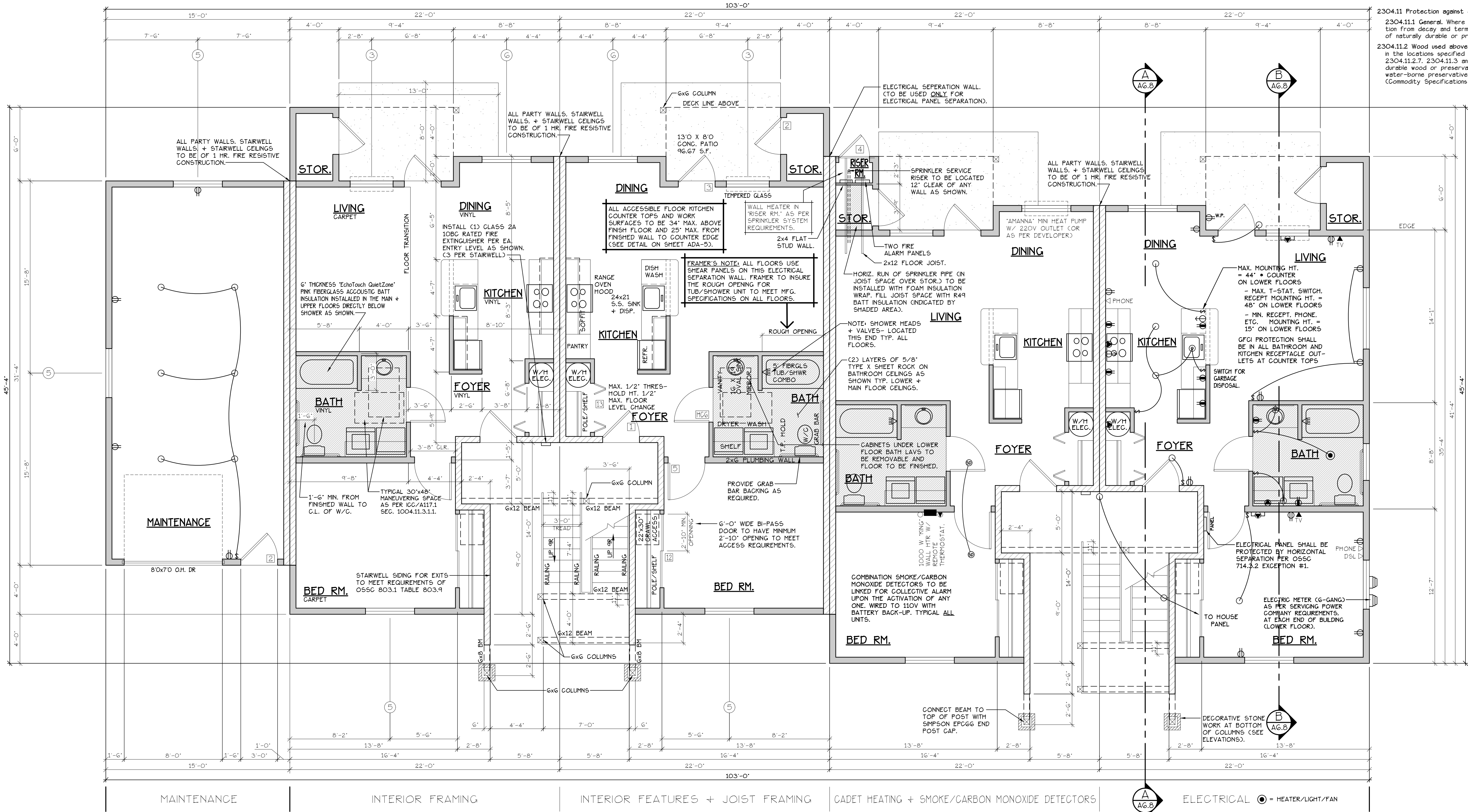




LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
'E' UNIT = 728 S.F.

TYPE E UNITS

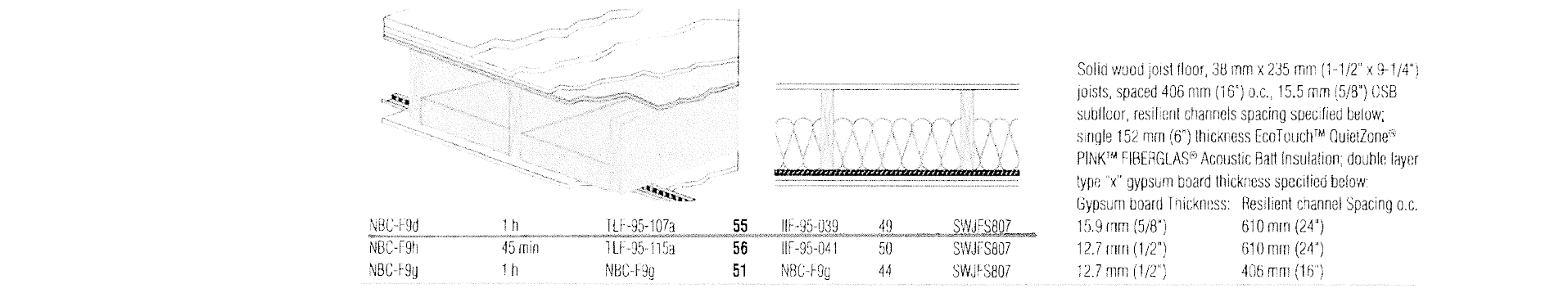
BLD. 6

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 907.2.11.1.
IF3 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	TYPE	MATL.	FIN.	TP	MATL.	FIN.
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	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
15	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
16	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
17	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
18	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
19	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN
THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
20	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN
21	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN
22	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN
23	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN
24	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN
25	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN
26	3'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	P	METAL	PAINT
27	3'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	Q	METAL	PAINT
28	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	R	HEMLOCK	STAIN
29	2'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	S	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	DF#1 GX8
2	2'6" X 3'0"	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8
3	3'0" X 4'0"	VINYL SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0" X 4'0"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#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	DF#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	DF#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	DF#1 GX8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0" X 4'0"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#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	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.							



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. 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 3G" ABOVE FINISH FLOOR SURFACE (COR) 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.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET AG.3 BEFORE BEGINNING ANY CONSTRUCTION.

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. 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 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.

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
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