

LOWER FLOOR PLAN

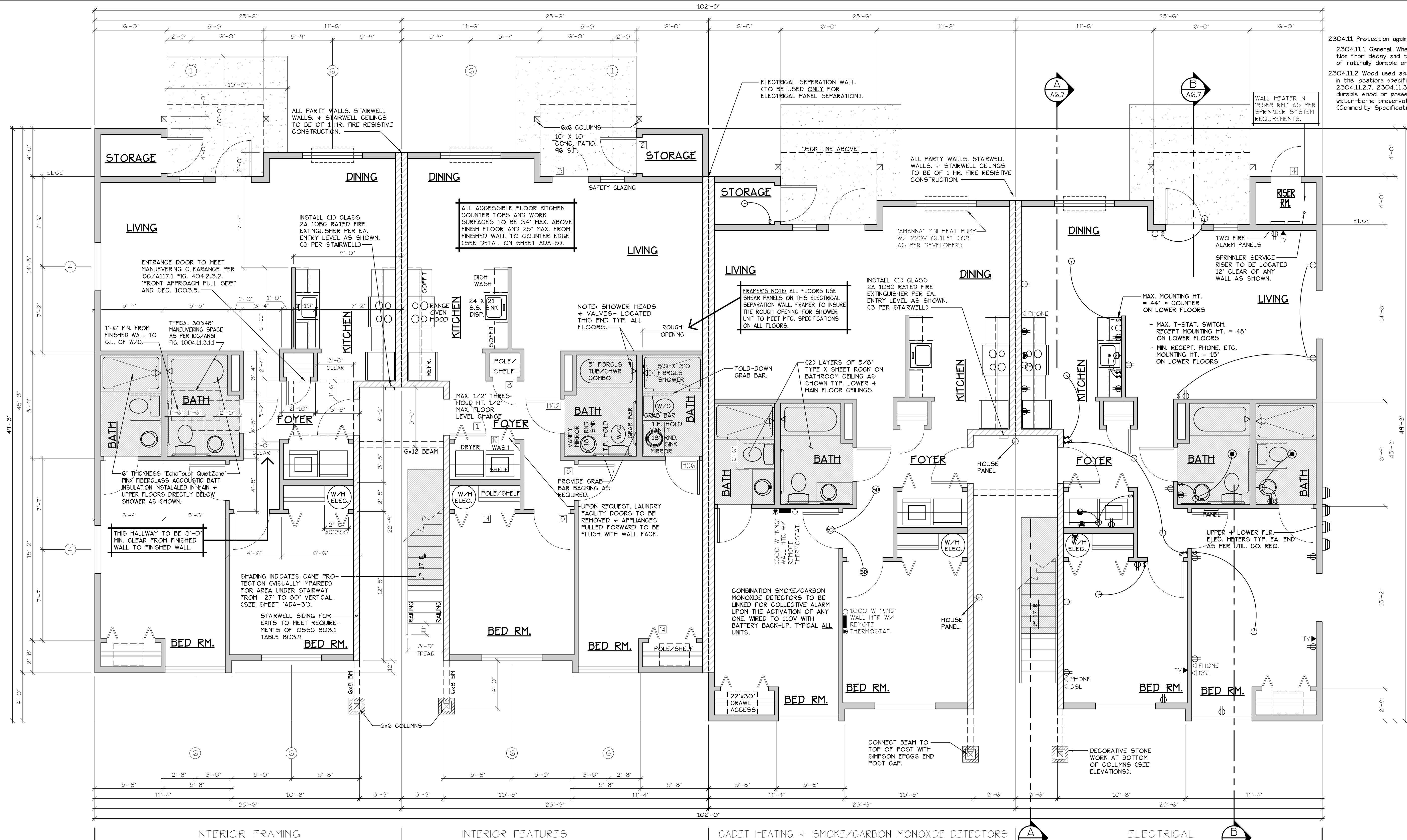
LIBERTY ROAD
APARTMENT
COMPLEX

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

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1993
MARK D. GREY
Renew date: June 30, 2021

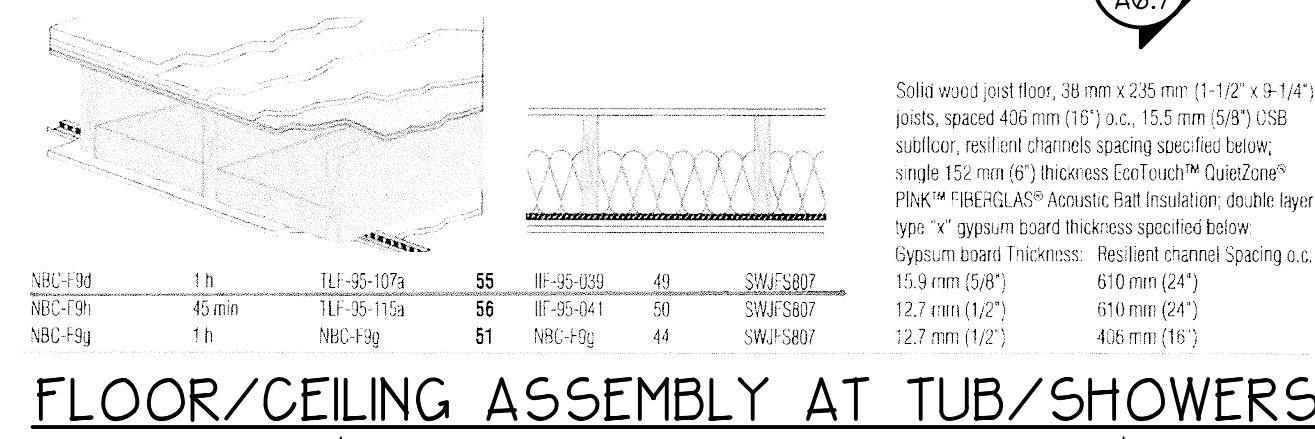
A4.31



LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
EA. UNIT = 1005 S.F.

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	6 PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
14	3'-0"	6'-8"	1 3/4"	MTL	CLAD	PAINT	D	METAL PAINT	6 PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
15	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK STAIN	BI-FOLD DOOR
16	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK STAIN	BI-FOLD DOOR
16A	THIS DOOR TO MEET ADA DESIGN STANDARDS OF "DOOR CLEAR OPENING" DETAIL AS SHOWN ON SHEET ADA-3.								
17	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK STAIN	BI-PASS DOOR
18	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK STAIN	BI-PASS DOOR
19	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK STAIN	POCKET DOOR
19A	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.G.	BIRCH	STAIN	H	HEMLOCK STAIN	BI-FOLD DOOR
21	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN	BI-FOLD DOOR
22	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN	BI-FOLD DOOR
23	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN	BI-FOLD DOOR
24	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN	BI-FOLD DOOR
25	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN	BI-FOLD DOOR
26	1'-6"	6'-8"	1 3/4"	MTL	CLAD	PAINT	E	HEMLOCK STAIN	6 PANEL 45 MIN LABEL W/ THRESHOLD WEATHERSTRIP
27	3'-6"	6'-8"	1 3/4"	MTL	CLAD	PAINT	B	METAL PAINT	6 PANEL W/ THRESHOLD WEATHERSTRIP AND KEYED LOCK
28	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK STAIN	BI-FOLD DOOR
29	2'-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 5'0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8
2	2'6" X 3'0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8
3	3'0" X 4'0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
4	4'0" X 4'0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
5	4'0" X 4'0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
6	5'0" X 4'0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
7	6'0" X 4'0"	VINYL SLIDE	MILGARD	WHITE	YES	SLIDER W/ SCREEN	DF#1 6X8 (SEE 4'-0" TALL WINDOW FRAMING DETAIL A13.40)
8	3'0" X 4'0"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 6X8 (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.							



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 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OESG SECTIONS 1013.8.1 AND 1029.4.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.20 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 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 PANELS 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 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OESG 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 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 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.