

SECOND FLOOR PLAN UNIT A & B SCALE:1/4"=1'-0"

THIS PLANS ARE AS PER F.B.C. 2017, 6th EDITION

EACH UNIT
CALCULATION OF TOWNHOUSE

SECOND FLOOR A/C AREA	1,039.00 SQ FT
OPEN BALCONY	193.00 SQ FT

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FRAME	REMARKS
①	3'-0"	6'-8"	1-3/4"	METAL/GL.	SWINGING	METAL	FRENCH DOOR CAT. II SAFETY GLASS
②	2'-6"	6'-8"	1-3/8"	WOOD	SWINGING	WOOD	HOLLOW CORE DOOR
③	2'-8"	6'-8"	1-3/8"	WOOD	SWINGING	WOOD	HOLLOW CORE DOOR (REQ. HANDICAP)
④	2'-0"	6'-8"	1-3/8"	WOOD	SWINGING	WOOD	HOLLOW CORE DOOR
⑤	2'-0"	6'-8"	1-3/8"	WOOD	BI-FOLDS	WOOD	FULL LOUVERED
⑥	2'-6"	6'-8"	1-3/8"	WOOD	BI-FOLDS	WOOD	FULL LOUVERED
⑦	8'-0"	6'-8"	1-3/4"	METAL/GL.	SLIDING	METAL	SLIDING GLASS CAT. II SAFETY GLASS

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SITE CONDITIONS RELATED TO THIS WORK. ANY DISCREPANCIES IN DIMENSIONS OR SPECIAL MODIFICATIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION, OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK. THE RESPONSIBILITIES OF ANY CHANGES MADE ON THE FIELD WITHOUT THE PRIOR NOTIFICATION TO THE ARCHITECT, SHALL REST WITH THE CONTRACTOR OR ANY OTHER PERSON APPROVING THE CHANGE.
- ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED. NOTED DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DRAWINGS. DIMENSIONS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
- SHOWER/TUB COMPARTMENTS FINISH SHALL HAVE FLOOR AND WALLS TO 72" HT. OF IMPERVIOUS MATERIALS AS PER FBC 2017 R307.2 (TYP)

FBC 2017 R311.2 Egress door.
At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches (813 mm) when measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The minimum clear height of the door opening shall not be less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily operable from inside the dwelling without the use of a key or special knowledge or effort.

FBC 2017 R302.9.1 Flame spread index.
Wall and ceiling finishes shall have a flame spread index of not greater than 200.

FBC 2017 R302.9.2 Smoke-developed index.
Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.

ALL EXTERIOR WALL CLADDING, SURFACING, OPERATIVE AND INOPERATIVE WINDOW SHALL HAVE PRODUCT APPROVAL

FBC 2017 R702.4.2 Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

R311.7.8.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inch (38 mm) between the wall and the handrails.

ALL WINDOWS TO BE IMPACT

NOTE: ALL WINDOWS DIMENSIONS SHALL BE VERIFIED W/ MANUFACTURER BY CONTRACTOR OR OWNER

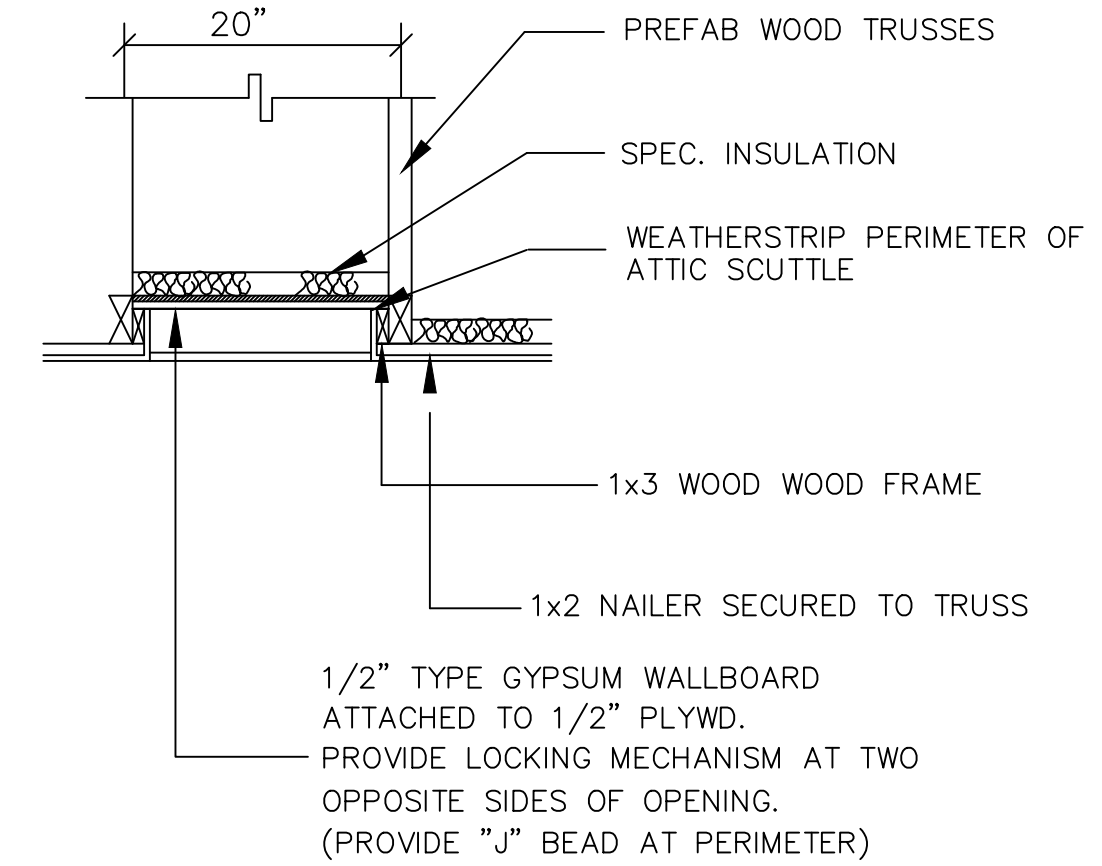
WINDOW SCHEDULE

MARK	SIZE	FRAME	TYPE	REMARKS
1/2-32	26" X 26"	ALUM.	H.R.	SAFETY GLASS
35	53-1/8" X 63"	ALUM.	H.R.	EGRESS
FIXED GL.	30" X 80"	ALUM.	FIXED GL.	SAFETY GLASS

NOTE: ALL FIXED GLASS TO BE CAT II SAFETY GLASS AS OF WITHSTANDING 400 FT LB IMPACT TEST (TYP)
GLASS ENERGY VALUES
U. FACTOR = 1.10
SHGC = 0.49
CLEAR TINTED

DOWNSPOUTS AND CONDENSATE LINES MUST DISCHARGE AT LEAST 12" AWAY FROM THE STRUCTURE

FBC 2017 R317.1.2 Ground contact.
All wood in contact with the ground, embedded in concreting direct contact with the ground or rebedded in concrete exposed to the weather that supports permanent structures intended for human occupancy shall be approved pressure-preservative-treated wood suitable for ground contact use, except untreated wood may be used where entirely below groundwater level or continuously submerged in fresh water.



ATTIC SCUTTLE (TYPICAL)
(22"X30" MIN. AS PER FBC. 2017 R807.1)

PROPOSED TOWNHOUSE FOR:
DEDRA REAL ESTATE
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