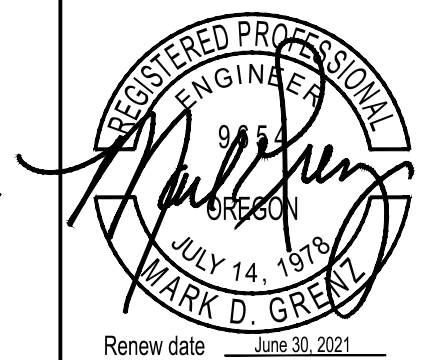


LOWER FLOOR PLAN

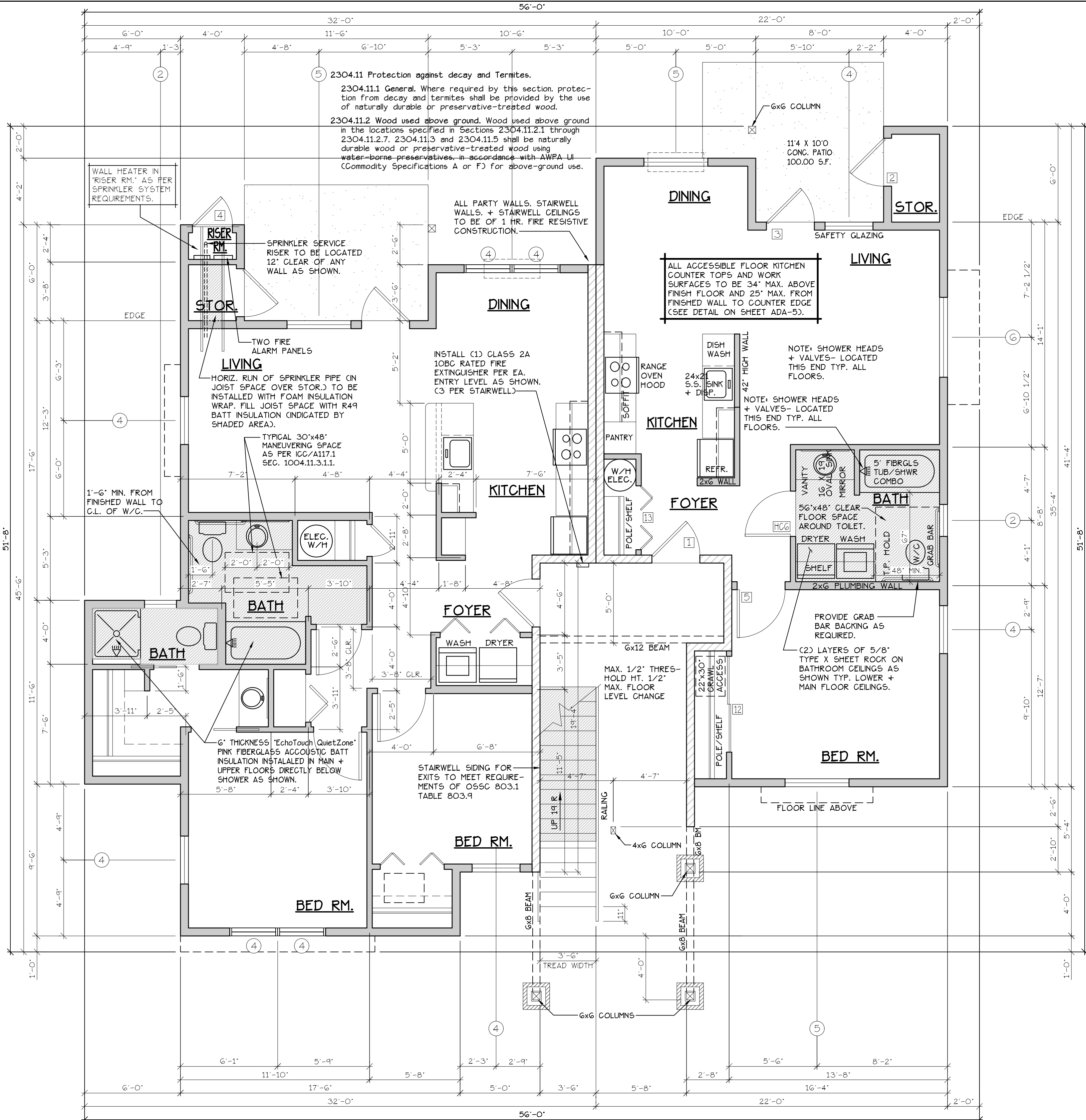
THE GROVE
AT FAIRVIEW 2

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: Dec-20
Scale: AS SHOWN
JOB # 7111



A6.31



INTERIOR FRAMING

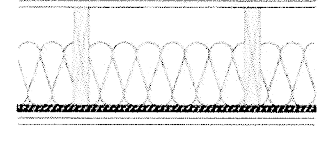
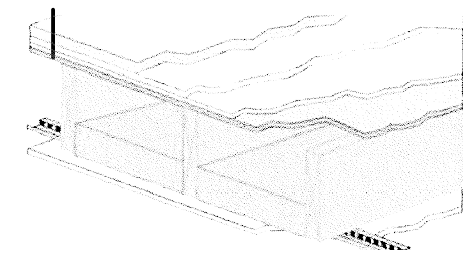
TYPE B UNIT

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

INTERIOR FEATURES

TYPE C UNITS

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A10.2 BEFORE BEGINNING
ANY CONSTRUCTION.



Solid wood post floor, 38 mm x 235 mm (1-1/2" x 9-1/4")
joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") USB
subfloor, resilient channels spacing specified below.
single 152 mm (6") thickness EcoTouch® DatedGreen®
Pink™ FIREGLAS® Acoustic Bat Insulation, double layer
type 'X' gypsum board thickness specified below
Baysum board thickness: Resilient channel spacing o.c.
15.5 mm (5/8") 610 mm (24")
12.7 mm (1/2") 610 mm (24")
12.7 mm (1/2") 406 mm (16")

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
402.4.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS
AS PER TABLE 401.1(2) OESG U-0.32.

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
2014 OESG SECTIONS 1013.8.1 AND
1029.4.

CONSTRUCTION TYPE V B SPRINKLED

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 OESG 718.2.2 AND OESG 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.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESG 2014 REVISED
TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OESG 2014 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 OESG 2014, 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.

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 33

B UNIT = 1029 S.F. *C* UNIT = 750 S.F.

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
[1]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAIN	A	METAL	PAIN
[2]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAIN	B	METAL	PAIN
[3]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAIN	C	METAL	PAIN
[4]	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PAIN	D	METAL	PAIN
[5]	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	E	HEMLOCK	STAIN
[6]	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	F	HEMLOCK	STAIN
[7]	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	G	HEMLOCK	STAIN
[8]	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	H	HEMLOCK	STAIN
[9]	2'-10"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	I	HEMLOCK	STAIN
[10]	4'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	J	HEMLOCK	STAIN
[11]	5'-8"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	K	HEMLOCK	STAIN
[12]	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	L	HEMLOCK	STAIN
[13]	4'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	M	HEMLOCK	STAIN
[14]	5'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	N	HEMLOCK	STAIN
[15]	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	O	HEMLOCK	STAIN
[16]	1'-8"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	P	HEMLOCK	STAIN
[17]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAIN	Q	METAL	PAIN
[18]	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	R	HEMLOCK	STAIN
[19]	2'-4"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	S	HEMLOCK	STAIN

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS		
[1]	1'6" x 1'6"	VNTL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
[2]	2'0" x 1'6"	VNTL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
[3]	3'0" x 4'0"	VNTL SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
[4]	3'0" x 5'0"	VNTL SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[5]	4'0" x 5'0"	VNTL SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[6]	5'0" x 5'0"	VNTL SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[7]	3'0" x 4'6"	VNTL SGL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
[8]	3'0" x 4'6"	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12		
[9]	2'0" x 5'0"	VNTL STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON
TO ICC/ANSI A117.1 THEN SEC. 1002.9. 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 MIN. 7'-0" A.F.F. UNO.

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A20.4.