

MAIN FLOOR PLAN

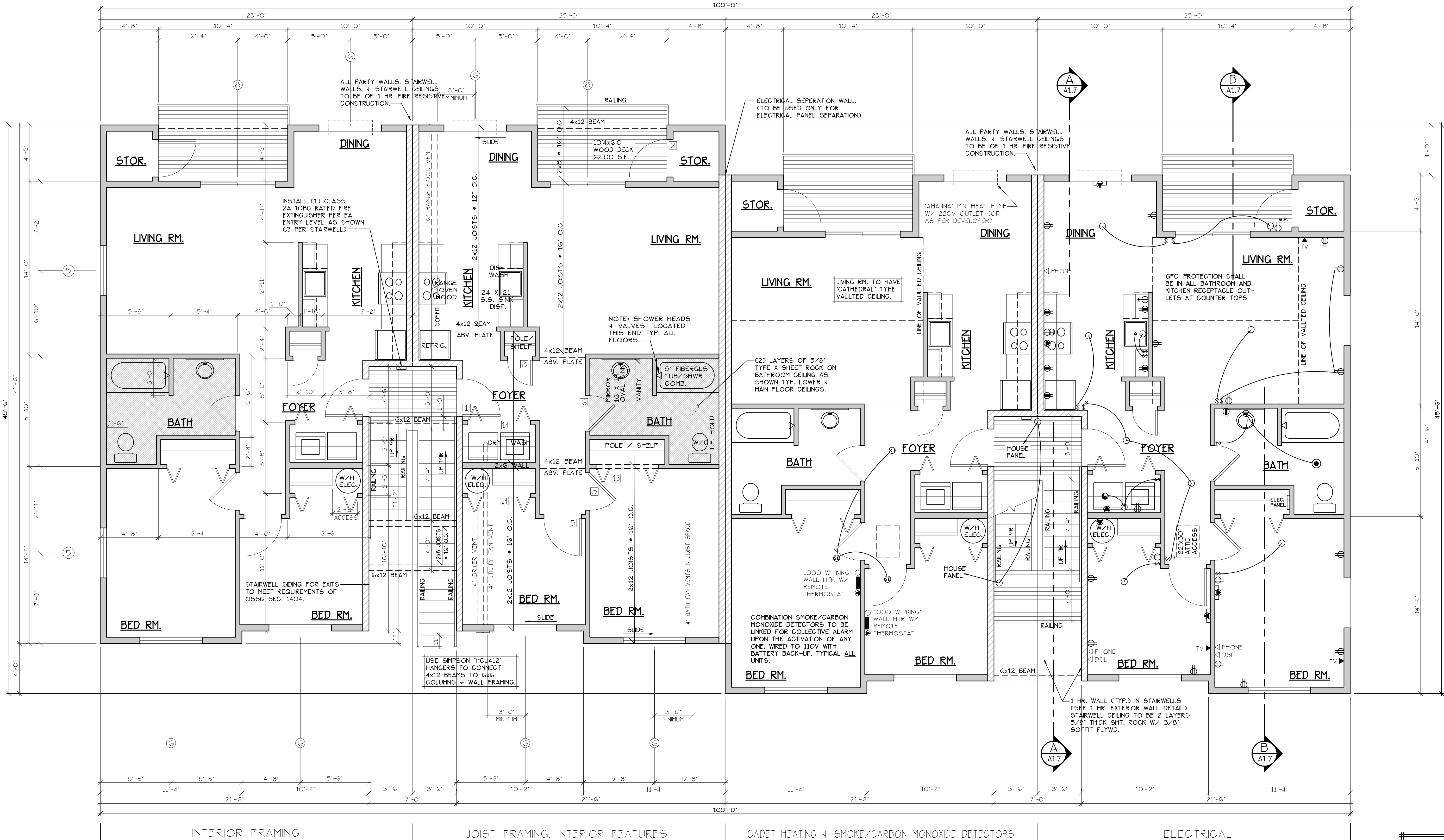
LIBERTY ROAD
APARTMENT COMPLEX

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Date: Jul-20
Scale: AS SHOWN
JOB # 6727

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1978
MARK D. SEELY
Renew date: June 30, 2021

A1.40



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
EA. UNIT = 903 S.F.

TYPE A UNITS

BLD. 1

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

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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

NOTE: MAIN + UPPER FLOOR DOORS ARE
SIZED THE SAME AS LOWER FLOOR
DOORS. DOOR SIZE OPTIONS FOR MAIN
+ UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR.

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 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 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.

DOOR SCHEDULE									
DOORS			FRAMES			REMARKS			
#	WIDTH	HEIGHT	THICK	MTL.	FIN.	TP	MTL.	FIN.	TP
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	F	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	F	HEMLOCK	STAIN
18	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	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	H	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								
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS	
1	2'0 X 5'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GXB	
2	2'6 X 3'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB	
3	3'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAL A13.40)	
4	4'0 X 4'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAL A13.40)	
5	4'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAL A13.40)	
6	5'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAL A13.40)	
7	6'0 X 4'0	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAL A13.40)	
8	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 GXB (SEE 4'-0" TALL WINDOW FRAMING DETAL A13.40)	
9	6'0 X 6'8	VINYL SLIDE	MILGARD	WHITE	YES	PATIO DR. W. SLD SCREEN	DF#1 4x12	
10								
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.								

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 OSGC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3G" 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.