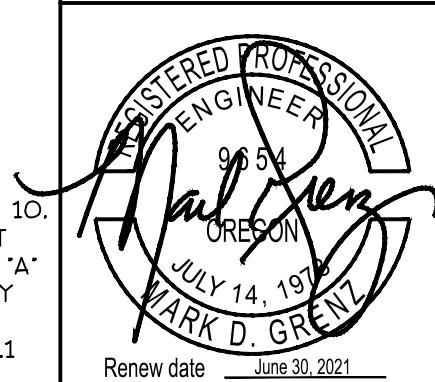


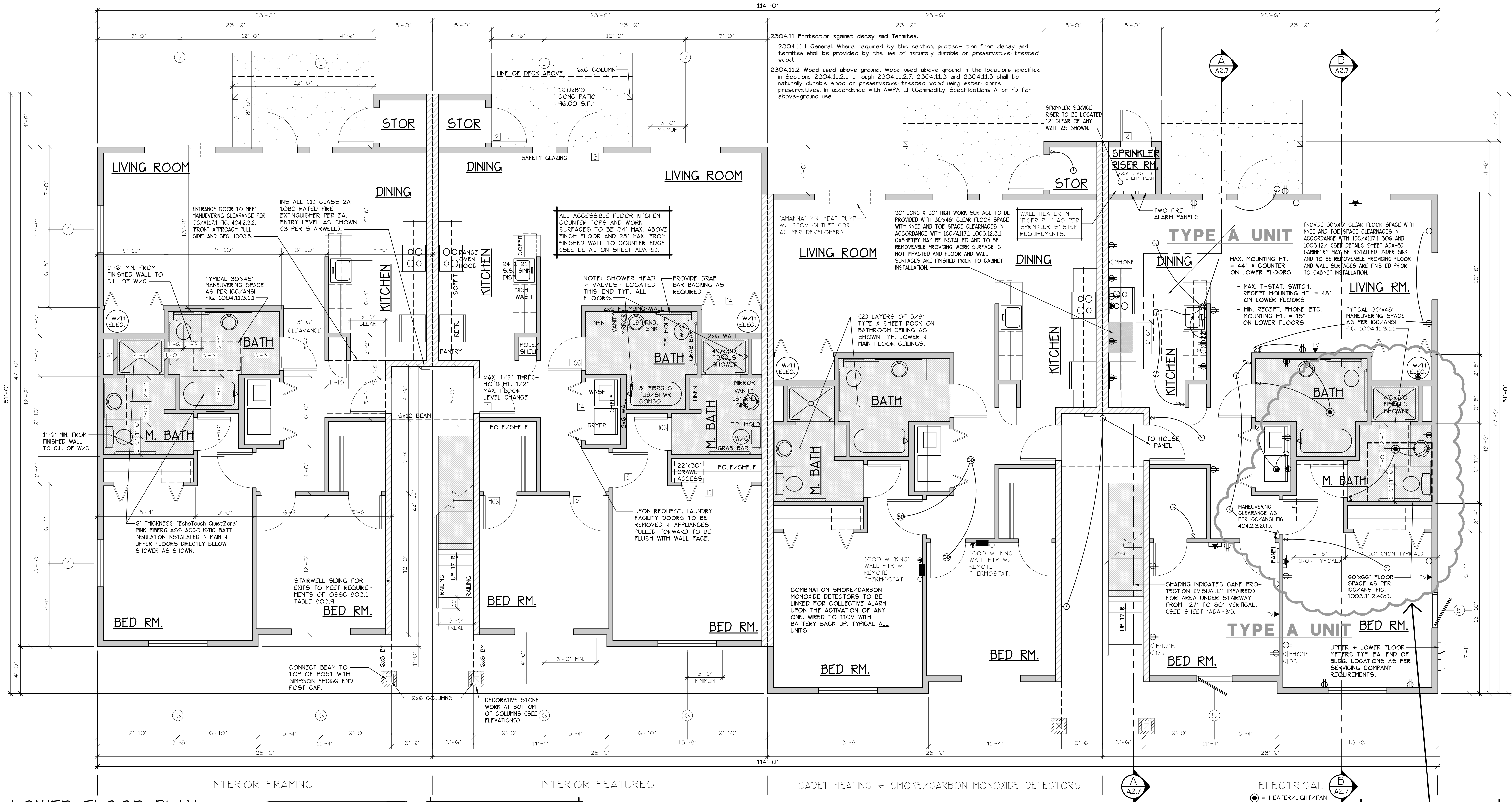
LOWER FLOOR PLAN
LIBERTY ROAD
APARTMENT COMPLEX

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: Jun-20
Scale: AS SHOWN
JOB # 6727



A2.31

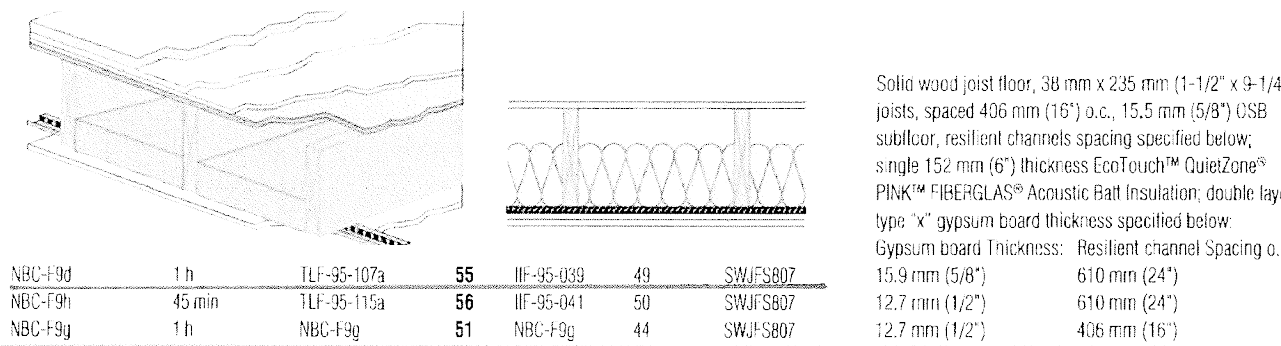


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
EA. UNIT = 1139 S.F.

TYPE C UNITS
BLD. 2

CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR
SHEETWORK 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

DOOR SCHEDULE									
#	WIDTH	HEIGHT	THICK	TYP.	MAT'L	FIN.	TP	FRAMES	REMARKS
11	3'-0"	6'-8"	1-3/4"	MTL	CLAD	PAINT	A	METAL PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD WEATHERSTRIP
12	3'-0"	6'-8"	1-3/4"	MTL	CLAD	PAINT	B	METAL PAINT	6 PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
13	3'-0"	6'-8"	1-3/4"	MTL	CLAD	PAINT	C	METAL PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
14	2'-6"	6'-8"	1-3/4"	MTL	CLAD	PAINT	D	METAL PAINT	W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
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	POCKET DOOR
20	3'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	J	HEMLOCK STAIN	
21	3'-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	BI-FOLD DOOR
24	5'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	N	HEMLOCK STAIN	BI-FOLD DOOR
25	6'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	O	HEMLOCK STAIN	BI-FOLD DOOR
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	METAL PAINT	6 PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
28	3'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	R	HEMLOCK STAIN	FULL LITE W/ TEMPERED GLASS
29	4'-0"	6'-8"	1-3/4"	MTL	CLAD	PAINT	A	METAL PAINT	6 PANEL 45 MIN LABEL W/ THRESHOLD WEATHERSTRIP

* 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'	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 G8X
2	2'6" X 3'	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G8X
3	3'0" X 4'	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G8X (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0" X 4'	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 G8X (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
5	4'0" X 4'	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G8X (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
6	5'0" X 4'	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G8X (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
7	6'0" X 4'	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 G8X (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0" X 4'	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 G8X (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
9	6'0" X 6'8"	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD 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 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 OEESSC 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 2014 OEESSC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A2.20 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 OEESSC 718.2.2 AND OEESSC 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 BLDGS.
 - AS PER OEESSC 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 OEESSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OEESSC 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 OEESSC 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.