

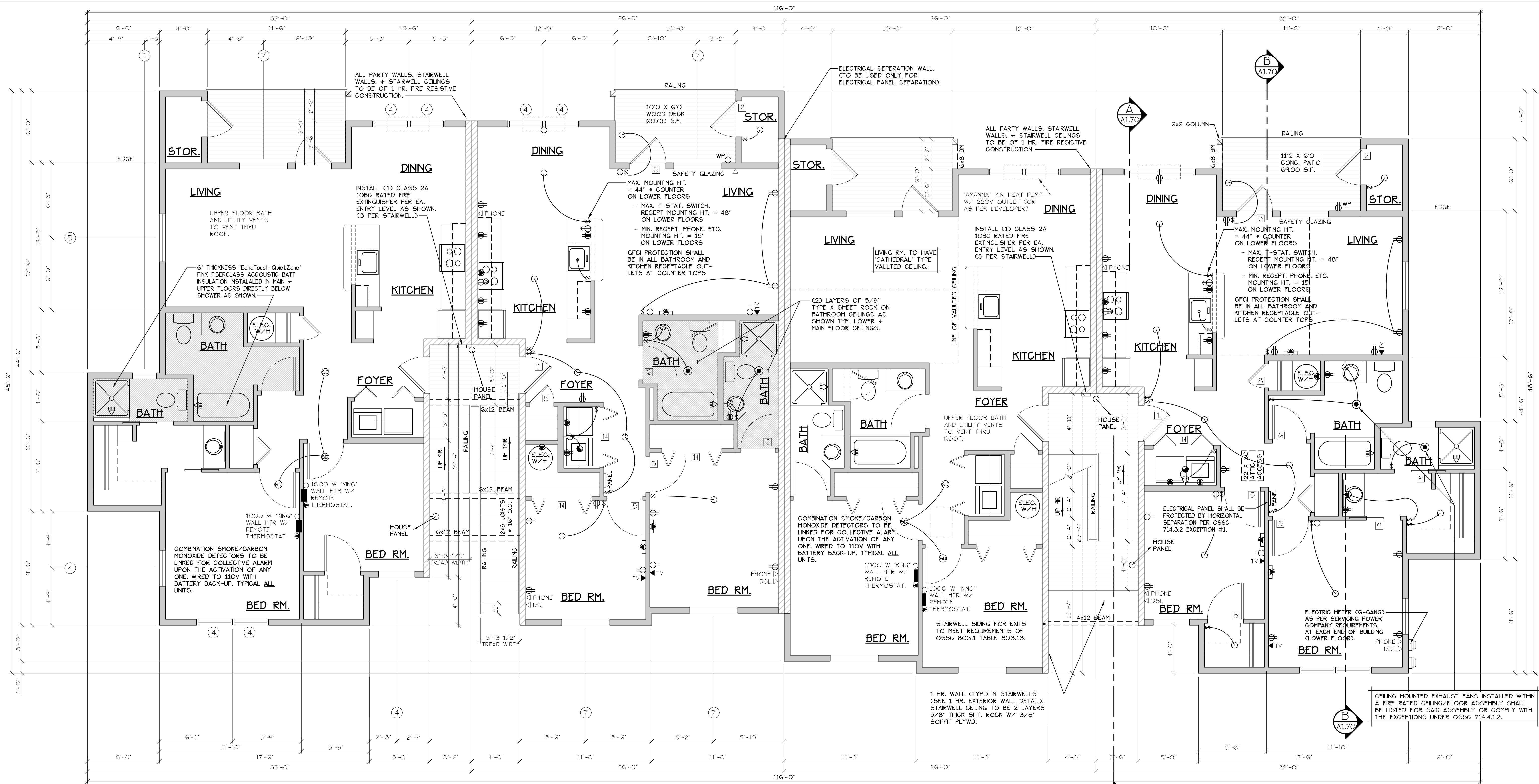
MAIN & UPPER FLOOR PLAN

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. / A1.41/UPPER
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-21
Scale: AS SHOWN
JOB # 7192

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREEN
JULY 14, 1978
RENEW DATE: JUN 30, 2023



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"

BLD. 5.6.13+16

'A' UNIT = 963 S.F.
'B' UNIT = 1029 S.F.

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"

IF 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF 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
ID	WIDTH	HEIGHT	THICK	TYPE	MATL.	FIN.	TRP.	MATL.	FIN.	
141	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6" PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
142	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6" PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYPED LOCK
143	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
144	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYPED LOCK
145	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	POCKET DOOR*
151	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN	BI-PASS DOOR
152	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN	BI-PASS DOOR
153	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN	BI-FOLD DOOR
154	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN	BI-FOLD DOOR
155	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL.	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 SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8	CSEE 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 SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8	CSEE 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 SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8	CSEE 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. 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 3G" 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.

CONSTRUCTION TYPE V B SPRINKLED.

LOWER FLOOR PLAN

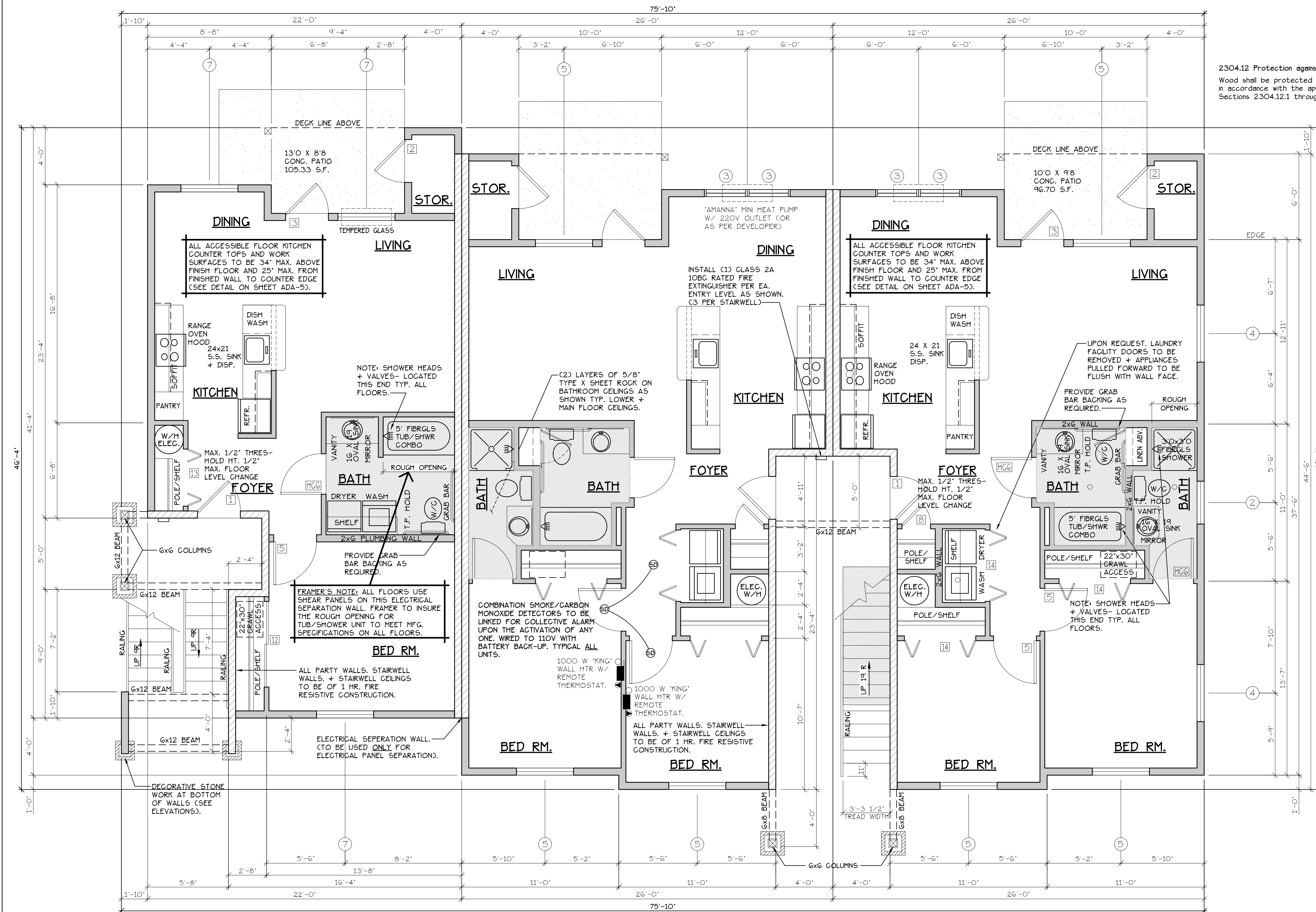
COBURN APARTMENT COMPLEX

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Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-21
Scale: AS SHOWN

JOB # 7192
REGISTERED PROFESSIONAL ENGINEER
MARK D. GREY
Renew date: June 28, 2023

A2.31



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

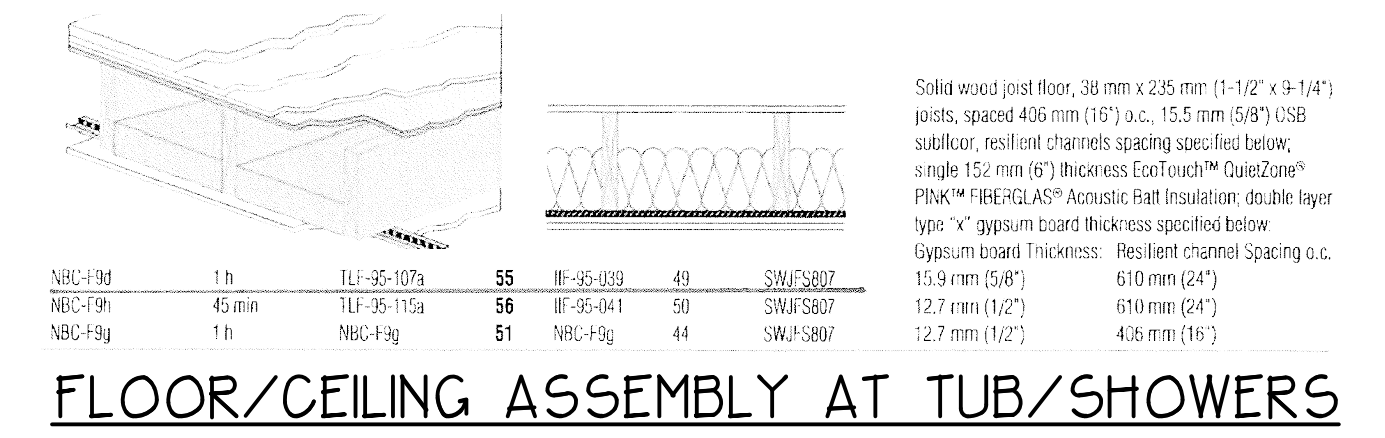
TYPE A UNITS

LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
CHANDICAP ADAPTABLE/ACCESSIBLE

BLD. 18

C UNIT = 728 S.F.
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

DOOR SCHEDULE											
DOORS			FRAMES			REMARKS					
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TRP.	MATL.	FIN.		
101	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	F	METAL	PAINT	6" PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.	
102	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	F	METAL	PAINT	6" PANEL, W/ THRESHOLD, WEATHERSTRIP AND KEYPAD LOCK.	
103	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	F	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.	
104	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	F	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYPAD LOCK.	
105	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEM.LOCC	STAIN		
106	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEM.LOCC	STAIN		
107	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEM.LOCC	STAIN		
108	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEM.LOCC	STAIN		
109	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEM.LOCC	STAIN	POCKET DOOR	
110	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEM.LOCC	STAIN	BI-PASS DOOR	
111	5'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEM.LOCC	STAIN	BI-PASS DOOR	
112	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEM.LOCC	STAIN	BI-PASS DOOR	
113	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEM.LOCC	STAIN	BI-FOLD DOOR	
114	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEM.LOCC	STAIN	BI-FOLD DOOR	
115	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEM.LOCC	STAIN	BI-FOLD DOOR	

WINDOW SCHEDULE											
ID	SIZE	TYPE	MFG.	COLOR	NSUL	REMARKS	HEADERS				
1	2'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4X12				
2	3'0" X 1'0"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4X12				
3	3'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4X12				
4	3'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4X12				
6	4'0" X 3'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4X12				
7	4'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4X12				
9	5'0" X 2'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4X12				
10	5'0" X 5'0"	VNLT SQH.	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. 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 OESFC U-0.35.
NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESFC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

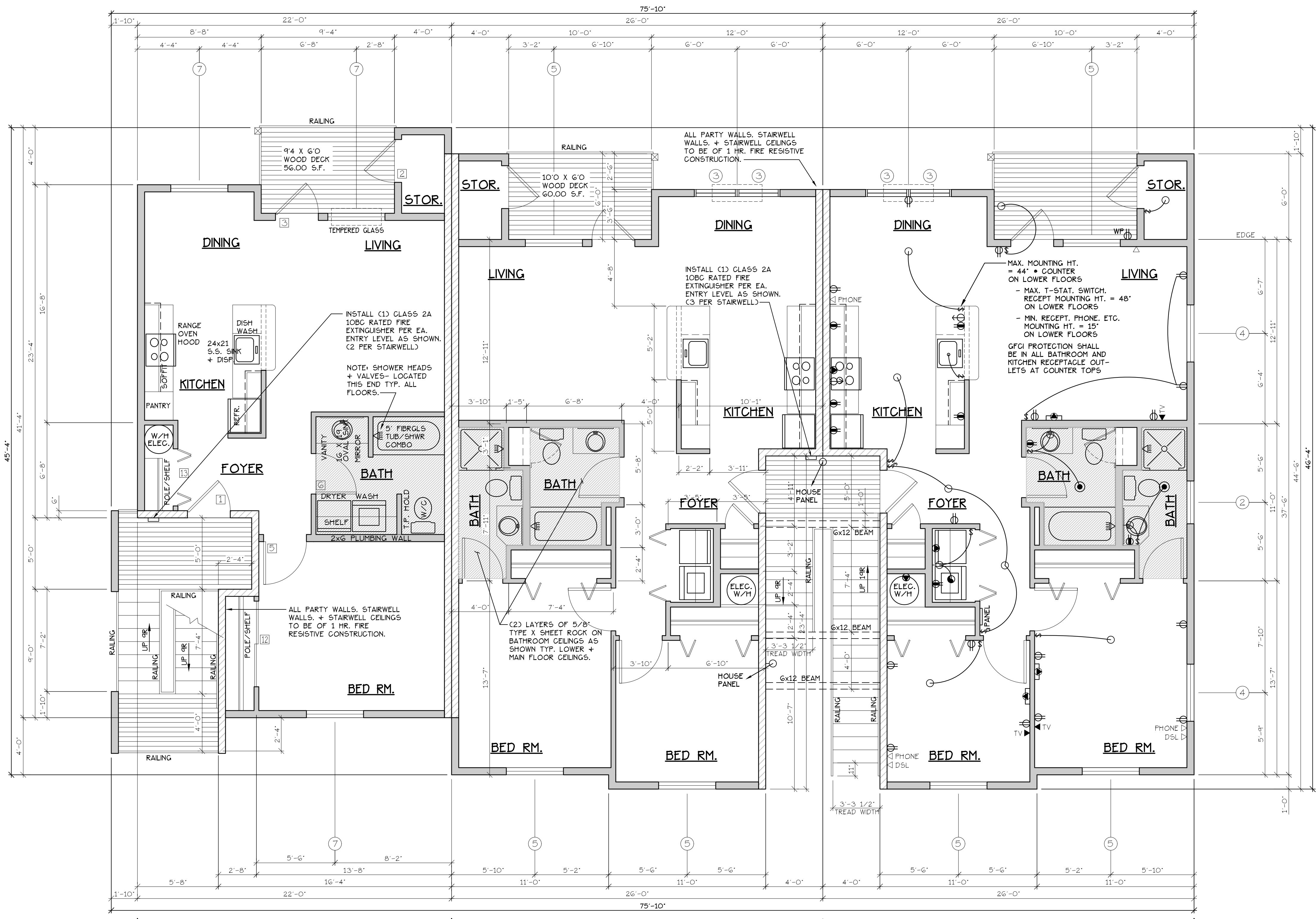
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
- FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OESFC 718.2.2 AND OESFC 718.2.3.
- PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS 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 OESFC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CONTACT 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.

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

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESFC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESFC 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 ALSO TYPE 'B' 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 OESFC 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.

COBURN APARTMENT COMPLEX
MAIN FLOOR PLAN



INTERIOR FEATURES

INTERIOR FRAMING

ELECTRICAL ● = HEATER/LIGHT/FAN

TYPE C UNITS

TYPE A UNITS

MAIN FLOOR PLAN

BLD. 18

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

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 4 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'G.
 - 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
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
141	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES, FULL LITE, TEMP. GLASS, LOCK, WEATHERSTRIP AND INTERIOR BLINDS.
142	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
143	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
144	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
152	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
153	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
154	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
155	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
156	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL	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'-0"	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'-0" X 5'-0"	VINYL SQH.	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 SQH.	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 SQH.	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 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 O55C U-0.35.

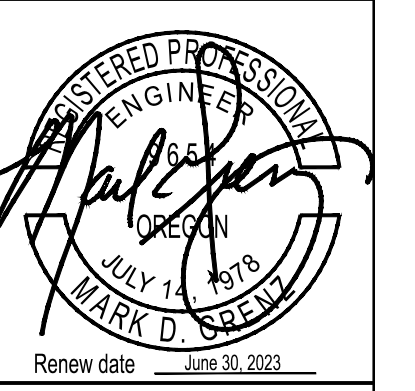
NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3G" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

CONSTRUCTION TYPE V B SPRINKLED.

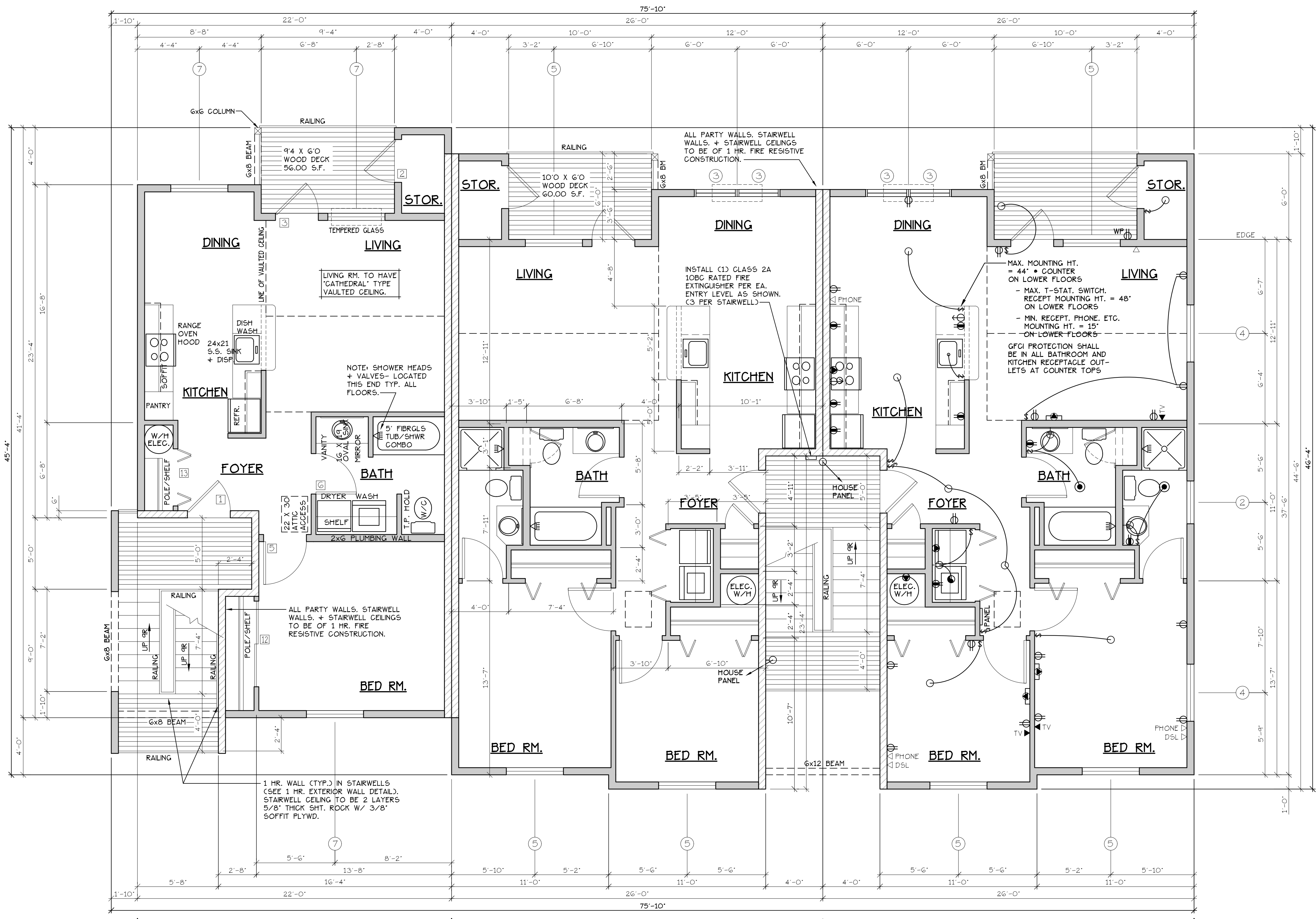
NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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



Renew date: June 30, 2023
A2.41

UPPER FLOOR PLAN
COBURN APARTMENT COMPLEX



INTERIOR FEATURES

INTERIOR FRAMING

ELECTRICAL ● = HEATER/LIGHT/FAN

TYPE C UNITS

TYPE A UNITS

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
"C" UNIT = 728 S.F. **BLD. 18**

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 4 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 MN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MN. 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'G'S.
- 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
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
141	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
142	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
143	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
144	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL.	REMARKS	HEADERS		
1	2'-0" X 1'-6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'-0" X 1'-0"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'-0" X 1'-6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'-0" X 5'-0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'-0" X 3'-6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'-0" X 5'-0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'-0" X 2'-6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'-0" X 5'-0"	VNLT SQH.	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		

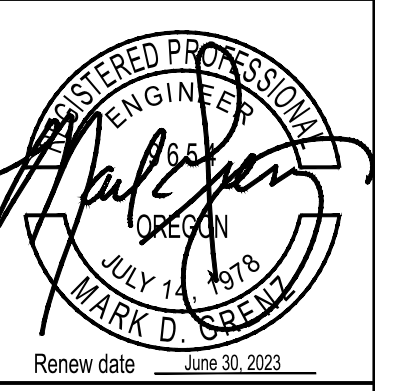
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4, AND 404.2.G.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3G" 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.

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE AUTHORIZATION OF THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

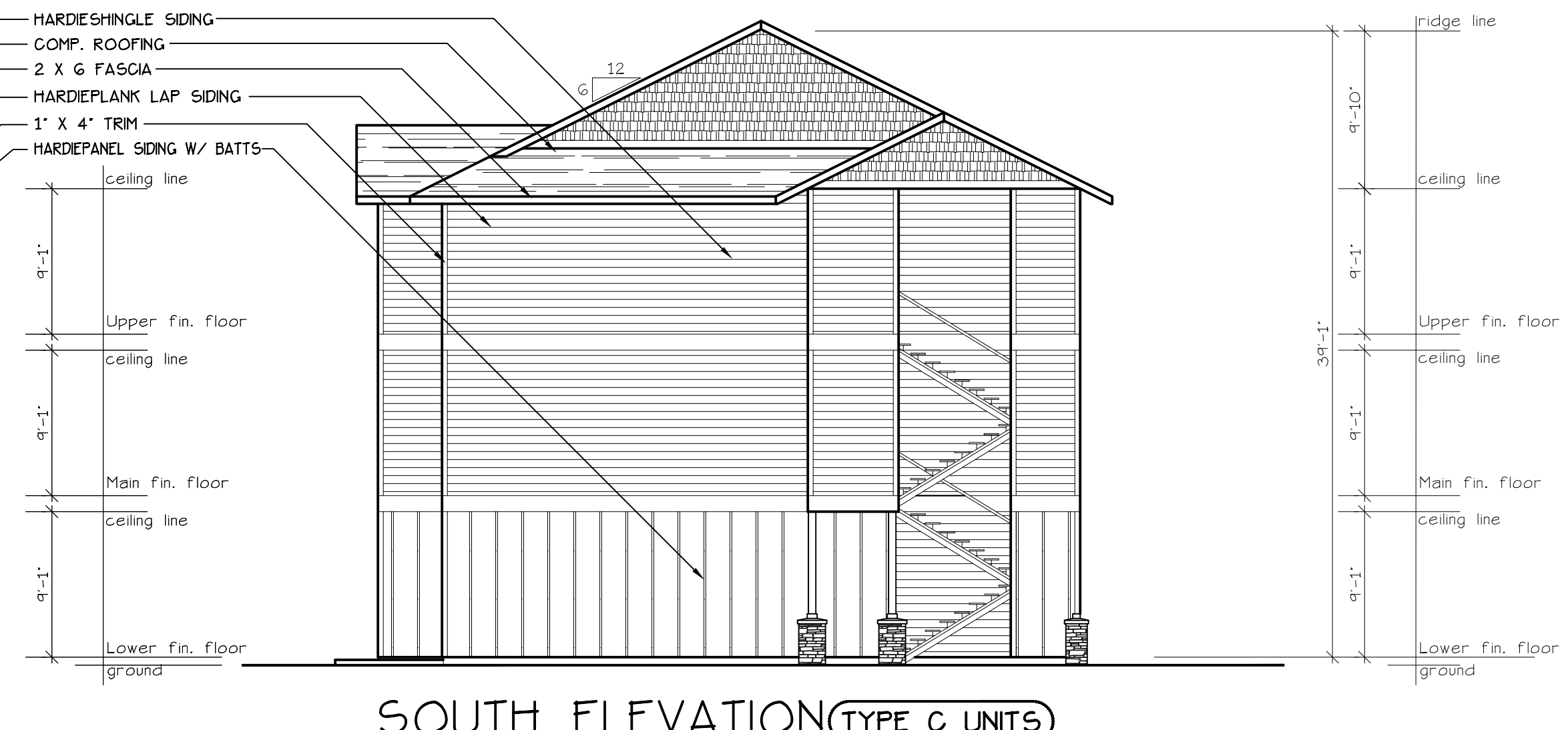
Design: P.L.M. A2.50/18
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-21
Scale: AS SHOWN
JOB # 7192



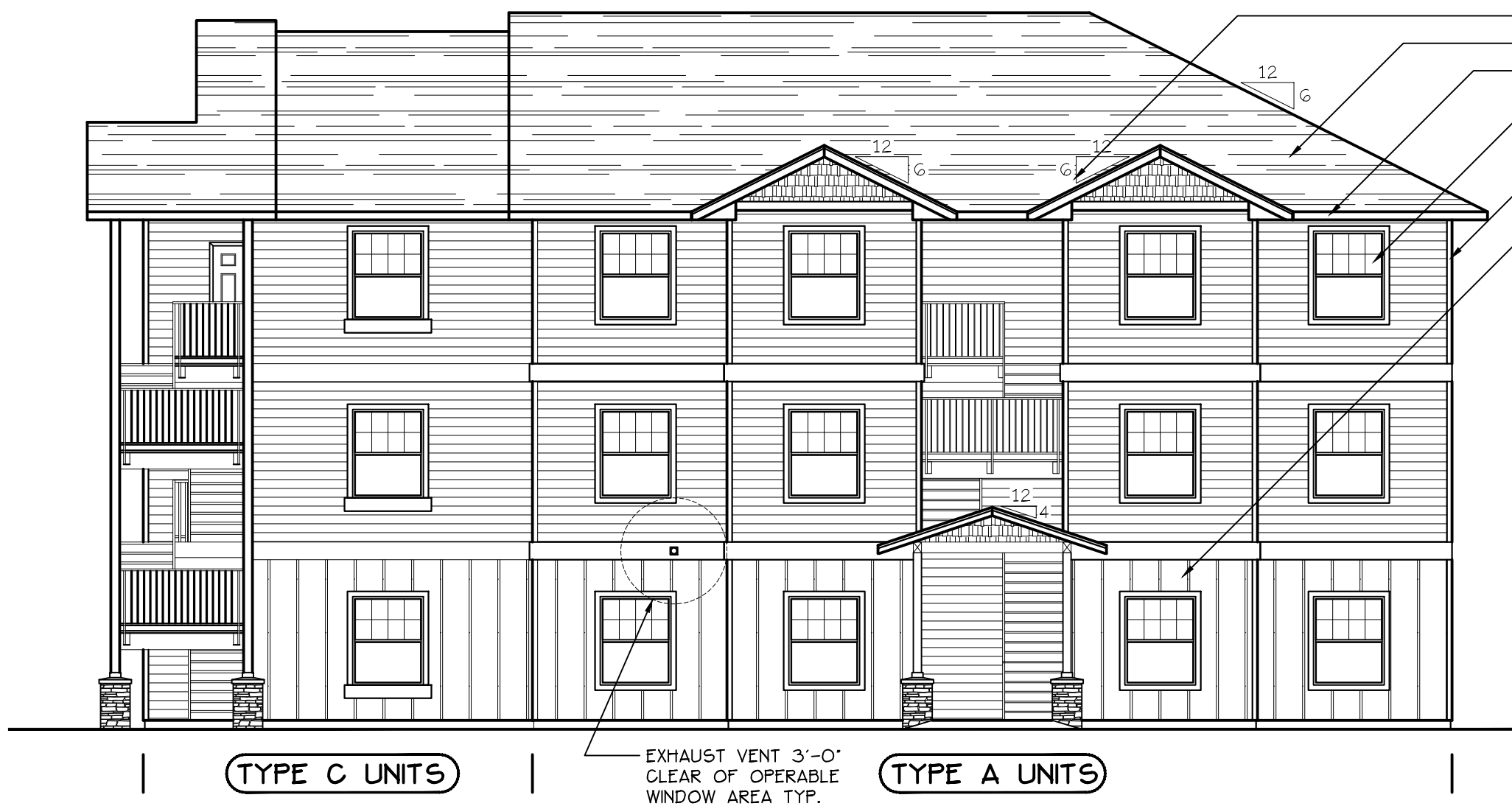
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A2.50



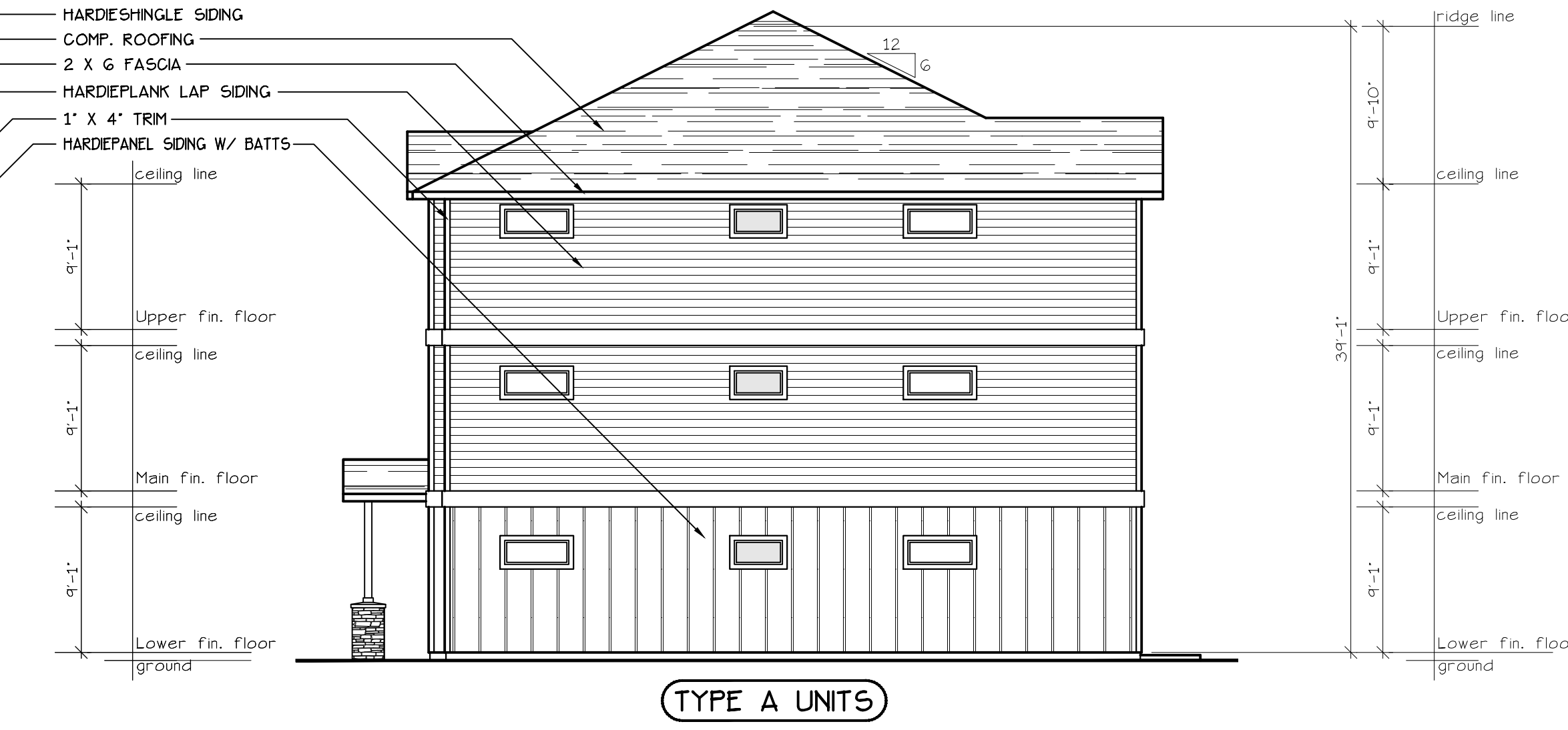
WEST ELEVATION (BLD. 18)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (TYPE C UNITS) (BLD. 18)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 18)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (BLD. 18)
SCALE: 1/8" = 1'-0"

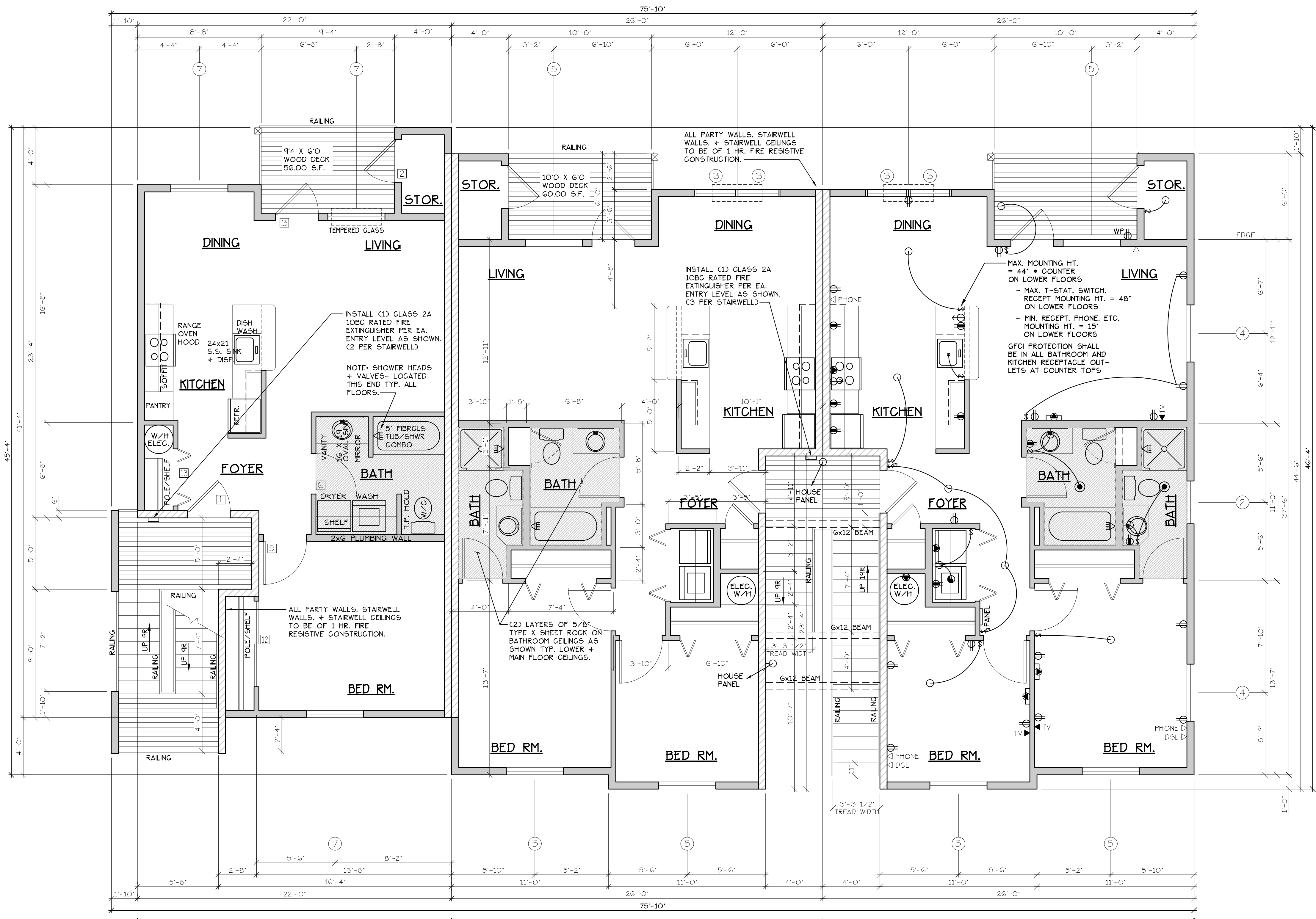
NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-21
Scale: AS SHOWN

JOB # 7192

REGISTERED PROFESSIONAL ENGINEER
Mark D. Greer
JULY 14, 1978
MARK D. GREER
Renew date: June 30, 2023

COBURN APARTMENT COMPLEX
MAIN FLOOR PLAN



INTERIOR FEATURES

INTERIOR FRAMING

ELECTRICAL ● = HEATER/LIGHT/FAN

TYPE C UNITS

TYPE A UNITS

MAIN FLOOR PLAN

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

BLD. 19

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 4 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/SOWER + 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
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
141	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES, FULL LITE, TEMP. GLASS, LOCK, WEATHERSTRIP AND INTERIOR BLINDS.
142	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
143	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
144	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
145	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
151	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
152	5'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
153	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
154	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
155	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
156	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL.	REMARKS	HEADERS		
1	2-0 X 16	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3-0 X 10	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3-0 X 10	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3-0 X 5-0	VINYL SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
5	4-0 X 16	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 SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
8	5-0 X 16	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 SQH.	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 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 O55C U-0.35.

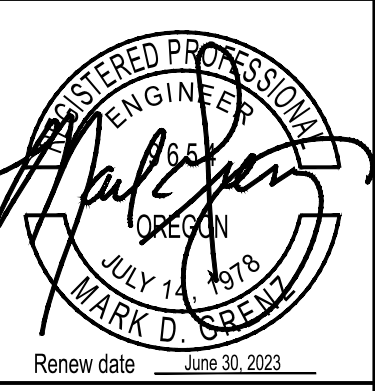
NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3G" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

CONSTRUCTION TYPE V B SPRINKLED.

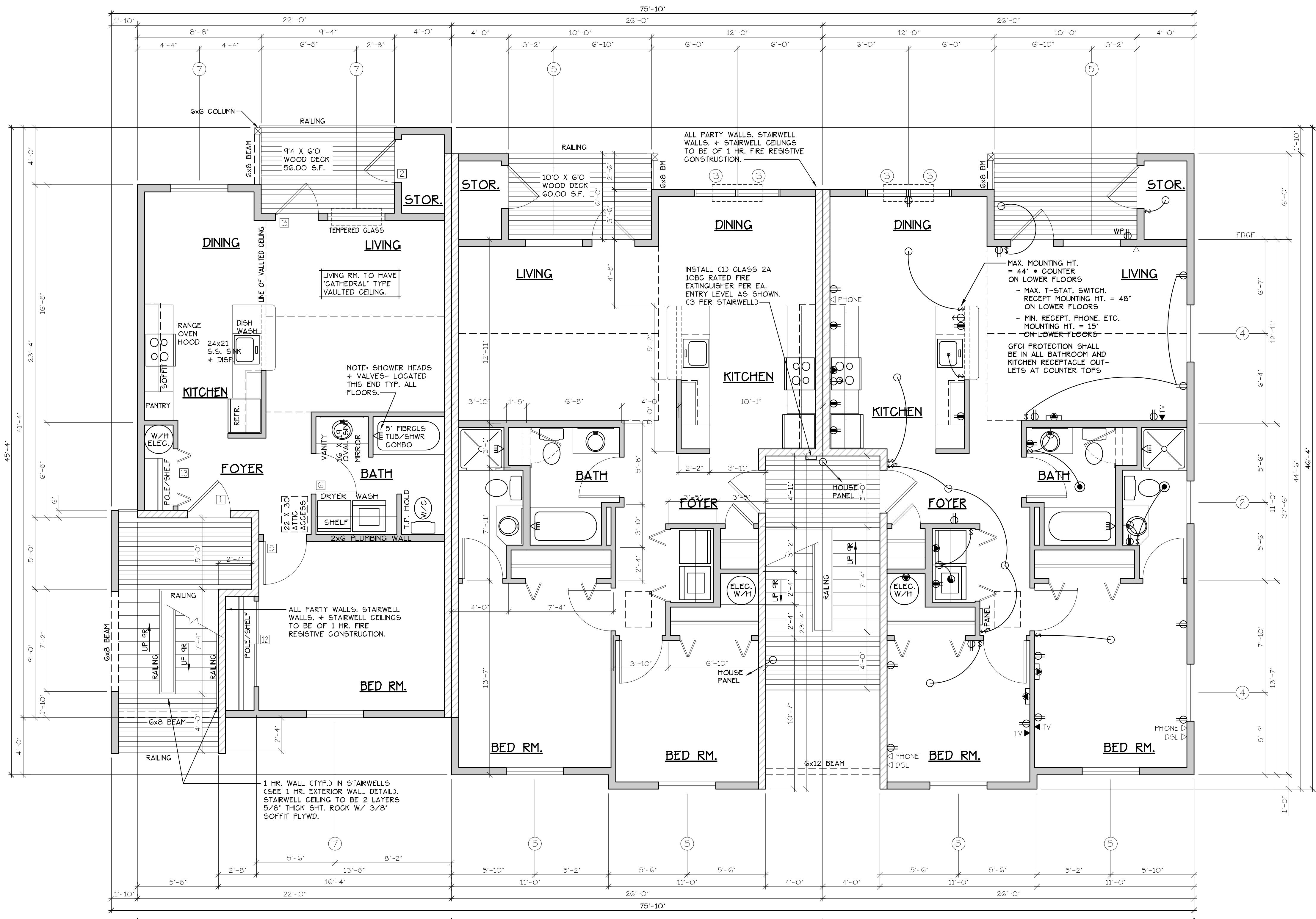
NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DOCUMENT WITHOUT THE AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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



A3.41

UPPER FLOOR PLAN
COBURN APARTMENT COMPLEX



INTERIOR FEATURES

INTERIOR FRAMING

ELECTRICAL ● = HEATER/LIGHT/FAN

TYPE C UNITS

TYPE A UNITS

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

BLD. 19

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:

1. ALL EXTERIOR WALLS TO BE 2 X 4 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	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
141	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP AND KEYPED LOCK
142	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYPED LOCK
143	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
144	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYPED LOCK
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
152	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
153	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
154	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
155	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
156	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
NO.	SIZE	TYPE	MFG.	COLOR	NSUL.	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 SQH.	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 SQH.	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 SQH.	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 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 O55C U-0.35.

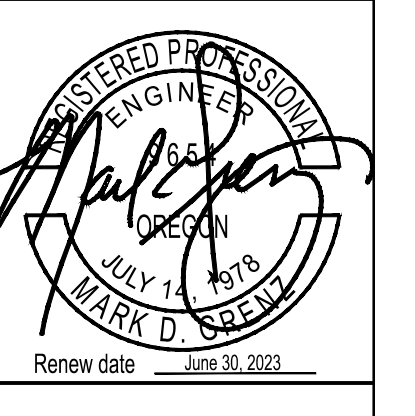
NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" 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.

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DOCUMENT WITHOUT THE AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

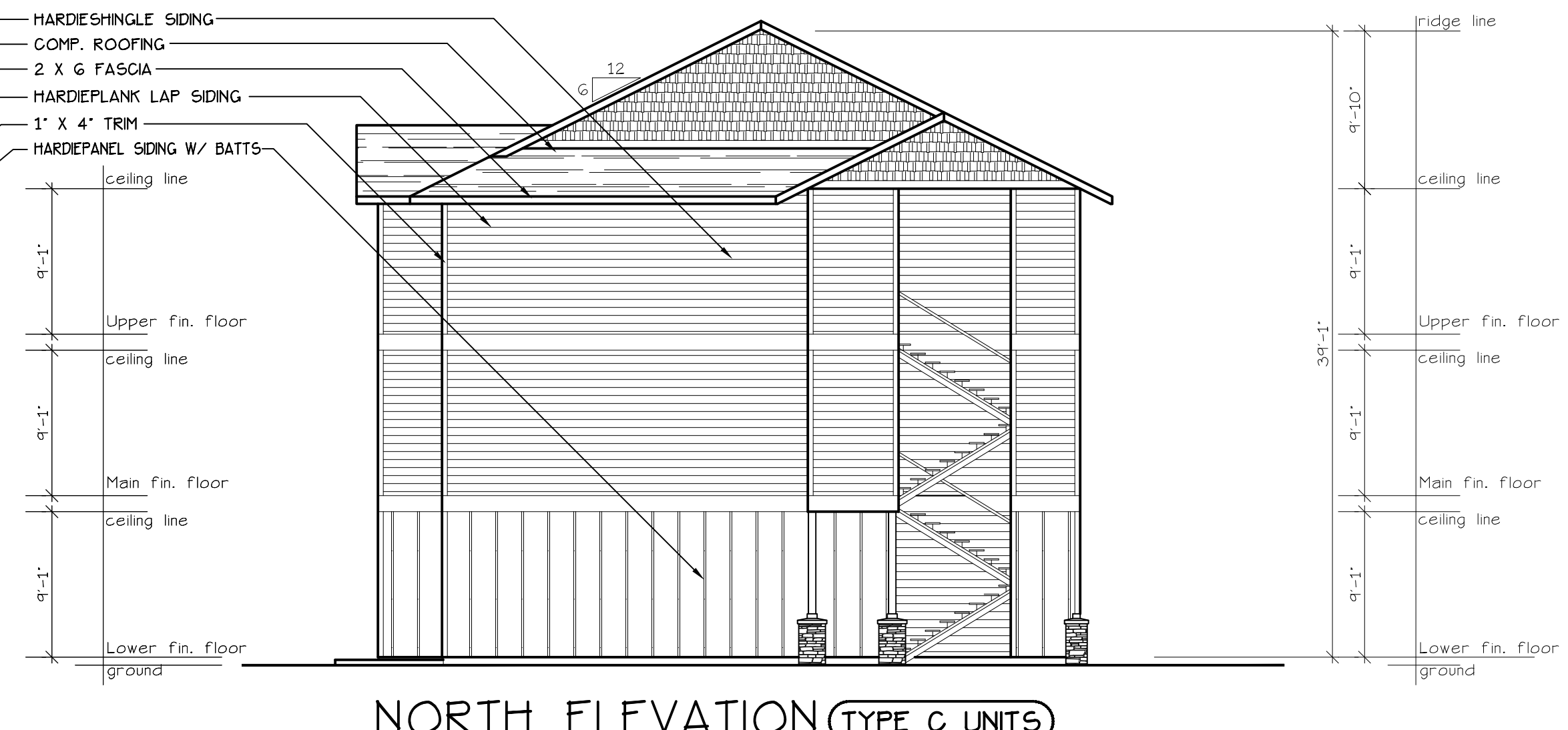
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-21
Scale: AS SHOWN
JOB # 7192



Renew date: June 30, 2023
A3.50



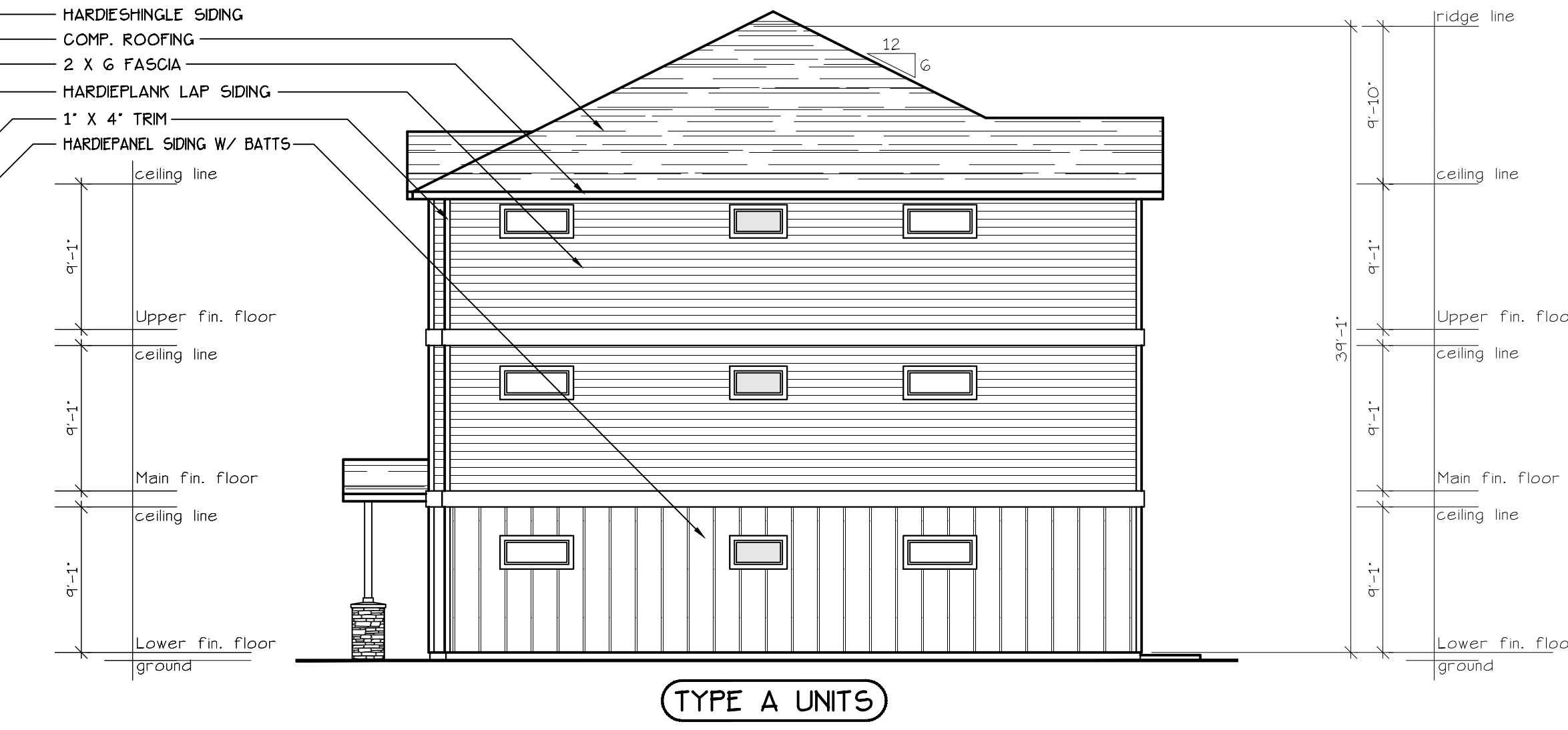
EAST ELEVATION (BLD. 19)
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 19)



WEST ELEVATION (BLD. 19)
SCALE: 1/8" = 1'-0"

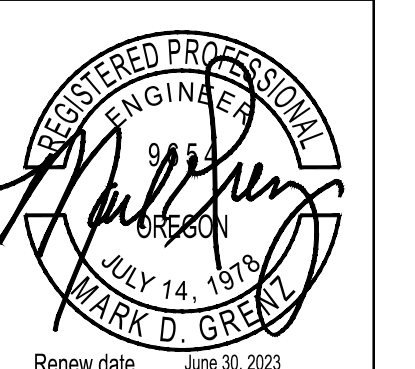


SOUTH ELEVATION (BLD. 19)
SCALE: 1/8" = 1'-0"

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



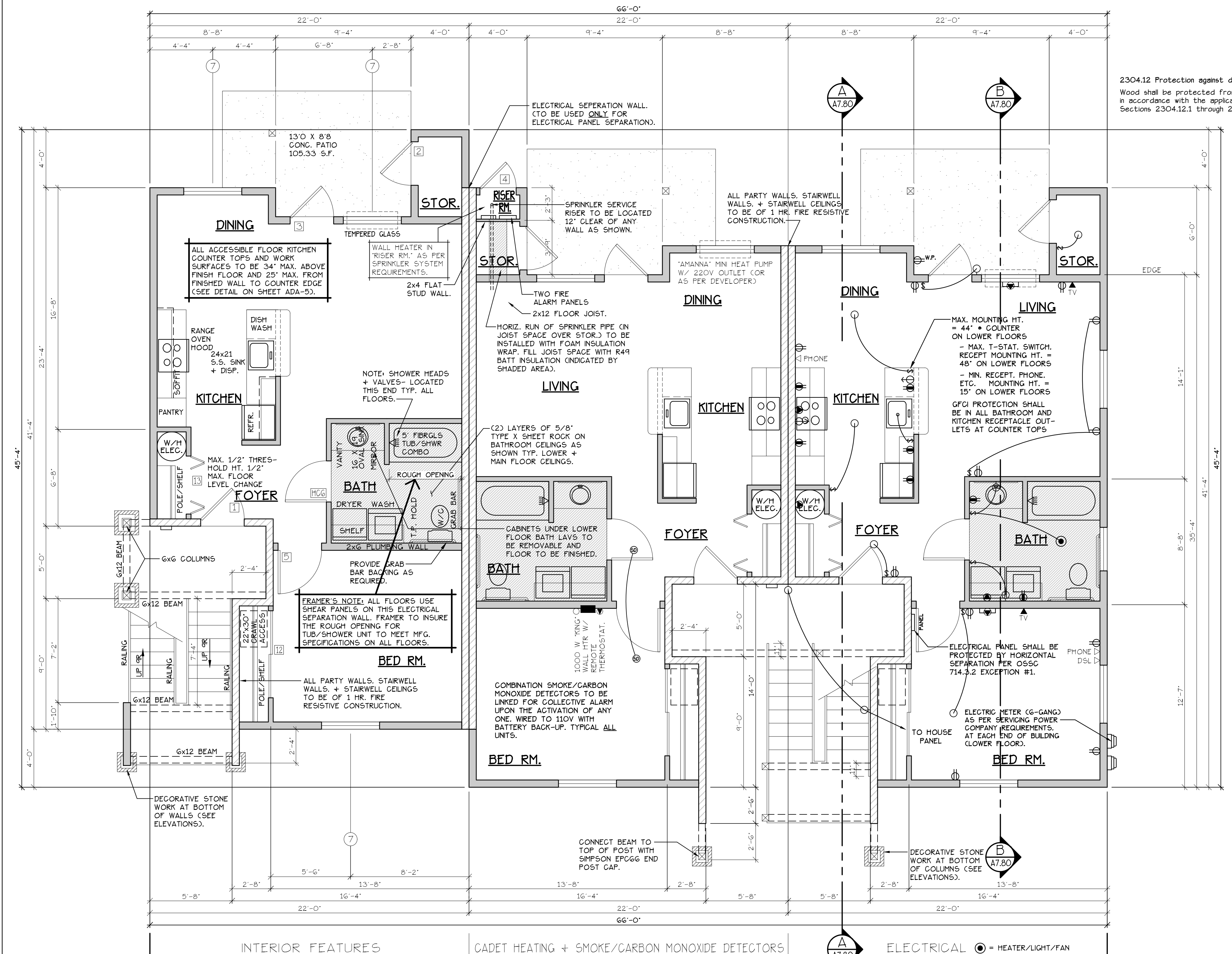
Renew date: June 30, 2023

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. JUN-18
DRAWN: G.L.D.
CHECKED: M.D.G.
DATE: JUN-21
SCALE: AS SHOWN
JOB # 7192
REGISTERED PROFESSIONAL ENGINEER
MARK D. GREY
RENEW DATE: JUN 28, 2023



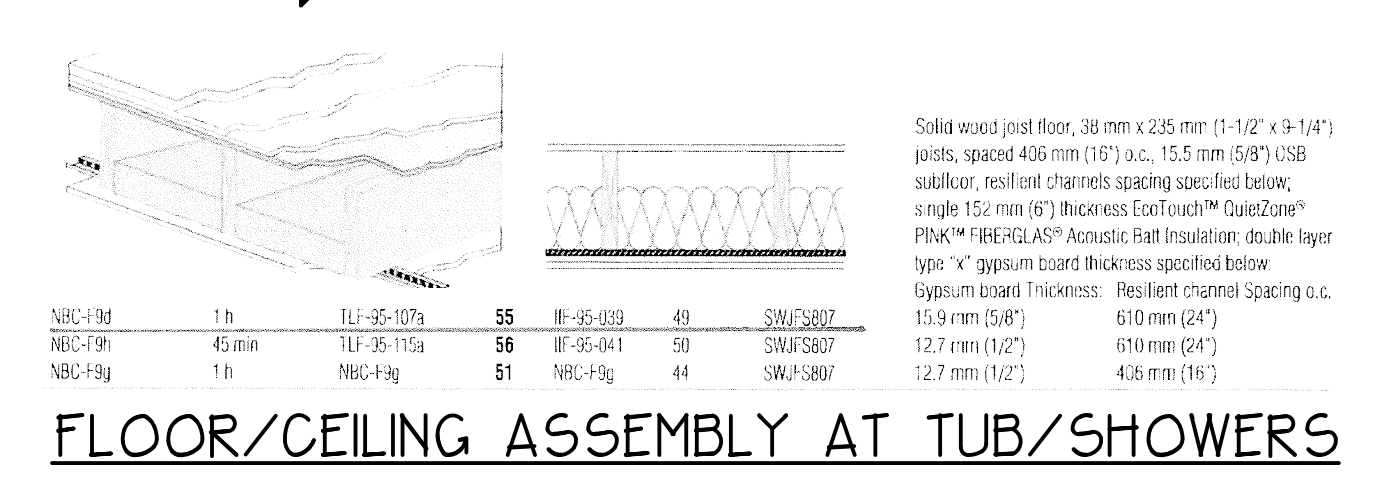
2304.12 Protection against decay and Termites.
Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

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

TYPE C UNITS
BLD. 17

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



IF1 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF1 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			
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TRP.	MATL.	FIN.
141	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	G	METAL	PAINT
143	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	G	METAL	PAINT
144	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
150	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
151	5'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
152	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
153	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
154	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
155	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL	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 SQH.	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 SQH.	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 SQH.	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 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 3G" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESG SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET A25.40.

CONSTRUCTION TYPE V B SPRINKLED.

- 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 BLD'S.
 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.

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

HANDICAP UNIT NOTES:

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

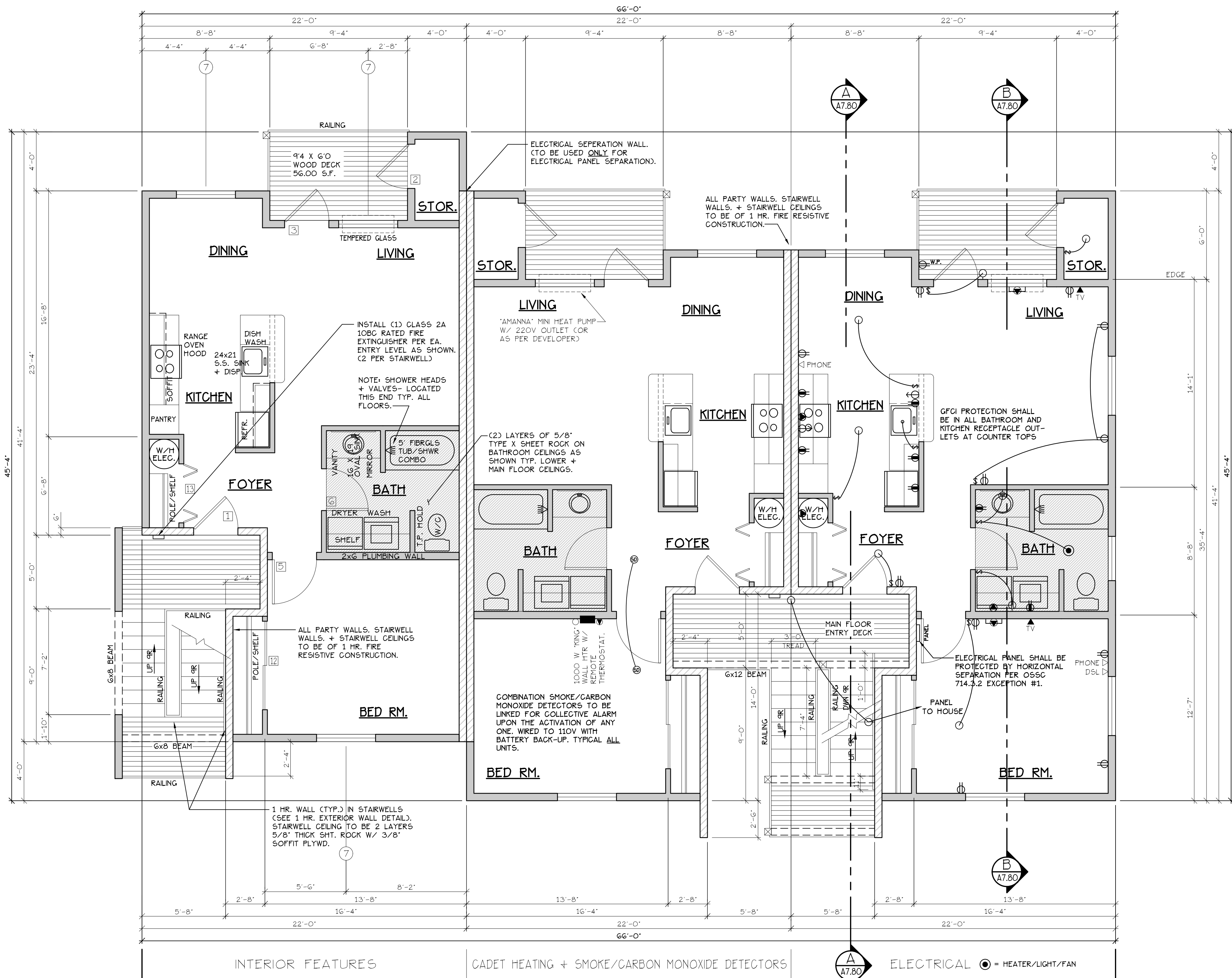
THE INTENT IS THAT 'ALL' GROUND FLOOR UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' 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 (OR 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 OESG 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.

MAIN FLOOR PLAN

COBURN APARTMENT COMPLEX



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

TYPE C UNITS

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

BLD. 17

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 4 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 BLDGS.
 - 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
NO.	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
14	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
15	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
16	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
17	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
18	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
19	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
20	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
21	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
22	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
23	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
24	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
25	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
26	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
27	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
28	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									
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 SQH.	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 SQH.	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 SQH.	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.

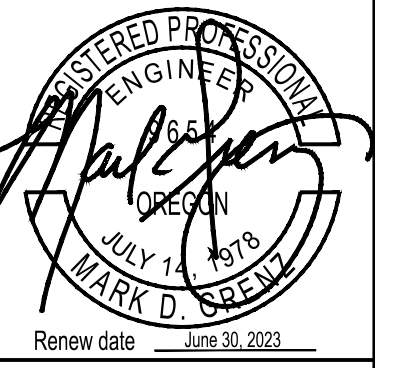
NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OESFC U-0.35.

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.

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.

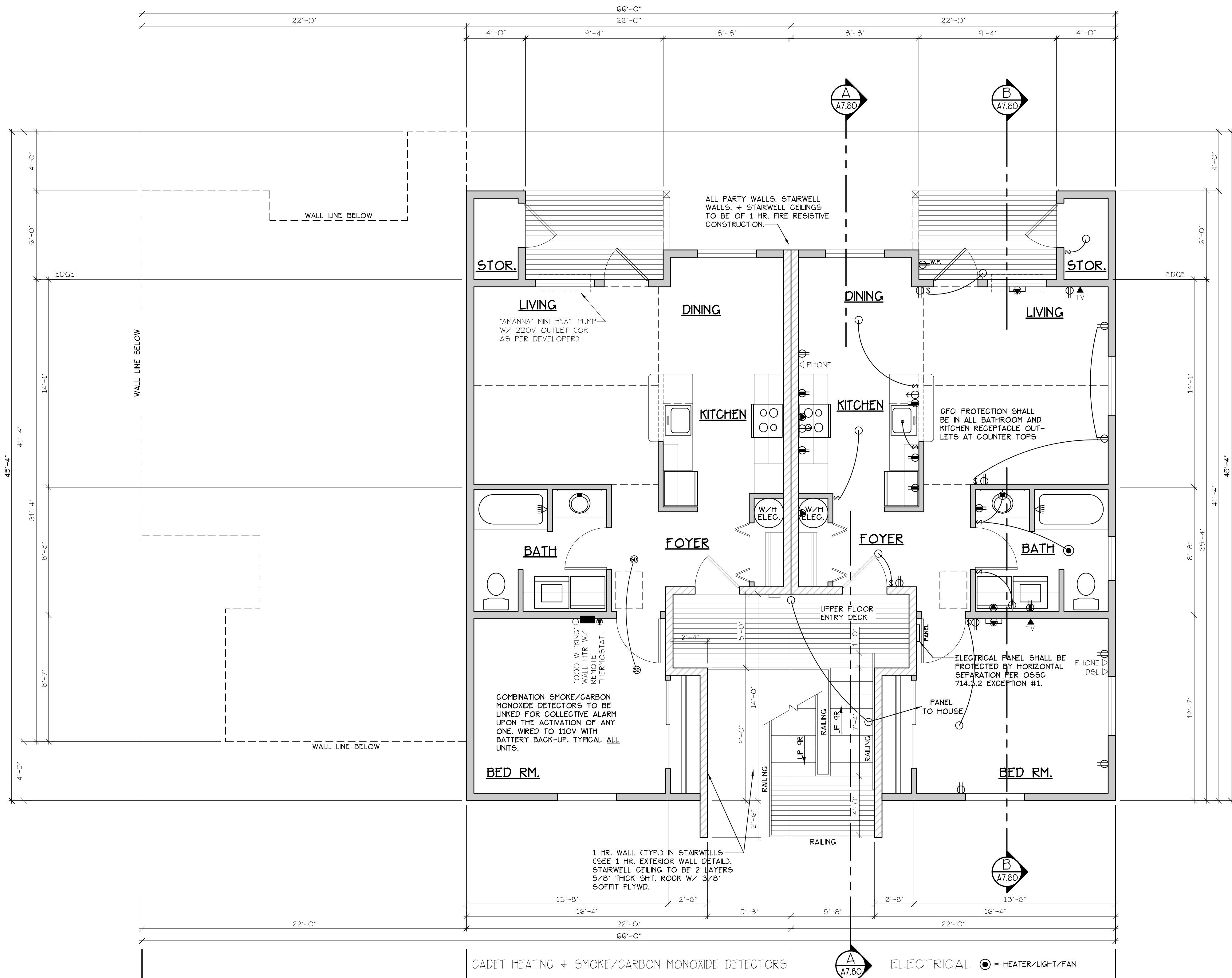
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Drawn: G.L.D.
Checked: M.D.G.
Date: JUN-21
Scale: AS SHOWN
JOB # 7192



A4.41

UPPER FLOOR PLAN

COBURN APARTMENT COMPLEX



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

TYPE C UNITS

BLD. 17

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.

DOOR SCHEDULE											
DOORS				FRAMES				REMARKS			
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.		
141	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	5 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.	
142	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK	
143	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.	
144	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK	
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN		
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN		
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN		
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN		
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR	
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR	
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR	
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR	
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR	
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR	
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR	

WINDOW SCHEDULE											
ID	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 SQH.	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 SQH.	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 SQH.	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 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: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3G" 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.

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

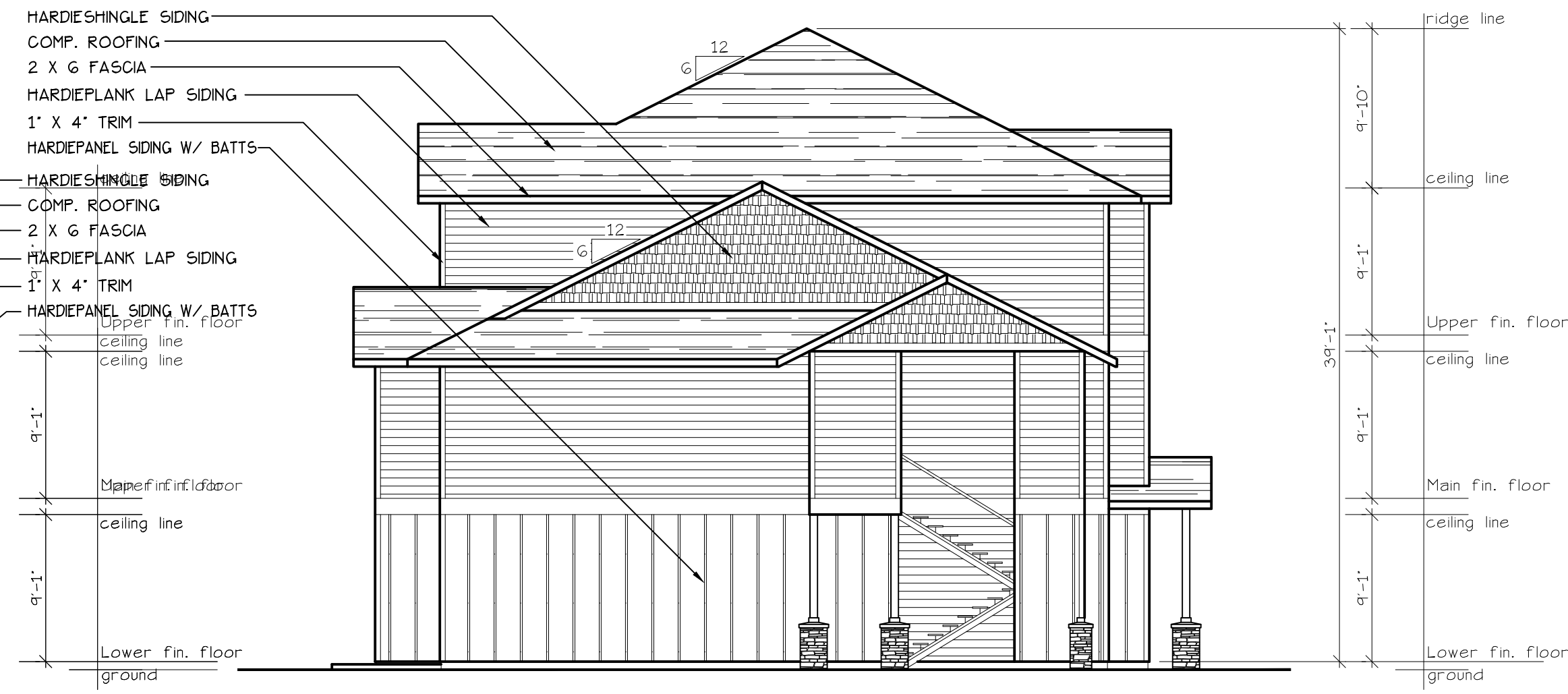
Design: P.L.M. / A.L.S. 06/18
Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-21
Scale: AS SHOWN
JOB # 7192

REGISTERED PROFESSIONAL ENGINEER
MARK D. SNEYD
JULY 14 1978
RENEW DATE: JUN 28 2023

A4.50



SOUTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17

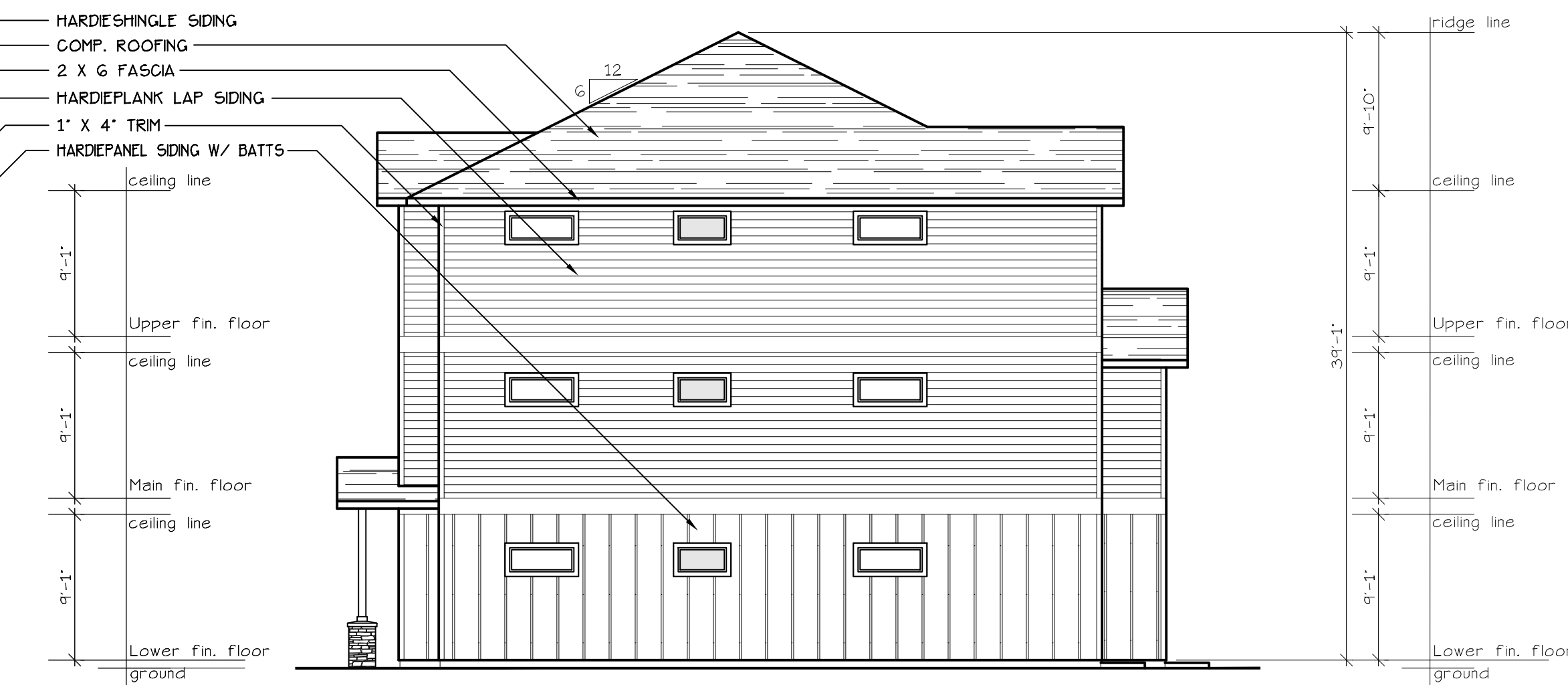


EAST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17



NORTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17

EXHAUST VENT 3'-0"
CLEAR OF OPERABLE
WINDOW AREA TYP.



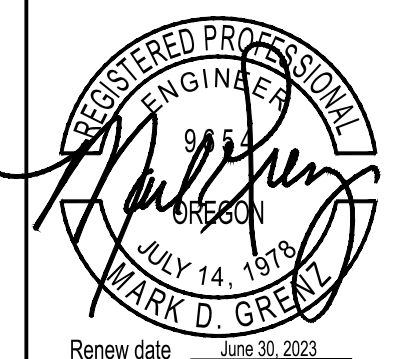
WEST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 17

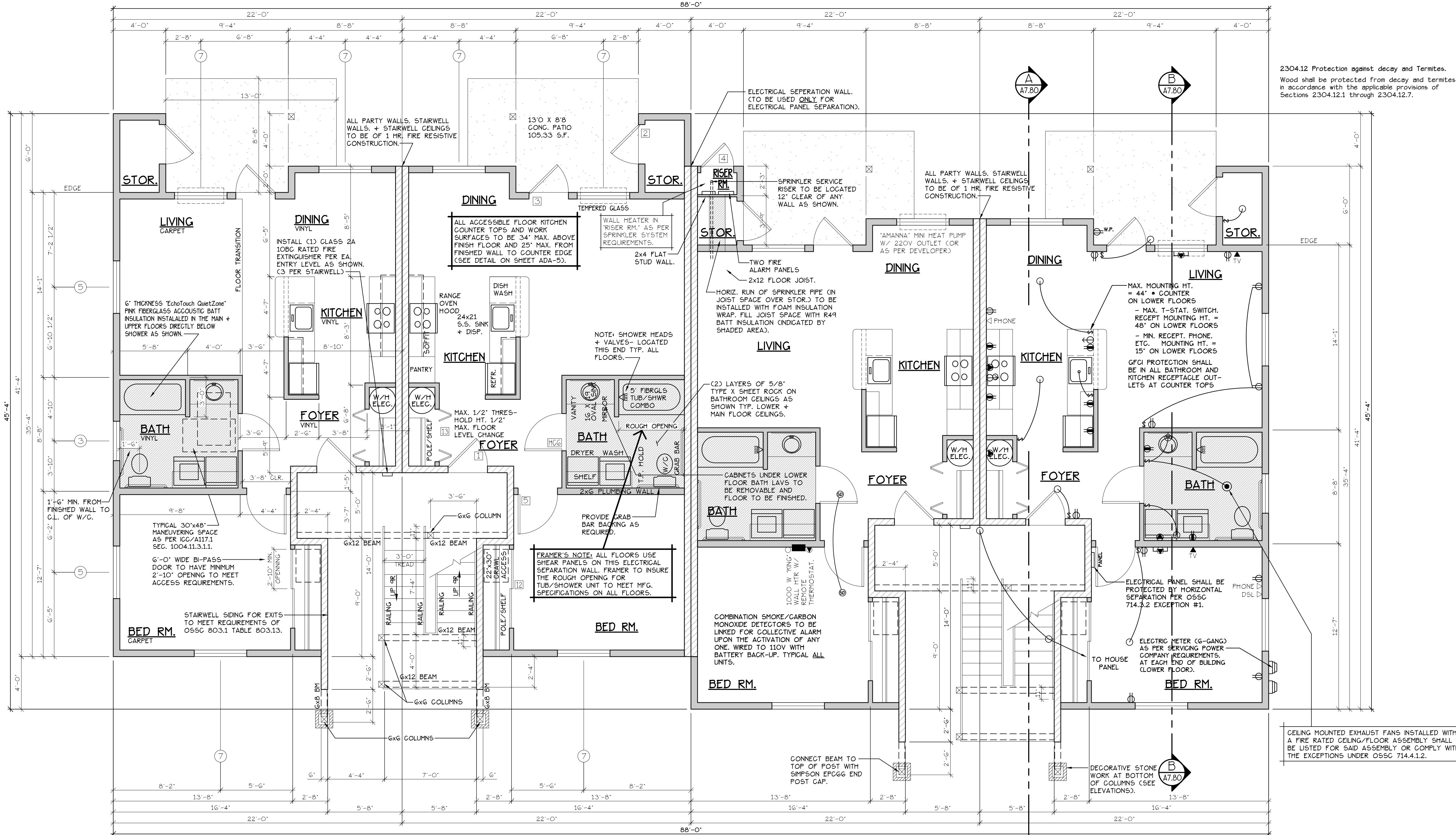
- HARDIESHINGLE SIDING
- COMP. ROOFING
- 2 X 6 FASCIA
- HARDIEPLANK LAP SIDING
- 1' X 4" TRIM
- HARDIEPANEL SIDING W/ BATTS
- HARDIESHINGLE SIDING
- COMP. ROOFING
- 2 X 6 FASCIA
- HARDIEPLANK LAP SIDING
- 1' X 4" TRIM
- HARDIEPANEL SIDING W/ BATTS

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN 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





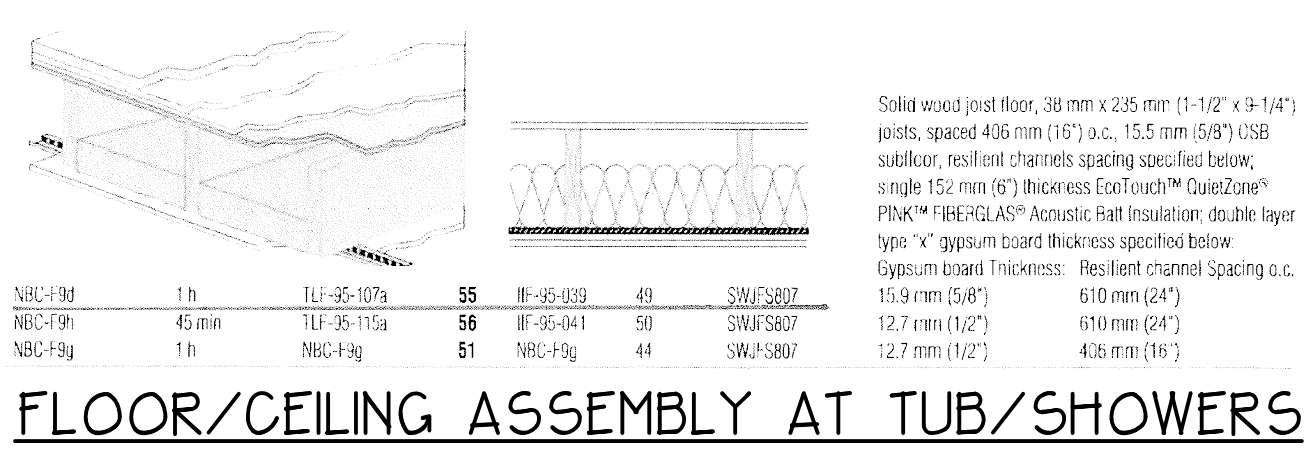
2304.12 Protection against decay and Termites.
Wood shall be protected from decay and termites in accordance with the applicable provisions of Sections 2304.12.1 through 2304.12.7.

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



DOOR SCHEDULE									
DOORS					FRAMES				
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TRP.	MATL.	FIN.
141	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT
143	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT
144	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	E	H.M.L.O.C.R.	STAIN
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	H.M.L.O.C.R.	STAIN
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	H.M.L.O.C.R.	STAIN
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	H.M.L.O.C.R.	STAIN
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	I	H.M.L.O.C.R.	STAIN
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	J	H.M.L.O.C.R.	STAIN
151	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	K	H.M.L.O.C.R.	STAIN
152	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	L	H.M.L.O.C.R.	STAIN
153	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	M	H.M.L.O.C.R.	STAIN
154	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	N	H.M.L.O.C.R.	STAIN
155	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	O	H.M.L.O.C.R.	STAIN

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL.	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 SGR.	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 SGR.	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 SGR.	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. 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 FLOOR SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESG SECTIONS 1015.8.

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: Jun-21
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREY
RENEW DATE: JUN 30, 2023

A5.31

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

HANDICAP UNIT NOTES:

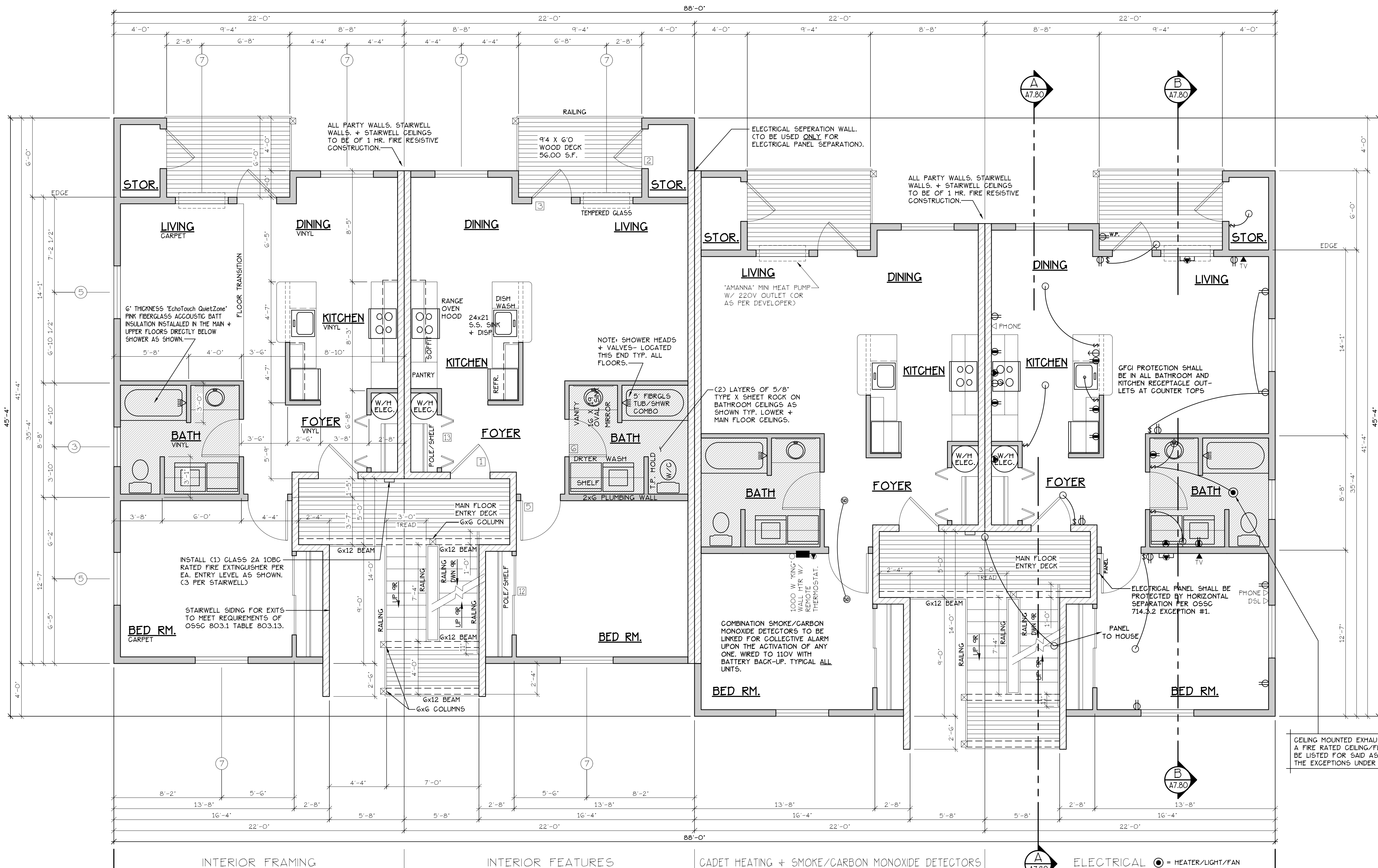
1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OESG 718.2.2 AND OESG 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS 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 BLD'S.
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.

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 BLD'S.
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.

MAIN FLOOR PLAN

COBURN APARTMENT COMPLEX



CEILING MOUNTED EXHAUST FANS INSTALLED WITHIN A FIRE RATED CEILING/FLOOR ASSEMBLY SHALL BE LISTED FOR SAID ASSEMBLY OR COMPLY WITH THE EXCEPTIONS UNDER O55C 714.4.1.2.

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

TYPE C UNITS

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

BLD. 1+3

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
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
141	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
142	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
143	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
144	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	POCKET DOOR
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN	BI-PASS DOOR
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN	BI-PASS DOOR
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN	BI-FOLD DOOR
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN	BI-FOLD DOOR
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL.	REMARKS	HEADERS		
1	2'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VNLT SQH.	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 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 O55C U-0.35.

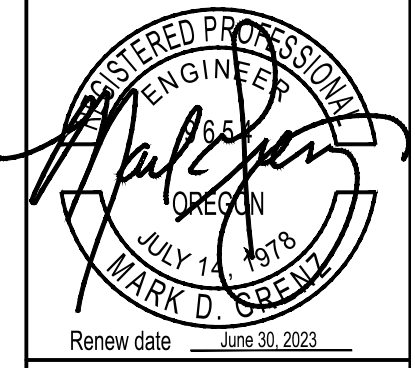
NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.8.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

CONSTRUCTION TYPE V B SPRINKLED.

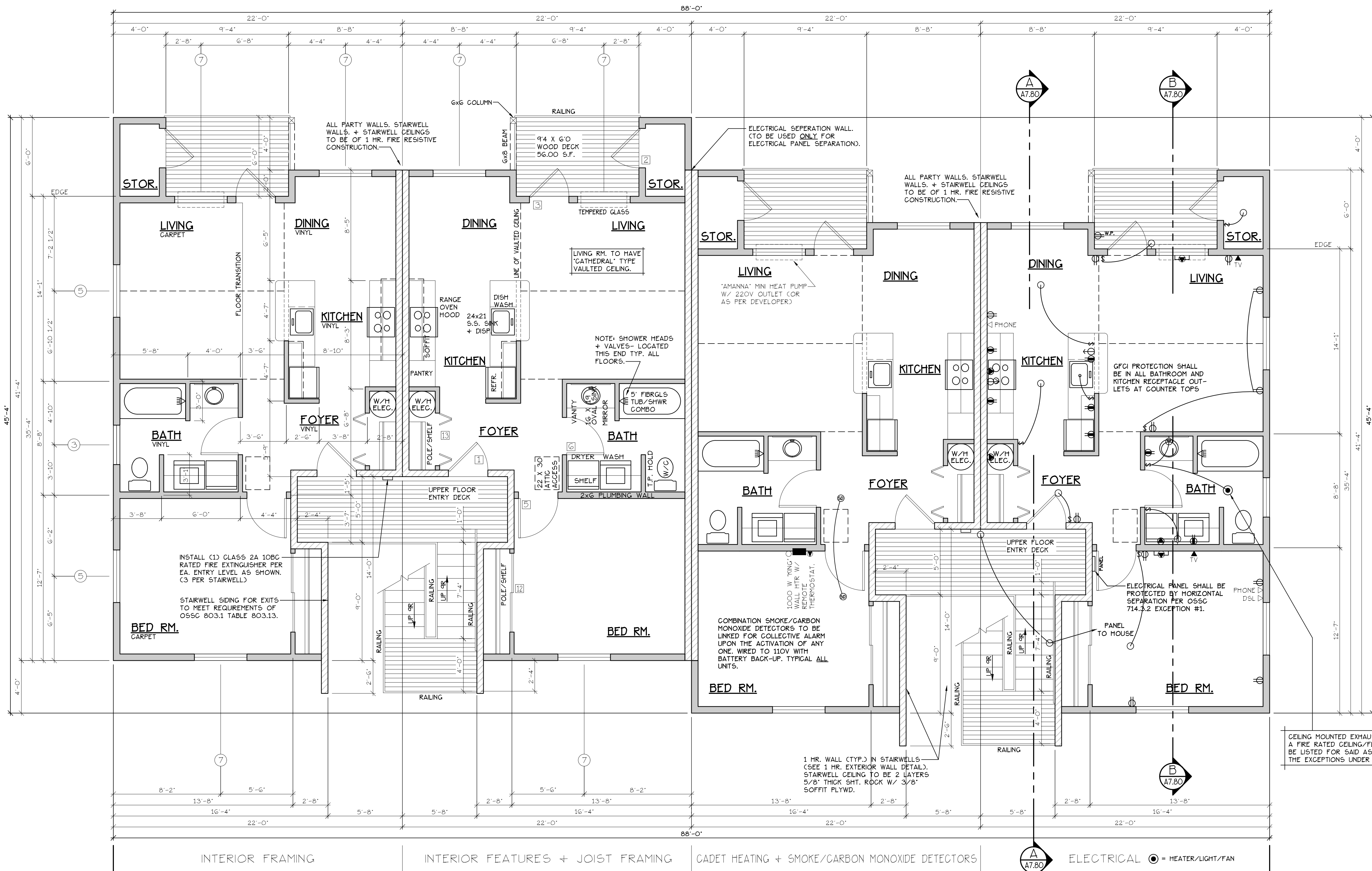
NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE AUTHORIZATION OF THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M. JUN 28
Drawn: G.L.D.
Checked: M.D.G.
Date: JUN 21
Scale: AS SHOWN
JOB # 7192



A5.41

UPPER FLOOR PLAN
APARTMENT COMPLEX



UPPER 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

CEILING MOUNTED EXHAUST FANS INSTALLED WITHIN A FIRE RATED CEILING/FLOOR ASSEMBLY SHALL BE LISTED FOR SAID ASSEMBLY OR COMPLY WITH THE EXCEPTIONS UNDER O55C 714.4.1.2.

DOOR SCHEDULE									
DOORS			FRAMES			REMARKS			
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
141	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT
143	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT
144	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN

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

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL	REMARKS	HEADERS		
1	2'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VNLT SQH.	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 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.

CONSTRUCTION TYPE V B SPRINKLED.

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 MN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MN. 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 OESG 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.

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DOCUMENT WITHOUT THE AUTHORIZATION OF THE DESIGN ENGINEER.
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Drawn: G.L.D.
Checked: M.D.G.
Date: Jun-21
Scale: AS SHOWN
JOB # 7192

REGISTERED PROFESSIONAL ENGINEER
MARK D. SNEYD
JULY 14, 1978
RENEW DATE: Jun 28, 2023

A5.50

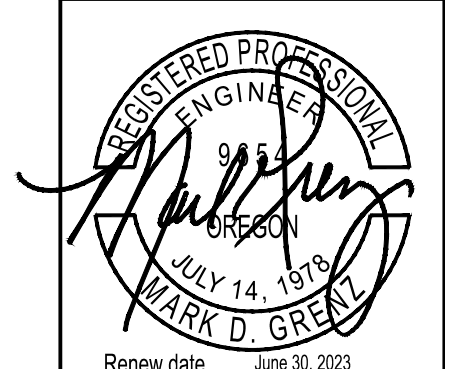
BUILDING ELEVATIONS

COBURN APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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 SCALE: AS SHOWN

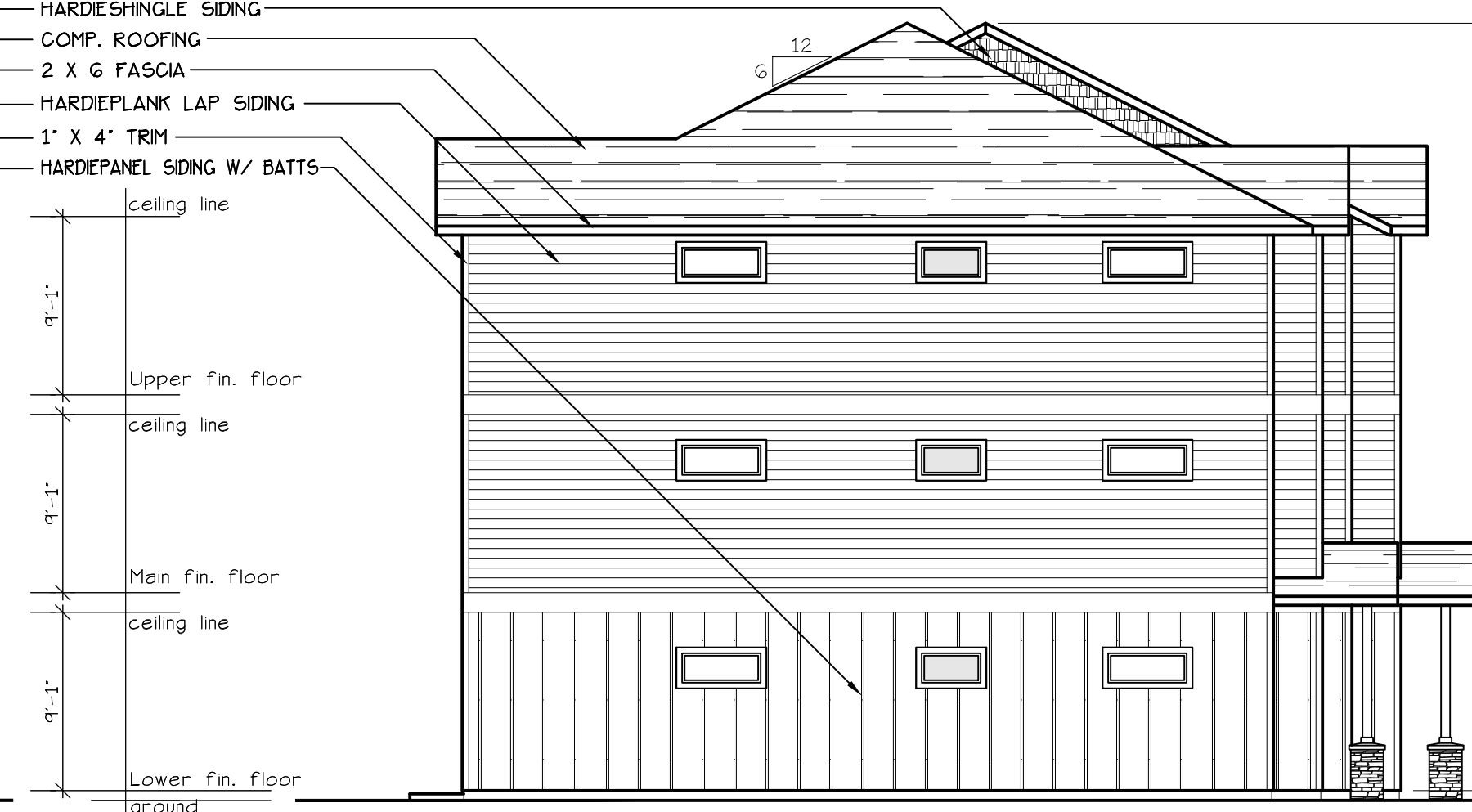
JOB # 7192



A5.90



EAST ELEVATION (TYPE C UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 1+3

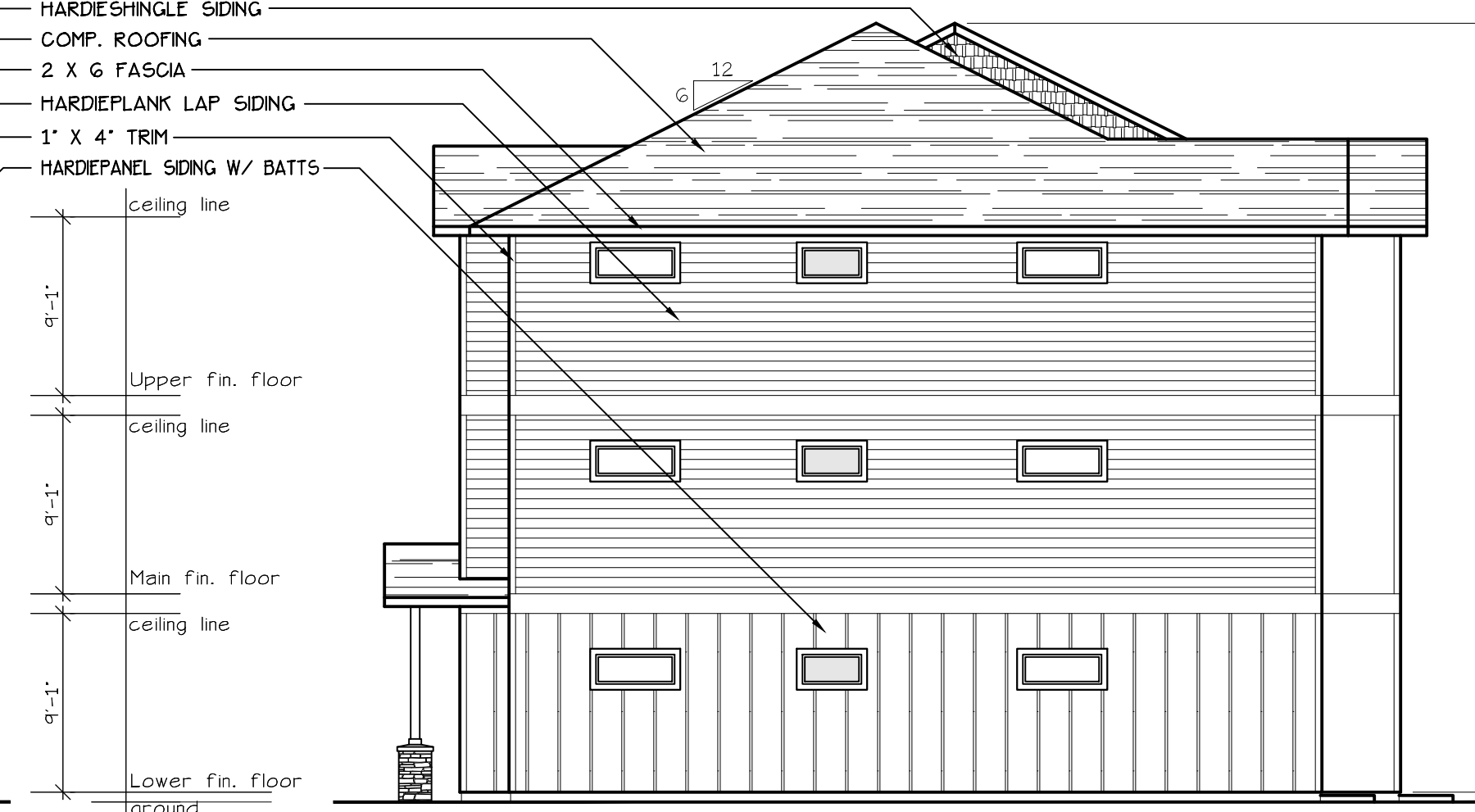


NORTH ELEVATION (TYPE C UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 1+3



WEST ELEVATION (TYPE C UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 1+3

EXHAUST VENT 3'-0" CLEAR OF OPERABLE WINDOW AREA TYP.



SOUTH ELEVATION (TYPE C UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 1+3

HARDIESHINGLE SIDING
 COMP. ROOFING
 2 X 6 FASCIA
 HARDEPLANK LAP SIDING
 1" X 4" TRIM
 HARDEPANEL SIDING W/ BATTS

ceiling line
 9'-1"
 Upper fin. floor
 ceiling line
 9'-1"
 Main fin. floor
 ceiling line
 9'-1"
 Lower fin. floor
 ground

ridge line
 9'-10"
 ceiling line
 9'-1"
 Upper fin. floor
 ceiling line
 9'-1"
 Main fin. floor
 ceiling line
 9'-1"
 Lower fin. floor
 ground

HARDIESHINGLE SIDING
 COMP. ROOFING
 2 X 6 FASCIA
 HARDEPLANK LAP SIDING
 1" X 4" TRIM
 HARDEPANEL SIDING W/ BATTS

ceiling line
 9'-1"
 Upper fin. floor
 ceiling line
 9'-1"
 Main fin. floor
 ceiling line
 9'-1"
 Lower fin. floor
 ground

ridge line
 9'-10"
 ceiling line
 9'-1"
 Upper fin. floor
 ceiling line
 9'-1"
 Main fin. floor
 ceiling line
 9'-1"
 Lower fin. floor
 ground

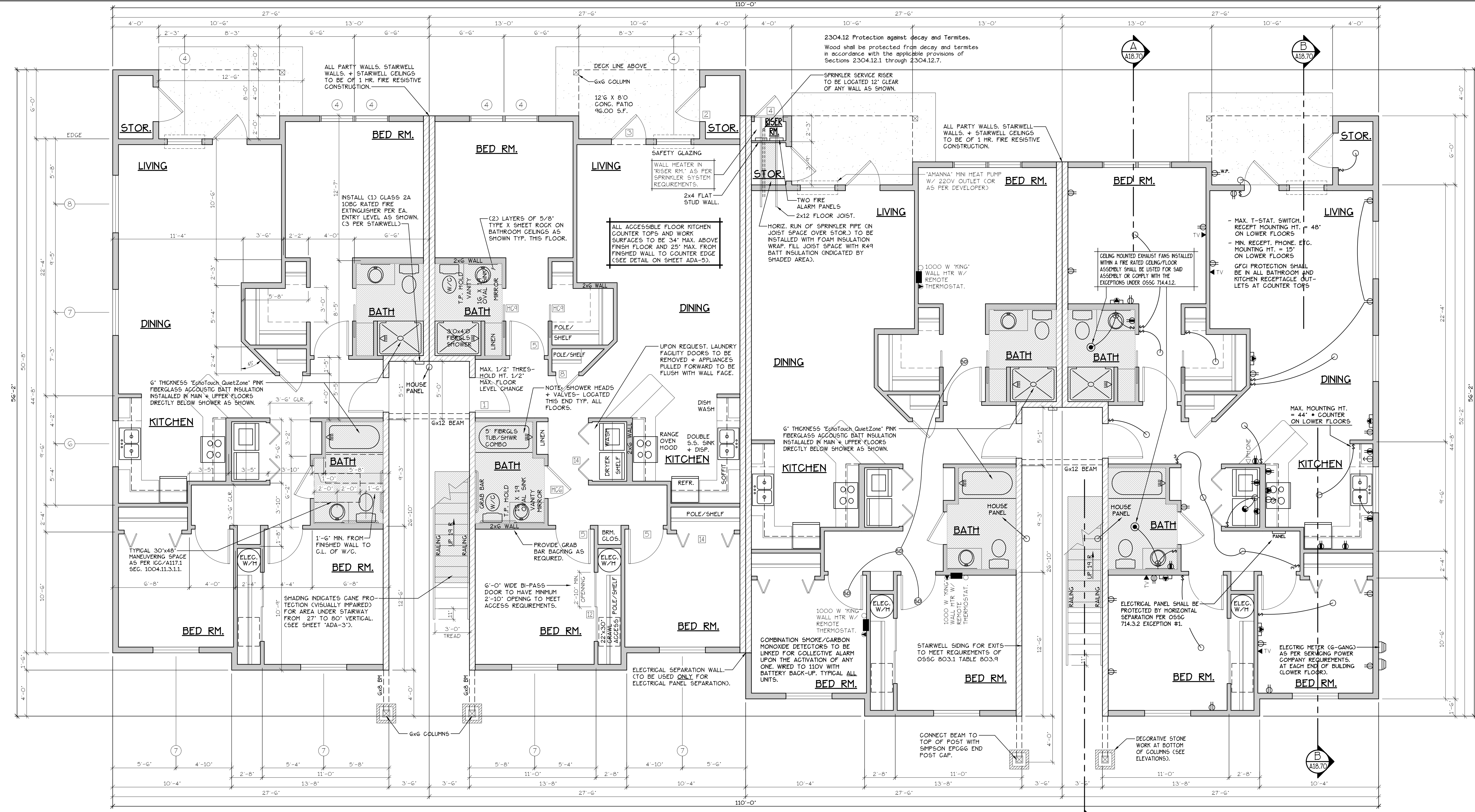
LOWER FLOOR PLAN

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.

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

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREEN
JULY 14, 1978
RENEW DATE: JUN 30, 2021

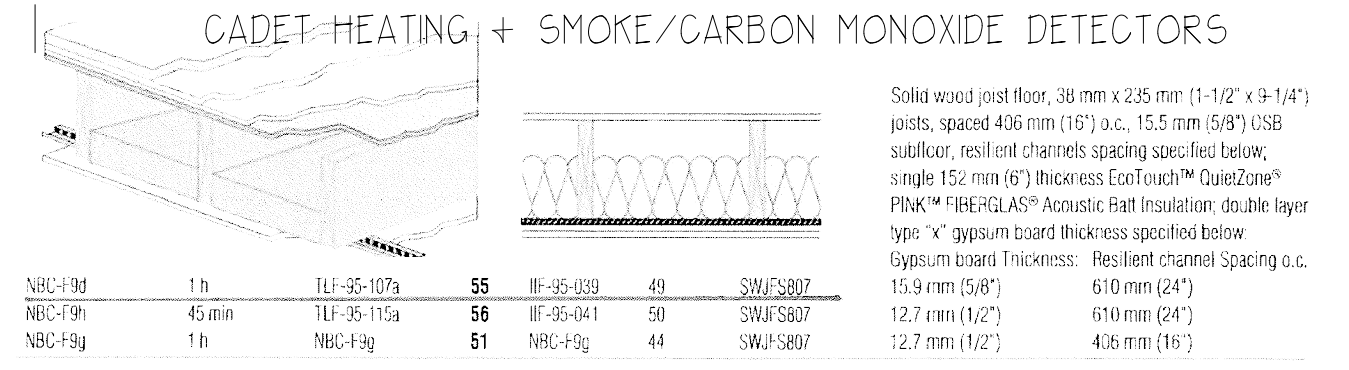


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
F UNIT = 1210 S.F.

TYPE F UNITS
BLD. 14

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

- NOTES:**
- ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
 - ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 - 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).



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 OESFC U-0.35.
- NOTE:** WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OESFC SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

DOOR SCHEDULE									
DOORS					FRAMES				
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
141	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
143	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT
144	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN
151	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN
152	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN
153	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN
154	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN
155	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	2'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VNLT SQH.	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. UNO.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

HANDICAP UNIT NOTES:

- 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 OESFC 718.2.2 AND OESFC 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 OESFC 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.

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESFC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESFC 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 ALSO TYPE 'B' 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 (OR 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 OESFC 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.

MAIN & UPPER FLOOR PLANS

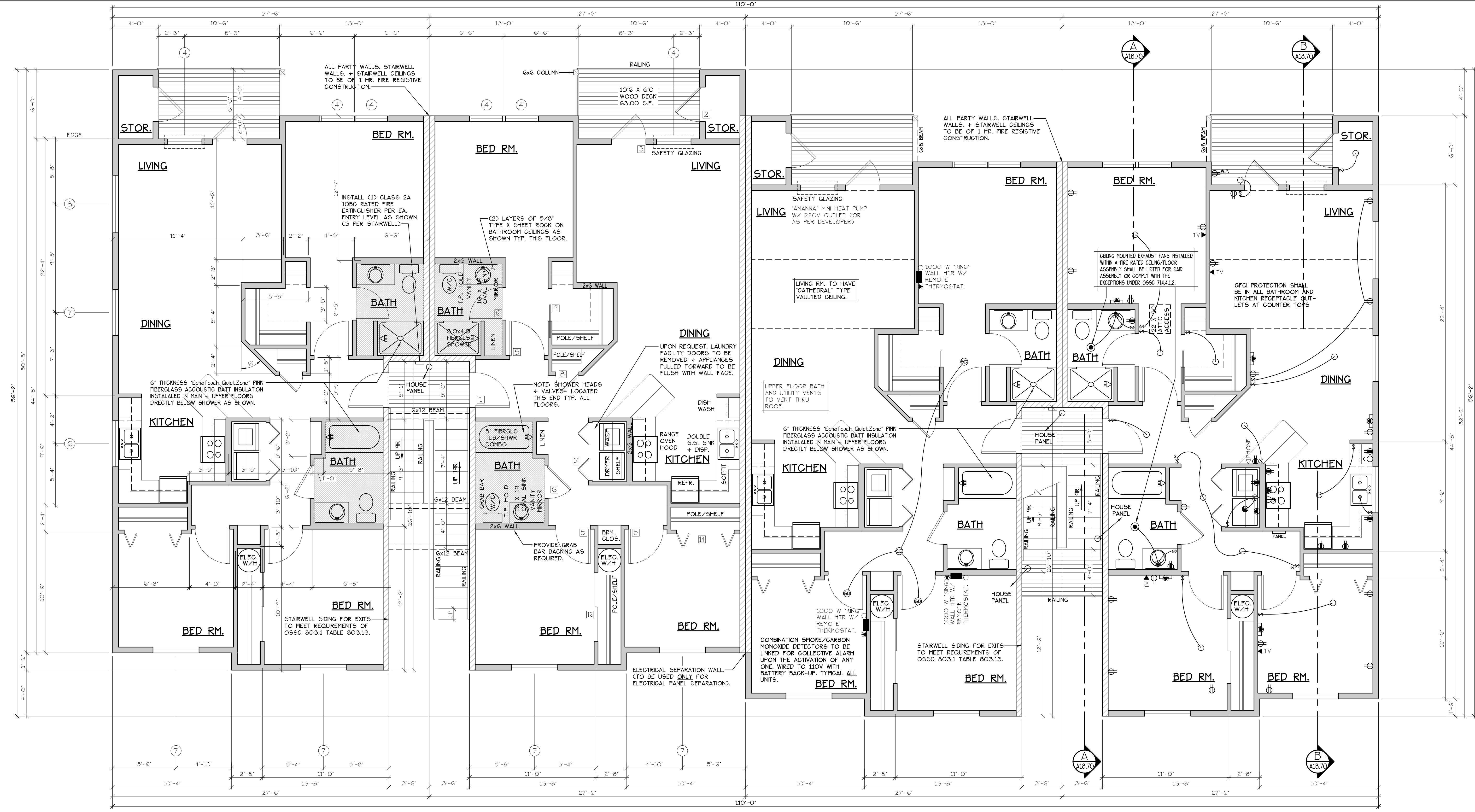
COBURN APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREGG
JULY 14, 1978
RENEW DATE: JUN 28, 2021

A6.41



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
F UNIT = 1210 S.F.

TYPE F UNITS
BLD. 14

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

EPJ 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
EPJ 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.

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

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 DF.
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).

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 A18.20 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'S.
 - 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
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
141	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
142	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK FULL-LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
143	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
144	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	POCKET DOOR
151	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN	BI-PASS DOOR
152	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN	BI-PASS DOOR
153	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN	BI-PASS DOOR
154	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN	BI-FOLD DOOR
155	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN	BI-FOLD DOOR
156	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	P	HEMLOCK	STAIN	BI-FOLD DOOR

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

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL	REMARKS	HEADERS		
1	2'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VNLT SQH.	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"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VNLT SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
8	2'-6"	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VNLT SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VNLT SQH.	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. 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 O55C SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

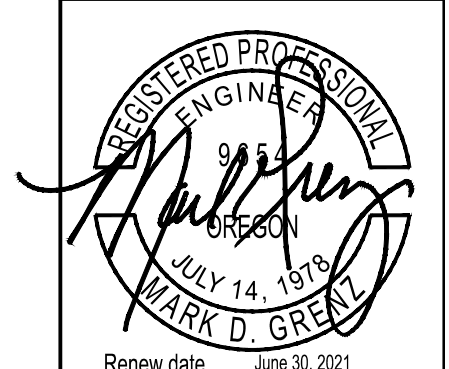
BUILDING ELEVATIONS

COBURN APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BDP-12-208-PR-011
 A6.80/LEY
 Design: P.L.M.
 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Jun-21
 Scale: AS SHOWN

JOB # 7192



A6.80



WEST ELEVATION (TYPE F UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 14



SOUTH ELEVATION (TYPE F UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 14



EAST ELEVATION (TYPE F UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 14



NORTH ELEVATION (TYPE F UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 14

- HARDIESHINGLE SIDING
- COMP. ROOFING
- 2 X 6 FASCIA
- HARDIEPLANK LAP SIDING
- 1' X 4' TRIM
- HARDEPANEL SIDING W/ BATTIS

- ceiling line
- 9'-1"
- Upper fin. floor
- ceiling line
- 9'-1"
- Main fin. floor
- ceiling line
- 9'-1"
- Lower fin. floor
- ground

- Ridge line
- 12'-2"
- ceiling line
- 9'-1"
- Upper fin. floor
- ceiling line
- 9'-1"
- Main fin. floor
- ceiling line
- 9'-1"
- Lower fin. floor
- ground

- Ridge line
- 12'-2"
- ceiling line
- 9'-1"
- Upper fin. floor
- ceiling line
- 9'-1"
- Main fin. floor
- ceiling line
- 9'-1"
- Lower fin. floor
- ground

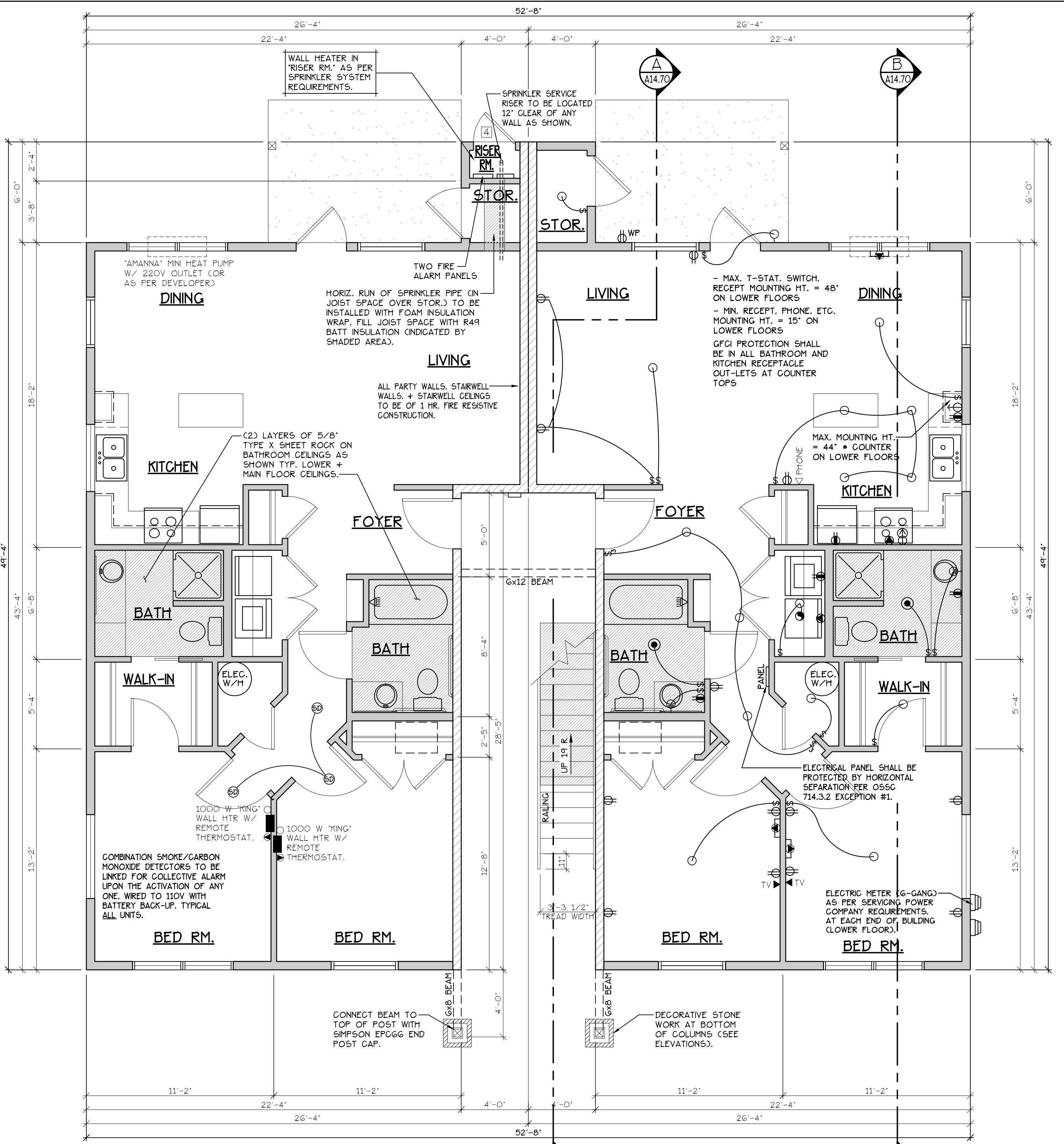
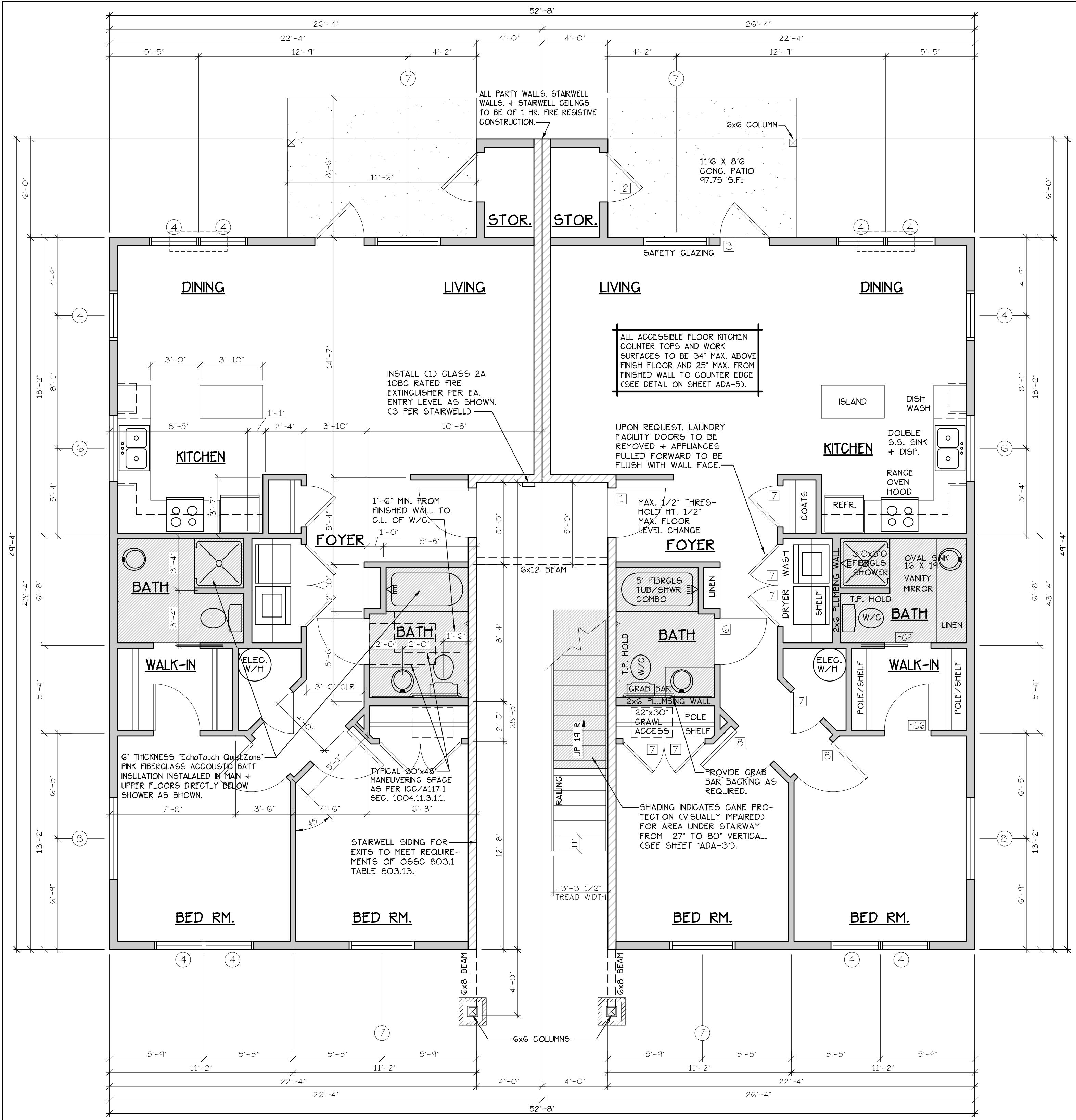
LOWER FLOOR PLAN

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: Jun-21
Scale: AS SHOWN
JOB # 7192

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREGG
JULY 14, 1978
RENEW DATE: JUN 30, 2023

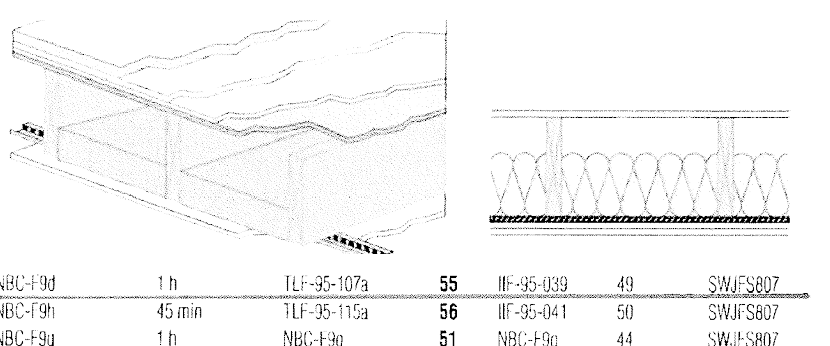


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
'G' UNIT = 1051 S.F.

TYPE G UNITS
BLD. 8

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 G-1" 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 (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 O55C SECTIONS 1015.8.

CONSTRUCTION TYPE V B SPRINKLED.

DOOR SCHEDULE									
DOORS			FRAMES			REMARKS			
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
141	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
143	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT
144	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN
151	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN
152	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN
153	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN
154	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN
155	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN

WINDOW SCHEDULE									
ID	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 SQH.	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 SQH.	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 SQH.	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.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.

(F3) 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

(F7) 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 CONTACT 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.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

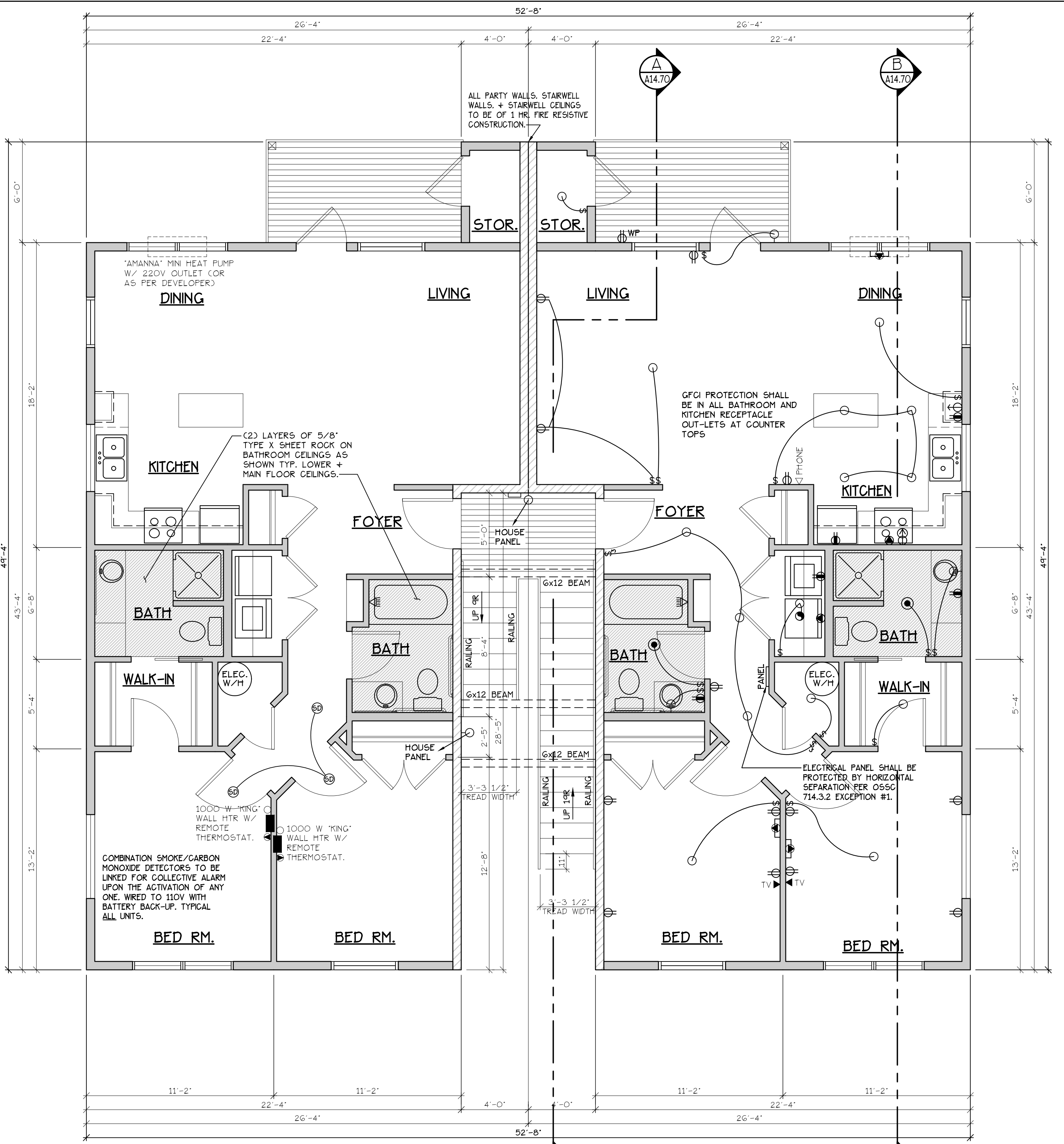
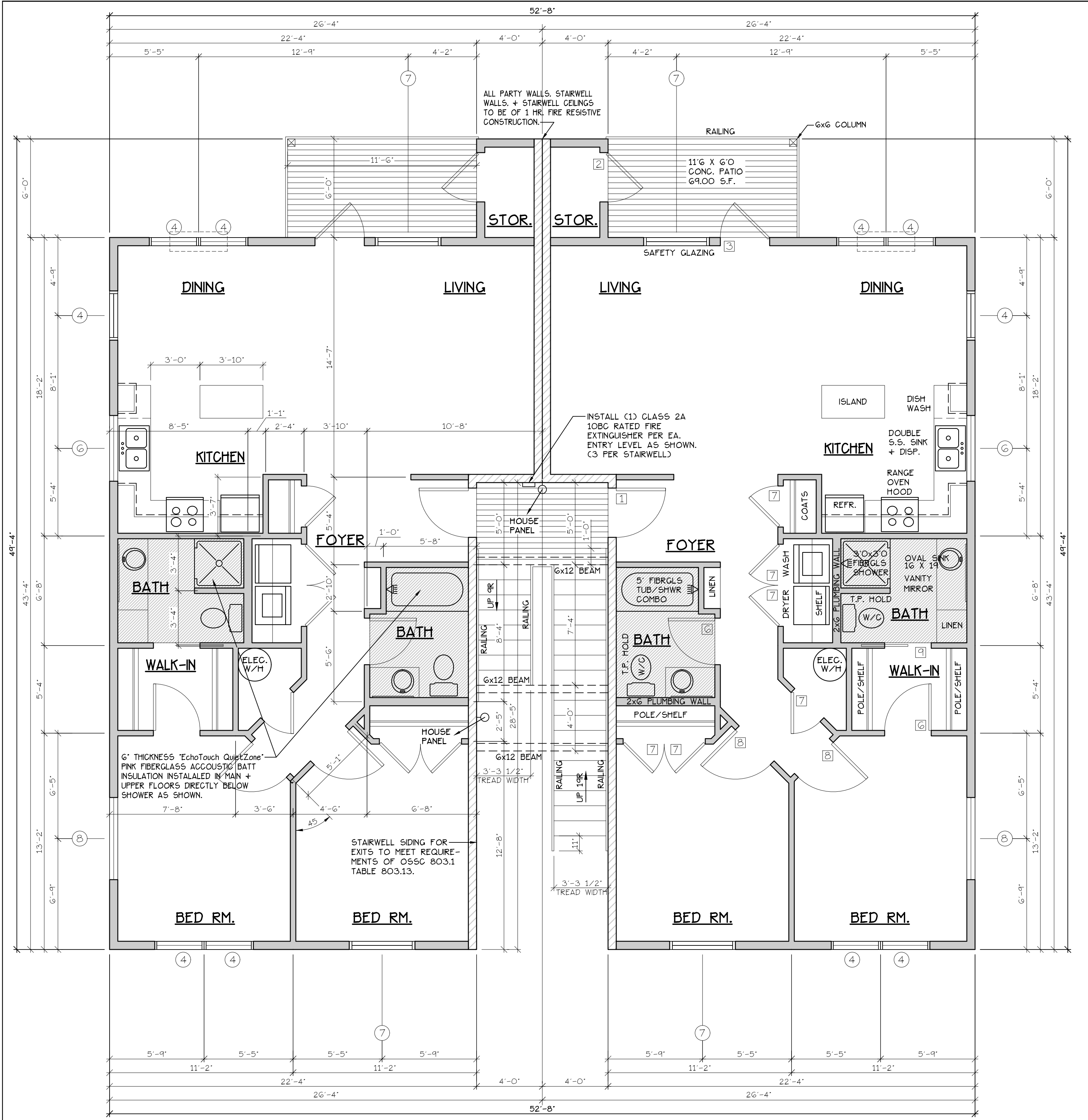
THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH O55C 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE O55C 2019 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-1003, WITHIN ICC/ANSI A117.1, CHAPTER 10 SETS OUT SPECIFIC CODE REQUIREMENTS FOR DWELLING AND SLEEPING 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 ALSO TYPE 'B' 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 O55C 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.

COBURN APARTMENT COMPLEX
MAIN FLOOR PLAN



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
TYPE G UNITS
'G' UNIT = 1051 S.F.
BLD. 8

- 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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).
- CONSTRUCTION TYPE V B SPRINKLED
SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

DOOR SCHEDULE									
DOORS					FRAMES				
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
141	3'-0"	6'-8"	1-3/4"	MTL.	GLAD.	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1-3/4"	MTL.	GLAD.	PAINT	B	METAL	PAINT
143	3'-0"	6'-8"	1-3/4"	MTL.	GLAD.	PAINT	C	METAL	PAINT
144	2'-6"	6'-8"	1-3/4"	MTL.	GLAD.	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN
151	5'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN
152	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN
153	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN
154	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN
155	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									
ID	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 SQH.	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 SQH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
8	4'0" 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 SQH.	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. 309.4. 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. U.N.O.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A25.40.

IF) 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

IF) 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.

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 A14.20 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 BLDG.
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.

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

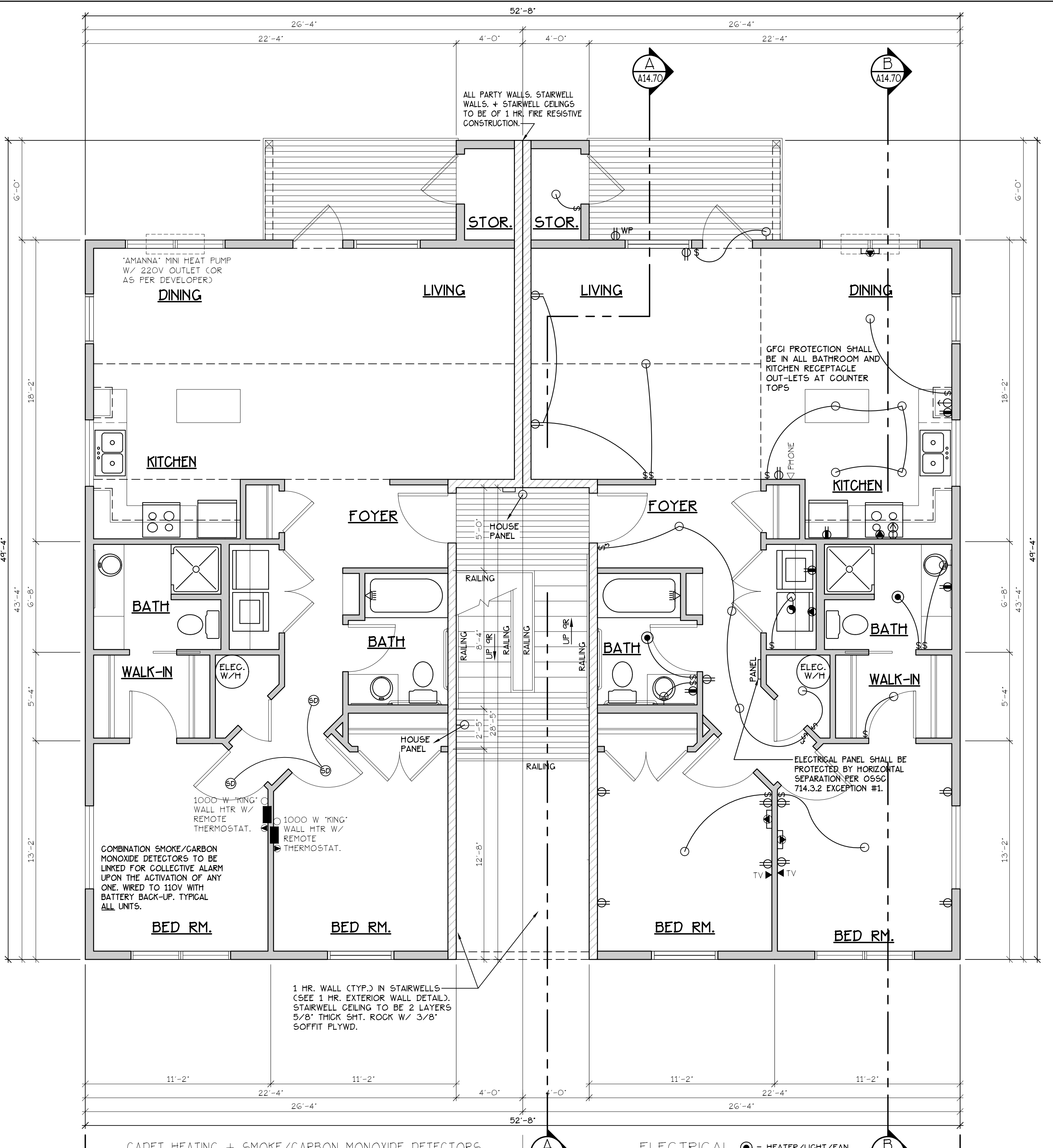
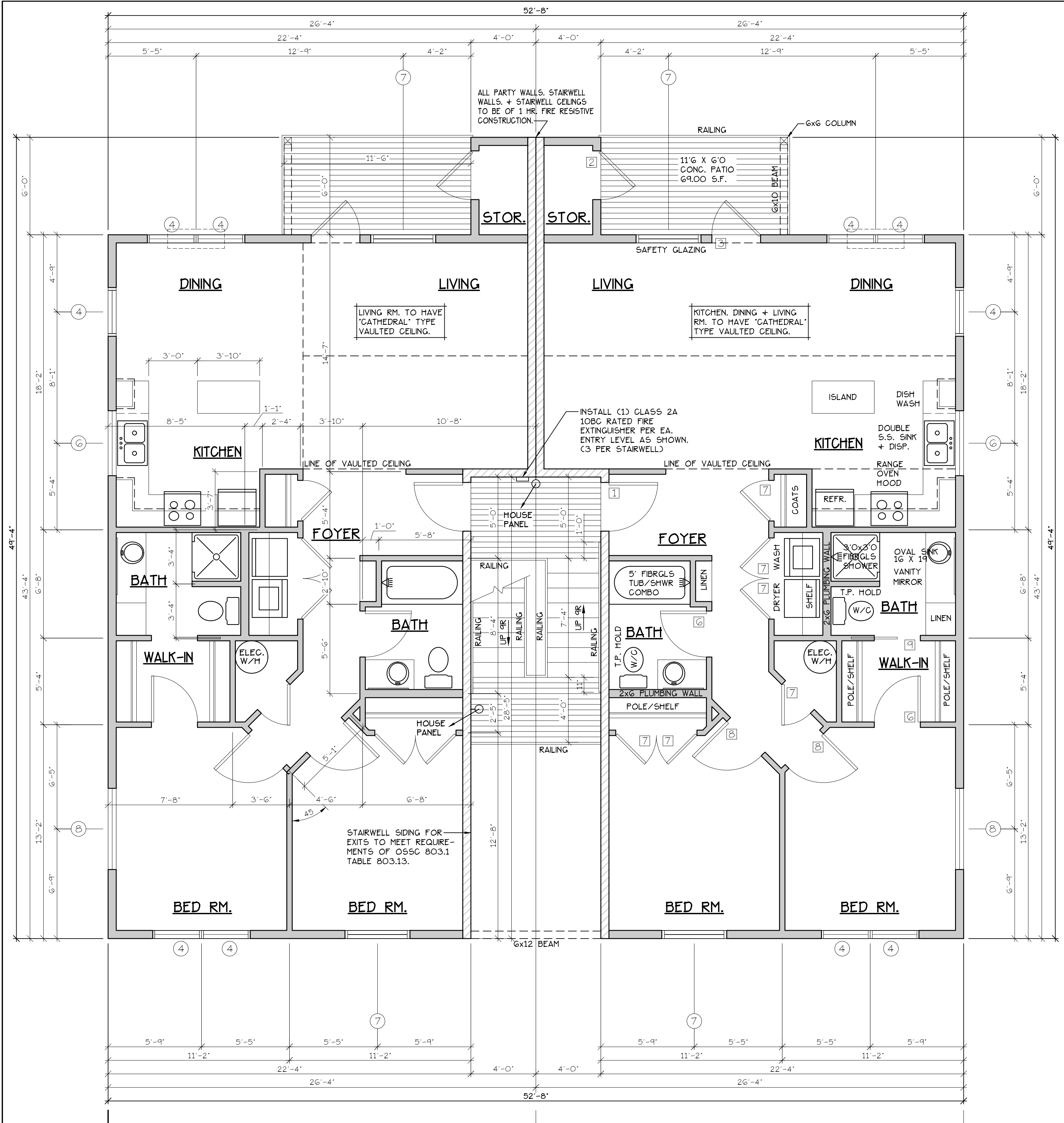
REVISIONS:
A14.1MR
A14.2MR

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREGG
JULY 14, 1978
RENEW DATE: JUN 28, 2023

CONSTRUCTION TYPE V B SPRINKLED.

A7.41

UPPER FLOOR PLAN
APARTMENT COMPLEX



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
TYPE G UNITS
'G' UNIT = 1051 S.F.

TYPE G UNITS
BLD. 8

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).

IF 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF 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	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
14	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES
15	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	5 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYPED LOCK
16	2'-10"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
17	2'-6"	6'-8"	1-3/4"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	W/ THRESHOLD, WEATHERSTRIP AND KEYPED LOCK
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	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
23	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
24	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
25	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	NSUL.	REMARKS	HEADERS		
1	2'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	D#1 4X12		
2	3'0" X 1'0"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	D#1 4X12		
3	3'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	D#1 4X12		
4	3'0" X 5'0"	VINYL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	D#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
5	4'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	D#1 4X12		
6	4'0" X 3'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	D#1 4X12		
7	4'0" X 5'0"	VINYL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	D#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
8	5'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	D#1 4X12		
9	5'0" X 2'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	D#1 4X12		
10	5'0" X 5'0"	VINYL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	D#1 6X8 (SEE 5'-0" TALL WINDOW FRAMING DETAIL A25.40)		
11	3'0" X 4'6"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	D#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 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.

CONSTRUCTION TYPE V B SPRINKLED.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A14.20 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 BLD'S.
 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.

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



A7.50

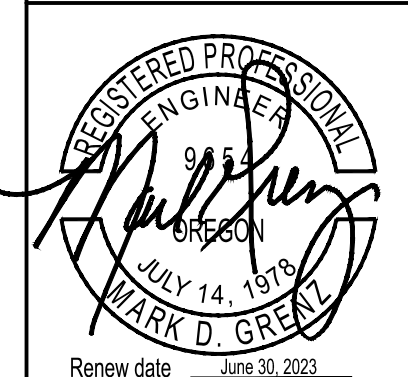
**BUILDING
 ELEVATIONS**

**COBURN
 APARTMENT COMPLEX**

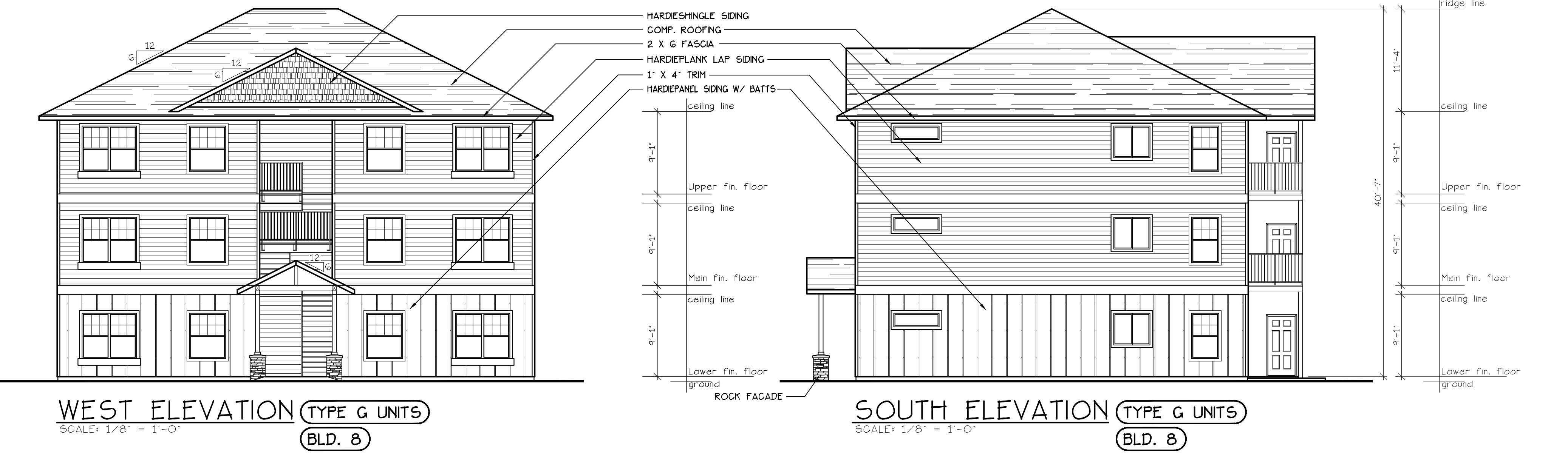
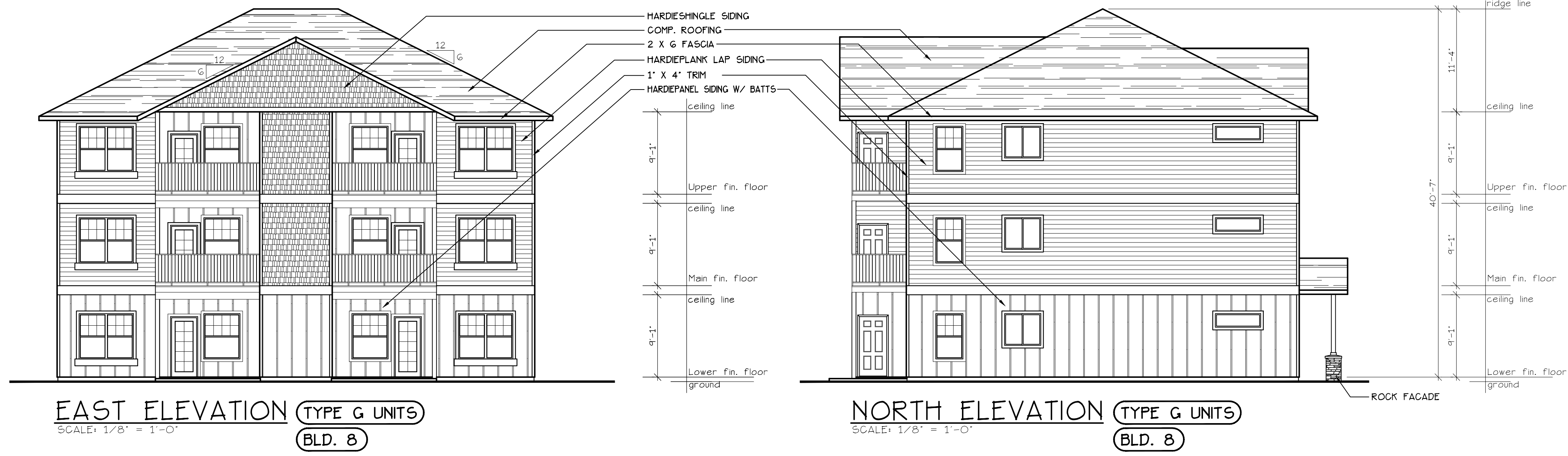
NO CHANGES, MODIFICATIONS OR
 REVISIONS TO BE MADE TO
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 DIMENSIONS & NOTES TAKE
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 REPRESENTATION.

DESIGN: P.L.M.
 DRAWN: G.L.D.
 CHECKED: M.D.G.
 DATE: JUN-21
 SCALE: AS SHOWN

JOB # 7192

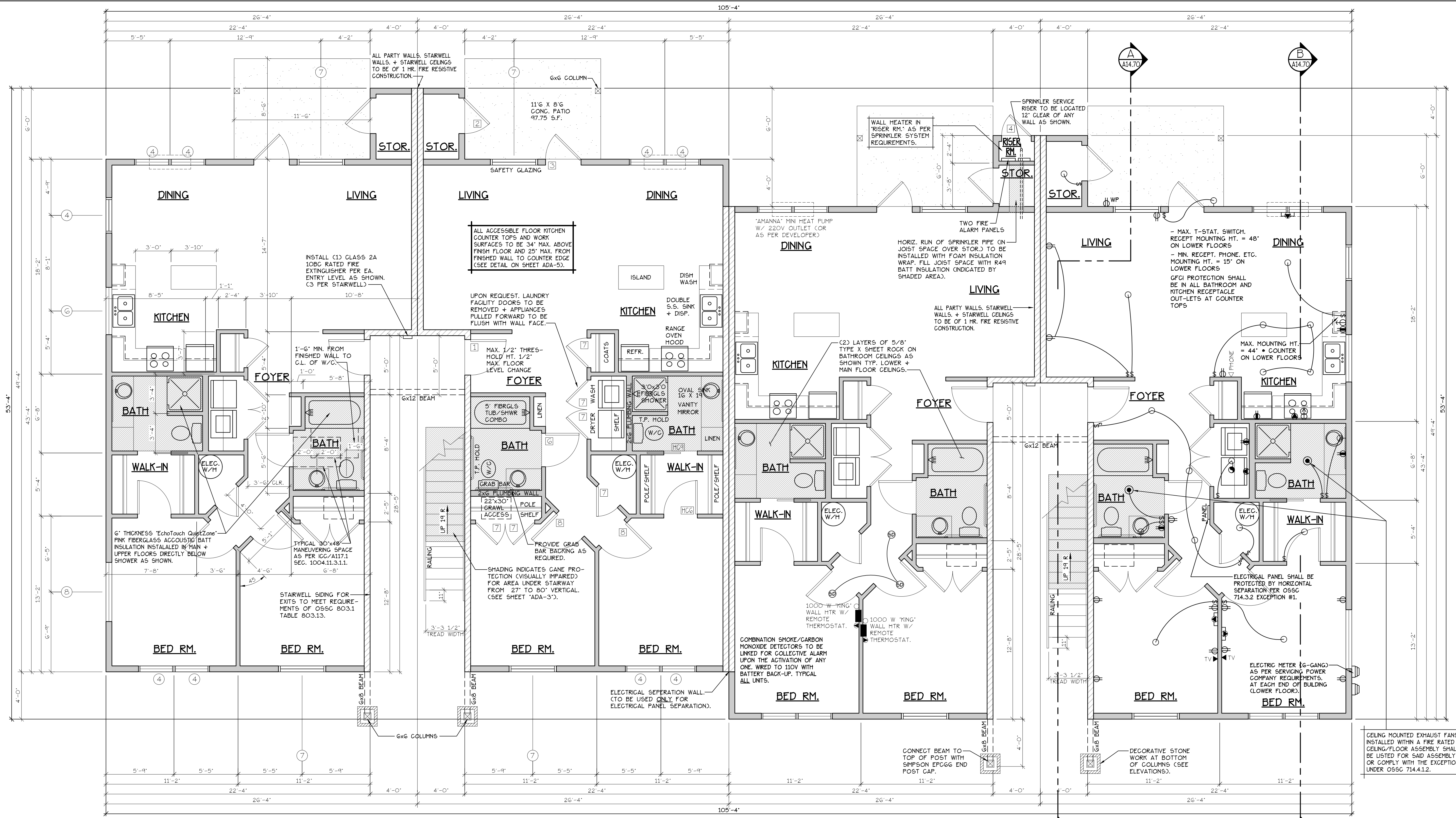


A7.90



LOWER FLOOR PLAN

COBURN APARTMENT COMPLEX

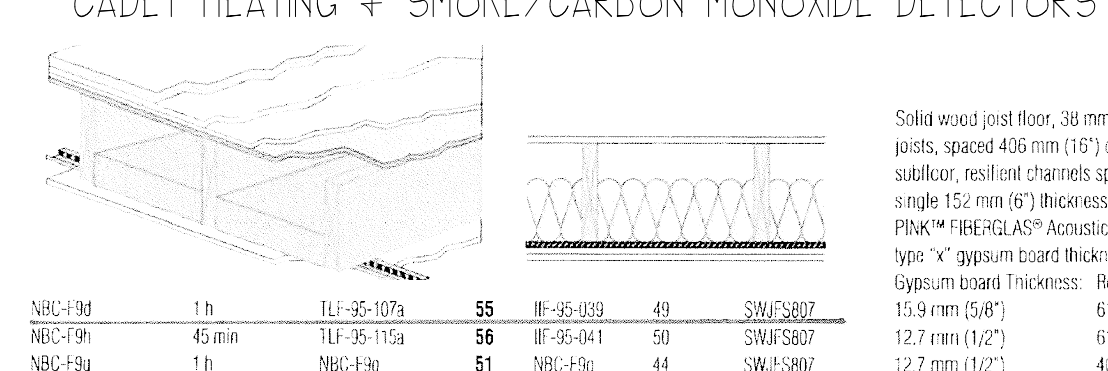


LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
"G" UNIT = 1051 S.F.

TYPE G UNITS
BLD. 2,7,9-12+15

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

- NOTES:**
- ALL DOOR AND WINDOW HEADERS TO BE #2 4x12 UNLESS NOTED OTHERWISE ON PLANS.
 - ALL 6x12 BEAMS SPECIFIED ON PLANS TO BE #1 D.F.
 - 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).



- ELECTRICAL** ● = HEATER/LIGHT/FAN
- (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.
- 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 MN. 80 CFM RANGE HOOD EXHAUST FANS TO HAVE MN. 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'G'S.
 - 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.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TRP.	MATL.	FIN.	REMARKS
141	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6" PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
142	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6" PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
143	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD, WEATHERSTRIP AND INTERIOR BLINDS.
144	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYS LOCK
145	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN	
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN	
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN	
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN	
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN	POCKET DOOR
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	POCKET DOOR
151	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN	BI-PASS DOOR
152	5'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN	BI-PASS DOOR
153	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN	BI-PASS DOOR
154	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN	BI-FOLD DOOR
155	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN	BI-FOLD DOOR
156	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	P	HEMLOCK	STAIN	BI-FOLD DOOR

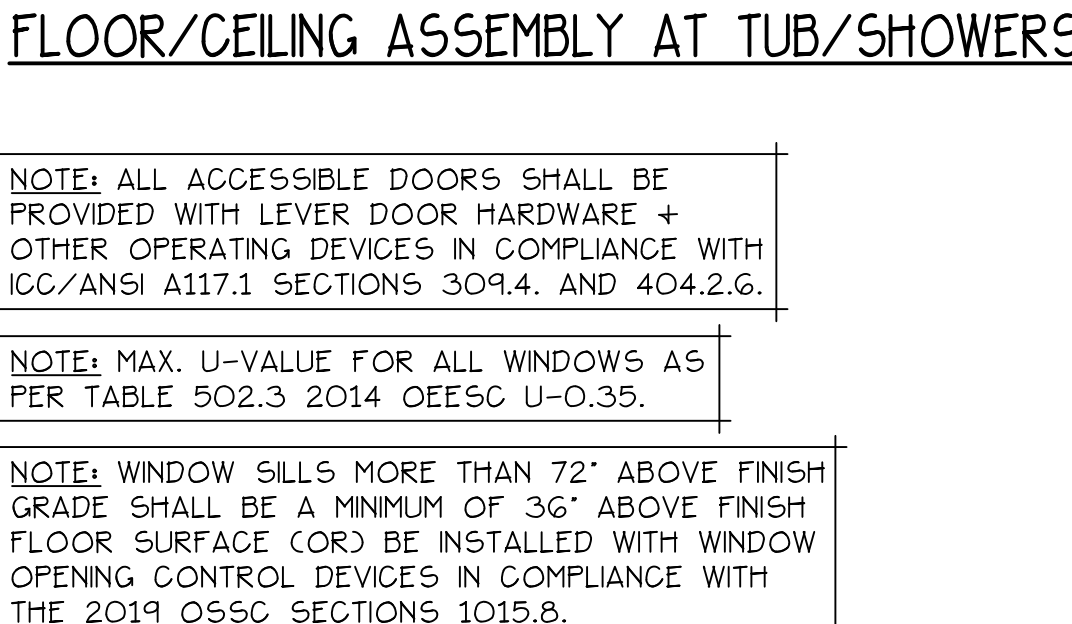
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

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 SQH.	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 SQH.	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 SQH.	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

NOTES: 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.



CONSTRUCTION TYPE V B SPRINKLED.

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.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH O55C 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE O55C 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 1003.

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' 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 (OR 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 O55C 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.

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

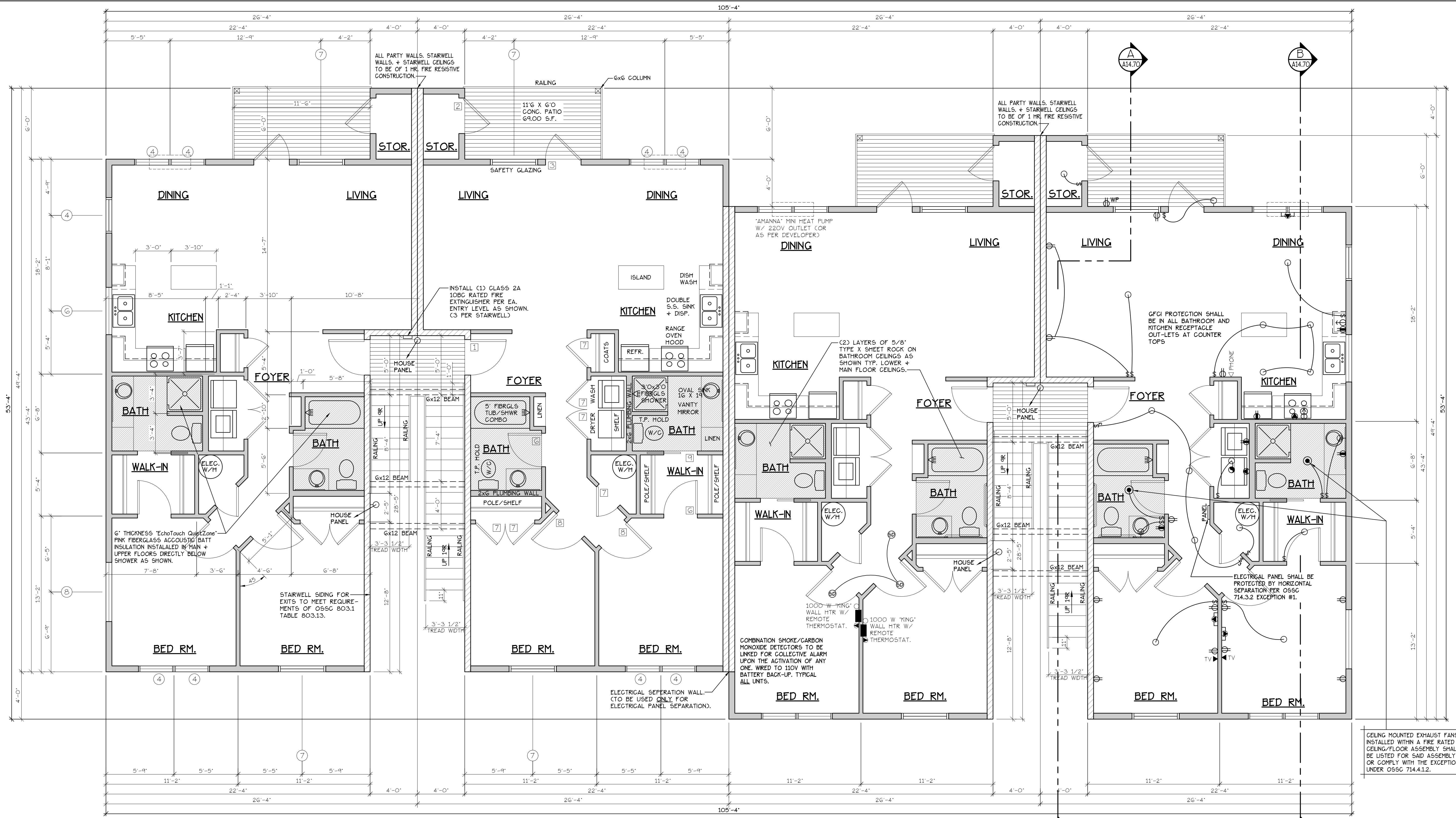
JOB # 7192

REVISIONS:
1. 06/21/2020 P.L.M. G.L.D. M.D.G. JUN-21 AS SHOWN

RENEW DATE: JUN 30, 2023

MAIN FLOOR PLAN

COBURN APARTMENT COMPLEX



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
"G" UNIT = 1051 S.F.

TYPE G UNITS
BLD. 2,7,9-12+15

- 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'-9" A.F.F. OR AS PER MFG. SPECIFICATIONS (SEE ELEVATIONS FOR ANY EXCEPTIONS).

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

(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.

ELECTRICAL ● = HEATER/LIGHT/FAN

CEILING MOUNTED EXHAUST FANS INSTALLED WITHIN A FIRE RATED CEILING/FLOOR ASSEMBLY SHALL BE LISTED FOR SAID ASSEMBLY OR COMPLY WITH THE EXCEPTIONS UNDER OSGC 714.4.1.2.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE									
DOORS					FRAMES				
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
141	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT
142	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT
143	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT
144	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT
145	3'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
147	2'-6"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
148	2'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
149	2'-10"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
150	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
151	5'-8"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
152	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
153	4'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
154	5'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
155	6'-0"	6'-8"	1 3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN

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

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	NSUL	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 SQH.	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 SQH.	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 SQH.	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. 309.4. 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. 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 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.

- 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 OSGC 710.2.2 AND OSGC 710.2.3.
 3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SOWER + 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 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.

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT AUTHORIZATION FROM THE DESIGN ENGINEER.

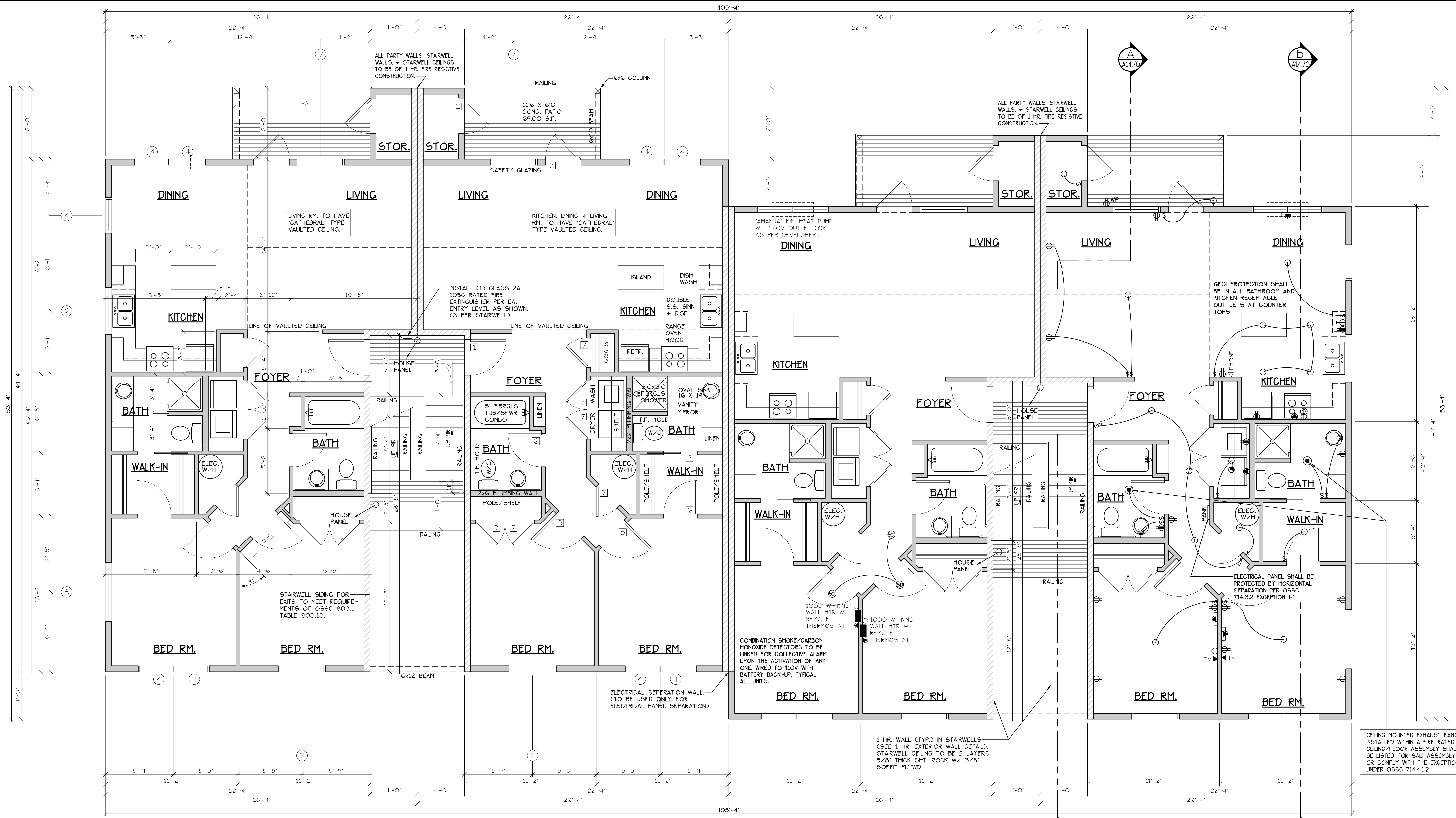
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: P.L.M. / A.S. JUNIOR
DRAWN: G.L.D.
CHECKED: M.D.G.
DATE: JUN-21
SCALE: AS SHOWN

JOB # 7192

REGISTERED PROFESSIONAL ENGINEER
MARK D. SEELY
JULY 14, 1978
RENEW DATE: JUN 28, 2023

UPPER FLOOR PLAN
COBURN APARTMENT COMPLEX



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
"G" UNIT = 1051 S.F.

TYPE G UNITS
BLD. 2.7.9-12+15

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).

(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.

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.

DOOR SCHEDULE									
DOORS					FRAMES				
ID	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
141	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	FANT	A	METAL	FANT
142	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	FANT	B	METAL	FANT
143	3'-0"	6'-8"	1-3/4"	MTL.	CLAD	FANT	C	METAL	FANT
144	2'-6"	6'-8"	1-3/4"	MTL.	CLAD	FANT	D	METAL	FANT
145	3'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	E	HEMLOCK	STAIN
146	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	F	HEMLOCK	STAIN
147	2'-6"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	G	HEMLOCK	STAIN
148	2'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	H	HEMLOCK	STAIN
149	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	I	HEMLOCK	STAIN
150	2'-10"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	J	HEMLOCK	STAIN
151	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	K	HEMLOCK	STAIN
152	5'-8"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	L	HEMLOCK	STAIN
153	4'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	M	HEMLOCK	STAIN
154	5'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	N	HEMLOCK	STAIN
155	6'-0"	6'-8"	1-3/8"	H.C.	BIRCH	STAIN	O	HEMLOCK	STAIN

WINDOW SCHEDULE									
ID	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	2'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
2	3'0" X 1'0"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
3	3'0" X 1'6"	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12		
4	3'0" X 5'0"	VINYL SQH.	MLGARD	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.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
6	4'0" X 3'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
7	4'0" X 5'0"	VINYL SQH.	MLGARD	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 SLD.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
9	5'0" X 2'6"	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 4x12		
10	5'0" X 5'0"	VINYL SQH.	MLGARD	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	MLGARD	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.

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A14.20 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:**
1. ALL EXTERIOR WALLS TO BE 2 X 4 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/SOWER + 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 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.

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M. G.L.D. M.D.G. Jun-21
Drawn: G.L.D. M.D.G. Jun-21
Checked: M.D.G. Jun-21
Scale: AS SHOWN
JOB # 7192
REVISIONS: 1. 06/21/2023
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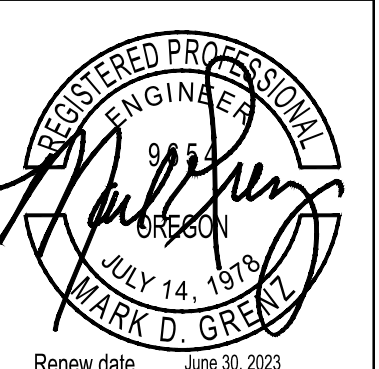
BUILDING ELEVATIONS

COBURN APARTMENT COMPLEX

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 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

8/24/12-2022/01/11
 AS SHOWN
 Scale: AS SHOWN
 Date: Jun-21
 Checked: M.D.G.
 Drawn: G.L.D.
 Design: P.L.M.

JOB # 7192



A8.90



WEST ELEVATION (TYPE G UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 2.7.9-12+15



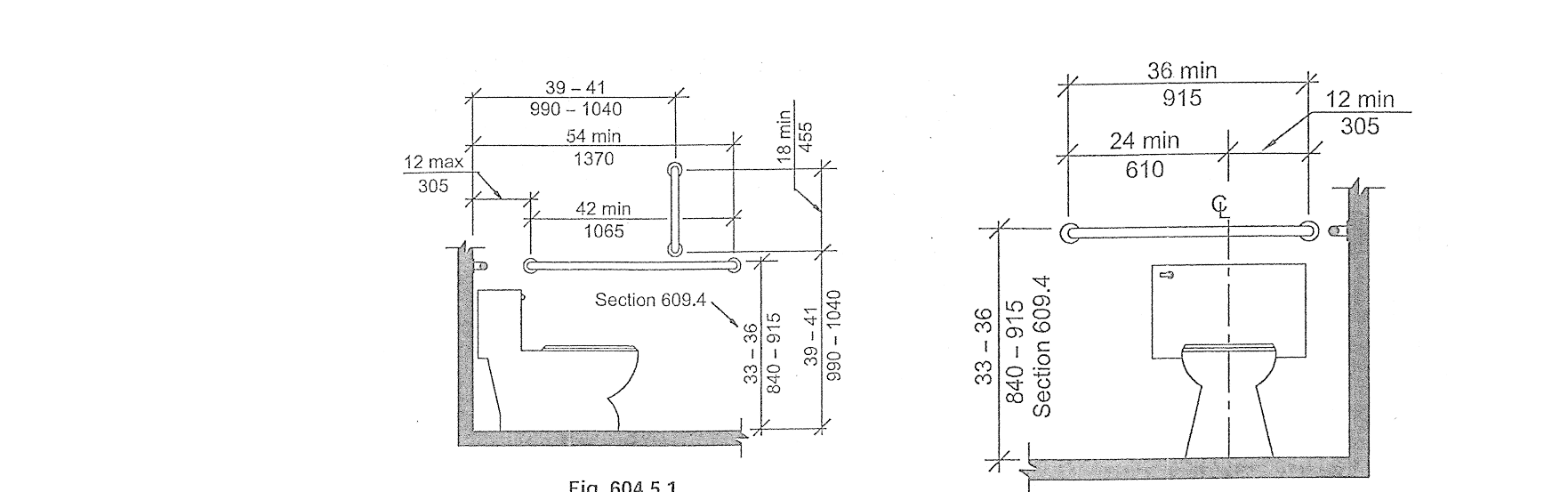
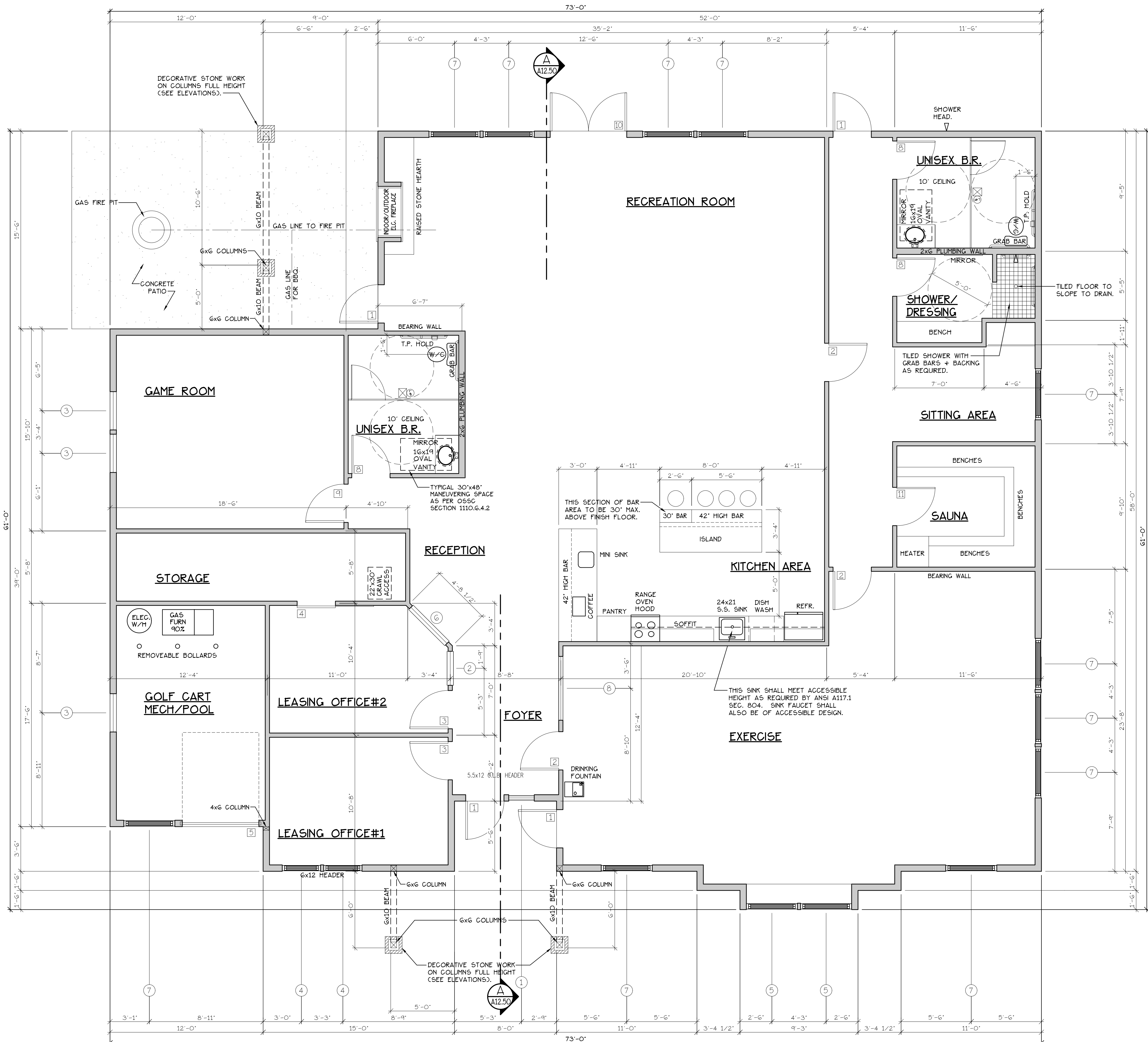
SOUTH ELEVATION (TYPE G UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 2.7.9-12+15



EAST ELEVATION (TYPE G UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 2.7.9-12+15



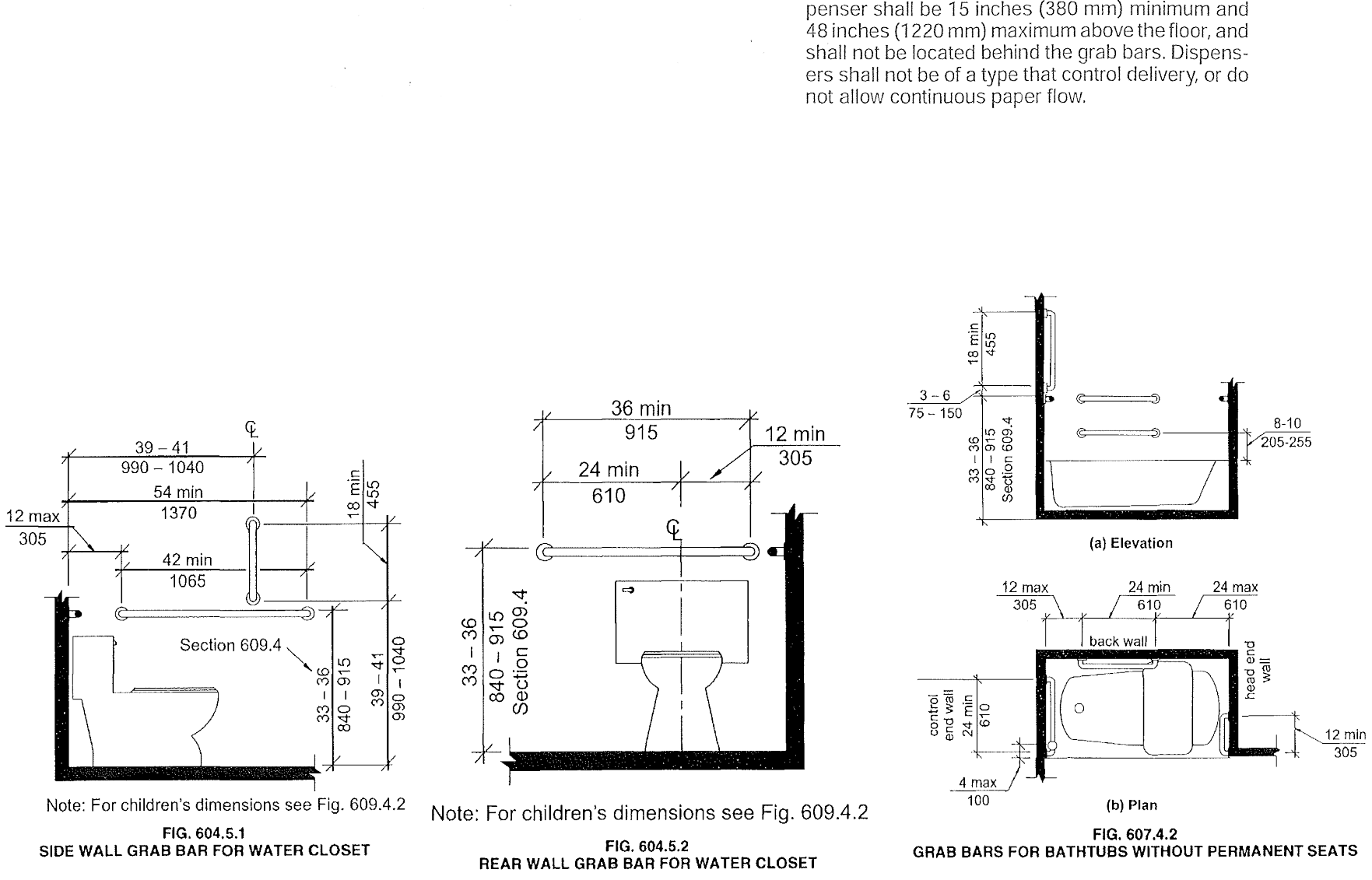
NORTH ELEVATION (TYPE G UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 2.7.9-12+15



604.5.1 Fixed Side Wall Grab Bars. Fixed side-wall grab bars shall be 42 inches (1065 mm) minimum in length, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. In addition, a vertical grab bar 18 inches (455 mm) minimum in length shall be mounted with the bottom of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) above the floor, and with the center line of the bar located between 39 inches (990 mm) and 41 inches (1040 mm) from the rear wall.

604.5.2 Rear Wall Grab Bars. The rear wall grab bar shall be 36 inches (915 mm) minimum in length, and extend from the centerline of the water closet 12 inches (305 mm) minimum on the side closest to the wall, and 24 inches (610 mm) minimum on the transfer side.

604.7 Dispensers. Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the floor, and shall not be located behind the grab bars. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.



GRAB BAR LOCATIONS
N.T.S.

GRAB BAR LOCATIONS ARE SHOWN FOR THE PURPOSE OF GRAB BAR BACKING INSTALLATION.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A12.20 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 OESC 718.2.2 AND OESC 718.2.3.
 - PRIOR TO INSTALLATION OF FIBERGLASS TUB/SOWER + 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 OESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 90 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.
- HANDICAP UNIT NOTES:**
- THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OESC 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 1003.
- WITHIN THE PROJECT THERE ARE ALSO TYPE "B" 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 OESC 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.

DOORS		FRAMES		REMARKS
NO.	WIDTH HEIGHT	THICK TYP.	MATL. FIN.	TYP. MATL. FIN.
1	3'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT B	METAL PAINT FULL LITE TRANSOM WEATHERSTRIP PANG. HDWR + CLOSURES.
2	3'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT B	METAL PAINT FULL LITE W/ TRANSOM ABOVE.
3	3'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT G	METAL PAINT FULL LITE W/ TRANSOM ABOVE, FROSTED GLASS.
4	3'-0" 6'-8"	1 3/4"	S.G. BIRCH STAIN D	METAL PAINT BARN DOOR.
5	6'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT F	METAL PAINT OVERHEAD SECTIONAL ROLLUP DOOR W/ ELECTRIC OPENER.
6	3'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT F	METAL PAINT WITH LOUVERS.
7	3'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT F	METAL PAINT WITH LOUVERS.
8	3'-0" 7'-0"	1 3/4"	S.G. BIRCH STAIN H	HEMLOCK STAIN
9	3'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT J	METAL PAINT FULL LITE W/ 12"x72" SIDE LITES + TRANSOM ABOVE W/ LOCK.
10	3'-0" 7'-0"	1 3/4"	MTL. CLAD PAINT A	METAL PAINT PANG. DRS. FULL LITE TRANSOM WEATHERSTRIP PANG. HDWR + CLOSURES.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

NO.	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2 0 X 6 0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ SAFETY GLAZING	DF #1 4x12
2	2 8 X 7 0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ SAFETY GLAZING	DF #1 4x12
3	3 0 X 4 0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
4	3 0 X 7 6	VINYL SGH.	MILGARD	WHITE	YES	VERT. SLIDER W/ SCREEN	DF #1 4x12
5	4 0 X 5 6	VINYL SGH.	MILGARD	WHITE	YES	VERT. SLIDER W/ SCREEN	DF #1 4x12
6	4 0 X 7 0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
7	4 0 X 7 6	VINYL SGH.	MILGARD	WHITE	YES	VERT. SLIDER W/ SCREEN	DF #1 4x12
8	5 0 X 4 0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	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.

FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE) RECREATION BLD. 12
REC. BLD. = 3,860 S.F.

CONSTRUCTION TYPE V B

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 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OESC 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 OESC SECTIONS 1015.8.

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE 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

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREY
JULY 14, 1978
Renew date: June 30, 2023

**BUILDING ELEVATIONS
 AND ELECTRICAL PLAN**

**COBURN
 APARTMENT COMPLEX**

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE WITHOUT AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M. / A.B.ELEVY
 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Jun-21
 Scale: AS SHOWN

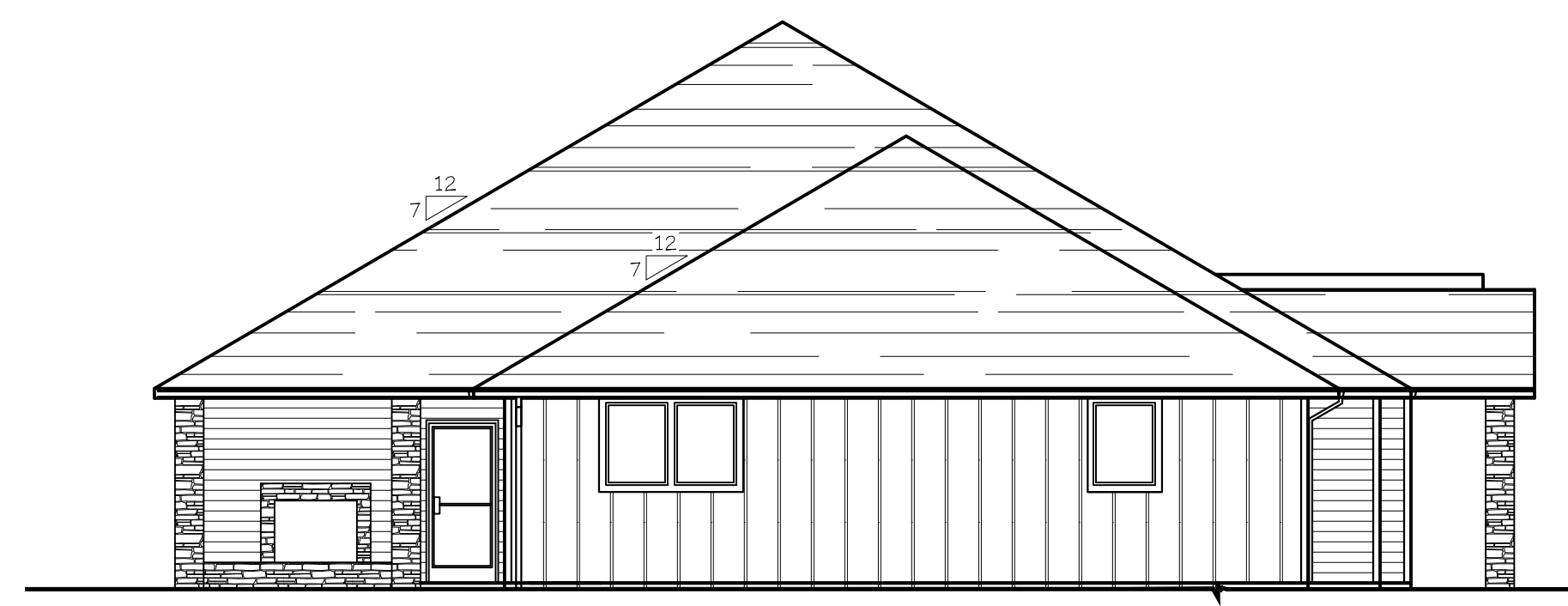
JOB # 7192

REGISTERED PROFESSIONAL ENGINEER
 Mark D. Greely
 JULY 14, 1978
 Renew date: June 30, 2023

A9.60



EAST ELEVATION (RECREATION BLD. 12)
 SCALE: 1/8" = 1'-0"



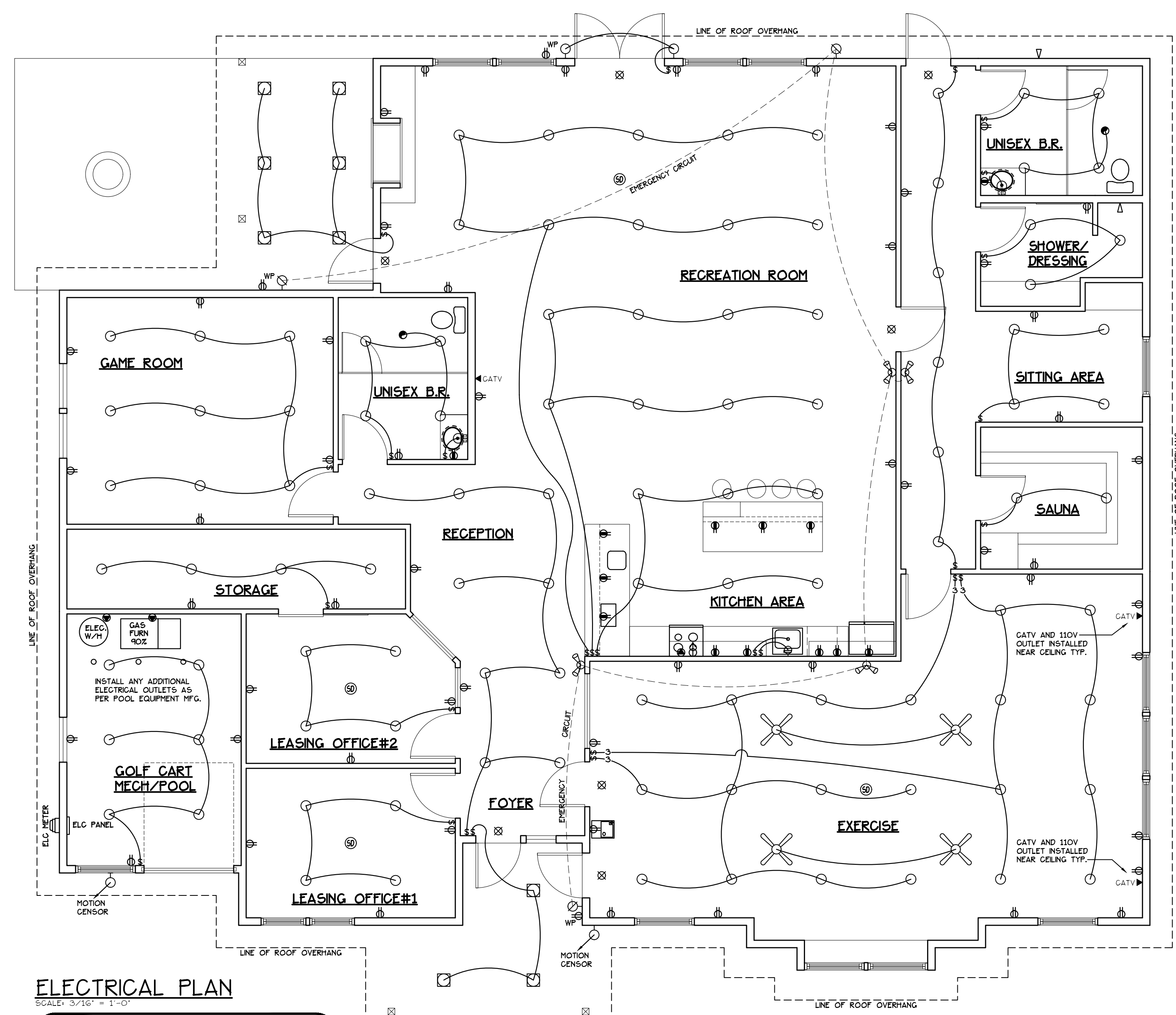
NORTH ELEVATION (RECREATION BLD. 12)
 SCALE: 1/8" = 1'-0"



WEST ELEVATION (RECREATION BLD. 12)
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (RECREATION BLD. 12)
 SCALE: 1/8" = 1'-0"



ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"
RECREATION BLD. 12

⊗ COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE LINKED FOR COLLECTIVE ALARM UPON THE ACTIVATION OF ANY ONE. WIRED TO 110V WITH BATTERY BACK-UP.