

LOWER FLOOR PLAN

COBURN
APARTMENT COMPLEX

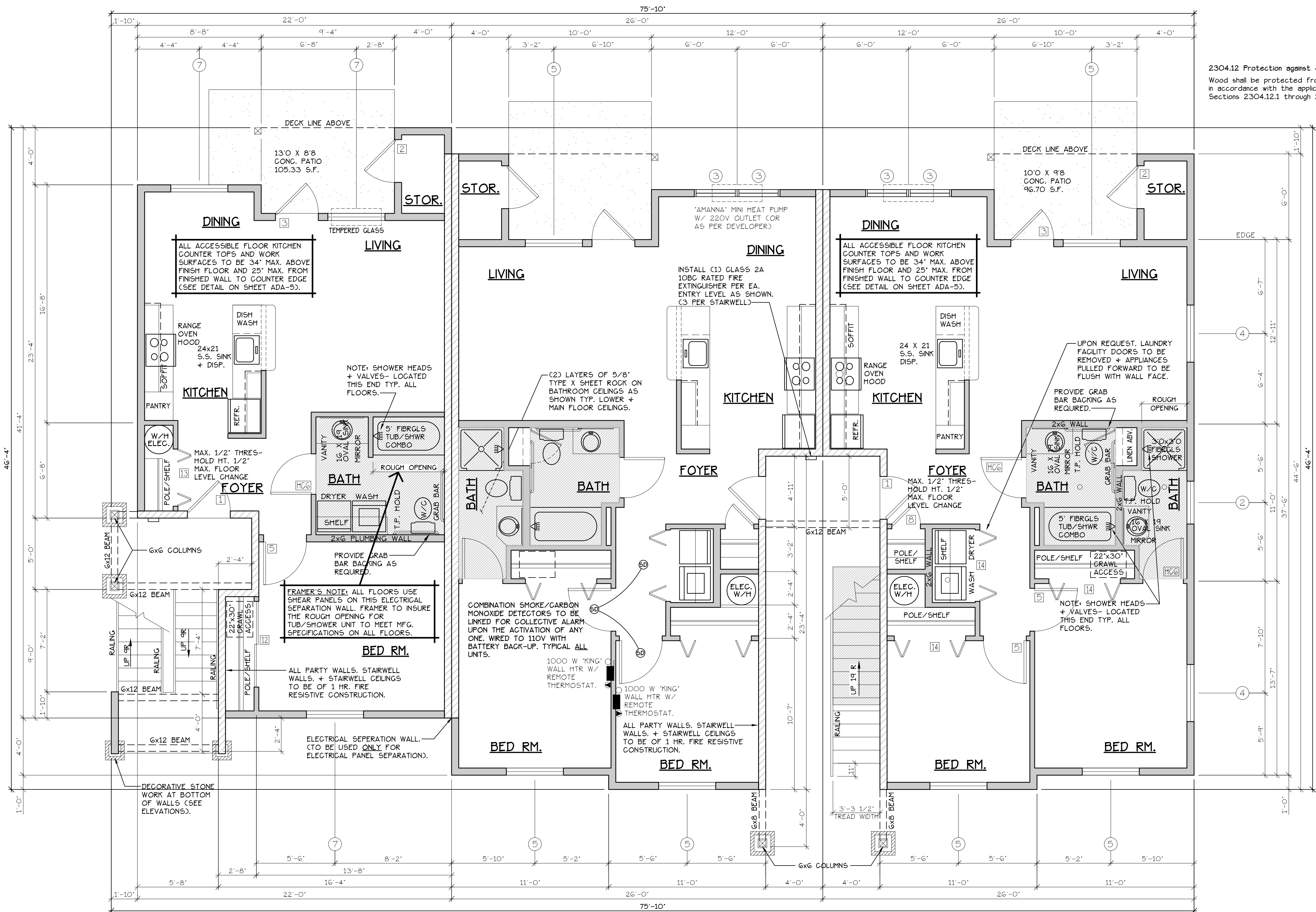
NO CHANGES, MODIFICATIONS OR
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REPRESENTATION.

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

A3.31



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

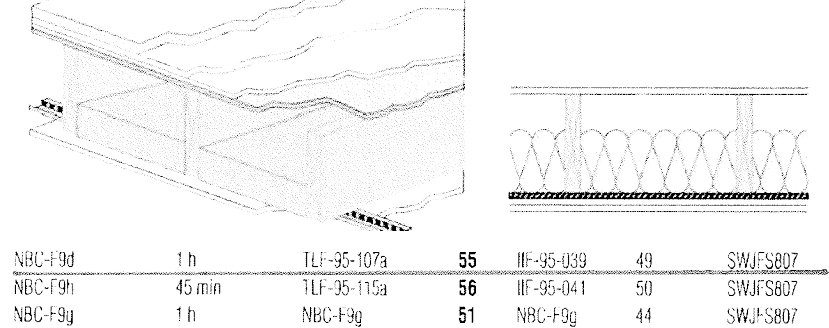
TYPE A UNITS

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

BLD. 19

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"-0" A.F.F. OR AS PER MFG. SPECIFICATIONS
(SEE ELEVATIONS FOR ANY EXCEPTIONS).



Solid wood joist floor, 38 mm x 225 mm (1-1/2" x 9-1/4")
joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") USB
subfloor, resilient channels spacing specified below:
single 15.5 mm (5/8") thickness EcoTrack™ DuctZone™
P/N# 118622220 Acoustic Rail Insulation, do the layer
type "X" gypsum board thickness specified below
Gypsum board Thickness: Resilient channel Spacing o.c.
15.5 mm (5/8") 610 mm (24")
12.7 mm (1/2") 610 mm (24")
12.7 mm (1/2") 426 mm (16")

[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.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

DOOR SCHEDULE									
DOORS					FRAMES		REMARKS		
NO.	WIDTH	HEIGHT	THICK	TYPE	MATL.	FIN.	NO.	MATL.	FIN.
101	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
102	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
103	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT
104	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
105	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
106	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
107	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
108	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
109	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN
110	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN
111	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN
112	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN
113	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN
114	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN
115	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	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 SGH.	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 SGH.	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 SGH.	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.

SEE "GENERAL STRUCTURAL NOTES"
ON SHEET A7.20 BEFORE BEGINNING
ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH O.S.S.C. 2019 REVISED
TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE O.S.S.C. 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 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 COR 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 O.S.S.C. 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.

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 O.S.S.C. 718.2.2 AND O.S.S.C. 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 O.S.S.C. HIGH-EFFICIENCY LIGHTING SYSTEMS - A
MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY
INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR
LINEAR FLOURESCENT, 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.