

LOWER FLOOR PLAN

THE GROVE
AT FAIRVIEW 2

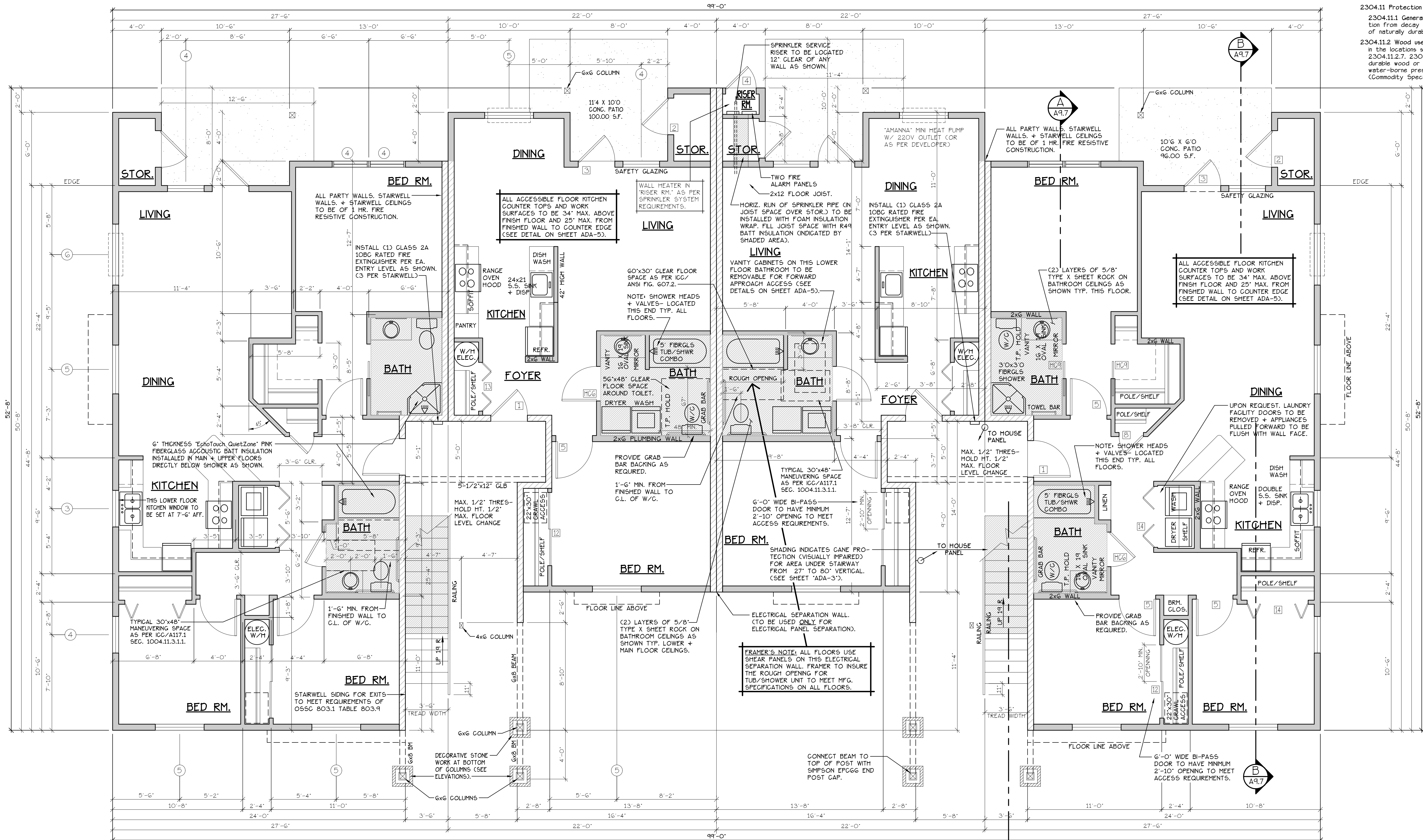
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Scale: AS SHOWN

JOB # 7111

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1998
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A7.31



INTERIOR FRAMING

TYPE D UNIT

INTERIOR FEATURES

TYPE C UNITS

INTERIOR FRAMING

INTERIOR FEATURES

TYPE D UNIT

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A9.2 BEFORE BEGINNING
ANY CONSTRUCTION.

LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)

'C' UNIT = 750 S.F. 'D' UNIT = 1204 S.F.

BLD. 24.30+34

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

DOOR SCHEDULE									
DOORS					FRAMES				
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
[1]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT
[2]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT
[3]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT
[4]	2'-6"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT
[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]	2'-10"	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]	6'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	N	HEMLOCK	STAIN
[15]	1'-8"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	O	HEMLOCK	STAIN
[16]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD	PAINT	P	METAL	PAINT
[17]	3'-0"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	Q	HEMLOCK	STAIN
[18]	2'-4"	6'-8"	1-3/8"	H.G.	BRCH	STAIN	R	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" AFF. UNO.

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

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 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESCC 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 OESCC SECTIONS 1013.8.1 AND 1029.4.

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 OESCC 718.2.2 AND OESCC 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 OESCC 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.

HANDICAP UNIT NOTES:

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