

GENERAL ELECTRICAL NOTES:

- VERIFY LOCATIONS OF ALL A.C. UNITS AND PROVIDE LIGHTS AND OUTLETS AS REQUIRED BY STATE OF THE 2021 OREGON MECHANICAL SPECIALTY CODE .
- VERIFY LOCATIONS OF ALL ELECTRICAL WORK TO BE INSTALLED PER STATE OF THE 2023 OREGON ELECTRICAL SPECIALTY CODE .
- COORDINATE INSTALLATION WITH MECHANICAL CONTRACTOR VERIFY NUMBER AND PLACEMENT OF ALL FIXTURES WITH THE OWNER AND/OR CONTRACTOR PRIOR TO INSTALLATION.
- HEATING SYSTEM TO BE DESIGNED BY MECHANICAL CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE CODES .
- ANY FIXTURE INSTALLED IN DIRECT CONTACT WITH INSULATION ARE TO BE INSULATION COVERAGE (IC) RATED.
- THE ELECTRICAL PERMIT IS REQUIRED TO BE APPLIED FOR AND TAKEN OUT BY A LICENSED ELECTRICIAN .

DOOR SCHEDULE :

MARK	SIZE	NEW OR EXISTING	FIRE RATED	TYPE	FRAME	HARDWARE	NOTES	# COUNT
[1]	3/0x6/8	(N)	(N)	SOLID WOOD	WOOD	LEVER HANDLES (PASSAGE)		2
[2]	2/8x6/8	(N)	(N)	HOLLOW WOOD	WOOD	LEVER HANDLES (PASSAGE)		17
[3]	2/8x6/8	(N)	(N)	HOLLOW WOOD	WOOD	LEVER HANDLES (PASSAGE)		3
[4]	2/4x6/8	(N)	(N)	HOLLOW WOOD	WOOD	LEVER HANDLES (PASSAGE)		2
[5]	3/0x1/0	(N)	(N)	METAL-INSUL	METAL	Lever Handles w/ 10 Key Digital Pad Entry Lock and 10th Closet - Provide Peep Hole		5
[6]	3/0x1/0	(N)	(N)	METAL-INSUL	METAL	Lever Handles w/ 10 Key Digital Pad Entry Lock and 10th Closet - Provide Peep Hole		2
[7]	3/6x6/8-FRENCH	(N)	(N)	METAL	METAL	LEVER HANDLES SECURITY KEY LOCK		1
[8]	(2) 3/0x6/8	(N)	(N)	METAL	NONE	PER MANUFACTURER w/ Mirrored Face	6'-0" BI-PA66 Doors w/ Mirrored Face	4
[9]	(2) 2/8x6/8	(N)	(N)	METAL	NONE	PER MANUFACTURER w/ Mirrored Face	5'-0" BI-PA66 Doors w/ Mirrored Face	6
[10]	(2) 2/8x6/8	(N)	(N)	METAL	NONE	FULL KNOB PER MANUFACTURER	5'-0" CLOSET BI-FOLD DOORS	5
[11]	2/8x6/8	(N)	(N)	METAL	NONE	FULL KNOB PER MANUFACTURER	2'-8" CLOSET BI-FOLD DOORS	1
[12]	2/4x6/8	(N)	(N)	HOLLOW WOOD	WOOD	RECESSED LATCH PER MANUFACTURER	2'-4" CLOSET POCKET DOORS	3
[13]	2/8x6/8	(N)	(N)	HOLLOW WOOD	WOOD	LEVER HANDLES w/ Privacy Lock		8
[14]	2/4x6/8	(N)	(N)	HOLLOW WOOD	WOOD	LEVER HANDLES w/ Privacy Lock		1
[15]	2/4x6/8	(N)	(N)	METAL	GLASS	PER MANUFACTURER		5
[16]	3/0x6/8	(N)	(N)	SOLID WOOD	WOOD	w/ Privacy Lock	FIELD VERIFY IF ACCESSIBLE THEN INSTALL AN ACCESSIBLE POCKET DOOR WITH HALF GLASS	1
[17]	3/0x1/0	(N)	(N)	METAL-INSUL	METAL	LEVER HANDLES w/ Security Key Lock		2
[18]	(2) 0x6/10	(N)	(N)	CONTRACTOR TO SPECIFY		DOUBLE SLIDING PANEL GLASS DOORS w/ Privacy Locking Lock from the inside		5
[19]	3/0x1/0	(N)	(N)	METAL-INSUL	METAL	LEVER HANDLES - PASSIVE	WITH CLOSER	1

* NO MINUTE FIRE RATED DOOR AND FRAME .

DOOR NOTES :

- DOORS AND WINDOWS

- DOORS AND WINDOWS TO BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND SPECIFICATIONS .
- EXTERIOR DOORS AND WINDOWS MUST COMPLY WITH THE REQUIREMENTS OF THE 2023 OREGON ENERGY EFFICIENCY CODE .
 - SLIDING DOOR MAXIMUM U RATING OF 0.370
- DOORS AND WINDOWS TO BE FULLY WEATHER STRIPPED, CAULKED, GASKETED, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION .

WALL and SYMBOLS LEGEND:

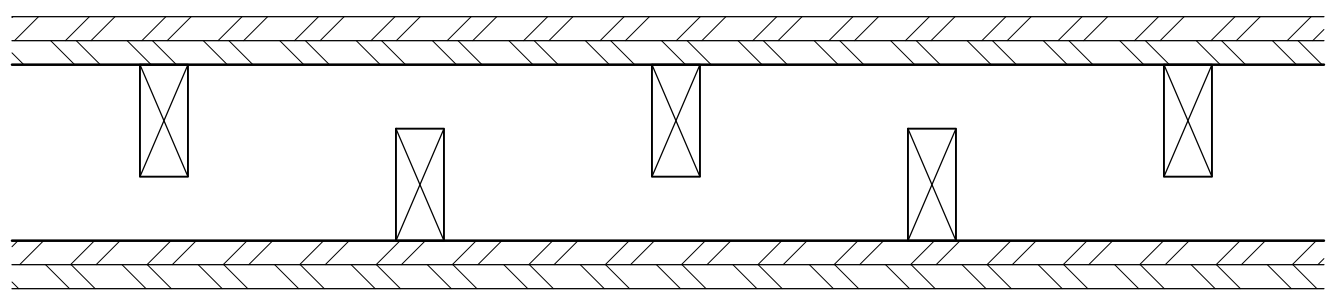
- EXISTING 2x6 AT 16" o.c. WOOD FRAMED EXTERIOR WALLS WITH 1/8" MINIMUM STRUCTURAL SHEATHING ATTACHED WITH 8d NAILS AT 6" o.c. EDGES AND 12" o.c. FIELD WITH BLOCKED / NAILED EDGES . PROVIDE R-21 BATT INSULATION AND GYPSUM WALL BOARD AT INTERIOR (TAPED JOINTS) . INTERIOR FINISHES AND TRIM PER OWNER AND CONTRACTORS .
- EXISTING 2x6 AT 16" o.c. INTERIOR WOOD FRAMED WALLS . PROVIDE 1/2" GYPSUM WALL BOARD BOTH SIDES . (TAPED JOINTS) . INTERIOR FINISHES AND TRIM PER OWNER AND CONTRACTORS .
- PROPOSED 2x4 AT 24" o.c. MAXIMUM WOOD FRAMED INTERIOR WALLS WITH GYPSUM WALL BOARD . (TAPED JOINTS) . INTERIOR FINISHES AND TRIM PER OWNER AND CONTRACTORS .
- PROPOSED 2x6 AT 16" o.c. OR AT 24" o.c. WOOD FRAMED WALLS WITH 1/8" MINIMUM STRUCTURAL SHEATHING ATTACHED WITH 8d NAILS AT 6" o.c. EDGES AND 12" o.c. FIELD WITH BLOCKED / NAILED EDGES . MATCH THE EXTERIOR FINISHES AND PROVIDE FRESH PAINT . INSTALL NEW R-21 BATT INSULATION AND GYPSUM WALL BOARD AT INTERIOR (TAPED JOINTS) . INTERIOR FINISHES AND TRIM PER OWNER AND CONTRACTORS .

GA FILE NO. UP 3910 GENERIC 2 HOUR FIRE 50-54 STC SOUND

GYPSUM WALLBOARD, WOOD STUDS

BASE LAYER 5/8" TYPE-X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS 16" o.c. STAGGERED 8" o.c. ON 2" x 6" WOOD PLATES WITH 6d COATED NAILS, 1 1/8" LONG, Ø9/32" SHANK, 1/4" HEADS 24" o.c. . FACE LAYER 5/8" TYPE-X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS, 2 3/8" LONG, Ø9/32" SHANK, 5/64" HEAD, 1" o.c. .

JOINTS STAGGERED 16" EACH LAYER AND SIDE. SOUND TESTED WITH WALL NAILS FOR BASE LAYER SPACED 6" o.c. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD BEARING)



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

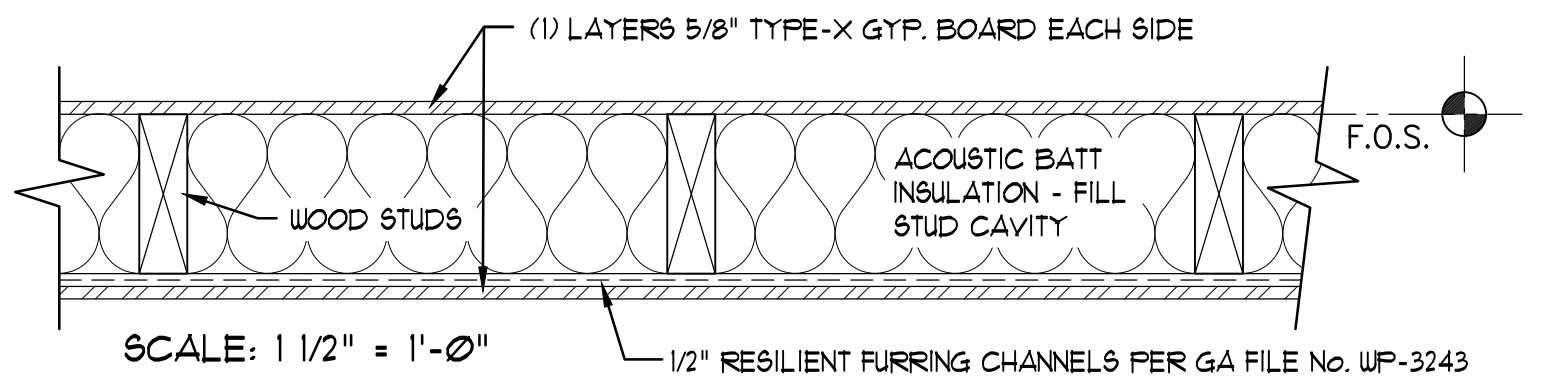
GA FILE NO. UP 3243 GENERIC 1 HOUR FIRE STC = 50 TO 54 SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

RESILIENT CHANNELS 24" o.c. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2" x 4" WOOD STUDS 24" o.c. WITH 1 1/4" TYPE-S DRYWALL SCREWS . ONE LAYER 5/8" TYPE-X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1 1/4" TYPE-S DRYWALL SCREWS 8" o.c. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS . 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE .

OPPOSITE SIDE, ONE LAYER 5/8" TYPE-X GYPSUM WALLBOARD OR GYPSUM VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6d COATED NAILS, 1 1/8" LONG, Ø9/32" SHANK, 5/64" HEAD, 1" o.c. . VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES . (LOAD BEARING)

- OPTIONAL WALL STUDS ARE 2x6's INSTEAD OF 2x4 AS CALLED OUT ABOVE .



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

- ALL DIMENSIONS TO FACE OF STUD, (F.O.S.) UNLESS NOTED OTHERWISE .
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS . SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY BUILDER OR DESIGNER OF ANY DISCREPANCIES .
- EXTERIOR HEADERS TO BE 4x6 MINIMUM UNLESS NOTED OTHERWISE .
- INTERIOR BEARING HEADERS TO BE 4x6 MINIMUM UNLESS NOTED OTHERWISE .
- ALL WINDOWS WITHIN 18" OF A FLOOR SURFACE (OSBC SECTION 2406.4.3) AND WITHIN 24" OF THE VERTICAL EDGE OF A DOOR (OSBC SECTION 2406.4.2) SHALL HAVE TAPERED GLAZING. ALL GLAZING WITHIN A DOOR SHALL BE TAPERED (OSBC SECTION 2406.4.1). ALL NEW WINDOWS SHALL BE DUAL GLAZED WITH A MAXIMUM U-RATING OF 0.31 AND A MAXIMUM SHGC OF 0.36 .
- EXISTING 6" x 6" STEEL TUBE COLUMNS .
- SMOKE ALARM TO BE INSTALLED IN ACCORDANCE WITH OSBC SECTION 9012.1.1.2.
- SMOKE ALARM AND CARBON MONOXIDE DETECTOR ARE TO BE INSTALLED IN ACCORDANCE WITH OSBC SECTIONS 9012.1.2.2.1 AND 901.2.2.2, RESPECTIVELY . THESE ARE SUGGESTED LOCATIONS , CONTRACTOR TO VERIFY THAT FINAL LOCATIONS COMPLY WITH CODE REQUIREMENTS .
- INSTALL A NEW EXHAUST FAN THAT IS VENTED DIRECTLY TO THE OUTDOORS AND COMPLIES WITH OSBC TABLE 403.3.2.2. THE EXHAUST FAN AND VENT PIPE SHALL BE INSTALLED AT LEAST 4'-0" AWAY FROM THE FIRE PARTITION WALL THAT SEPARATES ADJACENT APARTMENT UNITS .
- NEW ELECTRIC METER, ONE PER EACH UNIT .
- NEW ELECTRIC SUBPANEL, ONE PER EACH UNIT .

CONSTRUCTION NOTES:

- DISHWASHER UNDER BASE CABINET, (24" WIDE VERIFY) . PROVIDE 180V OUTLET BELOW SINK WITH TOP HALF SWITCHED FOR GARBAGE DISPOSAL AND BOTTOM HALF HOT FOR DISH WASHER .
- UNDER-MOUNT DOUBLE BASIN DEEP SINK WITH HI-RISE GOOSE NECK REMOVABLE SPOUT FAUCET, VERIFY WITH OWNER .
- REFRIGERATOR SPACE - 34" WIDE WITH RECESSED PLUMBING .
- 36" INCH HEIGHT SOLID SURFACE COUNTER TOPS WITH 4" BACK SPLASH AND WITH CABINETS BELOW CABINET CONTRACTOR TO PROVIDE SHOP DRAWINGS .
- 36" INCH HEIGHT ISLAND WITH SOLID SURFACE COUNTER TOPS AND WITH CABINETS BELOW . CABINET CONTRACTOR TO PROVIDE SHOP DRAWINGS .
- RANGE HOOD EXHAUST FAN THAT COMPLIES WITH THE MINIMUM EXHAUST RATE LISTED IN OSBC TABLE 403.3.2.2 FOR GROUP R-1 OCCUPANCIES . THIS UNIT ALSO IS A HOOD/MICRO-WAVE COMBINATION .
- PROVIDE UPPER CABINETS . CABINET CONTRACTOR TO PROVIDE SHOP DRAWINGS .
- WATER CLOSET . ELONGATED TOILETS , PROVIDE 15" MINIMUM SIDE CLEARANCE TO CENTER OF WATER CLOSET AND 24" MINIMUM FRONT CLEARANCE .
- SINGLE BASIN LAVATORY AT SOLID SURFACE COUNTER WITH VANITY CABINETS BELOW. PROVIDE SHOP DRAWINGS .
- CUSTOM SHOWER WITH TILE SURROUND TO 6'-10" MINIMUM HEIGHT . (SHOWER HEAD 6'-6") . SEE FLOOR PLAN FOR SHOWER SIZE .
- STACKABLE WASHER / DRYER PER BUILDER . PROVIDE FLUSH MOUNTED PLUMBING . DRYER VENTED TO EXTERIOR PER OSBC .
- ELECTRIC WATER HEATER . PROVIDE PRESSURE RELIEF VALVE TO EXIT TO THE EXTERIOR BEHIND SEISMIC STRAPPING DETAIL (A3) .
- 16" INCH SHELF AT 66" WITH POLE BELOW WITH SHELVING AND DRAWER UNITS AND CLOSET ORGANIZERS PER CONTRACTOR .
- REMOVE EXISTING WINDOW AND INSTALL NEW 3/4x3/4 CASEMENT WINDOW WITH 42" MAXIMUM SILL HEIGHT FOR EGRESS WINDOW .
- MAINTAIN EXISTING WOOD FRAMED CODE COMPLIANT STAIRS AND LANDINGS WITH CODE COMPLIANT HANDRAILS .
- INSTALL A NEW BATHROOM EXHAUST FAN THAT COMPLIES WITH THE MINIMUM EXHAUST RATE LISTED IN OSBC TABLE 402.3.2.3 FOR GROUP R-2 OCCUPANCIES WHERE THE BATHROOM IS ADJACENT TO THE FIRE PARTITION WALL THAT SEPARATES ADJACENT DWELLING UNITS, THE EXHAUST FAN AND VENT PIPE SHOULD BE LOCATED AT LEAST 4'-0" AWAY FROM THE FIRE PARTITION WALL AND THE DRAFT STOP IN THE ATTIC SPACE .
- SEAL ALL PENETRATIONS IN THE FIRE-RATED PARTITION WALL ASSEMBLIES THAT SEPARATE ADJACENT DWELLING UNITS WITH Specified! UP300 INTUMESCENT FIRESTOP CALK OR EQUIVALENT . INSTALL THE FIRESTOP CALK PER THE MANUFACTURER'S SPECIFICATIONS .
- ELECTRICAL BOXES THAT PENETRATED THE MEMBRANE OF THE FIRE-RATED PARTITION WALL ASSEMBLY THAT SEPARATES DWELLING UNITS MUST COMPLY WITH OSBC SECTION 14.4.2 .
- WHERE PLUMBING PENETRATIONS ARE BACK TO BACK IN FIRE-RATED PARTITION WALL THAT SEPARATES ADJACENT DWELLING UNITS, SOLID PACK THE WALL CAVITIES WITH MINERAL WOOL INSULATION AND SEAL THE PENETRATIONS IN THE 5/8" GYPSUM WALLBOARD USING Specified! UP300 INTUMESCENT FIRESTOP CALK OR EQUIVALENT .
- PROVIDE AN NFPA OR APPROVED FIRE SPRINKLER SYSTEM .
- EXISTING CODE COMPLIANT CONCRETE ACCESSIBLE RAMPS AND LANDINGS . SEE ACCESSIBLE RAMP CONSTRUCTION CRITERIA ON THIS SHEET .
- CONTRACTOR AND BUILDING OWNERS TO FIELD VERIFY AND PROVIDE CODE COMPLIANT HANDRAILS AND GUARDRAILS AT ALL STAIRS, RAMPS AND LANDINGS THAT ARE GREATER THAN 30" INCHES ABOVE ADJACENT GRADE . SEE DETAIL (A3) ON SHEET A3 FOR MORE INFORMATION . SEE HANDRAIL and GUARDRAIL NOTES ON THIS SHEET .
- EXISTING CODE COMPLIANT WOOD FRAMED STAIRS AND LANDINGS . EXISTING 4x12 P1. STRINGERS WITH EXISTING 4x12 P1. STAIR TREAD .
- FILL IN THE OLD ACCESS STAIRS OPENING WITH NEW CONCRETE SLAB . SEE DETAIL (A3) FOR DESIGN CRITERIA AND SPECIFICATIONS .
- THE CONTRACTOR AND BUILDING OWNERS TO VERIFY AND PROVIDE A 6'-0" HEIGHT SITE-OBSCURING SCREEN BETWEEN UNIT "E" ENTRANCE AND THE EXISTING TRASH ENCLOSURE . SCREENING TO RUN THE FULL LENGTH OF EXISTING CONCRETE LANDING FOR UNIT "E" .
- NEULY PRESURE TREATED WOOD FRAMED STAIRS AND GUARDRAILS . SEE DETAIL (A3) ON SHEET B4 FOR CONSTRUCTION DESIGN AND DETAILS .
- AT EXISTING TRASH ENCLOSURE INSTALL A NEULY CONSTRUCTED STEEL FRAMED ROOF COVER . SEE DETAIL (A3) ON SHEET B4 .
- NEW HEAT PUMPS FOR MINI-SPLIT HEATING AND COOLING SYSTEM . VERIFY WITH MECHANICAL CONTRACTOR .
- REPLACE AND REPAIR EXISTING DECKING , DECK FRAMING , AND DECK GUARDRAILS AS REQUIRED .
- EXISTING FLOOR DRAIN . VERIFY THAT THE OUT FLOW IS TO AN EXISTING WASTE WATER SYSTEM .
- REMOVE EXISTING FAILING DECK RAILING AND REPLACE DECK POSTS PER DEAN ENGINEERING'S DETAIL ON SHEET D6 and DETAIL (A3) ON SHEET A2 .
- INSTALL SHIPON D54 STRAPS AROUND WINDOW . TYPICAL . SEE SHEET D6 PER DEAN ENGINEERING CALCULATIONS AND DETAIL (A3) ON SHEET A2 .
- NEW PROPOSED SHEARWALL, (3) LOCATIONS . SEE SHEET D2, D3, and, D4 IN DEAN ENGINEERING CALCULATION PACKET AND DETAILS ON SHEET 55 THIS DRAWING SET .
- PROPOSED BICYCLE LOCKER FOR THE PROPOSED (2) LONG TERM BICYCLE PARKING SPACES . PROVIDE (2) WALL MOUNTED BIKE RACKS . SEE DETAIL (A3) .
- THE PROPOSED HEAT PUMPS ARE LOCATED BEHIND THE CONCRETE ACCESSIBLE RAMP AND ARE NOT VISIBLE FROM THE STREET . SEE ELEVATION DRAWINGS .
- OPTIONAL STAINLESS STEEL CABLE AND/OR CEDAR PLANKING GARD RAILING .

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CONSTRUCTION DOCUMENTS FOR:

REMODEL and CHANGE OF USE

1150 BAY STREET
FLORENCE, OREGON

CLIENT:
LETURNO GENERAL CONTRACTING Iic

P.O. BOX 1059
VENETA, OR 97487
(541) 556-4913

SHEET DESCRIPTION:

UPPER LEVEL FLOOR PLAN

WALL SYMBOLS LEGEND

DEMOLITION NOTES

DOOR SCHEDULE

CONSTRUCTION NOTES

DETAILS

DATE DRAWN: 2-18-25

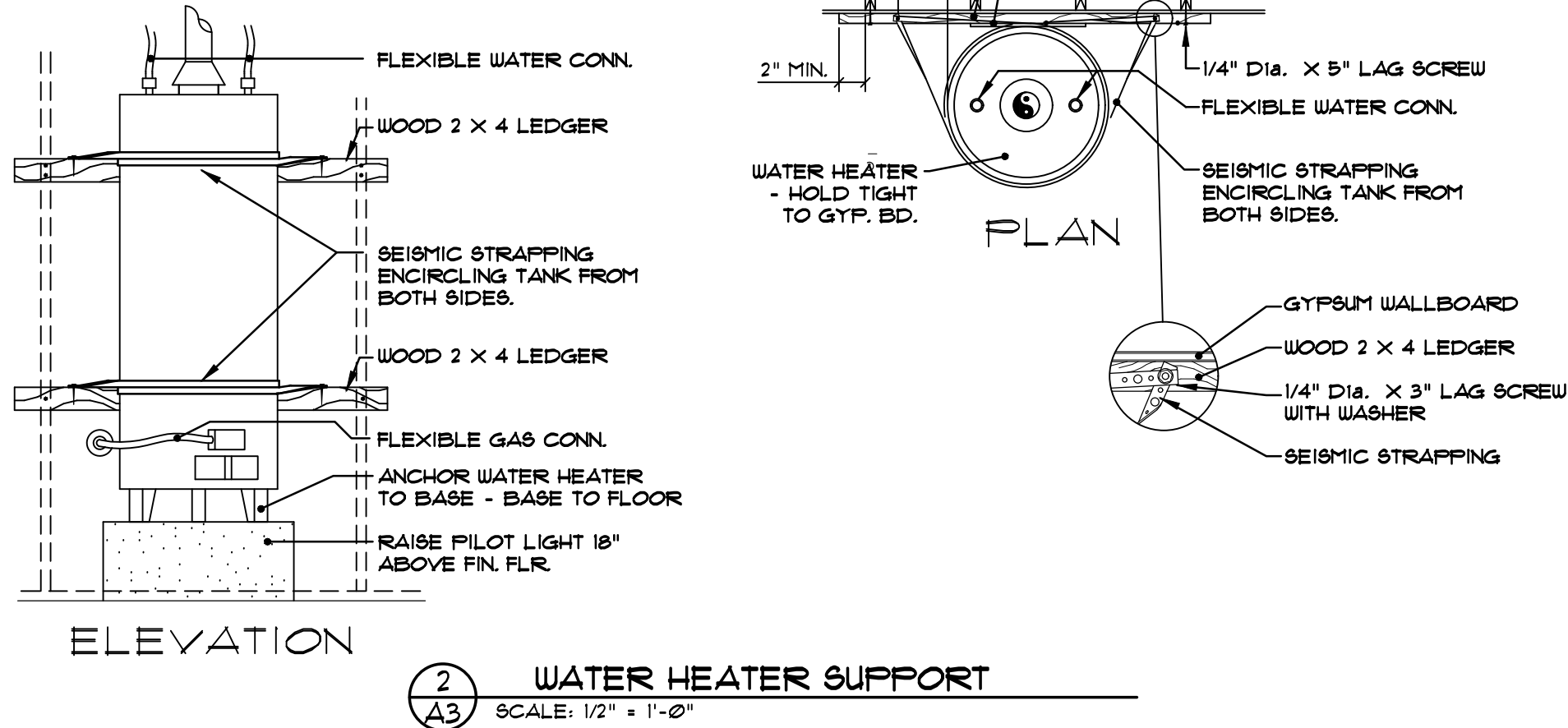
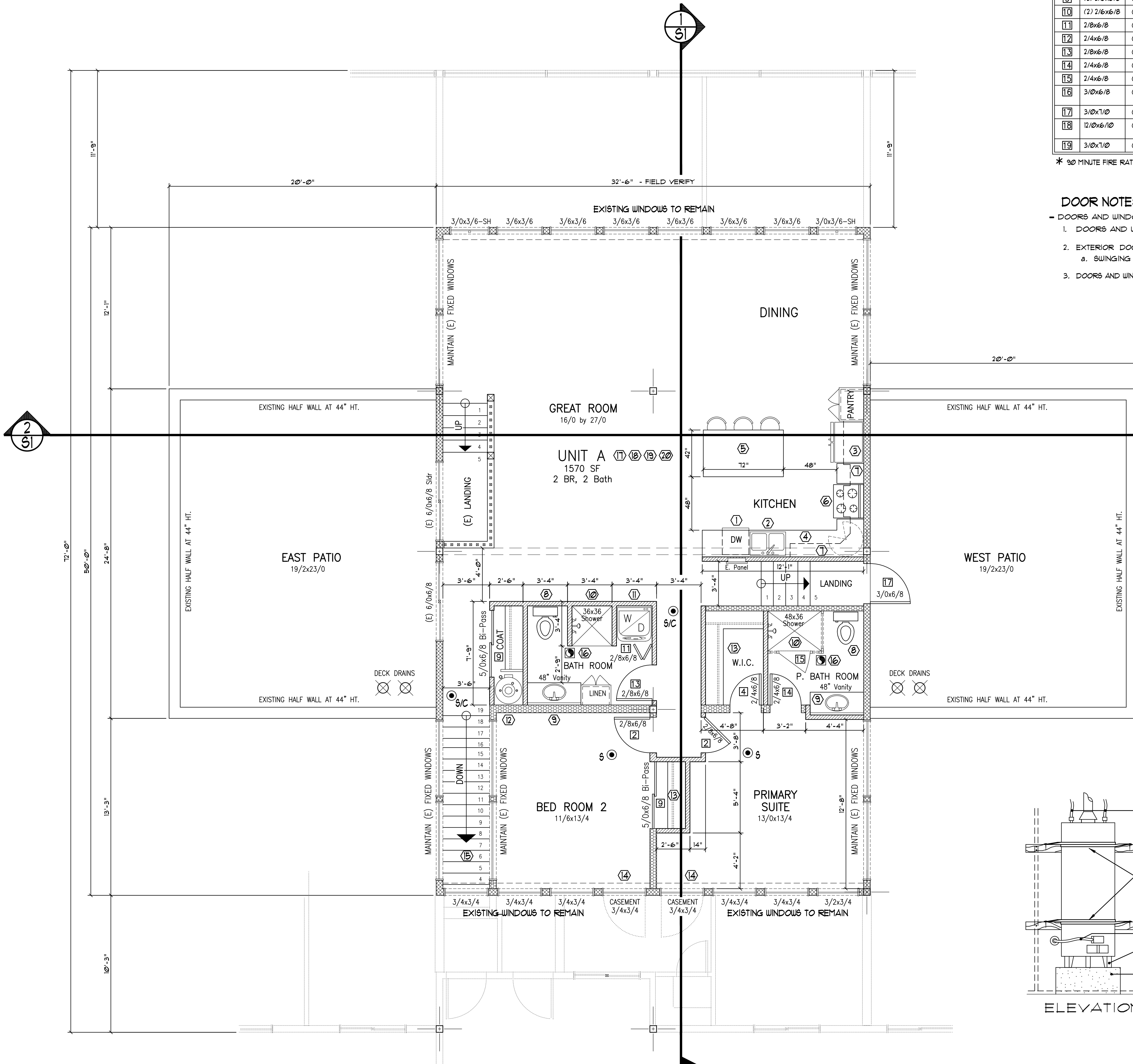
NO.	REVISIONS	DATE
1	Construction Note (B3) & (B4)	9-4-25

JOB NO.
CAD FILE: 24041
DRAWN BY: george



SHEET NO.

A3



HANDRAIL GENERAL NOTES: (OSBC 1014)

- Where Required (OSBC 1014). Handrails are required on each side of a stairway per OSBC 1011. Handrails are required on each side of a ramp when the rise of the ramp is greater than 6 inches per OSBC 1012.8.
- Height: (OSBC 1014.3). Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches and not more than 38 inches.

EXCEPTION:

- When handrail fittings or bendings are used to provide continuous transition between flights, the fittings or bendings shall be permitted to exceed the maximum height.
- Handrail Graspability (OSBC 1014.3). All required handrails shall be of one of the following types or shall provide equivalent graspability.
 - Type I: Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches, where the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6 1/4 inches with a minimum cross-sectional dimension of 2 1/4 inches and a minimum cross-sectional dimension of 1 inch. Edges shall have a minimum radius of Ø20 inch.
 - Type II: Handrails with a perimeter greater than 6 1/4 inches shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/8 inch within 1/8 inch below the widest portion of the profile. The required depth shall continue for at least 3/8 inch to a level that is not less than 1 3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 3/4 inches. Edges shall have a minimum radius of Ø20 inch.
- Continuity (OSBC 1014.4). Handrail gripping surfaces shall be continuous, without interruption by newel posts or other obstructions.

EXCEPTION:

- Handrail brackets or balusters attached to the bottom surface of the handrail that do not project horizontally beyond the sides of the handrail within 1 1/2 inches of the bottom of the handrail shall not be considered obstructions. For each 1/2 inch of additional handrail perimeter dimension above 4 inches, the vertical clearance dimension of 1 1/2 inches shall be permitted to be reduced by 1/8 inch.
- Handrail Extensions (OSBC 1014.6). Handrails shall return to a wall, guard or the walking surface or shall be continuous to the handrail of an adjacent stair flight or ramp, where handrails are not continuous between flights, the handrails shall extend horizontally at least 12 inches beyond the top riser and continue to slope for the depth of one tread beyond the bottom riser. At ramps where handrails are not continuous between runs, the handrails shall extend horizontally above the landing 12 inches minimum beyond the top and bottom of the ramp run. The extensions of handrails shall be in the same direction of stairs flights and ramp runs.
- Clearance (OSBC 1014.1). Clear space between handrail and a wall or other surface shall be a minimum of 1 1/2 inches.
- Projections (OSBC 1014.8). On ramps, the clear width between handrails shall be 36 inches minimum. Projections into the required width of stairways and ramps at each side shall not exceed 4 1/2 inches at or below the handrail height.
- WHERE REQUIRED: HANDRAILS FOR STAIRWAYS AND RAMPS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH OSBC 10013.1. HANDRAILS REQUIRED FOR STAIRWAYS BY OSBC 10111 SHALL COMPLY WITH OSBC SECTION 1014. HANDRAILS REQUIRED FOR RAMPS BY OSBC 1012.8 SHALL COMPLY WITH OSBC SECTION 1014.

GUARDRAIL GENERAL NOTES: (OSBC 1015)

- Where Required (OSBC 1015.2). Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, stairs, ramps and landings that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
- Height (OSBC 1015.3). Guards shall not be less than 42 inches measured vertically above the walking surface or the leading edge of a stair tread nosing.
- Opening Limitations (OSBC 1015.4). Guards shall not have openings which allow passage of a sphere 4 inches in diameter from the walking surface to the required guard height.

EXCEPTION:

- The triangular openings at the open sides of a stair, formed by the riser, tread and bottom rail shall not allow passage of a sphere 6 inches in diameter.

ACCESSIBLE RAMP CONSTRUCTION CRITERIA:

- MAX SLOPE OF RAMP SHALL BE 1:12 & MAX. RISE FOR ANY RUN SHALL BE 30".
- MAX. CROSS SLOPE SHALL NOT EXCEED 1:50.
- THE MIN. CLEAR WIDTH SHALL NOT BE LESS THAN 36".
- RAMPS WITHIN THE ACCESSIBLE ROUTE SHALL HAVE LANDINGS AT THE TOP AND BOTTOM, AND AT LEAST ONE INTERMEDIATE LANDING FOR EACH 30" OF RISE.
- LANDINGS SHALL BE LEVEL AND HAVE AMIN. DIMENSION MEASURED IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60". WHERE THE RAMP CHANGES DIRECTION AT LANDINGS, THE LANDING SHALL BE NOT LESS THAN 60" x 60". THE WIDTH OF ANY LANDING SHALL BE NOT LESS THAN THE WIDTH OF THE RAMP.
- RAMPS HAVING SLOPES STEEPER THAN 1:20 SHALL HAVE HANDRAILS ON BOTH SIDES. HAND RAILS SHALL CONTINUOUS, EXCEPT THEY SHALL NOT BE REQUIRED AT ANY POINT OF ACCESS ALONG THE RAMP. HANDRAILS SHALL EXTEND AT LEAST 12 INCHES BEYOND THE TOP AND BOTTOM OF ANY RAMP SEGMENT.
- ANY PORTION OF THE EDGE OF A RAMP AND IT'S ASSOCIATED LANDINGS WHICH IS MORE THAN 6" ABOVE GRADE SHALL BE PROVIDED WITH EDGE PROTECTION AS FOLLOWS:
 - CURBS, WHERE USED, CURBS SHALL BE CONTINUOUS AND BE NOT LESS THAN 2" IN HEIGHT ABOVE THE SURFACE OF THE RAMP AND LANDINGS.
 - GUARD RAILS, WHERE USED, GUARD RAILS SHALL HAVE A HEIGHT AS SPECIFIED FOR HANDRAILS EXCEPT AT LANDINGS.
 - THE TOP OF GUARD RAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.
 - OPEN GUARD RAILS SHALL HAVE INTERMEDIATE RAILS SUCH THA A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
 - HAND RAILS, WHERE USED, HAND RAILS SHALL HAVE AN INTERMEDIATE RAIL MOUNTED 17" TO 19" ABOVE THE RAMP OR LANDING SURFACE, ALSO SEE HAND RAIL REQUIREMENTS ABOVE.

- EXTERIOR EXPOSED RAMPS AND THEIR APPROACHES SHALL BE CONSTRUCTED TO PREVENT THE ACUMULATION OF WATER ON WALKING SURFACES.
- RAMPS ON ACCESSIBLE ROUTES SHALL HAVE A SLIP-RESISTANT SURFACE.



WALL-MOUNT BIKE RACK
SCALE: Not to Scale