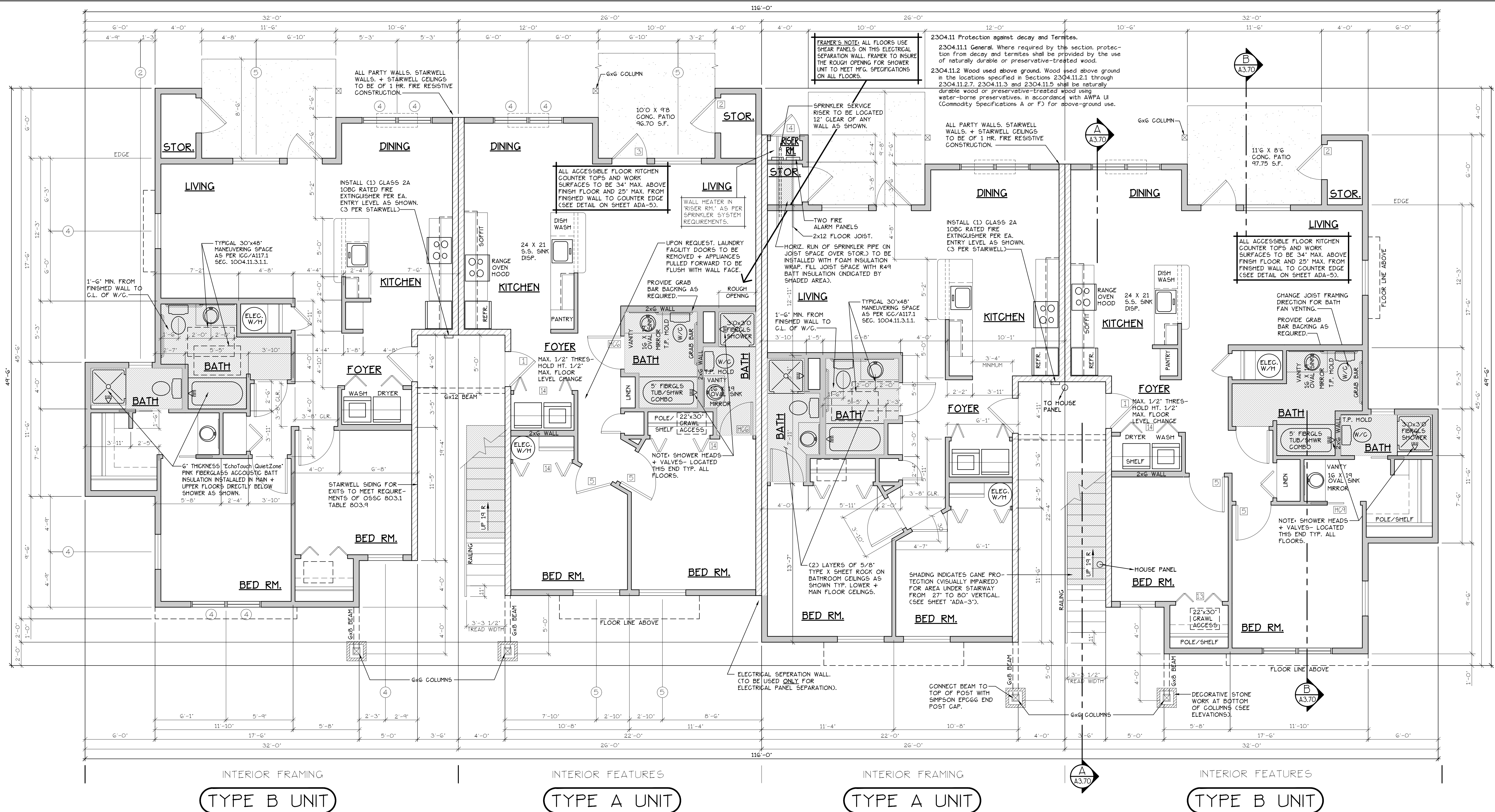


LOWER FLOOR PLAN
AT FAIRVIEW 2



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 23+35

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

'A' UNIT = 952 S.F.
'B' UNIT = 1029 S.F.

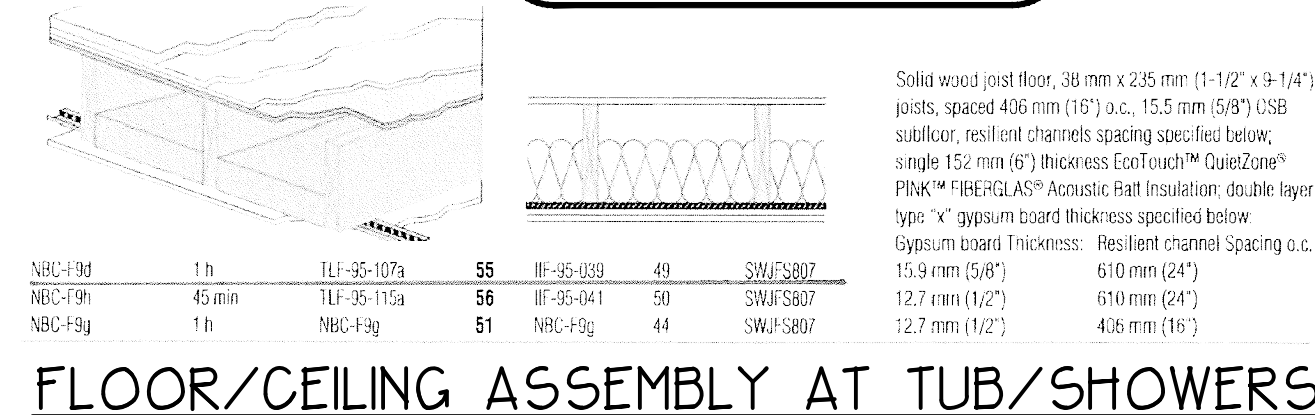
DOOR SCHEDULE									
#	DOORS			FRAMES		REMARKS			
	WIDTH	HEIGHT	THICK	TYP.	MATL.		FIN.		
101	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT A	METAL	PAINT	6 PANEL 60 IN BATED ASSY. W/ THRESHOLD WEATHERSTRIP CLOSURES.
102	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT B	METAL	PAINT	W/ THRESHOLD, LOUVERS, WEATHERSTRIP AND KEYS LOCK
103	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
104	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PANT D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
105	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN E	HEMLOCK	STAIN	POCKET DOOR
106	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN F	HEMLOCK	STAIN	POCKET DOOR
107	2'-6"	6'-8"	1-3/8"	H.G.	BRCH	STAIN G	HEMLOCK	STAIN	POCKET DOOR
108	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN H	HEMLOCK	STAIN	POCKET DOOR
109	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN I	HEMLOCK	STAIN	POCKET DOOR
110	4'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN J	HEMLOCK	STAIN	POCKET DOOR
111	5'-8"	6'-8"	1-3/8"	H.G.	BRCH	STAIN K	HEMLOCK	STAIN	POCKET DOOR
112	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN L	HEMLOCK	STAIN	POCKET DOOR
113	4'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN M	HEMLOCK	STAIN	POCKET DOOR
114	5'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN N	HEMLOCK	STAIN	POCKET DOOR
115	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN O	HEMLOCK	STAIN	POCKET DOOR
116	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN P	HEMLOCK	STAIN	POCKET DOOR
117	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN Q	HEMLOCK	STAIN	POCKET DOOR
118	2'-4"	6'-8"	1-3/8"	H.G.	BRCH	STAIN R	HEMLOCK	STAIN	POCKET DOOR

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

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) OESC U=0.32.

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 2014 OESC SECTIONS 1013.8.1 AND 1029.4.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

- 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 OESC 718.2.2 AND OESC 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 OESC 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.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A3.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OESC 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 TYPE 'A' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1 CHAPTER 10, SECTION 1003.

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 OESC 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.

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

JOB # 7111

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

A3.31