

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

TYPE A UNITS

BLD. 1

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

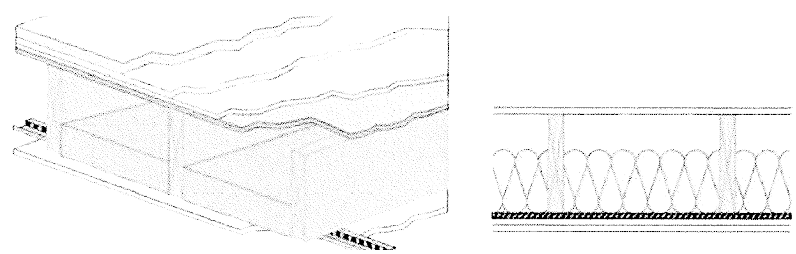
[F] 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION
SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH
SECTION 907.2.11.
[F] 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS.
LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS
COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE
WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
11	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	A	METAL	PAIN
12	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	B	METAL	PAIN
13	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	C	METAL	PAIN
14	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAIN	D	METAL	PAIN
15	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HENLOCK	STAIN
16	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HENLOCK	STAIN
17	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HENLOCK	STAIN
18	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HENLOCK	STAIN
19	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HENLOCK	STAIN
20	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HENLOCK	STAIN
21	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HENLOCK	STAIN
22	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HENLOCK	STAIN
23	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HENLOCK	STAIN
24	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HENLOCK	STAIN
25	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HENLOCK	STAIN
26	4'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HENLOCK	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"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
2	3'0" X 1'6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12		
3	3'0" X 4'6"	VINYL SGL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12		
4	3'6" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
5	4'0" X 3'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
6	4'0" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
7	4'0" X 5'0"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A15.40.3)		
8	5'0" X 2'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
9	5'0" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
10	5'0" X 5'0"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A15.40.3)		
11	6'0" X 4'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12		
12	4'0" X 5'0"	GASEMENT	MILGARD	WHITE	YES	GASEMENT W/ SCREEN	DF #1 4x12		

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON
TO ICC/ANSI A117.1 THEN SEC. 1002.9. 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.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

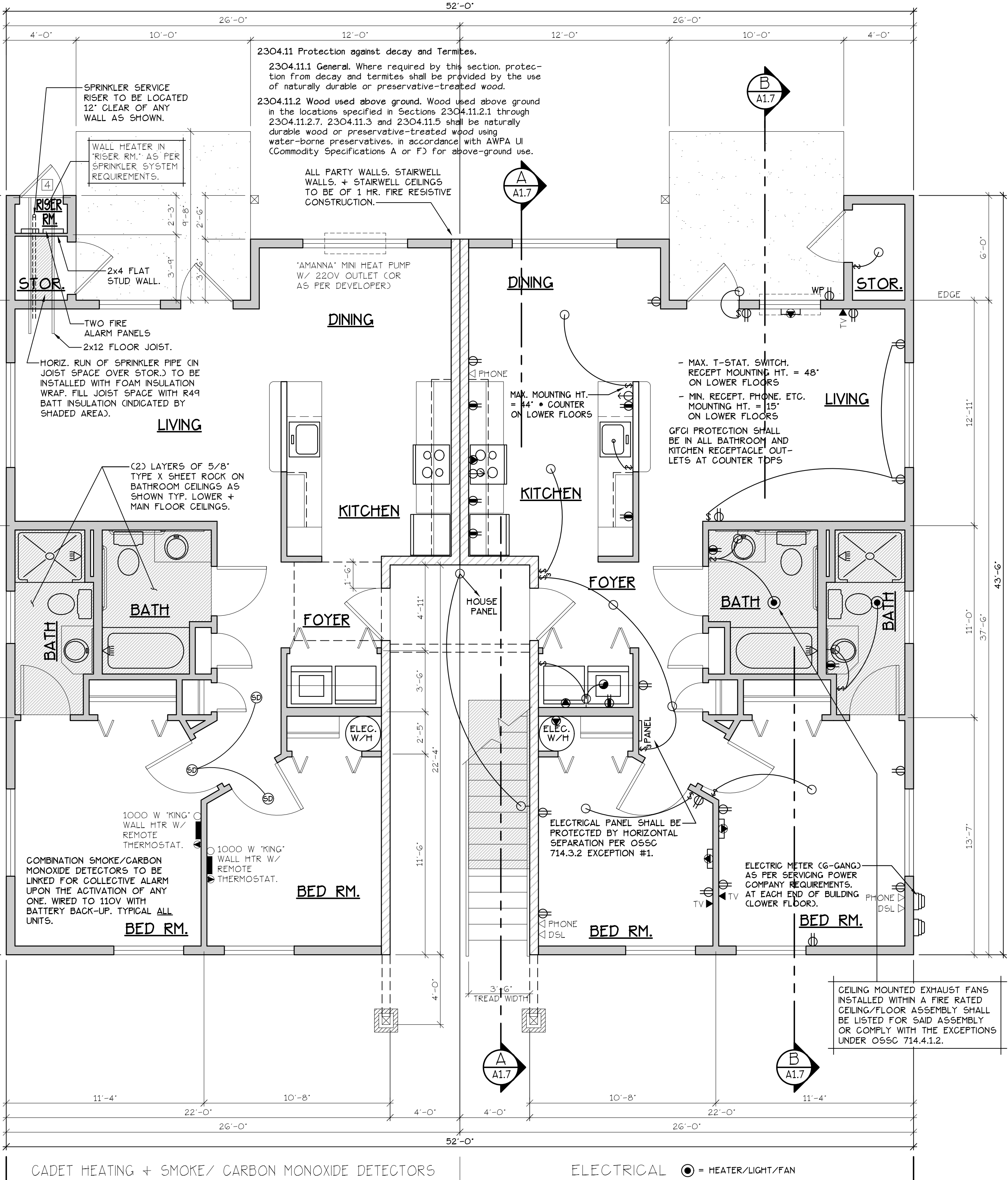
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH
LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN
COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL
BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE
INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE
WITH THE 2014 O.S.S.C. SECTIONS 1013.8.1 AND 1029.4.

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

CONSTRUCTION TYPE V.B. SPRINKLED.



LOWER FLOOR PLAN

MARKET STREET
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR
REPRODUCTIONS TO BE MADE TO
THESE DRAWINGS WITHOUT THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: JUL-20
Scale: AS SHOWN
JOB # 6847

REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREGG
JULY 1, 1978
RENEW DATE: JULY 30, 2021

A1.31

SEE "GENERAL STRUCTURAL NOTES"
ON SHEET A1.2 BEFORE BEGINNING
ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH O.S.S.C. 2014 REVISED
TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE O.S.S.C. 2014 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. 2014, 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 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'G.
- AS PER OECS 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.