

TYPICAL ANSI TYPE 'A' DETAILS



REVISIONS

NO.	DESCRIPTION

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISION, TEXAS

REVIEW PRINTS NOT TO BE USED FOR PERMITS OR CONSTRUCTION



4144 N. Central Exp.
Suite 855
Dallas, TX 75204
214.520.8873
bgoarchitects.com

DATE

08-05-2011

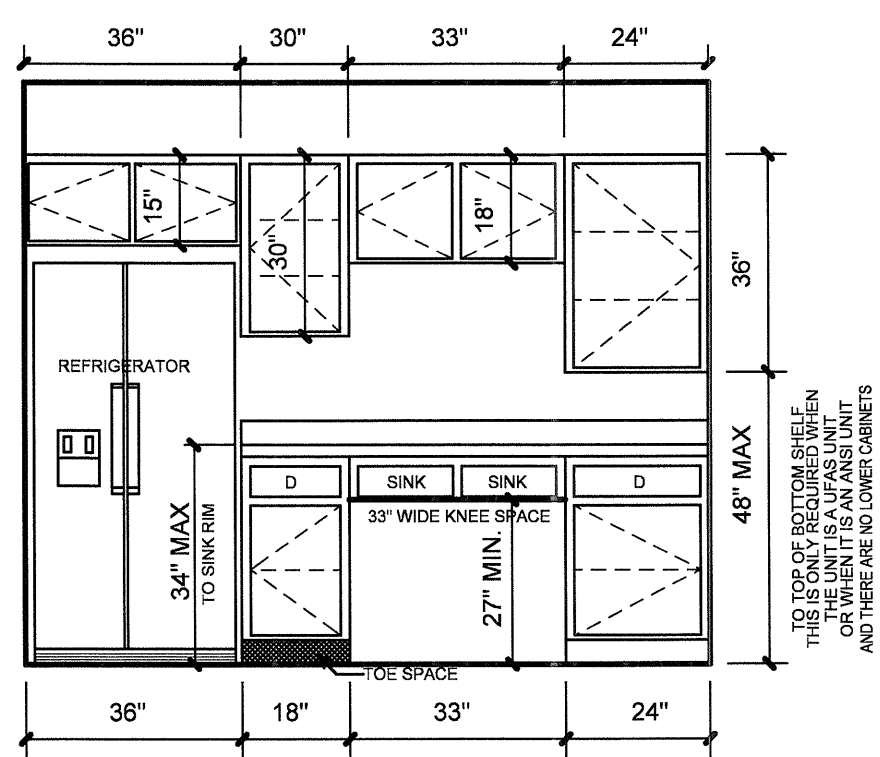
PROJECT

11129

SHEET NUMBER

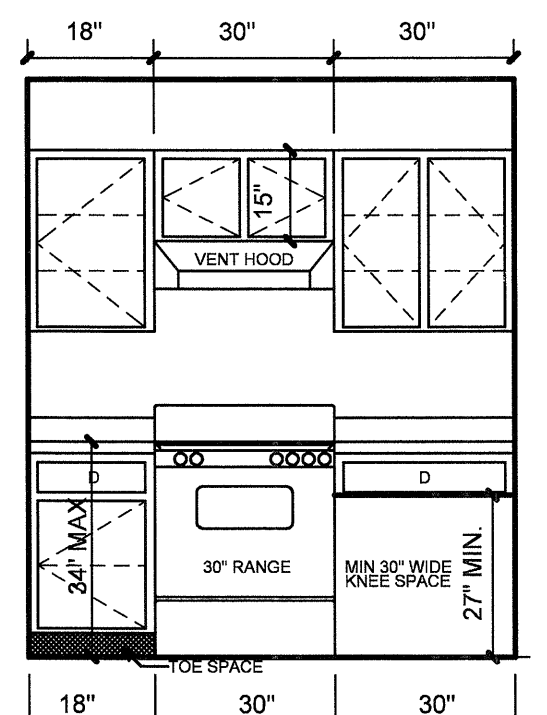
1.0E
TYPICAL ANSI DETAILS

TYPICAL KITCHEN DETAILS FOR ANSI UNITS



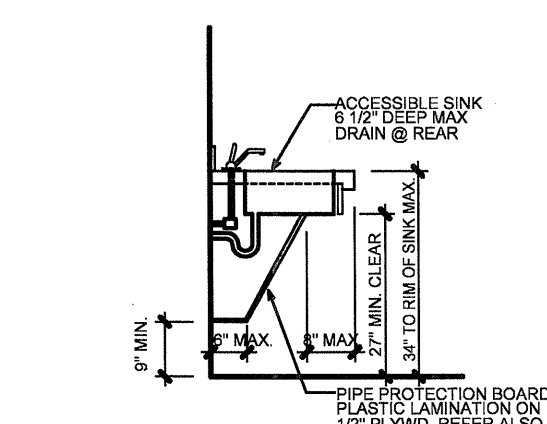
- *SINK SHALL BE 6 1/2" DEEP MAX.
- *FAUCET SHALL BE LEVER TYPE.
- *PIPES UNDER SINK SHALL BE FULLY INSULATED OR COVERED WITH PIPE PROTECTION BOARD.
- *REFRIGERATOR TO BE SIDE BY SIDE TYPE OR PROVIDE BOX OF FREEZER BELOW 54" A.F.F. FREEZER TO BE SELF-DEFROSTING.

TYPICAL ANSI KITCHEN
SCALE 3/8"=1'-0"



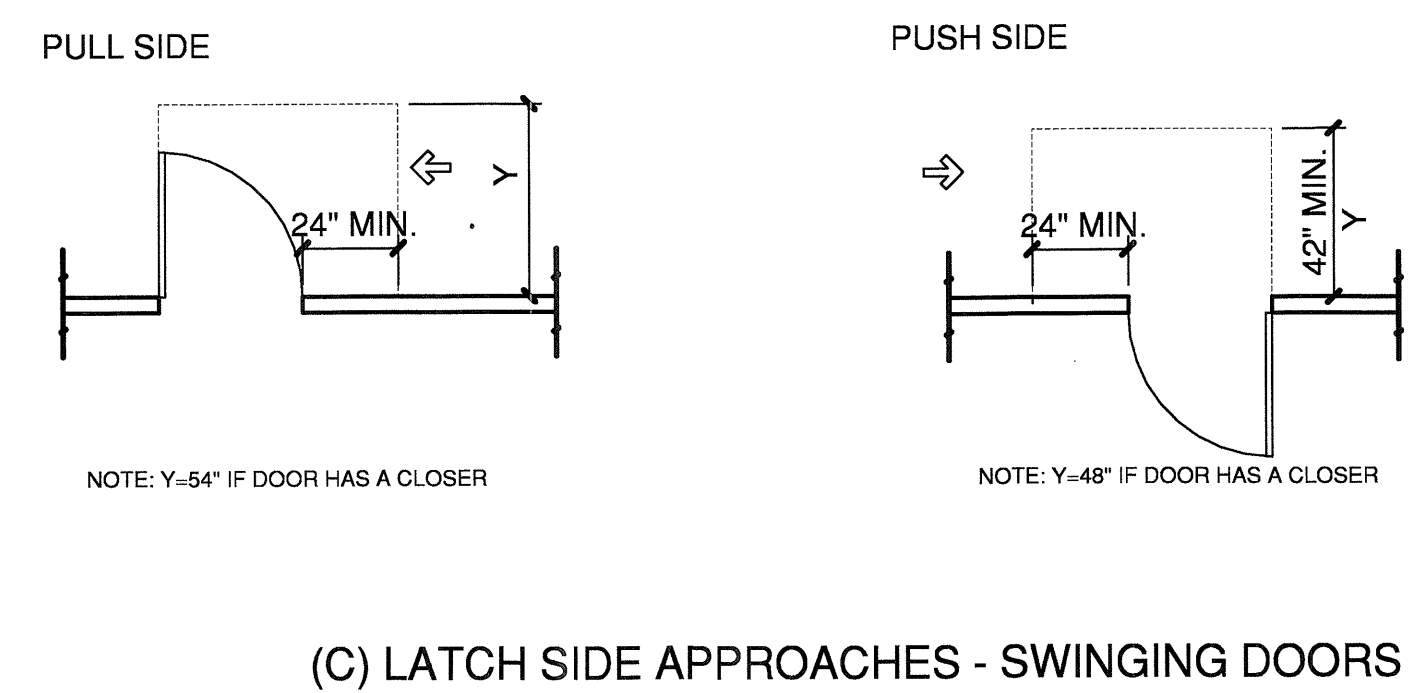
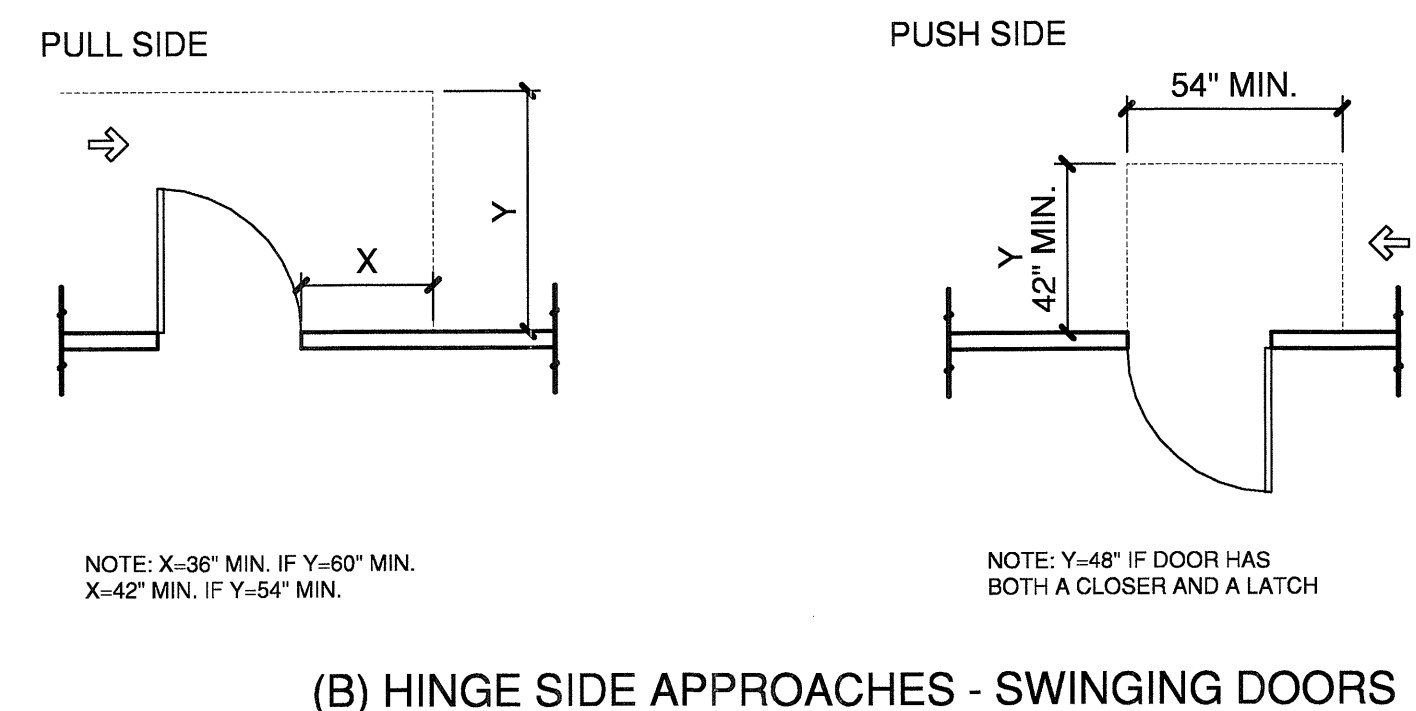
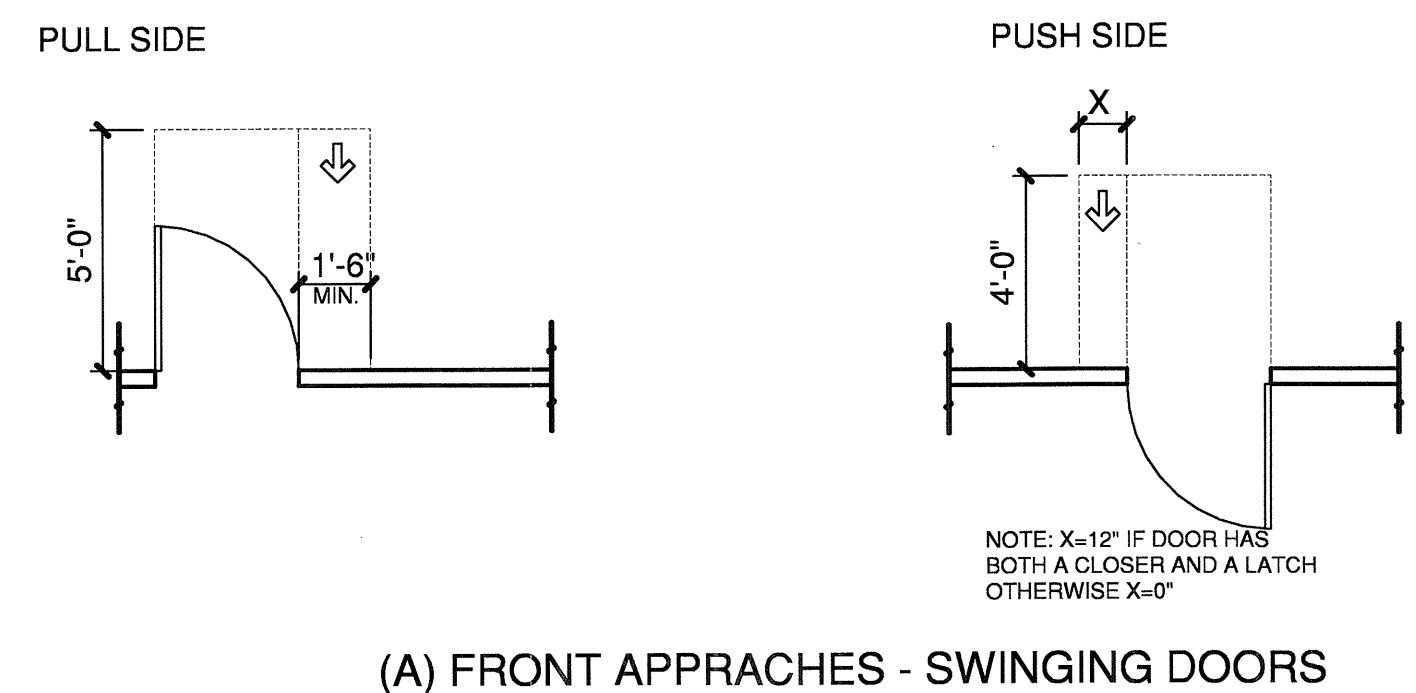
- *RANGE SHALL HAVE CONTROLS MOUNTED ON FRONT PANEL.
- *RANGE SHALL BE SELF-CLEANING UNLESS ADJACENT KNEE SPACE IS PROVIDED AS SHOWN ABOVE.

TYPICAL ANSI KITCHEN
SCALE 3/8"=1'-0"

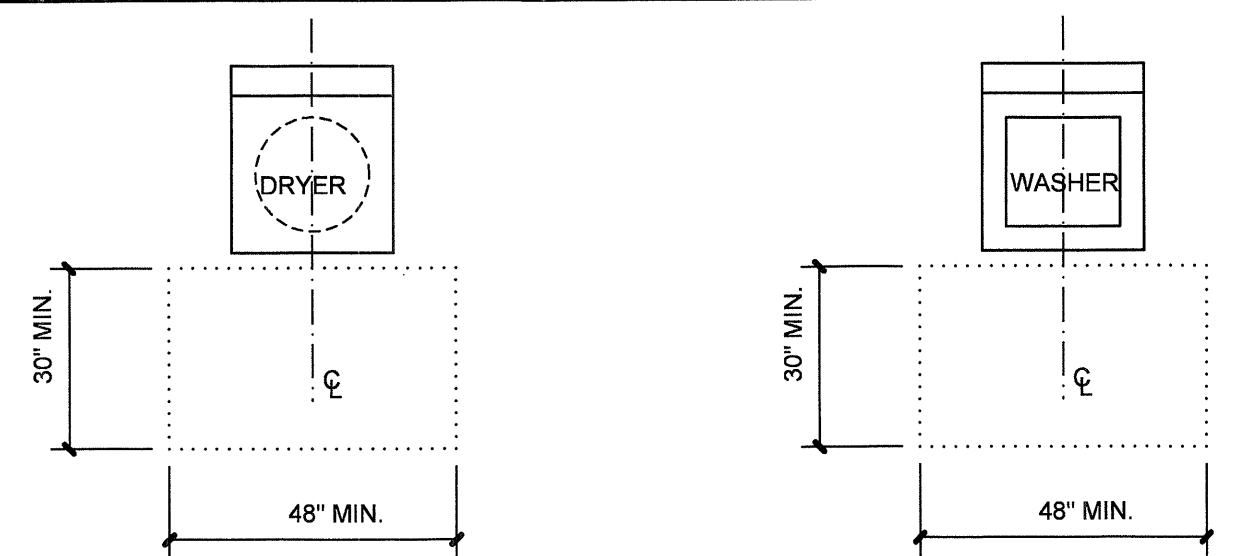


TYPICAL ANSI SINK AT KITCHEN
SCALE 3/8"=1'-0"

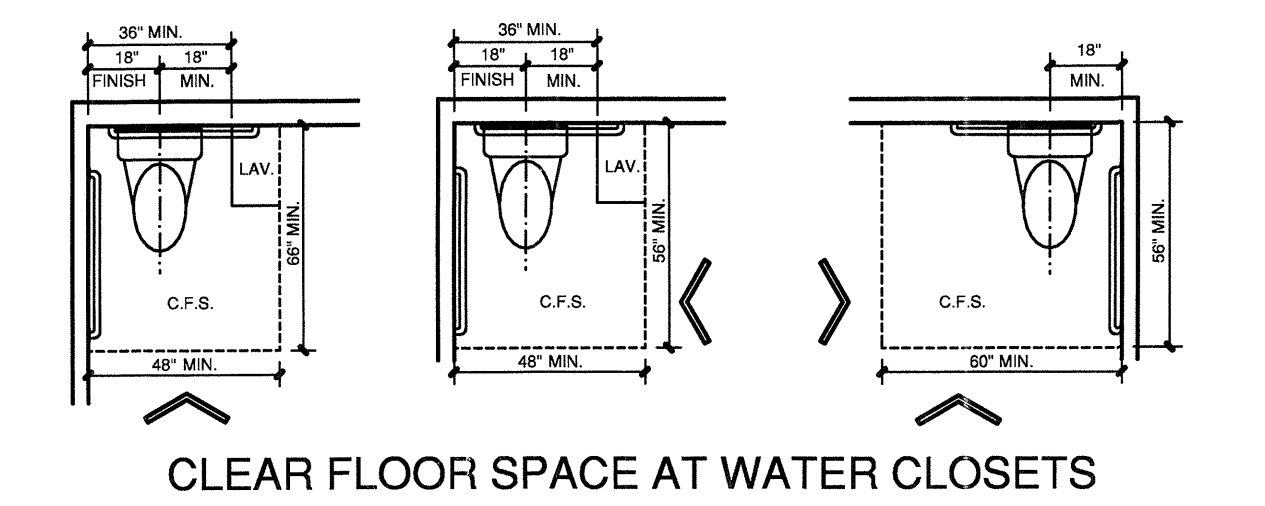
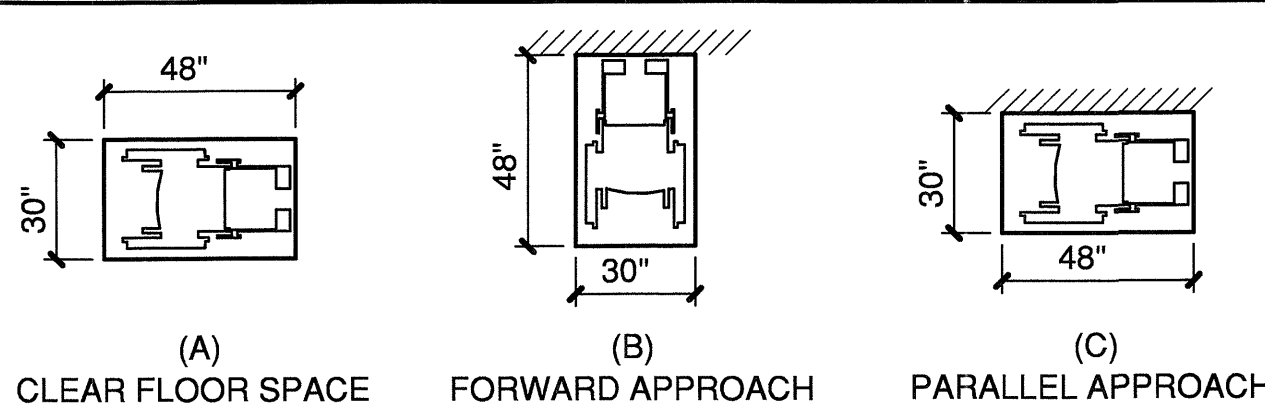
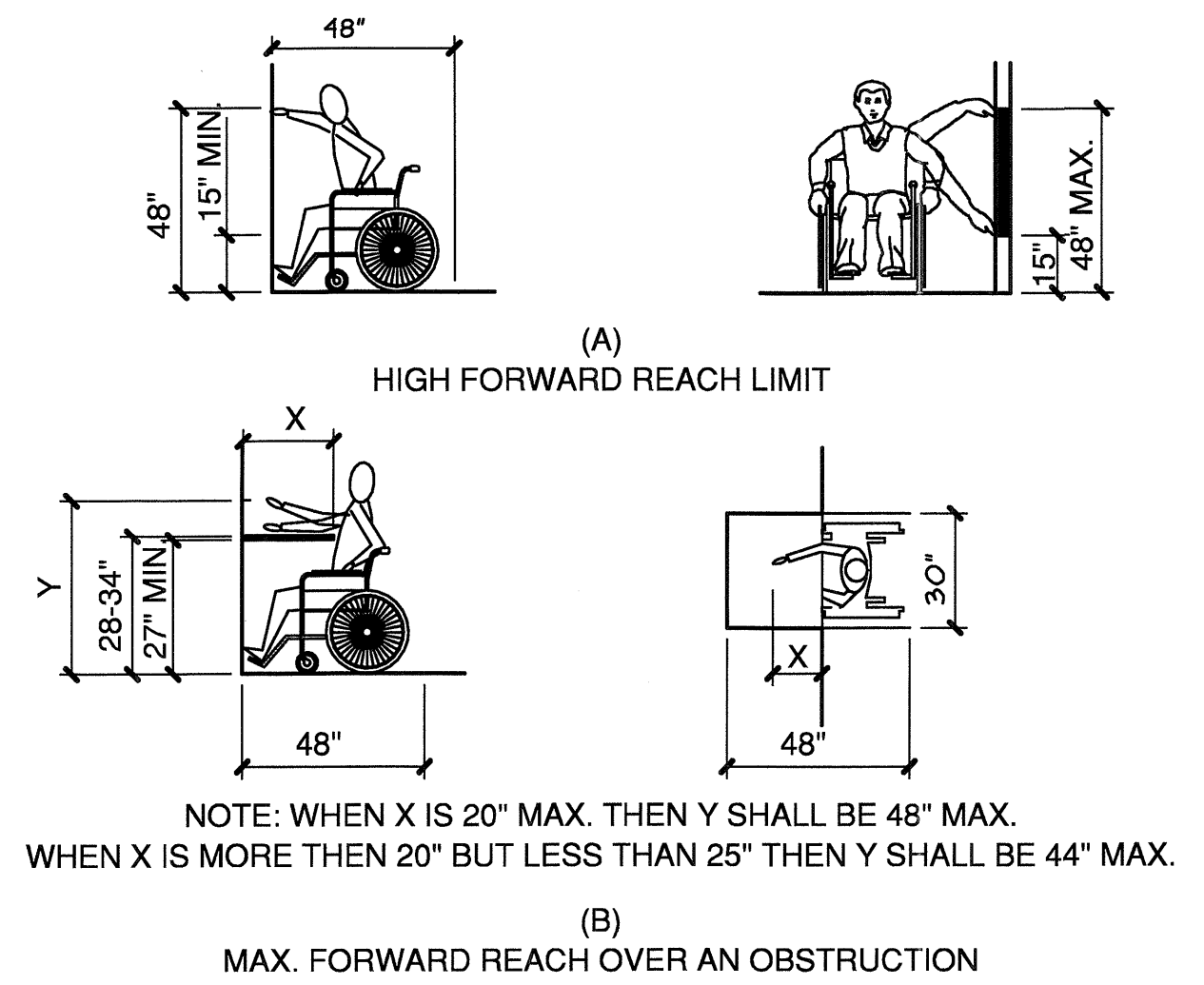
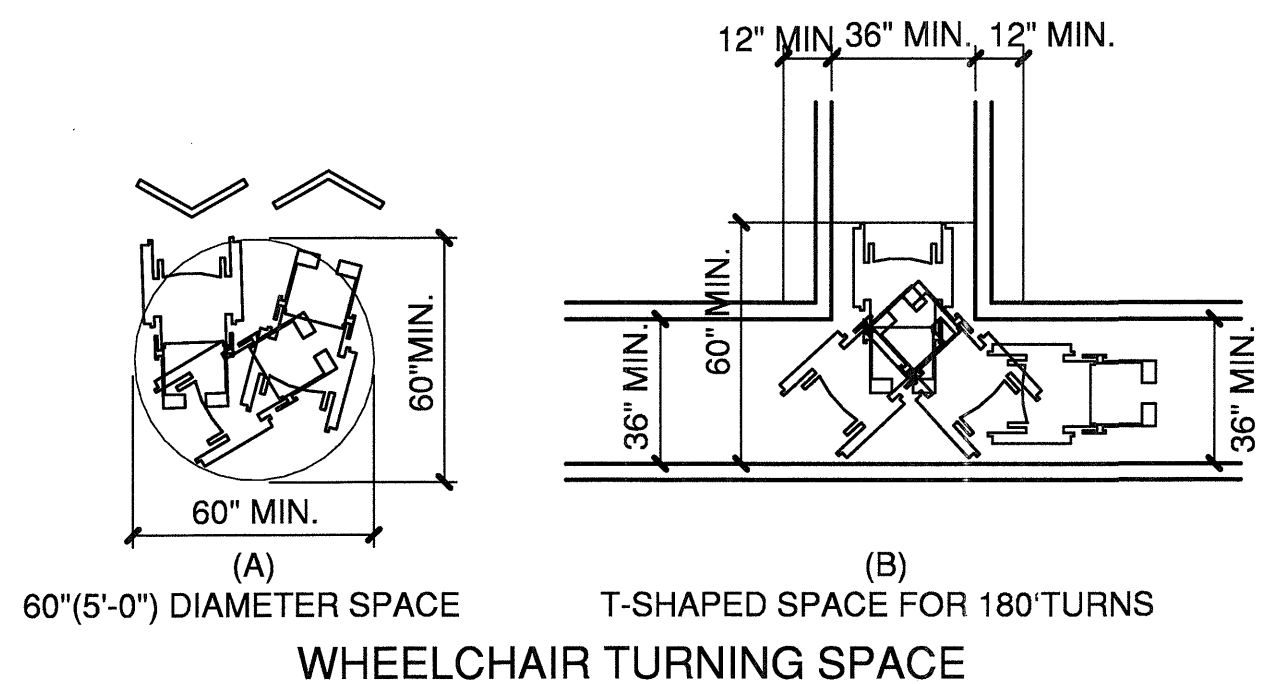
DOOR DETAILS FOR ANSI TYPE A UNIT PLANS



CLEAR FLOOR SPACE FOR W/D IN ANSI UNITS

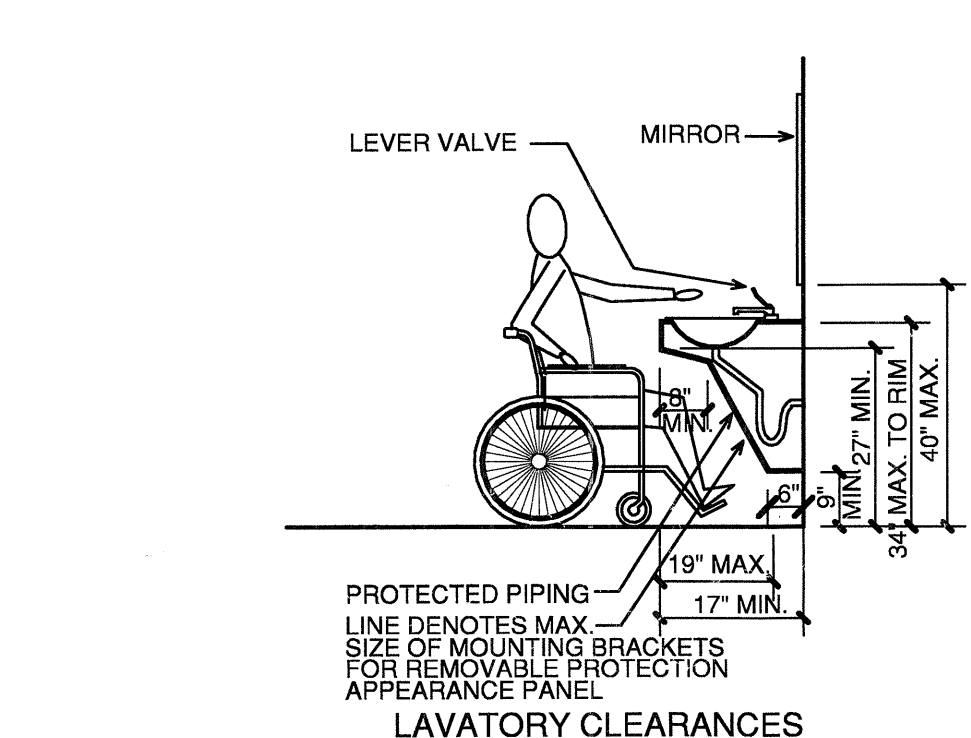
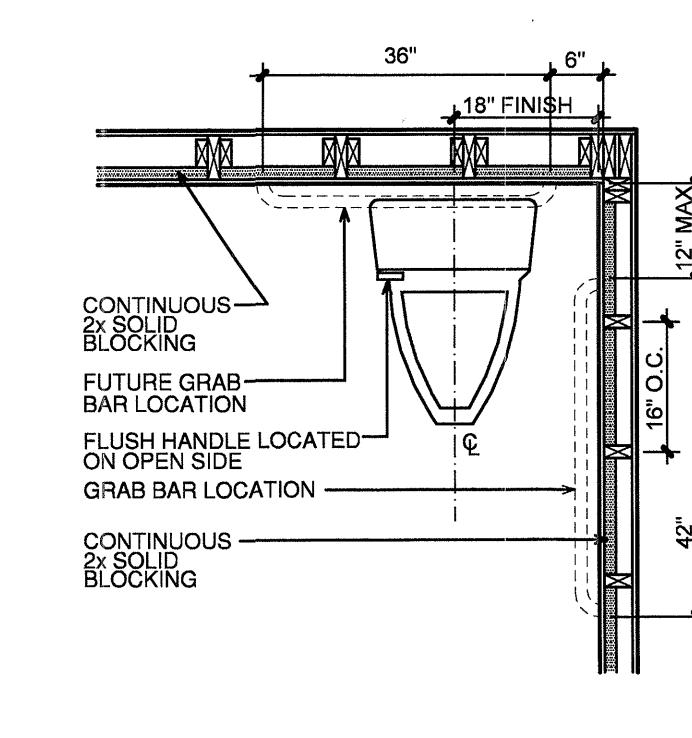
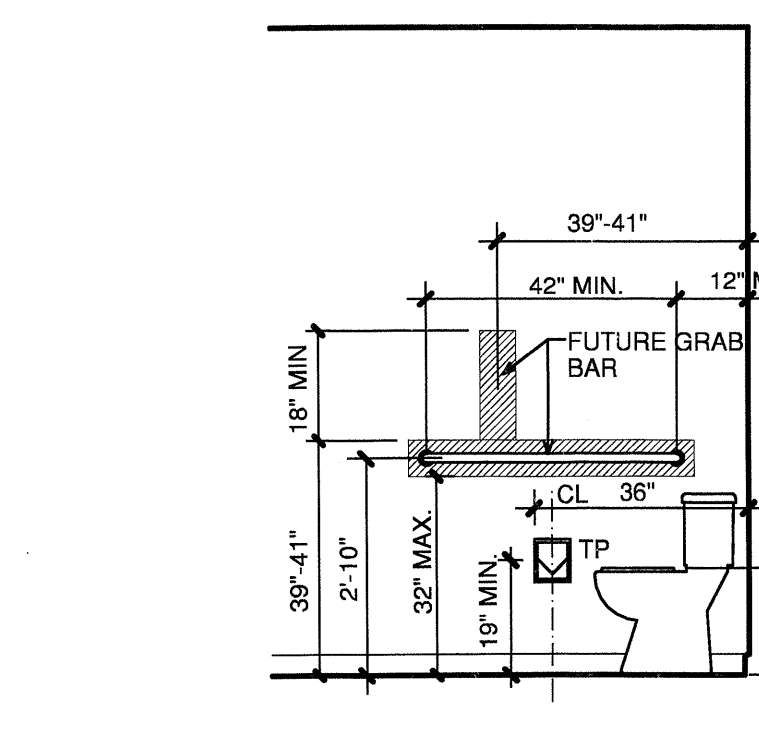
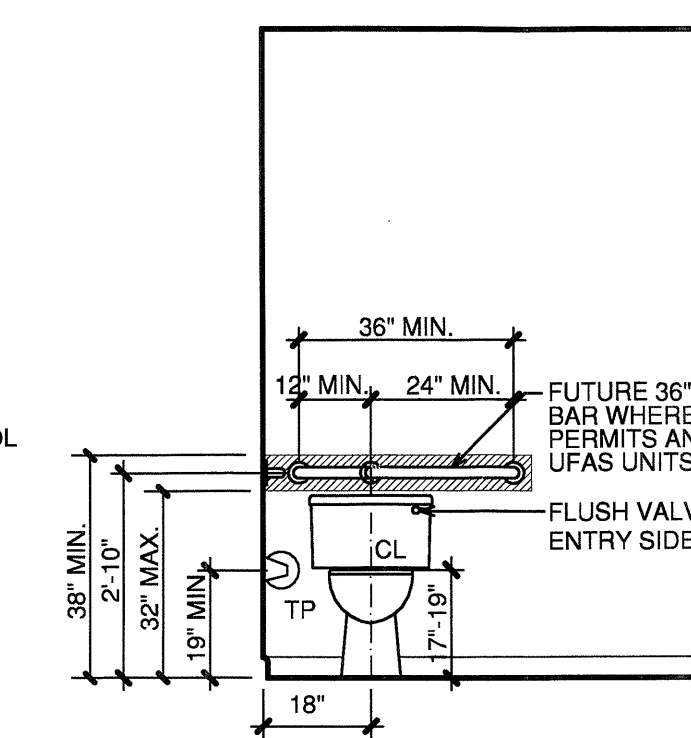
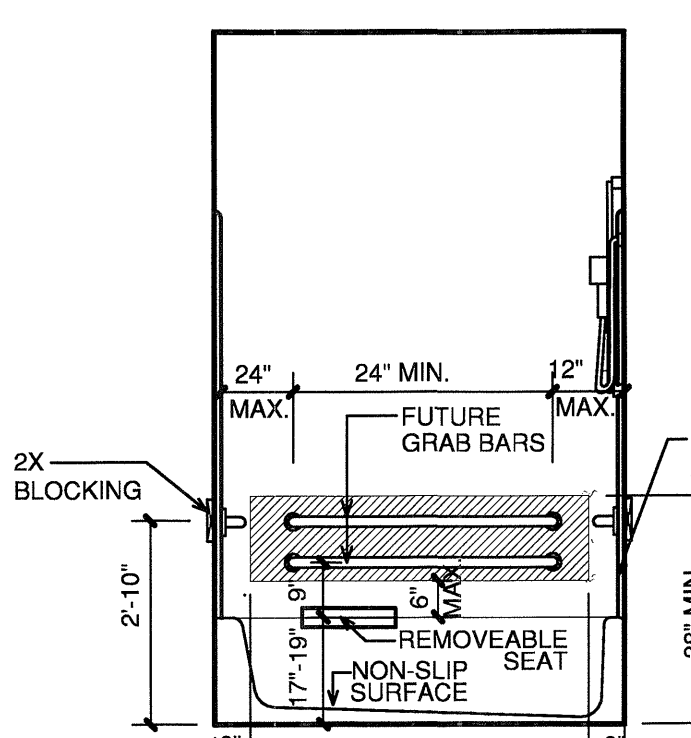
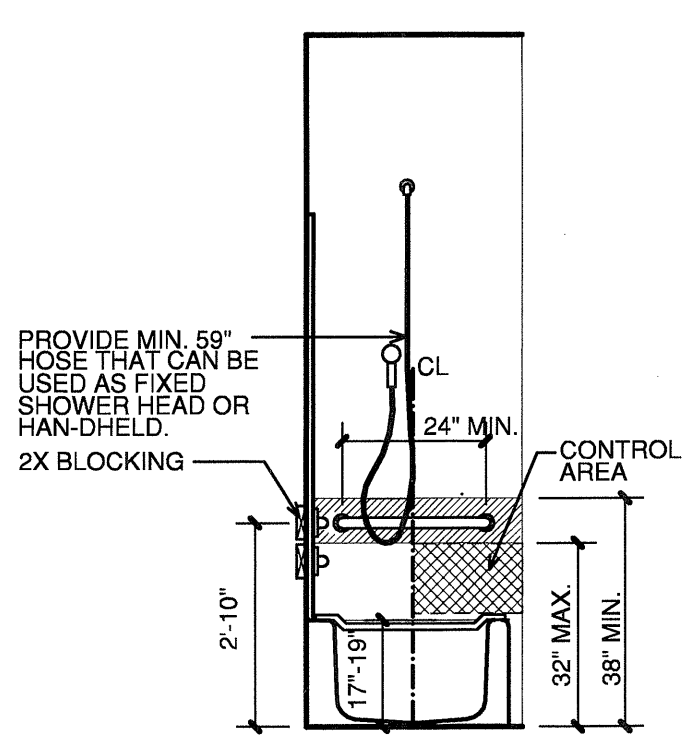
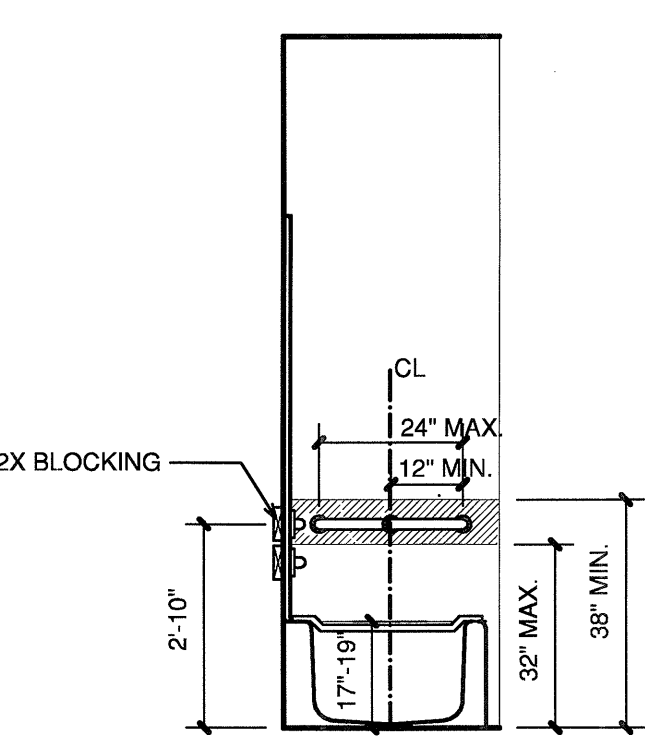


CLEAR FLOOR REQUIREMENTS FOR ANSI UNITS



GENERAL NOTES FOR ANSI UNITS

- EXTERIOR DOORS:
 - A: PROVIDE 1/2" MAX. LOW PROFILE THRESHOLD.
 - B: LEVER TYPE HARDWARE TO BE PROVIDED. MIN. HEIGHT OF 34" A.F.F. AND MAX. HEIGHT OF 48" A.F.F.
 - C: DDOR CLOSER MUST ALLOW FOR "LOW FORCE" TO BE APPLIED IN ORDER TO OPEN.
 - D: PROVIDE A MINIMUM OF 32" CLEAR WIDTH OPENING. (3'-0" DOOR)
 - E: PROVIDE 1'-6" CLEAR SPACE ON THE "PULL" SIDE AT THE HANDLE. 12" CLEAR ON THE "PUSH" SIDE AT ALL UNIT ENTRY DOORS
- INTERIOR DOORS:
 - A: ACCESSIBLE DOORS TO PROVIDE A MINIMUM OF 32" CLEAR WIDTH WHEN OPENED. (2'-10" OR 3'-0" DOOR) AND PROVIDE 1'-6" CLEAR SPACE ON THE "PULL" SIDE AT THE HANDLE. 12" CLEAR ON THE "PUSH" SIDE WHEN DOOR HAS A CLOSER AND LATCH.
 - B: LEVER TYPE HARDWARE TO BE PROVIDED. MAX. HEIGHT OF 48" A.F.F. & MIN HEIGHT OF 34" A.F.F. AT ALL DOORS.
- KITCHENS:
 - A: BASE CABINET IF PROVIDED AT WORK SPACE TO BE REMOVABLE & TO PROVIDED 30" WIDE MIN. CLEARANCE. FLOOR FINISH TO EXTEND UNDER CABINET TO WALL AND FINISH WALL BEHIND. CABINET END PANELS TO BE FINISHED WHEN ADJACENT TO KNEESPACE TYP. RIM OF SINK TO BE MAXIMUM 34" A.F.F.
 - B: BASE CABINET AT KITCHEN SINK TO BE REMOVABLE & TO PROVIDE 30" WIDE MIN. CLEARANCE. FLOOR FINISH TO EXTEND UNDER CABINET TO WALL AND FINISH WALL BEHIND. CABINET END PANELS TO BE FINISHED WHEN ADJACENT TO KNEESPACE TYP. RIM OF SINK TO BE MAXIMUM 34" A.F.F.
 - C: AT LEAST (1) UPPER CABINET TO BE MOUNTED NO HIGHER THAN 48" FROM FINISH FLOOR TO TOP OF LOWEST SHELF PER 08/A3.3.
 - D: ALL UPPER CABINET HARDWARE TO BE MOUNTED AS LOW AS POSSIBLE. BASE CABINET HARDWARE TO BE MOUNTED AS HIGH AS POSSIBLE.
- BATHROOMS:
 - A: FAUCET CONTROLS SHALL BE LOCATED AS SHOWN. LAVATORY SHALL HAVE LEVER HAND SET.
 - B: BASE CABINET AT LAVATORY TO BE REMOVABLE & TO PROVIDED 30" WIDE MINIMUM CLEARANCE. FLOOR FINISH TO EXTEND UNDER CABINET TO WALL AND FINISH WALL BEHIND. CABINET END PANELS TO BE FINISHED WHEN ADJACENT TO KNEESPACE TYP. TOP OF LAVATORY TO BE MAXIMUM 34" A.F.F.
 - C: WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN AND REQUIRED.
- FLOOR FINISHES:
 - A: PROVIDE STABLE, FIRM AND SLIP RESISTANT SURFACE THROUGHOUT BUILDINGS ALONG ALL ACCESSIBLE ROUTES.
 - B: FLOOR TRANSITIONS BETWEEN DIFFERENT MATERIALS NEED TO BE FLUSH, OR MEET THE 1/2" MAX. THRESHOLD REQUIREMENTS.
- ELECTRICAL/ ENVIRONMENTAL CONTROLS:
 - A: LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS MUST BE POSITIONED SO THAT CONTROLS SHALL BE LOCATED NO HIGHER THAN 48" A.F.F. TOP TO TOP.
 - B: ELECTRICAL OUTLETS SHALL BE MOUNTED SO THAT THE MINIMUM HEIGHT IS 15" A.F.F. TO THE BOTTOM.
 - C: CONTROLS AND/OR OUTLETS SHALL BE MOUNTED NOT HIGHER THAN 44" A.F.F. TO LOWEST OUTLETS WHEN WIDTH OF THE COUNTERTOPS ARE 20" MIN. AND 25" MAX.
- MISCELLANEOUS / OTHER:
 - A: SMOKE DETECTORS SHALL PROVIDE VISUAL AS WELL AS AUDIBLE ALARM.
 - B: AUDIBLE FIRE ALARMS WHERE REQUIRED IN ANSI UNITS SHALL BE PROVIDED WITH VISUAL STROBE.
 - C: ALL ANSI BATHROOMS TO HAVE 2X BLOCKINGS AS SHOWN. REFER 01-06 ON THIS SHEET.
 - D: REFRIGERATORS IN ANSI UNITS TO PROVIDE A MINIMUM OF 1/2 OF SHELF AREA - WITHIN THE REACH RANGE.
 - E: OWNER TO PROVIDE ACCESSIBLE MICROWAVE AT TENANTS REQUEST



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