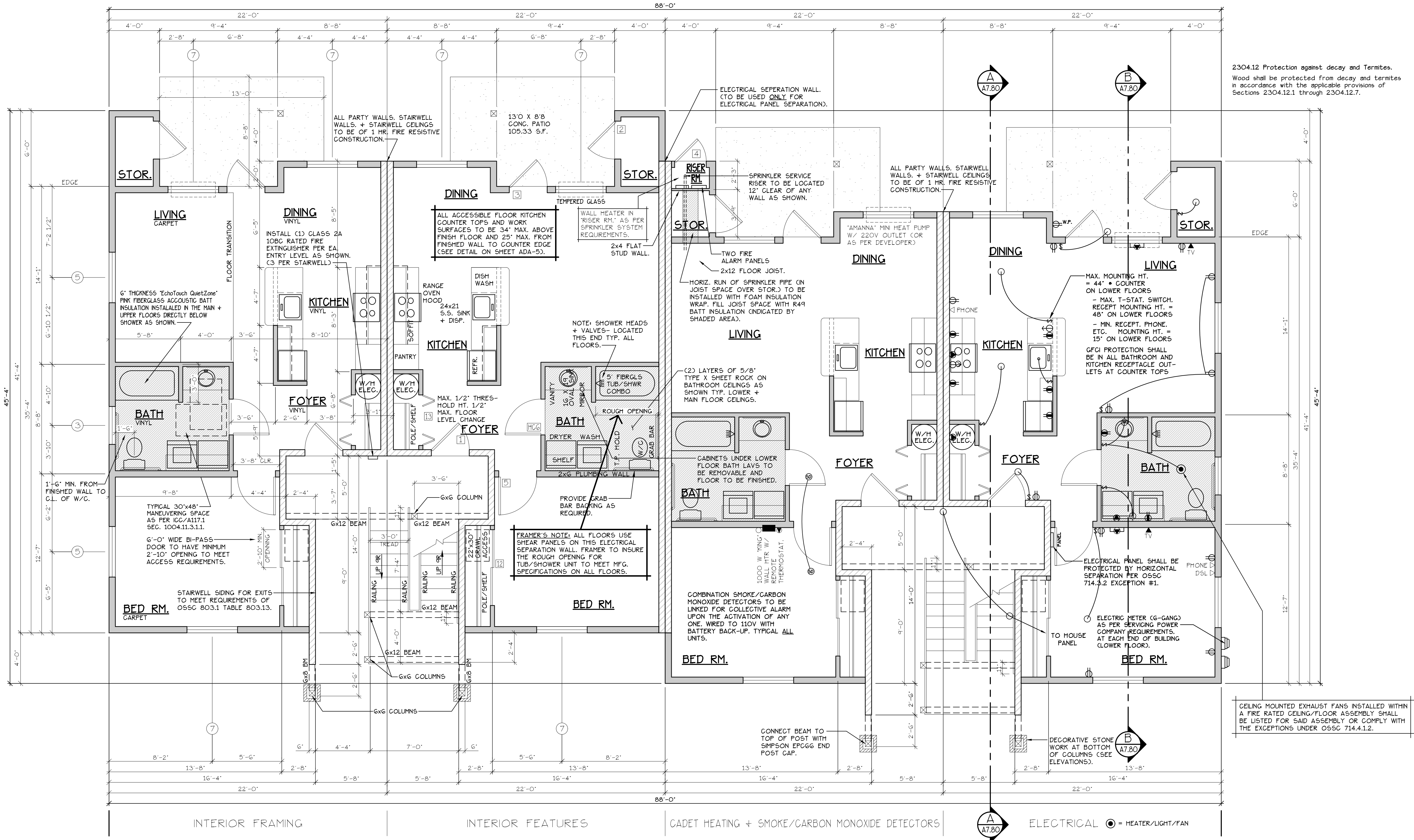


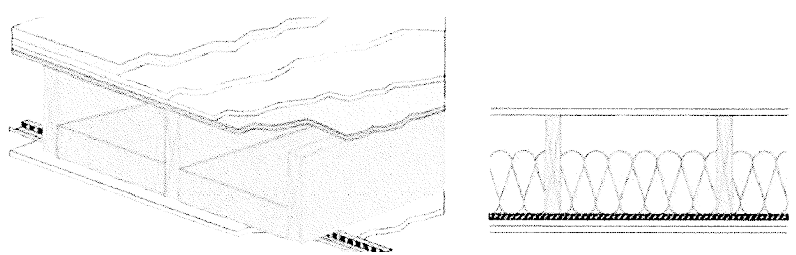


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
'C' UNIT = 728 S.F.

TYPE C UNITS
BLD. 1+3

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).



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.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.

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

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

* ACCESSIBLE POCKET DOORS MUST STAY 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 6X8 (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 6X8 (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 6X8 (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 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
ARCHITECT
JULY 14, 1991
MARK D. GREY
Renew date: June 30, 2023