

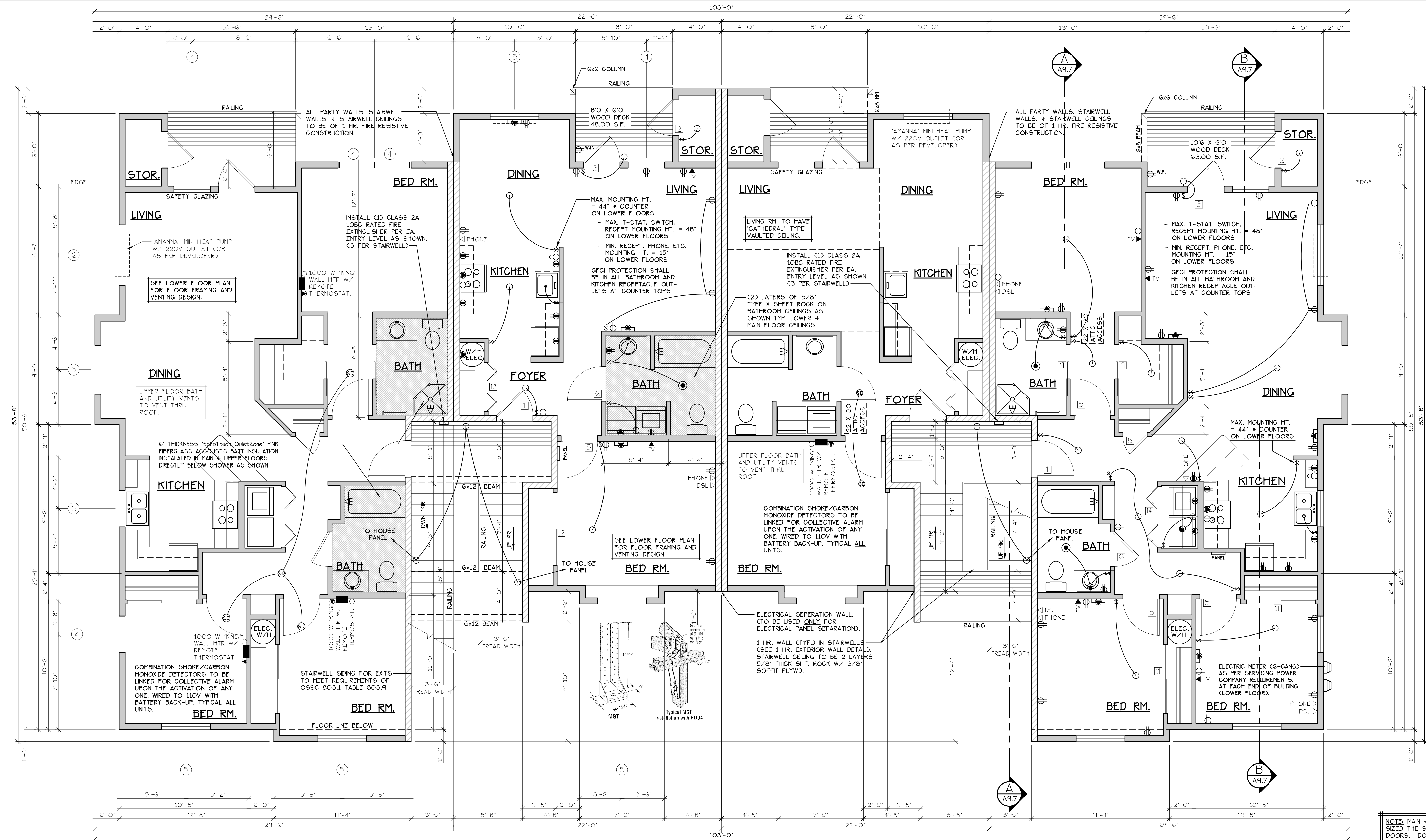
MAIN & UPPER
FLOOR PLAN

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
REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1998
MARK D. GREY
RENEW DATE: June 30, 2021

A7.41



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 A9.2 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 OSGC 718.2.2 AND OSGC 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'S.
 - AS PER OSGC 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.

MAIN FLOOR PLAN

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

'C' UNIT = 750 S.F.

'D' UNIT = 1204 S.F.

DOOR SCHEDULE										REMARKS
#	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP.	MATL.	FIN.	
1	3'-0"	6'-8"	1-3/4"	M.T.L.	GLAD	PANT	A	METAL	PAINT	6 PANEL, 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1-3/4"	M.T.L.	GLAD	PANT	B	METAL	PAINT	W/ THRESHOLD, LOUVERS, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1-3/4"	M.T.L.	GLAD	PANT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
4	2'-6"	6'-8"	1-3/4"	M.T.L.	GLAD	PANT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	2'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	
7	2'-10"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	
8	2'-6"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	
9	2'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	I	HEMLOCK	STAIN	
10	2'-10"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	
11	2'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	K	HEMLOCK	STAIN	
12	2'-10"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	L	HEMLOCK	STAIN	
13	4'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	M	HEMLOCK	STAIN	
14	5'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	N	HEMLOCK	STAIN	
15	6'-0"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	O	HEMLOCK	STAIN	
16	1'-8"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	P	HEMLOCK	STAIN	
17	3'-0"	6'-8"	1-3/4"	M.T.L.	GLAD	PANT	Q	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1-3/8"	S.G.	BIRCH	STAIN	R	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	2'-4"	6'-8"	1-3/8"	H.G.	BIRCH	STAIN	S	HEMLOCK	STAIN	

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

CONSTRUCTION TYPE V B SPRINKLED

SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

WINDOW SCHEDULE							
Q	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 SQ.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12
4	3'0" X 5'0"	VNTL SQ.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)
5	4'0" X 5'0"	VNTL SQ.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)
6	5'0" X 5'0"	VNTL SQ.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)
7	3'0" X 4'6"	VNTL SQ.	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. 1002.4. 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.

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.

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 401.1(2) OESFC U=0.32.

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 2014 OSGC SECTIONS 1013.8.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.