

LOWER FLOOR PLAN

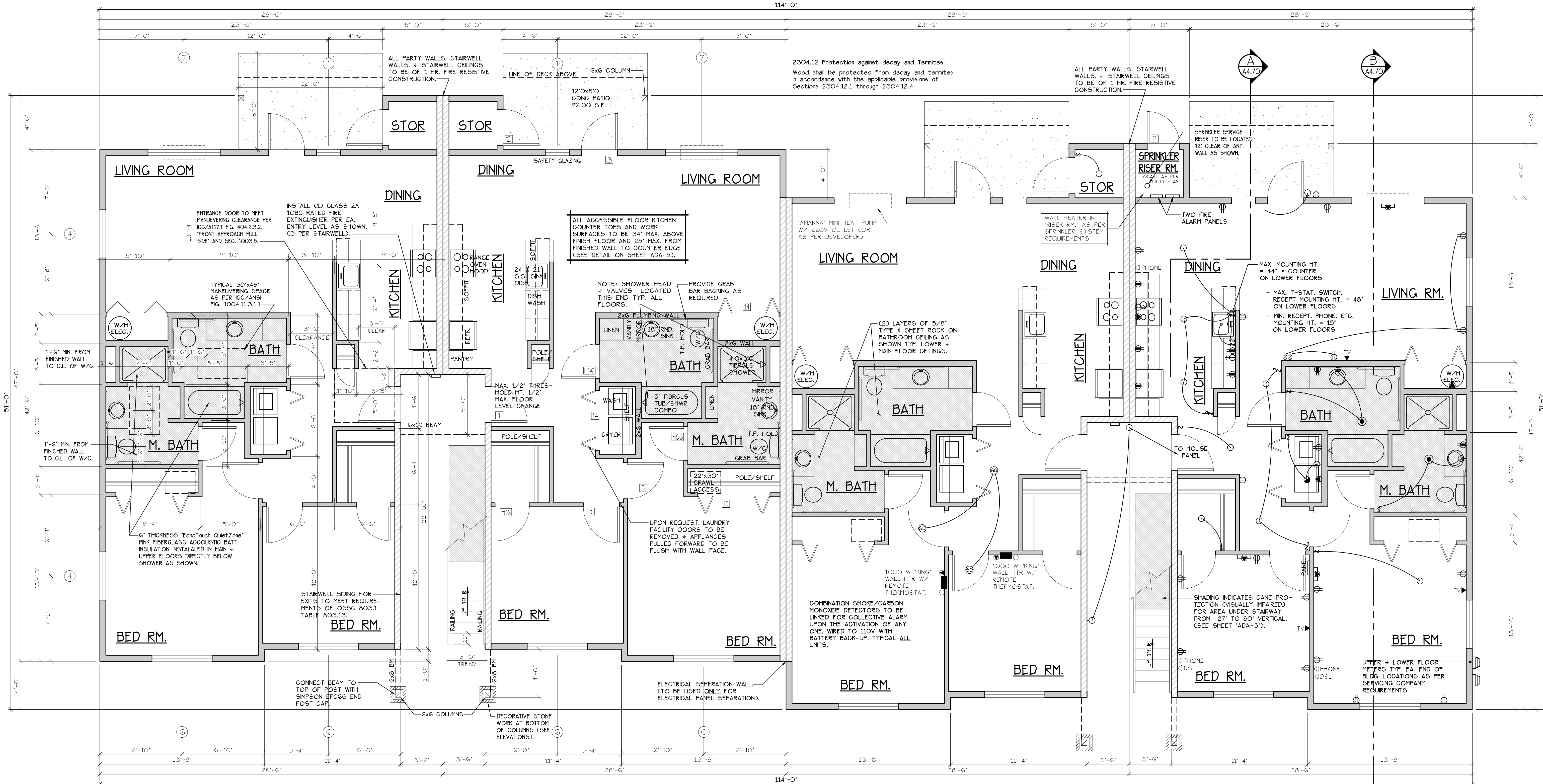
LIBERTY ROAD
APARTMENTS WEST

NO CHANGES, MODIFICATIONS OR
REDUCTIONS TO BE MADE TO
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AUTHORIZATION FROM THE DESIGN
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DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

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Date: Oct-23
Scale: AS SHOWN
JOB # 7586

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

A4.31



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

SEE "GENERAL STRUCTURAL NOTES"
ON SHEET A4.20 BEFORE BEGINNING
ANY CONSTRUCTION.

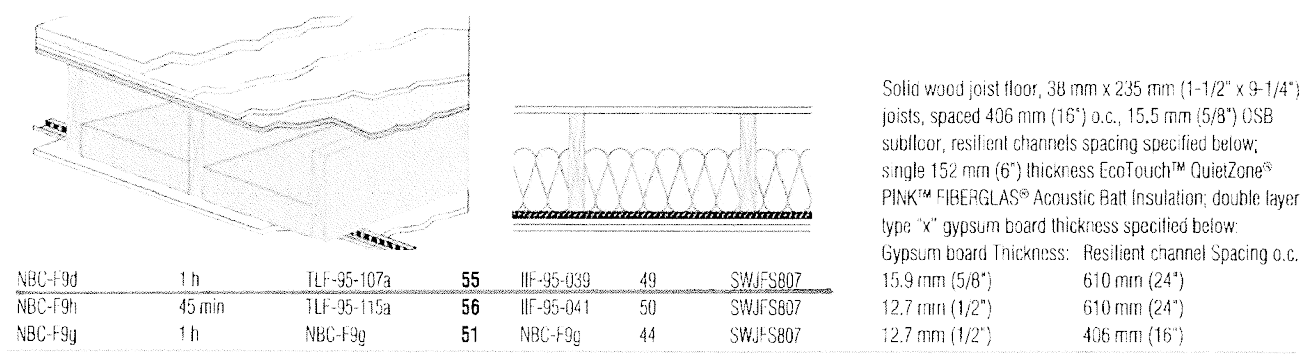
TYPE C UNITS

BLD. 4

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



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 502.3.2 2022 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 2022 OESG SECTIONS 1015.8.

DOOR SCHEDULE									
		DOORS		FRAMES					
#		WIDTH	HEIGHT	THICK	TYP.	MAT'L	FIN.	TP	REMARKS
11	3'-0"	6'-8"	1'-3/4"	MTL	CLAD	PAINT	A	METAL	6" PANEL 45 MIN LABEL W/ THRESHOLD WEATHERSTRIP
12	3'-0"	6'-8"	1'-3/4"	MTL	CLAD	PAINT	B	METAL	6" PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
13	3'-0"	6'-8"	1'-3/4"	MTL	CLAD	PAINT	C	METAL	6" PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
14	2'-6"	6'-8"	1'-3/4"	MTL	CLAD	PAINT	D	METAL	6" PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
15	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
16	2'-10"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
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	F	HEMLOCK	POCKET DOOR
18	2'-10"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	POCKET DOOR
THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.									
19	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-PASS DOOR
20	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-PASS DOOR
21	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
22	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
23	4'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
24	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
25	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
26	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
27	3'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
28	2'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
29	2'-0"	6'-8"	1'-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	BI-FOLD DOOR
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.									

WINDOW SCHEDULE									
#	QTY.	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS	
1	15	2'-0" X 5'-0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GXB	
2	4	2'-6" X 3'-0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB	
3	0	3'-0" X 4'-0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
4	34	4'-0" X 4'-0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
5	66	4'-0" X 4'-0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
6	148	5'-0" X 4'-0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
7	12	6'-0" X 4'-0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
8	13	3'-0" X 4'-0"	GASEMENT	MILGARD	WHITE	YES	GASEMENT W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAIL A15.40)	
9	28	6'-0" X 6'-8"	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4X12	
10	5	3'-0" X 1'-6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY, OBSCURE GLASS	DF#1 GXB	
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. U.N.O.									
NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.									

CONSTRUCTION TYPE V B SPRINKLED.

- NOTES:
- ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
 - ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 - ALL DOOR HEADERS (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

- 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 OESG 718.2.2 AND OESG 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 PANEL LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLDGS.
 - 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.
 - 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 COR 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.