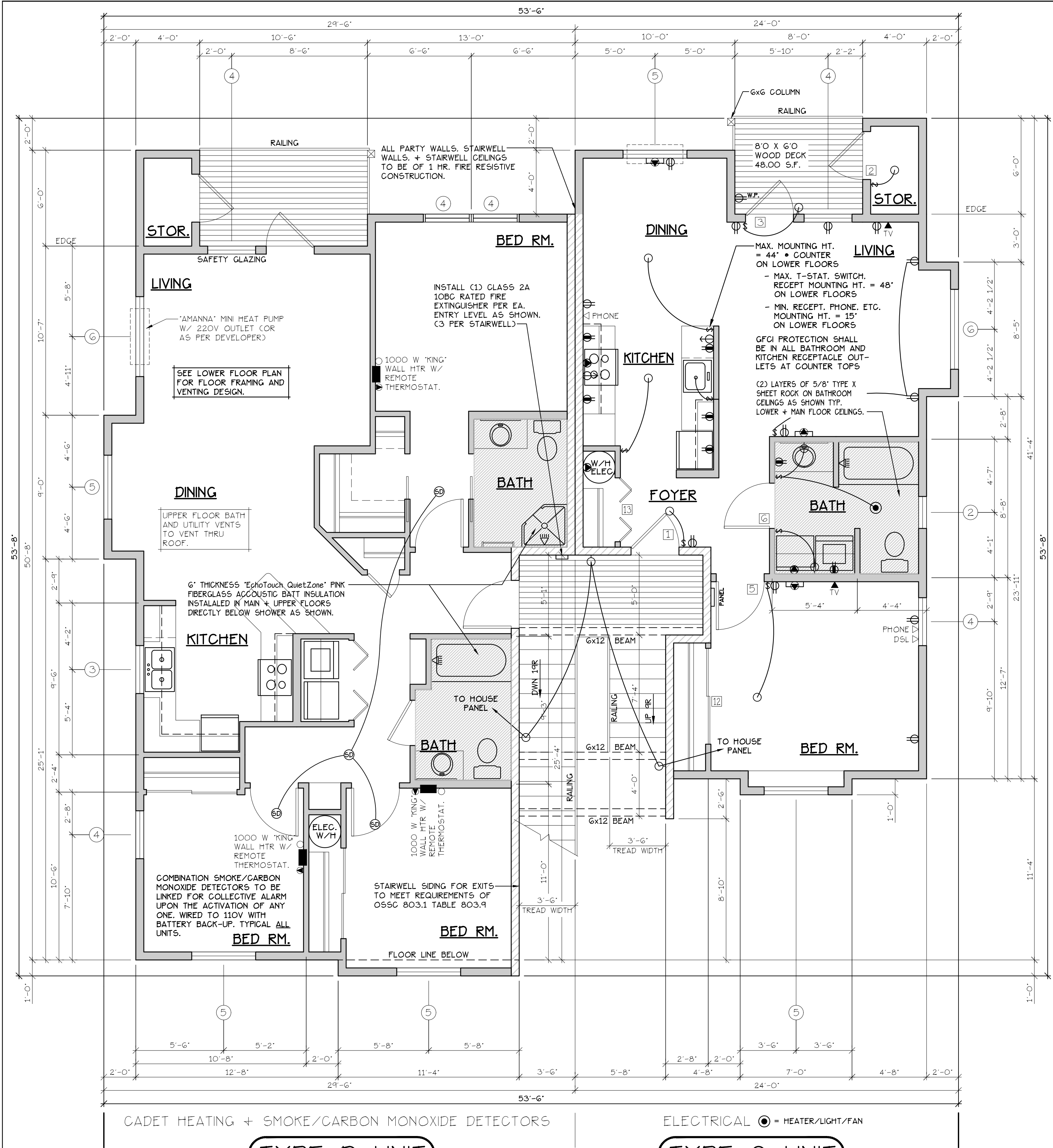




MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
C.A. UNIT = 750 S.F.
D. UNIT = 1204 S.F.

BLD. 25

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

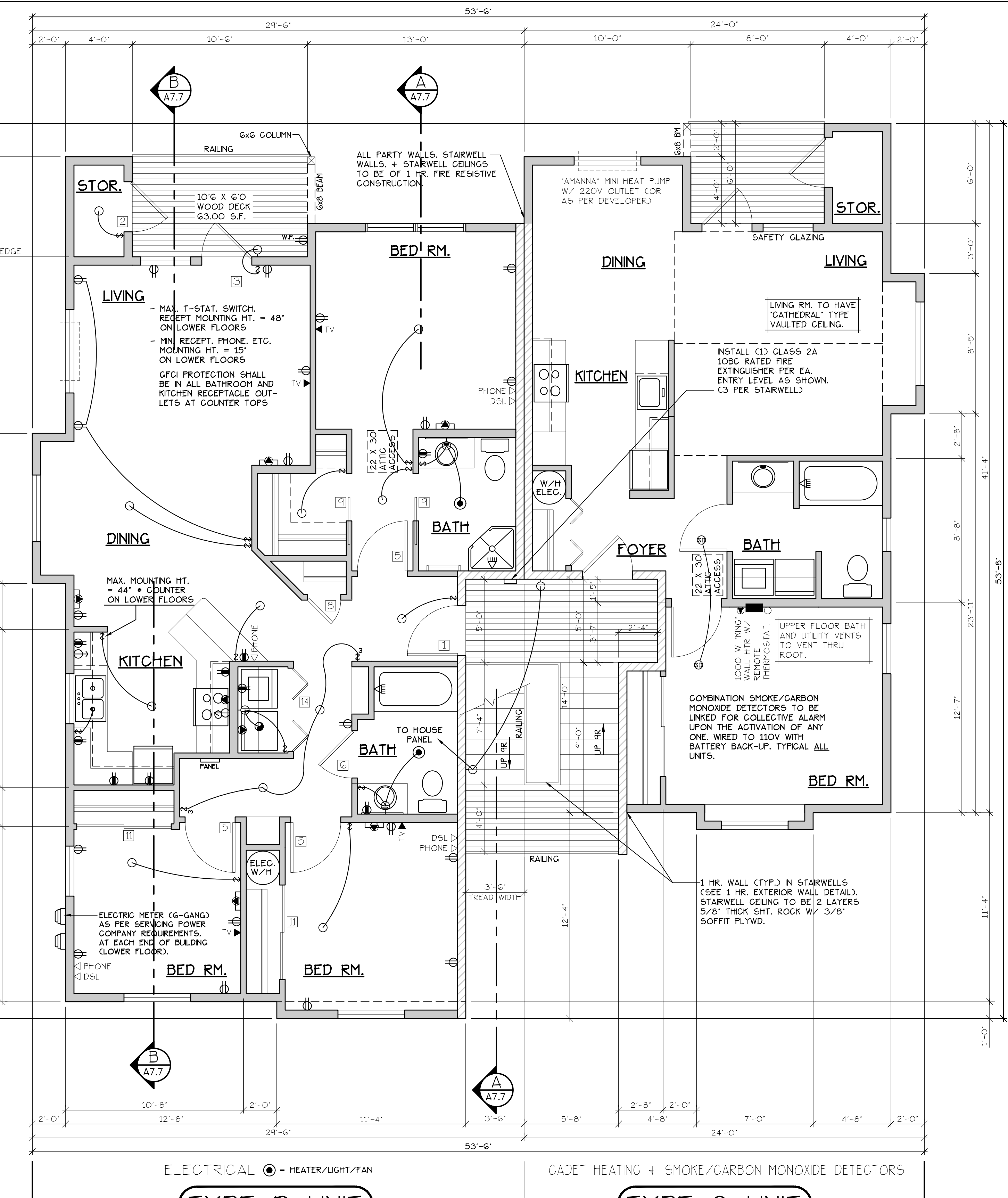
IF 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
IF 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS, LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE									
DOORS		FRAMES		REMARKS					
NO.	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	F	HEMLOCK	STAIN
[8]	2'-6"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	F	HEMLOCK	STAIN
[9]	2'-0"	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]	6'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	G	HEMLOCK	STAIN
[13]	4'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	H	HEMLOCK	STAIN
[14]	6'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	H	HEMLOCK	STAIN
[15]	1'-8"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	I	METAL	PAINT
[16]	3'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	J	HEMLOCK	STAIN
[17]	2'-4"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	F	HEMLOCK	STAIN

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



UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

CONSTRUCTION TYPE V B SPRINKLED.

NOTE: MAN + UPPER FLOOR DOORS ARE SIZED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-6" DOOR
BATH RM. = 2'-4" DOOR

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A7.2 BEFORE BEGINNING ANY CONSTRUCTION.

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 6 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 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 OESG 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.

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MAIN & UPPER FLOOR PLAN

THE GROVE 2 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

REGISTERED PROFESSIONAL ENGINEER
JULY 14, 1998
MARK D. GREY
Renew date: June 30, 2021

A8.41