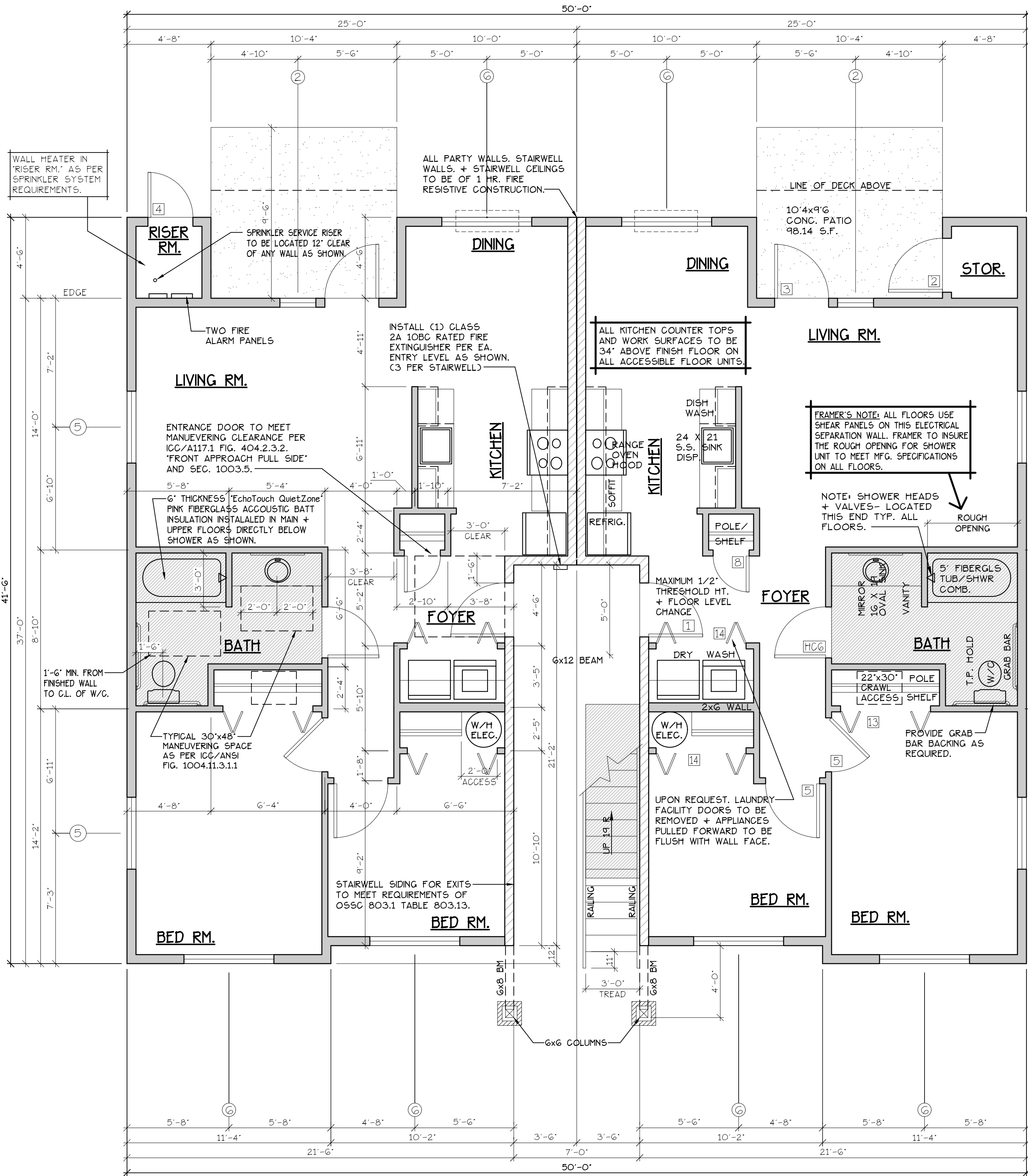




LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)

'A' UNIT = 903 S.F.

TYPE A UNITS

BLD. 1

CONSTRUCTION TYPE V.B. SPRINKLED
SEE WALL DETAIL SHEETS FOR
SHEETROCK APPLICATION.

EF3 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION
SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH
SECTION 907.2.11.
EF3 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS,
LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS
COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE
WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE									
#	WIDTH	HEIGHT	THICK	MTL.	FIN.	TP	FRAMES	REMARKS	
11	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A METAL PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD WEATHERSTRIP	
12	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B METAL PAINT	6 PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK	
13	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C METAL PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP	
14	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D METAL PAINT	W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK	
15	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E HEMLOCK STAIN		
16	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F HEMLOCK STAIN		
THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.									
17	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G HEMLOCK STAIN		
18	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H HEMLOCK STAIN		
19	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F HEMLOCK STAIN	POCKET DOOR	
THIS DOOR TO MEET ADA DESIGN STANDARDS OF 'DOOR CLEAR OPENING' DETAIL AS SHOWN ON SHEET ADA-3.									
20	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G HEMLOCK STAIN	BI-PASS DOOR	
21	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H HEMLOCK STAIN	BI-FOLD DOOR	
22	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H HEMLOCK STAIN	BI-FOLD DOOR	
23	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H HEMLOCK STAIN	BI-FOLD DOOR	
24	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H HEMLOCK STAIN	BI-FOLD DOOR	
25	3'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	E HEMLOCK STAIN		
26	3'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B METAL PAINT	6 PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK	
27	3'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H HEMLOCK STAIN	FULL LITE W/ TEMPERED GLASS	
28	2'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A METAL PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD WEATHERSTRIP	

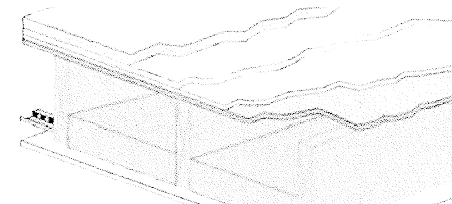
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

WINDOW SCHEDULE									
#	QTY.	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS	
1	15	2'0" X 5'0"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 GXB	
2	4	2'6" X 3'0"	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB	
3	0	3'0" X 4'0"	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
4	34	4'0" X 4'0"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
5	66	4'0" X 4'0"	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
6	148	5'0" X 4'0"	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
7	12	6'0" X 4'0"	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
8	13	3'0" X 4'0"	GASEMENT	MLGARD	WHITE	YES	GASEMENT W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
9	28	6'0" X 6'8"	VINYL SLIDE	MLGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12	
10	5	3'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY, OBSCURE GLASS	DF#1 GXB	

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2022 CHAPTER 11 SEC. 1107.2 ON
TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN
ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. UNO.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A15.40.

2304.12 Protection against decay and Termites.
Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.4.



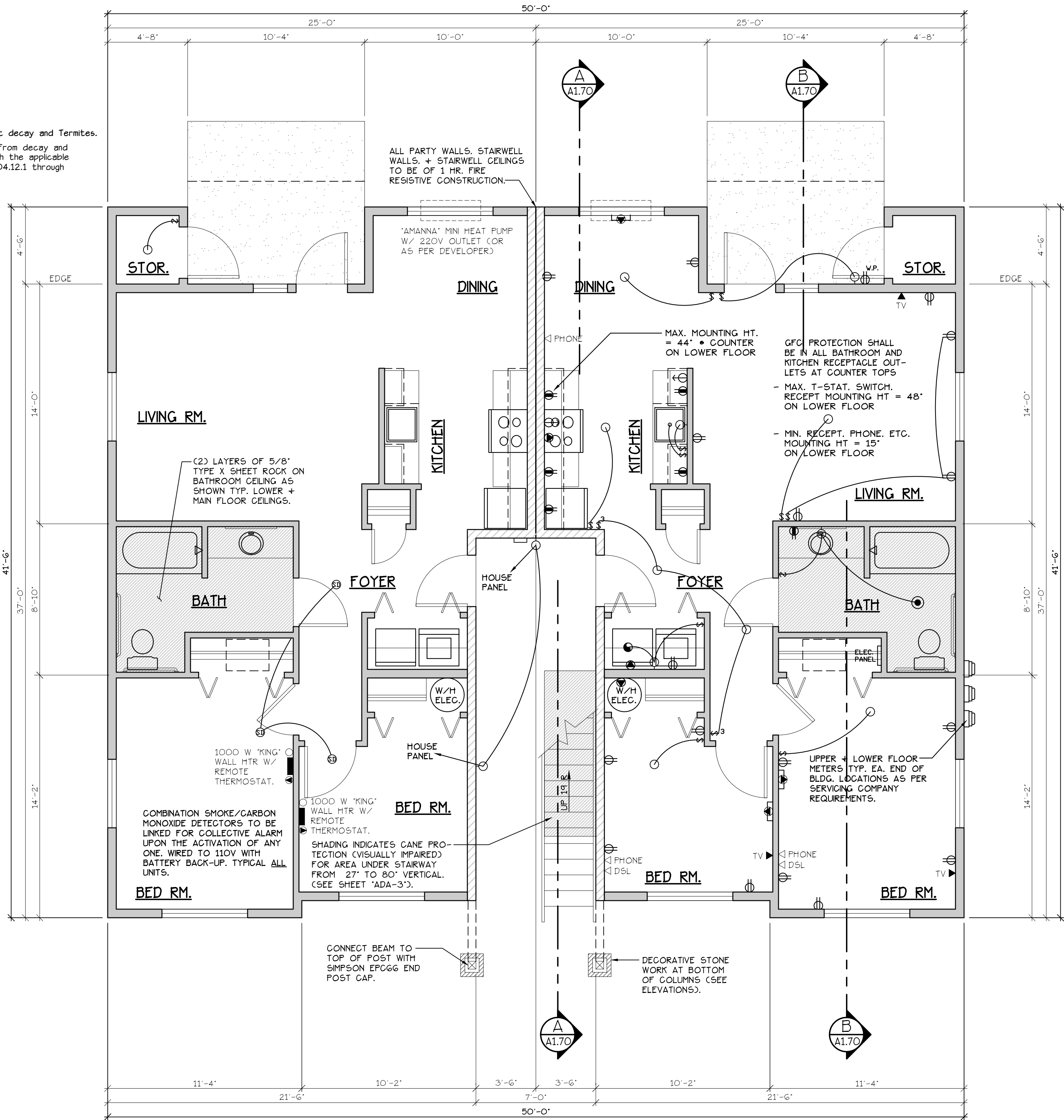
FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 OEES U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE COR' BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2022 O.S.S.C. SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.



CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

ELECTRICAL ● = HEATER/LIGHT/FAN

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A120 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
- FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER O.S.S.C. 718.2.2 AND O.S.S.C. 718.2.3.
- PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
- ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
- ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
- ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
- AS PER OEES HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
- ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

NOTES:

- ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
- ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
- ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH O.S.S.C. 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE O.S.S.C. 2019 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003. WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING UNITS. CHAPTER 10 SETS OUT THE CODE REQUIREMENTS THAT ALL GROUND FLOOR UNITS MUST MEET.

THE INTENT IS THAT 'ALL' GROUND FLOOR UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1, CHAPTER 10, SECTION 1004. ALL ACCESSIBLE FLOOR UNITS WITHIN THIS PROJECT ARE TO BE TYPE 'B' UNITS UNLESS SPECIFICALLY DESIGNATED TYPE 'A' UNITS. WITHIN THESE TYPE 'B' UNITS THE MAIN BATHROOM COR ONLY BATHROOM SHALL BE DESIGNATED AS AN OPTION 'B' ADAPTABLE BATHROOM WHICH MUST MEET THE REQUIREMENTS OF ICC/ANSI A117.1 SECTION 1004.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM O.S.S.C. 2022, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.