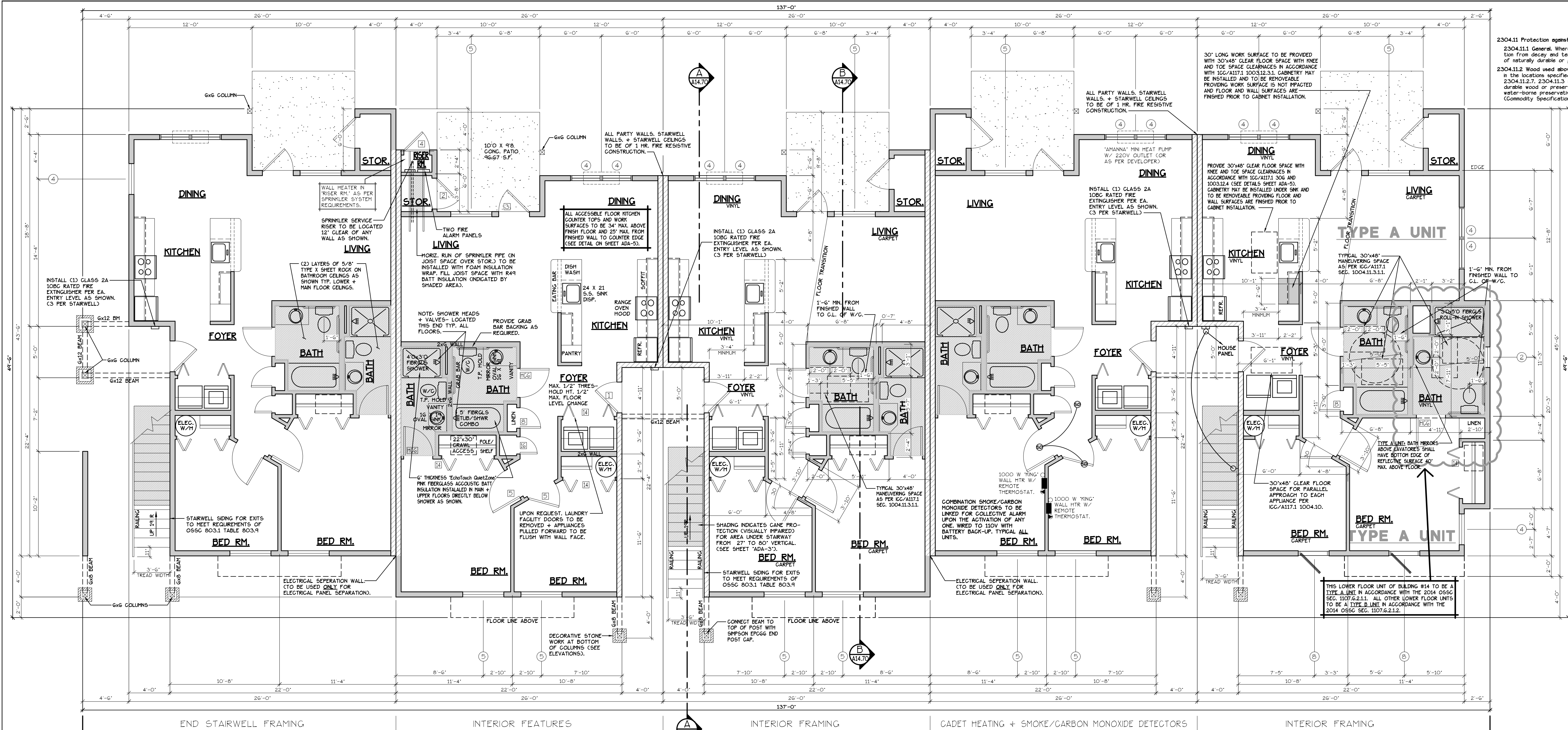


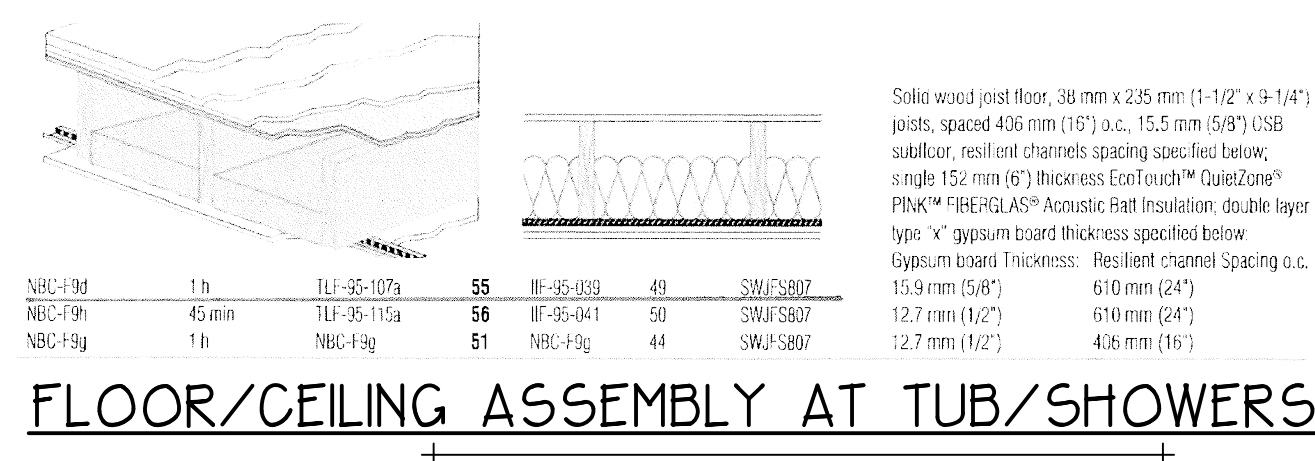
LOWER FLOOR PLAN
AT FAIRVIEW 2



2304.11 Protection against decay and Termites.
2304.11.1 General. Where required by the section, protection from decay and termites shall be provided by the use of naturally durable or preservative-treated wood.
2304.11.2 Wood used above ground. Wood used above ground in the locations specified in Sections 2304.11.2.1 through 2304.11.2.7, 2304.11.3 and 2304.11.5 shall be naturally durable wood or preservative-treated wood using water-borne preservatives, in accordance with AWPA U1 Commodity Specifications A or F) for above-ground use.

LOWER FLOOR PLAN
(HANDICAP ADAPTABLE/ACCESSIBLE)
TYPE A UNITS
BLD. 21+29

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.
SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.2 BEFORE BEGINNING ANY CONSTRUCTION.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

IF 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF 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.

HANDICAP UNIT NOTES:
THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OS5C 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OS5C 2014 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 (OR 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 OS5C 2014, 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.

GENERAL NOTES:
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OS5C 718.2.2 AND OS5C 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
6. ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
7. AS PER OS5C 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 EFFICIENCY OF 40 LUMENS PER INPUT WATT.
8. ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE									
#	DOORS			FRAMES			REMARKS		
	WIDTH	HEIGHT	THICK	MATL.	FIN.	TYP.			
1	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT A	METAL PAINT	6 PANEL, 60 MIN RATED ASSY. W/ THRESHOLD WEATHERSTRIP CLOSURES.	
2	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT B	METAL PAINT	W/ THRESHOLD, LOLLERS, WEATHERSTRIP AND KEYED LOCK	
3	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT C	METAL PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP	
4	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PAINT D	METAL PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK	
5	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN E	HEMLOCK STAIN		
6	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN F	HEMLOCK STAIN		
7	2'-6"	6'-8"	1-3/8"	H.G.	BRCH	STAIN E	HEMLOCK STAIN		
8	2'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN E	HEMLOCK STAIN		
9	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN F	HEMLOCK STAIN		
10	4'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN G	HEMLOCK STAIN	BI-PASS DOOR	
11	5'-8"	6'-8"	1-3/8"	H.G.	BRCH	STAIN G	HEMLOCK STAIN	BI-PASS DOOR	
12	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN G	HEMLOCK STAIN	BI-PASS DOOR	
13	4'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN H	HEMLOCK STAIN	BI-FOLD DOOR	
14	5'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN H	HEMLOCK STAIN	BI-FOLD DOOR	
15	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN H	HEMLOCK STAIN	BI-FOLD DOOR	
16	11'-8"	6'-8"	1-3/8"	H.G.	BRCH	STAIN E	HEMLOCK STAIN		
17	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT I	METAL PAINT	PAIR OF 3'-0" FRENCH DOORS.	
18	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN J	HEMLOCK STAIN	FULL LITE W/ TEMPERED GLASS.	
19	2'-4"	6'-8"	1-3/8"	H.G.	BRCH	STAIN J	HEMLOCK STAIN	POCKET DOOR	

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

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
							DF#1	DF#2	DF#3
1	1'6" X 1'6"	VNLT STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
2	2'0" X 1'6"	VNLT STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
3	3'0" X 4'0"	VNLT SGR.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
4	3'0" X 5'0"	VNLT SGR.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
5	4'0" X 5'0"	VNLT SGR.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
6	5'0" X 5'0"	VNLT SGR.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
7	3'0" X 4'6"	VNLT SGR.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
8	3'0" X 4'6"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12		
9	2'0" X 5'0"	VNLT STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. 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 MIN. 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A20.4.

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.G.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U=0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OS5C SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

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

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Dec-20
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREY
RENEW DATE: APR 30, 2021