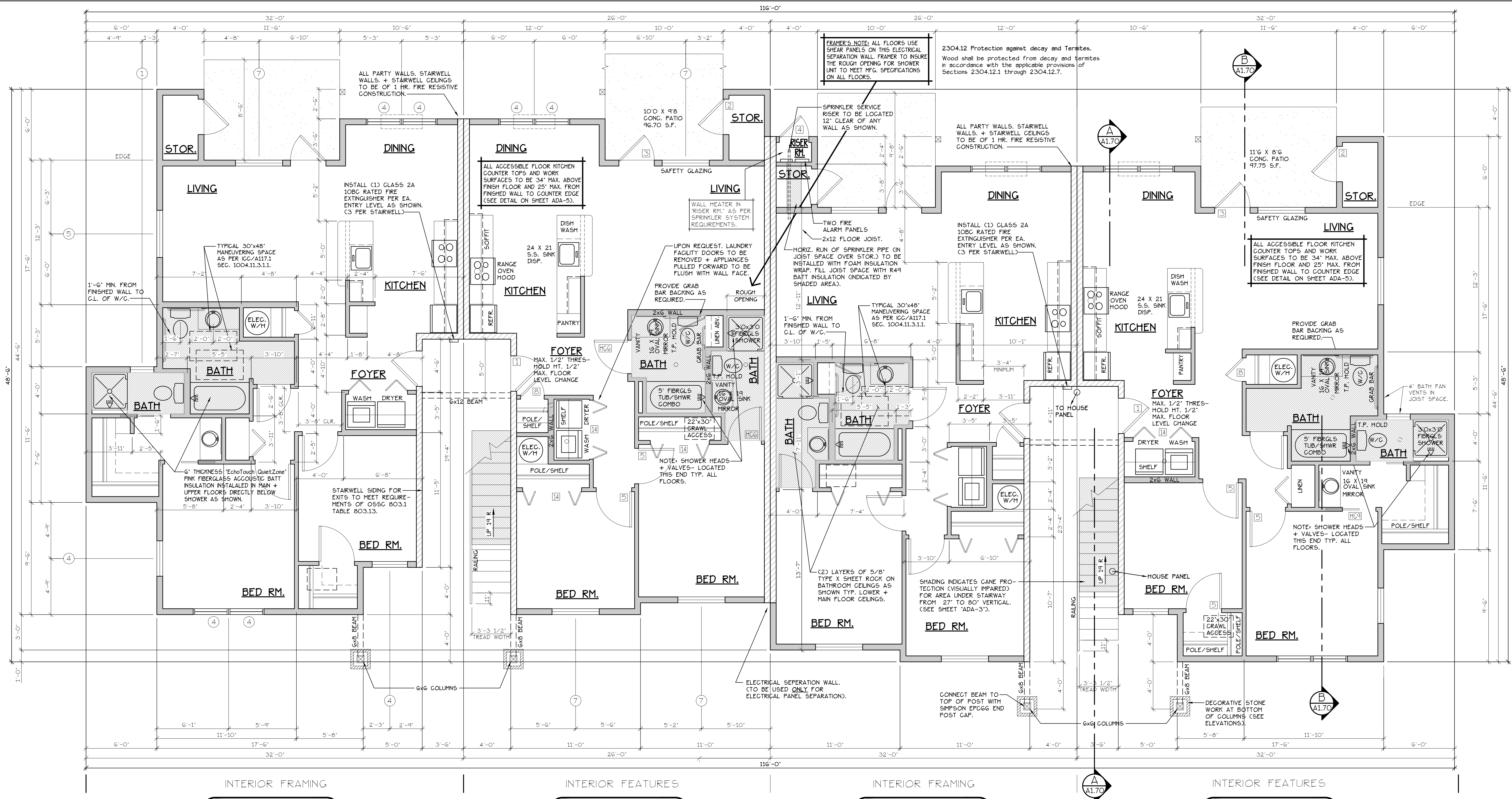


**LOWER FLOOR PLAN**  
**COBURN APARTMENT COMPLEX**



TYPE B UNIT

TYPE A UNIT

TYPE A UNIT

TYPE B UNIT

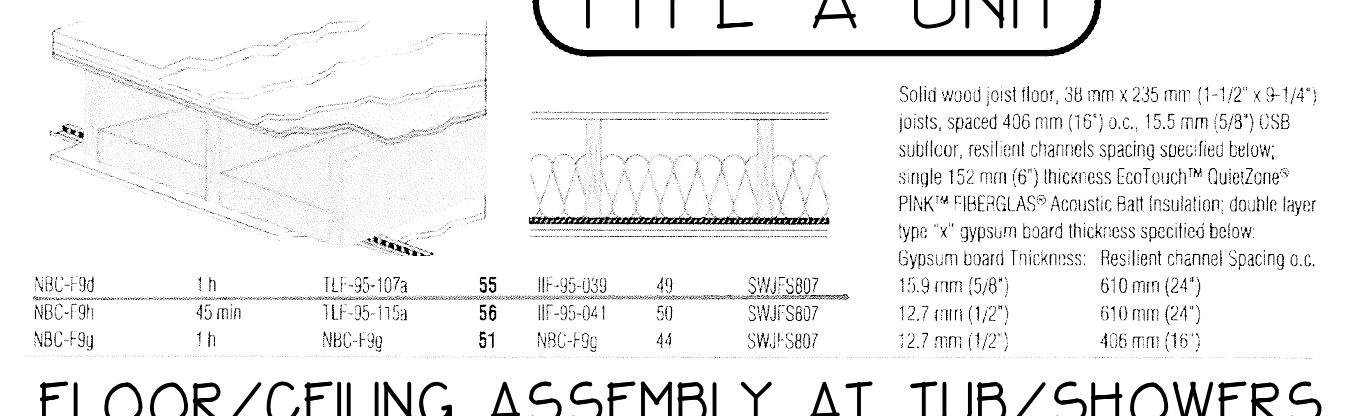
**LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
**(HANDICAP ADAPTABLE/ACCESSIBLE)**

**BLD. 5.6.13+16**

'A' UNIT = 963 S.F.  
'B' UNIT = 1029 S.F.

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

- 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 (INCLUDING PATIO DOORS) TO BE FRAMED AT 6'-4" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

DOOR SCHEDULE									
DOORS			FRAMES			REMARKS			
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TRP.	MATL.	FIN.
141	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT
143	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT
144	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	E	HEM.LOCH	STAIN
146	2'-10"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	E	HEM.LOCH	STAIN
147	2'-6"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	E	HEM.LOCH	STAIN
148	2'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	E	HEM.LOCH	STAIN
149	2'-10"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	E	HEM.LOCH	STAIN
150	2'-10"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	F	HEM.LOCH	STAIN
151	4'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	G	HEM.LOCH	STAIN
152	6'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	G	HEM.LOCH	STAIN
153	4'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	H	HEM.LOCH	STAIN
154	5'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	H	HEM.LOCH	STAIN
155	6'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	H	HEM.LOCH	STAIN

\* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL.	REMARKS	HEADERS		
1	2'0" X 1'6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VINYL SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
5	4'0" X 1'6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VINYL SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
8	5'0" X 1'6"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VINYL SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
11	3'0" X 4'6"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12		

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309.4. 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 + FALL PROTECTION' DETAIL ON SHEET A25.40.

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 2014 OESCC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESCC 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 OESCC 718.2.2 AND OESCC 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 OESCC 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 OESCC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESCC 2019 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 OESCC 2019, 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.

NO CHANGES, MODIFICATIONS OR REVISIONS 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-21  
Scale: AS SHOWN

JOB # 7192

REGISTERED PROFESSIONAL ENGINEER  
MARK D. SEELYE  
JULY 14, 1978  
RENEW DATE: JUN 30, 2023