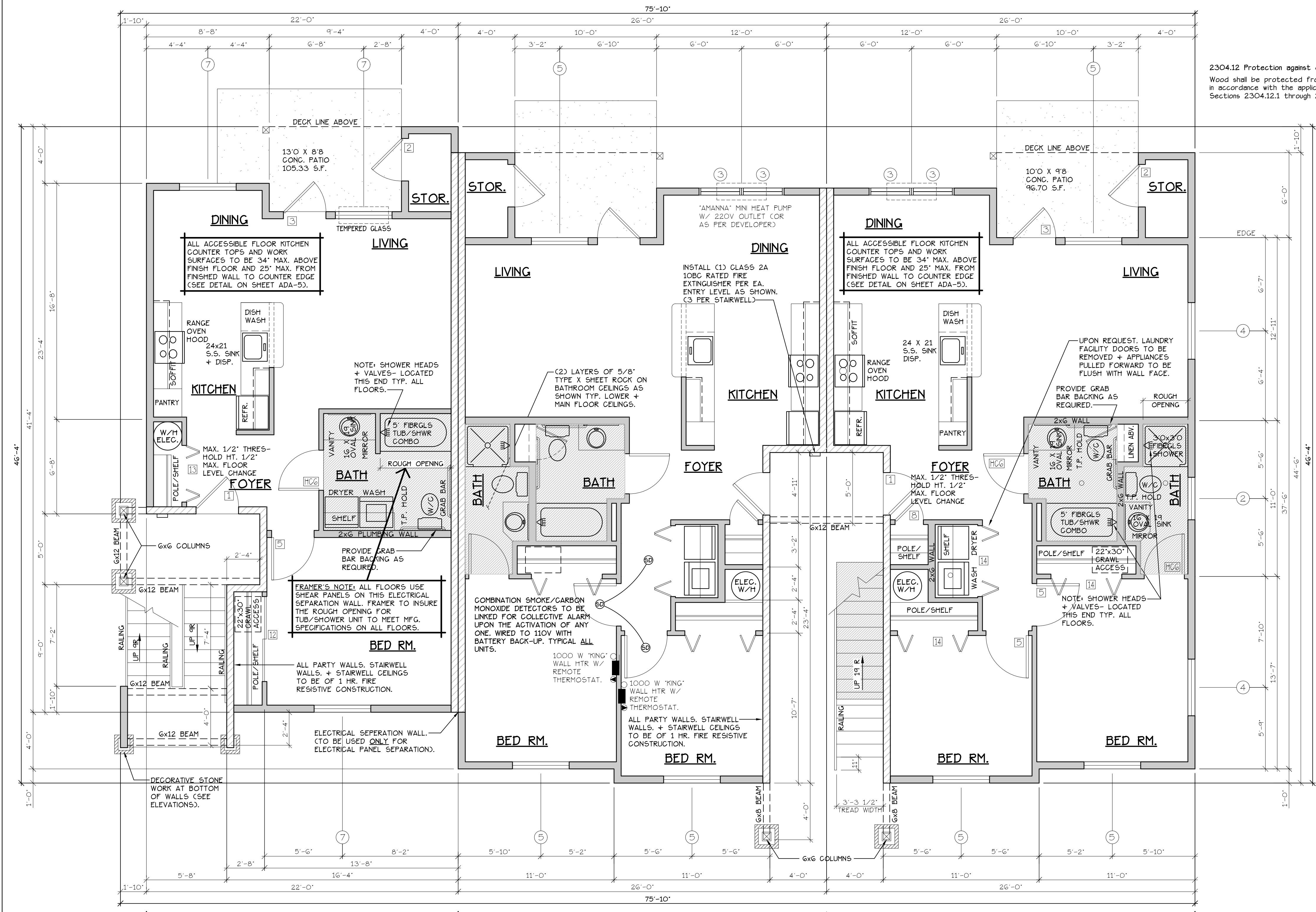




2304.12 Protection against decay and Termites.
Wood shall be protected from decay and termites
in accordance with the applicable provisions of
Sections 2304.12.1 through 2304.12.7.

INTERIOR FEATURES CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS INTERIOR FEATURES

TYPE C UNITS

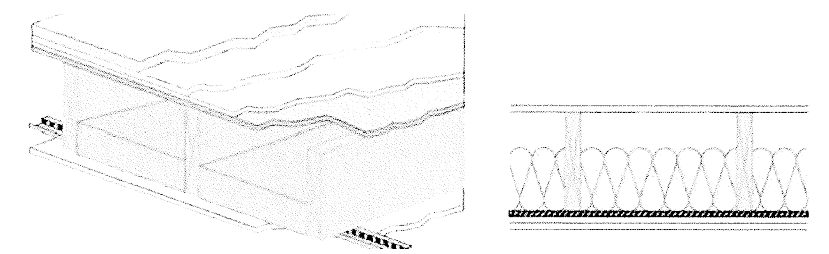
TYPE A UNITS

LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
"C" UNIT = 728 S.F.

BLD. 18

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" MIN. A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

[F] 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.1.
[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.

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 O55C 718.2.2 AND O55C 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 O55C 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.

DOOR SCHEDULE									
DOORS					FRAMES		REMARKS		
NO.	WIDTH	HEIGHT	THICK	TYPE	MATL.	FIN.	TYPE	MATL.	FIN.
131	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
132	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
133	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT
134	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
135	3'-0"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	E	H.E.M.L.O.C.H.	STAIN
136	2'-10"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	F	H.E.M.L.O.C.H.	STAIN
137	2'-6"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	G	H.E.M.L.O.C.H.	STAIN
138	2'-0"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	H	H.E.M.L.O.C.H.	STAIN
139	2'-10"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	I	H.E.M.L.O.C.H.	STAIN
140	2'-10"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	J	H.E.M.L.O.C.H.	STAIN
141	4'-0"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	K	H.E.M.L.O.C.H.	STAIN
142	6'-0"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	L	H.E.M.L.O.C.H.	STAIN
143	4'-0"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	M	H.E.M.L.O.C.H.	STAIN
144	5'-0"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	N	H.E.M.L.O.C.H.	STAIN
145	6'-0"	6'-8"	1 3/8"	H.C.	B.RCH	STAIN	O	H.E.M.L.O.C.H.	STAIN

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

WINDOW SCHEDULE									
NO.	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 G88 (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 G88 (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 G88 (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. 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 + FALL PROTECTION" DETAIL ON SHEET A25.40.

CONSTRUCTION TYPE V B SPRINKLED.

LOWER FLOOR PLAN
COBURN APARTMENT COMPLEX

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: Jul-21
Scale: AS SHOWN
JOB # 7192

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1991
MARK D. GREY
Renew date: June 30, 2023