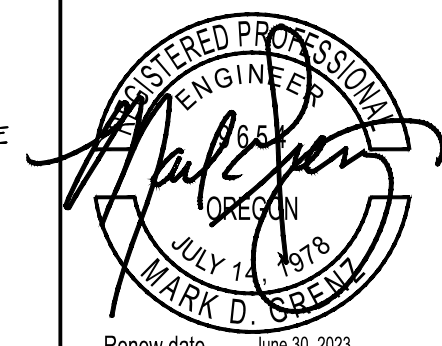


MAIN & UPPER
FLOOR PLAN

COBURN
APARTMENT COMPLEX

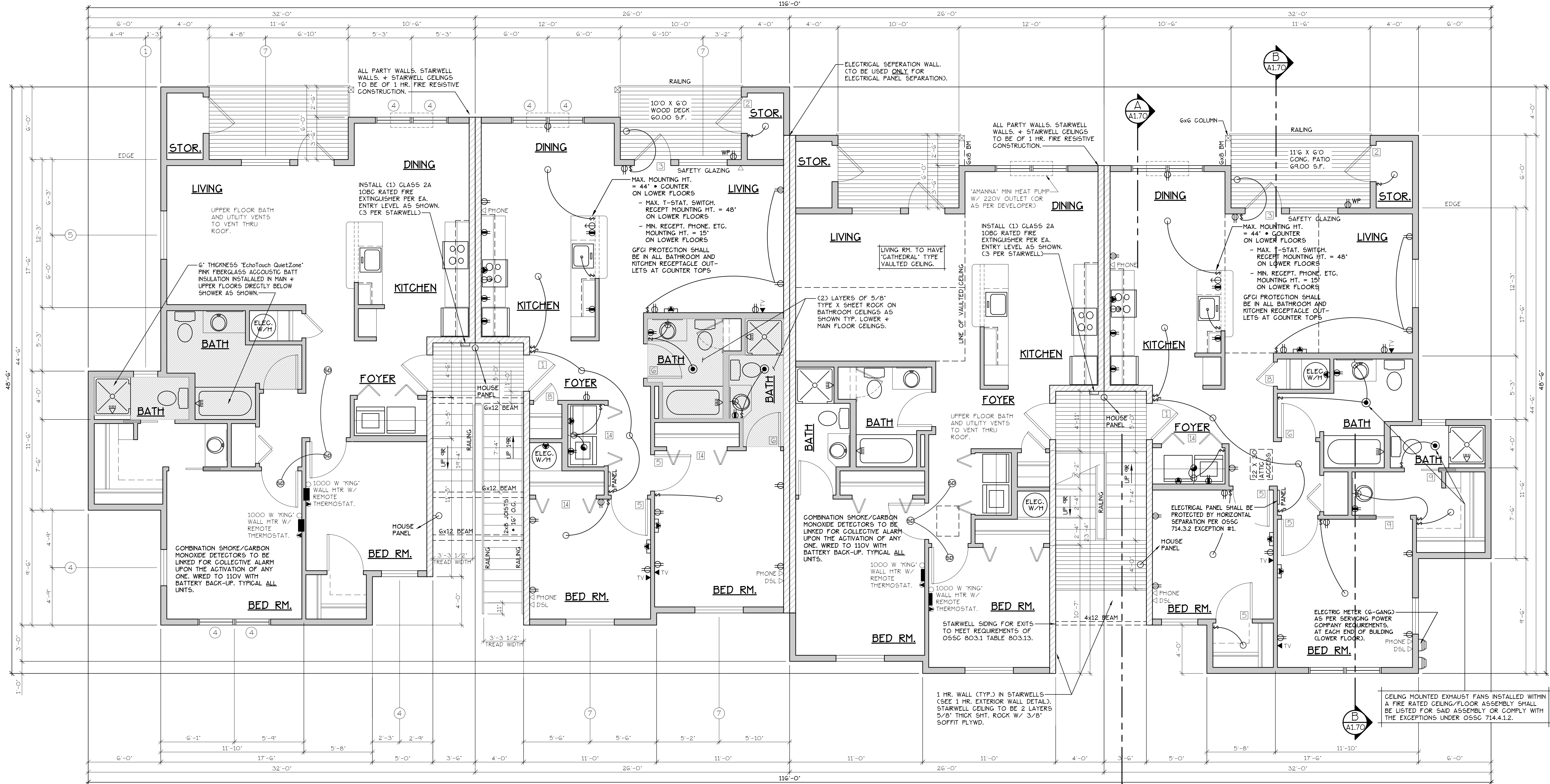
NO CHANGES, MODIFICATIONS OR
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AUTHORIZATION FROM THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-21
Scale: AS SHOWN
JOB # 7192



Renew date: June 30, 2023

A1.41



CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

ELECTRICAL ● = HEATER/LIGHT/FAN

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

ELECTRICAL ● = HEATER/LIGHT/FAN

TYPE B UNIT

TYPE A UNIT

TYPE A UNIT

TYPE B UNIT

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

'A' UNIT = 963 S.F.

'B' UNIT = 1029 S.F.

BLD. 5.6.13+16

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 D.F.
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).

UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
[F] 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.

DOOR SCHEDULE											
DOORS						FRAMES		REMARKS			
#	WIDTH	HEIGHT	THICK	TYPE	MATL.	FIN.	TYPE	MATL.	FIN.		
11	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.	
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	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK	
15	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN		
16	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN		
17	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN		
18	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN		
19	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR	
20	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR	
21	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR	
22	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR	
23	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-PASS DOOR	
24	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR	
25	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR	
26	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR	

* 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 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 SGL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 G8X (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.403)		
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 SGL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 G8X (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.403)		
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 SGL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 G8X (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.403)		
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 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 2019 OESG SECTIONS 1015.8.

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 A1.20 BEFORE BEGINNING ANY CONSTRUCTION.

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 BLDGS.
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.