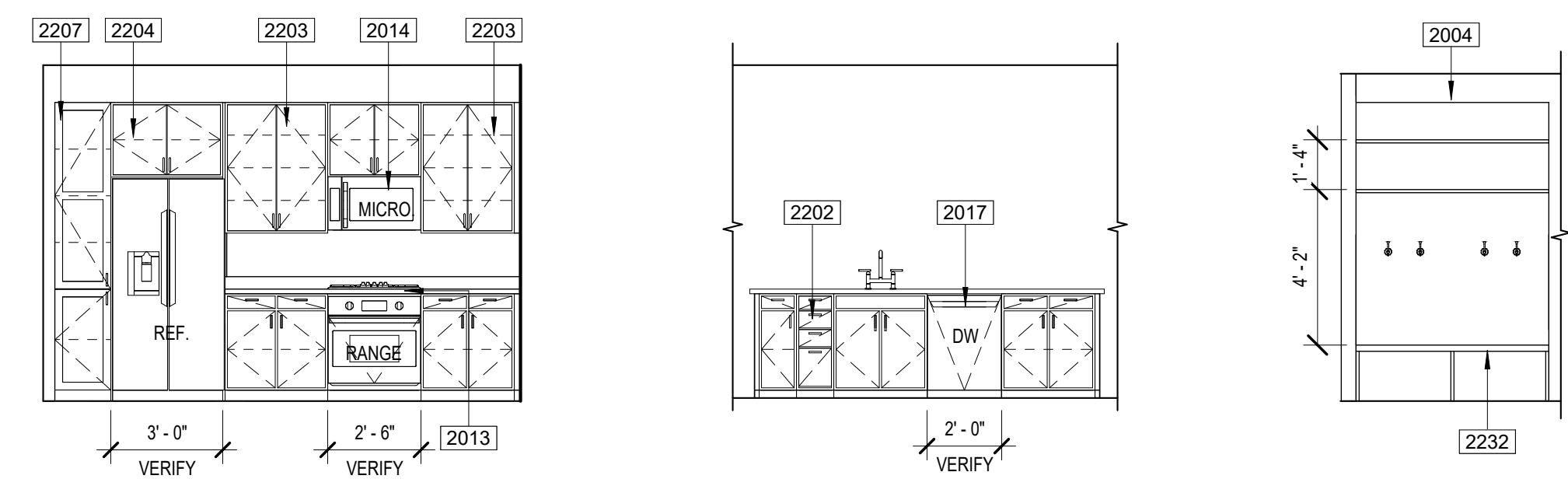
UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" MAX. A.F.F.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OF AND IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.I.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

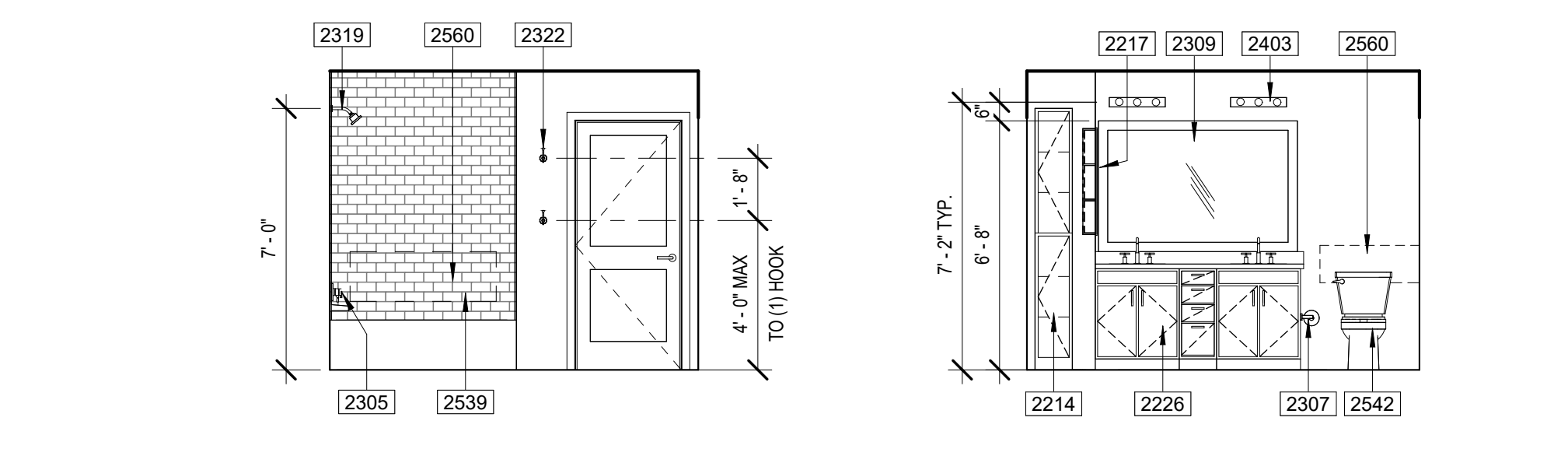
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8 & 8.0 AND AT 8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET WALLS BEHIND AND SURROUNDING APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS

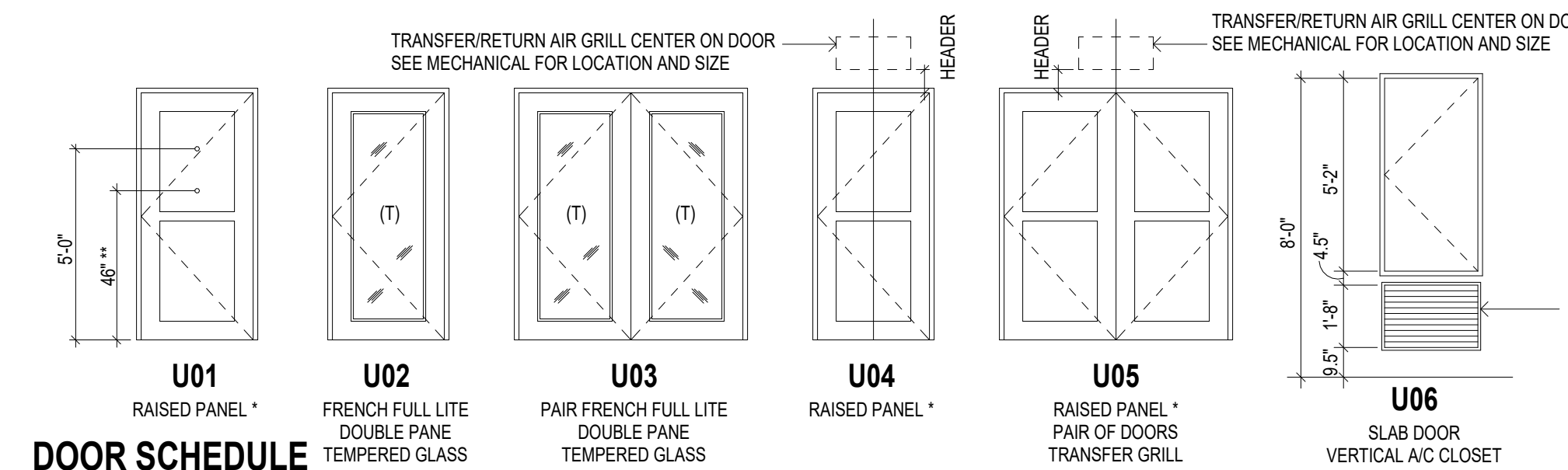


A KITCHEN B KITCHEN C MUDWALL



D BATH E BATH

DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Includes rows for ENTRY, BALCONY, CLOSET, and LAUNDRY doors.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1 & 1004.2.1.2).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER ALL ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

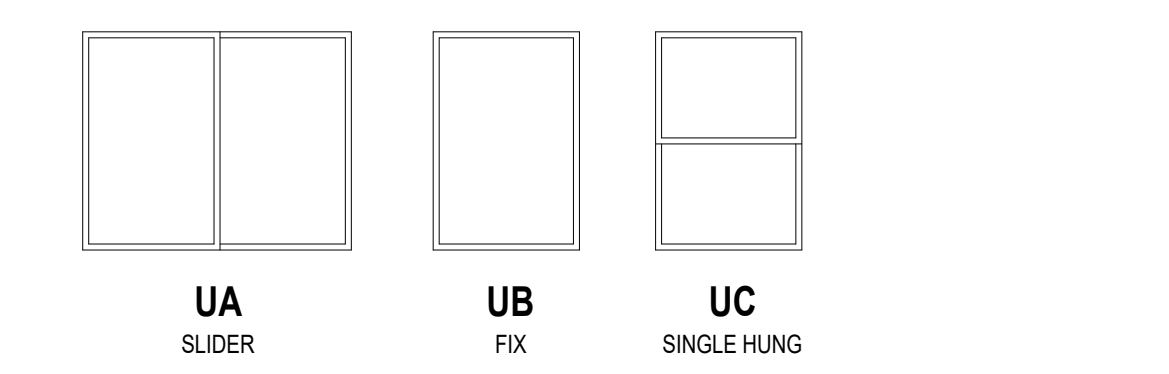
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, EXTERIOR HINGES, INTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, OVERHEAD TRACK, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP W/RAIN DRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED), THRESHOLD, PASSAGE SET, PRIVACY SET, ENTRY/OFFSET SET, STORED/SET, TURNK/LEVER, FINISH/SET (WITH TURNK AND KEYLOCK), FINISH/SET (WITH TURNK AND KEYLOCK), FINISHER/PULL, PULL BARS (OUTSIDE), PULL BARS (INSIDE), FLUSH BOLT, OVERHEAD ROLLER LATCH, DOOR STOP, UL LISTED VIEWPORT... UL LISTED AND VIEWPORT...

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

WINDOW SCHEDULE

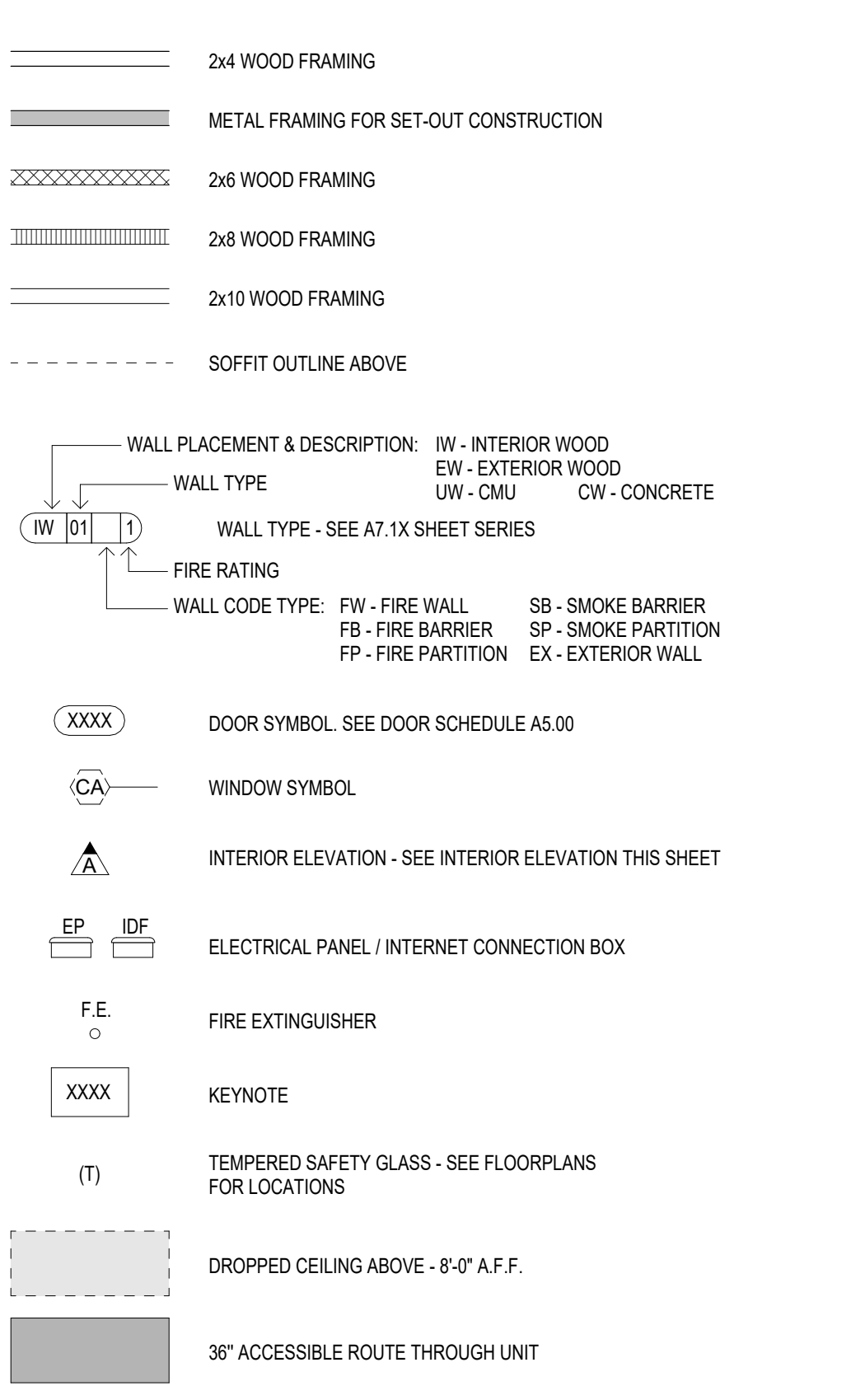
Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Includes rows for UA SLIDER, UB FIX, and UC SINGLE HUNG windows.

WINDOW TYPES



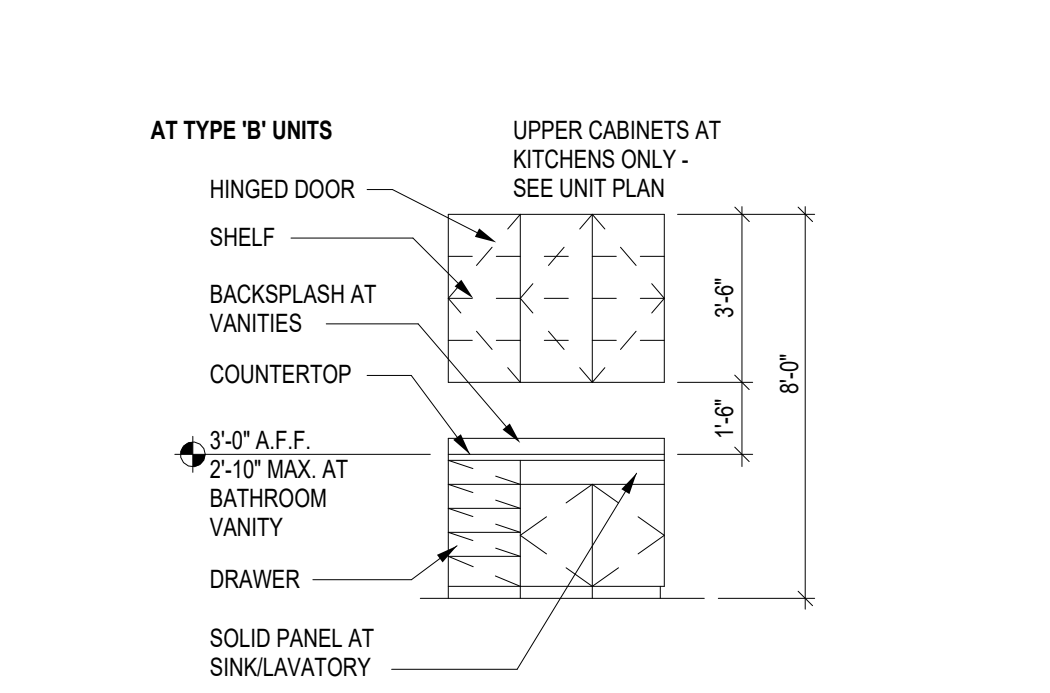
- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR
CONSTRUCTION



Notice of alternate billing / payment cycle
This contract allows the owner to require the submission of bills of materials in 15 day cycles over the term of the project. This contract may also be used to make payment on some alternative schedule after certification and approval of bills and materials. In either case, the contractor shall be responsible for providing applicable to the project is available from the owner to the owner's designated agent at the time of the project.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

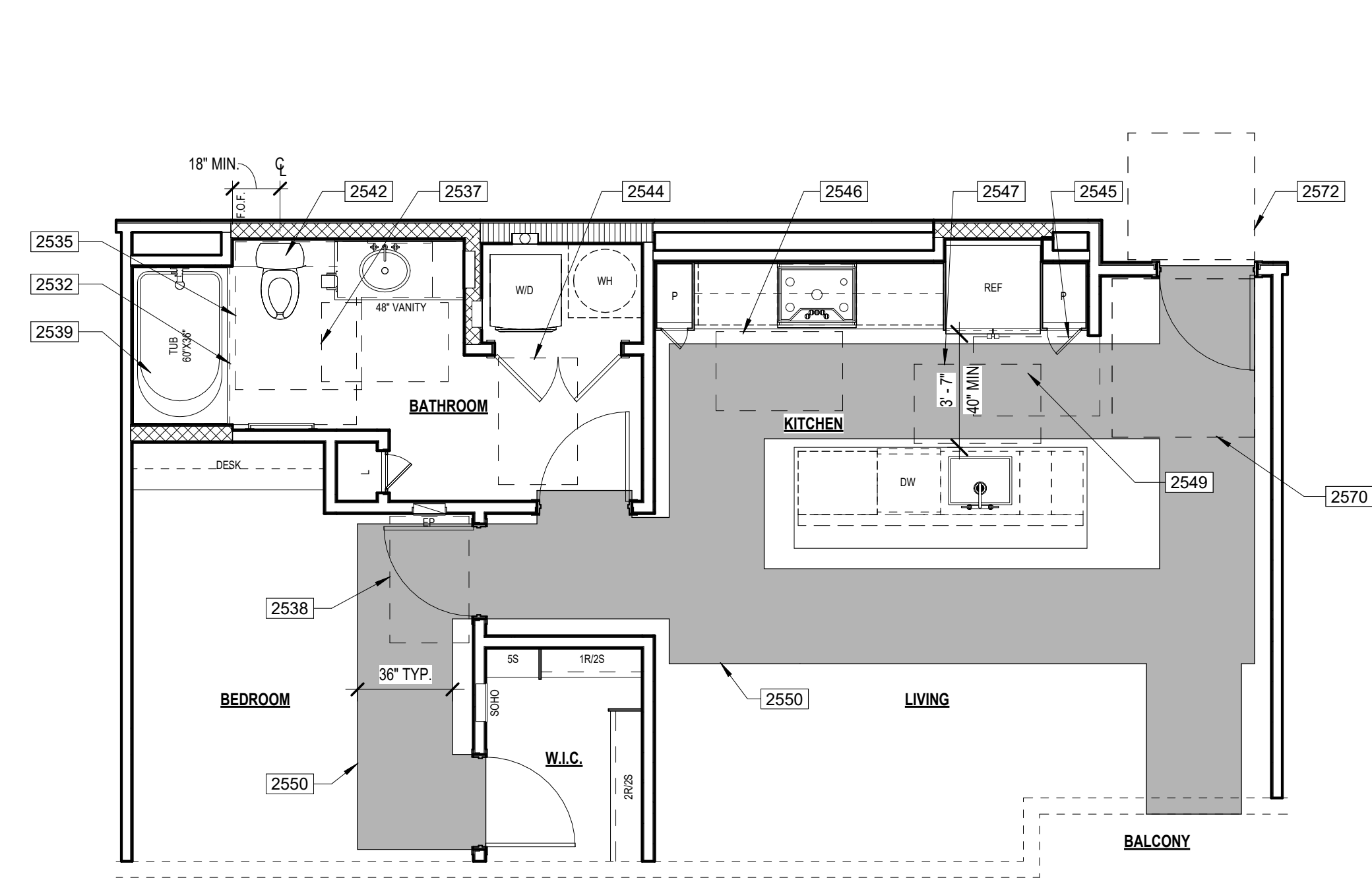
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REVISIONS / SUBMITTALS
DATE DESCRIPTION

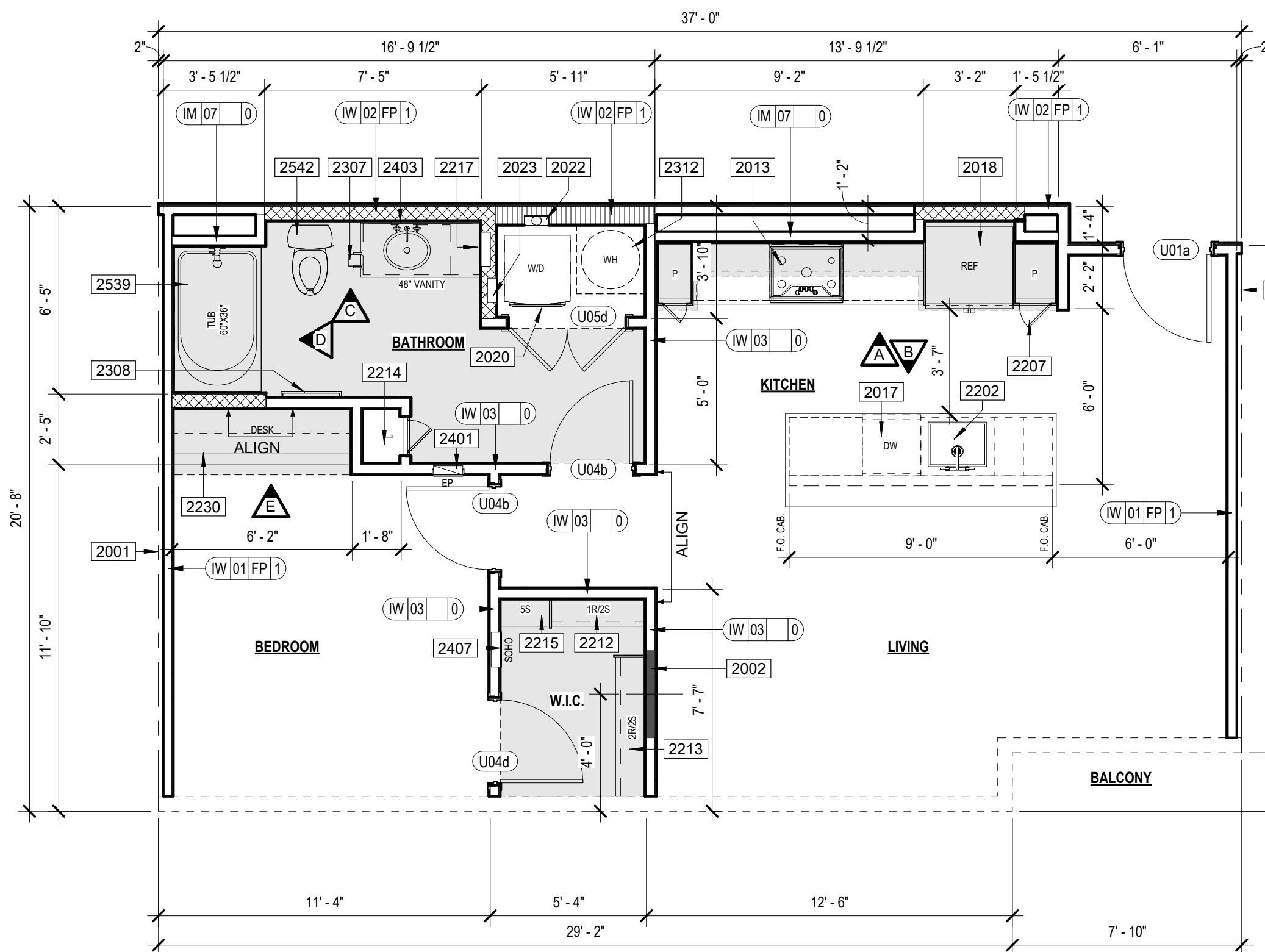
DATE: January 05, 2024 ORB #: 00-000

T-A2.15
UNIT A3



1 UNIT A5 ANSI PLAN ANSI TYPE "B" - OPTION "A"

SCALE: 1/4" = 1'-0"



2 UNIT A5 FLOOR PLAN

SCALE: 1/4" = 1'-0"

Summary table for Unit A5: Living 779 SF, Bedroom 95 SF, Balcony 874 SF.

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.

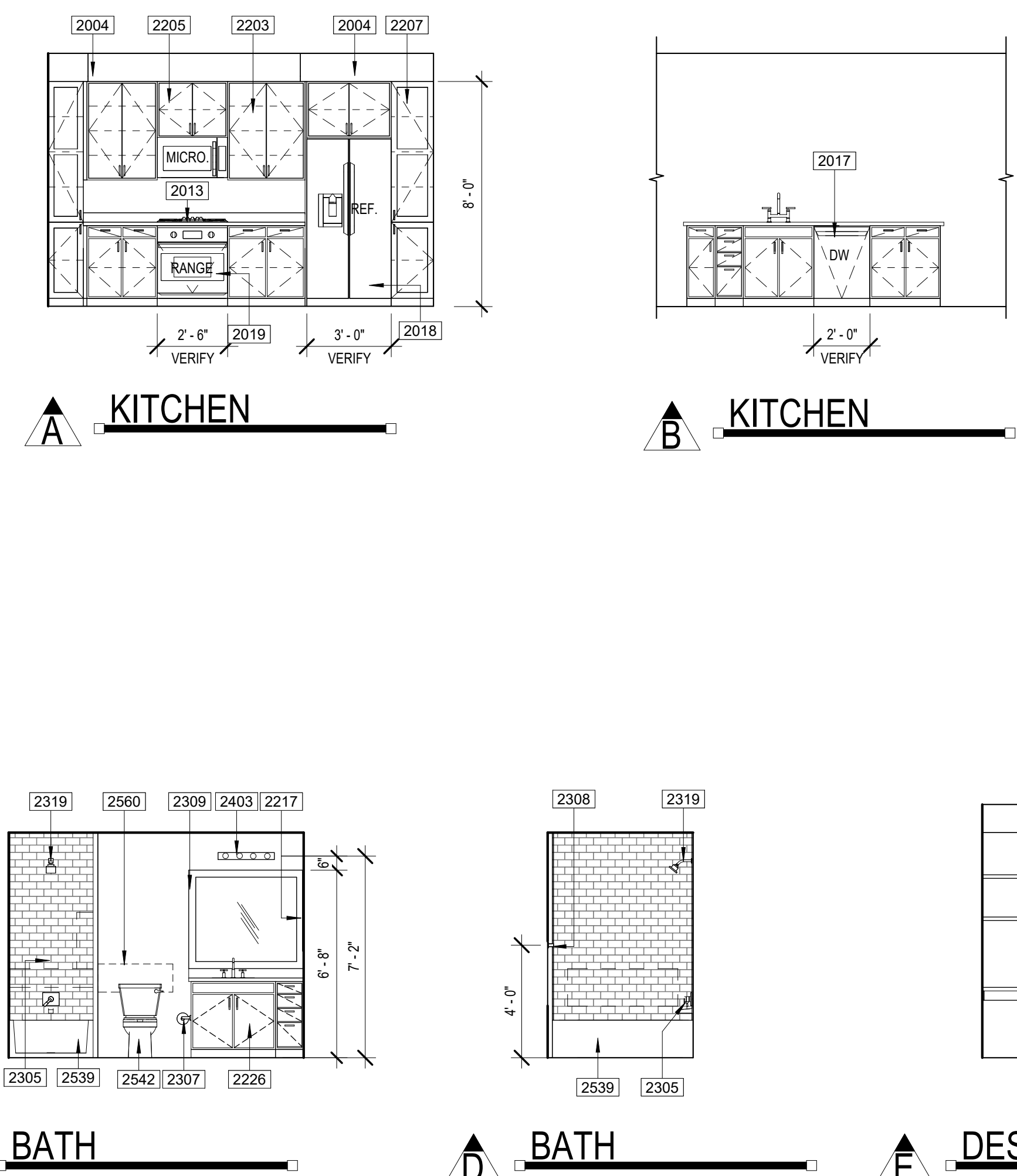
ANSI KEYNOTES

- 2532 ANSI TYPE 'B' OPTION 'A' UNIT CLEAR FLOOR SPACE AT BATHTUB WITH OVERLAP EXCEPTION (49"x60") - ICC 2009 SECTION 1004.11.3.1.2.

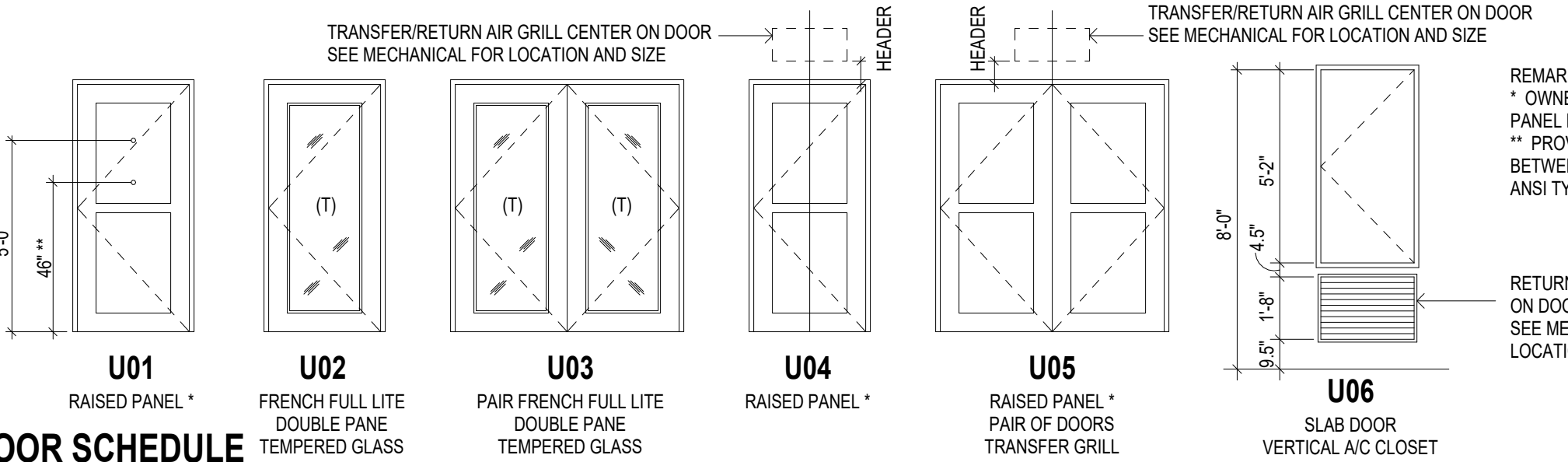
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE

Table with 9 columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 & ICC 2009 SECTION 1004.11.1).

UNIT DOOR HARDWARE SCHEDULE

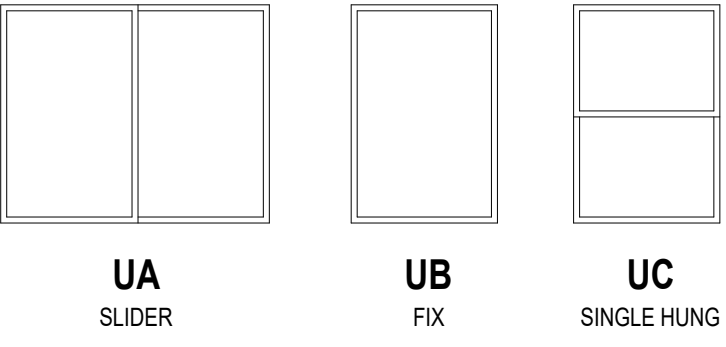
Table with 2 columns: HARDWARE SET NUMBER, DESCRIPTION. Lists hardware for various door types.

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).

WINDOW SCHEDULE

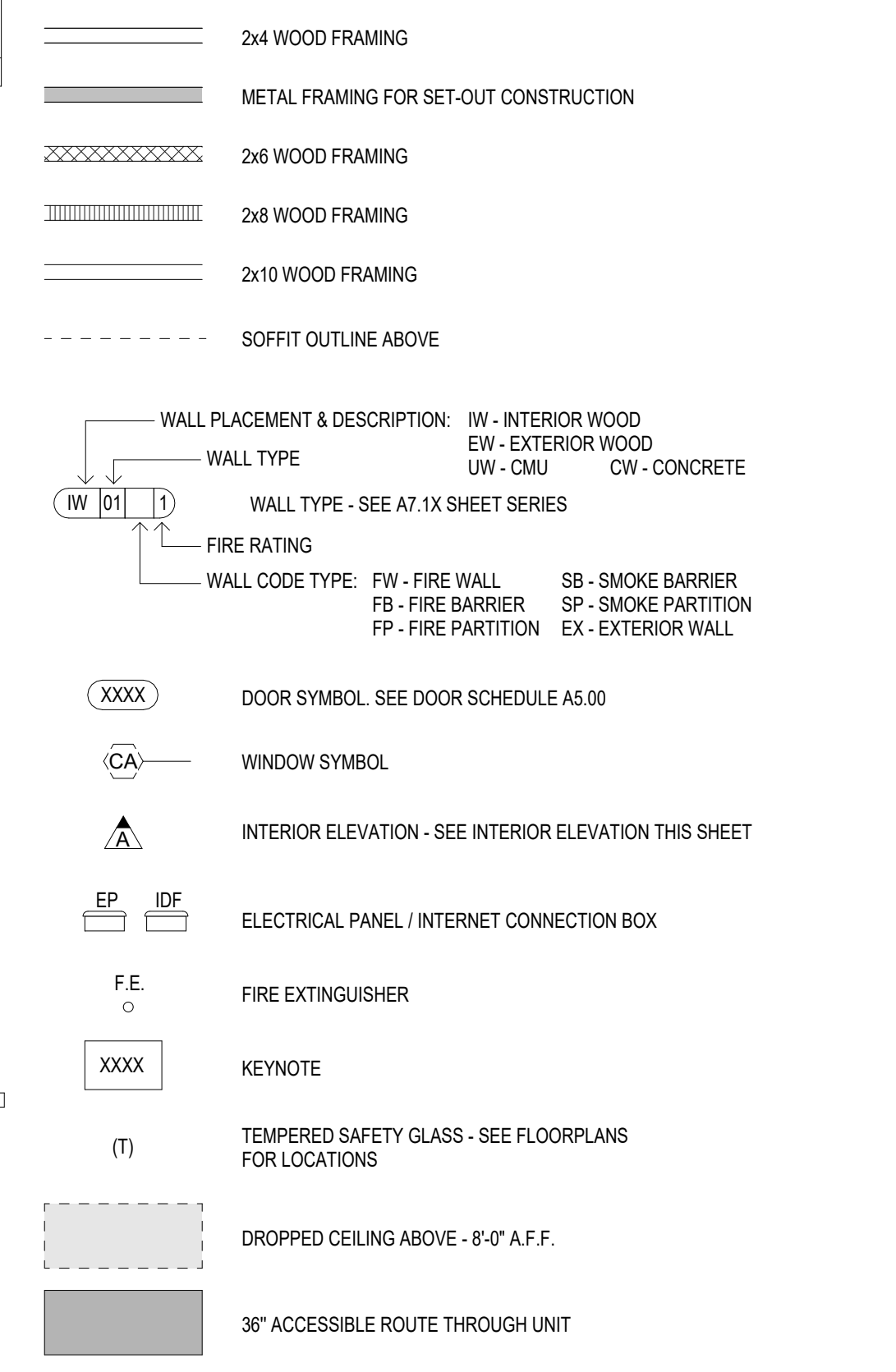
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WINDOW TYPES

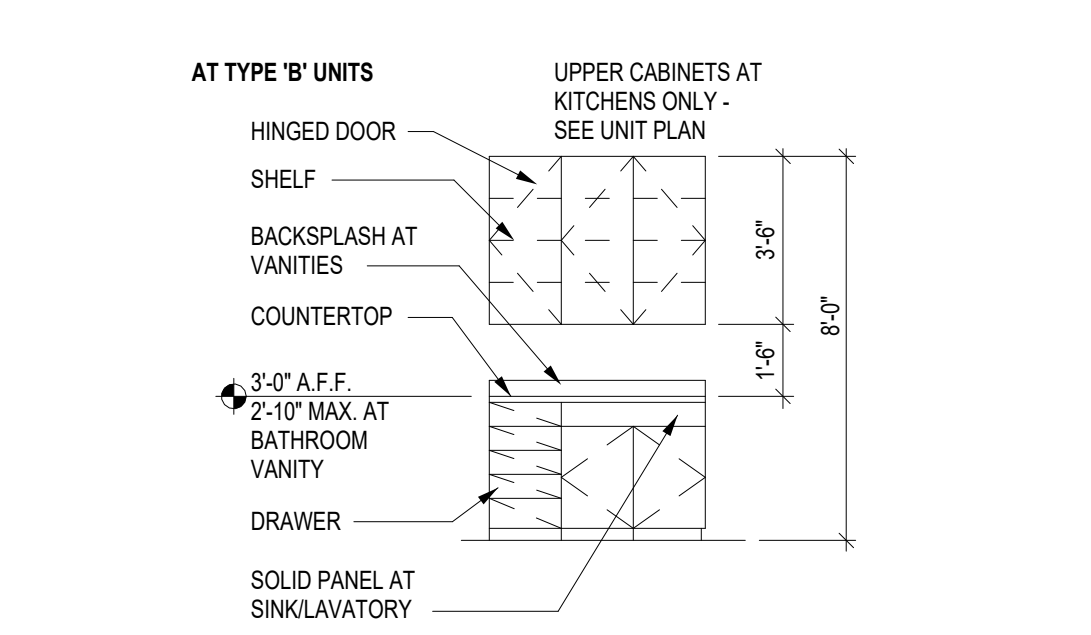


- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME.

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle

Client name and address placeholder

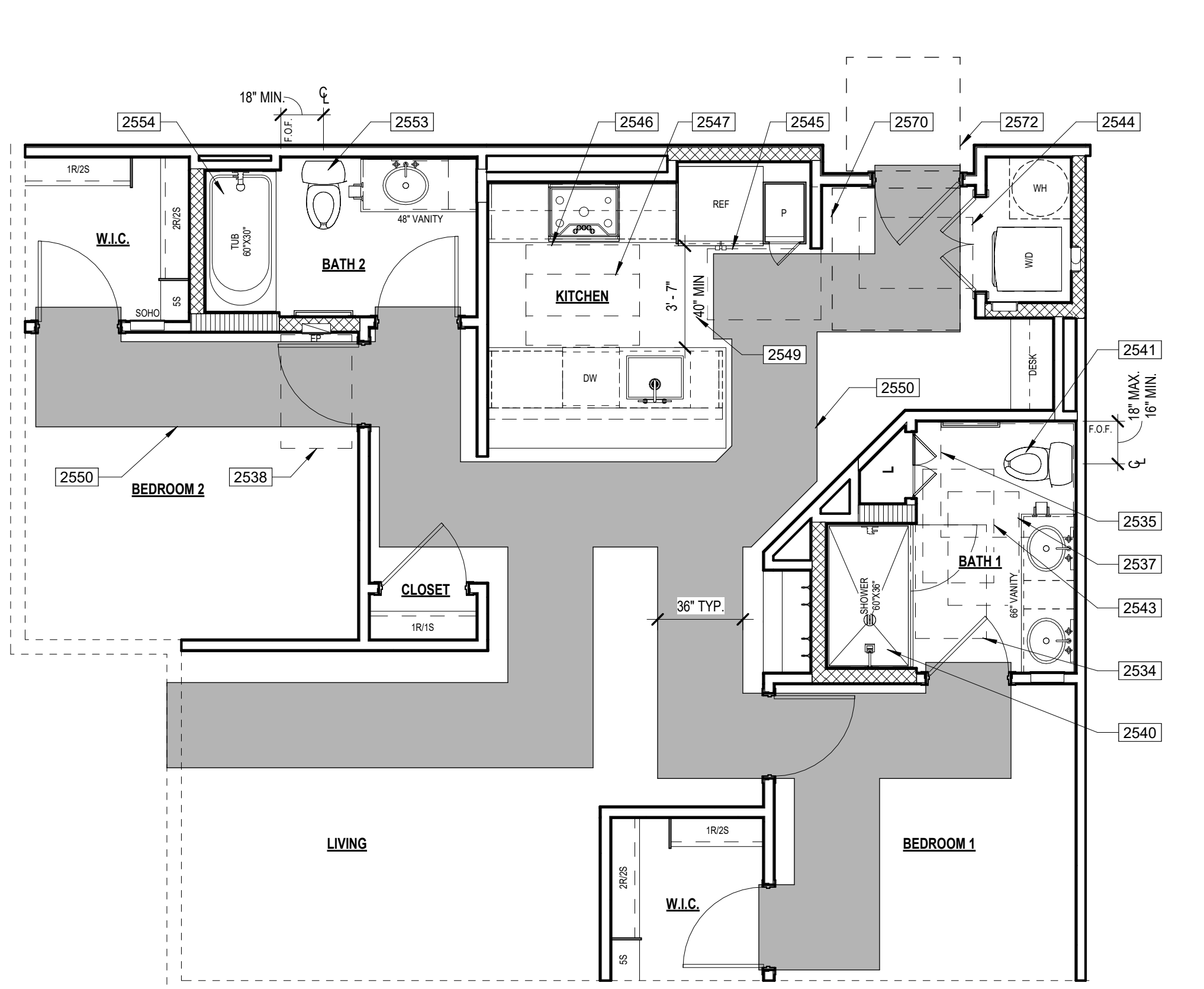
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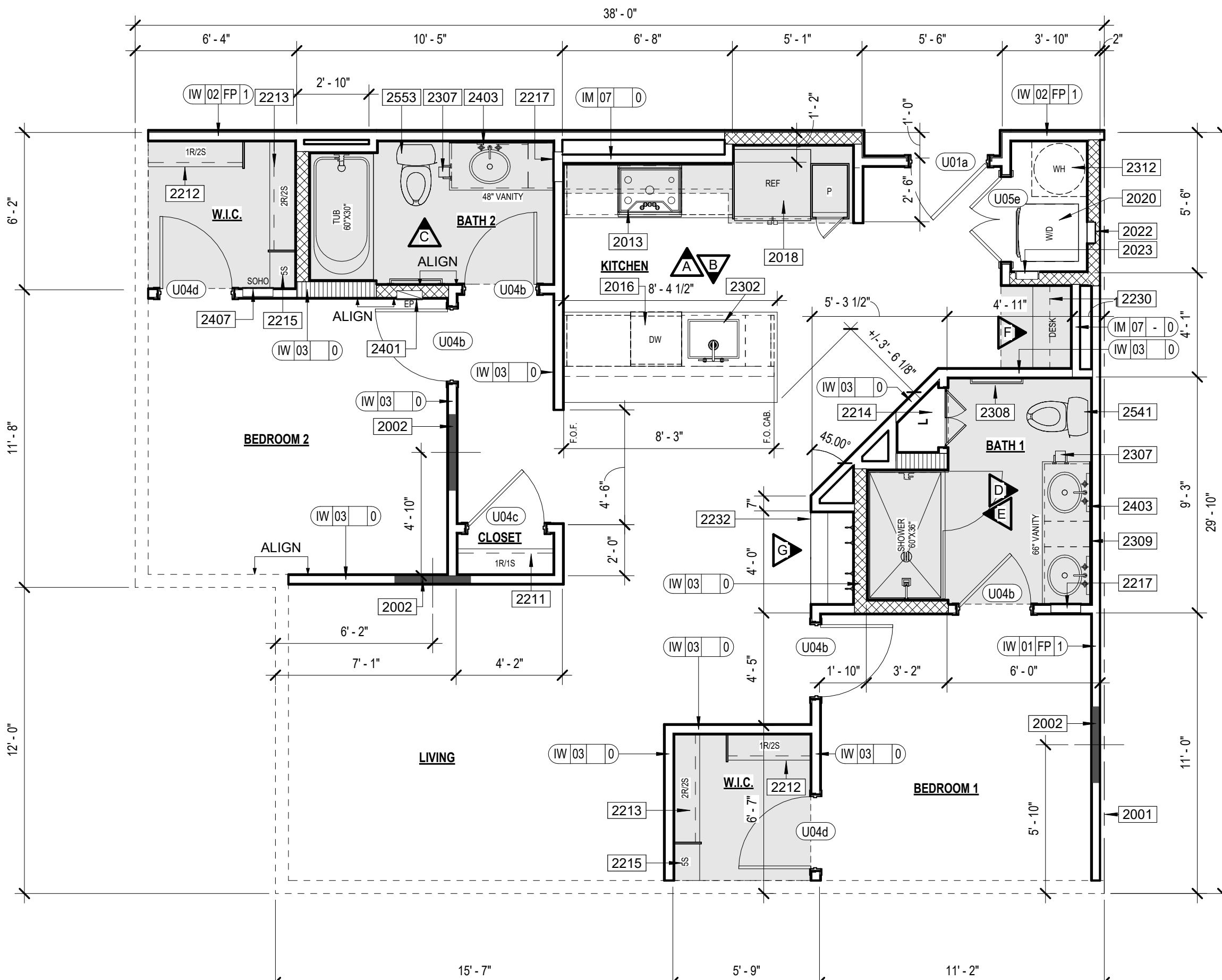
REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

T-A2.16 UNIT A5



1 UNIT B1 ANSI PLAN ANSI TYPE "B" - OPTION "A" SCALE: 1/4" = 1'-0"



2 UNIT B1 FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2004 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2013 COOKTOP
2014 MICROWAVE ABOVE RANGE
2016 HOOD
2018 REFRIGERATOR
2019 OVEN
2020 WASHER (DRYER STACKED)
2022 DRYER VENT BOX
2023 WASHER BOX
2027 BASE CABINET IN UNIT
2027 TALL CABINET IN UNIT
2021 CLOSET ROD AND SHELF (1S/1R)
2012 CLOSET ROD AND SHELF (1R/2S)
2013 CLOSET ROD AND SHELF (2S/2R)
2014 FACE FRAME DOOR
2025 CLOSET SHELVING
2016 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2026 BATHROOM VANITY
2028 DESK
2022 MUD ROOM
2032 SINK WITH GARBAGE DISPOSAL
2034 TUB
2037 UNIT TOWER PAPER HOLDER
2038 TOWEL BAR
2039 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2012 UNIT WATER HEATER
2018 SHOWER HEAD
2030 VALVE
2041 ELECTRICAL PANEL RECESSED IN WALL
2043 UNIT WALL MOUNTED LIGHT FIXTURE
2047 SOHO PANEL

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x56") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 604.5
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 30A7.8.12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 38A7.8.12 - ICC 2009 SECTION 1002.11.1
2554 BATHUB AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHUB PER DETAIL 30A7.8.11 - ICC 2009 SECTION 1002.11.1
2560 WALL BACKING FOR GRAB BARS
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12/A7.8.10 FIGURE A
2572 78" X 54" DOOR CLEARANCE - HINGE APPROACH PULL SIDE OPTION 2 PER DETAIL 12/A7.8.10 FIGURE D

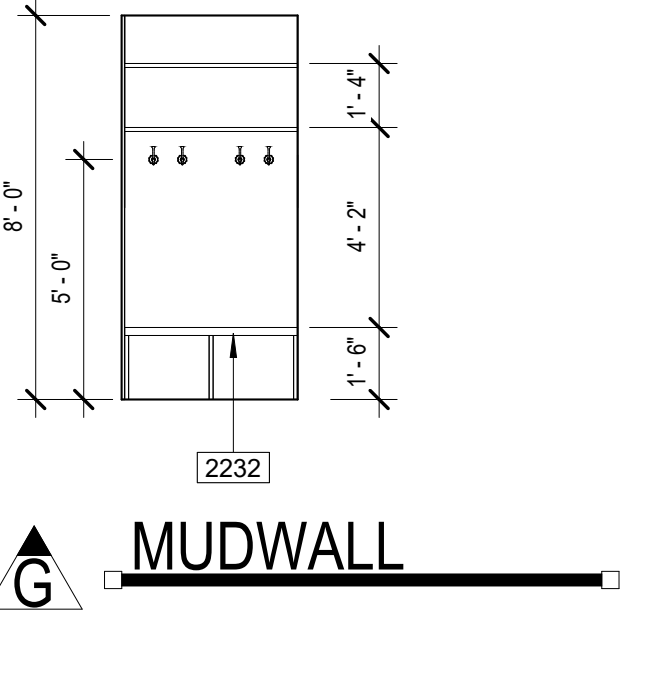
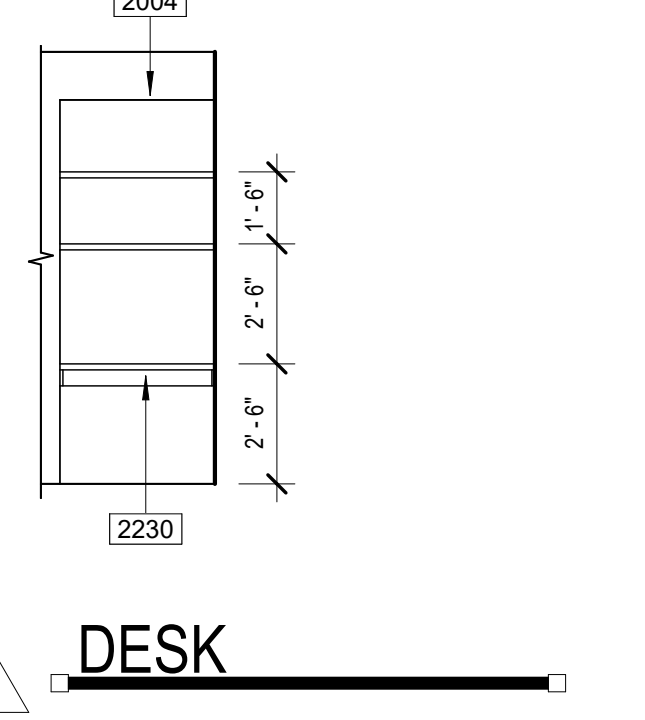
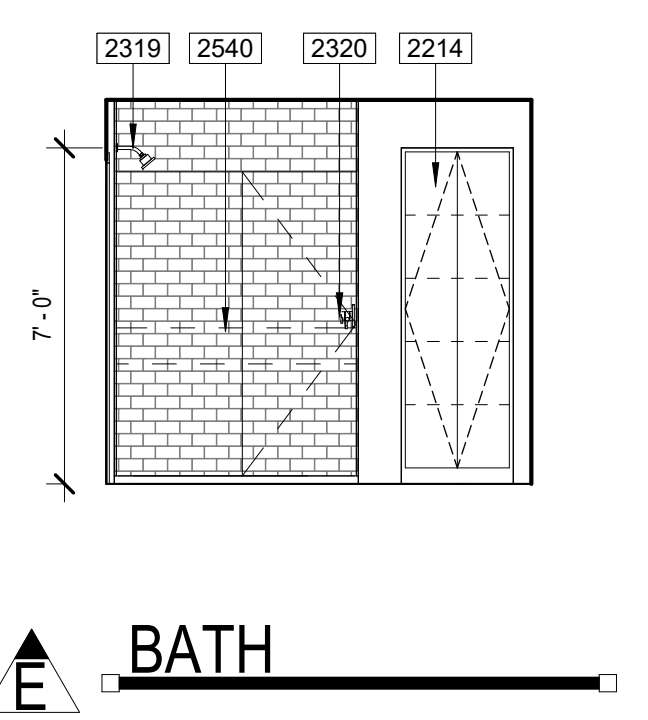
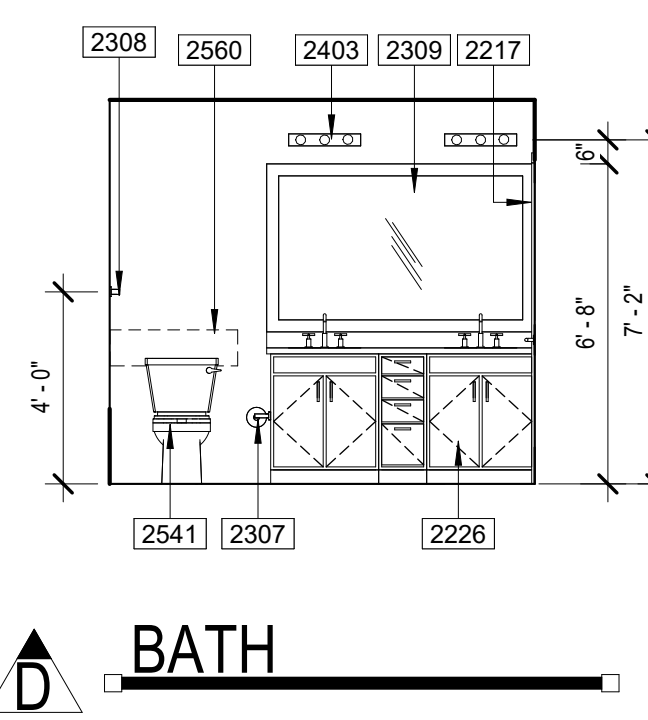
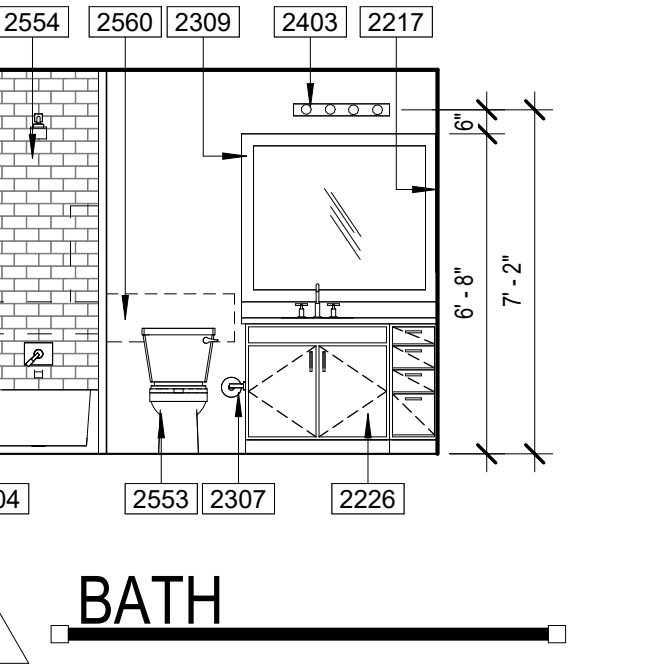
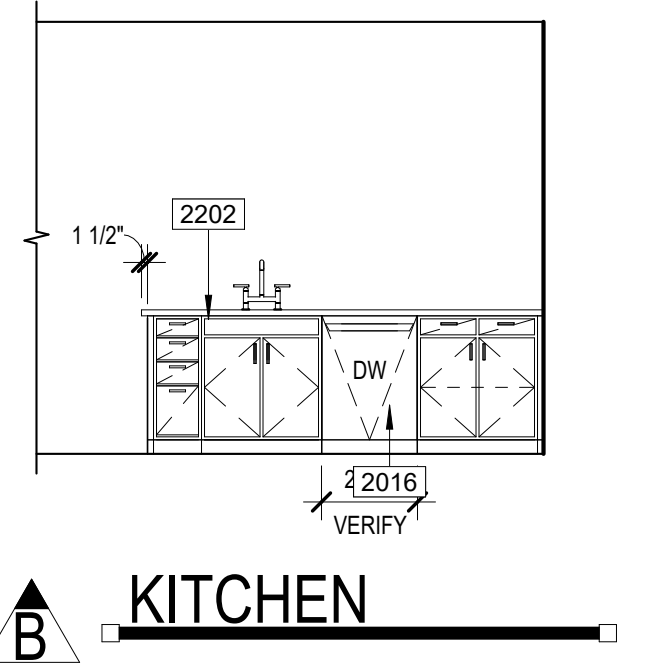
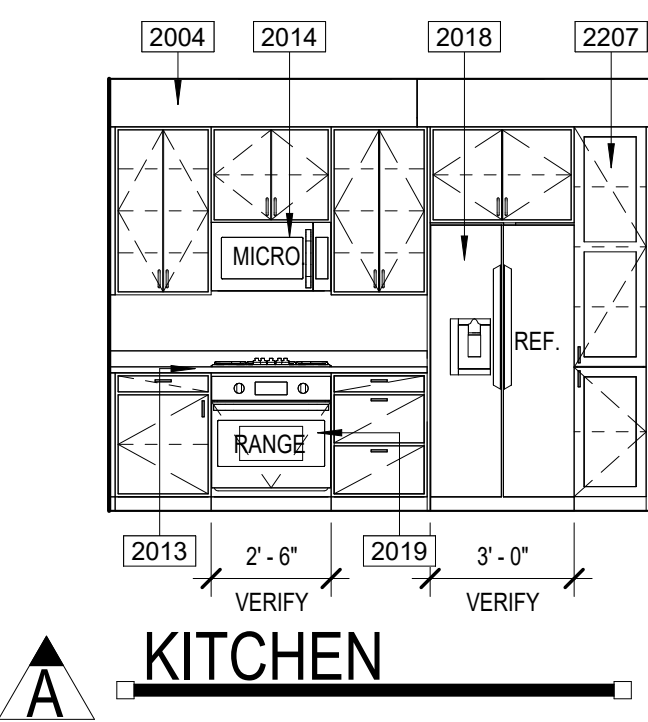
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 47" MAX. A.F.F.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE CO-INTERIOR 20M OVER 20M OVER WOOD WITH AT BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

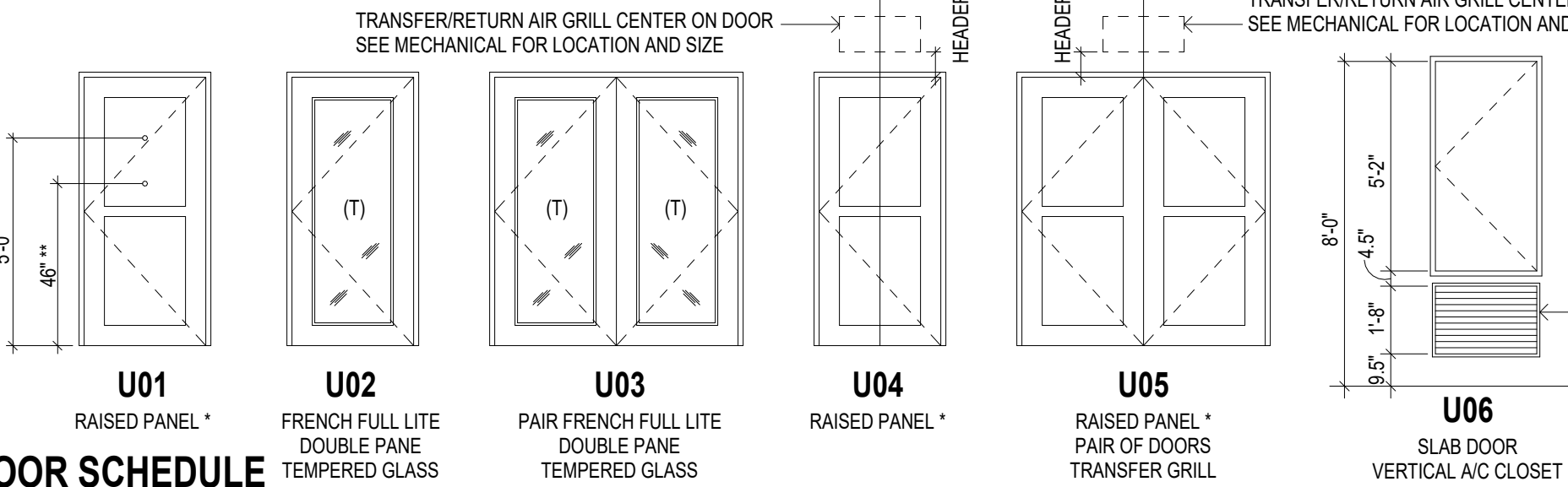
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8 & 9 AND AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE AT 8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANS CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, EXTERIOR HINGES, INTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, OVERHEAD TRACK, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP WITH BRAIN DRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED) THRESHOLD, PASSAGE SET, ENTRY/OFFSET SET, STRENGTHENED SET, TURNK/LEVER, RECESSED W/TURNKUM AND KEYS LOCK, FINISH DOORBOLT (TURNBROOM INSIDE), FINISHER PULL, PULL RINGS (OUTSIDE), PULL BAR, OVERHEAD ROLLER LATCH, DOOR STOP, UL LISTED AND VIEWPORT.

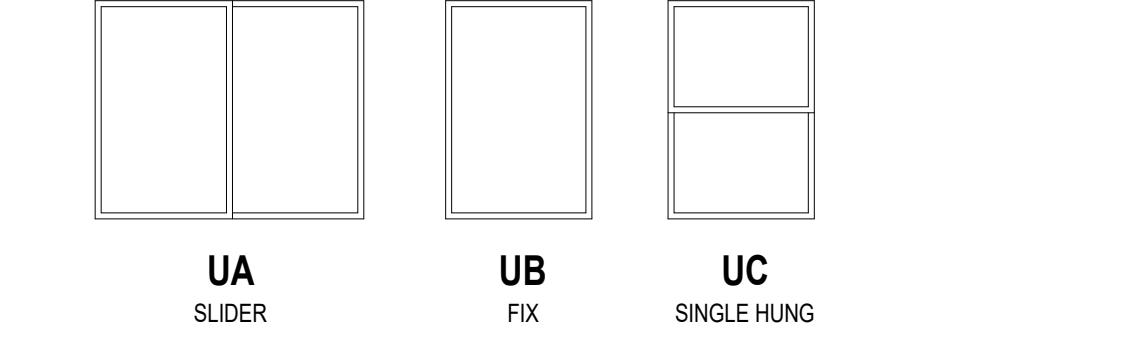
- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

WINDOW SCHEDULE

Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

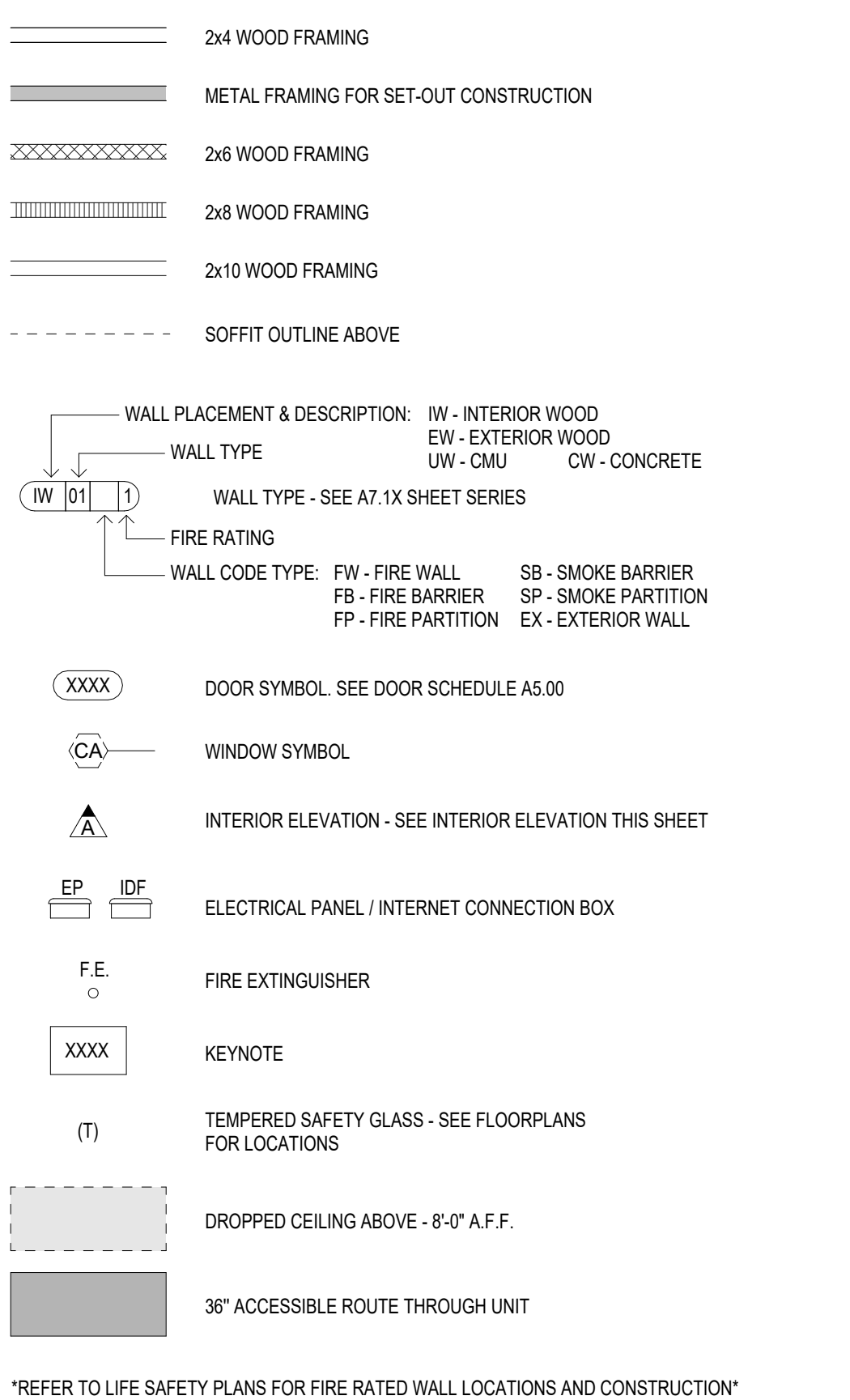
- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1 & IBC 1010.1.1 EXP. 5).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
8. ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

WINDOW TYPES

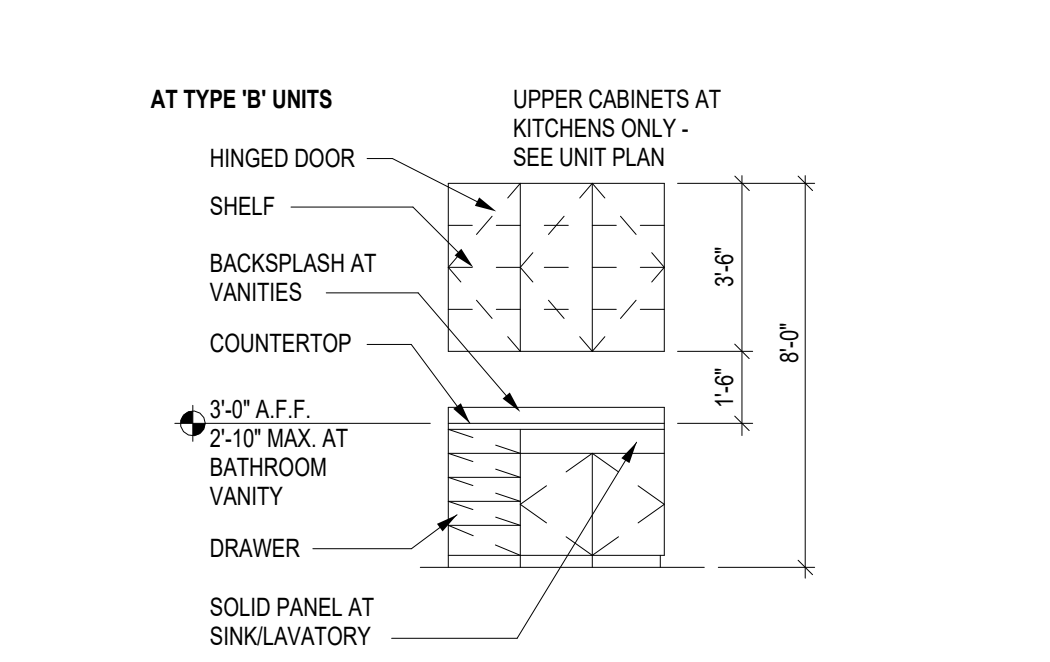


- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle
This contract does not allow the owner to require the submission of bills or payment of bills more than 15 days after the date of completion of work...

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
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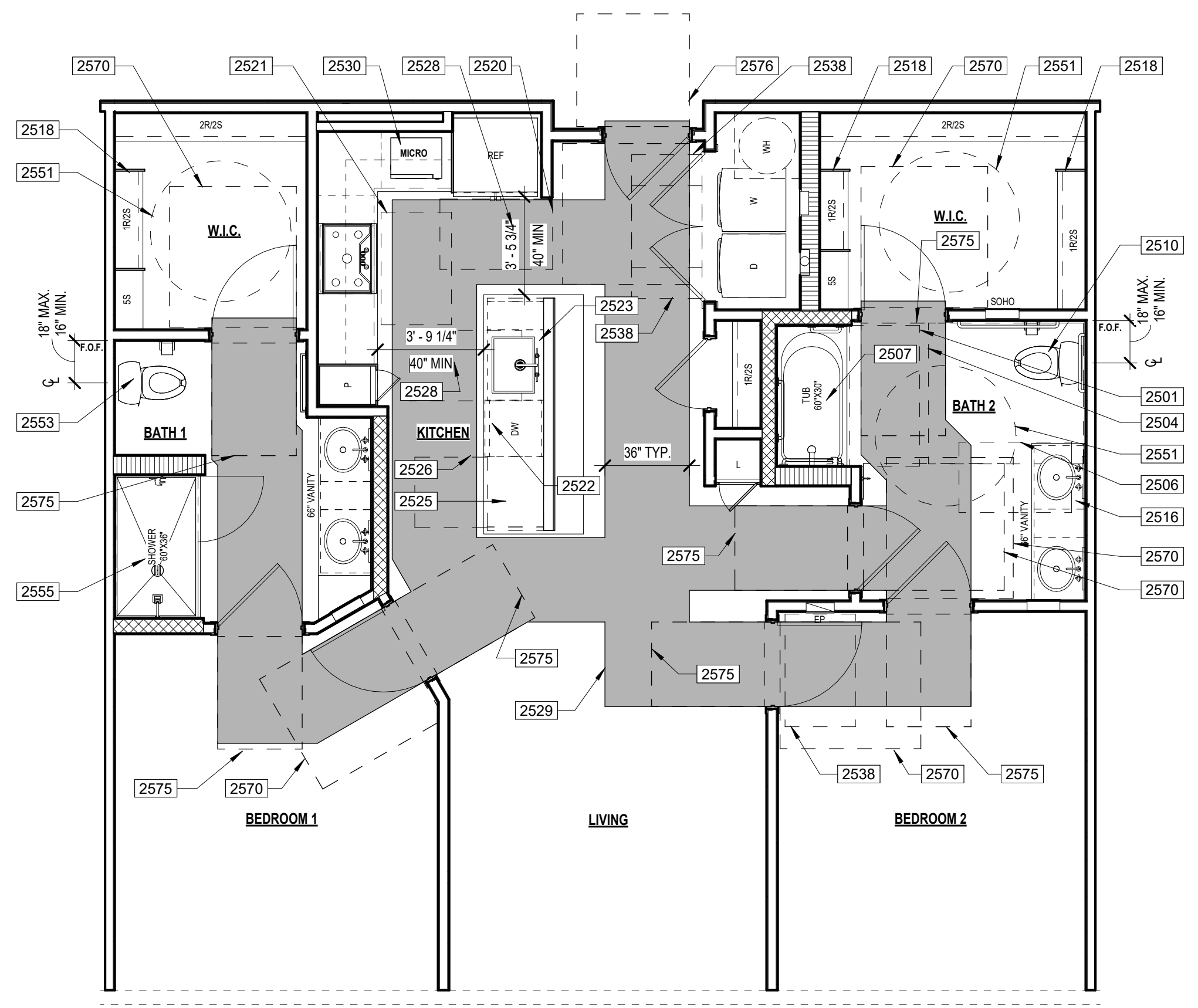
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DATE DESCRIPTION

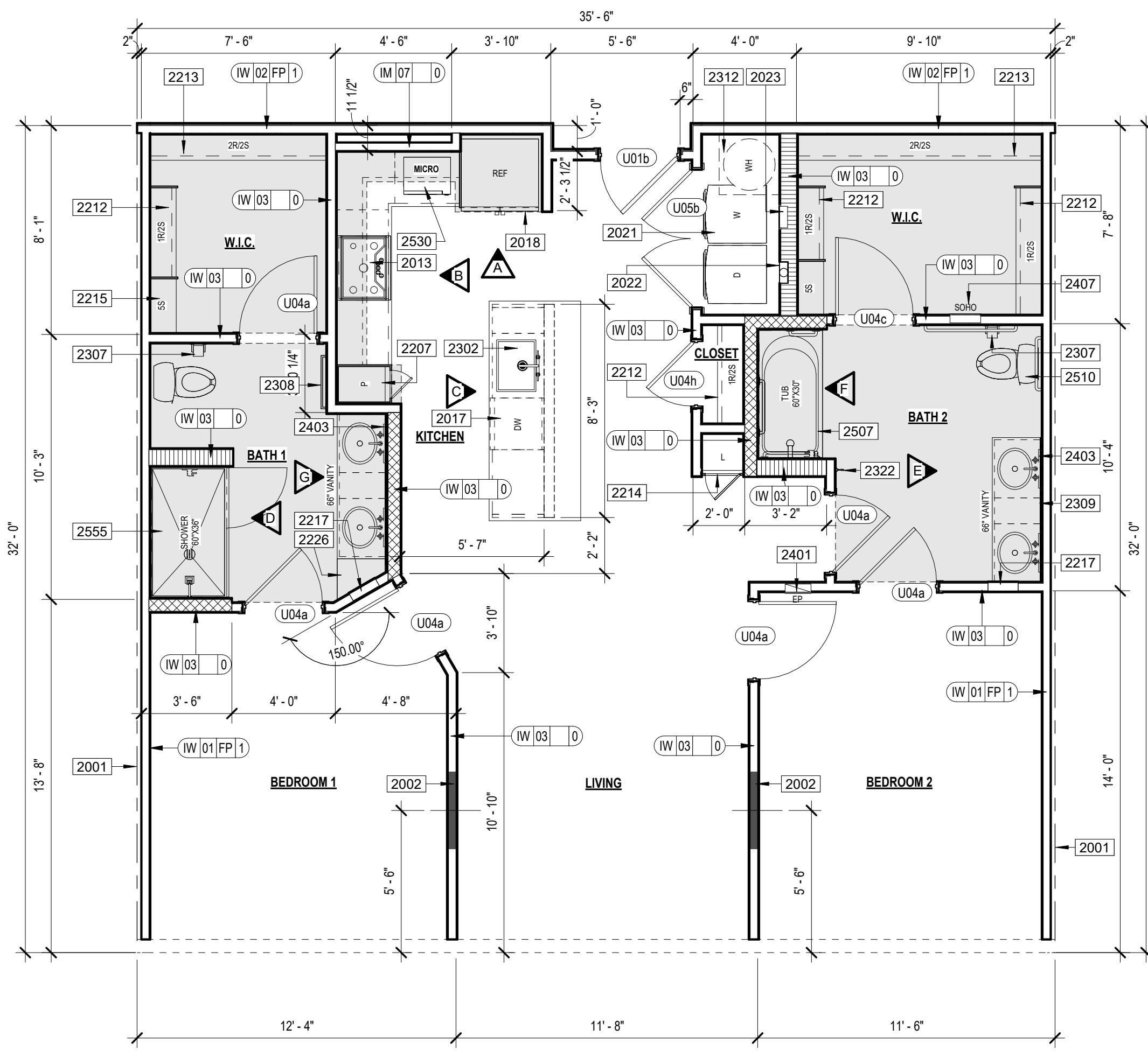
DATE: January 05, 2024 ORB #: 00-000

T-A2.17
UNIT B1





1 UNIT B2H ANSI PLAN ANSI TYPE A



2 UNIT B2H FLOOR PLAN

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE... 2002 AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS... 2003 CENTER WOOD STUD & BLOCKING FOR TV... 2004 COOKTOP... 2005 REFRIGERATOR... 2006 DISHWASHER... 2007 WASHER DRYER... 2008 WASHER BOX... 2009 CABINET ABOVE REFRIGERATOR... 2010 CABINET ABOVE HOOD... 2011 TALL CABINET IN UNIT... 2012 CLOSET ROD AND SHELF (R / 2S)... 2013 ELECTRIC FRONT CONTROL RANGE... 2014 FACE FRAME DOOR... 2015 CLOSET SHELVING... 2016 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F... 2017 BATHROOM VANITY... 2018 HARD SURFACE COUNTERTOP 20M OVER 8" PLYWOOD... 2019 TUB... 2020 TUB TOILET PAPER HOLDER... 2021 TOWEL BAR... 2022 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F... 2023 UNIT WATER HEATER... 2024 SHOWER HEAD ON HOSE... 2025 MIXER VALVE... 2026 TOWEL HOOK... 2027 ELECTRICAL PANEL RECESSED IN WALL... 2028 UNIT WALL MOUNTED LIGHT FIXTURE... 2029 SMOKE PANEL... 2030

UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS... 2. DRAINSHIELD TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS... 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS... 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES... 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A4.6.10... 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS... 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR... 8. ALUM CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING... 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET... 10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER... 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.O.)... 12. ELECTRIC FRONT CONTROL RANGE... 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS... 14. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS... 15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING... 16. HARD SURFACE COUNTERTOP 20M OVER 8" PLYWOOD WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN... 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" A FINISH FLOOR... 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)... 19. 32" DEEP (U.I.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL... 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB... 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME... 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS... 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR FLOOR FINISHES... 24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10... 25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING... 26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS... 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS... 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE: A. NON COMBUSTIBLE MATERIALS B. FILL IN CAVITY WITH INSULATION C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ANSI KEYNOTES

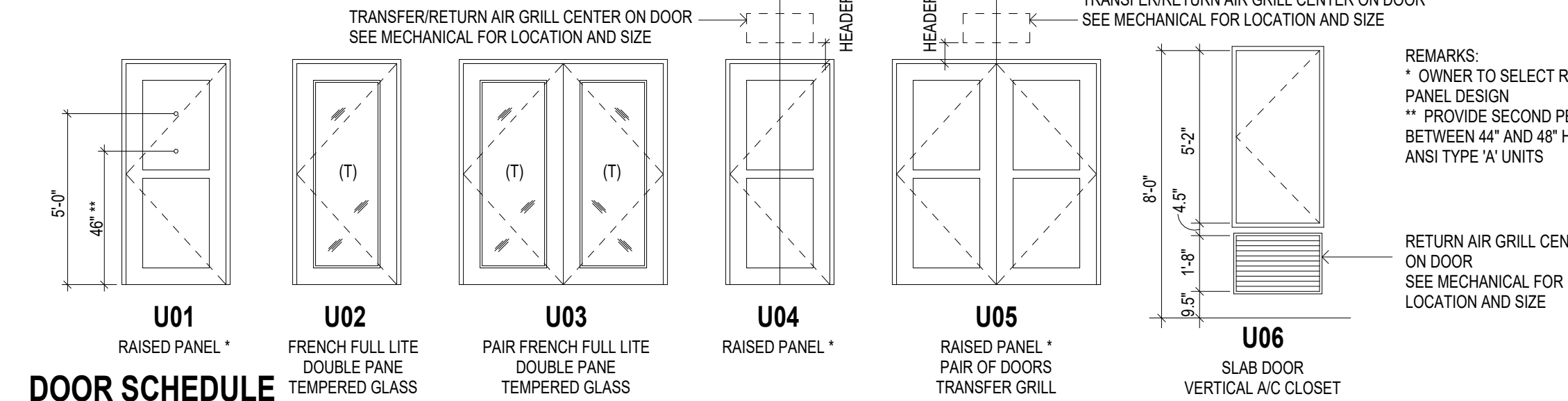
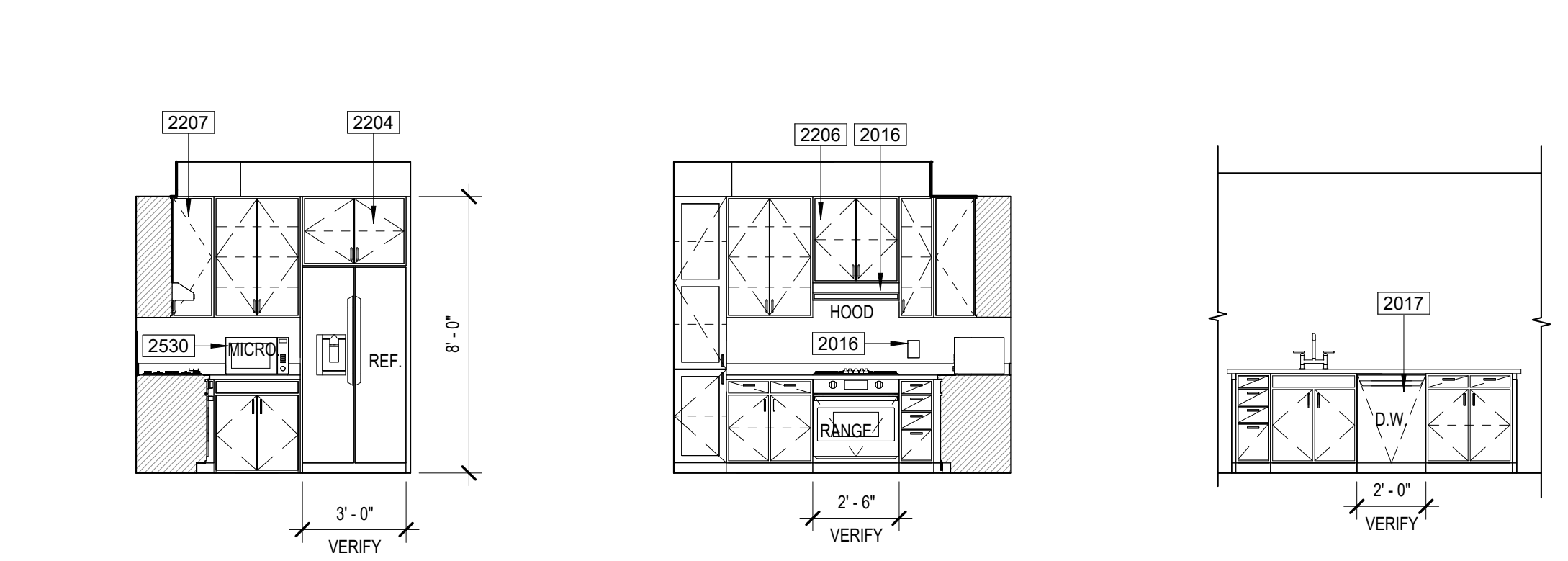
- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT BATHTUB (30" LENGTH OF TUB) - ICC 2009 SECTION 607.2... 2502 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION (60"x66") - ICC 2009 SECTION 1003.11.2.4.4... 2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY (30"x48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1... 2507 ANSI TYPE 'A' UNIT BATHTUB. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTIONS 1003.11.1 & 607.4... 2510 ANSI TYPE 'A' UNIT TOILET. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1003.11.1 & 604.1... 2511 ANSI TYPE 'A' UNIT ADJUSTABLE SHOWER HEAD WITH 50" MINIMUM HOSE PER DETAIL 08.16 & 24A7.8.11 - ICC 2009 SECTIONS 607.6, 608.4 & 608.5... 2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5... 2516 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER LAVATORY TO PROVIDE 24" HIGH x 30" WIDE KNEE SPACE. FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 4.8 & 46A7.8.12 - ICC 2009 SECTION 1003.11.2.2... 2518 ANSI TYPE 'A' UNIT CLOSET SHELF SUPPORT TO STOP 30" MINIMUM ABOVE FINISH FLOOR... 2520 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1003.12.5.6... 2521 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1003.12.5.4.1... 2522 ANSI TYPE 'A' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 30A7.8.12 - ICC 2009 SECTION 1003.12.1.1... 2528 ANSI TYPE 'A' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 30A7.8.12 - ICC 2009 SECTION 1003.12.1.1... 2529 ANSI TYPE 'A' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1002.3... 2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE - ICC 2009 SECTION 308... 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9... 2551 80" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 30A.3.1... 2553 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 38A7.8.12 - ICC 2009 SECTION 1002.11.1... 2555 SHOWER AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.11.1... 2560 WALL BACKING FOR GRAB BARS... 2566 VERTICAL GRAB BAR... 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A... 2575 36" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE B... 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE C

ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS... 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 30 & 38A7.8.12 AS REQUIRED BY ICCANSI A117.1-2009 SECTIONS 1003.11.1 & 1004.11.1... 3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK... 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REFINISHING OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS... 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS... 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN... 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN... 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS... 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN... 10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN... 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET... 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE... 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE... 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE... 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.6 SERIES... 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE... 17. IN ACCORDANCE WITH ICC SECTION 607.2.2.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING: I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS II. REPLACEMENT OF AUDIBLE APPLIANCES WITHCOMBINATION AUDIBLE/VISIBLE APPLIANCES III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES

INTERIOR ELEVATIONS

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Includes entries for U01b, U04c, U04h, U05b, U03, U04, U05, U06.

UNIT DOOR HARDWARE SCHEDULE

Table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications for different door types.

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE). 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL. 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING. 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN. PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

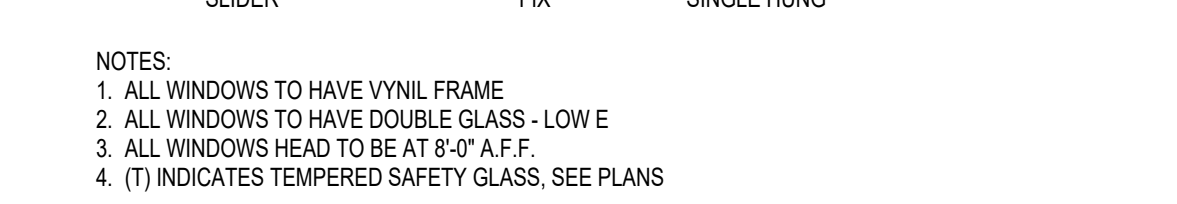
WINDOW SCHEDULE

Table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Includes entries for U01, U02, U03, U04, U05, U06.

DOOR NOTES

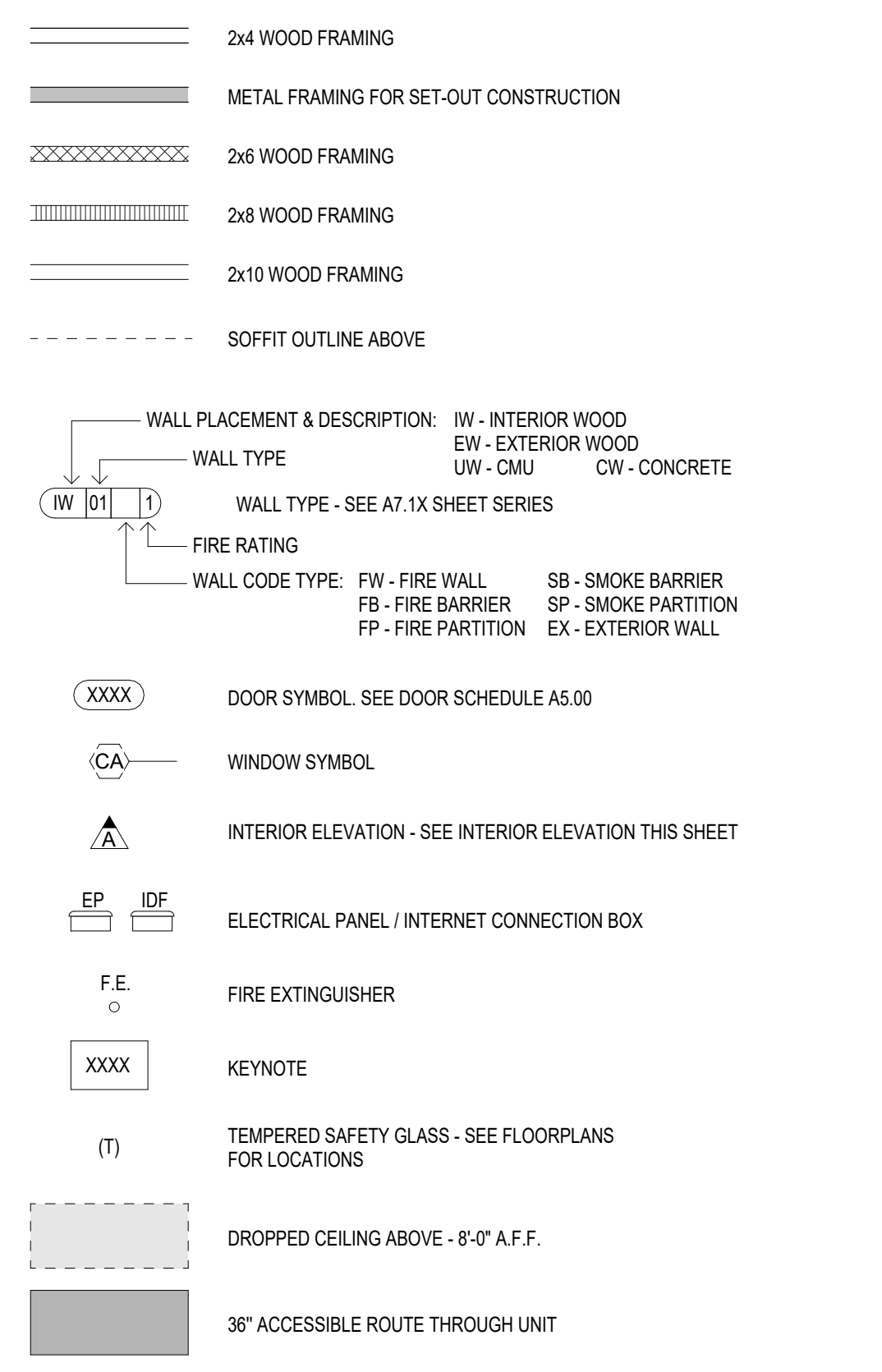
- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31" 3/4" MIN (ANSI 1004.2.1 / IBC 1010.1.9.3). 2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2). 3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA THROUGH THE DOOR, HAVE AT LEAST A 1/4" THICK THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1). 4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE. 5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.3). 6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.9.3. 7. REMOVE ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR. 8. ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

WINDOW TYPES

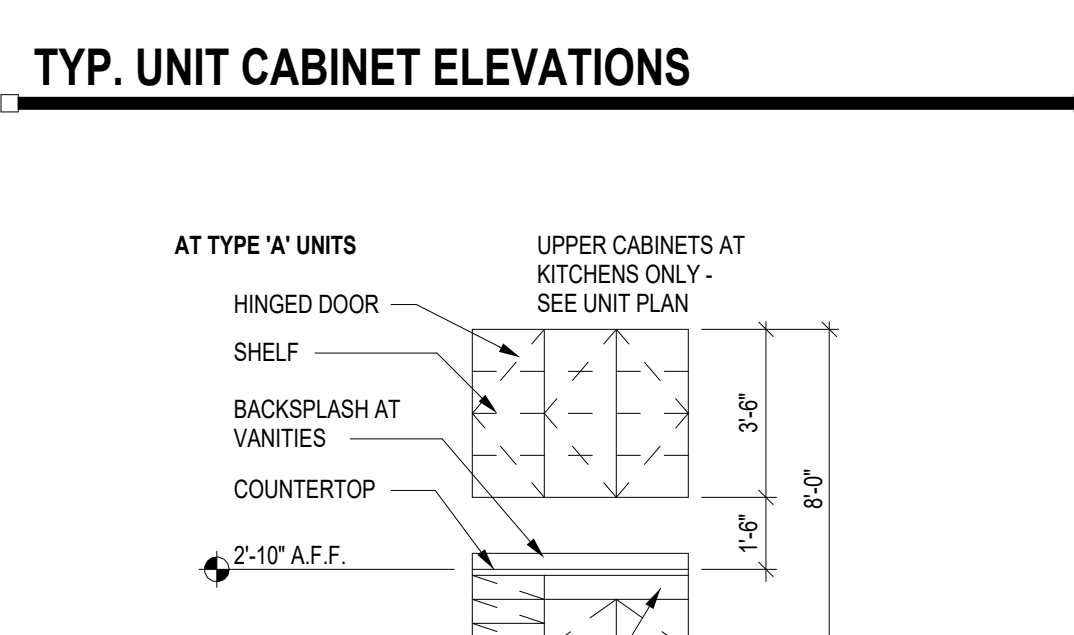


- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F. 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle. The contract does not allow the owner to require the submission of bills or payments in cycles other than 15th day. This contract now adds the owner's payment on some alternative schedule after certification and approval of billing and performance. In either case, the project or completion of the project by the contractor shall be the basis for the payment of the bills.

CLIENT NAME CLIENT ADDRESS CLIENT PHONE NUMBER and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the work of the Architect and shall remain the property of the Architect. This contract now adds the owner's payment on some alternative schedule after certification and approval of billing and performance. In either case, the project or completion of the project by the contractor shall be the basis for the payment of the bills.

REVISIONS/SUBMITTALS DATE DESCRIPTION

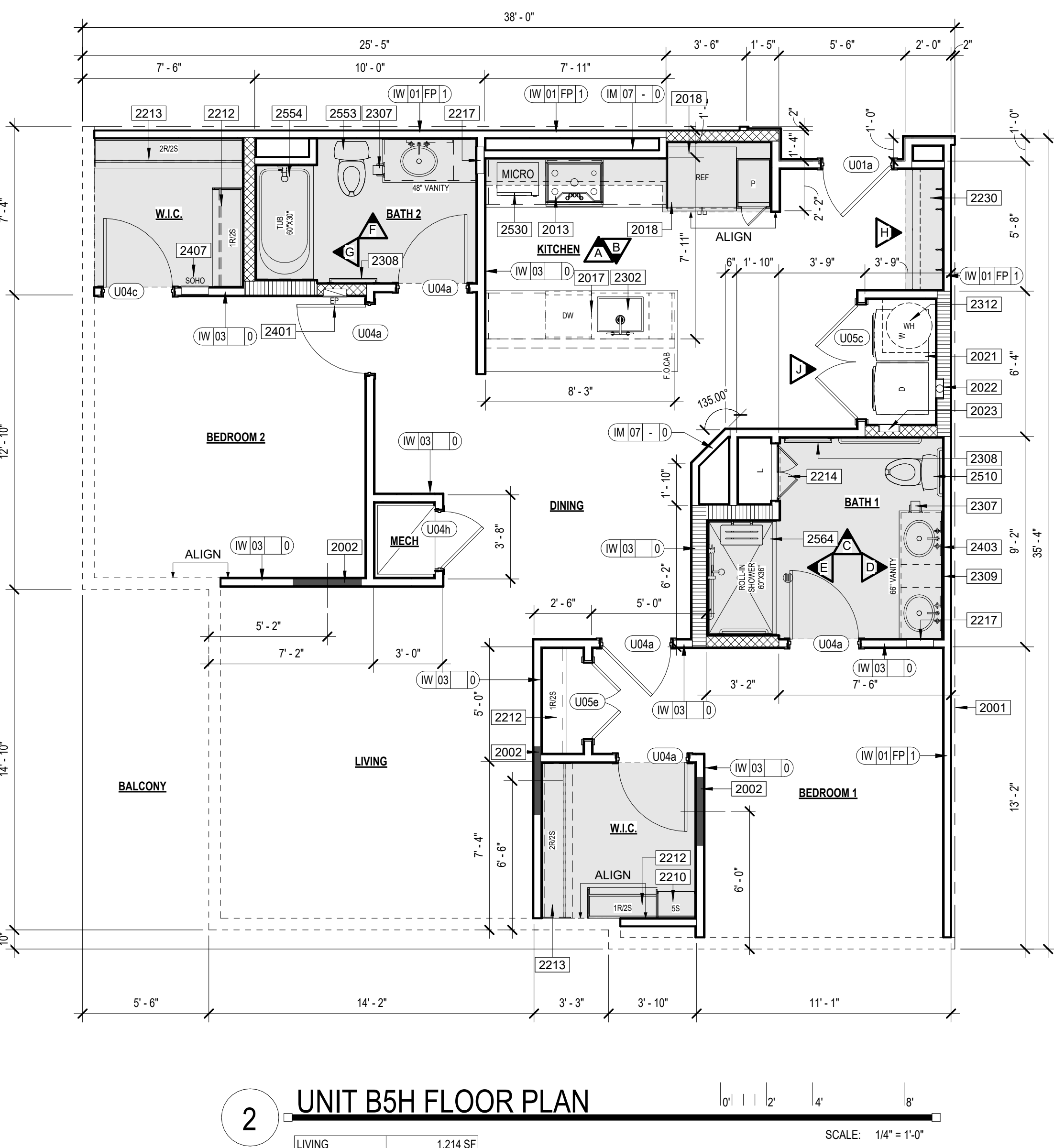
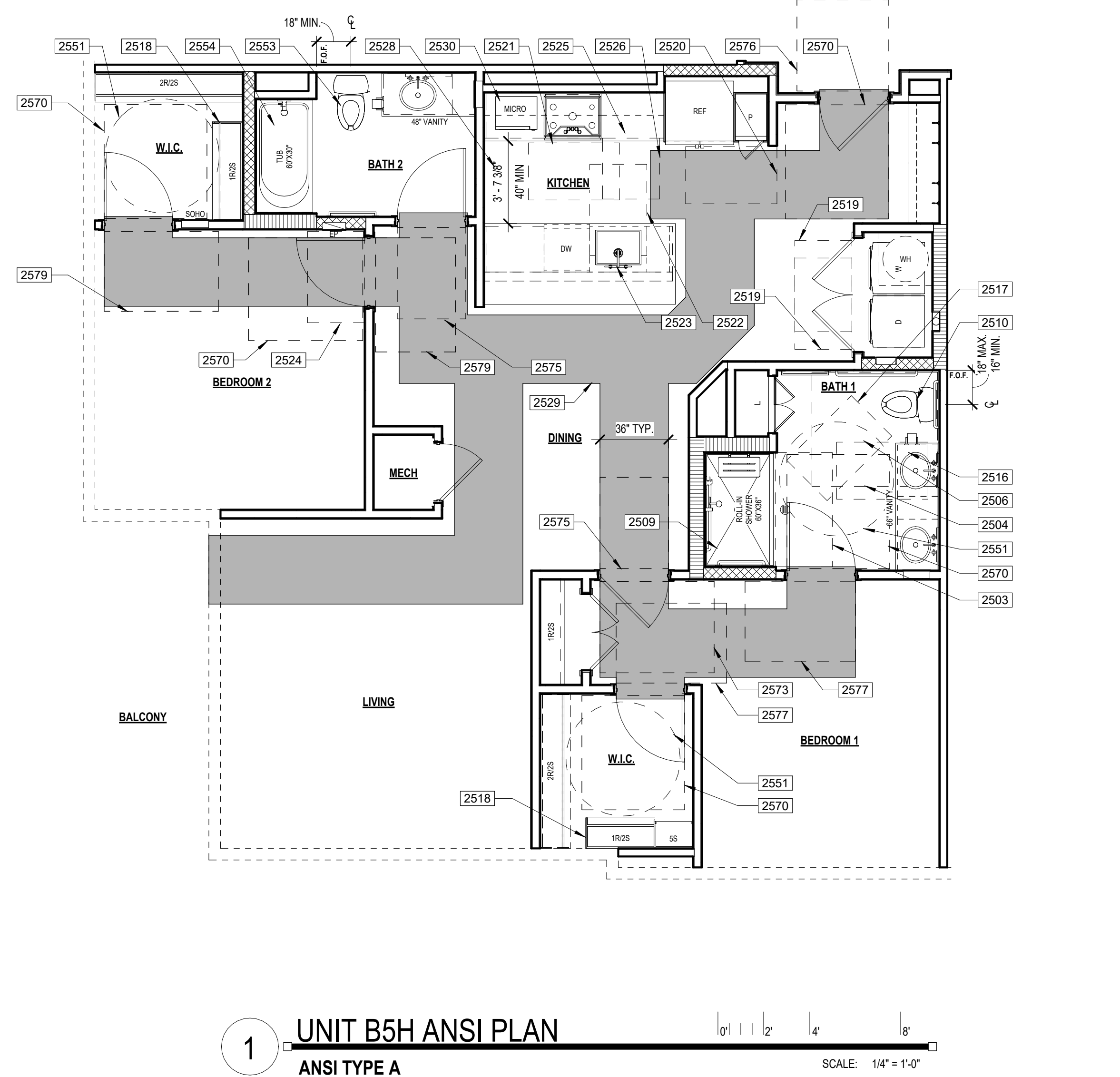
DATE: January 05, 2024 ORB #: 00-000

T-A2.19 UNIT B2H









KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUDS & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
- 2003 FURR DOWN CEILING.
- 2013 COOKTOP.
- 2016 HOOD.
- 2017 DISHWASHER.
- 2018 REFRIGERATOR.
- 2021 SIDE BY SIDE WASHER/DRYER - WASHER ON LEFT SIDE.
- 2022 DRYER VENT BOX.
- 2023 WASHER BOX.
- 2024 CABINET ABOVE REFRIGERATOR.
- 2206 CABINET ABOVE HOOD.
- 2210 LINEN CLOSET.
- 2212 CLOSET ROD AND SHELF (1R / 2S).
- 2213 CLOSET ROD AND SHELF (2S / 2R).
- 2214 FACE FRAME DOOR.
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
- 2219 BASE CABINET FILLER PANEL.
- 2226 BATHROOM VANITY.
- 2230 DESK.
- 2232 SINK WITH GARBAGE DISPOSAL.
- 2304 TUB.
- 2307 UNIT TOILET PAPER HOLDER.
- 2308 TOWEL BAR.
- 2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 47" A.F.F.
- 2312 UNIT WATER HEATER.
- 2317 SHOWER HEAD ON HOSE.
- 2319 SHOWER HEAD.
- 2401 ELECTRICAL PANEL RECESSED IN WALL.
- 2403 UNIT WALL MOUNTED LIGHT FIXTURE.
- 2457 SOHO PANEL.

ANSI NOTES

- 2503 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT ROLL-IN-TYPE SHOWER (30"48") - ICC 2009 SECTION 608.2.2.2.
- 2504 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION (30"48") - ICC 2009 SECTION 1003.11.2.4.4.
- 2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY (30"48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1.
- 2509 ANSI TYPE 'A' UNIT ROLL-IN-TYPE SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.11 - ICC 2009 SECTION 1003.11.2.2 & 608.2.2.
- 2510 ANSI TYPE 'A' UNIT TOILET, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1003.11.1 & 604.5.1.
- 2511 ANSI TYPE 'A' UNIT ADJUSTABLE SHOWER HEAD WITH 59" MINIMUM HOSE PER DETAIL 08, 16 & 20A7.8.11 - ICC 2009 SECTIONS 607.5, 608.4.1 & 608.5.
- 2516 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER LAVATORY TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.2.1.
- 2517 ANSI TYPE 'A' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"48") - ICC 2009 SECTION 1003.11.2.1.
- 2518 ANSI TYPE 'A' UNIT CLEAR SHELF SUPPORT TO STOP 30" MINIMUM ABOVE FINISH FLOOR.
- 2519 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1003.12.5.6.
- 2521 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"48") - ICC 2009 SECTION 1003.12.4.1.
- 2522 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE SINK (30"48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1.
- 2523 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 27" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.4.1.
- 2524 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 11" MINIMUM FROM THE WALL - ICC 2009 SECTION 1003.9.
- 2525 ANSI TYPE 'A' UNIT WORK SURFACE 30" MINIMUM IN LENGTH. PROVIDE 27" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.3.
- 2526 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE WORK SURFACE (30"48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.3.1.
- 2528 ANSI TYPE 'A' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 30A7.8.12 - ICC 2009 SECTION 1003.11.1.
- 2529 ANSI TYPE 'A' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1002.3.
- 2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE - ICC 2009 SECTION 308.
- 2531 ANSI TYPE 'A' UNIT SWITCH FOR VENT HOOD IN REACH RANGE - ICC 2009 SECTION 308.
- 2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.
- 2553 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 38A7.8.12 - ICC 2009 SECTION 1002.11.1.
- 2554 BATH TUB AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATH TUB PER DETAIL 30A7.8.11 - ICC 2009 SECTION 1002.11.1.
- 2561 WALL BACKING FOR GRAB BARS.
- 2564 DOUBLE DOOR CABINET WITH RETRACTABLE DOORS ROLL IN SHOWER ENCLOSURE.
- 2567 ACCESSIBLE SHOWER SEAT.
- 2573 60" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE A.
- 2575 36" X 48" DOOR CLEARANCE - LATCH APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE B.
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B.
- 2577 58" X 42" DOOR CLEARANCE - HINGE APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE E.
- 2579 60" X 42" DOOR CLEARANCE - LATCH APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE G.

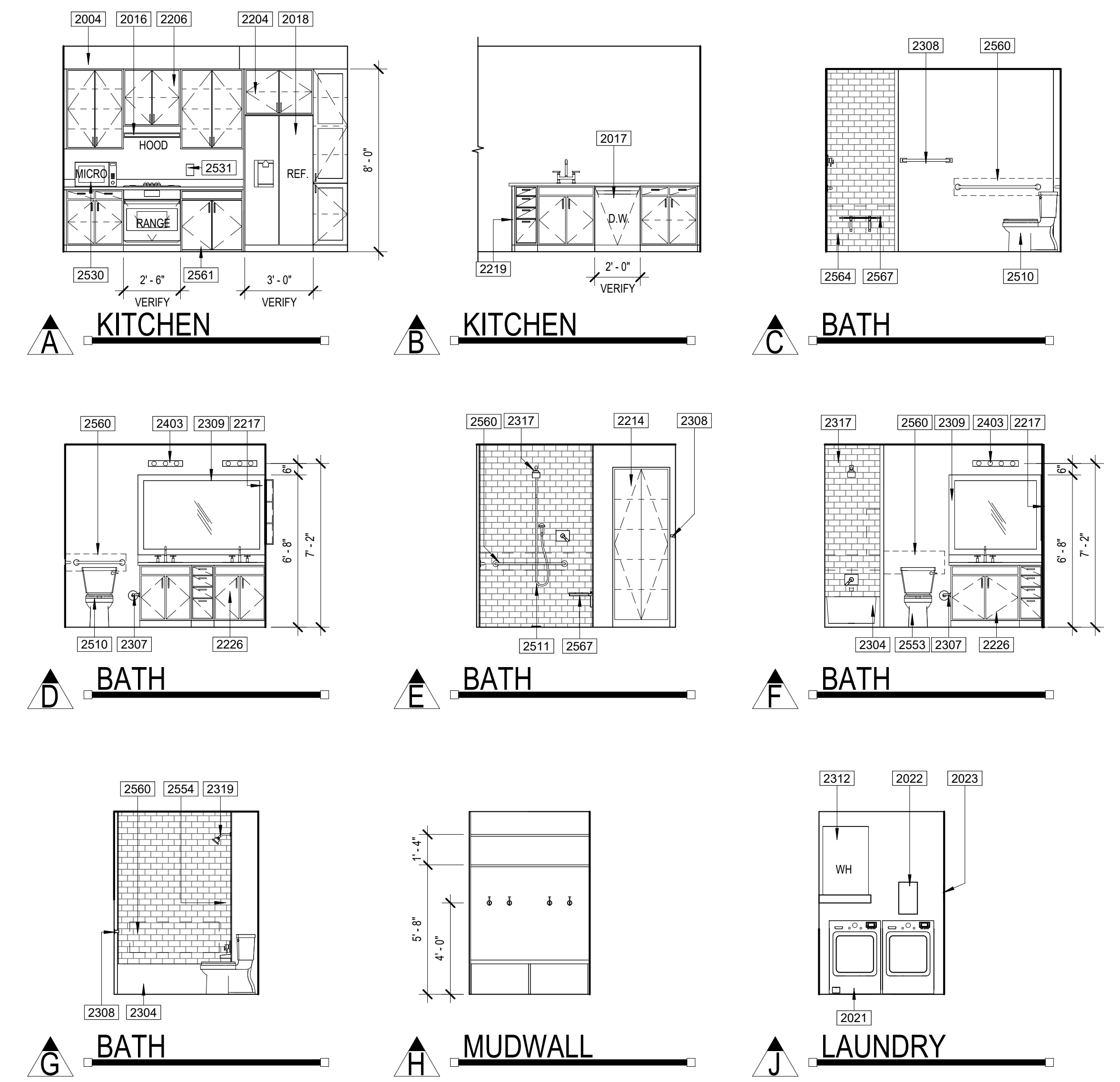
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
- 2. DENSIFIED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.8.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.8.12.
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 0A7.8.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT CYRUS WALLBOARD OPENING.
- 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" A.F.M. FINISH FLOOR AND CENTERED ON SHOWER.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
- 12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
- 13. 30" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A.F.M. FINISH FLOOR.
- 15. ALL FIRE RATED WALLS. CYRUS BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTERTOP 2CM OVER 5/8" PLYWOOD WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" A.F.M. FINISH FLOOR.
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS (TY).
- 19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
- 20. ALL WALL FRAMING SHALL BE 2X WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR AT TYPICAL CONDITIONS SHALL BE 2X FRAME & 1.5" INSULATED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 22. REFER TO INTERIOR DESIGN FOR ALL INTERIOR FINISHES.
- 23. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.8.10.
- 24. ALL INTERIOR BEARING WALLS ARE TO BE 1-HR. RATED. SEE STRUCTURAL DRAWING.
- 25. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
- 27. FOR BATHROOM FUTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS.
  - B. FILL IN CAVITY WITH INSULATION.
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY.

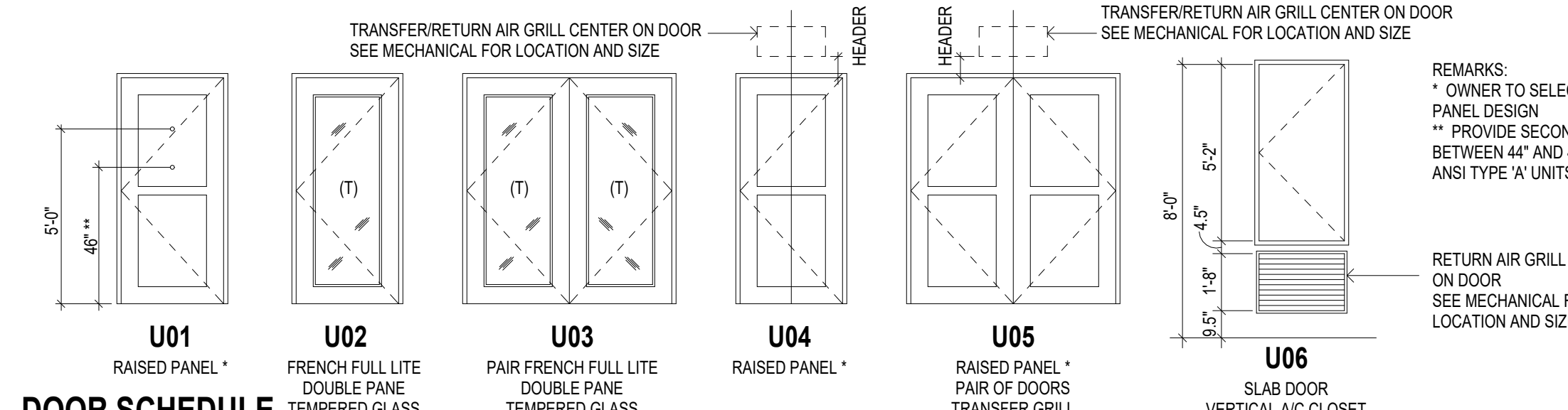
ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS A7.8.10 AND A7.8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED, AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL, OR REPLACEMENT OF SINK/LAVATORY. IF CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A7.8.10 SERIES.
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANS.
- 17. IN ACCORDANCE WITH ICC SECTION 907.5.2.3.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	U01	20 MIN. (3) (4) (6)
	U04a	BEDROOM/BATH	SWING	3'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U06	(1) (2) (7)
	U04c	CLOSET	SWING	3'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U07	(1) (2) (7)
	U04b	LINEN/PANTRY/COAT	SWING	2'-6"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U08	
	U05c	LAUNDRY	PR SWING	5'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U09	(7)
	U05a	LAUNDRY	PR SWING	3'-4"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U09	(7)

UNIT DOOR HARDWARE SCHEDULE

HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER TRACK HARDWARE	GASKETING (IBC 716.2.2.1)	WEATHER STRIPPING	DOOR SWEEP W/ BAND DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PACKAGE SET	ENTRY/EXIT SET	STOREROOM SET	DOOR/LINEN/LEVER	DEADBOLT (WITH UNIBOLT AND KEY/DIAL)	PRIVACY DEADBOLT (THUMBTURN INSIDE)	PRIVACY PULL	PULL BAR (OUTSIDE)	PULL BAR (INSIDE)	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT	UL LISTED VIEWPORT
UH1	ENTRY DOOR (TYPE B UNIT)																								
UH2	ENTRY DOOR (ANSI TYPE A UNIT)																								
UH3	BALCONY FRENCH DOOR		X																						
UH4	BALCONY PR-FRENCH DOORS		X	X																					
UH5	ROMEO & JULIET		X	X																					
UH6	BEDROOM/BATHROOM DOOR		X																						
UH7	WALK-IN CLOSET DOOR		X																						
UH8	LINEN/PANTRY/COAT SWING DOOR		X																						
UH9	LAUNDRY PR-SWING DOORS		X																						
UH10	DEN PR-SWING DOORS		X																						
UH11	AC CLOSET		X																						
UH12	CLOSET BI-PASS DOOR		X	X																					
UH13	LAUNDRY BI-FOLD DOORS		X	X																					
UH14	BARN DOOR		X																						
UH15	OUTDOOR STORAGE		X																						
UH17	BALCONY GLASS SLIDING DOORS		X	X																					
UH18	EXTERIOR ENTRY DOOR		X	X																					
UH19	EXTERIOR ENTRY DOOR (TYPE A)		X	X																					
UH18	UNIT ENTRY FROM GARAGE		X	X																					
UH20	WATER HEATER AT GARAGE		X																						
UH21	FIRE RISER ROOM		X																						
UH22	EXTERIOR MAN DOOR AT GARAGE		X	X																					
UH23	GARAGE OH SECTIONAL		X																						

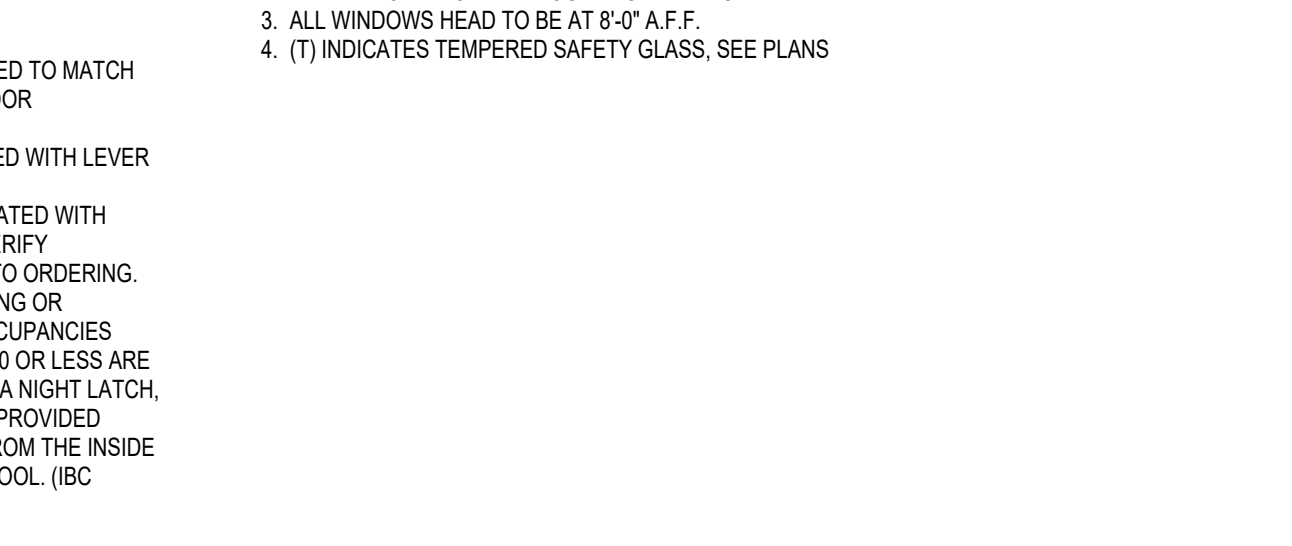
DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS. ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.5.2.1 & IBC 1010.1 EXP. 9).
- 2. IN ANSI TYPE 'A' UNITS. ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 604.2.2).
- 3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
- 4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
- 5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.5.5).
- 6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE AND SMOKE ASSEMBLY AND DRAFT CONTROL ASSEMBLY BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
- 7. UNDER CUT ALL BEDROOM WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
- 8. ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL.
- 9. VERIFY THESE NOTES APPLY TO THE PROJECT. DELETE THE BOLD/ITALIC TEXT AND NOTE THAT DON'T APPLY.

WINDOW SCHEDULE

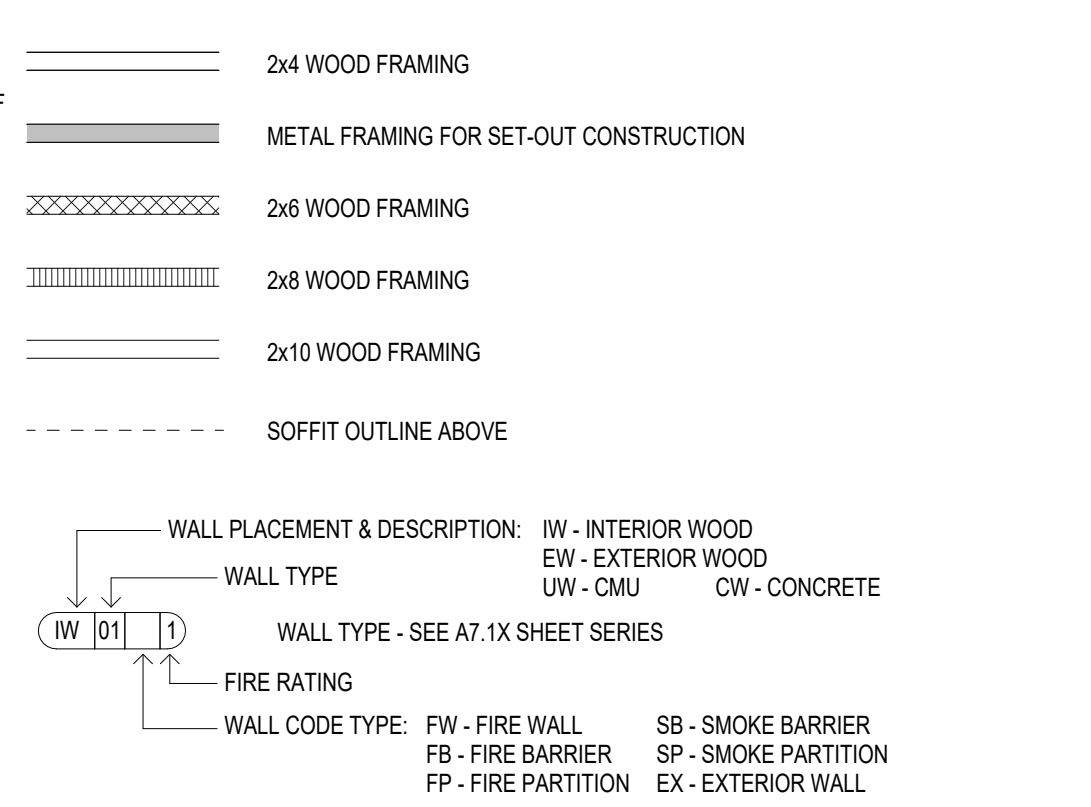
TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
U01	ENTRY	3'-0"	8'-0"
U04a	BEDROOM/BATH	3'-0"	6'-8"
U04c	CLOSET	3'-0"	6'-8"
U04b	LINEN/PANTRY/COAT	2'-6"	6'-8"
U05c	LAUNDRY	5'-0"	6'-8"
U05a	LAUNDRY	3'-4"	6'-8"

WINDOW TYPES



- NOTES:
- 1. ALL WINDOWS TO HAVE VINYL FRAME.
  - 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
  - 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  - 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

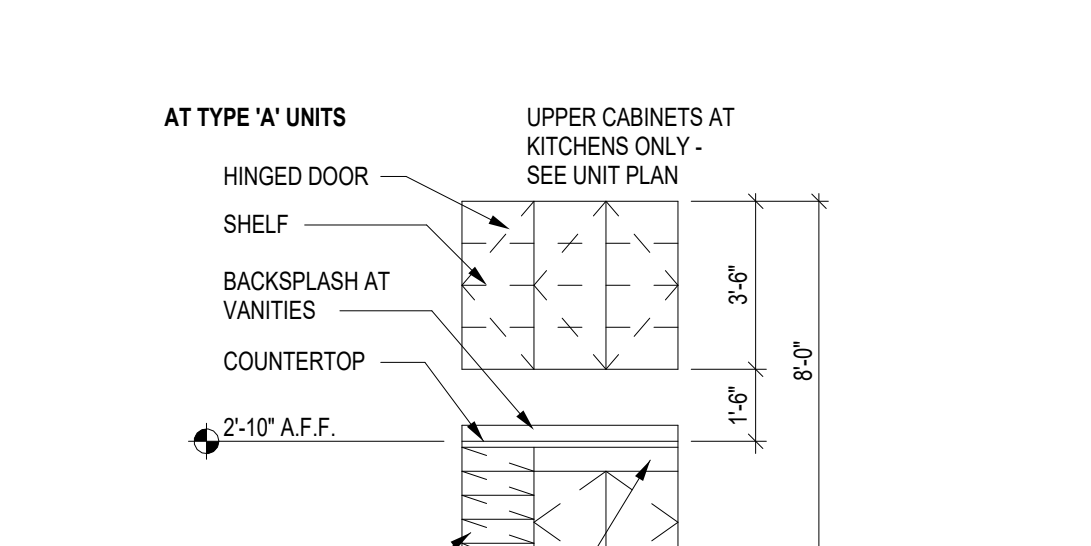
SYMBOLS



WINDOW SCHEDULE

TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
U01	ENTRY	3'-0"	8'-0"
U04a	BEDROOM/BATH	3'-0"	6'-8"
U04c	CLOSET	3'-0"	6'-8"
U04b	LINEN/PANTRY/COAT	2'-6"	6'-8"
U05c	LAUNDRY	5'-0"	6'-8"
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WINDOW TYPES



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TYP. UNIT CABINET ELEVATIONS



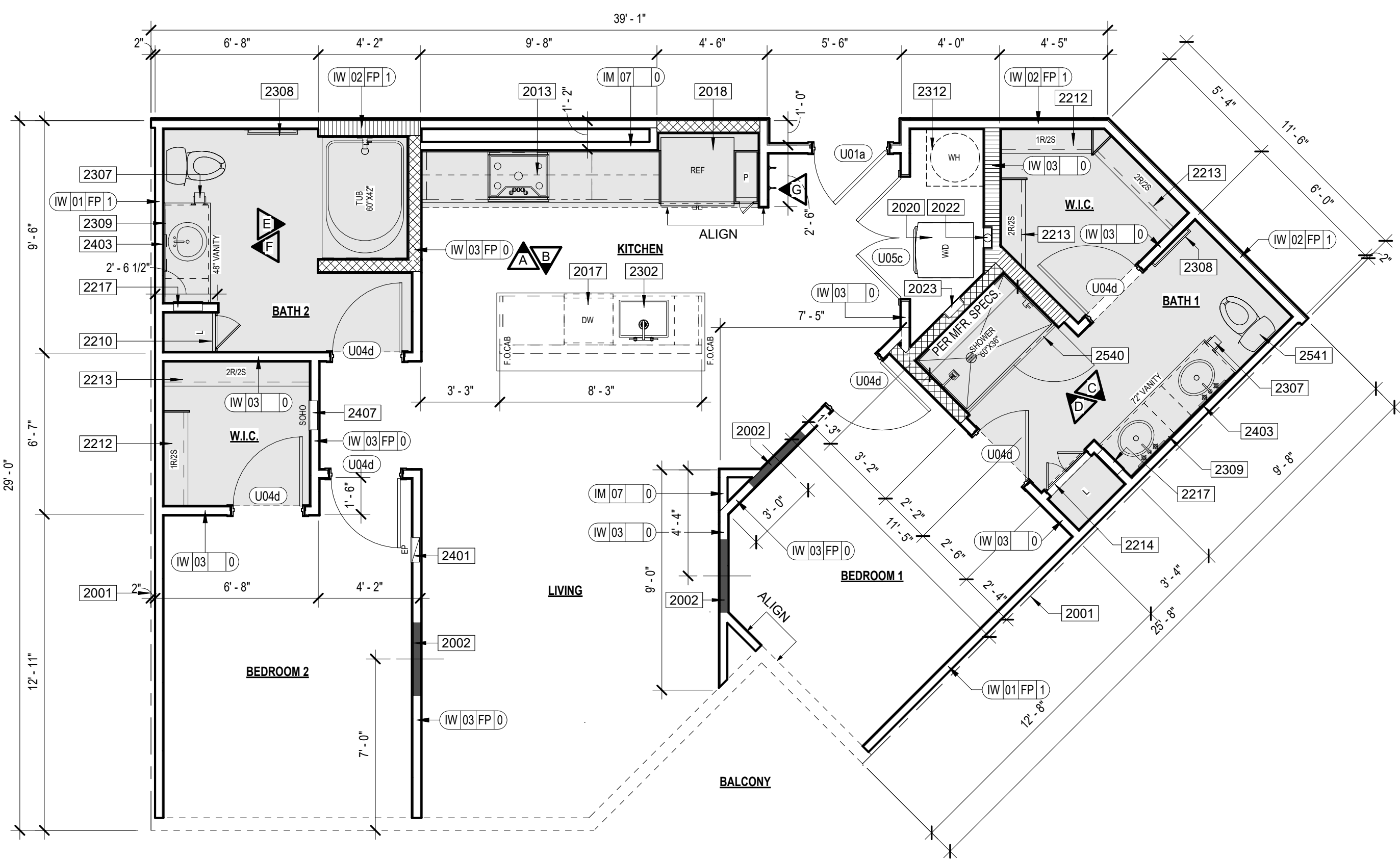
Project Name 1  
Project Name 2

Street Address  
City, State



WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



1 UNIT B7 FLOOR PLAN
LIVING 1,053 SF
BALCONY 1,108 SF
SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS
2003 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2004 FURR DOWN CEILING
2013 COOKTOP
2014 MICROWAVE ABOVE RANGE
2017 DISHWASHER
2018 REFRIGERATOR
2019 OVEN
2020 WASHER / DRYER STACKED
2022 DRIVER VENT BOX
2023 WASHER BOX
2023 BASE CABINET IN UNIT
2203 WALL CABINET IN UNIT
2204 CABINET ABOVE REFRIGERATOR
2210 LINEN CLOSET
2212 CLOSET ROD AND SHELF (1R / 2S)
2213 CLOSET ROD AND SHELF (2S / 2R)
2214 FACE FRAME DOOR
2217 MEDICINE CABINET - BOTTOM SHELF AT 40" MAX. A.F.F.
2224 UPPER CABINET FILLER
2302 SINK WITH GARBAGE DISPOSAL
2304 TUB
2307 UNIT TOILET PAPER HOLDER
2308 TOWEL BAR
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2312 ELECTRIC PANEL, RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2316 VANITY SINK
2318 MIXER VALVE
2322 TOWEL HOOK
2401 ELECTRICAL PANEL, RECESSED IN WALL
2401 UNIT WALL MOUNTED LIGHT FIXTURE
2403 SOHO PANEL
2407

ANSI KEYNOTES

- 2540 ANSI TYPE 'B' UNIT SHOWER. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7 & 11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7 & 12 - ICC 2009 SECTIONS 1004.11.1 & 608.4
2553 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 30A7 & 12 - ICC 2009 SECTION 1002.11.1
2554 BATHUB AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHUB PER DETAIL 09A7 & 11 - ICC 2009 SECTION 1002.11.1
2560 WALL BACKING FOR GRAB BARS

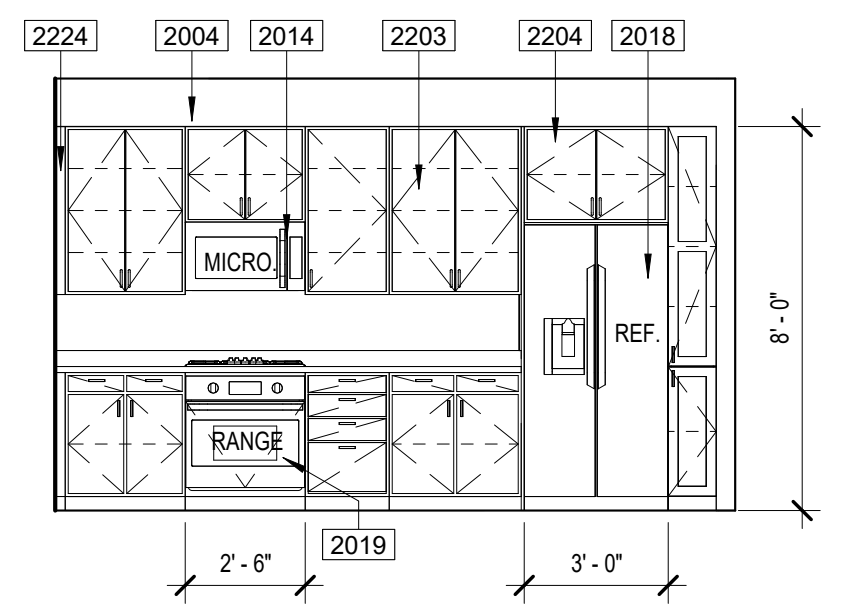
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DENNISHED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7 & 10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7 & 12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7 & 10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT OVSUB WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A FINISH FLOOR.
15. ALL FIRE RATED WALLS, OVSUB BOARD FOR FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 2CM OVER 5/8" PLYWOOD WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS. (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITIONS SHALL BE 2x0 FRAME AND 1.5 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
22. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
23. INTERIOR WALL CORNER. SEE DETAIL 11 & 10.
24. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
25. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
26. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
27. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
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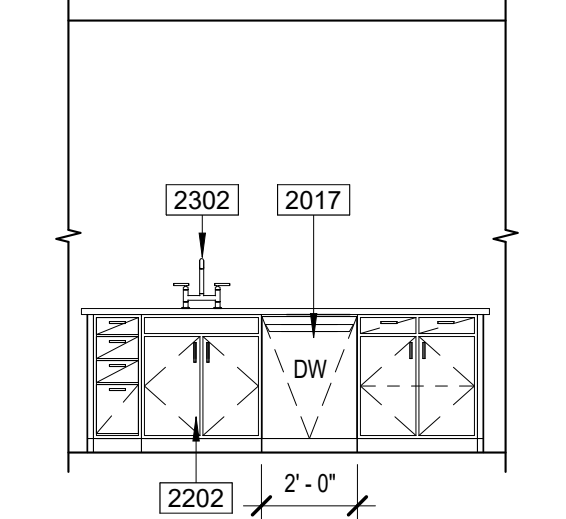
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8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE SPACED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
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13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 2'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
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16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANS.
17. IN ACCORDANCE WITH IBC SECTION 907.5.2.3.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
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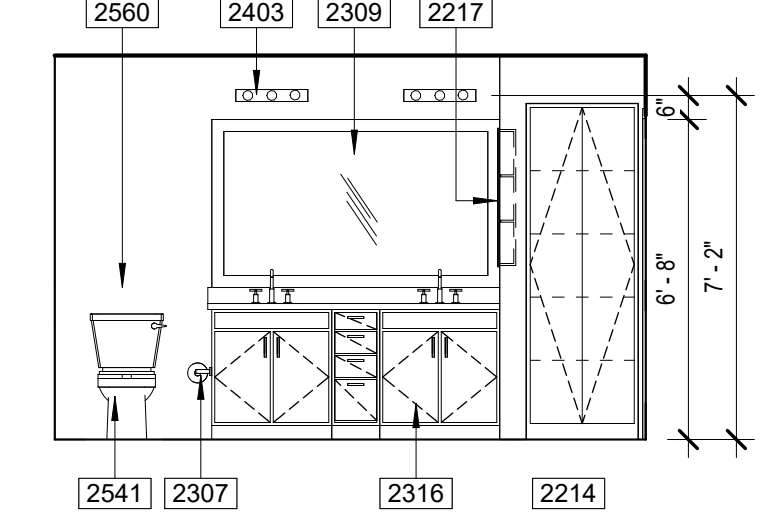
INTERIOR ELEVATIONS



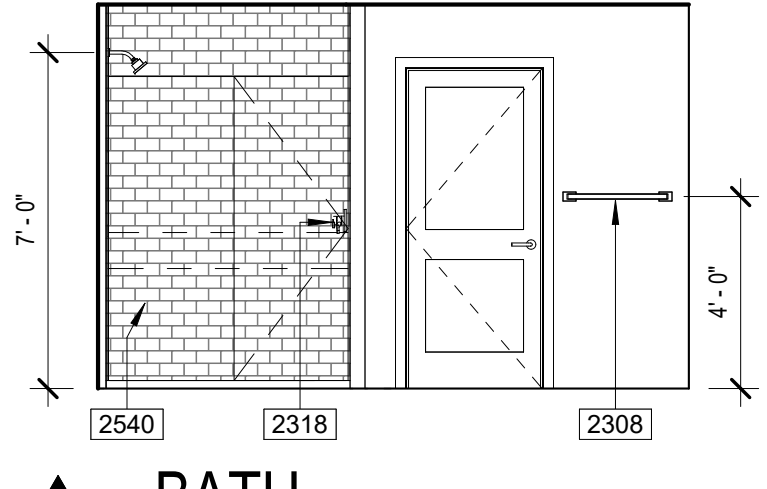
A KITCHEN



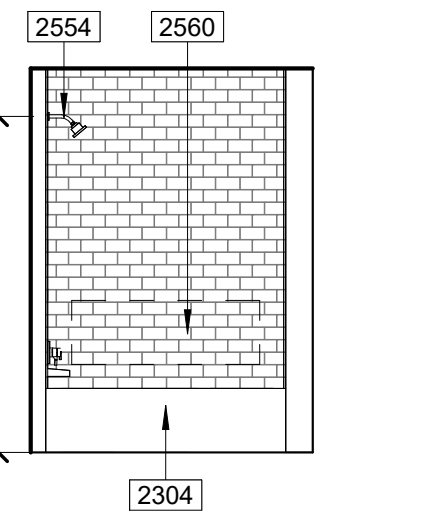
B KITCHEN



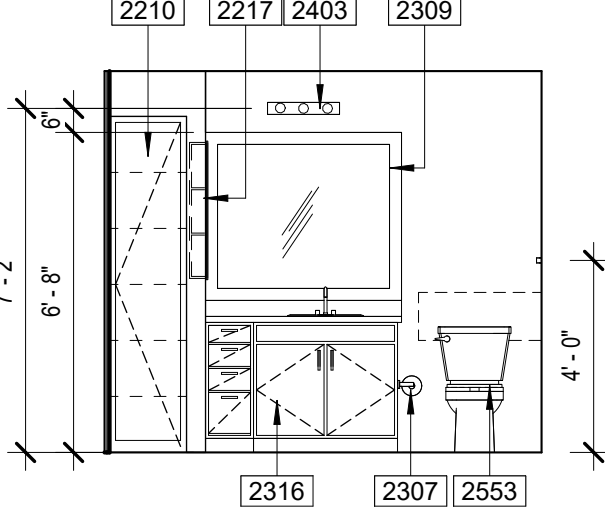
C BATH



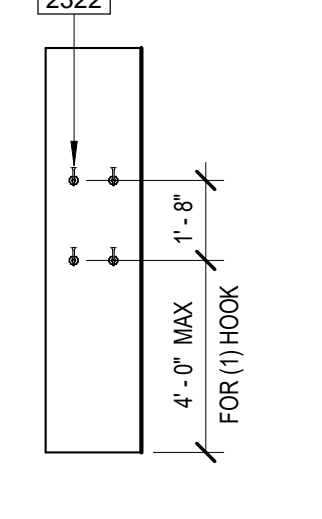
D BATH



E BATH

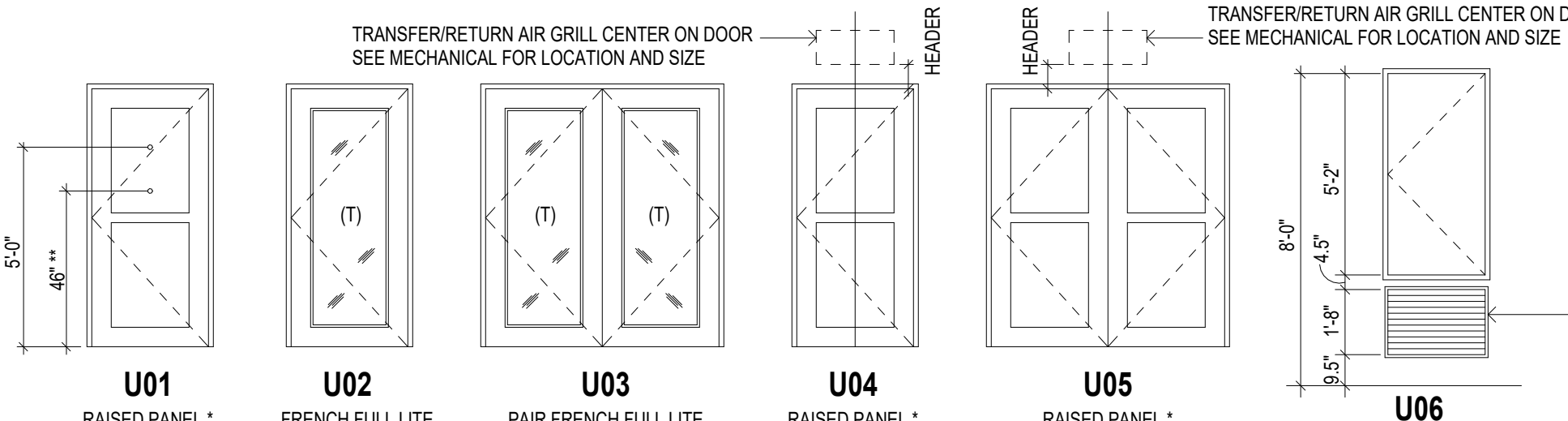


F BATH



G MUDWALL

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Rows include U01a ENTRY, U04a CLOSET, U05c LAUNDRY.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.5.2.1 / IBC 1010.1 EXP. 9).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 604.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.5.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'B' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER CUT ALL BEDROOM WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL.
VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DONT APPLY.

UNIT DOOR HARDWARE SCHEDULE

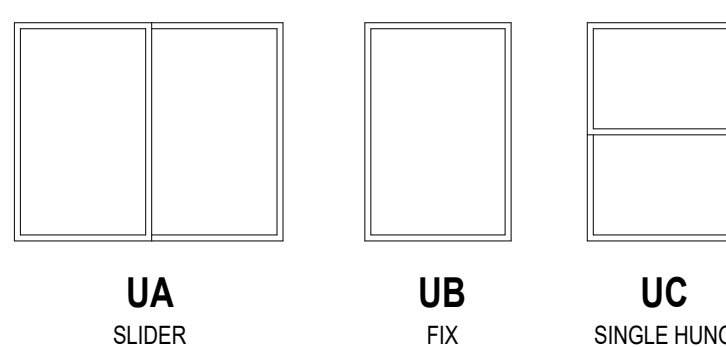
Table with columns: HARDWARE SET NUMBER, DESCRIPTION, INTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP W/ BUSH DRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED) THRESHOLD, PASSAGE SET, PRIVACY SET, SLEEPER/ROCK SET, SLEEPER/ROCK SET, DUAL LEVER, DEADBOLT (WITH/WITHOUT AND KEYLOCK), PRIVACY DEADBOLT (THUMBTURN INSIDE), FINGER PULL, PULL (INSIDE/OUTSIDE), PULL BAR, OVERHEAD ROLLER LATCH, DOOR STOP, UNLISTED VIEWPORT, UNLISTED VIEWPORT.

- NOTES
1. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OBTAINABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.5.4 EXP. 4).

WINDOW SCHEDULE

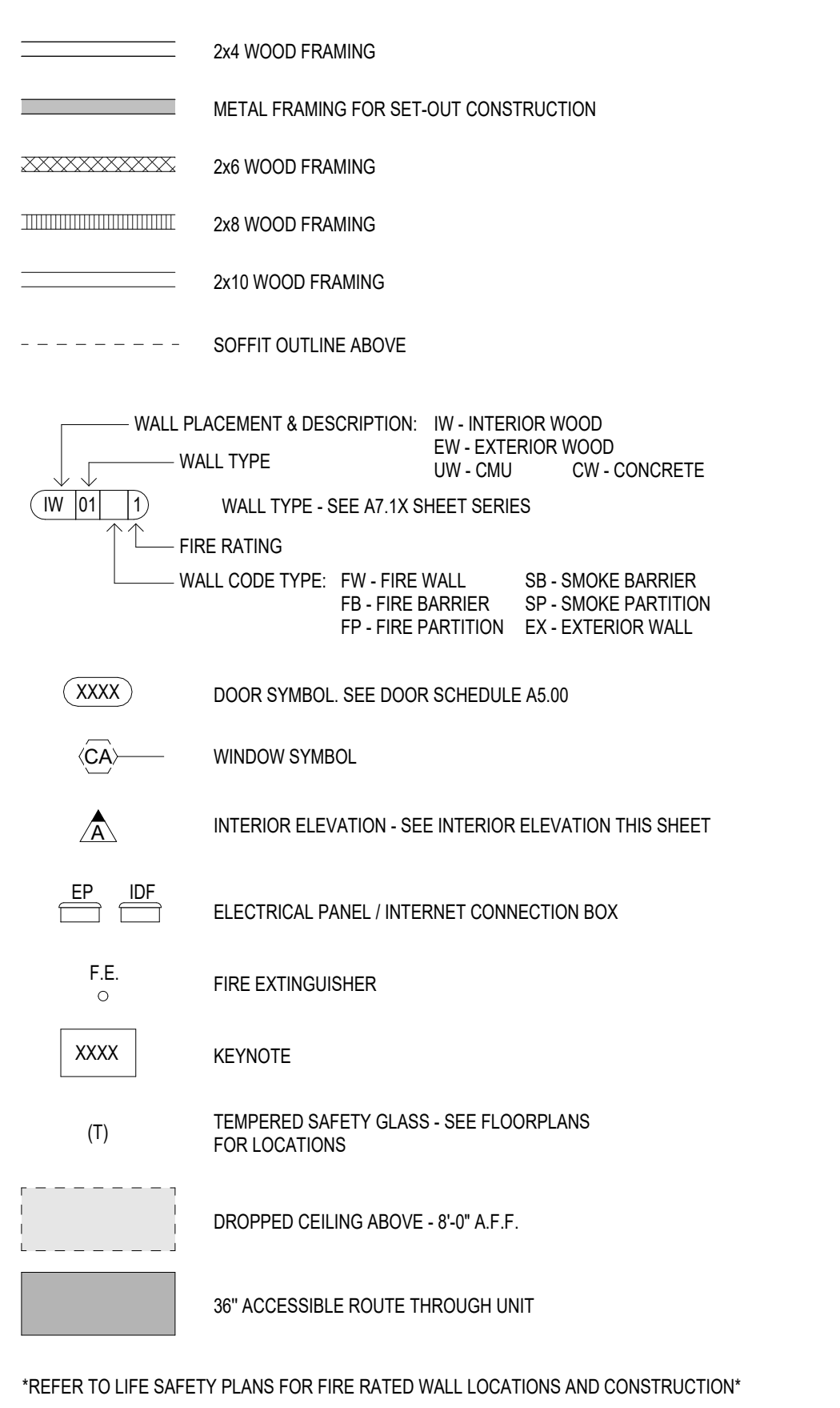
Table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Includes Unit Window Schedule header.

WINDOW TYPES

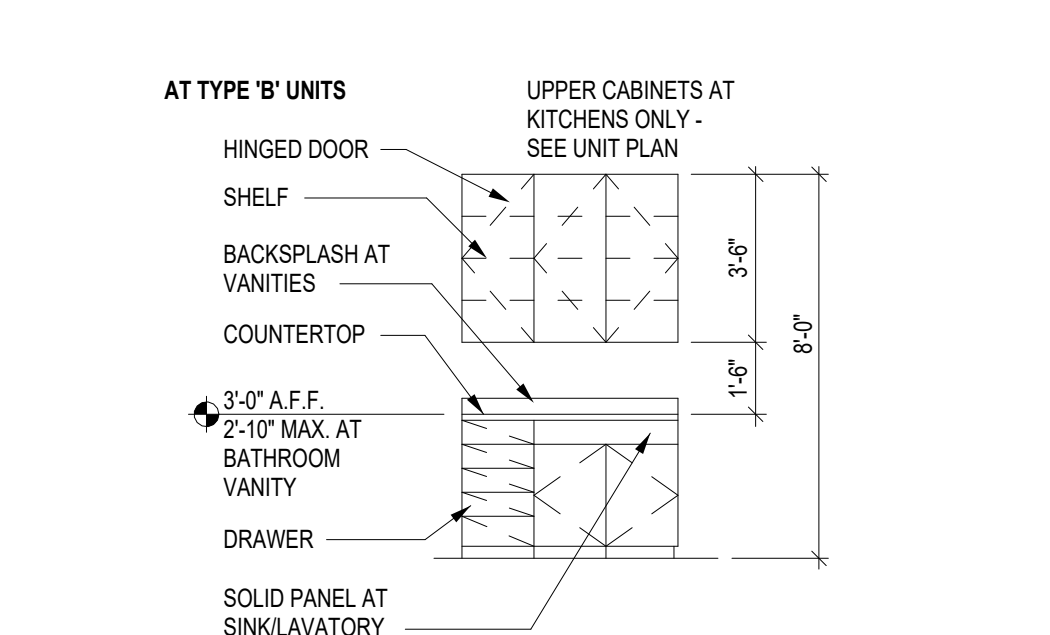


- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 5'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



WorldHQ@ORBArch.com

PRELIMINARY
NOT FOR
CONSTRUCTION



Notice of alternate billing for payment cycle
The contract shall allow for owner to require for submission of budget or estimate in billing cycles other than thirty days. This contract may allow the owner to make payment on some alternate basis after confirmation and approval of billing and estimate. A written description of such other billing and/or cycle applicable to the project is available from the owner of the research designated agent.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide the written description on request.

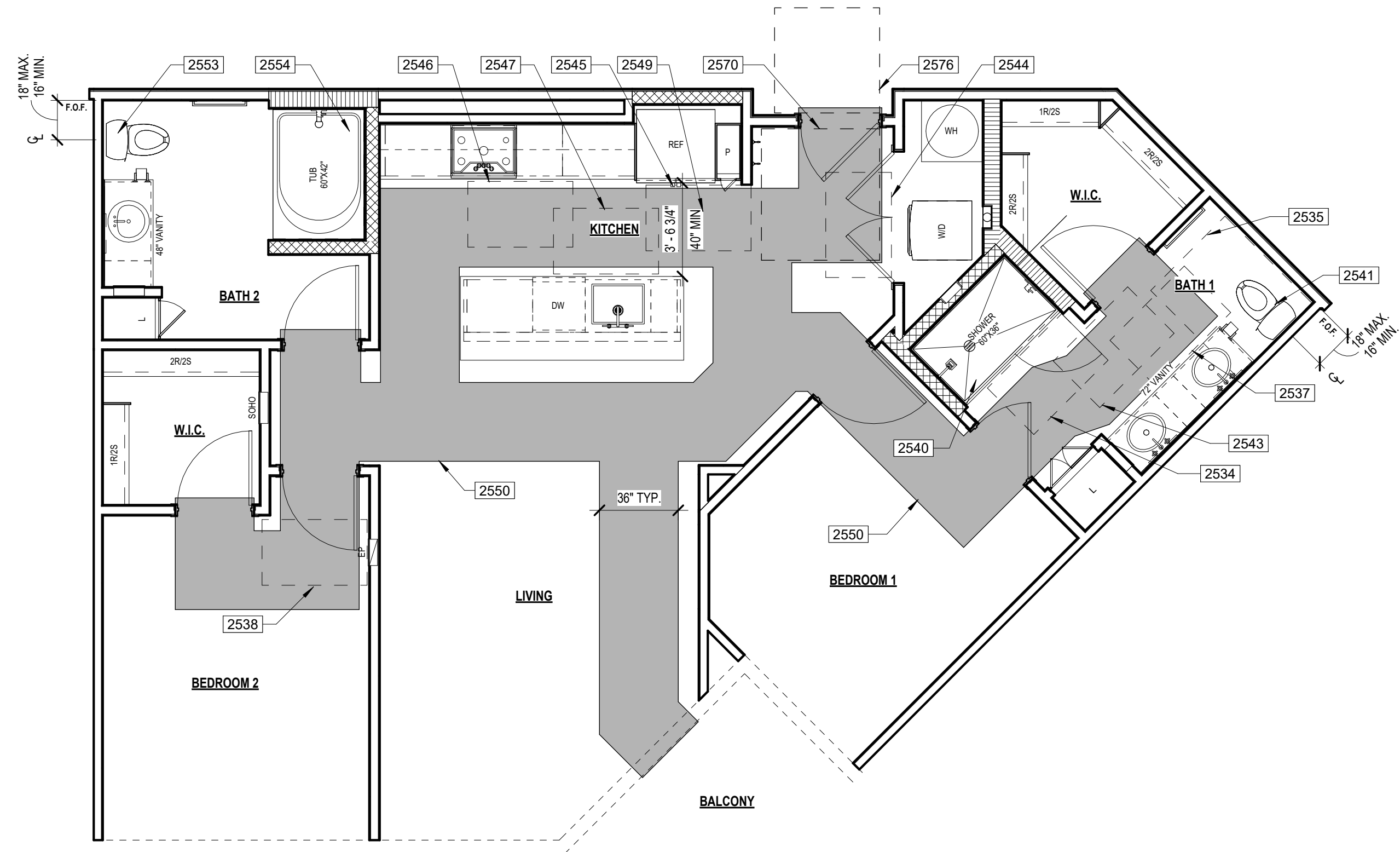
Contractor must verify all dimensions at project before proceeding with this work.

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REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

T-A2.23
UNIT B7 (1/2)



1 UNIT B7 ANSI PLAN  
ANSI TYPE "B" - OPTION "B"

SCALE: 1/4" = 1'-0"

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x60") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7 & 11 - ICC 2009 SECTIONS 1004.11.1.8 & 808.3.1
2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7 & 12 - ICC 2009 SECTIONS 1004.11.1.1 & 604.5
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM SEE DETAIL 39A7 & 12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 30A7 & 12 - ICC 2009 SECTION 1002.11.1
2554 BATHTUB AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 06A7 & 11 - ICC 2009 SECTION 1002.11.1
2570 54" X 48" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7 & 10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7 & 10 FIGURE B

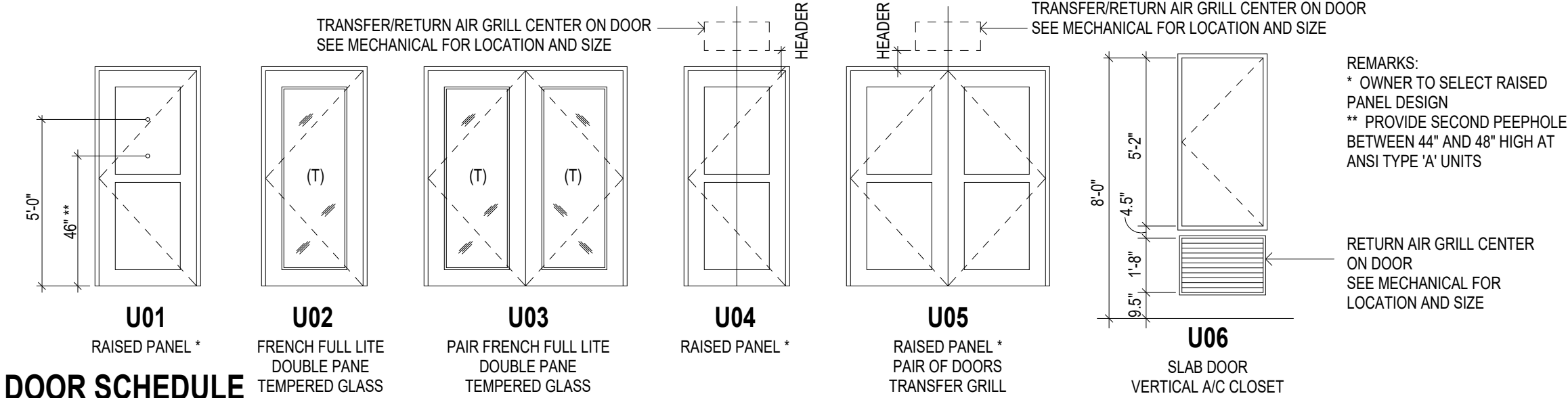
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DENSHIELD TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS, SEE DETAIL 04A7 & 10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7 & 10.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7 & 10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT OVSUB WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A FINISH FLOOR.
15. ALL FIRE RATED WALLS, CYPRESS BOARD PER FIRE RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 2CM OVER 5/8" PLYWOOD WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS, COORDINATE AT REVERSE PLANS. (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x4 WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITIONS SHALL BE 2x6 FRAME.
22. INST. INSULATION AT ALL INTERIOR BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 10A7 & 12 FOR FINISHES.
25. ALL INTERIOR BEARING WALLS TO BE 1-1/2" RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM/FUTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS A7.8.10 AND A7.8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.1.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED, AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY. CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.8.10 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSIC.
17. IN ACCORDANCE WITH IBC SECTION 907.5.2.3.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Rows include U01a ENTRY, U04a CLOSET, and U05c LAUNDRY.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.5.2.1 / IBC 1010.1 EXP. 9).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL ENITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'B' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER CUT ALL BEDROOM WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
8. ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL.
9. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD/ITALIC TEXT AND NOTE THAT DONT APPLY.

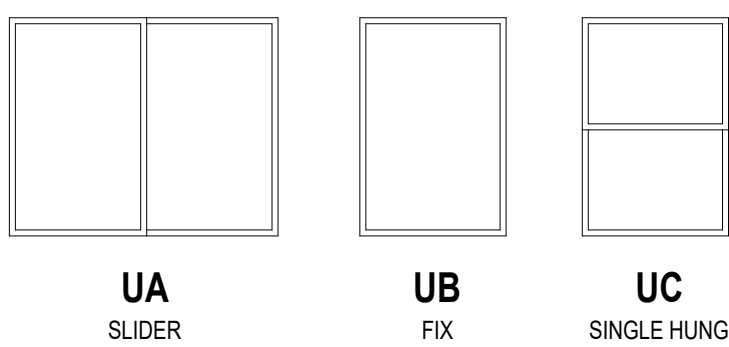
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, INTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP W/ END DRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED), THRESHOLD, PASSAGE SET, PRIVATE SET, SCHEDULING SET, SCHEDULING SET, DUMMILEY, PRIVACY DEADBOLT (HUMBERTON INSIDE), FINGER PULL, FINGER PULL (OUTSIDE), PULL BAR, FLUSH BOLT, OVERHEAD ROLLER LATCH, DOOR STOP, UNLISTED VIEWPORT, UNLISTED VIEWPORT...

- NOTES
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

WINDOW SCHEDULE

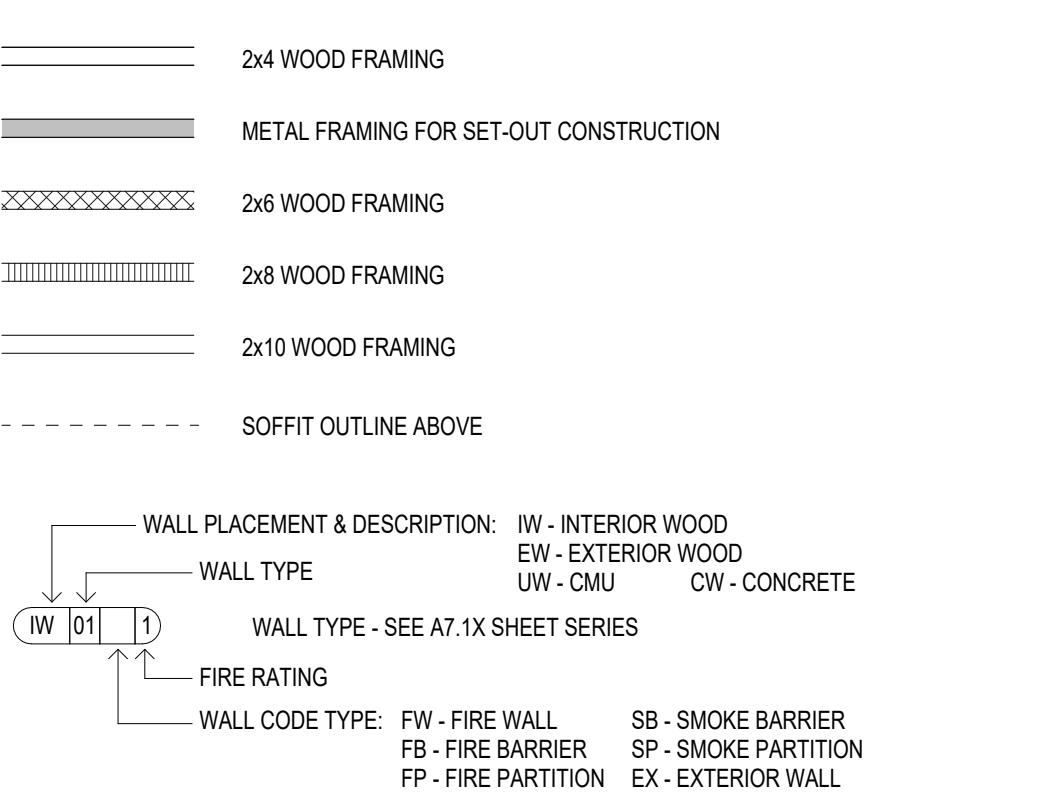
Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

WINDOW TYPES



- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



Notice of alternate billing for payment cycle
The contract shall allow the owner to request to discontinue all billing or estimate a billing cycle other than thirty days. This contract may allow the owner to make payment on some alternate billing cycle after confirmation and approval of billing and estimates. A written description of such other billing and/or cycle applicable to the project is available from the owner at the owner's designated agent.

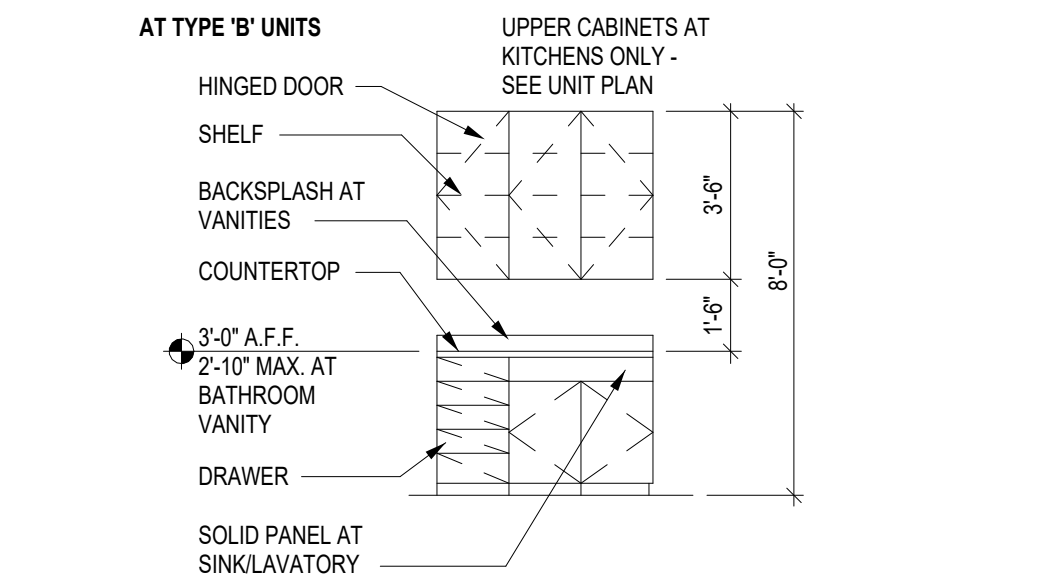
CLIENT NAME, CLIENT ADDRESS, CLIENT PHONE NUMBER, and the owner to its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

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\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



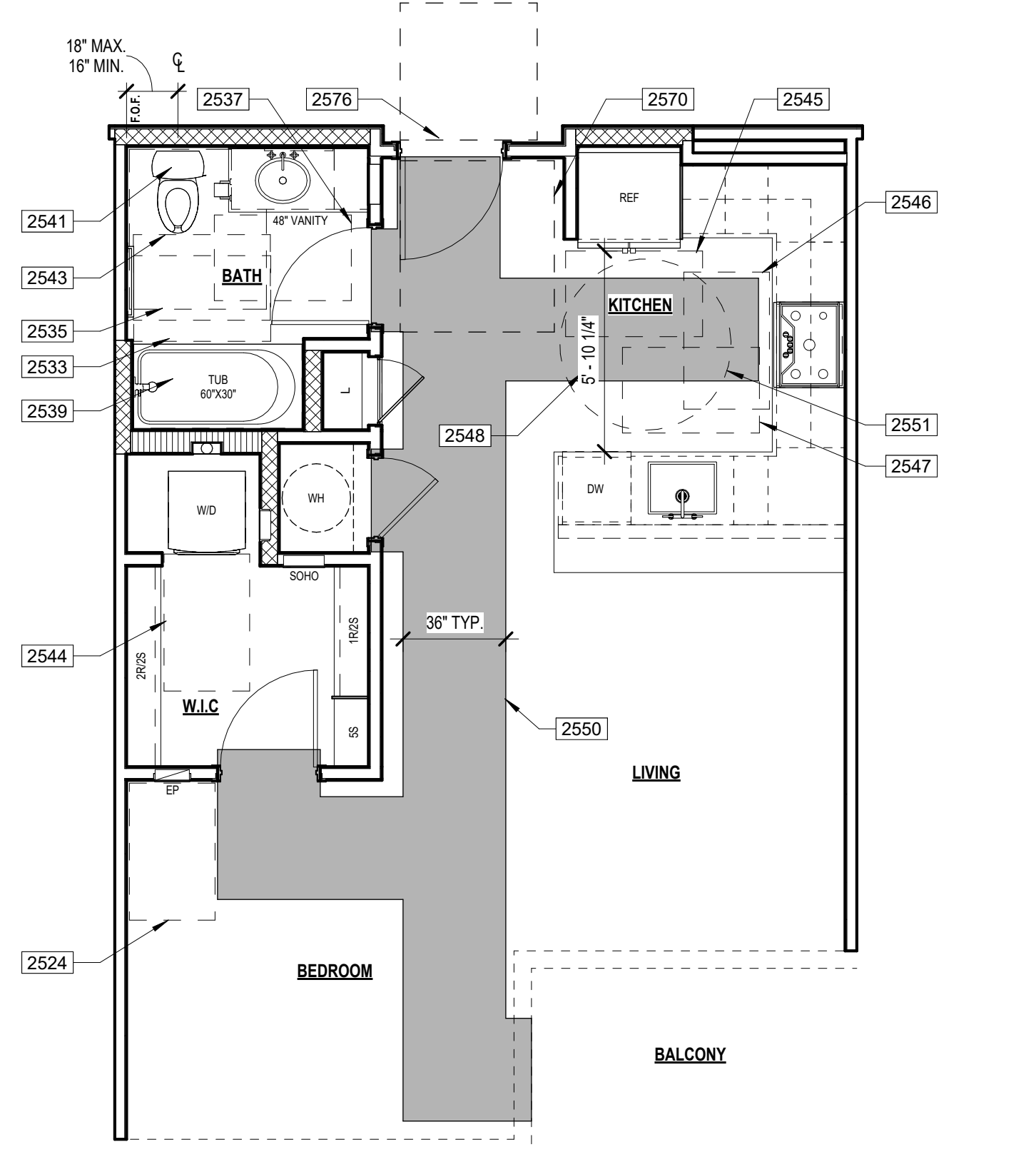
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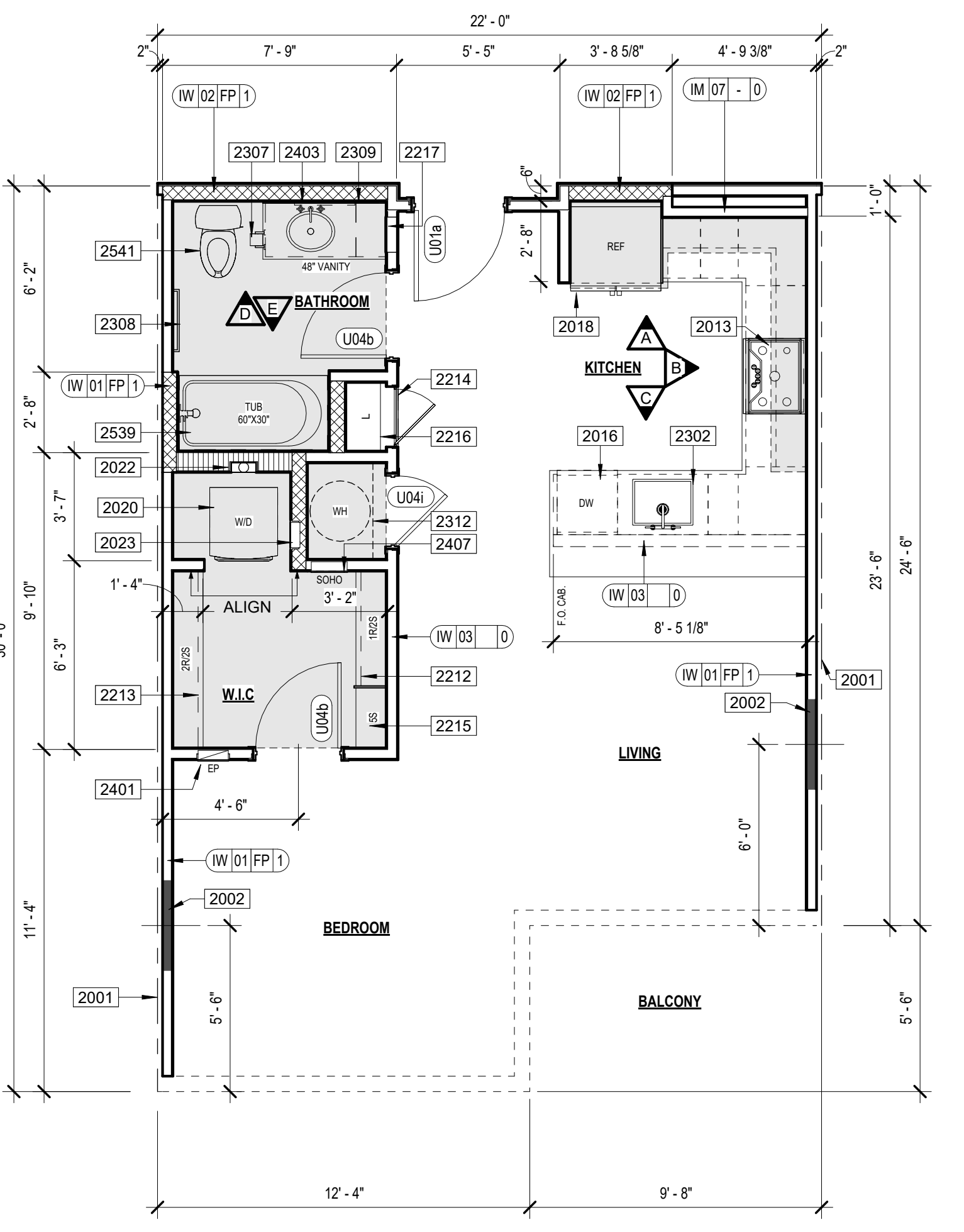


DATE: January 05, 2024 ORB #: 00-000

T-A2.24
UNIT B7 (2/2)



1 UNIT S1 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT S1 FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FULL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS
2004 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2004 FURR DOWN CEILING
2013 COOKTOP
2014 MICROWAVE ABOVE RANGE
2018 HOOD
2018 REFRIGERATOR
2020 WASHER / DRYER STACKED
2022 DRYER VENT BOX
2023 WASHER BOX
2023 BASE CABINET IN UNIT
2023 WALL CABINET IN UNIT
2024 CABINET ABOVE REFRIGERATOR
2025 CABINET ABOVE MICROWAVE
2212 CLOSET ROD AND SHELF (18" / 25)
2213 CLOSET ROD AND SHELF (25" / 2R)
2214 FACE FRAME DOOR
2215 CLOSET SHELVING
2216 LINEN SHELVES
2217 MEDICINE CABINET - BOTTOM SHELF AT 40" MAX. A.F.F.
2226 BATHROOM VANITY
2302 SINK WITH GARBAGE DISPOSAL
2304 TUB
2307 UNIT TOILET PAPER HOLDER
2308 TOWEL BAR
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2312 UNIT WATER HEATER
2319 SHOWER HEAD
2401 ELECTRICAL PANEL, RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SCHO PANEL

ANSI KEYNOTES

- 2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5
2524 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (07A48) CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1003.9
2533 ANSI TYPE 'B' OPTION 'B' UNIT CLEAR FLOOR SPACE AT BATHTUB WITHOUT OVERLAP EXCEPTION (07A48) - ICC 2009 SECTION 1004.11.3.1.1
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48A56) - ICC 2009 SECTION 1004.11.3.1.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (07A48) THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2539 ANSI TYPE 'B' UNIT BATHTUB, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 807.4
2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 804.5
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30A48) - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30A48) THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.11.1
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR (FR348) THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (07A48) - ICC 2009 SECTION 1004.12.2.1
2548 ANSI TYPE 'B' UNIT U-SHAPED KITCHEN CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MINIMUM. SEE DETAIL 35A7.8.12 - ICC 2009 SECTION 1004.12.1.2
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (06" WIDE) - ICC 2009 SECTION 1004.3
2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1
2560 WALL BACKS FOR GRAB BARS
2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

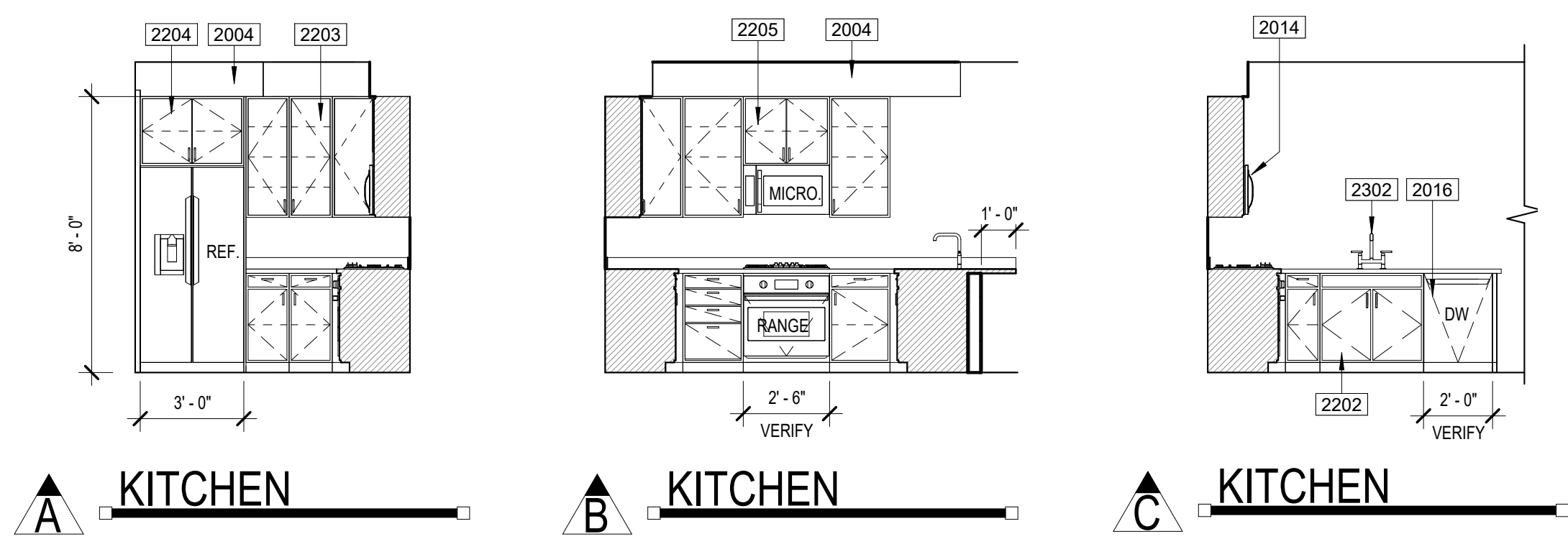
UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DENSIFIED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS, SEE DETAIL 04A7.8.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.8.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.8.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT OYSUB WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A FINISH FLOOR.
15. ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 2CM OVER 5/8" PLYWOOD WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS. (TV)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FINISHING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITIONS SHALL BE 2x FRAME 2x R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A.10.
25. ALL INTERIOR BEARING WALLS ARE TO BE 1-1/2" RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FUTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

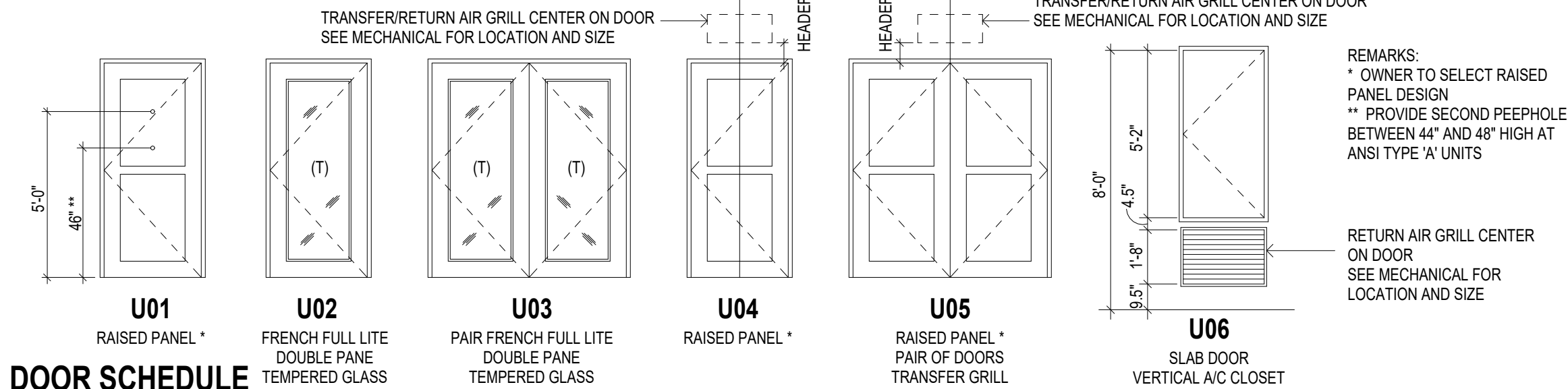
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS A7.8.10 AND A7.8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.1.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED, AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY OR CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.8.10 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND USABLE LOCATIONS PER ANS CODE.
17. IN ACCORDANCE WITH IBC SECTION 907.5.2.3.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists door specifications for various locations.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.5.2.1 / IBC 1010.1 EXP. 9).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 804.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL ENITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER "B" ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER CUT ALL BEDROOM WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD/ITALIC TEXT AND NOTE THAT DONT APPLY.

UNIT DOOR HARDWARE SCHEDULE

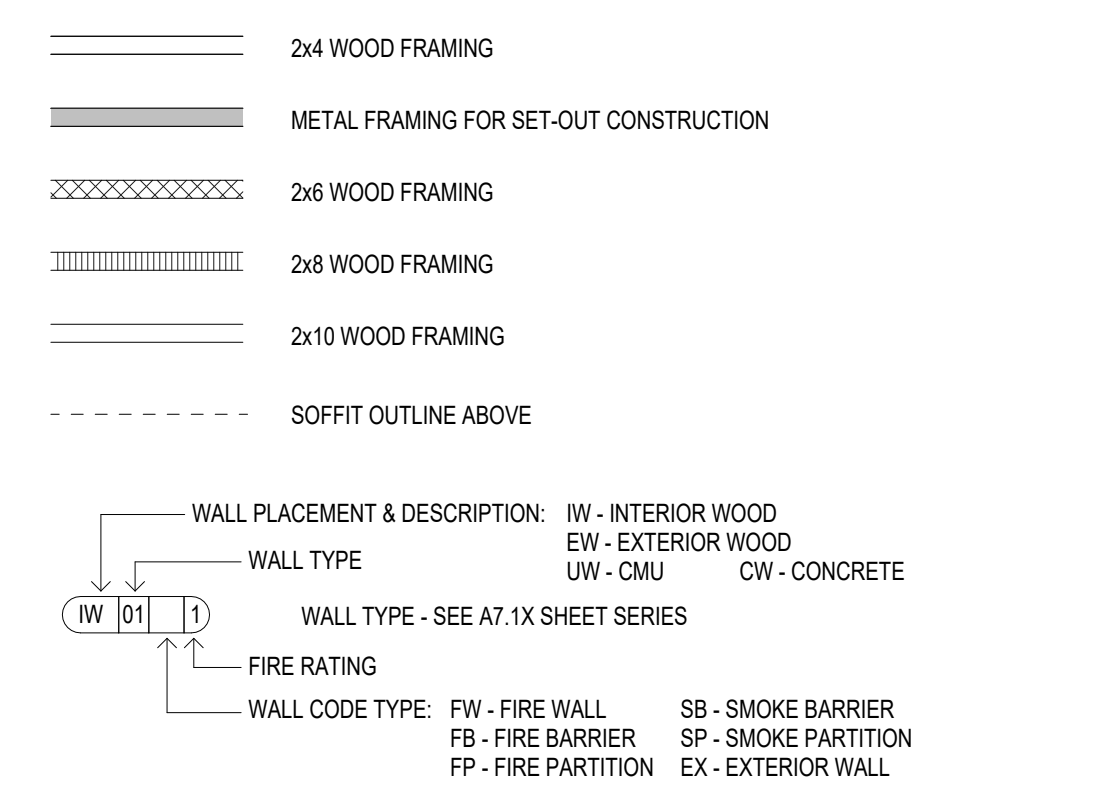
Table with columns: HARDWARE SET NUMBER, DESCRIPTION, INTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP W/ RANDRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED), THRESHOLD, PASSAGE SET, PRIVACY SET, SIBERCOMB SET, DUMMIL LEVER, DEADBOLT (WITH/WITHOUT AND KEY/LOCK), PRIVACY DEADBOLT (THUMBTURN INSIDE), FINGER PULL, PULL BAR (OUTSIDE), PULL BAR, OVERHEAD ROLLER LATCH, DOOR STOP, UNLISTED VIEWPORT, UNLISTED VIEWPORT.

- NOTES
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

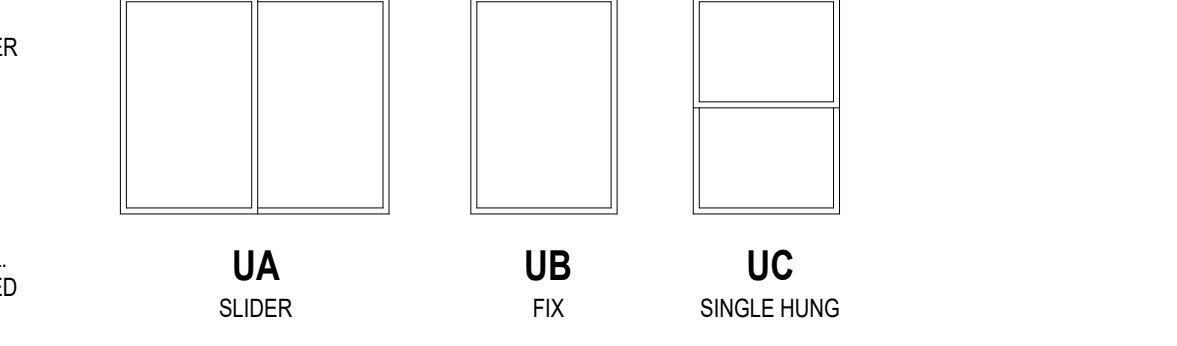
WINDOW SCHEDULE

Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

SYMBOLS

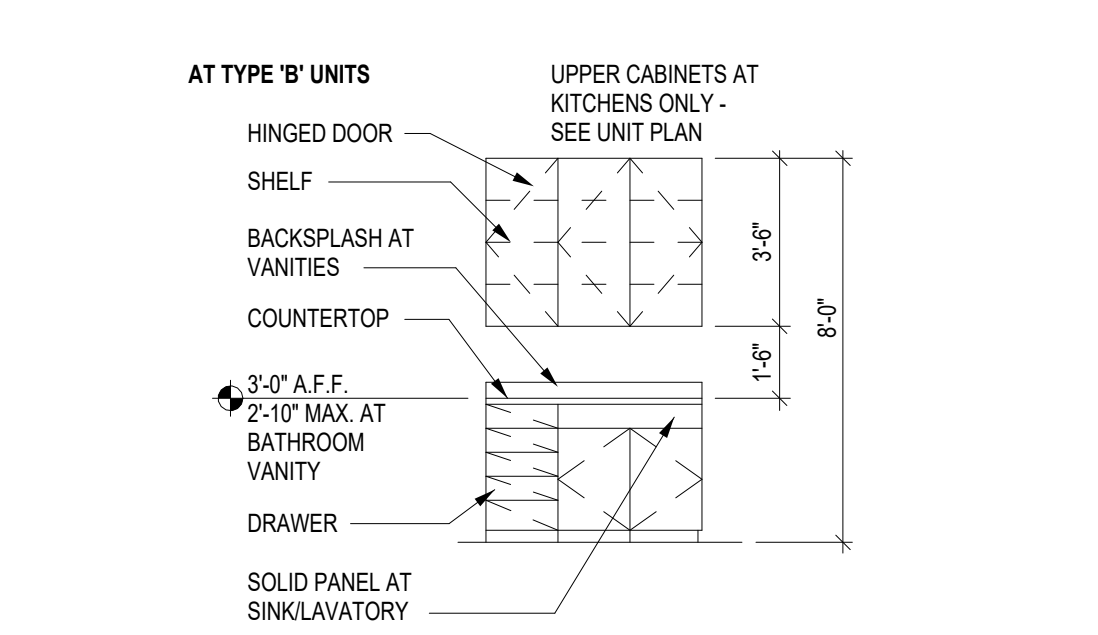


WINDOW TYPES



- NOTES
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2

Street Address City, State



WorldHQ@ORBArch.com

PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle
The contract shall allow for owner to require for submission of budget or estimate in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternate schedule after confirmation and approval of billing and estimate). A written description of such other billing and/or cycle applicable to the project is available from the owner at the owner's designated agent.

CLIENT NAME, CLIENT ADDRESS, CLIENT PHONE NUMBER and the owner of the designated agent shall provide the written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

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REVISIONS/SUBMITTALS

Table with columns: DATE, DESCRIPTION.

DATE: January 05, 2024 ORB #: 00-000

T-A2.25 UNIT S1



PRELIMINARY  
NOT FOR  
CONSTRUCTION



KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH S/D L FRAMING AT EXTERIOR WALLS.
2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2004 FLURR DOWN CEILING
2013 COOKTOP
2016 HOOD
2019 REFRIGERATOR
2021 SIDE BY SIDE WASHER/DRYER - WASHER ON LEFT SIDE
2022 DRYER VENT BOX
2023 WASHER BOX
2024 DISHWASHER (ANSI)
2204 CABINET ABOVE REFRIGERATOR
2206 CABINET ABOVE HOOD
2207 TALL CABINET IN UNIT
2212 CLOSET ROD AND SHELF (R1 / 25)
2213 CLOSET ROD AND SHELF (23 / 2R)
2214 FACE FRAME DOOR
2217 MEDICINE CABINET - BOTTOM SHELF AT 40" MAX. A.F.F.
2226 BATHROOM VANITY
2302 DESK
2302 SINK WITH GARBAGE DISPOSAL
2304 TUB
2307 UNIT TOILET PAPER HOLDER
2308 TOWEL BAR
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2312 UNIT WATER HEATER
2322 TOWEL HOOK
2401 ELECTRICAL PANEL RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SOHO PANEL

ANSI KEYNOTES

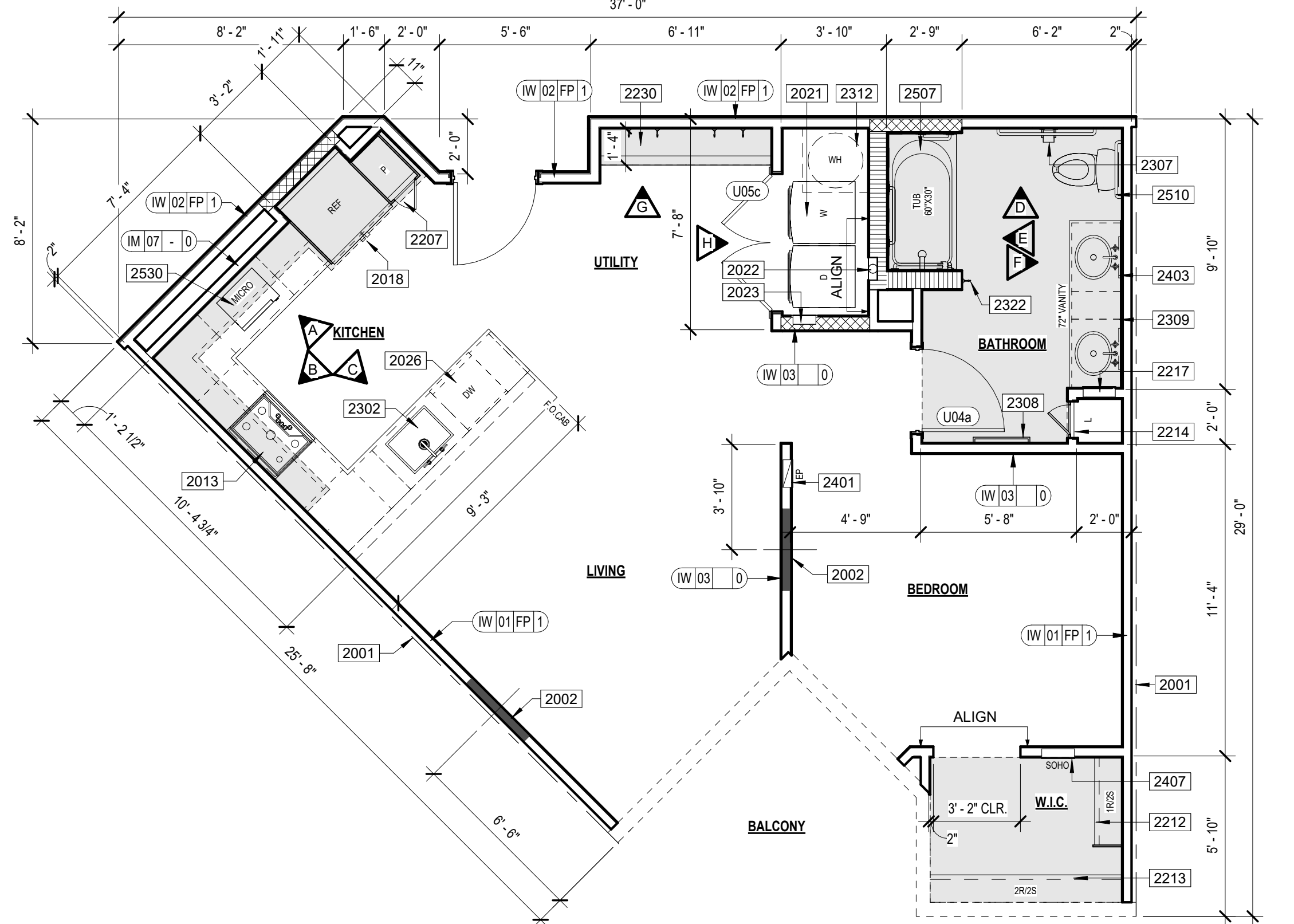
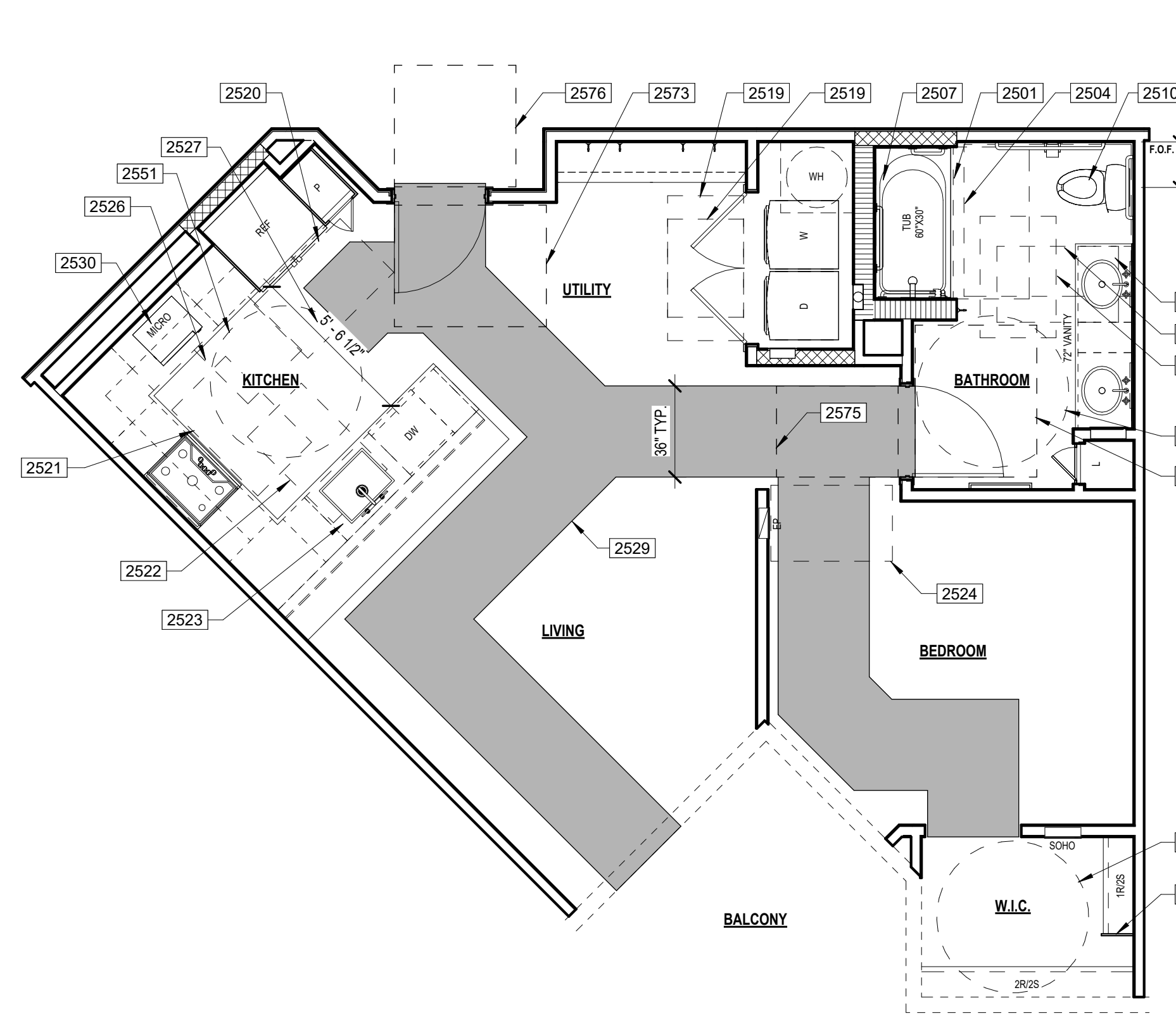
- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A PARALLEL APPROACH AT BATHTUB (30" LENGTH OF TUBE) - ICC 2009 SECTION 607.2
2504 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION (60"X60") - ICC 2009 SECTION 1003.11.2.4.4
2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY (30"X48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1
2507 ANSI TYPE 'A' UNIT BATHTUB. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTIONS 1003.11.1 & 607.4
2510 ANSI TYPE 'A' UNIT TOILET. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 32A7.8.12 - ICC 2009 SECTIONS 1003.11.1 & 604.5.1
2511 ANSI TYPE 'A' UNIT ADJUSTABLE SHOWER HEAD WITH 50" MINIMUM HOSE PER DETAIL 08. 16 & 28A7.8.11 - ICC 2009 SECTIONS 607.4, 608.4.1 & 608.5
2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL LOCATED BETWEEN THE TUB RIM AND GRAB BAR. AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5
2518 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER LAVATORY TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE. FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.11.2.2
2517 ANSI TYPE 'A' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"X48") - ICC 2009 SECTION 1003.11.2.1
2518 ANSI TYPE 'A' UNIT CLOSET SHELF SUPPORT TO STOP 38" MINIMUM ABOVE FINISH FLOOR
2519 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A PARALLEL APPROACH IN FRONT OF EACH APPLIANCE AT SIDE-BY-SIDE WASHER & DRYER (30"X48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 611.2
2520 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/REFREEZER (30"X48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1003.12.6.3
2521 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"X48") - ICC 2009 SECTION 1003.12.5.4.1
2522 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A FORWARD APPROACH CENTERED ON THE SINK (30"X48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1
2523 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 27" HIGH X 30" WIDE KNEE SPACE. FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.4.1
2524 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"X48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1003.9
2526 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A FORWARD APPROACH CENTERED ON THE WORK SURFACE (30"X48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.3.1
2527 ANSI TYPE 'A' UNIT U-SHAPED KITCHEN CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MINIMUM. SEE DETAIL 12A7.8.12 - ICC 2009 SECTION 1003.12.1.2
2529 ANSI TYPE 'A' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1003.3
2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE - ICC 2009 SECTION 308
2531 ANSI TYPE 'A' UNIT SWITCH FOR VENT HOOD IN REACH RANGE - ICC 2009 SECTION 308
2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1
2550 WALL BACKING FOR GRAB BARS
2561 DOUBLE DOOR CABINET WITH RETRACTABLE DOORS
2566 VERTICAL GRAB BAR
2573 60" X 48" DOOR CLEARANCE - LATCH APPROACH FULL SIDE PER DETAIL 12A7.8.10 FIGURE F
2575 38" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE B
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DENSHED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.8.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.8.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.8.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT CYRUS/WALKER/DOOR OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A FINISH FLOOR.
15. ALL FIRE RATED WALLS, CYRUS BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS UNDER TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 2CM OVER 58" PLYWOOD WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR FINISHES PLANS (TY).
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS (TY).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR AT TYPICAL CONDITIONS SHALL BE 2x0 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.10.
25. ALL INTERIOR BEARING WALLS TO BE 1-1/2" RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

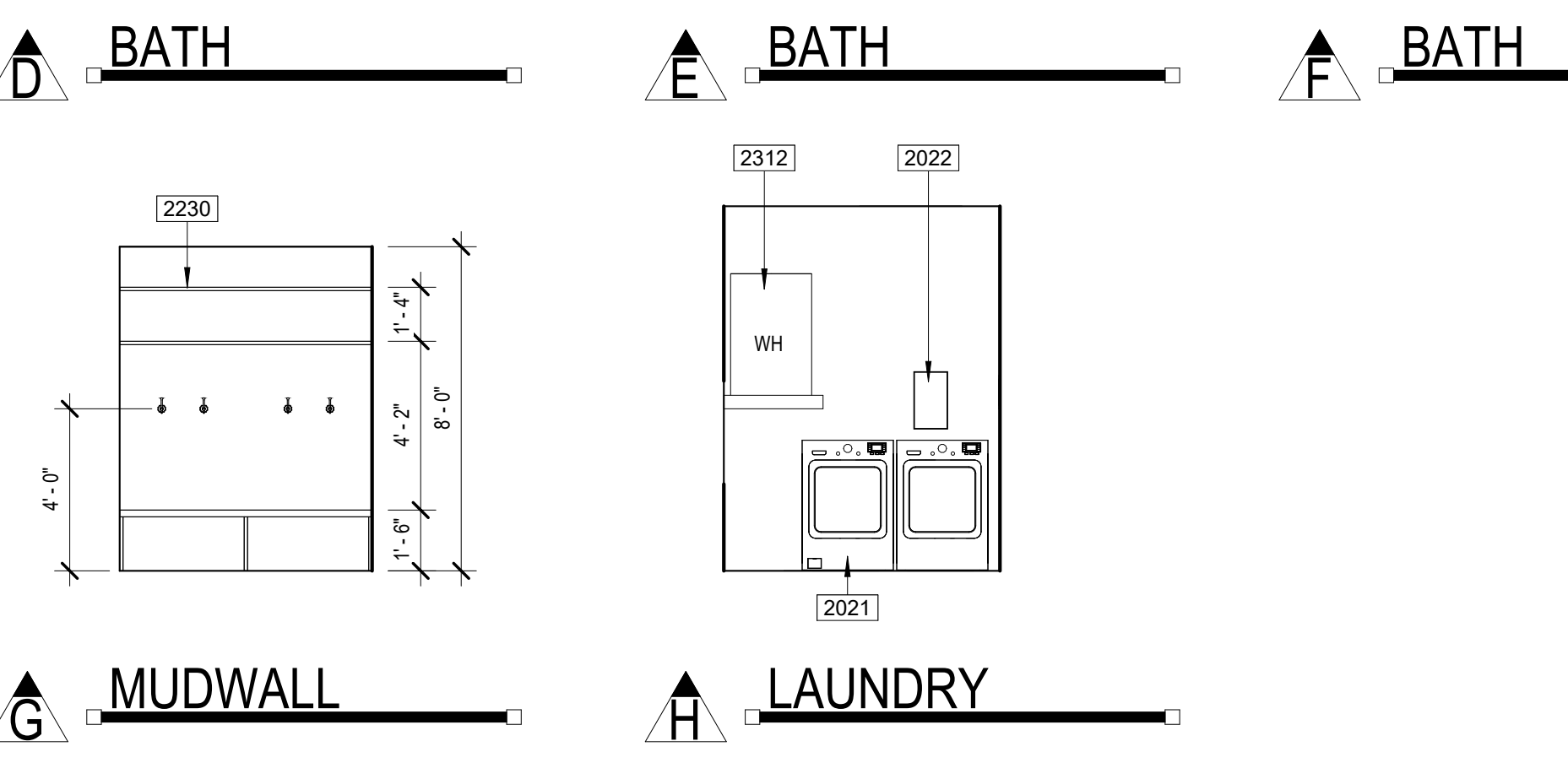
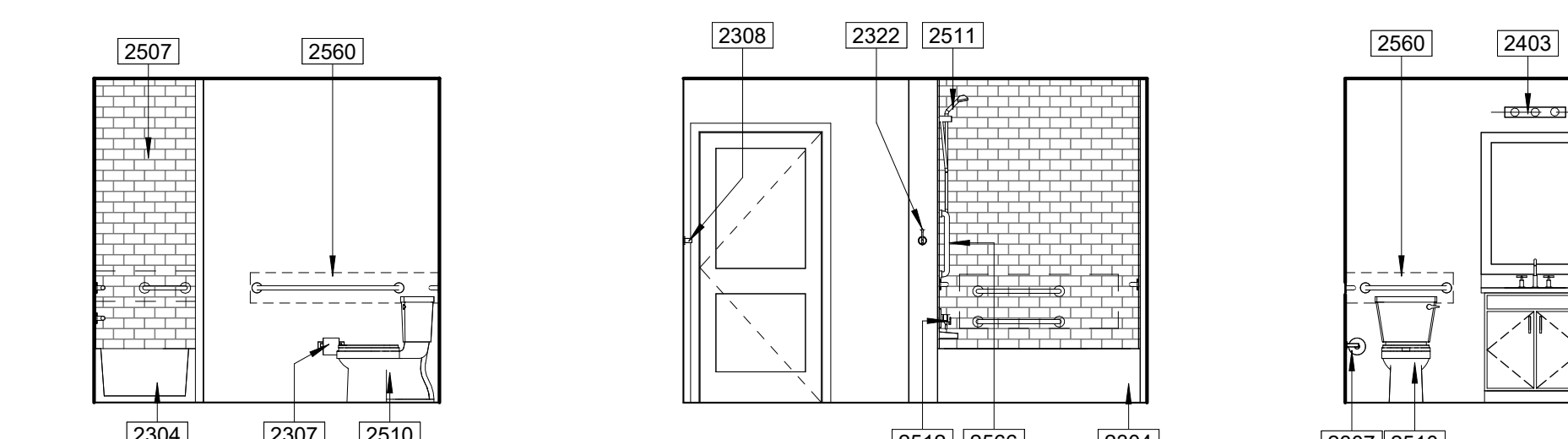
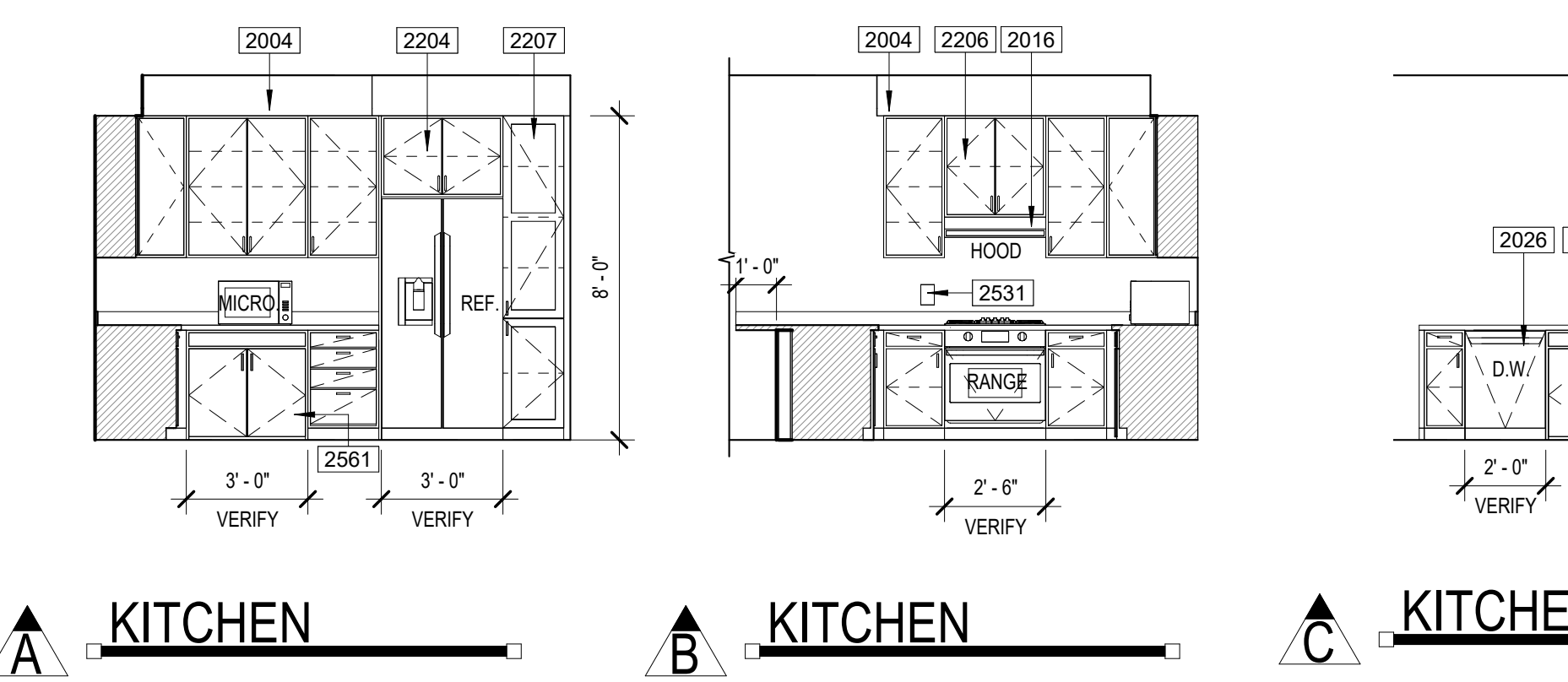
- 1. PER ICCANIS A171-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSURES, BATHTUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 47.8.10 AND 47.8.11 AS REQUIRED BY ICCANIS A171-2009 SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED. AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/WALLS AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-0" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A7.8.10 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANS.
17. IN ACCORDANCE WITH IBC SECTION 907.2.3.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A171.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.



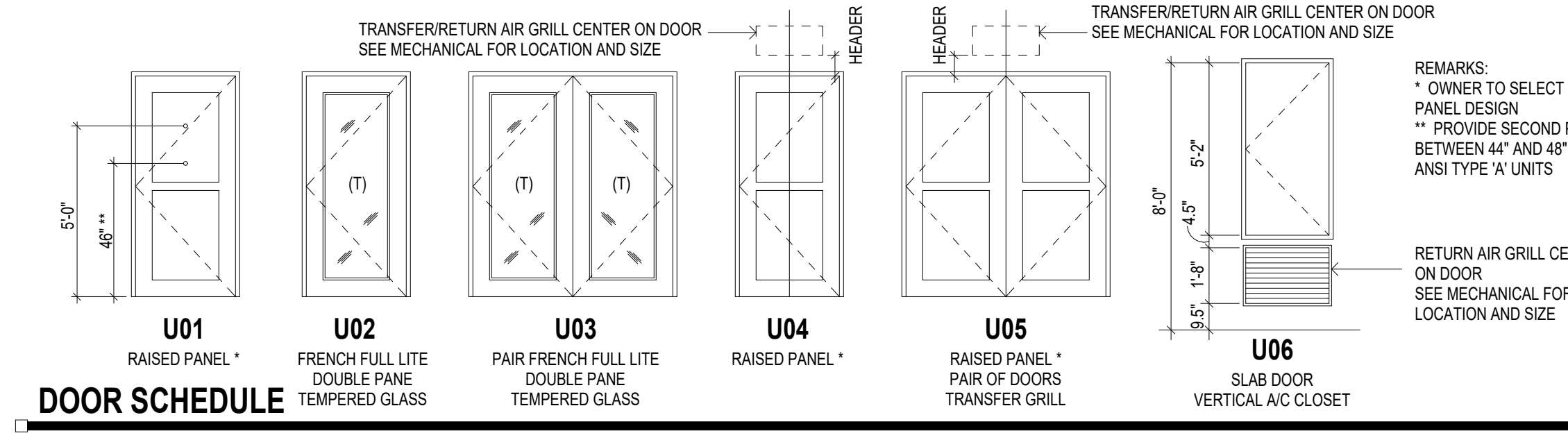
1 UNIT S3H ANSI PLAN ANSI TYPE A SCALE: 1/4" = 1'-0"

2 UNIT S3H ANSI PLAN SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, INTERIOR HINGES, EXTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP W/ RANDRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED) THRESHOLD, PASSAGE SET, PRIVACY SET, STORMDOOR SET, DUMMIE LEVER, INSULATOR (WITH HUBRINER AND MEXICO), FINISH PANEL (THUMBURN INSIDE), FINGER PULL, PULL BAR (OUTSIDE), PULL BAR (INSIDE), OVERHEAD ROLLER LATCH, FLUSH BOLT, DOOR STOP, DOOR STOP (ILL LISTED NEWPORT), ILL LISTED NEWPORT.

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE). 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL. 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING. 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN PROVIDED SUCH DEVICES ARE OBTAINABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.5.4 EXP. 4)

WINDOW SCHEDULE

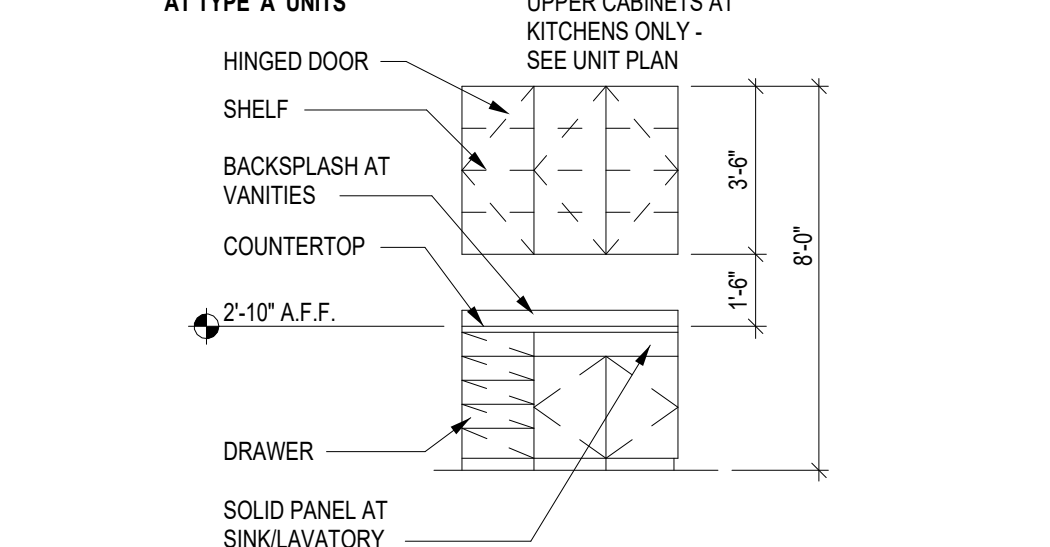
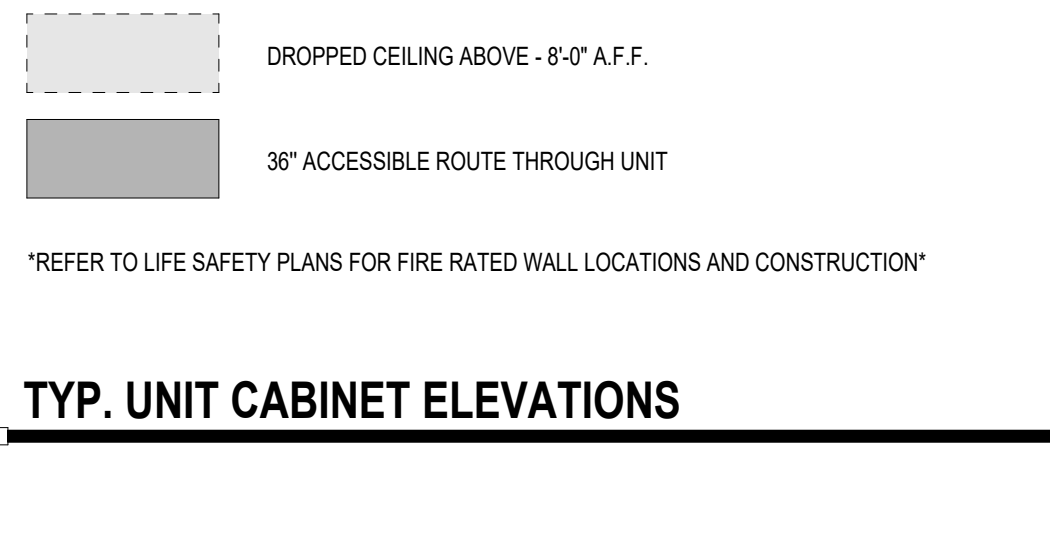
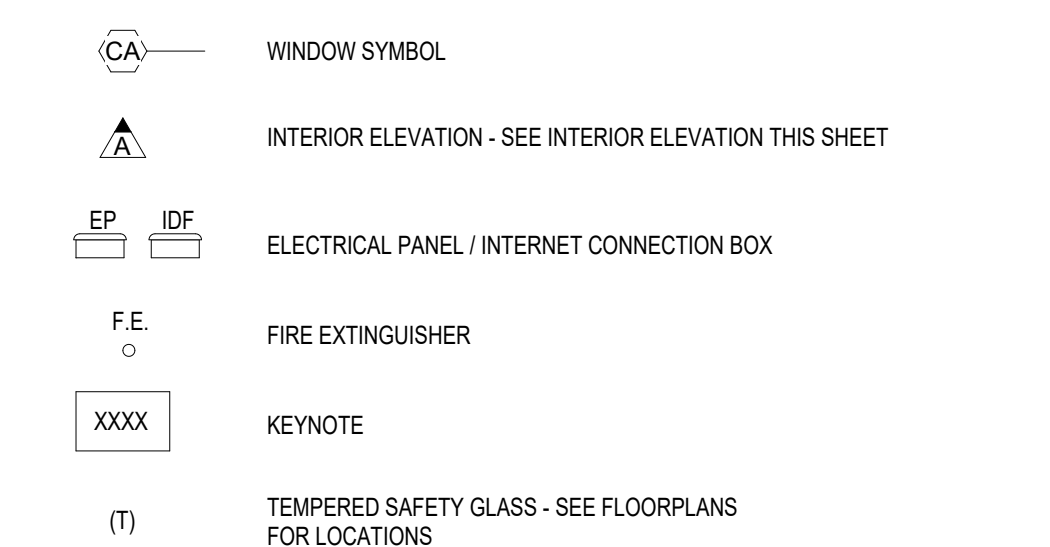
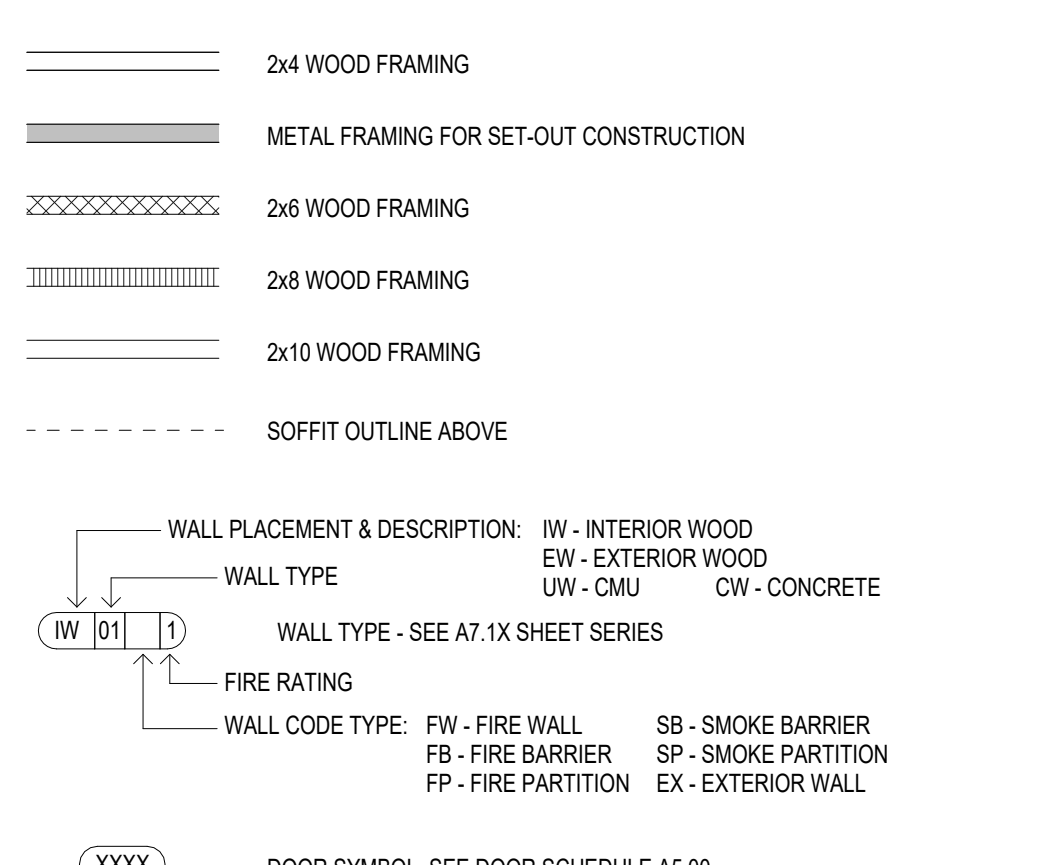
Window Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT

WINDOW TYPES table with columns: WINDOW TYPE, SLIDER, FIX, SINGLE HUNG



- NOTES: 1. ALL WINDOWS TO HAVE VNYL FRAME. 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E. 3. ALL WINDOWS HED TO BE 8'-0" A.F.F. 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

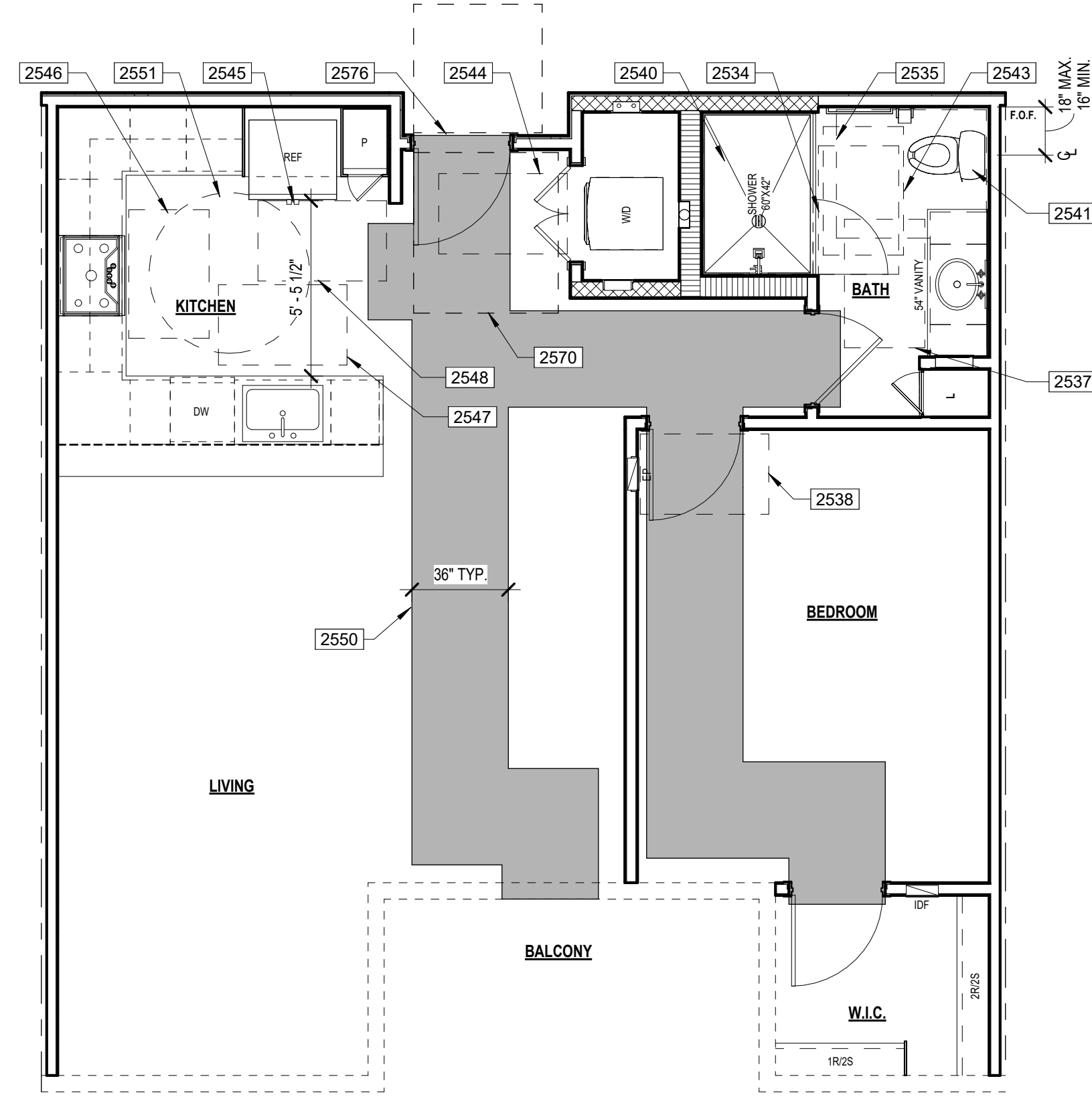
SYMBOLS



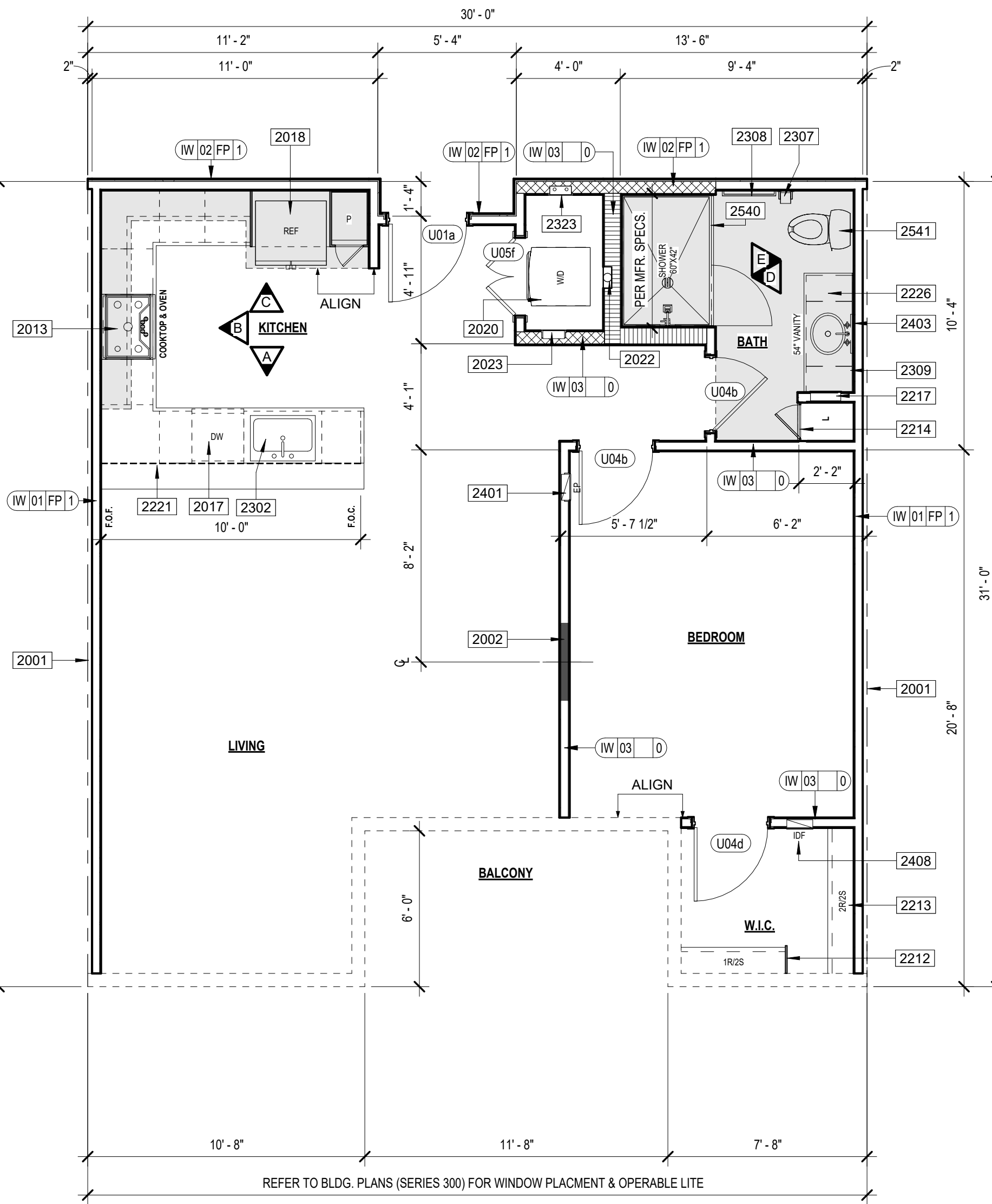
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REVISIONS/SUBMITTALS

Table with columns: DATE, DESCRIPTION



**1 UNIT A1 ANSI PLAN**  
ANSI TYPE "B" - OPTION "B"  
SCALE: 1/4" = 1'-0"



**2 UNIT A1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
- 2004 FURR DOWN CEILING
- 2013 COOKTOP
- 2017 DISHWASHER
- 2018 REFRIGERATOR
- 2020 WASHER / DRYER STACKED
- 2022 DRYER VENT BOX
- 2023 WASHER BOX
- 2024 BASE CABINET IN UNIT
- 2025 CABINET ABOVE REFRIGERATOR
- 2226 CABINET ABOVE MICROWAVE
- 2212 CLOSET ROD AND SHELF (R / 2S)
- 2213 CLOSET ROD AND SHELF (2S / 2R)
- 2214 FACE FRAME DOOR
- 2216 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
- 2221 BATHROOM VANITY
- 2222 SINK WITH GARBAGE DISPOSAL
- 2302 UNIT TOILET PAPER HOLDER
- 2307 TOWEL BAR
- 2308 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2318 MIXER VALVE
- 2319 SHOWER HEAD
- 2323 WATER LINE ACCESS AT UNIT
- 2401 ELECTRICAL PANEL RECESSED IN WALL
- 2403 UNIT WALL MOUNTED LIGHT FIXTURE
- 2408 IF ACCESS PANEL

**ANSI KEYNOTES**

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x36") - ICC 2009 SECTION 1004.11.3.1.2.2.1
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2540 ANSI TYPE 'B' UNIT SHOWER. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 12A7.8.1.1 - ICC 2009 SECTIONS 1004.11.1 & 603.1
- 2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.1.2 - ICC 2009 SECTIONS 1004.11.1 & 604.5
- 2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2548 ANSI TYPE 'B' UNIT U-SHAPED KITCHEN CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MINIMUM. SEE DETAIL 35A7.8.1.2 - ICC 2009 SECTION 1004.12.2
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1009.3
- 2551 80" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1
- 2560 WALL BACKINGS FOR GRAB BARS
- 2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

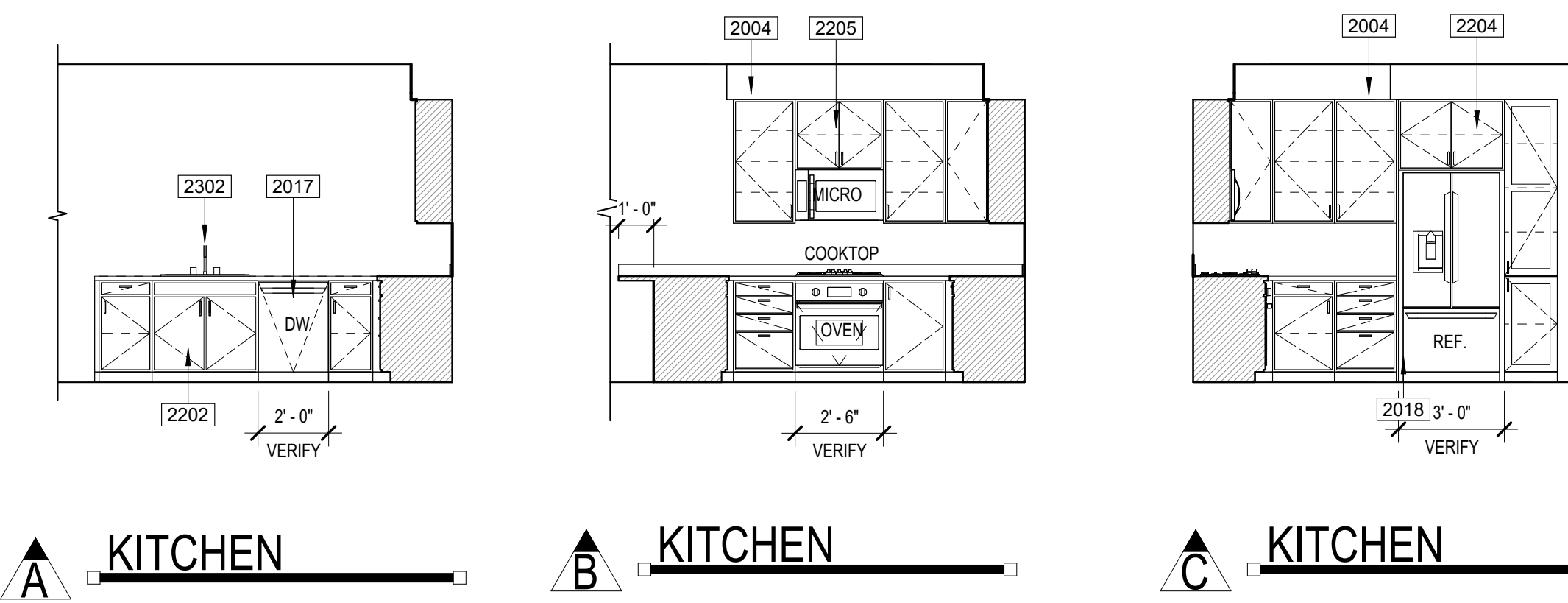
**UNIT PLAN GENERAL NOTES**

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
- 2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS AT ALL ENTRIES.
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
- 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.)
- 12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
- 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 47" MAX. A FINISH FLOOR.
- 15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTERTOP 20M OVER 8" FINISH WOOD. WITH AT BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)
- 19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
- 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
- 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- 24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
- 25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
- 26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
- 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

**ACCESSIBILITY GENERAL NOTES**

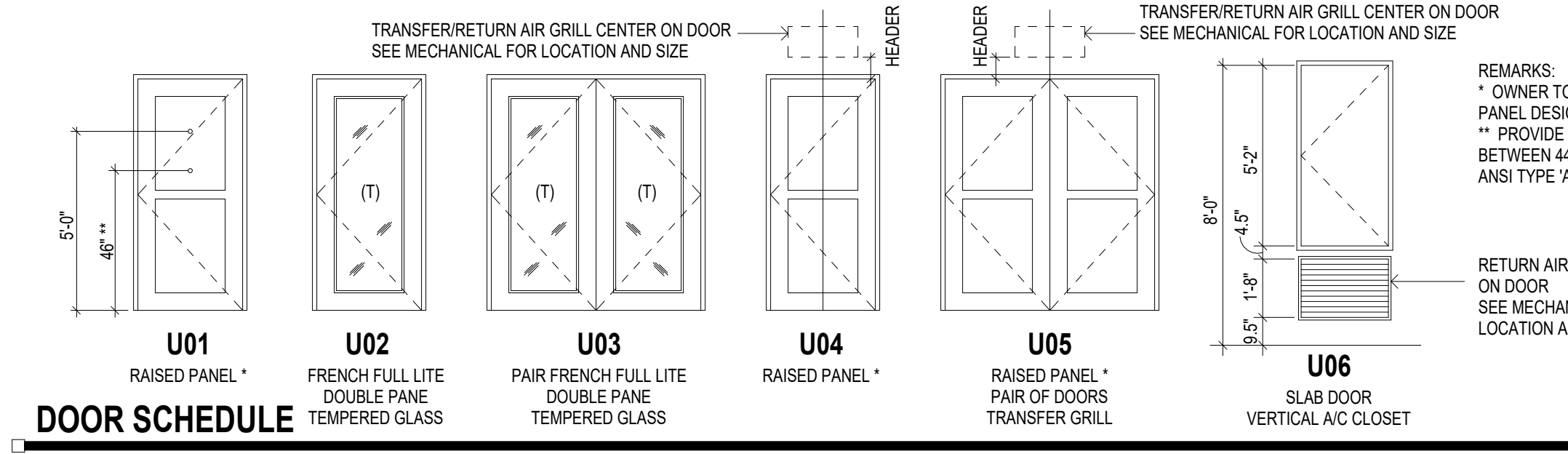
- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATH TUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 8.1.3 & 8.1.4 AS REQUIRED BY ICC/ANSI A117.1-2009 SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 5. ALL UNIT ENTRY DOORS ARE 42" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
- 10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
- 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8.0 SERIES.
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSICODE
- 17. IN ACCORDANCE WITH ICC SECTION 707.2.3.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

**INTERIOR ELEVATIONS**



**A KITCHEN**      **B KITCHEN**      **C KITCHEN**

**DOOR TYPES**



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	U01H	20 MIN. (3) (4) (6)
	U04a	BEDROOM/BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U04H	(1) (2) (7)
	U04f	CLOSET	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U04H	(1) (7)
	U05f	LAUNDRY	PR SWING	3'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	U05H	(1) (7)

**DOOR NOTES**

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1) (BC 1010.1.4 EXP. 9).
- 2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
- 3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
- 4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
- 5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.5.9).
- 6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.3.
- 7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

**UNIT DOOR HARDWARE SCHEDULE**

HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	OVERHEAD TRACK	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.2.2.1)	WEATHERSTRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFSET SET	STRENGTHEN SET	DUNNIP LEVER	PENALTY WITHUM LOCK (KEY LOCK)	FRANGIBLE DEADBOLT (TUBER/TUMBLE INSIDE)	FINGER PULL	PULL INGS (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT...	
UH01	ENTRY DOOR (TYPE B UNIT)	X																										
UH02	ENTRY DOOR (ANSI TYPE A UNIT)																											
UH03	BALCONY FRENCH DOOR	X	X																									
UH04	BALCONY FR-FRENCH DOORS	X	X																									
UH05	ROMEO & JULIET																											
UH06	BEDROOM/BATHROOM DOOR	X	X																									
UH07	WALK-IN CLOSET DOOR	X	X																									
UH08	LINEUP/ENTRY COAT SWING DOOR	X	X																									
UH09	LAUNDRY PR-SWING DOORS	X	X																									
UH10	DEN-PR-SWING DOORS	X	X																									
UH11	AC CLOSET	X																										
UH12	CLOSET BI-PASS DOOR		X																									
UH13	LAUNDRY BI-FOLD DOORS	X	X																									
UH14	BARN DOOR																											
UH15	OUTDOOR STORAGE	X	X																									
UH16	BALCONY GLASS SLIDING DOORS				X																							
UH17	EXTERIOR ENTRY DOOR	X	X																									
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X																									
UH19	UNIT ENTRY FROM GARAGE	X	X																									
UH20	WATER HEATER AT GARAGE	X	X																									
UH21	FIRE RISER ROOM	X	X																									
UH22	EXTERIOR MAIN DOOR AT GARAGE	X	X																									
UH23	GARAGE ON SECTIONAL				X																							

- NOTES**
- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  - 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL
  - 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING
  - 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (BC 1010.1.9.4 EXP. 4)

**WINDOW SCHEDULE**

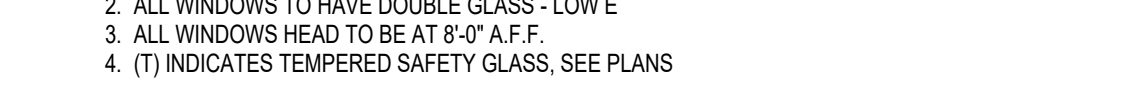
**Unit Window Schedule**

TYPE MARK	DESCRIPTION	WIDTH	HEIGHT

**WINDOW NOTES**

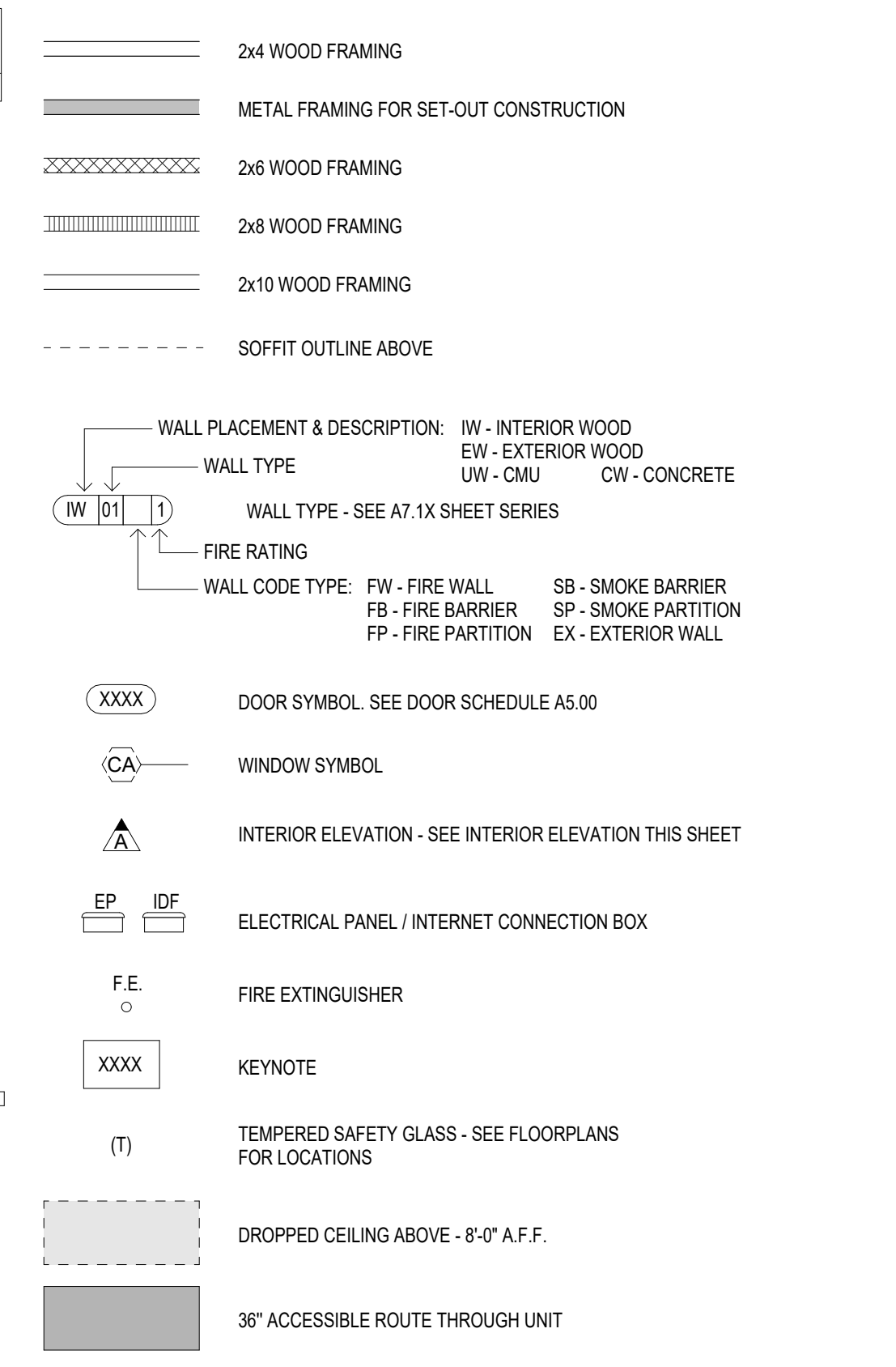
- 1. ALL WINDOWS TO HAVE VINYL FRAME
- 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
- 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
- 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

**WINDOW TYPES**



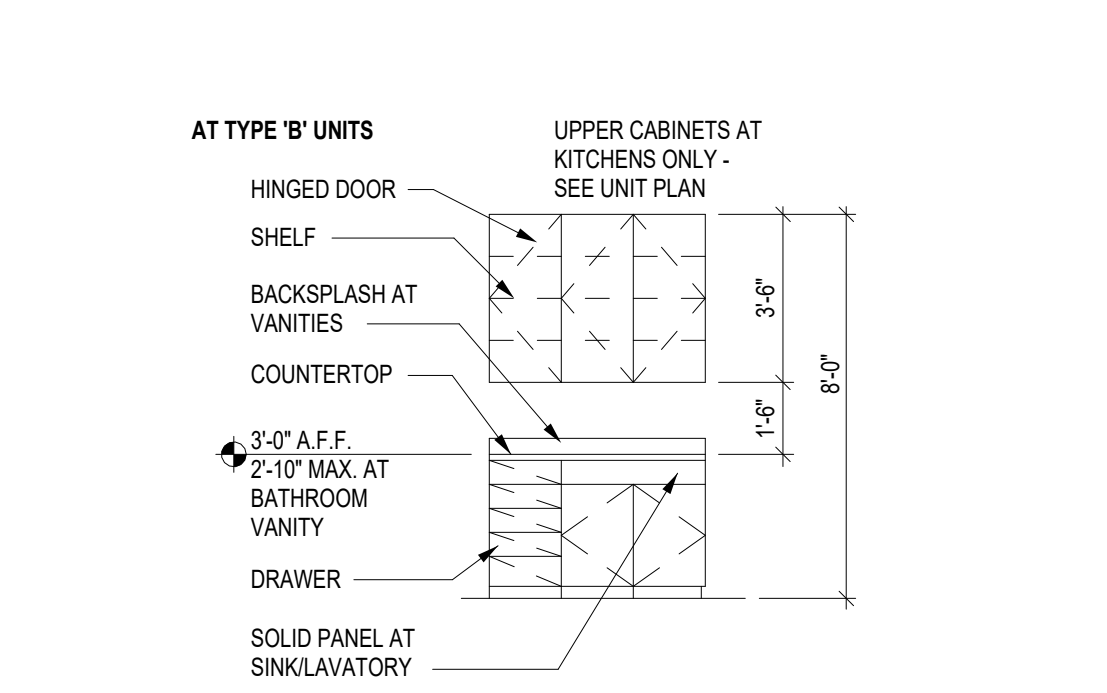
- NOTES:**
- 1. ALL WINDOWS TO HAVE VINYL FRAME
  - 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  - 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  - 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

**SYMBOLS**



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

**TYP. UNIT CABINET ELEVATIONS**



**Project Name 1**  
**Project Name 2**  
Street Address  
City, State



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



**Notice of alternate billing (or payment) cycle**  
This contract allows (they allow) the owner to require the submission of bills of materials to the contractor more than 60 days before... This contract may also be used to make payment on some alternative schedule after certification and approval of bills and materials... In either case, the contractor shall be responsible for the cost applicable to the project is available from the owner to the owner's designated agent at the time of the project.

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or the designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

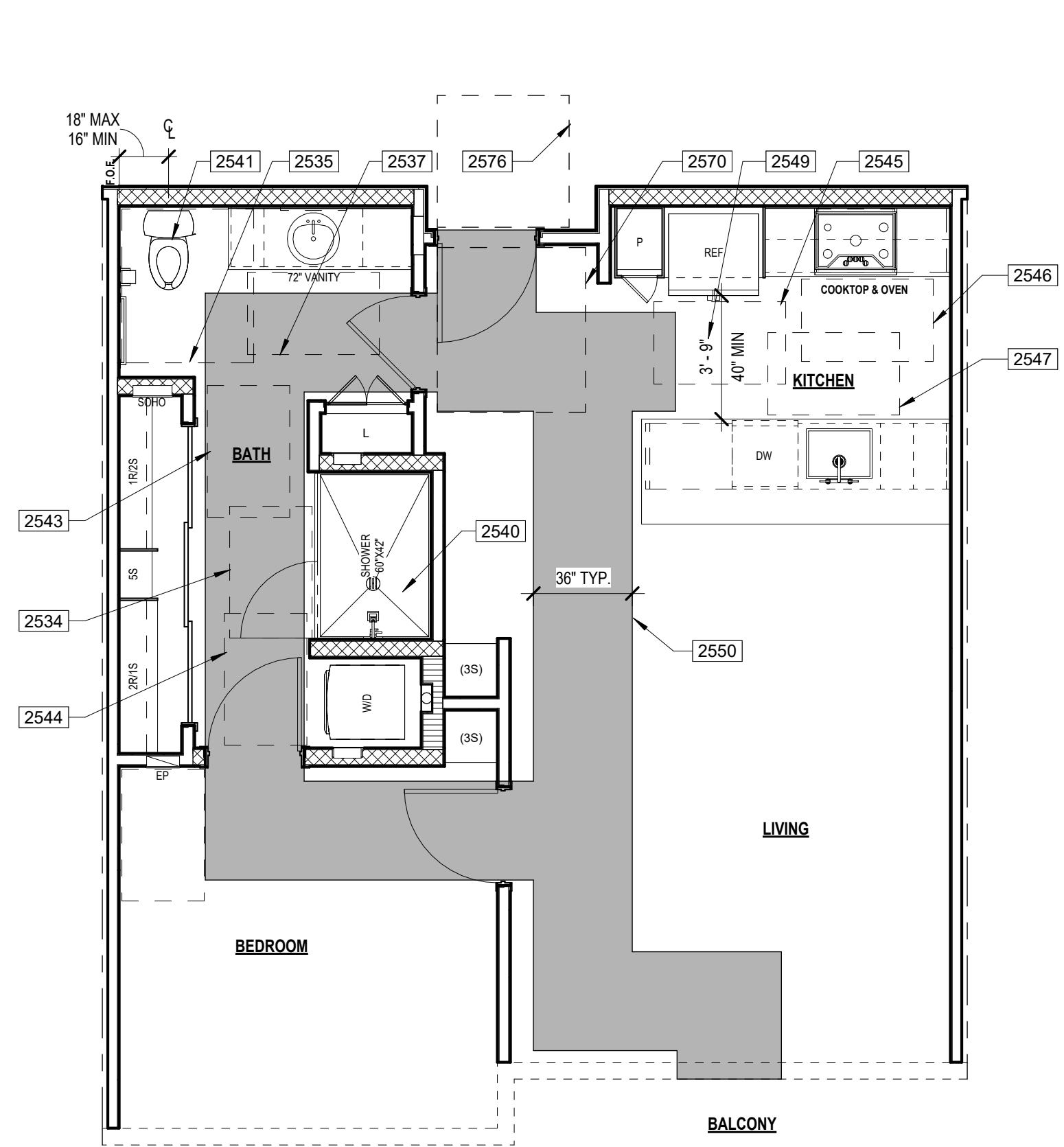
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**REVISIONS/SUBMITTALS**  
DATE      DESCRIPTION

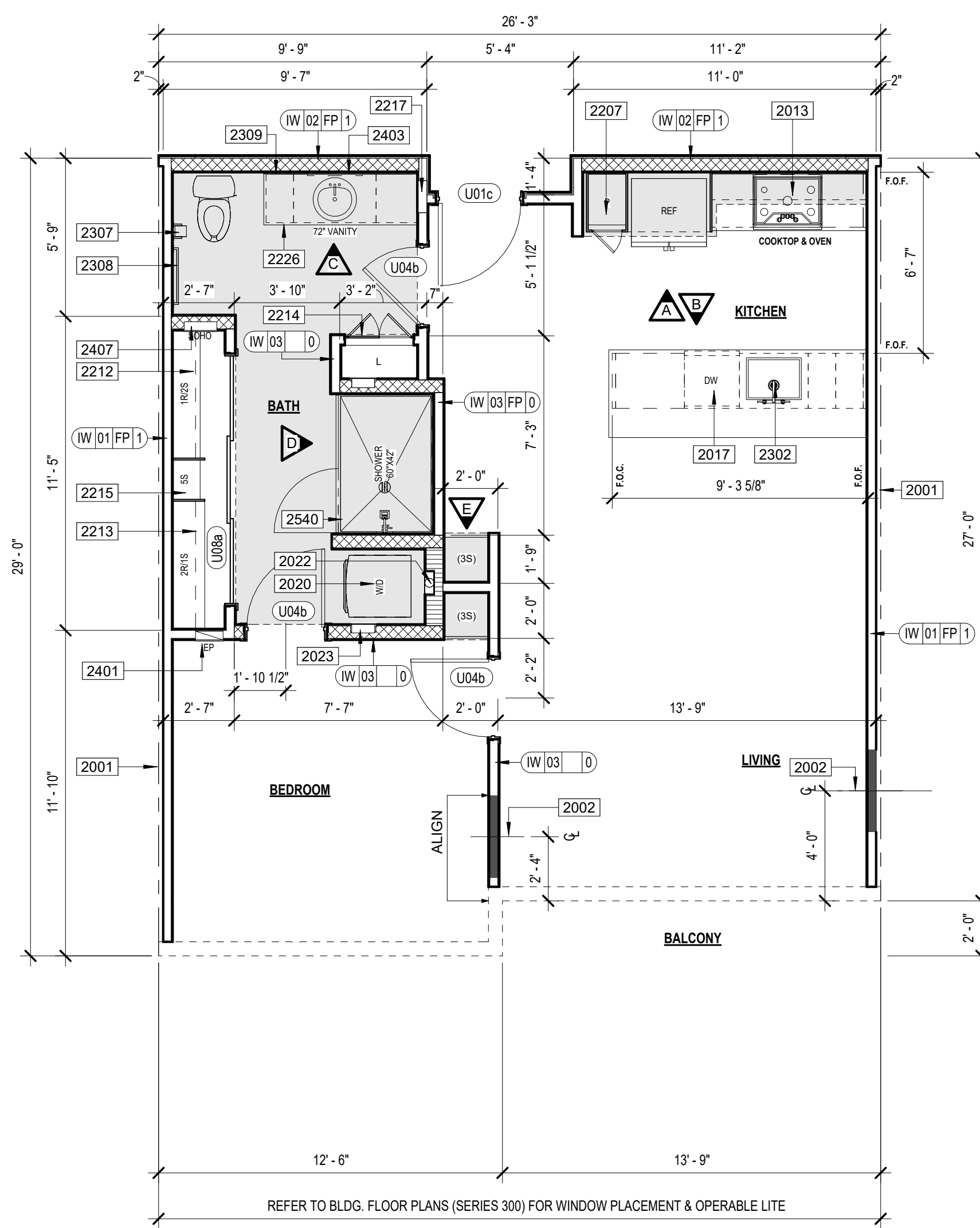
DATE: January 05, 2024      ORB #: 00-000

**AL-A2.12**  
UNIT A1





1 UNIT A2 ANS PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT A2 FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2003 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2004 COOKTOP
2017 DISHWASHER
2020 WASHER / DRYER STACKED
2022 DRYER VENT BOX
2023 WASHER BOX
2026 BASE CABINET IN UNIT
2027 CABINET ABOVE REFRIGERATOR
2025 CABINET ABOVE MICROWAVE
2027 TALL CABINET IN UNIT
2202 CLOSET ROD AND SHELF (R / 2S)
2213 CLOSET ROD AND SHELF (2S / 2R)
2214 FACE FRAME DOOR
2215 CLOSET SHELVING
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2219 BASE CABINET FILLER PANEL
2228 BATHROOM VANITY
2302 SINK WITH GARBAGE DISPOSAL
2307 UNIT TOILET PAPER HOLDER
2308 TOWEL BAR
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2319 SHOWER HEAD
2320 VALVE
2401 ELECTRICAL PANEL, RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SOHO PANEL

ANSI KEYNOTES

- 2534 ANSI TYPE "B" UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
2535 ANSI TYPE "B" UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x36") - ICC 2009 SECTION 1004.11.3.2.2.1
2537 ANSI TYPE "B" UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2540 ANSI TYPE "B" UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 10A7.8.1.1 - ICC 2009 SECTIONS 1004.11.1 & 1008.3.1
2541 ANSI TYPE "B" UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.1.2 - ICC 2009 SECTIONS 1004.11.1 & 804.5
2543 ANSI TYPE "B" UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE "B" UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.11.2.1
2545 ANSI TYPE "B" UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE "B" UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE "B" UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE "B" UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.1.2 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE "B" UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE "B" UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE "A" UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" MAX. A.F.F. FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BETWEEN TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP OVER 58" WIDE SHALL BE INSTALLED WITH BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE "A" UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NET TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPE "A" FINISH FLOOR SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DETAIL FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE "A" UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

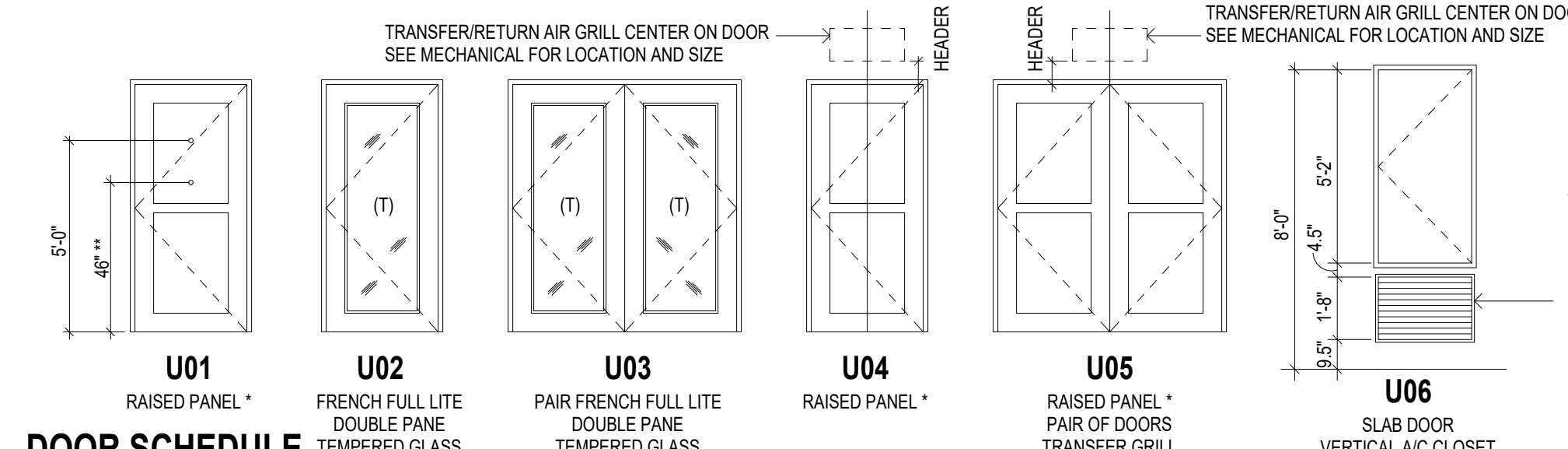
- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAIL 30A7.8.1.2 & 30A7.8.1.1 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE "A" UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE "B" UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE "A" UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE "B" ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. ALL PASSAGE SWING DOORS IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE "B" UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE "A" UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/ COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS

DOOR TYPES

WINDOW SCHEDULE

SYMBOLS



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Includes rows for U04b, U08a, U08b.

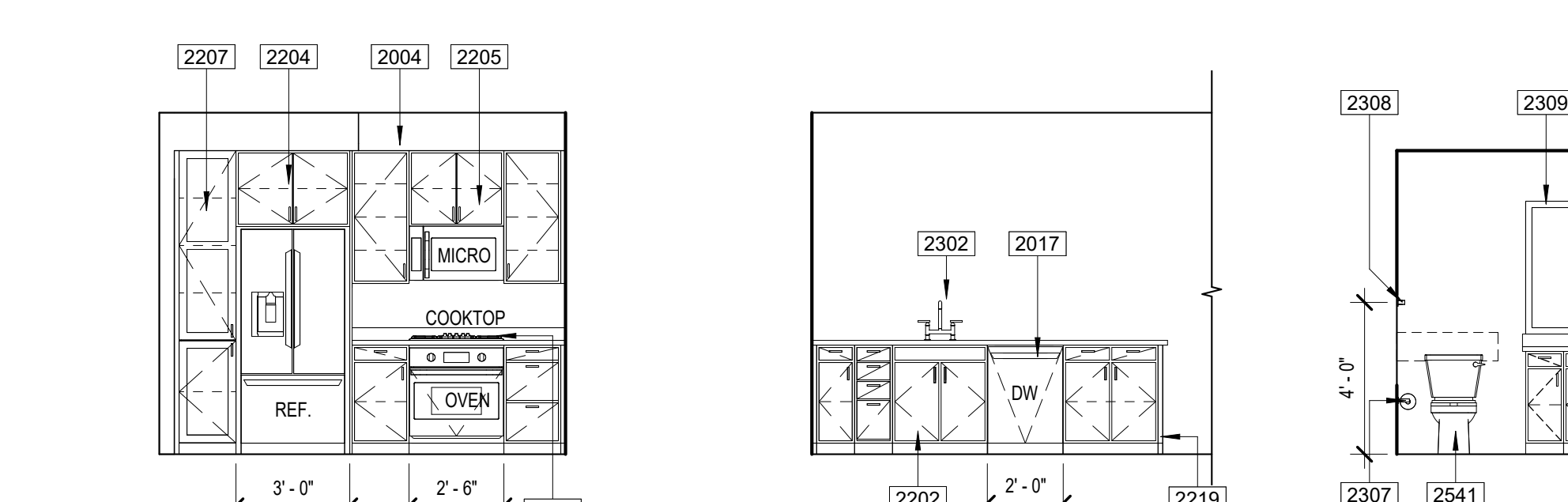
DOOR NOTES

- 1. IN ANSI TYPE "B" UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1 (B) 1010.1 EXP. 9).
2. IN ANSI TYPE "A" UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER "S" ON FIRE RATING LABEL PER IBC 716.2.3.
7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

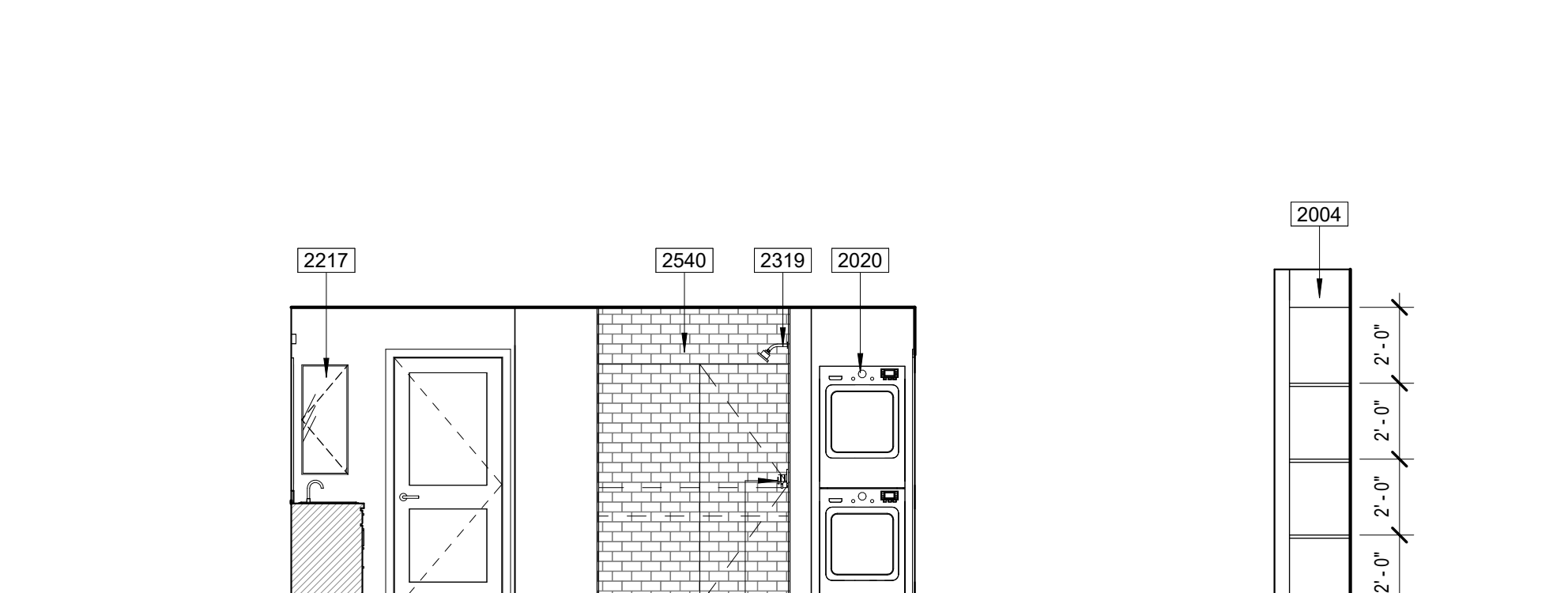
UNIT DOOR HARDWARE SCHEDULE

Table with columns: HARDWARE SET NUMBER, DESCRIPTION, EXTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.2.2.1), WEATHERSTRIPPING, DOOR SWEEP WITH BRAIN DRIP, DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED) THRESHOLD, PASSAGE SET, PRIVACY SET, ENTRY/OFFICE SET, STOREROOM SET, TURNBULL LEVER, FINISH BOLT (WITH TURNBULL AND KEY LOCK), FINISH PULL, PULL INGS (OUTSIDE), PULL BAR, FLUSH BOLT, OVERHEAD ROLLER LATCH, DOOR STOP, UL LISTED VIEWPORT...

- NOTES
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)



A KITCHEN B KITCHEN



C BATH



D BATH E MILLWORK

Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR CONSTRUCTION



Notice of alternate billing (or payment) cycle
This contract allows the owner to require the submission of billings or payments in 60 day cycles over 60 days.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

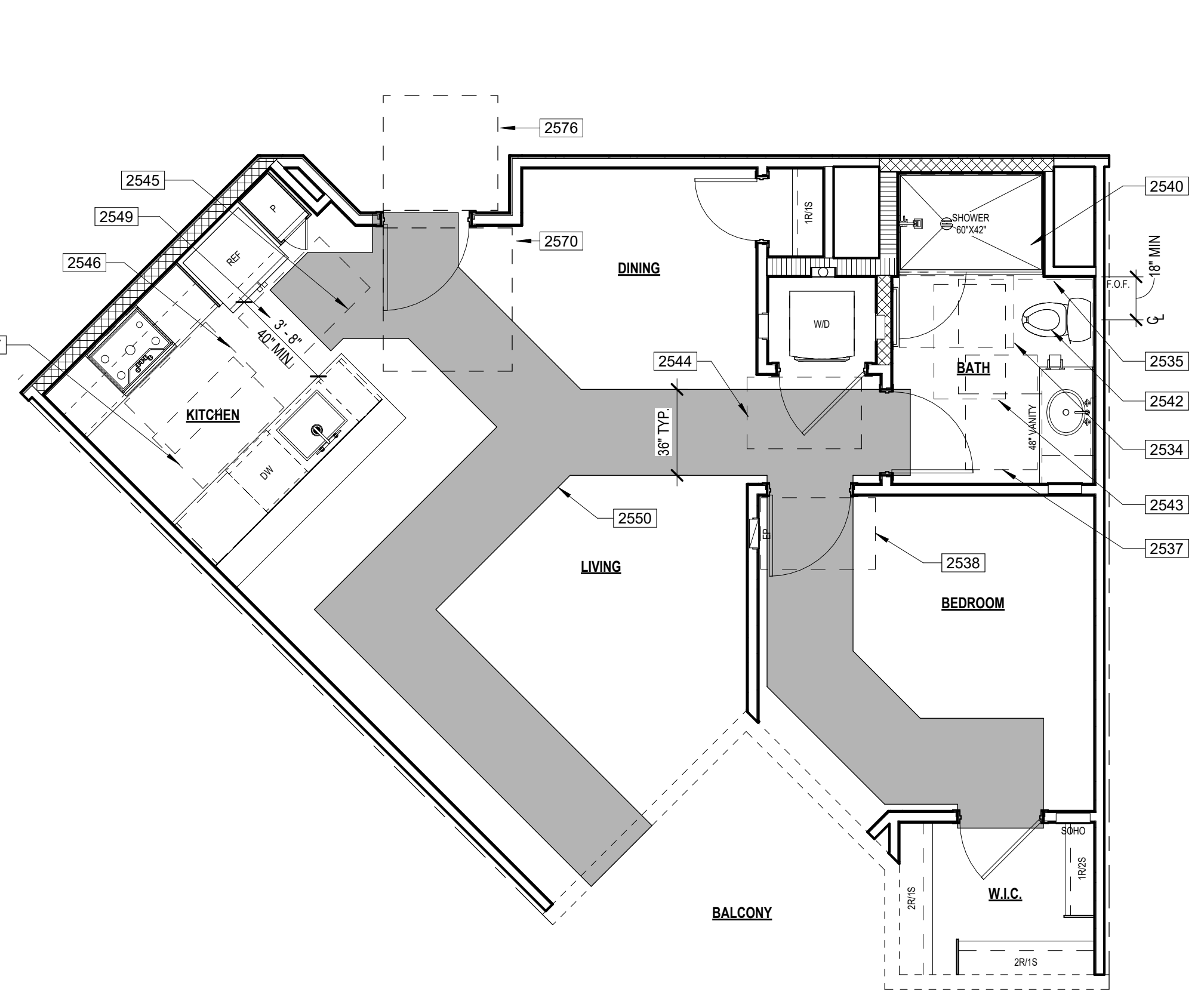
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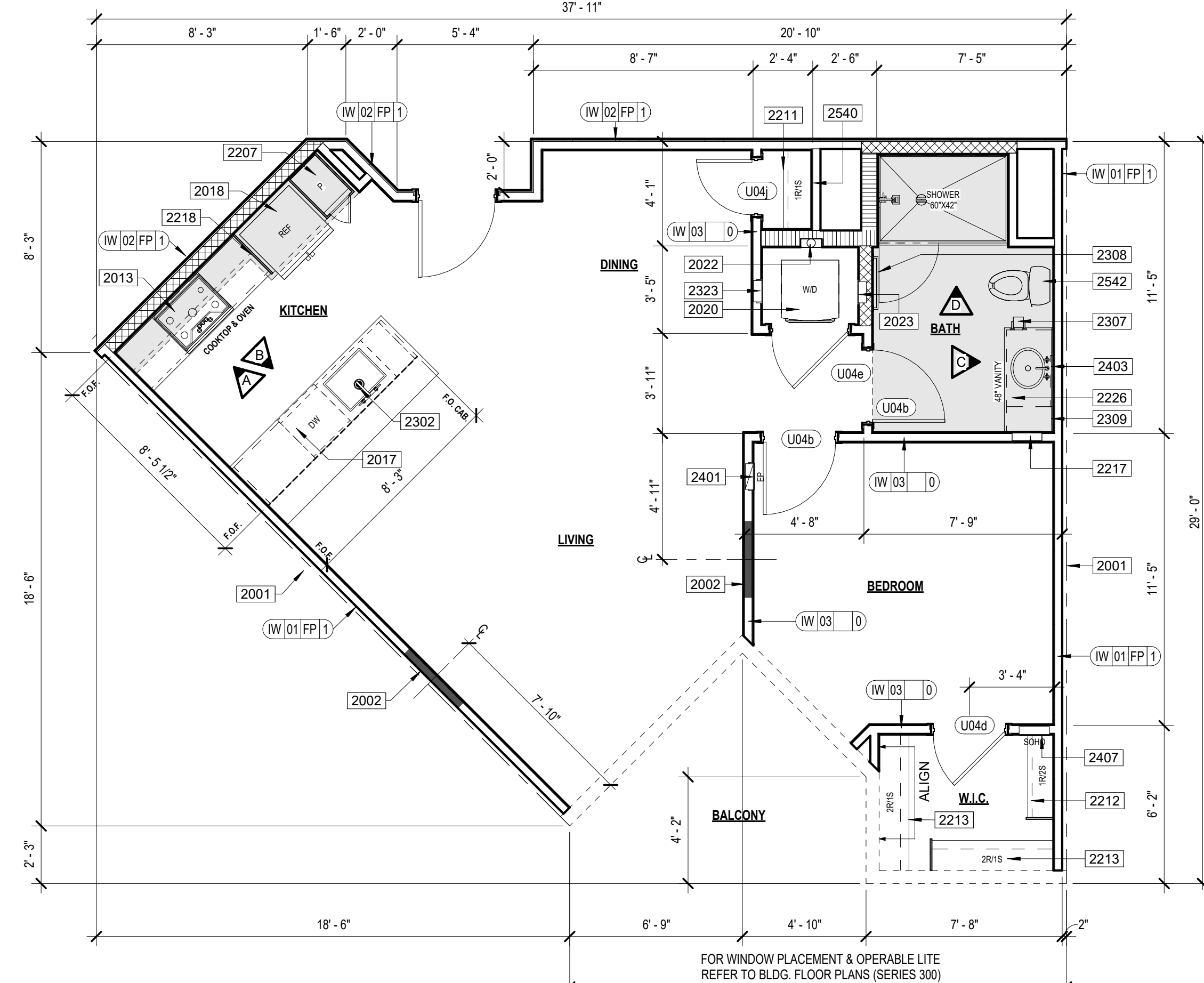
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.13
UNIT A2



1 UNIT A3 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT A3 FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.

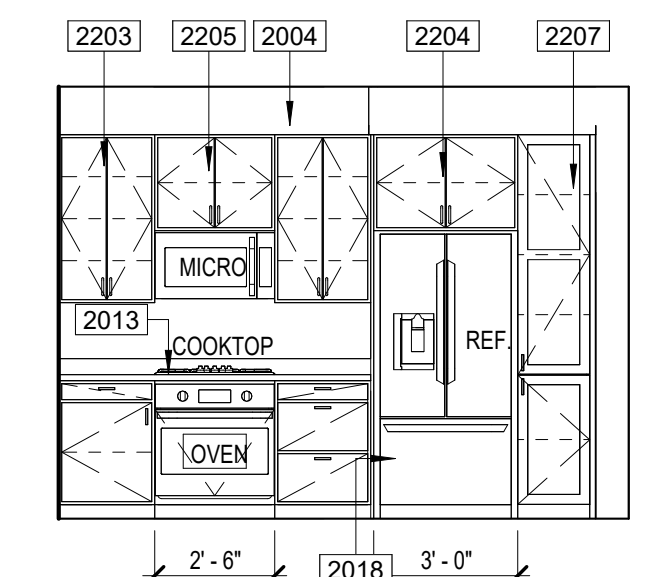
ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3

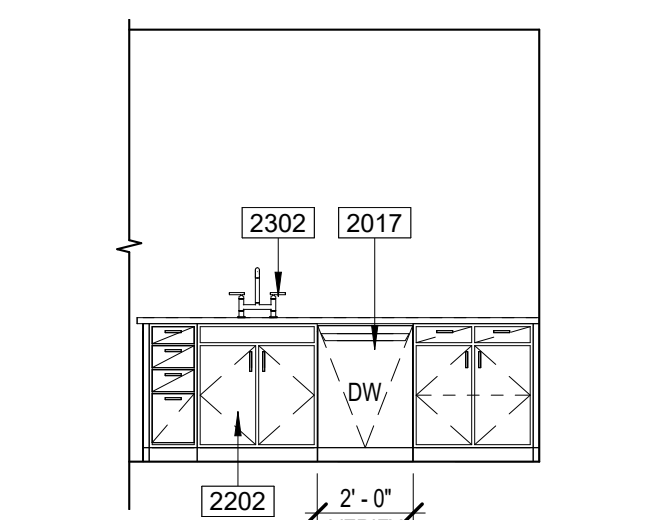
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.

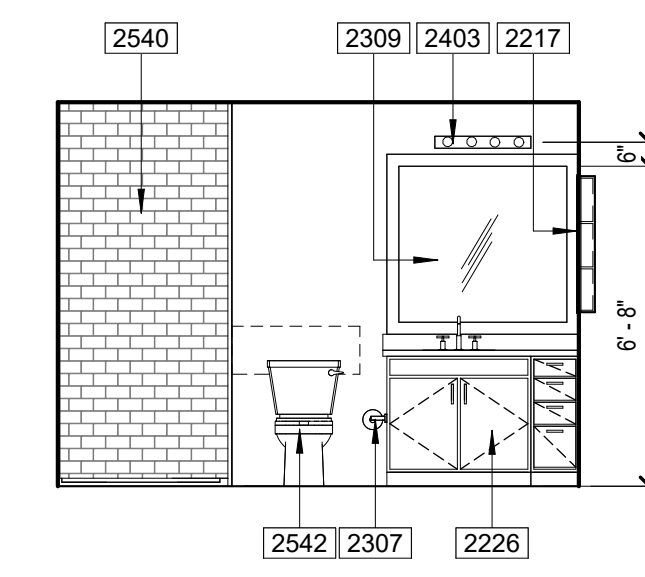
INTERIOR ELEVATIONS



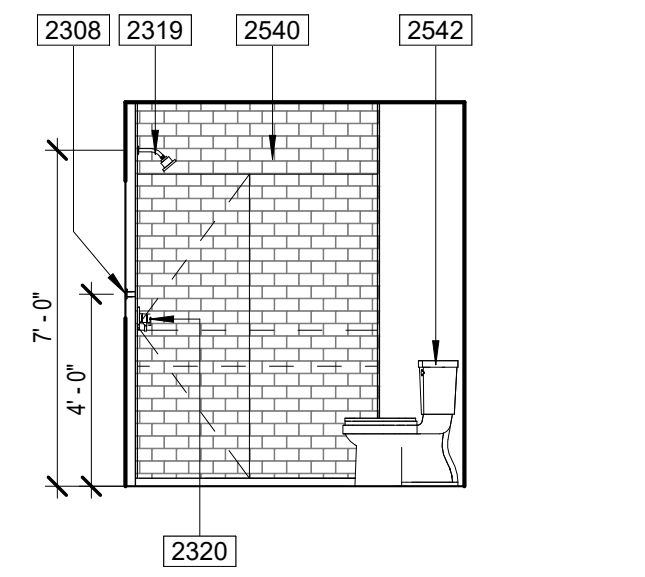
A KITCHEN



B KITCHEN

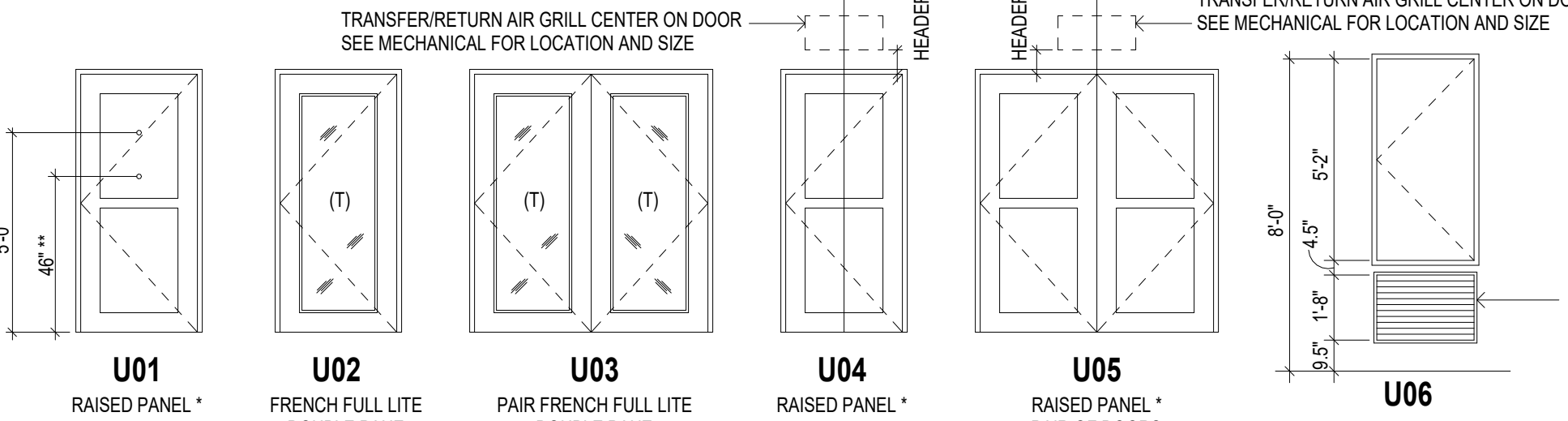


C BATH



D BATH

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1) (BC 1010.1.4 EXP. 5).

UNIT DOOR HARDWARE SCHEDULE

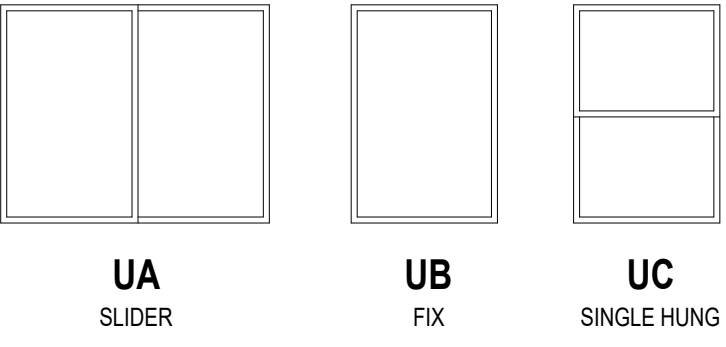
Table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).

WINDOW SCHEDULE

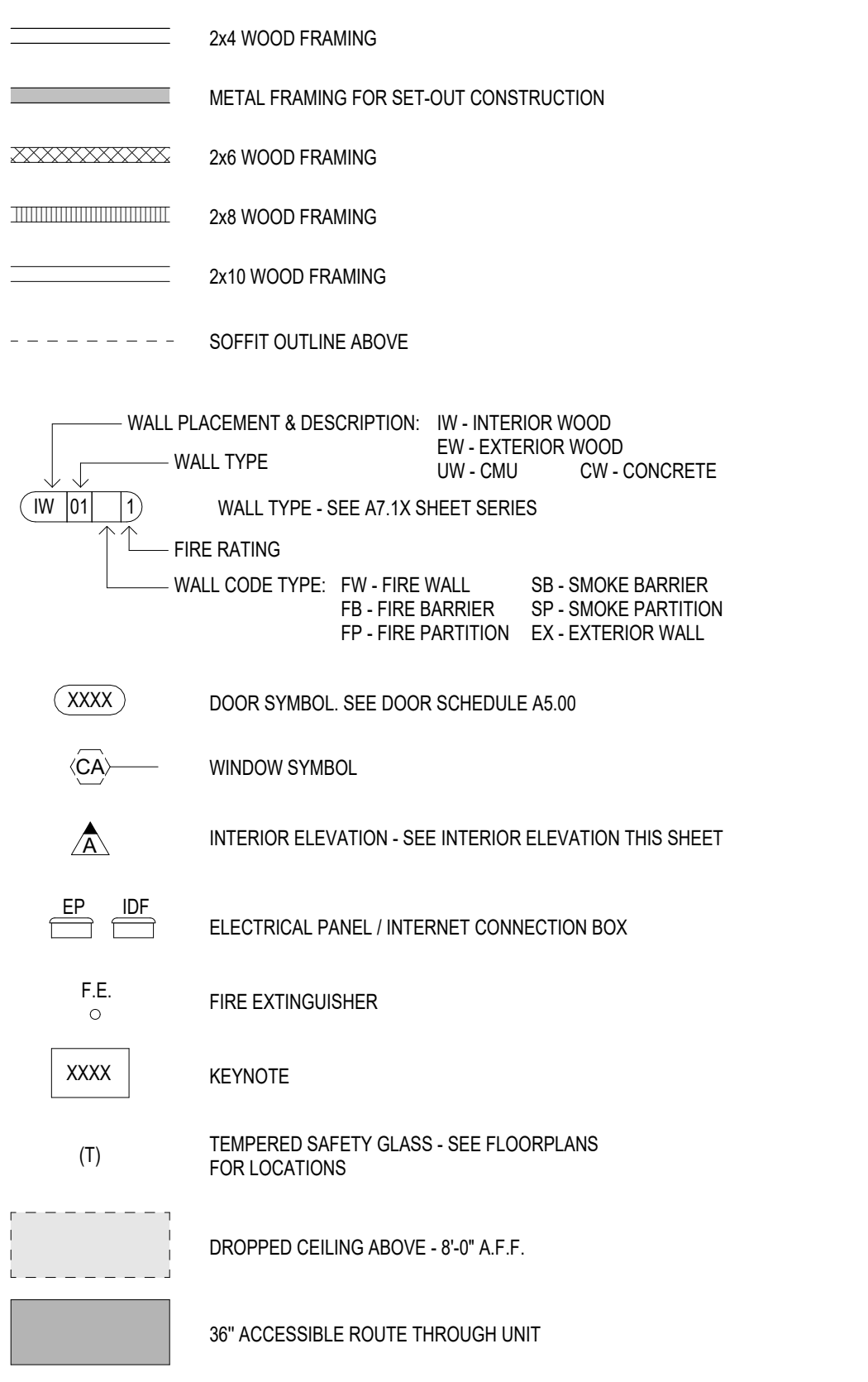
Table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

WINDOW TYPES



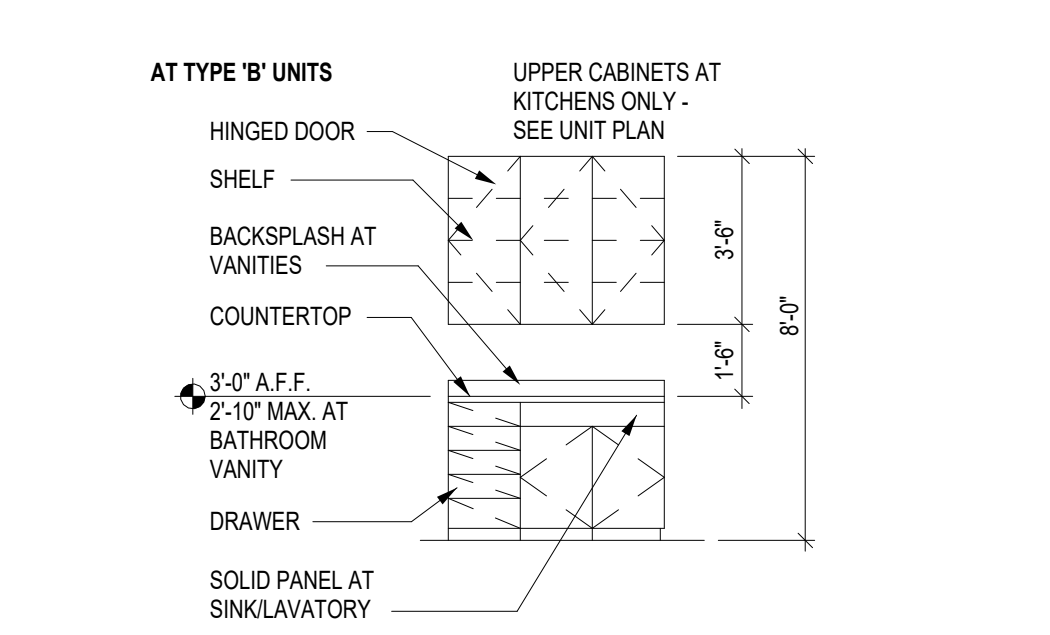
- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME.

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



WorldHQ@ORBArch.com

PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle

CLIENT NAME CLIENT ADDRESS CLIENT PHONE NUMBER

Contractor must verify all dimensions at project before proceeding with this work.

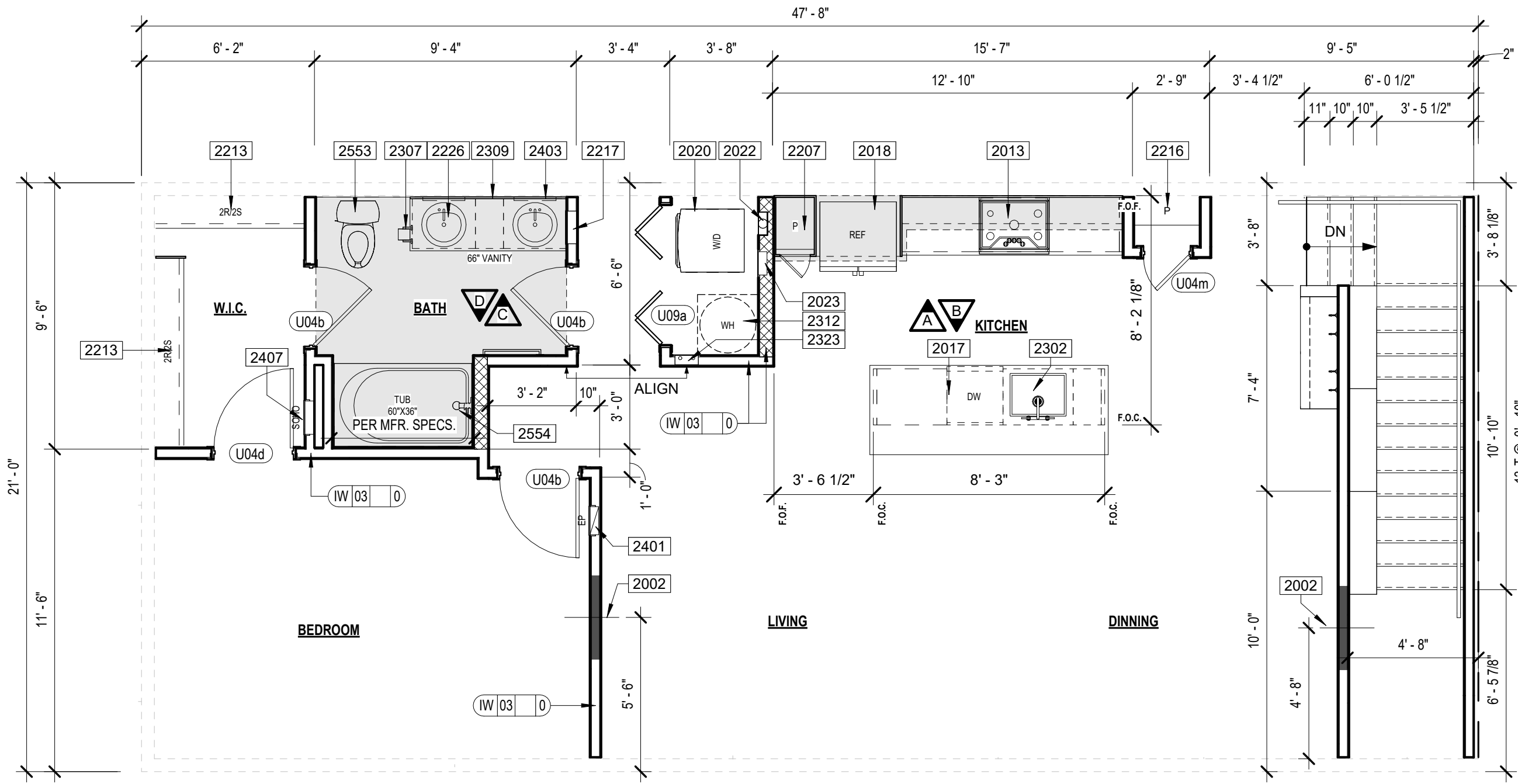
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REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.14 UNIT A3



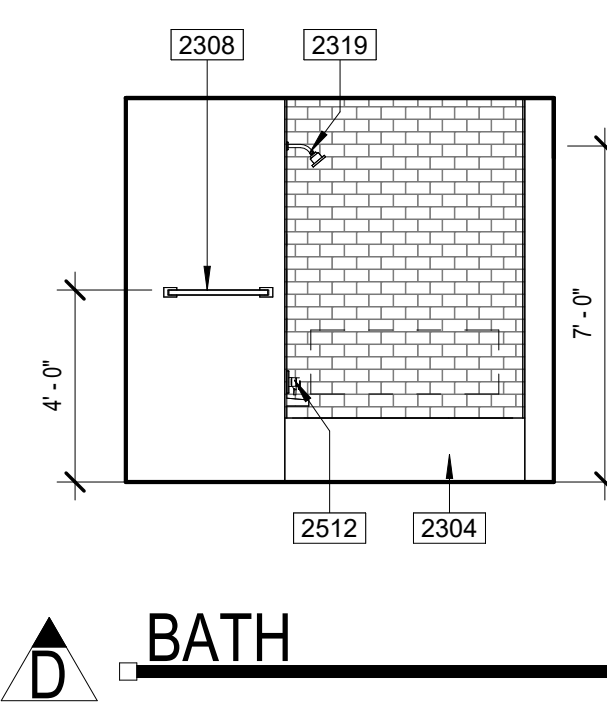
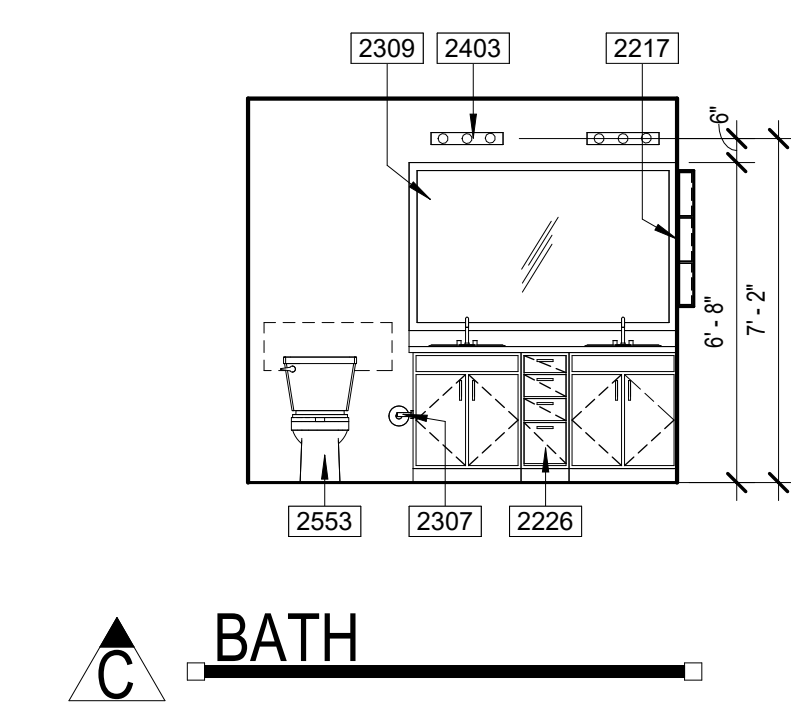
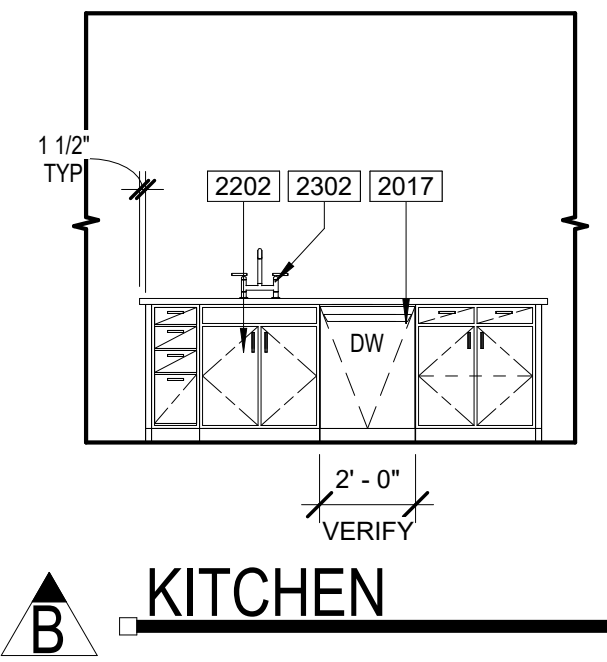
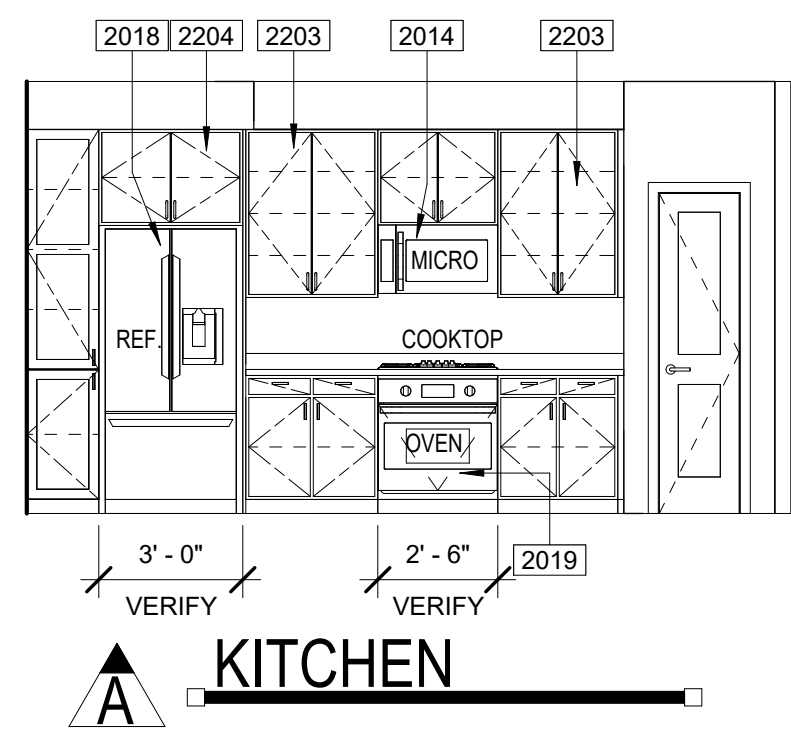


**1 ALLIANCE - UNIT A4 FLOOR PLAN**

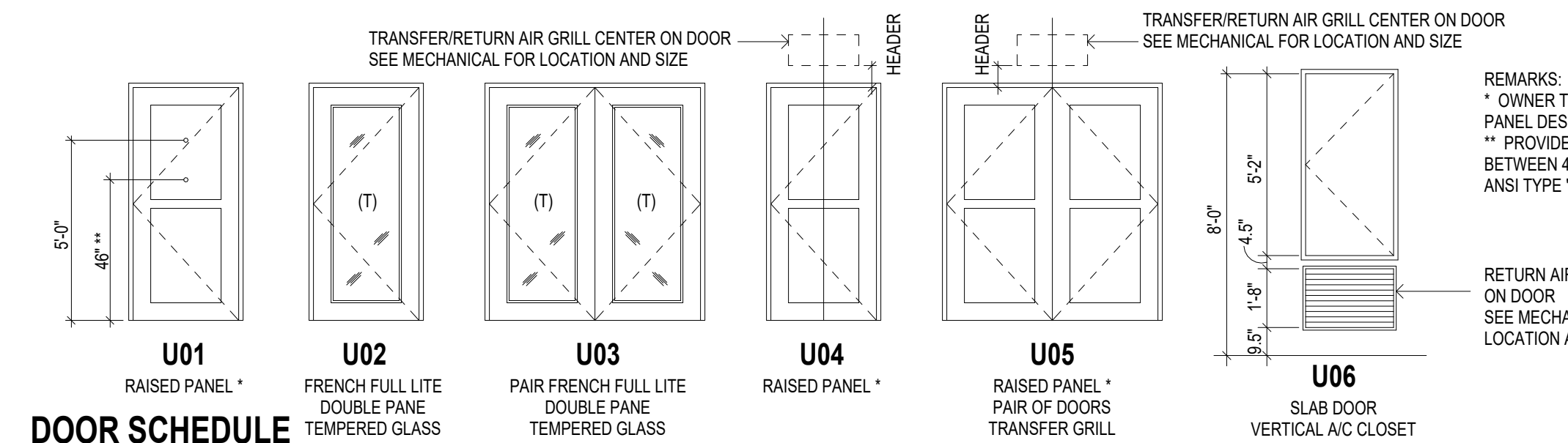
LIVING	1,001 SF
BATH	0 SF
BEDROOM	1,001 SF

SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS



DOOR TYPES



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U04b	BEDROOM/BATH	SWING	2'-10"	6'-8"	1-3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U04m	LIN/PANTRY/CLOAT	SWING	1'-8"	6'-8"	1-3/8"	H.C. PAINT GRADE	WD	UH08	(1) (7)
	U08a	LAUNDRY	BI-FOLD	5'-0"	6'-8"	1-3/8"	H.C. PAINT GRADE	WD	UH13	(7)

**UNIT DOOR HARDWARE SCHEDULE**

HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.2.2.1)	WEATHERSTRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFICE SET	STORAGE/SET	TUMBLE LEVER	REAR BOLT WITH UMBILICAL AND KEY LOCK	FINGER PULL	PULL INGS (OUTSIDE)	PULL BOLT	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT...	UL LISTED AND VIEWPORT...
UH01	ENTRY DOOR (TYPE B UNIT)		X								X		X					X						X	X	
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X								X		X					X						X	X	
UH03	BALCONY FRENCH DOOR		X								X		X					X						X	X	
UH04	BALCONY FR-FRENCH DOORS		X								X		X					X						X	X	
UH05	ROMEO & JULIET		X								X		X					X						X	X	
UH06	BEDROOM/BATHROOM DOOR		X								X		X					X						X	X	
UH07	WALK-IN CLOSET DOOR		X								X		X					X						X	X	
UH08	LINEN/PANTRY/CLOAT SWING DOOR		X								X		X					X						X	X	
UH09	LAUNDRY PR-SWING DOORS		X								X		X					X						X	X	
UH10	DEN PR-SWING DOORS		X								X		X					X						X	X	
UH11	AC CLOSET		X								X		X					X						X	X	
UH12	CLOSET BI-PASS DOOR				X																			X	X	
UH13	LAUNDRY BI-FOLD DOORS		X		X																			X	X	
UH14	BARN DOOR					X																		X	X	
UH15	OUTDOOR STORAGE		X								X		X											X	X	
UH16	BALCONY GLASS SLIDING DOORS					X					X		X											X	X	
UH17	EXTERIOR ENTRY DOOR		X	X							X		X					X						X	X	
UH18	EXTERIOR ENTRY DOOR (TYPE A)		X	X							X		X					X						X	X	
UH19	UNIT ENTRY FROM GARAGE		X	X							X		X					X						X	X	
UH20	WATER HEATER AT GARAGE		X								X		X					X						X	X	
UH21	FIRE RISER ROOM		X								X		X					X						X	X	
UH22	EXTERIOR MAIN DOOR AT GARAGE		X								X		X					X						X	X	
UH23	GARAGE ON SECTIONAL					X																		X	X	

- NOTES**
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4.)

KEYNOTES

- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
- 2013 COOKTOP
- 2014 MICROWAVE ABOVE RANGE
- 2017 DISHWASHER
- 2018 REFRIGERATOR
- 2019 OVEN
- 2020 WASHER / DRYER STACKED
- 2022 DRYER VENT BOX
- 2023 WASHER BOX
- 2022 BASE CABINET IN UNIT
- 2023 WALL CABINET IN UNIT
- 2024 CABINET ABOVE REFRIGERATOR
- 2027 TALL CABINET IN UNIT
- 2213 CLOSET ROD AND SHELF (2S / 2R)
- 2216 LINEN SHELVES
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 40" MAX. A.F.F.
- 2226 BATHROOM VANITY
- 2302 SINK WITH GARBAGE DISPOSAL
- 2304 TUB
- 2307 UNIT TOILET PAPER HOLDER
- 2308 TOWEL BAR
- 2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2312 UNIT WATER HEATER
- 2319 SHOWER HEAD
- 2323 WATER LINE ACCESS AT UNITS
- 2401 ELECTRICAL PANEL, RECESSED IN WALL
- 2403 UNIT WALL MOUNTED LIGHT FIXTURE
- 2407 SOHO PANEL

ANSI KEYNOTES

- 2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL LOCATED BETWEEN THE TUB RIM AND GRAB BAR AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5
- 2583 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 30A7.8.12 - ICC 2009 SECTION 1002.11.1
- 2584 BATHTUB AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 06A7.8.11 - ICC 2009 SECTION 1002.11.1

UNIT PLAN GENERAL NOTES

1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DENSIFIED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR UNDER UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A.F.F.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 50" WOOD. WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT NEXT REVISION PLANS, (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET REVERSE TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8 & 8.0 AND AT 8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH IBC SECTION 707.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

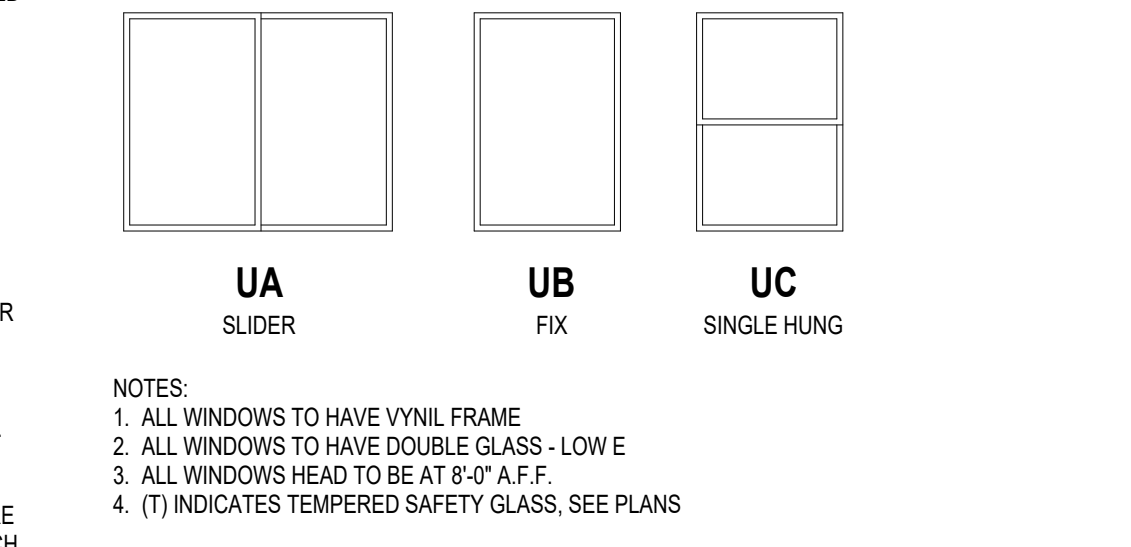
WINDOW SCHEDULE

**Unit Window Schedule**

TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
UA	SLIDER		
UB	FIX		
UC	SINGLE HUNG		

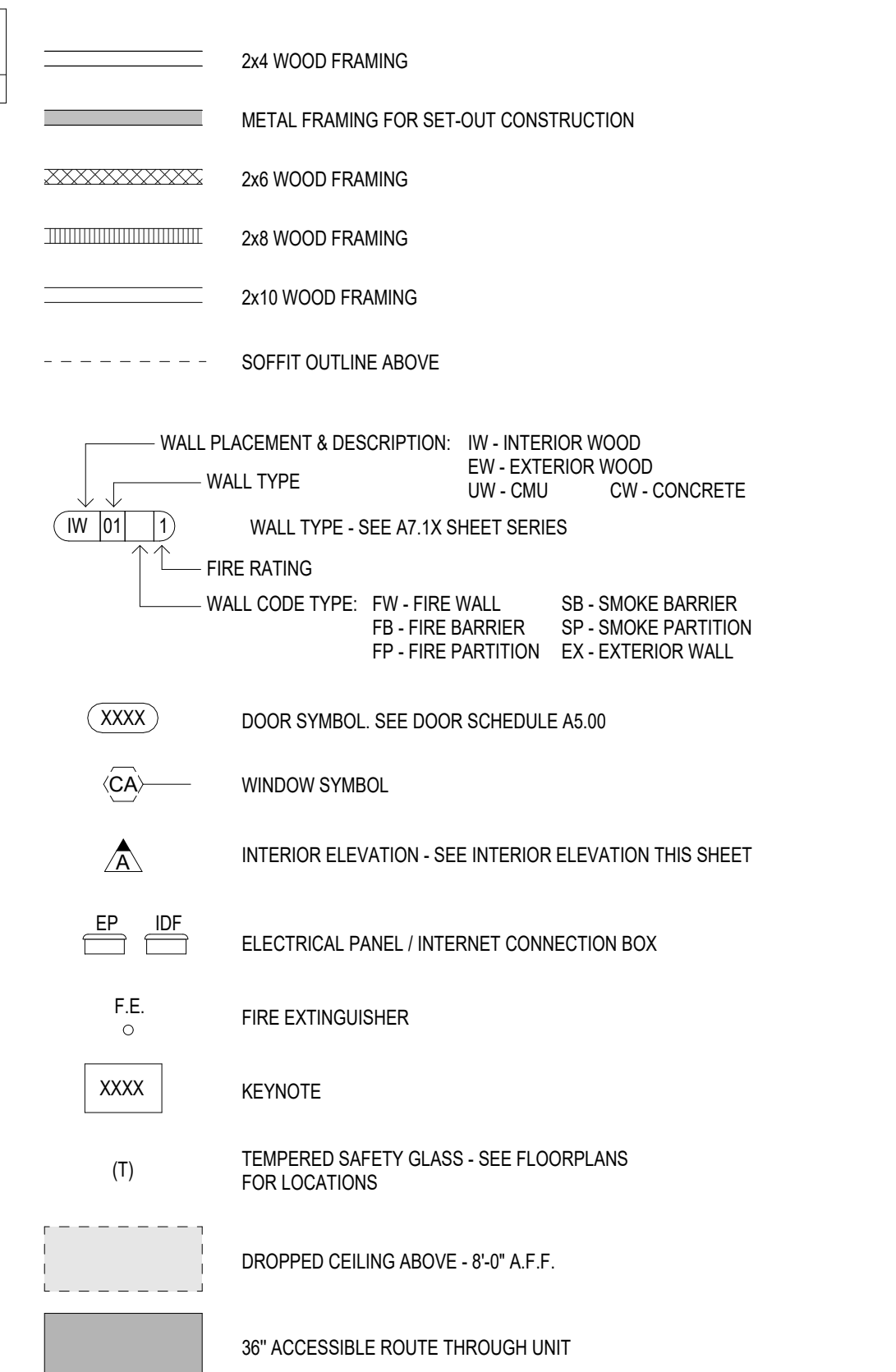
- DOOR NOTES**
1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 / IBC 1010.1 EXP. 5).
  2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
  3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1700 FARENHEIT (IBC 716.2.2.1 EXP. 1).
  4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
  5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.3).
  6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'B' ON FIRE RATING LABEL PER IBC 716.2.9.3.
  7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

WINDOW TYPES



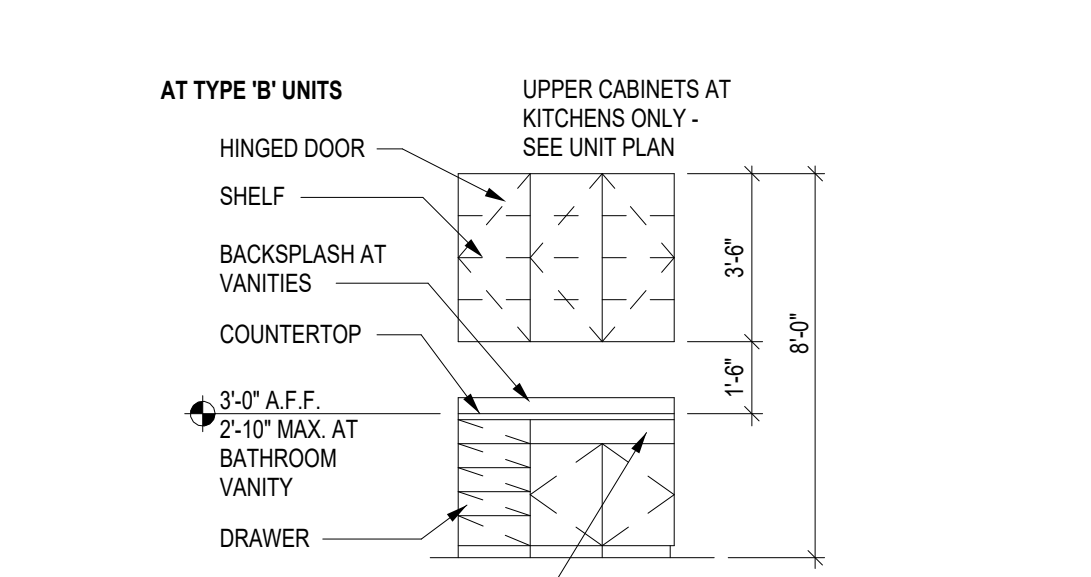
- NOTES**
1. ALL WINDOWS TO HAVE VNYL FRAME
  2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1  
Project Name 2  
Street Address  
City, State

Office of Rich Barber  
**ORB** Architecture, LLC  
WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

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REVISIONS / SUBMITTALS  
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.16  
UNIT A4

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2013 COOKTOP
2017 DISHWASHER
2018 REFRIGERATOR
2020 WASHER / DRYER STACKED
2022 DRYER VENT BOX
2023 WASHER BOX
2026 BASE CABINET IN UNIT
2024 CABINET ABOVE REFRIGERATOR
2025 CABINET ABOVE MICROWAVE
2027 TALL CABINET IN UNIT
2202 CLOSET ROD AND SHELF (R / 2S)
2213 CLOSET ROD AND SHELF (2S / 2R)
2215 CLOSET SHELVING
2216 LINEN SHELVES
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2221 BACK PANE VANTY
2228 UNIT TOILET PAPER HOLDER
2302 SINK WITH GARBAGE DISPOSAL
2307 UNIT TOILET PAPER HOLDER
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2323 WATER LINE ACCESS AT UNITS
2401 ELECTRICAL PANEL, RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SMOKE PANEL

UNIT PLAN GENERAL NOTES

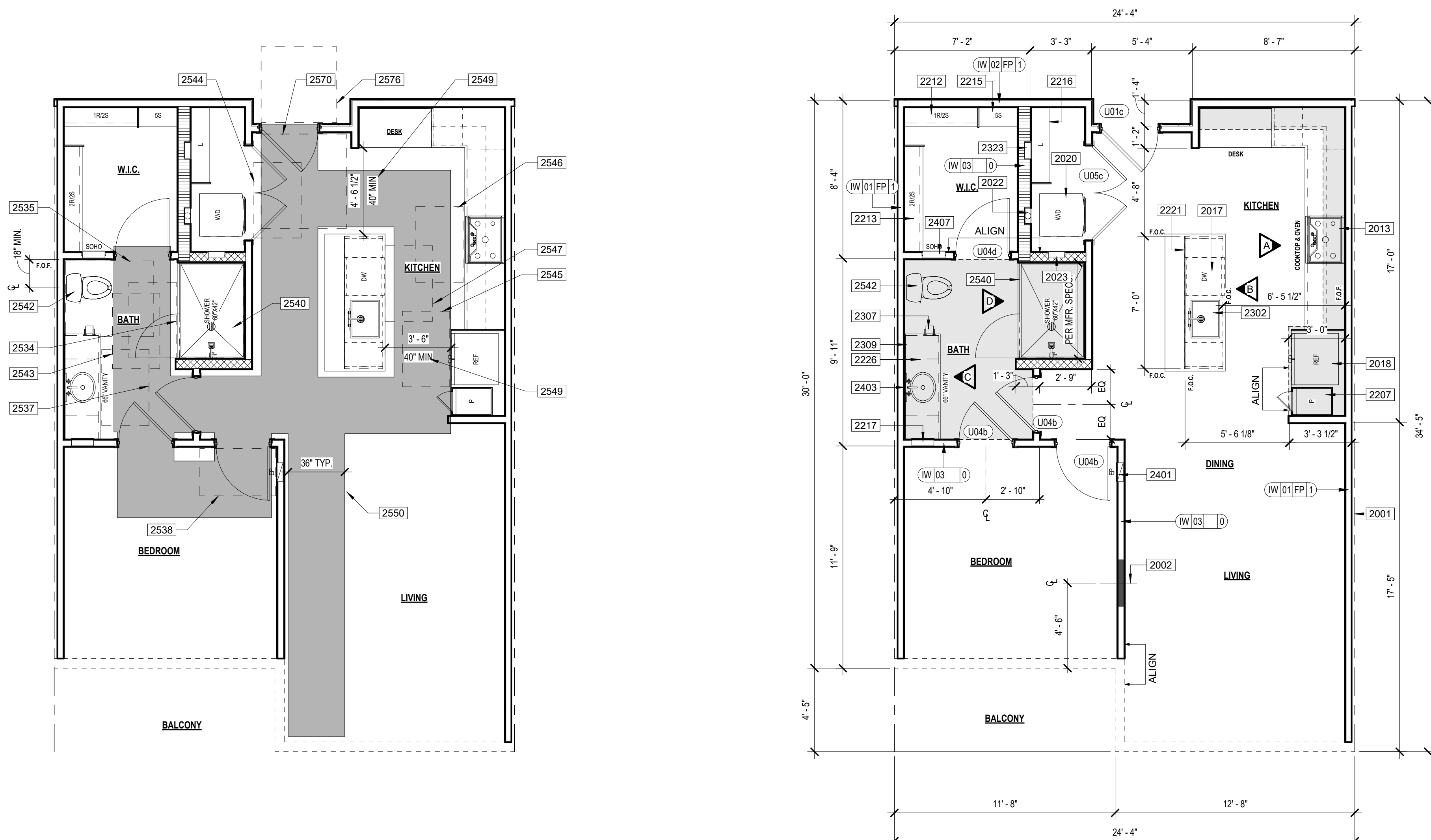
- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 30" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" MAX. A.F.F.
15. AT ALL FIRE RATED PARTS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 50" WIDE WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING ORIENTATION OR A TYPICAL FRAME SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x56") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENTS FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 683.3.1
2541 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2551 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2552 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 8 AND SHEETS 7.8 AND 8.1 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING EQUIPMENT. FINISH AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT ALL KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A7.8 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

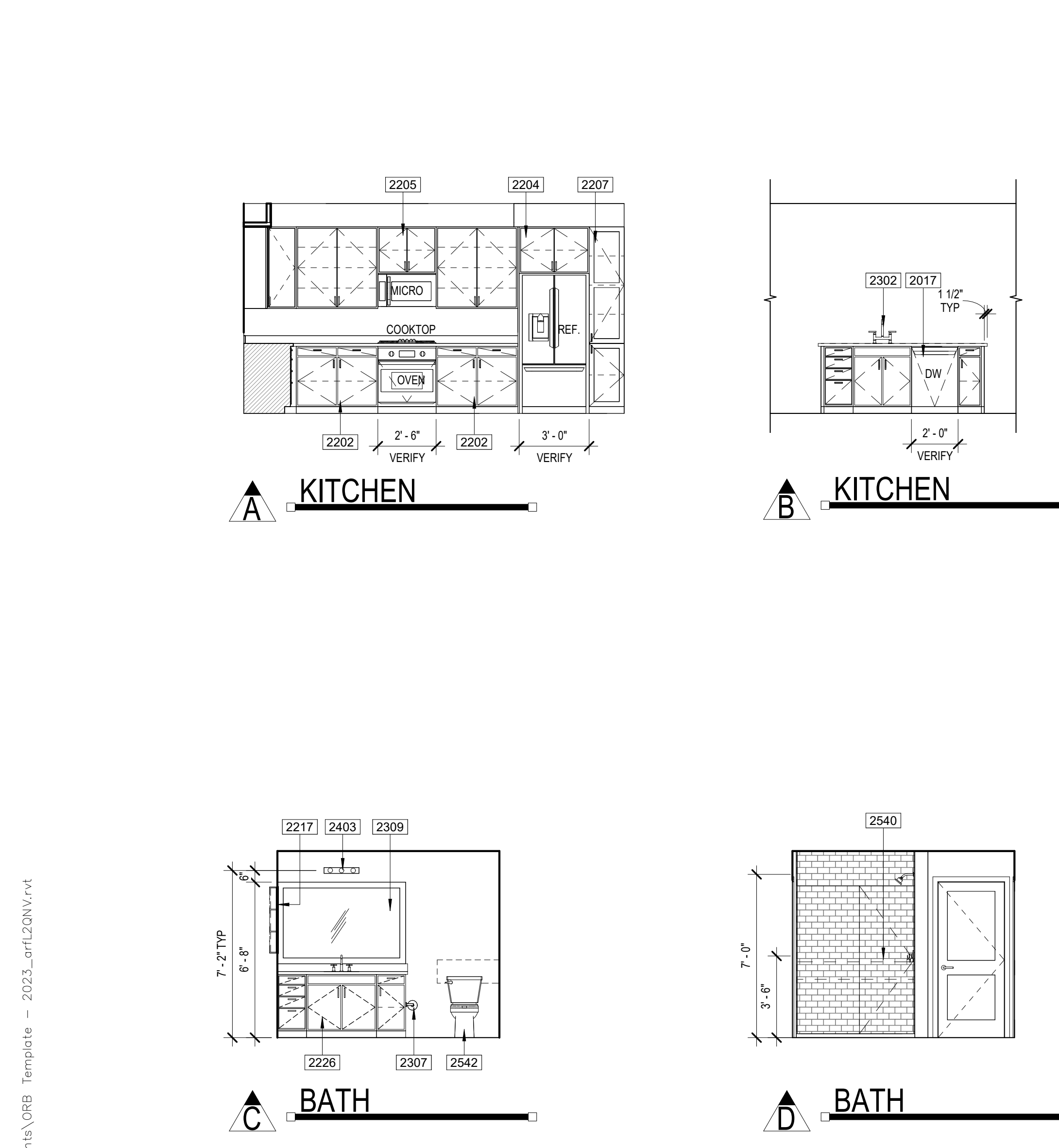


1 UNIT A5 - ANSI PLAN SCALE: 1/4" = 1'-0"

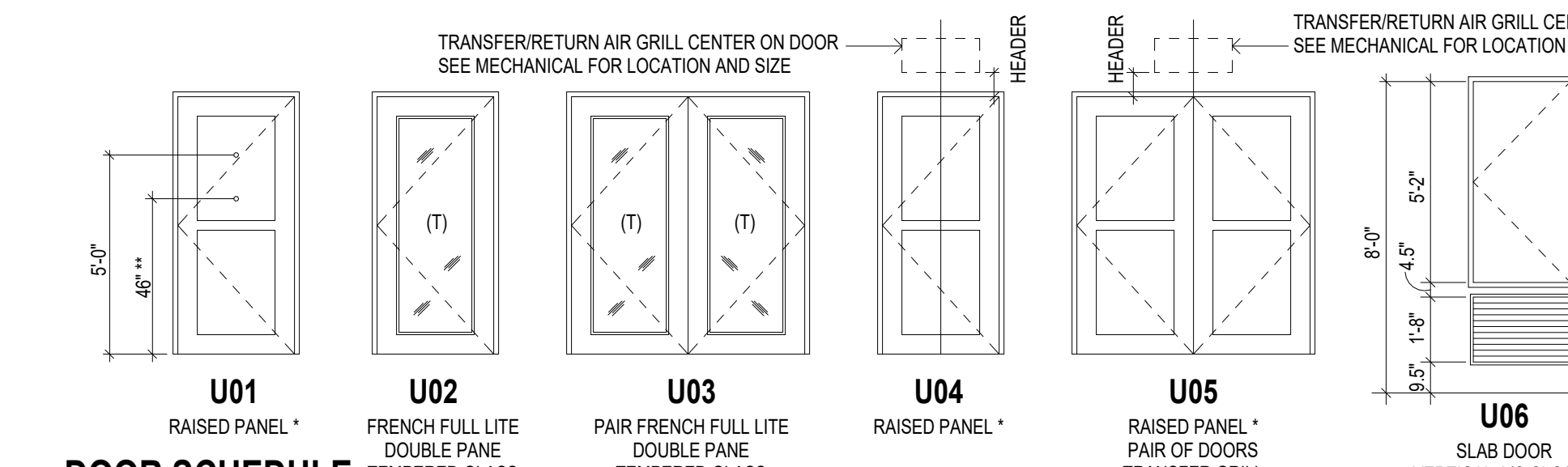
2 UNIT A5 - FLOOR PLAN SCALE: 1/4" = 1'-0"

Table with 2 columns: Room, Area (SF). Rows: Living (794 SF), Balcony (52 SF), Total (846 SF).

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

DOOR TYPES

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware categories like EXTERIOR HINGES, INTERIOR HINGES, OVERHEAD TRACK, etc.

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE). 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL. 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING. 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

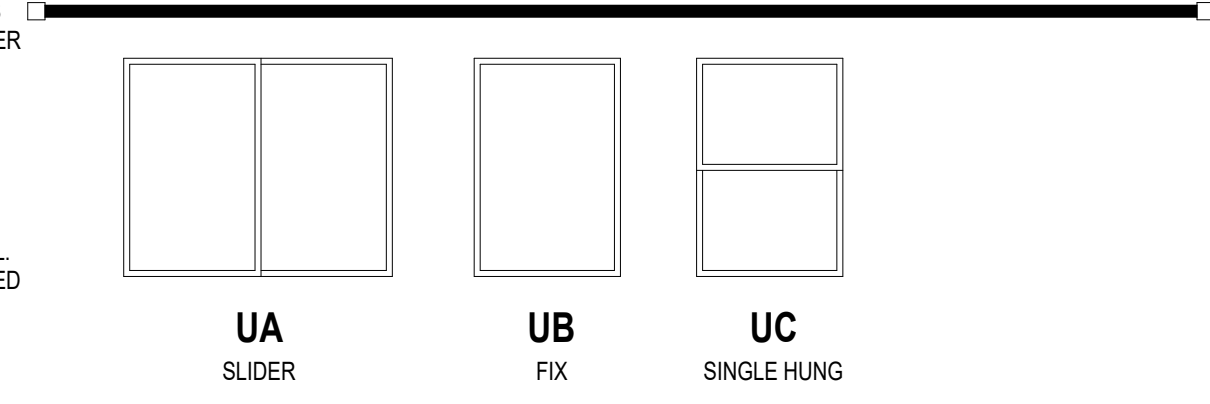
WINDOW SCHEDULE

Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

DOOR TYPES

- DOOR NOTES: 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1 (BC) 1010.1 EXP. 9). 2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2). 3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1). 4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE. 5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (BC 1010.1.9.5). 6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.2.3. 7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

WINDOW TYPES

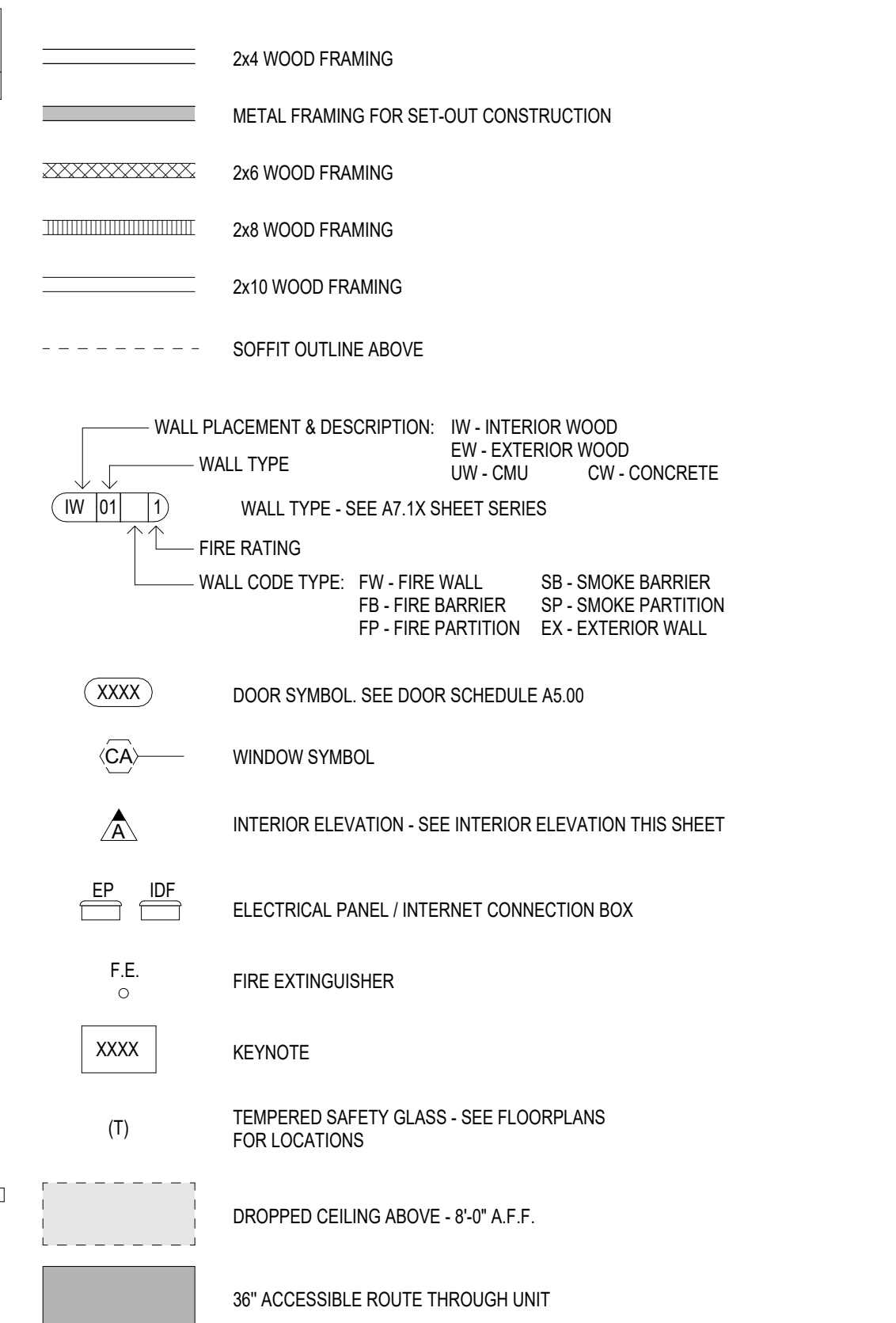


- WINDOW NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME. 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E. 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F. 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

DOOR HARDWARE NOTES

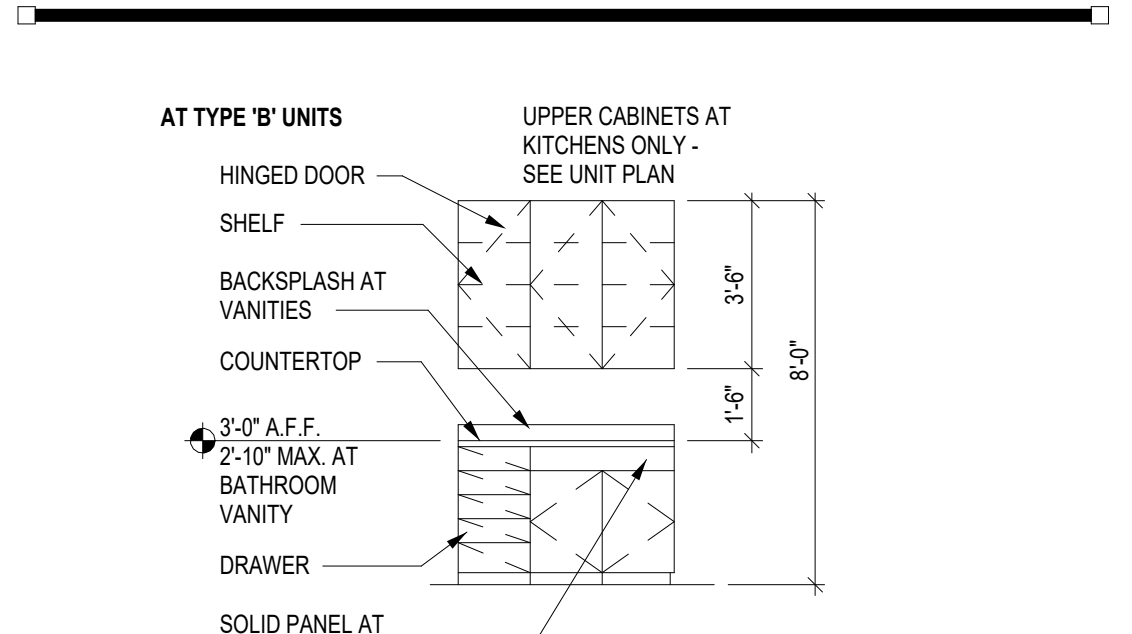
- DOOR HARDWARE NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE DOOR RATING (REFER TO DOOR SCHEDULE). 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL. 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING. 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing (or payment) cycle... This contract allows (they allow) the owner to require the submission of billings or payments in 15 day cycles over 180 days.

Do not execute these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the work of the architect and shall remain the property of the architect. The program for which these drawings are made is excluded or not. These drawings and specifications shall not be used to prepare any other projects or additions to the project or for completion of the project by others except by the expressed written permission of the Architect.

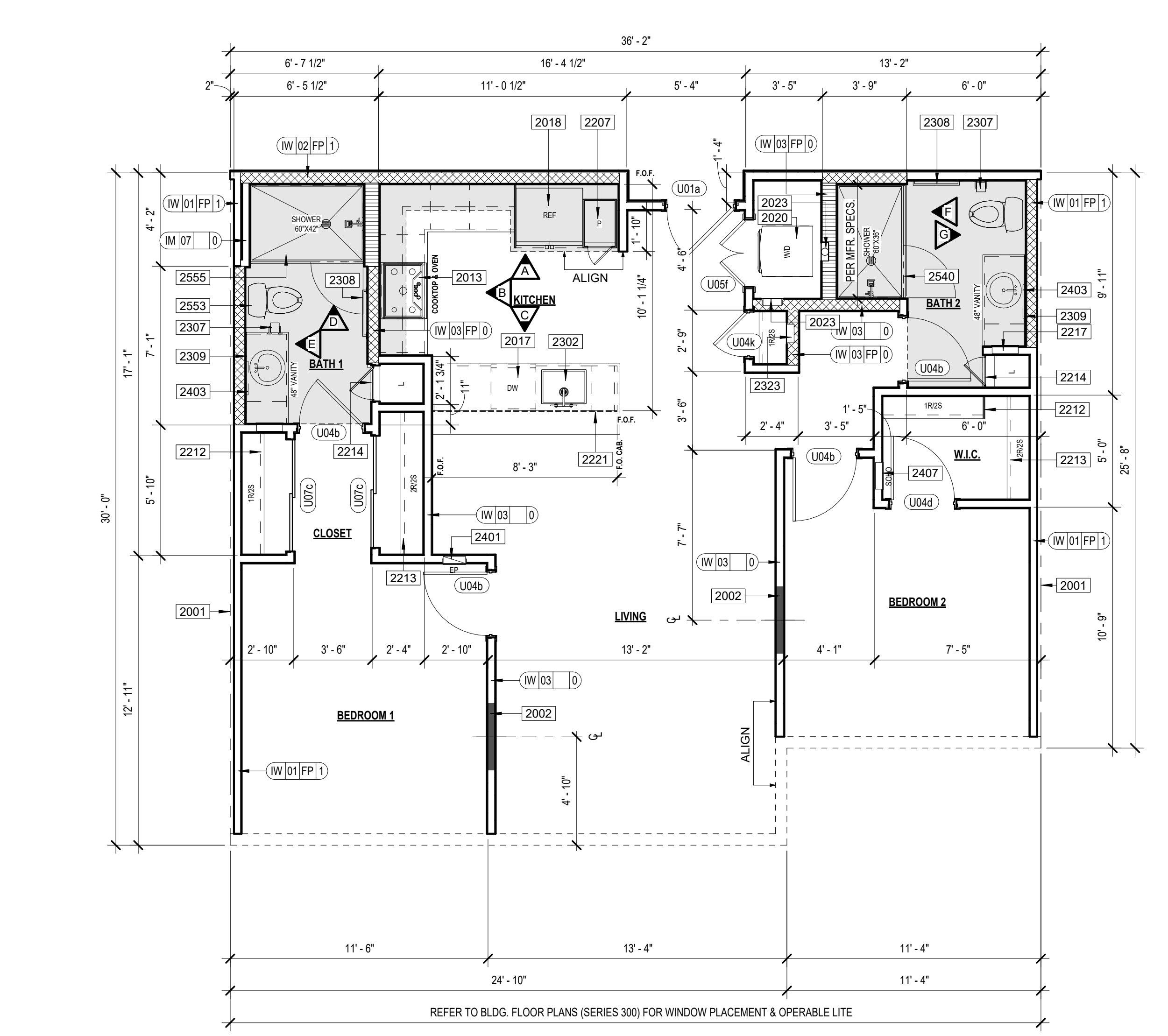
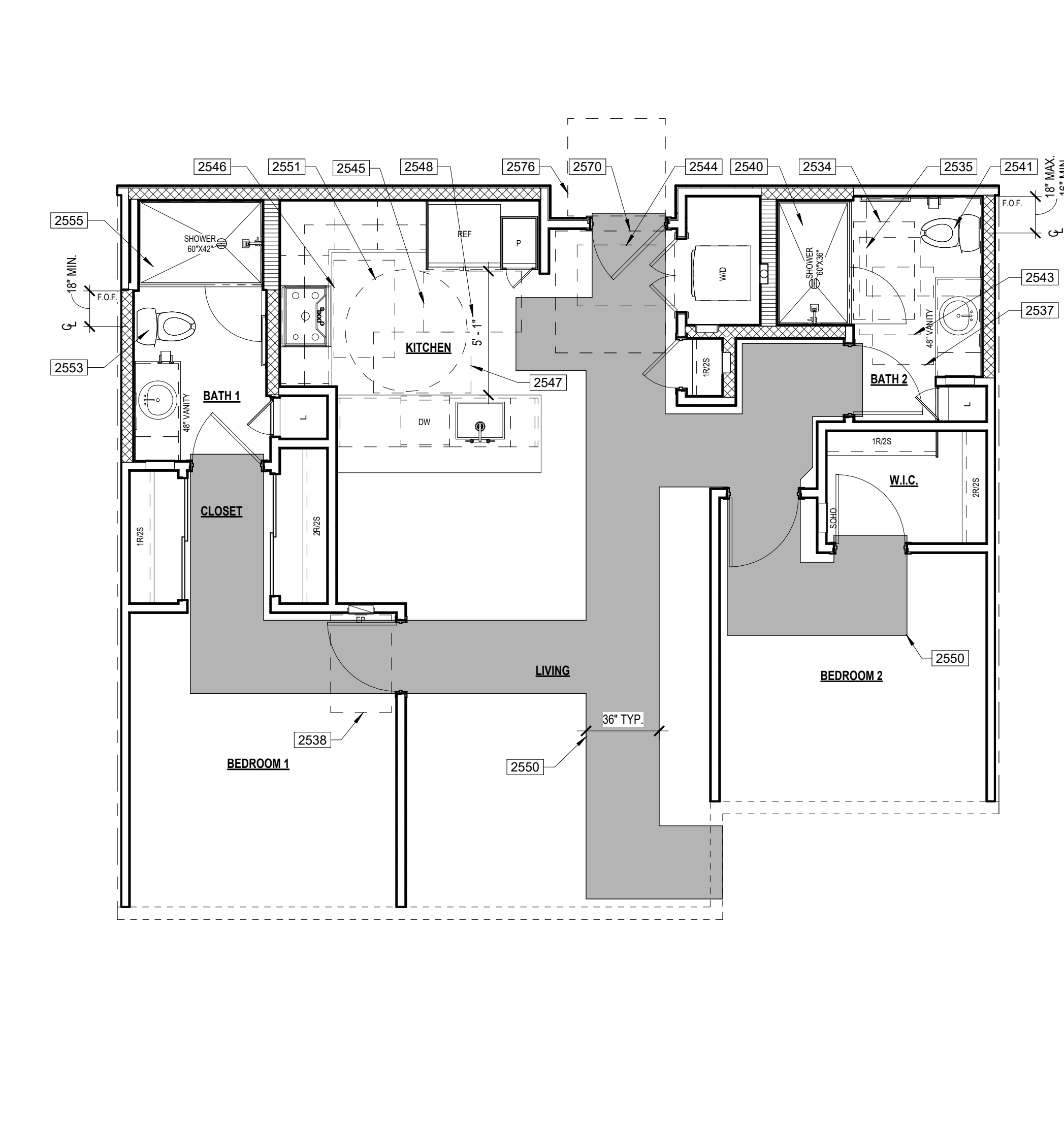
Contractor must verify all dimensions at project before proceeding with this work.

REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.18 UNIT A5





KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.

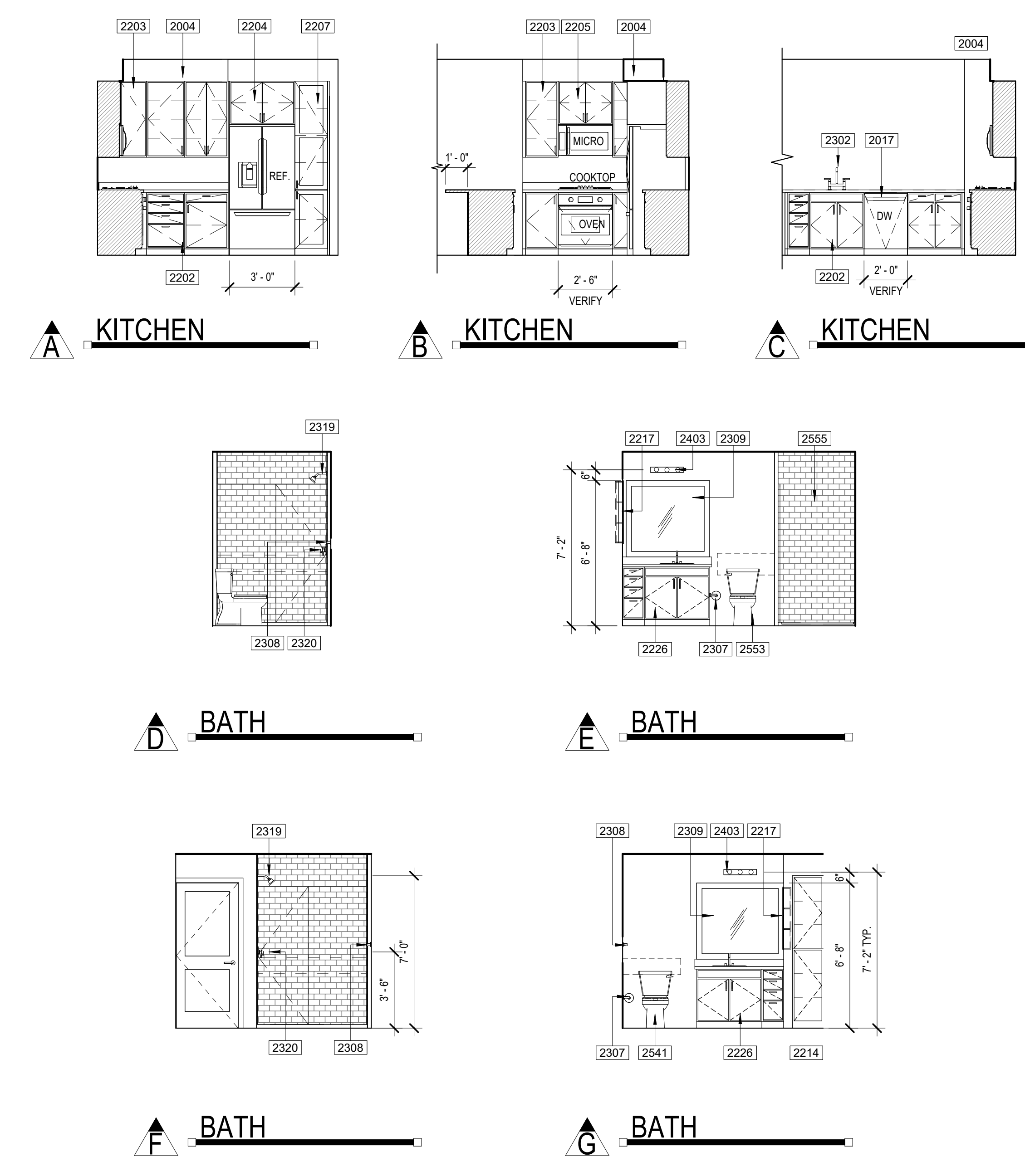
ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"X48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL.

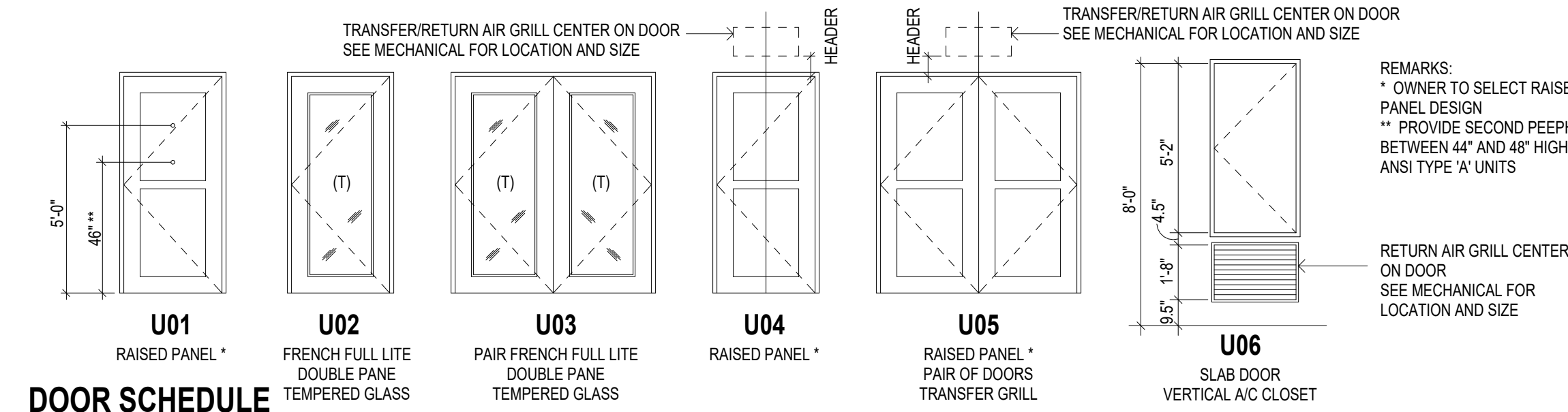
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

UNIT DOOR HARDWARE SCHEDULE

Table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

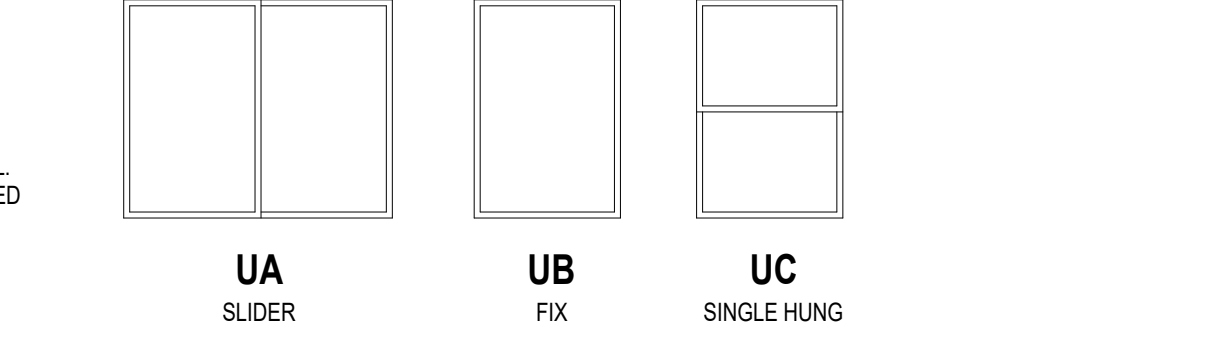
- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).

WINDOW SCHEDULE

Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

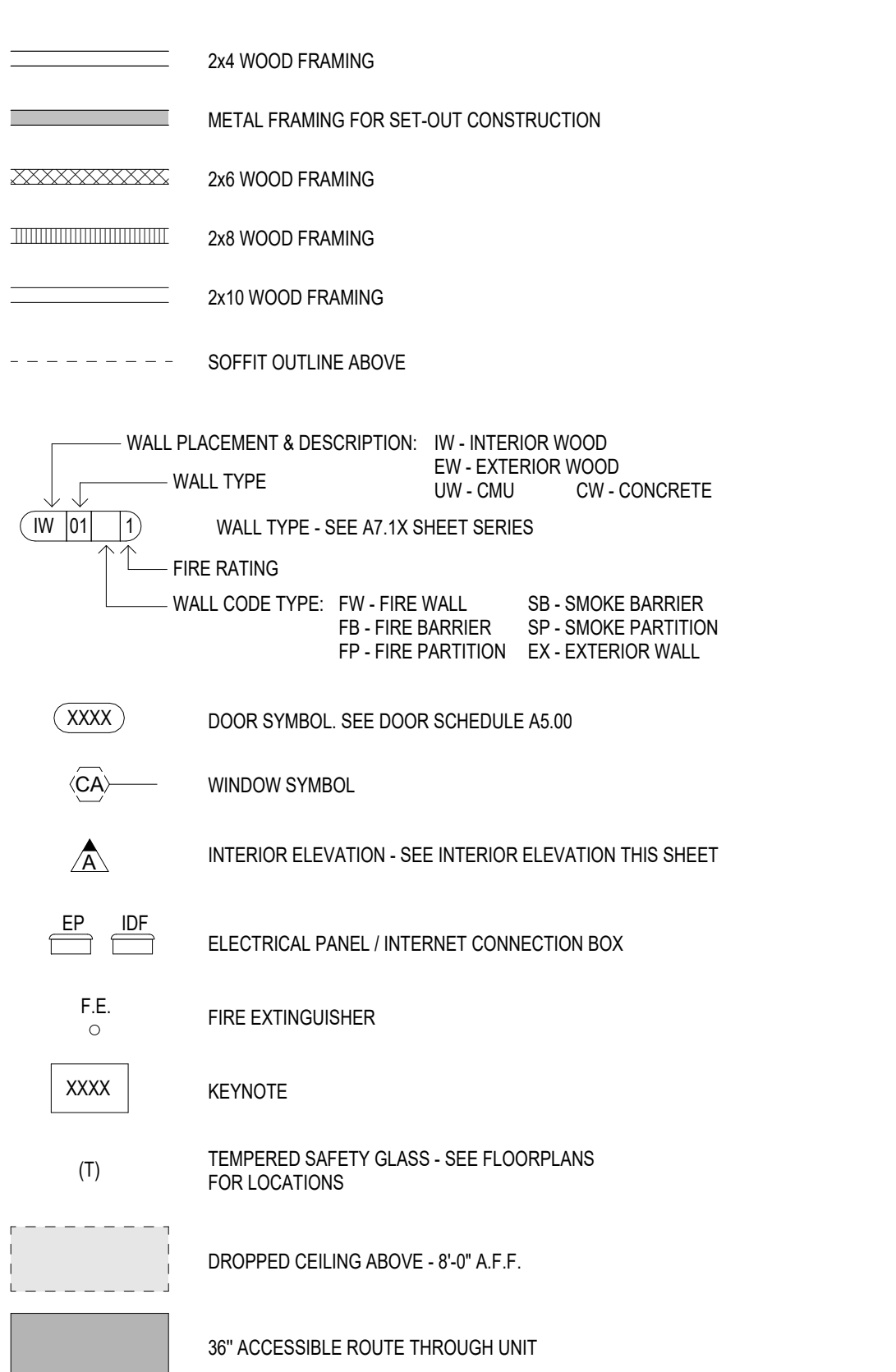
- DOOR NOTES: 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-0" WIDE MIN.

WINDOW TYPES

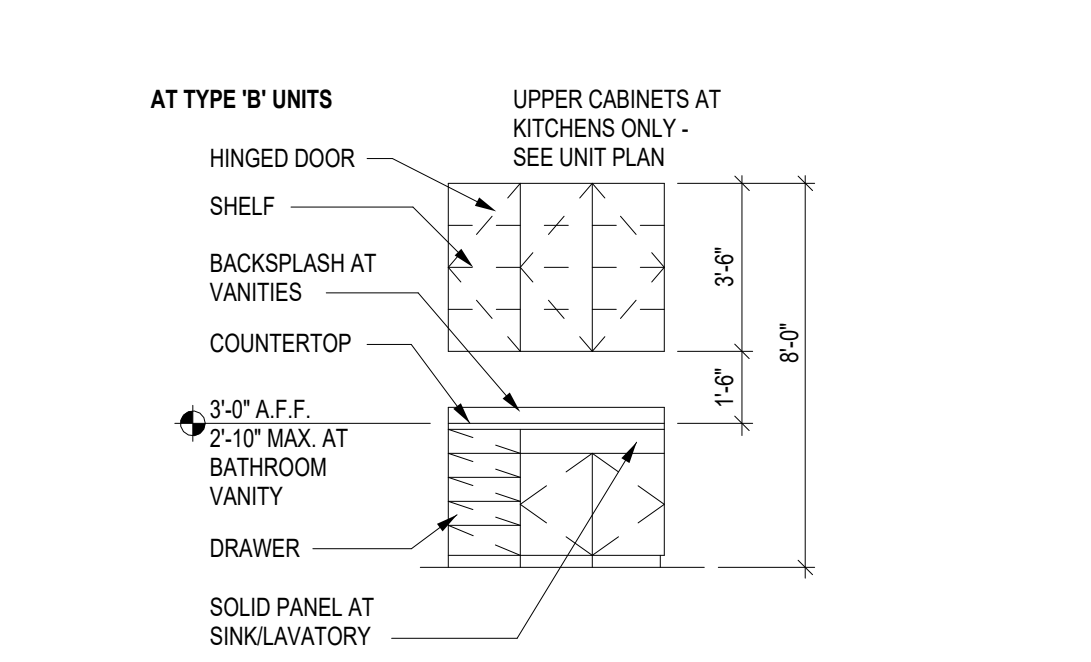


- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME.

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1, Project Name 2, Street Address, City, State, Office of Rich Barber Architecture, ORB, WorldHQ@ORBArch.com

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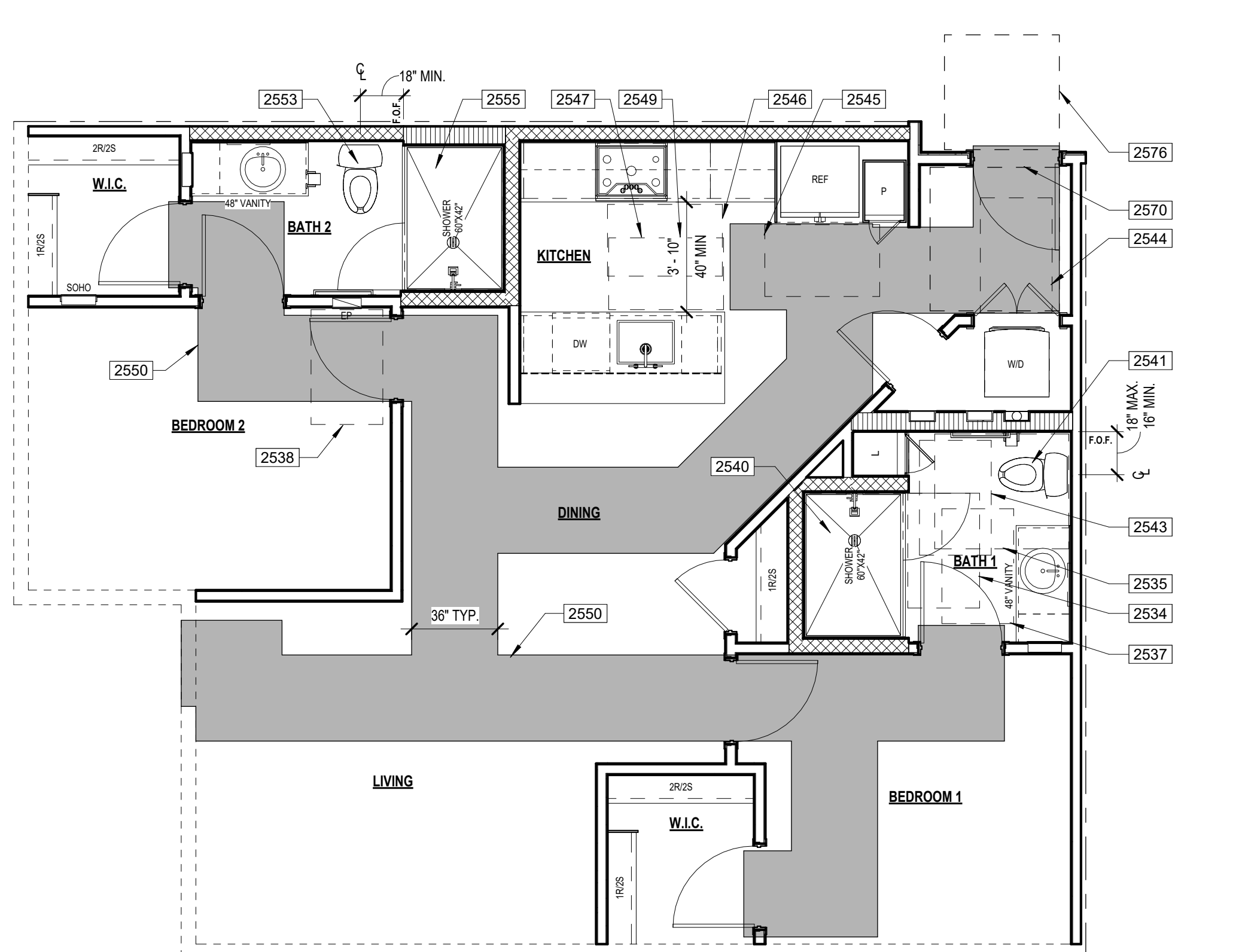
Contractor must verify all dimensions at project before proceeding with this work.

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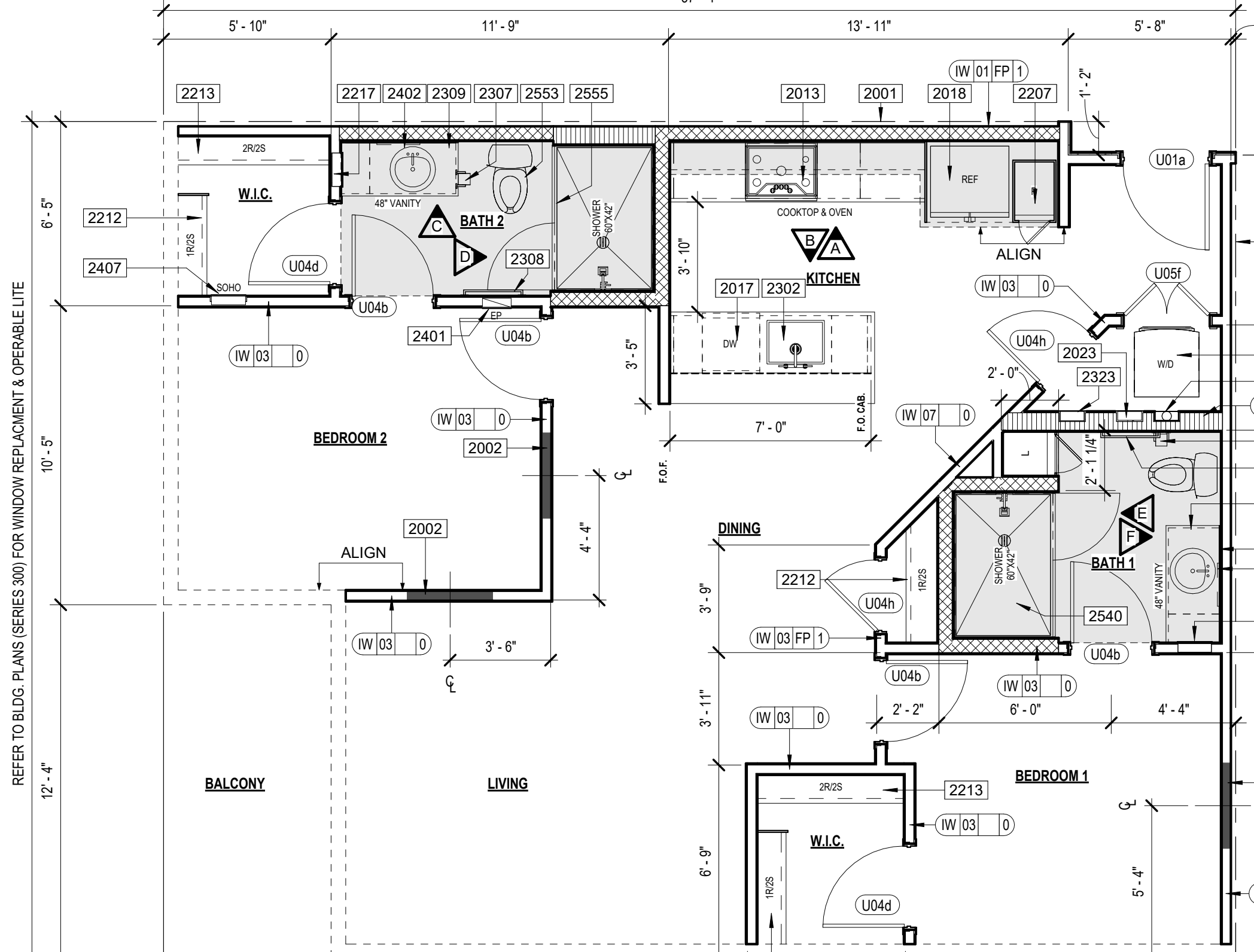
REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.20 UNIT B2



**1 UNIT B4 ANSI PLAN**  
ANSI TYPE "B" - OPTION "B"  
SCALE: 1/4" = 1'-0"



**2 UNIT B4 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LIVING	976 SF
BALCONY	72 SF
TOTAL	1,048 SF

**KEYNOTES**

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOOMING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
- 2004 FURR DOWN CEILING.
- 2013 COOKTOP.
- 2017 DISHWASHER.
- 2018 REFRIGERATOR.
- 2020 WASHER / DRYER STACKED.
- 2022 DRYER VENT BOX.
- 2023 WASHER BOX.
- 2029 BASE CABINET IN UNIT.
- 2033 WALL CABINET IN UNIT.
- 2035 CABINET ABOVE REFRIGERATOR.
- 2045 CABINET ABOVE MICROWAVE.
- 2047 TALL CABINET IN UNIT.
- 2112 CLOSET ROD AND SHELF (R) (2)
- 2121 CLOSET ROD AND SHELF (S) (2R)
- 2124 FACE FRAME DOOR.
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
- 2228 TALL SURFACE COUNTER TOP WITH 4" FINISH FLOOR.
- 2302 SINK WITH GARAGE DISPOSAL.
- 2307 UNIT TOILET PAPER HOLDER.
- 2308 TOWEL BAR.
- 2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2319 SHOWER HEAD.
- 2320 VALVE.
- 2323 WATER LINE ACCESS AT UNITS.
- 2401 ELECTRICAL PANEL, RECESSED IN WALL.
- 2402 CEILING MOUNTED LIGHT FIXTURE IN UNIT.
- 2407 SMOKE PANEL.

**ANSI KEYNOTES**

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"X48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"X36") - ICC 2009 SECTION 1004.11.3.1.2.2.1
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"X48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"X48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
- 2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 804.5
- 2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"X48") - ICC 2009 SECTION 1004.11.2.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"X48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"X48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"X48") - ICC 2009 SECTION 1004.12.2.3.1
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"X48") - ICC 2009 SECTION 1004.12.2.1
- 2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.12 - ICC 2009 SECTION 1004.12.1.1
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
- 2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 39A7.8.12 - ICC 2009 SECTION 1002.11.1
- 2555 SHOWER AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.11.1
- 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH LOCATIONS) PER DETAIL 12A7.8.10 FIGURE B

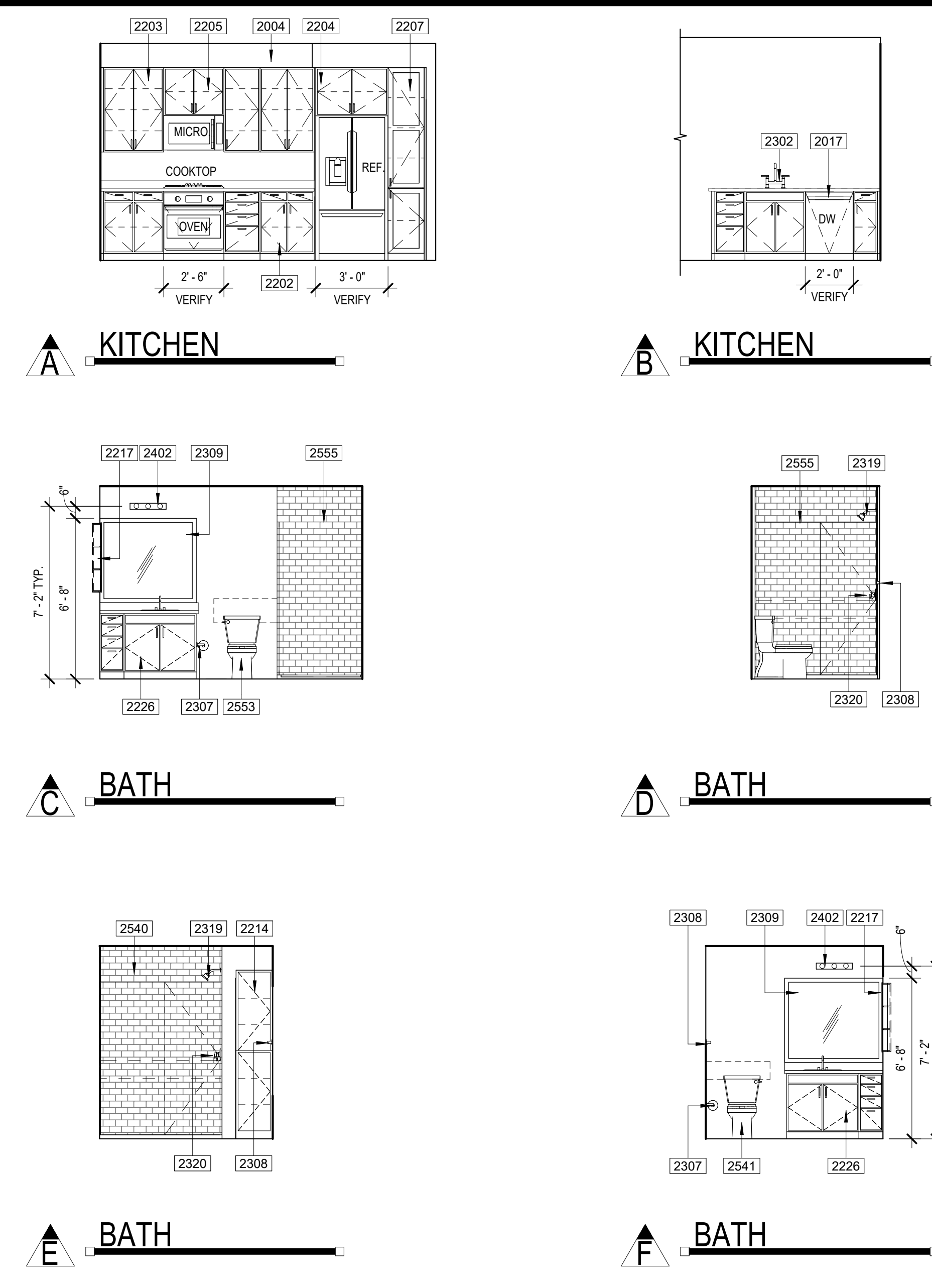
**UNIT PLAN GENERAL NOTES**

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
- 2. DENSIFIED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
- 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.D.).
- 12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
- 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" MAX. FINISH FLOOR.
- 15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTER TOP WITH 4" FINISH FLOOR WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
- 19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
- 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
- 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- 24. TYP. INTERIOR WALL CORNER, SEE DETAIL 01A7.6.10.
- 25. ALL INTERIOR BEARING WALL ARE TO BE 1/2" RATED. SEE STRUCTURAL DRAWING.
- 26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
- 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

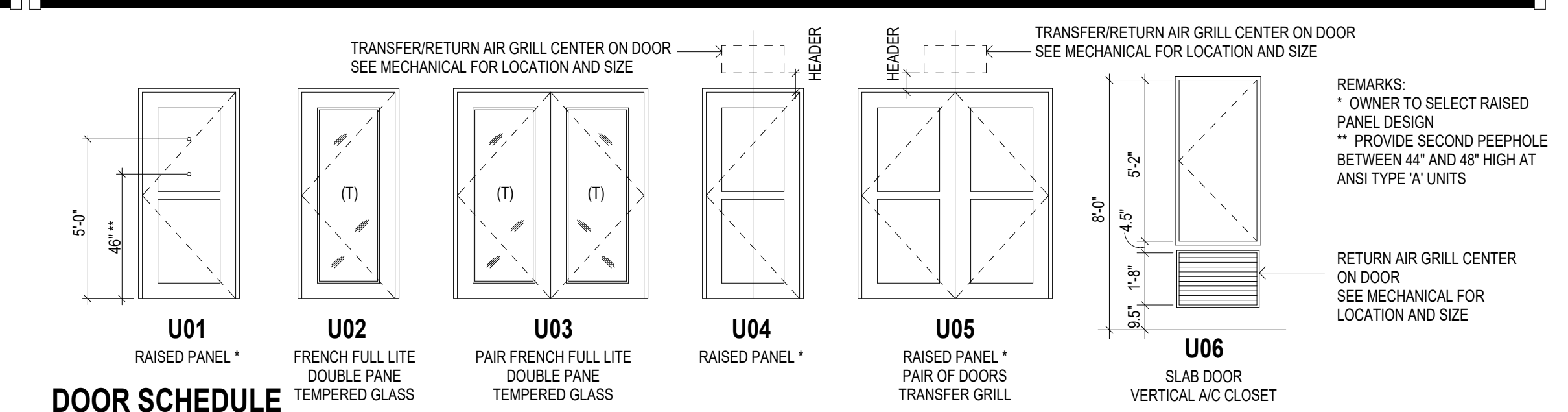
**ACCESSIBILITY GENERAL NOTES**

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS AT ALL UNIT BATHROOMS PER DETAILS ON SHEETS 17.8 AND 8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISHES CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 10. AT USHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE AT 8.0 SERIES.
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
- 17. IN ACCORDANCE WITH ICC SECTION 707.2.3.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

**INTERIOR ELEVATIONS**



**DOOR TYPES**



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U04c	CLOSET	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH07	(1) (7)
	U04h	LIN/PANTRY/COAT	SWING	2'-6"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	
	U05f	LAUNDRY	PR SWING	3'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)

**UNIT DOOR HARDWARE SCHEDULE**

HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.22.1)	WEATHER STRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFSET SET	STRIPDRUM SET	TUMBU LATCH	FRAMING DEADBOLT (HORIZONTAL INSIDE)	FRAMING DEADBOLT (VERTICAL INSIDE)	FINGER PULL	PULL RINGS (OUTSIDE)	PULL BAR	FLUSH BOLT	DOOR STOP	OVERHEAD ROLLER LATCH	UL LISTED VIEWPORT...	UL LISTED AND VIEWPORT...	
UH01	ENTRY DOOR (TYPE B UNIT)	X																										
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X																									
UH03	BALCONY FRENCH DOOR	X			X																							
UH04	BALCONY FR-FRENCH DOORS	X			X																							
UH05	ROMEO & JULIET				X																							
UH06	BEDROOM/BATHROOM DOOR	X																										
UH07	WALK-IN CLOSET DOOR	X																										
UH08	LINEN/PANTRY/COAT SWING DOOR	X																										
UH09	LAUNDRY PR-SWING DOORS	X																										
UH10	DEN PR-SWING DOORS	X																										
UH11	AC CLOSET	X																										
UH12	CLOSET BI-PASS DOOR				X																							
UH13	LAUNDRY BI-FOLD DOORS	X			X																							
UH14	BARN DOOR					X																						
UH15	OUTDOOR STORAGE	X						X	X	X	X	X	X															
UH16	BALCONY GLASS SLIDING DOORS					X																						
UH17	EXTERIOR ENTRY DOOR	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UH19	UNIT ENTRY FROM GARAGE	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UH20	WATER HEATER AT GARAGE	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UH21	FIRE RISER ROOM	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UH22	EXTERIOR MAIN DOOR AT GARAGE	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
UH23	GARAGE ON SECTIONAL					X																						

- NOTES**
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

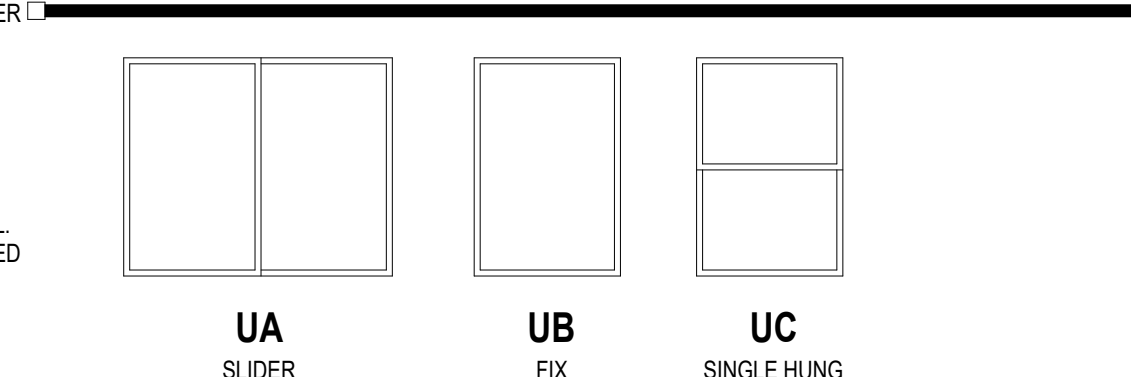
**WINDOW SCHEDULE**

**Unit Window Schedule**

TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
U01	RAISED PANEL *		
U02	FRENCH FULL LITE DOUBLE PANEL TEMPERED GLASS		
U03	PAIR FRENCH FULL LITE DOUBLE PANEL TEMPERED GLASS		
U04	RAISED PANEL *		
U05	RAISED PANEL * PAIR OF DOORS TRANSFER GRILL		
U06	SLAB DOOR VERTICAL A/C CLOSET		

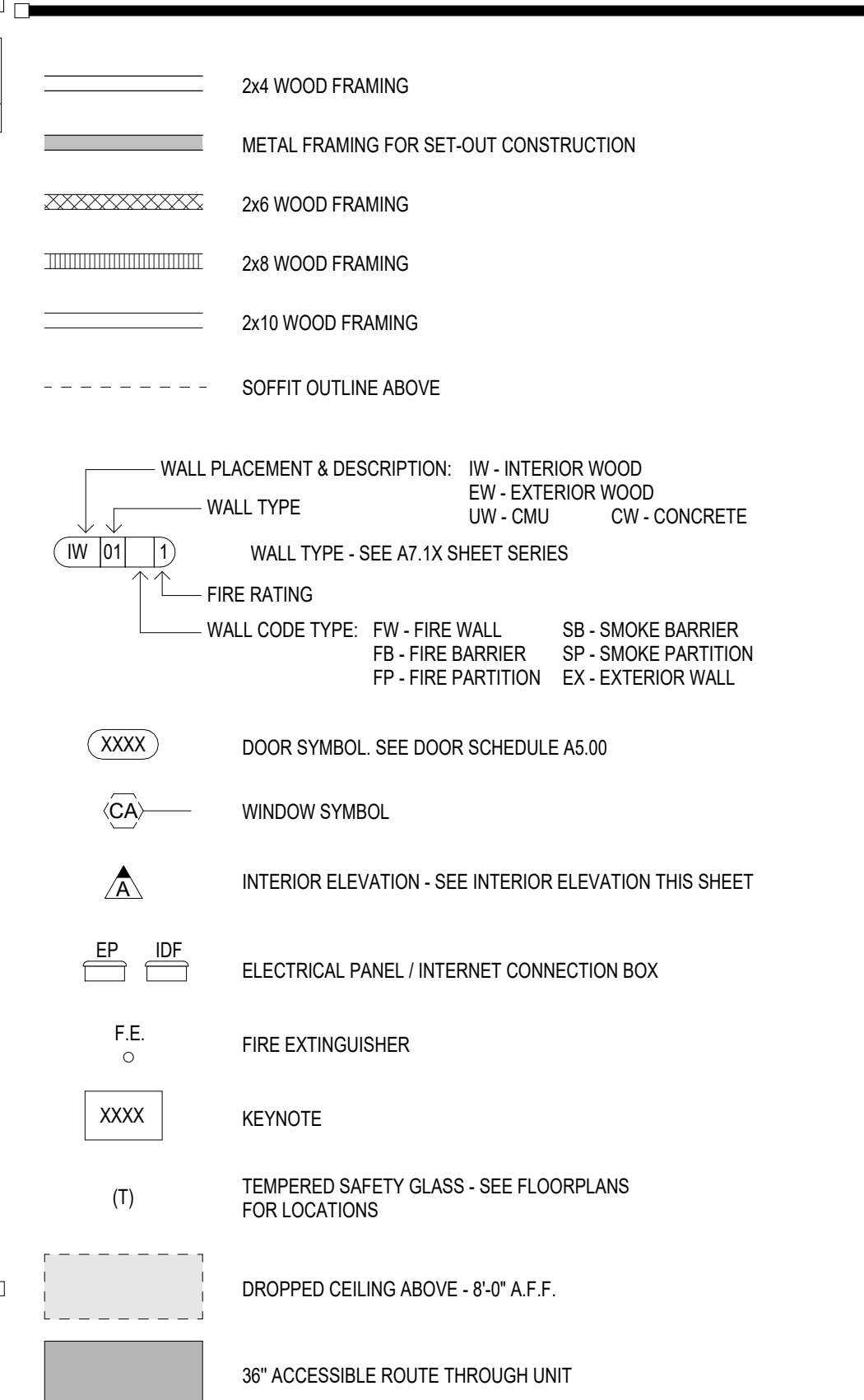
- DOOR NOTES**
1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1 (B) 1010.1 EXP. 5).
  2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
  3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS. THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1700 FARENHEIT (IBC 716.2.2 EXP. 1).
  4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
  5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
  6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR AND ASSEMBLES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.9.3.
  7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

**WINDOW TYPES**



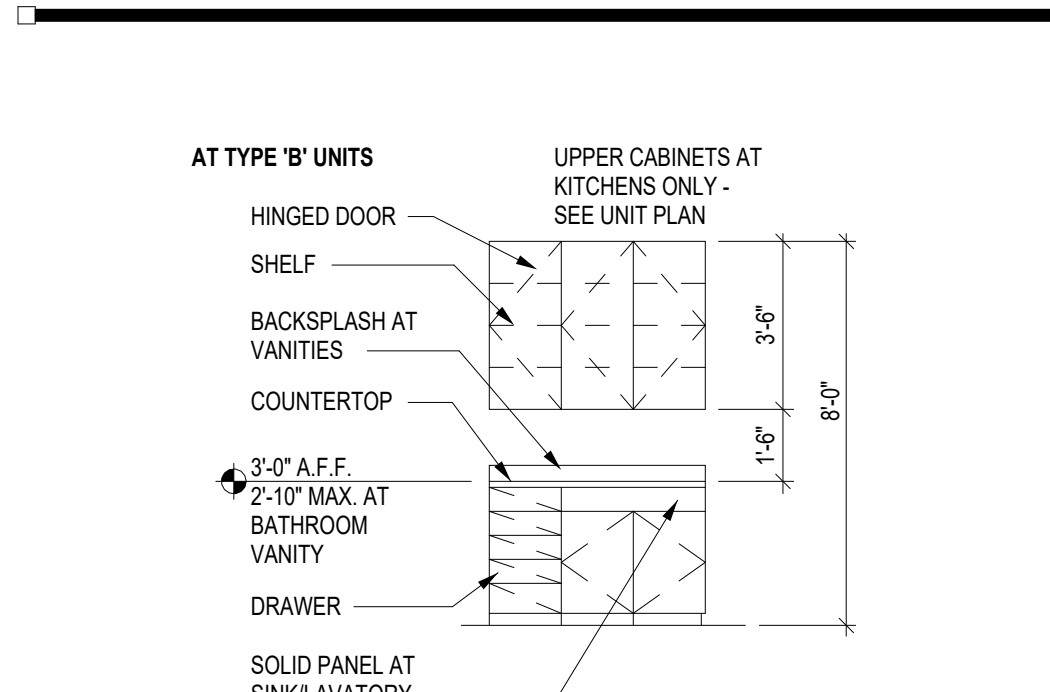
- NOTES:**
1. ALL WINDOWS TO HAVE VINYL FRAME.
  2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
  3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

**SYMBOLS**



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

**TYP. UNIT CABINET ELEVATIONS**



**Project Name 1**  
**Project Name 2**  
Street Address  
City, State



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



**Notice of alternate billing for payment cycle**  
This contract allows (they allow) the owner to require the submission of bills or payments in 15 day cycles from first pay. This contract may also be used to make payment on some alternative schedule after certification and approval of bills and payments. In either case, the contractor shall be responsible for the payment applicable to the project is available from the owner to the owner's designated agent at the time of payment.

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

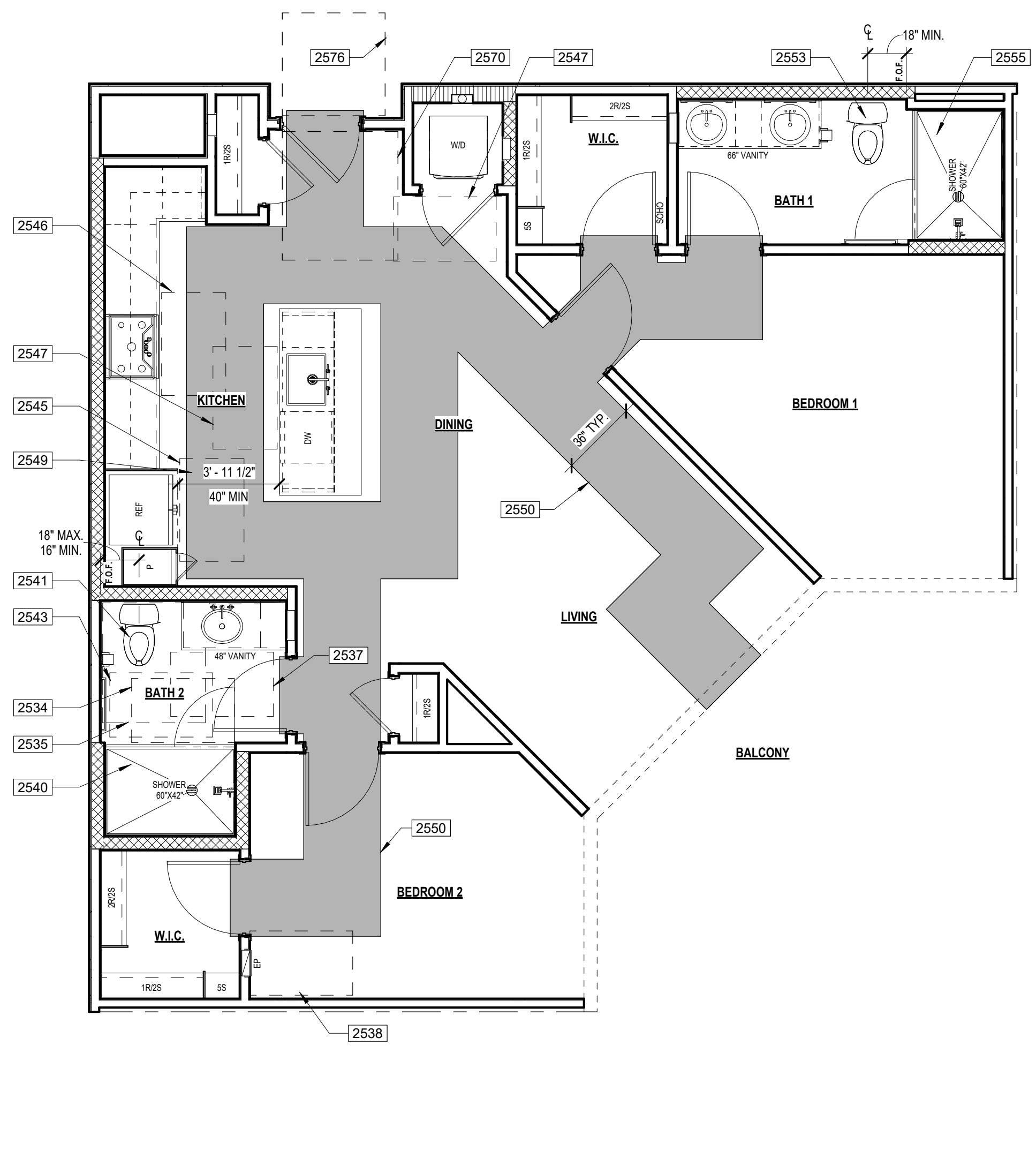
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect. This program for which these drawings are prepared or not. These drawings and specifications shall not be used to prepare any other projects or additions to this project or for completion of the project by anyone other than the Architect.

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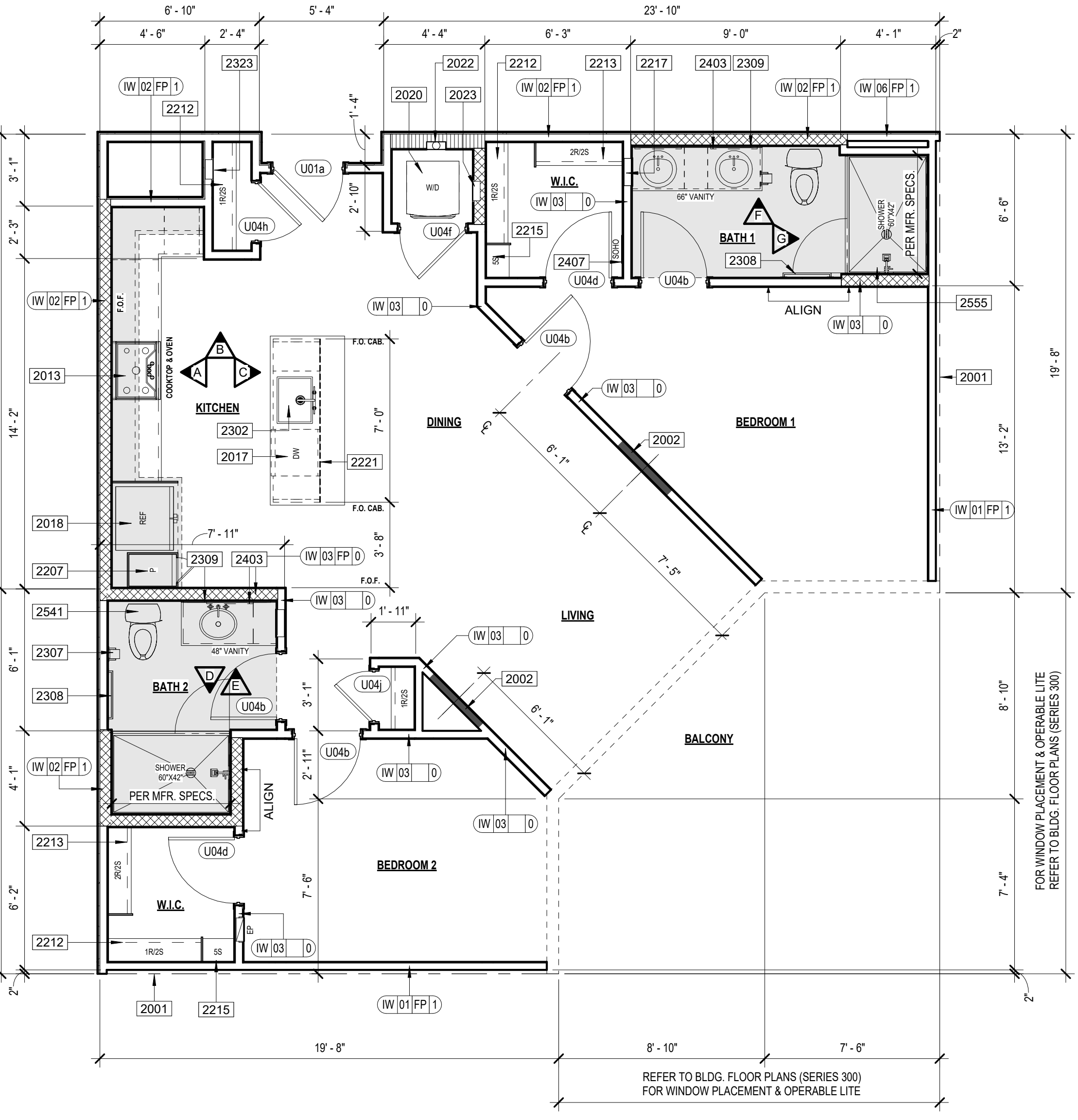
**REVISIONS/SUBMITTALS**  
DATE DESCRIPTION

DATE: January 05,





1 UNIT B6 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT B6 FLOOR PLAN SCALE: 1/4" = 1'-0" LIVING 1,047 SF BALCONY 94 SF 1,141 SF

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL WORKSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2003 CENTER WOOD STUD & BLOOMING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2004 FURF DOWN CEILING.
2013 COOKTOP.
2017 DISHWASHER.
2018 REFRIGERATOR.
2020 WASHER / DRYER STACKED.
2022 DRIVER VENT BOX.
2023 WASHER BOX.
2024 BASE CABINET IN UNIT.
2025 WALL CABINET IN UNIT.
2026 CABINET ABOVE REFRIGERATOR.
2027 CABINET ABOVE MICROWAVE.
2028 TALL CABINET IN UNIT.
2029 CLOSET ROD AND SHELF (R / S).
2030 CLOSET ROD AND SHELF (S / R).
2031 CLOSET SHELVING.
2032 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
2033 BACK PANEL.
2034 BATHROOM VANITY.
2035 SINK WITH GARBAGE DISPOSAL.
2036 UNIT TOILET PAPER HOLDER.
2037 TOWEL BAR.
2038 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2039 MIXER VALVE.
2040 SHOWER HEAD.
2041 VALVE.
2042 WATER LINE ACCESS AT UNITS.
2043 UNIT WALL MOUNTED LIGHT FIXTURE.
2047 SMOKE PANEL.

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x36") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 604.5
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 39A7.8.12 - ICC 2009 SECTION 1002.11.1
2555 SHOWER AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.11.1
2570 48" X 48" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

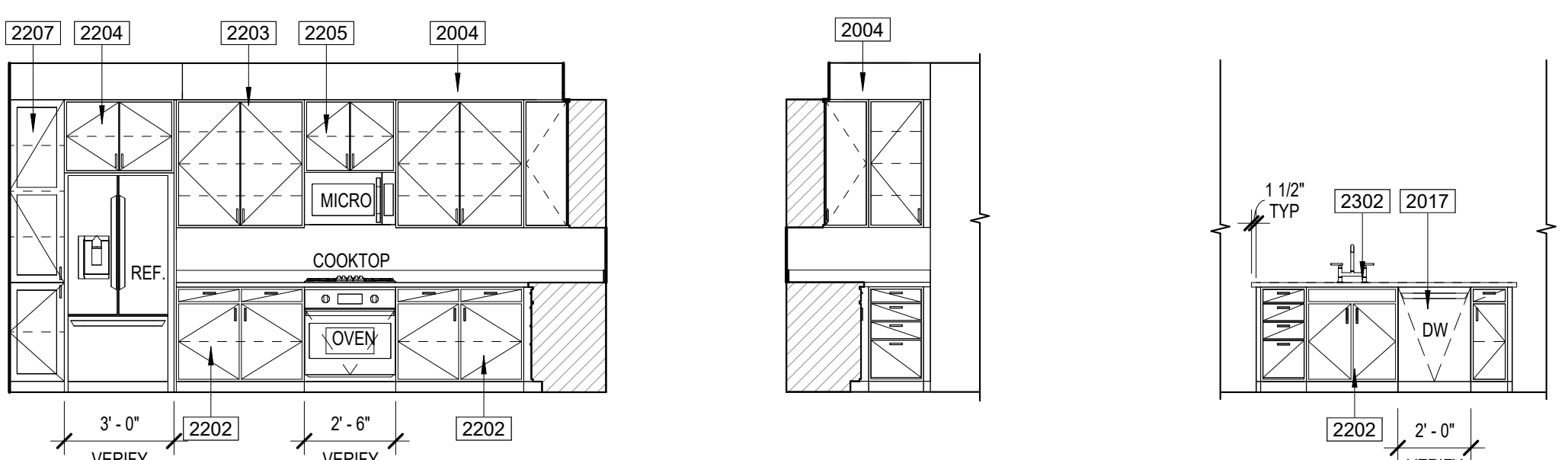
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DISHED/SHED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER WITH CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK WITH DISPOSAL AT ALL KITCHENS (I.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" MAX. A.F.F. FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M IN 8" TO 8" AND AT 8.11 AS REQUIRED BY ICCANSI A117.1.2.029. BATHROOMS, REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS, COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (I.N.O.) PANTRY CABINET NET TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELLS AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

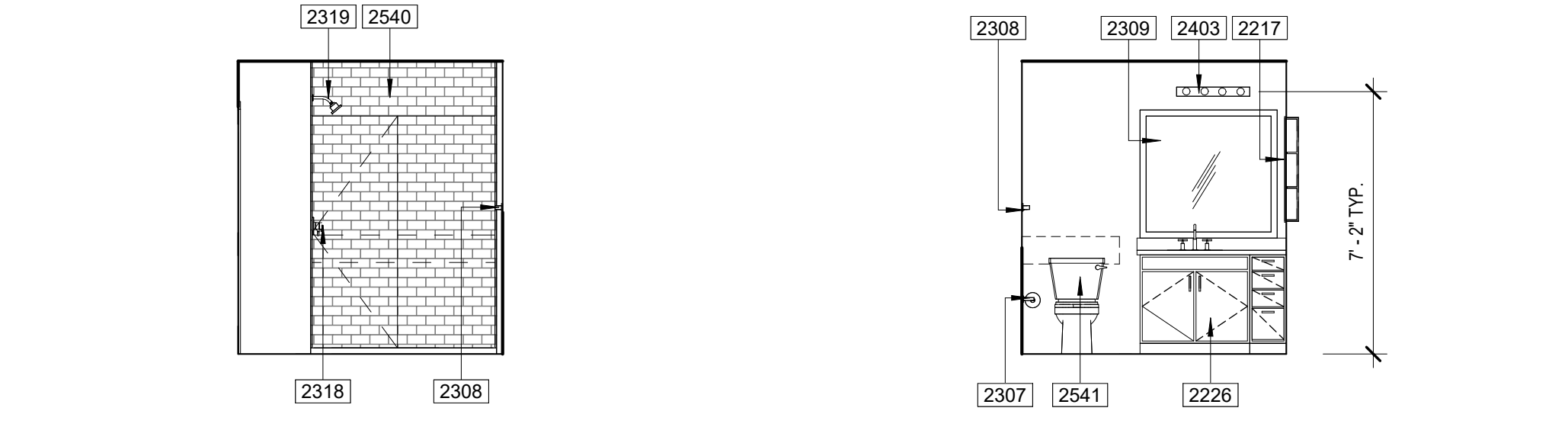
ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1.2.029 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATH TUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 30 & 39A AND AT 8.11 AS REQUIRED BY ICCANSI A117.1.2.029. SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVAL SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINK/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
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15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A117.8. SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANS CODE.
17. IN ACCORDANCE WITH ICC SECTION 607.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

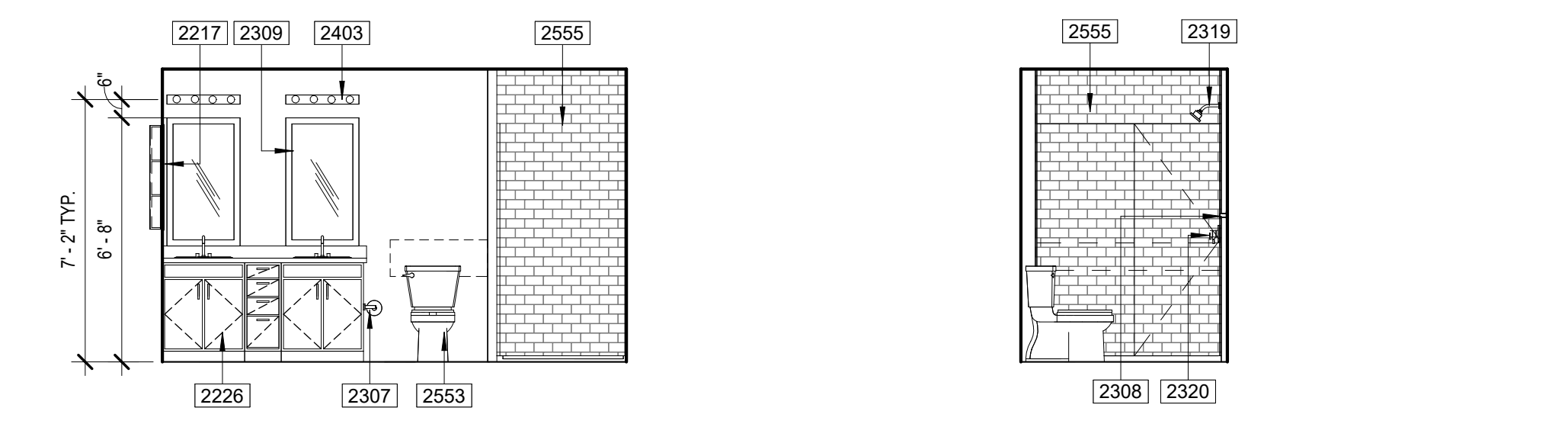
INTERIOR ELEVATIONS



A KITCHEN B KITCHEN C KITCHEN

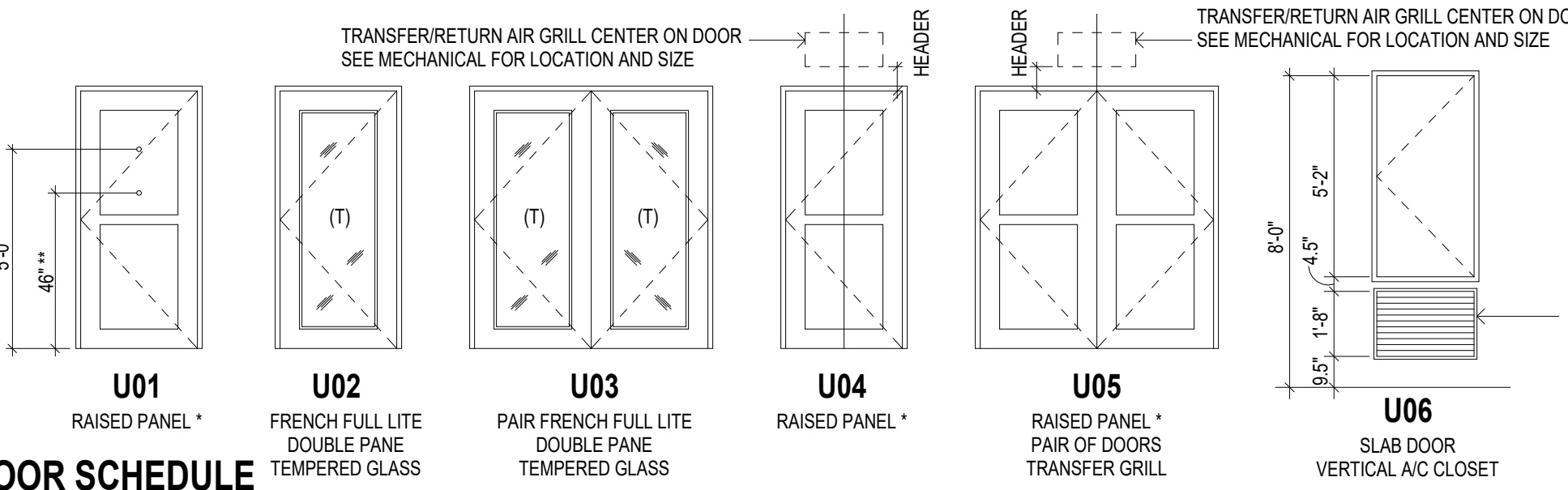


D BATH E BATH



F BATH G BATH

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists door specifications for various units.

UNIT DOOR HARDWARE SCHEDULE

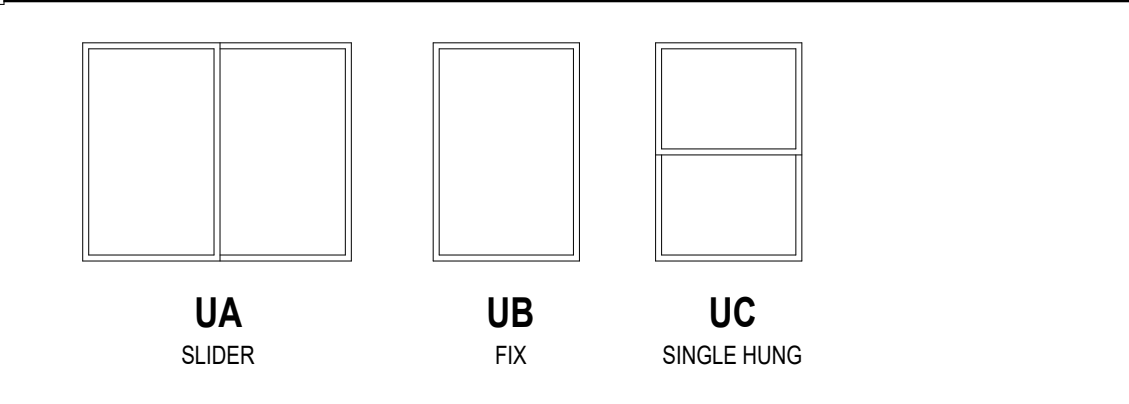
Table with columns: HARDWARE SET NUMBER, DESCRIPTION, EXTERIOR HINGES, INTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING (IBC 716.22.1), WEATHERSTRIPPING, DOOR SWEEP WITH BRAIN DRIP, DOOR SWEEP SEAL (SURFACE MOUNTED), THRESHOLD, PASSAGE SET, PRIVACY SET, ENTRY/OFFSET SET, STORED/SET, TURNK/LEVER, PULL (WITH TURN AND KEY LOCK), FINISH/PULL, PULL (INSIDE), PULL BAR, FLUSH BOLT, OVERHEAD ROLLER LATCH, DOOR STOP, UL LISTED AND VENDOR... Lists hardware specifications for various door types.

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

WINDOW SCHEDULE

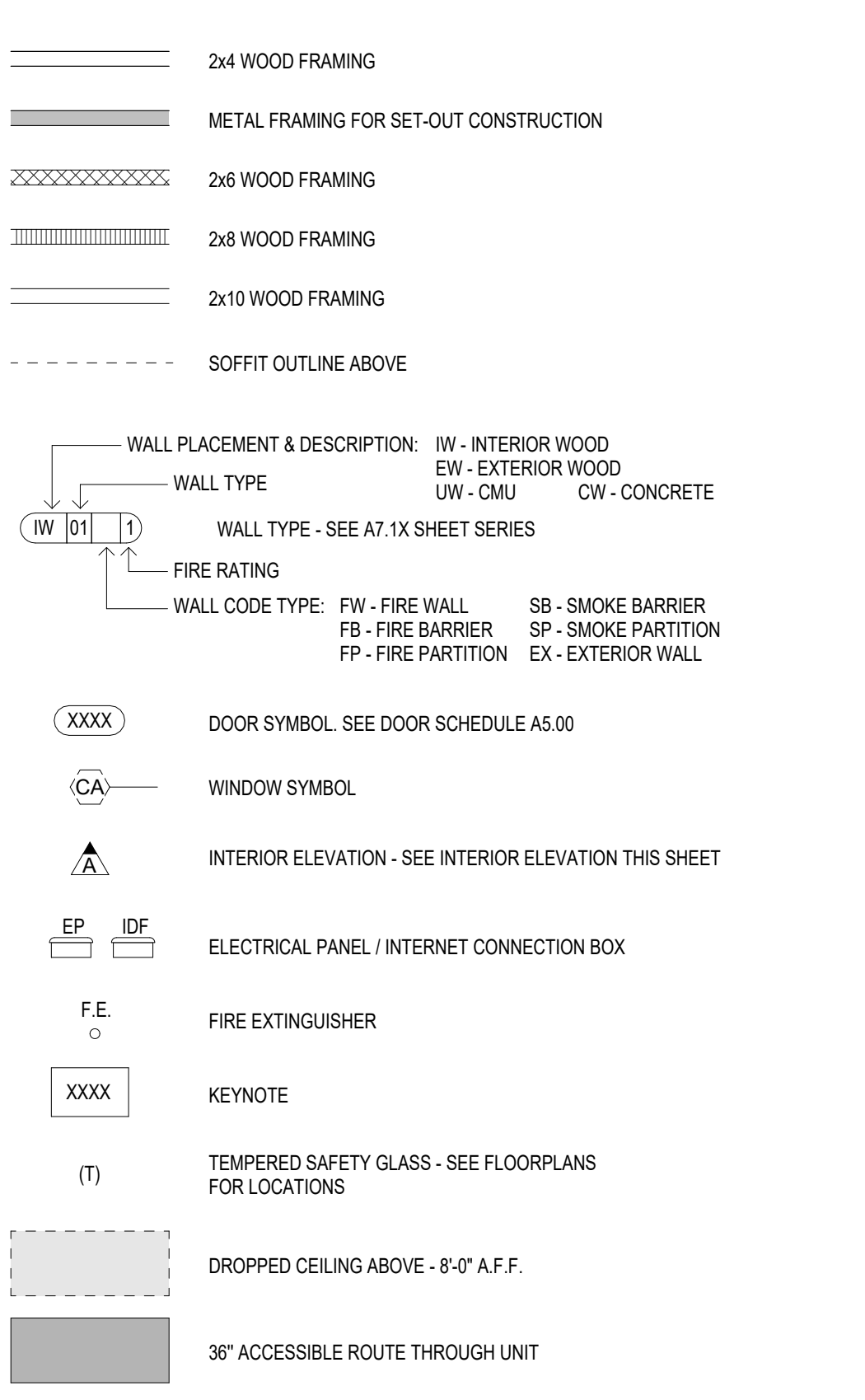
Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Lists window specifications for various units.

WINDOW TYPES



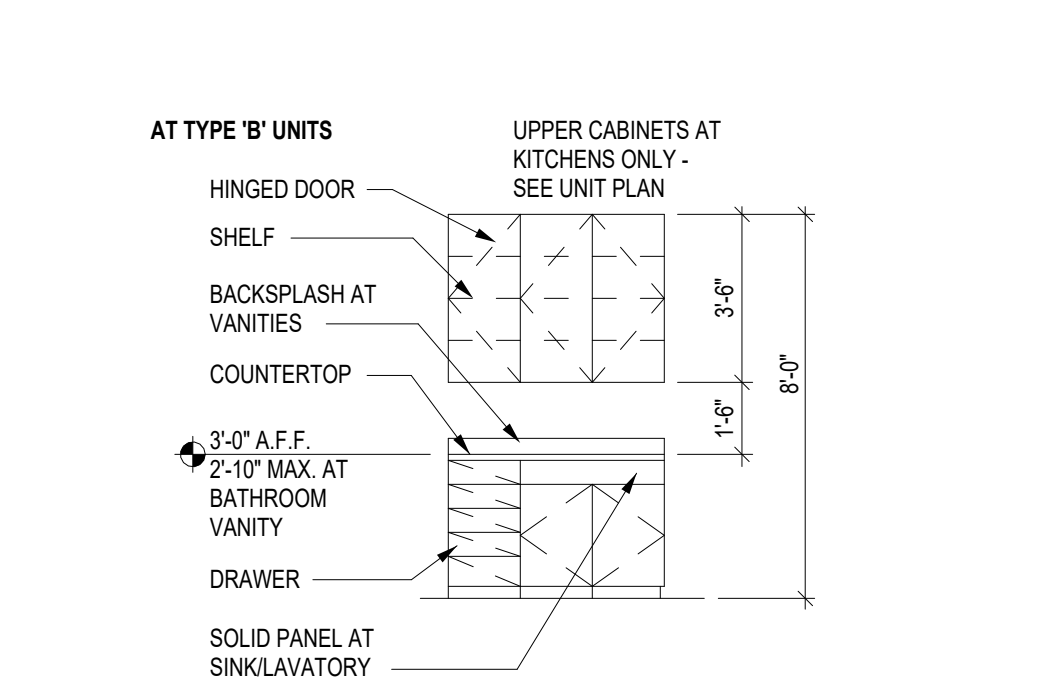
- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR
CONSTRUCTION



Notice of alternate billing for payment cycle
This contract does not allow the owner to require the submission of bills or payments in cycles other than 15th days. This contract may also be used to make payment on some alternative schedule after certification and approval of bills and estimates. A written description of such other billing practices applicable to the project is available from the owner to the owner's designated agent at the time of contract execution.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

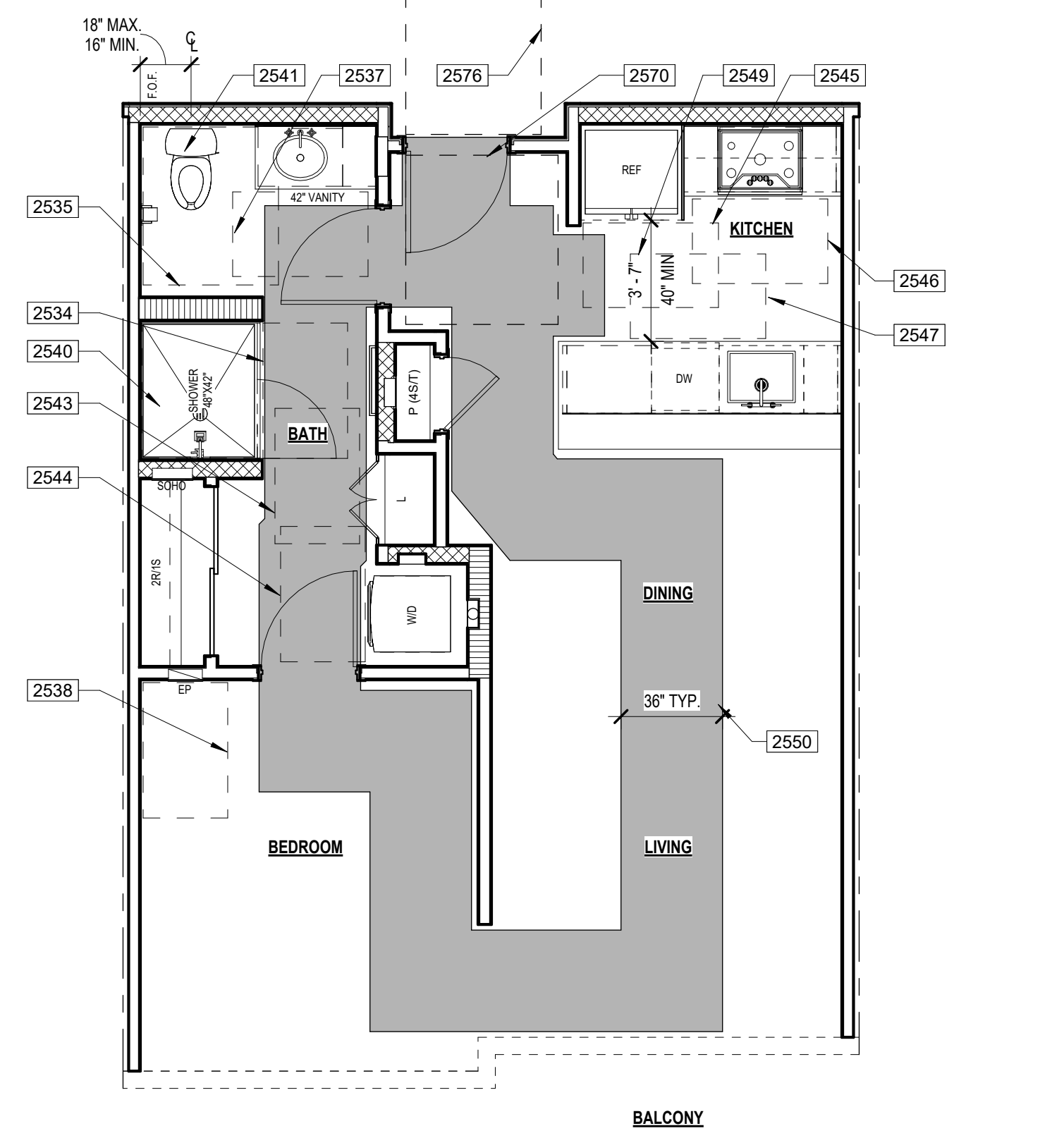
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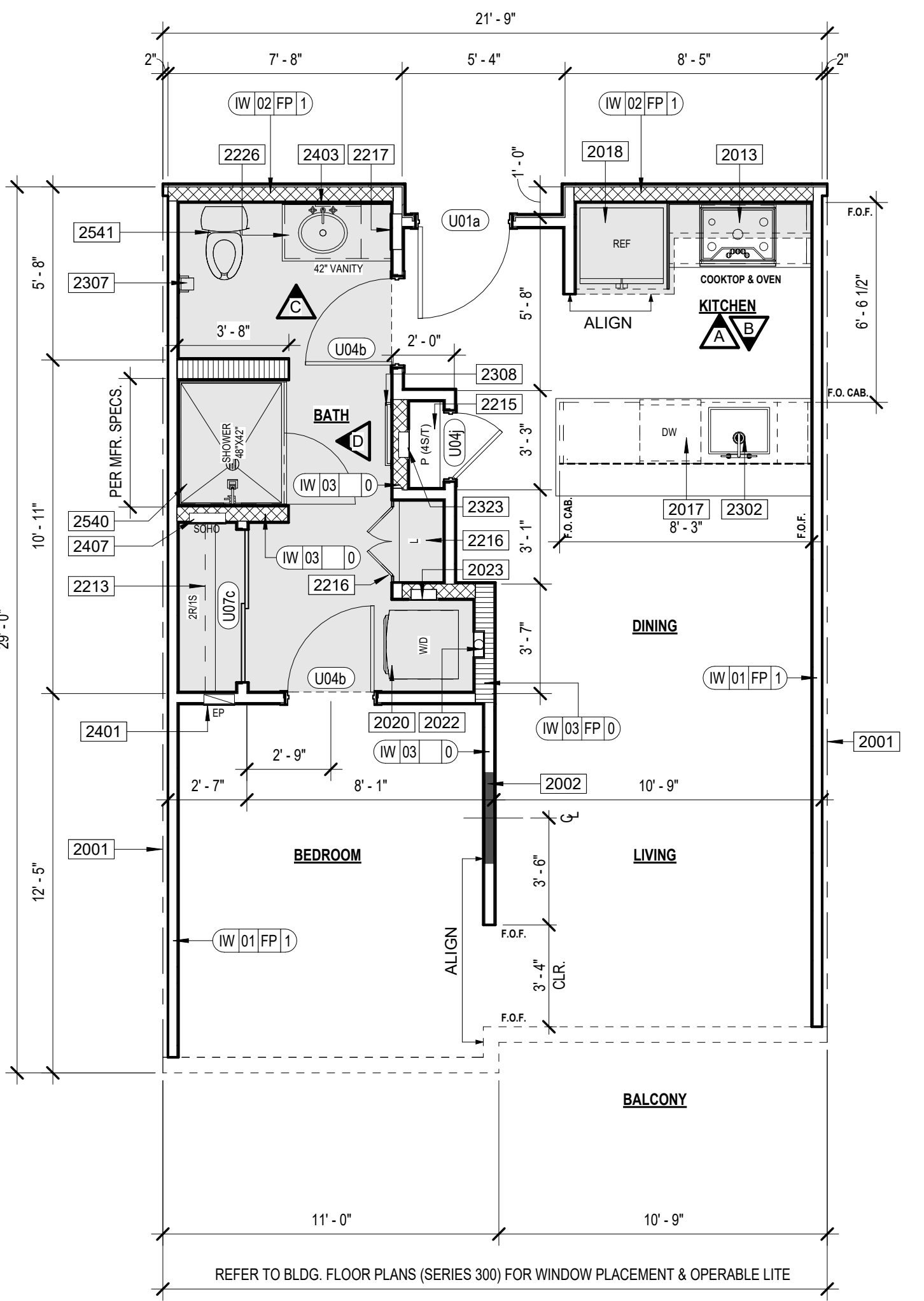
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.22
UNIT B6



1 UNIT S1 ANSI PLAN ANSI TYPE 'B' - OPTION 'B' SCALE: 1/4" = 1'-0"



2 UNIT S1 FLOOR PLAN SCALE: 1/4" = 1'-0"

Table with 2 columns: Room, Area (SF). Rows: LIVING 603 SF, BALCONY 33 SF, BEDROOM 636 SF.

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30'x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL. - ICC 2009 SECTION 1004.11.3.1.3.3

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.

ACCESSIBILITY GENERAL NOTES

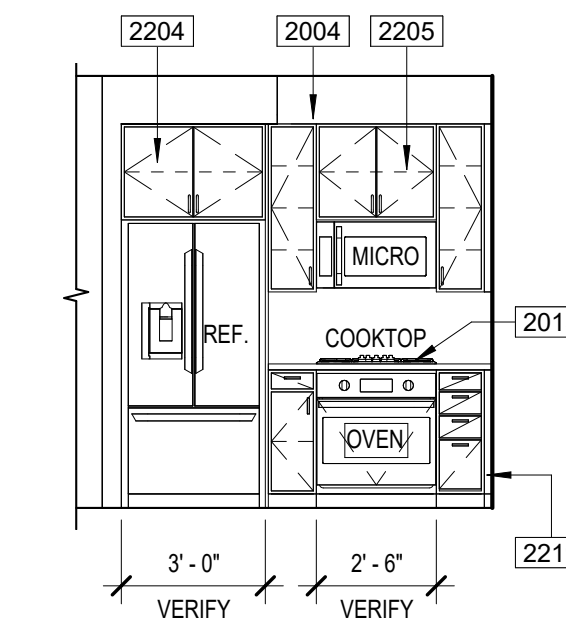
- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.

INTERIOR ELEVATIONS

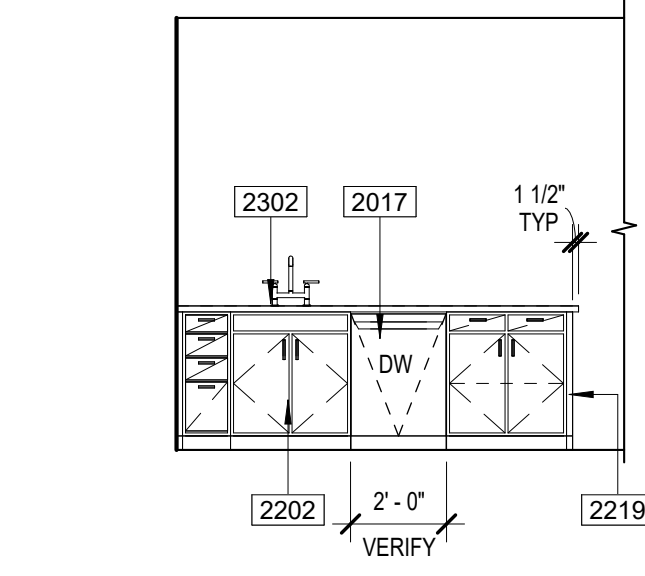
DOOR TYPES

WINDOW SCHEDULE

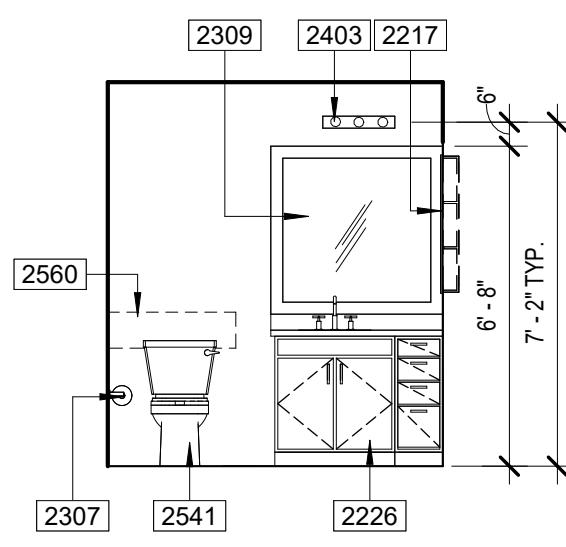
SYMBOLS



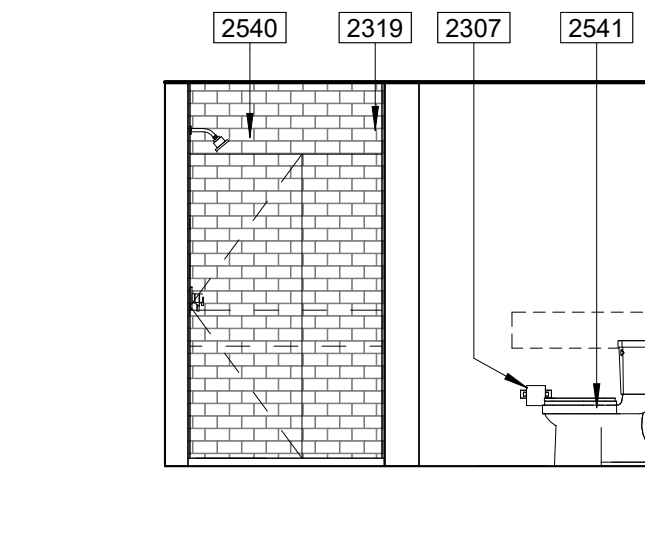
A KITCHEN



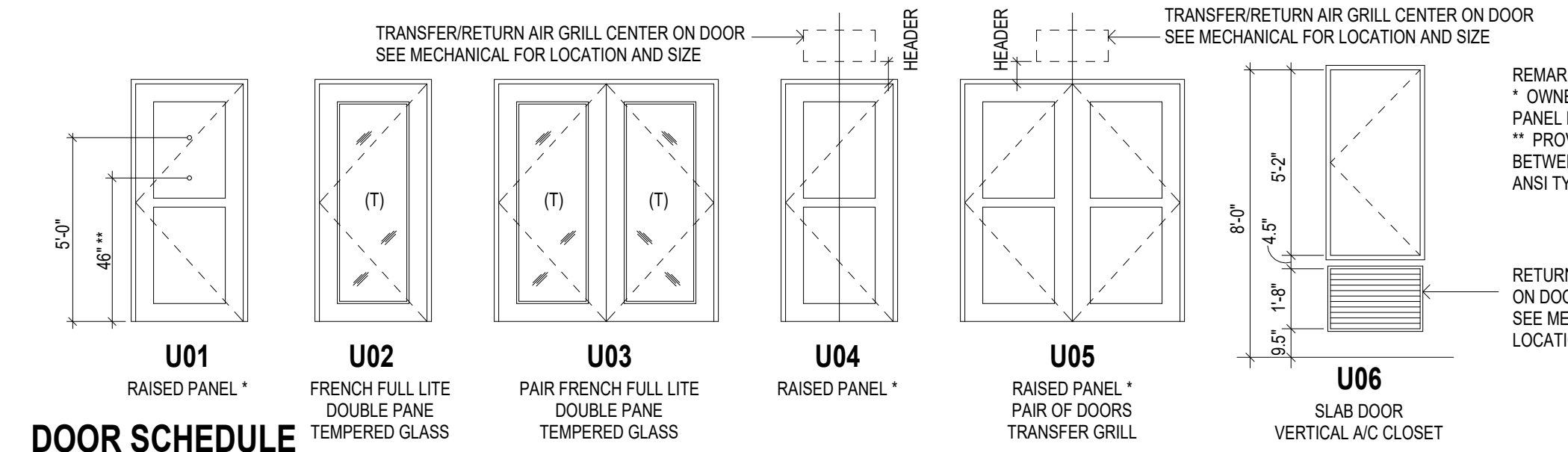
B KITCHEN



C BATH



D BATH



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and hardware specifications.

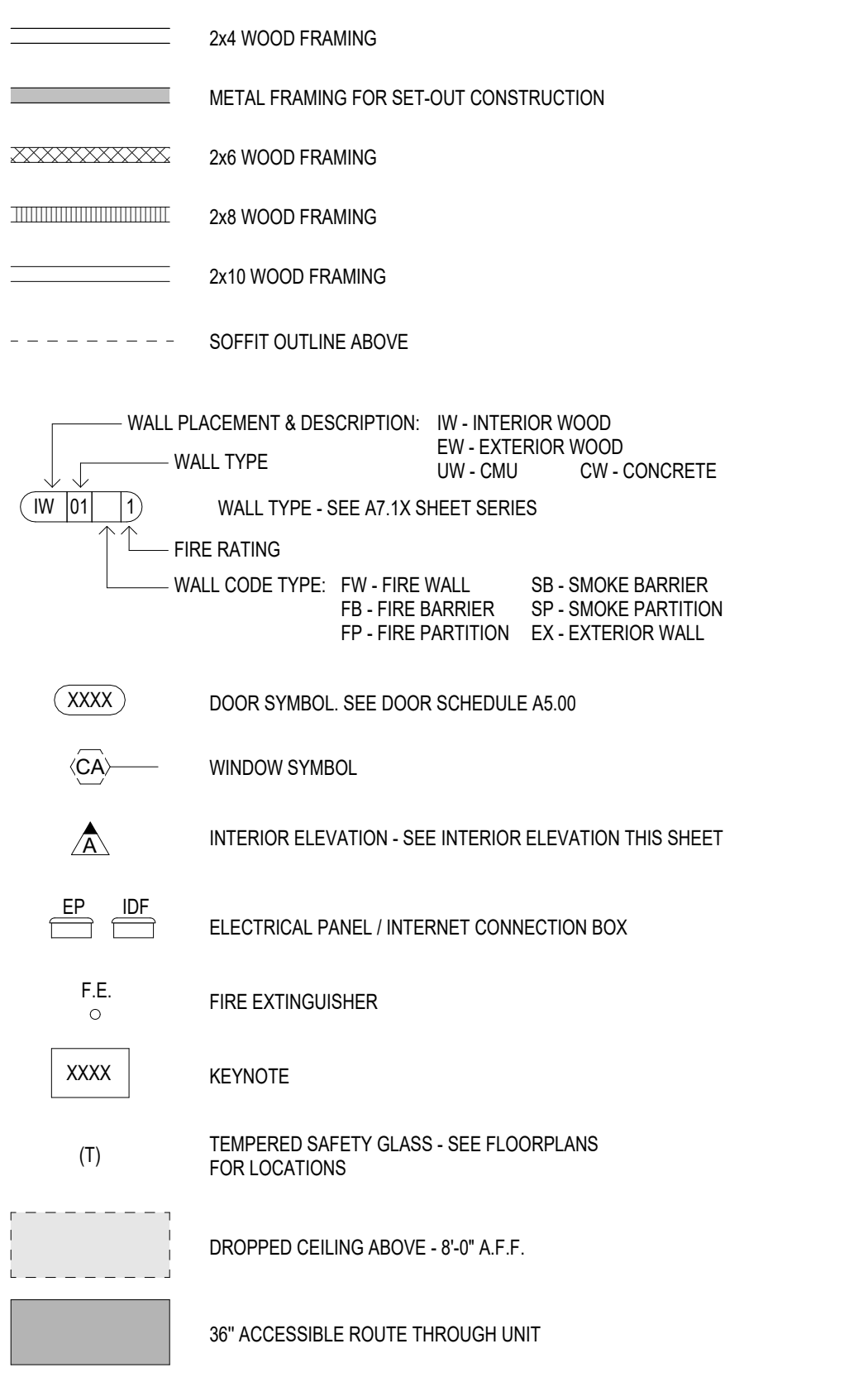
- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).

- DOOR NOTES: 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1) (BC 1010.1 EXP. 9).

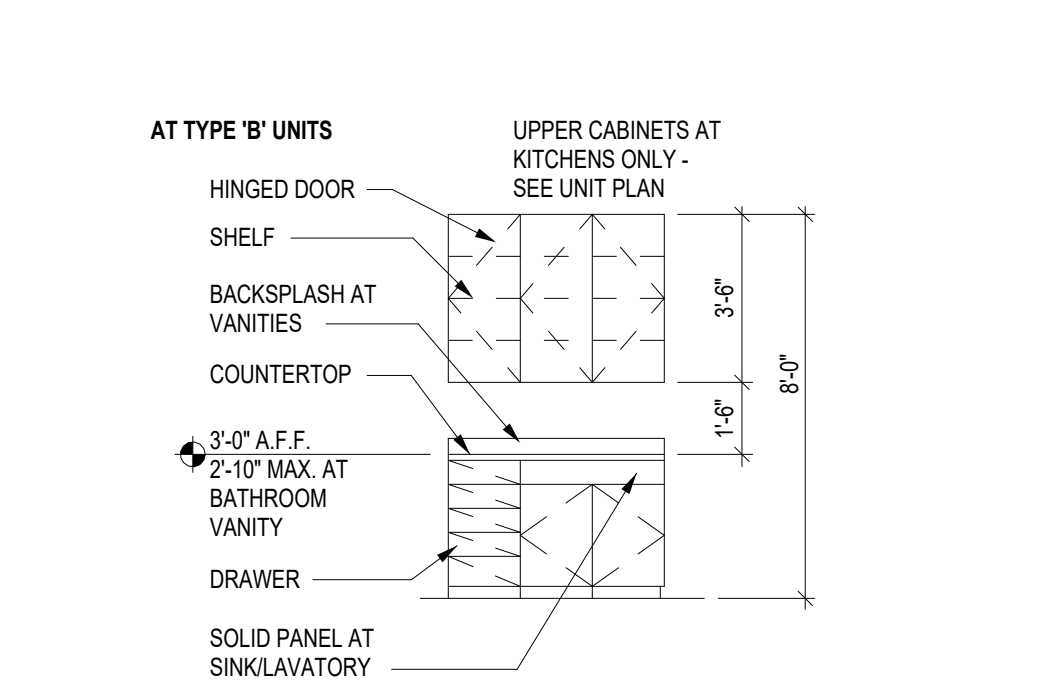
Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.



- WINDOW NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME.



TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing (or payment) cycle. This contract allows the owner to require the submission of bills of materials...

CLIENT NAME CLIENT ADDRESS CLIENT PHONE NUMBER and the owner or its designated agent shall provide this written description on request.

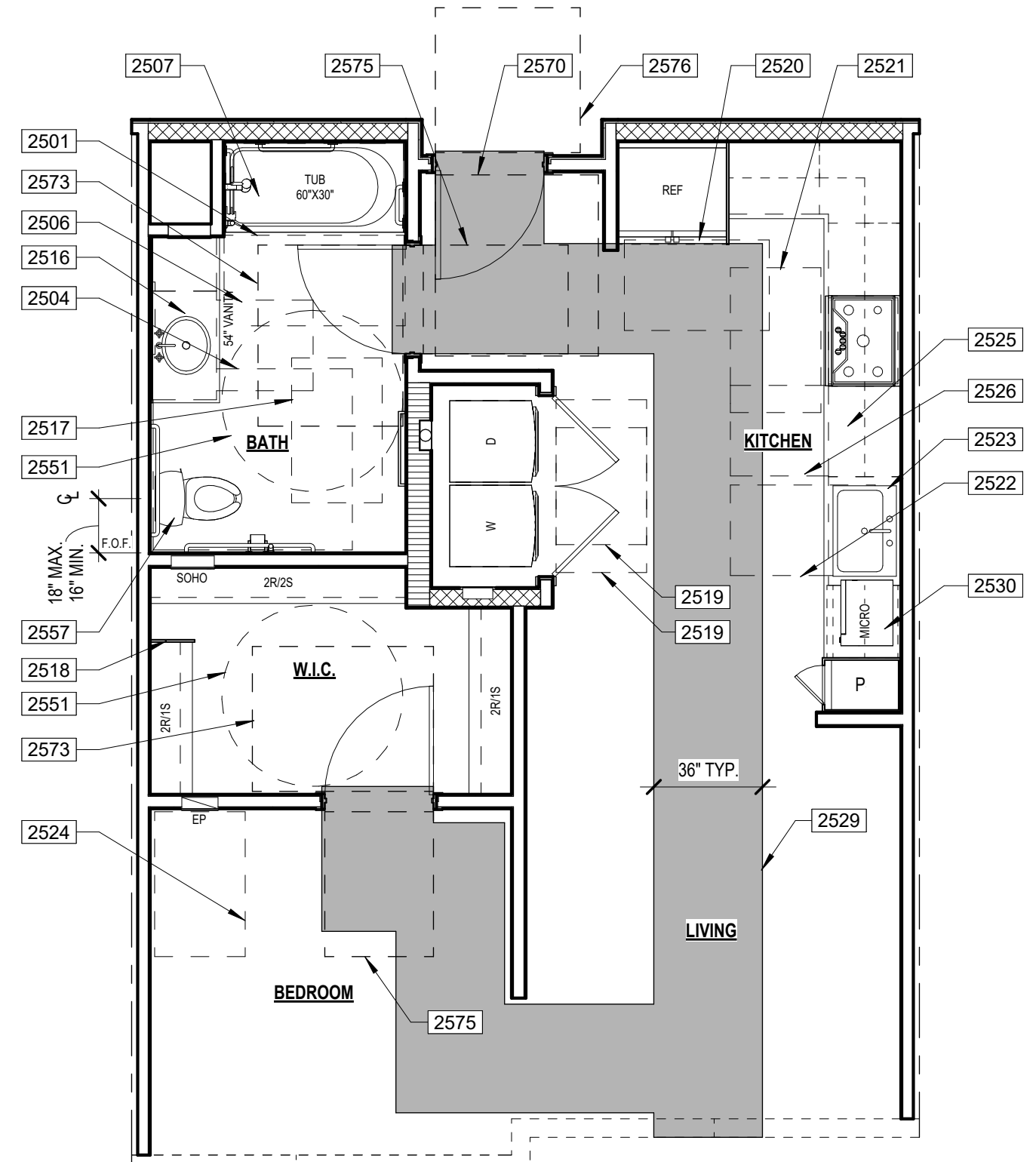
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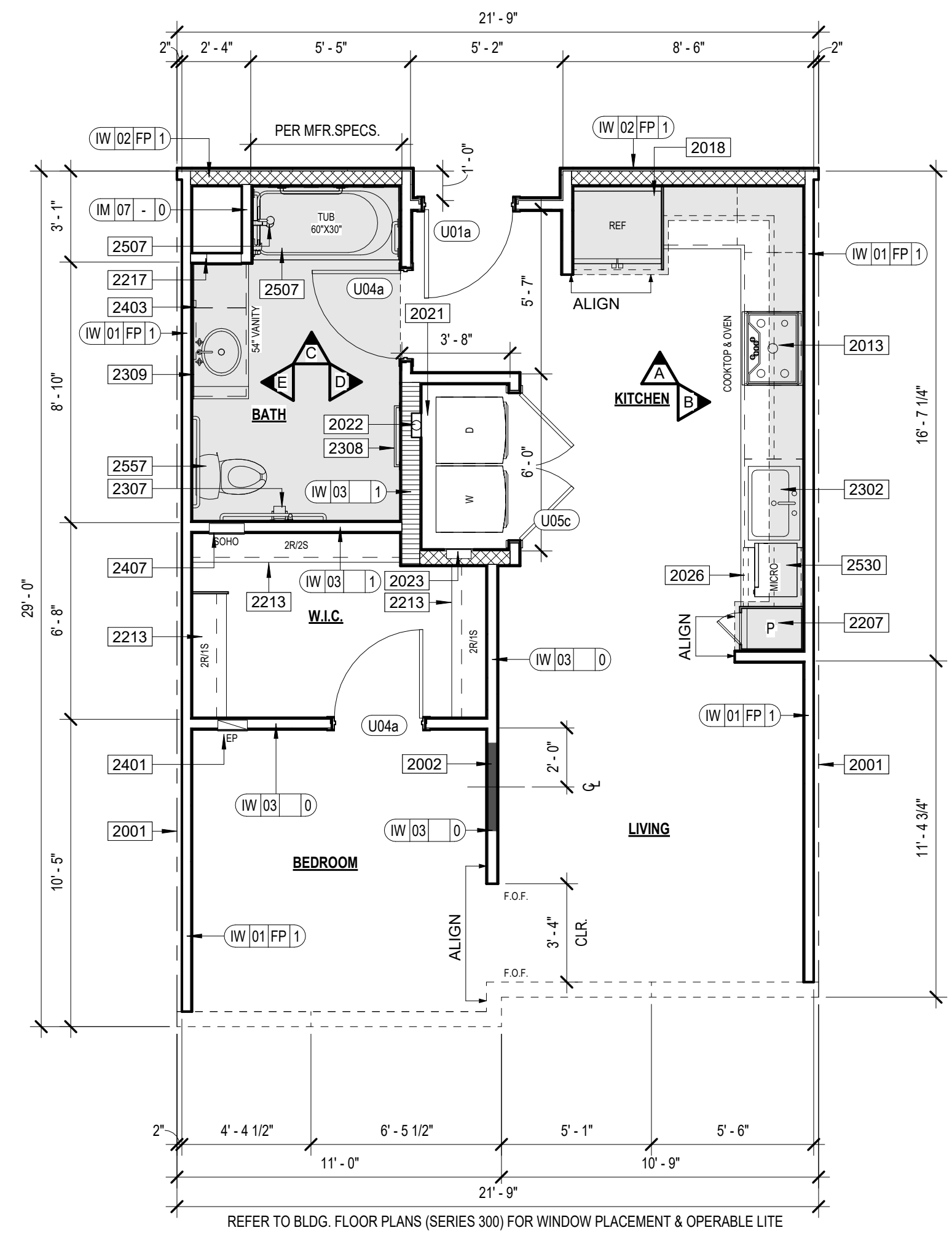
REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.23 UNIT S1

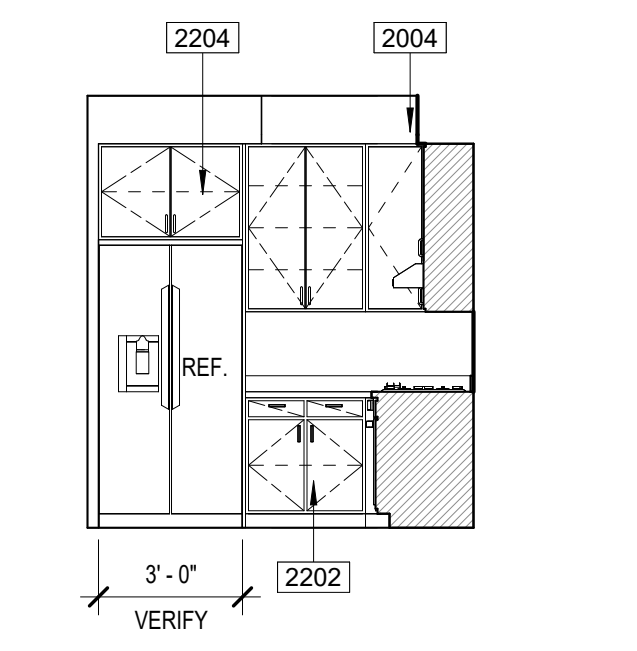


1 UNIT S1H ANSI PLAN ANSI TYPE A SCALE: 1/4" = 1'-0"

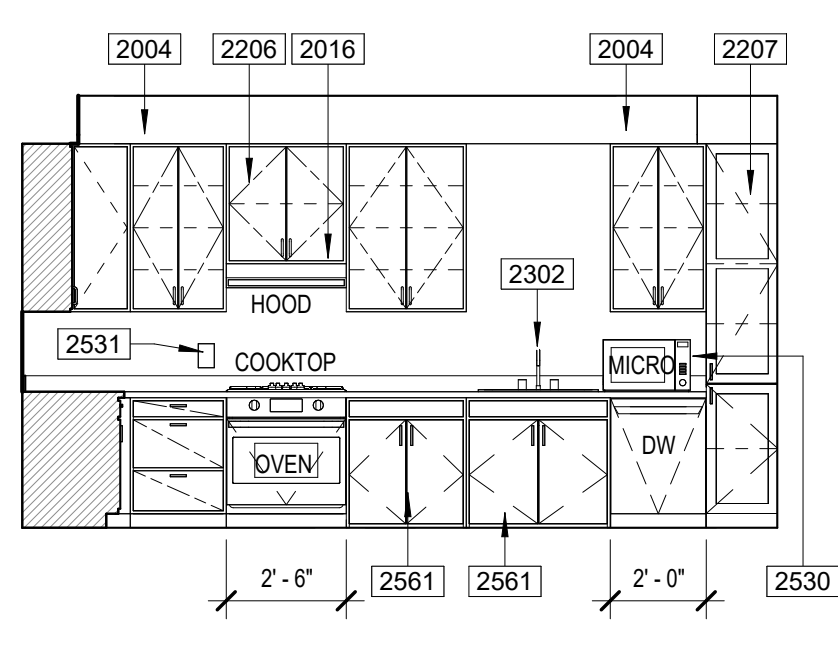


2 UNIT S1H FLOOR PLAN SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS

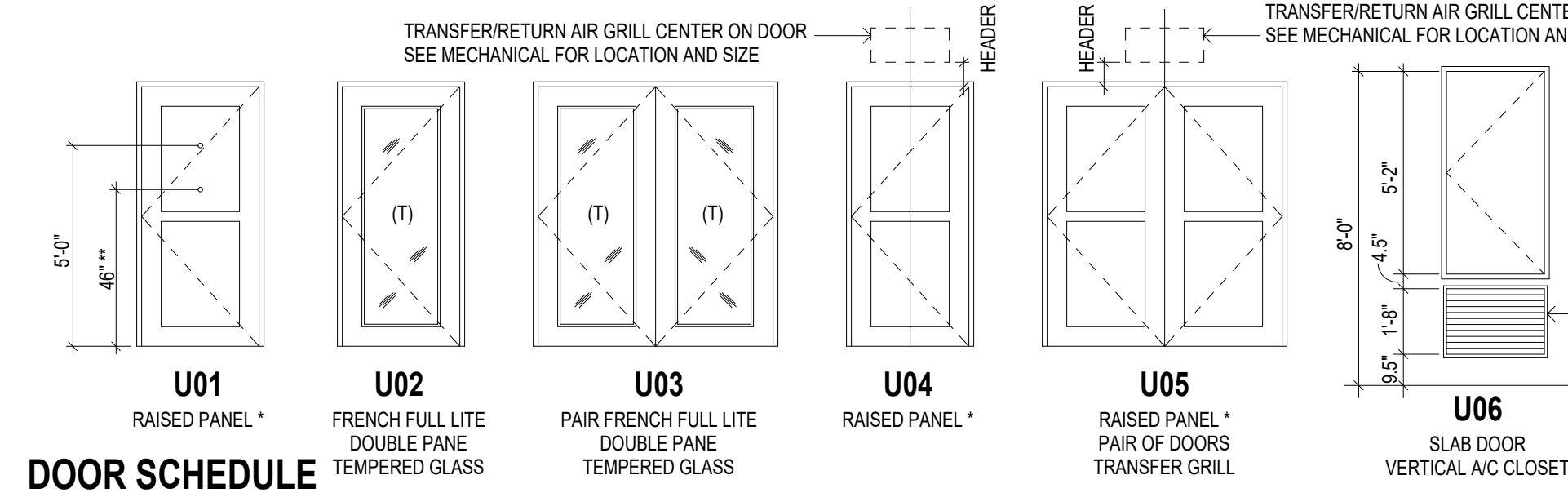


A KITCHEN



B KITCHEN

DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, SWING, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING... 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES... 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS... 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES...

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS... 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED... 2013 COOKTOP... 2016 HOOD... 2018 REFRIGERATOR... 2021 SIDE BY SIDE WASHER/DRYER - WASHER ON LEFT SIDE... 2022 DRYER VENT BOX... 2023 WASHER BOX... 2024 DISHWASHER (ANSI)... 2025 BASE CABINET IN UNIT... 2026 CABINET ABOVE REFRIGERATOR... 2028 CABINET ABOVE HOOD... 2027 TALL CABINET IN UNIT... 2028 CLOSET ROD AND SHELF (2S/2R)... 2029 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F... 2022 BATHROOM VANITY... 2022 SINK WITH GARBAGE DISPOSAL... 2024 TUB... 2027 UNIT TOILET PAPER HOLDER... 2038 TOWEL BAR... 2039 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F... 2037 SHOWER HEAD ON HOSE... 2030 VALVE... 2040 ELECTRICAL PANEL RECESSED IN WALL... 2041 UNIT WALL MOUNTED LIGHT FIXTURE... 2042 SOHO PANEL

ANSI KEYNOTES

- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT BATHTUB... 2504 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION... 2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY... 2507 ANSI TYPE 'A' UNIT BATHTUB PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS... 2511 ANSI TYPE 'A' UNIT ADJUSTABLE SHOWER HEAD WITH 59" MINIMUM HOSE PER DETAIL 08, 16 & 24/47.8.11... 2516 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER LAVATORY TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE... 2517 ANSI TYPE 'A' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING... 2518 ANSI TYPE 'A' UNIT CLOSET SHELF SUPPORT TO STOP 36" MINIMUM ABOVE FINISH FLOOR... 2519 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF EACH APPLIANCE... 2521 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE SINK... 2522 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE... 2523 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE... 2524 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD... 2525 ANSI TYPE 'A' UNIT WORK SURFACE 30" MINIMUM IN LENGTH... 2526 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE WORK SURFACE... 2529 ANSI TYPE 'A' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT... 2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE... 2531 ANSI TYPE 'A' UNIT SWITCH FOR VENT HOOD IN REACH RANGE... 2551 60" DIAMETER TURNING CIRCLE... 2557 COMMON AREAS TOILET, PROVIDE REINFORCEMENT AND GRAB BARS AT TOILET PER DETAIL 10/47.8.13... 2560 WALL BACKING FOR GRAB BARS... 2561 DOUBLE DOOR CABINET WITH RETRACTABLE DOORS... 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12/47.8.10 FIGURE A... 2573 60" X 48" DOOR CLEARANCE - LATCH APPROACH PULL SIDE PER DETAIL 12/47.8.10 FIGURE F... 2575 38" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12/47.8.10 FIGURE B... 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12/47.8.10 FIGURE B

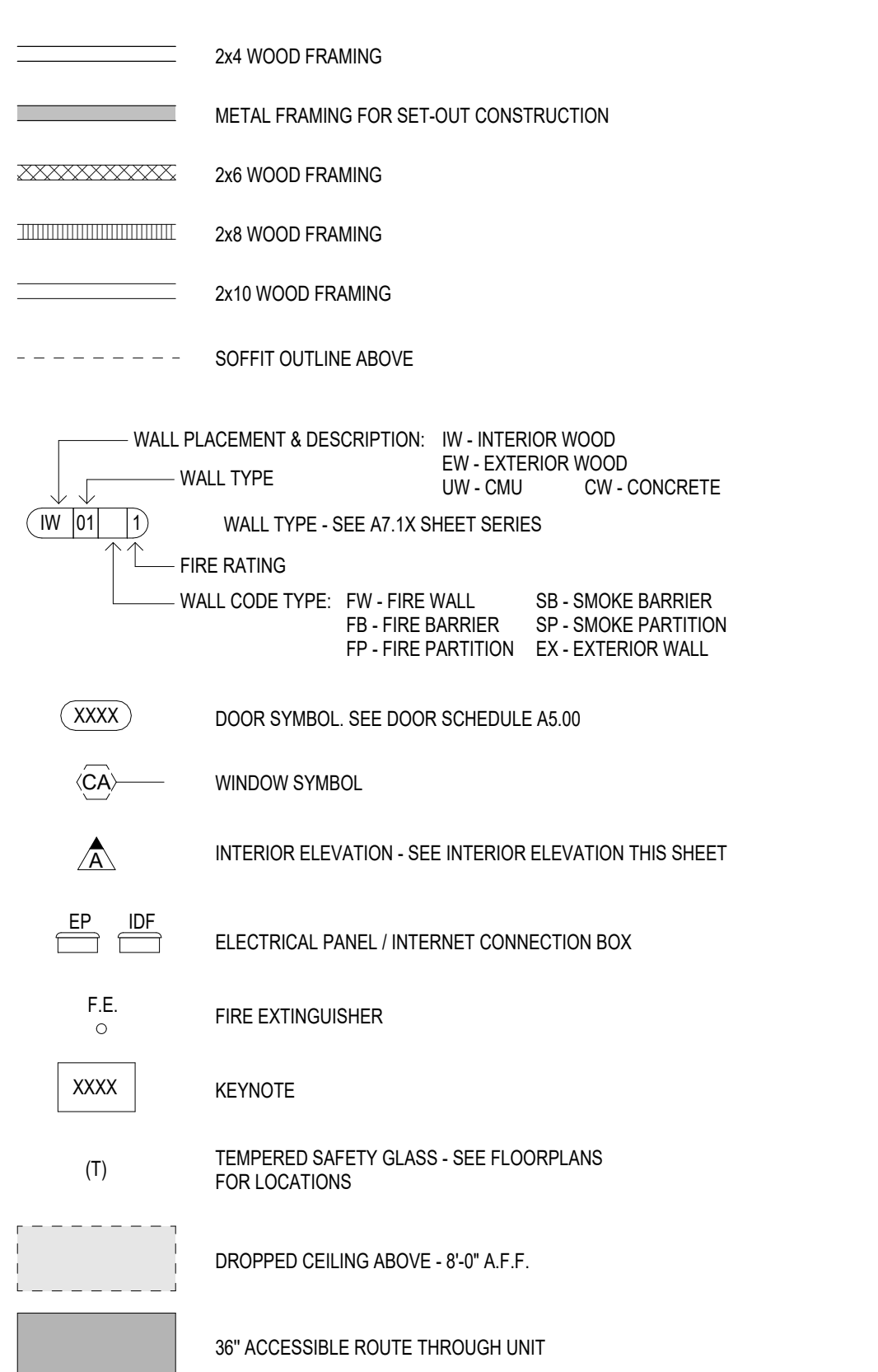
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS... 2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS... 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS... 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES... 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10/47.8.10... 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS... 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR... 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING... 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET... 10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER... 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.O.)... 12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS... 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS... 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS, BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 47" MAX. A FINISH FLOOR... 15. AT ALL FIRE RATED TUBS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING... 16. HARD SURFACE COUNTERTOP 20M OVER 58" W/ WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN... 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" A FINISH FLOOR... 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)... 19. 32" DEEP (U.I.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL... 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB... 21. WALLS SHOWN ON UNIT PLANS, TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL WALL SHALL BE 2x6 FRAME... 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS... 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES... 24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01/47.8.10... 25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING... 26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS... 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS... 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE: A. NON COMBUSTIBLE MATERIALS B. FILL IN CAVITY WITH INSULATION C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117-1 2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS... 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATH TUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 08/47.8.11 & 08/5... 3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK... 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS... 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS... 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN... 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN... 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS... 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN... 10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN... 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET... 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE... 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE... 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE... 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.8 SERIES... 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE... 17. IN ACCORDANCE WITH IBC SECTION 707.2.3.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING: I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES

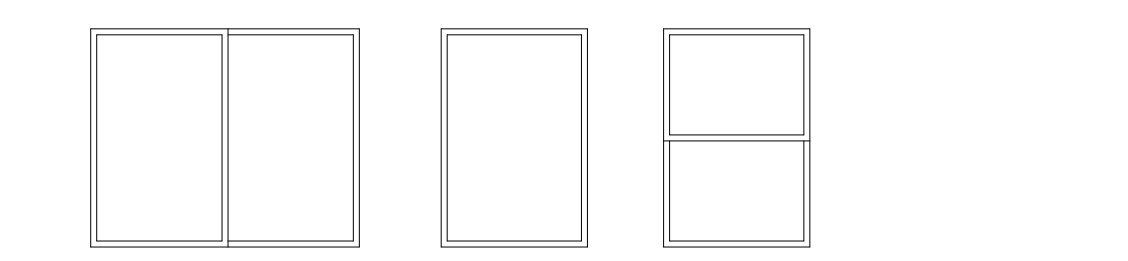
SYMBOLS



WINDOW SCHEDULE

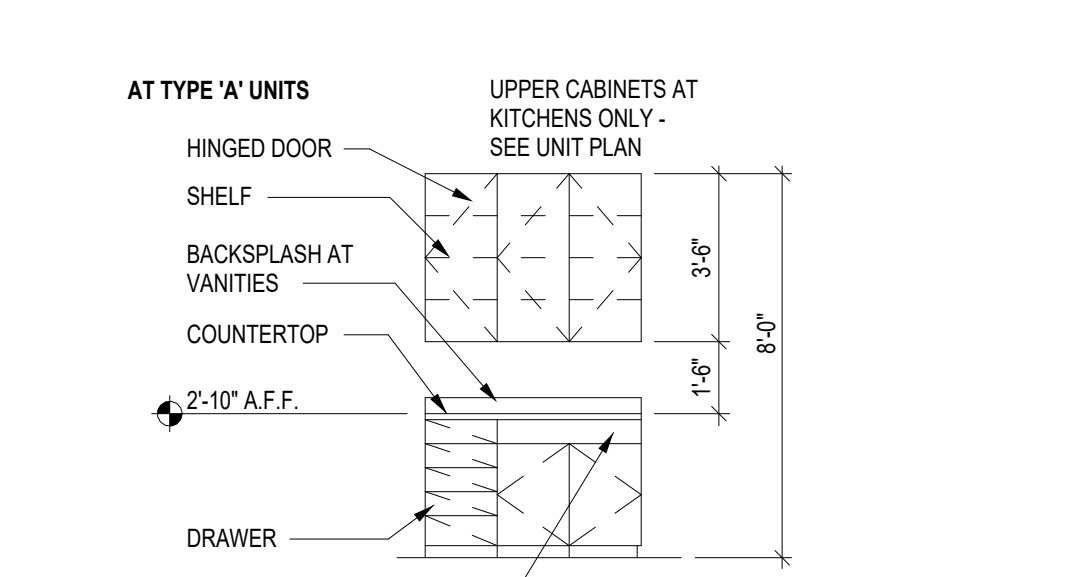
Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

WINDOW TYPES



- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME... 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E... 3. ALL WINDOWS HEAD TO BE AT 48" A.F.F... 4. (T) INDICATES TEMPERED SAFETY GLASS, SEE PLANS

TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle. This contract allows the owner to require the submission of bills of materials...

CLIENT NAME CLIENT ADDRESS CLIENT PHONE NUMBER and the owner or its designated agent shall provide this written description on request.

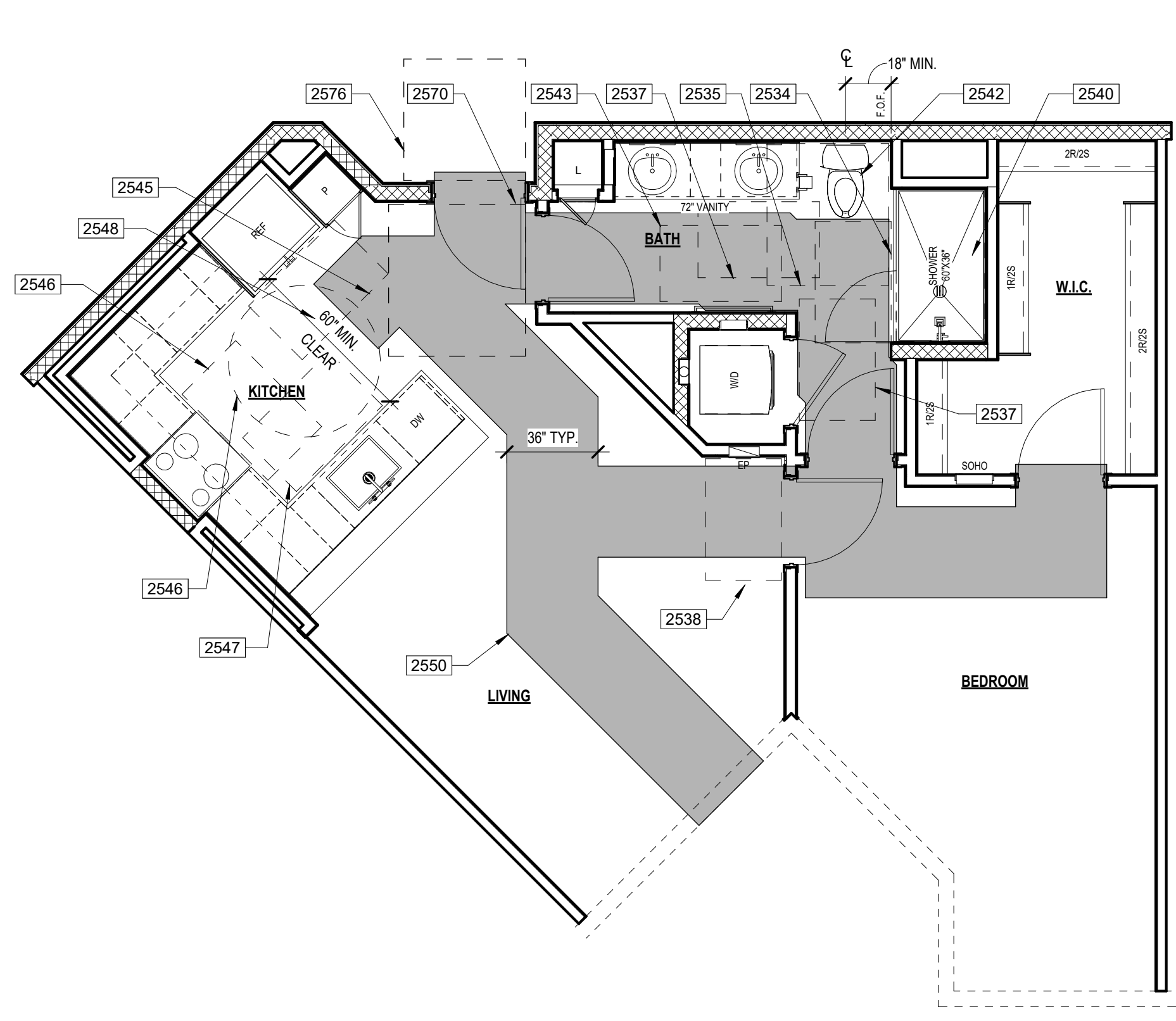
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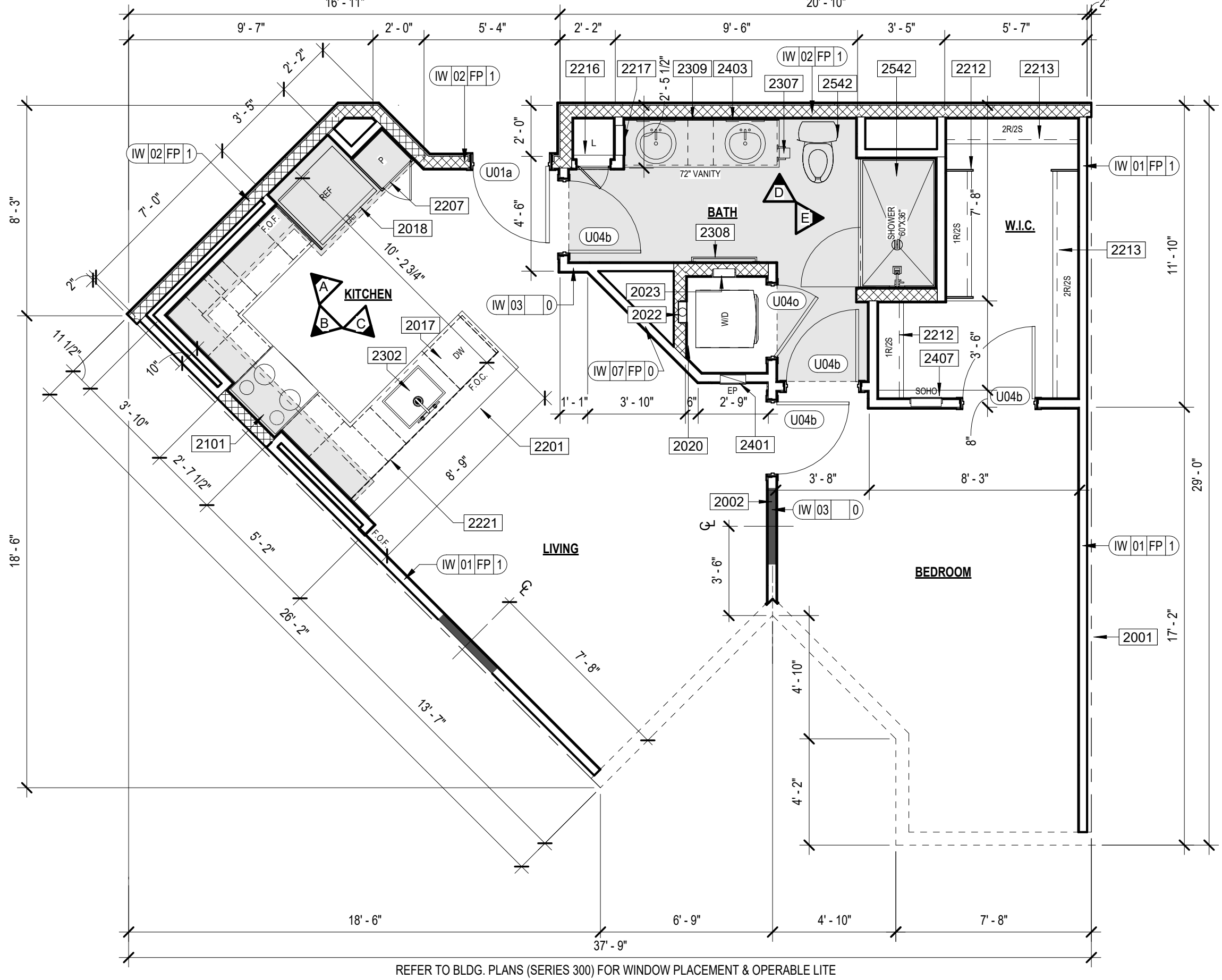
REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

AL-A2.24 UNIT S1H



1 UNIT A3 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT A3 FLOOR PLAN SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2003 CENTER WOOD STUD & BLOOMING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2004 FURR DOWN CEILING.
2005 DISHWASHER.
2006 REFRIGERATOR.
2007 WASHER / DRYER STACKED.
2008 DRYER VENT BOX.
2009 WASHER BOX.
2010 PONGE.
2011 COUNTERTOP IN UNIT.
2012 BASE CABINET IN UNIT.
2013 WALL CABINET IN UNIT.
2014 CABINET ABOVE MICROWAVE.
2015 CABINET ABOVE HOOD.
2016 TALL CABINET IN UNIT.
2017 CLOSET ROD AND SHELF (1R / 2S).
2018 CLOSET ROD AND SHELF (2S / 2R).
2019 FACE FRAME DOOR.
2020 LINEN SHELVES.
2021 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
2022 BACK PANEL.
2023 SINK WITH GARBAGE DISPOSAL.
2024 UNIT TOILET PAPER HOLDER.
2025 TOWEL BAR.
2026 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2027 MIXER VALVE.
2028 SHOWER HEAD.
2029 ELECTRICAL PANEL RECESSED IN WALL.
2030 UNIT WALL MOUNTED LIGHT FIXTURE.
2031 60/40 PANEL.

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL.
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x36").
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48").
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48").
2540 ANSI TYPE 'B' UNIT SHOWER. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11.
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12.
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48").
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48").
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48").
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48").
2548 ANSI TYPE 'B' UNIT U-shaped KITCHEN CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MINIMUM.
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE).
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH FULL SIDE PER DETAIL 12A7.8.10 FIGURE A.
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B.

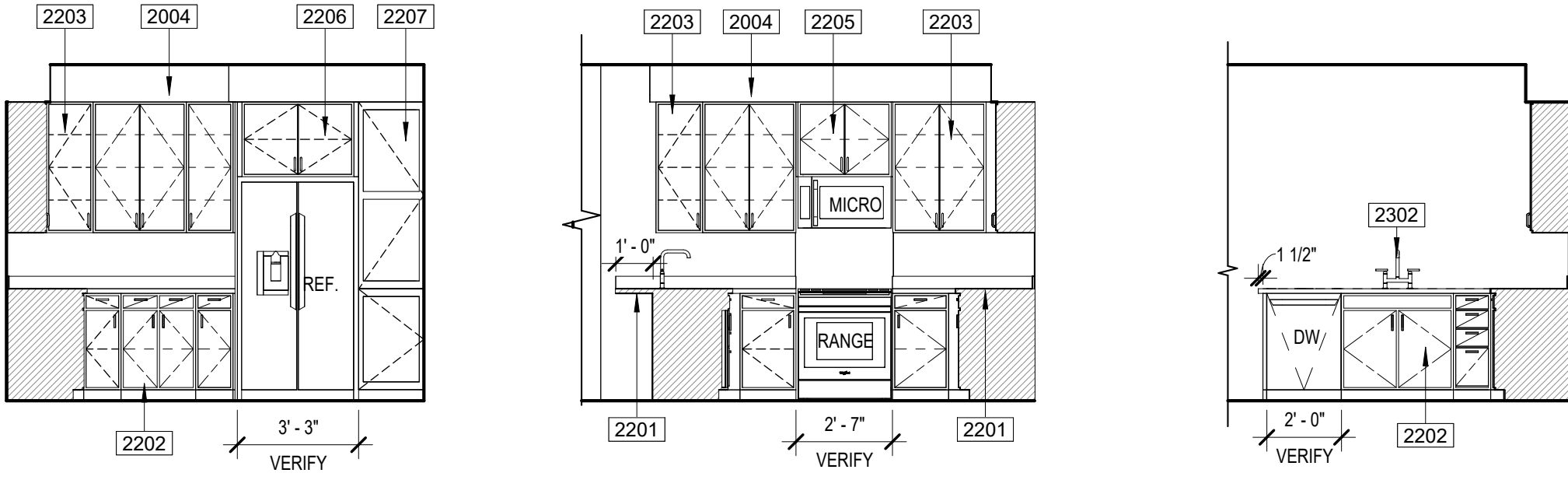
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 47" MAX. FINISH IN UNITS.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FLOOR RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 36" X 36" WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL FINISH SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R HR RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

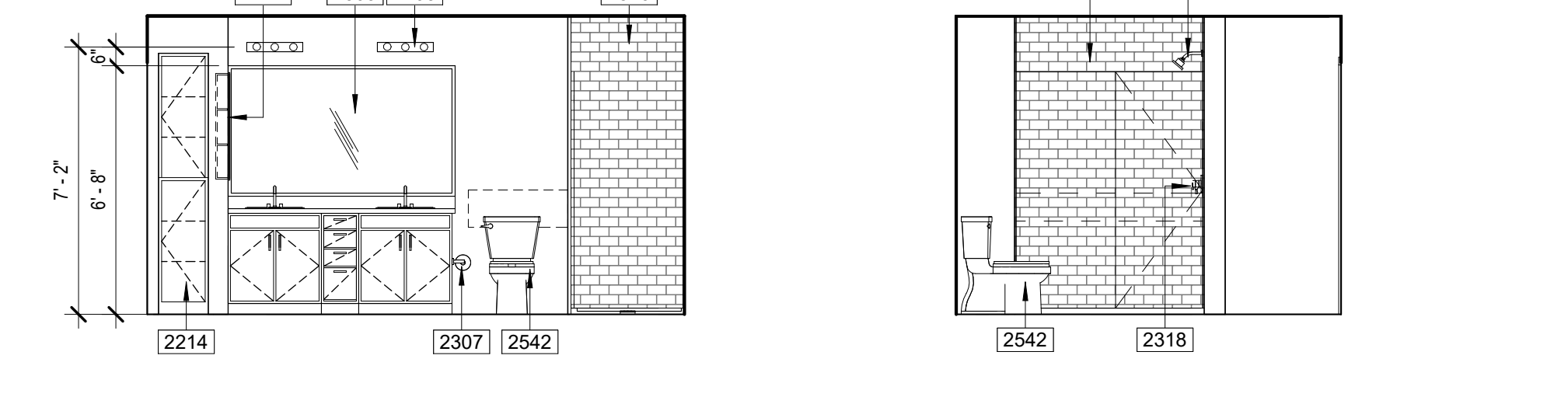
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATH TUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 8.12 & 8.13 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED, AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-4" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A117.1.1.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS

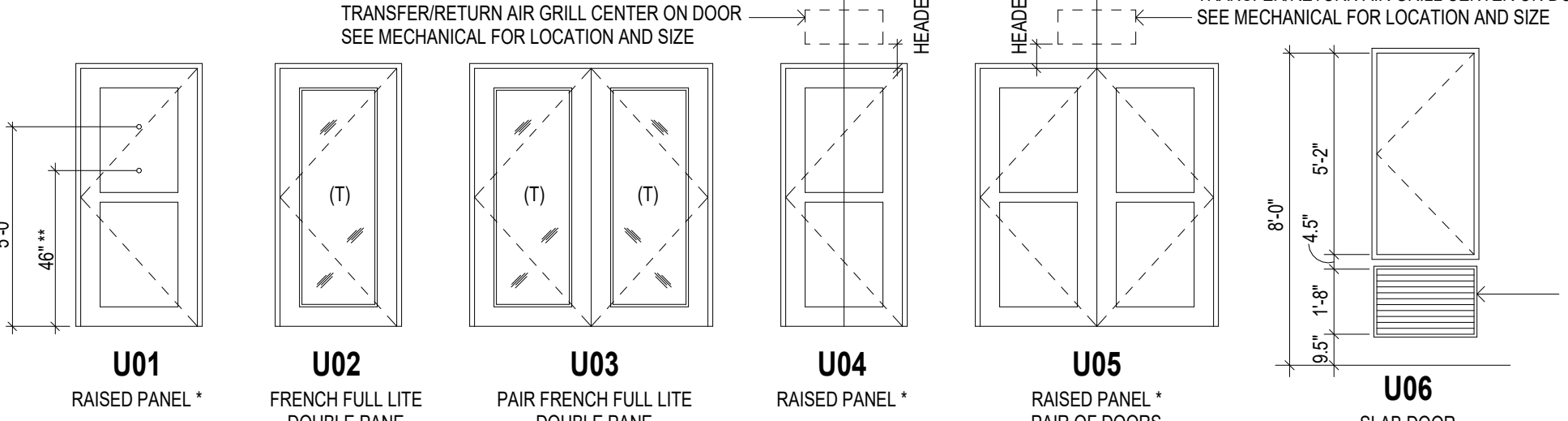


A KITCHEN B KITCHEN C KITCHEN



D BATH E BATH

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists door types U01a through U04b.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.2.1) (BC 1010.1.4 EXP. 5).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS. PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'B' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER ALL ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

UNIT DOOR HARDWARE SCHEDULE

Table with columns: HARDWARE SET NUMBER, DESCRIPTION, EXTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, GASKETING, WEATHERSTRIPPING, DOOR SWEEP WITH BRAIN DRIP, THRESHOLD, PASSAGE SET, PRIVACY SET, ENTRY/OFFSET SET, STORED/OPEN SET, TURNBOLT LEVER, PULL (INSIDE/OUTSIDE), FINER PULL, PULL (INSIDE/OUTSIDE), PULL BAR, FLUSH BOLT, OVERHEAD ROLLER LATCH, DOOR STOP, UL LISTED VIEWPORT, UL LISTED AND VIEWPORT.

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

WINDOW SCHEDULE

Table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Lists window types U01 through U06.

REMARKS: \* OWNER TO SELECT RAISED PANEL DESIGN. \*\* PROVIDE SECOND PEEPHOLE BETWEEN 48" AND 48" HIGH AT ANSI TYPE 'A' UNITS.



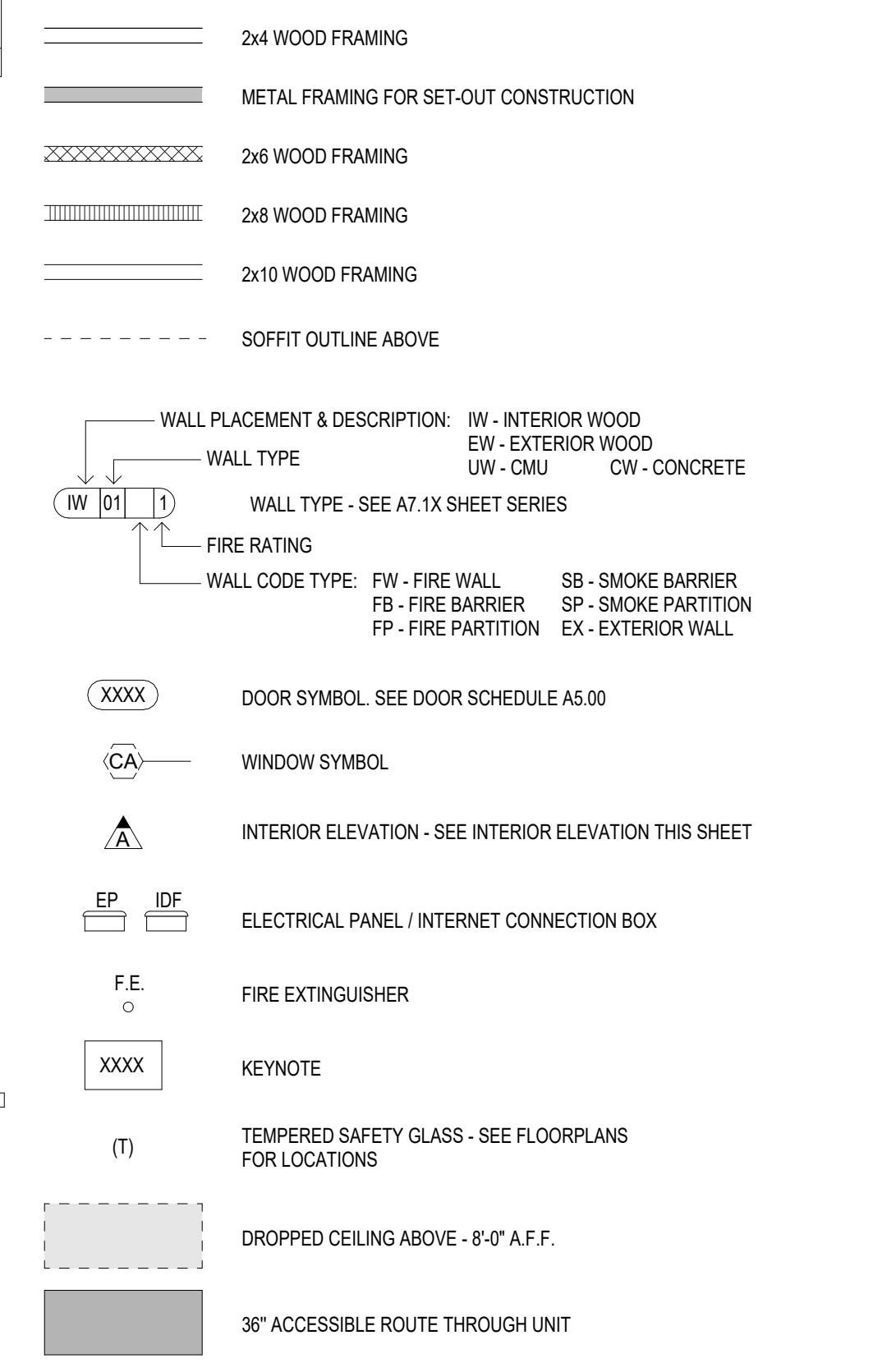
WINDOW TYPES

- 1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

WINDOW NOTES

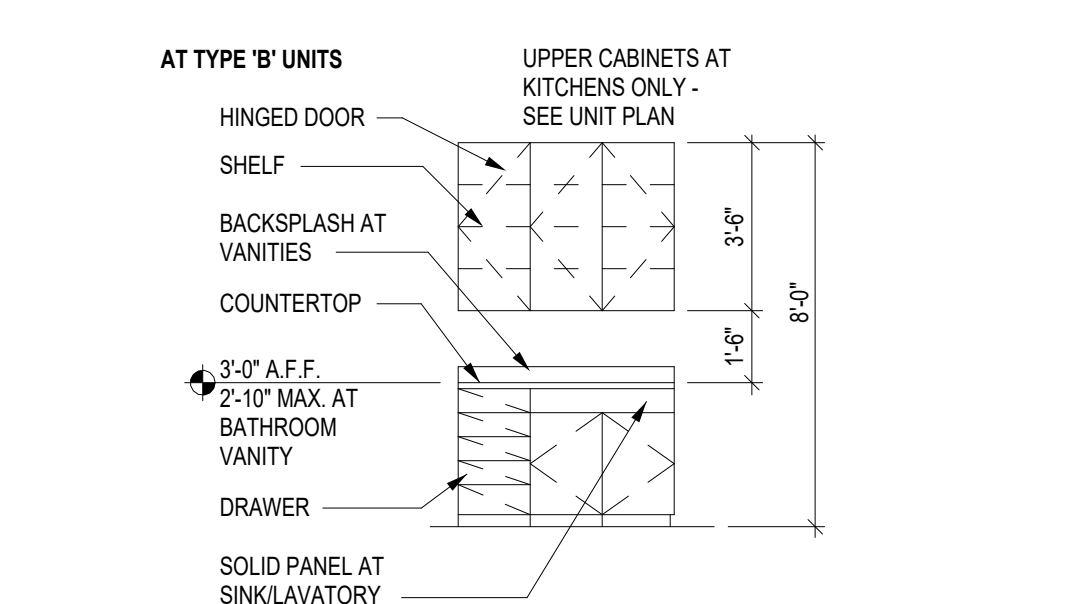
- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE DOOR RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle. This contract does not allow the owner to require the submission of bills or payments in cycles other than 15th days. This contract may also be used to make payment on some alternative schedule after certification and approval of billing and estimates. A written description of such other billing practices applicable to the project is available from the owner or the owner's designated agent at the time of contract execution.

CLIENT NAME CLIENT ADDRESS CLIENT PHONE NUMBER and the owner or its designated agent shall provide this written description on request.

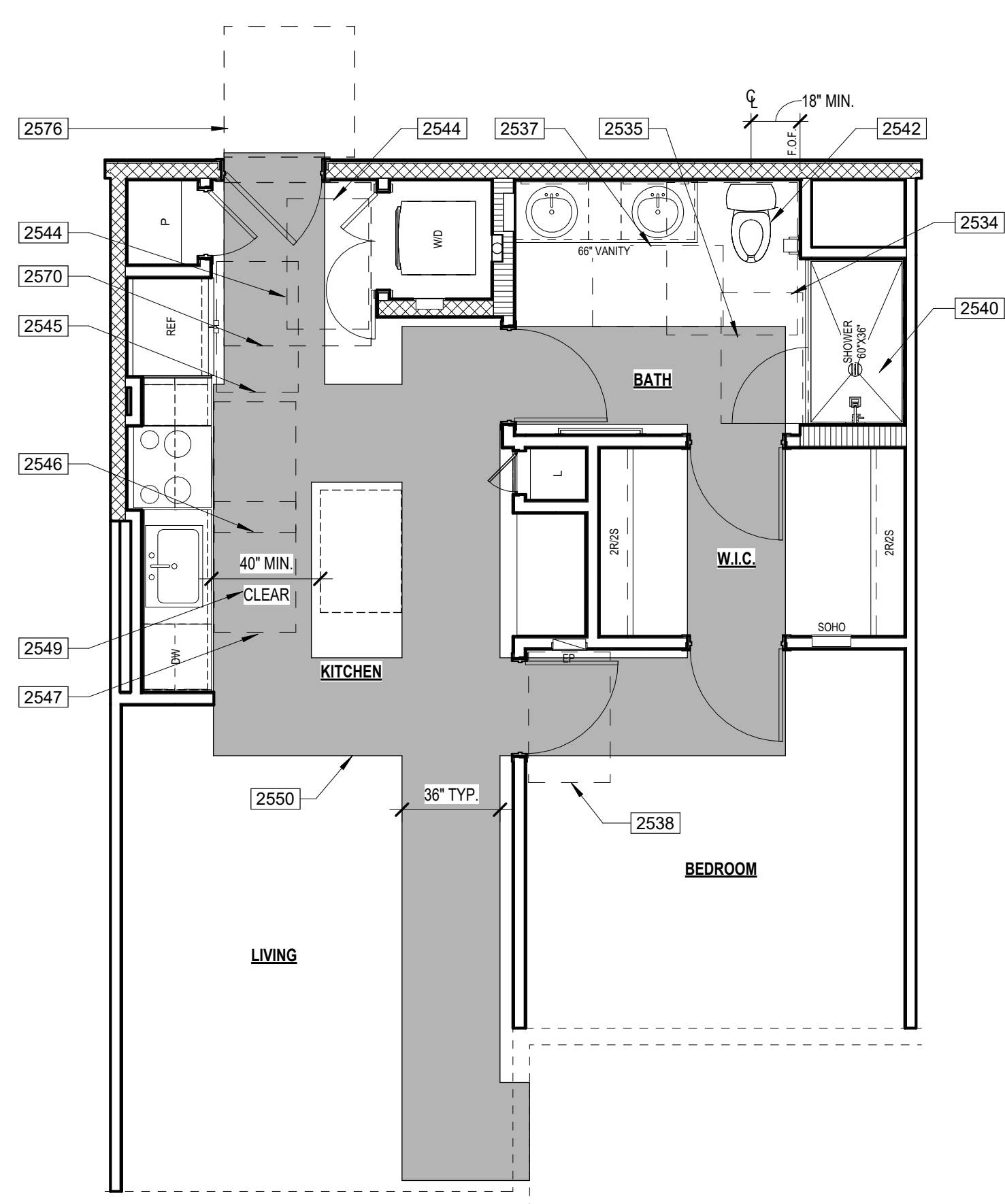
Contractor must verify all dimensions at project before proceeding with this work.

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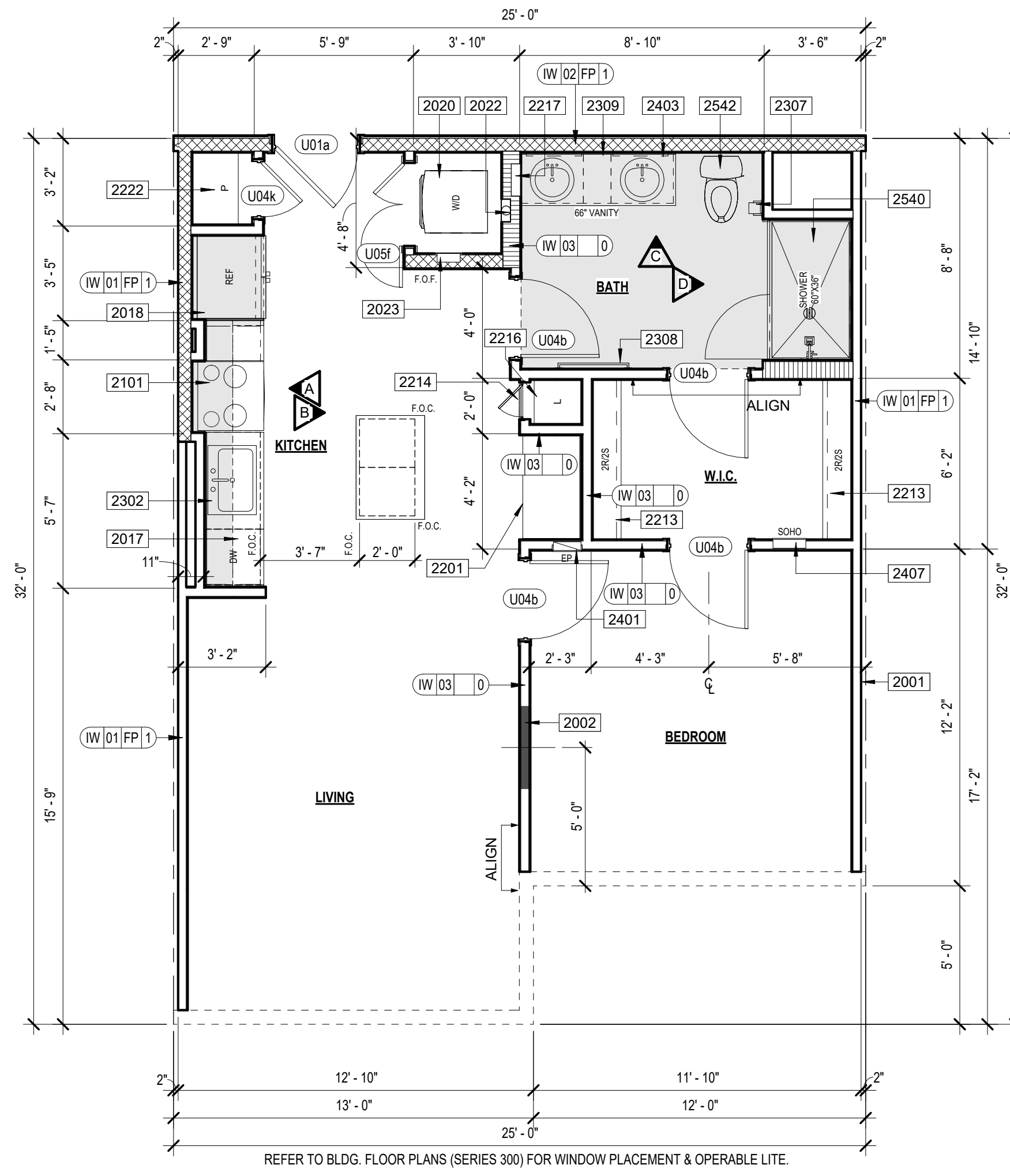
REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

MC-A2.12 UNIT A3



1 UNIT A4 ANSI PLAN ANSI TYPE "B" - OPTION "B"



2 UNIT A4 FLOOR PLAN

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2004 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2014 FURR DOWN CEILING.
2018 MICROWAYS ABOVE RANGE.
2019 DISHWASHER.
2019 REFRIGERATOR.
2020 WASHER / DRYER STACKED.
2022 DRYER VENT BOX.
2023 WASHER BOX.
2101 COUNTERTOP IN UNIT.
2102 BASE CABINET IN UNIT.
2203 WALL CABINET IN UNIT.
2204 CABINET ABOVE REFRIGERATOR.
2205 CABINET ABOVE MICROWAVE.
2206 CLOSET ROD AND SHELF (S/2R).
2214 FACE FRAME DOOR.
2216 LINEN SHELVES.
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2222 PANTRY SHELVING.
2226 BATHROOM VANITY.
2302 SINK WITH GARBAGE DISPOSAL.
2307 UNIT TOILET PAPER HOLDER.
2308 TOWEL BAR.
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2316 VANITY SINK.
2318 MIXER VALVE.
2319 SHOWER HEAD.
2401 ELECTRICAL PANEL RECESSED IN WALL.
2403 UNIT WALL MOUNTED LIGHT FIXTURE.
2407 SOHO PANEL.

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x60") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2540 ANSI TYPE 'B' UNIT SHOWER PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 12A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.1.1
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/REFREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3 SERIES
2560 WALL BACKING FOR GRAB BARS
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL PER DETAIL 12A7.8.10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH ELECTRICAL) PER DETAIL 12A7.8.10 FIGURE B

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 47" MAX. A.F.F. FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 50% WOOD. WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CASE SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TYPICAL CONDITIONS. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATH TUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 17.8 & 18.0 AND AT 8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 2'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 36"x48" CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE AT 8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

Project Name 1
Project Name 2
Street Address
City, State

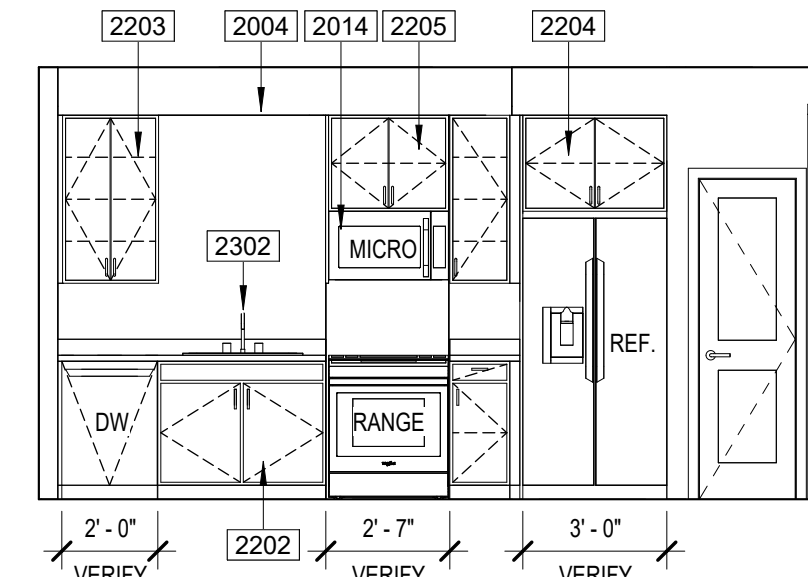


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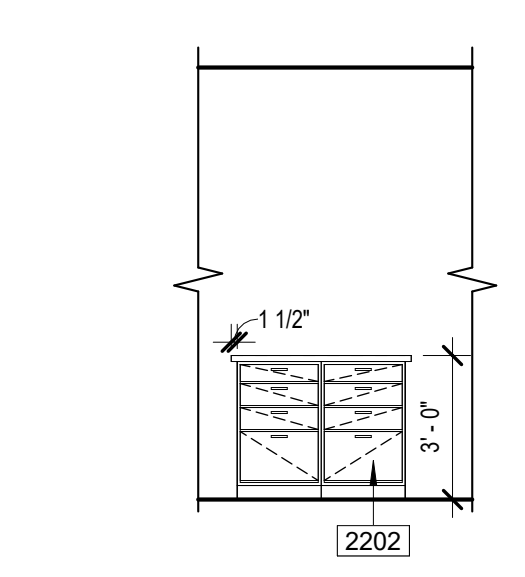
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CONSTRUCTION



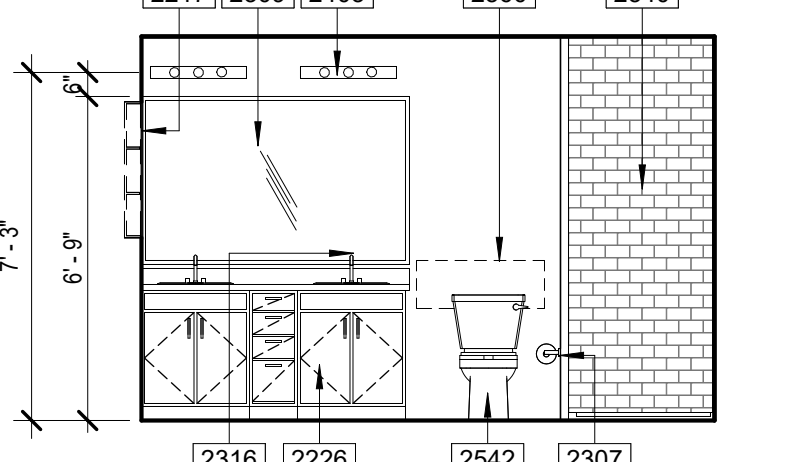
INTERIOR ELEVATIONS



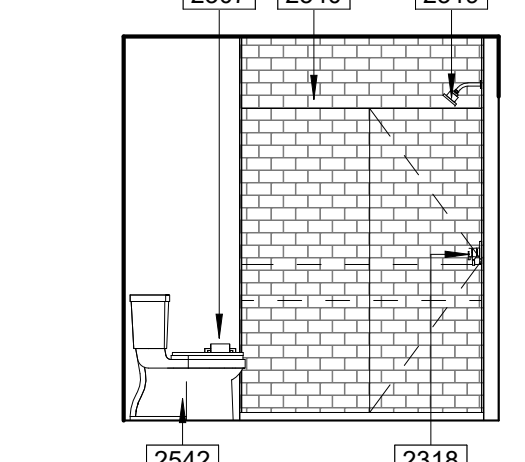
A KITCHEN



B KITCHEN

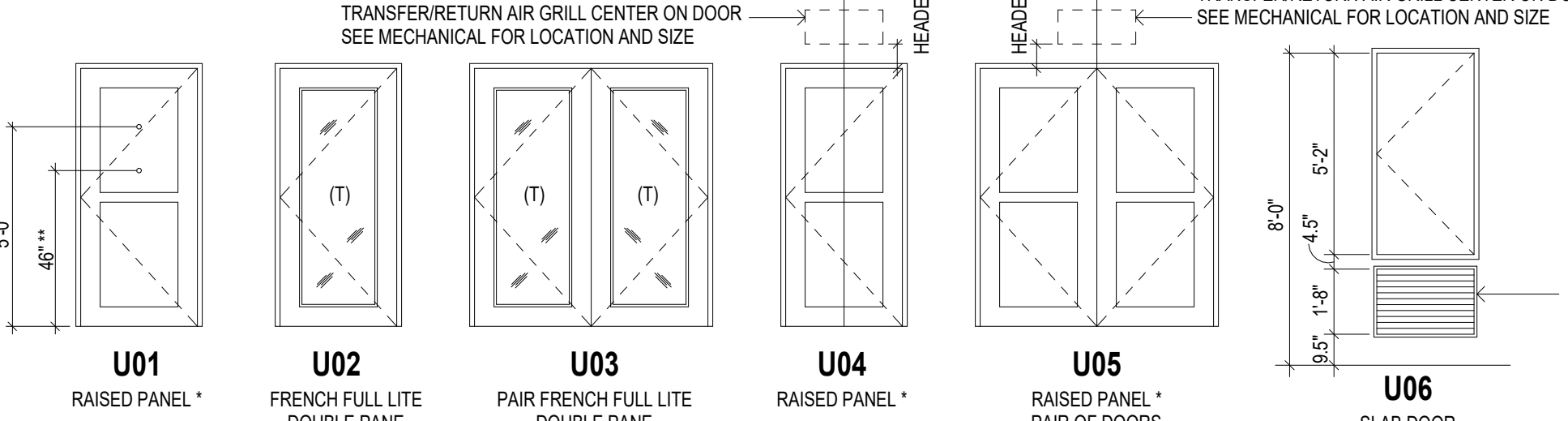


C BATH



D BATH

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists door specifications for various rooms.

UNIT DOOR HARDWARE SCHEDULE

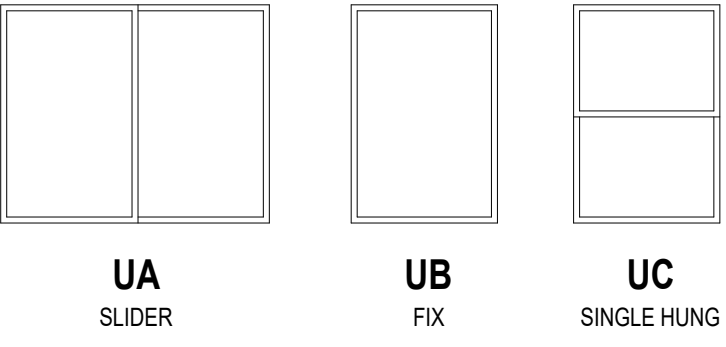
Table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware categories like EXTERIOR HINGES, INTERIOR HINGES, SPRING LOADED HINGES, etc.

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH DEAD BOLT OR SECURITY CHAIN. PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4.)

WINDOW SCHEDULE

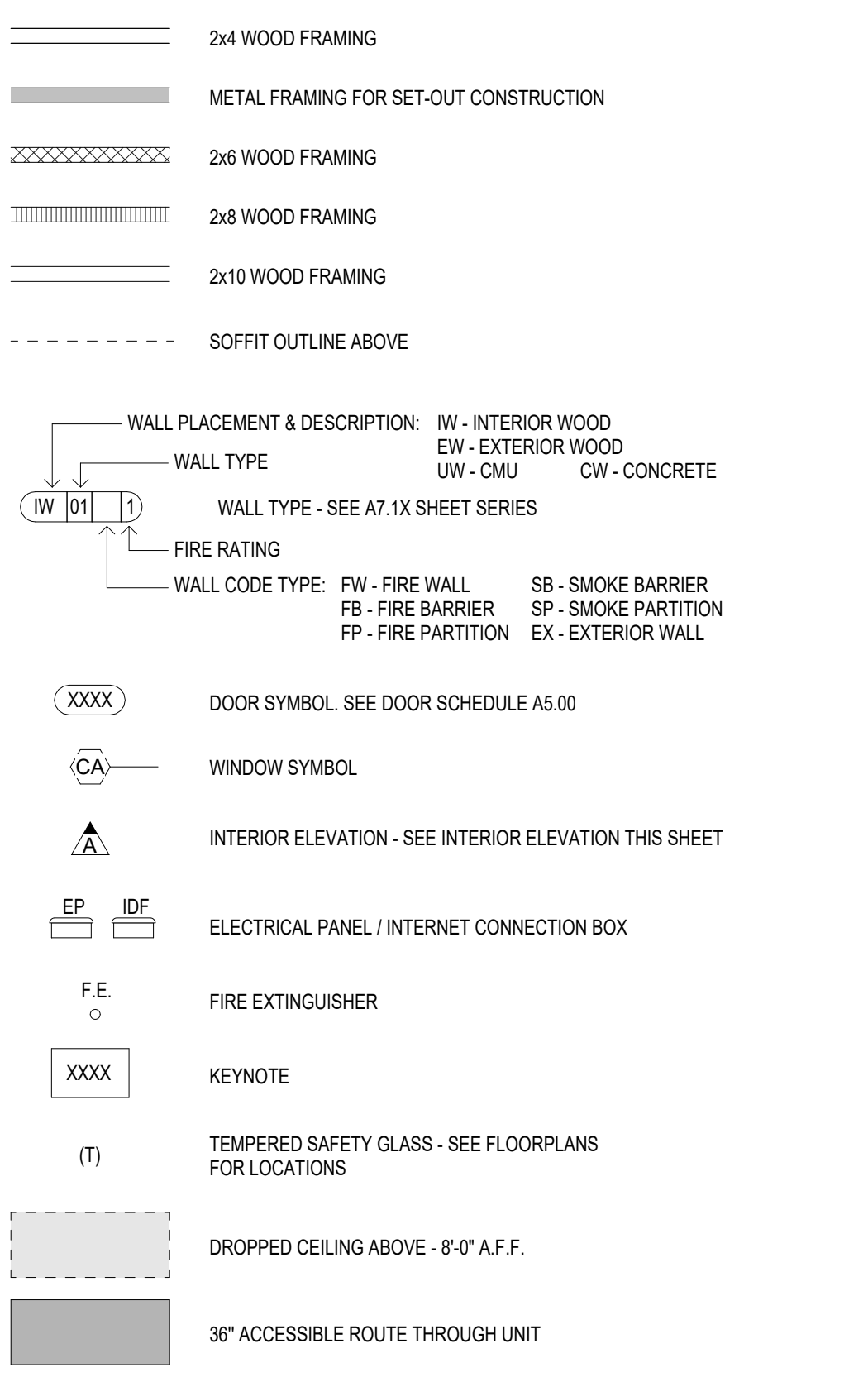
Table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Lists window specifications for various rooms.

WINDOW TYPES



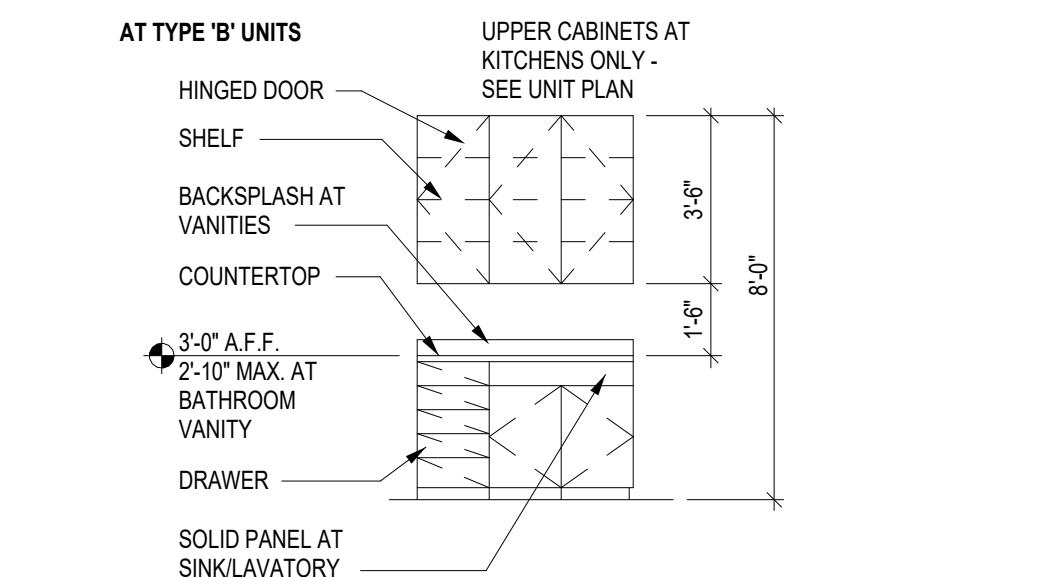
- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing for payment cycle
This contract allows the owner to require the submission of bills of materials to the contractor more than 15 days prior to the start of work...

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

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REVISIONS/SUBMITTALS

Table with columns: DATE, DESCRIPTION. Lists revision details.

DATE: January 05, 2024 ORB #: 00-000

MC-A2.13
UNIT A4

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2004 FURR DOWN CEILING
2015 MICROWAVE - SURFACE MOUNTED
2016 HOOD
2018 REFRIGERATOR
2022 DRYER VENT BOX
2023 WASHER BOX
2026 DISHWASHER (ANSI)
2101 RANGE
2202 BASE CABINET IN UNIT
2203 WALL CABINET IN UNIT
2204 CABINET ABOVE REFRIGERATOR
2206 CABINET ABOVE HOOD
2212 CLOSET ROD AND SHELF (R/ 2S)
2213 CLOSET ROD AND SHELF (S/ 2R)
2214 FACE FRAME DOOR
2215 CLOSET SHELVING
2216 LINEN SHELVES
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2226 BATHROOM VANITY
2302 SINK WITH GARBAGE DISPOSAL
2307 TOILET PAPER HOLDER
2308 TOWEL BAR
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2316 VANITY SINK
2401 ELECTRICAL PANEL, RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SOND PANEL

UNIT PLAN GENERAL NOTES

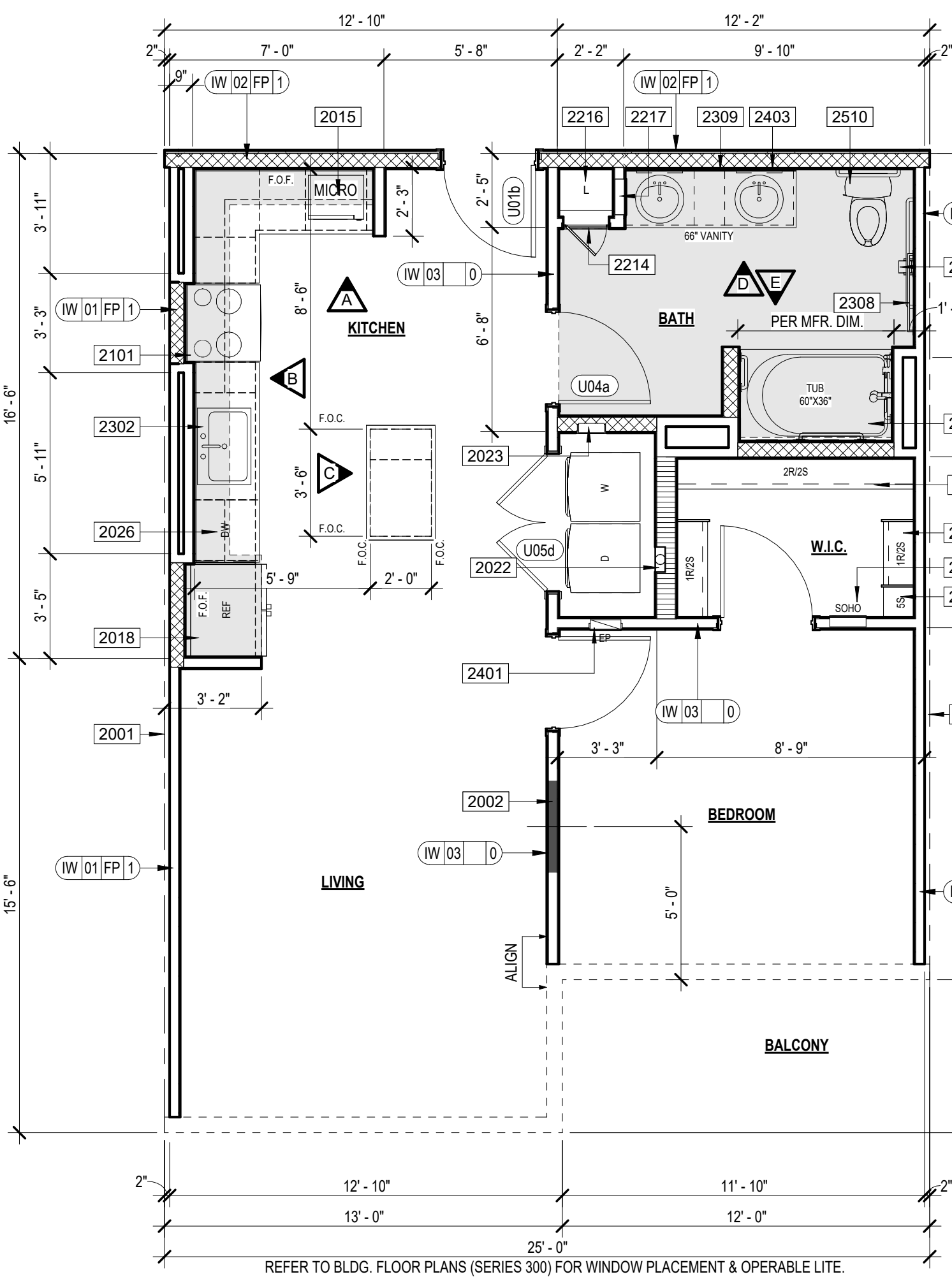
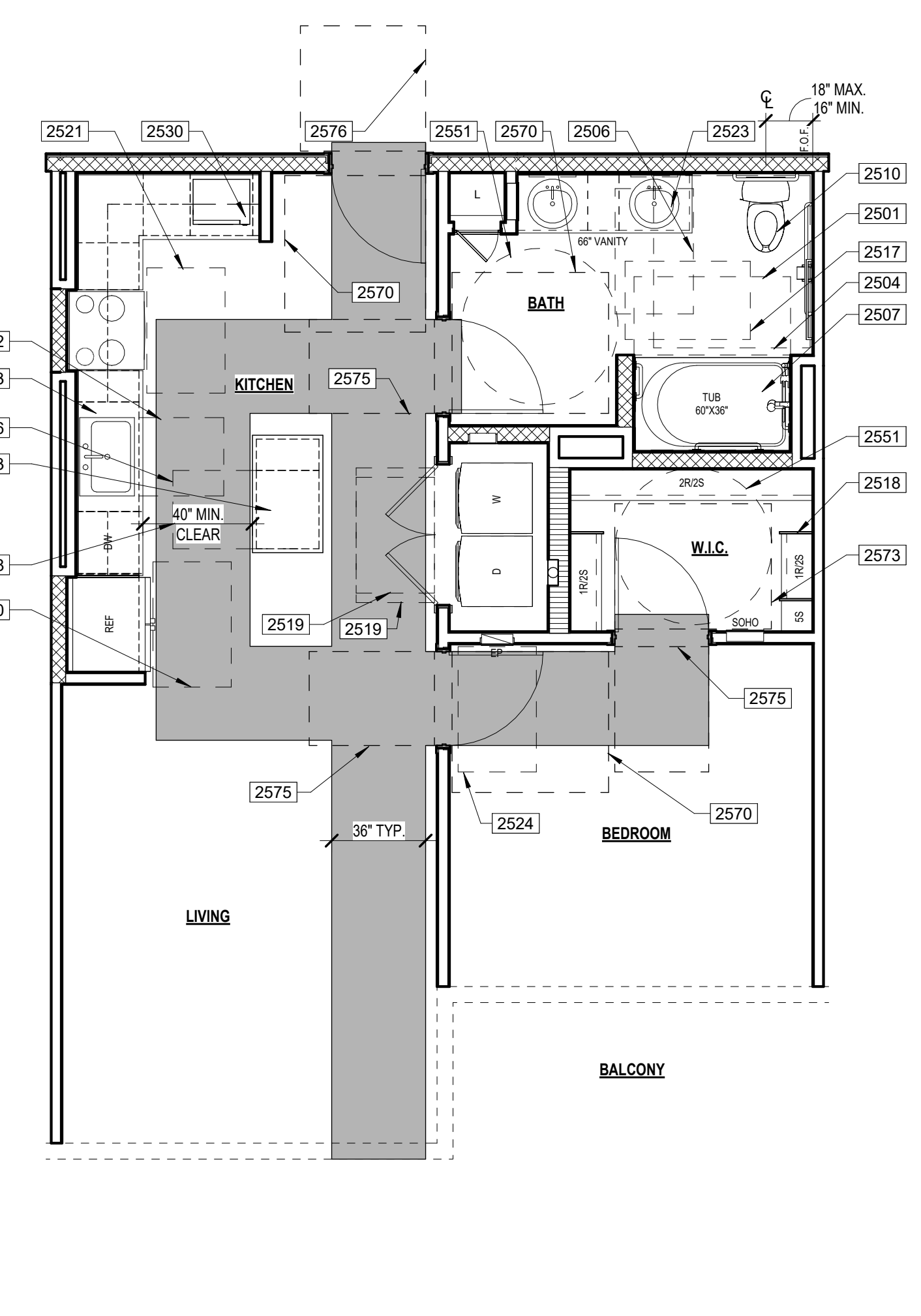
- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A4.7.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.D.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 45" MAX. A FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVERSET BY 1/2" WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.I.D.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS, TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING DETAILS OR A TYPICAL FINISH SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ANSI KEYNOTES

- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT BATHTUB (80% LENGTH OF TUB) - ICC 2009 SECTION 607.2
2504 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION (80%89) - ICC 2009 SECTION 1003.11.2.4.4
2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY (30"48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1
2507 ANSI TYPE 'A' UNIT BATHTUB, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTIONS 1003.11.1 & 607.4
2510 ANSI TYPE 'A' UNIT TOILET, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 32A7.8.12 - ICC 2009 SECTIONS 1003.11.1 & 604.5
2511 ANSI TYPE 'A' UNIT ADJUSTABLE SHOWER HEAD WITH 59" MINIMUM HOSE PER DETAIL 08.16 & 24A7.8.11 - ICC 2009 SECTIONS 607.6, 608.4.1 & 608.5
2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5
2517 ANSI TYPE 'A' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"48") - ICC 2009 SECTION 1003.11.2.1
2518 ANSI TYPE 'A' UNIT CLOSET SHELF SUPPORT TO STOP 36" MINIMUM ABOVE FINISH FLOOR
2519 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF EACH APPLIANCE AT SIDE-BY-SIDE WASHER & DRYER (30"48") THE CLEAR FLOOR SPACE CAN BE OFFSET TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 611.2
2520 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1003.12.5.6
2521 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"48") - ICC 2009 SECTION 1003.12.5.4.1
2522 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE SINK (30"48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1
2523 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 27" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.4.1
2524 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 16" MINIMUM FROM THE WALL - ICC 2009 SECTION 1003.9
2526 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE WORK SURFACE (30"48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.3.1
2528 ANSI TYPE 'A' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 35A7.8.12 - ICC 2009 SECTION 1003.12.1.1
2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE - ICC 2009 SECTION 308
2531 ANSI TYPE 'A' UNIT SWITCH FOR VENT HOOD IN REACH RANGE - ICC 2009 SECTION 308
2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1
2560 WALL BACKING FOR GRAB BARS
2561 DOUBLE DOOR CABINET WITH RETRACTABLE DOORS
2568 VERTICAL GRAB BAR
2568 STRETCHER CLEAR FLOOR SPACE PER IBC 3002.4
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH FULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2573 60" X 48" DOOR CLEARANCE - LATCH APPROACH FULL SIDE PER DETAIL 12A7.8.10 FIGURE F
2576 36" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE B
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1-2009 ALL SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8 & 8.0 AND AT 8.1 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING PROVIDED FLOOR AND WALL FINISH SHALL BE DONE WITHOUT REMOVAL OR REPAVING OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 90° DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-shaped KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.6 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH IBC SECTION 707.2.3.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

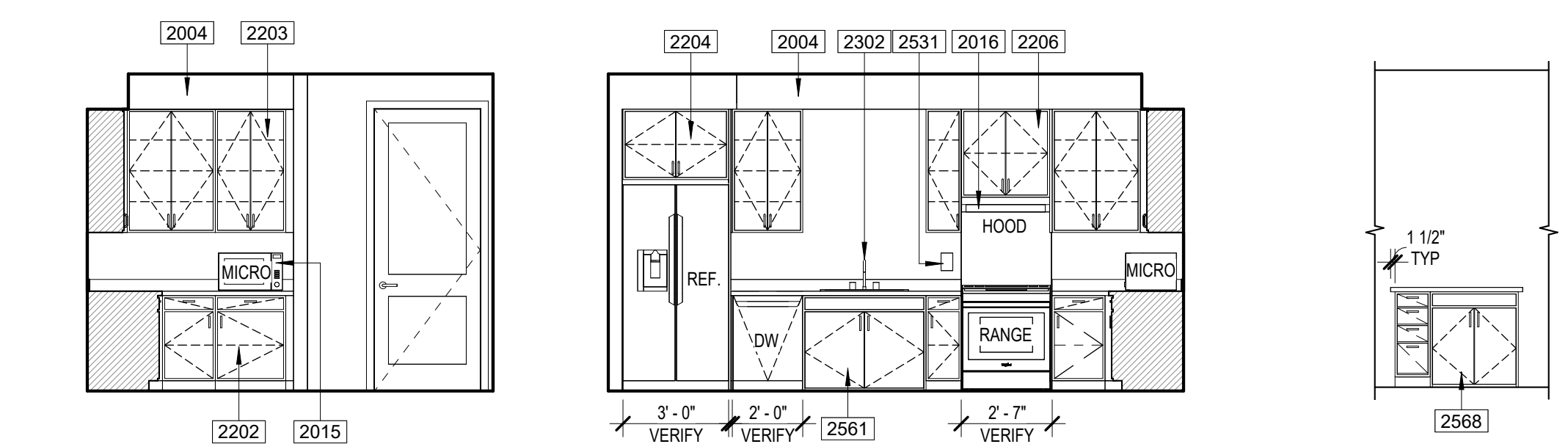


1 UNIT A4H ANSI PLAN ANSI TYPE A SCALE: 1/4" = 1'-0"

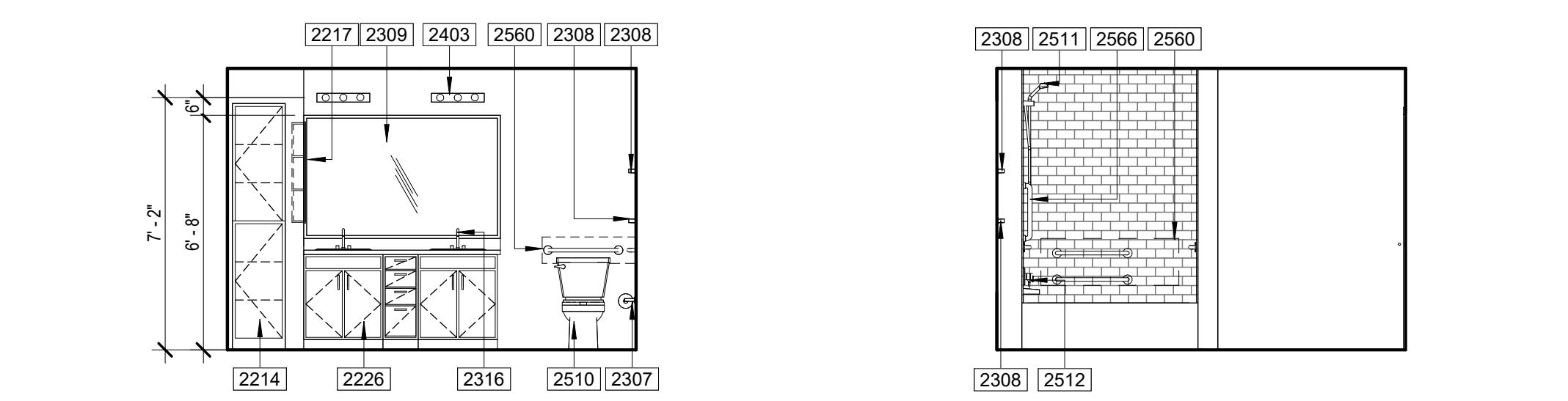
2 UNIT A4H FLOOR PLAN SCALE: 1/4" = 1'-0"

INTERIOR ELEVATIONS

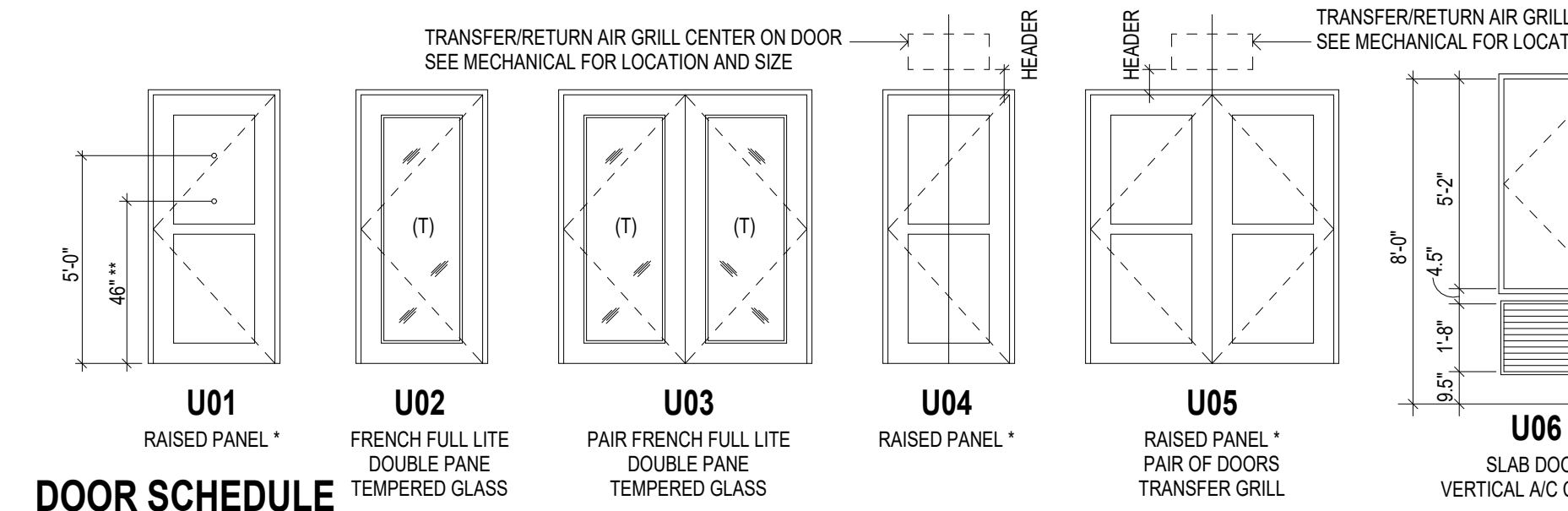
DOOR TYPES



A KITCHEN B KITCHEN C KITCHEN



D BATH E BATH



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

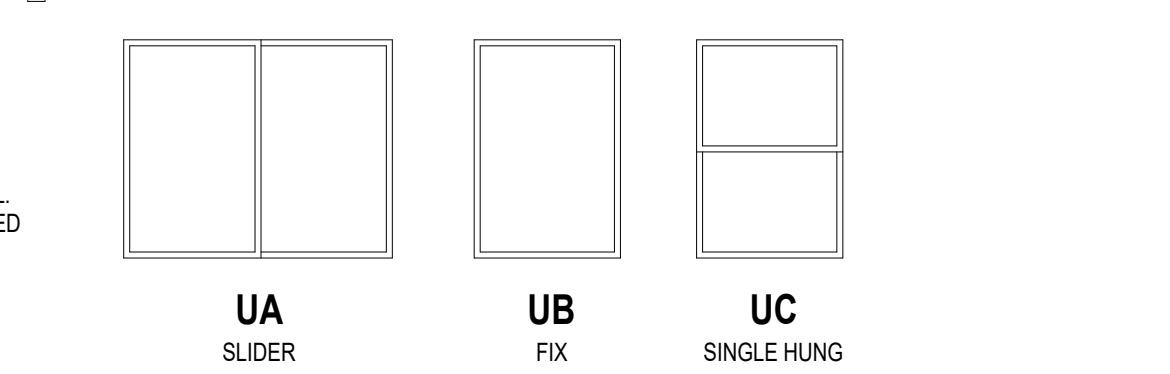
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE). 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL. 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING. 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.3.4 EXP. 4.)

WINDOW SCHEDULE

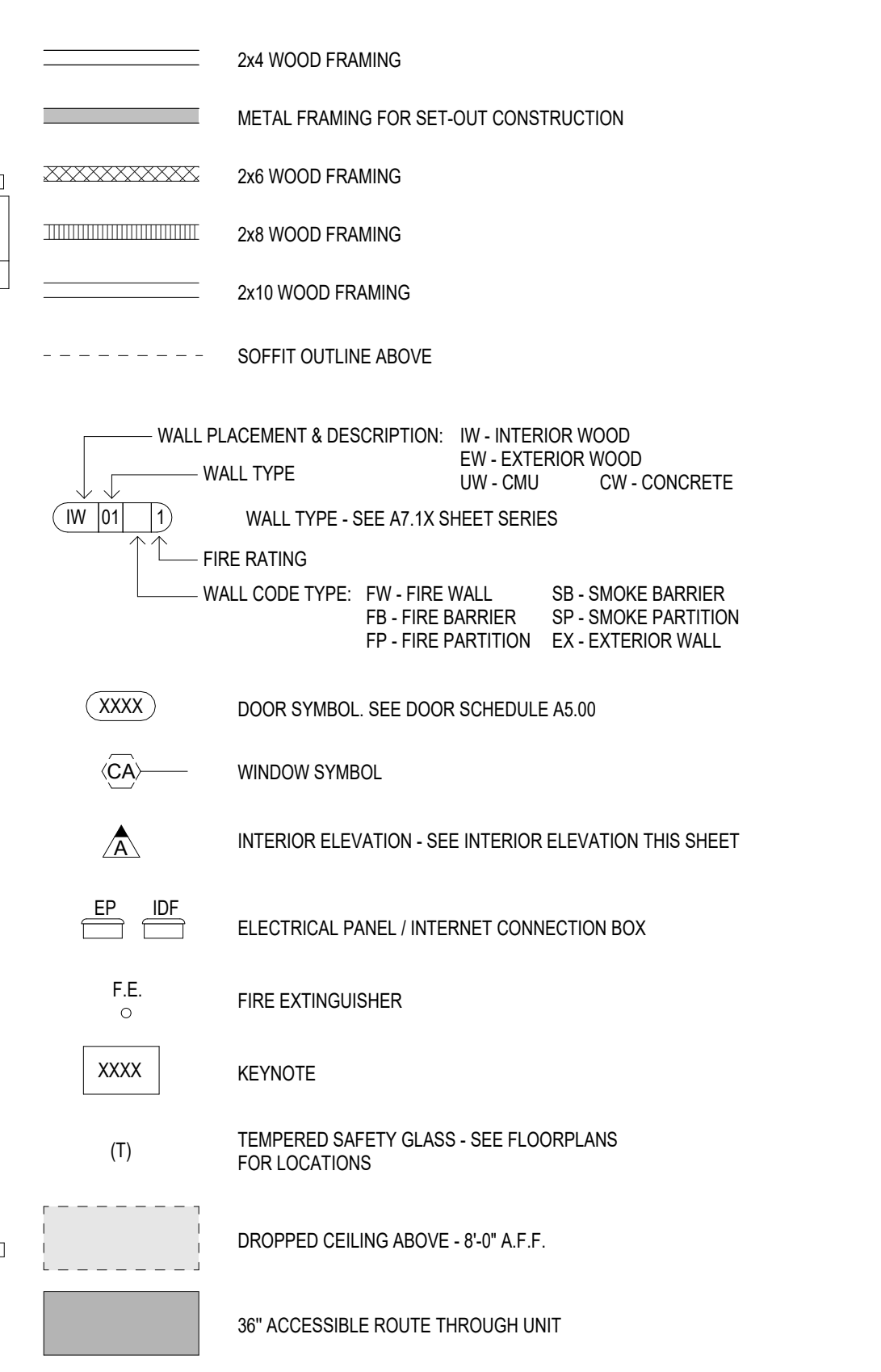
Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

WINDOW TYPES

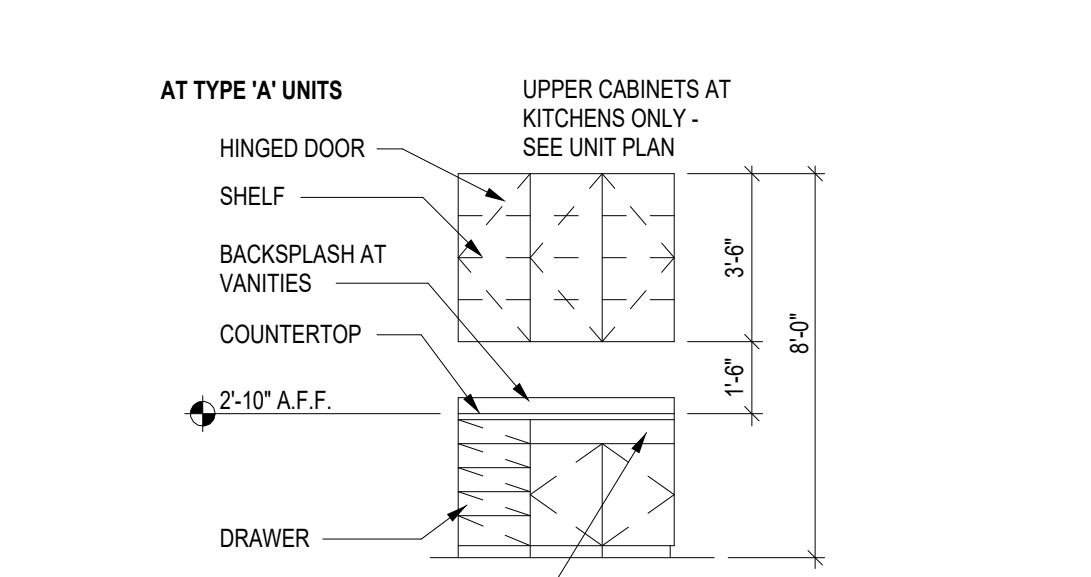


NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME. 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E. 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F. 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing for payment cycle. The contract allows the owner to require the submission of bills of materials...

CLIENT NAME, CLIENT ADDRESS, CLIENT PHONE NUMBER. and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

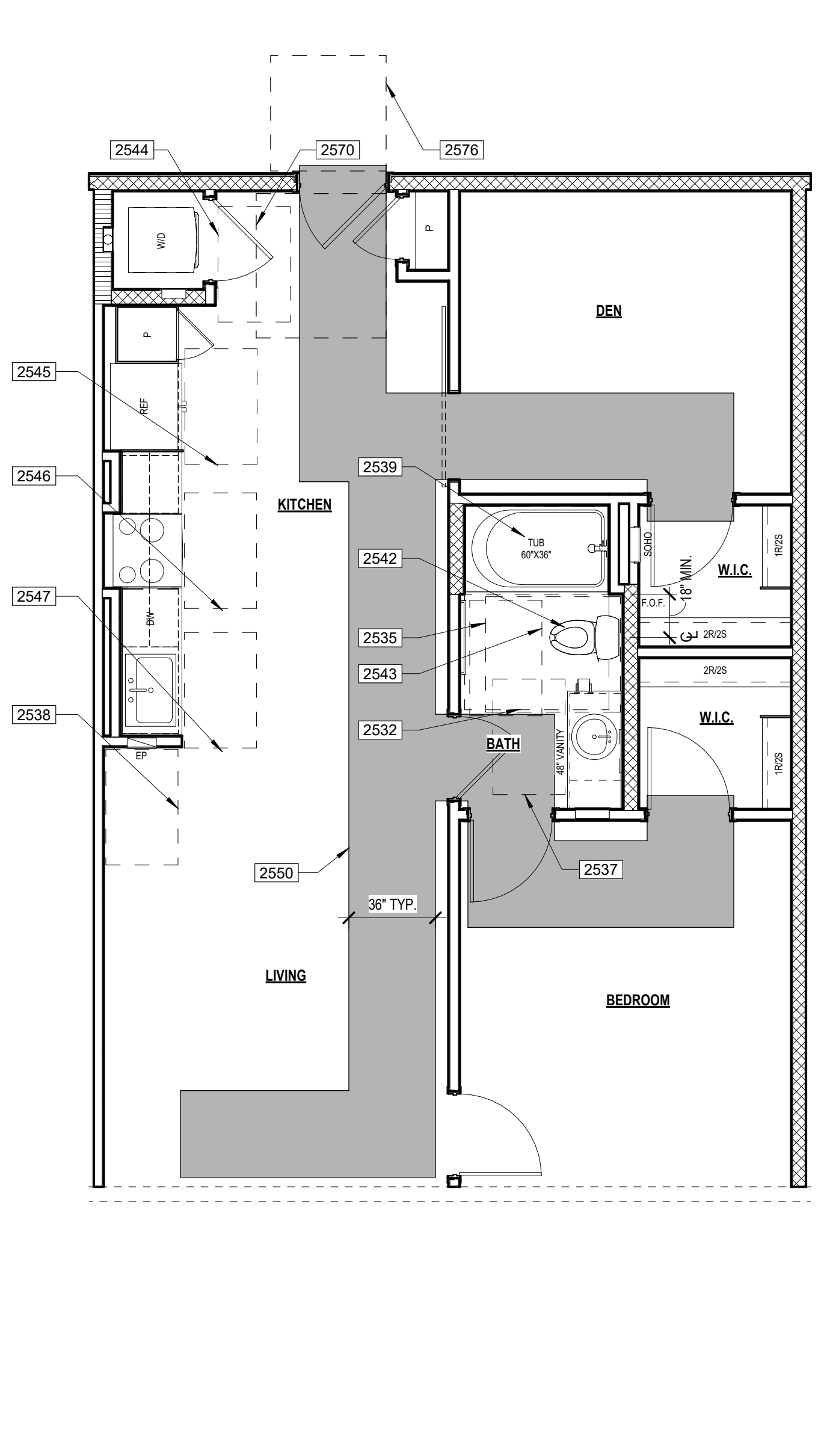
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REVISIONS/SUBMITTALS

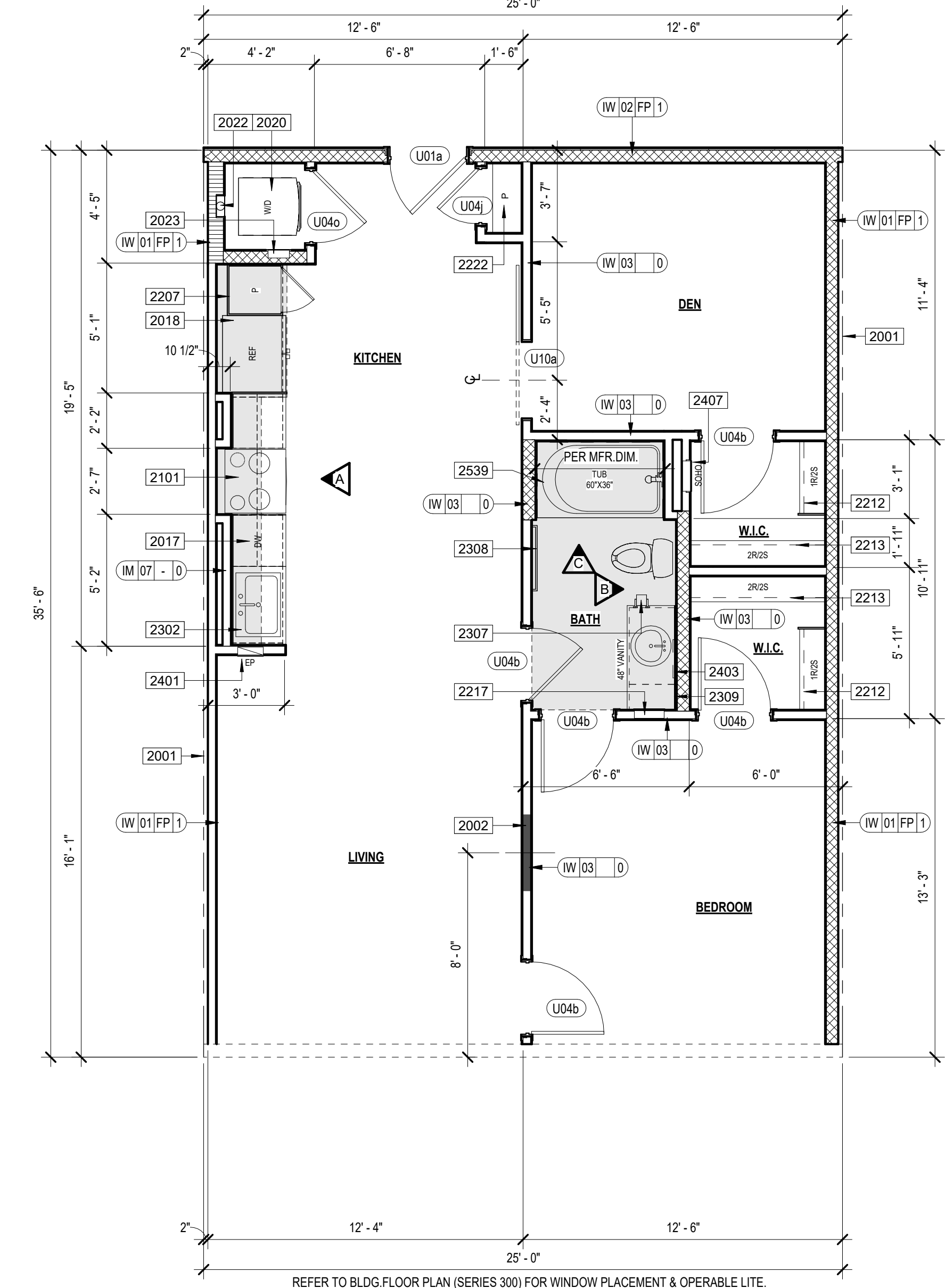
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1 UNIT A7 ANSI PLAN  
ANSI TYPE "B" - OPTION "A"  
SCALE: 1/4" = 1'-0"



2 UNIT A7 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Table with 2 columns: Room Name, Area (SF). Rows: LIVING (875 SF), BALCONY (54 SF), BEDROOM (929 SF).

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE... SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2004 COUNTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
2017 DISHWASHER
2018 REFRIGERATOR
2020 WASHER / DRYER STACKED
2022 DRYER VENT BOX
2023 WASHER BOX
2024 RANGE
2026 BASE CABINET IN UNIT
2026 CABINET ABOVE HOOD
2027 TALL CABINET IN UNIT
2027 CLOSET ROD AND SHELF (R / 2S)
2028 CLOSET ROD AND SHELF (2S / 2N)
2027 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2027 PANTRY SHELVING
2028 BATHROOM VANITY
2032 SINK WITH GARBAGE DISPOSAL
2034 TUB
2037 UNIT TOILET PAPER HOLDER
2038 TOWEL BAR
2039 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2039 VANITY SINK
2039 SHOWER HEAD
2040 ELECTRICAL PANEL, RECESSED IN WALL
2043 UNIT WALL MOUNTED LIGHT FIXTURE
2047 SOND PANEL

ANSI KEYNOTES

- 2531 ANSI TYPE 'A' UNIT SWITCH FOR VENT HOOD IN REACH RANGE - ICC 2009 SECTION 309
2532 ANSI TYPE 'B' OPTION 'A' UNIT CLEAR FLOOR SPACE AT BATHTUB WITH OVERLAP EXCEPTION (48x96") - ICC 2009 SECTION 1004.11.3.1.3.2
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48x56") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2539 ANSI TYPE 'B' UNIT BATHTUB, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 10A7.8.1.1 - ICC 2009 SECTIONS 1004.11.1 & 807.4
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.1.2 - ICC 2009 SECTION 1004.11.1.1
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30x48") - ICC 2009 SECTION 1004.12.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30x48") - ICC 2009 SECTION 1004.12.2.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2560 WALL BACKING FOR GRAB BARS
2570 54" x 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2576 48" x 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

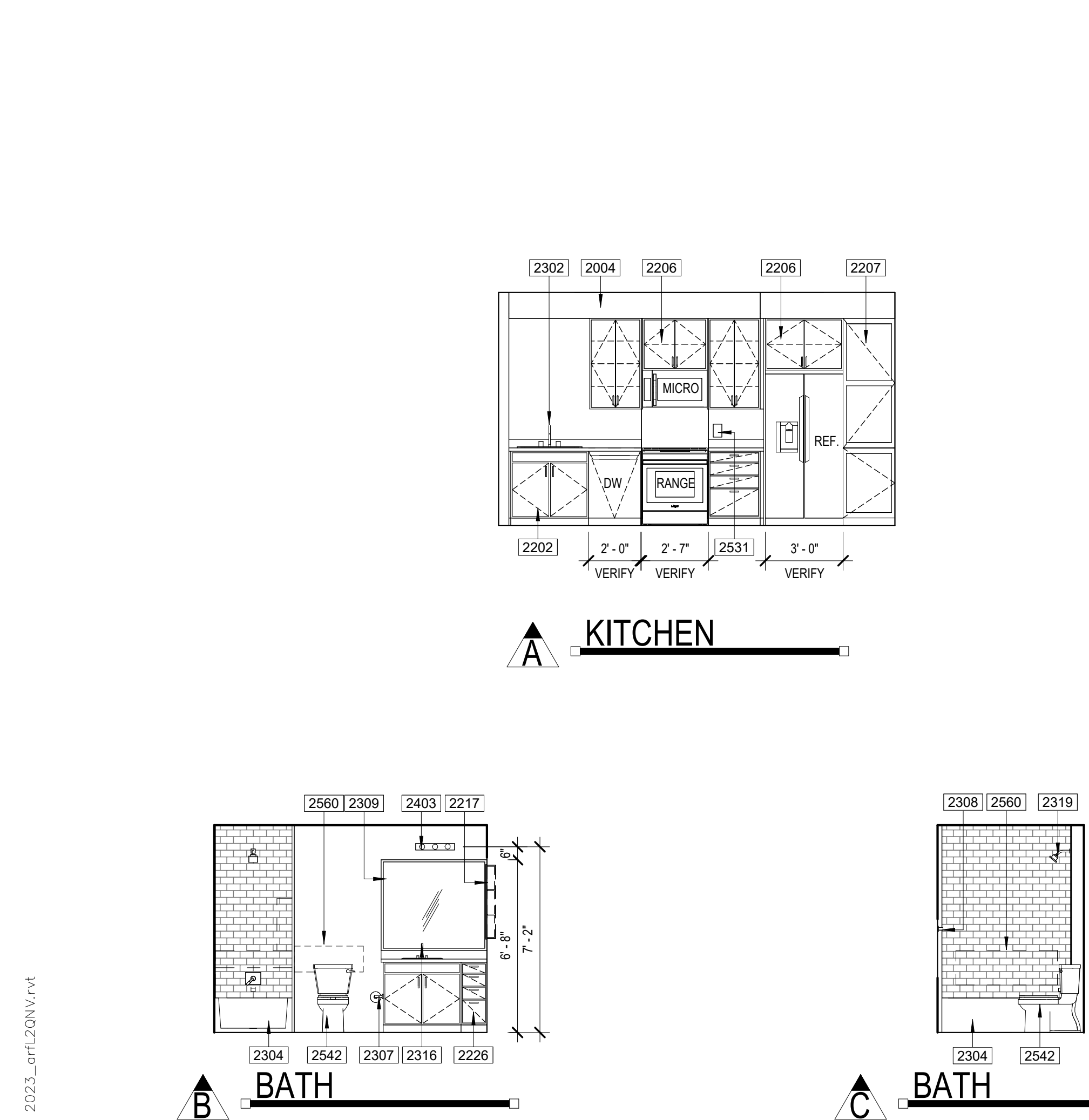
UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DEMISHED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" MAX. A.F.F. FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BETWEEN TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 58" WIDE WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE SITES. (TYP.)
19. 32" DEEP (U.I.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CASE SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. TYP. INTERIOR BEARING WALL ARE TO BE 1-1/2" RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

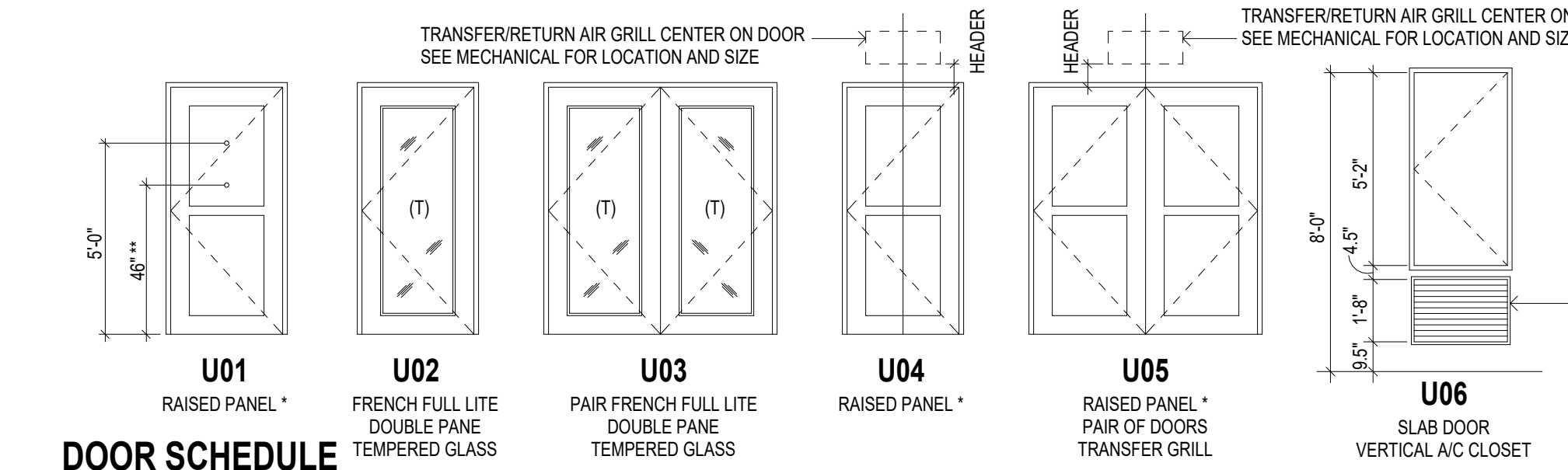
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8.10 AND 8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A117.1 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH IBC SECTION 707.2.3.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Rows include U01a ENTRY, U04a LAUNDRY, U10a DEN, etc.

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications like hinges, tracks, guides, and levers.

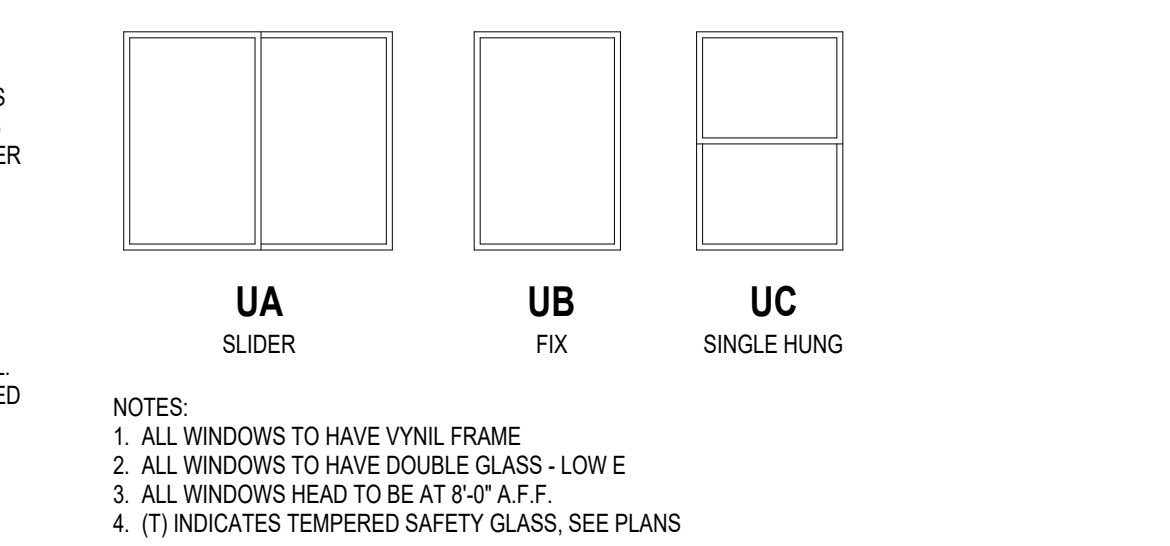
- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

WINDOW SCHEDULE

Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Rows include U01 through U06.

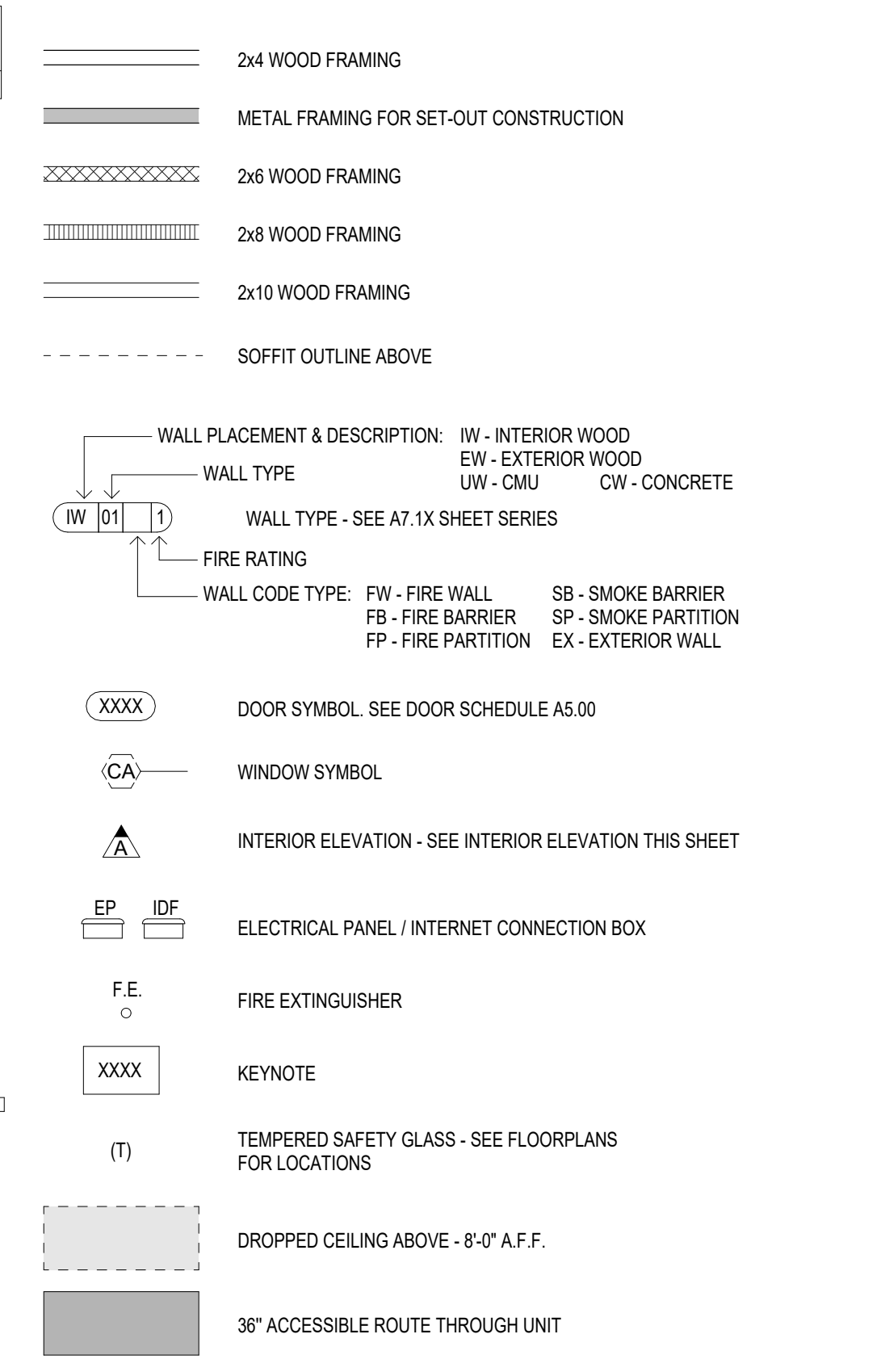
- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1 (B) 1010.1 EXP. 5).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS. PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT UP WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.3.3.
7. UNDER ALL ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

WINDOW TYPES



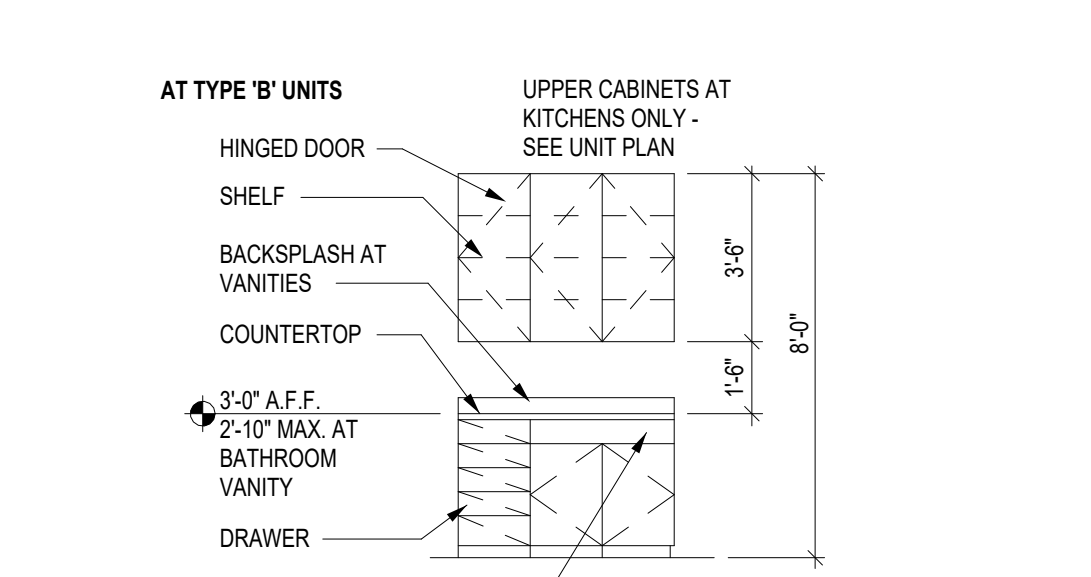
- 1. ALL WINDOWS TO HAVE VINYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1  
Project Name 2  
Street Address  
City, State



PRELIMINARY  
NOT FOR  
CONSTRUCTION



Notice of alternate billing for payment cycle  
This contract allows (they allow) the owner to require the submission of bills of materials in 15 day cycles over the term of the project. This contract may also be used to make payment on some alternative schedule after certification and approval of bills and materials. In either case, the contractor shall be responsible for the payment cycle applicable to the project is available from the owner to the owner's designated agent at the time of award.

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the work of the Architect and shall remain the property of the Architect. The program for which these drawings are made is excluded or not. These drawings and specifications shall not be used to prepare any other project or additions to this project or for completion of the project by anyone except by the expressed written permission of the Architect.

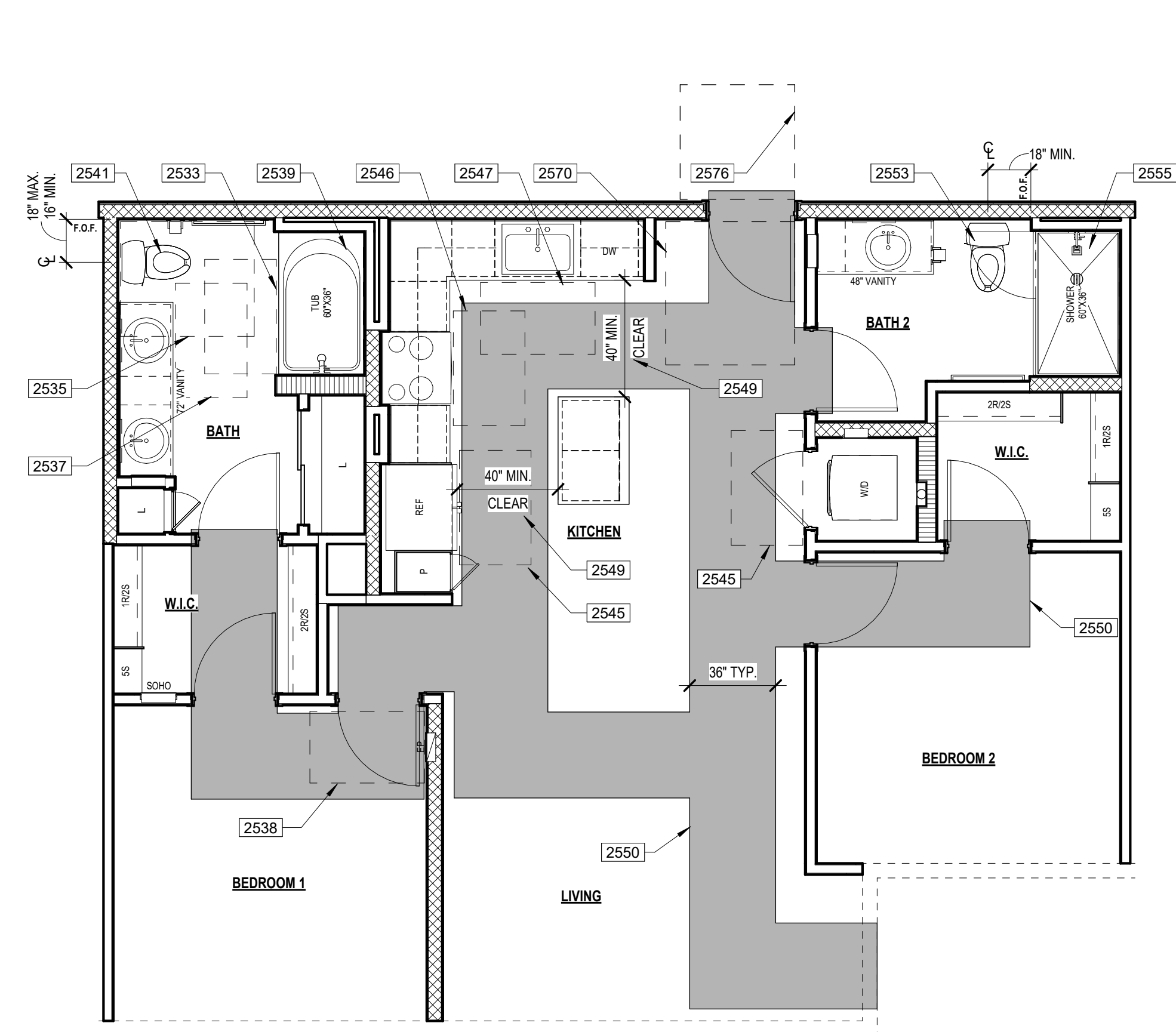
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REVISIONS / SUBMITTALS  
DATE DESCRIPTION

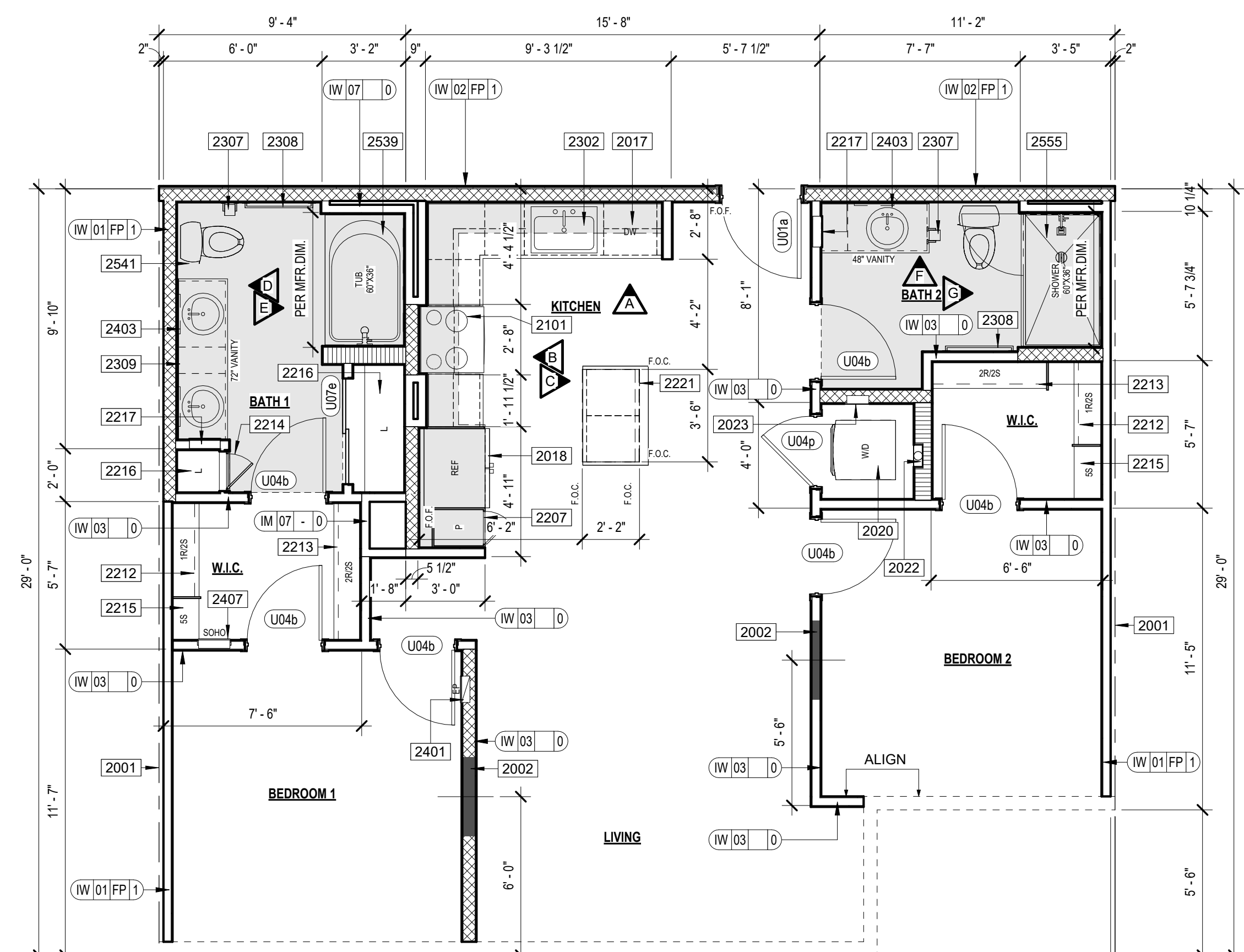
DATE: January 05, 2024 ORB #: 00-000

MC-A2.16  
UNIT A7





**1 UNIT B1 ANSI PLAN**  
ANSI TYPE "B" - OPTION "B"  
SCALE: 1/4" = 1'-0"



**2 UNIT B1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

LIVING BALCONY	978 SF
	77 SF
<b>TOTAL</b>	<b>1,055 SF</b>

**KEYNOTES**

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
- 2003 DISHWASHER
- 2004 REFRIGERATOR
- 2005 WASHER / DRYER STACKED
- 2006 DRYER VENT BOX
- 2007 WASHER BOX
- 2008 RANGE
- 2009 COUNTERTOP IN UNIT
- 2010 BASE CABINET IN UNIT
- 2011 WALL CABINET IN UNIT
- 2012 CABINET ABOVE REFRIGERATOR
- 2013 ELECTRICAL FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
- 2014 TALL CABINET IN UNIT
- 2015 CLOSET ROD AND SHELF (R (2S))
- 2016 CLOSET ROD AND SHELF (S (2R))
- 2017 FACE FRAME DOOR
- 2018 HARD SURFACE COUNTERTOP 20M OVER 8" R/WOOD. WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 2019 LINEN SHELVES
- 2020 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
- 2021 BATHROOM VANITY
- 2022 SINK WITH GARBAGE DISPOSAL
- 2023 TUB
- 2024 UNIT TOILET PAPER HOLDER
- 2025 TOWEL BAR
- 2026 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2027 WATER VALVE
- 2028 SHOWER HEAD
- 2029 ELECTRICAL PANEL RECESSED IN WALL
- 2030 UNIT WALL MOUNTED LIGHT FIXTURE
- 2031 SOHO PANEL

**UNIT PLAN GENERAL NOTES**

1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DISHED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
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15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 8" R/WOOD. WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE SLABS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING DESIGN OR A TYPICAL FINISH SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALLS ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS TO ALL UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

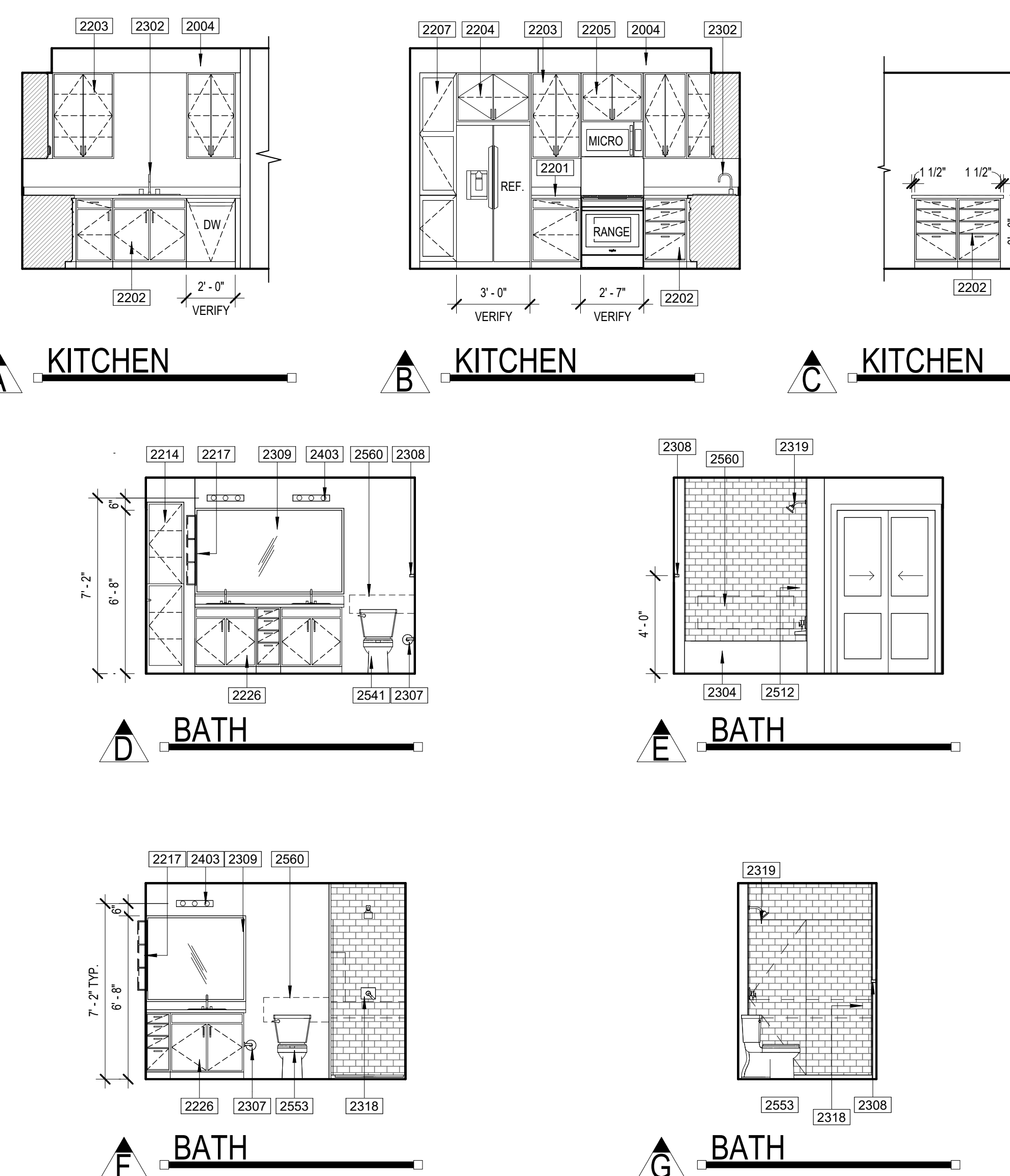
**ANSI KEYNOTES**

- 2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 09A7.8.11 - ICC 2009 SECTION 607.5.
- 2513 ANSI TYPE 'B' OPTION 'B' UNIT CLEAR FLOOR SPACE AT BATHTUB WITHOUT OVERLAP EXCEPTION (30"48") - ICC 2009 SECTION 1004.11.3.1.3.1
- 2514 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x68") - ICC 2009 SECTION 1004.11.3.1.2.2
- 2515 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2516 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2517 ANSI TYPE 'B' UNIT BATHTUB. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 09A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 607.4
- 2518 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 10A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 604.5
- 2519 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
- 2520 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"48") - ICC 2009 SECTION 1004.12.2.3.1
- 2521 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"48") - ICC 2009 SECTION 1004.12.2.1
- 2522 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.12 - ICC 2009 SECTION 1004.12.1.
- 2523 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.4
- 2524 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 31 & 39A7.8.12 - ICC 2009 SECTION 1002.11.1
- 2525 SHOWER AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1004.12.1
- 2526 WALL BACKING FOR GRAB BARS
- 2527 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2528 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

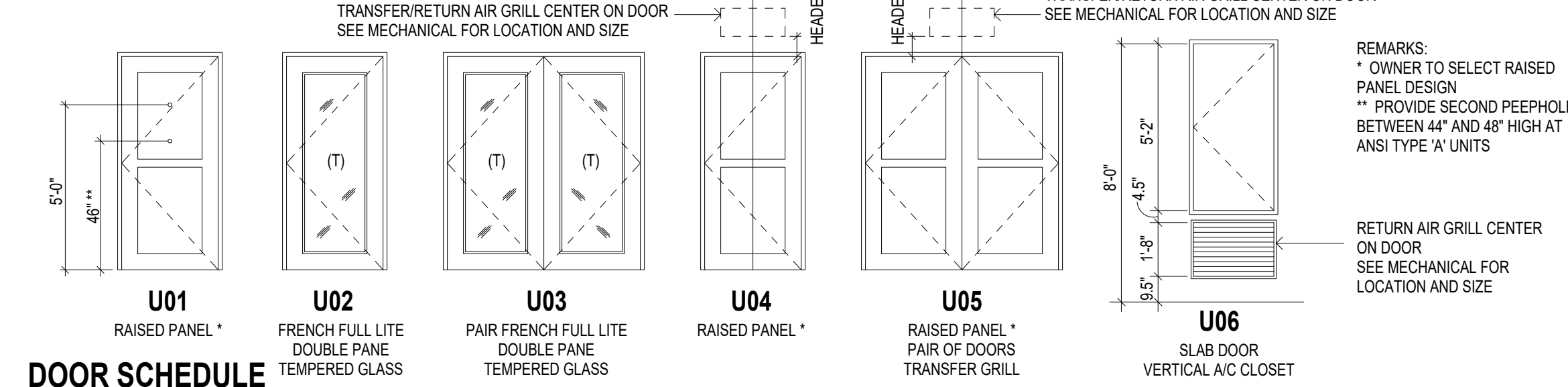
**ACCESSIBILITY GENERAL NOTES**

1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 31 & 39 AND AT 8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REINFORCED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT LUSHARE KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A1 & SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 817.2.3.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES WITHCOMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

**INTERIOR ELEVATIONS**



**DOOR TYPES**



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (E)
	U04b	BEDROOM/BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U04c	LAVATORY	SWING	2'-8"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)
	U07e	CLOSET	PR SLIDERS	4'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH12	

**UNIT DOOR HARDWARE SCHEDULE**

HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HINGERS	GASKETING (IBC 716.22.1)	WEATHERSTRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFSET SET	STREBRODOR SET	TUMBU LATCH	FRANGIBLE WITHUMBURN AND KEY LOCK	FRANGIBLE DEADBOLT (TRIMMOUNT INSIDE)	PULL KNOB (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	UL LISTED VIEWPORT...	UL LISTED AND VIEWPORT...
UH01	ENTRY DOOR (TYPE B UNIT)		X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH03	BALCONY FRENCH DOOR	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH04	BALCONY PR-FRENCH DOORS	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH05	ROMEO & JULIET	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH06	BEDROOM/BATHROOM DOOR	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH07	WALK-IN CLOSET DOOR	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH08	LINEN/PANTRY/COAT SWING DOOR	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH09	LAUNDRY PR-SWING DOORS	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH10	DEN PR-SWING DOORS	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH11	AC CLOSET	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH12	CLOSET BI-PASS DOOR	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH13	LAUNDRY BI-FOLD DOORS	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH14	BARN DOOR	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH15	OUTDOOR STORAGE	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH16	BALCONY GLASS SLIDING DOORS	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH17	EXTERIOR ENTRY DOOR	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH19	UNIT ENTRY FROM GARAGE	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH20	WATER HEATER AT GARAGE	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH21	FIRE RISER ROOM	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH22	EXTERIOR MAIN DOOR AT GARAGE	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X
UH23	GARAGE ON SECTIONAL	X	X		X		X	X	X	X	X		X				X	X	X	X		X	X	X	X

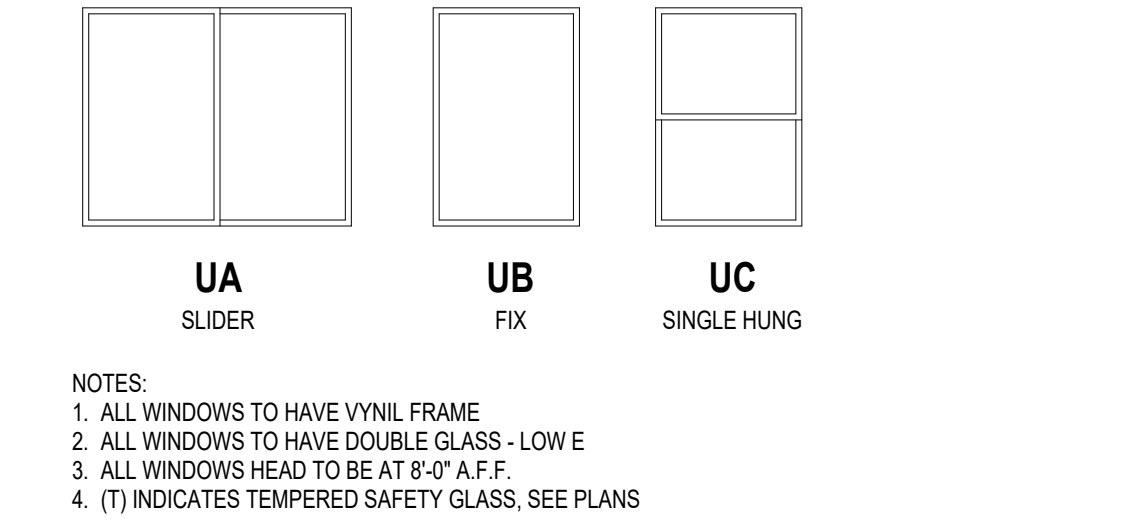
- NOTES**
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

**WINDOW SCHEDULE**

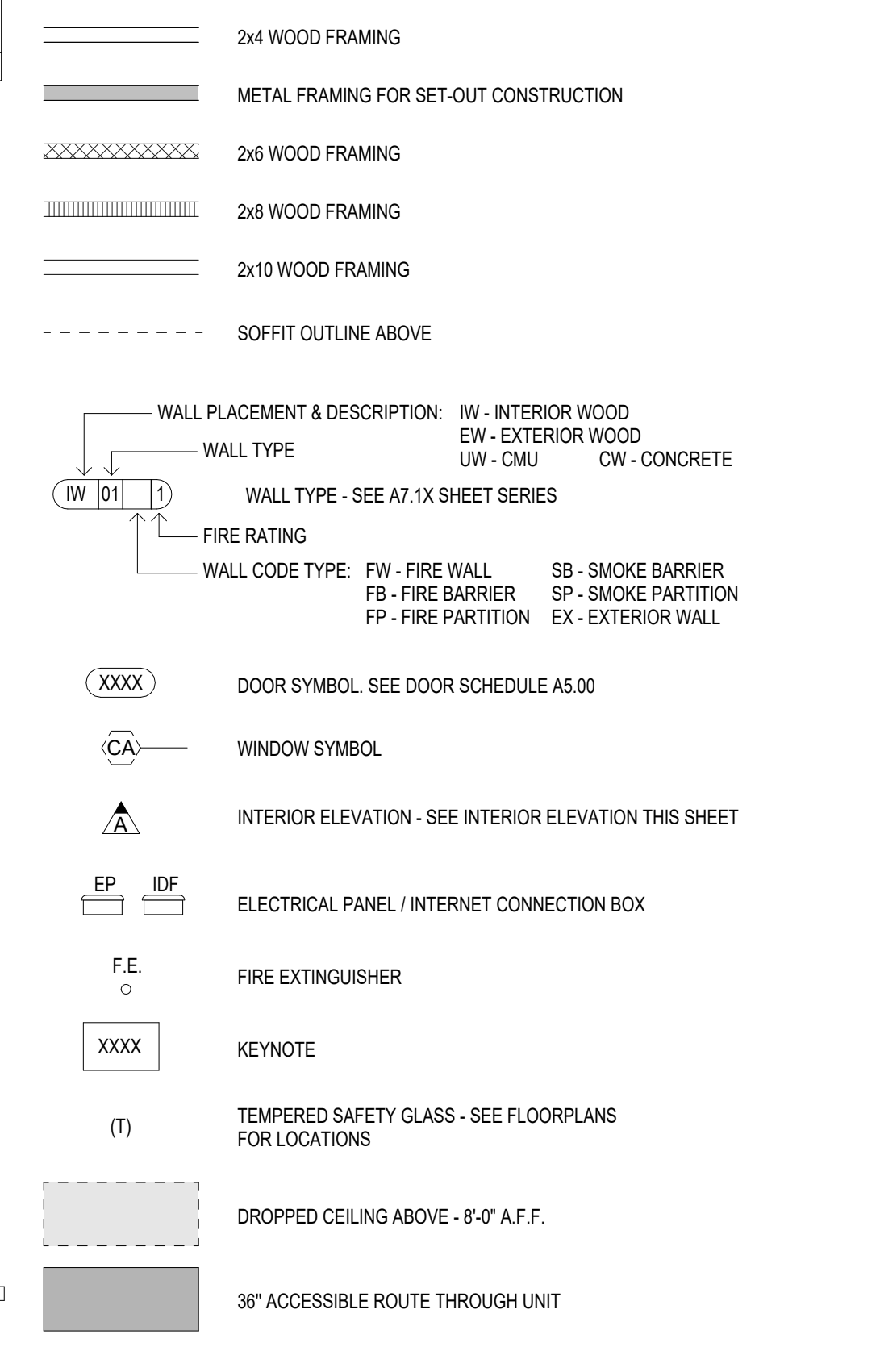
**Unit Window Schedule**

TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
	OWNER TO SELECT RAISED PANEL DESIGN		
	** PROVIDE SECOND PEEPHOLE BETWEEN 4" AND 48" HIGH AT ANSI TYPE 'A' UNITS		
	RETURN AIR GRILL CENTER ON DOOR SEE MECHANICAL FOR LOCATION AND SIZE		

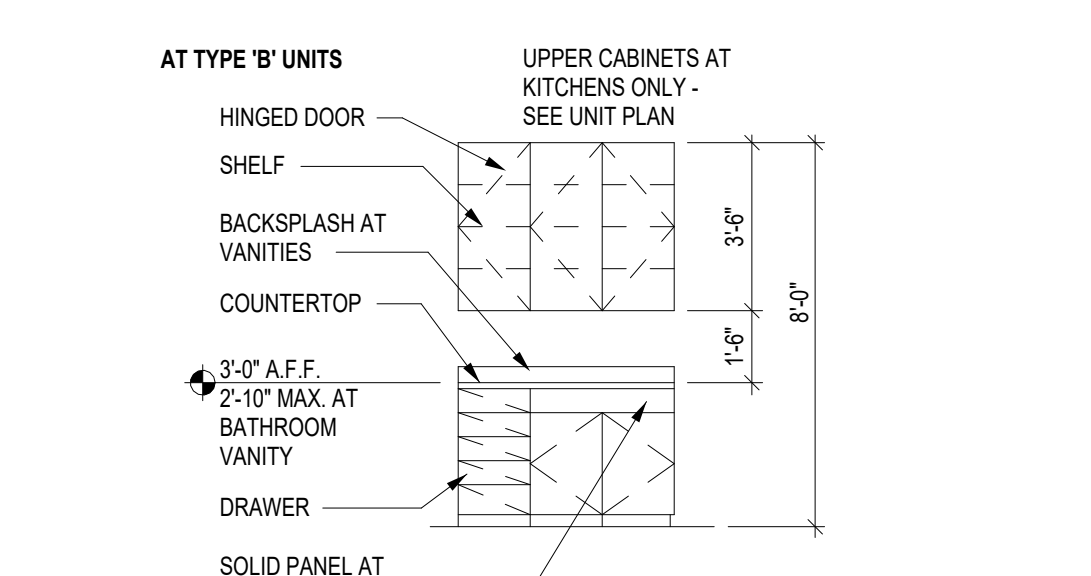
**WINDOW TYPES**



**SYMBOLS**



**TYP. UNIT CABINET ELEVATIONS**



**Project Name 1**  
**Project Name 2**  
Street Address  
City, State

Office of Rich Barber  
**ORB**  
Architecture, LLC  
WorldHQ@ORBArch.com

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**



**Notice of alternate billing for payment cycle**  
This contract does not allow the owner to require the submission of bills or payments in cycles other than 15th days. This contract does not allow the owner to make payment on some alternative schedule after certification and approval of bills and applications. In either case, the responsibility for the payment cycle applicable to the project is available from the owner to the owner's designated agent at the time of contract execution.

**CLIENT NAME**  
**CLIENT ADDRESS**  
**CLIENT PHONE NUMBER**  
and the owner or its designated agent shall provide this written description on request.

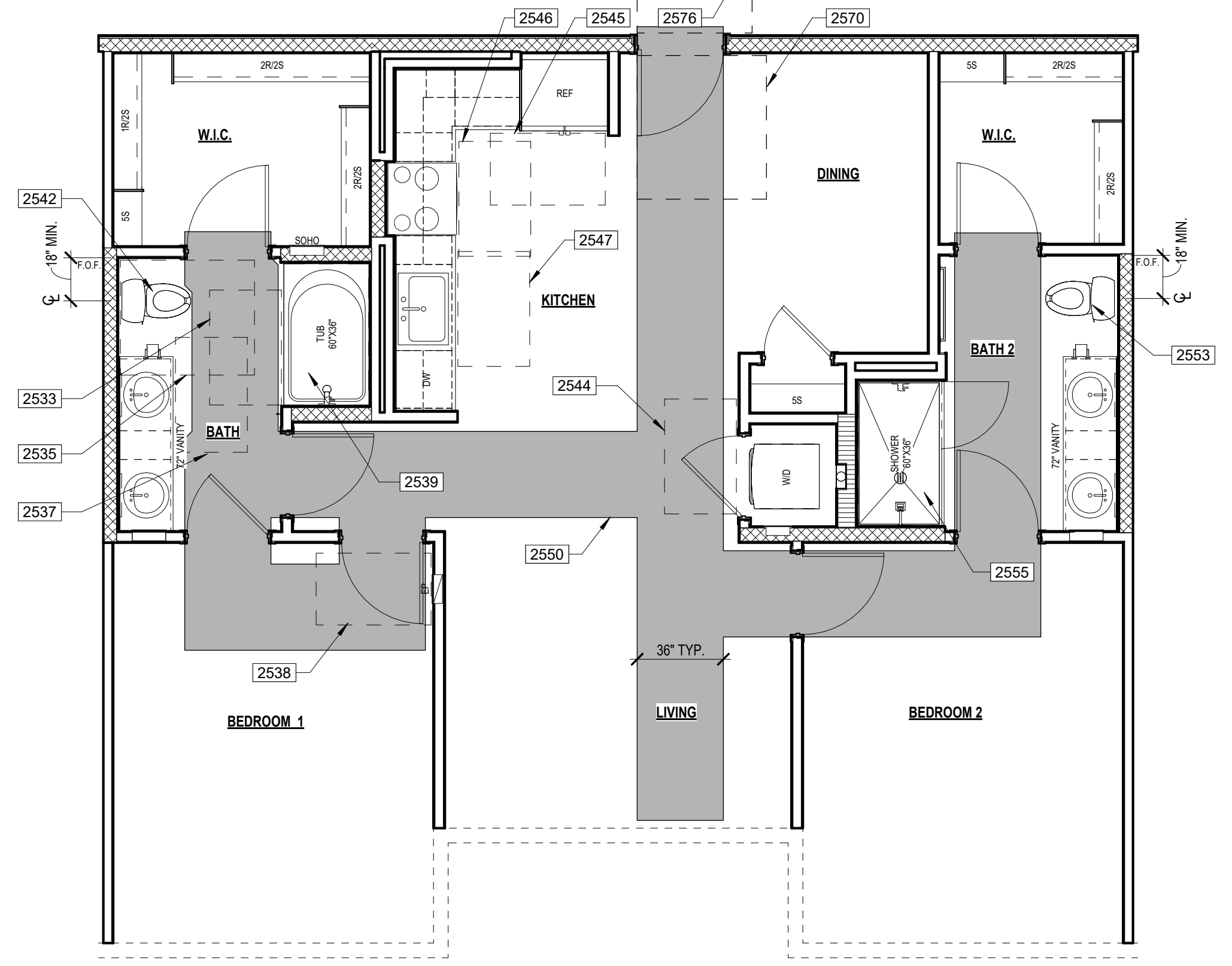
Contractor must verify all dimensions at project before proceeding with this work.

Do not enclose these drawings and specifications within the registered letter packets of the Architect. The drawings and specifications are the instrument of service and shall remain the property of the Architect. No part of these drawings shall be made, copied, or used in any way without the prior written consent of the Architect. No part of these drawings shall be made, copied, or used in any way without the prior written consent of the Architect.

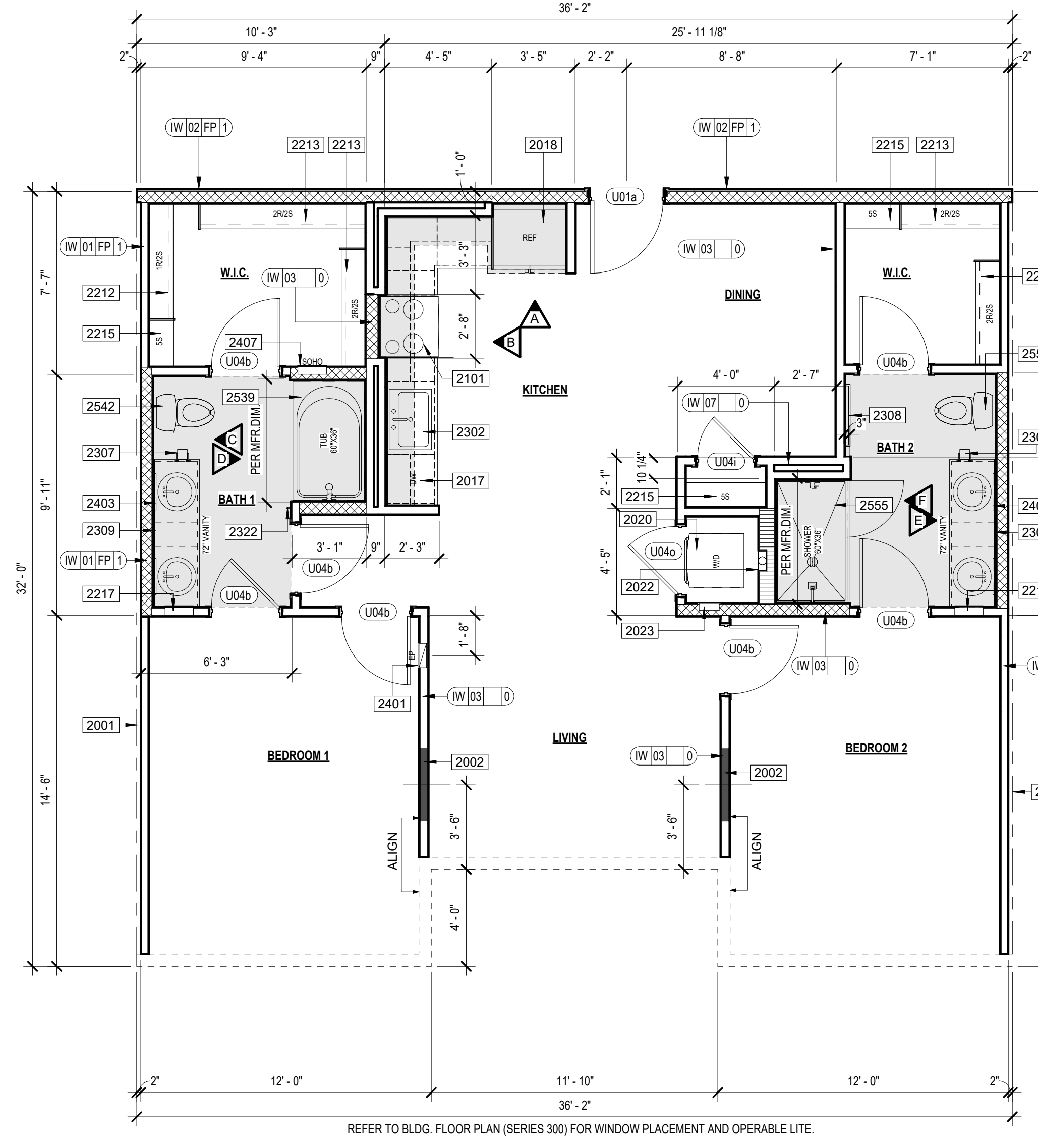
**REVISIONS/SUBMITTALS**  
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

**MC-A2.17**  
UNIT B1



**1 UNIT B2 ANSI PLAN**  
ANSI TYPE "B" - OPTION "B"  
SCALE: 1/4" = 1'-0"



**2 UNIT B2 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
REFER TO BLDG. FLOOR PLAN (SERIES 300) FOR WINDOW PLACEMENT AND OPERABLE LITE.

**KEYNOTES**

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
- 2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2004 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
- 2017 FURR DOWN CEILING.
- 2018 REFRIGERATOR.
- 2020 WASHER / DRYER STACKED.
- 2022 DRYER VENT BOX.
- 2023 WASHER BOX.
- 2021 RANGE.
- 2023 COUNTERTOP IN UNIT.
- 2024 WALL CABINET IN UNIT.
- 2025 CABINET ABOVE MICROWAVE.
- 2212 CLOSET ROD AND SHELF (R/2S).
- 2213 CLOSET ROD AND SHELF (S/2R).
- 2215 CLOSET SHELVING.
- 2227 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
- 2218 BATHROOM VANITY.
- 2302 SINK WITH GARBAGE DISPOSAL.
- 2304 TUB.
- 2307 UNIT TOILET PAPER HOLDER.
- 2308 TOWEL BAR.
- 2318 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2319 MIXER VALVE.
- 2322 SHOWER HEAD.
- 2401 TOWEL HOOK.
- 2403 ELECTRICAL PANEL, RECESSED IN WALL.
- 2403 UNIT WALL MOUNTED LIGHT FIXTURE.
- 2407 SOND PANEL.

**ANSI KEYNOTES**

- 2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5.
- 2533 ANSI TYPE 'B' OPTION 'B' UNIT CLEAR FLOOR SPACE AT BATHTUB WITHOUT OVERLAP EXCEPTION (30"48") - ICC 2009 SECTION 1004.11.3.1.3.
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"58") - ICC 2009 SECTION 1004.11.3.2.2.1.
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1.
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL FORWARD APPROACH CENTERED ON THE ELECTRICAL PANEL BOARD (30"48") CENTERLINE OF PANEL BOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9.
- 2539 ANSI TYPE 'B' UNIT BATHTUB. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 09A7.8.11 - ICC 2009 SECTION 1004.11.1 & 607.4.
- 2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"48") CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.11.
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"48") CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5.
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"48") - ICC 2009 SECTION 1004.12.2.3.
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"48") - ICC 2009 SECTION 1004.12.2.
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3.
- 2553 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 38A7.8.12 - ICC 2009 SECTION 1002.1.1.
- 2555 SHOWER AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.1.1.
- 2560 WALL BACKING FOR GRAB BARS.
- 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH FULL SIDE PER DETAIL 12A7.8.10 FIGURE A.
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B.

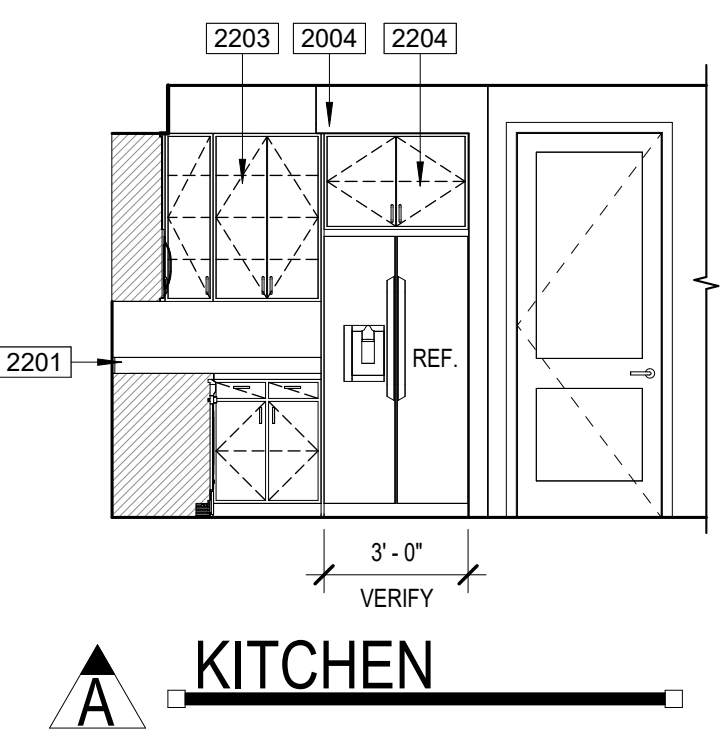
**UNIT PLAN GENERAL NOTES**

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
- 2. DIMENSIONED LAMINATE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER WITH CENTERLINE OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
- 9. FLOORING AT ENTRY SHALL BE SET UP TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER PANEL.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.O.).
- 12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
- 13. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 47" MAX. A FINISH FLOOR.
- 15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTERTOP 20M OVER 36" BY WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" FINISH FLOOR.
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
- 19. 32" DEEP (U.I.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
- 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING TYPE OR TYPE 'A' UNITS SHALL BE 2x6 FRAME.
- 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- 24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
- 25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
- 26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
- 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS.
  - B. FILL IN CAVITY WITH INSULATION.
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY.

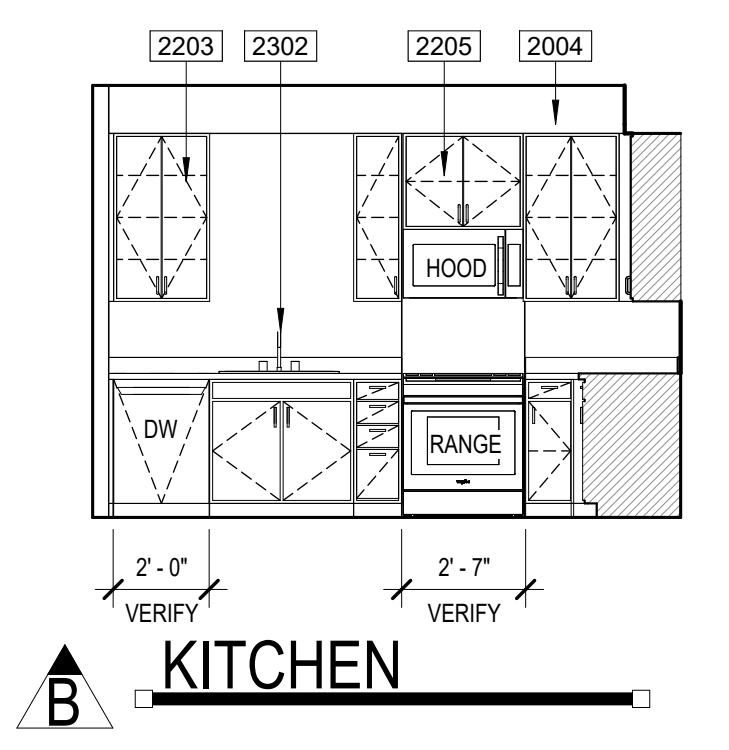
**ACCESSIBILITY GENERAL NOTES**

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8.10 AND 8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET. WALLS BEHIND AND SURROUNDING SHALL BE FINISHED, AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 80" MIN.
- 10. AT LISHAPES KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 80" MIN.
- 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A7.6 SERIES.
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
- 17. IN ACCORDANCE WITH ICC SECTION 707.2.3.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

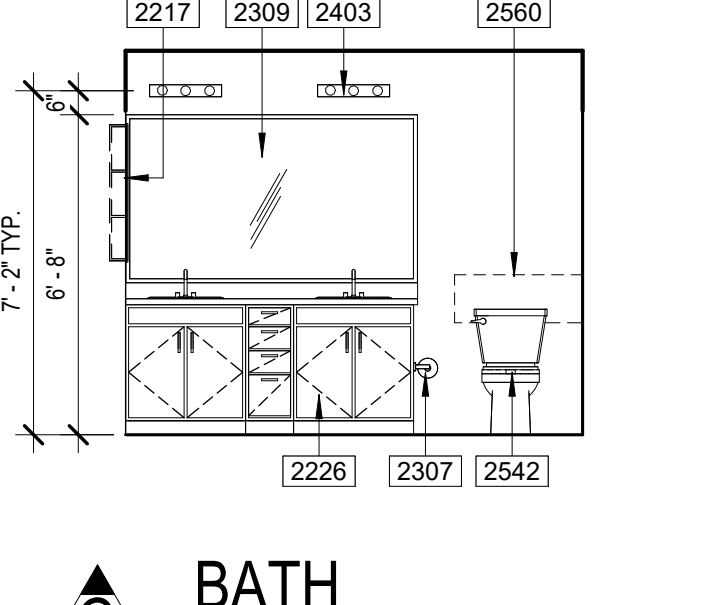
**INTERIOR ELEVATIONS**



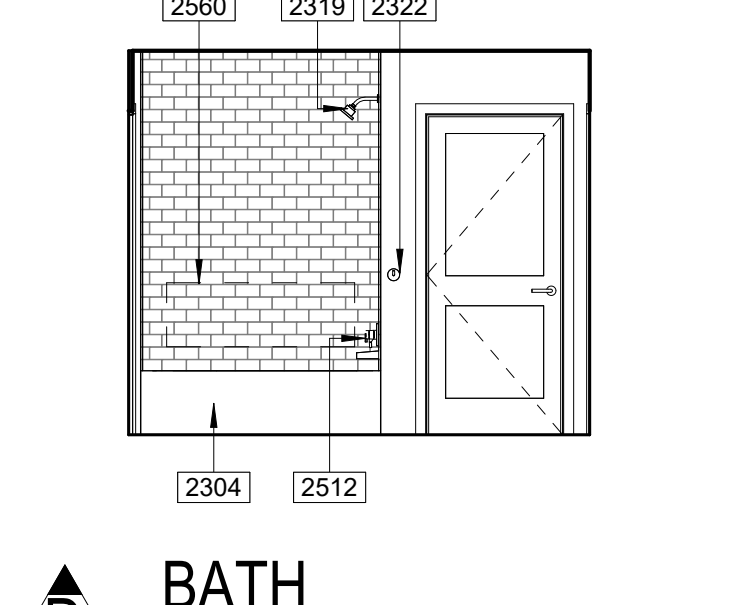
**A KITCHEN**



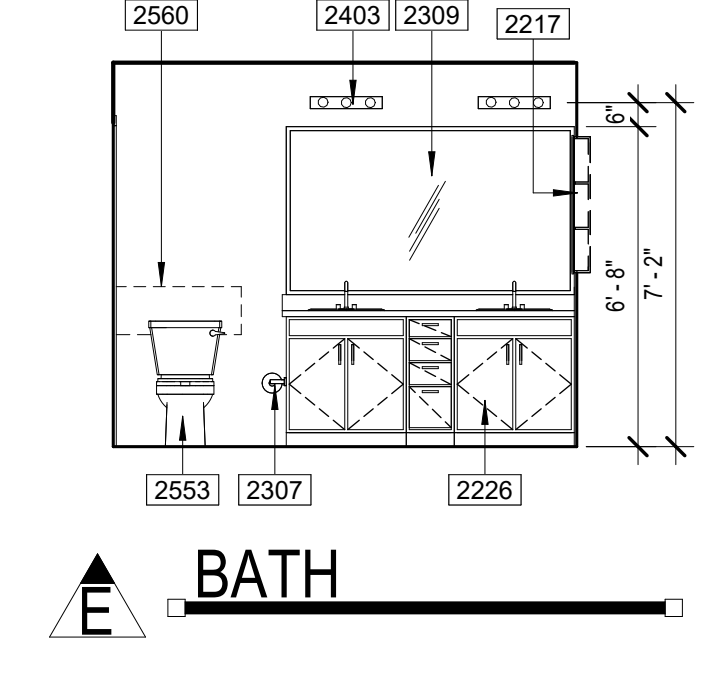
**B KITCHEN**



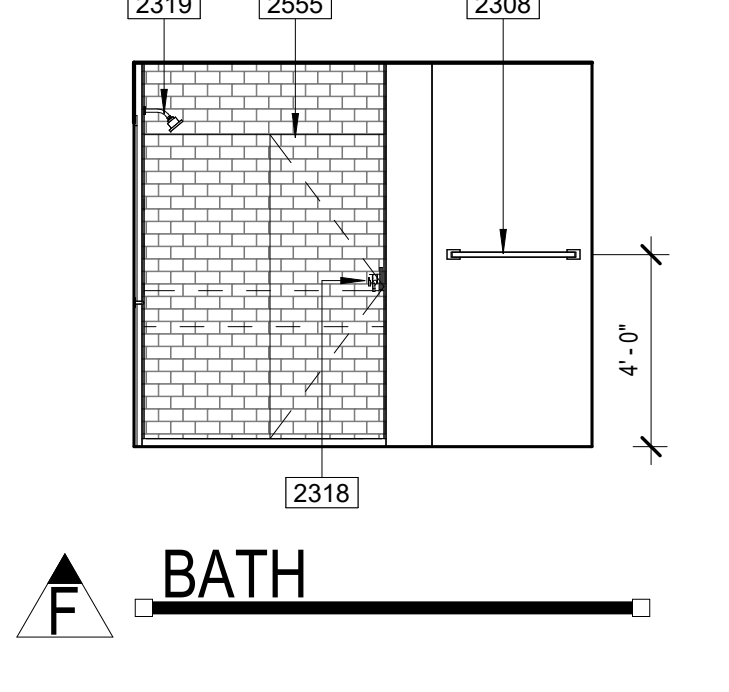
**C BATH**



**D BATH**

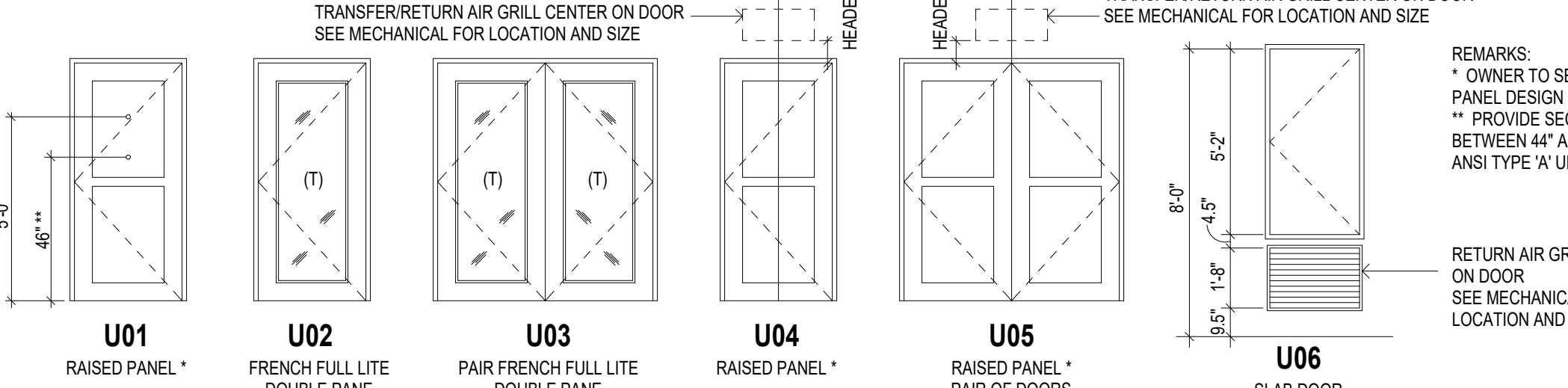


**E BATH**



**F BATH**

**DOOR TYPES**



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM/BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U04c	LINEN/PANTRY/COAT	SWING	2'-4"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	
	U04c	LAUNDRY	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)

**UNIT DOOR HARDWARE SCHEDULE**

HARDWARE SET NUMBER	DESCRIPTION	HARDWARE SET																												
		EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.22.1)	WEATHERSTRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP WITH SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFSET SET	STREBROOK SET	DUMMYS LEVER	PRIVACY SET (WITH NUMBER AND KEY LOCK)	FRANCHI DEADBOLT (TRIMBURN INSIDE)	FINGER PULL	PULL INGS (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED AND VIEWPORT...				
UH01	ENTRY DOOR (TYPE B UNIT)	X																												
UH02	ENTRY DOOR (ANSI TYPE A UNIT)																													
UH03	BALCONY FRENCH DOOR	X	X																											
UH04	BALCONY FR-FRENCH DOORS	X																												
UH05	ROMEO & JULIET																													
UH06	BEDROOM/BATHROOM DOOR	X																												
UH07	WALK-IN CLOSET DOOR	X	X																											
UH08	EXTERIOR ENTRY DOOR (TYPE A)	X	X																											
UH09	UNIT ENTRY FROM GARAGE	X	X																											
UH09	LINEN/PANTRY/COAT SWING DOOR	X																												
UH09	LAUNDRY FR-SWING DOORS	X																												
UH10	DEN PR-SWING DOORS	X																												
UH11	AD CLOSET	X																												
UH12	CLOSET BI-PASS DOOR			X																										
UH13	LAUNDRY BI-FOLD DOORS	X	X																											
UH14	BARN DOOR				X																									
UH15	OUTDOOR STORAGE	X																												
UH16	BALCONY GLASS SLIDING DOORS				X																									
UH17	EXTERIOR ENTRY DOOR	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
UH19	UNIT ENTRY FROM GARAGE	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
UH20	WATER HEATER AT GARAGE	X	X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
UH21	FIRE RISER ROOM	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
UH22	EXTERIOR MAIN DOOR AT GARAGE	X					X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
UH23	GARAGE ON SECTIONAL					X																								

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
- 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
- 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
- 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

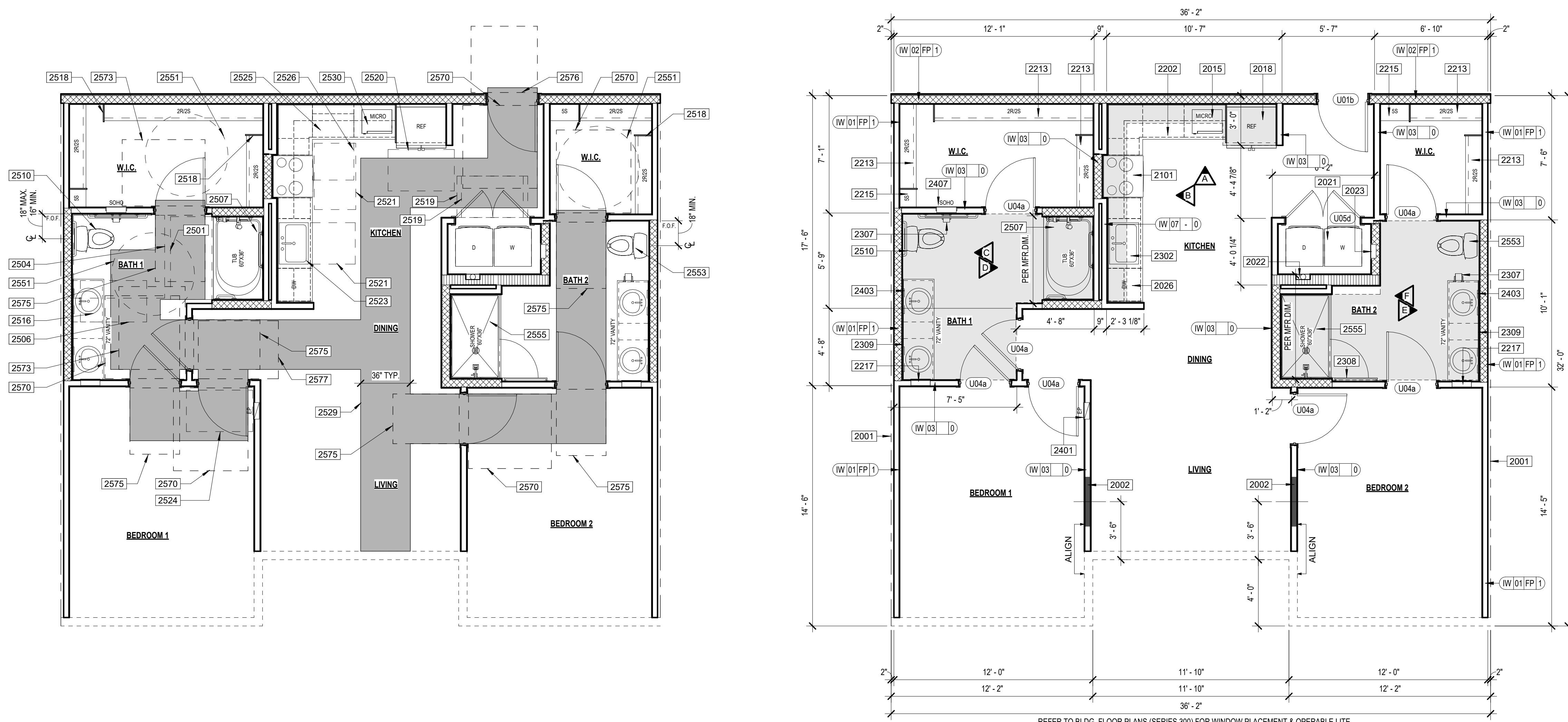
**WINDOW SCHEDULE**

Unit Window Schedule

TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
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Window Schedule Data

UW01	W.C. (W/02) FP 1	36'-2"	25'-11 1/8"
UW02	W.C. (W/03) 0	10'-3"	8'-8"
UW03	W.C. (W/03) 0	9'-4"	7'-1"
UW04	W.C. (W/03) 0	4'-5"	3'-5"
UW05	W.C. (W/03) 0	3'-5"	2'-2"
UW06	W.C. (W/03) 0	8'-8"	7'-1"
UW07	W.C. (W/03) 0	25'-11 1/8"	7'-1"
UW08	W.C. (W/03) 0	10'-3"	8'-8"
UW09	W.C. (W/03) 0	9'-4"	7'-1"
UW10	W.C. (W/03) 0	4'-5"	3'-5"
UW11	W.C. (W/03) 0	3'-5"	2'-2"
UW12	W.C. (W/03) 0	8'-8"	7'-1"
UW13	W.C. (W/03) 0	10'-3"	8'-8"
UW14	W.C. (W/03) 0	9'-4"	7'-1"
UW15	W.C. (W/03) 0	4'-5"	3'-5"
UW16	W.C. (W/03) 0	3'-5"	2'-2"
UW17	W.C. (W/03) 0	8'-8"	7'-1"
UW18	W.C. (W/03) 0	10'-3"	8'-8"
UW19	W.C. (W/03) 0	9'-4"	7'-1"
UW20	W.C. (W/03) 0	4'-5"	3'-5"
UW21	W.C. (W/03) 0	3'-5"	2'-2"
UW22	W.C. (W/03) 0	8'-8"	7'-1"
UW23	W.C. (W/03) 0	10'-3"	8'-8"



KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2002 CENER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2004 FUR DOWN CEILING
2015 MICROVAPE - SURFACE MOUNTED
2016 WALL CABINET IN UNIT
2018 REFRIGERATOR
2021 SIDE BY SIDE WASHER/DRYER - WASHER ON LEFT SIDE
2022 DRYER VENT BOX
2023 WASHER BOX
2026 DISHWASHER (ANSI)
2102 RANGE
2101 COUNTERTOP IN UNIT
2202 BASE CABINET IN UNIT
2203 WALL CABINET ABOVE REFRIGERATOR
2204 CABINET ABOVE REFRIGERATOR
2206 CABINET ABOVE HOOD
2215 CLOSET ROD AND SHELF (2S /2R)
2213 CLOSET SHELVING
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2262 BATHROOM VANITY
2263 SINK WITH GARBAGE DISPOSAL
2302 SHOWER ENCLOSURE
2304 TUB
2307 UNIT TOILET PAPER HOLDER
2308 TOWEL BAR
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2316 VANITY SINK
2318 MIRROR WALL
2319 SHOWER HEAD
2401 ELECTRICAL PANEL, RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SOHO PANEL

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. SURFACE OF MIRROR TO BE AT 47" MAX. A FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 50" WOOD, WITH A BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING DEVIATIONS OR A TYPE 'B' UNIT SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALLS ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ANSI KEYNOTES

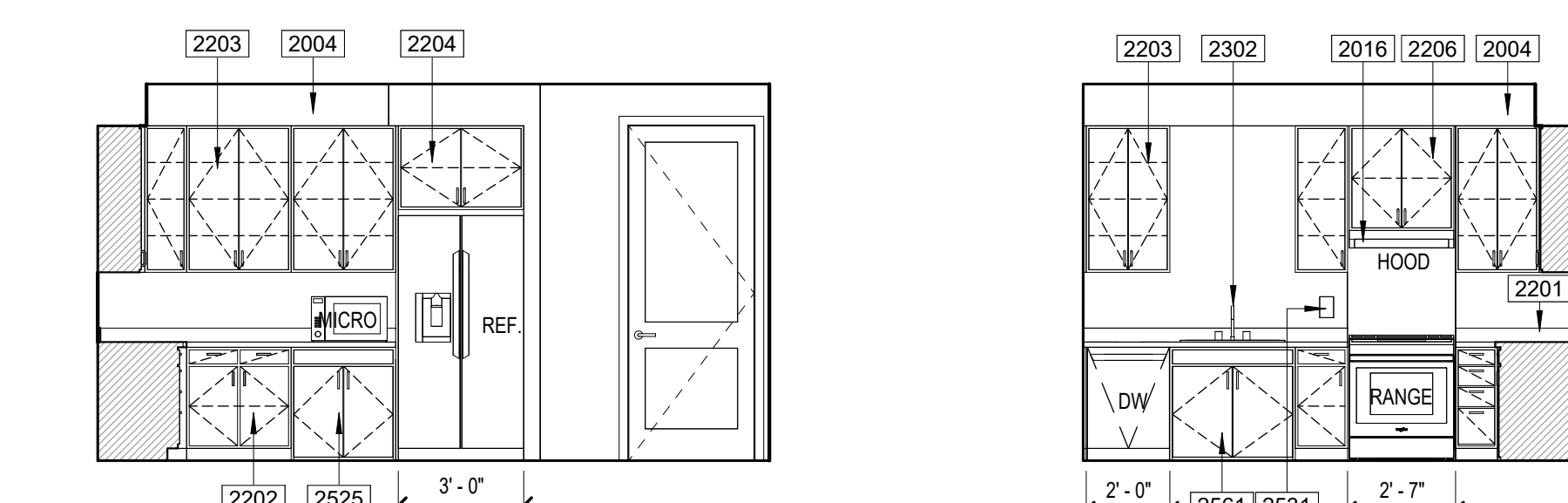
- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT BATHUB (30") LENGTH OF TUBE) - ICC 2009 SECTION 607.2
2504 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION (60"x60") - ICC 2009 SECTION 1003.11.2.4.4
2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY (30"x48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1
2507 ANSI TYPE 'A' UNIT BATHTUB PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTIONS 1003.11.1 & 607.4
2510 ANSI TYPE 'A' UNIT TOILET, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 32A7.8.12 - ICC 2009 SECTIONS 1003.11.1 & 604.5.1
2511 ANSI TYPE 'A' UNIT ADJUSTABLE SHOWER HEAD WITH 50" MINIMUM HOSE PER DETAIL 08, 16 & 24A7.8.11 - ICC 2009 SECTIONS 607.6, 608.4.1 & 608.5
2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5
2516 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER LAVATORY TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE. FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.6.12 - ICC 2009 SECTION 1003.11.2.2
2518 ANSI TYPE 'A' UNIT CLOSET SHELF SUPPORT TO STOP 36" MINIMUM ABOVE FINISH FLOOR
2519 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1003.12.6
2520 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1003.12.5.4.1
2521 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 27" HIGH X 30" WIDE KNEE SPACE. FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.6.12 - ICC 2009 SECTION 1003.12.4.1
2523 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1003.9
2525 ANSI TYPE 'A' UNIT WORK SURFACE 30" MINIMUM IN LENGTH. PROVIDE 27" HIGH X 30" WIDE KNEE SPACE. FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.6.12 - ICC 2009 SECTION 1003.12.3.1
2526 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE WORK SURFACE (30"x48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.3.1
2529 ANSI TYPE 'A' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1003.3
2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE - ICC 2009 SECTION 308
2531 ANSI TYPE 'A' UNIT SWITCH FOR VENT HOOD IN REACH RANGE - ICC 2009 SECTION 308
2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3.1
2553 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 39A7.8.12 - ICC 2009 SECTION 1002.11.1
2555 SHOWER AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.11.1
2560 WALL BACKING FOR GRAB BARS
2561 DOUBLE DOOR CABINET WITH RETRACTABLE DOORS
2566 VERTICAL GRAB BAR
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2573 60" X 48" DOOR CLEARANCE - LATCH APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE B
2575 36" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE E
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE E
2577 58" X 42" DOOR CLEARANCE - HINGE APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE E

ACCESSIBILITY GENERAL NOTES

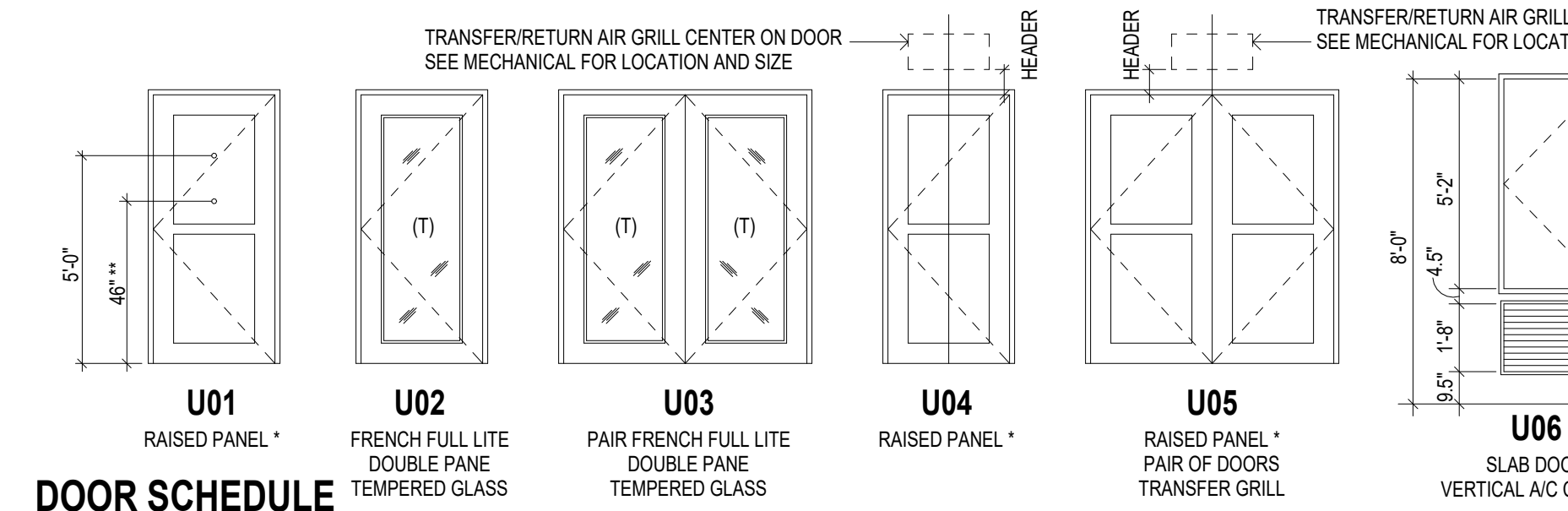
- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 8 ON SHEETS 7.8 & 9 AND AT 8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITH REMOVAL OR REFINISHING OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 21" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 21" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 36"X48" CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.6 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE
17. IN ACCORDANCE WITH ICC SECTION 607.2.2.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.



INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists door specifications for various locations.

UNIT DOOR HARDWARE SCHEDULE

Table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware types (handles, locks, levers, etc.). Lists hardware specifications for different door types.

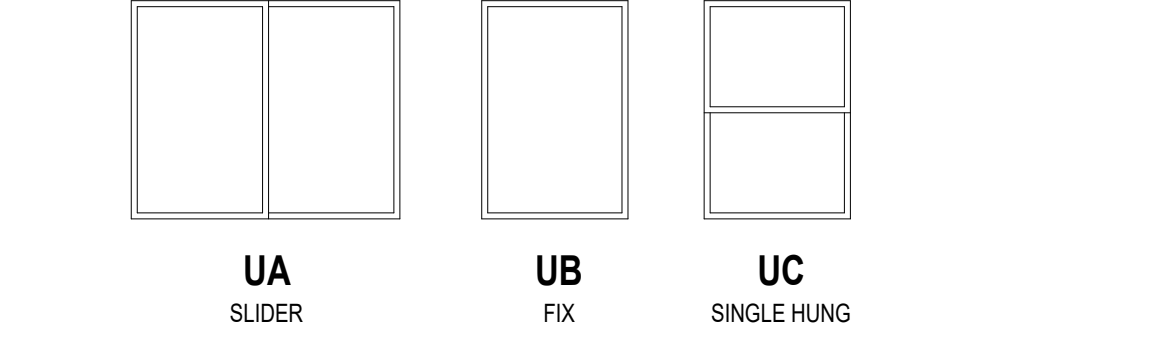
- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN. PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.3.4 EXP. 4)

WINDOW SCHEDULE

Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Lists window specifications.

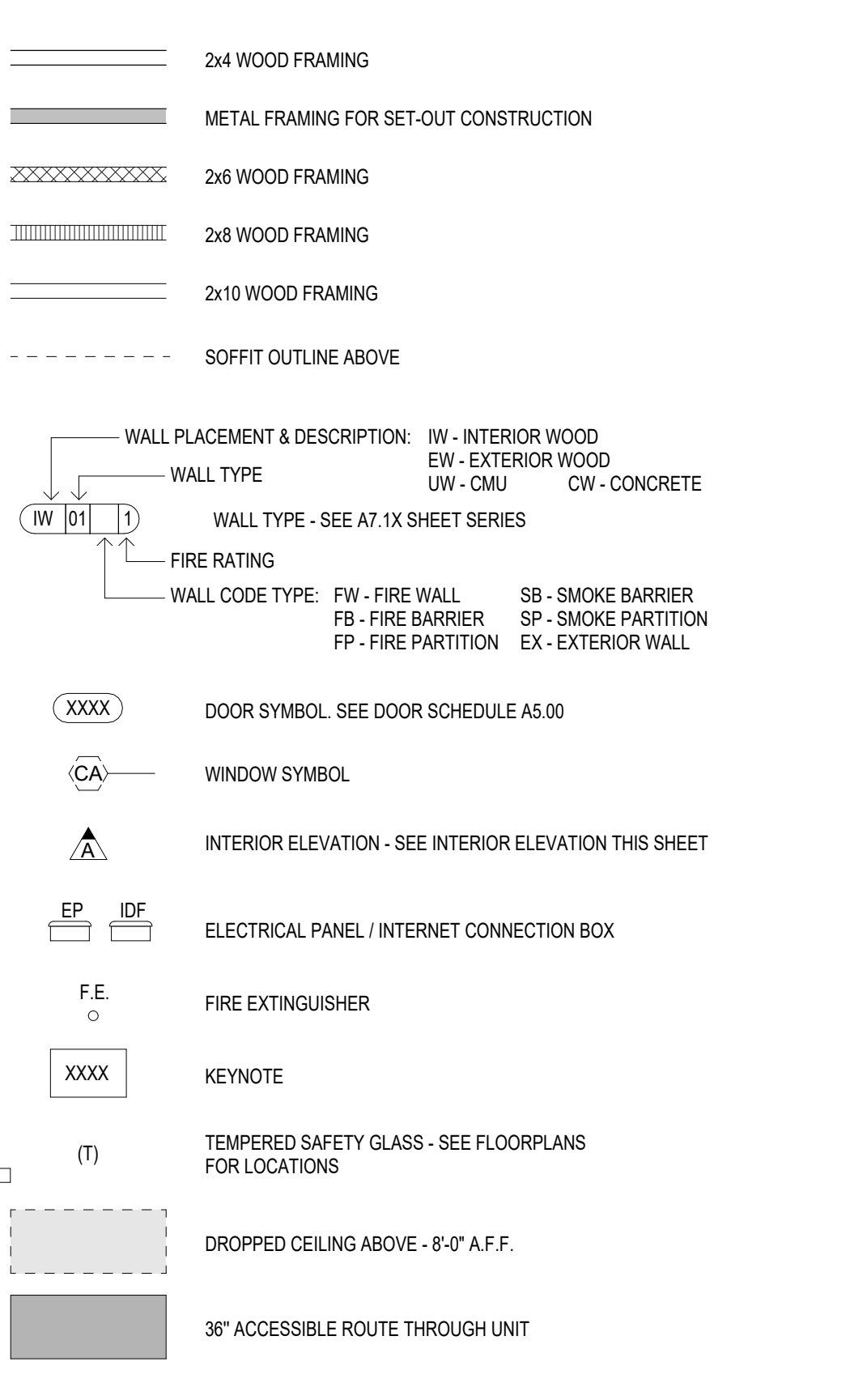
- DOOR NOTES: 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 & IBC 1010.1 EXP. 9).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.5.9).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.3.
7. UNDER/OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

WINDOW TYPES

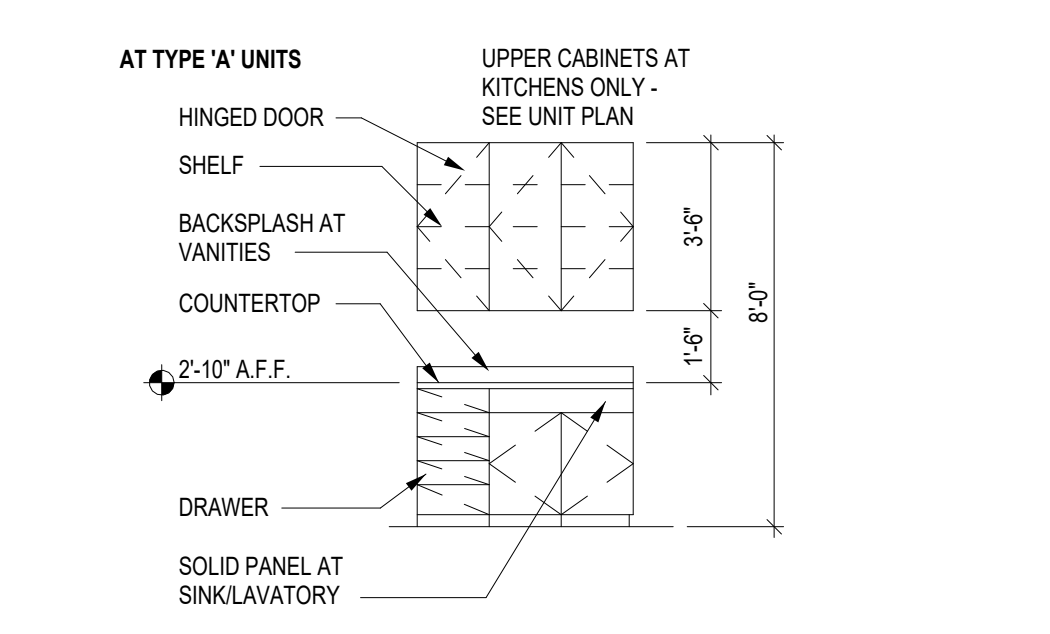


- NOTES: 1. ALL WINDOWS TO HAVE VNYL FRAME.
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR
CONSTRUCTION



Notice of alternate billing for payment cycle
This contract does not obligate the owner to require the submission of bills or payment of bills in excess of 15 days. This contract may be used to make payment on some alternative schedule after certification and approval of billing and applications. In either case, the contractor shall be responsible for the payment of bills to the owner or the owner's designated agent at the time of the payment of bills.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

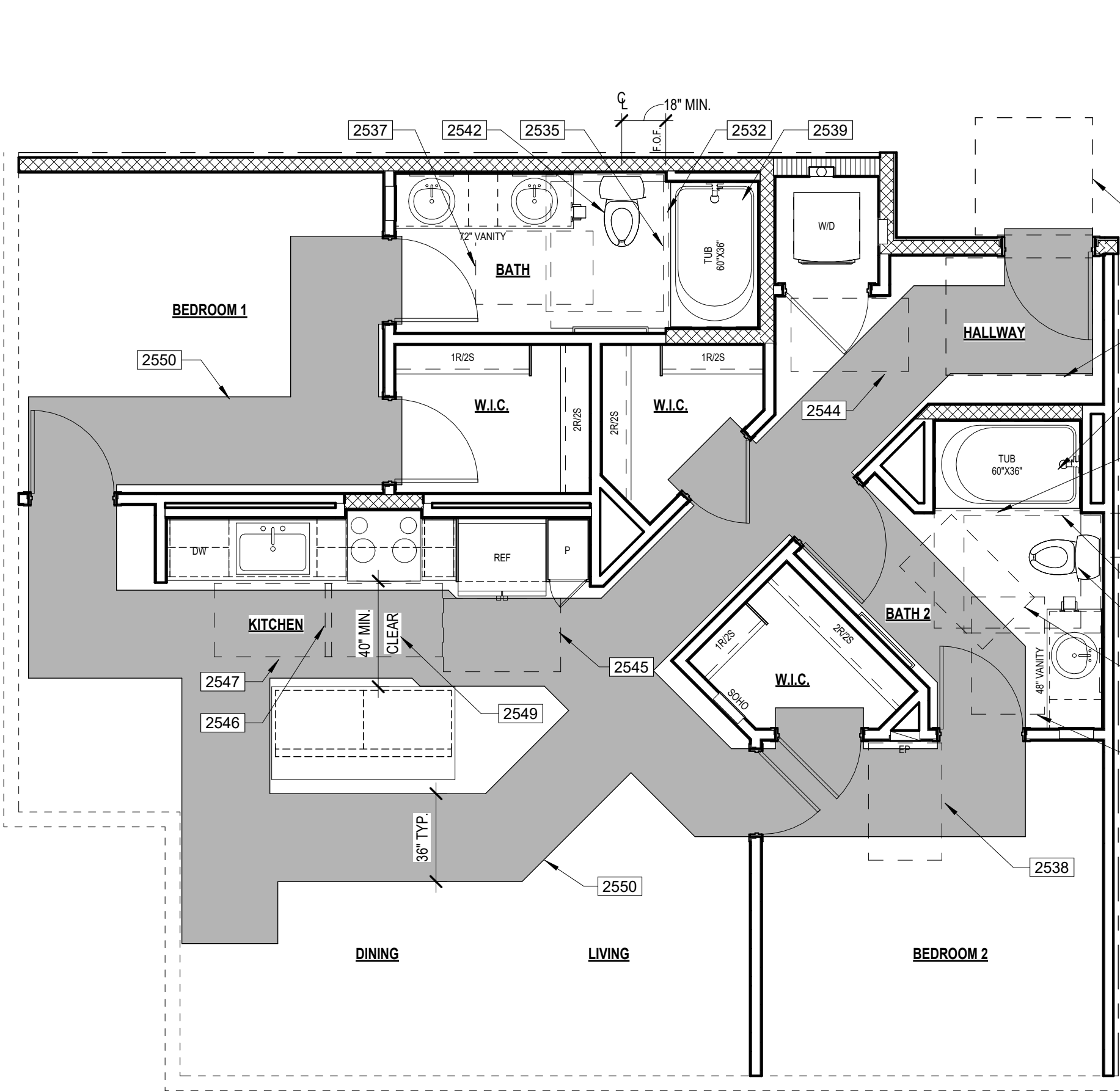
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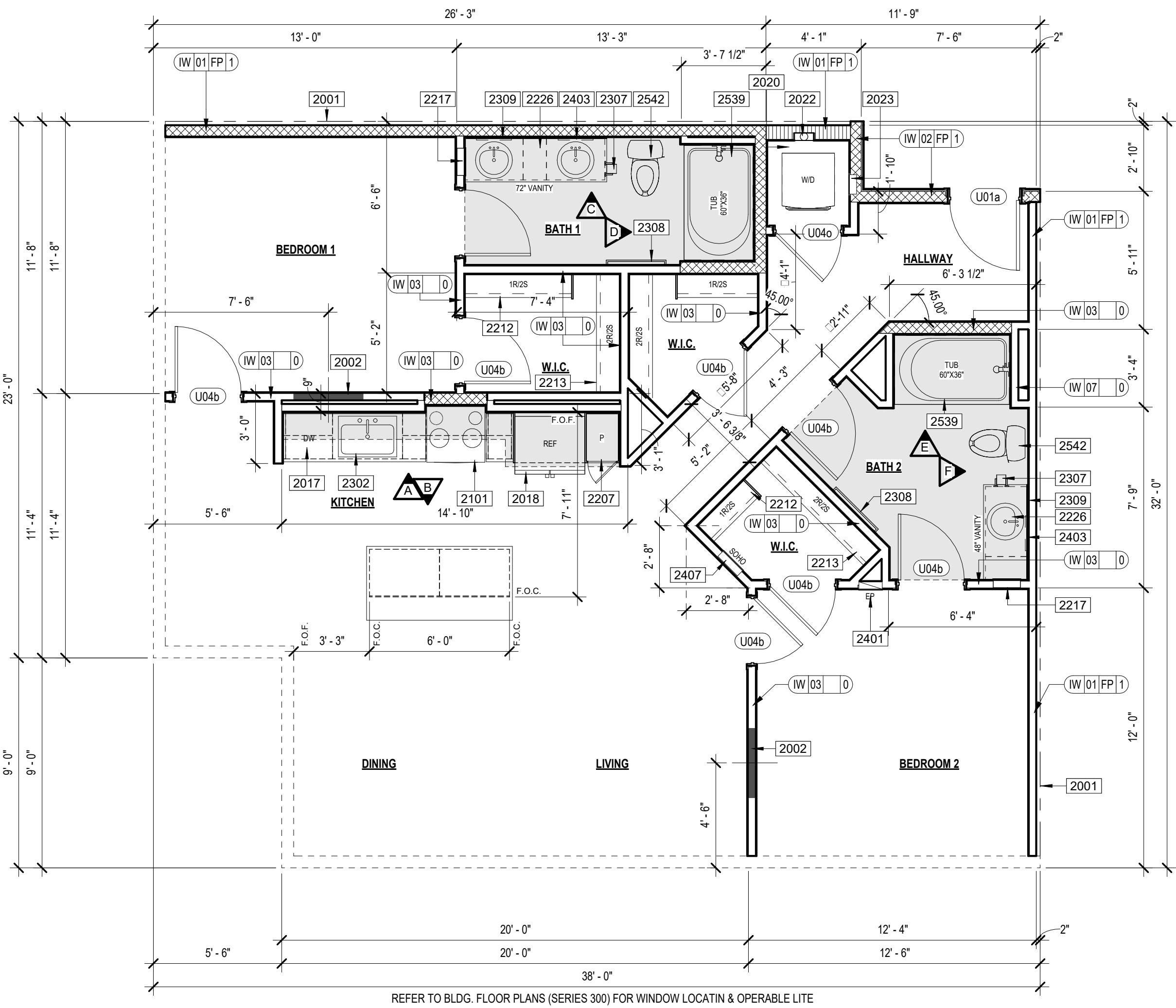
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

MC-A2.19
UNIT B2H



1 UNIT B3 ANSI PLAN ANSI TYPE "B" - OPTION "A"



2 UNIT B3 FLOOR PLAN

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.

UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.

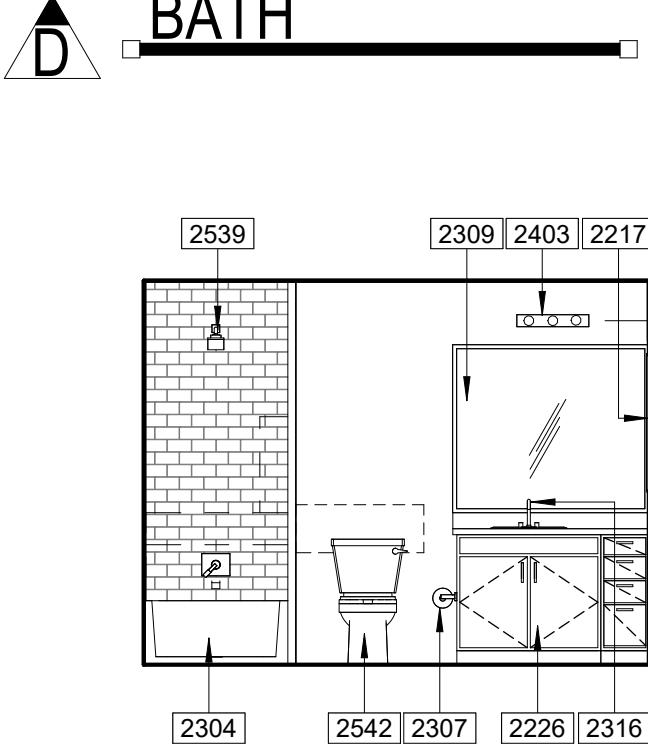
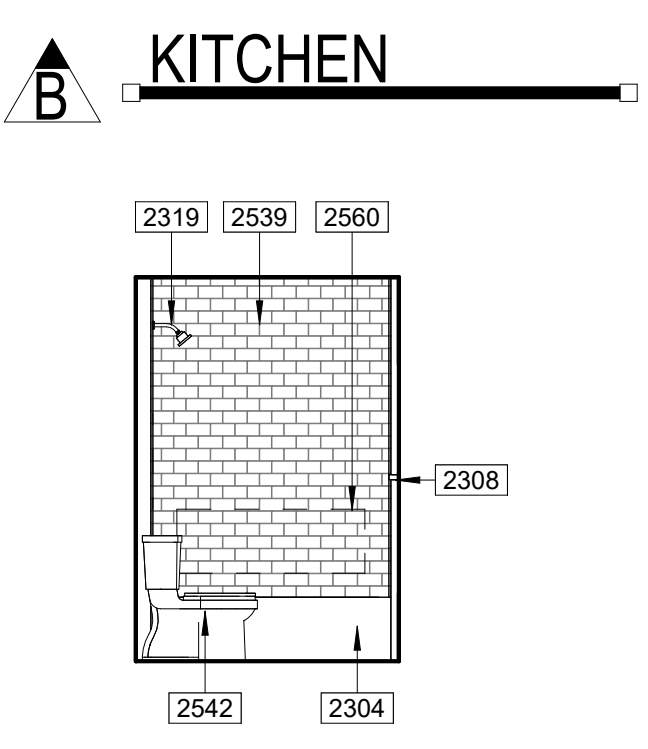
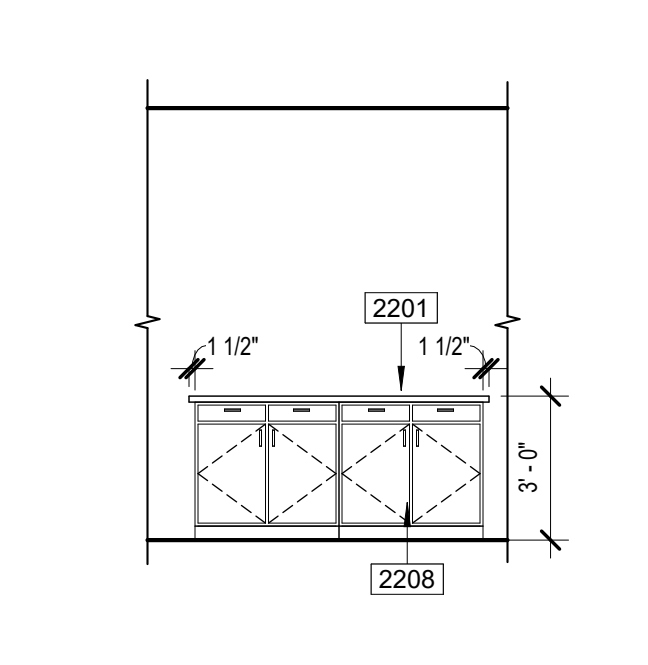
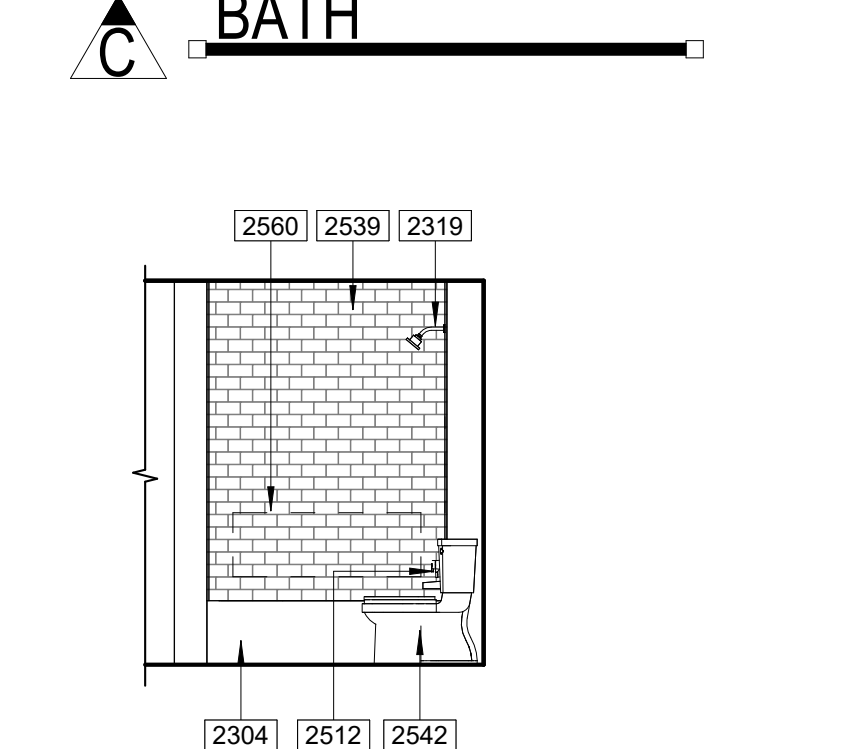
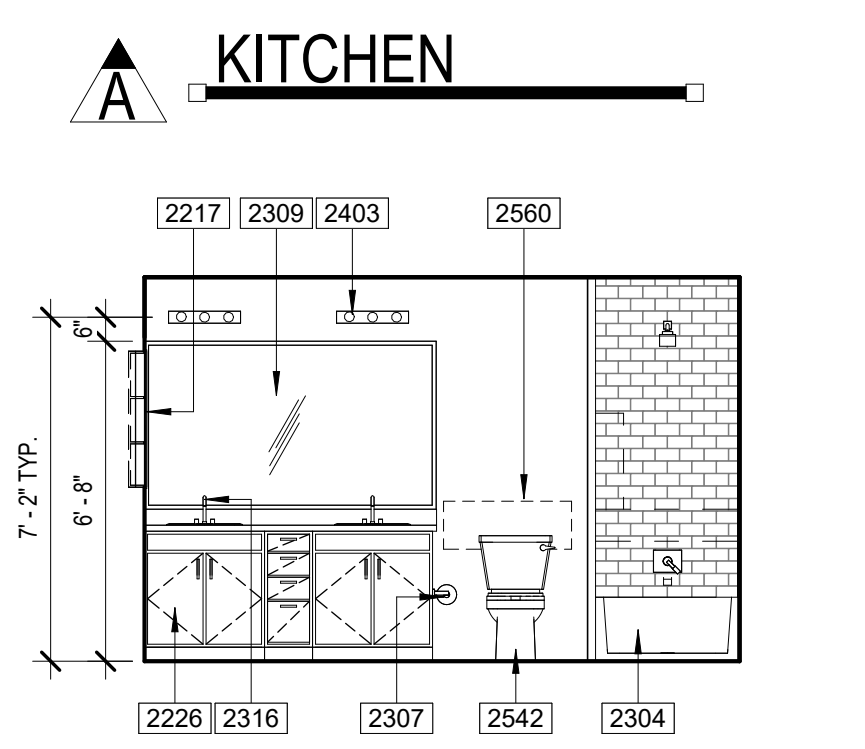
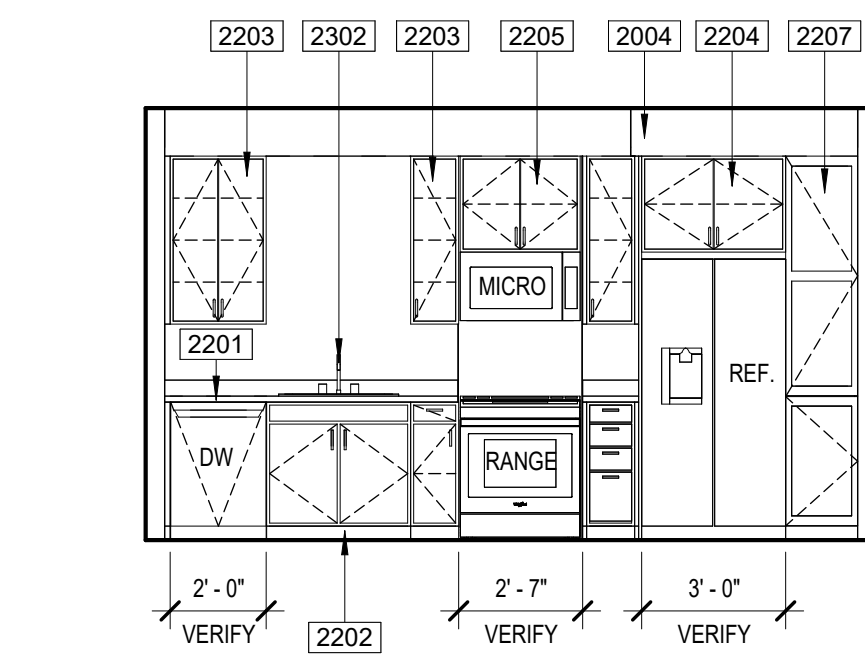
ANSI KEYNOTES

- 2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 607.5

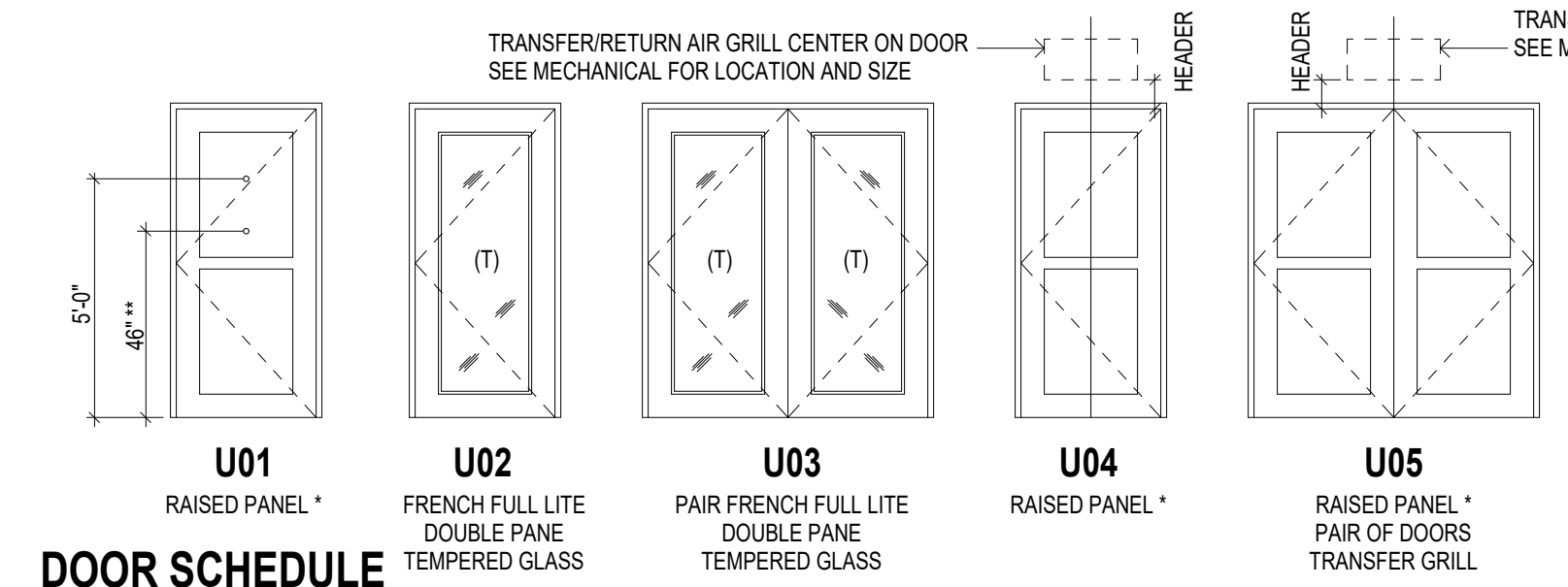
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC(ANSI) A117-1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 & ICC 2009 SECTION 1004.11.1)

UNIT DOOR HARDWARE SCHEDULE

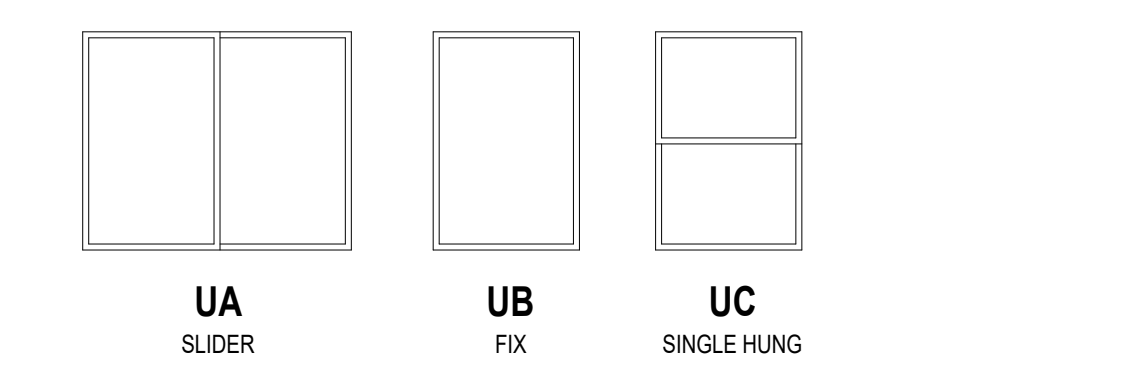
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, EXTERIOR HINGES, INTERIOR HINGES, SPRING LOADED HINGES, OVERHEAD TRACK & BOTTOM GUIDE, WALL MOUNTED TRACK & BOTTOM GUIDE, MANUFACTURER HARDWARE, WEATHERSTRIPPING, DOOR SWEEP WITH BRAIN DRIP, DOOR SWEEP WITH SEAL (SURFACE MOUNTED), THRESHOLD, PASSAGE SET, PRIVACY SET, ENTRY/OFFSET SET, STRENGTHENED SET, TURNBuckle, PULL LATCH, PULL LATCH (HORIZONTAL INSIDE), PULL LATCH (VERTICAL INSIDE), PULL LATCH (OUTSIDE), PULL BAR, FLUSH BOLT, OVERHEAD ROLLER LATCH, DOOR STOP, UL LISTED AND VENDOR...

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).

WINDOW SCHEDULE

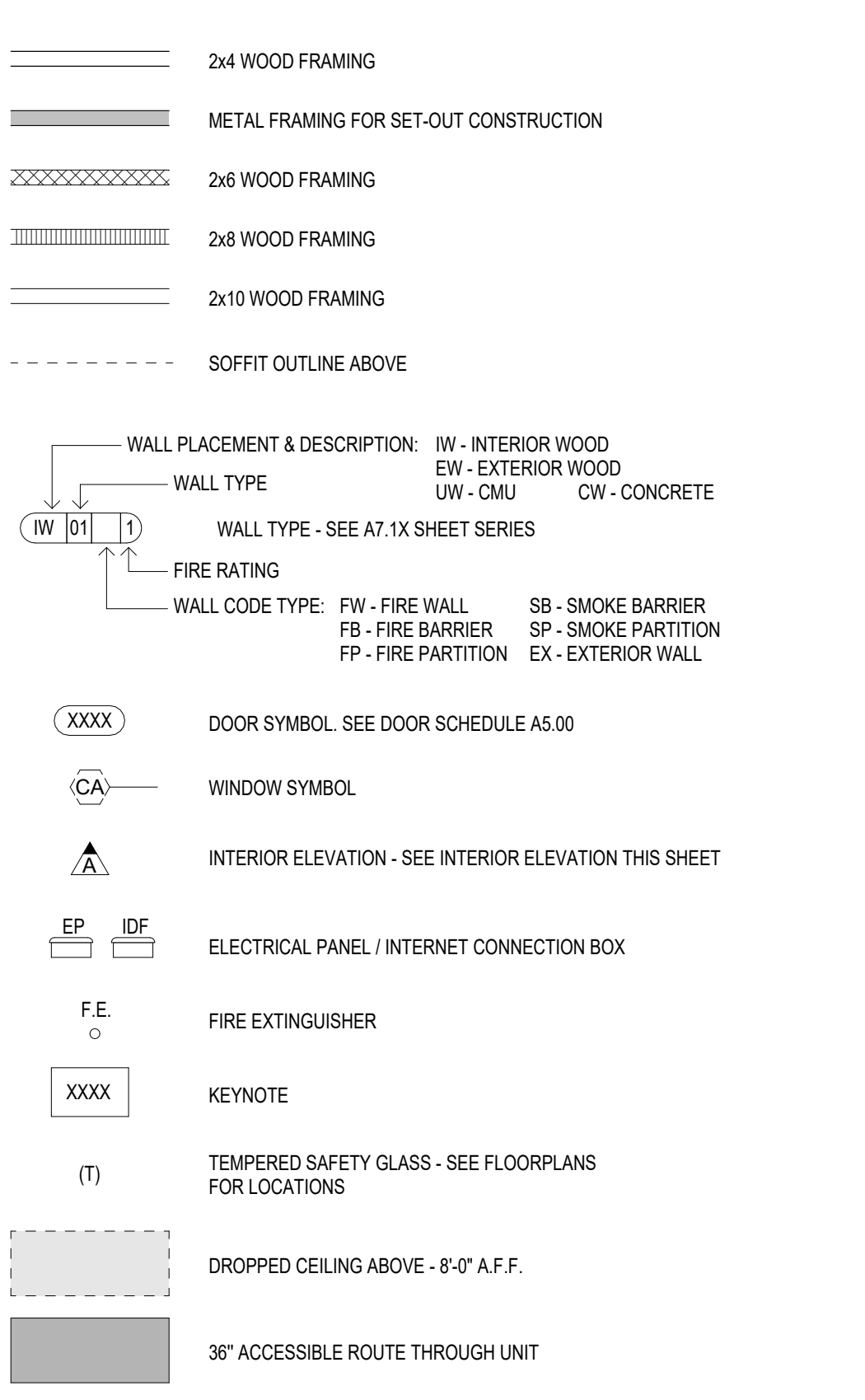
Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT

WINDOW TYPES



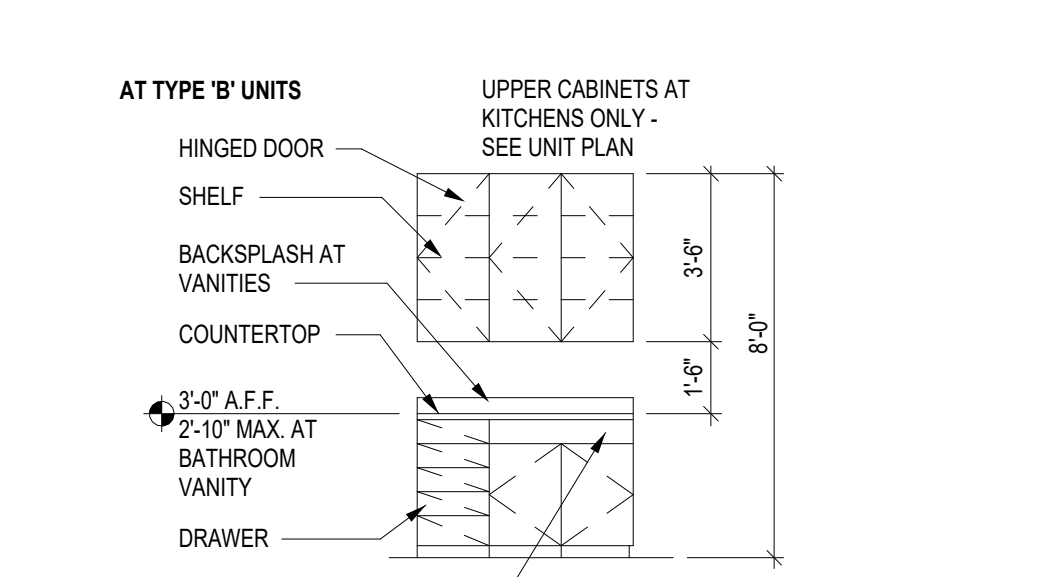
- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME.

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



PRELIMINARY NOT FOR CONSTRUCTION



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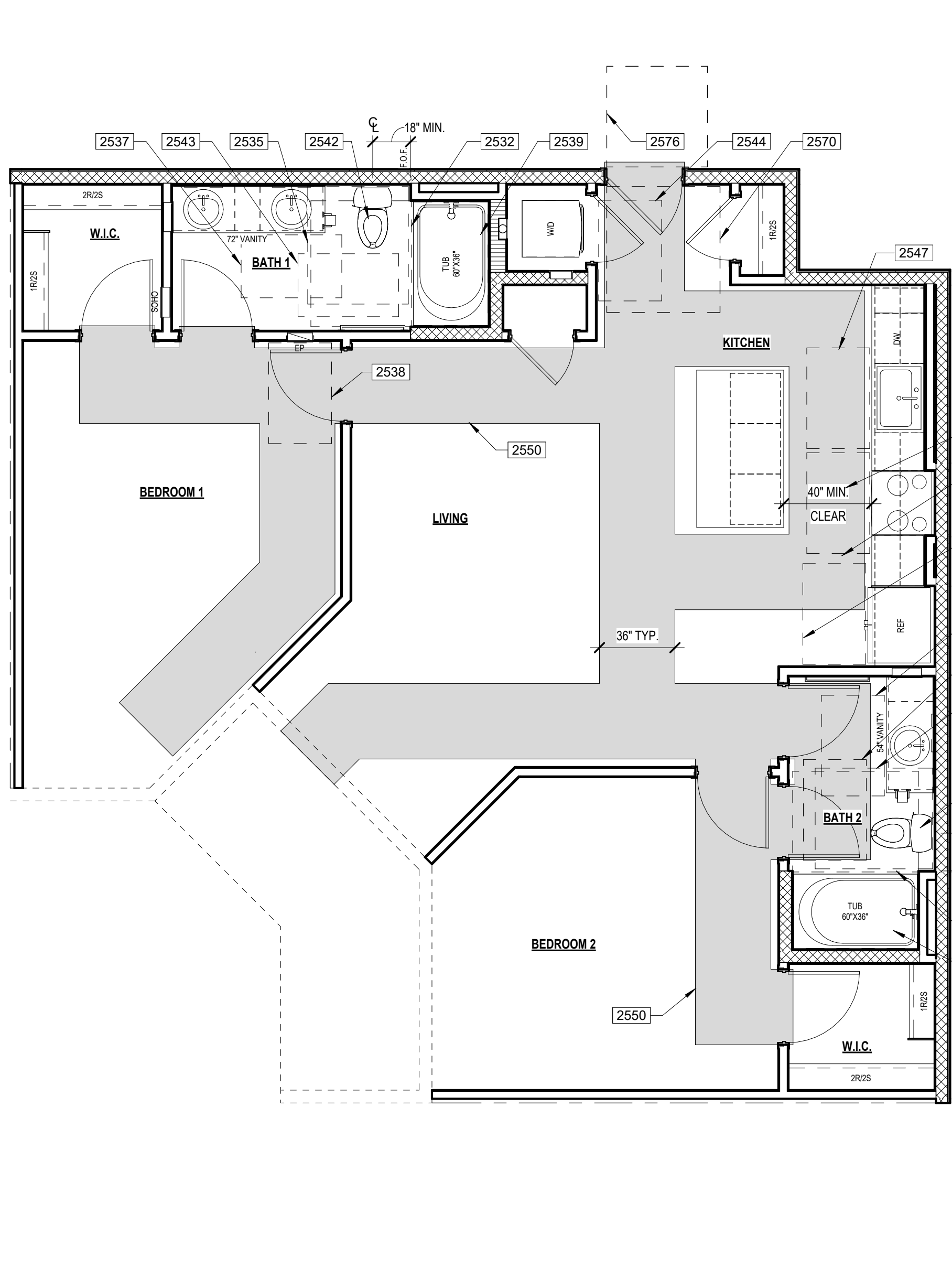
Contractor must verify all dimensions at project before proceeding with this work.

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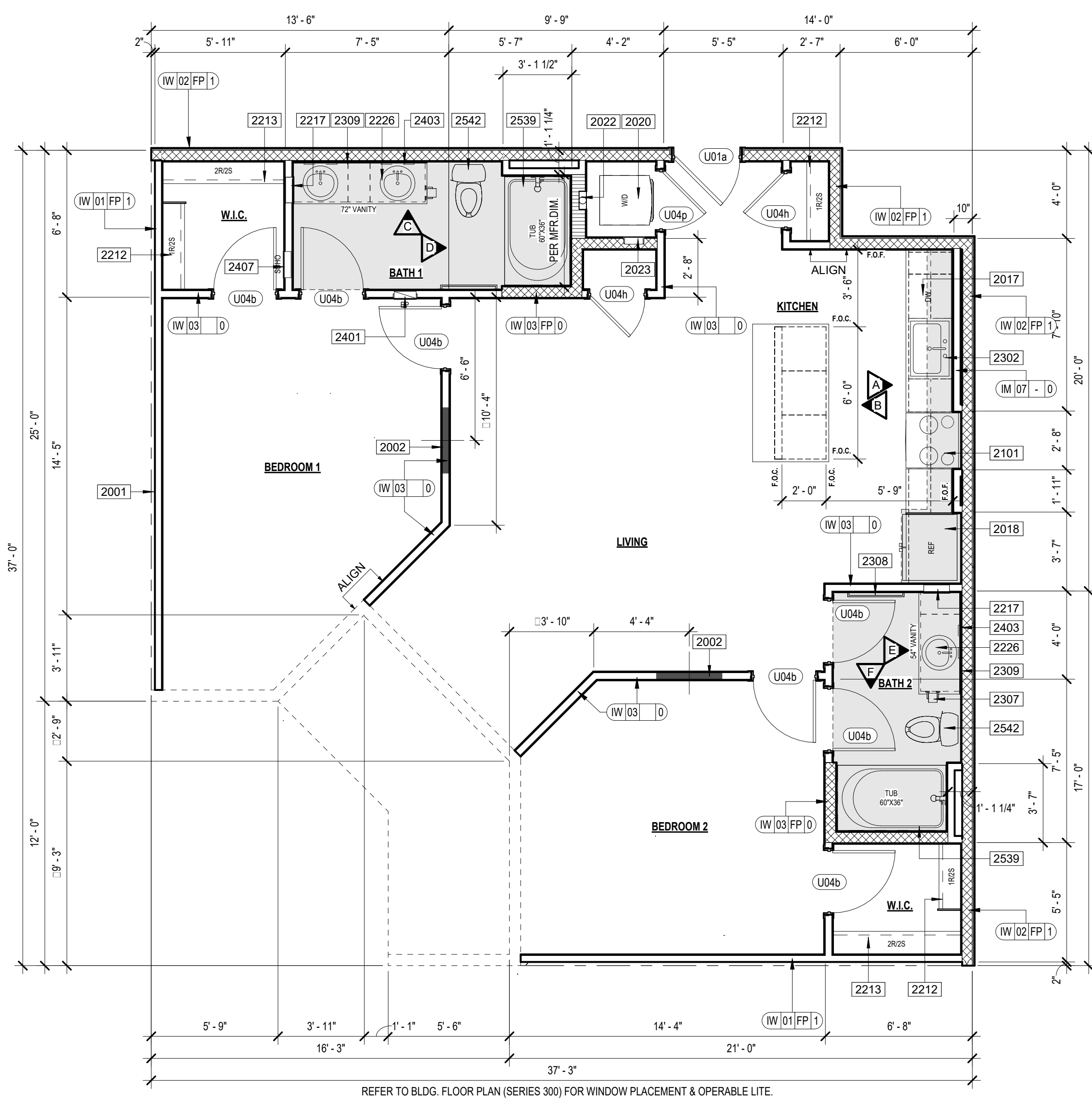
REVISIONS / SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

MC-A2.20 UNIT B3



1 UNIT B5 ANSI PLAN ANSI TYPE "B" - OPTION "A" SCALE: 1/4" = 1'-0"



2 UNIT B5 FLOOR PLAN SCALE: 1/4" = 1'-0" LIVING 1,132 SF BALCONY 87 SF BEDROOM 1 1,219 SF

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2004 FURER DOWN CEILING
2017 DISHWASHER
2018 REFRIGERATOR
2020 WASHER / DRYER STACKED
2022 DRYER VENT BOX
2023 WASHER BOX
2024 RANGE
2021 COUNTERTOP IN UNIT
2022 BASE CABINET IN UNIT
2023 WALL CABINET IN UNIT
2025 CABINET ABOVE MICROWAVE
2026 CABINET ABOVE HOOD
2212 CLOSET ROD AND SHELF (R) (2S)
2213 CLOSET ROD AND SHELF (S) (2R)
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2228 BATHROOM VANITY
2302 SINK WITH GARBAGE DISPOSAL
2304 TUB
2307 UNIT TOILET PAPER HOLDER
2308 TOWEL BAR
2309 VANITY SINK
2318 SHOWER HEAD
2401 ELECTRICAL PANEL RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SMOKE PANEL

ANSI KEYNOTES

- 2532 ANSI TYPE 'B' OPTION 'A' UNIT CLEAR FLOOR SPACE AT BATHTUB WITH OVERLAP EXCEPTION (48"x6") - ICC 2009 SECTION 1004.11.3.2
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x6") - ICC 2009 SECTION 1004.11.3.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2539 ANSI TYPE 'B' UNIT BATHTUB. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 2604.7.11 - ICC 2009 SECTION 1004.11.1.8.07.4
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE. POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (80" WIDE) - ICC 2009 SECTION 1004.9
2560 WALL BACKING FOR GRAB BARS
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

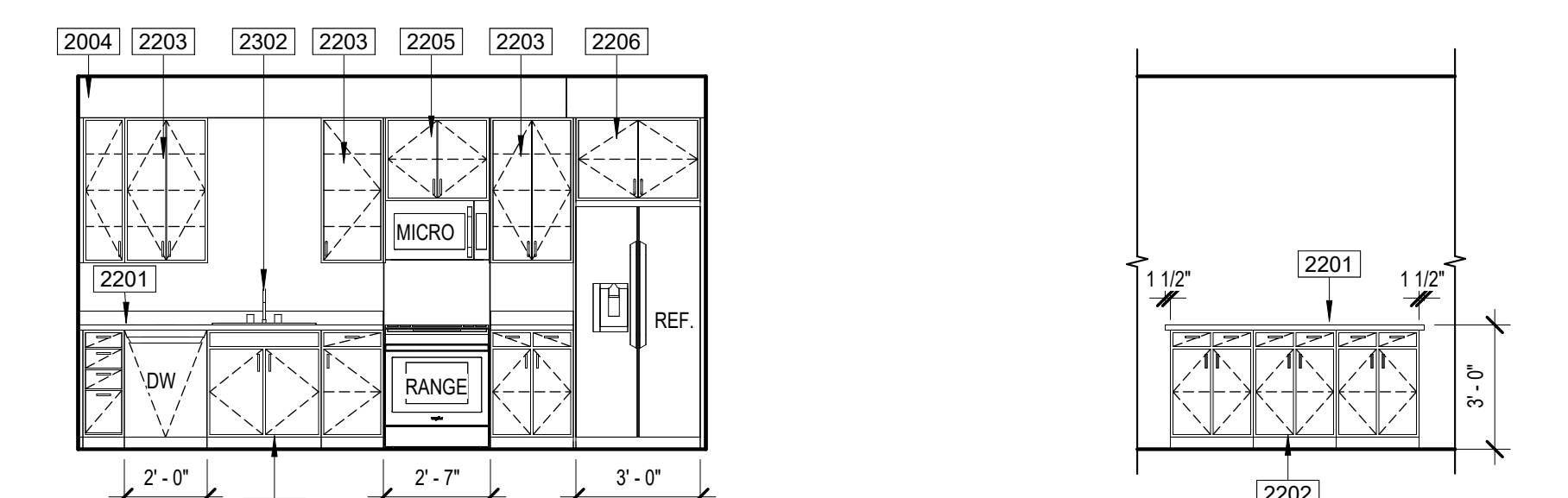
UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DENSIHIED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEARANCE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER WITH CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
2212 CLOSET ROD AND SHELF (R) (2S)
2213 CLOSET ROD AND SHELF (S) (2R)
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2228 BATHROOM VANITY
2302 SINK WITH GARBAGE DISPOSAL
2304 TUB
2307 UNIT TOILET PAPER HOLDER
2308 TOWEL BAR
2309 VANITY SINK
2318 SHOWER HEAD
2401 ELECTRICAL PANEL RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SMOKE PANEL

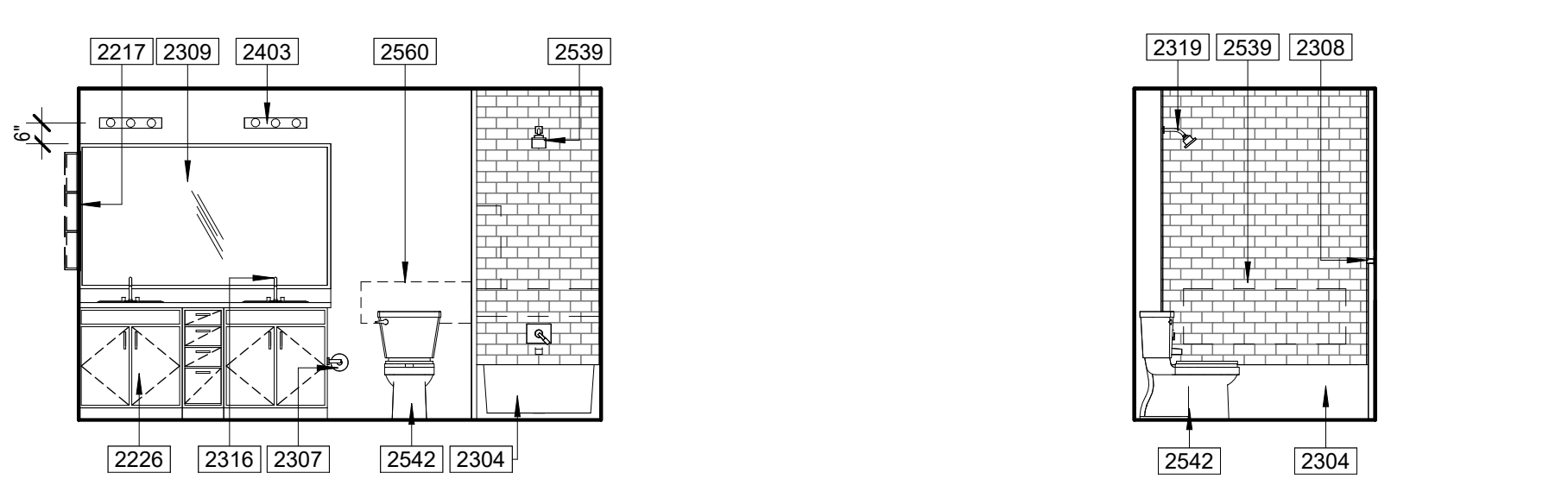
ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 27.8.10 AND 8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 2'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNIT ENTRY DOORS ARE 2'-0" DOORS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30"x48" CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A7.8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE
17. IN ACCORDANCE WITH ICC SECTION 707.2.3.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS



A KITCHEN B KITCHEN

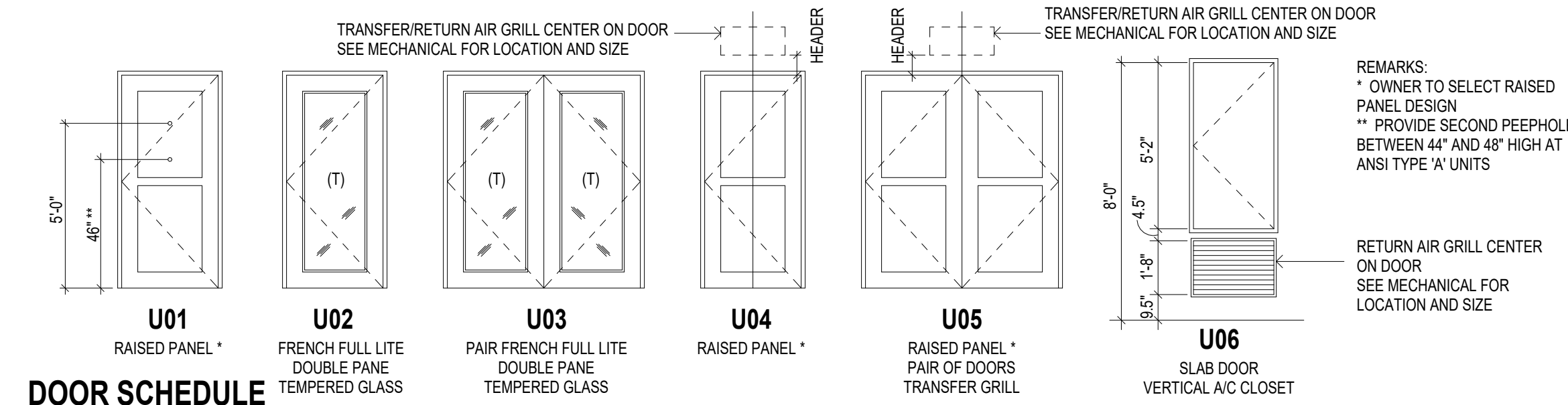


C BATH D BATH



E BATH F BATH

DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Includes notes on door hardware and fire ratings.

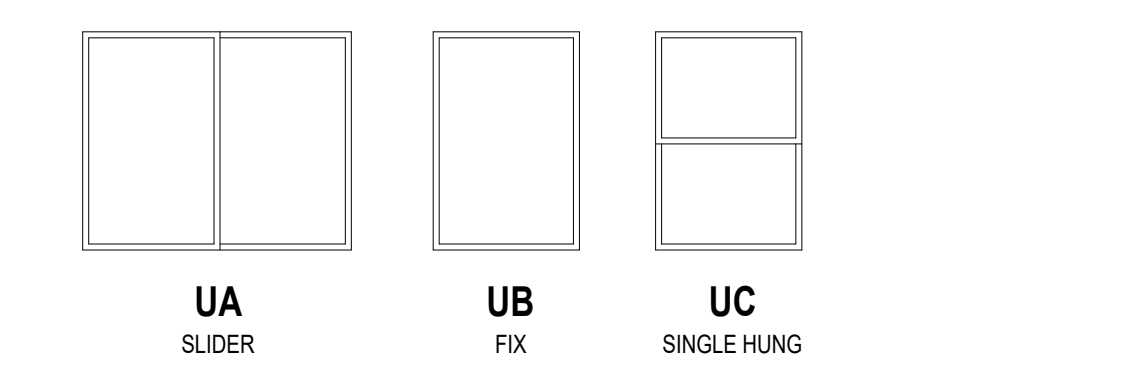
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware items like hinges, tracks, handles, and locks.

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

WINDOW SCHEDULE

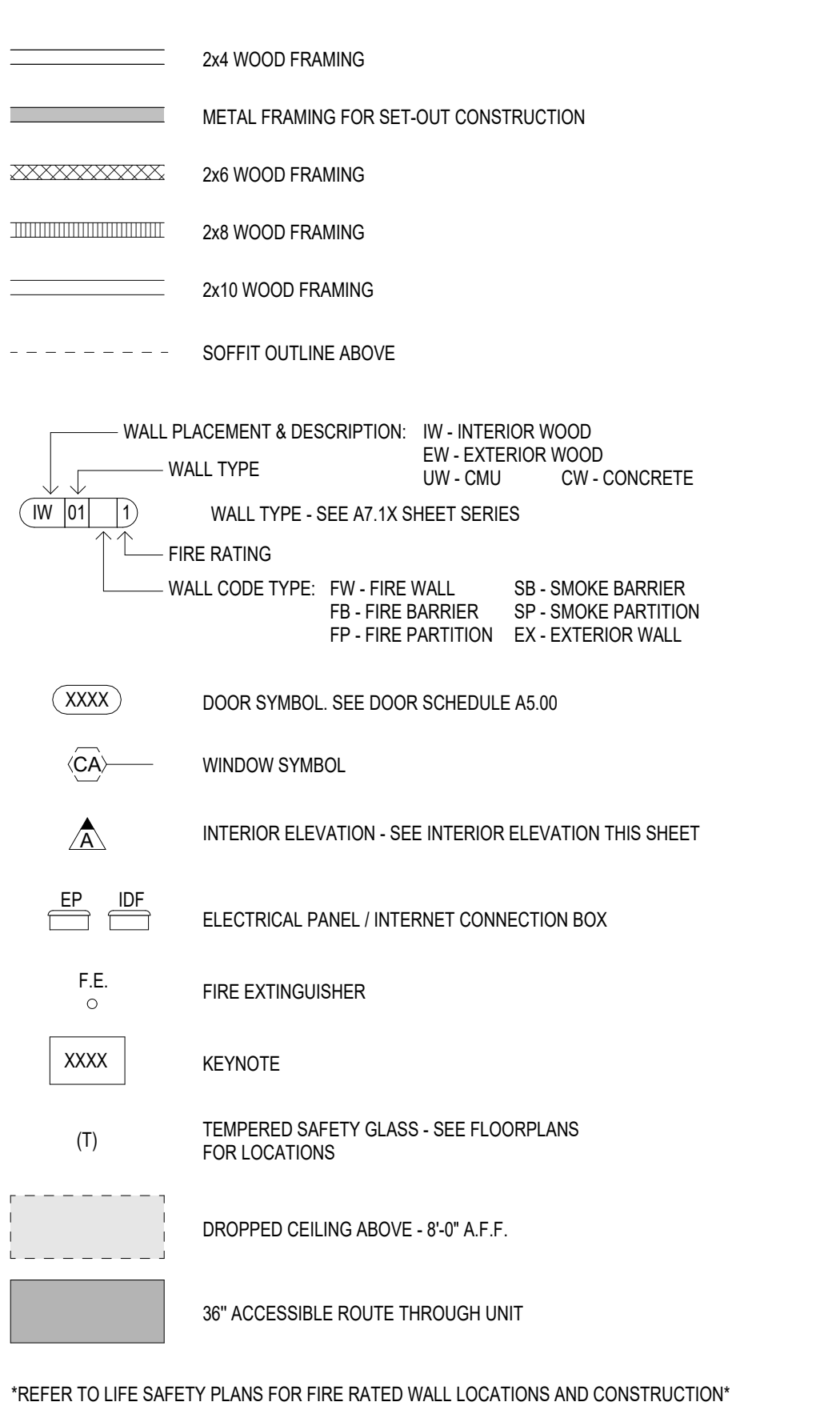
Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Includes notes on window types and materials.

WINDOW TYPES

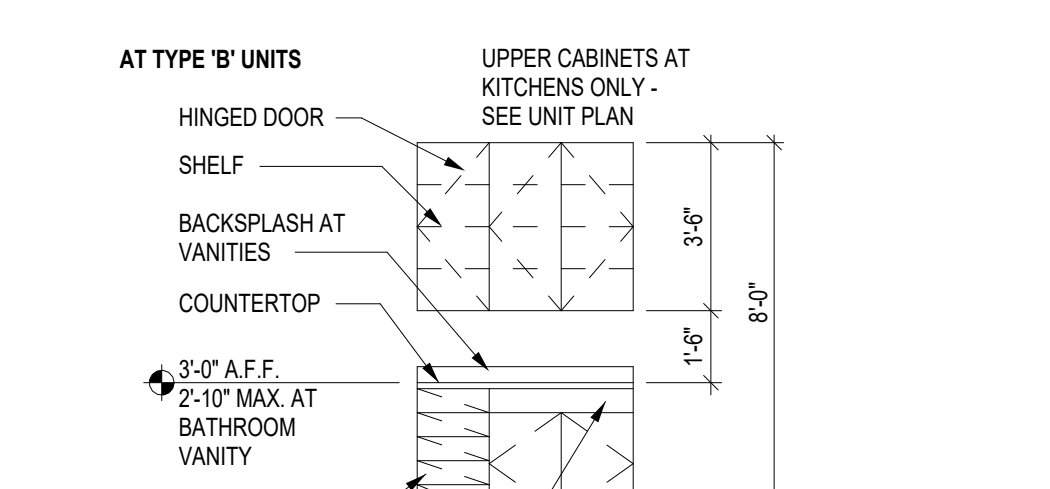


- 1. ALL WINDOWS TO HAVE VINYL FRAME
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State

Office of Rich Barber Architecture ORB WorldHQ@ORBArch.com

PRELIMINARY NOT FOR CONSTRUCTION

RESIDENTIAL LEGACY HOSPITALITY

Notice of alternate billing for payment cycle. This contract allows the owner to require the submission of bills of materials...

CLIENT NAME CLIENT ADDRESS CLIENT PHONE NUMBER and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

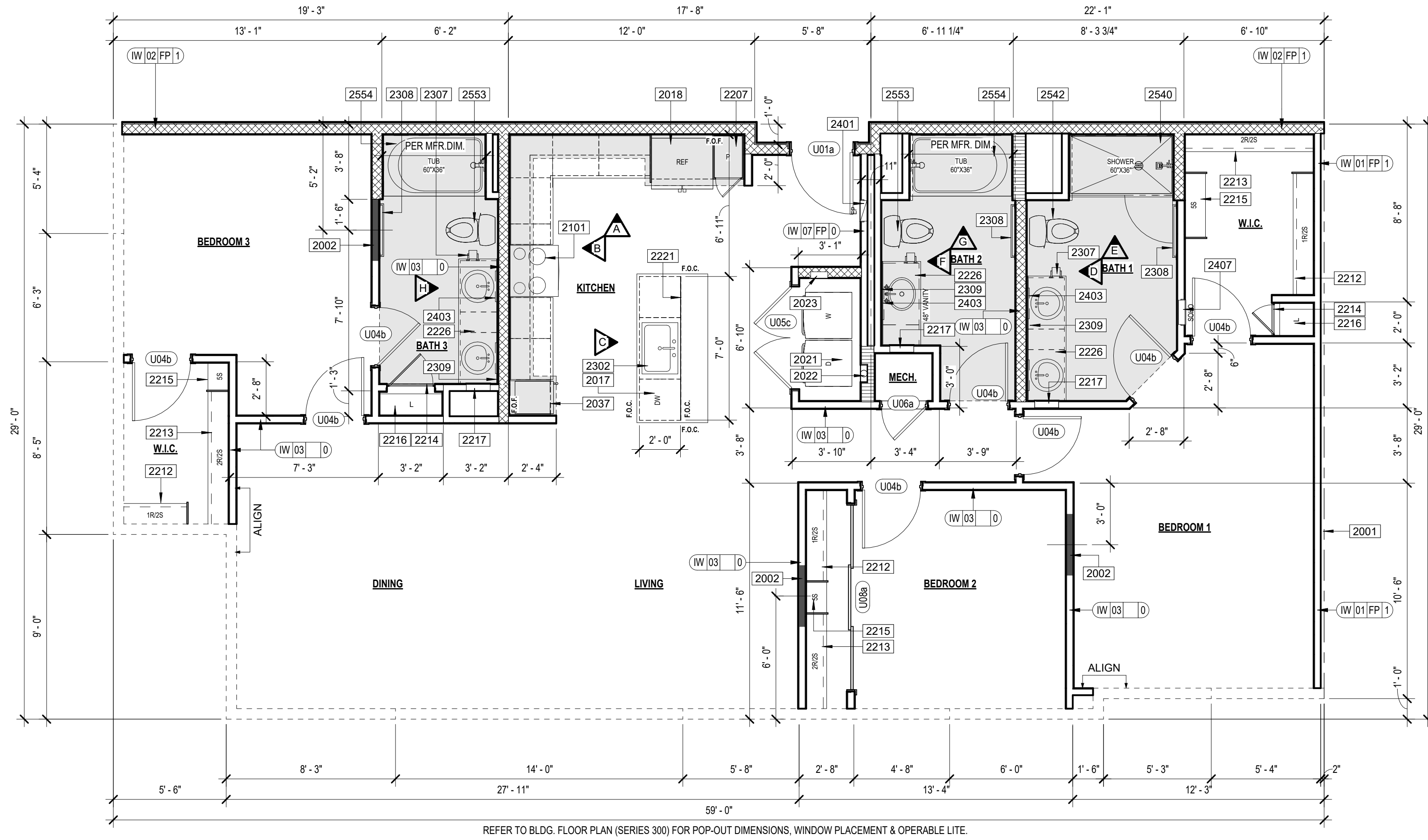
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REVISIONS/SUBMITTALS DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

MC-A2.21 UNIT B5



REFER TO BLDG. FLOOR PLAN (SERIES 300) FOR POP-OUT DIMENSIONS, WINDOW PLACEMENT & OPERABLE LITE.

**1 UNIT C1 FLOOR PLAN**

LIVING	1,602 SF
BALCONY	50 SF
<b>TOTAL</b>	<b>1,652 SF</b>

SCALE: 1/4" = 1'-0"

**KEYNOTES**

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
- 2004 FURR DOWN CEILING
- 2015 MICROVAPE - SURFACE MOUNTED
- 2017 DSHWASHER
- 2018 REFRIGERATOR
- 2021 SIDE BY SIDE WASHER/DRYER - WASHER ON LEFT SIDE
- 2022 DRYER VENT BOX
- 2023 WASHER BOX
- 2037 RANGE
- 2101 COUNTERTOP IN UNIT
- 2201 BASE CABINET IN UNIT
- 2202 WALL CABINET IN UNIT
- 2203 CABINET ABOVE MICROWAVE
- 2207 TALL CABINET IN UNIT
- 2212 CLOSET ROD AND SHELF (1R / 2S)
- 2214 CLOSET ROD AND SHELF (2S / 2R)
- 2215 FACE FRAME DOOR
- 2216 CLOSET SHELVING
- 2218 LINEN SHELVES
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
- 2221 BACK PANEL
- 2222 BATHROOM VANITY
- 2302 SINK WITH GARBAGE DISPOSAL
- 2307 UNIT TOILET PAPER HOLDER
- 2308 TOWEL BAR
- 2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2401 UNIT WALL MOUNTED LIGHT FIXTURE
- 2402 SMOKE PANEL

**ANSI KEYNOTES**

- 2512 ANSI TYPE 'A' UNIT BATHTUB CONTROLS SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE TUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE TUB AND THE CENTERLINE OF THE WIDTH OF THE TUB PER DETAIL 06A7.8.11 - ICC 2009 SECTION 1002.11.1
- 2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
- 2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWINGS-UP GRAB BAR AT TOILET PER DETAIL 06A7.8.12 - ICC 2009 SECTION 1004.11.1.1
- 2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 30A7.8.12 - ICC 2009 SECTION 1002.11.1
- 2554 BATHUB AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHUB PER DETAIL 06A7.8.11 - ICC 2009 SECTION 1002.11.1
- 2560 WALL BACKING FOR GRAB BARS

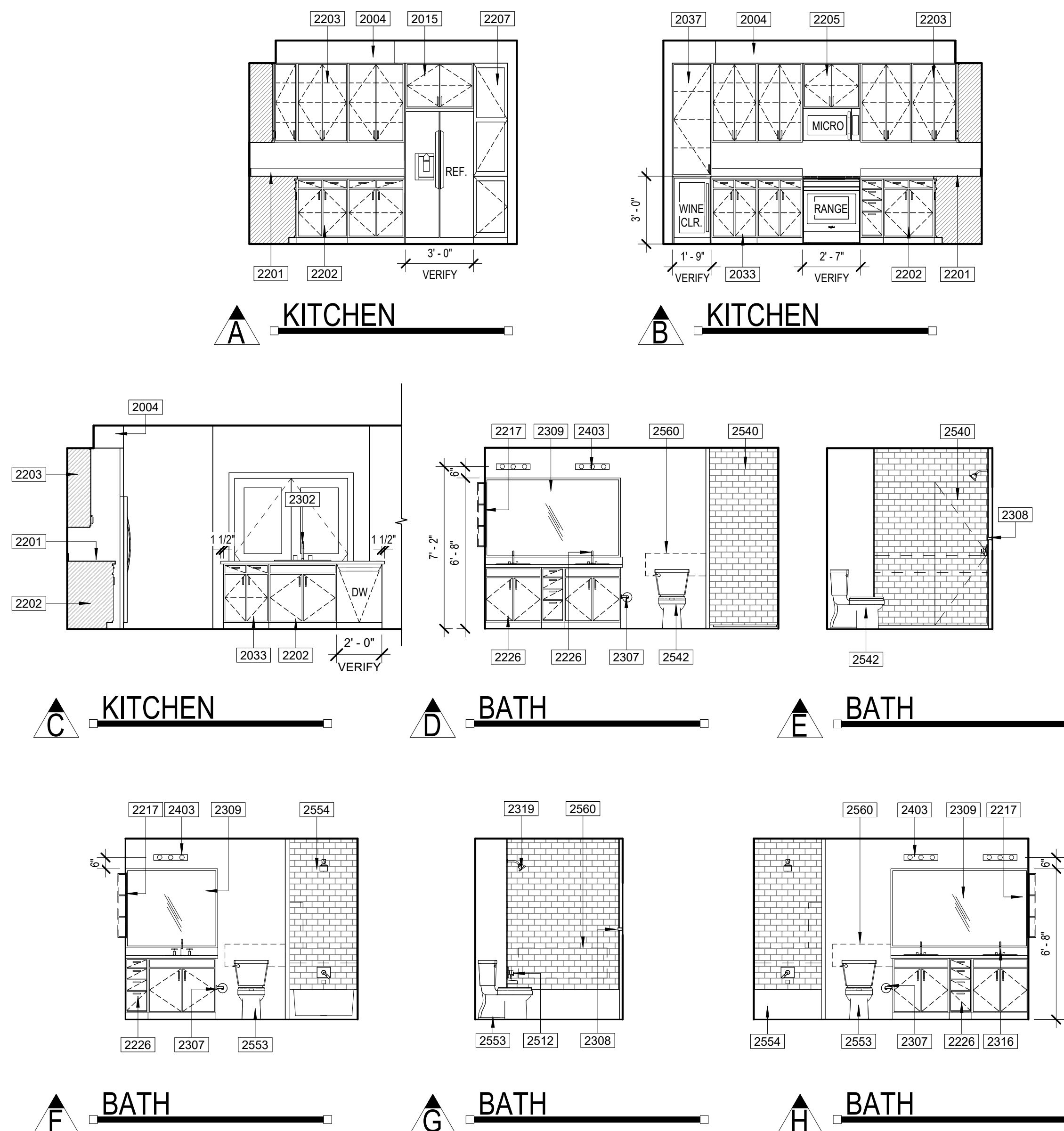
**UNIT PLAN GENERAL NOTES**

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
- 2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
- 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER PANEL.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.)
- 12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS
- 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS, BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" A.F.F.
- 15. AT ALL FLOOR RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTERTOP 20M OVER 50" BY WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" A FINISH FLOOR
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)
- 19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR
- 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL DRYER, IN SIDE BY SIDE SETUP, SHALL BE 2X R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- 24. TYP. INTERIOR WALL CORNER, SEE DETAIL 01A7.6.10.
- 25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
- 26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
- 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

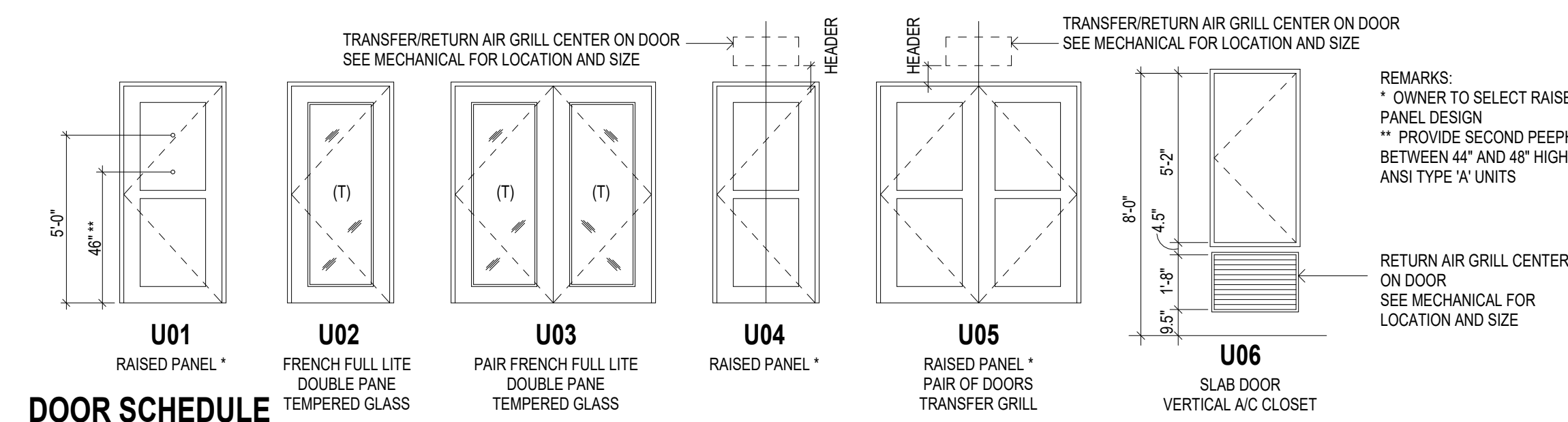
**ACCESSIBILITY GENERAL NOTES**

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 30 & 30A AND AT 8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED, AND REMOVAL SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 10. AT SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
- 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.8 SERIES
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITH REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE
- 17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

**INTERIOR ELEVATIONS**



**DOOR TYPES**



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM/BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U05c	LAUNDRY	PR. SWING	5'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)
	U06a	A/C CLOSET	SWING SLAB	2'-2"	5'-2"	1 3/8"	H.C. PAINT GRADE	WD	UH11	
	U06a	CLOSET	TRIPLE SLIDERS	9'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH12	

**UNIT DOOR HARDWARE SCHEDULE**

HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.2.2.1)	WEATHER STRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFICE SET	STREBROOM SET	TUMBU LATCH	PRESBOLT (W/UTURN AND KEY LOCK)	FINISH DOORBOLT (T/UMBRTURN INSIDE)	FINGER PULL	PULL RING (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT...
UH01	ENTRY DOOR (TYPE B UNIT)		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH03	BALCONY FRENCH DOOR		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH04	BALCONY FRENCH DOORS		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH05	ROMEO & JULIET		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH06	BEDROOM/BATHROOM DOOR		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH07	WALK IN CLOSET DOOR		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH08	LINEAR ENTRY COAT SWING DOOR		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH09	LAUNDRY PR-SWING DOORS		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH10	DEN-PR-SWING DOORS		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH11	A/C CLOSET		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH12	CLOSET BI-PASS DOOR		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH13	LAUNDRY BI-FOLD DOORS		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH14	BARN DOOR		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH15	OUTDOOR STORAGE		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH16	BALCONY GLASS SLIDING DOORS		X		X		X	X	X	X	X	X						X	X	X				X	X	
UH17	EXTERIOR ENTRY DOOR	X	X		X		X	X	X	X	X	X						X	X	X				X	X	
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X		X		X	X	X	X	X	X						X	X	X				X	X	
UH19	UNIT ENTRY FROM GARAGE	X	X		X		X	X	X	X	X	X						X	X	X				X	X	
UH20	WATER HEATER AT GARAGE	X	X		X		X	X	X	X	X	X						X	X	X				X	X	
UH21	FIRE RISER ROOM	X	X		X		X	X	X	X	X	X						X	X	X				X	X	
UH22	EXTERIOR MAIN DOOR AT GARAGE	X	X		X		X	X	X	X	X	X						X	X	X				X	X	
UH23	GARAGE ON SECTIONAL	X	X		X		X	X	X	X	X	X						X	X	X				X	X	

- DOOR HARDWARE NOTES**
1. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE DOOR RATING (REFER TO DOOR SCHEDULE).
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

**WINDOW SCHEDULE**

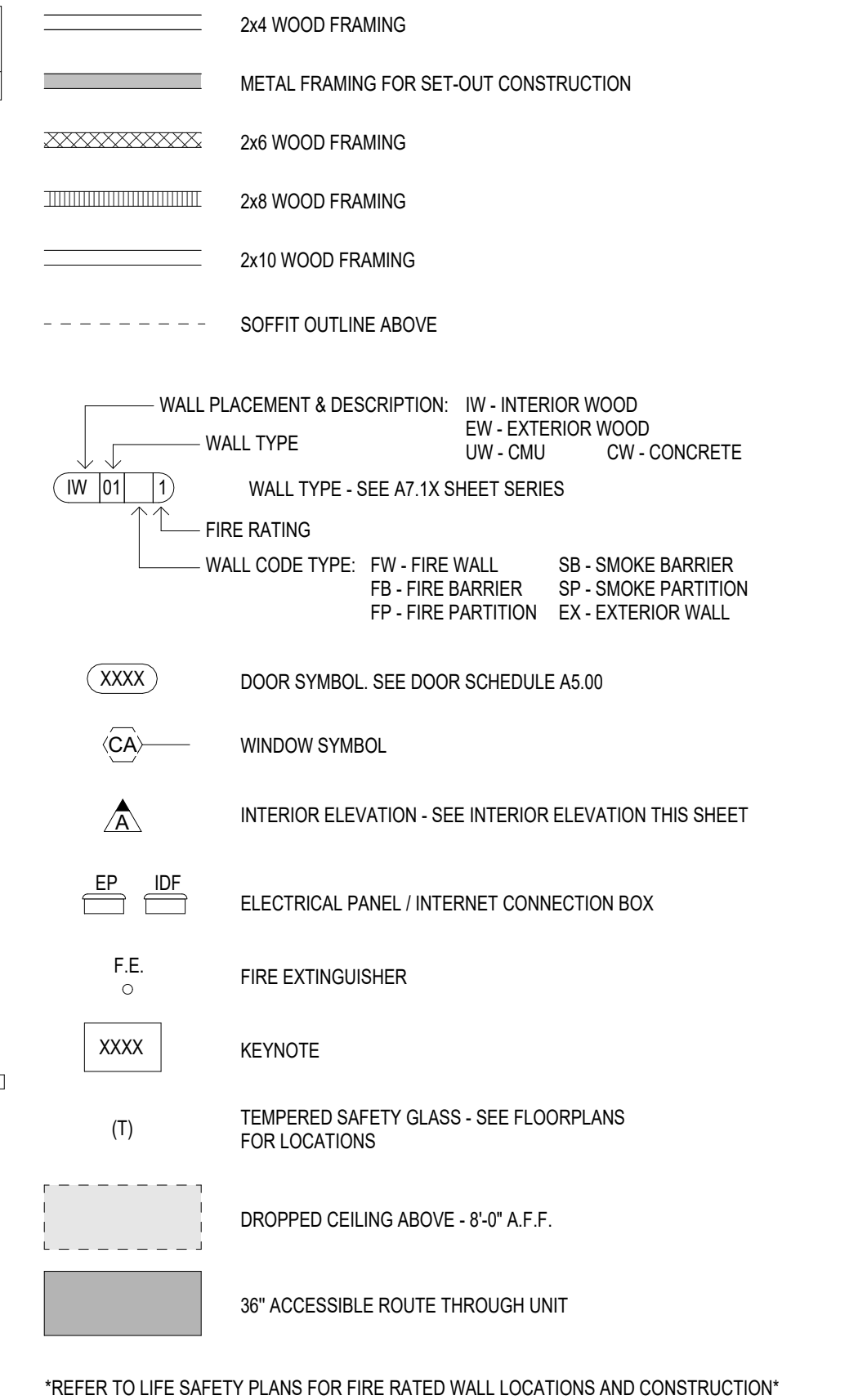
**Unit Window Schedule**

TYPE MARK	DESCRIPTION	WIDTH	HEIGHT

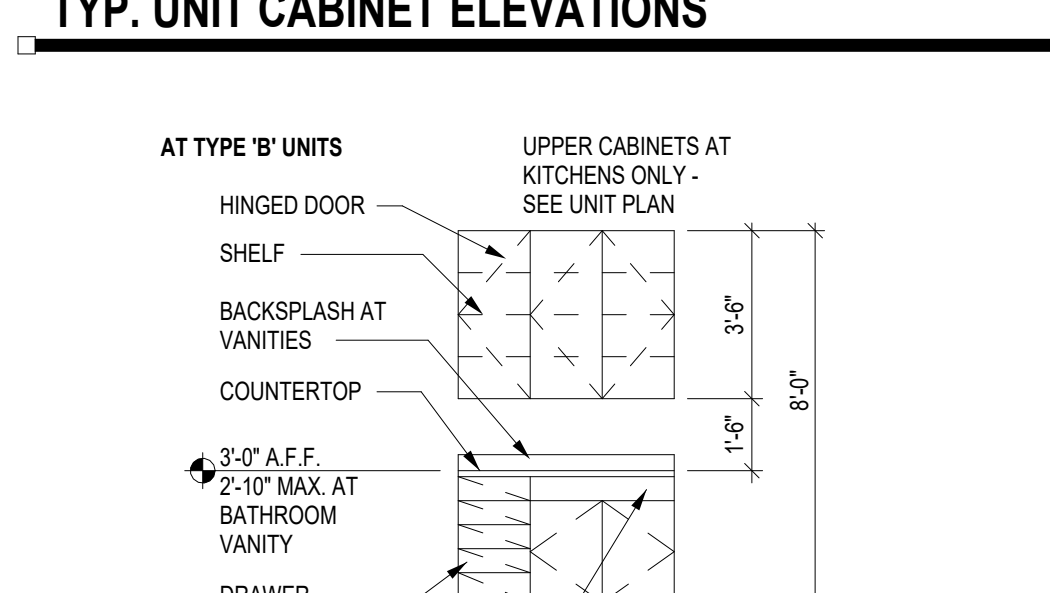


- WINDOW TYPES**
- 1. ALL WINDOWS TO HAVE VINYL FRAME
  - 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  - 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  - 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE FLOORPLANS FOR LOCATIONS

**SYMBOLS**



**TYP. UNIT CABINET ELEVATIONS**



Project Name 1  
Project Name 2  
Street Address  
City, State



PRELIMINARY  
NOT FOR  
CONSTRUCTION

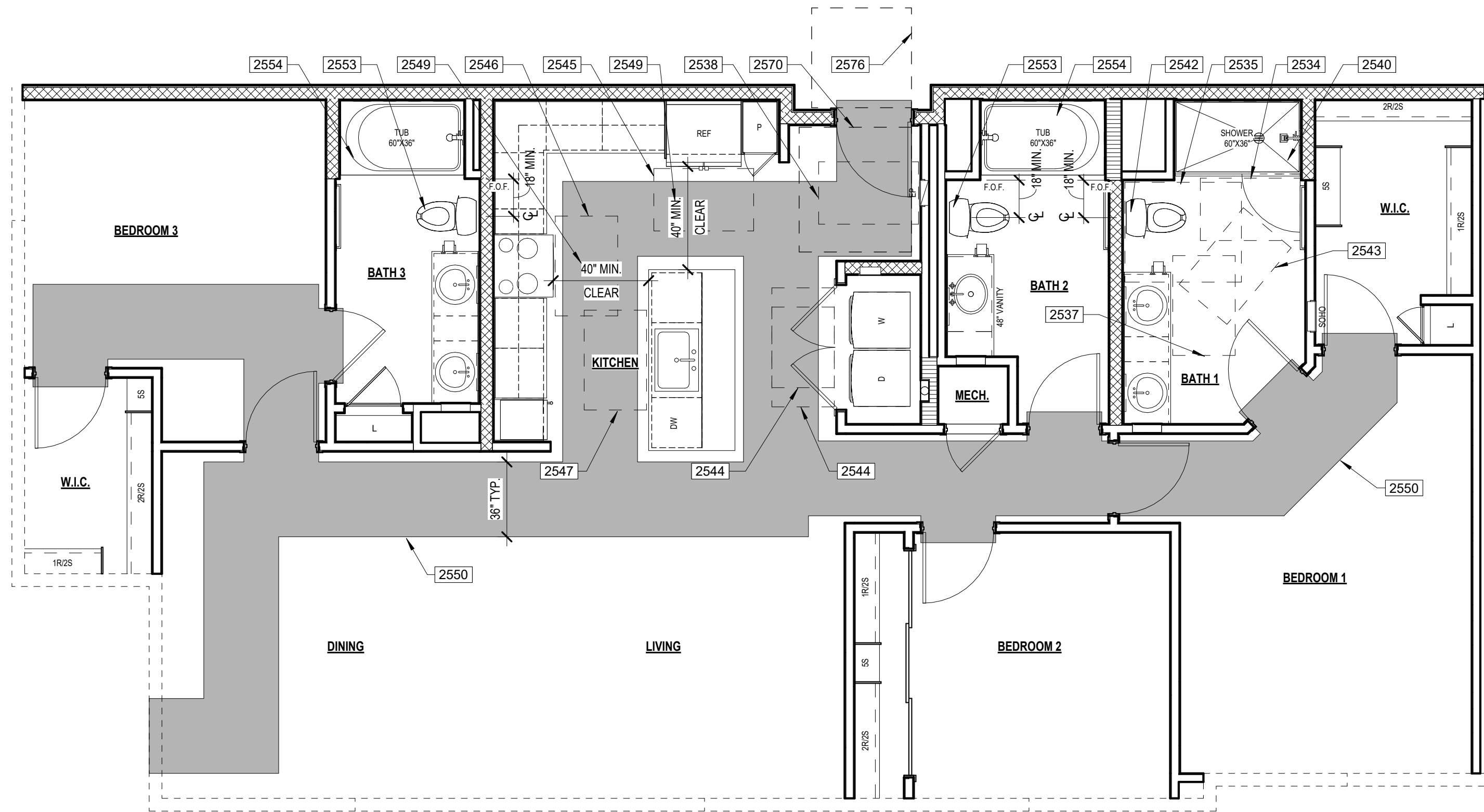


Notice of alternate billing for payment cycle  
This contract allows the client to request the payment of bills or to make payment on some alternative schedule after consultation and approval of the contractor. It is the responsibility of the client to ensure that the payment schedule is acceptable to the contractor. It is the responsibility of the contractor to ensure that the payment schedule is acceptable to the contractor.

REVISIONS/SUBMITTALS  
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

MC-A2.22  
UNIT C1 (1/2)



**2 UNIT C1 ANSI PLAN**  
ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"

**ANSI KEYNOTES**

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x56") - ICC 2009 SECTION 1004.11.3.1.2.2.1
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANEL BOARD (30"x48") CENTERLINE OF PANEL BOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 10A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
- 2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
- 2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.3
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.12.1.1
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
- 2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 38A7.8.12 - ICC 2009 SECTION 1002.11.1
- 2554 BATHUB AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHUB PER DETAIL 86A7.8.11 - ICC 2009 SECTION 1002.11.1
- 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

**UNIT PLAN GENERAL NOTES**

1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 10A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS, BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" MAX. FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 36" WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO OUTDOOR AIR BECAUSE OF BUILDING OFFSETS OR A TYPE 'A' FINISH SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL PASSAGE BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE DOOR BEARING WALLS AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

**ACCESSIBILITY GENERAL NOTES**

1. PER ICC(ANSI) A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8.9 AND AT 8.11 AS REQUIRED BY ICC(ANSI) A117.1-2009, SECTIONS 1003.1.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING PROVIDED SURFACE AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 36"x48" CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
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14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 7.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

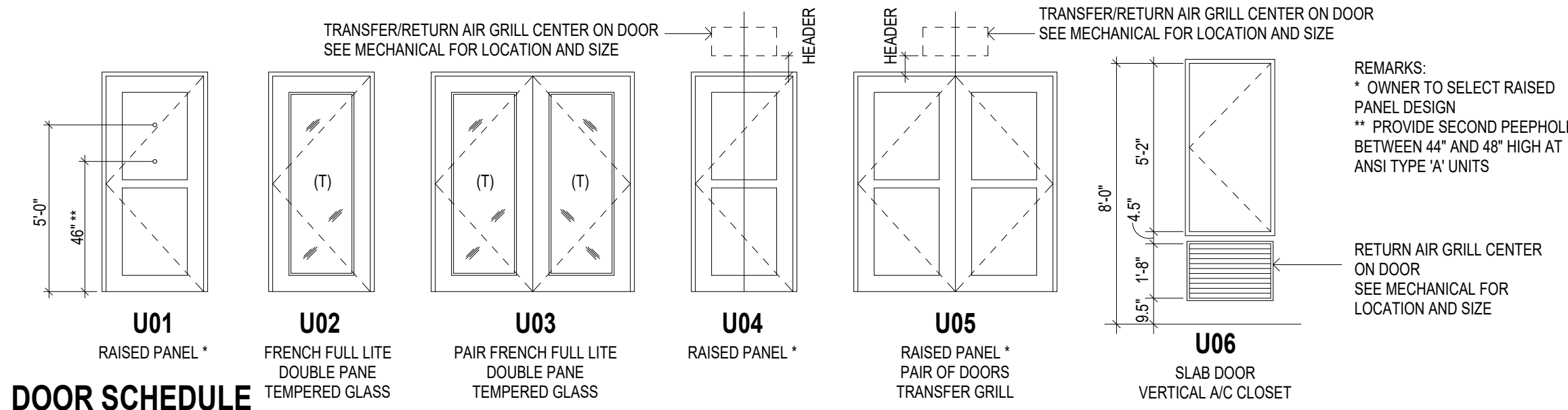
**Project Name 1**  
**Project Name 2**  
Street Address  
City, State

Office of Rich Barber  
**ORB** Architecture, LLC  
WorldHQ@ORBArch.com

**PRELIMINARY NOT FOR CONSTRUCTION**



**DOOR TYPES**



REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM/BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U05c	LAUNDRY	PR SWING	5'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)
	U06a	A/C CLOSET	SWING SLAB	2'-2"	5'-2"	1 3/8"	H.C. PAINT GRADE	WD	UH11	
	U08a	CLOSET	TRIPLE SLIDERS	9'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH12	

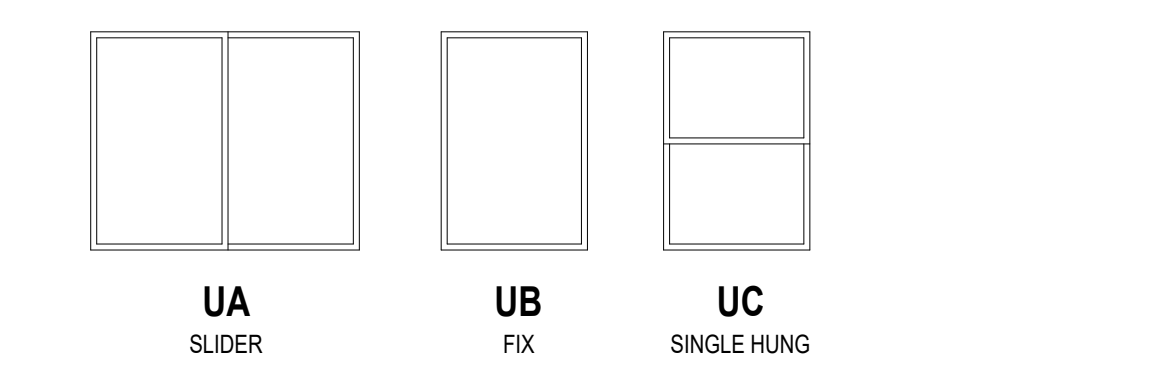
HARDWARE SET NUMBER	DESCRIPTION	UNIT DOOR HARDWARE SCHEDULE																																	
		EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	OVERHEAD TRACK	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.2.2.1)	WEATHERSTRIPPING	DOOR SWEEP WITH RAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFICE SET	STORAGE SET	TUMBLE LEVER	REAR BOLT (WITH URETHAN AND KEY LOCK)	FRAMING DEADBOLT (HORIZONTAL INSIDE)	FINGER PULL	PULL INGS (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VEWPORT...								
UH01	ENTRY DOOR (TYPE B UNIT)		X																																
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X																																
UH03	BALCONY	X																																	
UH04	BALCONY PR-FRENCH DOORS	X																																	
UH05	ROMEO & JULIET	X																																	
UH06	BEDROOM/BATHROOM DOOR	X																																	
UH07	WALK-IN CLOSET DOOR	X																																	
UH08	LINEN/PANTRY/COAT SWING DOOR	X																																	
UH09	LAUNDRY PR-SWING DOORS	X																																	
UH10	DEN PR-SWING DOORS	X																																	
UH11	A/C CLOSET	X																																	
UH12	CLOSET BI-PASS DOOR		X																																
UH13	LAUNDRY BI-FOLD DOORS	X																																	
UH14	BARN DOOR																																		
UH15	OUTDOOR STORAGE	X																																	
UH16	BALCONY GLASS SLIDING DOORS																																		
UH17	EXTERIOR ENTRY DOOR	X	X																																
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X																																
UH19	UNIT ENTRY FROM GARAGE	X	X																																
UH20	WATER HEATER AT GARAGE	X																																	
UH21	FIRE RISER ROOM	X																																	
UH22	EXTERIOR MAIN DOOR AT GARAGE	X																																	
UH23	GARAGE OH SECTIONAL																																		

- NOTES:
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN. PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

**WINDOW SCHEDULE**

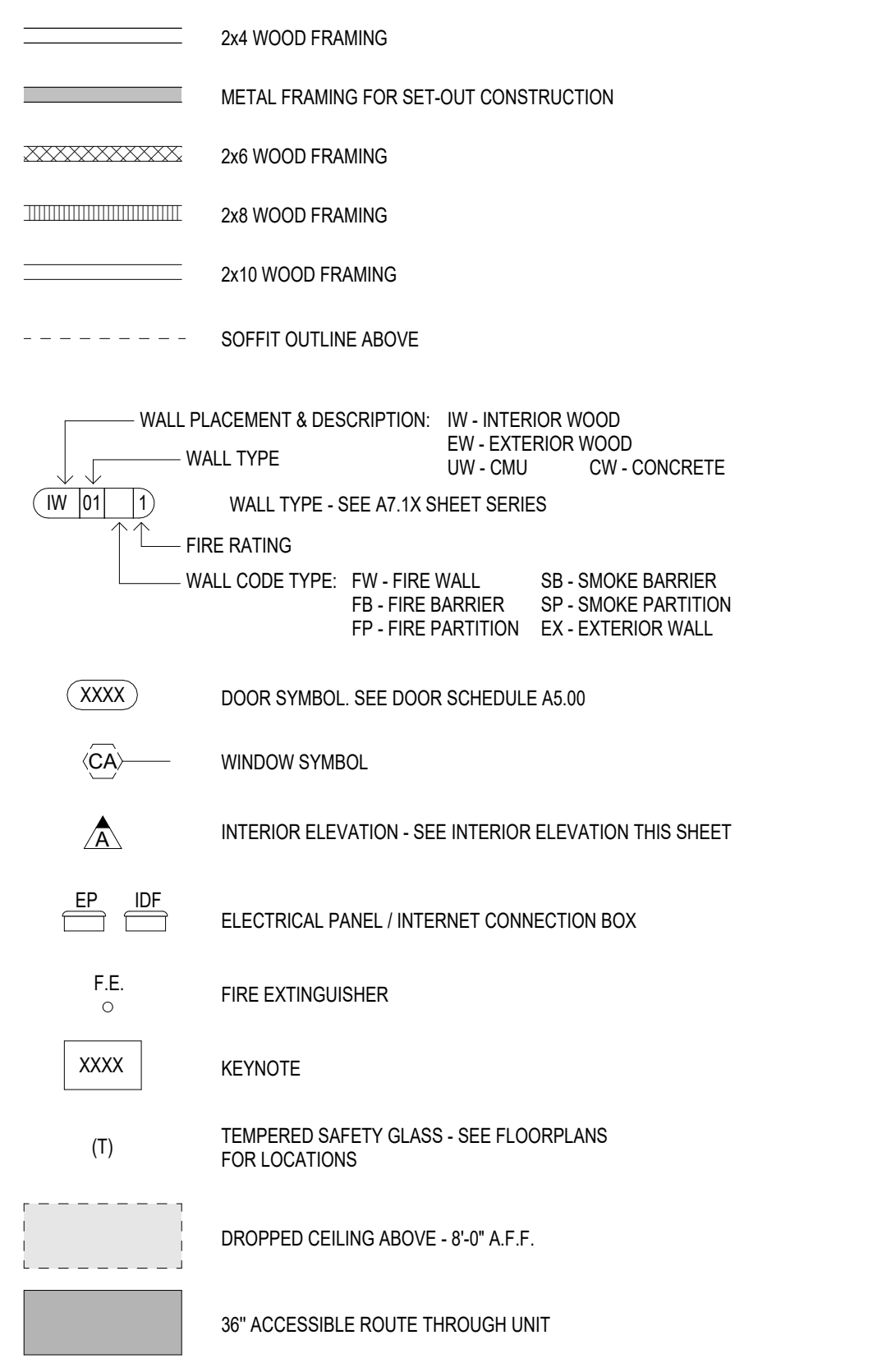
Unit Window Schedule			
TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
	2x4 WOOD FRAMING		
	METAL FRAMING FOR SET-OUT CONSTRUCTION		
	2x6 WOOD FRAMING		
	2x8 WOOD FRAMING		
	2x10 WOOD FRAMING		
	SOFFIT OUTLINE ABOVE		

**WINDOW TYPES**



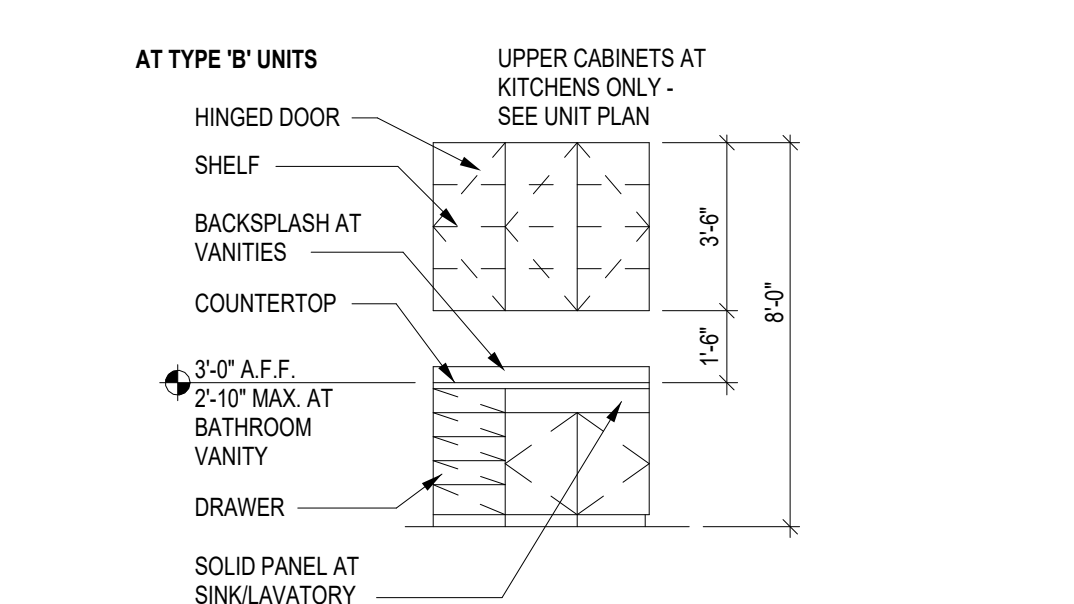
- NOTES:
1. ALL WINDOWS TO HAVE VINYL FRAME.
  2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
  3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

**SYMBOLS**



"REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION"

**TYP. UNIT CABINET ELEVATIONS**



**Notice of alternate billing / payment cycle**

This contract allows (they allow) the owner to require the submission of billings or payments in 30 day cycles over 180 days. This contract may also be used to make payment on some alternative schedule after certification and approval of billings and estimates. In either case, the billings and estimates shall be submitted in accordance with the schedule specified in the contract. The contract shall be void if the owner's designated agent is not provided with the written description on request.

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER

Contractor must verify all dimensions at project before proceeding with this work.

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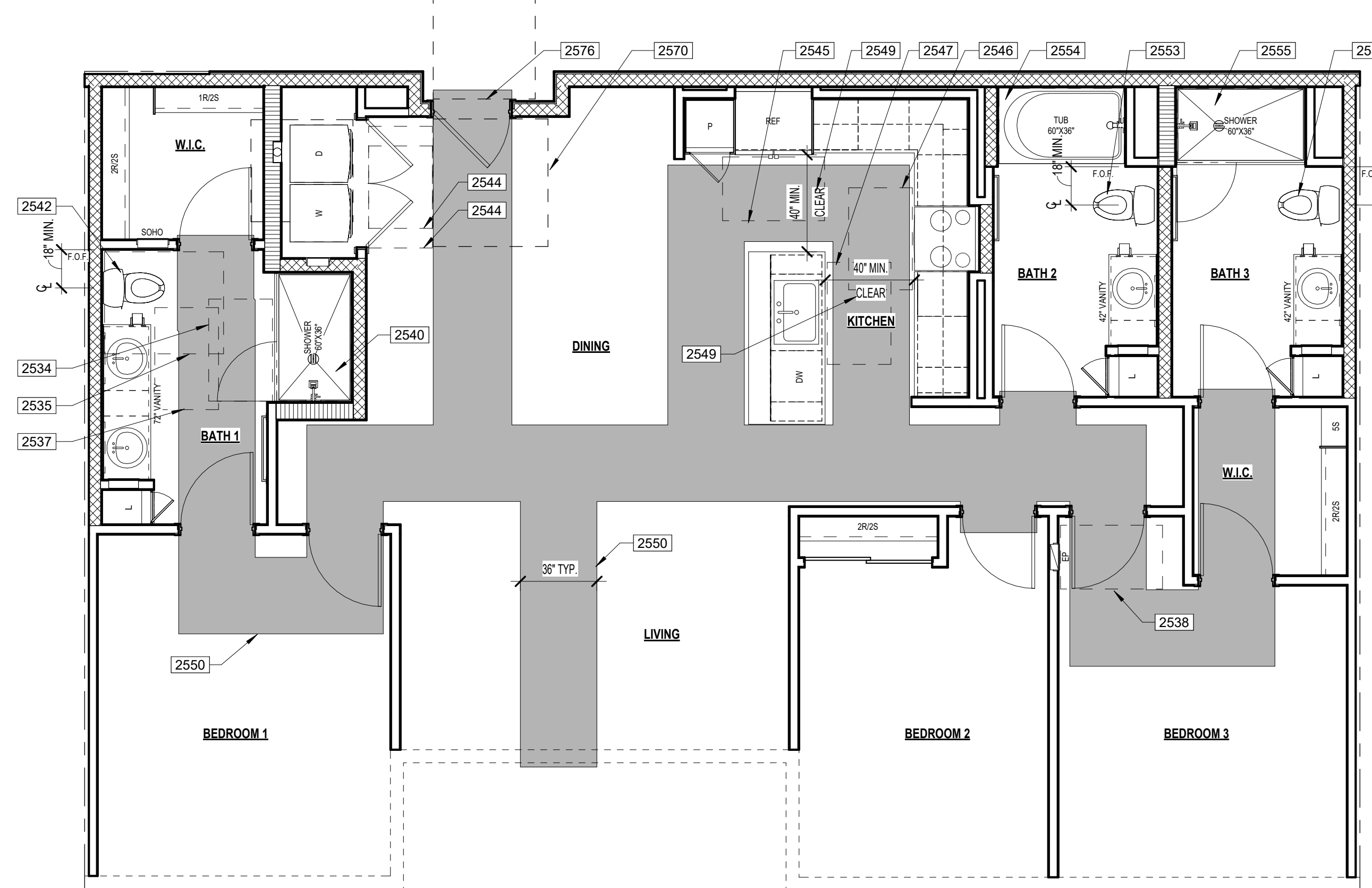
DATE	DESCRIPTION
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DATE: January 05, 2024 ORB #: 00-000

**MC-A2.23**  
UNIT C1 (2/2)







**2 UNIT C2 ANSI PLAN**  
ANSI TYPE "B" - OPTION "B"  
SCALE: 1/4" = 1'-0"

**ANSI KEYNOTES**

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x56") - ICC 2009 SECTION 1004.11.3.1.2.2.1
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 688.3.1
- 2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
- 2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.12 - ICC 2009 SECTION 1004.12.1.1
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
- 2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30.3 & 30A7.8.12 - ICC 2009 SECTION 1002.11.1
- 2554 BATHUB AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHUB PER DETAIL 06A7.8.11 - ICC 2009 SECTION 1002.11.1
- 2555 SHOWER AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.11.1
- 2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

**UNIT PLAN GENERAL NOTES**

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
- 2. DENSIFIED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
- 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.)
- 12. ELONGATED FRONT CONTROL RANGE, TYPICAL AT ALL UNITS
- 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 4'-0" MAX. FINISH IN UNITS
- 15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTERTOP 20M OVER 56" BY 2" W/ 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS, COORDINATE AT REVERSE SLANS, (TYP.)
- 19. 32" DEEP (U.N.O.) PANTRY CABINET NET TO REFRIGERATOR. ALIGN WITH REFRIGERATOR
- 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING ORIENTATION OR A TYPICAL BACK SPLASH SHALL BE 2x FRAME.
- 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- 24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
- 25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
- 26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
- 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

**ACCESSIBILITY GENERAL NOTES**

- 1. PER ICC(ANSI) A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 30.3 & 30A7.8.12 AND AT 8.11 AS REQUIRED BY ICC(ANSI) A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
- 11. 30"x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8.0 SERIES.
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE
- 17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

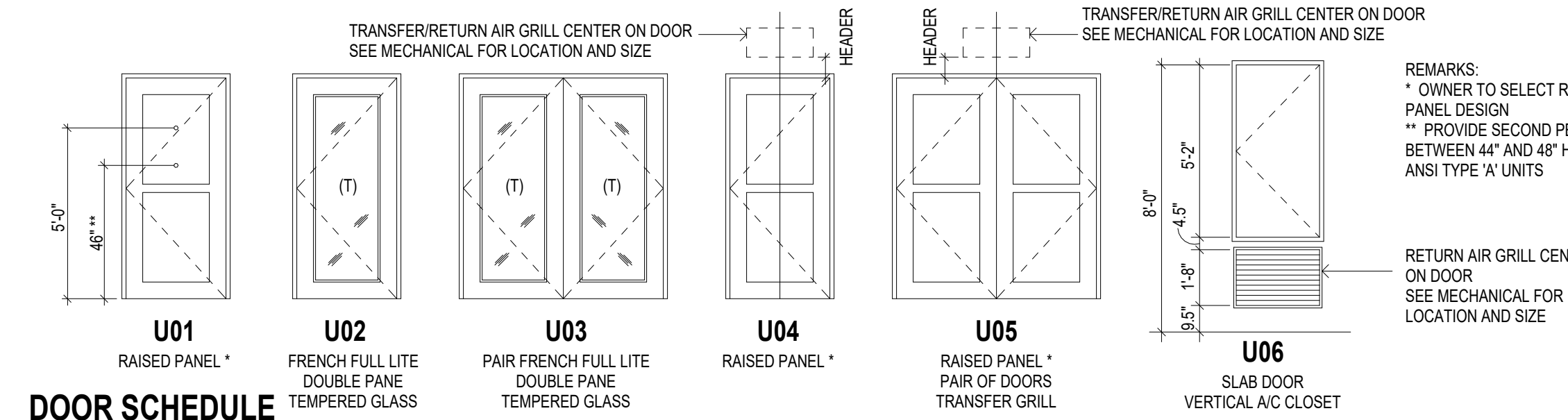
**Project Name 1**  
**Project Name 2**  
Street Address  
City, State



**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**



**DOOR TYPES**



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM/BATH	SWINGS	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U05c	LAUNDRY	PR SWING	5'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)
	U07d	CLOSET	PR SLIDERS	5'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH12	

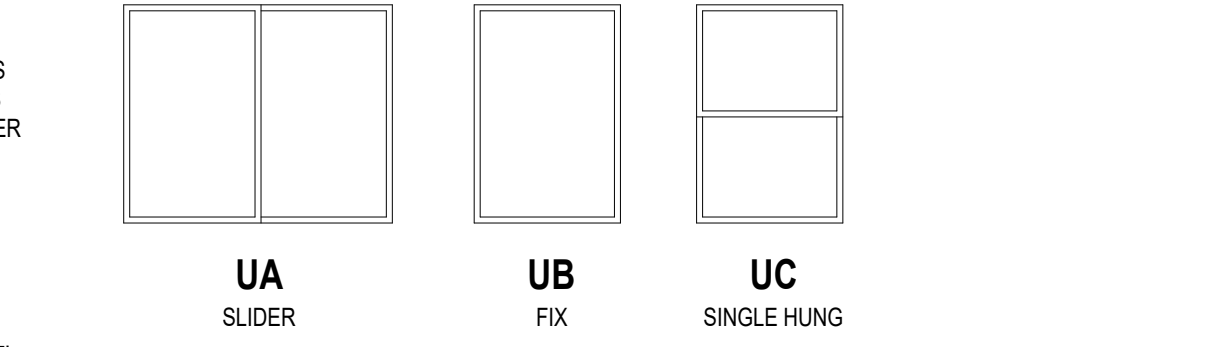
**DOOR NOTES**

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1) (BC 1010.1 EXP. 9)
- 2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2)
- 3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (BC 716.2.2.1 EXP. 1)
- 4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE
- 5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (BC 1010.1.9.5)
- 6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER BC 716.2.9.3.
- 7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

**WINDOW SCHEDULE**

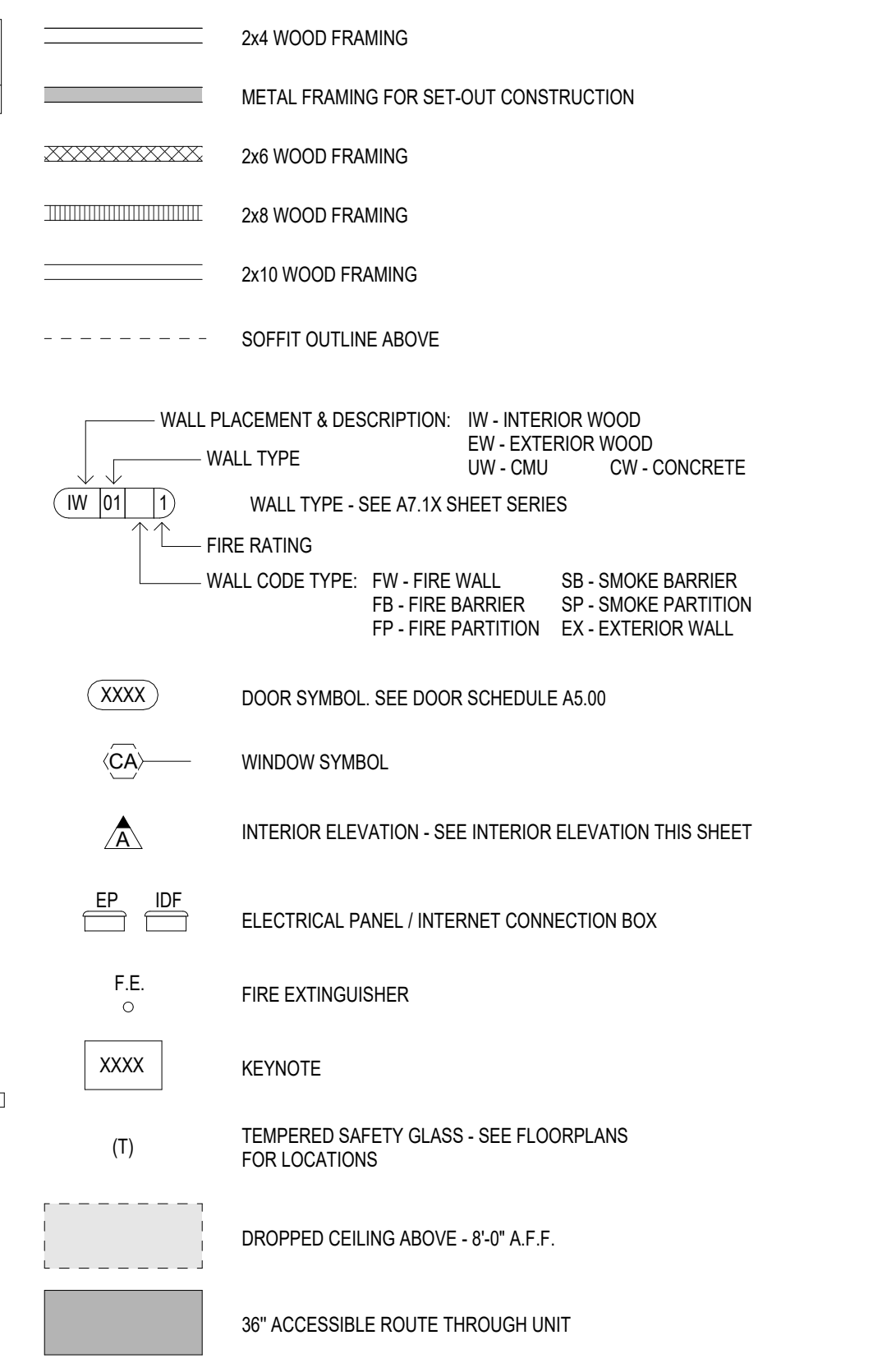
Unit Window Schedule			
TYPE MARK	DESCRIPTION	WIDTH	HEIGHT

**WINDOW TYPES**



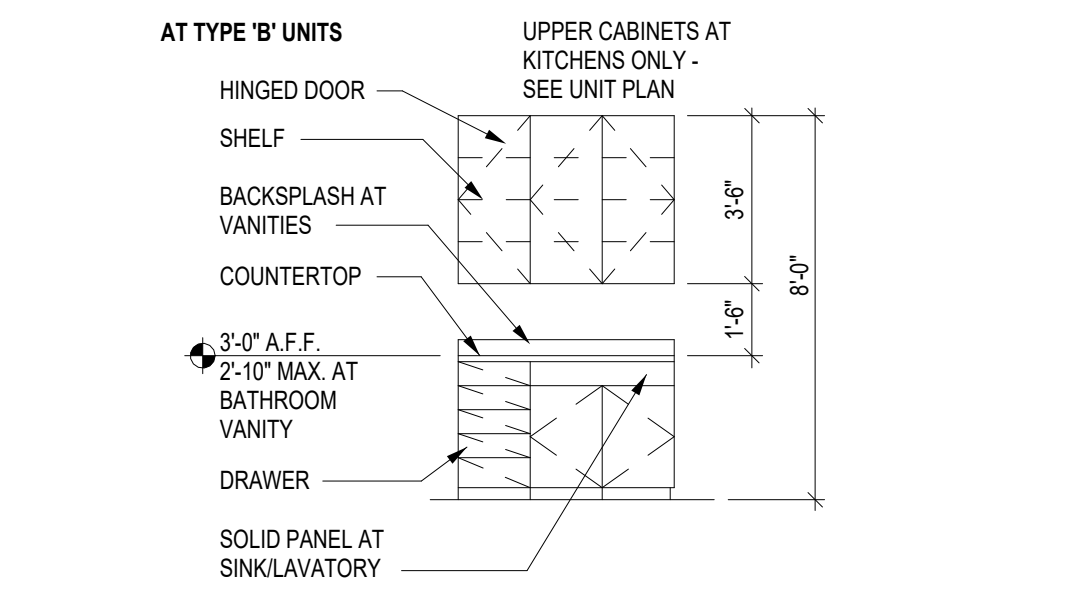
- NOTES:
- 1. ALL WINDOWS TO HAVE VINYL FRAME
  - 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  - 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F
  - 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

**SYMBOLS**



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

**TYP. UNIT CABINET ELEVATIONS**



**Notice of alternate billing (or payment) cycle**  
This contract allows (they allow) the owner to require the submission of bills of materials in 15 day cycles over the term of the project. This contract may also be used to make payment on some alternative schedule after confirmation and approval of billings and materials. A written description of such other billing (or payment) cycle applicable to the project is available from the owner or the owner's designated agent at

and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

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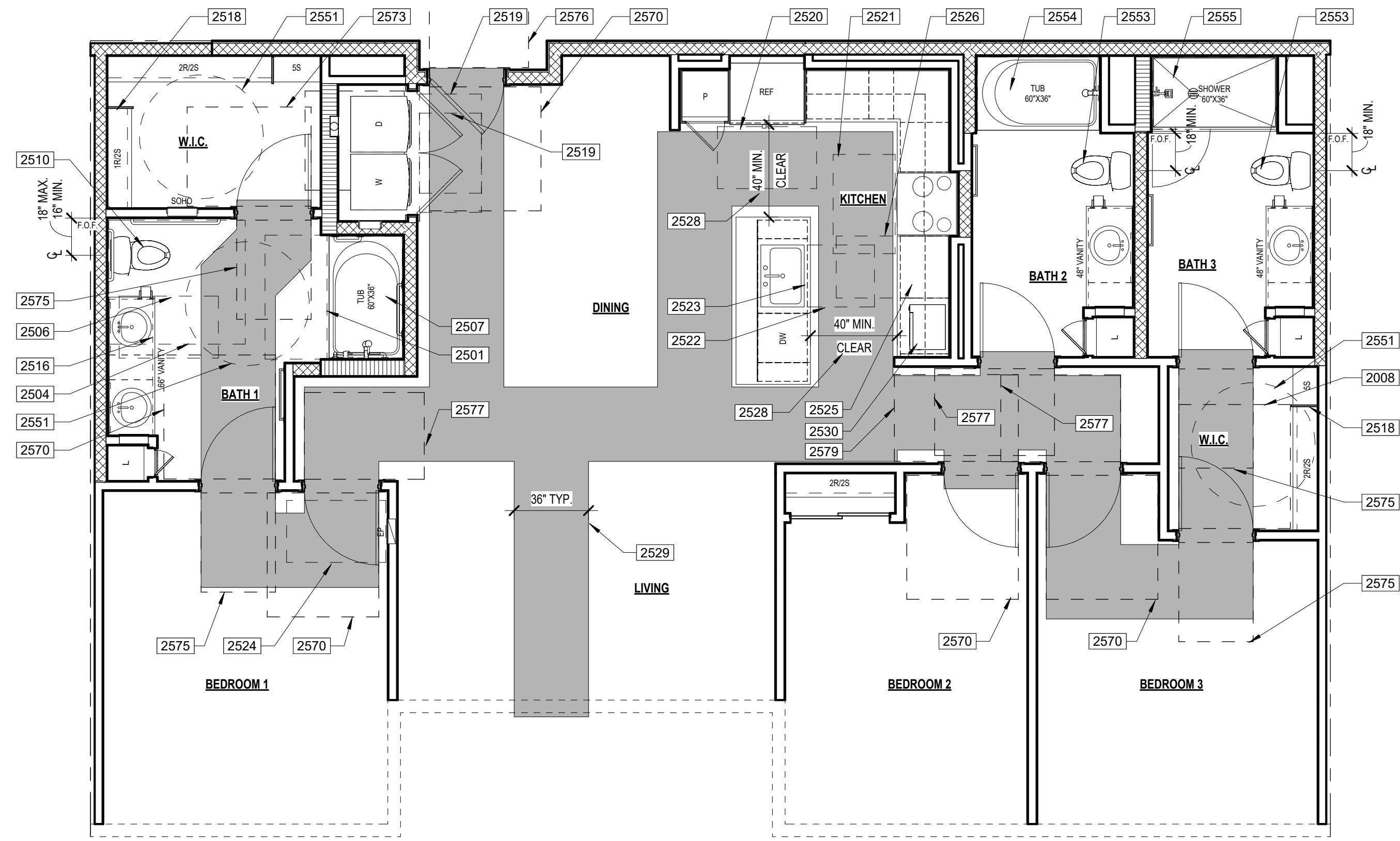
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**REVISIONS / SUBMITTALS**  
DATE DESCRIPTION

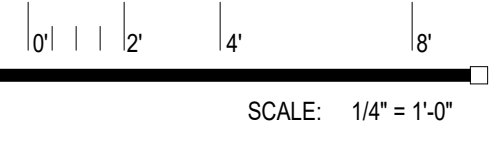
DATE: January 05, 2024 ORB #: 00-000

**MC-A2.25**  
UNIT C2 (2/2)





UNIT C2H ANSI PLAN
ANSI TYPE A



ANSI KEYNOTES

- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT BATHTUB (30'x LENGTH OF TUBE) - ICC 2009 SECTION 607.2
2504 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE AT TOILET WITH LAVATORY OVERLAP EXCEPTION (B9'x6'9") - ICC 2009 SECTION 1003.11.2.4.4
2506 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE FOR FORWARD APPROACH AT LAVATORY (30'x48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1
2507 ANSI TYPE 'A' UNIT BATHTUB, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTIONS 1003.11.8.407.4
2510 ANSI TYPE 'A' UNIT TOILET, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 32A7.8.12 - ICC 2009 SECTIONS 1003.11.8.404.5.1
2516 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER LAVATORY TO PROVIDE 24" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.11.2.2
2518 ANSI TYPE 'A' UNIT CLOSET SHELF SUPPORT TO STOP 36" MINIMUM ABOVE FINISH FLOOR
2519 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF EACH APPLIANCE AT SIDE BY SIDE WASHER & DRYER (30'x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 611.2
2520 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30'x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1003.12.5.6
2521 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30'x48") - ICC 2009 SECTION 1003.12.5.4.1
2522 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE SINK (30'x48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.4.1
2523 ANSI TYPE 'A' UNIT REMOVABLE BASE CABINET UNDER SINK TO PROVIDE 27" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.4.1
2524 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30'x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1003.9
2525 ANSI TYPE 'A' UNIT WORK SURFACE - 30" MINIMUM IN LENGTH, PROVIDE 27" HIGH X 30" WIDE KNEE SPACE, FLOOR FINISH TO EXTEND UNDER THE COUNTER PER DETAILS 45 & 46A7.8.12 - ICC 2009 SECTION 1003.12.3
2526 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH CENTERED ON THE WORK SURFACE (30'x48") KNEE AND TOE CLEARANCE SHALL BE PROVIDED - ICC 2009 SECTION 1003.12.3.1
2528 ANSI TYPE 'A' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A7.8.12 - ICC 2009 SECTION 1003.12.1.1
2529 ANSI TYPE 'A' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1002.3
2530 ANSI TYPE 'A' UNIT COUNTERTOP MICROWAVE IN REACH RANGE - ICC 2009 SECTION 308
2551 60" DIAMETER TURNING CIRCLE - ICC 2009 SECTION 304.3
2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 38A7.8.12 - ICC 2009 SECTION 1002.11.1
2554 BATHTUB AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 08A7.8.11 - ICC 2009 SECTION 1002.11.1
2556 SHOWER AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.11.1
2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2573 36" X 48" DOOR CLEARANCE - LATCH APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE F
2575 48" X 40" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE B
2576 48" X 40" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B
2577 58" X 42" DOOR CLEARANCE - HINGE APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE E
2578 60" X 42" DOOR CLEARANCE - LATCH APPROACH PUSH SIDE PER DETAIL 12A7.8.10 FIGURE G

UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DENSIFIED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS, SEE DETAIL 04A7.6.10
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS
8. 5/8" CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.I.N.O.)
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS, BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" MAX. FINISH FLOOR
15. AT ALL FINE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING
16. HARD SURFACE COUNTERTOP 20M OVER 36" X 36" TYPICAL W/ 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" FINISH FLOOR
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE SLABS, (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR, ALIGN WITH REFRIGERATOR
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO THE EXTERIOR BECAUSE OF A TYPICAL CONDITION SHALL BE 2x6 FRAME
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES
24. TYP. INTERIOR WALL CORNER, SEE DETAIL 01A7.6.10
25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 30 & 38A7.8.12 AND 8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS
5. ALL UNIT ENTRY DOORS ARE 42" DOORS
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-shaped KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A117.1-2009 SECTION 403.2.2
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE
17. IN ACCORDANCE WITH ICC SECTION 907.2.2.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS
II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES

Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR
CONSTRUCTION



DOOR TYPES

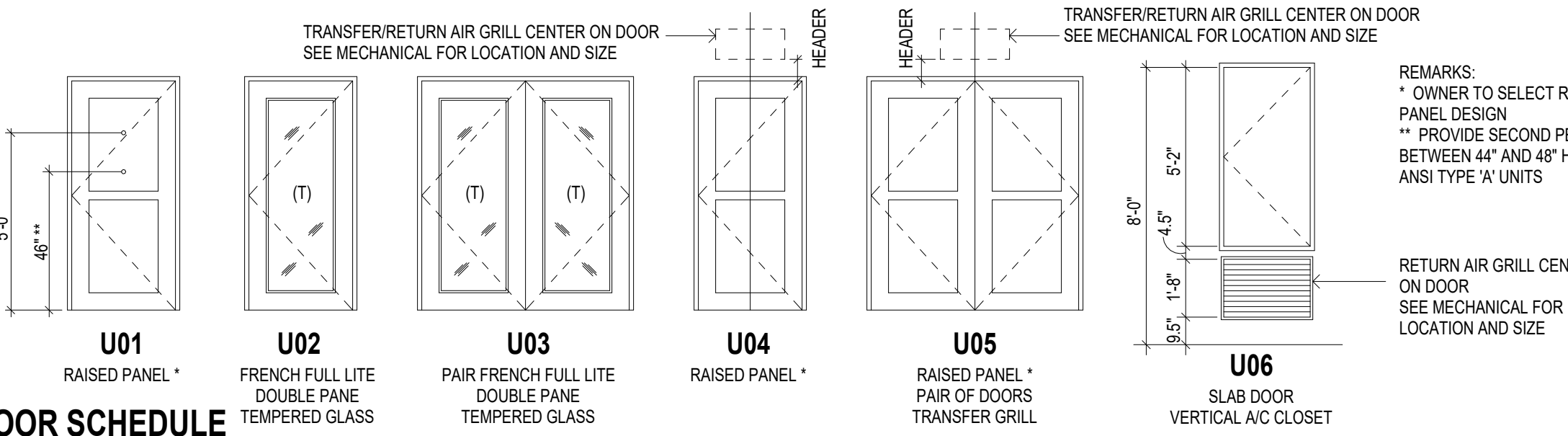


Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists door specifications for various rooms like Entry, Bedroom Bath, Laundry, and Closet.

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware categories like EXTERIOR HINGES, INTERIOR HINGES, OVERHEAD TRACK, etc.

- NOTES
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

WINDOW SCHEDULE

Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Lists window specifications for various rooms.

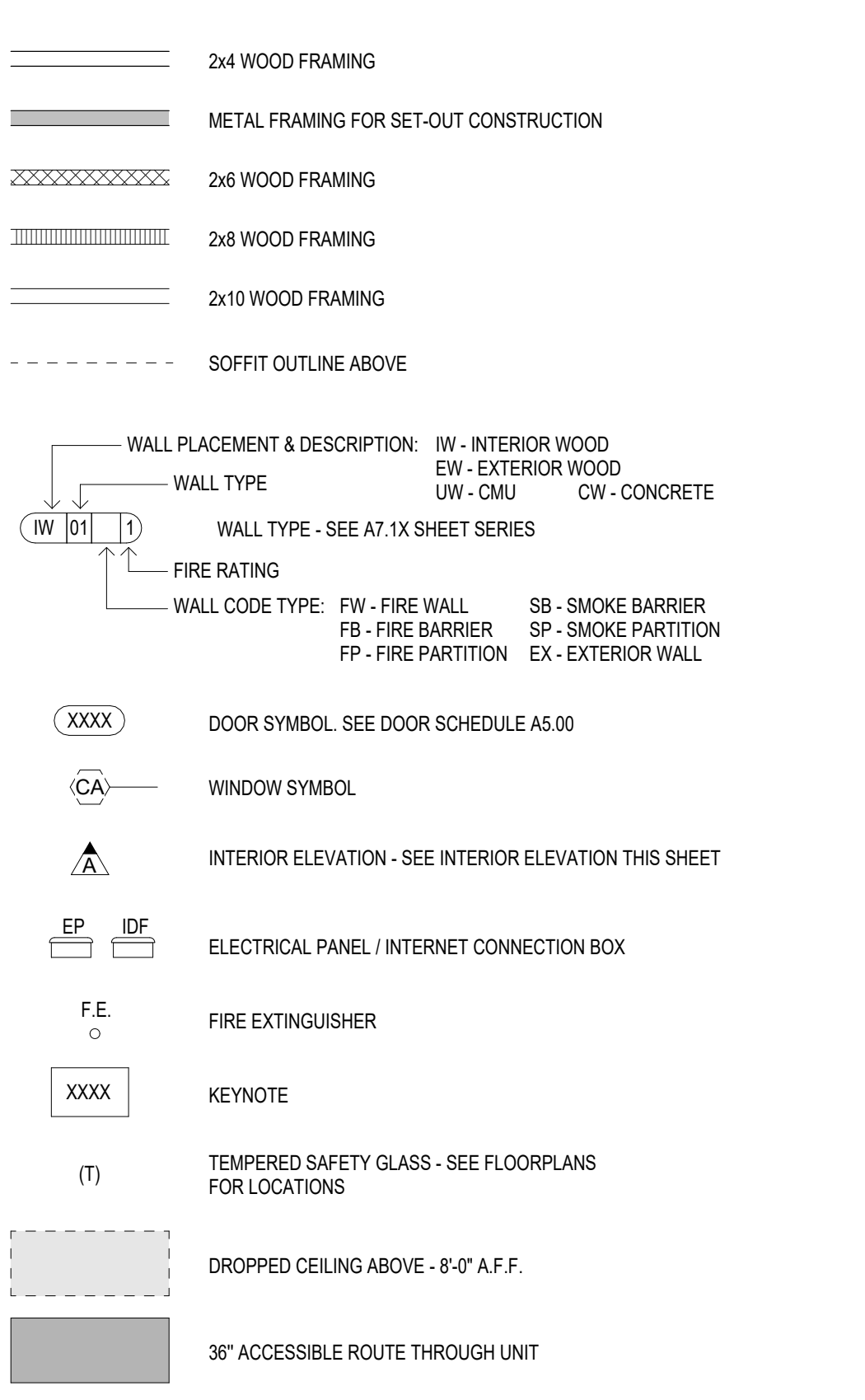
- DOOR NOTES
1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1) (BC 1010.1.9.1 EXP. 5)
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2)
3. VIEWPOINTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA THROUGH THE DOOR, HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1)
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.3)
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.9.3.
7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL.
VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

WINDOW TYPES



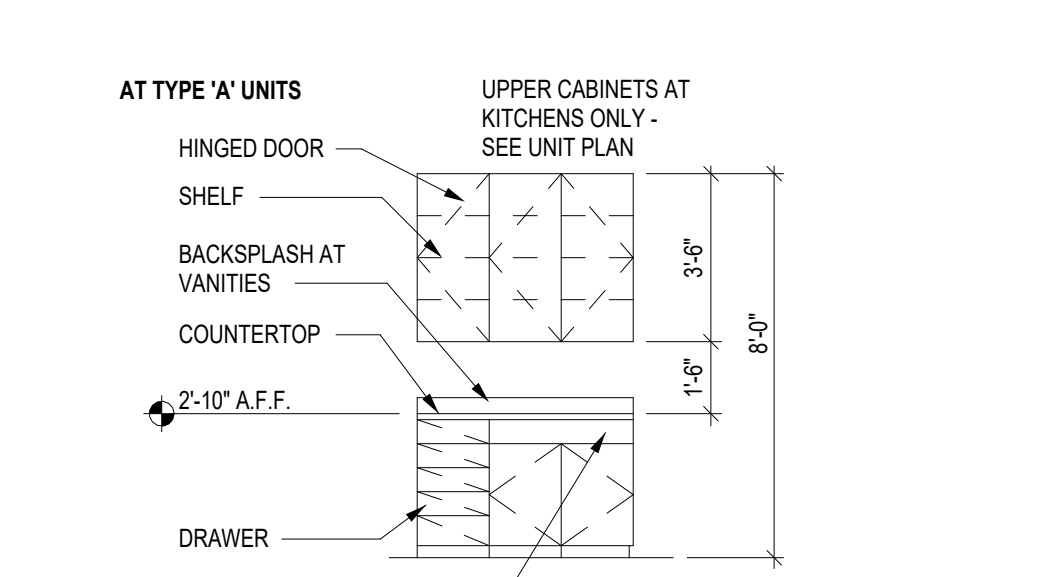
- NOTES
1. ALL WINDOWS TO HAVE VINYL FRAME
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing for payment cycle
This contract allows (they allow) the owner to require the submission of bills of materials for quantities other than first copy. This contract may also be used to make payment on some alternative schedule after certification and approval of bills and materials. A written description of such other billing practices applicable to the project is available from the owner or the owner's designated agent at

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

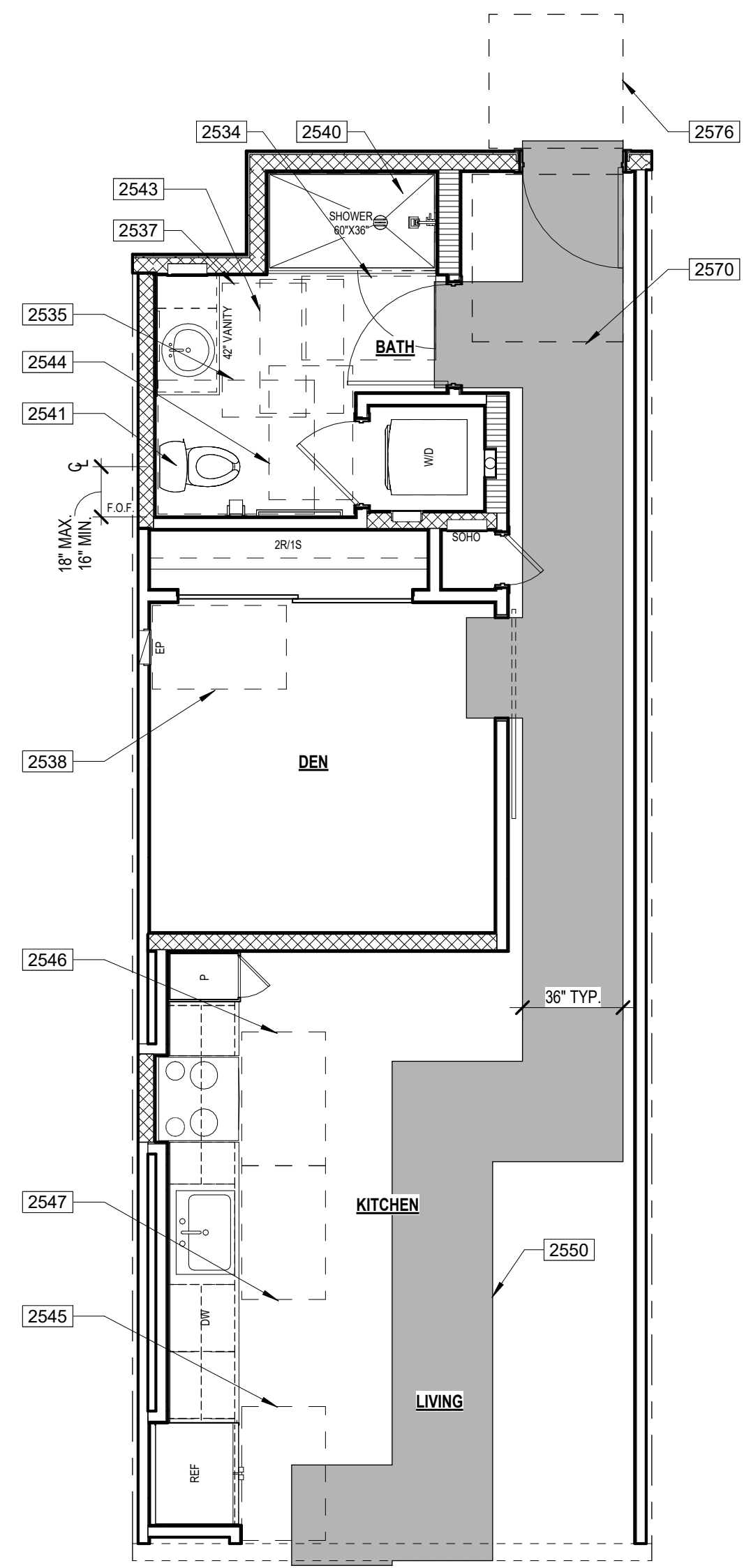
Contractor must verify all dimensions at project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the property of the owner and shall remain the property of the Architect unless the program for which they were prepared is excluded or not. These drawings and specifications shall not be used to prepare any other project or address to the project or the completion of the project by direct contract or by the expressed written permission of the Architect.

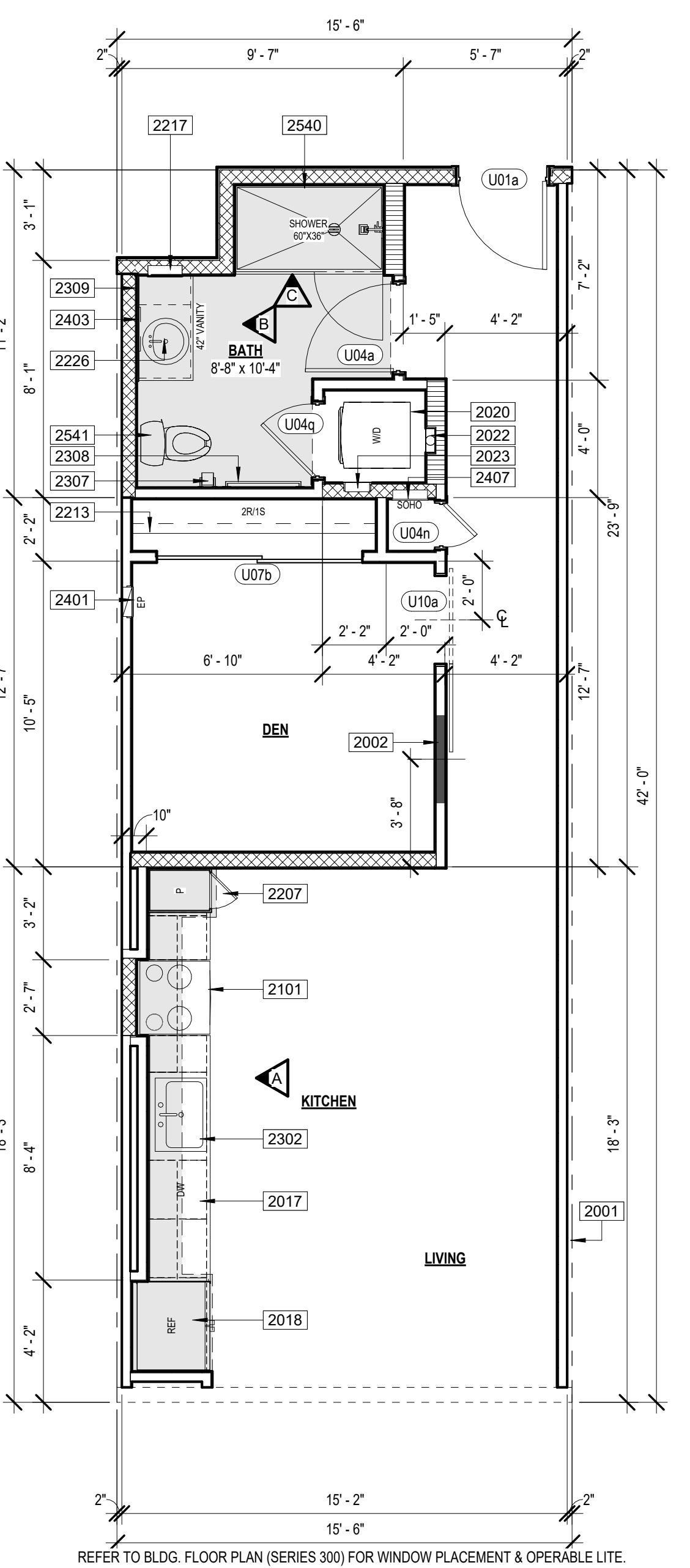
REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

MC-A2.27
UNIT C2H (2/2)



1 UNIT S1 ANSI PLAN  
ANSI TYPE "B" - OPTION "B"  
SCALE: 1/4" = 1'-0"



2 UNIT S1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
- 2003 MICROWAVE ABOVE RANGE
- 2017 DISHWASHER
- 2018 REFRIGERATOR
- 2020 WASHER / DRYER STACKED
- 2022 DRYER VENT BOX
- 2023 WASHER BOX
- 2021 RANGE
- 2020 COUNTERTOP IN UNIT
- 2022 BASE CABINET IN UNIT
- 2023 WALL CABINET IN UNIT
- 2024 CABINET ABOVE REFRIGERATOR
- 2025 CABINET ABOVE MICROWAVE
- 2027 TALL CABINET IN UNIT
- 2213 CLOSET ROD AND SHELF (2S / 2R)
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
- 2228 BATHROOM VANITY
- 2232 SINK WITH GARBAGE DISPOSAL
- 2307 UNIT TOILET PAPER HOLDER
- 2308 TOWEL BAR
- 2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2319 SHOWER HEAD
- 2320 VALVE
- 2401 ELECTRICAL PANEL, RECESSED IN WALL
- 2403 UNIT WALL MOUNTED LIGHT FIXTURE
- 2407 SOND PANEL

**ANSI KEYNOTES**

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"X48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"X36") - ICC 2009 SECTION 1004.11.3.1.2.2.1
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"X48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"X48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2540 ANSI TYPE 'B' UNIT SHOWER, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.1.1 - ICC 2009 SECTIONS 1004.11.1 & 1008.3.1
- 2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.1.2 - ICC 2009 SECTIONS 1004.11.1 & 804.5
- 2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"X48") - ICC 2009 SECTION 1004.11.2.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"X48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"X48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"X48") - ICC 2009 SECTION 1004.12.2.1
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"X48") - ICC 2009 SECTION 1004.12.2.1
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
- 2560 WALL BACKING FOR GRAB BARS
- 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.1.0 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.1.0 FIGURE B

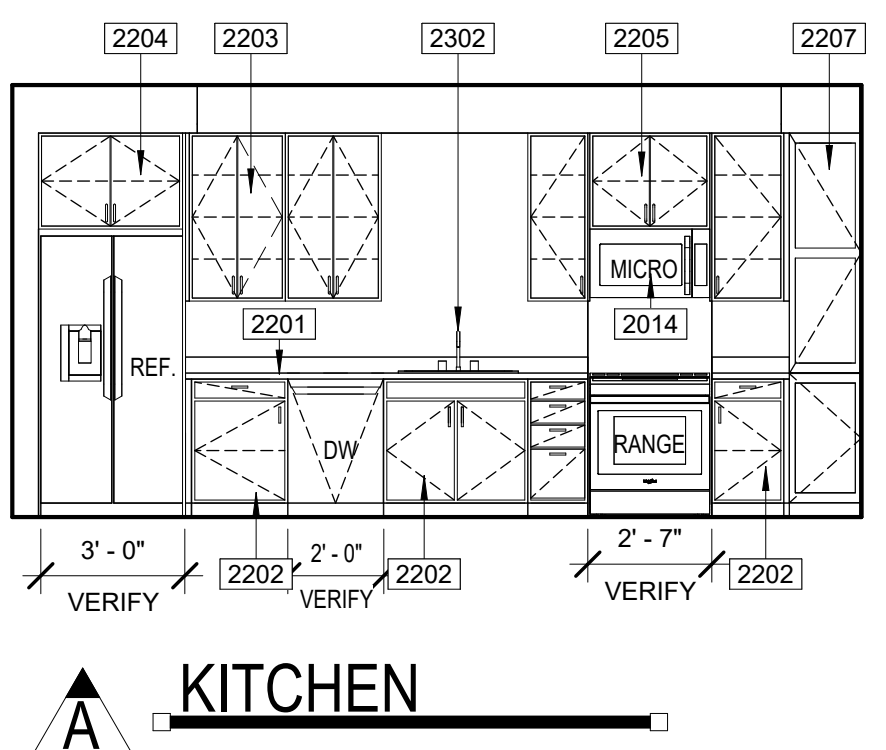
**UNIT PLAN GENERAL NOTES**

1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DENSIFIED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
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8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 47" MAX. FINISH FLOOR.
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16. HARD SURFACE COUNTERTOP 20M OVER 58" W/ 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" FINISH FLOOR
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
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25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
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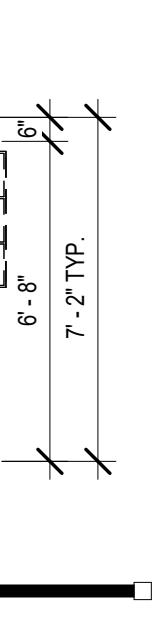
**ACCESSIBILITY GENERAL NOTES**

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3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT 1/2 SINKS KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 36"X48" CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A117.1.0 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH IBC SECTION 707.2.3.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

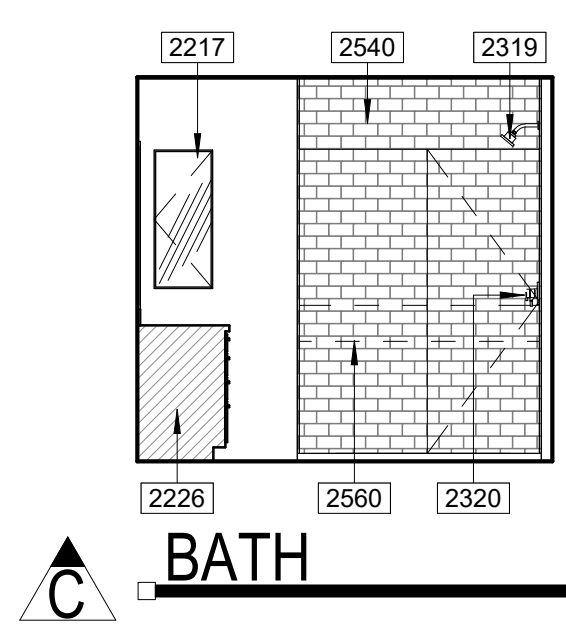
**INTERIOR ELEVATIONS**



KITCHEN

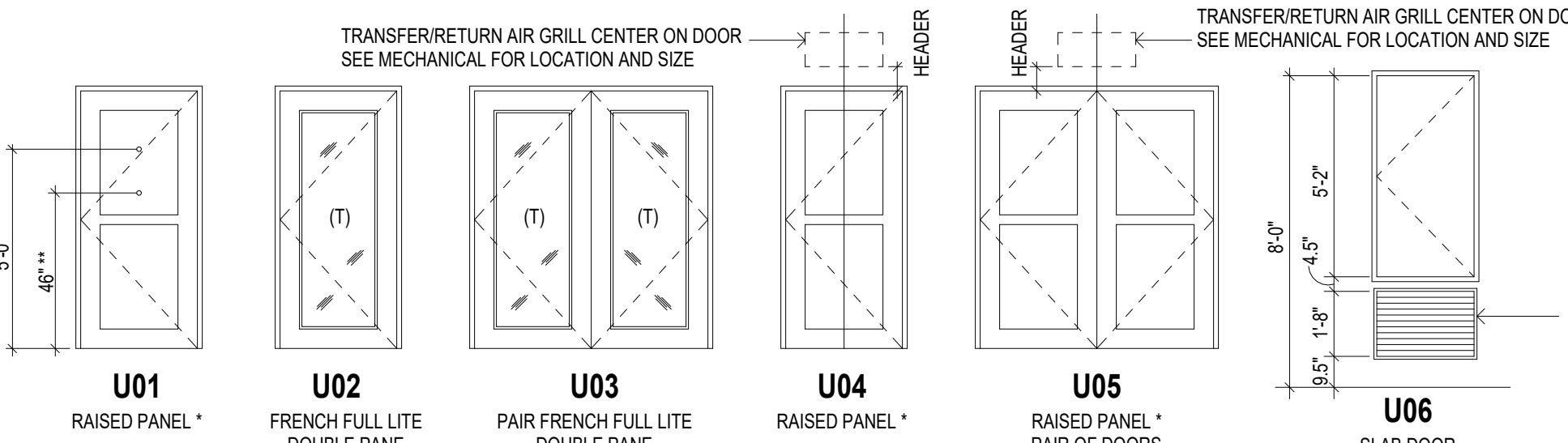


BATH



BATH

**DOOR TYPES**



**DOOR SCHEDULE**

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04a	BEDROOM/BATH	SWING	3'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U04a	LIN/PANTRY/COAT	SWING	1'-6"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	
	U04c	LAUNDRY	SWING	2'-6"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)
	U07b	CLOSET	PR. SLIDERS	7'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH12	
	U10a	Den	BARN	3'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH14	(7) (9)

**DOOR NOTES**

1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 & 100 1010.1 EXP. 5).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS. PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATED LABEL PER IBC 716.2.3.
7. UNDER ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

**UNIT DOOR HARDWARE SCHEDULE**

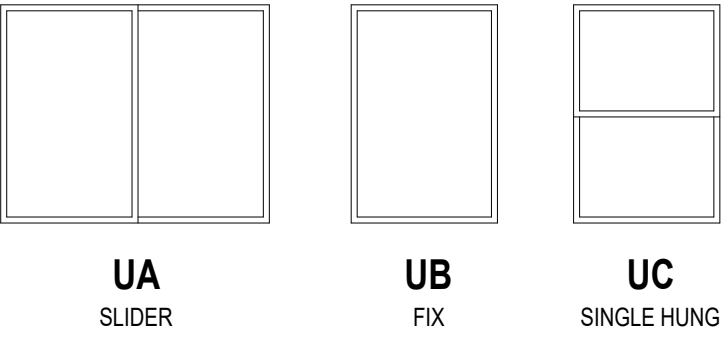
HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.2.2.1)	WEATHERSTRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	PASSAGE SET	PRIVACY SET	STRENGTHENING SET	STRENGTHENING SET	TUMBU LATCH	FRAMING WITH URETHANE AND (LOCK)	FRAMING DEADBOLT (HAMBURG FINISH)	FINGER PULL	PULL BARS (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT...
UH01	ENTRY DOOR (TYPE B UNIT)		X																						
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X																						
UH03	BALCONY FRENCH DOOR	X																							
UH04	BALCONY FRENCH DOORS	X																							
UH05	ROMEO & JULIET																								
UH06	BEDROOM/BATHROOM DOOR		X																						
UH07	WALK-IN CLOSET DOOR		X																						
UH08	LIN/PANTRY/COAT SWING DOOR		X																						
UH09	LAUNDRY PR-SWING DOORS		X																						
UH10	Den PR-SWING DOORS		X																						
UH11	AC CLOSET		X																						
UH12	CLOSET BI-PASS DOOR		X																						
UH13	LAUNDRY BI-FOLD DOORS		X																						
UH14	BARN DOOR																								
UH15	OUTDOOR STORAGE	X																							
UH16	BALCONY GLASS SLIDING DOORS																								
UH17	EXTERIOR ENTRY DOOR	X	X																						
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X																						
UH19	UNIT ENTRY FROM GARAGE	X	X																						
UH20	WATER HEATER AT GARAGE	X	X																						
UH21	FIRE RISER ROOM	X																							
UH22	EXTERIOR MAIN DOOR AT GARAGE	X																							
UH23	GARAGE ON SECTIONAL																								

- NOTES**
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

**WINDOW SCHEDULE**

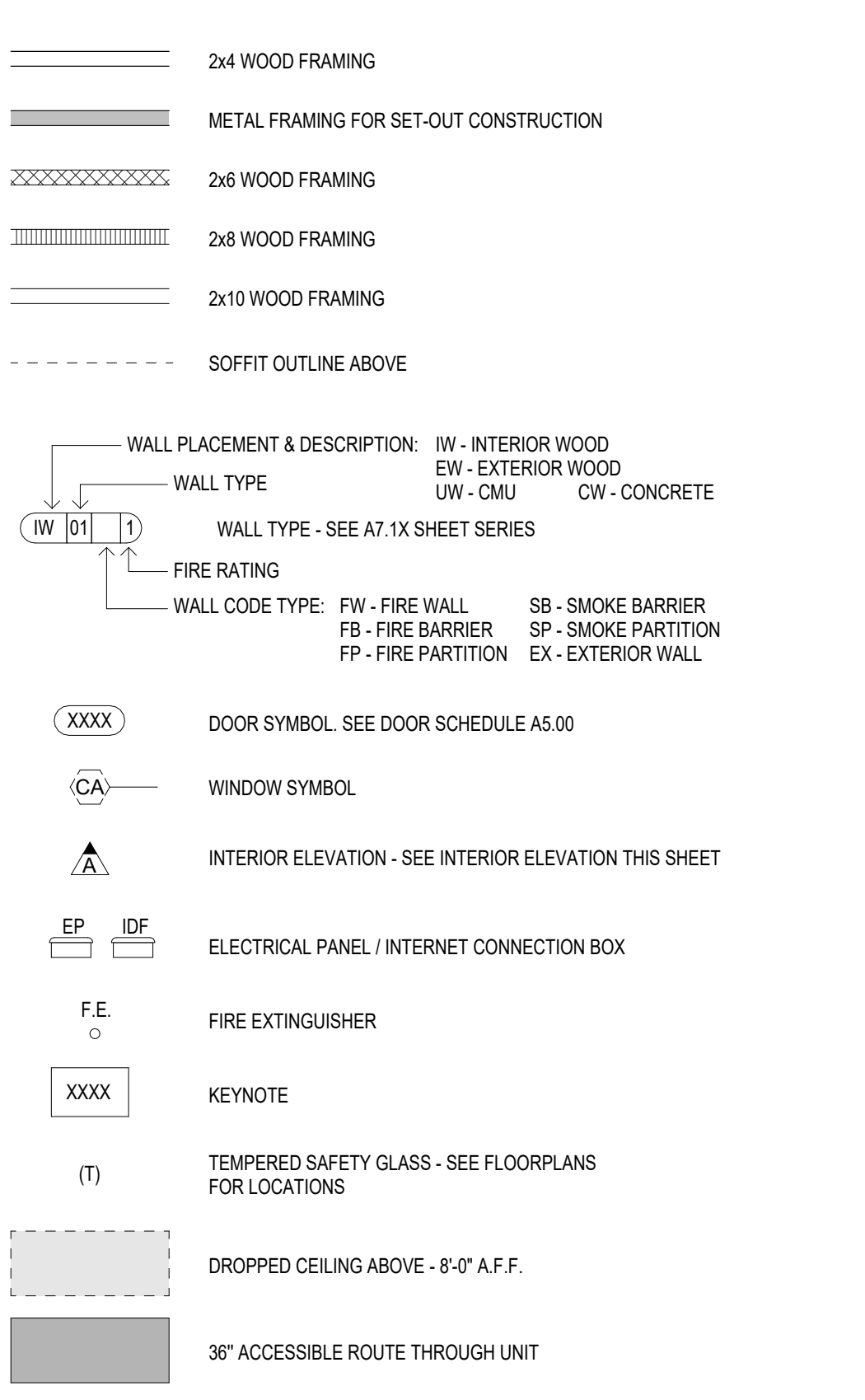
TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
U01	RAISED PANEL * DOUBLE PANEL		
U02	FRENCH FULL LITE TEMPERED GLASS		
U03	PAIR FRENCH FULL LITE TEMPERED GLASS		
U04	RAISED PANEL * PAIR OF DOORS		
U05	RAISED PANEL * TRANSFER GRILL		
U06	SLAB DOOR VERTICAL A/C CLOSET		

**WINDOW TYPES**



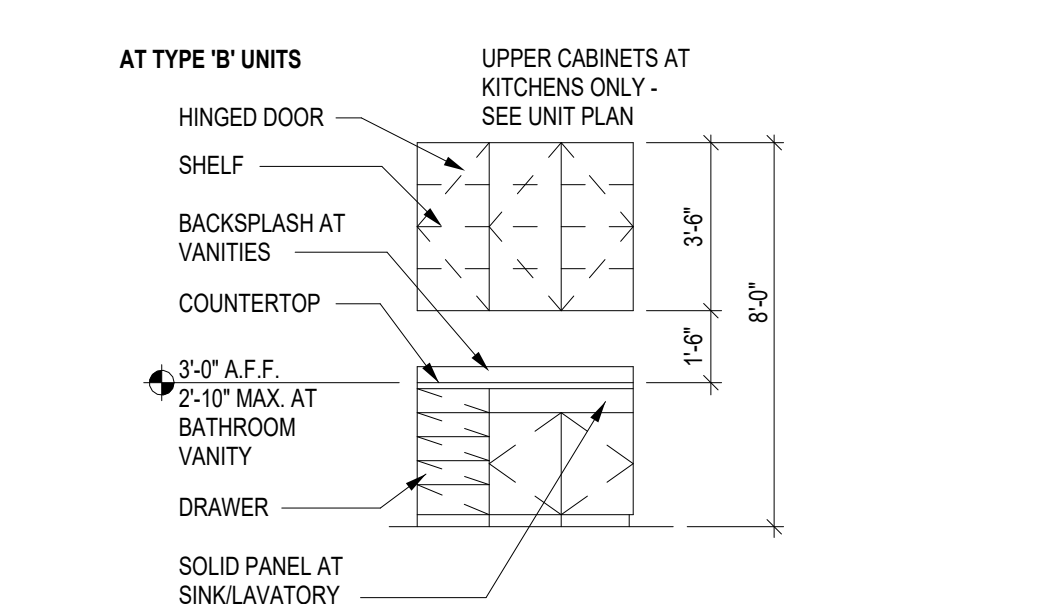
- NOTES**
1. ALL WINDOWS TO HAVE VINYL FRAME
  2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

**SYMBOLS**



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

**TYP. UNIT CABINET ELEVATIONS**



Project Name 1  
Project Name 2  
Street Address  
City, State



PRELIMINARY  
NOT FOR  
CONSTRUCTION



Notice of alternate billing for payment cycle  
This contract allows (they allow) the owner to require the submission of bills of materials in 15 day cycles over 180 days. This contract may also be used to make payment on some alternative schedule after certification and approval of bills and materials. A written description of such other billing practices applicable to the project is available from the owner to the owner's designated agent at

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

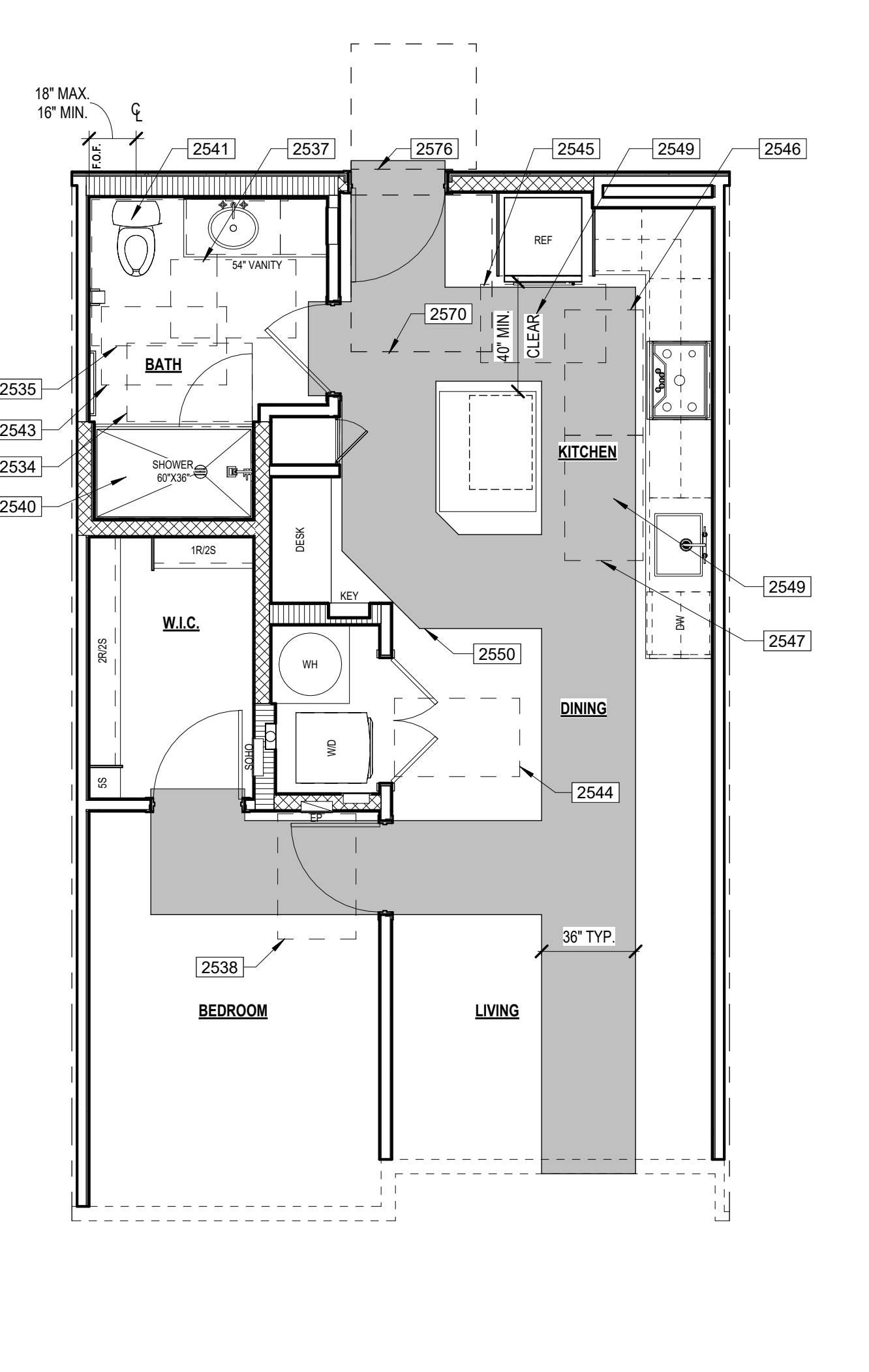
Contractor must verify all dimensions at project before proceeding with this work.  
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect. The program for which these drawings are prepared or not. These drawings and specifications shall not be used to prepare any other project or additions to this project or the completion of the project by anyone other than the Architect.  
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REVISIONS/SUBMITTALS  
DATE DESCRIPTION

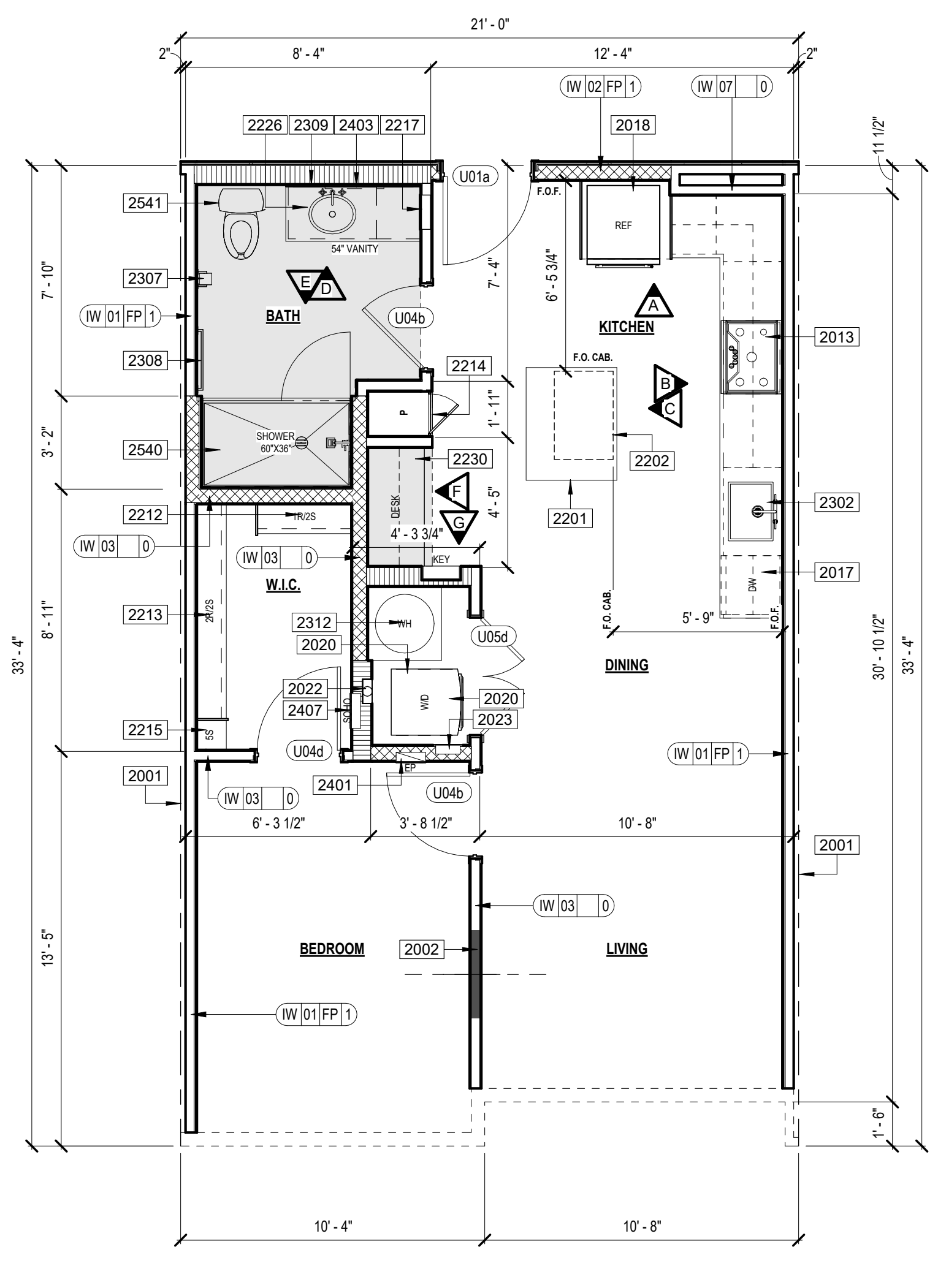
DATE: January 05, 2024 ORB #: 00-000

MC-A2.28  
UNIT S1





1 UNIT A1 ANSI PLAN  
ANSI TYPE "B" - OPTION "B"  
SCALE: 1/4" = 1'-0"



2 UNIT A1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
- 2013 COOKTOP
- 2017 DISHWASHER
- 2018 WASHER / DRYER STACKED
- 2020 WASHER / DRYER STACKED
- 2022 DRYER VENT BOX
- 2023 WASHER BOX
- 2201 COUNTERTOP IN UNIT
- 2202 BASE CABINET IN UNIT
- 2203 WALL CABINET IN UNIT
- 2204 CABINET ABOVE REFRIGERATOR
- 2205 CABINET ABOVE MICROWAVE
- 2212 CLOSET ROD AND SHELF (R / 2S)
- 2213 CLOSET ROD AND SHELF (S / 2R)
- 2214 FACE FRAME DOOR
- 2215 CLOSET SHELVING
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
- 2228 BATHROOM VANITY
- 2230 DESK
- 2232 SINK WITH GARBAGE DISPOSAL
- 2307 UNIT TOILET PAPER HOLDER
- 2309 TOWEL BAR
- 2312 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2319 UNIT WATER HEATER
- 2320 SHOWER HEAD
- 2401 VALVE
- 2402 ELECTRICAL PANEL RECESSED IN WALL
- 2403 UNIT WALL MOUNTED LIGHT FIXTURE
- 2407 SMOKE PANEL

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
- 2. DRYWALL/TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD FINISH.
- 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER PANEL.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (I.U.O.).
- 12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
- 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 40" MAX. A.F.F. FINISH FLOOR.
- 15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTERTOP 20M OVER 8" WOOD. WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
- 19. 32" DEEP (I.U.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
- 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CORNER SHALL BE 2x6 FRAME.
- 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- 24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
- 25. ALL INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
- 26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
- 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

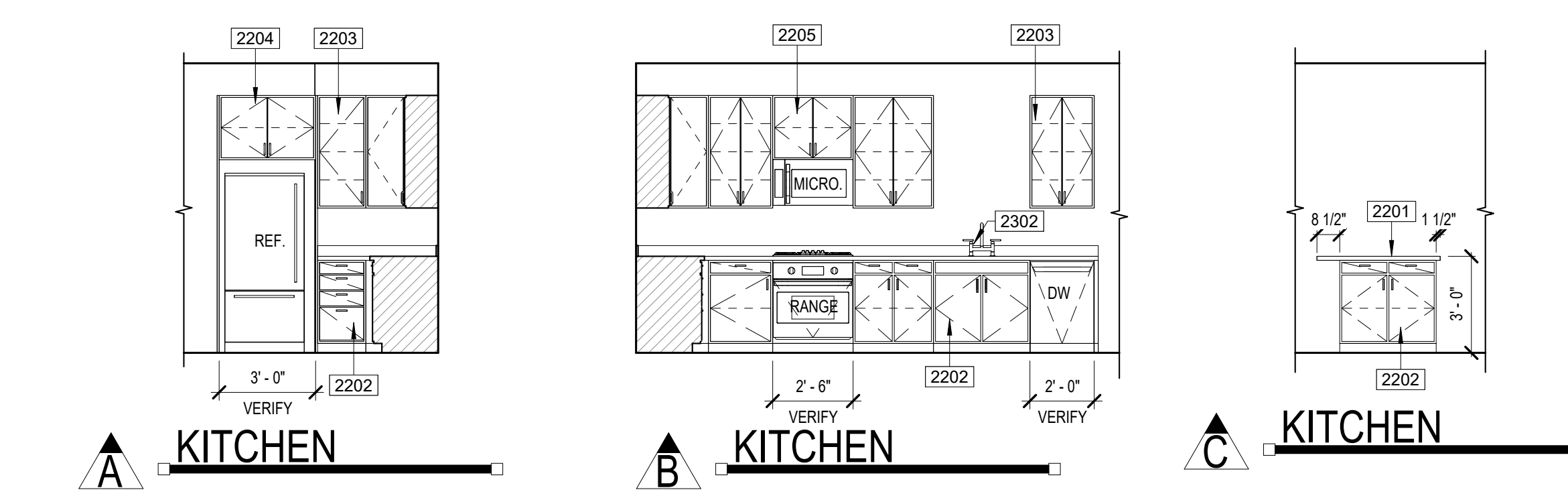
ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x36") - ICC 2009 SECTION 1004.1.3.1.2.2.1
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2540 ANSI TYPE 'B' UNIT SHOWER. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
- 2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 604.5
- 2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.12.1
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1009.5
- 2560 WALL BACKING FOR GRAB BARS
- 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

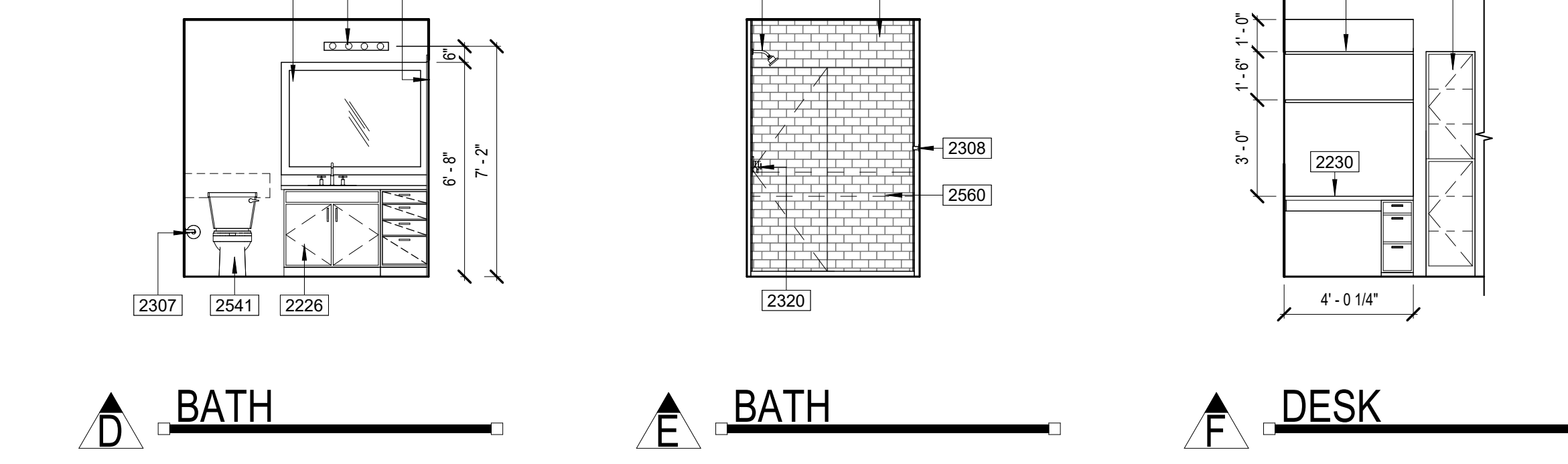
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC ANSIS 117-1.2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 07.8 AND 07.8.1 AS REQUIRED BY ICC ANSIS 117-1.2009 SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REINFORCEMENT SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 10. AT ISLAND KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 11. 30"x48" CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE AT 8.0 SERIES.
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
- 17. IN ACCORDANCE WITH ICC SECTION 907.2.2.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC 117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS



A KITCHEN  
B KITCHEN  
C KITCHEN

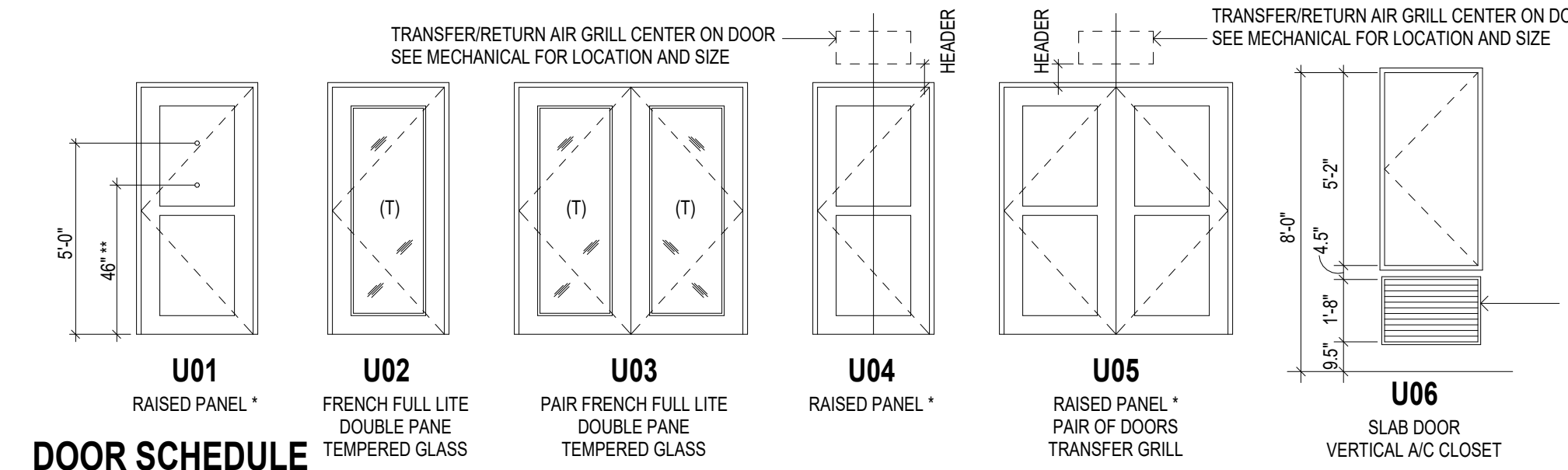


D BATH  
E BATH  
F DESK



G KEYS

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, SWING, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists door specifications for various units.

DOOR NOTES  
1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1) (BC 1010.1.5.9).

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware categories like EXTERIOR HINGES, INTERIOR HINGES, OVERHEAD TRACK, etc.

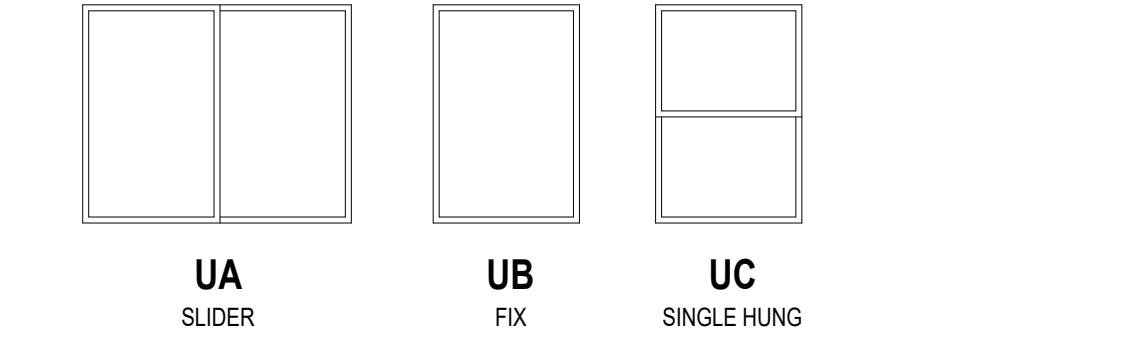
NOTES  
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).

WINDOW SCHEDULE

Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Lists window specifications.

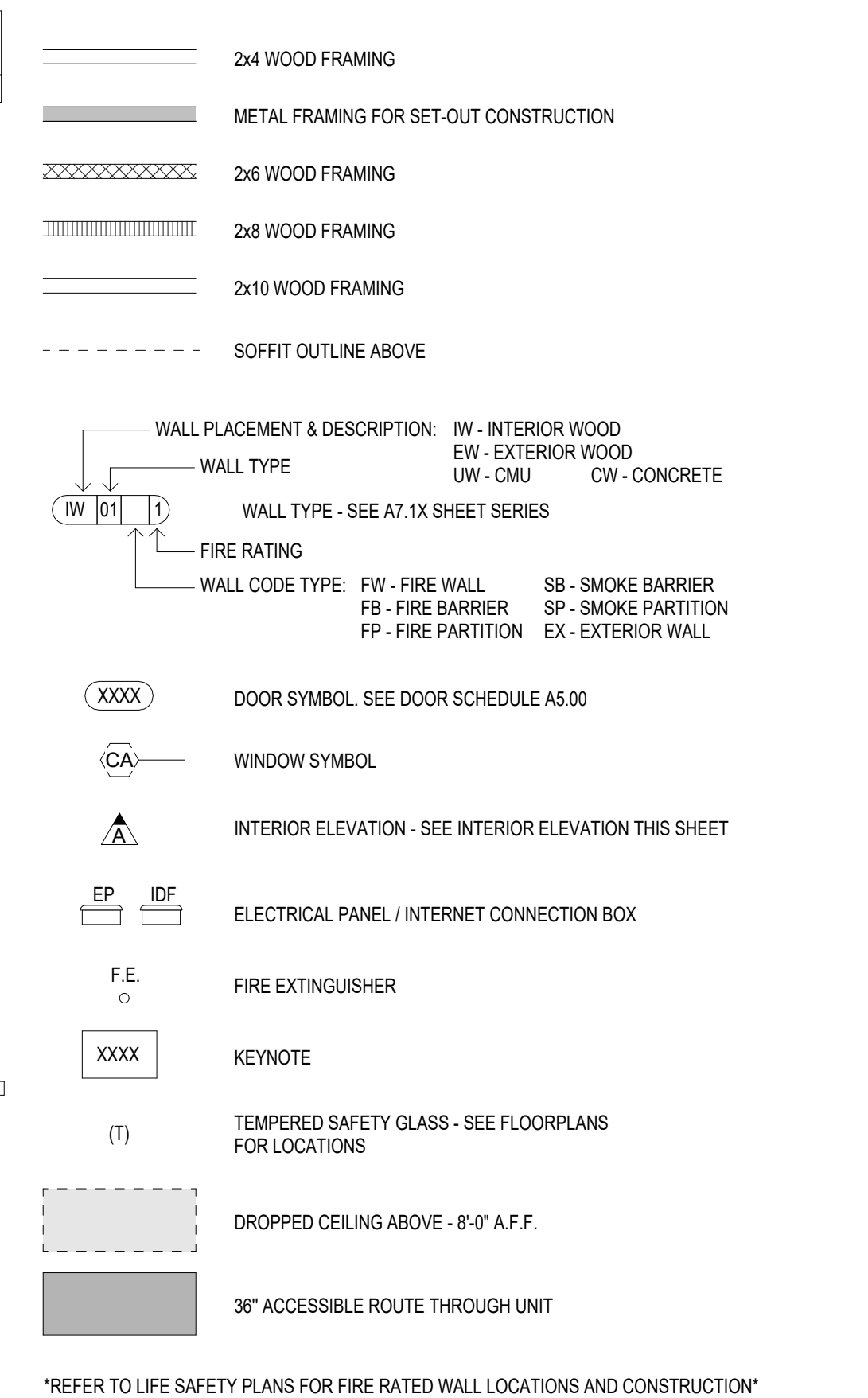
WINDOW NOTES  
1. ALL WINDOWS TO HAVE VINYL FRAME.- 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
- 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
- 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

WINDOW TYPES



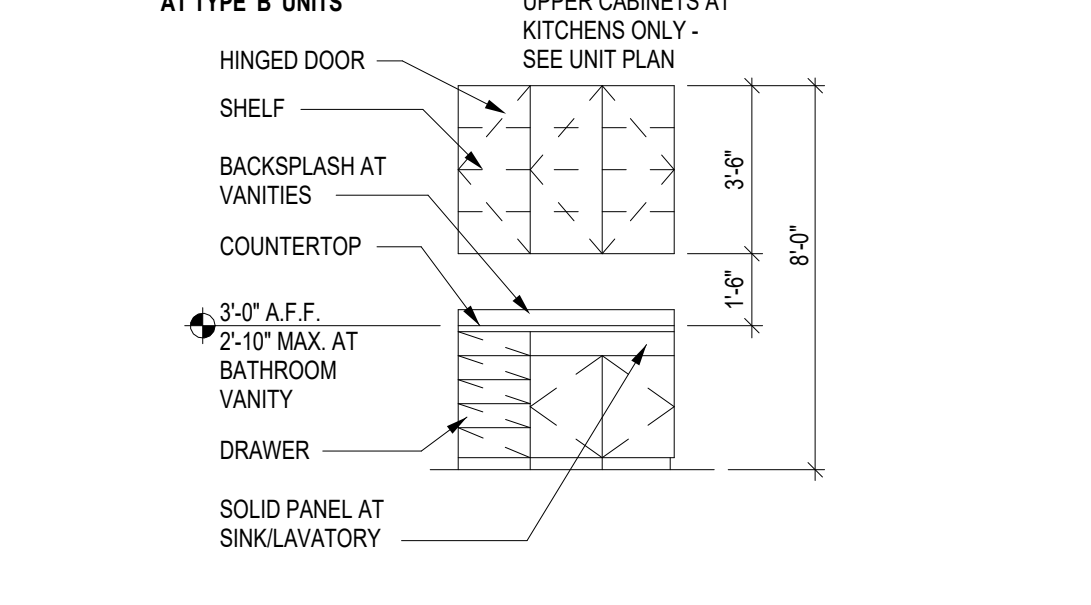
NOTES  
1. ALL WINDOWS TO HAVE VINYL FRAME.- 2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E.
- 3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
- 4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS.

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing for payment cycle  
The contract does not allow the owner to require the submission of bills or payments in cycles other than 15 days. This contract does not allow the owner to make payment on an alternate schedule after certification and approval of bills and payments. In either case, the owner shall be responsible for any delay applicable to the project is available from the owner to the owner's designated agent at

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

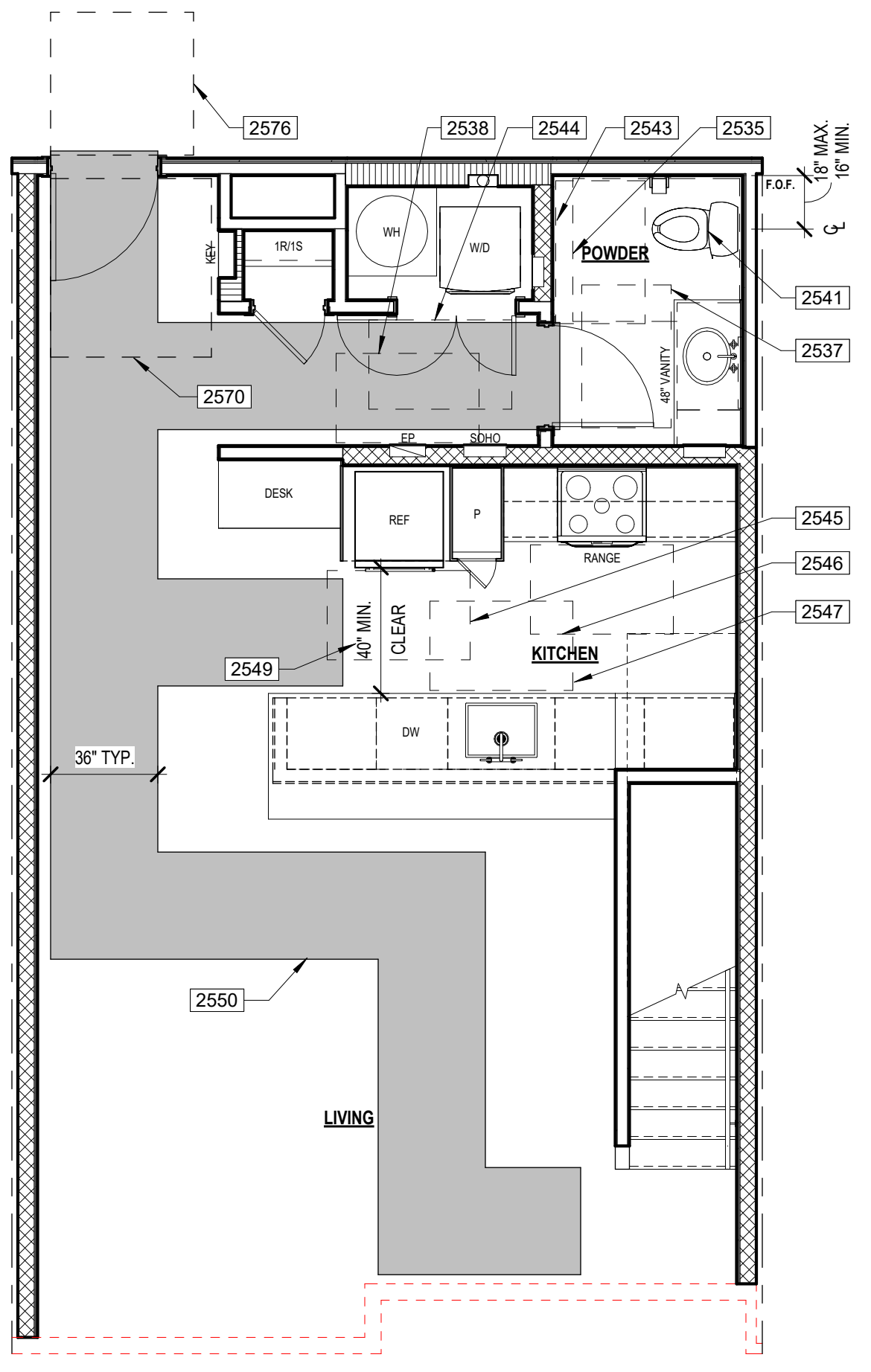
Contractor must verify all dimensions at project before proceeding with this work.

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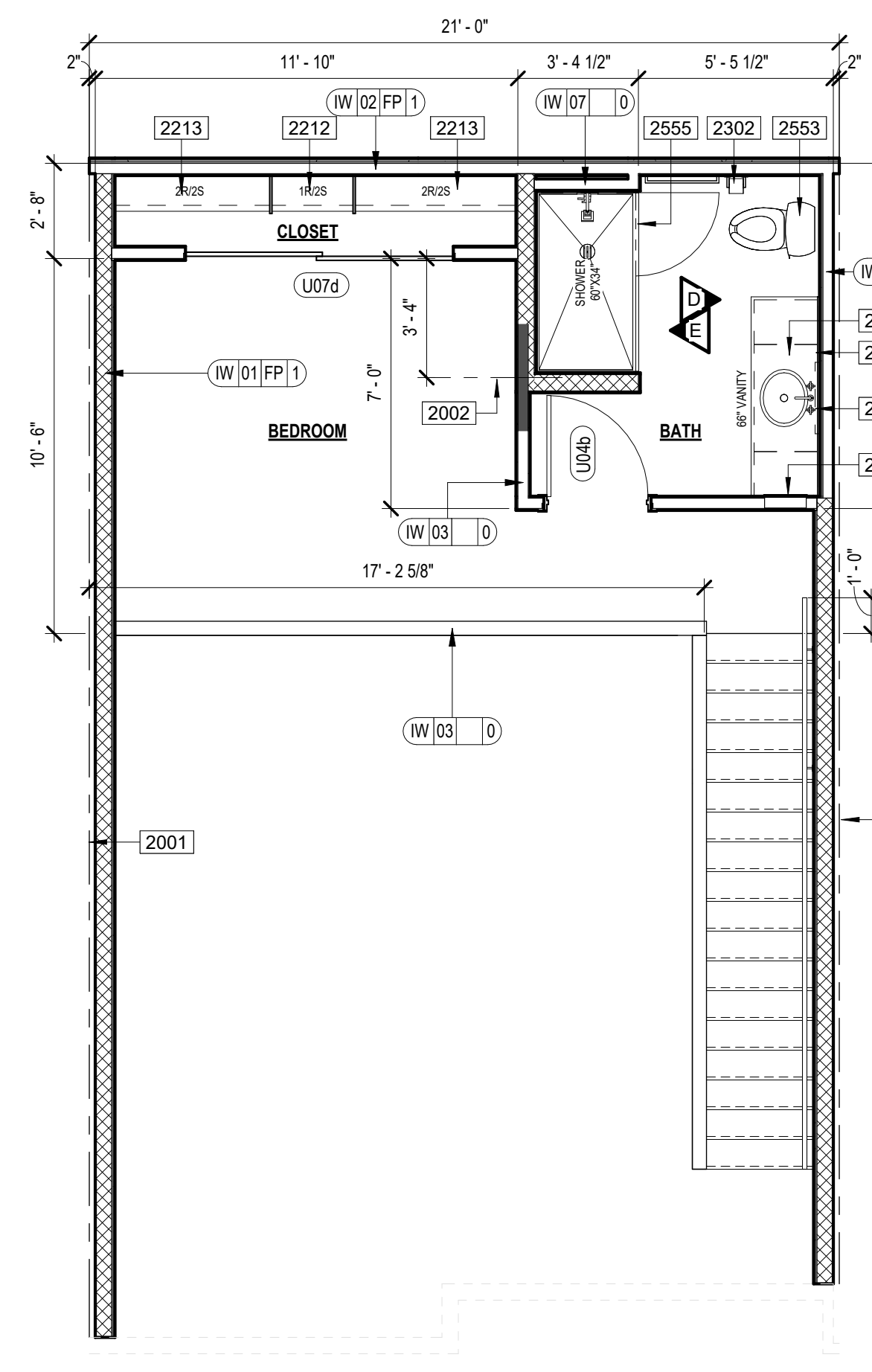
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DATE DESCRIPTION

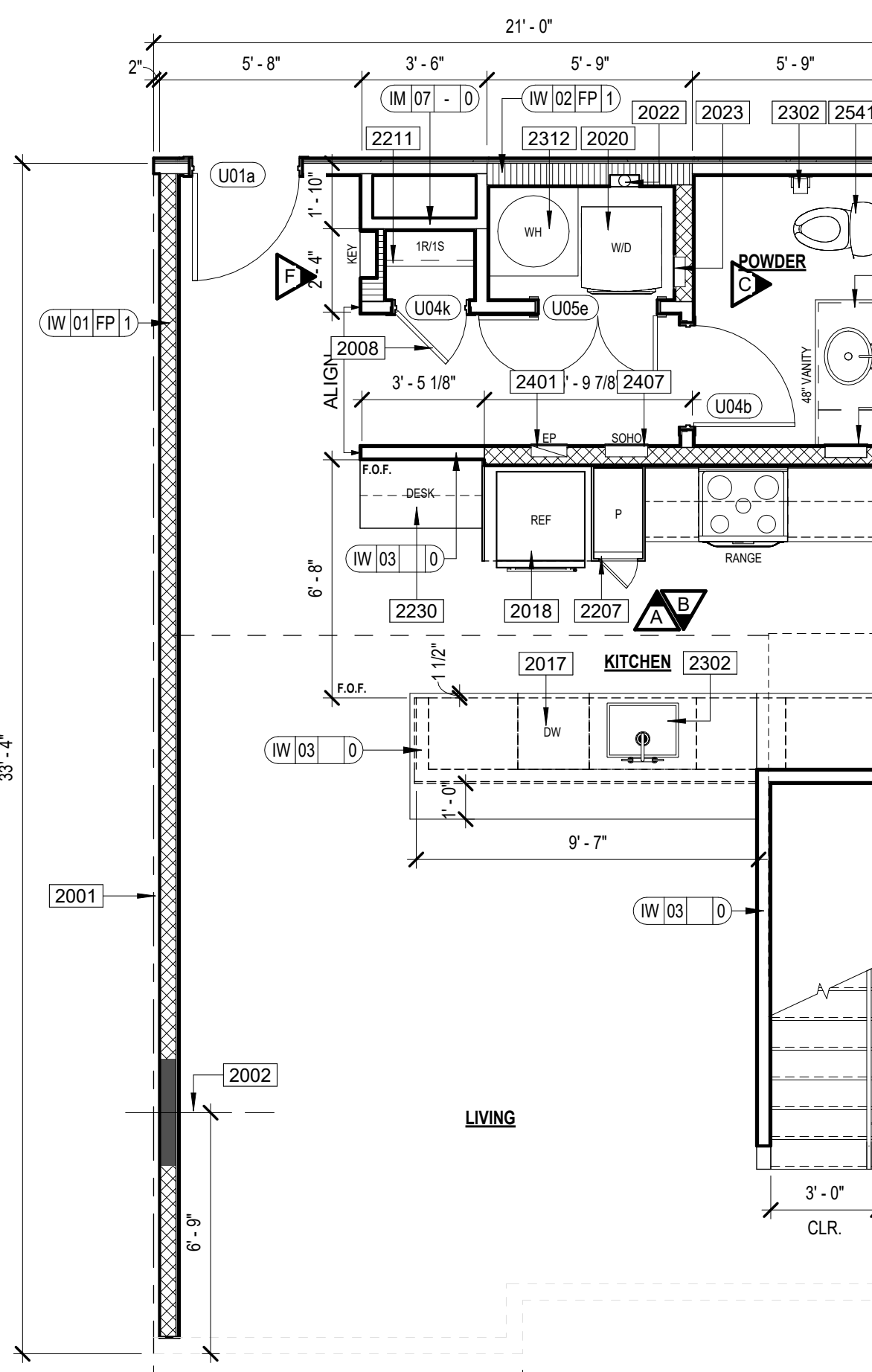
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1 UNIT A1L ANSI PLAN  
SCALE: 1/4" = 1'-0"



2 UNIT A1L FLOOR PLAN MEZZ  
SCALE: 1/4" = 1'-0"



3 UNIT A1L FLOOR PLAN  
SCALE: 1/4" = 1'-0"

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2008 UNIT DOORS
2017 DISHWASHER
2018 REFRIGERATOR
2020 WASHER / DRYER STACKED
2022 DRYER VENT BOX
2023 WASHER BOX
2024 COUNTERTOP IN UNIT
2201 BASE CABINET IN UNIT
2204 CABINET ABOVE REFRIGERATOR
2026 CABINET ABOVE HOOD
2207 TALL CABINET IN UNIT
2211 CLOSET ROD AND SHELF (S) (1R)
2212 CLOSET ROD AND SHELF (R) (2S)
2213 CLOSET ROD AND SHELF (S) (2R)
2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
2221 BATHROOM VANITY
2230 DESK
2302 SINK WITH GARAGE DISPOSAL
2308 TOWEL BAR
2319 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2321 UNIT WATER HEATER
2326 SHOWER HEAD
2330 VALVE
2401 ELECTRICAL PANEL, RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SOND PANEL

ANSI KEYNOTES

- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x56") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (80"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 804.5
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/REEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN. SEE DETAIL 30A7.8.12 - ICC 2009 SECTION 1004.12.1.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2553 TOILET AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30 & 38A7.8.12 - ICC 2009 SECTION 1002.11.1
2555 SHOWER AT SECONDARY BATHROOM, PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTION 1002.11.1
2560 WALL BACKING FOR GRAB BARS
2576 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2578 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CORNER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

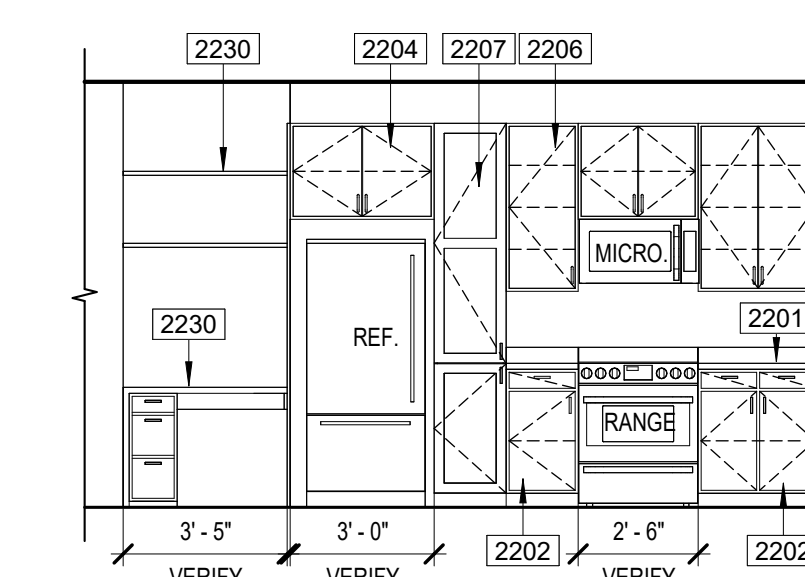
UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DENSIFIED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A.7.6.10
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A.7.6.10
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS
8. ALIGN CARPET REDUCER WITH CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.)
12. ELECTRIC FRONT CONTROL RANGE, TYPICAL AT ALL UNITS
13. 30" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS
14. 30" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS, BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" MAX. A FINISH IN UNITS
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BETWEEN TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING
16. HARD SURFACE COUNTERTOP OVER 58" X 24" FINISH WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" A FINISH FLOOR
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES
24. TYP. INTERIOR WALL CORNER, SEE DETAIL 01A7.6.10
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

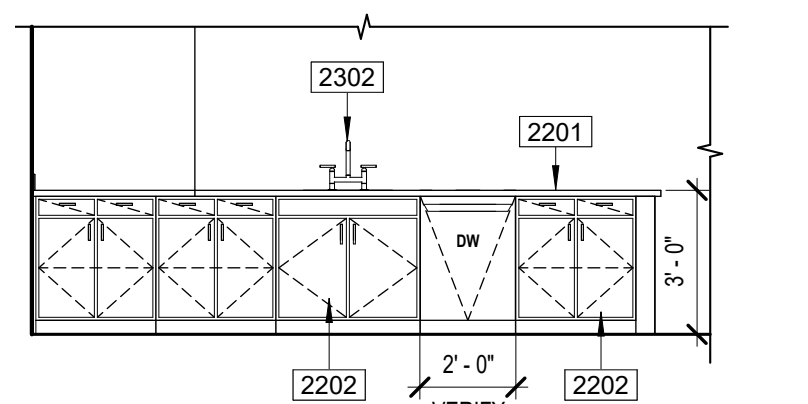
ACCESSIBILITY GENERAL NOTES

- 1. PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 30 AND 38A7.8.12 AND 81.1 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING PROVIDED FLOOR AND WALL FINISH SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A11.8 SERIES
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE
17. IN ACCORDANCE WITH SECTION 817.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES

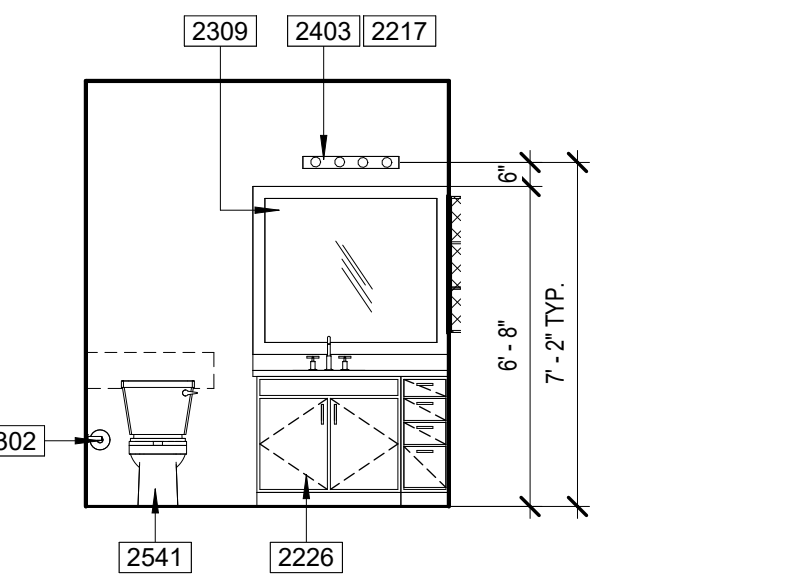
INTERIOR ELEVATIONS



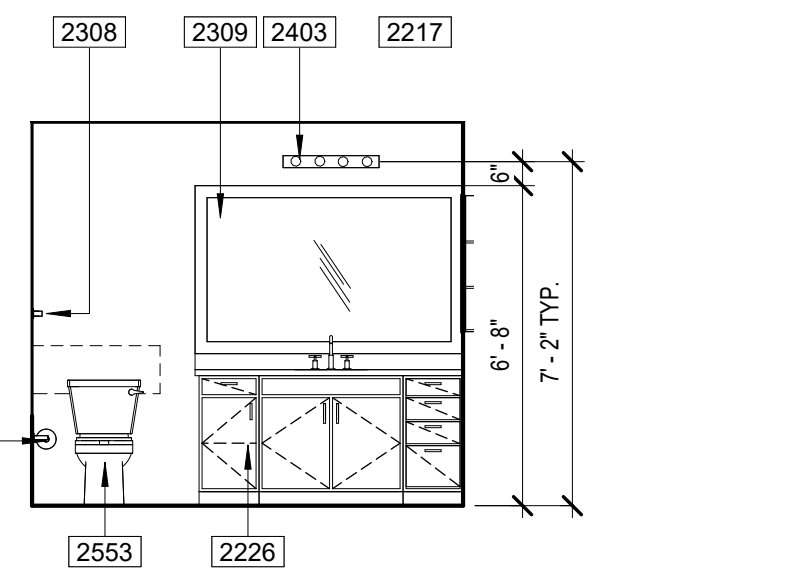
A KITCHEN



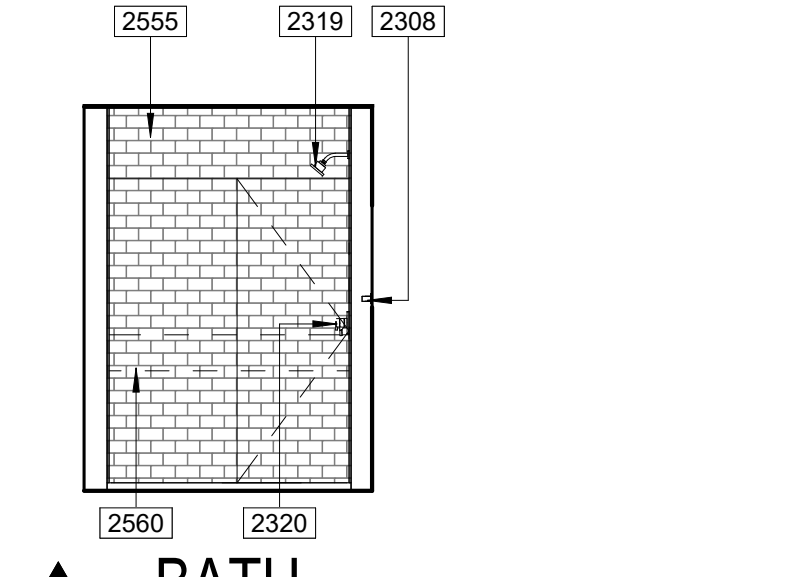
B KITCHEN



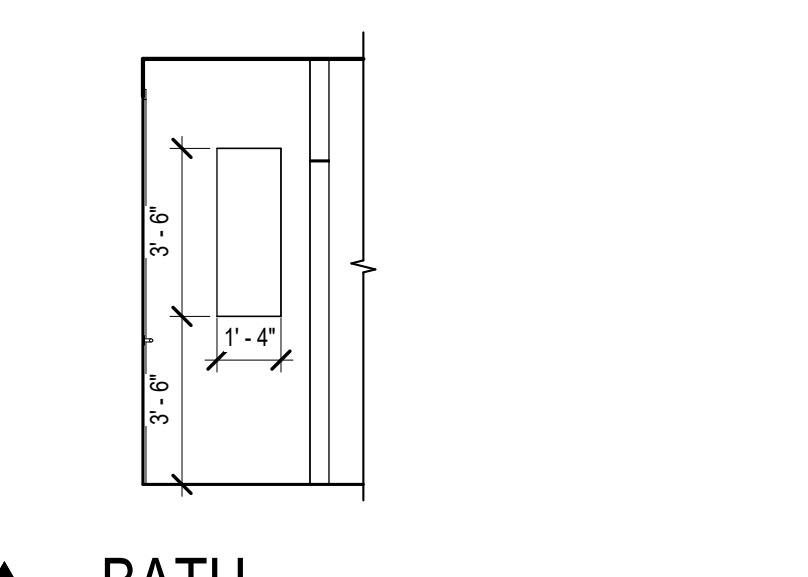
C BATH



D BATH

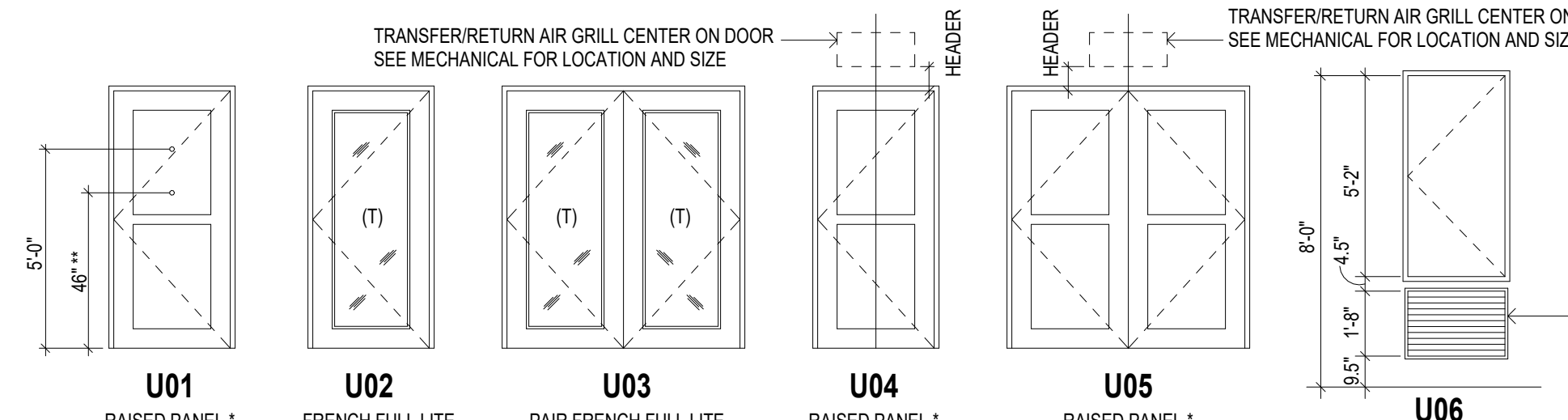


E BATH



F BATH

DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS. Lists specifications for various door types.

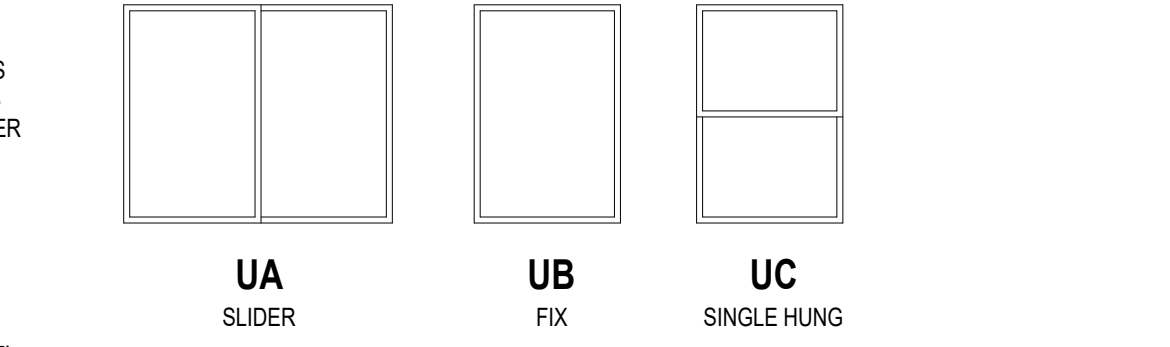
UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and a grid of checkboxes for various hardware items like hinges, locks, levers, and thresholds.

- NOTES: 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE). 2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL. 3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING. 4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4.)

WINDOW SCHEDULE

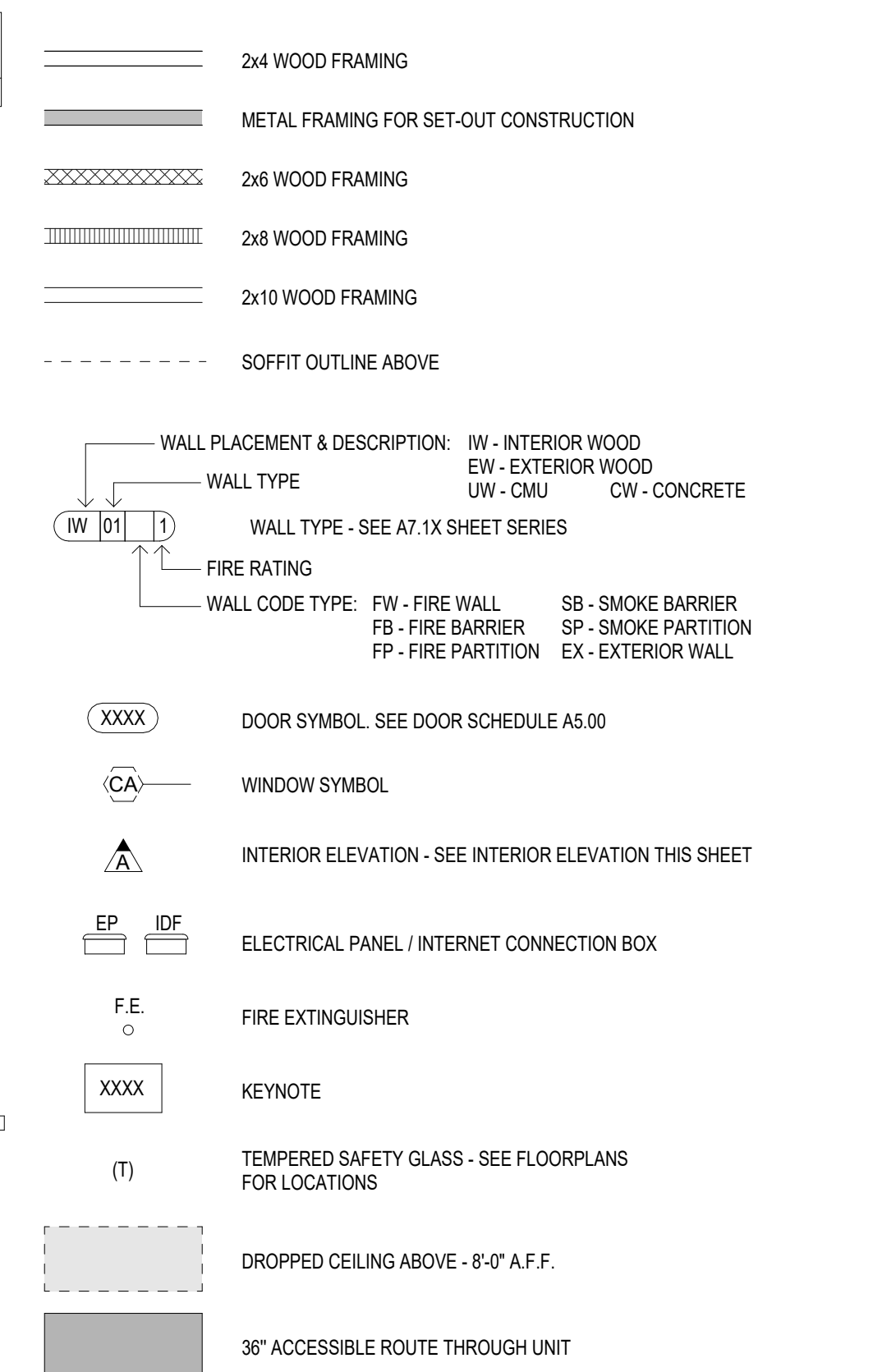
Unit Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT. Lists specifications for window types UA, UB, and UC.

WINDOW TYPES



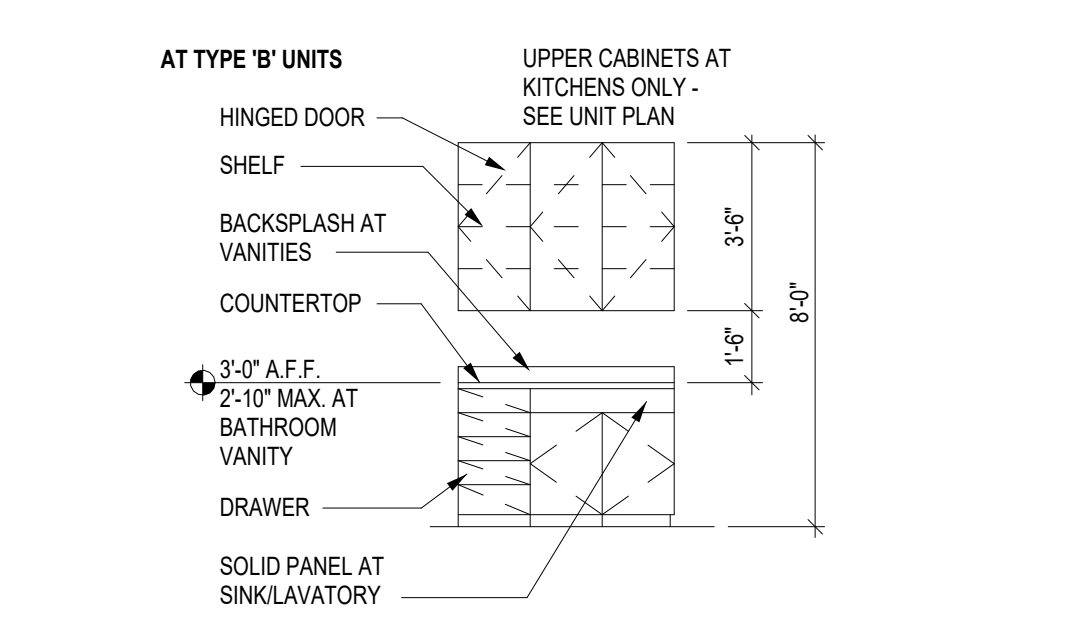
- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1  
Project Name 2  
Street Address  
City, State



PRELIMINARY  
NOT FOR  
CONSTRUCTION



Notice of alternate billing for payment cycle  
This contract allows the owner to require the submission of bills of materials to the contractor more than 90 days prior to the start of work. This contract may also be used to make payment on some alternative schedule after confirmation and approval of change orders and addendums. A written description of such other billing practices applicable to the project is available from the owner to the owner's designated agent at the time of contract execution.

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

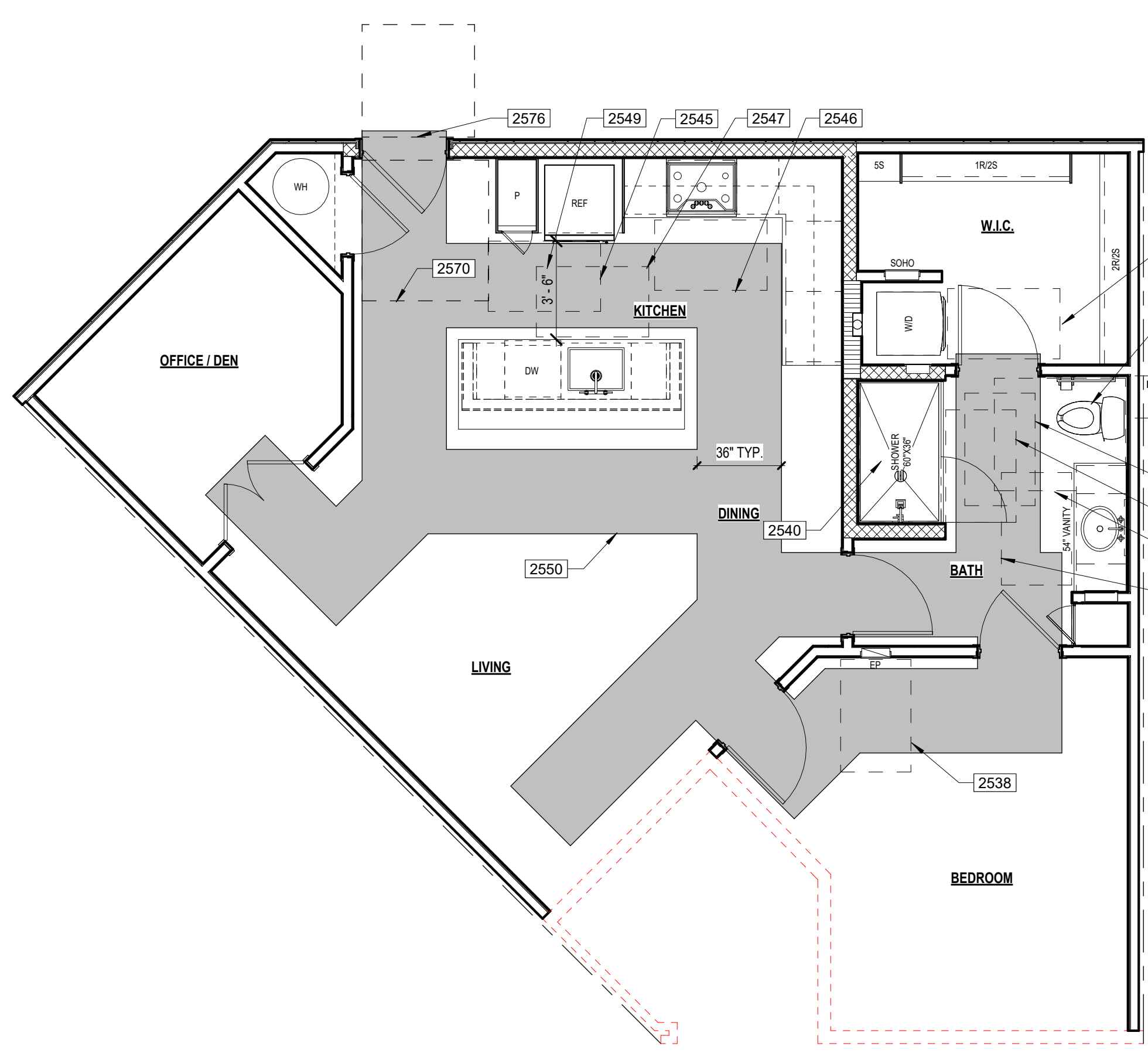
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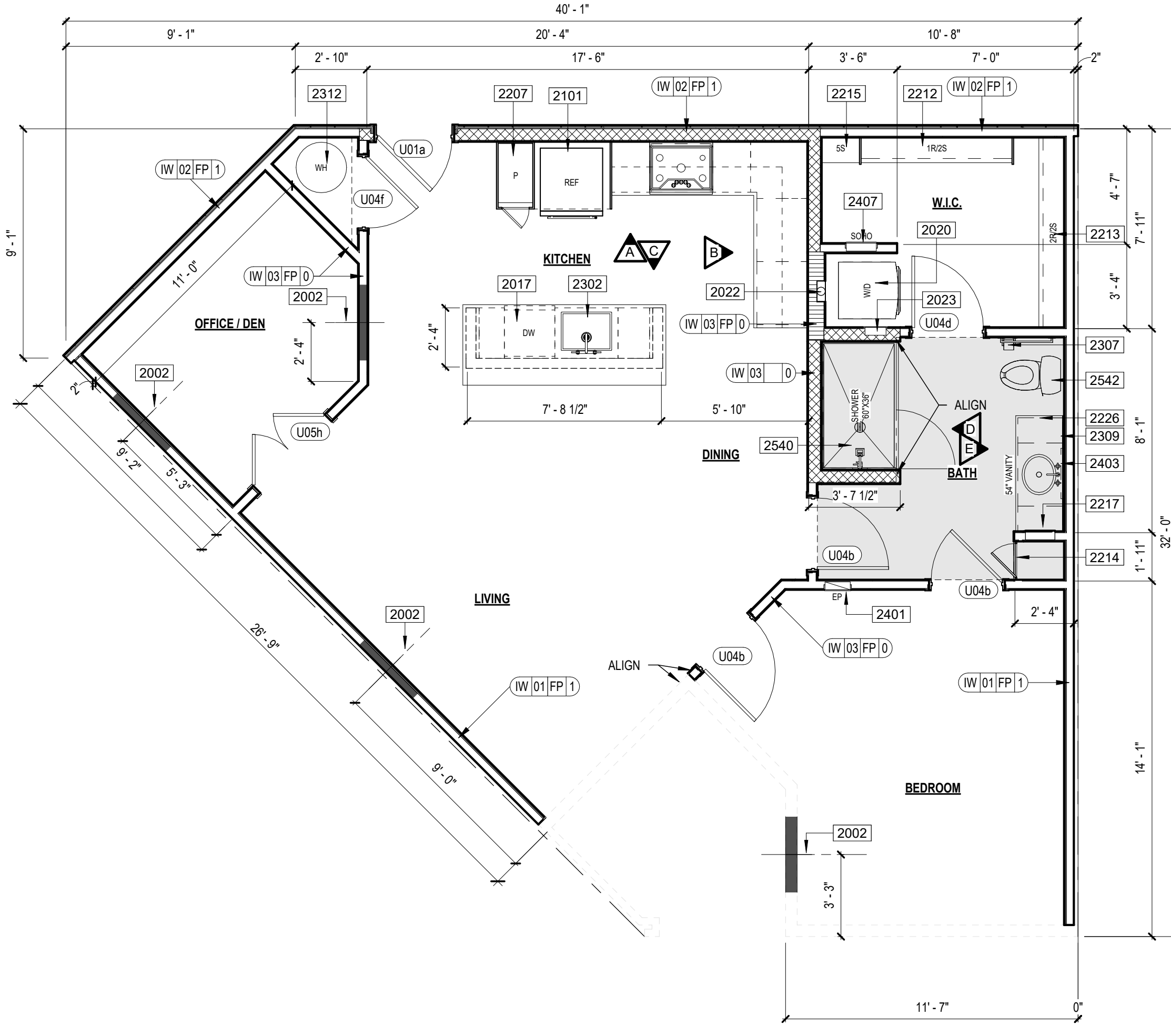
REVISIONS/SUBMITTALS  
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

TB-A2.13  
UNIT A1L



1 UNIT A2 ANSI PLAN ANSI TYPE "B" - OPTION "B" SCALE: 1/4" = 1'-0"



2 UNIT A2 FLOOR PLAN SCALE: 1/4" = 1'-0"

Table with 2 columns: Room, Area (SF). Rows: Living (963 SF), Balcony (58 SF), Total (962 SF).

KEYNOTES

- 2022 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
2023 COOKTOP
2017 DISHWASHER
2019 OVEN
2020 WASHER / DRYER STACK
2022 DRYER VENT BOX
2023 WASHER BOX
2101 RANGE
2202 BASE CABINET IN UNIT
2203 WALL CABINET IN UNIT
2204 CABINET ABOVE REFRIGERATOR
2205 CABINET ABOVE MICROWAVE
2207 TALL CABINET IN UNIT
2212 CLOSET ROD AND SHELF (R1 (2S))
2213 CLOSET ROD AND SHELF (S2 (2R))
2214 FACE FRONT OF DOOR
2215 CLOSET SHELVING
2217 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
2228 BATHROOM VANITY
2302 SINK WITH GARBAGE DISPOSAL
2307 UNIT TOILET PAPER HOLDER
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2312 UNIT WATER HEATER
2319 SHOWER HEAD
2320 VALVE
2401 ELECTRICAL PANEL RECESSED IN WALL
2403 UNIT WALL MOUNTED LIGHT FIXTURE
2407 SOHO PANEL

ANSI KEYNOTES

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x56") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL FORWARD APPROACH CENTERED ON THE ELECTRICAL PANEL BOARD (30"x48") CENTERLINE OF PANEL BOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2540 ANSI TYPE 'B' UNIT SHOWER PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 12A7 & 11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.1.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.12.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
2560 WALL BACKING FOR GRAB BARS
2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH FULL SIDE PER DETAIL 12A7 & 10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7 & 10 FIGURE B

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DIMENSIONED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALUM. CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE - TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" MAX. A FINISH FLOOR.
15. AT ALL FLOOR RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OVER 58" P.W. WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR TYPICAL CONDITIONS SHALL BE 2x6 FRAME.
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
A. NON COMBUSTIBLE MATERIALS
B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117-1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8 & 9 AND AS REQUIRED BY ICC/ANSI A117-1-2009, SECTIONS 1003.11.1 & 1004.11.1.
3. CABINETS UNDER SINKS AND WORK SURFACES REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 36x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.8 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

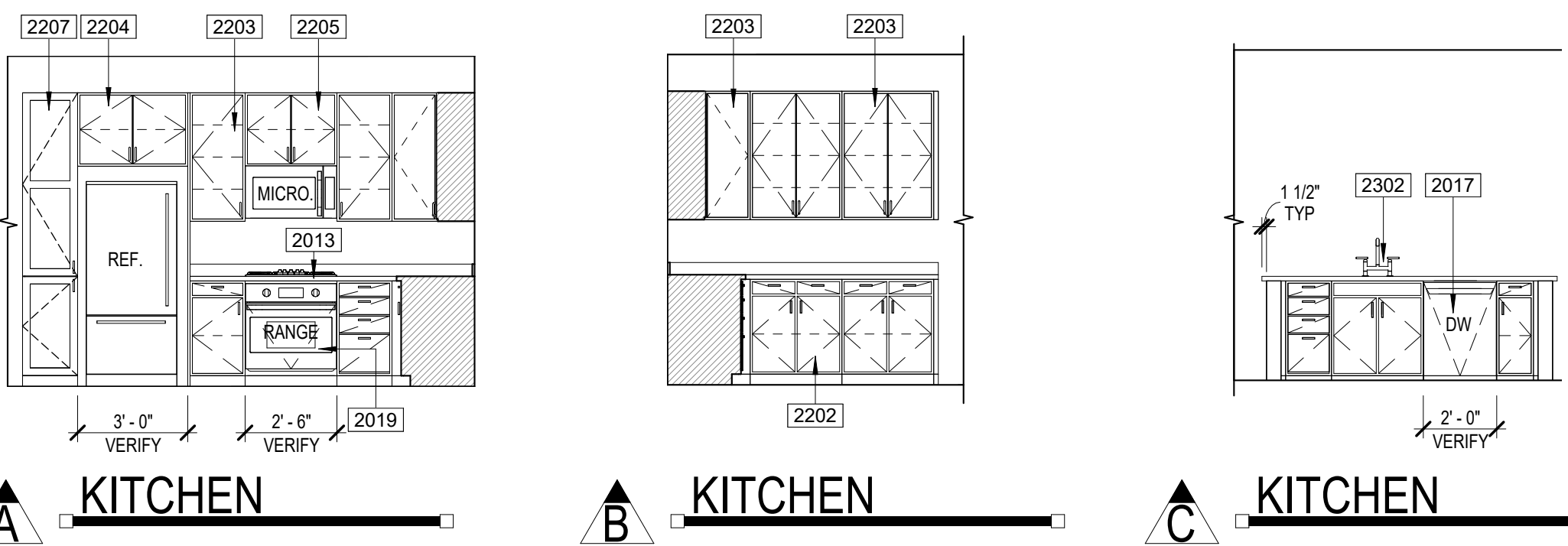
Project Name 1
Project Name 2
Street Address
City, State



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INTERIOR ELEVATIONS



KITCHEN

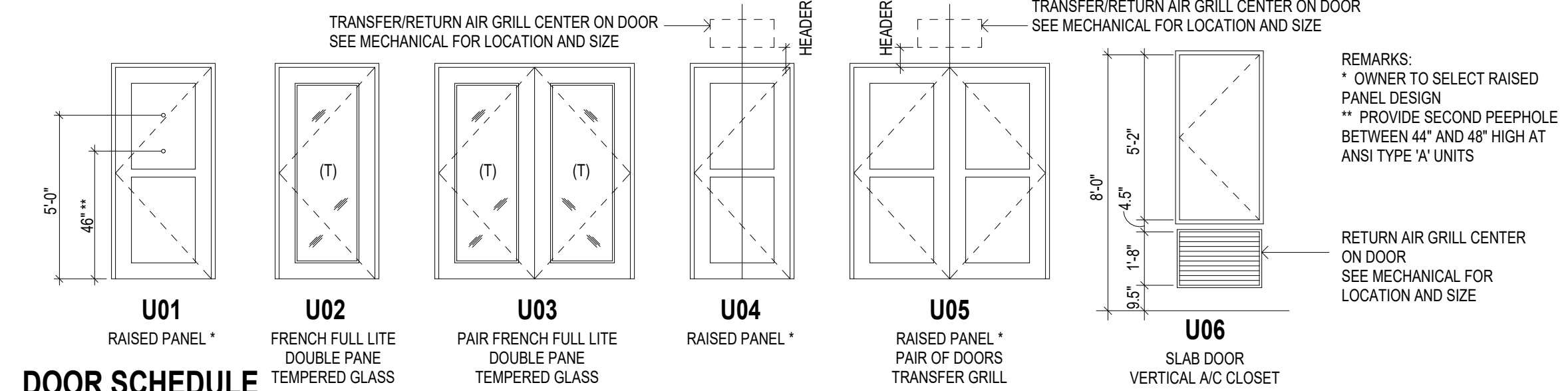
KITCHEN

KITCHEN

BATH

BATH

DOOR TYPES



DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

UNIT DOOR HARDWARE SCHEDULE

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

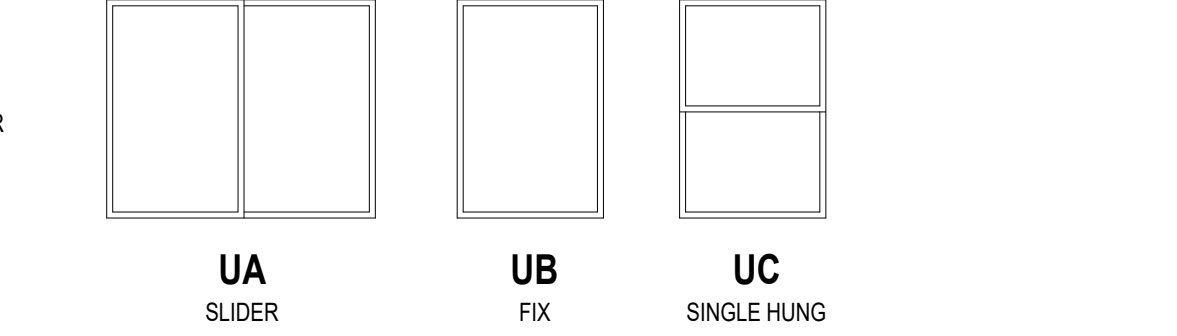
- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

WINDOW SCHEDULE

Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1.1 IBC 1010.1 EXP. 5).
2. IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
3. VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FAHRENHEIT (IBC 716.2.2.1 EXP. 1).
4. ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
5. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
6. DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.3.3.
7. UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.
ALL INTERIOR DOORS AT LEVEL L4 TO BE 8'-0" TALL. ALL INTERIOR DOORS AT DWELLING UNITS LOCATED BELOW PODIUM SLAB TO BE 8'-0" TALL. VERIFY THESE NOTES APPLIES TO THE PROJECT. DELETE THE BOLD ITALIC TEXT AND NOTE THAT DOES NOT APPLY.

WINDOW TYPES

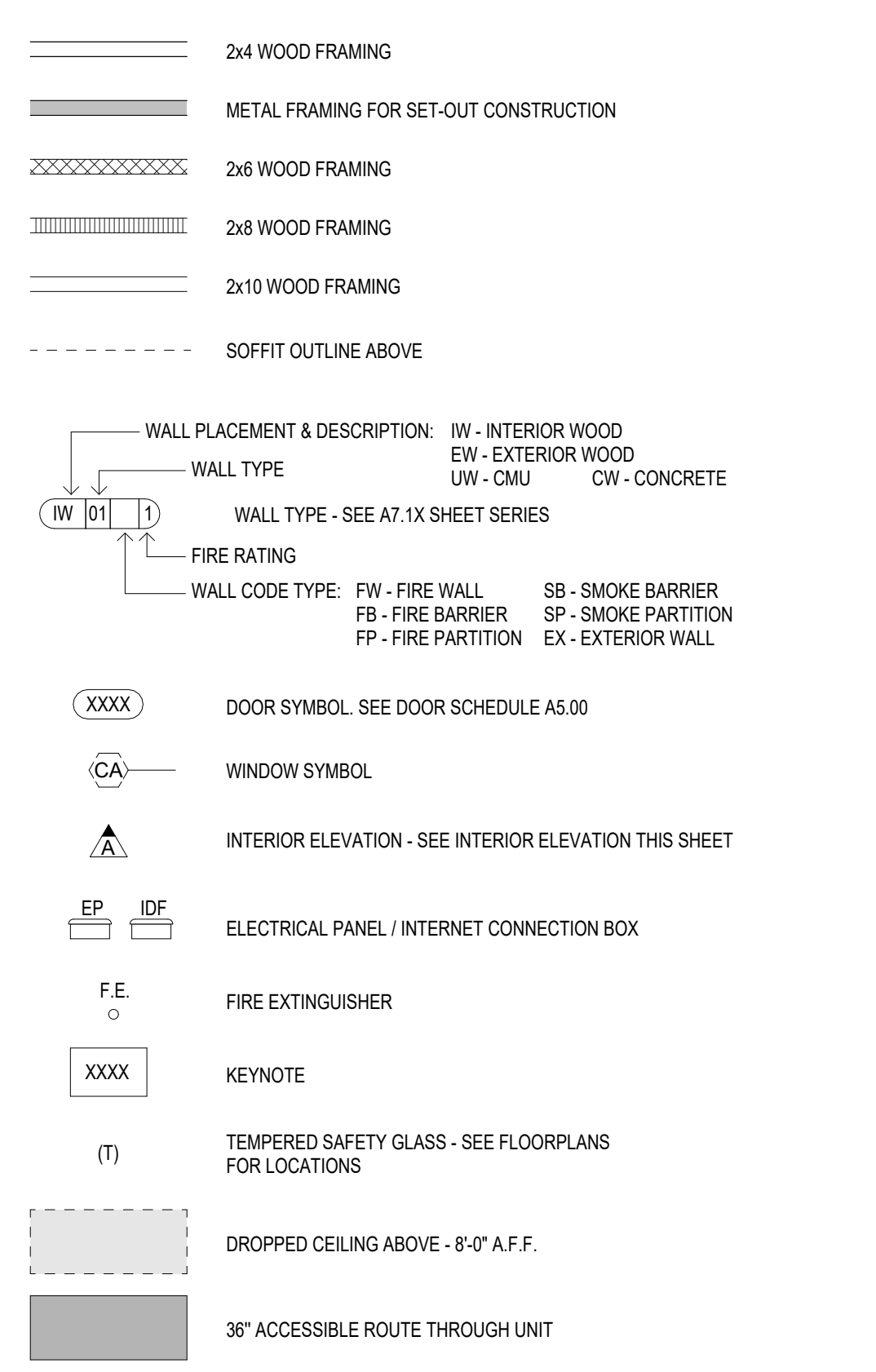


- 1. ALL WINDOWS TO HAVE VINYL FRAME
2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

DOOR HARDWARE NOTES

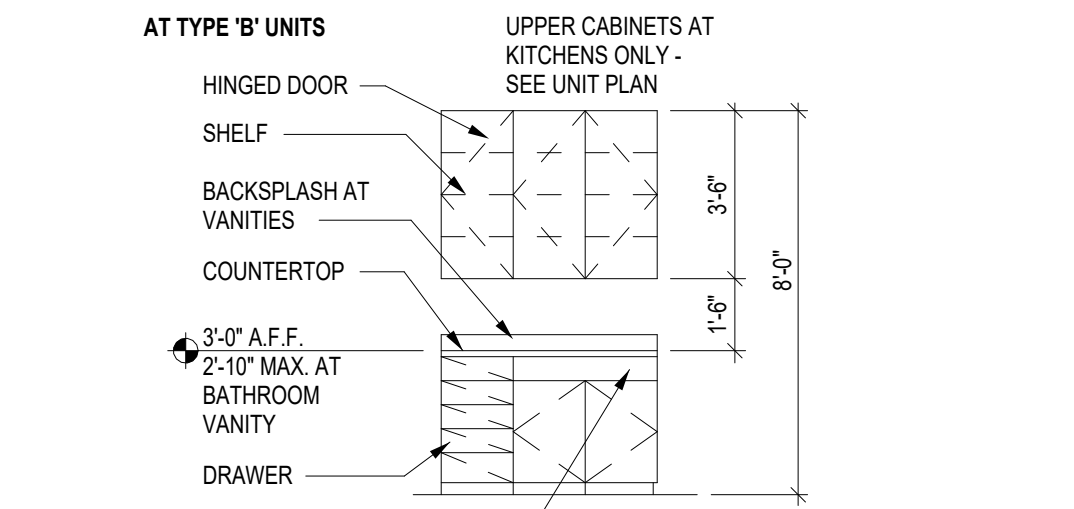
- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE DOOR RATING (REFER TO DOOR SCHEDULE).
2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing for payment cycle
This contract does not allow the owner to require the submission of bills or payments in cycles other than 15th days. This contract may allow the owner to make payment on some alternative schedule after certification and approval of billing and schedule. In either case, the owner shall be responsible for any delay applicable to the project is available from the owner or the owner's designated agent at the time of the project.

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or the designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

Do not enclose these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect. The drawings and specifications are made to be used for the project and are not to be used for any other project without the written consent of the Architect.

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REVISIONS/SUBMITTALS

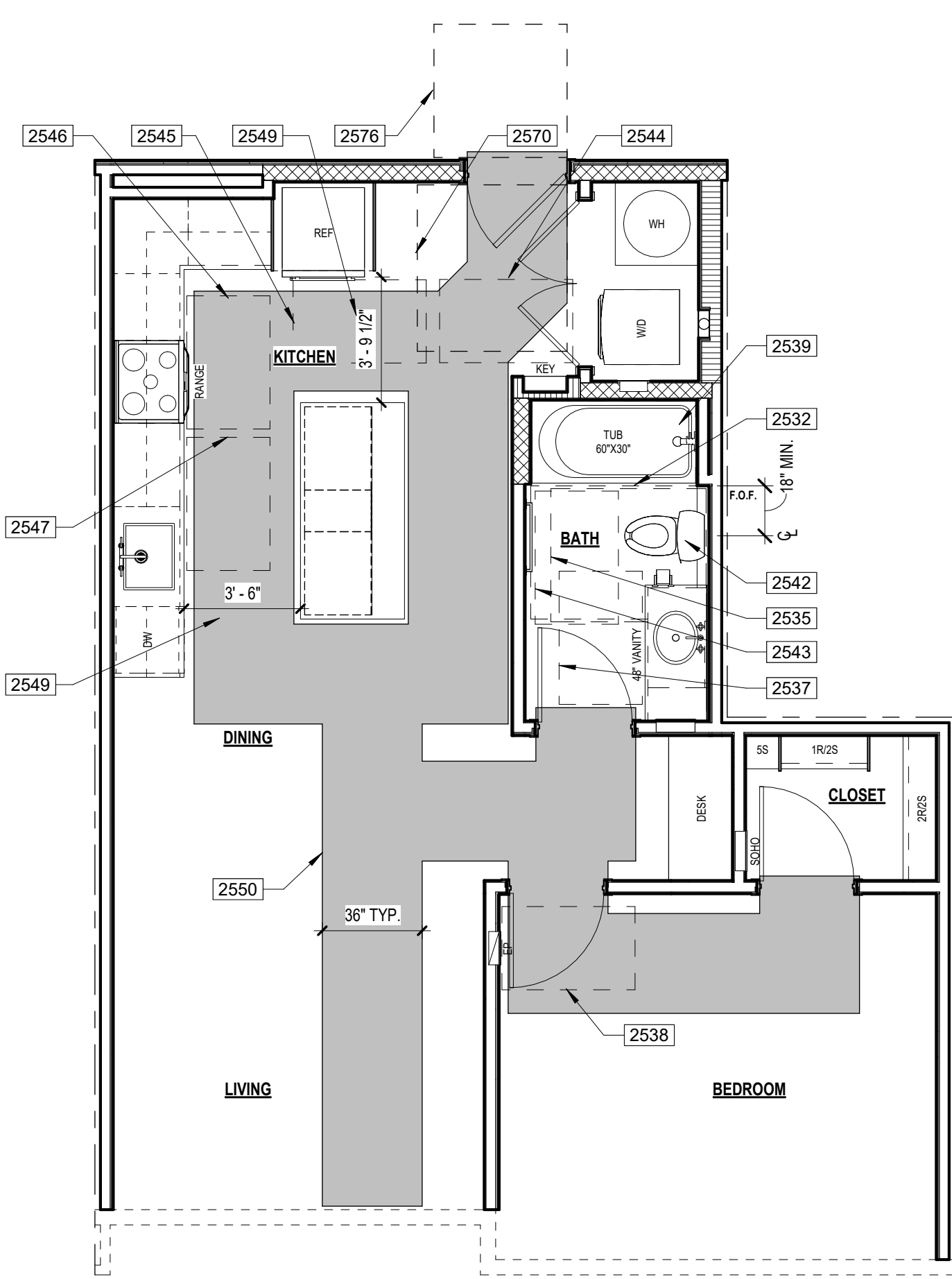
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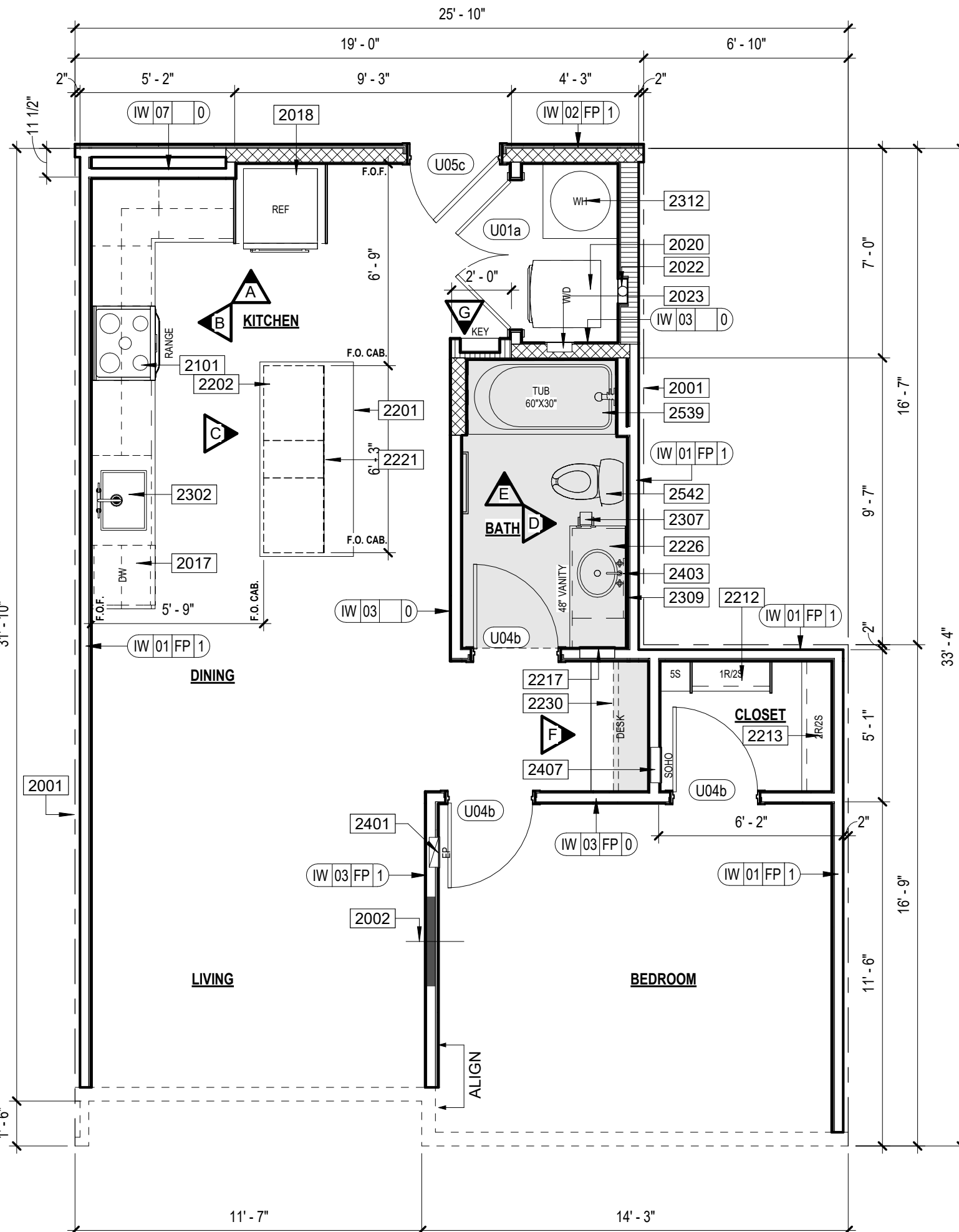
TB-A2.14
UNIT A2







1 UNIT A3 ANSI PLAN ANSI TYPE "B" - OPTION "A" SCALE: 1/4" = 1'-0"



2 UNIT A3 FLOOR PLAN SCALE: 1/4" = 1'-0"

Table with 2 columns: Room Name, Area (SF). Rows: LIVING (716 SF), BALCONY (17 SF), BEDROOM (735 SF).

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS.
2002 FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
2006 BALCONY WALL.
2017 DISHWASHER.
2018 REFRIGERATOR.
2020 WASHER / DRYER STACKED.
2022 DRYER VENT BOX.
2023 WASHER BOX.
2024 RANGE.
2021 COUNTERTOP IN UNIT.
2022 BASE CABINET IN UNIT.
2024 CABINET ABOVE REFRIGERATOR.
2025 CABINET ABOVE MICROWAVE.
2022 ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
2013 CLOSET ROD AND SHELF (2S / 2R).
2012 MEDICINE CABINET - BOTTOM SHELF AT 48" MAX. A.F.F.
2221 BACK PANEL.
2222 BATHROOM VANITY.
2230 DESK.
2302 SINK WITH GARBAGE DISPOSAL.
2307 UNIT TOILET PAPER HOLDER.
2308 TOWEL BAR.
2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
2312 UNIT WATER HEATER.
2319 SHOWER HEAD.
2401 ELECTRICAL PANEL, RECESSED IN WALL.
2403 UNIT WALL MOUNTED LIGHT FIXTURE.
2407 SINK PANEL.

ANSI KEYNOTES

- 2532 ANSI TYPE 'B' OPTION 'A' UNIT CLEAR FLOOR SPACE AT BATHTUB WITH OVERLAP EXCEPTION (48"x60") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x60") - ICC 2009 SECTION 1004.11.3.1.2.2.1
2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANEL (20"x48") THE CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
2539 ANSI TYPE 'B' UNIT BATHTUB. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHTUB PER DETAIL 06A7.8.11 - ICC 2009 SECTION 1004.11.1.6.607.4
2542 ANSI TYPE 'B' UNIT TOILET AT NO CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF SWING-UP GRAB BAR AT TOILET PER DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.11.1.1
2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (20"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.6
2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.3.1
2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
2548 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 38A7.8.12 - ICC 2009 SECTION 1004.12.1
2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (60" WIDE) - ICC 2009 SECTION 1004.3
2560 WALL BACKING FOR GRAB BARS.
2570 54" X 60" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

UNIT PLAN GENERAL NOTES

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
2. DENSIFIED TIE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOOR/WEATHER STRIPPING FROM TOUCHING CARPET.
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 45" MAX. A FINISH FLOOR.
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
16. HARD SURFACE COUNTERTOP 20M OF 58" BY WOOD, WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 40" A FINISH FLOOR.
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER, IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.).
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB.
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
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23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING.
26. PROVIDE A DOORBELT AT ENTRY DOORS IN TYPE 'A' UNITS.
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
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B. FILL IN CAVITY WITH INSULATION
C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

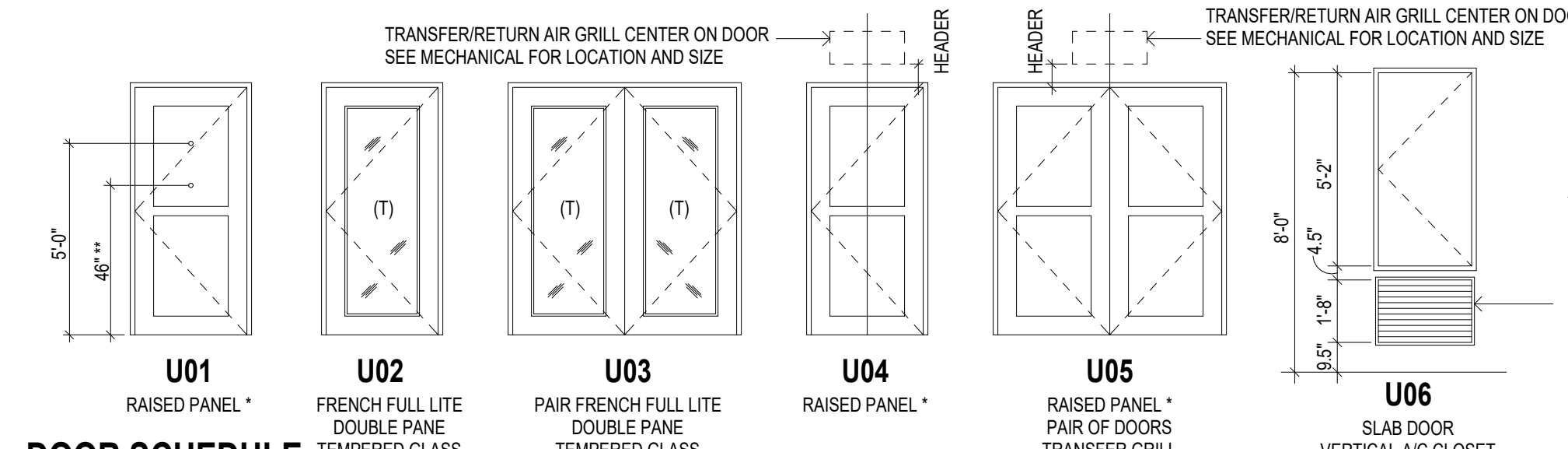
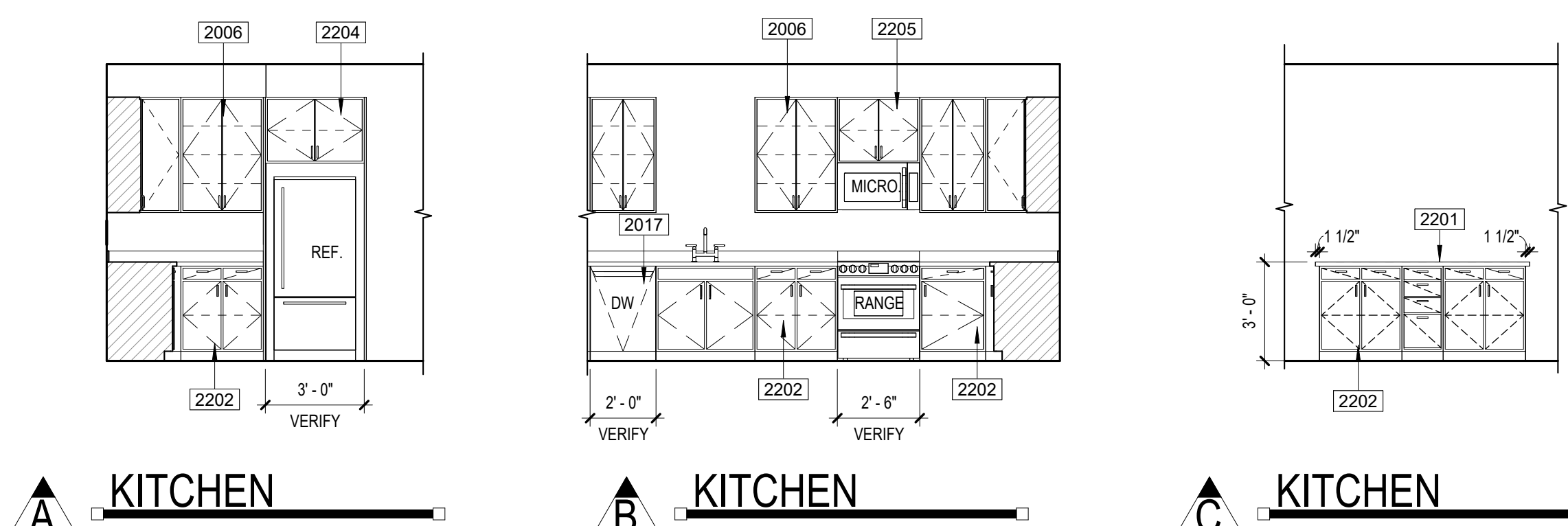
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3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
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9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT L-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 12" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS, SEE A7.8.10 SERIES.
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
17. IN ACCORDANCE WITH ICC SECTION 707.2.2.3. ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
II. REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES.
III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS

DOOR TYPES

WINDOW SCHEDULE

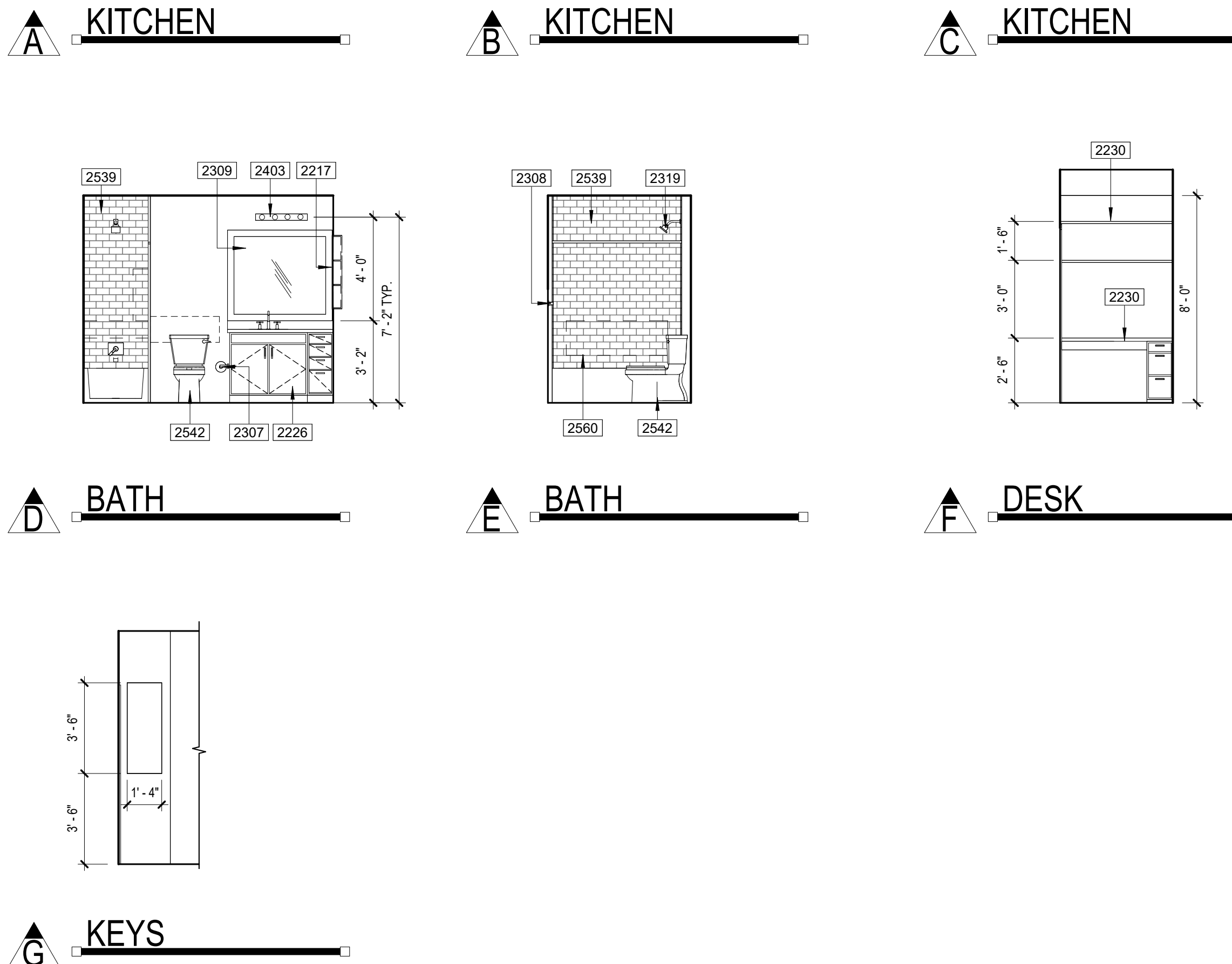
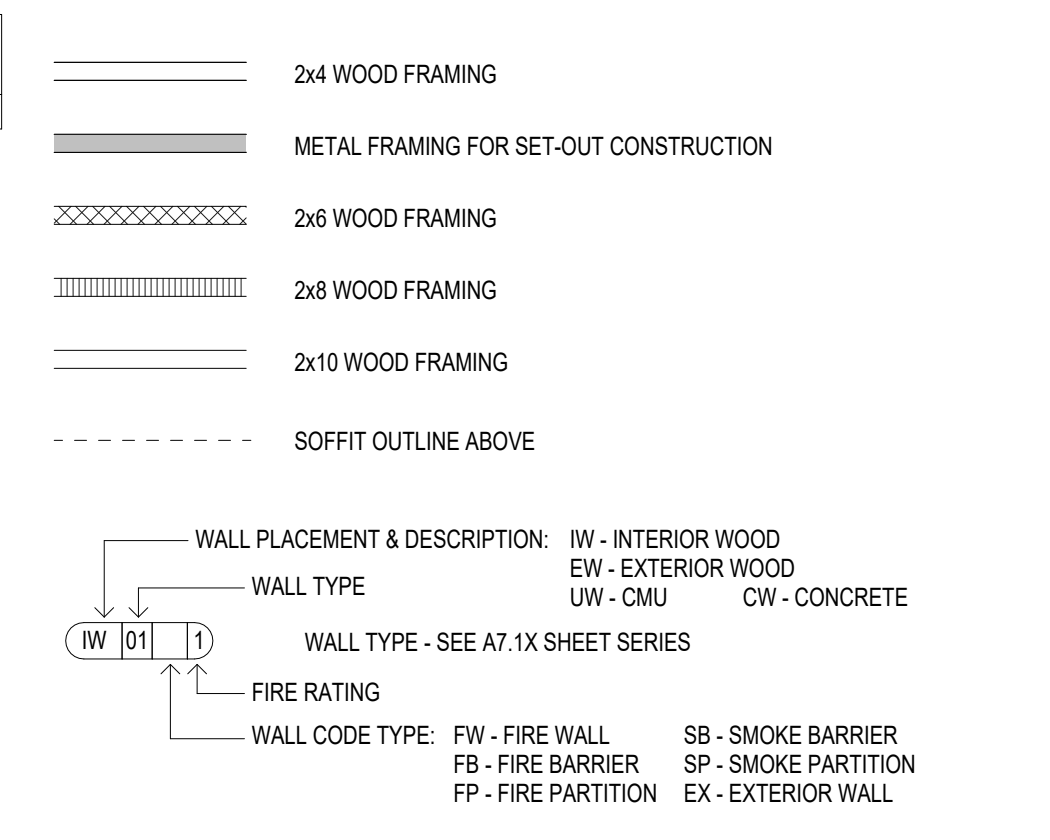
SYMBOLS



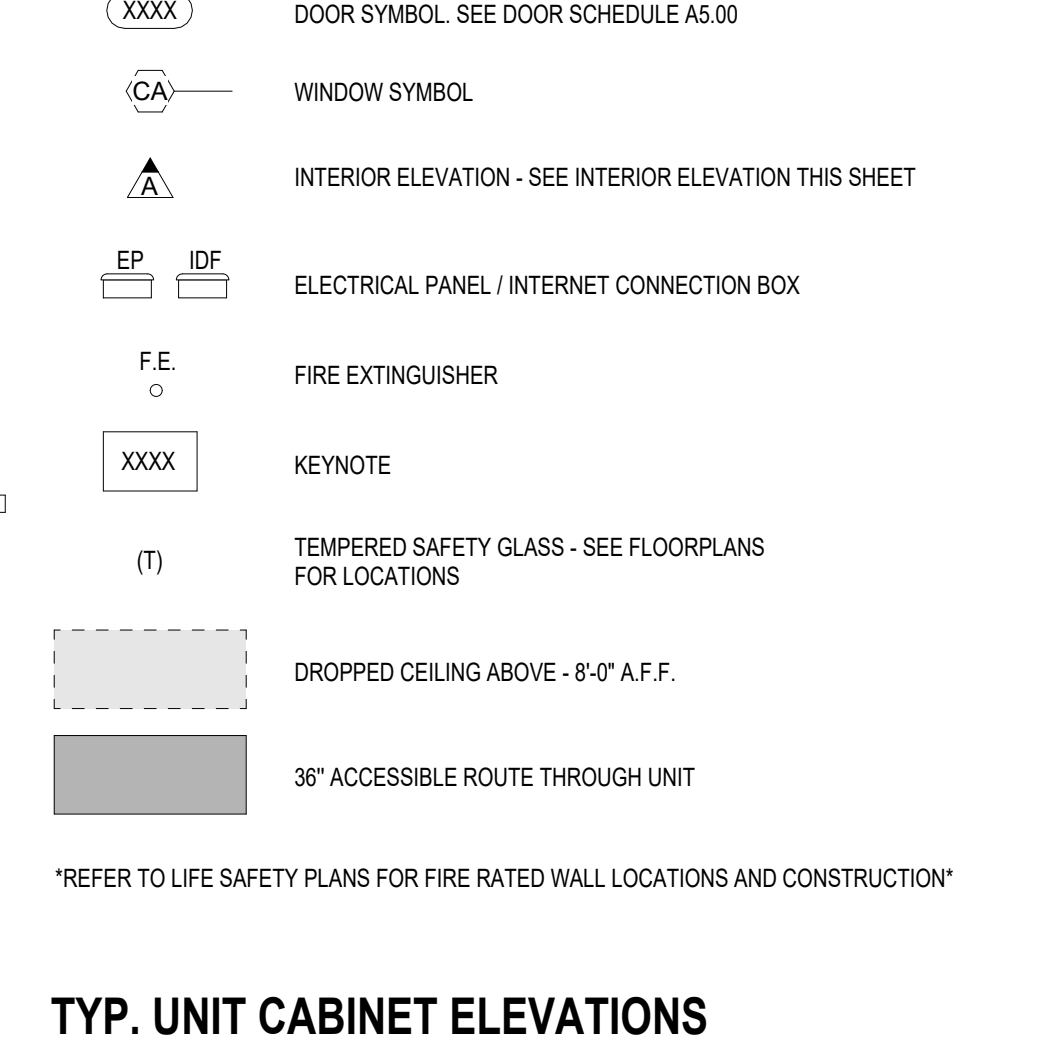
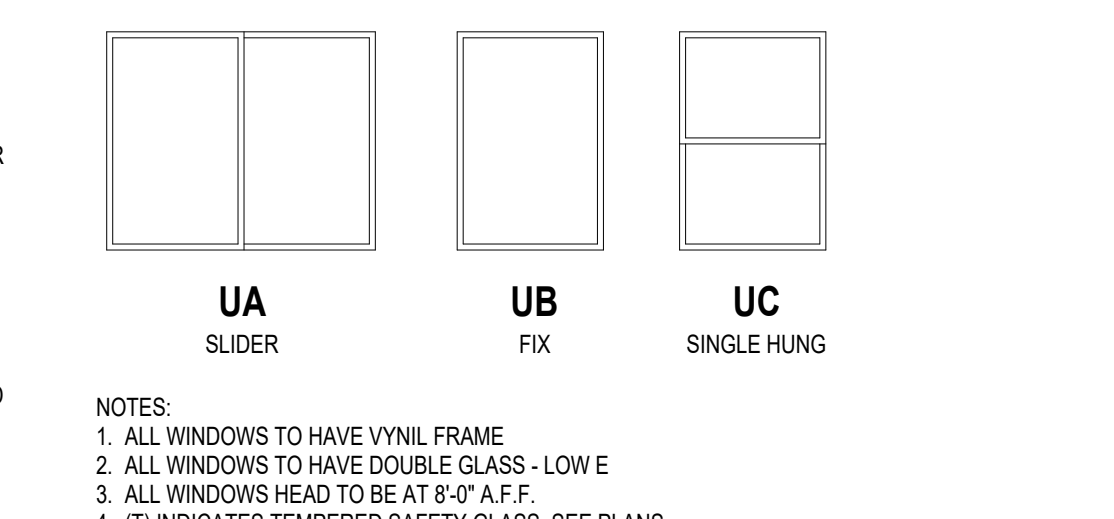
DOOR SCHEDULE table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

UNIT DOOR HARDWARE SCHEDULE table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

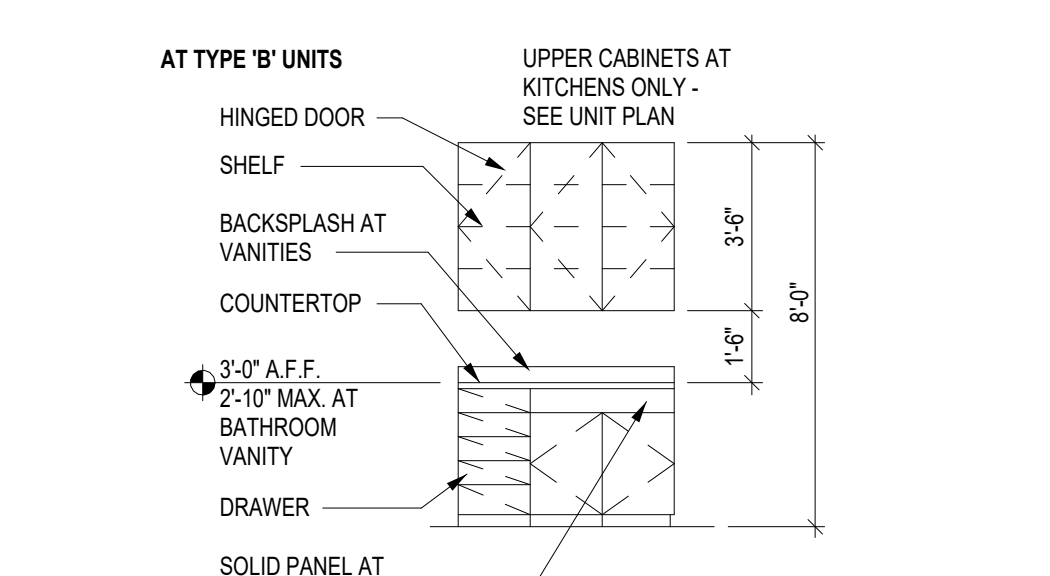
Window Schedule table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.



WINDOW TYPES



TYP. UNIT CABINET ELEVATIONS



Project Name 1
Project Name 2
Street Address
City, State



PRELIMINARY
NOT FOR
CONSTRUCTION



Notice of alternate billing for payment cycle
This contract allows the owner to require the submission of bills of materials...

CLIENT NAME
CLIENT ADDRESS
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

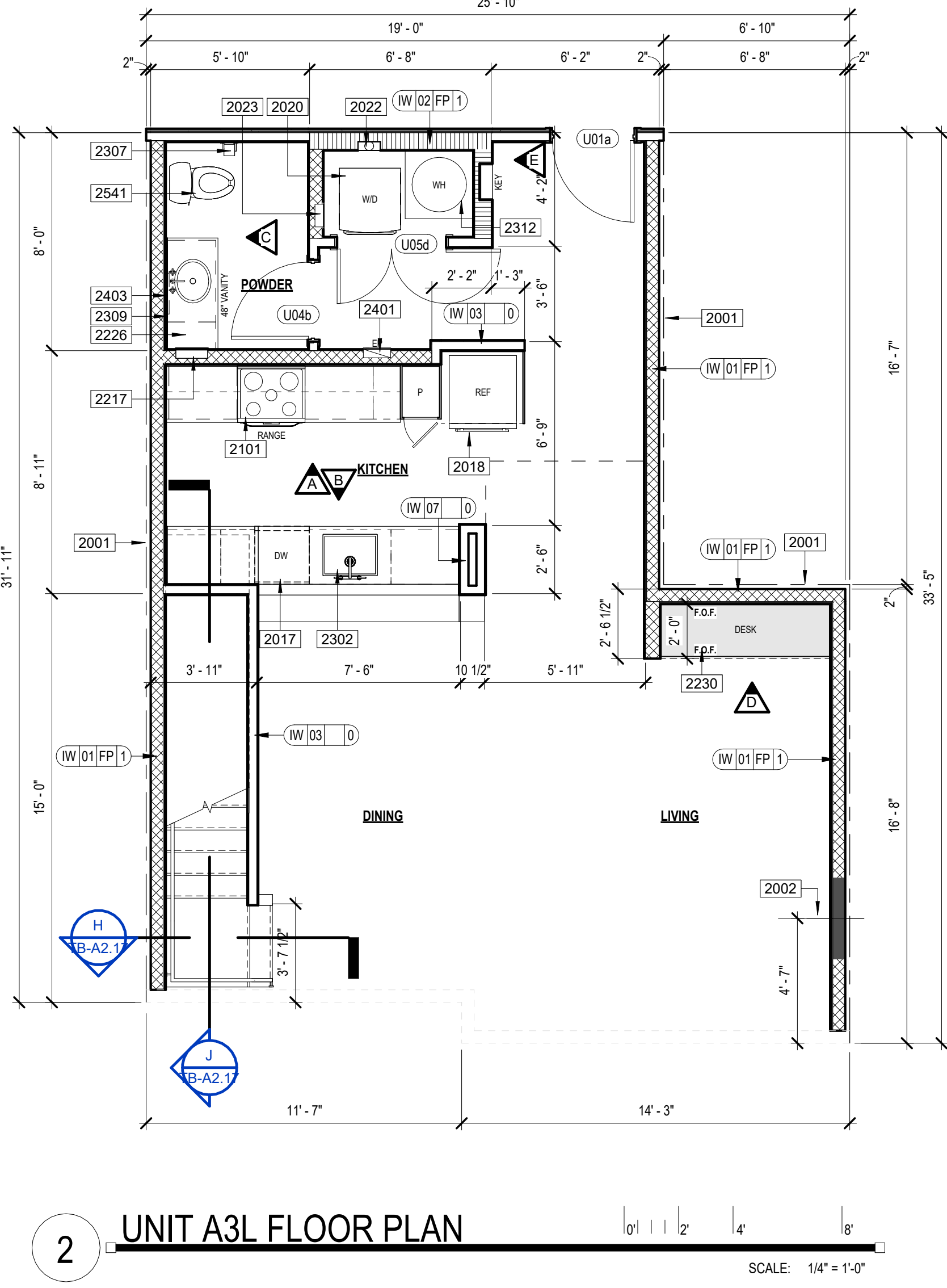
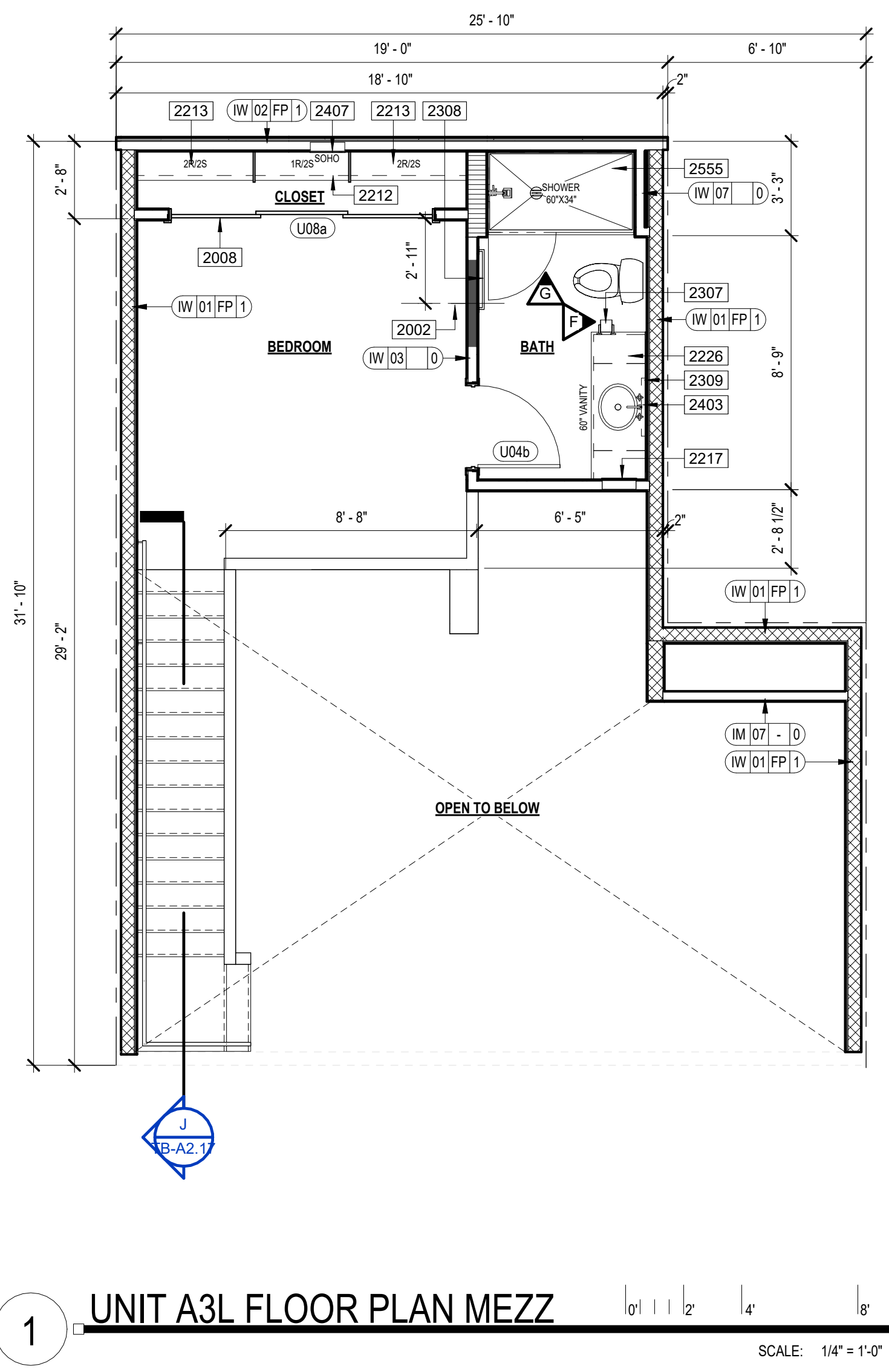
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REVISIONS/SUBMITTALS
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

TB-A2.16
UNIT A3



MEZZANINE	263 SF
LIVING	720 SF
BALCONY	17 SF
<b>TOTAL</b>	<b>999 SF</b>

KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED
- 2008 UNIT DOORS
- 2017 DISHWASHER
- 2018 REFRIGERATOR
- 2020 WASHER / DRYER STACKED
- 2022 DRYER VENT BOX
- 2023 WASHER BOX
- 2101 RANGE
- 2201 COUNTERTOP IN UNIT
- 2202 BASE CABINET IN UNIT
- 2203 WALL CABINET UNIT
- 2204 CABINET ABOVE REFRIGERATOR
- 2205 CABINET ABOVE MICROWAVE
- 2207 TALL CABINET IN UNIT
- 2212 CLOSET ROD AND SHELF (R / 2S)
- 2213 CLOSET ROD AND SHELF (S / 2R)
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
- 2228 BATHROOM VANITY
- 2302 DESK
- 2303 SINK WITH GARBAGE DISPOSAL
- 2307 UNIT TOILET PAPER HOLDER
- 2308 TOWEL BAR
- 2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2312 UNIT WATER HEATER
- 2319 SHOWER HEAD
- 2320 VALVE
- 2401 ELECTRICAL PANEL RECESSED WALL
- 2403 UNIT WALL MOUNTED LIGHT FIXTURE
- 2407 SMOKE PANEL

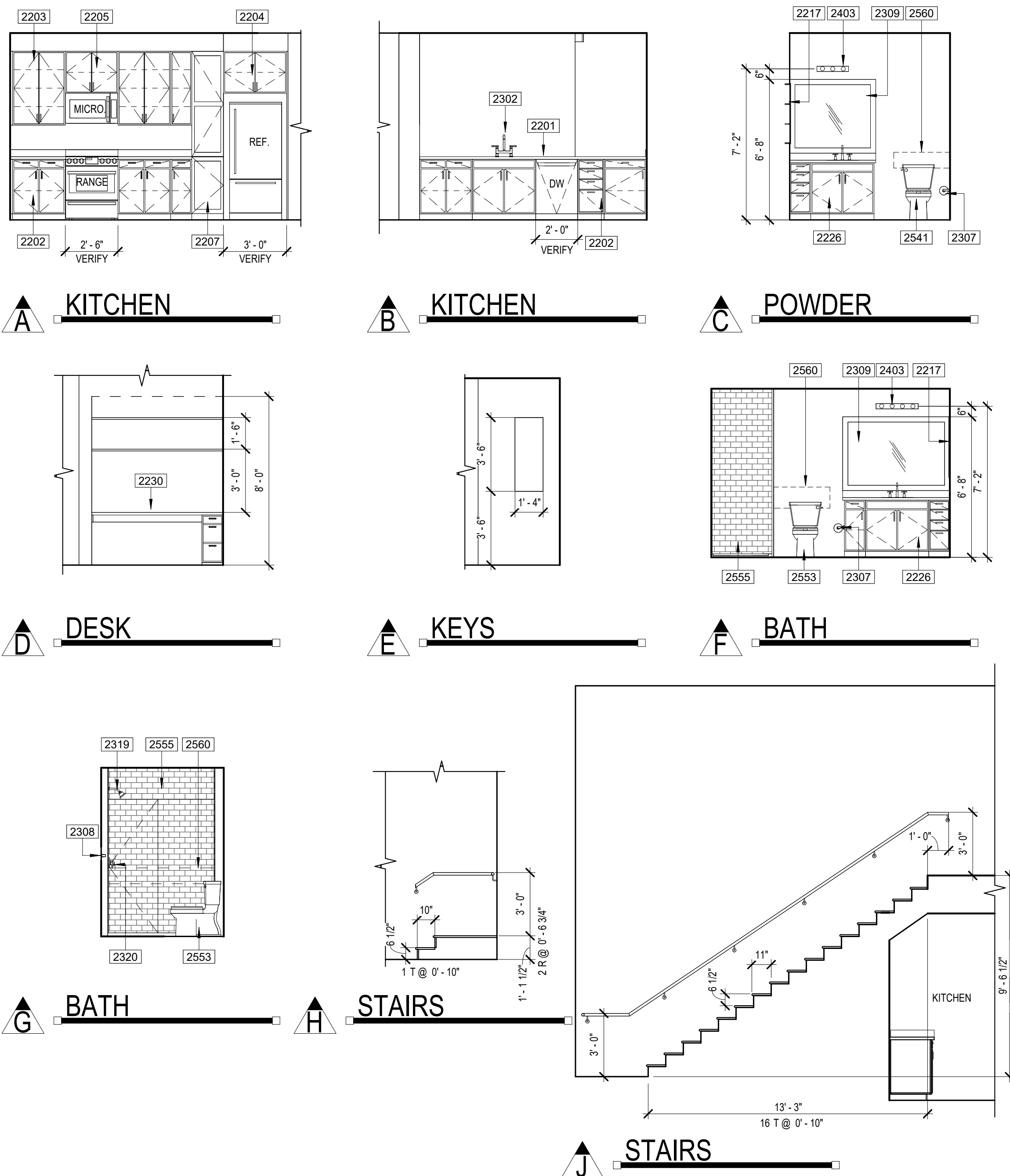
UNIT PLAN GENERAL NOTES

- BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
- DENHISHED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10.
- PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12.
- MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10.
- MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
- PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
- FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
- ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER.
- INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.).
- ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
- 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" MAX. A FINISH FLOOR.
- AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- HARD SURFACE COUNTERTOP 20M OVER 58" W/ 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" A FINISH FLOOR
- CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)
- 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
- ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
- UNITS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME.
- INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10.
- TYP. INTERIOR BEARING WALL ARE TO BE 1-HR RATED. SEE STRUCTURAL DRAWING.
- PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS.
- FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - NON COMBUSTIBLE MATERIALS
  - FILL IN CAVITY WITH INSULATION
  - PROVIDE SPRINKLER HEAD INSIDE CAVITY

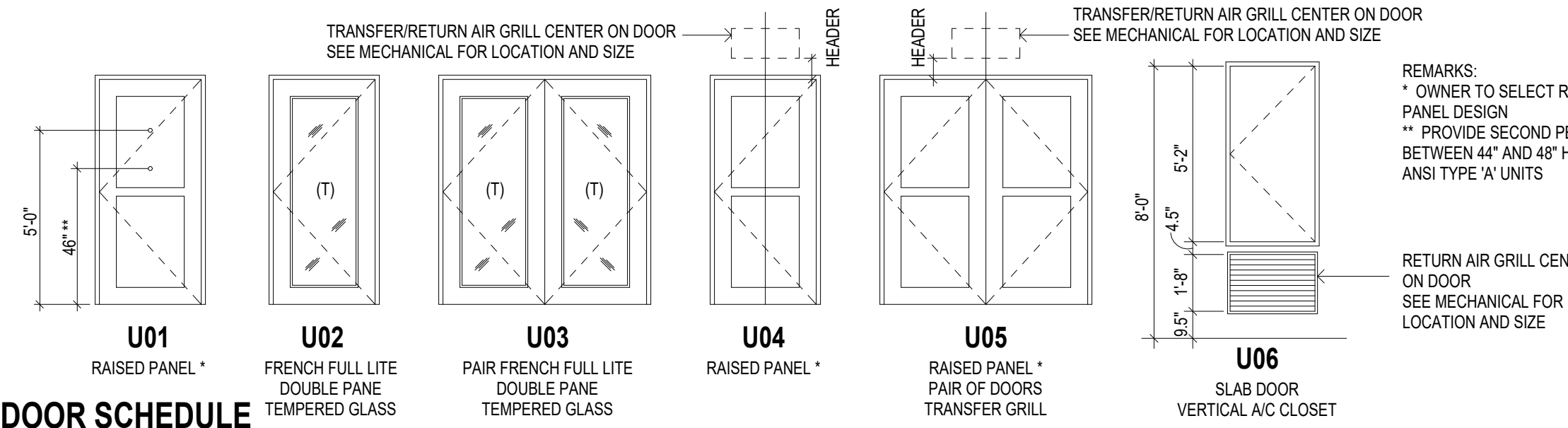
ACCESSIBILITY GENERAL NOTES

- PER ICCANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8 AND 8.10 AND AT 8.11 AS REQUIRED BY ICCANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
- CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
- 36" H CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8.0 SERIES.
- ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
- IN ACCORDANCE WITH IBC SECTION 707.2.3.3, ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - REPLACEMENT OF AUDIBLE APPLIANCES W/ COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE

REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM/BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U05a	LAUNDRY	PR SWING	4'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)
	U06a	CLOSET	TRIPLE SLIDERS	9'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH12	

- DOOR NOTES**
- IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1 / IBC 1010.1 EXP. 9).
  - IN ANSI TYPE 'A' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 3'-0" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 32" MIN (ANSI 404.2.2).
  - VIEWPORTS MAY BE INSTALLED IN ENTRY DOORS IN CORRIDORS AND SMOKE BARRIERS IF THEY PROVIDE A HOLE NOT LARGER THAN 1 INCH DIA. THROUGH THE DOOR. HAVE AT LEAST A 1/4" INCH THICK GLASS DISC AND THE HOLDER IS OF METAL WHICH WILL NOT MELT OUT WHEN SUBJECT TO TEMPERATURES OF 1,700 FARENHEIT (IBC 716.2.2.1 EXP. 1).
  - ALL EXITS SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE.
  - MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS THAT IS REQUIRED FOR EGRESS FROM AN INDIVIDUAL DWELLING UNIT (IBC 1010.1.9.5).
  - DWELLING UNIT ENTRY DOORS ON CORRIDORS SHALL SERVE AS BOTH FIRE DOOR ASSEMBLIES AND SMOKE AND DRAFT CONTROL ASSEMBLIES WITH THE LETTER 'S' ON FIRE RATING LABEL PER IBC 716.2.9.3.
  - UNDER OUT ALL BEDROOM, WALK-IN CLOSET, BATHROOM AND LAUNDRY DOORS TO HAVE 1 INCH CLEAR SPACE BETWEEN DOOR BOTTOM AND FINISH FLOOR.

UNIT DOOR HARDWARE SCHEDULE

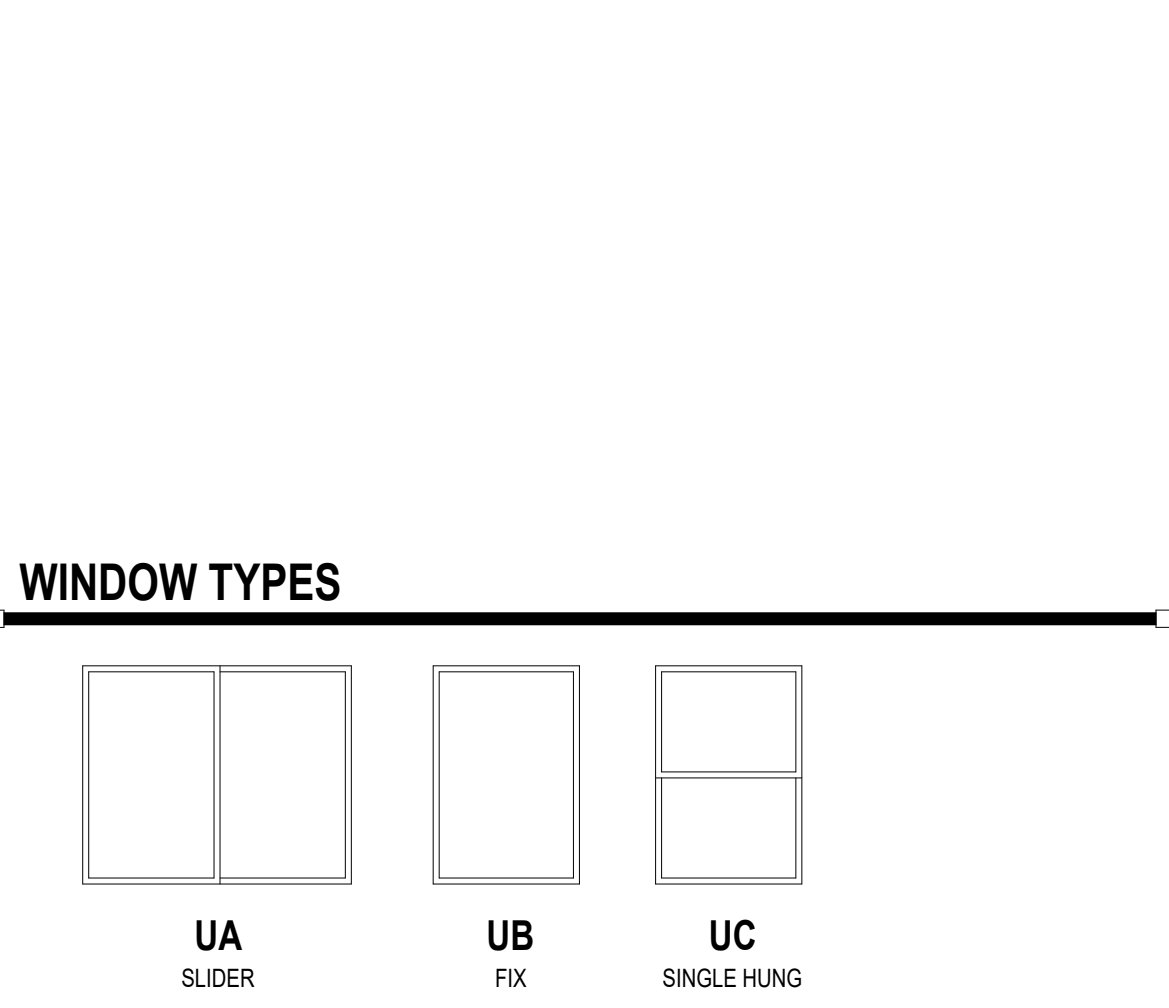
HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	EXTERIOR HANDLES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.2.2.1)	WEATHERSTRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY OFFICE SET	STREETSIDE SET	TUMBUK LEVER	FRACASOT (WITH TURN AND KEY LOCK)	FRACASOT DEADBOLT (THUMB TURN INSIDE)	FINGER PULL	PULL INGS (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT...	UL LISTED AND VIEWPORT...
UH01	ENTRY DOOR (TYPE B UNIT)		X							X	X	X	X							X				X	X		
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X							X	X	X	X							X				X	X		
UH03	BALCONY FRENCH DOOR	X								X	X	X	X							X							
UH04	BALCONY FR-FRENCH DOORS	X								X	X	X	X							X							
UH05	ROMEO & JULIET									X	X	X	X							X							
UH06	BEDROOM/BATHROOM DOOR	X								X	X	X	X							X							
UH07	WALK-IN CLOSET DOOR	X								X	X	X	X							X							
UH08	LINE/PANTRY/CLOSET SWING DOOR	X								X	X	X	X							X							
UH09	LAUNDRY PR-SWING DOORS	X								X	X	X	X							X							
UH10	DEN-PR SWING DOORS	X								X	X	X	X							X							
UH11	AD CLOSET									X	X	X	X							X							
UH12	CLOSET BI-PASS DOOR									X	X	X	X							X							
UH13	LAUNDRY BI-FOLD DOORS	X								X	X	X	X							X							
UH14	BARN DOOR									X	X	X	X							X							
UH15	OUTDOOR STORAGE	X								X	X	X	X							X							
UH16	BALCONY GLASS SLIDING DOORS									X	X	X	X							X							
UH17	EXTERIOR ENTRY DOOR	X	X							X	X	X	X							X					X	X	
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X							X	X	X	X							X					X	X	
UH19	UNIT ENTRY DOOR (TYPE A)	X	X							X	X	X	X							X					X	X	
UH20	WATER HEATER AT GARAGE	X								X	X	X	X							X					X	X	
UH21	FIRE RISER ROOM	X								X	X	X	X							X					X	X	
UH22	EXTERIOR MAIN DOOR AT GARAGE	X								X	X	X	X							X					X	X	
UH23	GARAGE ON SECTIONAL									X	X	X	X							X					X	X	

- NOTES**
- ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  - ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
  - DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  - DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4).

WINDOW SCHEDULE

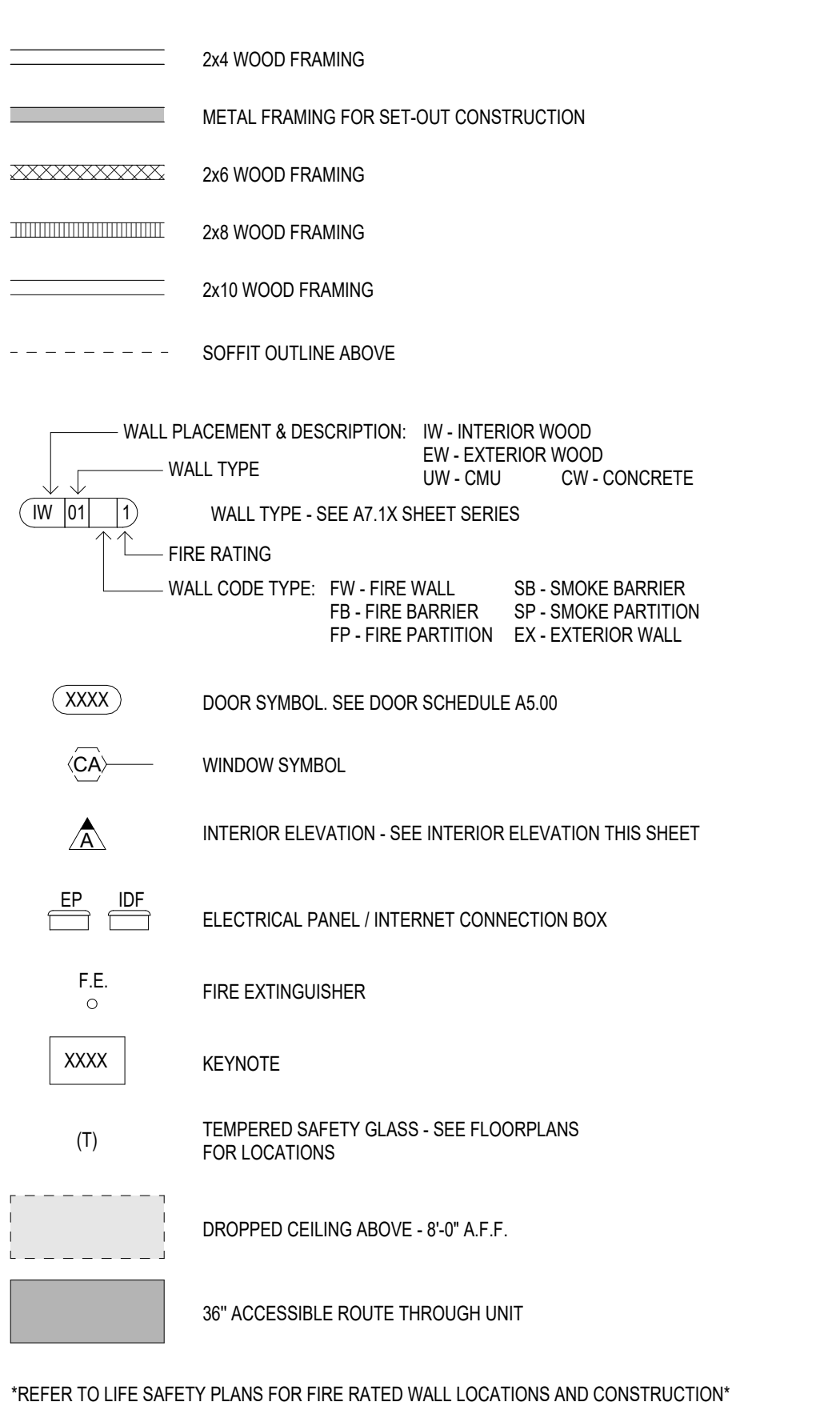
TYPE MARK	DESCRIPTION	WIDTH	HEIGHT
U01	RAISED PANEL * DOUBLE PANEL TEMPERED GLASS		
U02	FRENCH FULL LITE DOUBLE PANEL TEMPERED GLASS		
U03	PAIR FRENCH FULL LITE DOUBLE PANEL TEMPERED GLASS		
U04	RAISED PANEL * PAIR OF DOORS TRANSFER GRILL		
U05	RAISED PANEL * PAIR OF DOORS TRANSFER GRILL		
U06	SLAB DOOR VERTICAL A/C CLOSET		

WINDOW TYPES

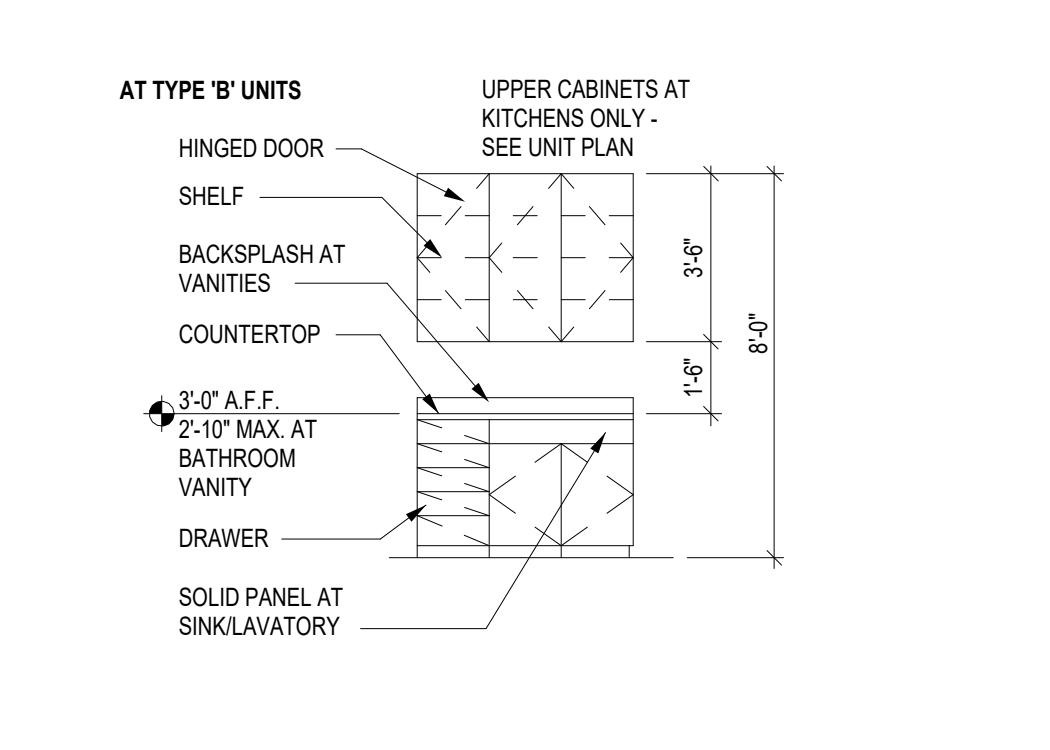


- NOTES**
- ALL WINDOWS TO HAVE VINYL FRAME
  - ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  - ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  - (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

SYMBOLS



TYP. UNIT CABINET ELEVATIONS



Project Name 1  
Project Name 2  
Street Address  
City, State



PRELIMINARY  
NOT FOR  
CONSTRUCTION



Notice of alternate billing (or payment) cycle  
This contract does not allow the owner to require the submission of billings or payments in a cycle other than 15th days. This contract may also be used to make payment on some alternative schedule after certification and approval of billings and payments. In either case, the billings and payments cycle applicable to the project is available from the owner or the owner's designated agent at

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

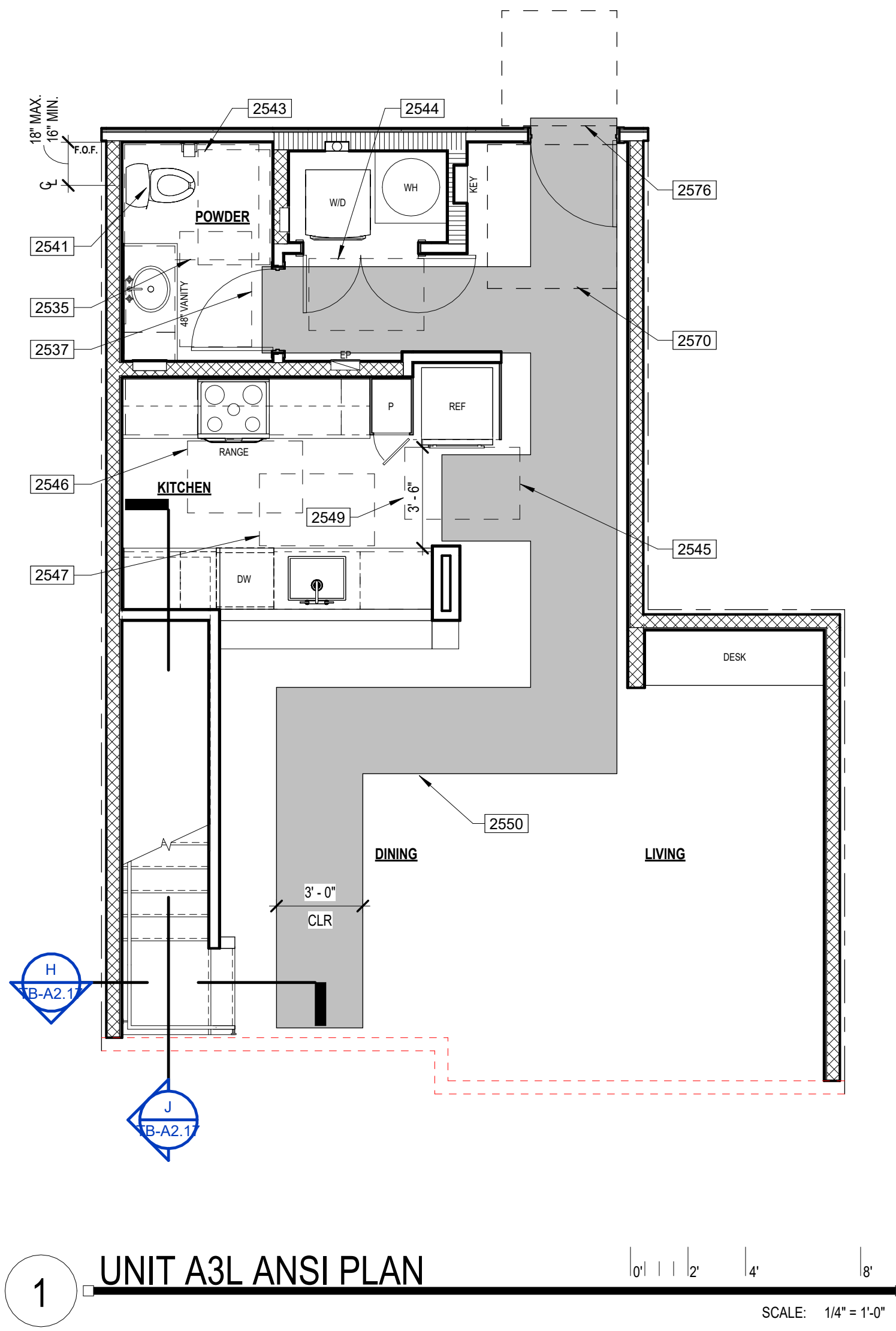
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REVISIONS / SUBMITTALS  
DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

TB-A2.17  
UNIT A3L (1/2)



1 UNIT A3L ANSI PLAN  
SCALE: 1/4" = 1'-0"

ANSI KEYNOTES

- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (48"x60") - ICC 2009 SECTION 1004.11.3.1.2.2
- 2537 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2541 ANSI TYPE 'D' UNITS TOILET AT CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 804.9
- 2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.1
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 30A7.8.12 - ICC 2009 SECTION 1004.12.1.1
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
- 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

UNIT PLAN GENERAL NOTES

1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS
2. DENSIFIED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS
3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A7.6.10
4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A7.6.12
5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A7.6.10
6. MIN. 1" DEEP LEAN INSIDE UPPER CABINETS
7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS
8. ON CARPET REDUCER W/C CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING
9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET
10. ALL SHOWER HEADS TO BE AT 7'-0" A FINISH FLOOR AND CENTERED ON SHOWER PANEL
11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (U.N.O.)
12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS
13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS
14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 48" MAX. FINISH FLOOR
15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING
16. HARD SURFACE COUNTERTOP 20M OVER 80" W/ 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN
17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 48" A FINISH FLOOR
18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS, (TYP.)
19. 32" DEEP (U.N.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR
20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING OFFSETS OR A TYPICAL CONDITION SHALL BE 2x6 FRAME
22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS
23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES
24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A7.6.10
25. ALL INTERIOR BEARING WALL ARE TO BE 1-R RATED. SEE STRUCTURAL DRAWING
26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'A' UNITS
27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS
28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

ACCESSIBILITY GENERAL NOTES

1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS
2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHTUBS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS ON SHEETS 7.8.10 AND AT 8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1
3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK
4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET. WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVABLE SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS
5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS
6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS
9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
10. AT KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 60" MIN.
11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET
12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE
15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE AT 8 SERIES
16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE
17. IN ACCORDANCE WITH IBC SECTION 907.2.3.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES

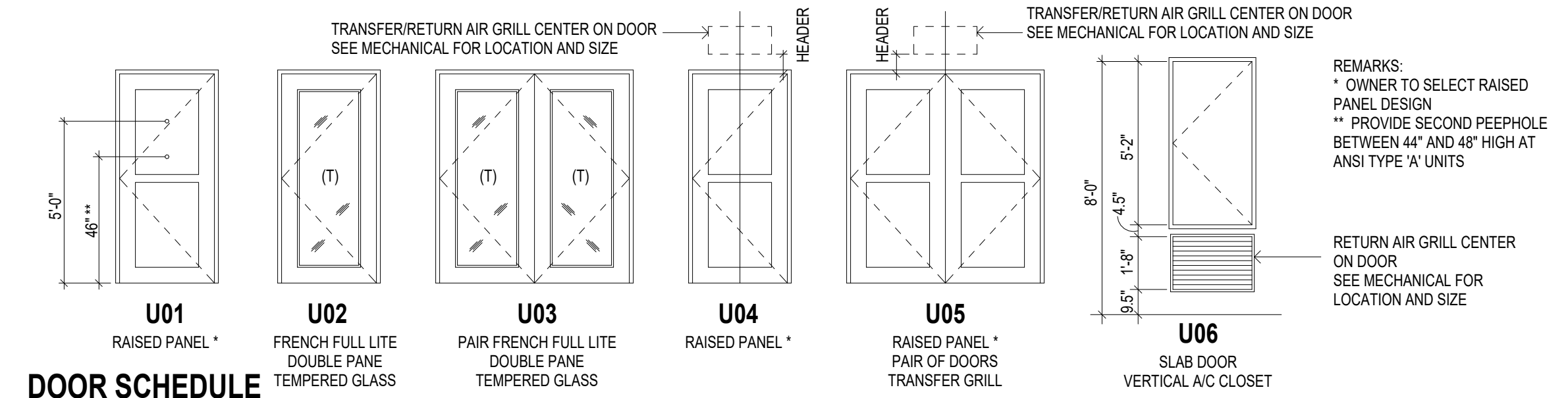
Project Name 1  
Project Name 2  
Street Address  
City, State



PRELIMINARY  
NOT FOR  
CONSTRUCTION



DOOR TYPES



REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	DOUBLE PANE TEMPERED GLASS	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM/BATH	SWINGS	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U05d	LAUNDRY	FR SWING	4'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)

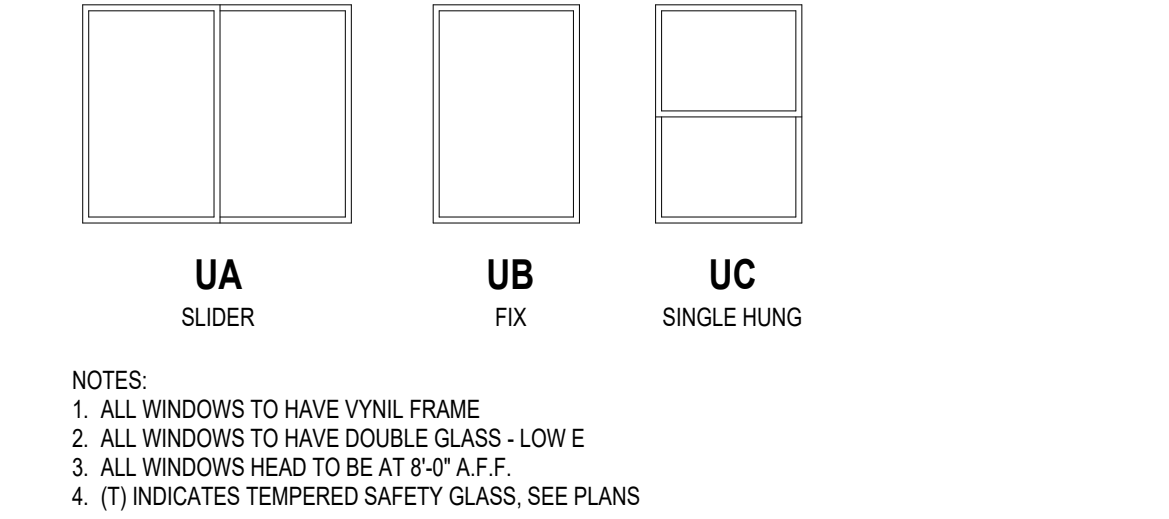
HARDWARE SET NUMBER	DESCRIPTION	UNIT DOOR HARDWARE SCHEDULE																							
		EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER'S HARDWARE	GASKETING (IBC 716.2.2.1)	DOOR SWEEP WITH RAIN DRIP	DOOR SWEEP SMOKE SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	STREBROOM SET	TUMBLE LEVER	FRAMING (WITH NUMBER AND KEY LOCK)	FRAMING DEADBOLT (WITH NUMBER AND KEY)	FINGER PULL	PULL RING (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT...	
UH01	ENTRY DOOR (TYPE B UNIT)		X							X	X	X												X	
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X							X	X	X												X	X
UH03	BALCONY FRENCH DOORS	X		X			X	X	X	X	X				X						X			X	
UH04	BALCONY FRENCH DOORS	X		X			X	X	X	X	X				X						X			X	
UH05	ROMEO & JULIET														X									X	
UH06	BEDROOM/BATHROOM DOOR	X		X				X	X	X														X	
UH07	WALK-IN CLOSET DOOR	X		X					X	X														X	
UH08	LINEN/PANTRY/COAT SWING DOOR	X		X					X	X														X	
UH09	LAUNDRY FR-SWING DOORS	X		X											X								X	X	
UH10	DEN FR-SWING DOORS	X		X						X													X	X	
UH11	AC CLOSET	X		X						X															
UH12	CLOSET BI-PASS DOOR			X																			X		
UH13	LAUNDRY BI-FOLD DOORS	X		X																	X				
UH14	BARN DOOR					X															X	X			
UH15	OUTDOOR STORAGE	X		X						X															X
UH16	BALCONY GLASS SLIDING DOORS					X																			X
UH17	EXTERIOR ENTRY DOOR	X	X				X	X	X	X	X				X	X							X	X	X
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X				X	X	X	X	X				X	X							X	X	X
UH19	UNIT ENTRY FROM GARAGE	X	X				X	X	X	X	X				X									X	X
UH20	WATER HEATER AT GARAGE	X	X				X	X	X	X	X													X	X
UH21	FIRE RISER ROOM	X		X			X	X	X	X	X				X									X	X
UH22	EXTERIOR MAIN DOOR AT GARAGE	X		X			X	X	X	X	X				X								X	X	X
UH23	GARAGE ON SECTIONAL			X																					X

- NOTES
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE)
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

WINDOW SCHEDULE

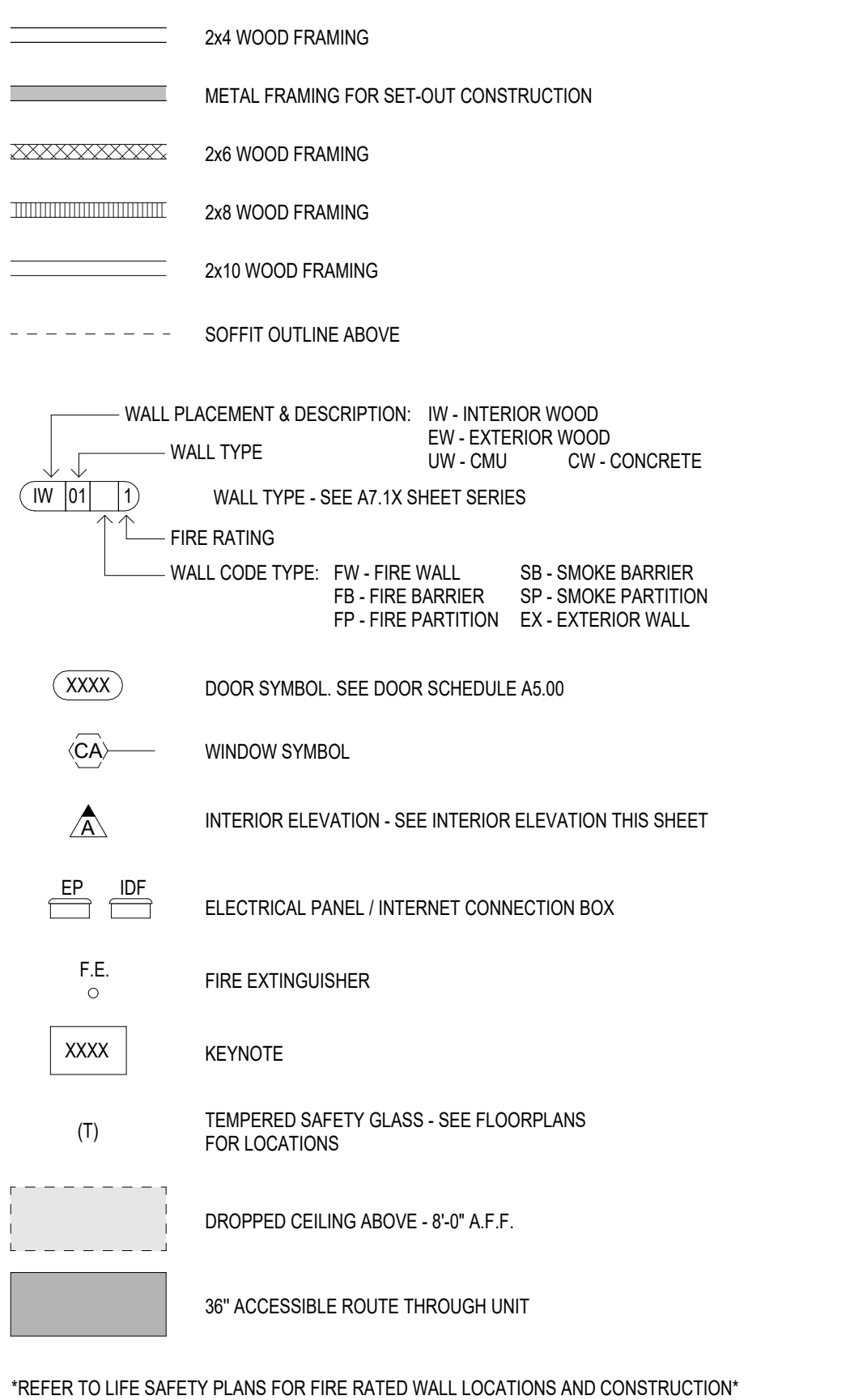
Unit Window Schedule			
TYPE MARK	DESCRIPTION	WIDTH	HEIGHT

WINDOW TYPES



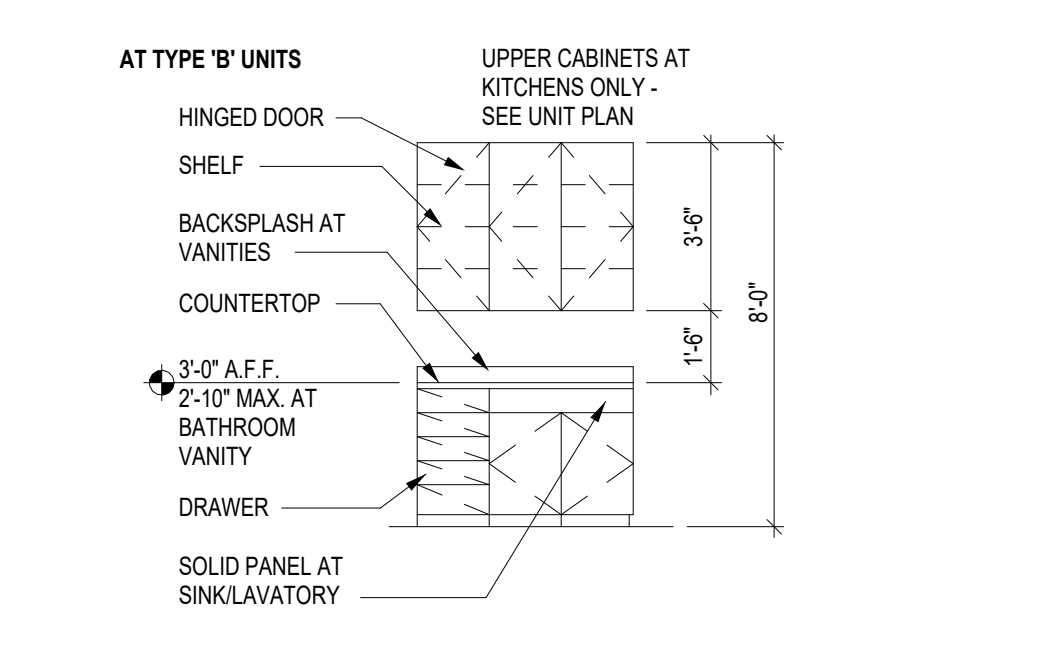
- NOTES
1. ALL WINDOWS TO HAVE VINYL FRAME
  2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Notice of alternate billing (or payment) cycle  
This contract allows the owner to require the submission of bills of materials in 15 day cycles over the first year. This contract may also be used to make payment on some alternative schedule after confirmation and approval of billing and conditions. A written description of such other billing/proposal cycle applicable to the project is available from the owner or the owner's designated agent at

CLIENT NAME  
CLIENT ADDRESS  
CLIENT PHONE NUMBER  
and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

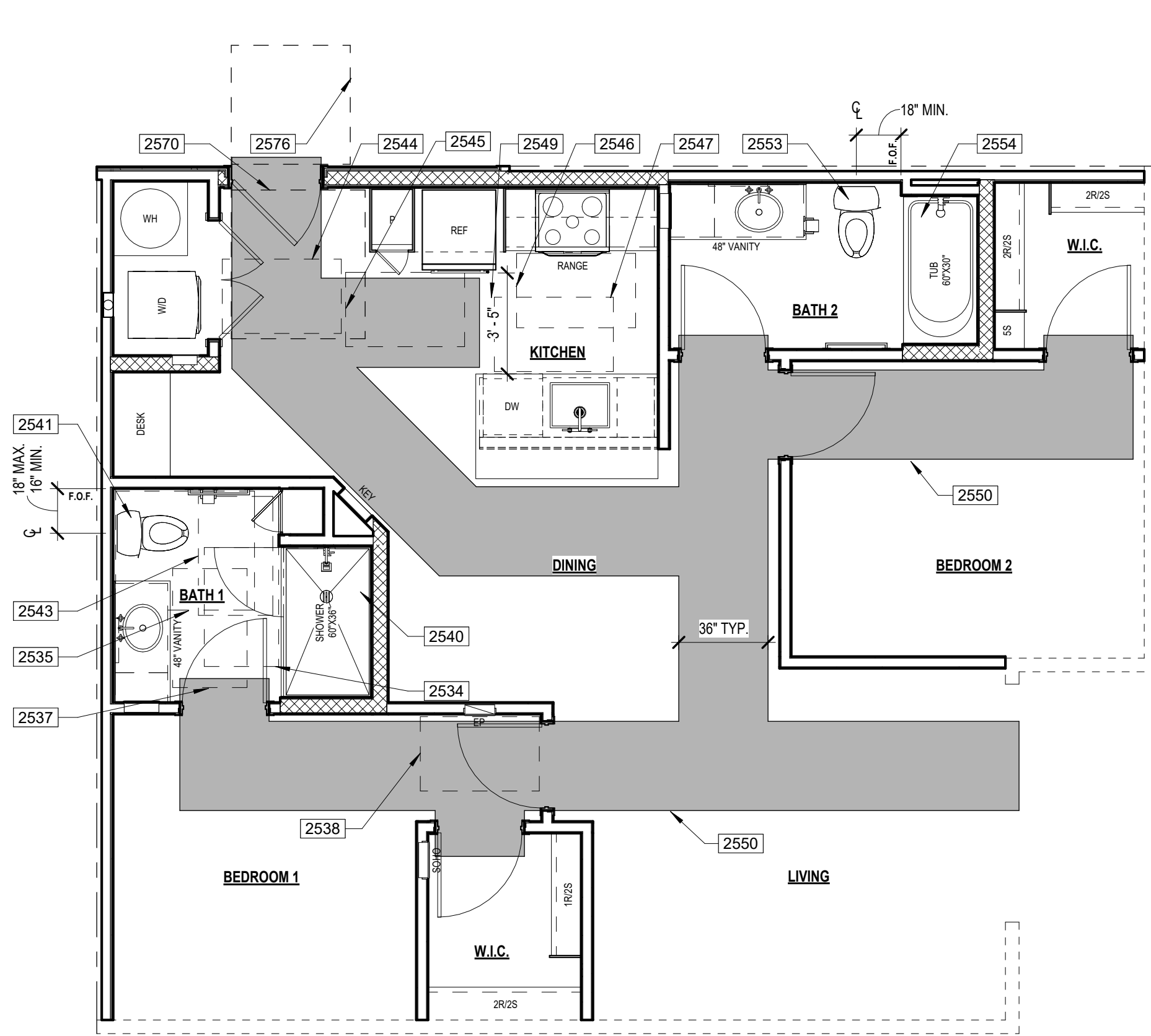
Do not execute these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the work of the architect and shall remain the property of the architect. No part of these drawings shall be used for any other project or for any other purpose without the written consent of the architect.

REVISIONS/SUBMITTALS  
DATE DESCRIPTION

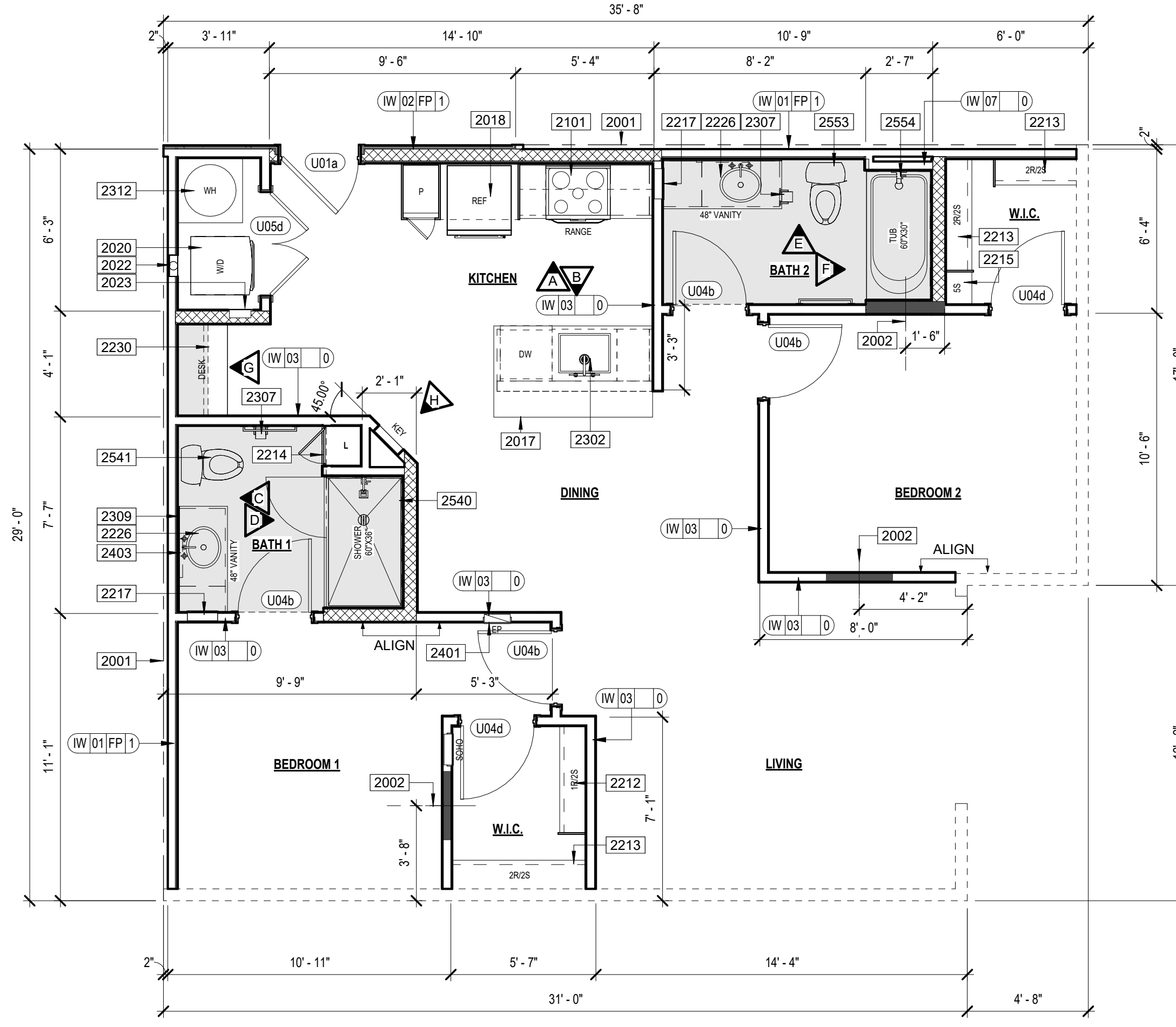
DATE: January 05, 2024 ORB #: 00-000

TB-A2.18  
UNIT A3L (2/2)





**1 UNIT B1 ANSI PLAN**  
ANSI TYPE "B" - OPTION "A"  
SCALE: 1/4" = 1'-0"



**2 UNIT B1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**KEYNOTES**

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.
- 2002 CENTER WOOD STUD & BLOCKING FOR TV. PROVIDE POWER AND DATA AS REQUIRED.
- 2017 DISHWASHER
- 2018 REFRIGERATOR
- 2020 WASHER/ DRYER STACKED
- 2022 DRYER VENT BOX
- 2023 WASHER BOX
- 2101 RANGE
- 2202 BASE CABINET IN UNIT
- 2204 CABINET ABOVE REFRIGERATOR
- 2205 CABINET ABOVE MICROWAVE
- 2207 TALL CABINET IN UNIT
- 2212 CLOSET ROD AND SHELF (R / R / 2S)
- 2213 CLOSET ROD AND SHELF (2S / 2R)
- 2214 FACE FRAME DOOR
- 2215 CLOSET SHELVING
- 2217 MEDICINE CABINET - BOTTOM SHELF AT 46" MAX. A.F.F.
- 2228 BATHROOM VANITY
- 2230 DESK SURFACE COUNTERTOP 20M OVER 58" WIDE
- 2302 SINK WITH GARBAGE DISPOSAL
- 2304 TUB
- 2307 UNIT TOILET PAPER HOLDER
- 2308 TOWEL BAR
- 2309 MIRROR - BOTTOM OF REFLECTIVE SURFACE AT 40" A.F.F.
- 2312 UNIT WATER HEATER
- 2319 SHOWER HEAD
- 2401 VALVE
- 2420 ELECTRICAL PANEL RECESSED IN WALL
- 2430 UNIT WALL MOUNTED LIGHT FIXTURE

**ANSI KEYNOTES**

- 2534 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT SHOWER (30"x48") WITH THE 48" SHALL BE MEASURED PERPENDICULAR FROM THE SHOWER HEAD WALL - ICC 2009 SECTION 1004.11.3.1.3.3
- 2535 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE AT TOILET WITH OVERLAP EXCEPTION (#9199) - ICC 2009 SECTION 1004.11.3.2.2.1
- 2536 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE FOR PARALLEL APPROACH CENTERED ON THE LAVATORY (30"x48") THE CENTER OF THE LAVATORY MUST BE AT LEAST 24" FROM ADJACENT WALL OR OTHER OBSTRUCTION - ICC 2009 SECTION 1004.11.3.1.1
- 2538 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL/FORWARD APPROACH CENTERED ON THE ELECTRICAL PANELBOARD (30"x48") CENTERLINE OF PANELBOARD SHALL BE LOCATED 18" MINIMUM FROM THE WALL - ICC 2009 SECTION 1004.9
- 2540 ANSI TYPE 'B' UNIT SHOWER. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT SHOWER PER DETAIL 14A7.8.11 - ICC 2009 SECTIONS 1004.11.1 & 608.3.1
- 2541 ANSI TYPE 'B' UNIT TOILET AT CORNER CONDITION. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAIL 30A7.8.12 - ICC 2009 SECTIONS 1004.11.1 & 604.5
- 2543 ANSI TYPE 'B' UNIT BATHROOM CLEAR FLOOR SPACE AWAY FROM DOOR SWING (30"x48") - ICC 2009 SECTION 1004.11.2.1
- 2544 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE IN FRONT OF EACH APPLIANCE WASHER & DRYER (30"x48") THE CLEAR FLOOR SPACE CAN BE OFFSET UP TO 24" FROM THE CENTERLINE - ICC 2009 SECTION 1004.10.1
- 2545 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH IN FRONT OF THE REFRIGERATOR/FREEZER (30"x48") THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAXIMUM FROM THE CENTERLINE OF THE APPLIANCE - ICC 2009 SECTION 1004.12.2.5
- 2546 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE COOKTOP (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2547 ANSI TYPE 'B' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH CENTERED ON THE SINK (30"x48") - ICC 2009 SECTION 1004.12.2.1
- 2549 ANSI TYPE 'B' UNIT CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. SEE DETAIL 39A.7.8.12 - ICC 2009 SECTION 1004.12.1
- 2550 ANSI TYPE 'B' UNIT ACCESSIBLE PATH OF TRAVEL THROUGH UNIT (36" WIDE) - ICC 2009 SECTION 1004.3
- 2553 TOILET AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT TOILET PER DETAILS 30.3 & 38A.7.12 - ICC 2009 SECTION 1002.11.1
- 2554 BATHUBS AT SECONDARY BATHROOM. PROVIDE REINFORCEMENT FOR THE FUTURE INSTALLATION OF GRAB BARS AT BATHUB PER DETAIL 06A7.8.11 - ICC 2009 SECTION 1002.11.1
- 2560 WALL BACKING FOR GRAB BARS
- 2570 54" X 80" DOOR CLEARANCE - FRONT APPROACH PULL SIDE PER DETAIL 12A7.8.10 FIGURE A
- 2576 48" X 48" DOOR CLEARANCE - FRONT APPROACH PUSH SIDE (BOTH CLOSER AND LATCH PROVIDED) PER DETAIL 12A7.8.10 FIGURE B

**UNIT PLAN GENERAL NOTES**

- 1. BALCONY/PATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.
- 2. DAMSHIELDED TILE BACKER BOARD SHALL BE INSTALLED WITH GALVANIZED DRYWALL SCREWS AROUND SHOWERS AND TUBS.
- 3. PROVIDE ICE MAKER WATER SUPPLY BOX PER PLUMBING AT ALL REFRIGERATORS. SEE DETAIL 04A.7.10.
- 4. PROVIDE LOW PROFILE AND FLUSH DOOR SILL AT ALL ENTRIES. SEE DETAILS 03 & 04A.7.12.
- 5. MOUNTING HEIGHTS FOR CLOSET SHELVES AND RODS SHALL BE PER DETAIL 10A.7.10.
- 6. MIN. 1" DEEP CLEAR INSIDE UPPER CABINETS.
- 7. PATIO/BALCONY GUARDRAIL HEIGHT SHALL BE 42" ABOVE UNIT FINISH FLOOR TO PROVIDE FOR FUTURE ACCESSIBLE ACCOMMODATIONS.
- 8. ALIGN CARPET REDUCER W/ CENTER OF DOOR IN CLOSED POSITION OR CENTERLINE OF JAMB AT GYPSUM WALLBOARD OPENING.
- 9. FLOORING AT ENTRY SHALL BE SIZED TO PREVENT ENTRY DOORWEATHER STRIPPING FROM TOUCHING CARPET.
- 10. ALL SHOWER HEADS TO BE AT 7'-0" FINISH FLOOR AND CENTERED ON SHOWER PANEL.
- 11. INSTALL SINGLE BOWL SINK W/ DISPOSAL AT ALL KITCHENS (I.U.O.).
- 12. ELECTRIC FRONT CONTROL RANGE. TYPICAL AT ALL UNITS.
- 13. 36" HIGH MIRROR WITH 3" FRAME AT ANSI TYPE 'B' UNITS BATHROOMS.
- 14. 36" HIGH MIRROR WITH 2" FRAME AT ANSI TYPE 'A' UNITS BATHROOMS. BOTTOM OF REFLECTIVE SURFACE OF MIRROR TO BE AT 46" FINISH FLOOR.
- 15. AT ALL FIRE RATED WALLS, GYPSUM BOARD PER FIRE-RATED ASSEMBLY SHALL RUN CONTINUOUS BEHIND TUBS AND SHOWERS TO MAINTAIN SOUND RATING & FIRE RATING.
- 16. HARD SURFACE COUNTERTOP 20M OVER 58" WIDE WITH 4" BACK SPLASH AT BATHROOMS. REFER TO INTERIORS FOR BACKSPLASH AT KITCHEN.
- 17. TOP OF ELECTRICAL OUTLET BOX IN KITCHEN TO BE INSTALLED AT 46" FINISH FLOOR
- 18. CLOTHES WASHER SHALL ALWAYS BE TO THE LEFT OF CLOTHES DRYER. IN SIDE BY SIDE SETUP IN TYPE 'A' UNITS. COORDINATE AT REVERSE PLANS. (TYP.)
- 19. 32" DEEP (I.U.O.) PANTRY CABINET NEXT TO REFRIGERATOR. ALIGN WITH REFRIGERATOR PANEL.
- 20. ALL WALL FRAMING SHALL BE 2x WOOD FRAMING PER STRUCTURAL ABOVE PODIUM SLAB
- 21. WALLS SHOWN ON UNIT PLANS ARE TYPICAL CONDITIONS. ALL UNIT WALLS THAT ARE EXPOSED TO EXTERIOR BECAUSE OF BUILDING DETAILS OR TYPICAL CONDITIONS SHALL BE 2x6 FRAME.
- 22. INSTALL R-13 UNFACED BATT INSULATION AT ALL INTERIOR WALLS BETWEEN LIVING ROOM AND BEDROOMS.
- 23. REFER TO INTERIOR DESIGN FOR ALL INTERIOR ROOM FINISHES.
- 24. TYP. INTERIOR WALL CORNER. SEE DETAIL 01A.7.10.
- 25. ALL INTERIOR BEARING WALL ARE TO BE 1/2" RATED. SEE STRUCTURAL DRAWING.
- 26. PROVIDE A DOORBELL AT ENTRY DOORS IN TYPE 'B' UNITS.
- 27. FOR BATHROOM FIXTURE PLACEMENTS SEE UNIT ACCESSIBILITY DETAIL SHEETS.
- 28. FOR SET OUT CONSTRUCTION, GC TO CHOOSE:
  - A. NON COMBUSTIBLE MATERIALS
  - B. FILL IN CAVITY WITH INSULATION
  - C. PROVIDE SPRINKLER HEAD INSIDE CAVITY

**ACCESSIBILITY GENERAL NOTES**

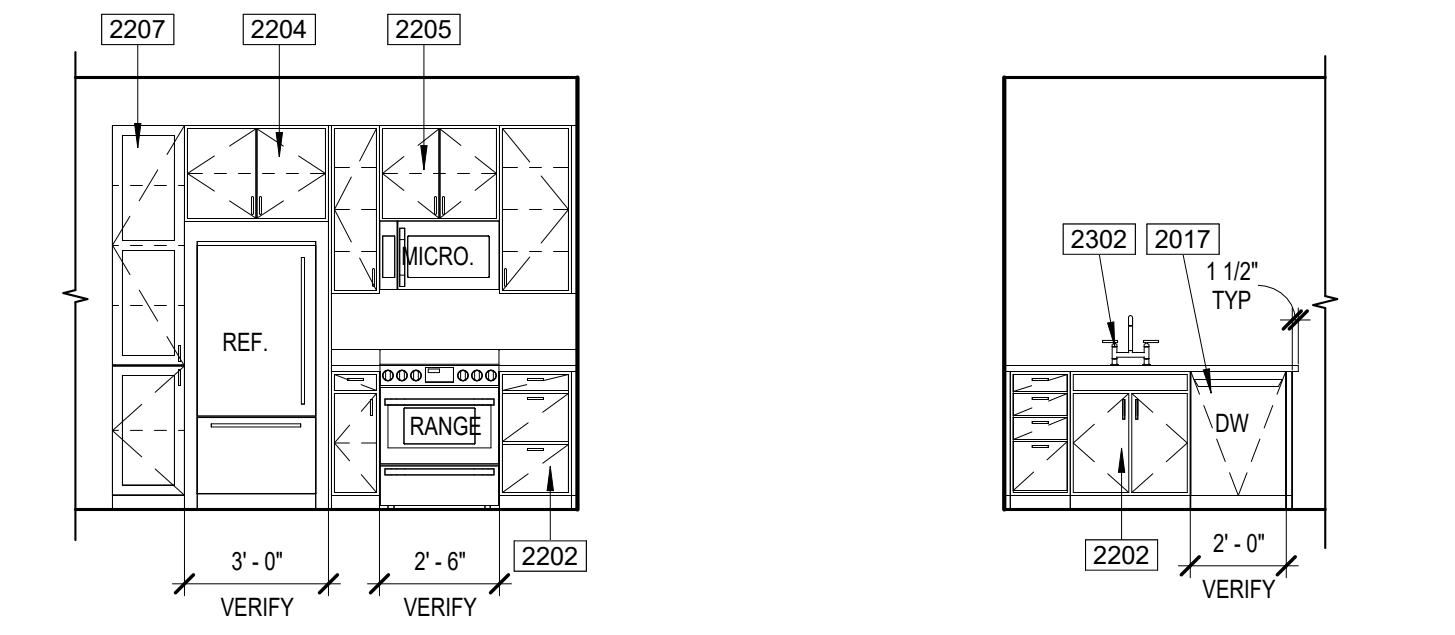
- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.
- 2. INSTALL REINFORCEMENT (SOLID BLOCKING) FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT ALL WATER CLOSETS, BATHROOMS AND SHOWER COMPARTMENTS OF ALL UNIT BATHROOMS PER DETAILS 30.3 & 38A.7.12 AND ANI 8.11 AS REQUIRED BY ICC/ANSI A117.1-2009, SECTIONS 1003.11.1 & 1004.11.1.
- 3. CABINETS UNDER SINKS AND WORK SURFACE REQUIRING FORWARD APPROACH ARE PERMITTED PROVIDED FLOOR AND WALL FINISH IS CONTINUOUS UNDER CABINET AND REMOVAL OF CABINET DOES NOT REQUIRE REMOVAL OF SINK.
- 4. FLOOR FINISH SHALL EXTEND UNDER REMOVABLE CABINET, WALLS BEHIND AND SURROUNDING SHALL BE FINISHED AND REMOVAL SHALL BE DONE WITHOUT REMOVAL OR REPLACEMENT OF SINK/LAVATORY AT CABINETS UNDER SINKS/LAVATORIES AND WORK SURFACES REQUIRING FORWARD APPROACH AT TYPE 'A' UNITS.
- 5. ALL UNIT ENTRY DOORS ARE 3'-0" DOORS.
- 6. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'B' UNITS ARE 2'-10" DOORS MIN.
- 7. ALL PASSAGE SWING DOORS IN INTERIOR TYPE 'A' UNITS ARE 3'-0" DOORS MIN.
- 8. ALL UNITS SHALL BE OF AT LEAST TYPE 'B' ACCESSIBILITY STANDARDS.
- 9. AT GALLEY KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 10. AT U-SHAPED KITCHENS CLEARANCE BETWEEN ALL OPPOSING BASE CABINETS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MIN.
- 11. 30x48 CLEAR FLOOR SPACES IN BATHROOMS TO BE CENTERED ON SINK FIXTURES MIN. 24" FROM FINISH WALL OR CENTERED MIN. 15" FROM FINISH WALL WITH REMOVABLE BASE CABINET.
- 12. ALL COUNTERTOPS/SINKS AT VANITIES AT ALL BATHROOMS SHALL BE 2'-10" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 13. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'B' UNITS SHALL BE 3'-0" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 14. ALL COUNTERTOPS/SINKS AT KITCHENS IN ANSI TYPE 'A' UNITS SHALL BE 2'-10" MAX ABOVE THE FLOOR. MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
- 15. FOR DOOR CLEAR FLOOR SPACES REFER TO ACCESSIBILITY DOOR CLEARANCE DETAILS. SEE A117.1 SERIES.
- 16. ALL SWITCHES, OUTLETS AND CONTROLS IN THE ENTIRE UNITS TO BE INSTALLED WITHIN REACH RANGE AND IN USABLE LOCATIONS PER ANSI CODE.
- 17. IN ACCORDANCE WITH ICC SECTION 907.2.2.3 ALL DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLY ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH ICC A117.1. SUCH CAPABILITY SHALL ACCOMMODATE WIRED OR WIRELESS EQUIPMENT. THE FUTURE CAPABILITY SHALL INCLUDE ONE OF THE FOLLOWING:
  - I. INTERCONNECTION OF BUILDING FIRE ALARM SYSTEM WITH UNIT SMOKE ALARMS.
  - II. REPLACEMENT OF AUDIBLE APPLIANCES W/COMBINATION AUDIBLE/VISIBLE APPLIANCES.
  - III. FUTURE EXTENSION OF EXISTING WIRING FROM UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

**INTERIOR ELEVATIONS**

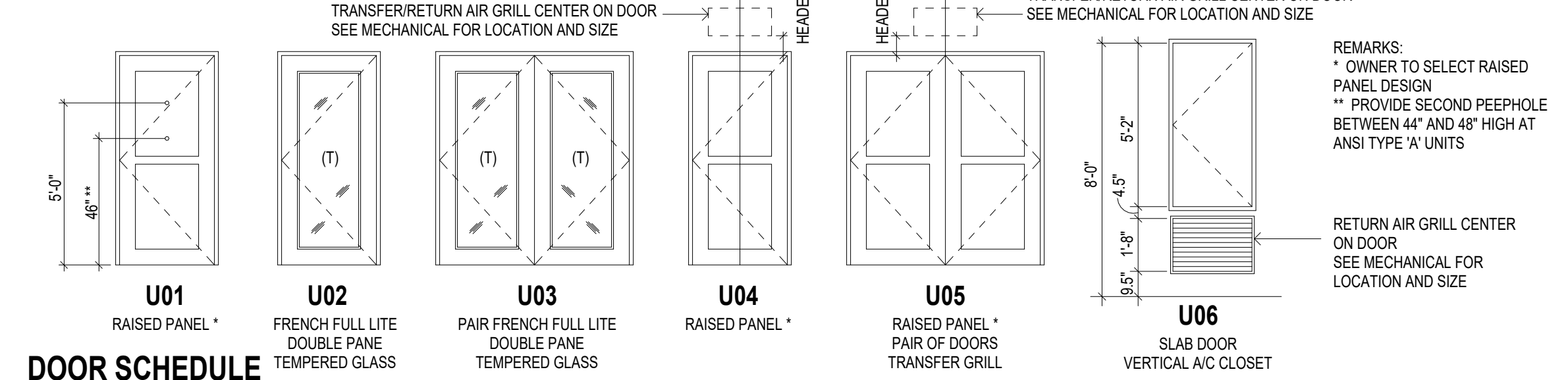
**DOOR TYPES**

**WINDOW SCHEDULE**

**SYMBOLS**



**A KITCHEN** **B KITCHEN** **C BATH**



**DOOR SCHEDULE**

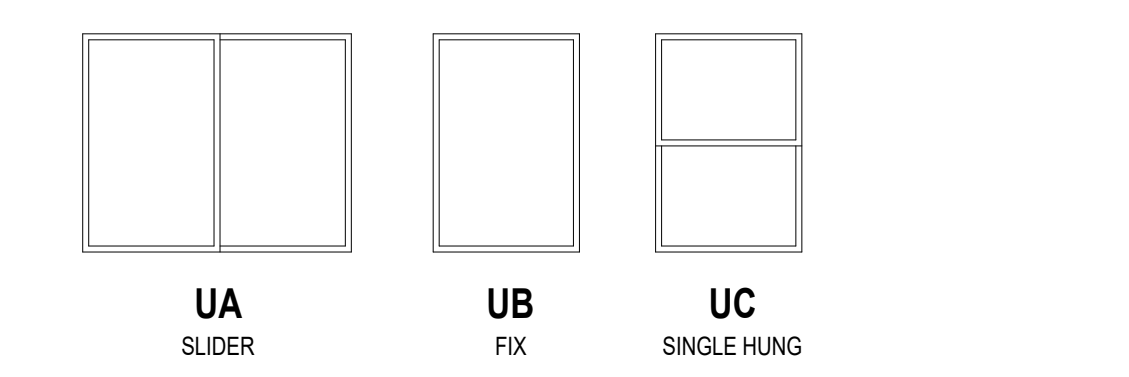
REV	NO.	LOCATION	STYLE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FRAME	HW SET	REMARKS
	U01a	ENTRY	SWING	3'-0"	8'-0"	1 3/4"	S.C. PAINT GRADE	WD	UH01	20 MIN. (3) (4) (6)
	U04b	BEDROOM/BATH	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH08	(1) (2) (7)
	U05	CLOSET	SWING	2'-10"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH07	(1) (7)
	U05d	LAUNDRY	PR SWING	4'-0"	6'-8"	1 3/8"	H.C. PAINT GRADE	WD	UH09	(7)

**UNIT DOOR HARDWARE SCHEDULE**

HARDWARE SET NUMBER	DESCRIPTION	EXTERIOR HINGES	INTERIOR HINGES	SPRING LOADED HINGES	OVERHEAD TRACK & BOTTOM GUIDE	WALL MOUNTED TRACK & BOTTOM GUIDE	MANUFACTURER HARDWARE	GASKETING (IBC 716.22.1)	WEATHERSTRIPPING	DOOR SWEEP WITH BRAIN DRIP	DOOR SWEEP SEAL (SURFACE MOUNTED)	THRESHOLD	PASSAGE SET	PRIVACY SET	ENTRY/OFFICE SET	STRENGTHENING SET	TUMBUK LEVER	FRAMING (W/NUMBER AND KEY LOCK)	FRAMING DEADBOLT (TRIM/BUTTON INSIDE)	FINGER PULL	PULL KNOB (OUTSIDE)	PULL BAR	FLUSH BOLT	OVERHEAD ROLLER LATCH	DOOR STOP	UL LISTED VIEWPORT...	UL LISTED AND VIEWPORT...				
UH01	ENTRY DOOR (ANSI TYPE B UNIT)	X																													
UH02	ENTRY DOOR (ANSI TYPE A UNIT)		X																												
UH03	BALCONY FRENCH DOOR	X																													
UH04	BALCONY PR-FRENCH DOORS	X																													
UH05	ROMEO & JULIET	X																													
UH06	BEDROOM/BATHROOM DOOR	X																													
UH07	WALK-IN CLOSET DOOR	X																													
UH08	LINE/PANTRY/COAT SWING DOOR	X																													
UH09	LAUNDRY PR-SWING DOORS	X																													
UH10	DEN PR-SWING DOORS	X																													
UH11	AC CLOSET	X																													
UH12	CLOSET BI-PASS DOOR		X																												
UH13	LAUNDRY BI-FOLD DOORS	X																													
UH14	BARN DOOR		X																												
UH15	OUTDOOR STORAGE	X																													
UH16	BALCONY GLASS SLIDING DOORS		X																												
UH17	EXTERIOR ENTRY DOOR	X	X																												
UH18	EXTERIOR ENTRY DOOR (TYPE A)	X	X																												
UH19	UNIT ENTRY FROM GARAGE	X	X																												
UH20	WATER HEATER AT GARAGE	X	X																												
UH21	FIRE RISER ROOM	X																													
UH22	EXTERIOR MAIN DOOR AT GARAGE	X																													
UH23	GARAGE ON SECTIONAL		X																												

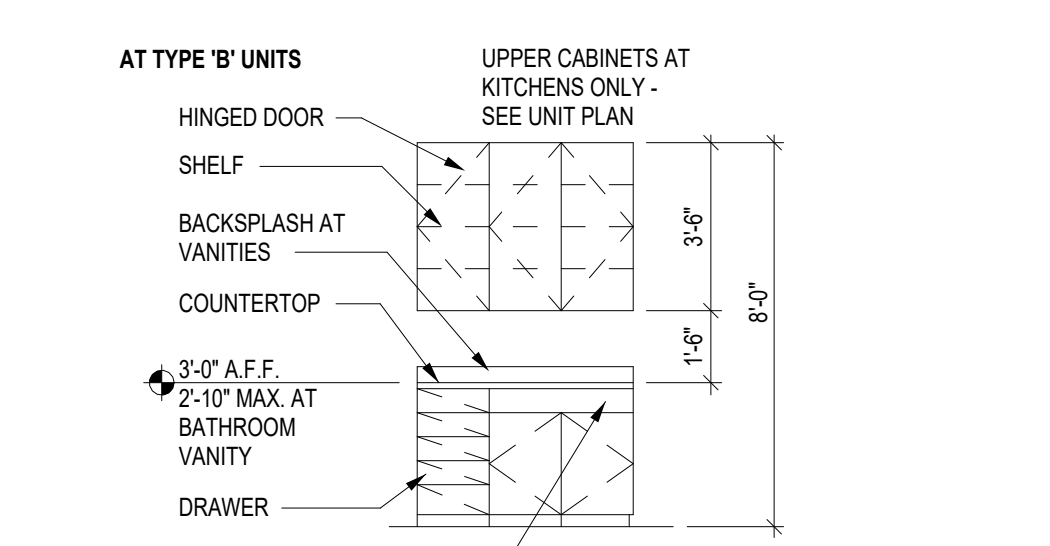
- NOTES**
1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).
  2. ALL LOCKSETS SHALL BE PROVIDED WITH LEVER HANDLES - TYPICAL.
  3. DOOR STOPS SHALL BE COORDINATED WITH SPECIFIC SWING CONDITIONS - VERIFY LOCATIONS WITH OWNER PRIOR TO ORDERING.
  4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL. (IBC 1010.1.9.4 EXP. 4)

**WINDOW TYPES**



- NOTES:**
1. ALL WINDOWS TO HAVE DOUBLE FRAME
  2. ALL WINDOWS TO HAVE DOUBLE GLASS - LOW E
  3. ALL WINDOWS HEAD TO BE AT 8'-0" A.F.F.
  4. (T) INDICATES TEMPERED SAFETY GLASS. SEE PLANS

**TYP. UNIT CABINET ELEVATIONS**



**Project Name 1**  
**Project Name 2**  
Street Address  
City, State



**PRELIMINARY NOT FOR CONSTRUCTION**



**Notice of alternate billing for payment cycle**

This contract allows the owner to require the submission of bills or payment in 15 day cycles over 180 days. This contract may also be used to make payment on some alternative schedule after certification and approval of bills and conditions. In either case, the contractor shall be responsible for the payment of the project as a condition of the project by the owner to the contractor's designated agent.

**CLIENT NAME**  
**CLIENT ADDRESS**  
**CLIENT PHONE NUMBER**

and the owner or its designated agent shall provide this written description on request.

Contractor must verify all dimensions at project before proceeding with this work.

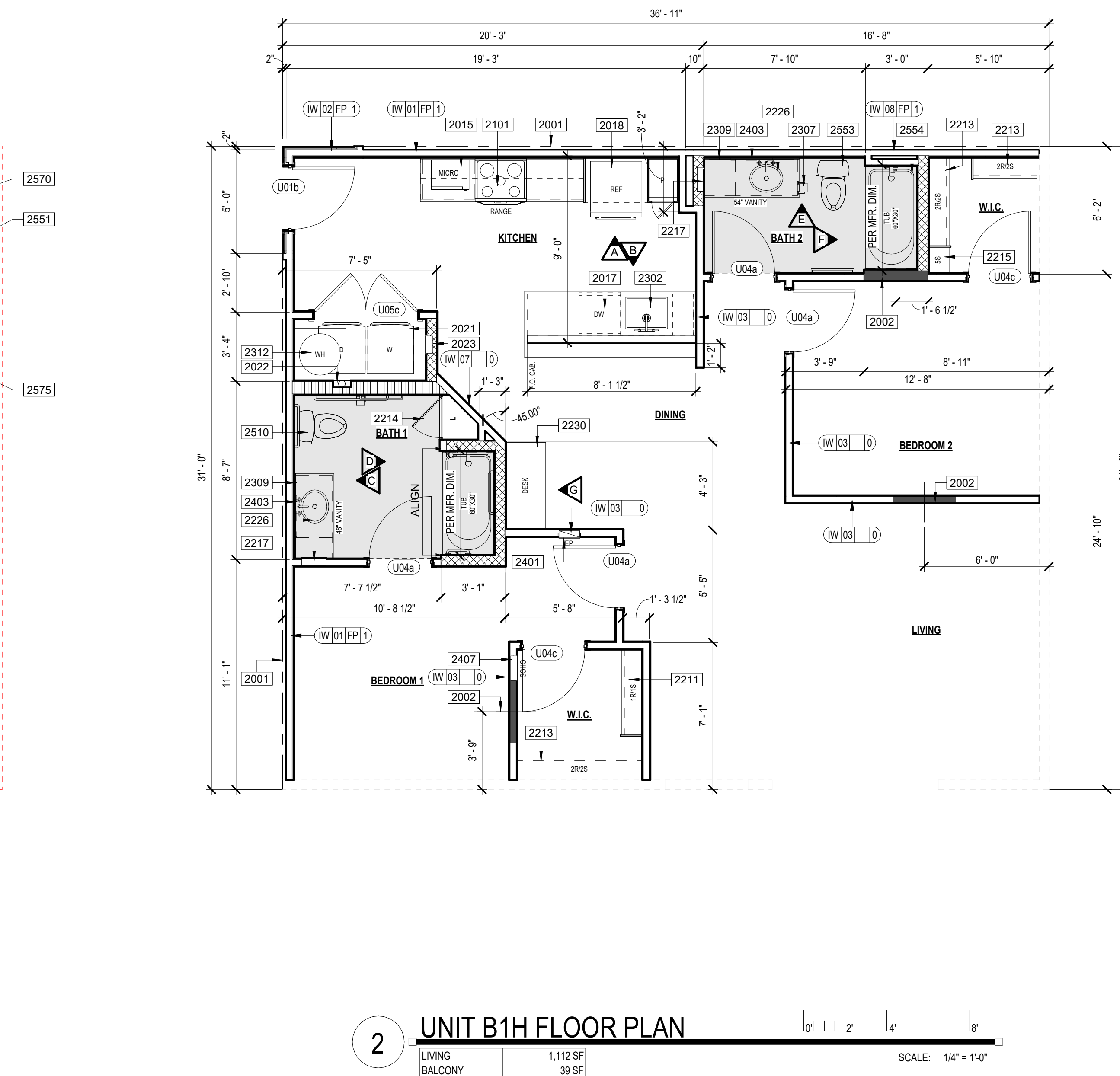
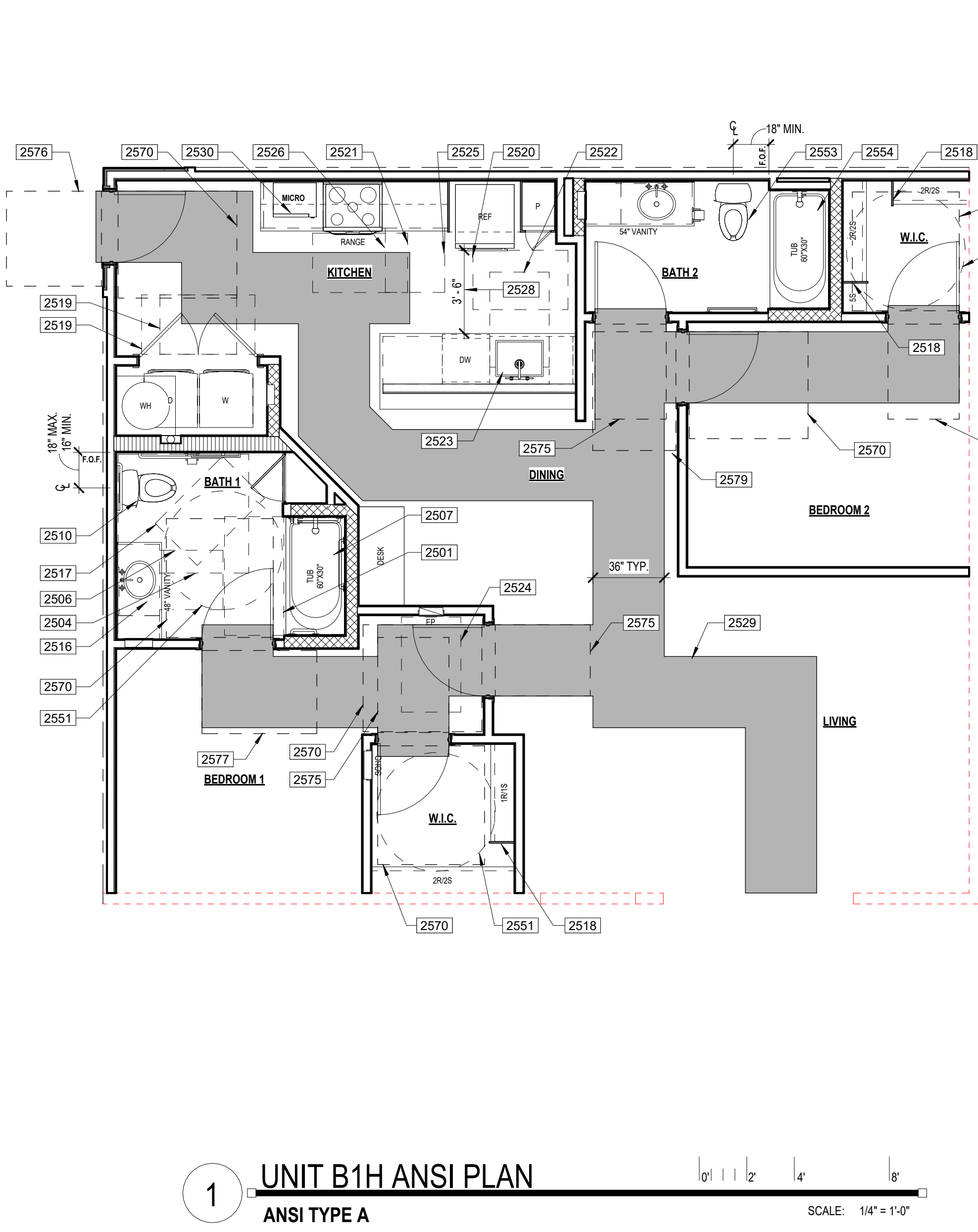
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**REVISIONS/SUBMITTALS**

DATE	DESCRIPTION
------	-------------

DATE: January 05, 2024 ORB #: 00-000  
**TB-A2.20**  
UNIT B1



KEYNOTES

- 2001 CENTER LINE OF UNIT SEPARATION WALL AIRSPACE. SEE BUILDING PLANS FOR EXCEPTIONS. FILL AIR SPACE WITH SOLID FRAMING AT EXTERIOR WALLS.

ANSI KEYNOTES

- 2501 ANSI TYPE 'A' UNIT CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH AT BATHTUB (30" LENGTH OF TUB) - ICC 2009 SECTION 607.2

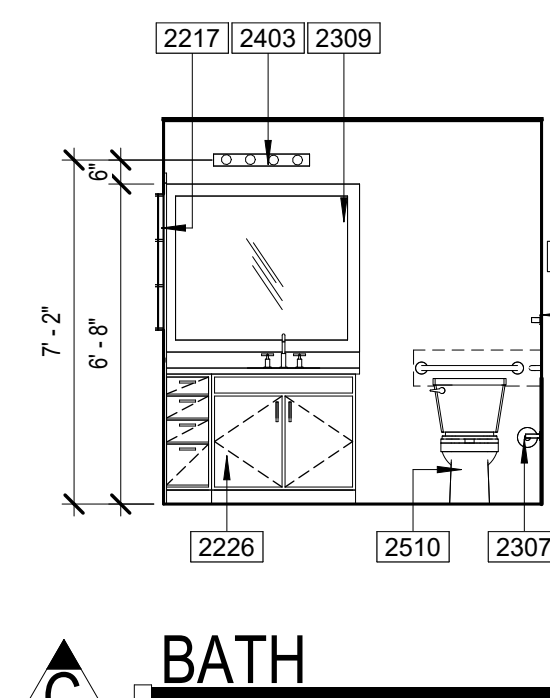
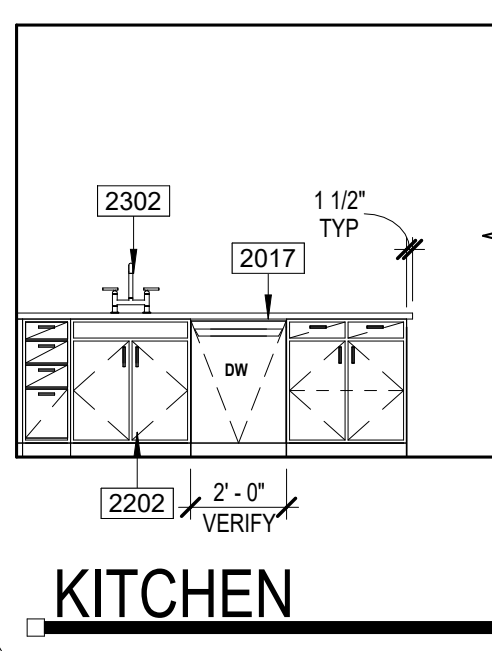
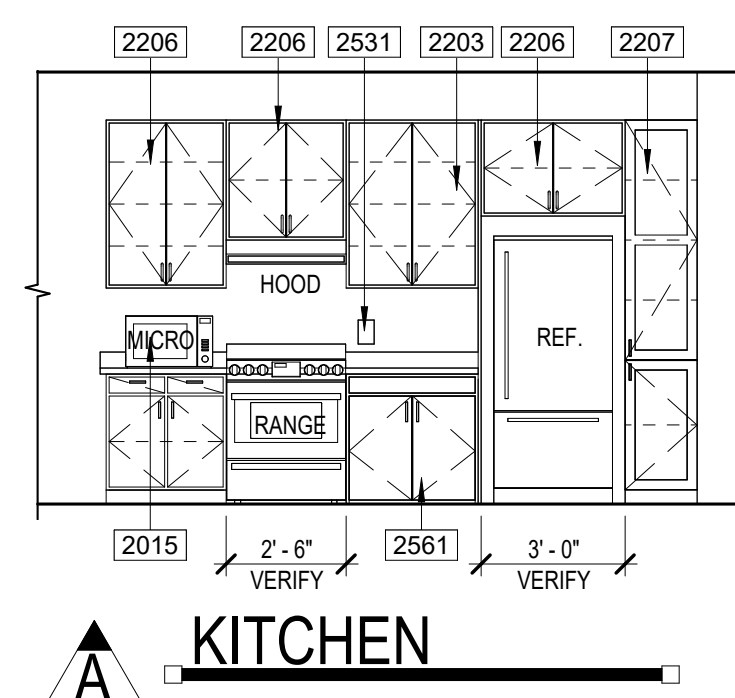
UNIT PLAN GENERAL NOTES

- 1. BALCONYPATIO CONCRETE SLABS SHALL BE SCORED WITH TOOLED JOINT AS SHOWN ON PLANS.

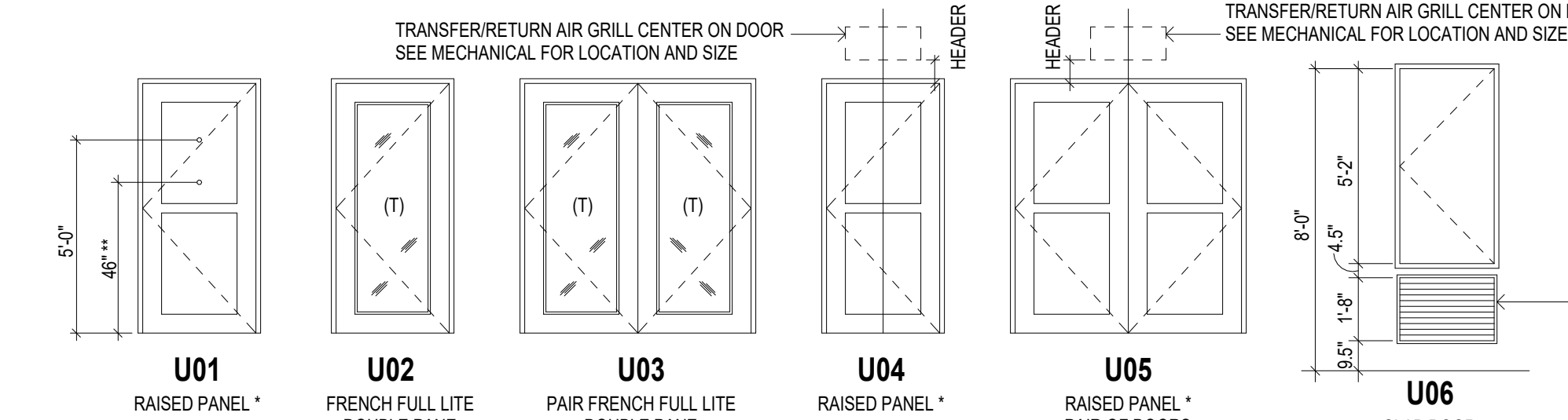
ACCESSIBILITY GENERAL NOTES

- 1. PER ICC/ANSI A117.1-2009 ALL UNITS SHALL COMPLY WITH THIS CODE REQUIREMENTS.

INTERIOR ELEVATIONS



DOOR TYPES



DOOR SCHEDULE

Table with columns: REV, NO., LOCATION, STYLE, WIDTH, HEIGHT, THICKNESS, MATERIAL, FRAME, HW SET, REMARKS.

DOOR NOTES

- 1. IN ANSI TYPE 'B' UNITS, ALL INTERIOR PASSAGE DOORS ARE TO BE 2'-10" WIDE MIN. DOORWAY SHALL HAVE A CLEAR OPENING WIDTH OF 31 3/4" MIN (ANSI 1004.2.1) (BC 1010.1 EXP. 9).

UNIT DOOR HARDWARE SCHEDULE

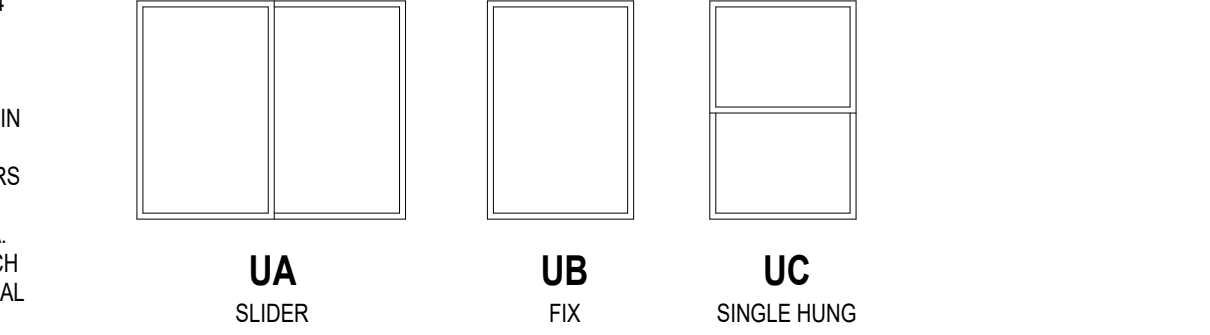
Table with columns: HARDWARE SET NUMBER, DESCRIPTION, and various hardware specifications.

- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH DOOR FIRE RATING (REFER TO DOOR SCHEDULE).

WINDOW SCHEDULE

Table with columns: TYPE MARK, DESCRIPTION, WIDTH, HEIGHT.

WINDOW TYPES

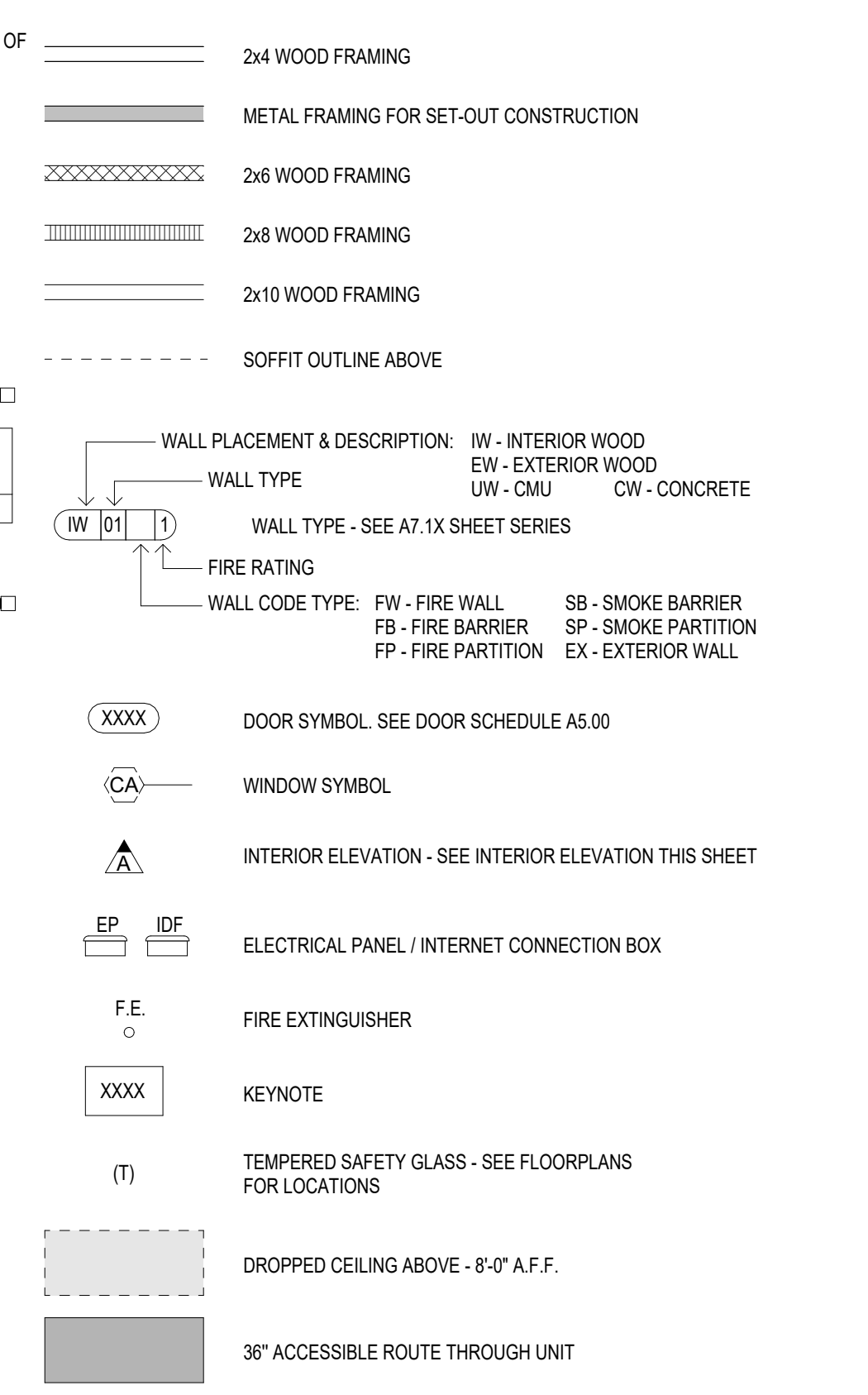


- NOTES: 1. ALL WINDOWS TO HAVE VINYL FRAME.

DOOR HARDWARE NOTES

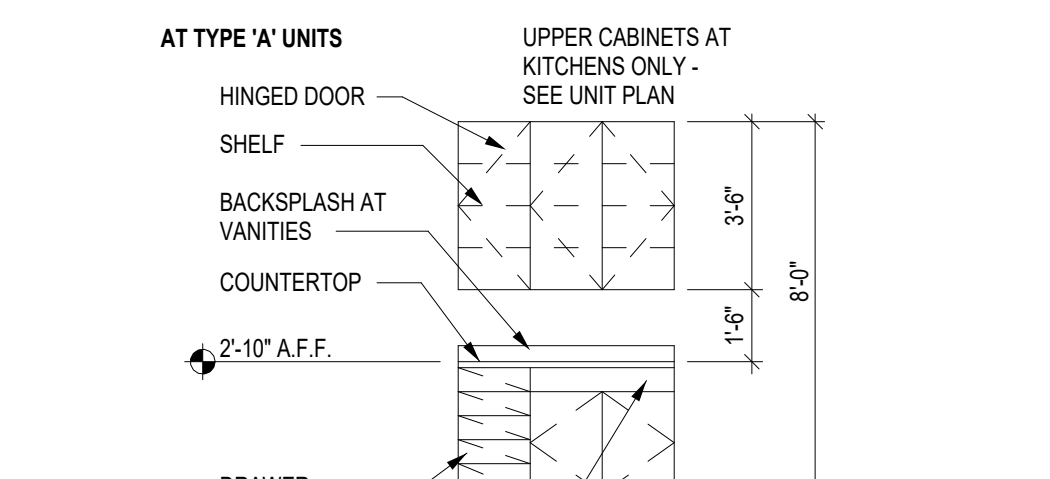
- 1. ALL DOOR HARDWARE TO BE RATED TO MATCH FIRE DOOR RATING (REFER TO DOOR SCHEDULE).

SYMBOLS



\*REFER TO LIFE SAFETY PLANS FOR FIRE RATED WALL LOCATIONS AND CONSTRUCTION\*

TYP. UNIT CABINET ELEVATIONS



Project Name 1 Project Name 2 Street Address City, State



WorldHQ@ORBArch.com

PRELIMINARY NOT FOR CONSTRUCTION



Notice of alternate billing for payment cycle. The contract does not allow the owner to require the submission of bills or payments to the contractor more than 15 days prior.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are the property of the architect and shall remain the property of the architect.

Contractor must verify all dimensions at project before proceeding with this work.

REVISIONS/SUBMITTALS DATE DATE DESCRIPTION

DATE: January 05, 2024 ORB #: 00-000

TB-A2.21 UNIT B1H