

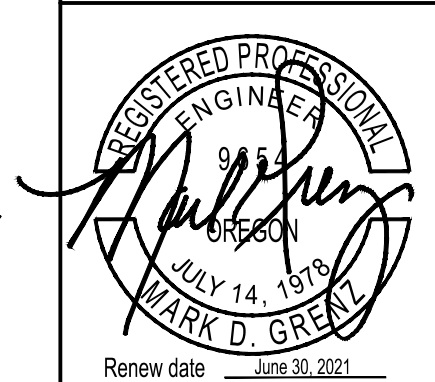
LOWER FLOOR PLAN

THE GROVE
AT FAIRVIEW 2

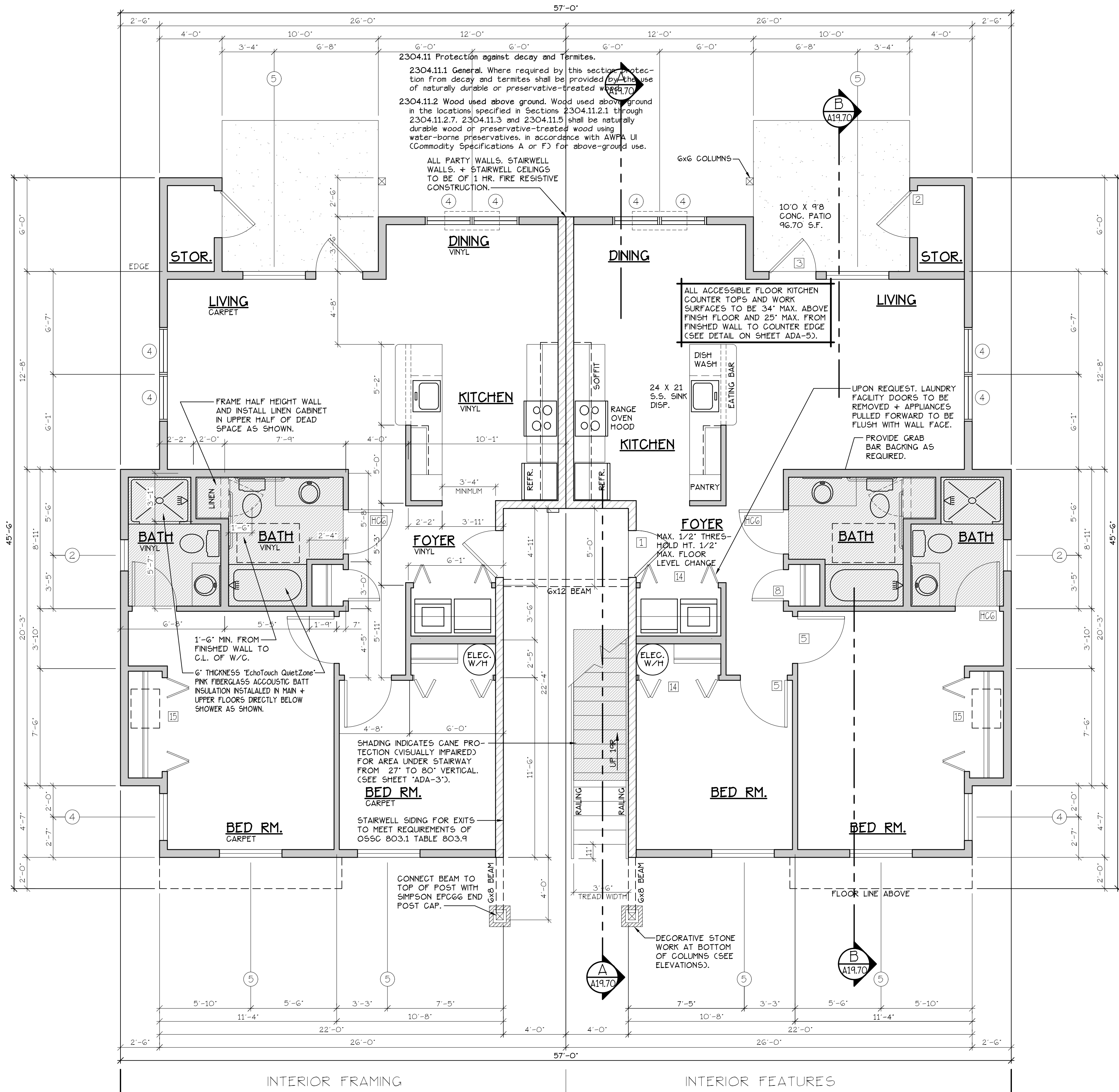
NO CHANGES, MODIFICATIONS OR
REDUCTIONS TO BE MADE TO
THIS DRAWING WITHOUT THE
AUTHORIZATION FROM THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Dec-20
Scale: AS SHOWN

JOB # 7111



A1.31



INTERIOR FRAMING

INTERIOR FEATURES

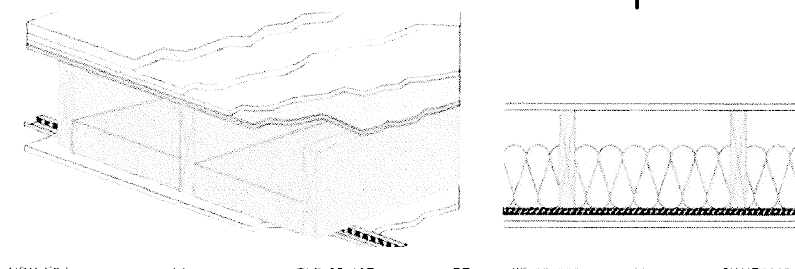
LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)
'A' UNIT = 952 S.F.

TYPE A UNITS

BLD. 28

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

SEE 'GENERAL STRUCTURAL NOTES'
ON SHEET A19.2 BEFORE BEGINNING
ANY CONSTRUCTION.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

Solid wood joist floor, 38 mm x 225 mm (1-1/2" x 9-1/4")
posts, spaced 406 mm (16") o.c., 15.5 mm (5/8") USB
subfloor, resilient channels spacing specified below,
single 152 mm (6") thickness EcoTouch™ QuietZone®
Panel™/REVERQ™ Acoustic Panel Insulation, double layer
type 'X' gypsum board thickness specified below
Gypsum 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") 438 mm (18")

DOOR SCHEDULE									
DOORS					FRAMES				
NO.	WIDTH	HEIGHT	THICK.	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.
[1]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD.	PANT.	A	METAL	PAINT
[2]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD.	PANT.	B	METAL	PAINT
[3]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD.	PANT.	G	METAL	PAINT
[4]	2'-6"	6'-8"	1-3/4"	MTL.	GLAD.	PANT.	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.	F	HEMLOCK	STAIN
[8]	2'-6"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	F	HEMLOCK	STAIN
[9]	2'-6"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	F	HEMLOCK	STAIN
[10]	2'-10"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	F	HEMLOCK	STAIN
[11]	2'-10"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	F	HEMLOCK	STAIN
[12]	2'-10"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	F	HEMLOCK	STAIN
[13]	4'-0"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	H	HEMLOCK	STAIN
[14]	5'-0"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	H	HEMLOCK	STAIN
[15]	6'-0"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	H	HEMLOCK	STAIN
[16]	1'-8"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	F	HEMLOCK	STAIN
[17]	3'-0"	6'-8"	1-3/4"	MTL.	GLAD.	PANT.	I	METAL	PAINT
[18]	3'-0"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	J	HEMLOCK	STAIN
[19]	2'-4"	6'-8"	1-3/8"	H.G.	BRCH.	STAIN.	F	HEMLOCK	STAIN

WINDOW SCHEDULE									
NO.	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
[1]	1'6" X 1'6"	VNLT. STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
[2]	2'0" X 1'6"	VNLT. STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
[3]	3'0" X 4'0"	VNLT. SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
[4]	3'0" X 5'0"	VNLT. SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[5]	4'0" X 5'0"	VNLT. SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[6]	5'0" X 5'0"	VNLT. SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[7]	3'0" X 4'6"	VNLT. SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
[8]	3'0" X 4'6"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12		
[9]	2'0" X 5'0"	VNLT. STAT.	MLGARD	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.

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(C2) DEESC 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 OSBC 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 OSBC 718.2.2 AND OSBC 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 DEESC 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 OSBC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSBC 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 OSBC 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.