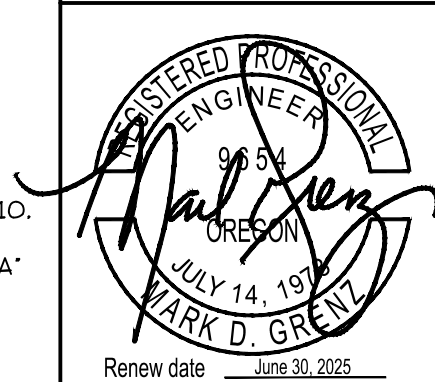


LOWER FLOOR PLAN

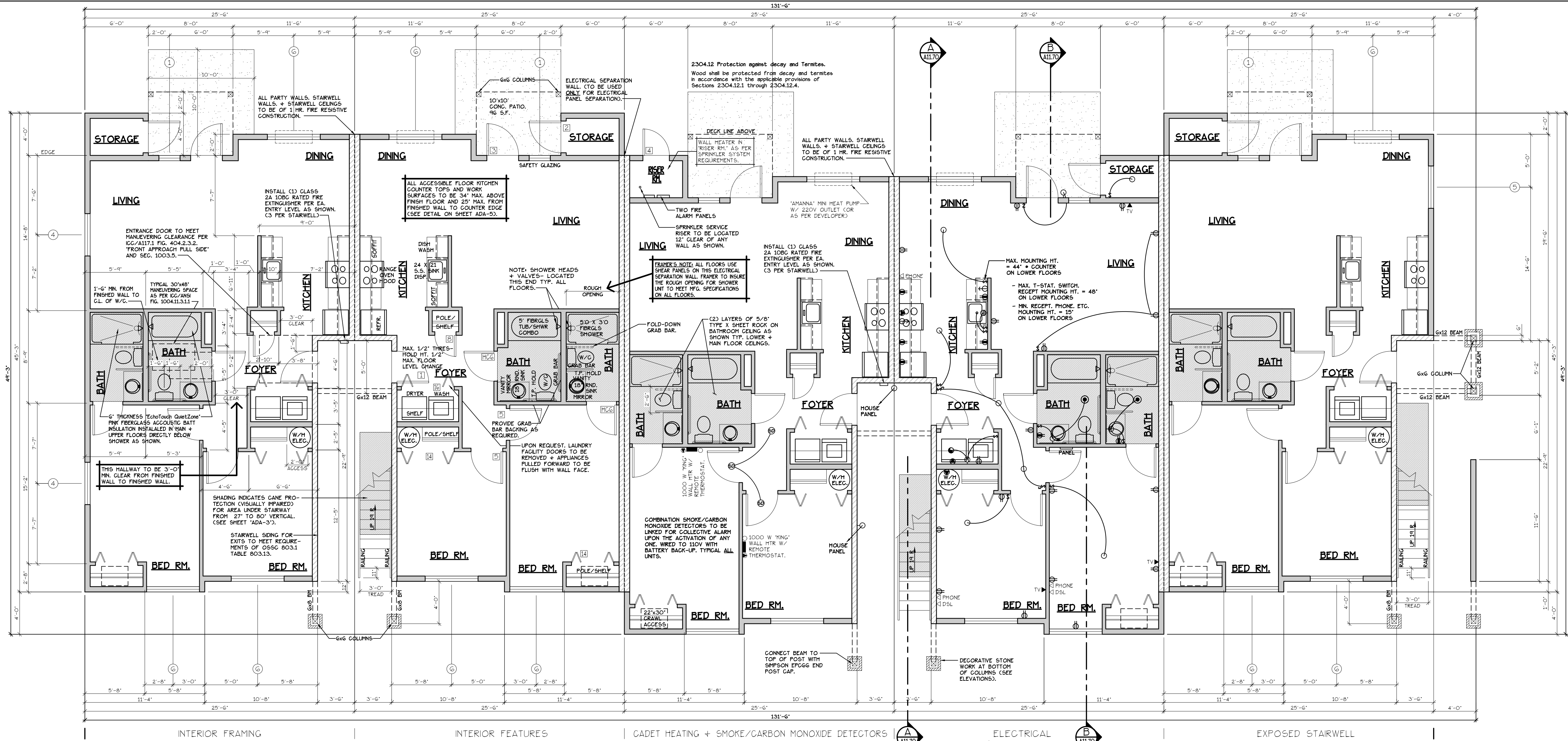
LIBERTY ROAD  
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR  
REVISIONS TO BE MADE TO THIS  
DRAWING WITHOUT THE WRITTEN  
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: Nov-23  
Scale: AS SHOWN  
JOB # 7586



A11.31



LOWER FLOOR PLAN  
CHANDICAP ADAPTABLE/ACCESSIBLE  
EA. UNIT = 1005 S.F.  
CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

TYPE B UNITS  
BLD. 11

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 DF.  
3. ALL DOOR HEADERS (EXCLUDING PATIO DOORS) TO BE  
FRAMED AT 6'-0" A.F.F. OR AS PER MFG. SPECIFICATIONS  
(SEE ELEVATIONS FOR ANY EXCEPTIONS).

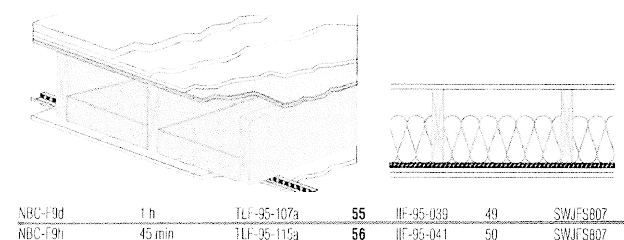


Table with 4 columns: Item, Description, Quantity, and Unit. It lists materials and quantities for the floor/ceiling assembly.

ELECTRICAL  
● = HEATER/LIGHT/FAN  
SEE 'GENERAL STRUCTURAL NOTES'  
ON SHEET A11.20 BEFORE  
BEGINNING ANY CONSTRUCTION.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

| DOOR SCHEDULE |        |       |         |        |       |        |      |         |         |
|---------------|--------|-------|---------|--------|-------|--------|------|---------|---------|
|               |        | DOORS |         | FRAMES |       |        |      |         |         |
| #             |        | WIDTH | HEIGHT  | THICK  | TYP.  | MAT'L. | FIN. | HP.     | REMARKS |
| 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            | 3'-0"  | 6'-8" | 1'-3/4" | MTL.   | CLAD  | PAINT  | D    | METAL   | PAINT   |
| 15            | 3'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | E    | HEMLOCK | STAIN   |
| 16            | 2'-10" | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | F    | HEMLOCK | STAIN   |
| 17            | 2'-6"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | G    | HEMLOCK | STAIN   |
| 18            | 2'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | H    | HEMLOCK | STAIN   |
| 19            | 2'-10" | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | I    | HEMLOCK | STAIN   |
| 20            | 2'-6"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | J    | HEMLOCK | STAIN   |
| 21            | 2'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | K    | HEMLOCK | STAIN   |
| 22            | 3'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | L    | HEMLOCK | STAIN   |
| 23            | 4'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | M    | HEMLOCK | STAIN   |
| 24            | 5'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | N    | HEMLOCK | STAIN   |
| 25            | 6'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | O    | HEMLOCK | STAIN   |
| 26            | 1'-6"  | 6'-8" | 1'-3/4" | MTL.   | CLAD  | PAINT  | P    | HEMLOCK | STAIN   |
| 27            | 3'-6"  | 6'-8" | 1'-3/4" | MTL.   | CLAD  | PAINT  | Q    | HEMLOCK | STAIN   |
| 28            | 3'-0"  | 6'-8" | 1'-3/8" | H.G.   | BIRCH | STAIN  | R    | HEMLOCK | STAIN   |
| 29            | 2'-0"  | 6'-8" | 1'-3/4" | MTL.   | CLAD  | PAINT  | A    | METAL   | PAINT   |

| WINDOW SCHEDULE |     |               |          |         |        |       |        |                           |           |
|-----------------|-----|---------------|----------|---------|--------|-------|--------|---------------------------|-----------|
|                 |     | WINDOWS       |          | HEADERS |        |       |        |                           |           |
| #               |     | QTY.          | SIZE     | TYPE    | MFG.   | COLOR | INSUL. | REMARKS                   |           |
| 1               | 15  | 2'-0" X 5'-0" | VINYL    | STAT.   | MLGARD | WHITE | YES    | STATIONARY                | DF#1 4X12 |
| 2               | 4   | 2'-6" X 3'-0" | VINYL    | SLIDE   | MLGARD | WHITE | YES    | SLIDER W/ SCREEN          | DF#1 4X12 |
| 3               | 10  | 3'-0" X 4'-0" | VINYL    | SLIDE   | MLGARD | WHITE | YES    | SLIDER W/ SCREEN          | DF#1 4X12 |
| 4               | 34  | 4'-0" X 4'-0" | VINYL    | STAT.   | MLGARD | WHITE | YES    | STATIONARY                | DF#1 4X12 |
| 5               | 66  | 4'-0" X 4'-0" | VINYL    | SLIDE   | MLGARD | WHITE | YES    | SLIDER W/ SCREEN          | DF#1 4X12 |
| 6               | 148 | 5'-0" X 4'-0" | VINYL    | SLIDE   | MLGARD | WHITE | YES    | SLIDER W/ SCREEN          | DF#1 4X12 |
| 7               | 12  | 6'-0" X 4'-0" | VINYL    | SLIDE   | MLGARD | WHITE | YES    | SLIDER W/ SCREEN          | DF#1 4X12 |
| 8               | 13  | 3'-0" X 4'-0" | CASEMENT | MLGARD  | WHITE  | YES   | YES    | CASEMENT W/ SCREEN        | DF#1 4X12 |
| 9               | 28  | 6'-0" X 6'-8" | VINYL    | SLIDE   | MLGARD | WHITE | YES    | PATIO DR. W. SLD SCREEN   | DF#1 4X12 |
| 10              | 5   | 3'-0" X 1'-6" | VINYL    | STAT.   | MLGARD | WHITE | YES    | STATIONARY, OBSCURE GLASS | 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 AT 7'-0" A.F.F. UNO.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAIL ON SHEET A15.40.

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 2022 O.E.S.C. U-0.35.

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.

CONSTRUCTION TYPE V B SPRINKLED.

- 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 O.S.S.C. 718.2.2 AND O.S.S.C. 718.2.3.
  3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + 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 BLD'S.
  7. AS PER O.E.S.C. 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.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH O.S.S.C. 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE O.S.S.C. 2022 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. 2022, 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.