

MAIN & UPPER
FLOOR PLAN

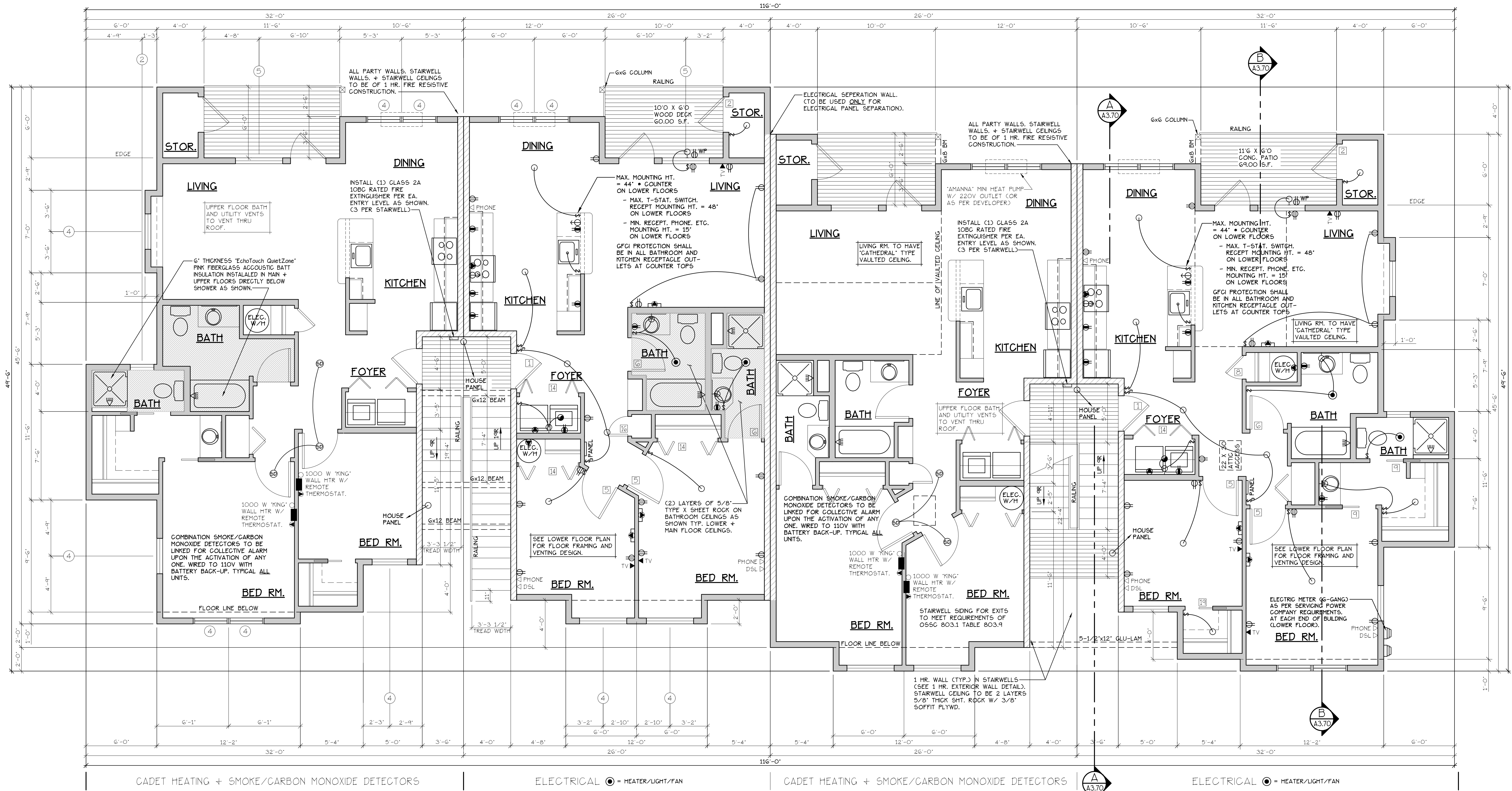
THE GROVE
AT FAIRVIEW 2

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Scale: AS SHOWN
JOB # 7111

REGISTERED PROFESSIONAL
ENGINEER
JULY 14, 1998
MARK D. GREY
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A3.41



CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | TYPE B UNIT | TYPE A UNIT | TYPE A UNIT | TYPE B UNIT

MAIN FLOOR PLAN | BLD. 23+35 | CONSTRUCTION TYPE V B SPRINKLED | UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" | 'A' UNIT = 952 S.F. | 'B' UNIT = 1029 S.F.

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	F	HEMLOCK	STAIN
8	2'-6"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	F	HEMLOCK	STAIN
9	2'-10"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	F	HEMLOCK	STAIN
10	4'-0"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	G	HEMLOCK	STAIN
11	5'-8"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	G	HEMLOCK	STAIN
12	6'-0"	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	E	HEMLOCK	STAIN
17	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	I	METAL	PAINT
18	3'-0"	6'-8"	1 3/8"	S.G.	BRCH	STAIN	J	HEMLOCK	STAIN
19	2'-4"	6'-8"	1 3/8"	H.G.	BRCH	STAIN	F	HEMLOCK	STAIN

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

WINDOW SCHEDULE									
#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS		
1	1'6" X 1'6"	VNTL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
2	2'0" X 1'6"	VNTL STAT.	MLGARD	WHITE	YES	STATIONARY	DF#1 4x12		
3	3'0" X 4'0"	VNTL SGL.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12		
4	3'0" X 5'0"	VNTL SGL.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
5	4'0" X 5'0"	VNTL SGL.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
6	5'0" X 5'0"	VNTL SGL.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A20.40)		
7	3'0" X 4'6"	VNTL SGL.	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"	VNTL 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. 309.4. 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.G.

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

CONSTRUCTION TYPE V B SPRINKLED.

IF 71 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

IF 71 907.2.11 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: 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 A3.2 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 O.S.S.C 718.2.2 AND O.S.S.C 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 OEESC 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.