

LOWER FLOOR PLAN

LIBERTY ROAD
APARTMENT COMPLEX

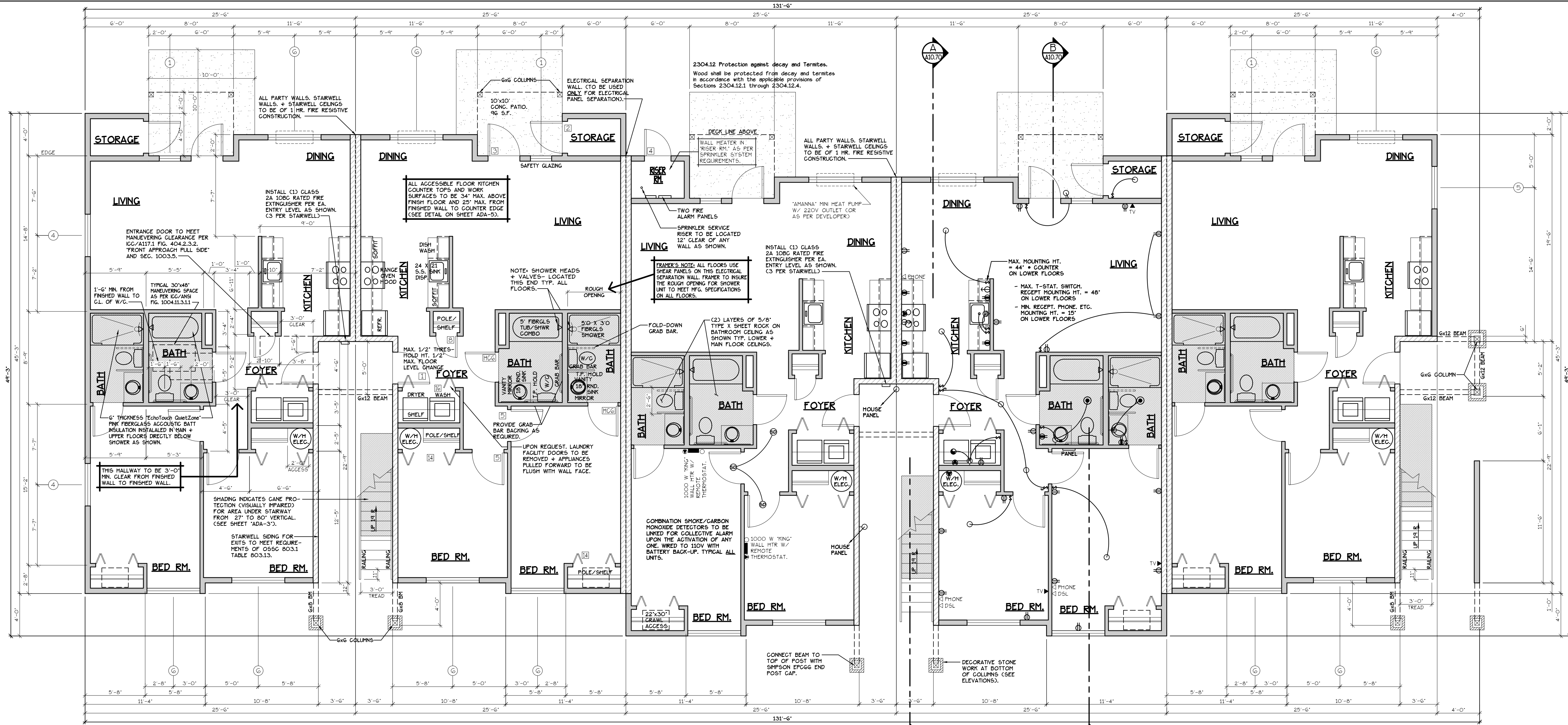
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Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-24
Scale: AS SHOWN

JOB # 6727

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1991
MARK D. GREY
Renew date: June 30, 2025

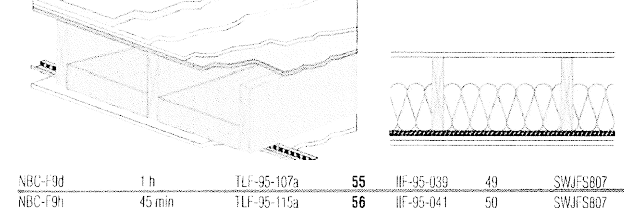
A10.31



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. 10

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).



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

ELECTRICAL
HEATER/LIGHT/FAN

EXPOSED STAIRWELL

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	2'-6"	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
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.G.	BIRCH	STAIN	E	HEMLOCK	STAIN
18	2'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN
19	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.									
20	5'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN
21	6'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
22	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	I	HEMLOCK	STAIN
23	4'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
24	5'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
25	6'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN
26	1'-6"	6'-8"	1'-3/4"	MTL.	CLAD	PAINT	E	HEMLOCK	STAIN
27	3'-6"	6'-8"	1'-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
28	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	J	HEMLOCK	STAIN
29	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									
		WINDOWS		HEADERS					
#		QTY.	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	
1	15	2'-0" X 5'-0"	VINYL	STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 6X8 CSEE ALT. HEADER DETAIL SHT. A15.40.
2	4	2'-6" X 3'-0"	VINYL	SLIDE	MLGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 4X12
3	0	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.G.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2022 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 2022 OESG 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 OESG 718.2.2 AND OESG 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 OESG 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 OESG 2022 REVISED TO BE EFFECTIVE JANUARY 1, 2023. CHAPTER 11 OF THE OESG 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 OESG 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.