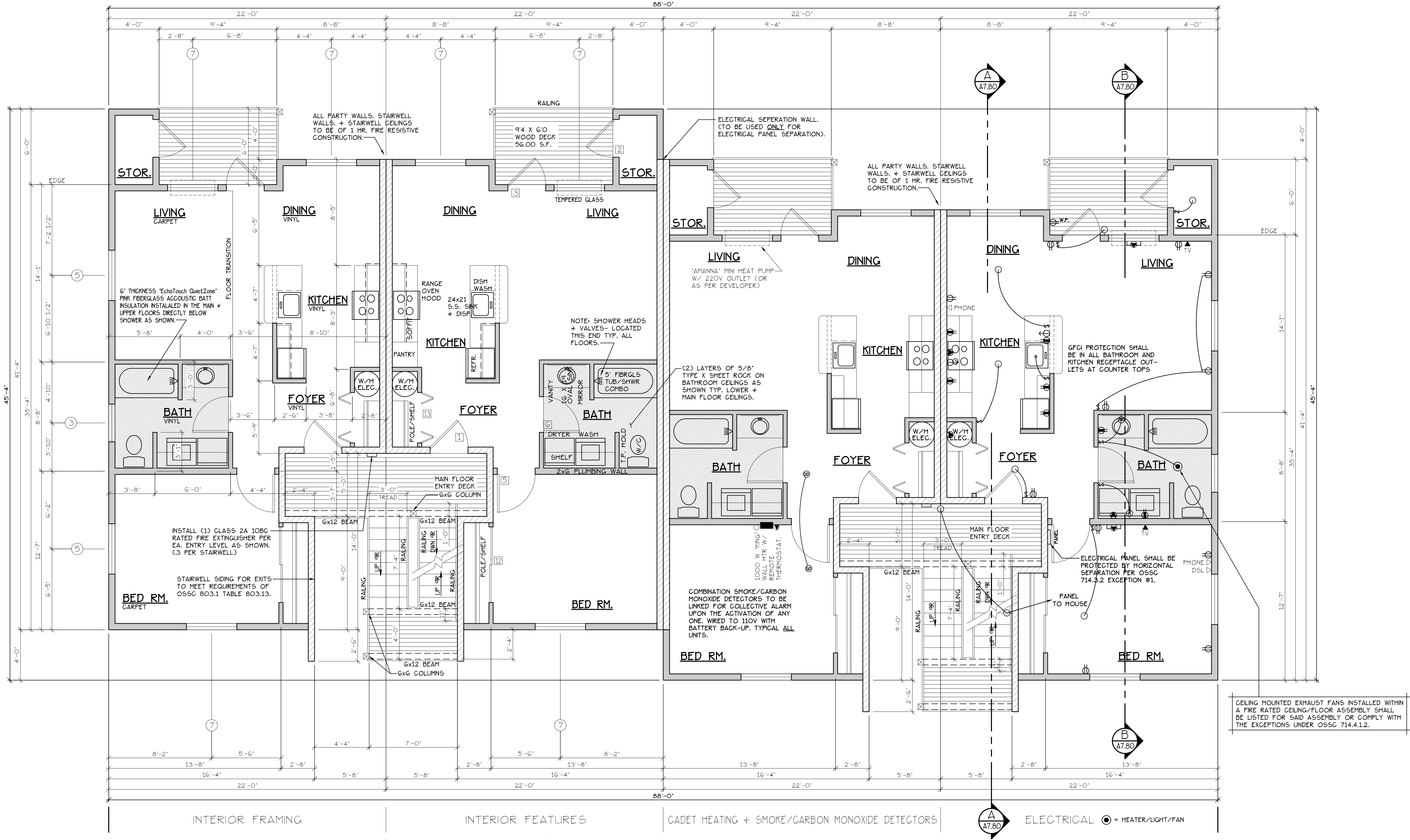




MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
'C' UNIT = 728 S.F.

TYPE C UNITS
BLD. 1+3

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

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 A7.20 BEFORE BEGINNING ANY CONSTRUCTION.

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 O55C 718.2.2 AND O55C 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'GS.
- 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.
- ALL 'TYPE A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE											
DOORS						FRAMES			REMARKS		
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.		
131	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	A	METAL.	PAINT.	G	PANEL 60 MIN. RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
132	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	B	METAL.	PAINT.	G	PANEL 60 MIN. RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
133	3'-0"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	C	METAL.	PAINT.	G	PANEL 60 MIN. RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
134	2'-6"	6'-8"	1 3/4"	MTL.	GLAD.	PAINT.	D	METAL.	PAINT.	G	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
135	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	E	HEMLOCK.	STAIN.	F	
136	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	E	HEMLOCK.	STAIN.	F	
137	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	E	HEMLOCK.	STAIN.	F	
138	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	E	HEMLOCK.	STAIN.	F	
139	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	F	HEMLOCK.	STAIN.	F	
140	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	F	HEMLOCK.	STAIN.	F	POCKET DOOR
141	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	G	HEMLOCK.	STAIN.	G	BI-PASS DOOR
142	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	G	HEMLOCK.	STAIN.	G	BI-PASS DOOR
143	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	H	HEMLOCK.	STAIN.	H	BI-FOLD DOOR
144	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	H	HEMLOCK.	STAIN.	H	BI-FOLD DOOR
145	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH.	STAIN.	H	HEMLOCK.	STAIN.	H	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 SGH.	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 SGH.	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 SGH.	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. 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.

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 OES C 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 O55C SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

COBURN
APARTMENT COMPLEX
MAIN
FLOOR PLAN

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. SEEDS
JULY 14, 1978
Renew date: June 30, 2023