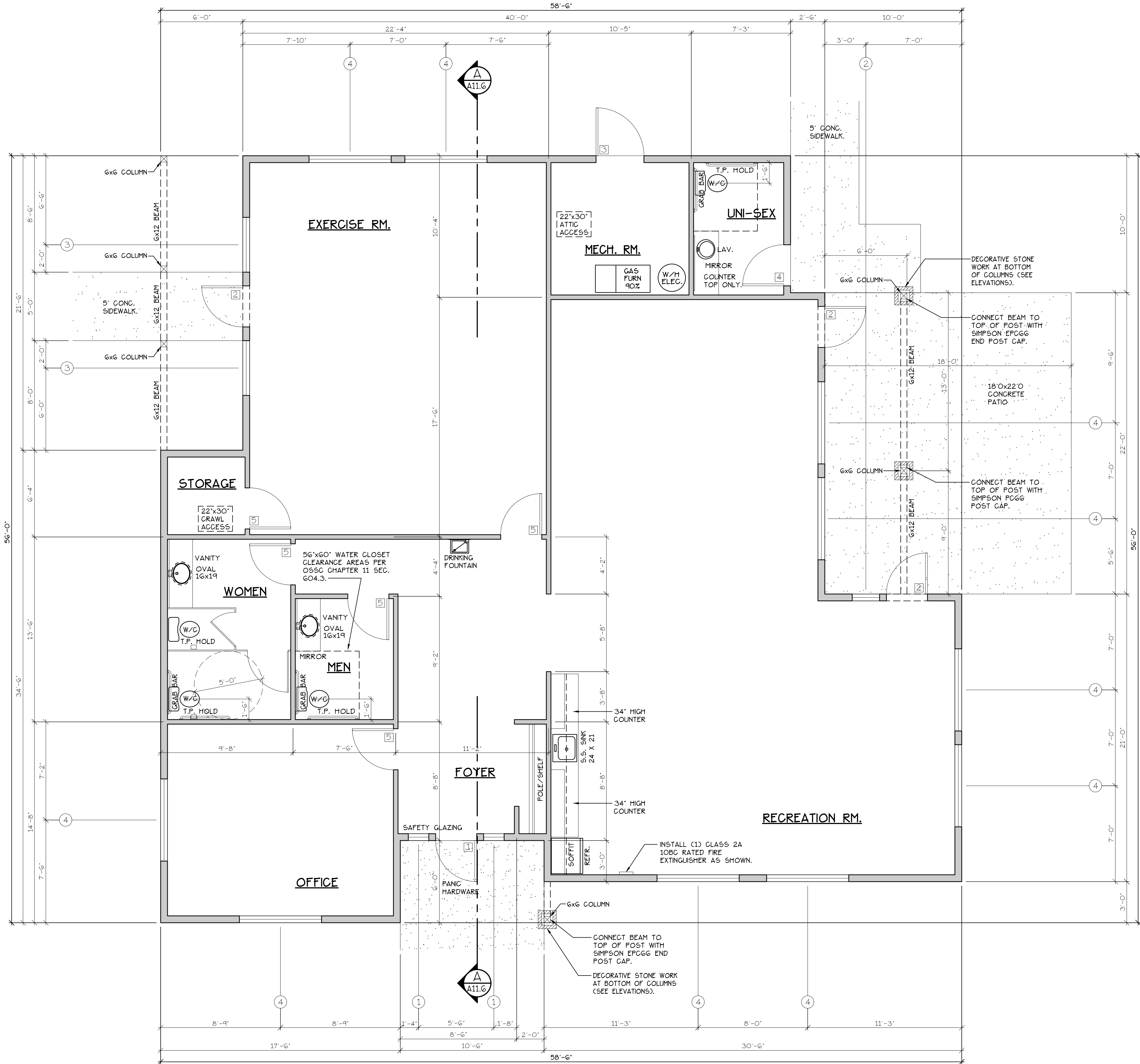




FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ACCESSIBLE)
REC. BLD. = 2,646 S.F.
RECREATION BLD.
BLD. 11

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 OESG 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 OESG SECTIONS 1015.8.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A11.2 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 OESG 718.2.2 AND OESG 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 OESG HIGH-EFFICIENCY LIGHTING SYSTEMS -- A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLOURESCENT, 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.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESG 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023, CHAPTER 11 OF THE OESG 2022 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 TYPE 'A' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1, CHAPTER 10, SECTION 100.3.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1, CHAPTER 10, SECTION 100.4. 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 100.4.11.3.2.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OESG 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.

DOOR SCHEDULE									
DOORS					FRAMES			REMARKS	
ID	WIDTH	HEIGHT	THICK	TYPE	MAT'L	FIN.	TYPE	MAT'L	FIN.
[1]	3'-0"	6'-8"	1 3/4"	MTL	CLAD	PAINT	A	METAL	PAINT
[2]	3'-0"	6'-8"	1 3/4"	MTL	CLAD	PAINT	B	METAL	PAINT
[3]	3'-6"	6'-8"	1 3/4"	MTL	CLAD	PAINT	C	METAL	PAINT
[4]	3'-0"	6'-8"	1 3/4"	MTL	CLAD	PAINT	D	METAL	PAINT
[5]	3'-0"	6'-8"	1 3/4"	MTL	CLAD	PAINT	F	METAL	PAINT

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.							
WINDOW SCHEDULE							
⑥	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
①	1'6" X 5'0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ SAFETY GLAZING	DF #1 4x12
②	2'0" X 5'0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ SAFETY GLAZING	DF #1 4x12
③	4'0" X 5'0"	VINYL SLD.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
④	6'0" X 5'0"	VINYL SLD.	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF #1 4x12

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.

NO CHANGES, MODIFICATIONS OR
REDUCTIONS TO BE MADE TO
THIS DRAWING WITHOUT THE
AUTHORIZATION FROM THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

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Scale: AS SHOWN
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REGISTERED PROFESSIONAL
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Renew date June 30, 2025