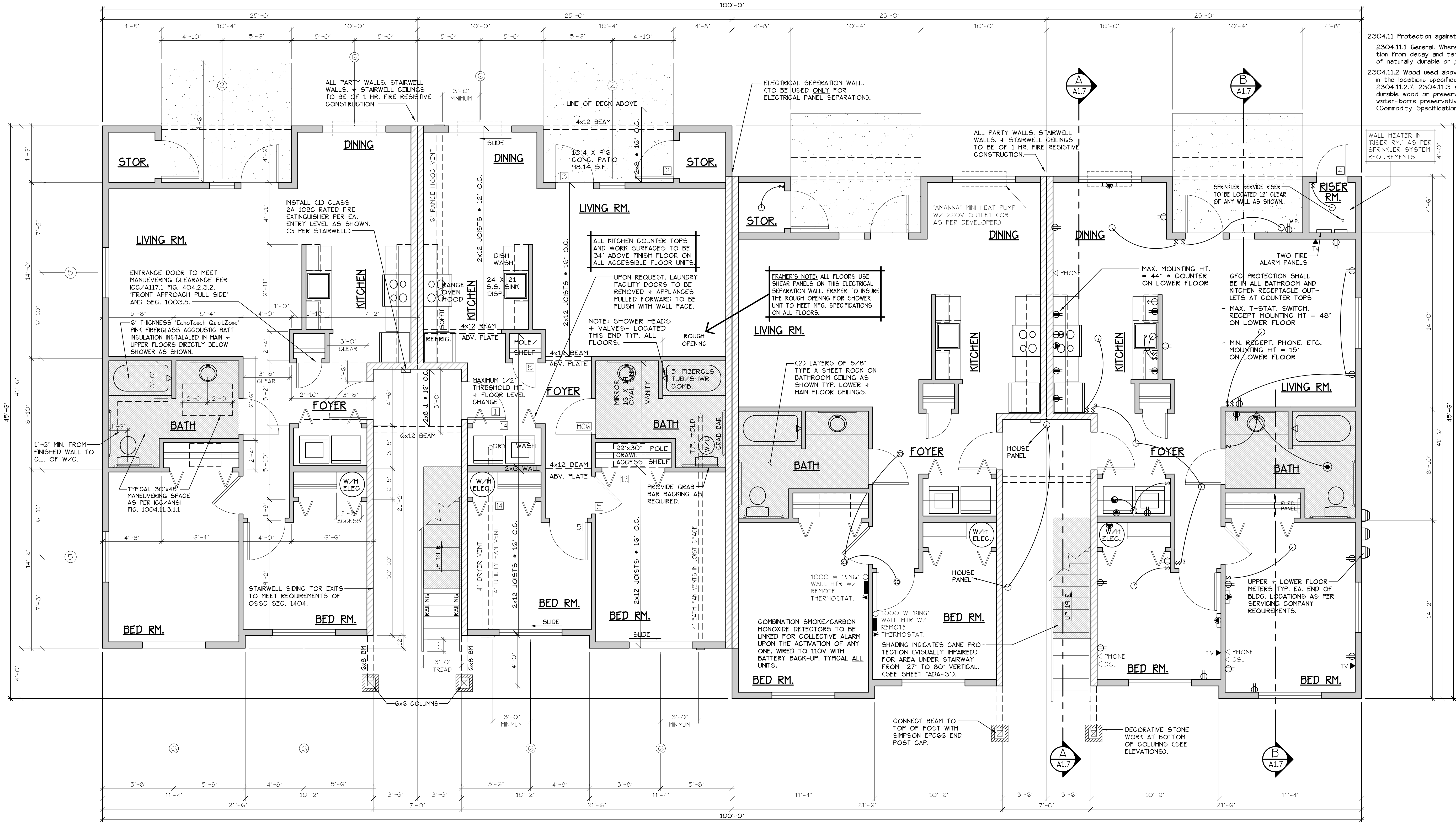


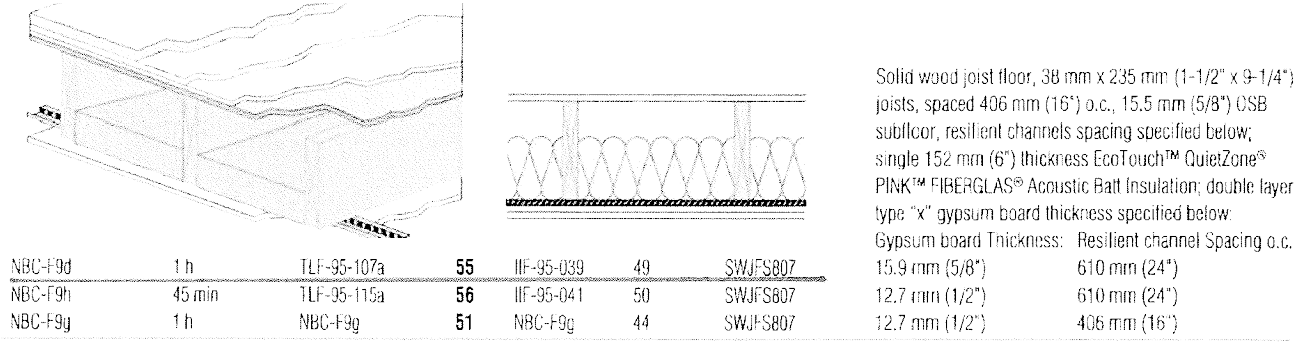


LOWER FLOOR PLAN
(HANDICAP ADAPTABLE/ACCESSIBLE)
"A" UNIT = 903 S.F.

TYPE A UNITS
BLD. 1

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

IF1 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF1 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.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

ELECTRICAL
● = HEATER/LIGHT/FAN

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

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 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 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 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSGC 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 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.

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

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MAT'L	FIN.	INP.	MAT'L	FIN.
111	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
121	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
131	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT
141	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
151	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN
161	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
171	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
181	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
191	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN
THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
201	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
211	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
221	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
231	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
241	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
251	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
261	1'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	E	HEMLOCK	STAIN
271	3'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
281	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	J	HEMLOCK	STAIN
291	2'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.									

WINDOW SCHEDULE							
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
①	2'0 X 5'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DFR#1 GX8
②	2'6 X 3'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8
③	3'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
④	4'0 X 4'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑤	4'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑥	5'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑦	6'0 X 4'0	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑧	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DFR#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
⑨	6'0 X 6'8	VINYL SLIDE	MLGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DFR#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 AT 7'-0" A.F.F. U.N.O.							
NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A13.40.							

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 2014 OESG U-0.35.

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 OSGC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED

LOWER FLOOR PLAN

LIBERTY ROAD APARTMENT COMPLEX

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: Jul-20
Scale: AS SHOWN
JOB # 6727

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1998
MARK D. GREY
Renew date: June 30, 2021