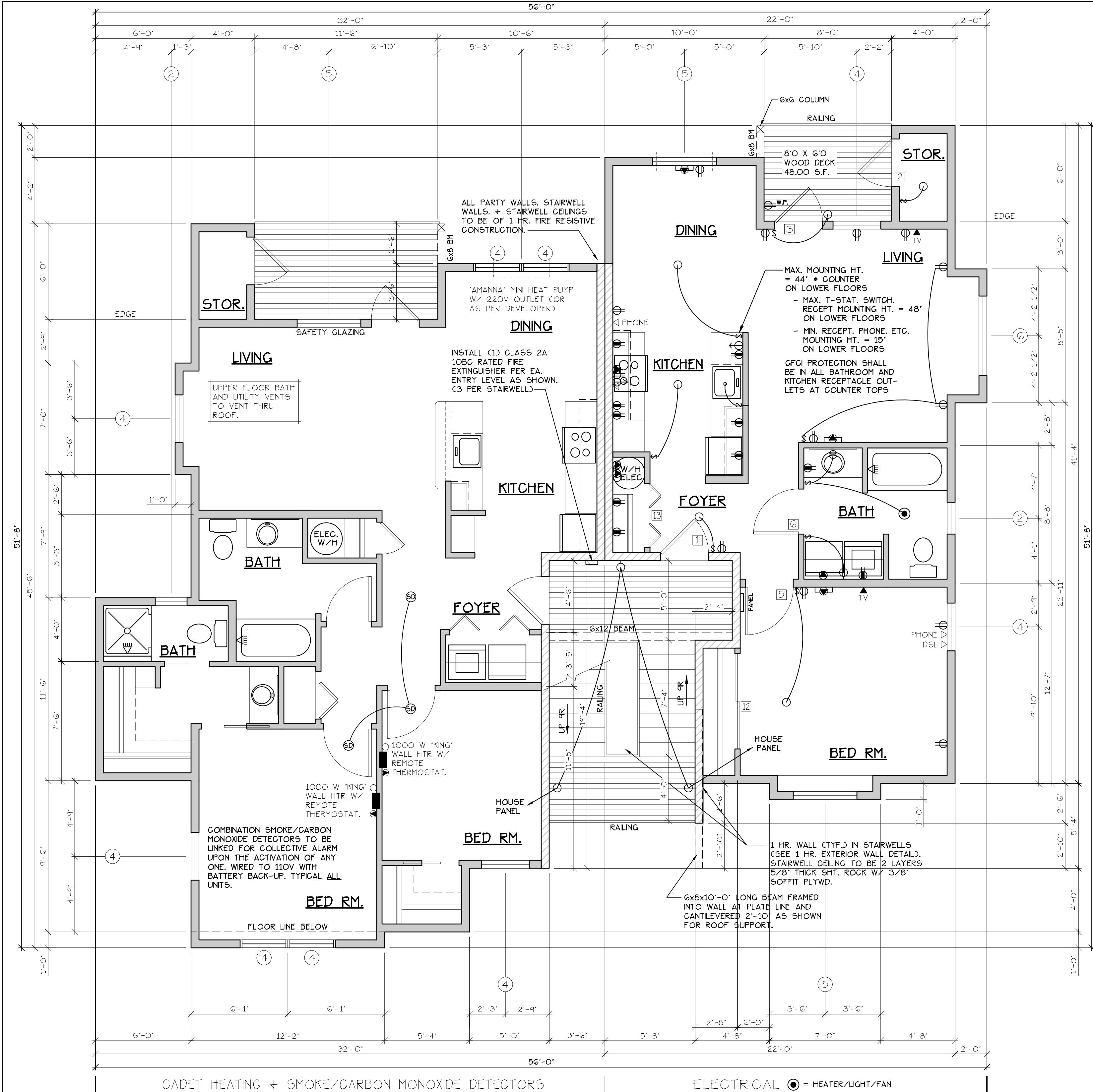




UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"
"B" UNIT = 1029 S.F.
"C" UNIT = 750 S.F.

TYPE B UNIT
BLD. 33

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.	CLAD	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.	CLAD	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]	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.	CLAD	PAINT	Q	METAL	PAINT
[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"	VNLT. STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
[2]	2'0" X 1'6"	VNLT. STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12		
[3]	3'0" X 4'0"	VNLT. SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
[4]	3'0" X 5'0"	VNLT. SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[5]	4'0" X 5'0"	VNLT. SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[6]	5'0" X 5'0"	VNLT. SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
[7]	3'0" X 4'6"	VNLT. SGH.	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"	VNLT. 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.

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) 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.

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 A10.2 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 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 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.

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THE GROVE
AT FAIRVIEW 2
MAIN & UPPER
FLOOR PLAN

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: Dec-20
Scale: AS SHOWN

JOB # 7111

Renew date: June 30, 2021

A6.50