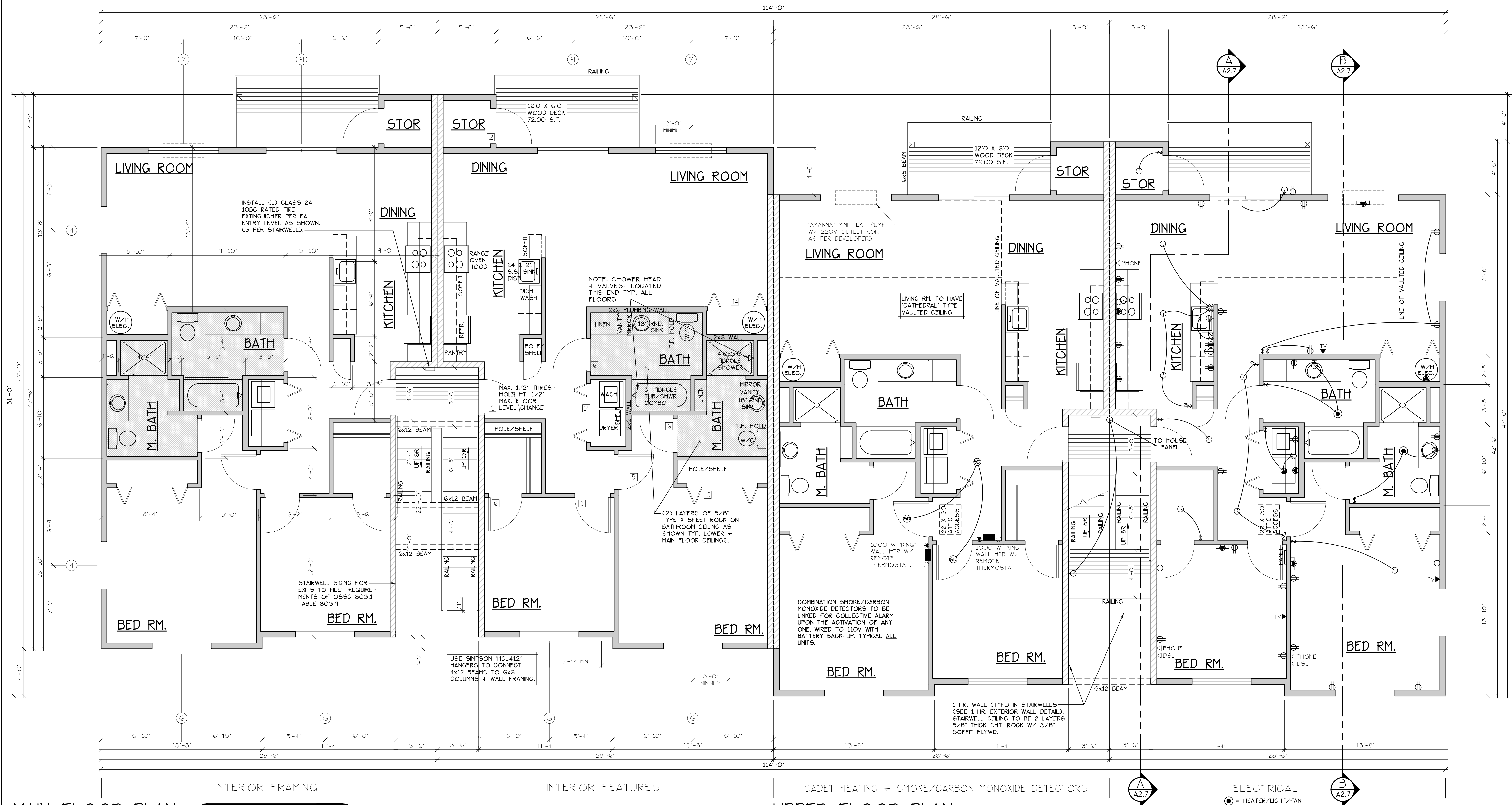




MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

EA. UNIT = 1139 S.F.

(TYPE C UNITS)

(BLD. 2

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

[F] 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										
DOORS						FRAMES		REMARKS		
NO.	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
[1]	3'-0"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	E	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP
[2]	3'-0"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	E	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
[3]	3'-0"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	E	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
[4]	2'-6"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	E	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
[5]	3'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	F	H.M.O.C.K	STAIN	
[6]	2'-10"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	F	H.M.O.C.K	STAIN	
[R1]	THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
[7]	2'-6"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	F	H.M.O.C.K	STAIN	
[8]	2'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	F	H.M.O.C.K	STAIN	
[R2]	THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.*									
[9]	5'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	G	H.M.O.C.K	STAIN	POCKET DOOR
[10]	5'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	G	H.M.O.C.K	STAIN	
[11]	3'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	G	H.M.O.C.K	STAIN	BI-PASS DOOR
[12]	3'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	H	H.M.O.C.K	STAIN	BI-PASS DOOR
[13]	3'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	H	H.M.O.C.K	STAIN	BI-FOLD DOOR
[14]	5'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	H	H.M.O.C.K	STAIN	BI-FOLD DOOR
[15]	5'-0"	8'-0"	1 3/8"	H.G.	B.RCH	STAIN	H	H.M.O.C.K	STAIN	BI-FOLD DOOR
[16]	1'-6"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	E	H.M.O.C.K	STAIN	
[17]	3'-0"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	E	H.M.O.C.K	STAIN	
[18]	3'-0"	8'-0"	1 3/8"	S.G.	B.RCH	STAIN	J	H.M.O.C.K	STAIN	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
[19]	4'-0"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	A	METAL	PAINT	FULL LITE W/ TEMPERED GLASS
[20]	4'-0"	8'-0"	1 3/4"	MTL.	CLAD	PAIN	A	METAL	PAINT	G PANEL 45 MIN LABEL W/ THRESHOLD, WEATHERSTRIP

WINDOW SCHEDULE							
①	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
②	2'0" X 5'0"	VNLT. STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 G&B
③	2'6" X 3'0"	VNLT. SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G&B
④	3'0" X 4'0"	VNLT. SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G&B CSEE 4'-0" TALL WINDOW FRAMING DETAIL A13.403
⑤	4'0" X 4'0"	VNLT. STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 G&B CSEE 4'-0" TALL WINDOW FRAMING DETAIL A13.403
⑥	4'0" X 4'0"	VNLT. SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G&B CSEE 4'-0" TALL WINDOW FRAMING DETAIL A13.403
⑦	5'0" X 4'0"	VNLT. SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G&B CSEE 4'-0" TALL WINDOW FRAMING DETAIL A13.403
⑧	6'0" X 4'0"	VNLT. SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G&B CSEE 4'-0" TALL WINDOW FRAMING DETAIL A13.403
⑨	6'0" X 4'0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 G&B CSEE 4'-0" TALL WINDOW FRAMING DETAIL A13.403
⑩	6'0" X 6'6"	VNLT. SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4X12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.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 AT 7'-0" A.F.F. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.40.

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 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 IECCS U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE. COULD BE INSTALLED WITH WINDOW SILL RAIL. (NOTE: REVISION 10/15/14)

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 502.3 2014 OEEBC U-0.35.

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 OSSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAIN + UPPER FLOOR DOORS ARE
SIZED THE SAME AS LOWER FLOOR
DOORS. DOOR SIZE OPTIONS FOR MAIN
+ UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A2.20 BEFORE BEGINNING
ANY CONSTRUCTION.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 4 G STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OESC 718.2.2 AND OESC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROOF SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MN. 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 OESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPT WATT.
8. ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.