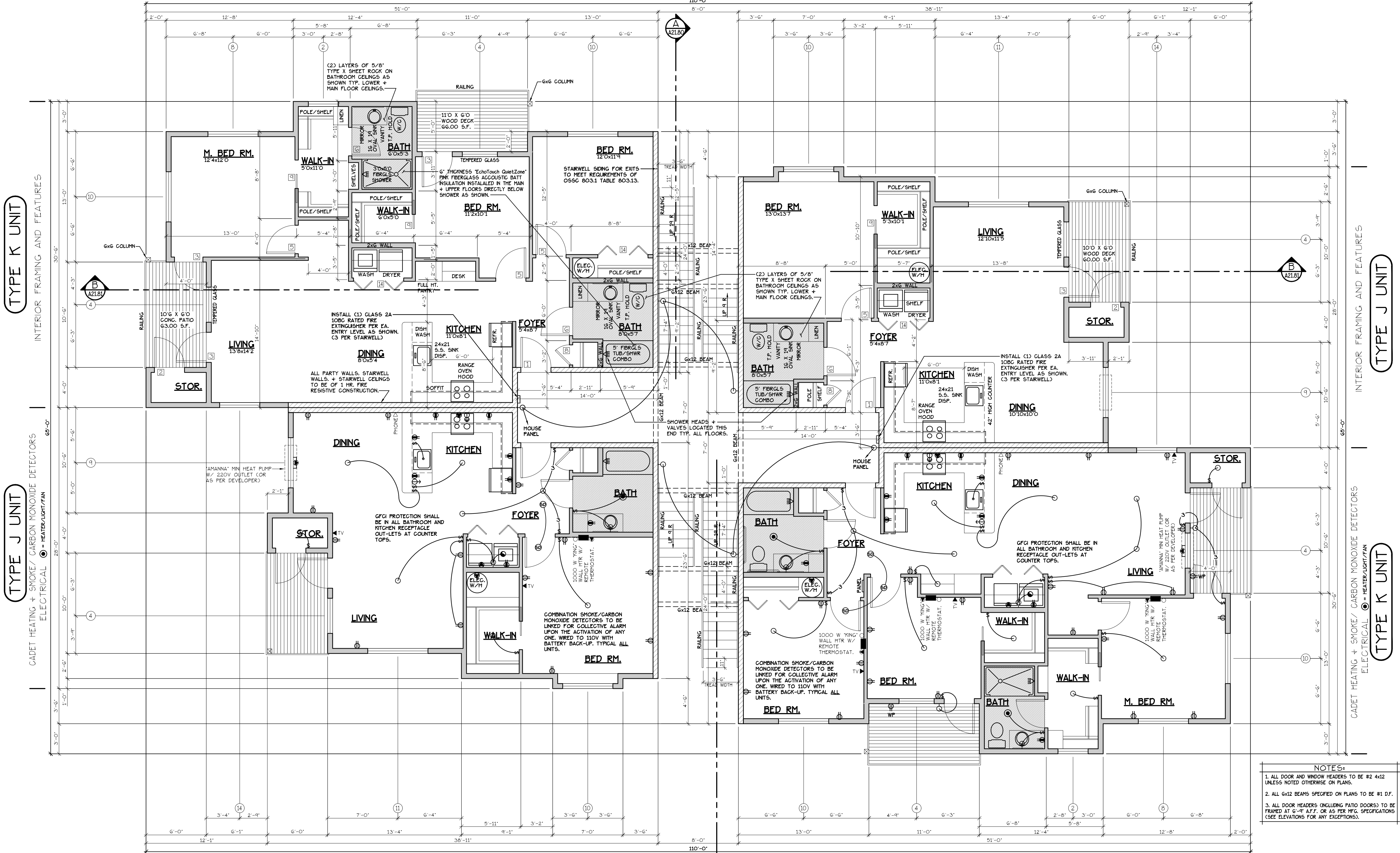




SECOND FLOOR PLAN (BLD. 11.30+32)

'J' UNIT = 879 S.F.
'K' UNIT = 1,279 S.F.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A21.20 BEFORE BEGINNING ANY CONSTRUCTION.

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

DOOR SCHEDULE									
DOORS					FRAMES		REMARKS		
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	MATL.	FIN.
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PANT	A	METAL	PAINT
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PANT	B	METAL	PAINT
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PANT	C	METAL	PAINT
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PANT	D	METAL	PAINT
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	F	HEMLOCK	STAIN
8	2'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	F	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
11	5'-8"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	G	HEMLOCK	STAIN
12	6'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	G	HEMLOCK	STAIN
13	4'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	H	HEMLOCK	STAIN
14	5'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	H	HEMLOCK	STAIN
15	6'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	H	HEMLOCK	STAIN
16	1'-8"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	E	HEMLOCK	STAIN

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS		
1	3'0" X 1'0"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'0" X 1'6"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'0" X 4'6"	VNLT SGR	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'6" X 4'6"	VNLT SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'0" X 3'6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'0" X 4'6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'0" X 5'0"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
8	5'0" X 2'6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'0" X 4'6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'0" X 5'0"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
11	6'0" X 4'6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'0" X 4'0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT 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. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG 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 2022 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

- 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 FLUORESCENT, 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 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESG 2019 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 OESG 2019, 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.

NORTHPLACE
APARTMENT COMPLEX
SECOND FLOOR PLAN

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: Jun-23
Scale: AS SHOWN
JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
MARK D. GREEV
Renew date: June 30, 2025

TYPE K UNIT
INTERIOR FRAMING AND FEATURES

TYPE J UNIT
CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS
ELECTRICAL

THIRD FLOOR PLAN

SCALE: 3/8" = 1'-0"

'J' UNIT = 879 S.F.

'K' UNIT = 1,279 S.F.

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A21.20 BEFORE
BEGINNING ANY CONSTRUCTION.

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

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS		
1	3'-0" X 1'-0"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'-0" X 1'-6"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'-0" X 4'-6"	VNLT SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'-6" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'-0" X 3'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'-0" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'-0" X 5'-0"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
8	5'-0" X 2'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'-0" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'-0" X 5'-0"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
11	6'-0" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'-0" X 4'-0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT 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. 309.4. 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. UNO.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4.4 + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OF EESC 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 2022 O.S.S.C. SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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 O.S.S.C. 718.2.2 AND O.S.S.C. 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 EESC 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.
- 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 O.S.S.C. 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE O.S.S.C. 2019 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.

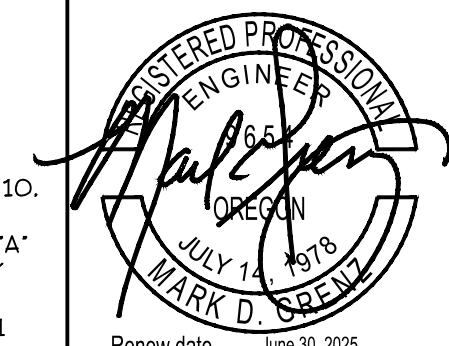
ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM O.S.S.C. 2019, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC MINIMUM ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

THIRD FLOOR PLAN

NORTHPLACE APARTMENT COMPLEX

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: Jun-23
Scale: AS SHOWN
JOB # 7073



Renew date: June 30, 2025

A14.50

TYPE K UNIT
INTERIOR FRAMING AND FEATURES

TYPE J UNIT
CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS
ELECTRICAL

FOURTH FLOOR PLAN

SCALE: 3/8" = 1'-0"
'J' UNIT = 879 S.F.
'K' UNIT = 1,279 S.F.

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A21.20 BEFORE
BEGINNING ANY CONSTRUCTION.

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

DOOR SCHEDULE									
DOORS					FRAMES		REMARKS		
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
[1]	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
[2]	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT
[3]	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT
[4]	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
[5]	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN
[6]	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[7]	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[8]	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[9]	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[10]	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
[11]	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
[12]	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[13]	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[14]	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[15]	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[16]	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	I	HEMLOCK	STAIN

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
[1]	3'-0" X 1'-0"	VINTL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
[2]	3'-0" X 1'-6"	VINTL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
[3]	3'-0" X 4'-6"	VINTL SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
[4]	3'-6" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[5]	4'-0" X 3'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[6]	4'-0" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[7]	4'-0" X 5'-0"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
[8]	5'-0" X 2'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[9]	5'-0" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[10]	5'-0" X 5'-0"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
[11]	6'-0" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[12]	3'-0" X 4'-0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT 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. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG 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 2022 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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 FLUORESCENT, 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 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESG 2019 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 OESG 2019, 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.

FOURTH FLOOR PLAN

NORTHPLACE APARTMENT COMPLEX

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: Jun-23
Scale: AS SHOWN
JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
MARK D. GREGG
Renew date: June 30, 2025

A14.60



COMP. ROOFING
2 X 6 FASCIA
HARDIEPANEL SIDING W/ BATTS
1" X 4" TRIM
HARDIEPLANK LAP SIDING

ceiling line

Fourth fin. floor
ceiling line

Third fin. floor
ceiling line

Second fin. floor
ceiling line

First fin. floor
ground



REAR ELEVATION (BLD. 11.30+32)
SCALE: 1/8" = 1'-0"

END ELEVATION (BLD. 11.30+32)
SCALE: 1/8" = 1'-0"



COMP. ROOFING
2 X 6 FASCIA
HARDIEPANEL SIDING W/ BATTS
1" X 4" TRIM
HARDIEPLANK LAP SIDING

ceiling line

Fourth fin. floor
ceiling line

Third fin. floor
ceiling line

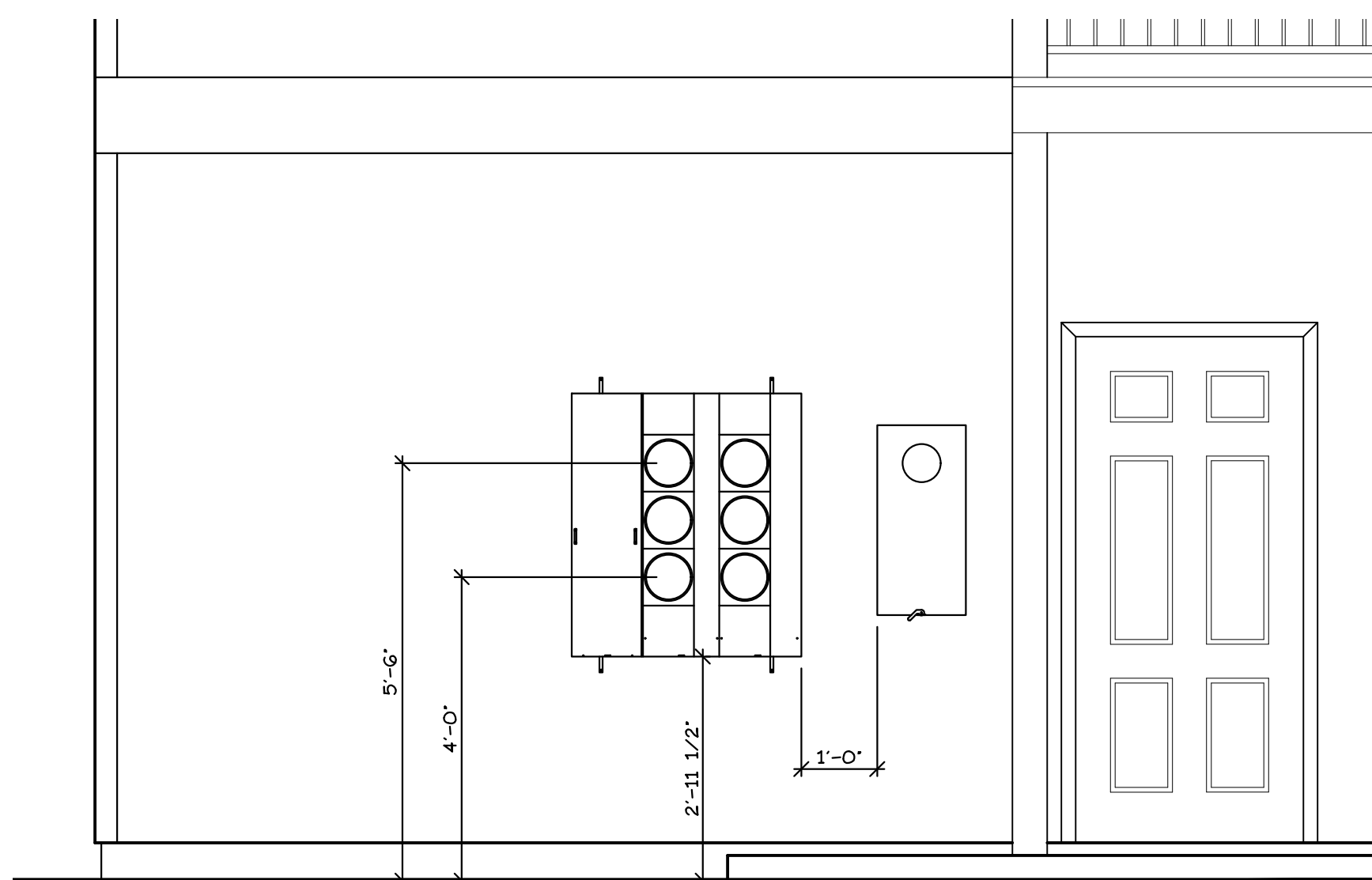
Second fin. floor
ceiling line

First fin. floor
ground

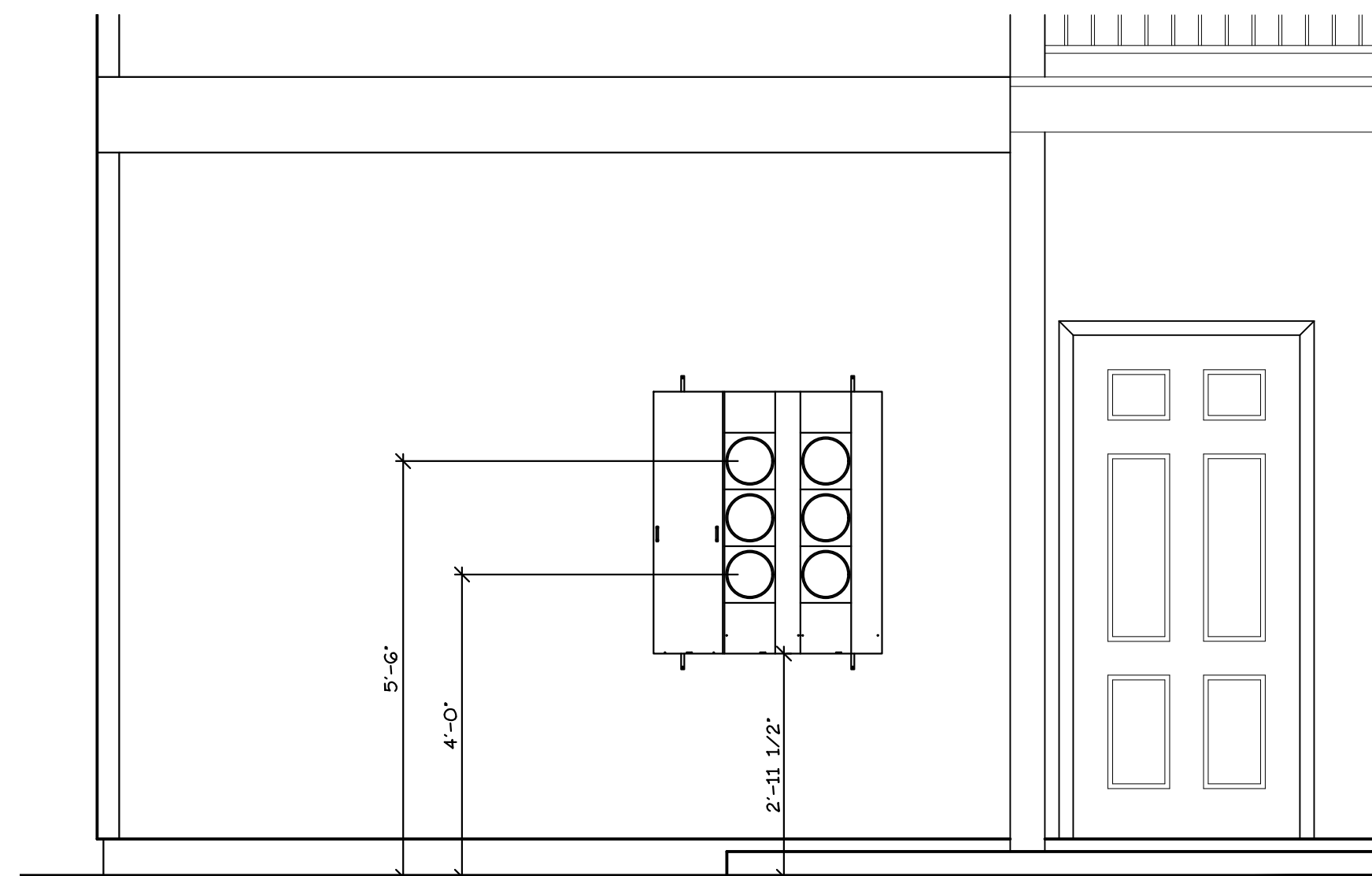


FRONT ELEVATION (BLD. 11.30+32)
SCALE: 1/8" = 1'-0"

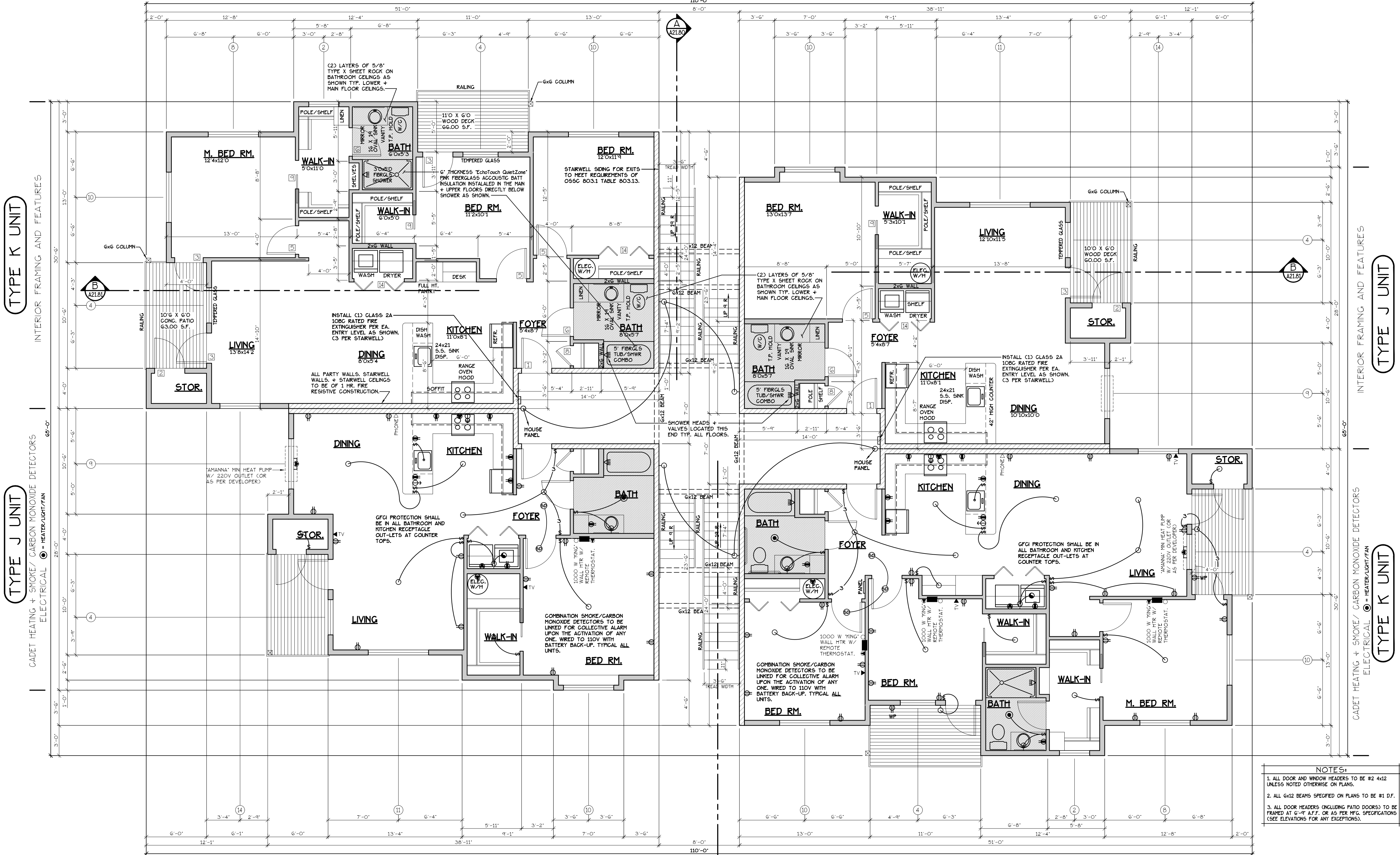
END ELEVATION (BLD. 11.30+32)
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/2" = 1'-0"



WEST ELEVATION
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
BLD. 14

'J' UNIT = 879 S.F.
'K' UNIT = 1,279 S.F.

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A21.20 BEFORE
BEGINNING ANY CONSTRUCTION.

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

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	3'-0" X 1'-0"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'-0" X 1'-0"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'-0" X 4'-0"	VNLT SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'-6" X 4'-0"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'-0" X 3'-6"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'-0" X 4'-0"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'-0" X 5'-0"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
8	5'-0" X 2'-6"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'-0" X 4'-0"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'-0" X 5'-0"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
11	6'-0" X 4'-0"	VNLT SGL	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'-0" X 4'-0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT 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. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG 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 2022 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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/SOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
- ALL BATH FANS TO HAVE MN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MN. 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 FLUORESCENT, 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 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESG 2019 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.

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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 OESG 2019, 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.

SECOND FLOOR PLAN

NORTHPLACE APARTMENT COMPLEX

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: Jun-23
Scale: AS SHOWN
JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
MARK D. GREGG
Renew date: June 30, 2025

A15.40

TYPE K UNIT
INTERIOR FRAMING AND FEATURES

TYPE J UNIT
CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS
ELECTRICAL

THIRD FLOOR PLAN

SCALE: 3/8" = 1'-0"

'J' UNIT = 879 S.F.

'K' UNIT = 1,279 S.F.

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A21.20 BEFORE
BEGINNING ANY CONSTRUCTION.

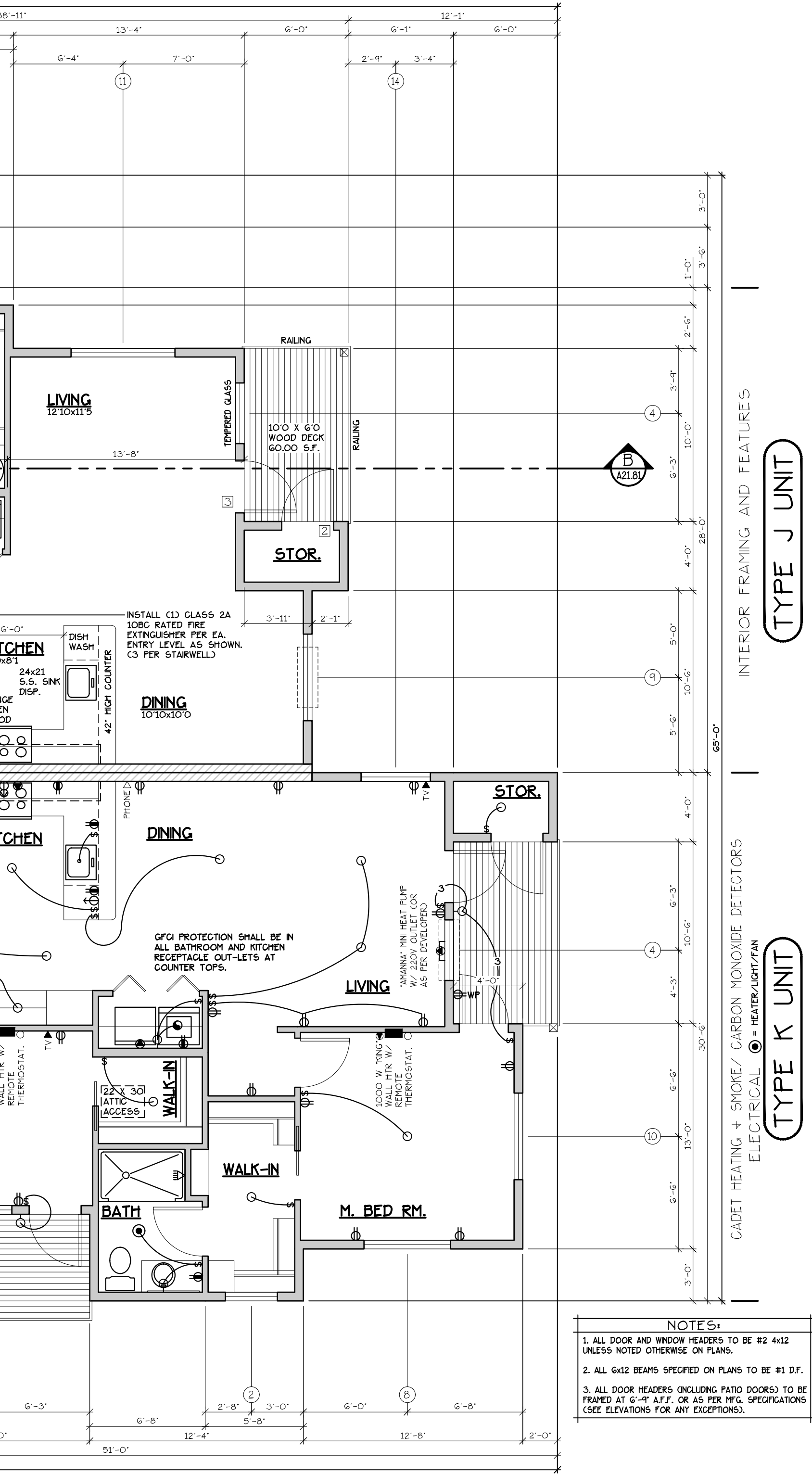
CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR
SHEETROCK APPLICATION.

DOOR SCHEDULE									
DOORS					FRAMES		REMARKS		
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
1	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT	A	METAL	PAINT
2	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT	B	METAL	PAINT
3	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT	C	METAL	PAINT
4	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PANT	D	METAL	PAINT
5	3'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN
6	2'-10"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
7	2'-6"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
8	2'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
9	2'-10"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
10	4'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
11	5'-8"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
12	6'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
13	4'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
14	5'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
15	6'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
16	1'-8"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	I	HEMLOCK	STAIN

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	3'-0" X 1'-0"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'-0" X 1'-6"	VNLT STAT	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'-0" X 4'-6"	VNLT SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'-6" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'-0" X 3'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'-0" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'-0" X 5'-0"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
8	5'-0" X 2'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'-0" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'-0" X 5'-0"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
11	6'-0" X 4'-6"	VNLT SLD	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	3'-0" X 4'-0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT 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. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.



NOTES:
1. ALL DOOR AND WINDOW HEADERS TO BE 2 X 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'-4" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

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 OSGC 718.2.2 AND OSGC 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 OSGC 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.
- 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 OSGC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OSGC 2019 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.

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ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 5 THAT SET OUT SPECIFIC INFORMATION FROM OSGC 2019, 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.

THIRD FLOOR PLAN

NORTHPLACE APARTMENT COMPLEX

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: Jun-23
Scale: AS SHOWN
JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
MARK D. GREEN
Renew date: June 30, 2025

A15.50

TYPE K UNIT
INTERIOR FRAMING AND FEATURES

TYPE J UNIT
CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS
ELECTRICAL

FOURTH FLOOR PLAN

SCALE: 3/8" = 1'-0"

'J' UNIT = 879 S.F.

'K' UNIT = 1,279 S.F.

SEE "GENERAL STRUCTURAL NOTES"
ON SHEET A21.20 BEFORE
BEGINNING ANY CONSTRUCTION.

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

DOOR SCHEDULE									
DOORS					FRAMES		REMARKS		
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
[1]	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
[2]	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT
[3]	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT
[4]	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
[5]	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN
[6]	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[7]	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[8]	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[9]	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
[10]	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
[11]	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
[12]	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[13]	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[14]	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[15]	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
[16]	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN

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

** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
[1]	3'-0" X 1'-0"	VINTL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
[2]	3'-0" X 1'-6"	VINTL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
[3]	3'-0" X 4'-6"	VINTL SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
[4]	3'-6" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[5]	4'-0" X 3'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[6]	4'-0" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[7]	4'-0" X 5'-0"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
[8]	5'-0" X 2'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[9]	5'-0" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[10]	5'-0" X 5'-0"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)		
[11]	6'-0" X 4'-6"	VINTL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
[12]	3'-0" X 4'-0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT 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. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. UNO.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG 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 2022 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

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 FLUORESCENT, 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 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESG 2019 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 OESG 2019, 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.

FOURTH FLOOR PLAN

NORTHPLACE APARTMENT COMPLEX

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: Jun-23
Scale: AS SHOWN
JOB # 7073

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1978
MARK D. GREGG
Renew date: June 30, 2025

A15.60



WEST ELEVATION (BLD. 14)
SCALE: 1/8" = 1'-0"



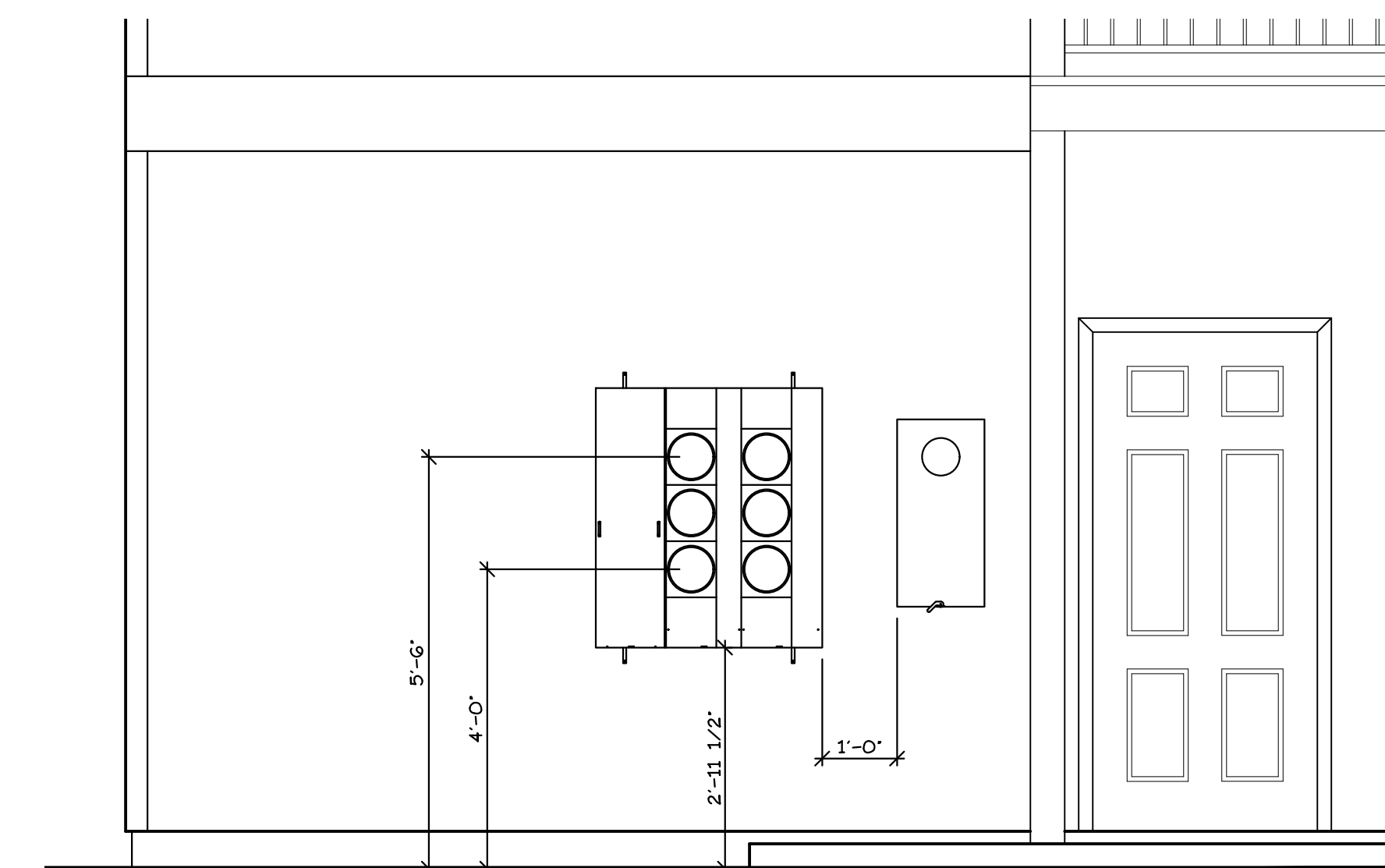
SOUTH ELEVATION (BLD. 14)
SCALE: 1/8" = 1'-0"



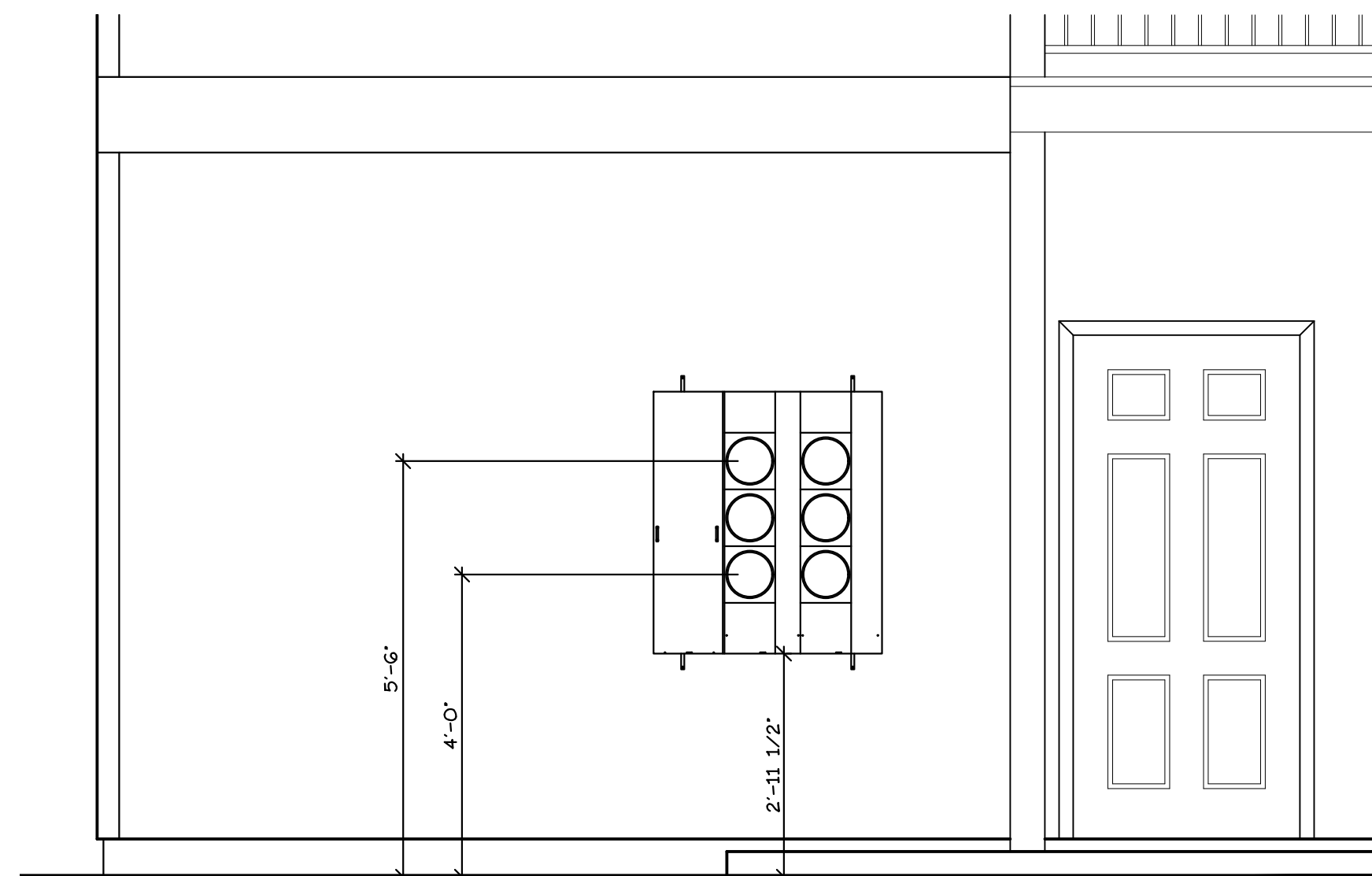
EAST ELEVATION (BLD. 14)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (BLD. 14)
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/2" = 1'-0"



WEST ELEVATION
SCALE: 1/2" = 1'-0"

LOWER FLOOR PLAN

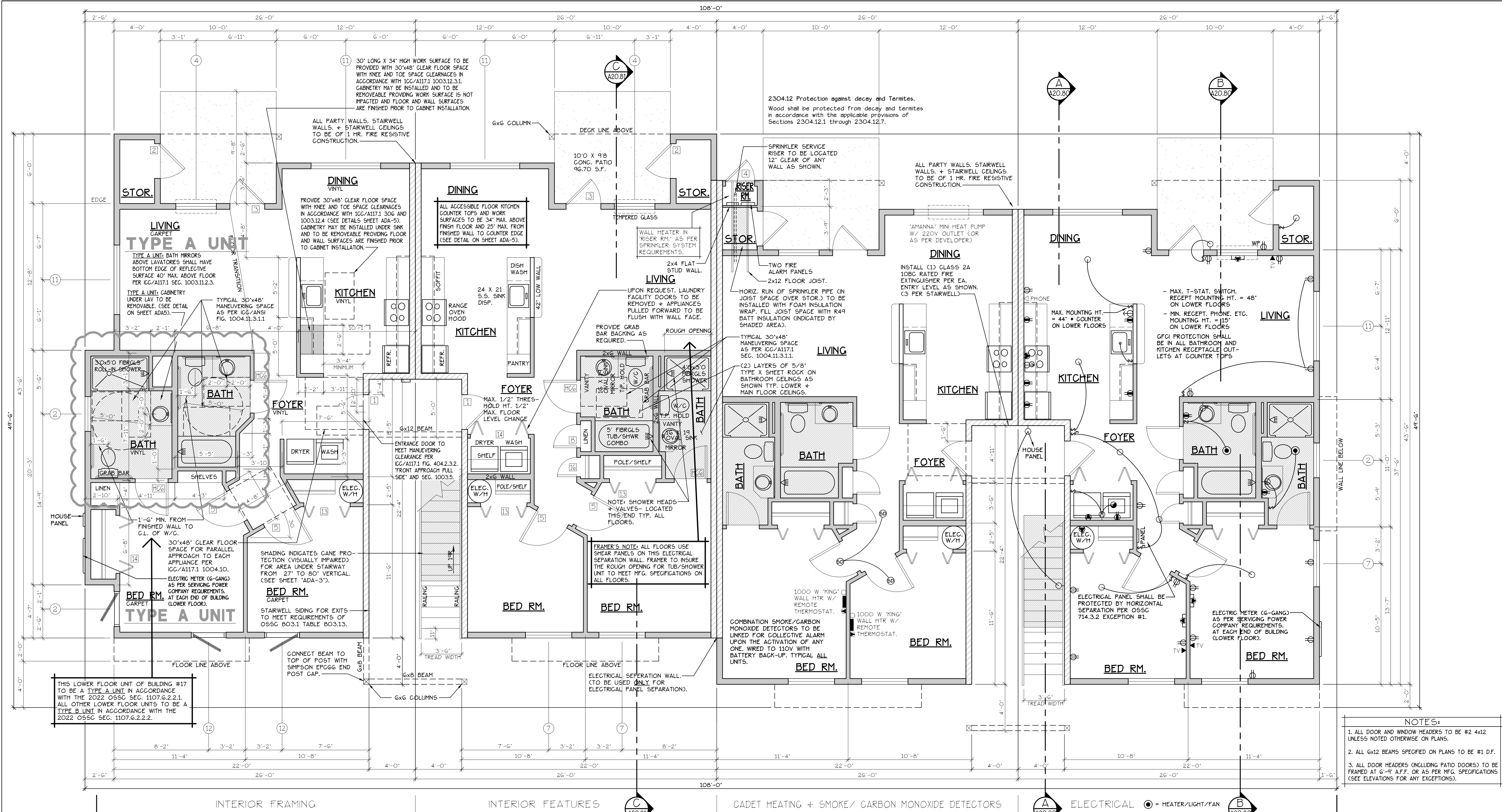
NORTHPLACE
APARTMENTS PHASE 2

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.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-21
Scale: AS SHOWN
JOB # 7073

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREGG
JULY 14, 1978
Renew date: June 30, 2025

A2.30



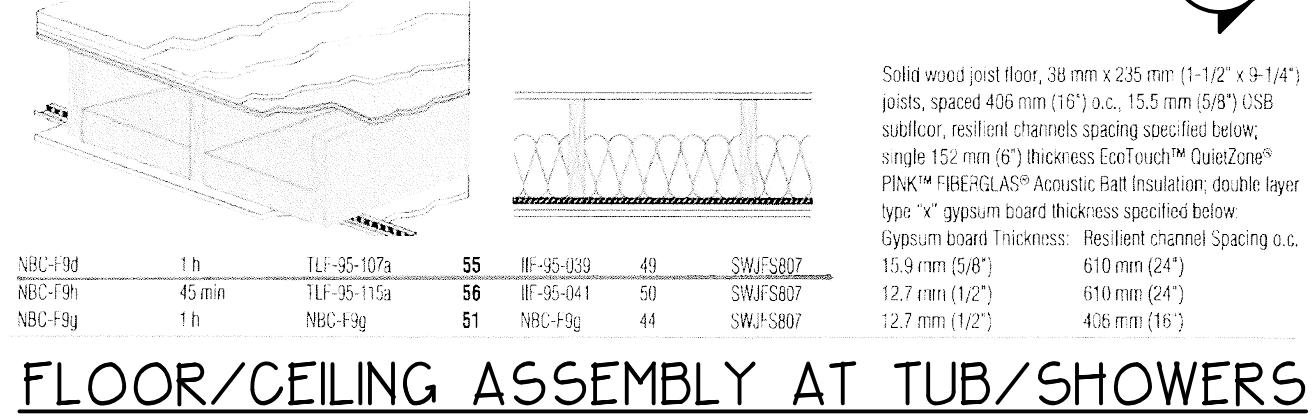
LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
'A' UNIT = 952 S.F.
BLD. 17+26

DOOR SCHEDULE									
DOORS				FRAMES				REMARKS	
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
1	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT	A	METAL	PAINT
2	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT	B	METAL	PAINT
3	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PANT	C	METAL	PAINT
4	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PANT	D	METAL	PAINT
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'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	G	HEMLOCK	STAIN
8	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	H	HEMLOCK	STAIN
9	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	I	HEMLOCK	STAIN
10	4'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	J	HEMLOCK	STAIN
11	5'-8"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	K	HEMLOCK	STAIN
12	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	L	HEMLOCK	STAIN
13	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	M	HEMLOCK	STAIN
14	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	N	HEMLOCK	STAIN
15	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	O	HEMLOCK	STAIN
16	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	P	HEMLOCK	STAIN
17	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	Q	HEMLOCK	STAIN
18	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	R	HEMLOCK	STAIN

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.3.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	3'-0" X 1'-0"	VNLT	STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12	
2	3'-0" X 1'-0"	VNLT	STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12	
3	3'-0" X 4'-6"	VNLT	SGR.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12	
4	3'-6" X 4'-6"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12	
5	4'-0" X 3'-6"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12	
6	4'-0" X 4'-6"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12	
7	4'-0" X 5'-0"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)	
8	5'-0" X 2'-6"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12	
9	5'-0" X 4'-6"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12	
10	5'-0" X 5'-0"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A34.403)	
11	6'-0" X 4'-6"	VNLT	SLDR	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12	
12	3'-0" X 4'-0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT 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. 309.4. 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. UNO.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4.4 + 404.2.6.

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3/8" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2022 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A29.40.

CONSTRUCTION TYPE V B SPRINKLED.

CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

ELECTRICAL

HEATER/LIGHT/FAN

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A20.20 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESG 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESG 2019 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 OESG 2019, 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:

- 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 MN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MN. 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 BLDGS.
- 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.
- ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17



END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17+2G



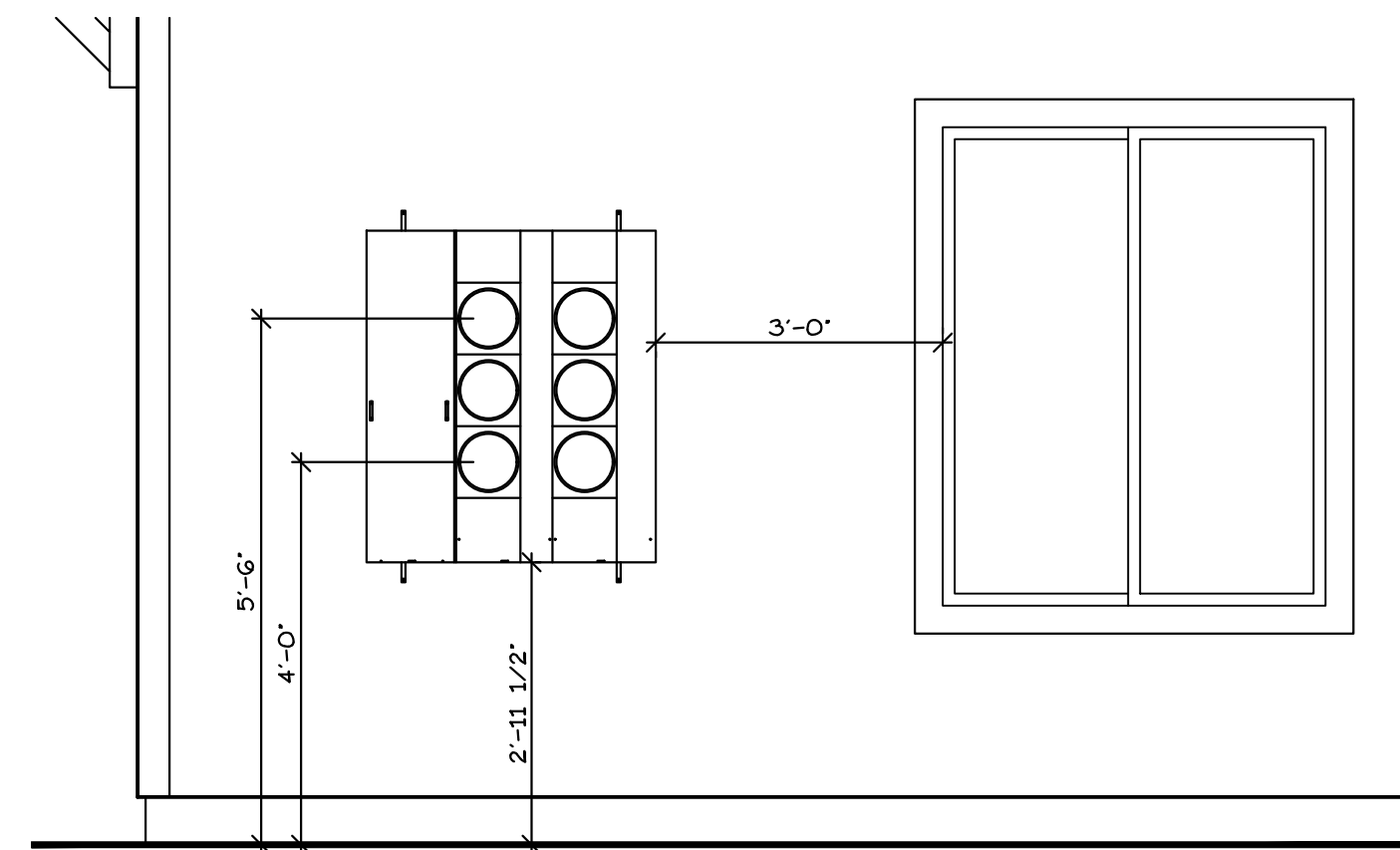
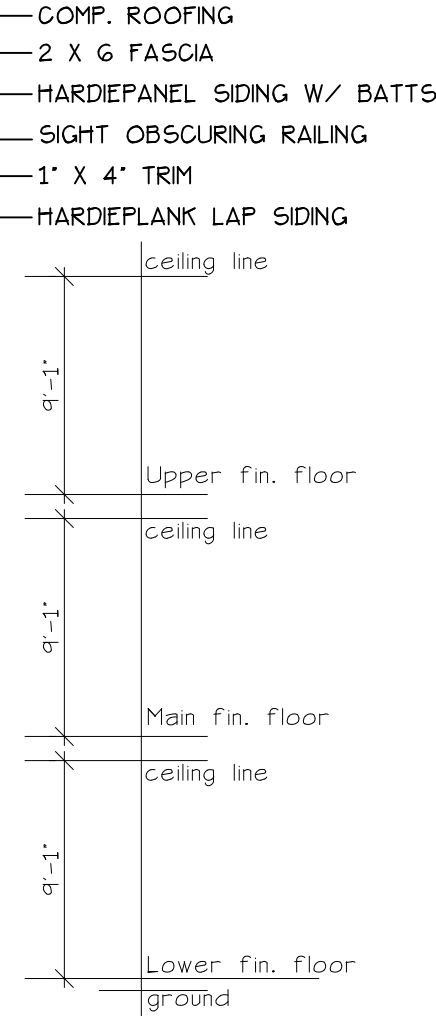
FRONT ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17+2G



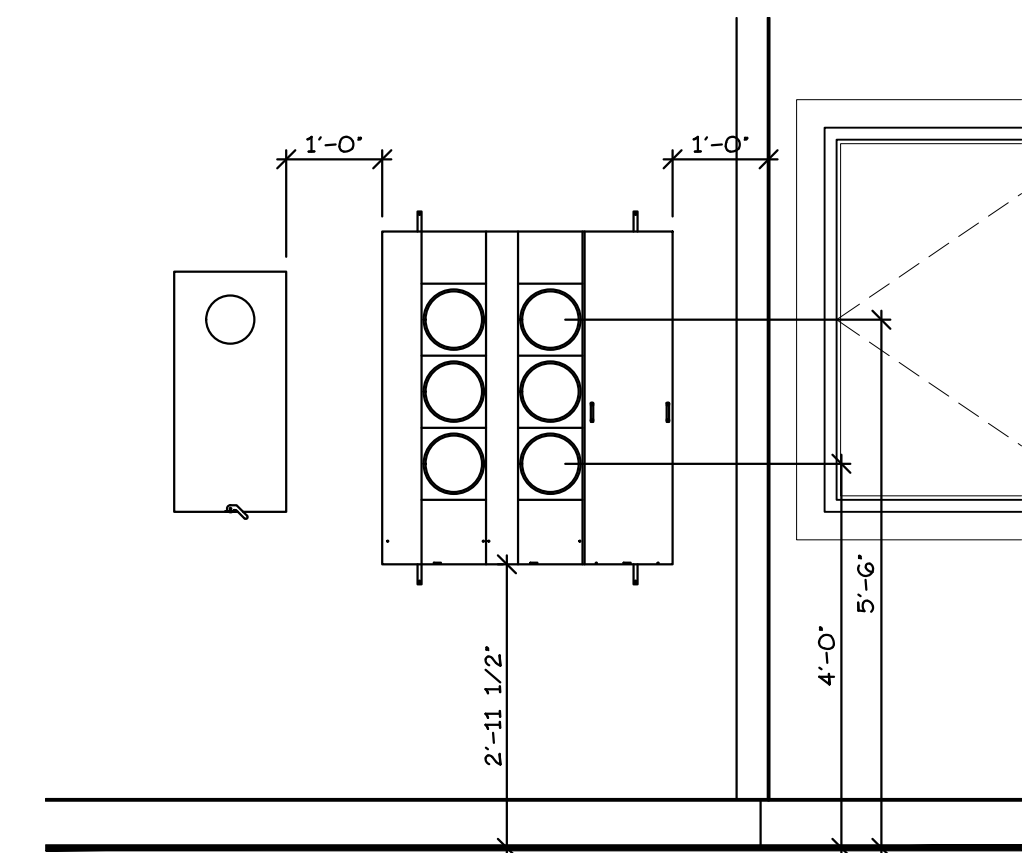
END ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17+2G



REAR ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 2G



END ELEVATION
SCALE: 1/2" = 1'-0"



END ELEVATION
SCALE: 1/2" = 1'-0"