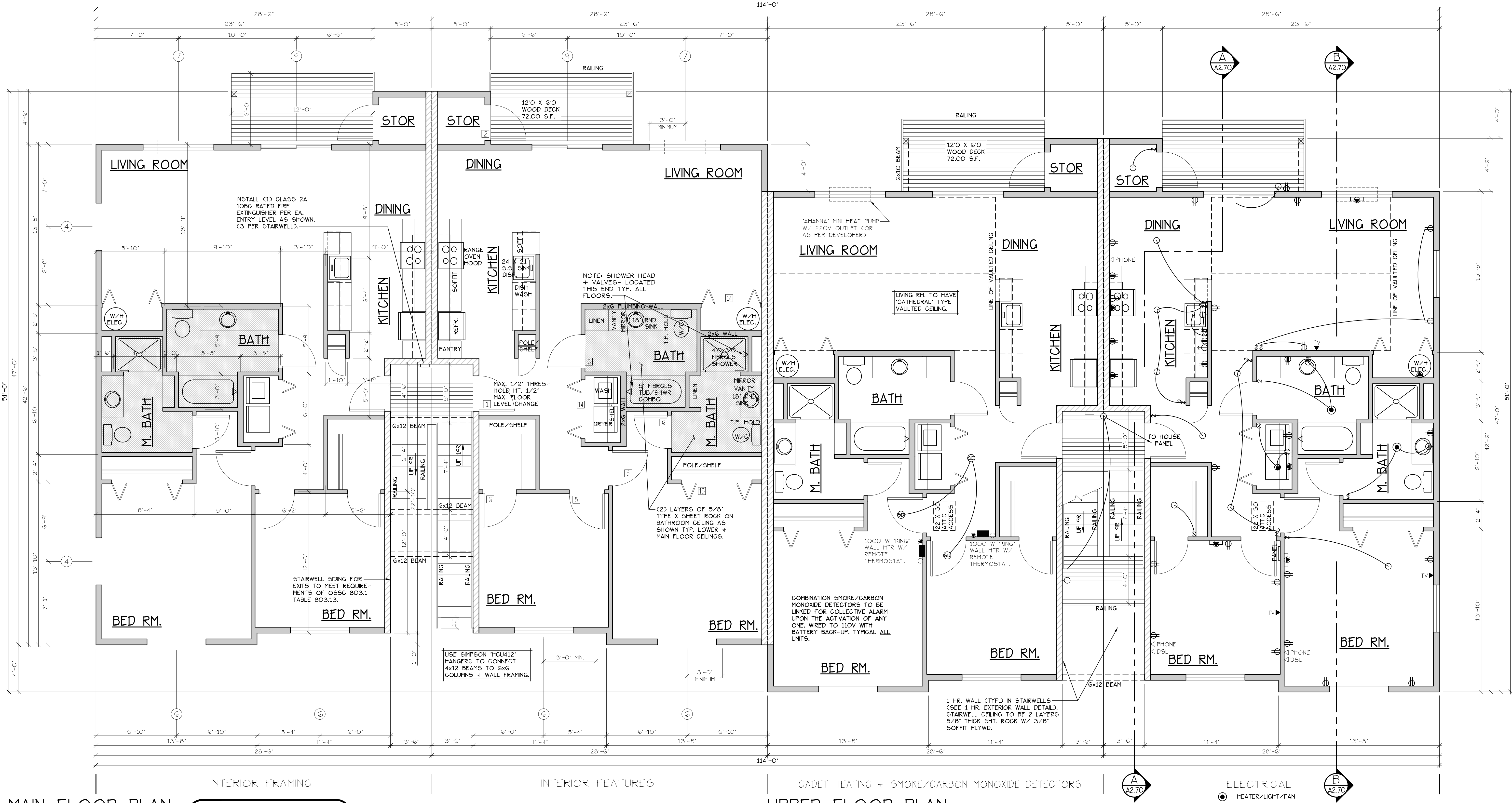




MAIN FLOOR PLAN

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

EA. UNIT = 1139 S.F.

TYPE C UNITS

BLD. 2

UPPER FLOOR PLAN

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

EF1 907.210.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EF1 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.

NOTES:

1. ALL DOOR AND WINDOW HEADERS TO BE #2 4X12 UNLESS NOTED OTHERWISE ON PLANS.
2. ALL 6X12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
3. ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-0" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

DOOR SCHEDULE									
DOORS			FRAMES			REMARKS			
#	WIDTH	HEIGHT	THICK	TYP.	MAT'L	FIN.	TYP.	MAT'L	FIN.
11	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
12	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
13	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT
14	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
15	3'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
16	2'-10"	6'-8"	1-3/8"	H.G.	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.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
18	2'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
19	2'-10"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
20	5'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
21	6'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
22	3'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
23	4'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
24	5'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
25	6'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
26	1'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	E	HEMLOCK	STAIN
27	3'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
28	3'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	I	HEMLOCK	STAIN
29	2'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.									

WINDOW SCHEDULE							
①	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
②	2' 0" X 5' 0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DFR#1 GX8
③	2' 6" X 3' 0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8
④	3' 0" X 4' 0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑤	4' 0" X 4' 0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑥	4' 0" X 4' 0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑦	5' 0" X 4' 0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑧	6' 0" X 4' 0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑨	3' 0" X 4' 0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑩	6' 0" X 6' 8"	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DFR#1 4x12
⑪	3' 0" X 1' 6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY, OBTUSE GLASS	DFR#1 GX8
NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 304. 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 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 2019 OESG U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3G" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESG SECTIONS 1015.8.

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 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
 2. FIRE BLOCK CONCEALED SPACES VERTICAL + HORIZONTAL AS PER OESG 718.2.2 AND OESG 718.2.3.
 3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SOWER + 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 BLDGS.
 7. 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 FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
 8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

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: May-21
Scale: AS SHOWN
JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
MARK D. SEELY
Renew date: June 30, 2021