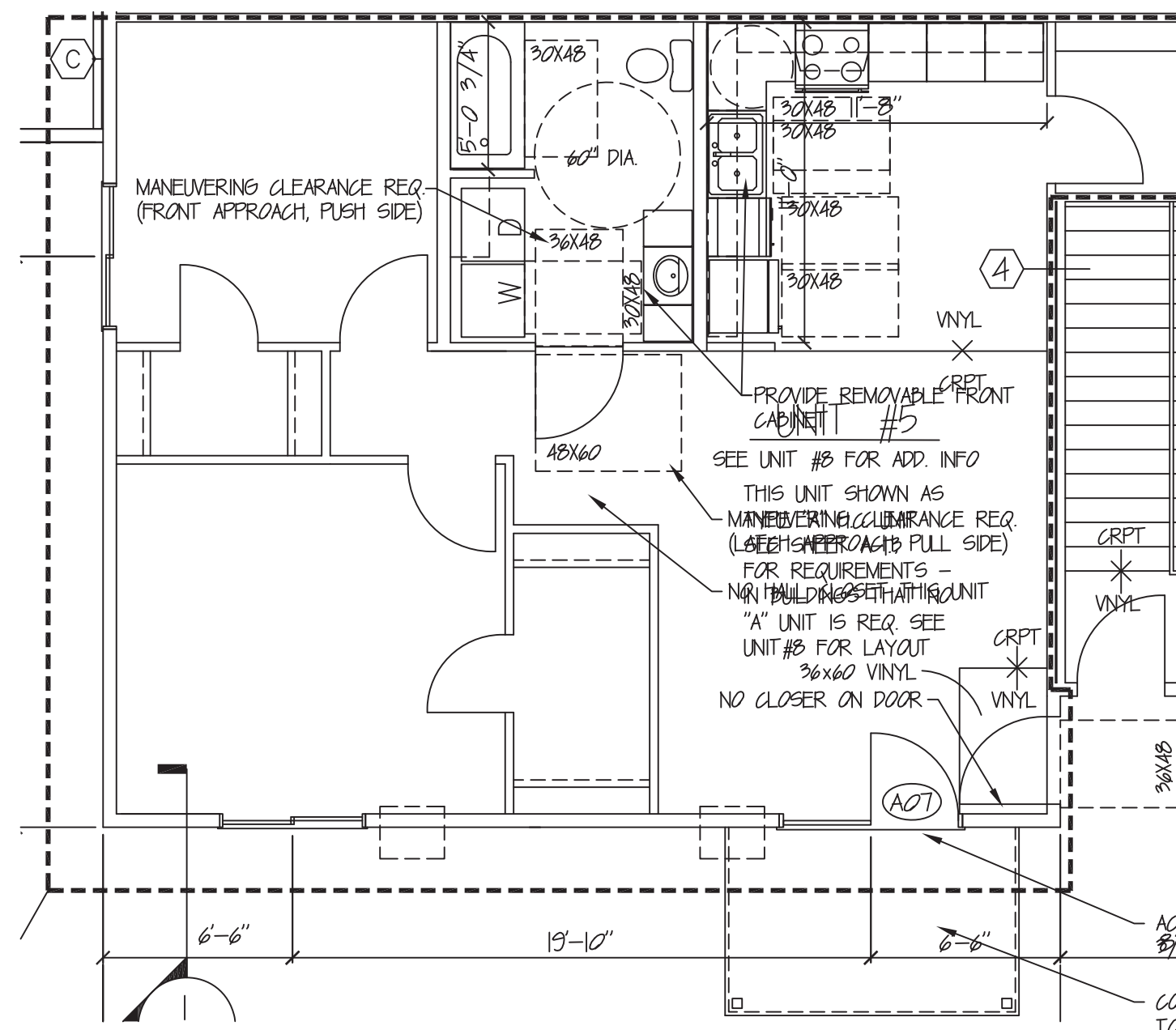


2 FLOORING TRANSITIONS
 A-13 SCALE: 3/16" = 1'-0"

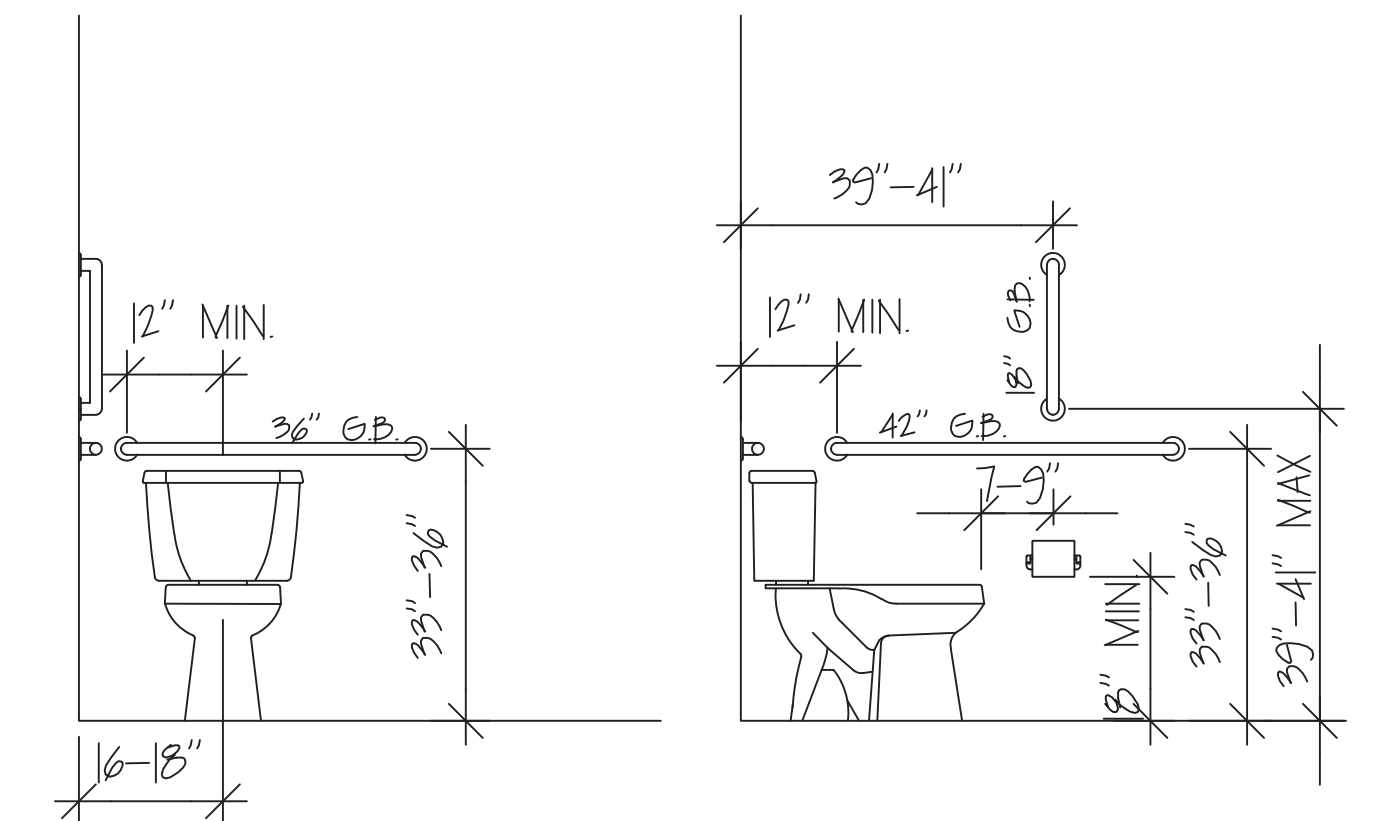


1 TYPE A UNIT FLOOR PLAN
 A-13 SCALE: 3/16" = 1'-0"

ACCESSIBLE TYPE "A" UNITS

UNIT TYPE	# BLDGS	TOTAL	2% OF UNITS REQUIRED TO BE TYPE "A" UNITS
12	2	24	48
16	2	32	64
TOTAL	4	56	112 ROUND UP TO 2

- NOTES
- 1) THE NUMBER OF REQUIRED UNITS IS PER IDC 1107.6.2.11
 - 2) TYPE "A" UNITS SHALL BE LOCATED IN 12-UNIT BUILDING 16-UNIT BUILDING
 - 3) ALL REMAINING FIRST FLOOR UNITS TO BE TYPE B



REINFORCEMENT SHALL BE ADDED FOR FUTURE GRAB BAR INSTALLATION - EACH GRAB BAR SHALL BE DESIGNED AND ANCHORED TO SUPPORT A WEIGHT OF AT LEAST 150 POUNDS, APPLIED AT THE BAR

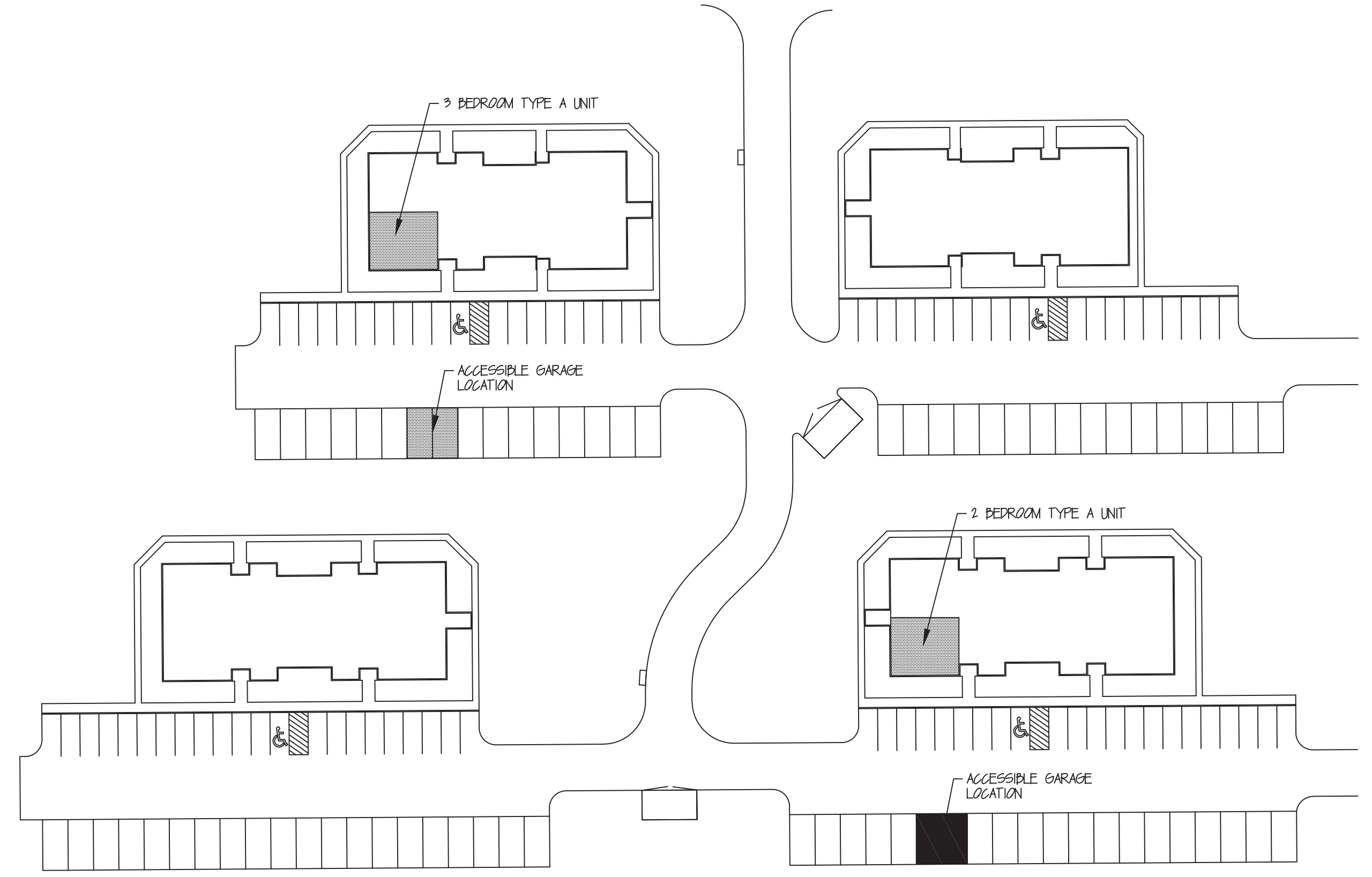
2 TOILET ROOM BLOCKING
 A-13

TYPE A DWELLING UNITS NOTES | REQUIRED. SEE A-11 FOR LOCATION

1. ICC/ANSI A117.1 SEC. 1009.11.4 ALL WATER CLOSETS, BATHTUBS AND SHOWERS IN TYPE A DWELLING UNITS SHALL EITHER HAVE GRAB BARS INSTALLED OR REINFORCEMENT FOR GRAB BARS INSTALLED COMPLIANT WITH SECTIONS 6045, 6074 AND 6083.
2. ICC/ANSI A117.1 SEC. 1009.12.6 KITCHEN APPLIANCES IN TYPE A DWELLING UNITS SHALL HAVE CLEAR FLOOR SPACE FROM EITHER A FORWARD OR PARALLEL APPROACH AND OPERABLE PARTS COMPLYING WITH SECTION 1009.3. DISHWASHERS, COOK TOPS, RANGES, OVENS, REFRIGERATOR/FREEZERS AND TRASH COMPACTORS SHALL COMPLY WITH SECTIONS 1009.12.6.3 THROUGH 1009.12.6.7
3. ICC/ANSI A117.1 SEC. 1009.12 KITCHENS OF TYPE A DWELLING UNITS SHALL BE PROVIDED WITH CLEAR FLOOR SPACE AS REQUIRED IN SECTION 305 AT ALL APPLIANCES, WORK SURFACES, SINKS AND CABINETS COMPLYING WITH SECTIONS 1009.12.3 THROUGH 1009.12.6
4. ICC/ANSI A117.1 SEC. 1009.12.3 IN KITCHENS OF TYPE A DWELLING UNITS AT LEAST ONE 30 INCH WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH AND NO HIGHER THAN 34 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
5. ICC/ANSI A117.1 SEC. 1009.12.4 A KITCHEN SINK IN TYPE A DWELLING UNITS SHALL BE PROVIDED WITH A 30 INCH WIDE AREA CENTERED FOR A FORWARD APPROACH THE SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309.
6. ICC/ANSI A117.1 SEC. 1009.13 WHEN OPERABLE WINDOWS ARE PROVIDED IN TYPE A DWELLING UNITS, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING AND DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SECTION 1009.3 AND 309
7. ICC/ANSI A117.1 SEC. 1009.3 DECKS, PATIOS AND GARAGES ACCESSED DIRECTLY FROM THE LIVING AREA OF TYPE A DWELLING UNITS ARE REQUIRED TO HAVE AN ACCESSIBLE ROUTE TO THEM, THEY MAY NOT BE ACCESSED BY A STEP EVEN IF IMPERVIOUS TO WATER

TYPE B DWELLING UNITS ALL 1ST FLOOR UNITS

1. UNIT SHALL COMPLY WITH ICC/ANSI A117.1 2003 VERSION CODE SECTION #1004.11.3 FOR TYPE B DWELLING UNITS
 2. LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS ENVIRONMENTAL CONTROLS, AND USER CONTROLS FOR SECURITY OR INTERCOM SYSTEMS SHALL COMPLY WITH SECTIONS 3092 AND 3093
 3. ICC/ANSI A117.1 SEC. 1004.11.2 REINFORCEMENT SHALL BE PROVIDED FOR FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS IN THE ADAPTABLE BATHROOMS OF TYPE B DWELLING OR SLEEPING UNITS INTENDED TO BE USED AS A RESIDENCE. THE REINFORCEMENT SHALL COMPLY WITH SECTIONS 6045, 6074, 6083 OR 6084
 4. ICC/ANSI A117.1 SEC. 1004.12.1 THE KITCHEN SINK IN A TYPE B DWELLING OR SLEEPING UNIT SHALL BE PROVIDED WITH A PARALLEL APPROACH 30 INCHES BY 48 INCHES WHICH IS CENTERED ON THE SINK. A FRONT APPROACH COMPLYING WITH SECTION 606 MAY ALSO BE USED
 5. ICC/ANSI A117.1 SEC. 1004.12 WHERE EXTERIOR DECKS, BALCONIES OR PATIOS OF TYPE B UNITS, INTENDED TO BE USED AS A RESIDENCE, ARE IMPERVIOUS TO WATER, THE SURFACE MAY BE 4 INCHES BELOW THE INTERIOR FLOOR OF THE DWELLING OR SLEEPING UNITS.
 6. ICC/ANSI A117.1 SEC. 1004.5.2.2 THE THRESHOLD OF ANY EXTERIOR SLIDING PATIO, PORCH OR BALCONY DOOR OF A TYPE B DWELLING OR SLEEPING UNIT INTENDED TO BE USED AS A RESIDENCE, SHALL BE PERMITTED TO BE 3/4 INCH HIGH MAXIMUM, PROVIDED IT IS BEVELED WITH A SLOPE NOT EXCEEDING 1:2
- OPTION B BATH DETAILS
 CABINETS SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED SUCH CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY, AND THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS
- THE FRONT OF THE LAVATORY SHALL BE 34 INCHES (865 MM) MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE



4 TYPE A UNIT LOCATION
 A-13 NTS

REVISIONS

NO.	DATE	BY
1	06/14/2017	XXX