

A NEW APARTMENT COMPLEX AT
CASTINE CROSSING
LONG BEACH, MS
KA PROJECT NO. 17001

GENERAL INFORMATION
BUILDING "A" - FIRST FLOOR

7,582 SQ. FT. / FLR

GENERAL INFORMATION
BUILDING "B" - FIRST FLOOR

10,425 SQ. FT. / FLR.

GENERAL INFORMATION
BUILDING "C" - FIRST FLOOR

11,482 SQ. FT. / FLR

CODE ANALYSIS:
NEW R-2 RESIDENTIAL

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2012 EDITION
NFPA 101 LIFE SAFETY CODE - 2012 EDITION

OCCUPANCY CLASSIFICATION:

INTERNATIONAL BUILDING CODE - RESIDENTIAL (R-2)
NFPA 101 LIFE SAFETY CODE - NEW APARTMENT OCCUPANCY

CLASSIFICATION OF HAZARD:

ORDINARY HAZARD

TYPE OF CONSTRUCTION:

INTERNATIONAL BUILDING CODE - TYPE 5A / (PROTECTED) SPRINKLERED
NFPA 101 LIFE SAFETY CODE - TYPE V- (111) SPRINKLERED NFPA 13R

MAXIMUM AREA AND HEIGHT

INTERNATIONAL BUILDING CODE - 3 STORY / 12,000 SQ. FT. PER FLOOR PER BLDG.
NFPA 101 LIFE SAFETY CODE - NO LIMIT

FIRE RESISTANCE RATING

INTERNATIONAL BUILDING CODE - 1 HOURS
PRIMARY STRUCTURAL FRAME
BEARING WALLS
EXTERIOR - 1 HOURS
INTERIOR - 1 HOURS
NONBEARING WALLS & PARTITIONS
EXTERIOR - 1 HOURS
INTERIOR - 0 HOURS
FLOOR CONST. & SECONDARY MEMBERS - 1 HOURS
ROOF CONST. & SECONDARY - 1 HOURS
ATTIC DRAFTSTOPPING - SEPARATE ATTIC INTO 3000 SQ FT. OR LESS

COMPONENT AND CLADDING
WIND PRESSURES

130 MPH, WIND EXPOSURE C			BUILDING HEIGHT = FT					
IMPORTANCE FACTOR = 1.0								
WIND ZONE	10FT2		20FT2		50FT2		100FT2	
	POS	NEG	POS	NEG	POS	NEG	POS	NEG
ROOF 1	17.69	-69.29	16.58	-68.18	15.11	-66.71	14.00	-65.60
ROOF 2	17.69	-69.29	16.58	-68.18	15.11	-66.71	14.00	-65.60
ROOF 3	17.69	-109.82	16.58	-87.64	15.11	-68.31	14.00	-36.12
WALL 4	39.8	-43.12	38.04	-41.36	35.71	-39.02	33.94	-37.26
WALL 5	39.8	-53.07	38.04	-49.54	35.71	-44.88	33.94	-41.35

A. DESIGN CRITERIA AND LIVE LOADS

1. WIND DESIGN DATA

A. ULTIMATE DESIGN WIND SPEED, V_{ult} (3 SEC GUST)..... 130 MPH
B. NOMINAL DESIGN WIND SPEED, V_{asd}..... 101 MPH
C. RISK CATEGORY..... II
D. WIND EXPOSURE..... C
E. INTERNAL PRESSURE COEFFICIENT..... +/-0.18
F. COMPONENTS AND CLADDING.....SEE TABLE THIS SHEET
G. DESIGN METHOD USED TO DETERMINE WIND LOADS
DIRECTIONAL PROCEDURE FOR BUILDINGS..... ASCE7-10

2. LIVE LOADS

A. RESIDENTIAL OCCUPANCIES..... 40 PSF
B. CORRIDORS..... 100 PSF
C. BALCONIES..... 60 PSF
D. ROOF..... 20 PSF



INDEX TO SHEETS

SHEET NO.

DESCRIPTION

ARCHITECTURAL

GENERAL
A0.0 - A0.3
A0.4 - A0.5

GENERAL NOTES
UL ASSEMBLIES

LEASING OFFICE

A1.0
A1.1
A1.2
A2.0
A3.0
A3.1
A4.0

FLOOR PLAN
REFLECTED CEILING PLAN
ROOF PLAN
ELEVATIONS
WALL SECTIONS
CANOPY SECTIONS
SCHEDULES

APARTMENT UNITS

BUILDING A (ONE BEDROOM UNITS)

A1.0
A1.1
A1.2
A1.3
A1.4
A2.0

BUILDING A FIRST FLOOR PLAN
BUILDING A SECOND FLOOR PLAN
BUILDING A THIRD FLOOR PLAN
BUILDING A ROOF PLAN
BUILDING A UNIT PLAN
BUILDING A ELEVATIONS

BUILDING B (TWO BEDROOM UNITS)

A1.0
A1.1
A1.2
A1.3
A1.4
A2.0

BUILDING B FIRST FLOOR PLAN
BUILDING B SECOND FLOOR PLAN
BUILDING B THIRD FLOOR PLAN
BUILDING B ROOF PLAN
BUILDING B UNIT PLAN
BUILDING B ELEVATIONS

SHEET NO.

DESCRIPTION

ARCHITECTURAL

BUILDING C (TWO & THREE BEDROOM UNITS)

A1.0
A1.1
A1.2
A1.3
A1.4
A2.0

BUILDING C FIRST FLOOR PLAN
BUILDING C SECOND FLOOR PLAN
BUILDING C THIRD FLOOR PLAN
BUILDING C ROOF PLAN
BUILDING C UNIT PLAN
BUILDING C ELEVATIONS

A3.1
A3.2

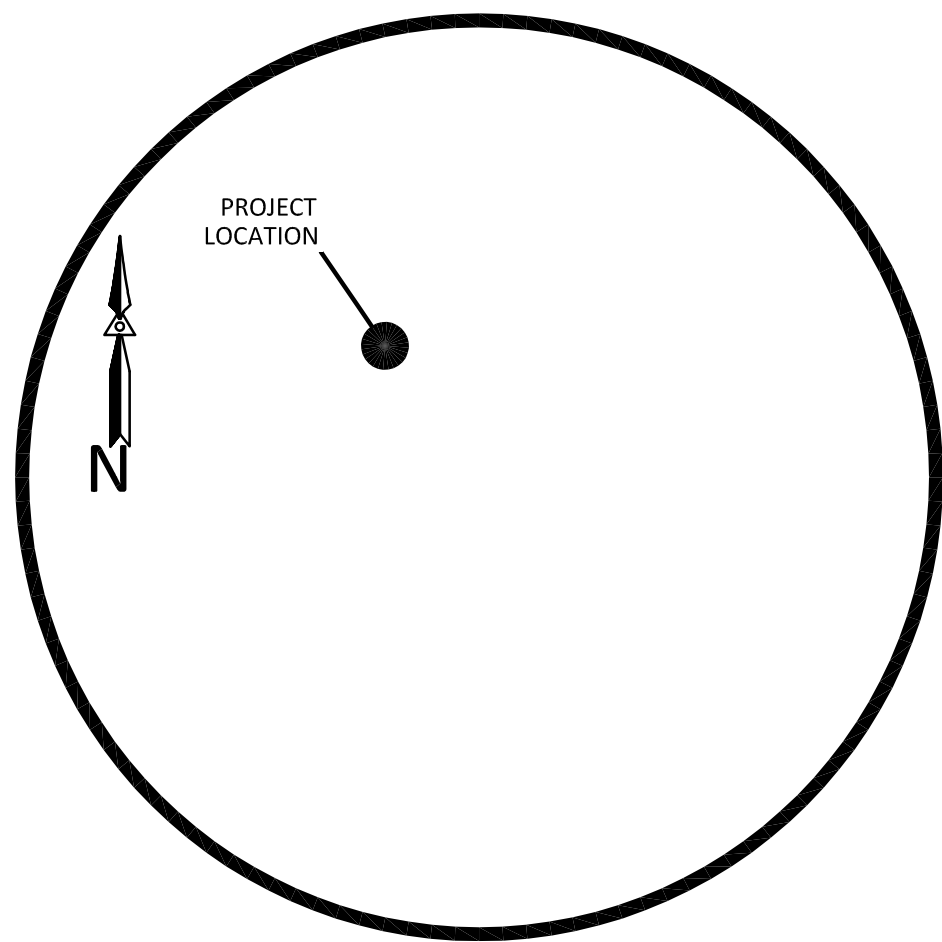
BUILDING SECTIONS & DETAILS
BUILDING SECTIONS & DETAILS

STRUCTURAL

LEASING OFFICE

S1.0
S2.0
S3.0
S4.0
S5.0
S6.0

GENERAL NOTES
FOUNDATION PLAN
CEILING FRAMING PLAN
ROOF FRAMING PLAN
FOUNDATION DETAILS
FRAMING DETAILS



VICINITY MAP

SCALE: 1 INCH = 15 MILES

RECOMMENDED FOR APPROVAL BY:

DWAYNE A. MARLBOROUGH, P.E.
KYLE ASSOCIATES, LLC

DATE



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User: Shawn Delahoussaye

Plot Date: Monday, October 16, 2017 2:14:12 PM

ARCHITECTURAL GENERAL NOTES:

1. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOR THE TRADE INVOLVED.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER/ OWNER OF ANY DISCREPANCIES BEFORE STARTING WORK.
3. ALL WORK TO BE PERFORMED TO BE IN ACCORDANCE W/ APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO COMPLETE THE PROJECT.
5. ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE CONTRACTOR PROCEEDS W/ CONSTRUCTION.
6. CONTRACTOR TO FURNISH ENGINEER W/ ALL RATED FLOOR, WALL, AND CEILING PENETRATION UL DESIGN ASSEMBLIES.
7. IN CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED BY SPECIFICATIONS AND NOTES ON THE DRAWINGS OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER IS TO BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
8. THE SHEETS IN THESE CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY TO EACH OTHER. WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED BY ALL.
9. ALL WORK AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR MINIMUM FROM THE DATE OF CERTIFICATE OF OCCUPANCY.
10. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS REQUIRED FOR THE COMPLETION OF WORK. THEREFORE, ALL ITEMS NECESSARY FOR THE COMPLETION OF WORK SHALL BE REQUIRED WHETHER OR NOT THEY ARE SHOWN ON THE DOCUMENTS, BUT ARE INFERABLE AS BEING NECESSARY TO PROVIDE THE INTENDED RESULTS.
11. COORDINATE ALL WORK W/ THE VARIOUS TRADES INVOLVED AS REQUIRED.
12. CONTRACTOR SHALL PASS ALL INSPECTIONS AND APPROVALS AS REQUIRED BY LOCAL AUTHORITIES HAVING JURISDICTION DURING COURSE OF CONSTRUCTION.
13. CONTRACTOR SHALL VERIFY DIMENSIONS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN. ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECTS ATTENTION.
14. ALL DIMENSIONS TO BE READ OR CALCULATED AND NEVER SCALED. CONTRACTOR TO OBTAIN AND SECURE THE CERTIFICATE OF OCCUPANCY FROM LOCAL AUTHORITIES BEFORE FINAL PAYMENT WILL BE ISSUED.
15. CONTRACTOR TO ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATION. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION AND CORRECTION TO BE RESPONSIBILITY OF THE CONTRACTOR.
16. CONTRACTOR TO PROVIDE BLOCKING IN WALLS AND CEILINGS FOR ITEMS TO BE MOUNTED, SUCH AS TOILET ROOM ACCESSORIES AND FIXTURES, AS REQUIRED.
17. CONTRACTOR TO PREPARE AND KEEP CURRENT A SCHEDULE OF SUBMITTALS WHICH IS COORDINATED W/ THE CONSTRUCTION SCHEDULE AND ALLOWS THE ENGINEER REASONABLE TIME TO REVIEW SUBMITTALS.
18. SHOP DRAWING REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE W/ THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. CORRECTIONS OR COMMENTS MADE ON SHOP DRAWINGS DURING REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE W/ THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL REVIEW FOR COMPLIANCE W/ CONSTRUCTION DOCUMENTS, APPROVE AND THEN SUBMIT TO ENGINEER SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS REQUIRED AND W/ REASONABLE PROMPTNESS AS TO CAUSE NO DELAYS.
19. CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES A MARKED-UP "RECORD DOCUMENT" SET OF DRAWINGS AND TO DELIVER TO ENGINEER UPON COMPLETION OF THE PROJECT.
20. DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ENGINEER, AND COPIES THEREOF FURNISHED TO THE CONTRACTOR, ARE FOR USE SOLELY W/ RESPECT TO THIS PROJECT.
21. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, UNLESS THE CONSTRUCTION DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
22. WINDOWS, DOORS, AND FRAMES WITHIN A RATED WALL TO BE RATED AS REQUIRED.
23. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL PROPERLY CLEAN SITE.
24. DESIGN WOOD FRAME ROOF TRUSS TO ALLOW FOR 24-1/2" X 53-1/2" ATTIC ACCESS.
25. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
26. ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
27. ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
28. NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
29. UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
30. ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
31. ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
32. ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.

A. OPENING HEIGHT = 24"

B. OPENING WIDTH = 20"

C. MAX SILL HEIGHT = 44"
33. ALL GLAZING IN DOORS TO BE TEMPERED.
34. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS U.N.O. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE ON UNIT PLANS.
35. REFER TO PLANS FOR LOCATION OF 2X6 AND 2X8 WALLS. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
36. PROVIDE ALL BLOCKING AND DEADWOOD AS REQUIRED TO GUARANTEE SOLID NAILING OF ALL GYP BOARD, TRIM, FACING, FIBER CEMENT BOARD, ETC.
37. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO

INSPECTION BY GOVERNMENT AUTHORITIES.

38. ALL EXPOSED FRAMING AND DECKING TO BE PRESSURE TREATED LUMBER.
39. FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS OPENINGS. CAULK AND MAKE WEATHER-TIGHT. SEE SHEET DT.1 FOR TYPICAL DETAILS
40. WRAP ALL EXTERIOR BUILDING COMERS WITH 15# FELT. EXTEND BACK 18" EACH DIRECTION AND LAP UPPER SHEETS 6" MINIMUM.
41. ALL CAVITY OR CONCEALED SPACES SHALL BE WEATHER-STRIPPED. (SEAL & MAKE WEATHER-TIGHT).
42. DRYER VENTS AND FRESH AIR VENTS SHALL BE LOCATED IN AN AREA APPROVED BY ARCHITECT.
43. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
44. CEMENT BACKERBOARD AND MOISTURE RESISTANT GYP BOARD AROUND TUB ENCLOSURE TO BE USED IN ALL BATHROOM/RESTROOMS.
45. CAULK ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL END AND ROOF, BETWEEN WALL PANELS, AND ALL PENETRATIONS OF UTILITIES THOUGH WALLS AND ROOF
46. CAULK AT ALL DISSIMILAR MATERIAL, (WOOD/STUCCO/ETC.)
47. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. THE CABINETS SHALL MATCH PLANS (NOTIFY ARCHITECT OF ANY DISCREPANCIES).
48. ALL CABINETRY SHALL HAVE SINGLE FIXED SHELF IN WALL CABINETS AND SINGLE SHELF IN BASE CABINET.
49. ALL ENTRIES SHALL HAVE NO MORE THAN ½" CHANGE IN ELEVATION INCLUDING THRESHOLDS. RAMPS SHALL MEET ALL HANDICAPPED REQUIREMENTS.
50. PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHALL APPROVED) AT EACH EXIT. MOUNT SECURELY MEETING ADA ACCESSIBILITY REQUIREMENTS.

51. PROVIDE THE FOLLOWING ACCESSORIES FOR EACH BATH:

52. TOILET PAPER DISPENSER - 1 PER WC
53. TOWEL HOLDER - 1 PER BATHROOM
54. SHOWER ROD - 1 PER BATH
55. GRAB BARS AS SHOWN ON DRAWINGS.
56. ALL ITEMS TO BE APPROVAL BY THE ARCHITECT.

57. CONSULT WITH OWNER FOR LOCATION OF ACCESSORIES.

CONSTRUCTION NOTES:

1. SOIL COMPACTION CONTROL

SOIL FILL INSIDE BUILDING LINES AND UNDER SLABS: UNLESS OTHERWISE SPECIFIED HEREINAFTER, SHALL BE READILY COMPATIBLE SOIL, PLACED AND ROLLED AND COMPACTED IN 6" LIFTS MINIMUM OF 90% MODIFIED PROCTOR DENSITY OR 95% STANDARD PROTECTOR FOR POST-TENSION SLAB.

SOIL FILL OUTSIDE BUILDING SLABS: GRADING-UPON COMPLETION OF WORK, FILL AND GRADE SITE AREA WITH TOPSOIL (READY FOR PLANTING) AROUND BUILDING AND WALKS (1" BELOW SIDEWALK) SLOPE 1 TO 6 MAX. AWAY FROM THE BUILDING SLABS OR AS SHOWN ON ENGINEER'S DRAWINGS.

ALL FOREIGN MATERIALS SHALL BE REMOVED FROM WITHIN 12" OF FINISHED GRADE.

(SEE SITE ENGINEERING CONSTRUCTION DOCUMENTS FOR SOIL COMPACTION DATA).
2. ALL BUILDING SLABS, DRIVES AND PARKING TO BE 3000 PSI CONCRETE, WALKS TO BE 2500 SPI CONCRETE. SEE SHEET A1.10 FOR OTHER REQUIREMENTS.
3. ALL WOOD SILLS IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED AND HAVE A ½" CONTINUOUS BEAD OF CAULKING UNDER ALL EXTERIOR PLATES.
4. HURRICANE STRAPPING & BRACING

a. EXTERIOR PT SOLE PIATES TO CONC. FOUNDATION- USE SIMPSON MAS @ 24" O.C. (OR APPROVED EQUAL). TYPICAL ALL EXTERIOR WALLS.

b. FLOOR TO FLOOR TIES - USE SIMPSON CS 200 18 GAUGE STRAPS @ 32" O.C. (OR APPROVED EQUAL).

c. TUS/RAFTRE TIES - USE SIMPSON HS 16 GAUGE STRAP TIES @ 24" O.C. EACH TRUSS.

d. "GO-BOLT" SYSTEM OR "PRO-BOLT" SYSTEM MAY BE USED IN LIEU OF ALL OF THE ABOVE EXCEPT ROOF TRUSS/RAFTER

e. SHEAR WALLS/WIND BRACING: TOTAL EXTERIOR WALL: ½" PLYWOOD SHEATHING ½" O.S.B. NAILED @ 4" O.C. AROUND OUTSIDE AND 5" O.C. INFIELD WITH 1 6" NAIL PENETRATION INTO STUDS @ ALL EXTERIOR WALLS.
5. ALL LUMBER SHALL BE GRADE MARKED.
6. ALL FRAMING TO BE IN CONFORMANCE WITH NATIONAL FOREST PRODUCTS "MANUAL FOR HOUSE FRAMING" AND THE BUILDING CODE.
7. NO STAPLES TO BE USED ON PROJECT. ALL ELEMENT TO BE SECURELY NAILED OR SCREWED.
8. ALL PLUMBING WALLS SHALL BE FRAMED WITH 2X6 OR 2X8 STUDS U.N.O. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE ON UNIT PLANS.
9. REFER TO UNIT PLANS FOR LOCATION OF 2X6 AND 2X8 WALLS. REFER TO STRUCTURAL DRAWINGS FOR UNUSUAL OR SPECIAL FRAMING CONDITIONS.
10. PROVIDE DOUBLE OR TRIPLE STUDS UNDER ALL BEAMS AS REQUIRED (MIN. BEAM BEARING 3 ½")
11. PROVIDE GALV. METAL JOIST HANGERS @BALCONY JOISTS FRAMING INTO FLUSH BEAMS SIMPSON LU628.
12. PROVIDE ALL BLOCKING AND DEADWOOD AS REQUIRED TO GUARANTEE SOLID NAILING OF ALL GYP BOARD, TRIM, FACING, SIDING, ETC.
13. PARTY WALLS TO EXTEND UP THRU ATTIC TO BOTTOM OF ROOF DECK W/ ½" FIRE CODE 60 GYPBOARD; (EACH SUITE TO BE SEPARATED FROM THE OTHER WITH CONSTRUCTION HAVING MIN. ONE HOUR (1) FIRE RESISTANCE. SEPARATION SHALL BE MAINTAINED FROM THE FLOOR THRU THE ATTIC AND CONCEALED SPACE TO ROOF DECK.
14. NO FRAMING AT ANY TIME IS TO BE CONCEALED PRIOR TO INSPECTION BY GOVERNMENT AUTHORITIES.
15. O.S.B IS AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD AT ROOF DECKING AND SUB FLOOR.
17. ALL EXPOSED FRAMING AND DECKING TO BE PRESSURE TREATED LUMBER.
18. ALL EXPOSED MATERIAL FOR BALCONIES, PATIO, SOFFITS, OVERHANGS, ECT. TO BE APPROVED EXTERIOR GRADE AND P.T.
19. FLASHING SHALL BE INSTALLED AROUND ALL WINDOWS OPENINGS. CAULK AND MAKE WEATHER-TIGHT. SEE SHEET DT.1 FOR TYPICAL DETAILS
20. ALL PATIO AND BALCONIES TO BE SLOPED MIN. ¼" PER 1'-0" IN DIRECTION INDICATED ON FOUNDATION PLANS.
21. WRAP ALL EXTERIOR BUILDING COMERS WITH 15# FELT. EXTEND BACK 18" EACH DIRECTION AND LAP UPPER SHEETS 6" MINIMUM.
22. ALL INSULATION SHALL HAVE RATING AS CALLED FOR IN FIRE MARSHAL COMPLIANCE. USE THE FOLLOWINGS INSULATION:

a. EXTERIOR WALLS: R-19 MIN.

b. ATTIC: R-19 MIN.
23. ALL CAVITY OR CONCEALED SPACES SHALL BE WEATHER-STRIPPED. (SEAL & MAKE WEATHER-TIGHT).
24. WATER SERVICE SHALL NOT BE ALLOWED IN CONCEALED SPACES OUTSIDE OF THE CONDITIONAL BUILDING ENVELOPE. (BREEZEWAY OR PATIO FLOOR SPACES OR ATTIC. WATER PIPING RUN IN EXTERIOR WALL SHALL BE LOCATED ON CONDITIONAL SIDE OF WALL INSULATION.) SEE WATER ENTRY NOTE, NOTE @ PLUMBING DRAWINGS.
25. DRYERS ARE TO BE VENTED TO THE OUTSIDE THROUGH SPACE JOIST OF IN ATTIC SPACE USING 4" Ø 12 GAUGE SHT. MTL. VENT PIPE. FIRE CAULK @ CEILINGS AND FLOOR AS REQ'D TO PRESERVE CEILING/FLOOR FIRE ASSEMBLY RATING.
26. DRYER VENTS AND FRESH AIR VENTS SHALL BE LOCATED IN AN AREA APPROVED BY ARCHITECT - CONTRACTOR SHALL SUBMIT LOCATIONS FOR APPROVAL. ALL VENT COVERINGS SHALL BE UNIFORM. KIND AND TYPE SHALL BE SUBMITTED FOR APPROVAL.
27. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND STUD SPACING.
28. MOISTURE RESISTANT GYP BOARD AROUND TUB ENCLOSURE TO BE USED IN ALL BATHROOM/RESTROOMS.

29. PROVIDE LOW SILHOUETTE GRAVITY VENTS PER CODE @ ALL BUILDINGS. SEE DIV. 7 OF SPECIFICATIONS.
30. ROOFING SHALL BE CLASS - A. INSTALL PER MANUFACTURER'S RECOMMENDATION.
31. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT IT CAN BE OPENED FROM THE INSIDE.
32. BATHROOM DOOR LOCKS SHALL PERMIT UNLOCKING FORM OUTSIDE IN AN EMERGENCY.
33. PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED BY AN APPROVED FIRE RATED ASSEMBLY OR APPROVED THROUGH-PENETRATION SYSTEM CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR ASTM-E814, RESPECTIVELY.

A. NOTIFY THE DISTRICT OFFICE FOR INSPECTION OF ALL COMPLETED FIRE AND/OR SMOKE BARRIER WALLS BEFORE ANY CONSTRUCTION IS INSTALLED THAT WOULD CONCEAL SUCH CONSTRUCTION AND PREVENT A PROPER INSPECTION. ACCESS TO RANDOMLY SELECTED AREAS MAY BE REQUIRED BY THE INSPECTOR AT TIME OF FINAL INSPECTION IF THIS NOTIFICATION IS NOT GIVEN

B. PROVIDE DETAILED INSTRUCTIVE CUT SHEET OF THE FIRE PENETRATION SEALING SYSTEM USED TO THE INSPECTOR AT THE TIME OF INSPECTION. RANDOM SELECTIVE SAMPLING BY THE CONTRACTOR WILL BE OBSERVED BY THE INSPECTOR, DT
34. SUBMIT FIRE ALARM SYSTEM SHOP DRAWINGS WITH PLAN REVIEW APPLICATION AND FEE PRIOR TO INSTALLATION OF ANY WORK OF HIS SECTION. SUCH WORK SHALL NOT COMMENCE UNTIL SHOP DRAWING HAVE BEEN FOUND TO BE IN COMPLIANCE WITH APPLICABLE CODES BY THIS OFFICE. THE SUBMITTAL SHALL INCLUDE A COPE OF THIS LETTER AND SHALL BE IN ACCORDANCE WITH THE SUBMITTAL REQUIREMENTS OUTLINED IN THE MEMORANDUM DATED JUNE 24, 1993 WHICH WAS DISTRIBUTED FROM THIS OFFICE TO ALL STATE LICENSED FIRE ALARM CONTRACTORS, ARCHITECTS, AND ENGINEERS. SPECIFY THE "TYPE OF SIGNALING SYSTEM" TO BE UTILIZED (IDENTIFY THE MONITORING STATION, DESCRIBE THE EVACUATION SYSTEM ("ZONED" OR "GENERAL"), AND INCLUDE INFORMATION CONCERNING THE MEANS OF PROTECTING FIRE COMMAND CENTER, CIRCUITRY, AND OTHER ESSENTIAL EQUIPMENT, SUCH AS MAY BE REQUIRED FOR HIGH-RISE BUILDINGS, AS APPLICABLE.
35. OCCUPANT NOTIFICATION SHALL BE PROVIDED AUTOMATICALLY IN ACCORDANCE WITH SECTION 9.6. PRE-SIGNAL SYSTEM ARE PROHIBITED VISIBLE SIGNALS SHALL BE INSTALLED IN UNITS DESIGNED FOR THE HEARING IMPAIRED.
36. ANNUNCIATION IN ACCORDANCE WITH 9.6.7 SHALL BE PROVIDED (SEE EXCEPTIONS NO. 1 & 2).
37. APPROVAL SINGLE-STATION SMOKE ALARMS POWERED BY THE HOUSE ELECTRICAL SERVICE SHALL BE INSTALLED IN ACCORRIANCE WITH 9.6.2.12 OUTSIDE EVERY SLEEPING AREA IN THE AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AT EVERY LIVING UNIT AND ON ALL LEVELS OF THE DWELLING UNIT, INCLUDING BASEMENTS.
38. (101-9.6:3.6 REQUIRES AUDIBLE AND VISUAL ALARMS IN ACCESSIBLE UNITS).
39. SUBMIT AUTOMATIC SPRINKLER SYSTEM SHOP DRAWINGS WITH PLAN REVIEW APPLICATION AND FEE PRIOR TO INSTALLATION OF ANY WORK TO THIS SYSTEM. SUCH WORK SHALL NOT COMMENCE UNTIL THE SHOP DRAWINGS ARE REVIEWED AND APPEAR TO SATISFACTORILY COMPLY WITH THE LAWS, CODES, RULES. AND REGULATIONS ENFORCED BY THIS OFFICE.
40. BE ADVISED THAT A SPRINKLER SYSTEM THAT SATISFIES THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE, NFPA 13, NFPA13R AND/OR NFPA 13D MAY NOT NECESSARILY BE CONSIDERED BY THE BUILDING INSURANCE UNDERWRITERS AS "FULL COVERAGE" OR "FULLY SPRINKLER", FOR INSURANCE PURPOSE.
41. SHOP DRAWINGS SUBMITTALS TO FIRE MARSHAL'S OFFICE FOR FIRE ALARM, SPRINKLERS, AND SUPPRESSION SYSTEMS SHALL BE BY AND THROUGH THE "PROFESSIONAL OF RECORD" (ARCHITECT/ENGINEER) AND SHALL BE STAMPED WITH HIS "SHOP DRAWINGS REVIEW STAMP" OR EQUIVALENT, INDICATING THAT SHOP DRAWINGS HAVE BEEN REVIEWED BY HIM FOR CONFORMANCE WITH PLANS, SPECIFICATIONS, AND APPROPRIATE CODES.
42. ALL WORK AND INSPECTIONS OF FIRE ALARM, FIRE SUPPRESSION, AUTOMATIC SPRINKLERS AND FIRE EXTINGUISHING SYSTEMS OR PORTABLE FIRE EXTINGUISHERS SHALL BE PERFORMED BY STATE OF LOUISIANA CERTIFIED AGENT.
43. HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH 101-9.2.
44. BOILERS, PRESSURE VESSELS, AND WATER HEATERS HALL CONFORM WITH THE PROVISIONS OF THE LOUISIANA BOILER INSPECTION LAW IN ACCORDANCE WITH ADOPTED RULES AND REGULATIONS. (CONTACT OUR BOILER SECTION (800-256-5452) WITH ANY QUESTIONS CONCERNING THE REQUIREMENT)
45. INADEQUATE ELECTRICAL SYSTEMS HAVE BEEN FOUND TO BE A MAJOR CAUSE OF FIRES THROUGHOUT THE STATE. THE "PROFESSIONAL OF RECORD" (ARCHITECT/ENGINEER) IF REQUIRED BY LRS 37:155, OTHERWISE, THE OWNER SHALL COMPLY WITH THE 1999 NFPA 70, NATIONAL ELECTRICAL CODES, FOR ALL PROPOSED ELECTRICAL WORK IN THIS SUBMITTAL. ELECTRICAL WORK/MODIFICATIONS MAY INCLUDE, BUT NOT LIMITED TO THE FOLLOWING: LIGHTING FIXTURE (INTERIOR, EXTERIOR AND SITE); RECEPTACLES; PANEL BOARDS; PANEL SCHEDULES; LOAD SCHEDULES; UTILITY COMPANY OR SERVICE TRANSFORMER KVA SIZE, NUMBER OF PHASES, VOLTAGE AND SECONDARY SHORT CIRCUIT AMPS; FIXTURE SCHEDULE; WIRE TYPE, SIZE AND CIRCULATING; SINGLE LINE DIAGRAM; PROPERLY SIZED NEW AND EXISTING PROTECTIVE EQUIPMENT, INCLUDING SERVICE DISCONNECT(S), PANELBOARD(S), CIRCUIT BREAKERS AND FUSED SWITCHES, SIZED FOR AVAILABLE SHORT CIRCUIT AMPS; PROPERTY SIZED SYSTEM GROUNDING CONDUCTOR AND ENCLOSURE(S); PROPERTY SIZED OVERLOAD OR OVER CURRENT AND SHORT CIRCUIT PROTECTIVE DEVICES FOR CONDUCTORS, MOTORS, TRANSFORMERS AND EQUIPMENT ; PROPERTY SIZED CONDUCTORS FOR EQUIPMENT GROUNDING AND BONDING AT ALL METALLIC CONDUIT AND ENCLOSURES; INSTALLATION OF GROUND FAULT CIRCUIT RECEPTACLES; ETC.
46. CAULK ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES BETWEEN WALL CAVITIES AND WINDOW OR DOOR FRAMES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL END AND ROOF, BETWEEN WALL PANELS, AND ALL PENETRATIONS OF UTILITIES THOUGH WALLS AND ROOF
47. CAULK AT ALL DISSIMILAR MATERIAL, (WOOD/STUCCO/ETC.)
48. INTERIOR FINISH TO COMPLY WITH SECTION 704.3 OF SBCC FOR RESIDENTIAL OCCUPANCY. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
49. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. THE CABINETS SHALL MATCH PLANS (NOTIFY ARCHITECT OF ANY DISCREPANCIES).

50. ALL CABINETRY SHALL HAVE SINGLE FIXED SHELF IN WALL CABINETS AND SINGLE SHELF IN BASE CABINET.
51. SPACE SAVER WIRE SHELVES MAY BE USED IN CLOSETS.
52. ALL APARTMENT UNITS SHALL HAVE LEVEL 2 HARDWARE ON FRONT DOORS.
53. ALL ENTRIES SHALL HAVE NO MORE THAN ½" CHANGE IN ELEVATION INCLUDING THRESHOLDS. RAMPS SHALL MEET ALL HANDICAPPED REQUIREMENTS.
54. PROVIDE ONE 5# ABC FIRE EXTINGUISHER (FIRE MARSHALL APPROVED) IN EACH APARTMENT UNIT, CLUBHOUSE, AND MAINTENANCE BUILDING. MOUNT SECURELY IN KITCHEN CABINET BELOW SINK.
55. OWNER SHALL COORDINATE AND PROVIDE T.V. CABLE SERVICE AND CAT-5 TELEPHONE SERVICE AS REQUIRED THROUGHOUT BUILDING AND EACH UNIT.
56. TELEPHONE LINE TO BE 3 PAIR AWG TWISTED WIRE FEEDING UNIT FROM PEDESTAL.
57. CARPET TO BE "CLASS 2" MIN. OR MEET MIN. CODE REQUIREMENTS OF STATE FIRE MARSHAL. CARPET MUST BE LABELED APL OR ETC OR MEA. 24 OZ. NYLON CARPET - CUT PIL ¾" REBONDED FOAM PAD. MUST BE APPROVED BY ARCHITECT (COLOR/STYLE).
58. POLY-CELL - AROUND ALL OPENINGS AND ABOVE PLATE @ 2ND /3RD FLOOR.
59. INSTALL AN APPROVED SINGLE STATION SMOKE DETECTOR POWERED BY UNIT ELEC. SERVICE. LOCATE THE SMOKE DETECTOR IN EACH LIVING AREA SO THAT WHEN ACTIVATED, THE DETECTOR SHALL INITIATE AN AUDIBLE ALARM. LOCATE ADDITIONAL DETECTORS IN EACH SLEEPING ROOM OF THAT UNIT. (REQUIRED BY STATE FIRE MARSHAL).
60. SEE FIRST FLOOR PLUMBING PLAN FOR H.B. - HOSE BIBB LOCATION.
61. PROVIDE PVC MINI-BLINDS IN ALL WINDOWS.
62. PROVIDE THE FOLLOWING ACCESSORIES FOR EACH BATH:

63. (STAINLESS STEEL FINISH)

TOILET PAPER DISPENSER - 1 PER WC

TOWEL HOLDER - 1 PER BATHROOM

SHOWER ROD - 1 PER BATH

GRAB BARS AS SHOWN ON DRAWINGS.

ALL ITEMS TO BE APPROVAL BY THE ARCHITECT.
64. CONSULT WITH OWNER AND ARCHITECT FOR LOCATION OF ACCESSORIES.
65. SEE APPLIANCE SCHEDULE BELOW. APPLIANCE SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.

REFRIGERATOR

RANGE/OVEN

M.W./HOOD

DISHWASHER W/CORD

CLOTHES WASHER

CLOTHES DRYER
66. PROVIDE CONT. 3'-0" X 8" DEEP ¾% PEA GRAVEL IN LIEU OF GUTTERS FOR STORY BLDGS.

CADD FILE NAME:
17001A0-GN.dwg

DESIGNED BY:	SAD	DRAWN BY:	SAD	CHECKED BY:	DM	JOB NO.	17001
SCALE: (2x3/4)	-	SCALE: (8x11)	-	DATE:	07/2017		

CASTINE CROSSING

LONG BEACH, MISSISSIPPI

GENERAL NOTES

REVISIONS		APP'D							
NO.	DATE:								

PRELIMINARY DOCUMENTS

THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR ISSUANCE OF A PERMIT. THESE DOCUMENTS WERE PREPARED UNDER THE DIRECT SUPERVISION OF DWAYNE A. MARLBOROUGH, P.E. LA-29318



Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
604 Village Lane N. • Mandeville, LA 70471 • 985.727.9377

SHEET NO.

A0

504 Stairways
504.1 General. Stairs that are part of the means of egress is required to comply with 504

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

504.3 Open Risers. Open risers are not permitted.

504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below.

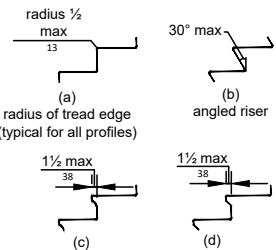


Figure 504.5 Stair Nosings

504.6 Handrails. Stairs shall have handrails complying with 505.

504.7 Wet Conditions. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

505 Handrails
505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

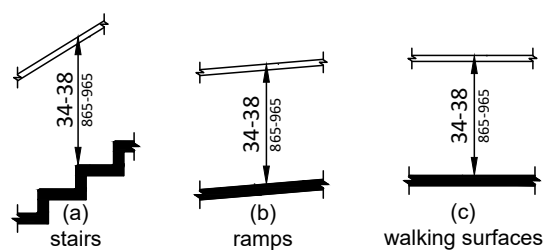


Figure 505.4 Handrail Height

505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.



Figure 505.5 Handrail Clearance

Figure 505.6 Horizontal Projections Below Gripping Surface

505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface.

505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

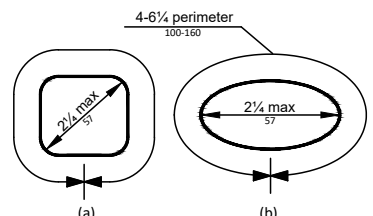


Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

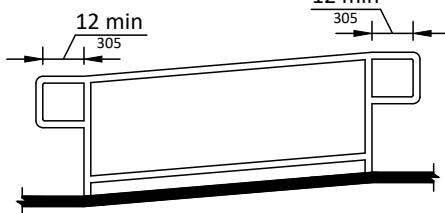


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.



Figure 505.10.2 Top Handrail Extension at Stairs

Figure 505.10.3 Bottom Handrail Extension at Stairs

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

CHAPTER 6: PLUMBING ELEMENTS AND FACILITIES

602 Drinking Fountains

602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers.

602.3 Operable Parts. Operable parts shall comply with 309.

602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.

602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

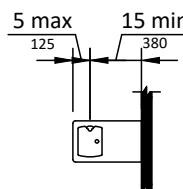


Figure 602.5 Drinking Fountain Spout Location

602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

603 Toilet and Bathing Rooms

603.2 Clearances. Clearances shall comply with 603.2.

603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room.

603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

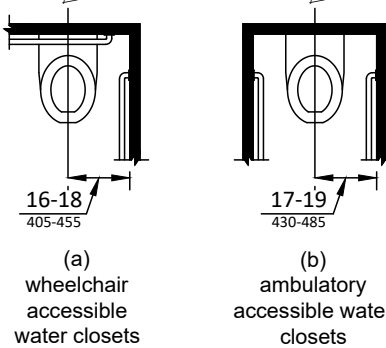


Figure 604.2 Water Closet Location

604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

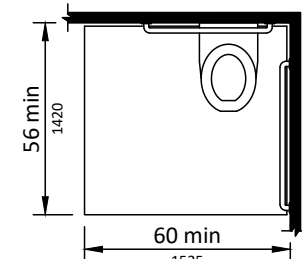


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

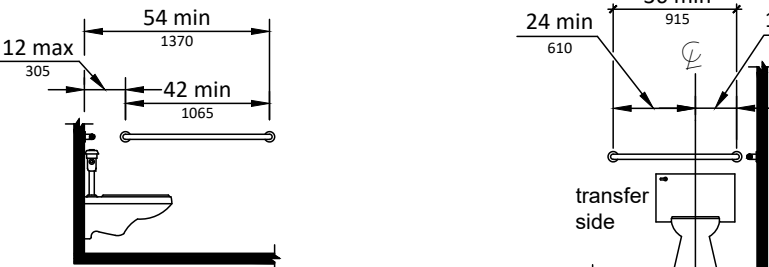


Figure 604.5.1 Side Wall Grab Bar at Water Closets Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

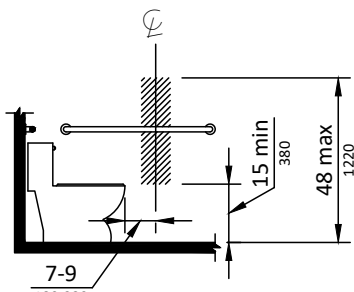


Figure 604.7 Dispenser Outlet Location

604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3.

604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1.

604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

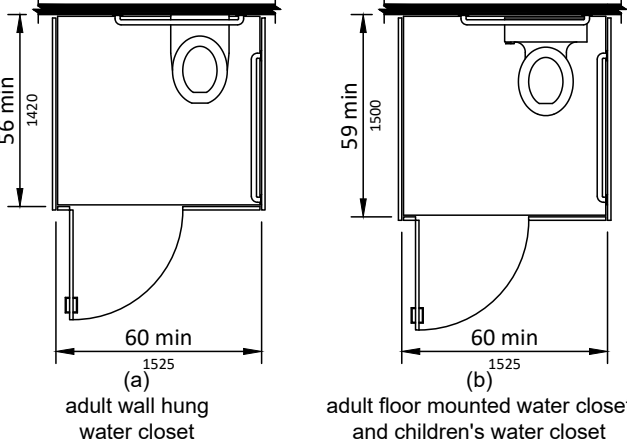


Figure 604.8.1.1 Size of Wheelchair Accessible Toilet Compartment

604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

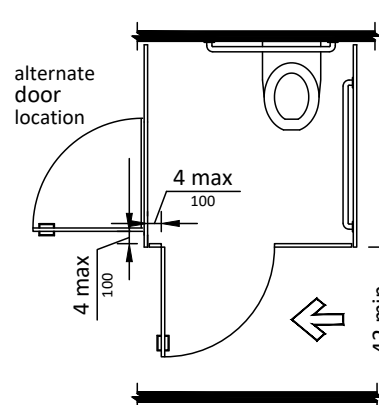


Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors

604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children's use that is greater than 65 inches (1650 mm) deep.

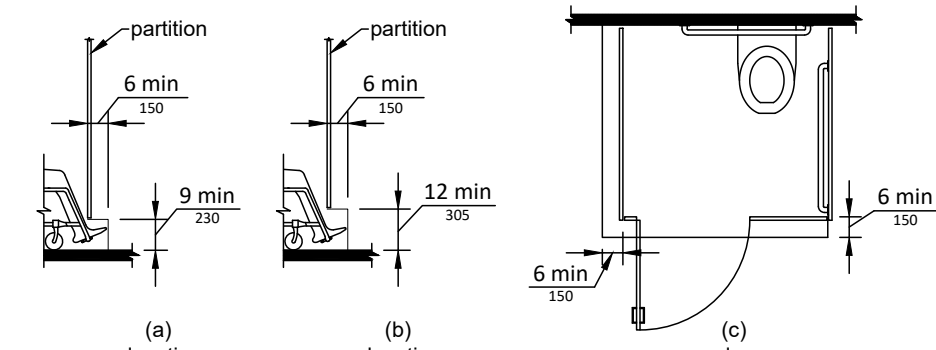


Figure 604.8.1.4 Wheelchair Accessible Toilet Compartment Toe Clearance

604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided.

604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2.

604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum.

604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

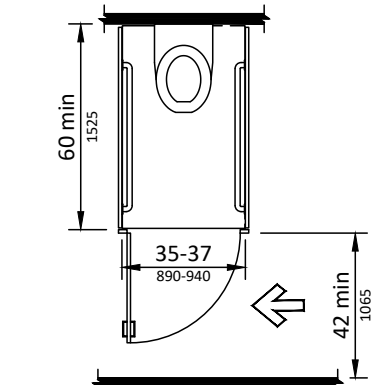


Figure 604.8.2 Ambulatory Accessible Toilet Compartment

604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.

604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9.

604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet.

604.9.2 Clearance. Clearance around a water closet shall comply with 604.3.

604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5.

604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8.

605 Urinals

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

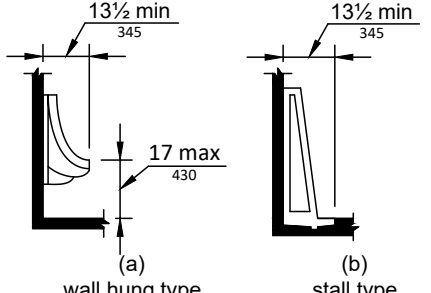


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

606 Lavatories and Sinks

606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

607 Bathtubs

607.2 Clearance. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 30 inches (760 mm) wide minimum. A lavatory complying with 606 shall be permitted at the control end of the clearance. Where a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches (305 mm) minimum beyond the wall at the head end of the bathtub.

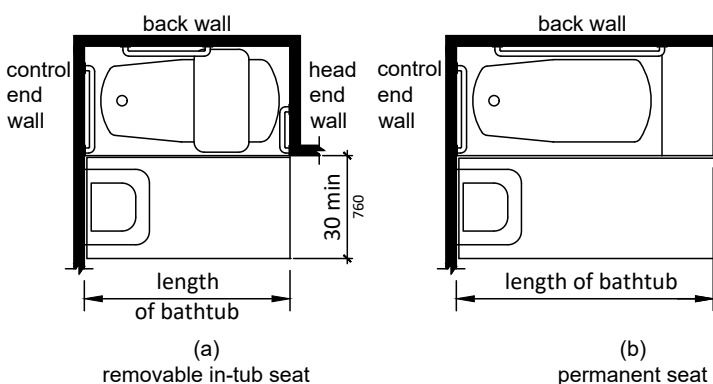


Figure 607.2 Clearance for Bathtubs

607.3 Seat. A permanent seat at the head end of the bathtub or a removable in-tub seat shall be provided. Seats shall comply with 610.

607.4 Grab Bars. Grab bars for bathtubs shall comply with 609 and shall be provided in accordance with 607.4.1 or 607.4.2.

607.4.1 Bathtubs With Permanent Seats. For bathtubs with permanent seats, grab bars shall be provided in accordance with 607.4.1.

607.4.1.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and the other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be installed 15 inches (380 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.1.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

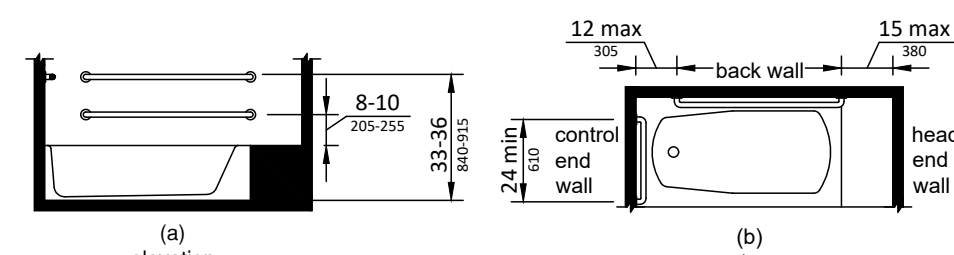


Figure 607.4.1 Grab Bars for Bathtubs with Permanent Seats

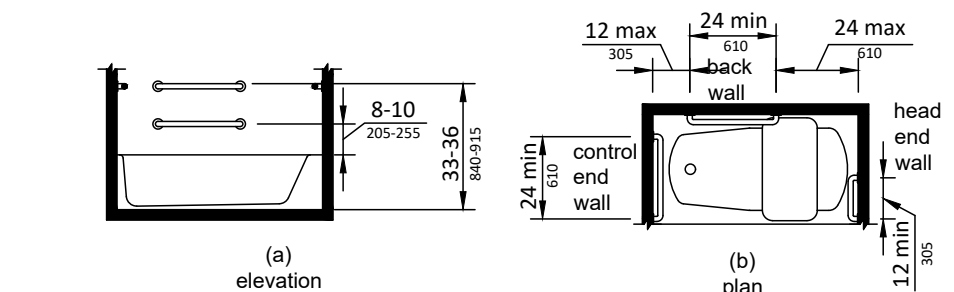


Figure 607.4.2 Grab Bars for Bathtubs with Removable In-Tub Seats

607.4.2 Bathtubs Without Permanent Seats. For bathtubs without permanent seats, grab bars shall comply with 607.4.2.

607.4.2.1 Back Wall. Two grab bars shall be installed on the back wall, one located in accordance with 609.4 and other located 8 inches (205 mm) minimum and 10 inches (255 mm) maximum above the rim of the bathtub. Each grab bar shall be 24 inches (610 mm) long minimum and shall be installed 24 inches (610 mm) maximum from the head end wall and 12 inches (305 mm) maximum from the control end wall.

607.4.2.2 Control End Wall. A grab bar 24 inches (610 mm) long minimum shall be installed on the control end wall at the front edge of the bathtub.

607.4.2.3 Head End Wall. A grab bar 12 inches (305 mm) long minimum shall be installed on the head end wall at the front edge of the bathtub.

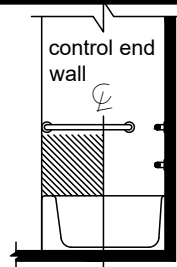


Figure 607.5 Bathtub Control Location

607.5 Controls. Controls, other than drain stoppers, shall be located on an end wall. Controls shall be between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. Controls shall comply with 309.4.

607.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Bathtub shower spray units shall deliver water that is 120°F (49°C) maximum.

607.7 Bathtub Enclosures. Enclosures for bathtubs shall not obstruct controls, faucets, shower and spray units or obstruct transfer from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub.

608 Shower Compartments

608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

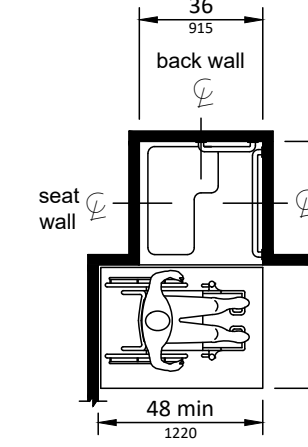


Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance

608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment.

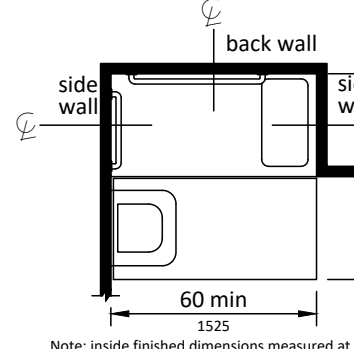


Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance

608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.

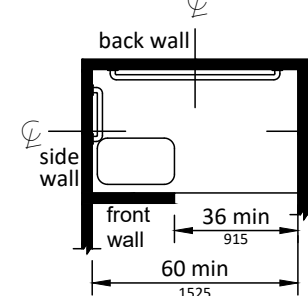
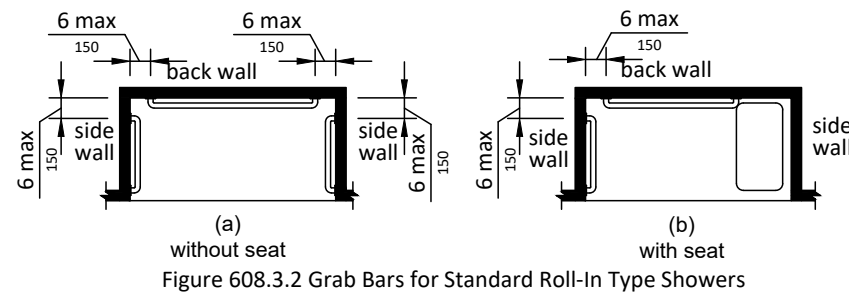
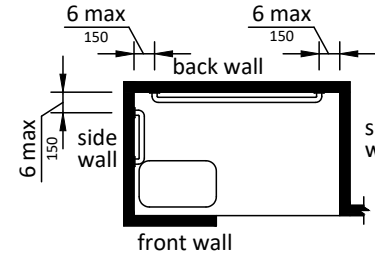


Figure 608.2.3 Alternate Roll-In Type Shower Compartment Size and Clearance

608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor.

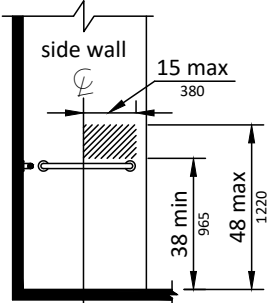


608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.



608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610. 608.5 Controls, Controls, faucets, and shower spray units shall comply with 309.4.

608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.



608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

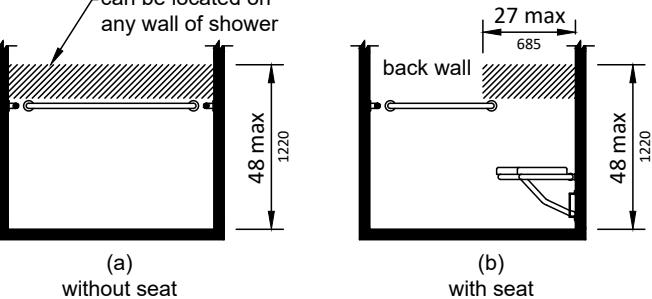


Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location

608.5.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall

shower spray unit shall be installed on the side wall farthest from the compartment entry.

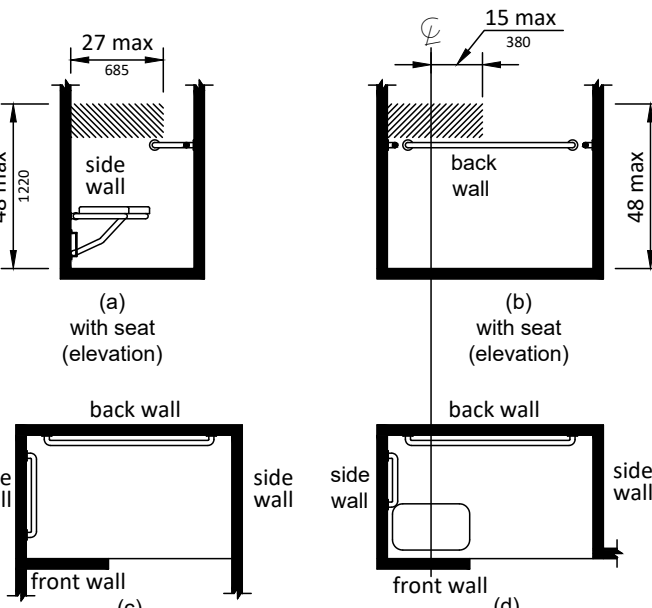


Figure 608.5.3 Alternate Roll-In Type Shower Compartment Control Location

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

608.7 Thresholds. Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical.

608.8 Shower Enclosures. Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats.

609 Grab Bars

609.1 General. Grab bars in toilet facilities and bathing facilities shall comply with 609.

609.2 Cross Section. Grab bars shall have a cross section complying with 609.2.1 or 609.2.2.

609.2.1 Circular Cross Section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

609.2.2 Non-Circular Cross Section. Grab bars with non-circular cross sections shall have a cross-section dimension of 2 inches (51 mm) maximum and a perimeter dimension of 4 inches (100 mm) minimum and 4.8 inches (120 mm) maximum.

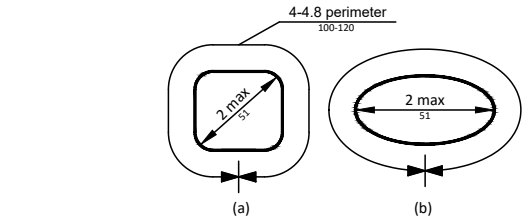


Figure 609.2.2 Grab Bar Non-Circular Cross Section

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

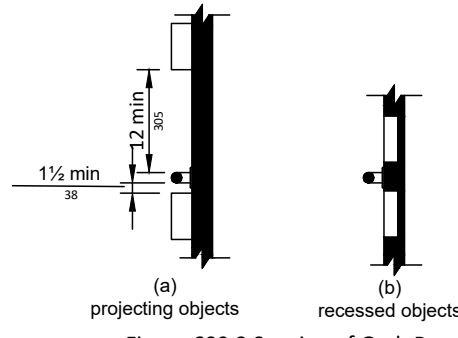


Figure 609.3 Spacing of Grab Bars

609.4 Position of Grab Bars. Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

609.5 Surface Hazards. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges.

609.6 Fittings. Grab bars shall not rotate within their fittings.

609.7 Installation. Grab bars shall be installed in a manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space.

609.8 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

610 Seats

610.2 Bathtub Seats. The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub.

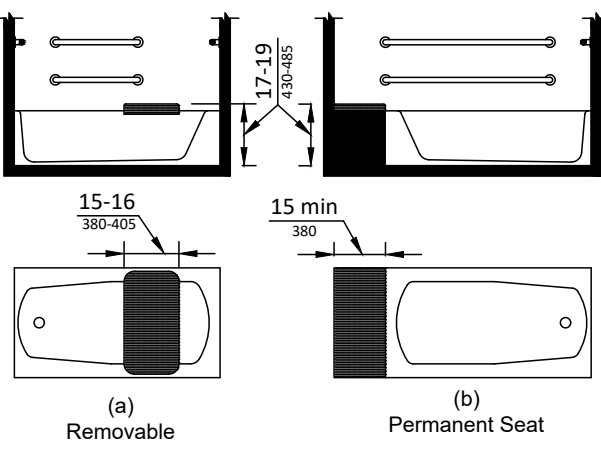
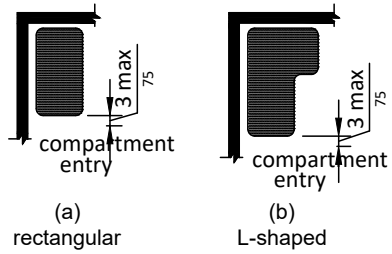
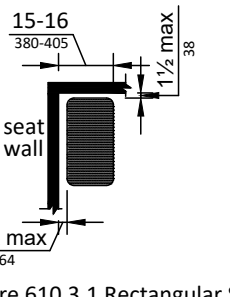


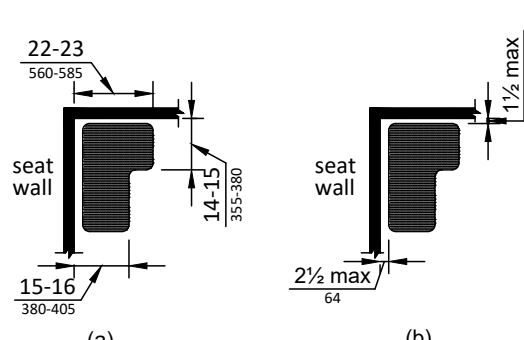
Figure 610.2 Bathtub Seats



610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2.



610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall.



610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall.

610.4 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure.

611 Washing Machines and Clothes Dryers

611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance.

611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309.

611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor.

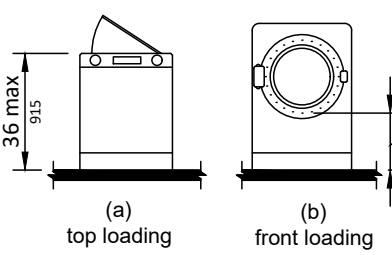


Figure 611.4 Height of Laundry Compartment Opening

612 Saunas and Steam Rooms

612.2 Bench. Where seating is provided in saunas and steam rooms, at least one bench shall comply with 903. Doors shall not swing into the clear floor space required by 903.2.

612.3 Turning Space. A turning space complying with 304 shall be provided within saunas and steam rooms

CHAPTER 7: COMMUNICATION ELEMENTS AND FEATURES

702 Fire Alarm Systems

702.1 General. Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

702 Signs

702.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

702.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

702.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background.

702.2.2 Case. Characters shall be uppercase.

702.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

702.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

702.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I".

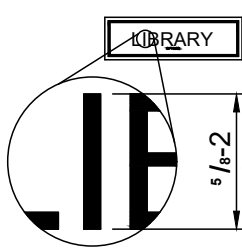


Figure 703.2.5 Height of Raised Characters

703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum.

703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms.

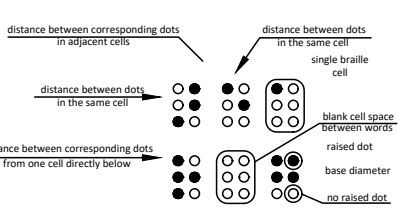


Figure 703.3.1 Braille Measurement

703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

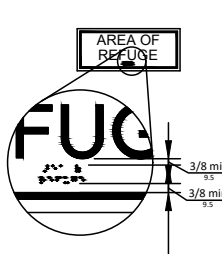


Figure 703.3.2 Position of Braille

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

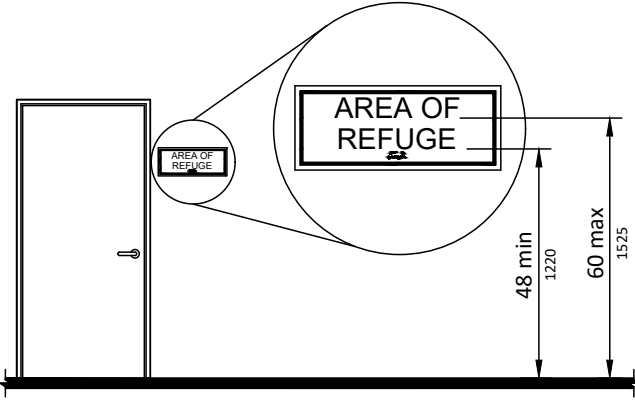


Figure 703.4.1 Height of Tactile Characters Above Finish Floor or Ground

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

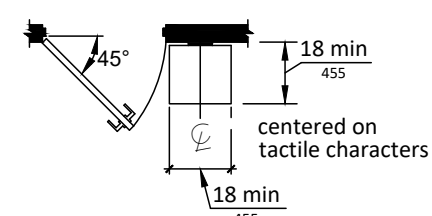


Figure 703.4.2 Location of Tactile Signs at Doors

703.5 Visual Characters. Visual characters shall comply with 703.5.

703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both.

703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.

703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground.

703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character.

703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height.

703.6 Pictograms. Pictograms shall comply with 703.6.

703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

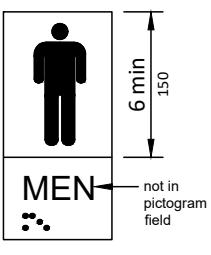


Figure 703.6.1 Pictogram Field dark-on-light.

703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field.

703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7.

703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.

704 Telephones

704.1 General. Public telephones shall comply with 704.

704.2 Wheelchair Accessible Telephones. Wheelchair accessible telephones shall comply with 704.2.

704.2.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided. The clear floor or ground space shall not be obstructed by bases, enclosures, or seats.

Advisory 704.2.1 Clear Floor or Ground Space. Because clear floor or ground space is required to be unobstructed, telephones, enclosures and related telephone book storage cannot encroach on the required clear floor or ground space and must comply with the provisions for protruding objects. (See Section 307).

704.2.1.1 Parallel Approach. Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit shall be 10 inches (255 mm) maximum.

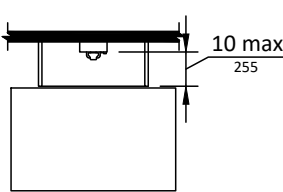


Figure 704.2.1.1 Parallel Approach to Telephone

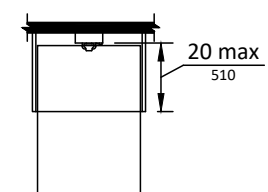


Figure 704.2.1.2 Forward Approach to Telephone

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17001A0-GN.dwg

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SCALE: (22x34)		SCALE: (8.5x11)		DATE:	07/2017		

CASTINE CROSSING

LONG BEACH, MISSISSIPPI

ADA NOTES

NO.	DATE:	REVISIONS	APP'D

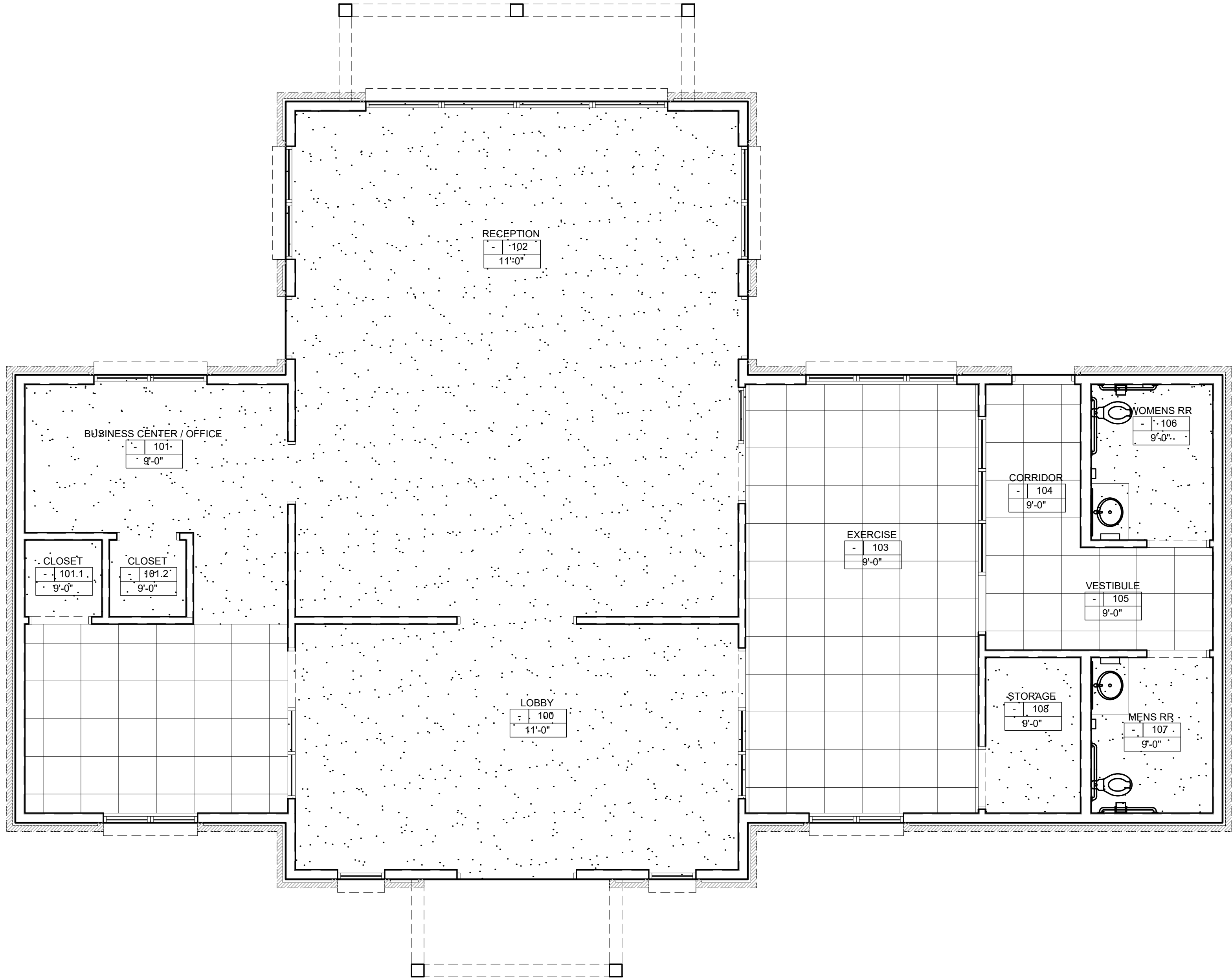
PRELIMINARY DOCUMENTS

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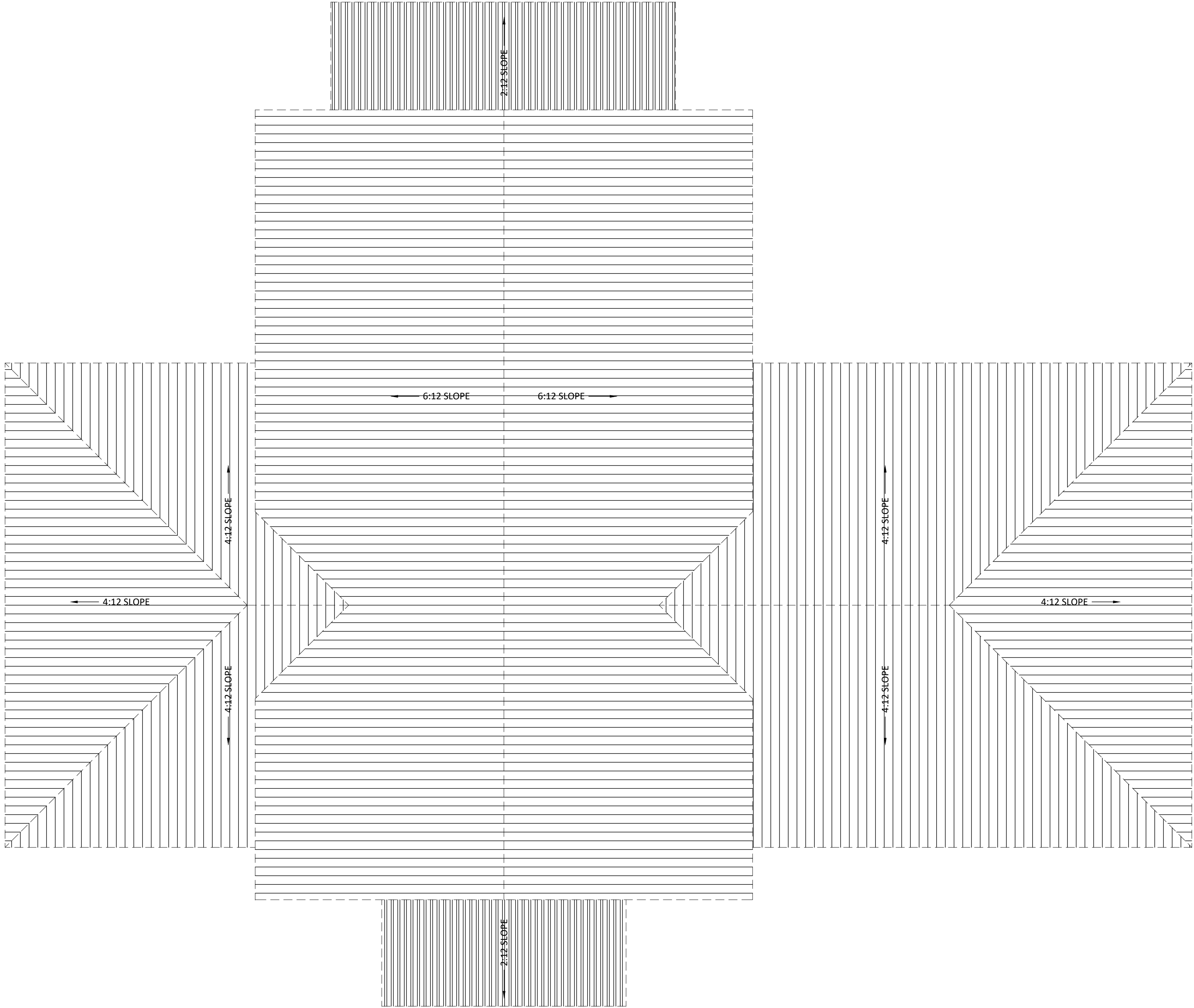


SHEET NO.

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NO.	DATE	APP'D

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SCALE: (6.5x11) 1/8" = 1'-0"	DRAWN BY: SAD
	CHECKED BY: DM
DATE: 07/2017	JOB NO. 17001

GENERAL INFORMATION

LEASING OFFICE

CONDITIONED AREA: 1949 SQ. FT.
PORCHES: 266 SQ. FT.

CONDITIONED AREA: 2215 SQ. FT.

NOTE:
SEE PLAN FOR F.F.E.

CODE ANALYSIS:
B - BUSINESS

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE 2012 EDITION
NFPA 101 LIFE SAFETY CODE 2012 EDITION

OCCUPANCY CLASSIFICATION:

INTERNATIONAL BUILDING CODE BUSINESS
NFPA 101 LIFE SAFETY CODE NEW BUSINESS OCCUPANCY

CLASSIFICATION OF HAZARD:

ORDINARY HAZARD

TYPE OF CONSTRUCTION:

INTERNATIONAL BUILDING CODE TYPE V(B) - UNSPRINKLERED
NFPA 101 LIFE SAFETY CODE V (000)

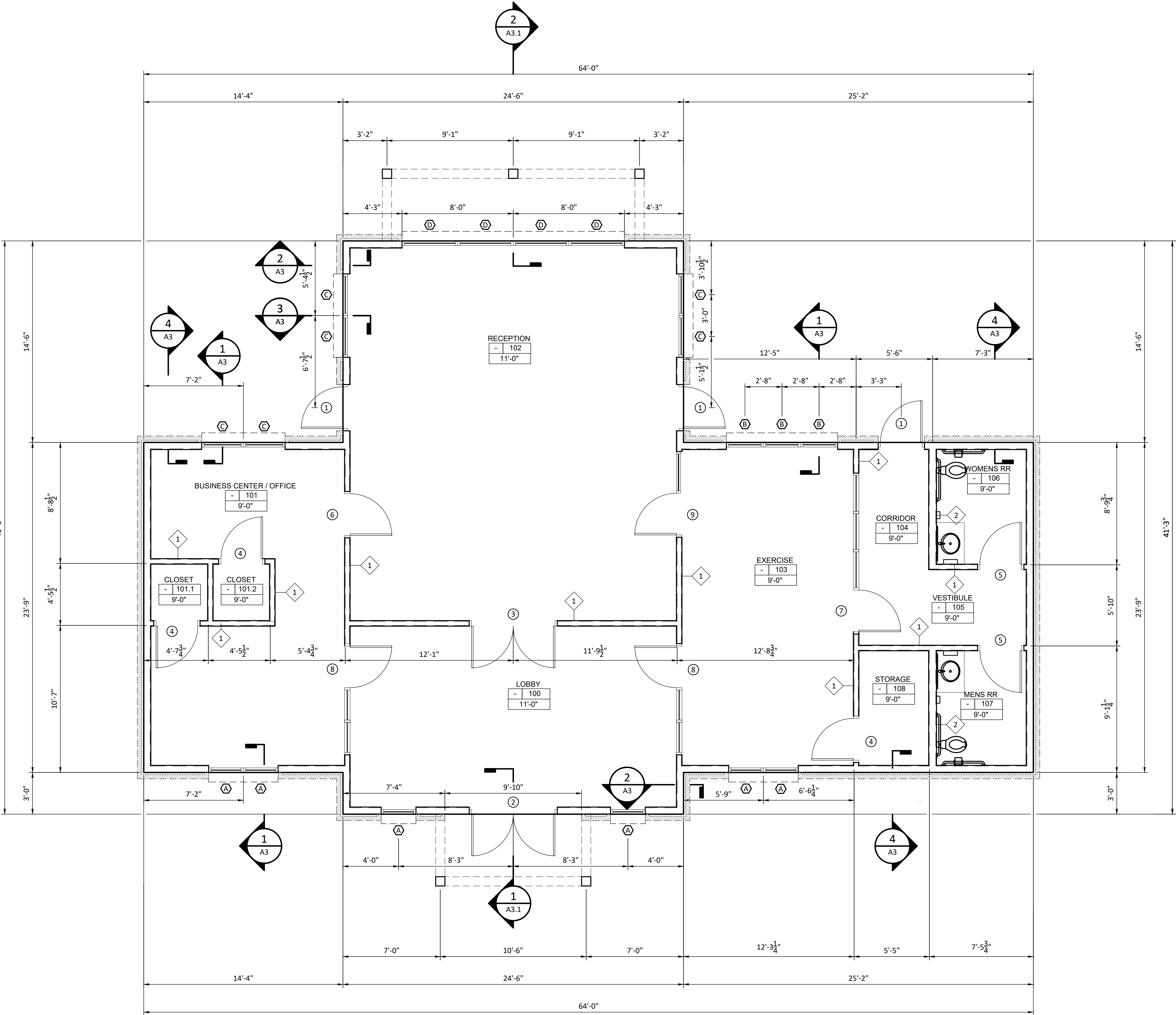
MAXIMUM AREA AND HEIGHT

INTERNATIONAL BUILDING CODE 2 STORIES / 9,000 SQ. FT.
NFPA 101 LIFE SAFETY CODE NO LIMIT

FIRE RESISTANCE RATING

INTERNATIONAL BUILDING CODE

PRIMARY STRUCTURAL FRAME	- 1 HOURS
BEARING WALLS	
EXTERIOR	- 1 HOURS
INTERIOR	- 1 HOURS
NONBEARING WALLS & PARTITIONS	
EXTERIOR	- 1 HOURS
INTERIOR	- 0 HOURS
FLOOR CONST. & SECONDARY MEMBERS	- 1 HOURS
ROOF CONST. & SECONDARY	- 1 HOURS



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CHECKED BY:	DM
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DATE:	07/2017
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SCALE: (6.5x11)	1/8" = 1'-0"

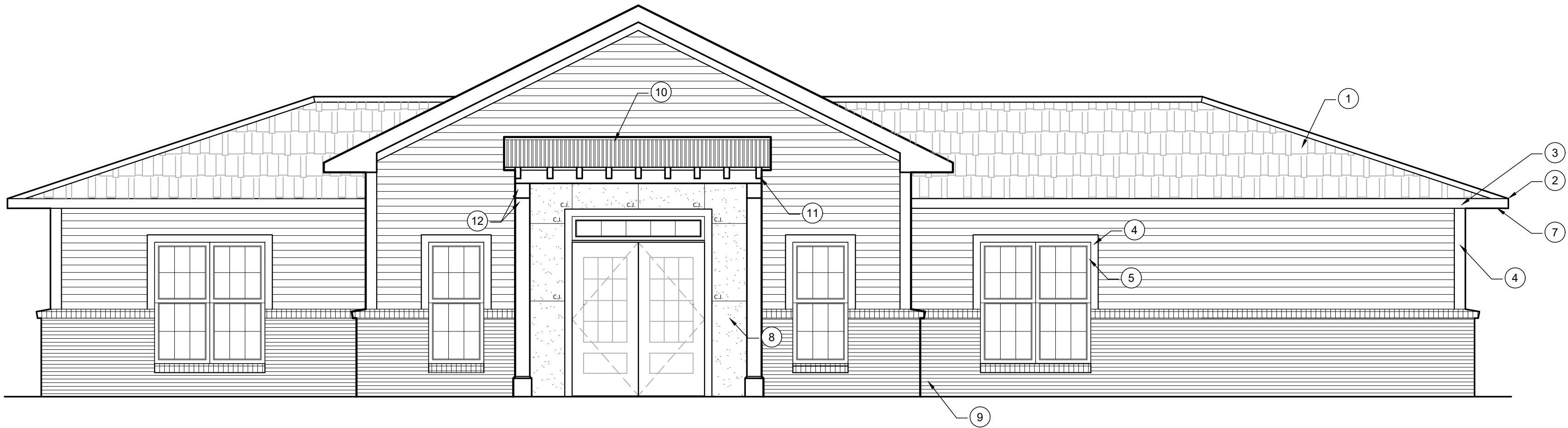
CASTINE CROSSING
LONG BEACH, MISSISSIPPI
LEASING OFFICE - FLOOR PLAN

NO.	DATE:	REVISIONS	APP'D

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SHEET NO.
A1.0



FRONT ELEVATION

1/4" = 1'-0"

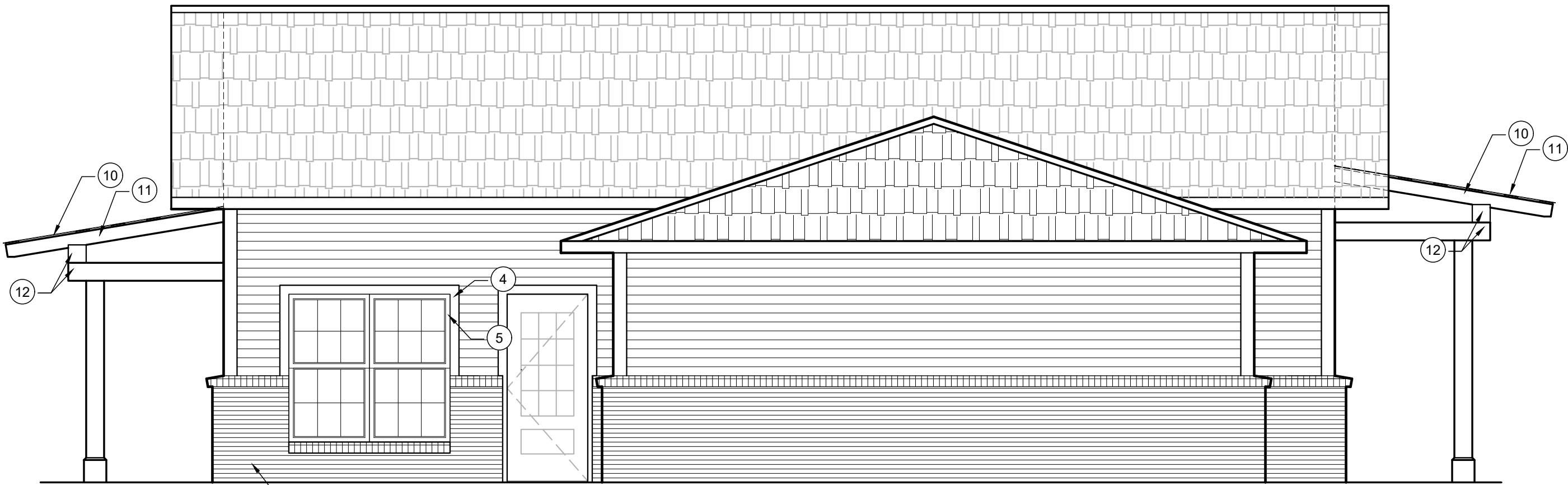
NOTES:

1. 30 YEAR FIBERGLASS ARCHITECTURAL SHINGLES.
2. CONT. DRIP EDGE.
3. ALUMINUM FASCIA W/BAKED ENAMEL FINISH.
4. 4" EXPOSURE CEMENT FIBER BOARD.
5. 6" TRIM BOARD.
6. ALUMINUM SINGLE HUNG WINDOWS.
7. CONT. PREF. VINYL SOFFIT.
8. CEMENT FIBERBOARD RAIN SCREEN
9. BRICK WAINSCOT
10. V CRIMP ROOFING
11. EXPOSED ROUGH HEWN RAFTER TAILS - STAINED
12. 8" TIMBER - STAINED



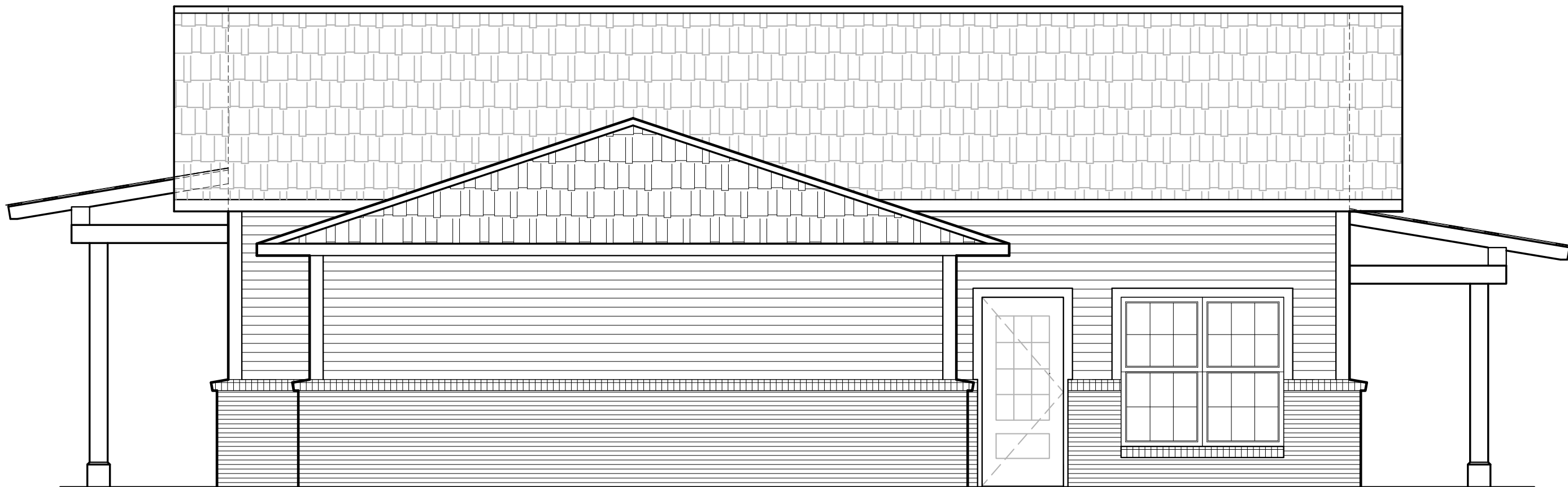
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

CADD FILE NAME:
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DESIGNED BY:	SAD	SCALE: (22x34)	3/8" = 1'-0"
DRAWN BY:	SAD	SCALE: (6.5x11)	3/16" = 1'-0"
CHECKED BY:	DM	DATE:	07/2017
JOB NO.	17001		

CASTINE CROSSING

LONG BEACH, MISSISSIPPI

PROPOSED ELEVATION

REVISIONS		APP'D
NO.	DATE:	

PRELIMINARY
DOCUMENTS

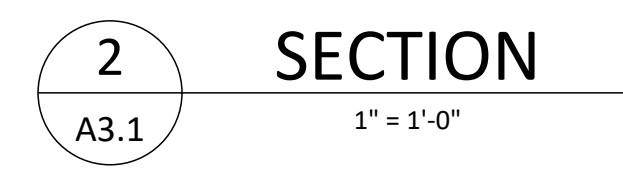
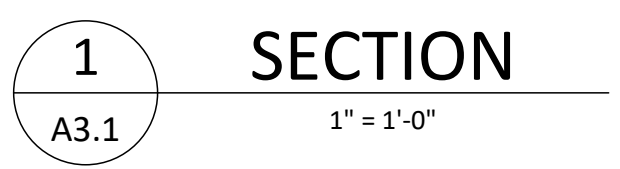
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STAMP:

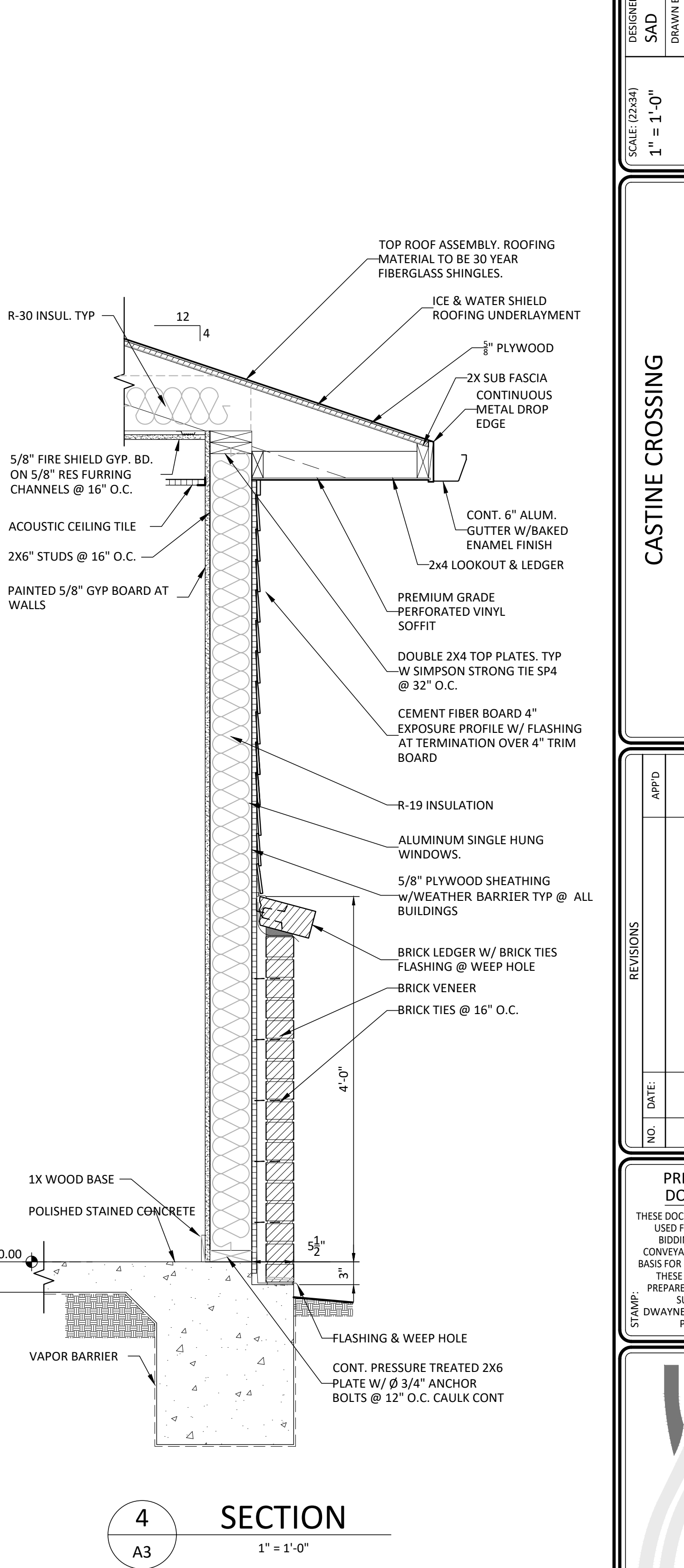
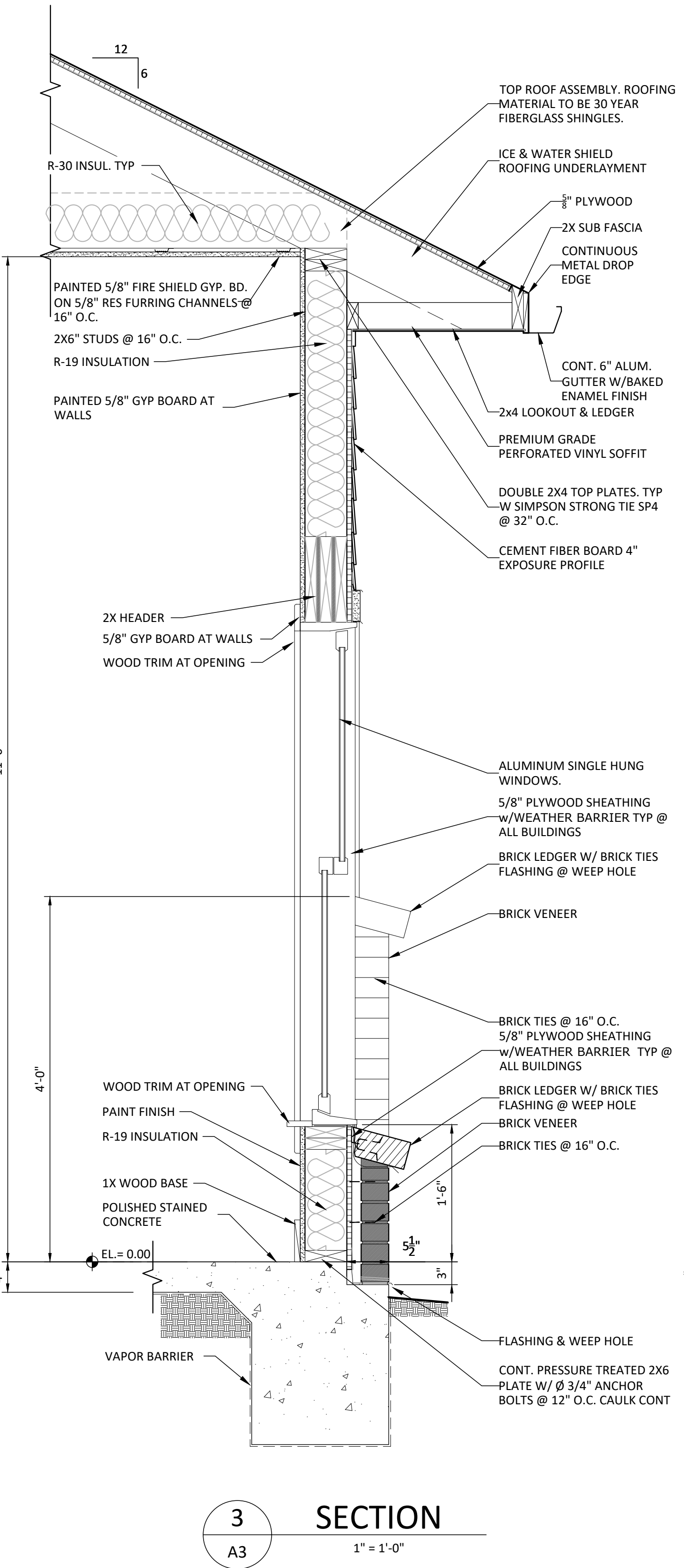
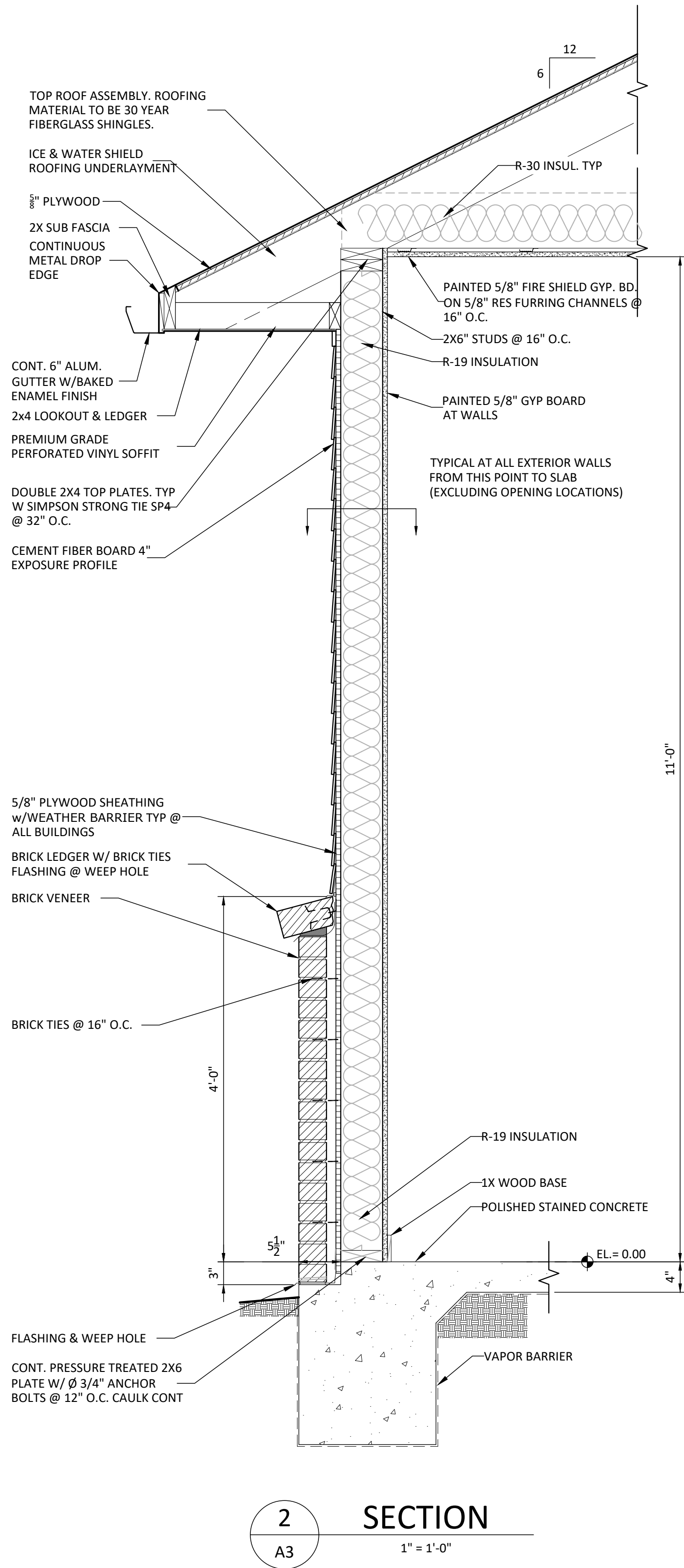
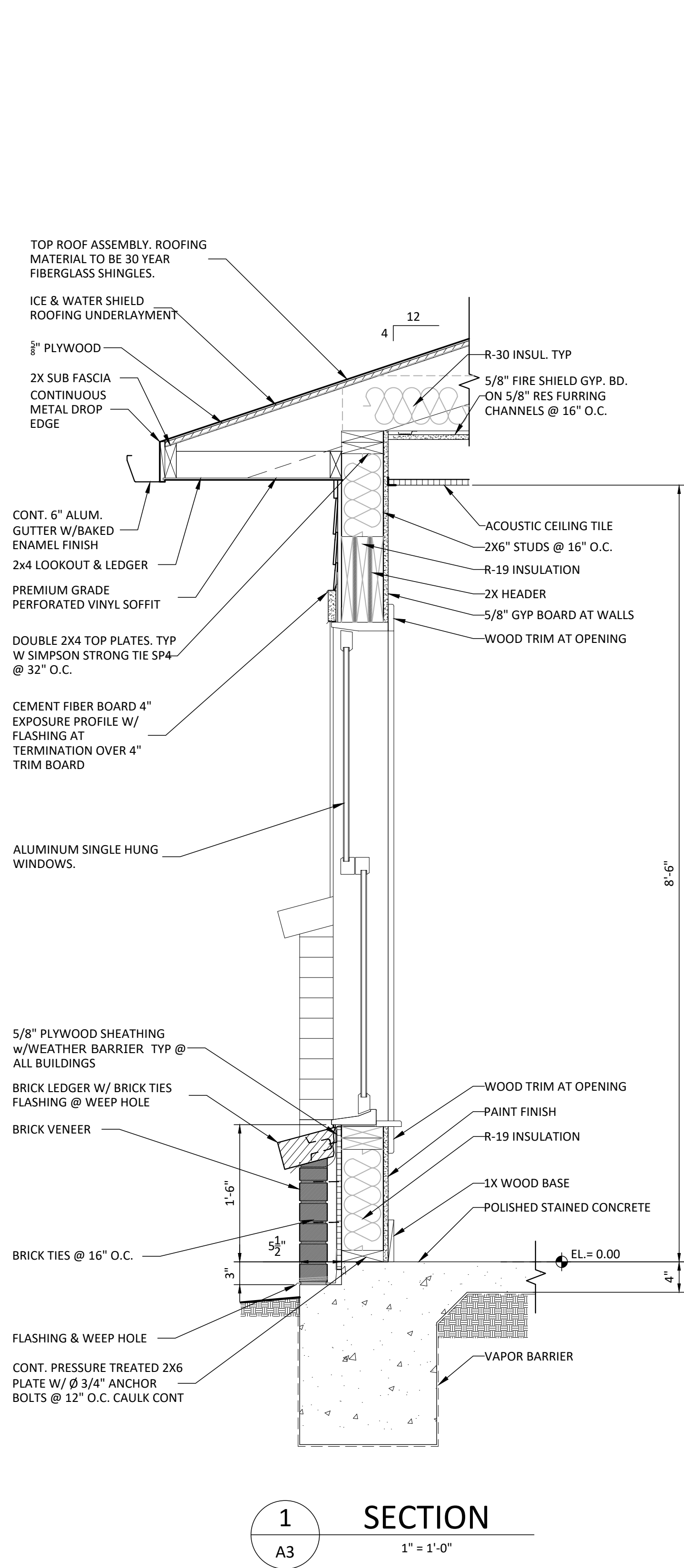
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SHEET NO.

A2.0



File:N:\2017\17001 - Castine Pointe Village\Drawings\Architectural\CHSE\17001A0-A3.dwg User: Shawn Delahoussaye Plot Date: Monday, October 16, 2017 2:15:05 PM



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DM

JOB NO.
17001

SCALE: (22x34)
1" = 1'-0"

SCALE: (8.5x11)
1/2" = 1'-0"

DATE:
07/2017

CASTINE CROSSING

LONG BEACH, MISSISSIPPI

WALL SECTIONS

NO.	DATE:	APP'D

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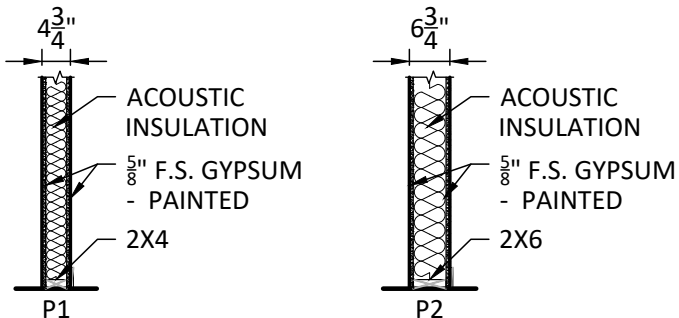
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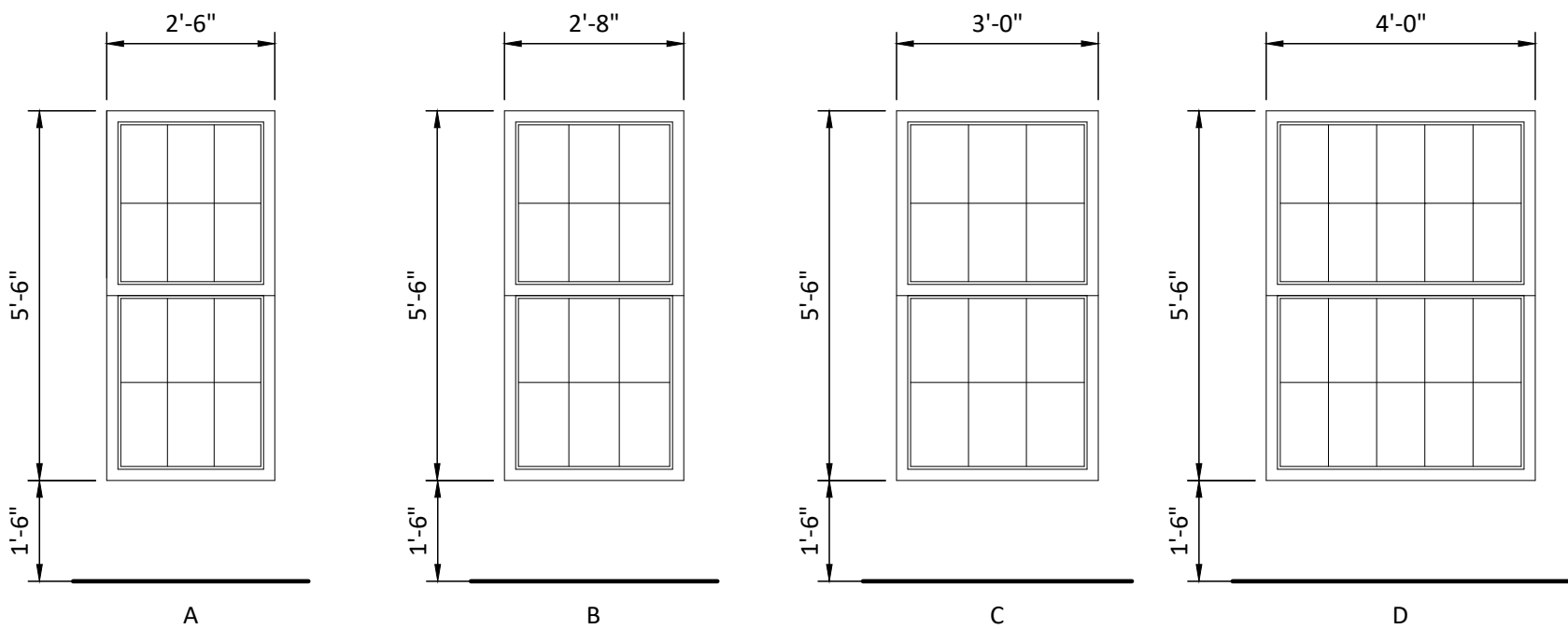
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SHEET NO.

A3.0



PARTITION TYPES
3/8" = 1'-0"



OPENINGS
3/8" = 1'-0"

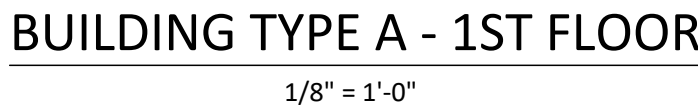


OPENING SCHEDULE		
MARK	SIZE	DESCRIPTION
1	3'-0" X 7'-0"	"B" LABEL WOOD AND GLASS DOOR
2	(PR) 3'-0" X 7'-0"	"B" LABEL WOOD AND GLASS DOOR (EXT)
3	(PR) 3'-0" X 7'-0"	"B" LABEL WOOD AND GLASS DOOR (EXT)
4	3'-0" X 7'-0"	"B" LABEL RAISED PANEL MASONITE DOOR
5	3'-0" X 7'-0"	"B" LABEL FLUSH PANEL MASONITE DOOR
6	3'-0" X 7'-0"	ALUMINUM & GLASS DOOR & PANIC DEVICE
7	3'-0" X 7'-0" W/SIDELITE	ALUMINUM & GLASS DOOR W/ STOREFRONT & PANIC DEVICE
8	3'-0" X 7'-0" W/SIDELITE	ALUMINUM & GLASS DOOR W/ STOREFRONT & PANIC DEVICE
9	3'-0" X 7'-0" W/SIDELITE	ALUMINUM & GLASS DOOR W/ STOREFRONT & PANIC DEVICE
A	2'-6" x 5'-6"	ALUMINUM SINGLE HUNG WINDOWS
B	2'-8" x 5'-6"	ALUMINUM SINGLE HUNG WINDOWS
C	3'-0" x 5'-6"	ALUMINUM SINGLE HUNG WINDOWS
D	4'-0" x 5'-6"	ALUMINUM SINGLE HUNG WINDOWS

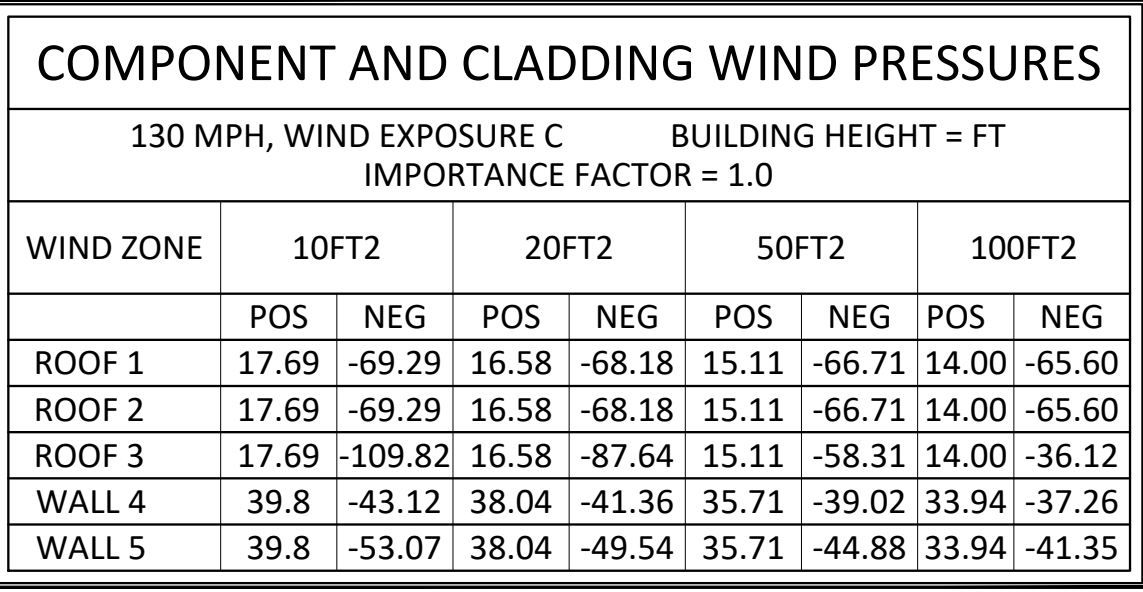
SCHEDULE OF FINISHES BUILDING 'A' - 1ST FLOOR																											
ROOM NAME	FLOOR					BASE					WALLS					CEILING					CLG. HT.	NOTES					
	STAINED CONCRETE	*	*	*	*	WOOD	*	*	*	MATERIAL					FINISH					5/8" FIRE SHIELDED GYPSUM BOARD W/ PAINT FINISH			ACOUSTIC CEILING TILE	*	*	*	
										5/8" FIRE SHIELD GYP	*	*	*	*	PAINT FINISH	*	*	*	*								*
FINISH NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	
LOBBY	*					*				*						*				*						11'-0"	
BUSINESS CENTER / OFFICE	*					*				*						*				*						9'-0"	
CLOSET	*					*				*						*				*						9'-0"	
CLOSET	*					*				*						*				*						9'-0"	
RECEPTION	*					*				*						*				*						11'-0"	
EXERCISE	*					*				*						*				*						9'-0"	
CORRIDOR	*					*				*						*				*						9'-0"	
VESTIBULE	*					*				*						*				*						9'-0"	
REST ROOM - WOMEN'S	*					*				*						*				*						9'-0"	
REST ROOM - MEN'S	*					*				*						*				*						9'-0"	
STORAGE	*					*				*						*				*						9'-0"	

REVISIONS		DATE	APP'D
NO.			

CADD FILE NAME: 17001A0-A4.dwg				
DESIGNED BY:	SAD	SCALE: (22x34)	3/8" = 1'-0"	
DRAWN BY:	SAD	SCALE: (11x17)	3/16 = 1'-0"	
CHECKED BY:	DM	DATE:	04/05/2016	
JOB NO.	16013			



SCHEDULE OF OPENINGS							
MARK	DOOR / WINDOW				FRAME	LABEL / RATING	REMARKS
	SIZE	THK.	MATERIAL	TYPE			
①	3'-0" X 6'-8"	1-3/4"	METAL CLAD - EXT.	A	METAL CLAD	45 MINUTE	4 PANEL DOOR, SELF-CLOSING M, INSULATION W/ WEATHERSTRIP & THRESHOLD
②	3'-0" X 6'-8"	1-3/4"	WOOD & GLASS - EXT.	B	WOOD & GLASS - EXT.		TEMPERED GLASS & WOOD DOORS IN A WOOD FRAME
③	2'-10" X 6'-8"	1-3/8"	VINYL CLAD - INT.	C	WOOD-INT.		4 PANEL, H.C. INTERIOR GRADE SINGLE BORE
④	2'-8" X 6'-8 1/8"	1-3/8"	VINYL CLAD - INT.	D	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
⑤	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	E	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
⑥	5'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	F	WOOD-INT		4 PANEL, H.C., SINGLE BORE
⑦	4'-0" X 6'-8"	1-1/8"	MASONITE - INT.	G	WOOD-INT.		BI-PASS DOORS
⑧	1'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	H	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
⑨	3'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	I	WOOD-INT.		4 PANEL, H.C. SINGLE BORE
⑩	2'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	J	WOOD-INT.		4 PANEL, H.C. SINGLE BORE
⑪	2'-0" X 6'-8"	1-3/8"	MASONITE - INT.	K	WOOD-INT.		2 PANEL
①A	6'-2" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.		6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN
①B	3'-0" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.		6/6LITES, DOUBLE GLAZED W/ HALF SCREEN

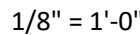


- THE FIRE ALARM SYSTEM SHALL BE A NON-CODE CLOSED CIRCUIT, CONTINUOUS RINGING, SINGLE SUPERVISED SYSTEM AS MFG. BY EDWARDS CONTROL PANEL TO BE #1520A, BREAKGLASS STATIONS TO BE #880-D FLUSH. CONTROL PANEL TO BE LOCATED IN 6" X 4" W X 4" D WP JUNCT. BOX NEAR SERVICE EQUIP. ALL WIRING TO BE #14 TW HORNS AND STATIONS SHALL BE LOCATED ON EACH FLOOR OF EACH STAIR AS SHOWN ON ARCH. PLANS ADJACENT TO APT. ENTRY DOOR. THIS SYSTEM SHALL BE DESIGNED BY A LICENSED FIRE ALARM COMPANY THAT MEETS THE REQUIREMENTS OF THE STATE MARSHALL.

INTERNATIONAL BUILDING CODE	
PRIMARY STRUCTURAL FRAME	- 1 HOURS
BEARING WALLS	
EXTERIOR	- 1 HOURS
INTERIOR	- 1 HOURS
NONBEARING WALLS & PARTITIONS	
EXTERIOR	- 1 HOURS
INTERIOR	- 0 HOURS
FLOOR CONST. & SECONDARY MEMBERS	- 1 HOURS
ROOF CONST. & SECONDARY	- 1 HOURS
ATTIC DRAFT STOPPING	- SEPARATE ATTIC INTO 3 SQ.FT.OR LESS

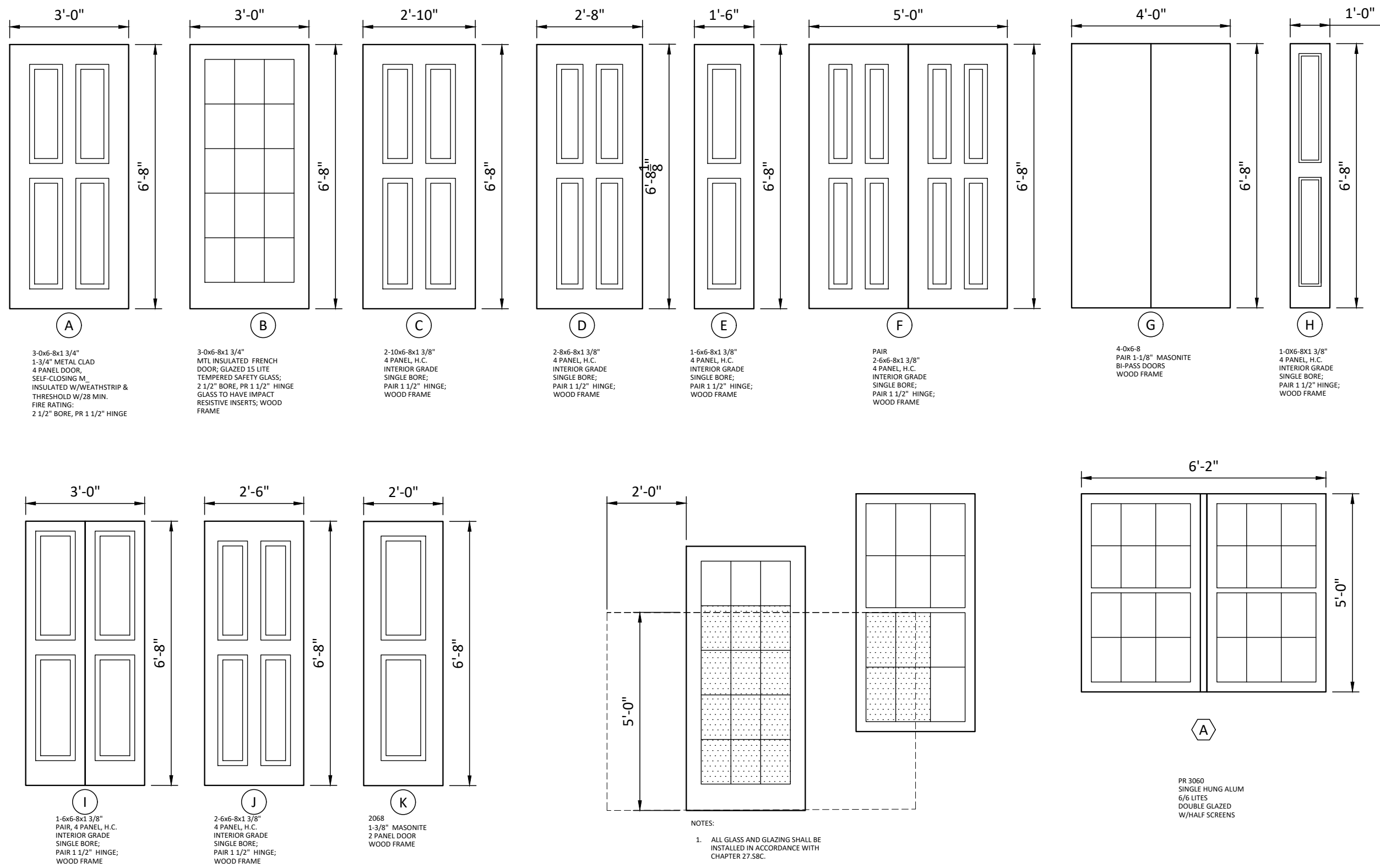
BUILDING TYPE "A" - 1ST FLOOR PLANSHEET NO.

A1.0



ROOM NAME	FLOOR					BASE			WALLS					CEILING		CLG. HT.	NOTES						
	CARPET	12 X 12 CERAMIC TILE							5/8" F.S. GYPSUM BOARD					FINISH									
		CONCRETE	*	*	*	CONCRETE	*	*	*	TILE	*	*	*	PAINT FINISH	*	*	5/8" F.S. SAILLOTT GYPSUM BOARD XX PAINT FINISH	*	*	*			
FINISH NUMBER ▶	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	23	24	25	26
MASTER BEDROOM	*					*				*				*			*			9'-0"			
MASTER BATH	*	*				*				*				*			*			9'-0"			
CLOSET	*	*				*				*				*			*			9'-0"			
KITCHEN	*					*				*				*			*			9'-0"			
UTILITY	*	*				*				*				*			*			9'-0"			
DINING ROOM	*					*				*				*			*			9'-0"			
LIVING ROOM	*					*				*				*			*			9'-0"			

SCHEDULE OF OPENINGS							
MARK	DOOR / WINDOW				FRAME	LABEL / RATING	REMARKS
	SIZE	THK.	MATERIAL	TYPE			
①	3'-0" X 6'-8"	1-3/4"	METAL CLAD - EXT.	A	METAL CLAD	45 MINUTE	4 PANEL DOOR, SELF-CLOSING M, INSULATION W/ WEATHERSTRIP & THRESHOLD
②	3'-0" X 6'-8"	1-3/4"	WOOD & GLASS - EXT.	B	WOOD & GLASS - EXT.	_____	TEMPERED GLASS & WOOD DOORS IN A WOOD FRAME
③	2'-10" X 6'-8"	1-3/8"	VINYL CLAD - INT.	C	WOOD-INT.	_____	4 PANEL, H.C. INTERIOR GRADE SINGLE BORE
④	2'-8" X 6'-8 1/8"	1-3/8"	VINYL CLAD - INT.	D	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑤	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	E	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑥	5'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	F	WOOD-INT	_____	4 PANEL, H.C., SINGLE BORE
⑦	4'-0" X 6'-8"	1-1/8"	MASONITE - INT.	G	WOOD-INT.	_____	BI-PASS DOORS
⑧	1'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	H	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑨	3'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	I	WOOD-INT.	_____	4 PANEL, H.C. SINGLE BORE
⑩	2'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	J	WOOD-INT.	_____	4 PANEL, H.C. SINGLE BORE
⑪	2'-0" X 6'-8"	1-3/8"	MASONITE - INT.	K	WOOD-INT.	_____	2 PANEL
⑬	6'-2" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.	_____	6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN
⑭	3'-0" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.	_____	6/6LITES, DOUBLE GLAZED W/ HALF SCREEN

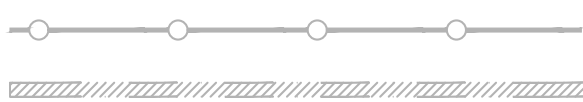


1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
2. ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
3. SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT.
(CONDITIONED SPACE)
4. PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
5. PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
6. SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
7. ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
8. NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
9. PROVIDE PEEPHOLE IN ALL ENTRANCE DOORS.
10. UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
11. ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
12. ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
13. ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.

MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
14. ALL GLAZING IN DOORS TO BE TEMPERED.
15. FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

SLAB AREA: 7,582 SQ. FT.

SMOKE PARTITION



BUILDING TYPE "A" - 2ND FLOOR PLAN

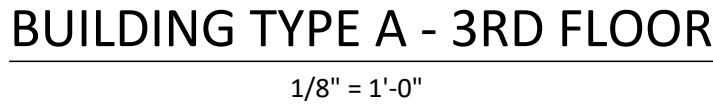
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Planning, Engineering and Landscape Architecture
638 Wilshire Lane N. • Maple Ridge, LA 70071 • 813-727-9372

SHEET NO.

A1.1



1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
2. ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
3. SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT.
(CONDITIONED SPACE)
4. PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
5. PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
6. SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
7. ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
8. NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
9. PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
10. UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
11. ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
12. ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
13. ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.

MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
14. ALL FLOORING IN DOORS TO BE TEMPERED.
15. FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

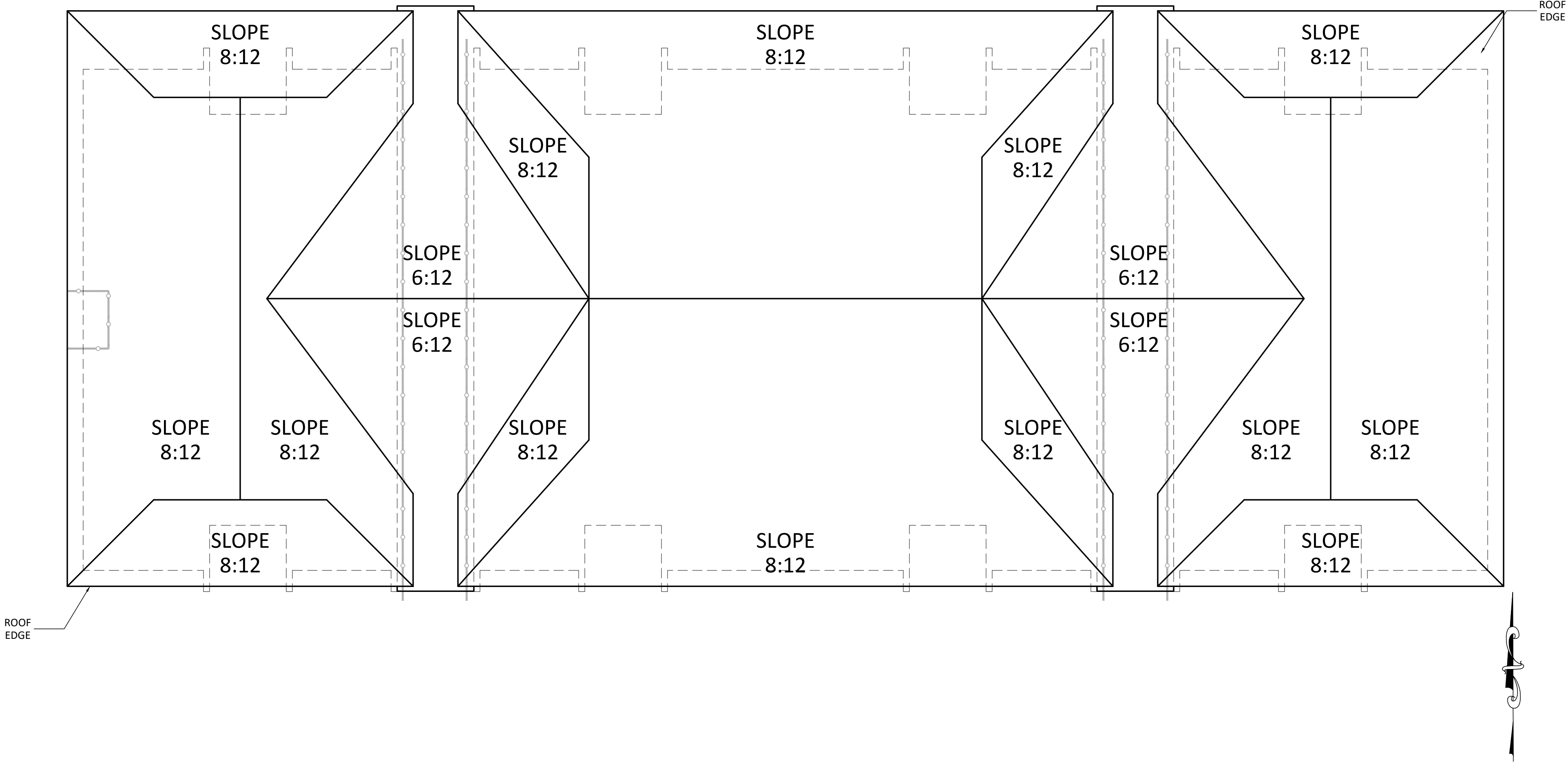
<u>PER UNIT</u>	
BDRM UNIT :	740 SQ. FT.
BDRM UNIT, PORCH :	65 SQ. FT.
TOTAL UNIT:	805 SQ. FT.
<u>PER FLOOR</u>	
CONDITIONED AREA:	5,920 SQ. FT.
PORCHES:	520 SQ. FT.
BREEZEWAYS:	870 SQ. FT.
TOTAL UNDER BEAM:	7,310 SQ. FT.
SLAB AREA:	7,582 SQ. FT.

1HR RATED PARTITION

SMOKE PARTITION

SCHEDULE OF OPENINGS							
MARK	DOOR / WINDOW				FRAME	LABEL / RATING	REMARKS
	SIZE	THK.	MATERIAL	TYPE			
①	3'-0" X 6'-8"	1-3/4"	METAL CLAD - EXT.	A	METAL CLAD	45 MINUTE	4 PANEL DOOR, SELF-CLOSING M, INSULATION W/ WEATHERSTRIP & THRESHOLD
②	3'-0" X 6'-8"	1-3/4"	WOOD & GLASS - EXT.	B	WOOD & GLASS - EXT.	_____	TEMPERED GLASS & WOOD DOORS IN A WOOD FRAME
③	2'-10" X 6'-8"	1-3/8"	VINYL CLAD - INT.	C	WOOD-INT.	_____	4 PANEL, H.C. INTERIOR GRADE SINGLE BORE
④	2'-8" X 6'-8 1/8"	1-3/8"	VINYL CLAD - INT.	D	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑤	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	E	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑥	5'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	F	WOOD-INT	_____	4 PANEL, H.C., SINGLE BORE
⑦	4'-0" X 6'-8"	1-1/8"	MASONITE - INT.	G	WOOD-INT.	_____	BI-PASS DOORS
⑧	1'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	H	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑨	3'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	I	WOOD-INT.	_____	4 PANEL, H.C. SINGLE BORE
⑩	2'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	J	WOOD-INT.	_____	4 PANEL, H.C. SINGLE BORE
⑪	2'-0" X 6'-8"	1-3/8"	MASONITE - INT.	K	WOOD-INT.	_____	2 PANEL
⑫	6'-2" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.	_____	6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN
⑬	3'-0" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.	_____	6/6LITES, DOUBLE GLAZED W/ HALF SCREEN

BUILDING TYPE "A" - 3RD FLOOR PLAN



BUILDING TYPE A - ROOF PLAN
1/8" = 1'-0"

GENERAL INFORMATION	
BUILDING "A" - 3RD FLOOR	
PER UNIT	
1 BDRM UNIT :	740 SQ. FT.
1 BDRM UNIT, PORCH :	65 SQ. FT.
TOTAL UNIT:	805 SQ. FT.
PER FLOOR	
CONDITIONED AREA:	5,920 SQ. FT.
PORCHES:	520 SQ. FT.
BREEZEWAYS:	870 SQ. FT.
TOTAL UNDER BEAM:	7,310 SQ. FT.
SLAB AREA:	7,582 SQ. FT.

FIRE PROTECTION LEGEND:	
1HR RATED PARTITION	
SMOKE PARTITION	

CADD FILE NAME:
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CASTINE CROSSING
LONG BEACH, MISSISSIPPI

BUILDING TYPE "A" - ROOF PLAN

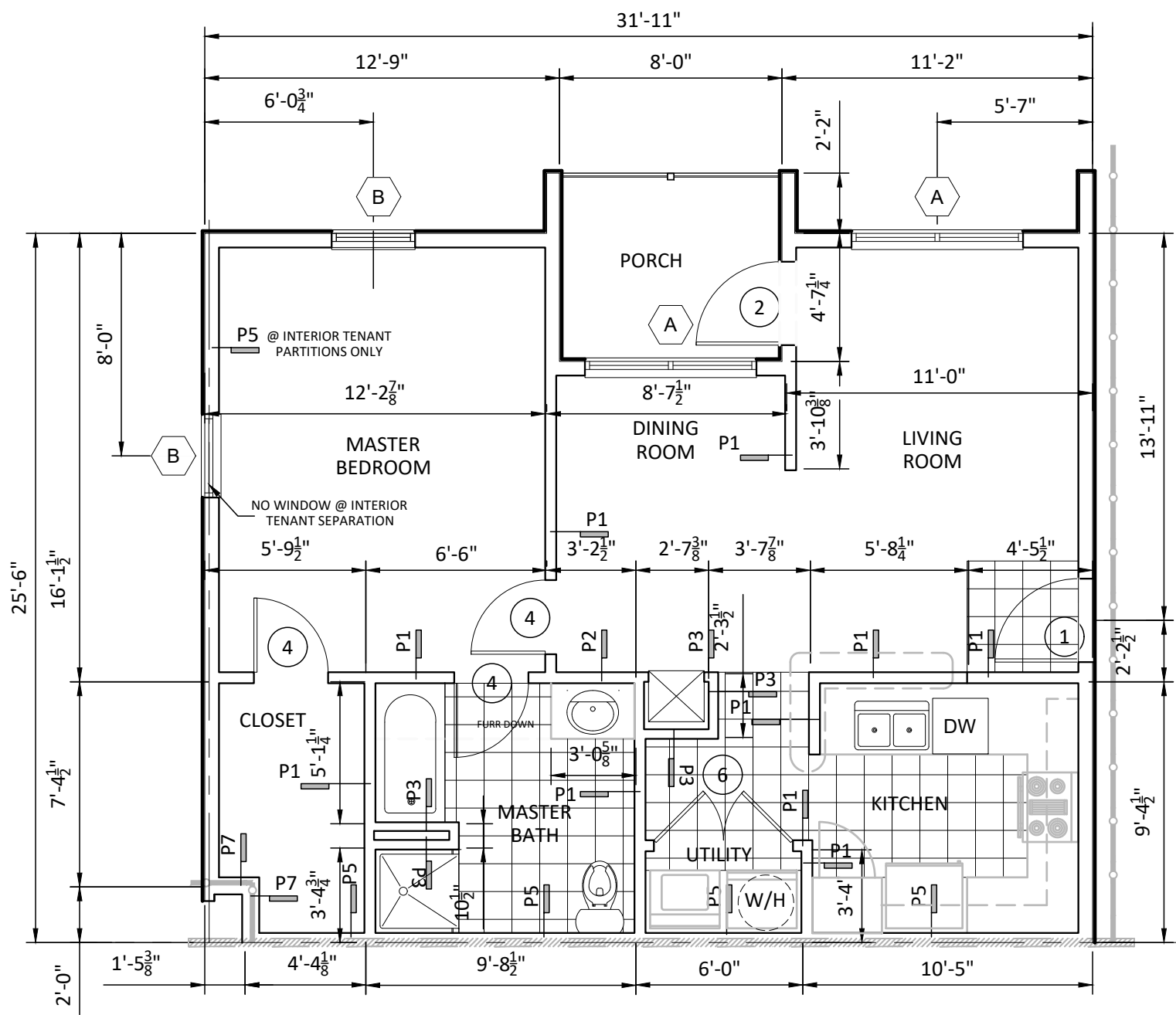
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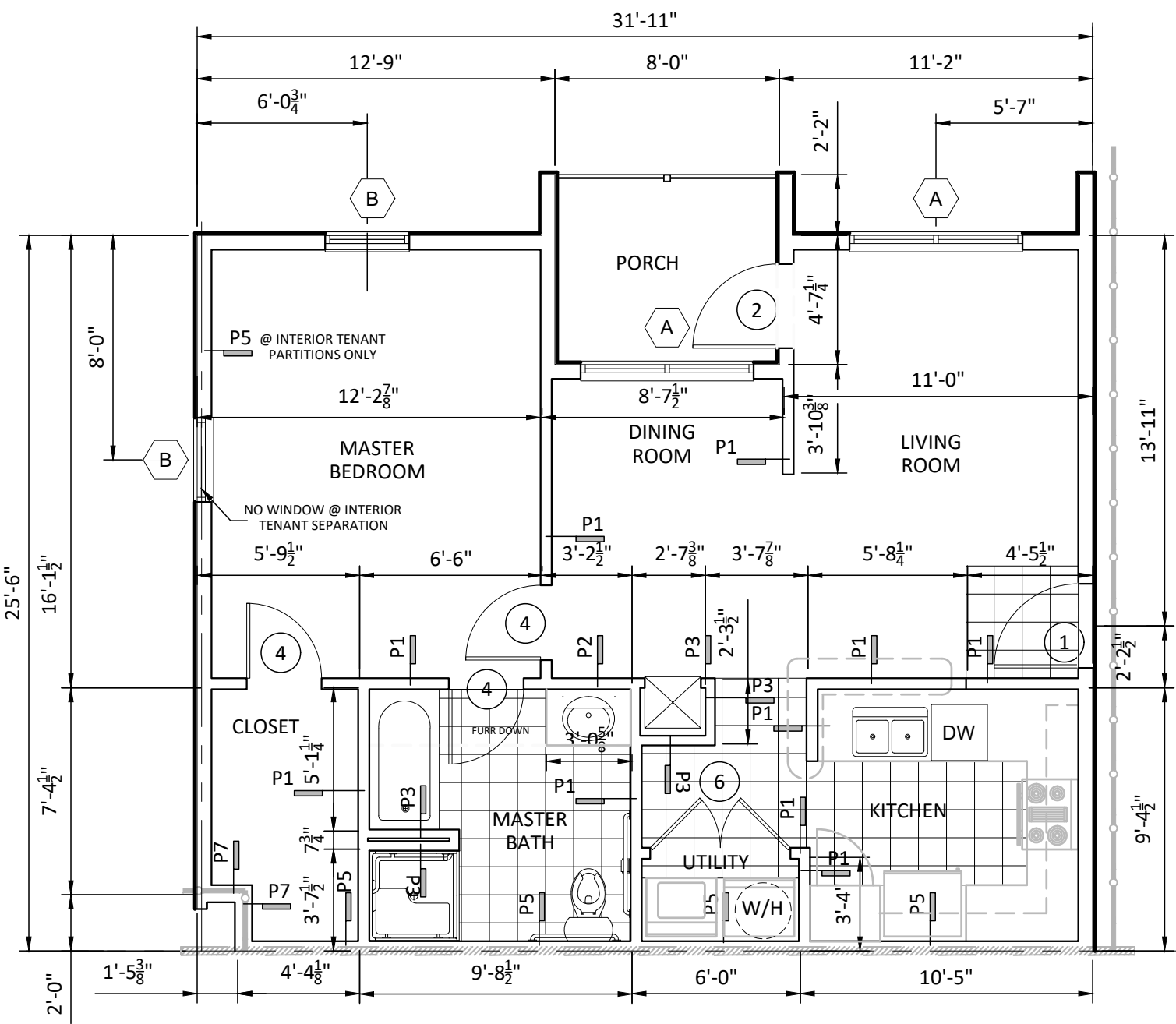
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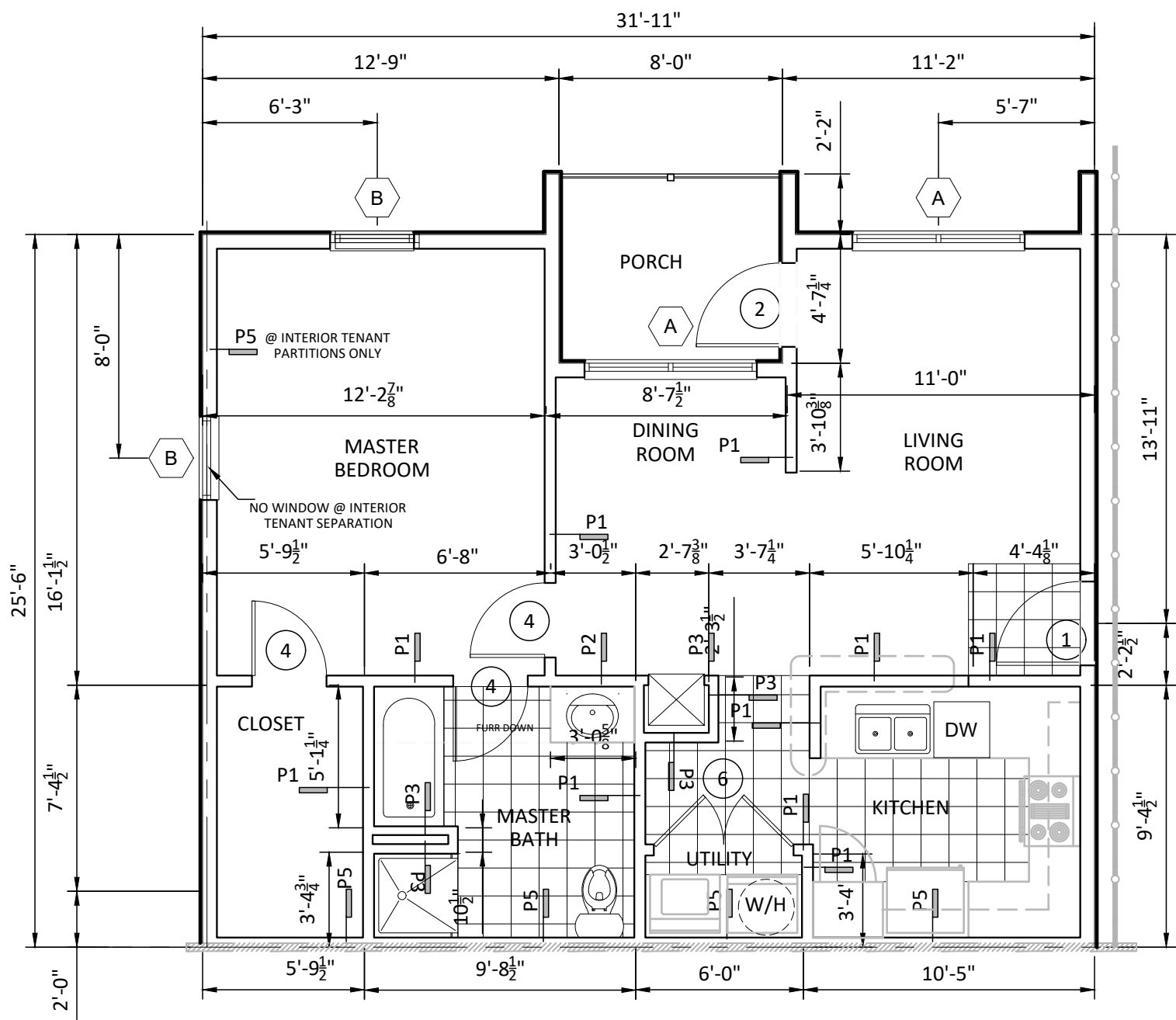
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A1.3



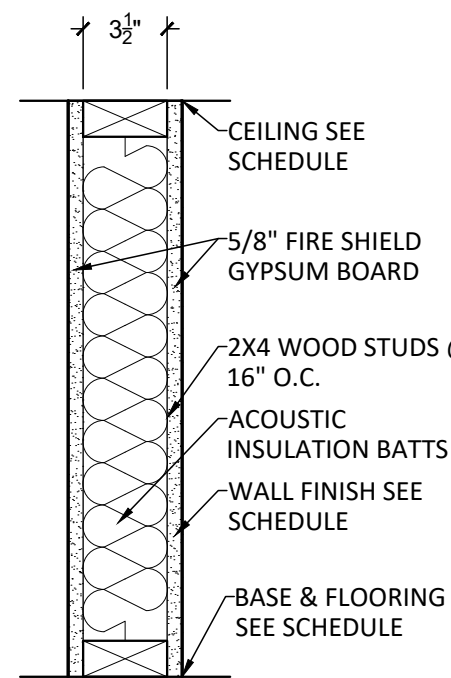
1 BUILDING A - TYPICAL UNIT PLAN
BLDG TYPE A
792 SQ.FT.
3/16" = 1'-0"



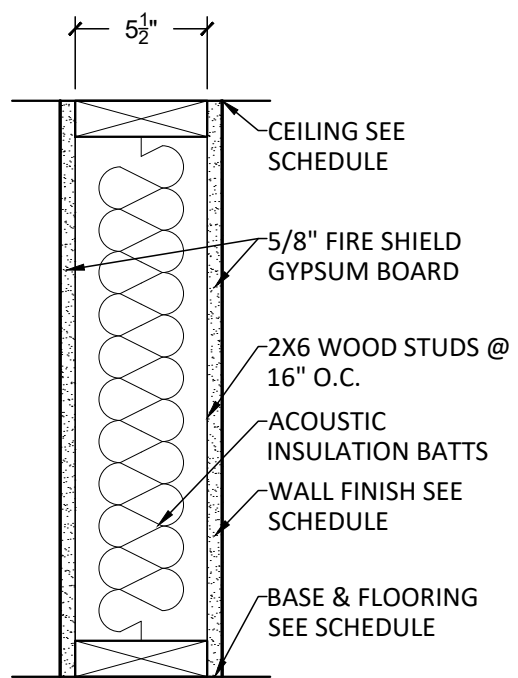
2 BUILDING A - ACCESSIBLE UNIT PLAN
BLDG TYPE A
792 SQ.FT.
3/16" = 1'-0"



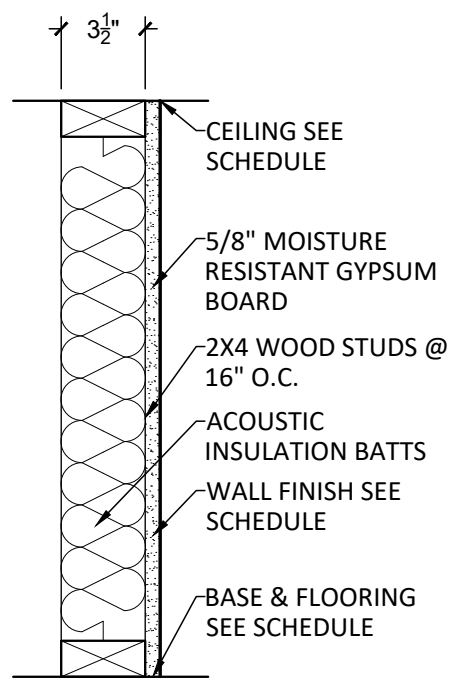
3 BUILDING A - UNIT PLAN AT 2ND & 3RD FLOOR
BLDG TYPE A
805 SQ.FT.
3/16" = 1'-0"



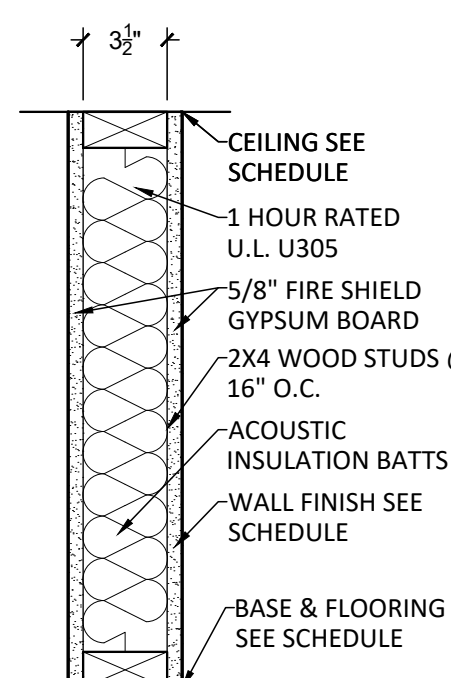
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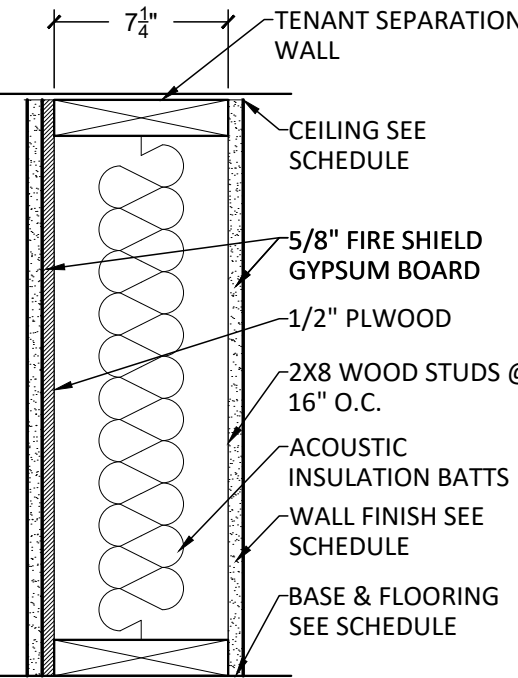
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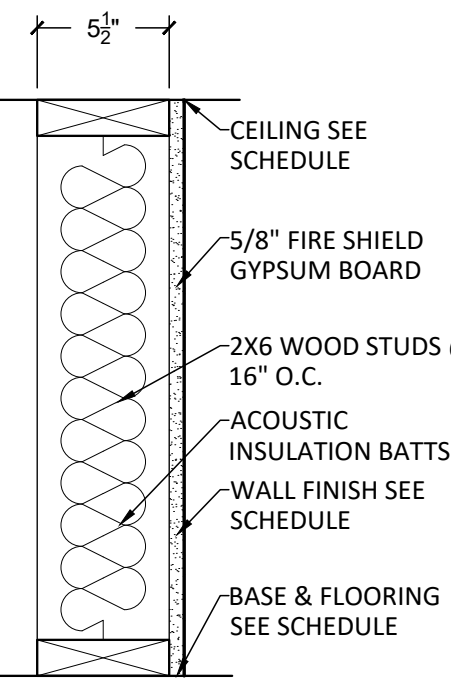
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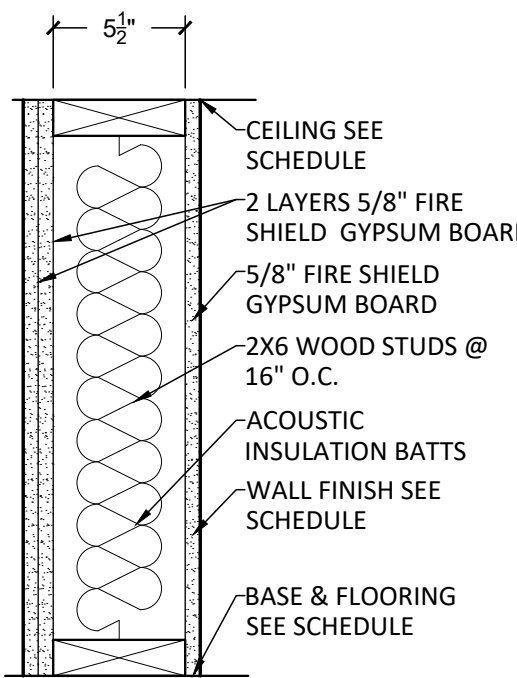
P4



P5



P6



P7

4 INTERIOR WALL PARTTION TYPES
1-1/2" = 1'-0"

FIRE PROTECTION LEGEND:

1HR RATED PARTITION
SMOKE PARTITION

GENERAL NOTES:

- ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
- SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
- ALL EXTERIOR LAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
- NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
- PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
- ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
- ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.
- ALL FIRST FLOOR UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT. REFER TO GENERAL NOTES FOR INFORMATION AND REQUIREMENTS.
- CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.

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JOB NO. 17001
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SCALE: (8.5X11)

CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BILDING A - UNIT PLANS

NO.	DATE:	REVISIONS	APP'D

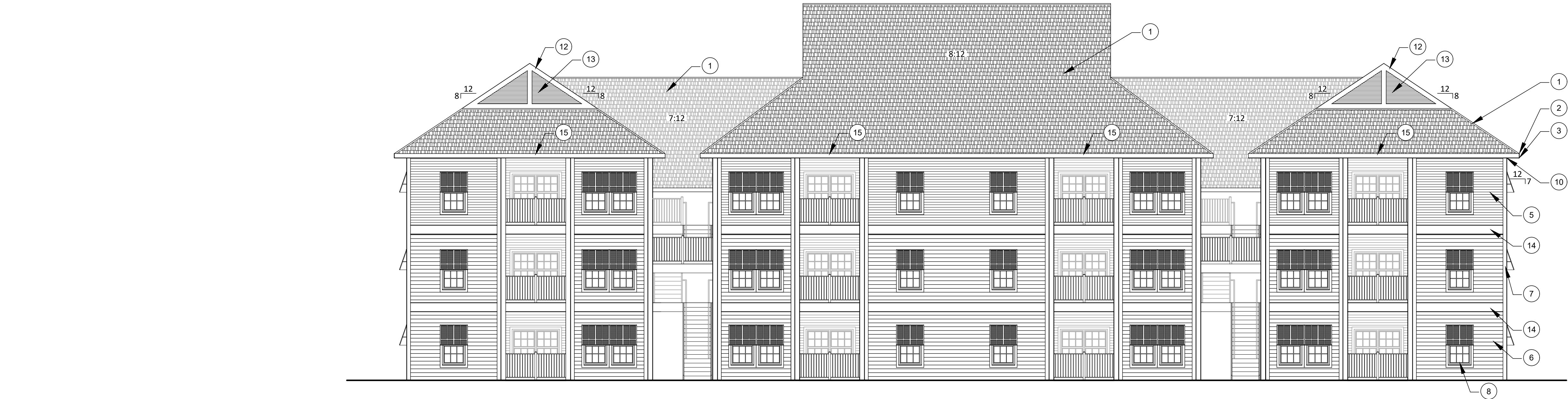
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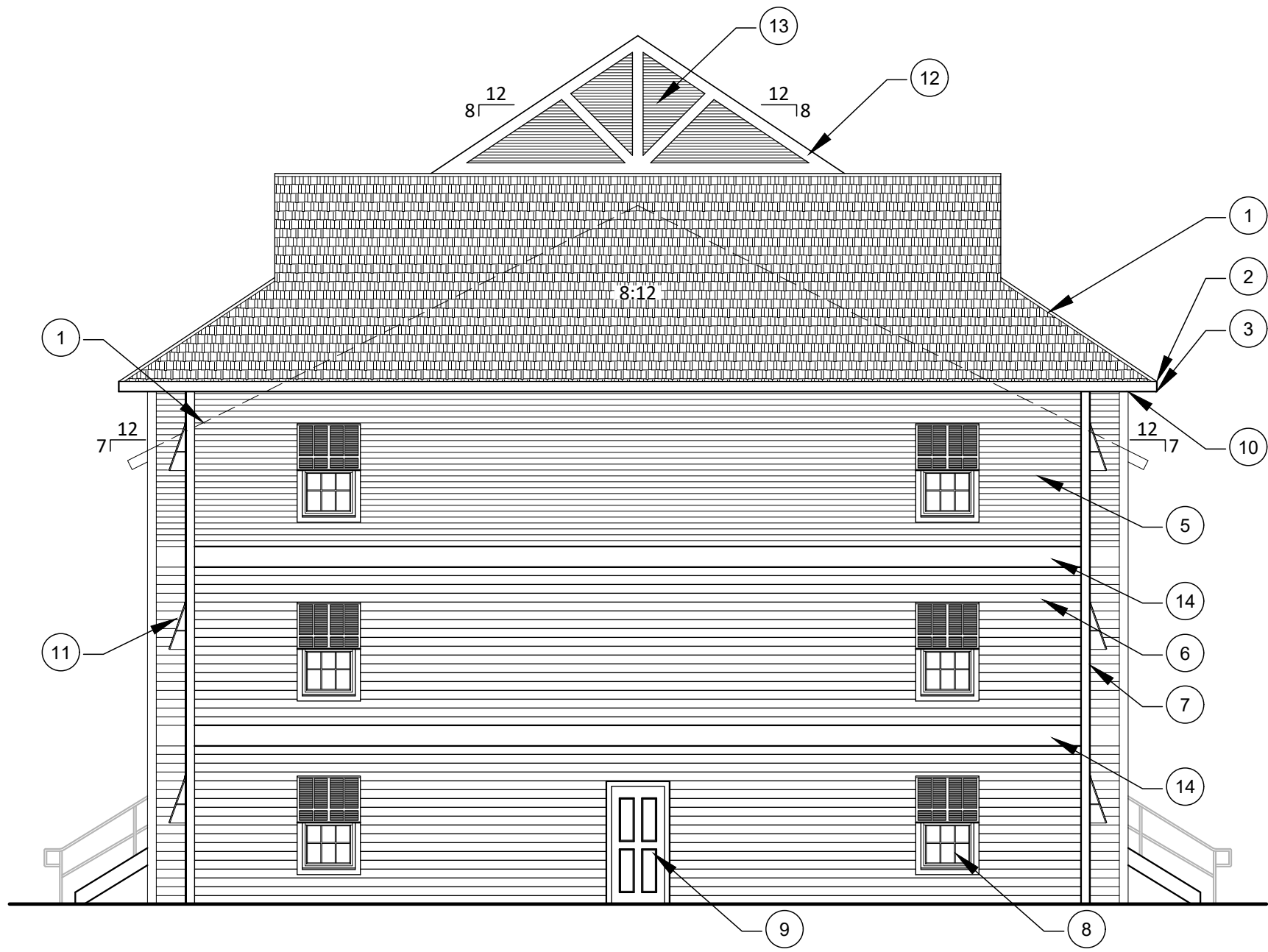
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FRONT / REAR ELEVATIONS

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"

NOTES:

- 30 YEAR FIBERGLASS ARCHITECTURAL SHINGLES.
- CONT. DRIP EDGE.
- ALUMINIUM FACIA W/BAKED ENAMEL FINISH.
- 42" HIGH METAL HANDRAIL.
- 4" EXPOSURE FIBER CEMENT BOARD.
- 6" EXPOSURE FIBER CEMENT BOARD.
- 6" TRIM BOARD.
- ALUMINUM SINGLE HUNG WINDOWS.
- METAL CLAD INSULATED DOOR (1 HR RATED).
- CONT. PREF. VINYL SOFFITT.
- ALUMINUM BAHAMA SHUTTER
- 2X WOOD TRIM
- PAINTED CLOSED WOOD LOUVER
- 14" EXPOSURE FIBER CEMENT BOARD
- RAIN DIVERTER

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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING TYPE "A" - ELEVATIONS

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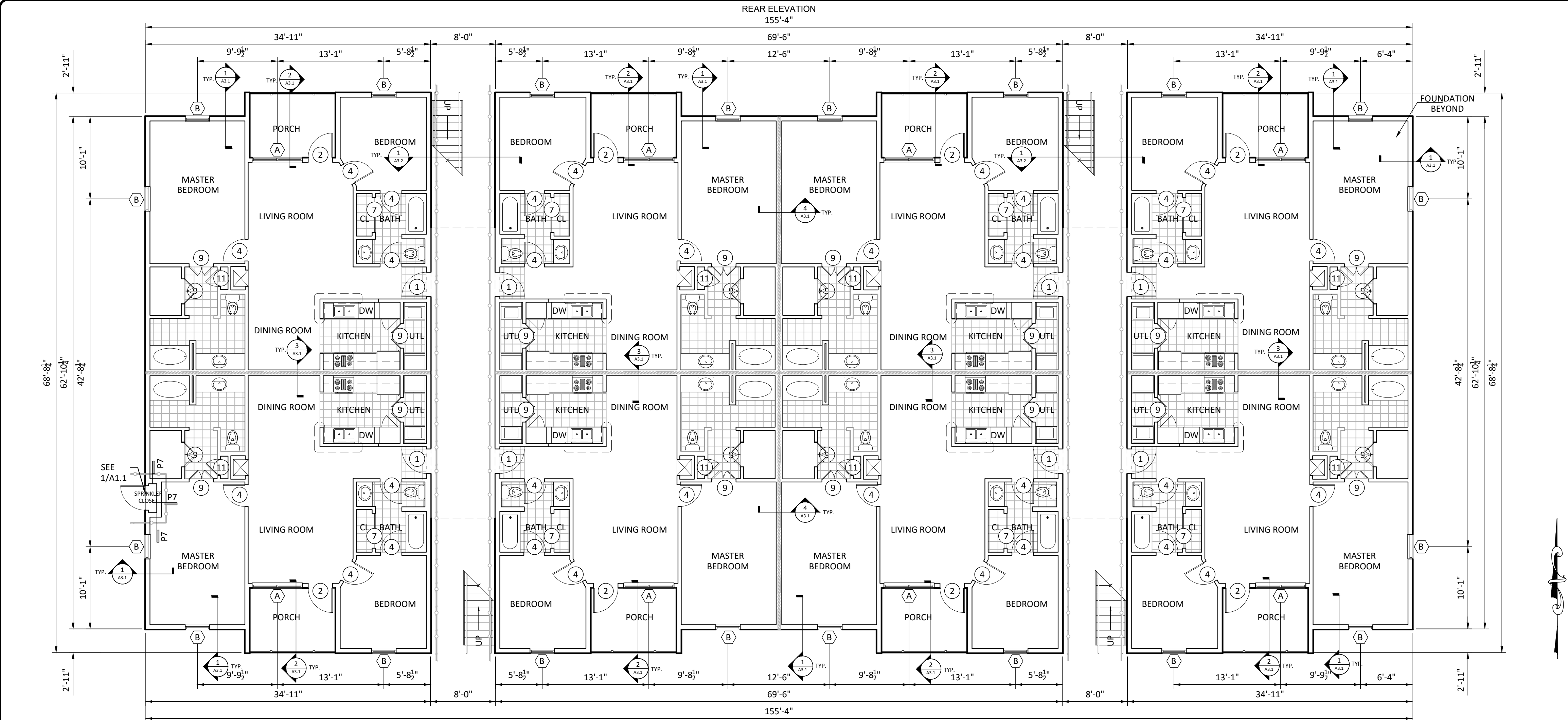
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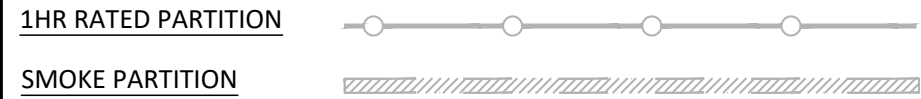


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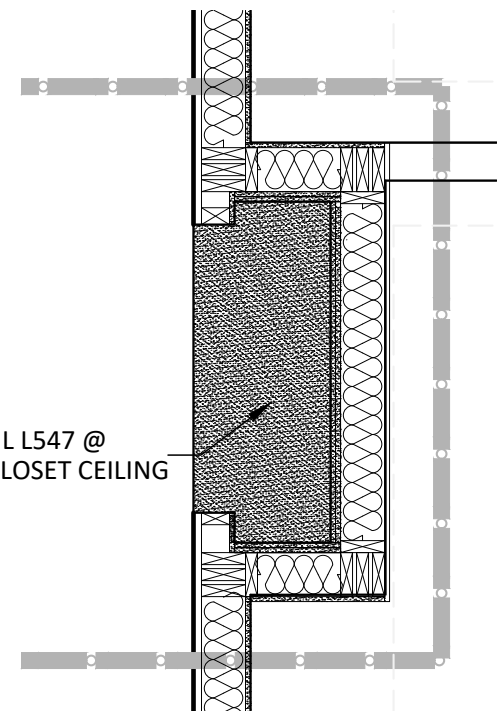


FIRE PROTECTION LEGEND:



BUILDING TYPE B - 1ST FLOOR

1/8" = 1'-0"



1 SPRINKLER CLOSET

1" = 1'-0"

GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
2. ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
3. SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
4. PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
5. PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
6. SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
7. ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
8. NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
9. PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
10. UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
11. ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
12. ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
13. ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
14. ALL GLAZING IN DOORS TO BE TEMPERED.
15. FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

GENERAL INFORMATION BUILDING TYPE "B" - 1ST FLOOR

PER UNIT	
1 BDRM UNIT :	1,020 SQ. FT.
1 BDRM UNIT, PORCH :	94 SQ. FT.
TOTAL UNIT:	1,114 SQ. FT.
PER FLOOR	
CONDITIONED AREA:	8,160 SQ. FT.
PORCHES:	752 SQ. FT.
BREEZEWAYS:	1,078 SQ. FT.
TOTAL UNDER BEAM:	9,990 SQ. FT.
SLAB AREA:	10,425 SQ. FT. / FLR
BUILDING "A" SQUARE FOOTAGE:	
CONDITIONED AREA :	24,752 SQ. FT.
PORCHES:	2,224 SQ. FT.
BREEZEWAYS:	3,234 SQ. FT.
TOTAL:	30,210 SQ. FT. UNDER ROOF
NOTE:	
SEE UNIT CONFIGURATION SITE PLAN FOR F.F.E.	

FIRE ALARM NOTE

THE FIRE ALARM SYSTEM SHALL BE A NON-CODE CLOSED CIRCUIT, CONTINUOUS RINGING, SINGLE SUPERVISED SYSTEM AS MFG. BY EDWARDS CONTROL. PANEL TO BE #1520A, BREAKGLASS STATIONS TO BE #880-D FLUSH. CONTROL PANEL TO BE LOCATED IN 6" H X 4" W X 4" D WP JUNCT. BOX NEAR SERVICE EQUIP. ALL WIRING TO BE #14 TW HORNS AND STATIONS SHALL BE LOCATED ON EACH FLOOR OF EACH STAIR AS SHOWN ON ARCH. PLANS ADJACENT TO APT. ENTRY DOOR. THIS SYSTEM SHALL BE DESIGNED BY A LICENSED FIRE ALARM COMPANY THAT MEETS THE REQUIREMENTS OF THE STATE MARSHALL.

FIRE PROTECTION LAYOUT

MINIMUM CONSTRUCTION STANDARDS FOR ONE HOUR RATED PARTITIONS SHALL BE AS FOLLOWS:

A MINIMUM OF 2X4 (U.N.O.) WOOD STUDS AT 16" O.C. MAXIMUM WITH A SINGLE LAYER OF 5/8" TYPE "X" FIRECODE GYPSUM BOARD ON EACH SIDE OF STUD. THE ENTIRE PARTITION ASSEMBLY SHALL EXTEND FROM FINISH FLOOR TO THE UNDERSIDE OF THE STRUCTURAL DECK ABOVE. ALL JOINTS IN GYPSUM BOARD ABOVE THE CEILING LINE WILL BE TAPED AND FLOATED. ALL ONE HOUR FIRE RATED OR SMOKE RESISTIVE PARTITIONS SHALL CONFORM TO THE U.L. DESIGN ASSEMBLIES.

FIRE PROTECTION LEGEND

ONE HOUR FIRE RATED PARTITION:



SOUND PARTITION:



PARTITION SEQUENCING NOTES:

TO INSURE THE INTEGRITY OF REQUIRED RATINGS, THE CONTRACTOR SHALL CONSTRUCT PARTITIONS ACCORDING TO THE FOLLOWING SEQUENCE OF PRIORITIES:

- 1) SMOKE WALLS, THEN
- 2) FIRE WALLS (2 HOUR THEN 1 HOUR), THEN
- 3) CORRIDOR PARTITIONS, THEN
- 4) INTERVENING PARTITIONS

DESCRIPTION OF FIRE RATING

1. 1 HR. RATED WALLS FROM SLAB TO BOTTOM OF ROOF DECK
A) DOORS AND FRAME TO BE 20 MIN FIRE RATED
B) STORAGE IS SPRINKLED, THEREFORE NOT RATED
2. UNIT PARTITIONS
A) NOT RATED
B) FLOOR /CEILING ASSEMBLY HAS SMOKE PARTITION/BARRIER @ PARTY WALL AND WITHIN ASSEMBLY IF SPACE EXCEEDS 1,000 S.F. (SMOKE BARRIERS TO DIVIDE AREAS 1,000 S.F. OR LESS)
3. ATTIC
A) SMOKE BARRIER SHOWN ON PLANS. AREA MUST BE DIVIDED INTO SPACE OF LESS THAN 3,000 S.F.
4. SPRINKLER CLOSET
A) 1 HR. RATED FROM SLAB TO BOTTOM OR ROOF DECK

CODE ANALYSIS: NEW R-2 RESIDENTIAL

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2012 EDITION
NFPA 101 LIFE SAFETY CODE - 2012 EDITION

OCCUPANCY CLASSIFICATION:

INTERNATIONAL BUILDING CODE - RESIDENTIAL (R-2)
NFPA 101 LIFE SAFETY CODE - NEW APARTMENT OCCUPANCY

CLASSIFICATION OF HAZARD:

ORDINARY HAZARD

TYPE OF CONSTRUCTION:

INTERNATIONAL BUILDING CODE - TYPE 5A / (PROTECTED) SPRINKLERED
NFPA 101 LIFE SAFETY CODE - TYPE V- (111) SPRINKLERED NFPA 13R

MAXIMUM AREA AND HEIGHT

INTERNATIONAL BUILDING CODE - 3 STORY / 12,000 SQ. FT. PER FLOOR PER BLDG.
NFPA 101 LIFE SAFETY CODE

NO LIMIT

FIRE RESISTANCE RATING

INTERNATIONAL BUILDING CODE
PRIMARY STRUCTURAL FRAME - 1 HOURS
BEARING WALLS
EXTERIOR - 1 HOURS
INTERIOR - 1 HOURS
NONBEARING WALLS & PARTITIONS
EXTERIOR - 1 HOURS
INTERIOR - 0 HOURS
FLOOR CONST. & SECONDARY MEMBERS - 1 HOURS
ROOF CONST. & SECONDARY - 1 HOURS
ATTIC DRAFT STOPPING - SEPARATE ATTIC INTO 3000 SQ. FT. OR LESS

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17001

DATE:
07/2017

CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING TYPE "B" - 1ST FLOOR PLAN

REVISIONS

NO.

DATE:

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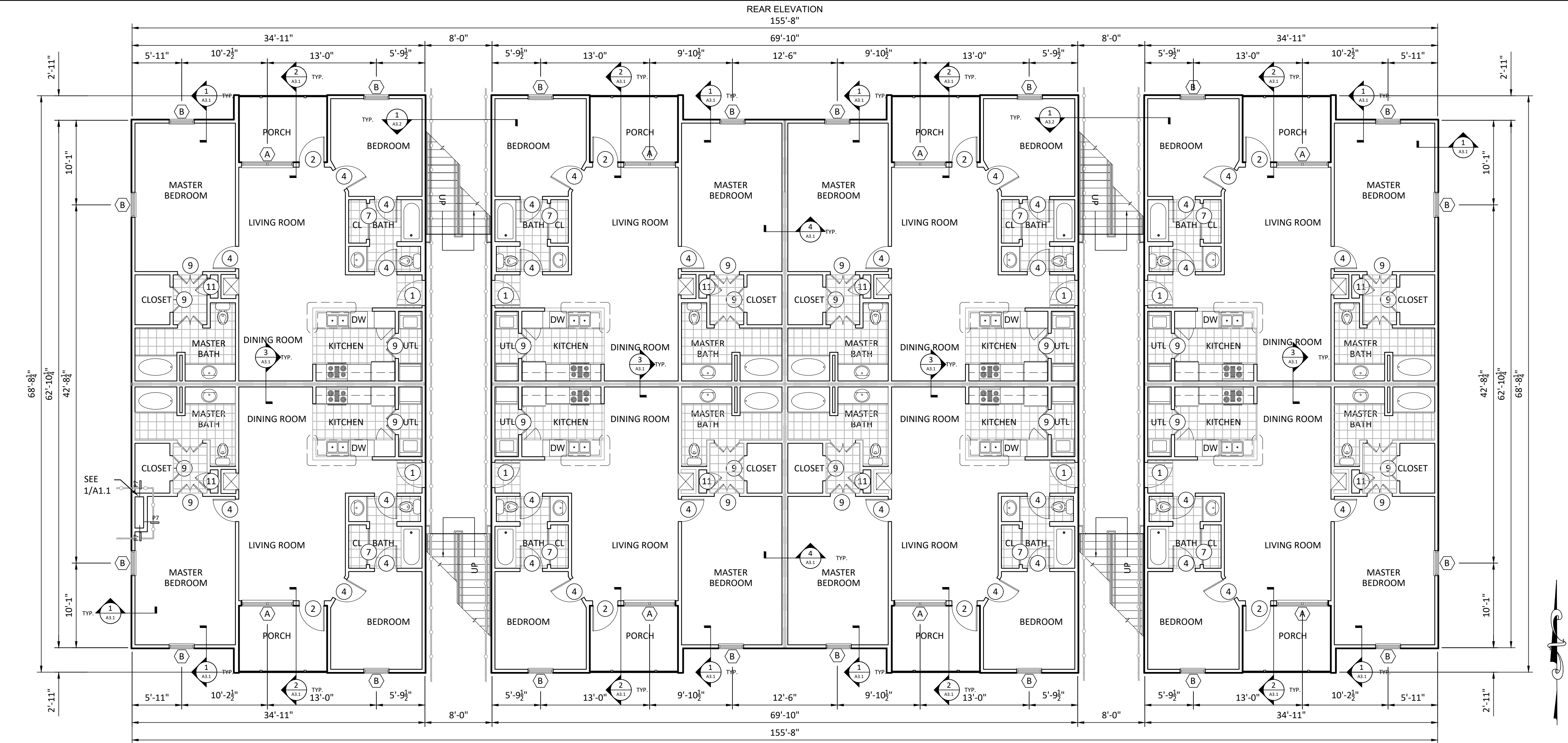
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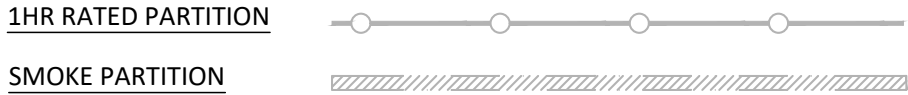


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FIRE PROTECTION LEGEND:



BUILDING TYPE B - 2ND FLOOR

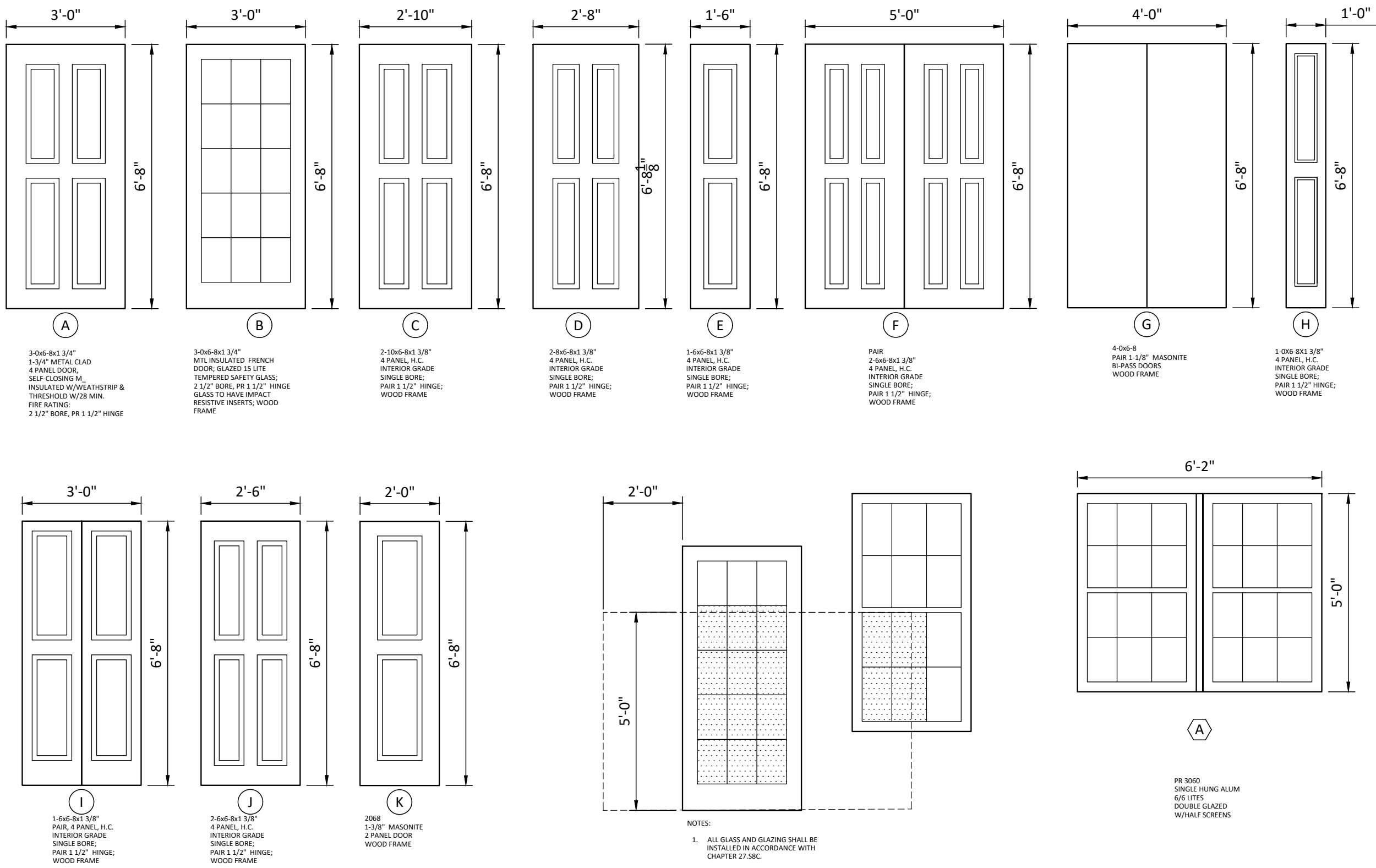
1/8" = 1'-0"

SCHEDULE OF FINISHES BUILDING 'B' - 2ND FLOOR

ROOM NAME	FLOOR					BASE			WALLS								CEILING		CLG. HT.	NOTES								
	CARPET	12 X 12 CERAMIC TILE		CONCRETE	* * *	CONCRETE	* * *	* * *	5/8" F.S. GYPSUM BOARD	MATERIAL				FINISH				50% TBS SAIL LINE GYPSUM BOARD W/PAINT FINISH	* * *	* * *								
										TILE	* * *	* * *	* * *	PAINT FINISH	* * *	* * *												
FINISH NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	23	24	25	26					
MASTER BEDROOM	*	*					*	*			*					*				*					9'-0"			
MASTER BATH	*	*					*	*			*					*				*					9'-0"			
CLOSET	*	*					*	*			*					*				*					9'-0"			
KITCHEN	*	*					*	*			*					*				*					9'-0"			
UTILITY	*	*					*	*			*					*				*					9'-0"			
DINING ROOM	*	*					*	*			*					*				*					9'-0"			
LIVING ROOM	*	*					*	*			*					*				*					9'-0"			

SCHEDULE OF OPENINGS

MARK	DOOR / WINDOW				FRAME	LABEL / RATING	REMARKS
	SIZE	THK.	MATERIAL	TYPE			
1	3'-0" X 6'-8"	1-3/4"	METAL CLAD - EXT.	A	METAL CLAD	45 MINUTE	4 PANEL DOOR, SELF-CLOSING M, INSULATION W/ WEATHERSTRIP & THRESHOLD
2	3'-0" X 6'-8"	1-3/4"	WOOD & GLASS - EXT.	B	WOOD & GLASS - EXT.		TEMPERED GLASS & WOOD DOORS IN A WOOD FRAME
3	2'-10" X 6'-8"	1-3/8"	VINYL CLAD - INT.	C	WOOD-INT.		4 PANEL, H.C. INTERIOR GRADE SINGLE BORE
4	2'-8" X 6'-8 1/8"	1-3/8"	VINYL CLAD - INT.	D	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
5	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	E	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
6	5'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	F	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
7	4'-0" X 6'-8"	1-1/8"	MASONITE - INT.	G	WOOD-INT.		BI-PASS DOORS
8	1'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	H	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
9	3'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	I	WOOD-INT.		4 PANEL, H.C. SINGLE BORE
10	2'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	J	WOOD-INT.		4 PANEL, H.C. SINGLE BORE
11	2'-0" X 6'-8"	1-3/8"	MASONITE - INT.	K	WOOD-INT.		2 PANEL
A	6'-2" X 5'-0"	----	GLASS & ALUM.		ALUMINUM - INT.		6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN
B	3'-0" X 5'-0"	----	GLASS & ALUM.		ALUMINUM - INT.		6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN



GENERAL INFORMATION
BUILDING TYPE "B" - 2ND FLOOR

PER UNIT

1 BD RM UNIT : 1,037 SQ. FT.
1 BD RM UNIT, PORCH : 92 SQ. FT.

TOTAL UNIT: 1,129 SQ. FT.

PER FLOOR

CONDITIONED AREA: 8,296 SQ. FT.
PORCHES: 736 SQ. FT.

BREEZEWAYS: 1,078 SQ. FT.

TOTAL UNDER BEAM: 10,110 SQ. FT.

SLAB AREA: 10,425 SQ. FT.

GENERAL NOTES:

- ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
- SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
- ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
- NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
- PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
- ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
- ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING TYPE "B" - 2ND FLOOR PLAN

NO.	DATE	APPROVED	REVISIONS

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605 Village Lane N. • Mandeville, LA 70471 • 985.727.2577

SHEET NO.

A1.1



BUILDING TYPE B - 3RD FLOOR

$$1/8'' = 1'-0''$$

SCHEDULE OF OPENINGS							
MARK	DOOR / WINDOW				FRAME	LABEL / RATING	REMARKS
	SIZE	THK.	MATERIAL	TYPE			
①	3'-0" X 6'-8"	1-3/4"	METAL CLAD - EXT.	A	METAL CLAD	45 MINUTE	4 PANEL DOOR, SELF-CLOSING M, INSULATION W/ WEATHERSTRIP & THRESHOLD
②	3'-0" X 6'-8"	1-3/4"	WOOD & GLASS - EXT.	B	WOOD & GLASS - EXT.	-----	TEMPERED GLASS & WOOD DOORS IN A WOOD FRAME
③	2'-10" X 6'-8"	1-3/8"	VINYL CLAD - INT.	C	WOOD-INT.	-----	4 PANEL, H.C. INTERIOR GRADE SINGLE BORE
④	2'-8" X 6'-8 1/8"	1-3/8"	VINYL CLAD - INT.	D	WOOD-INT.	-----	4 PANEL, H.C., SINGLE BORE
⑤	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	E	WOOD-INT.	-----	4 PANEL, H.C., SINGLE BORE
⑥	5'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	F	WOOD-INT.	-----	4 PANEL, H.C., SINGLE BORE
⑦	4'-0" X 6'-8"	1-1/8"	MASONITE - INT.	G	WOOD-INT.	-----	BI-PASS DOORS
⑧	1'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	H	WOOD-INT.	-----	4 PANEL, H.C., SINGLE BORE
⑨	3'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	I	WOOD-INT.	-----	4 PANEL, H.C. SINGLE BORE
⑩	2'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	J	WOOD-INT.	-----	4 PANEL, H.C. SINGLE BORE
⑪	2'-0" X 6'-8"	1-3/8"	MASONITE - INT.	K	WOOD-INT.	-----	2 PANEL
⑫	6'-2" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.	-----	6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN
⑬	3'-0" X 5'-0"	-----	GLASS & ALUM.		ALUMINUM - INT.	-----	6/6LITES, DOUBLE GLAZED W/ HALF SCREEN

GENERAL NOTES:

1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
2. ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
3. SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT.
(CONDITIONED SPACE)
4. PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
5. PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
6. SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
7. ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
8. NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
9. PROVIDE PEEPHOLE IN ALL ENTRANCE DOORS.
10. UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
11. ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
12. ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
13. ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
14. ALL GLAZING IN DOORS TO BE TEMPERED.
15. FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

SCALE: (22x34)	DESIGNED BY: SAD
-	DRAWN BY:
SCALE: (8.5x11)	SAD
-	CHECKED BY: DM
DATE: 07/2017	JOB NO. 17001

LONG BEACH, MISSISSIPPI

BUILDING TYPE "B" - 3RD FLOOR PLAN

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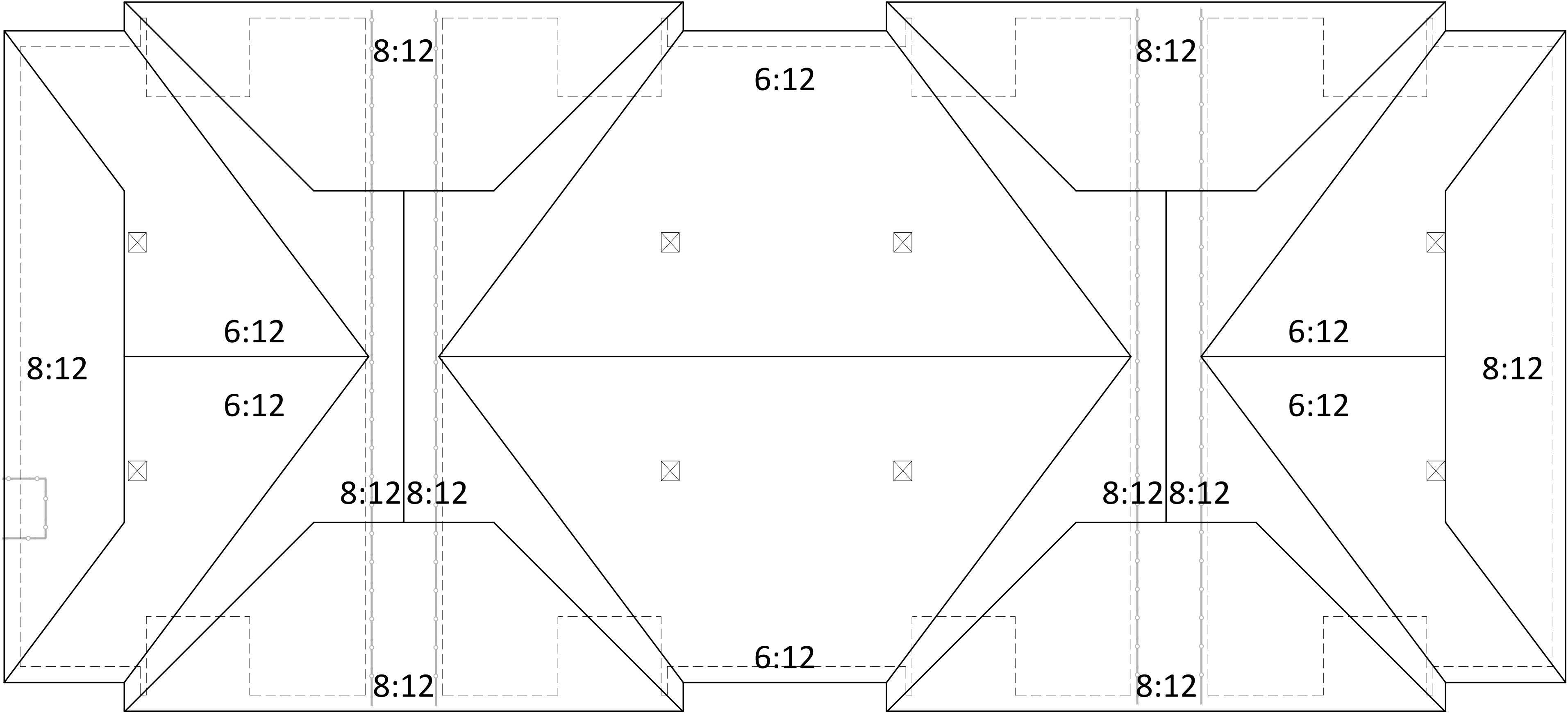
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FIRE PROTECTION LEGEND:

- 1HR RATED PARTITION
- SMOKE PARTITION

BUILDING TYPE B - ROOF PLAN

1/8" = 1'-0"

GENERAL INFORMATION

BUILDING TYPE "B" - 3RD FLOOR

PER UNIT	
1 BDRM UNIT :	1,037 SQ. FT.
1 BDRM UNIT, PORCH :	92 SQ. FT.
TOTAL UNIT:	1,129SQ. FT.
PER FLOOR	
CONDITIONED AREA:	8,296 SQ. FT.
PORCHES:	736 SQ. FT.
BREEZEWAYS:	1,078 SQ. FT.
TOTAL UNDER BEAM:	10,110 SQ. FT.
SLAB AREA:	10,425 SQ. FT.

GENERAL NOTES:

- ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
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- NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
- PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
- ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
- ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.

MIN. OPENING HEIGHT = 24"

MIN. OPENING WIDTH = 20"

MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING TYPE "B" - ROOF PLAN

REVISIONS		APP'D
NO.	DATE	

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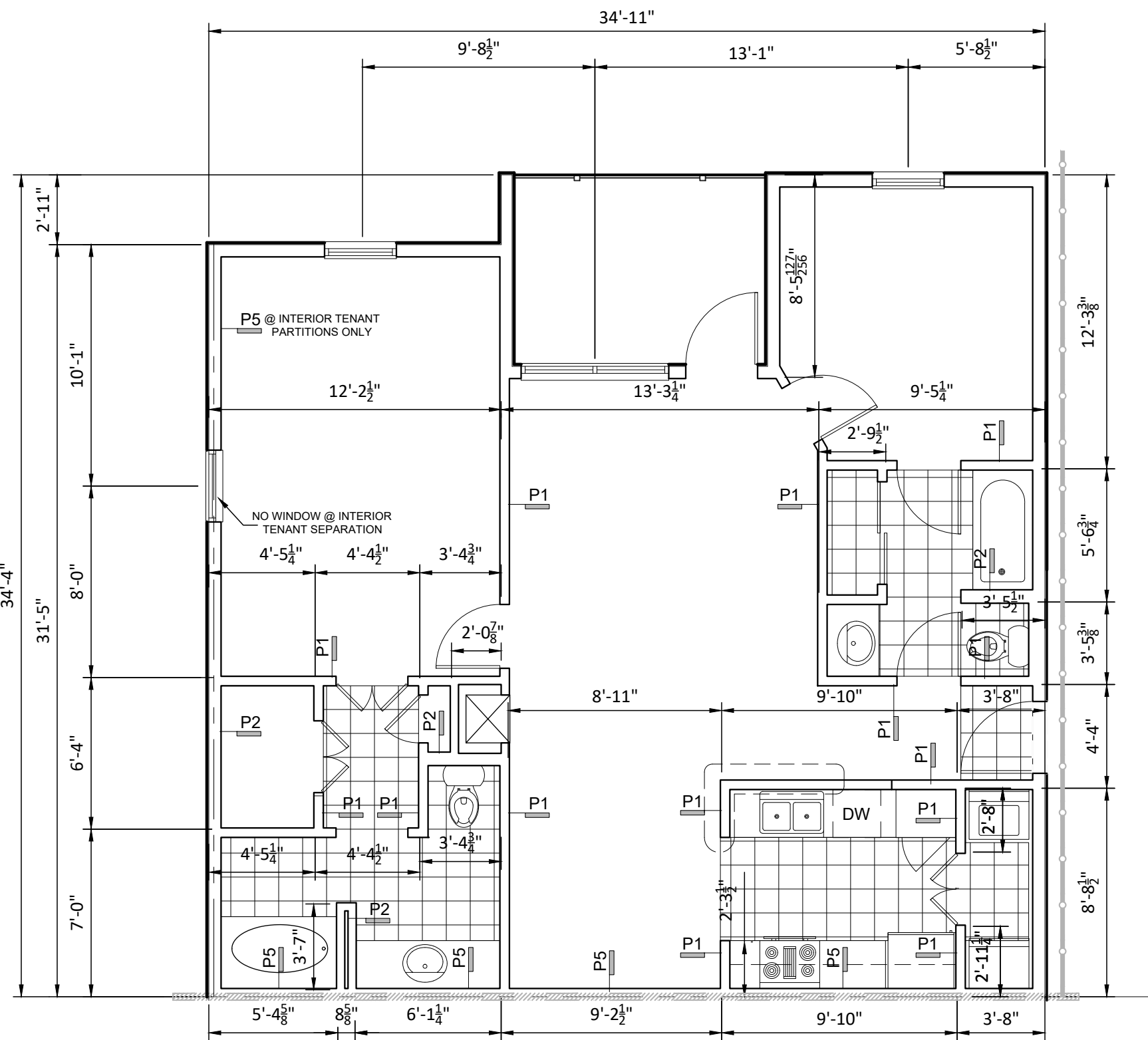
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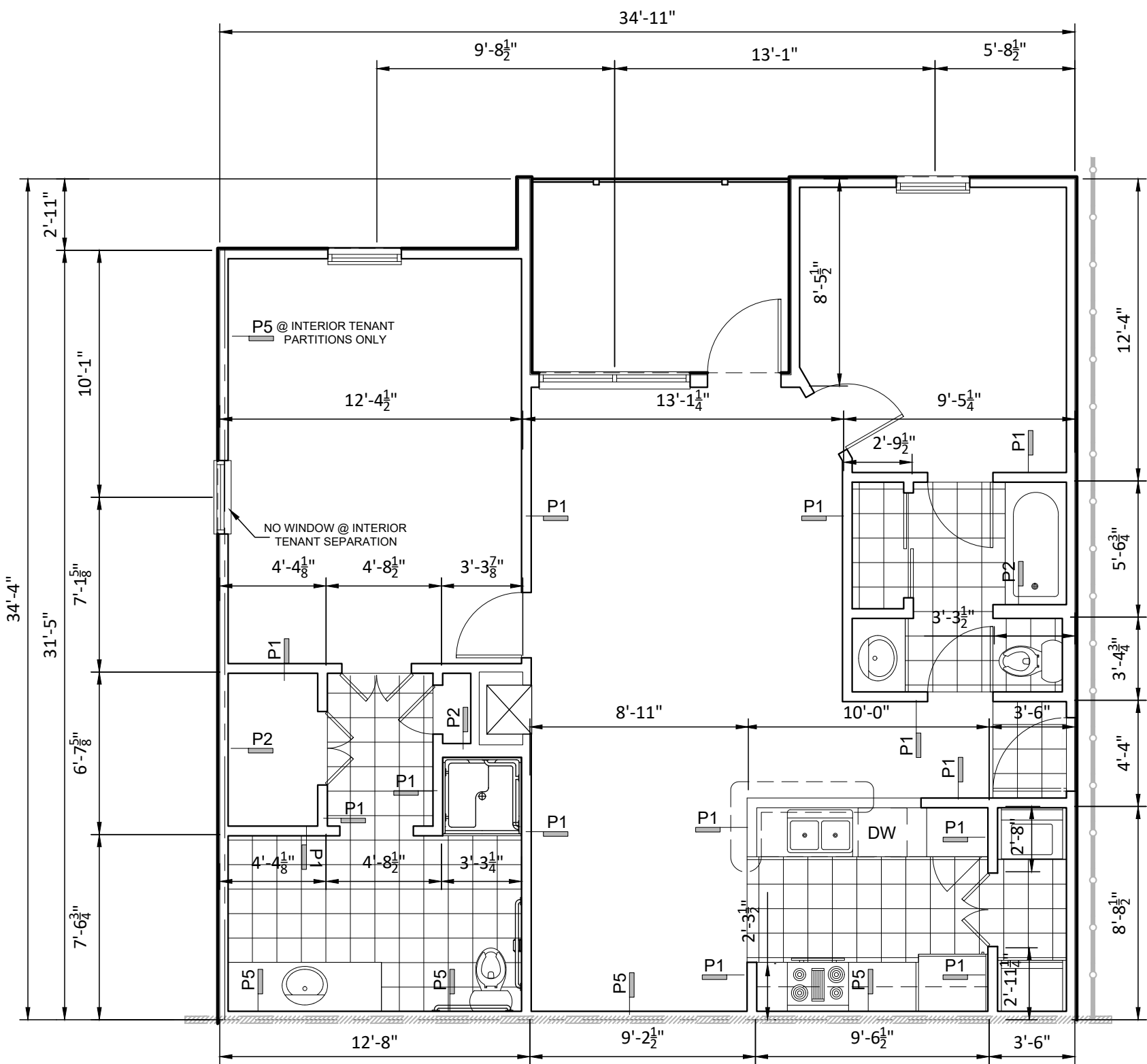
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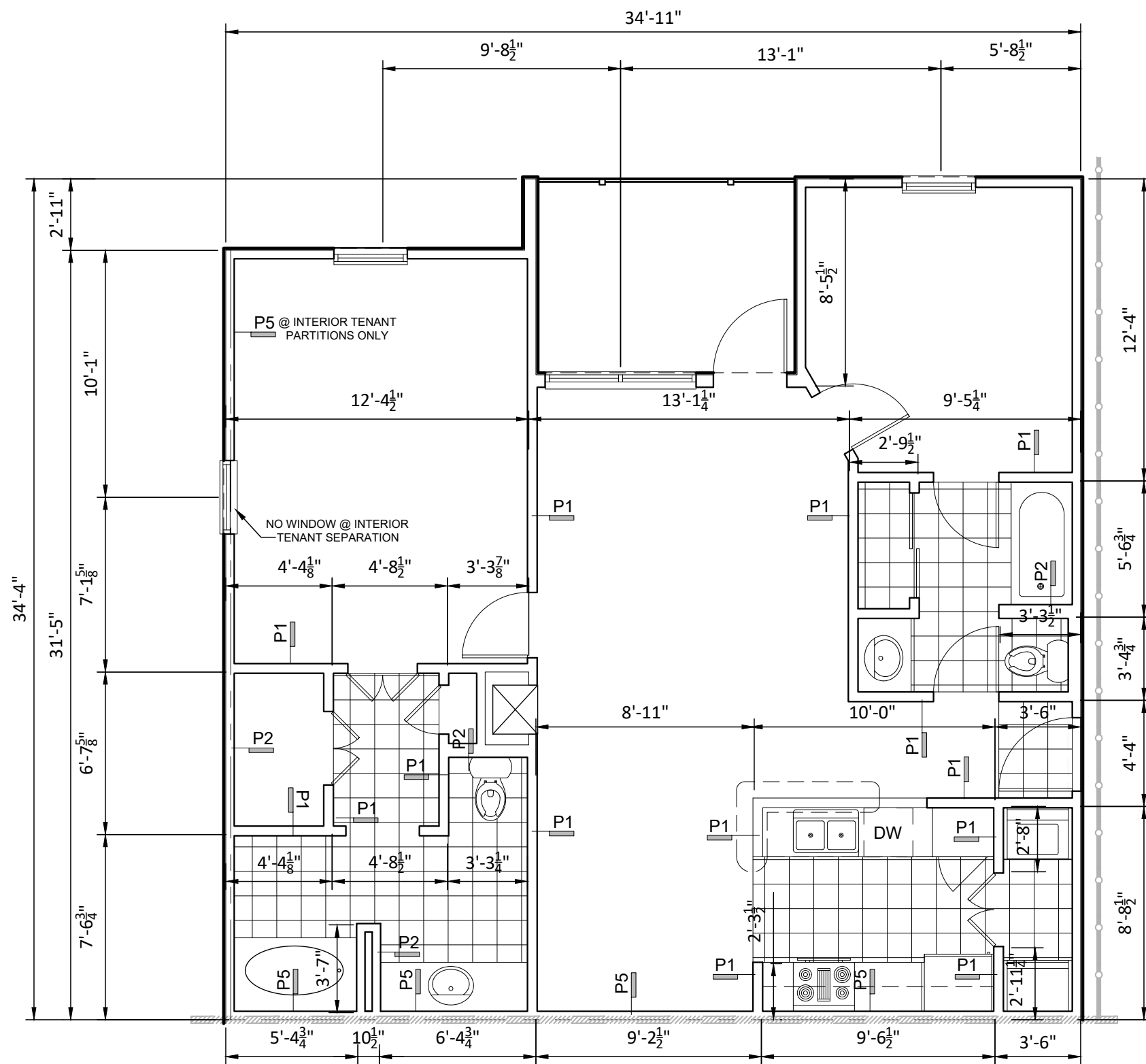
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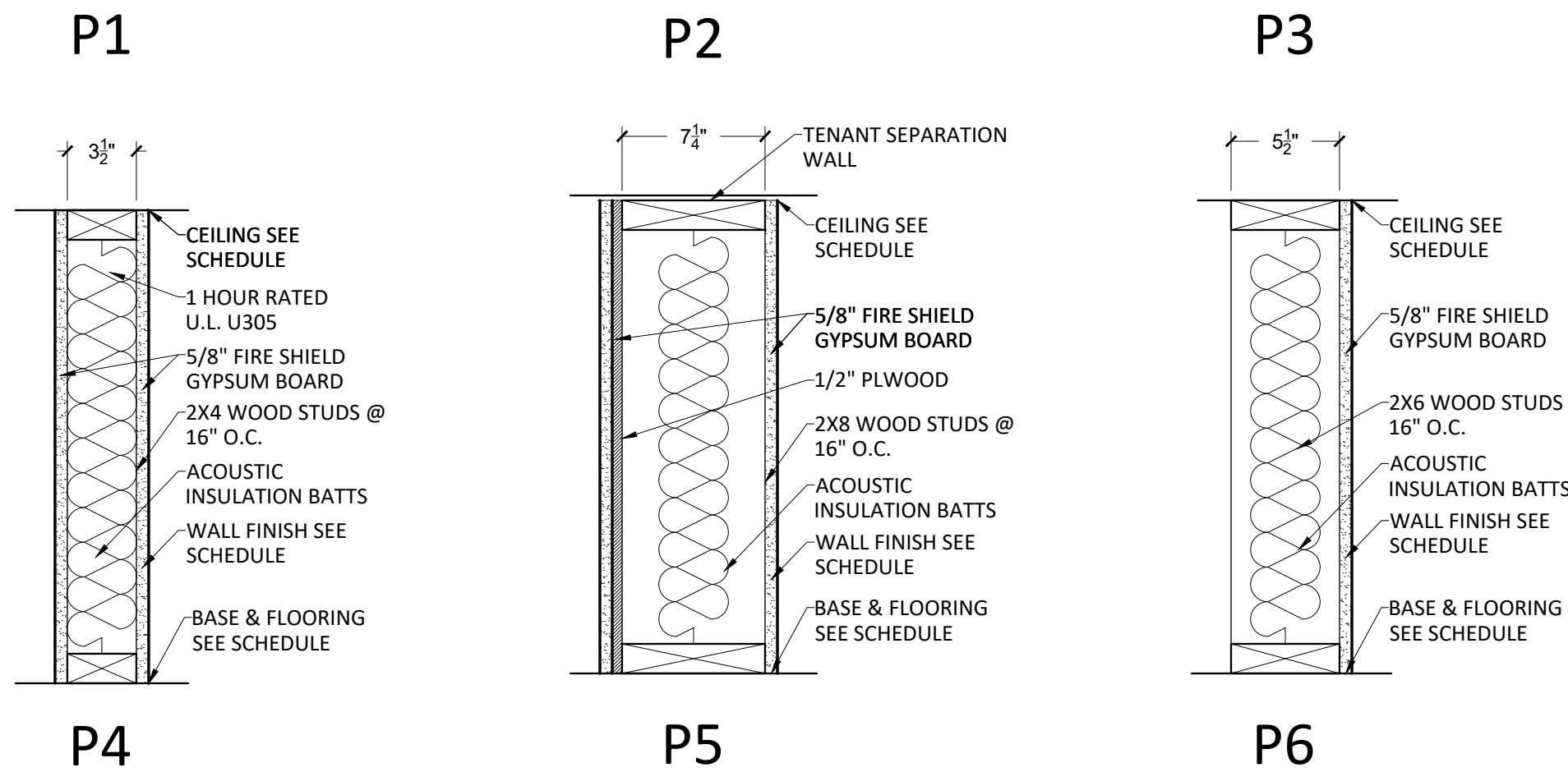
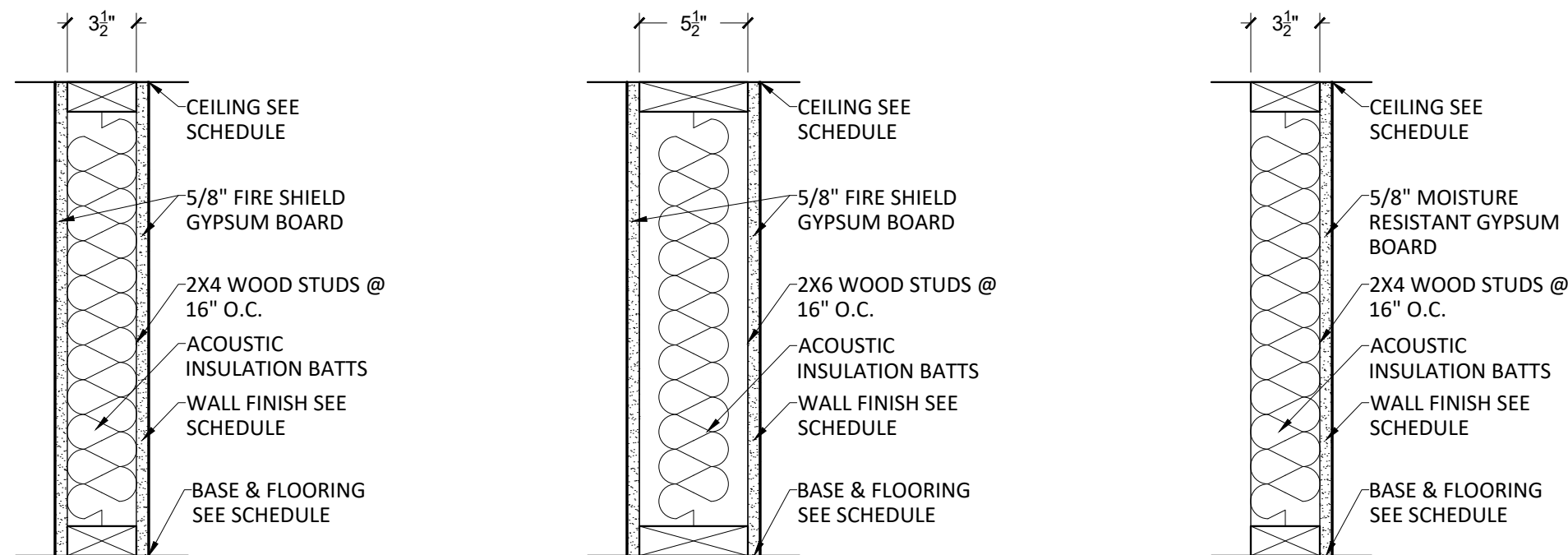
1 BUILDING B - TYPICAL UNIT PLAN
BLDG TYPE B - 1114 SQ. FT. 3/16" = 1'-0"



2 BUILDING B - ACCESSIBLE UNIT PLAN
BLDG TYPE B - 1114 SQ. FT. 3/16" = 1'-0"

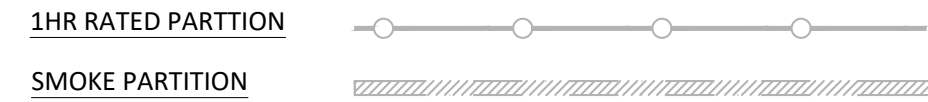


3 BUILDING B - UNIT PLAN AT 2ND & 3RD FLOOR
BLDG TYPE B - 1129 SQ. FT. 3/16" = 1'-0"



4 INTERIOR WALL PARTTION TYPES
1-1/2" = 1'-0"

FIRE PROTECTION LEGEND:



GENERAL NOTES:

- ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT.
(CONDITIONED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
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- ALL EXTERIOR LAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
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- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
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- ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.
- ALL FIRST FLOOR UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT.
REFER TO GENERAL NOTES FOR INFORMATION AND REQUIREMENTS.
- CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.

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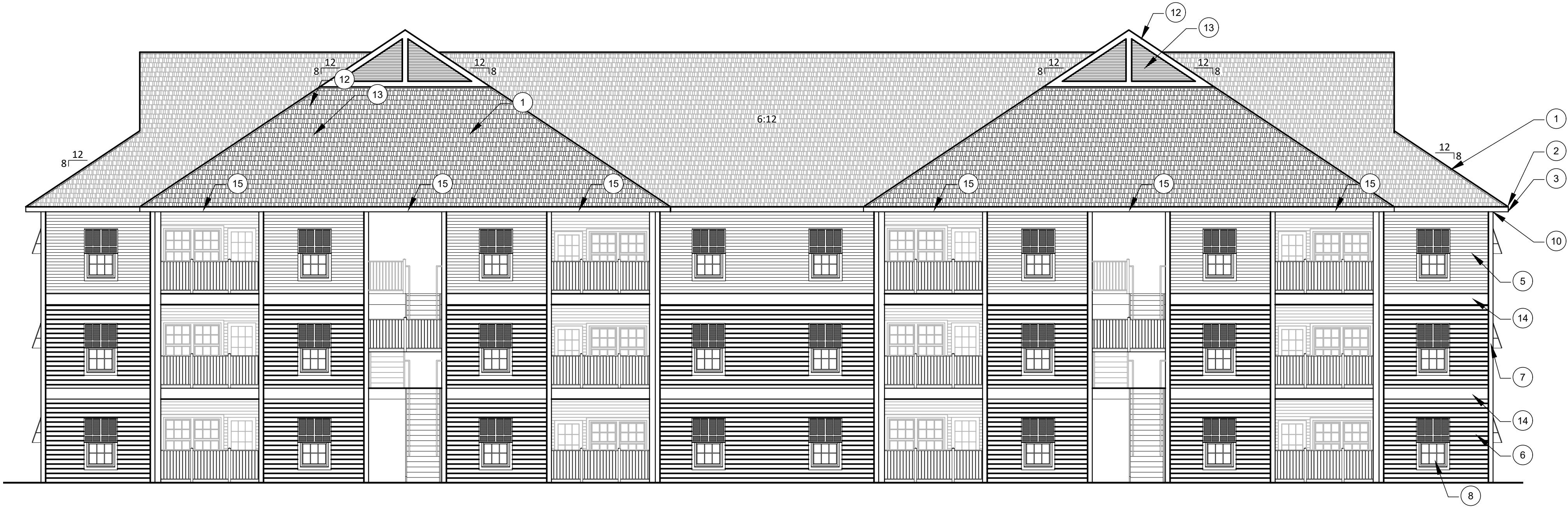
CASTINE CROSSING
LONG BEACH, MISSISSIPPI
BILDING B - UNIT PLANS

NO.	DATE	REVISIONS	APP'D

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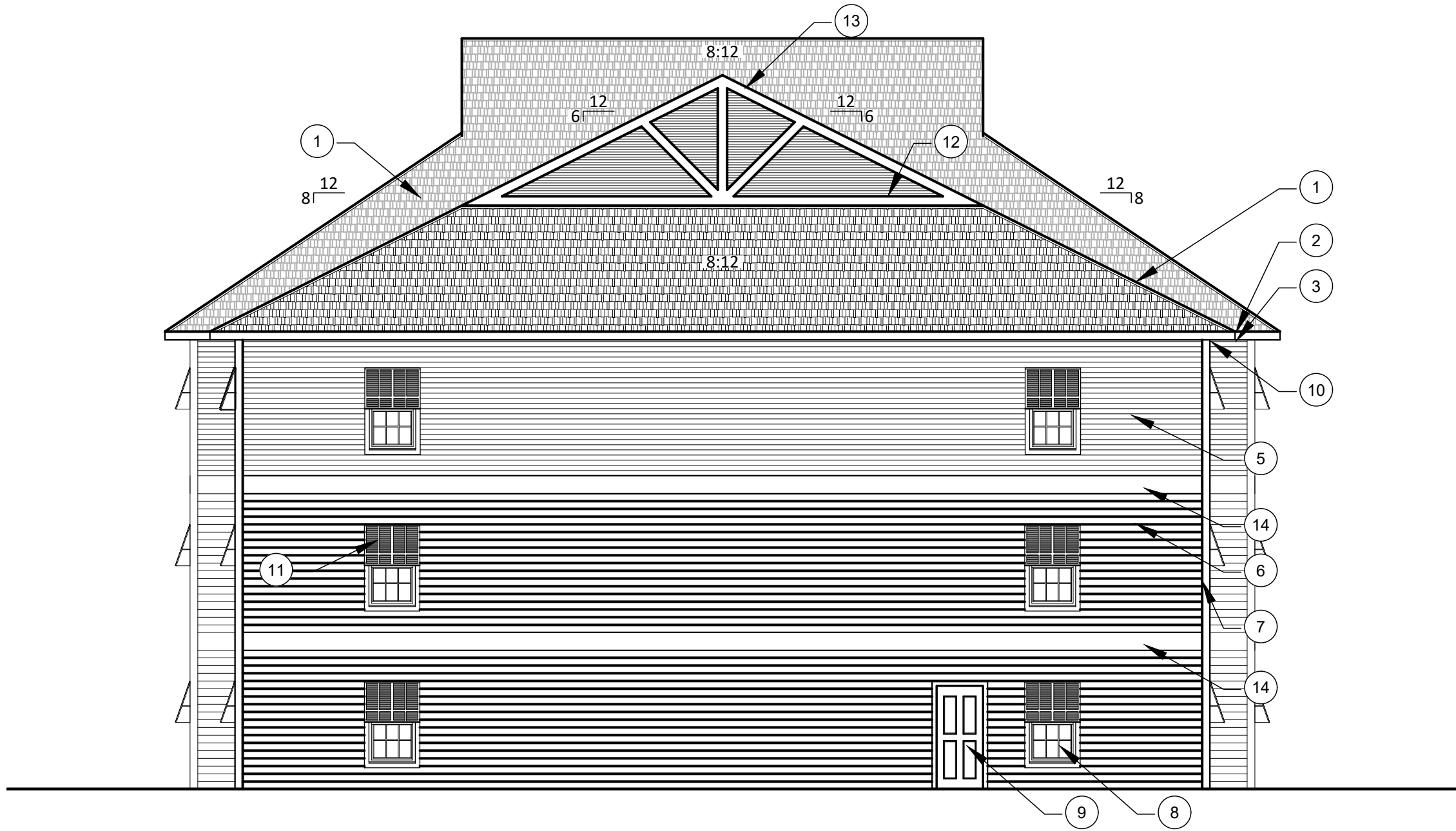
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FRONT / REAR ELEVATIONS

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"

NOTES:

- 30 YEAR FIBERGLASS ARCHITECTURAL SHINGLES.
- CONT. DRIP EDGE.
- ALUMINIUM FACIA W/BAKED ENAMEL FINISH.
- 42" HIGH METAL HANDRAIL.
- 4" EXPOSURE FIBER CEMENT BOARD.
- 6" EXPOSURE FIBER CEMENT BOARD.
- 6" TRIM BOARD.
- ALUMINUM SINGLE HUNG WINDOWS.
- METAL CLAD INSULATED DOOR (1 HR RATED).
- CONT. PREF. VINYL SOFFITT.
- ALUMINUM BAHAMA SHUTTER
- 2X WOOD TRIM
- PAINTED CLOSED WOOD LOUVER
- 14" EXPOSURE FIBER CEMENT BOARD
- RAIN DIVERTER

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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING TYPE "B" - ELEVATIONS

REVISIONS

NO.	DATE:	APP'D

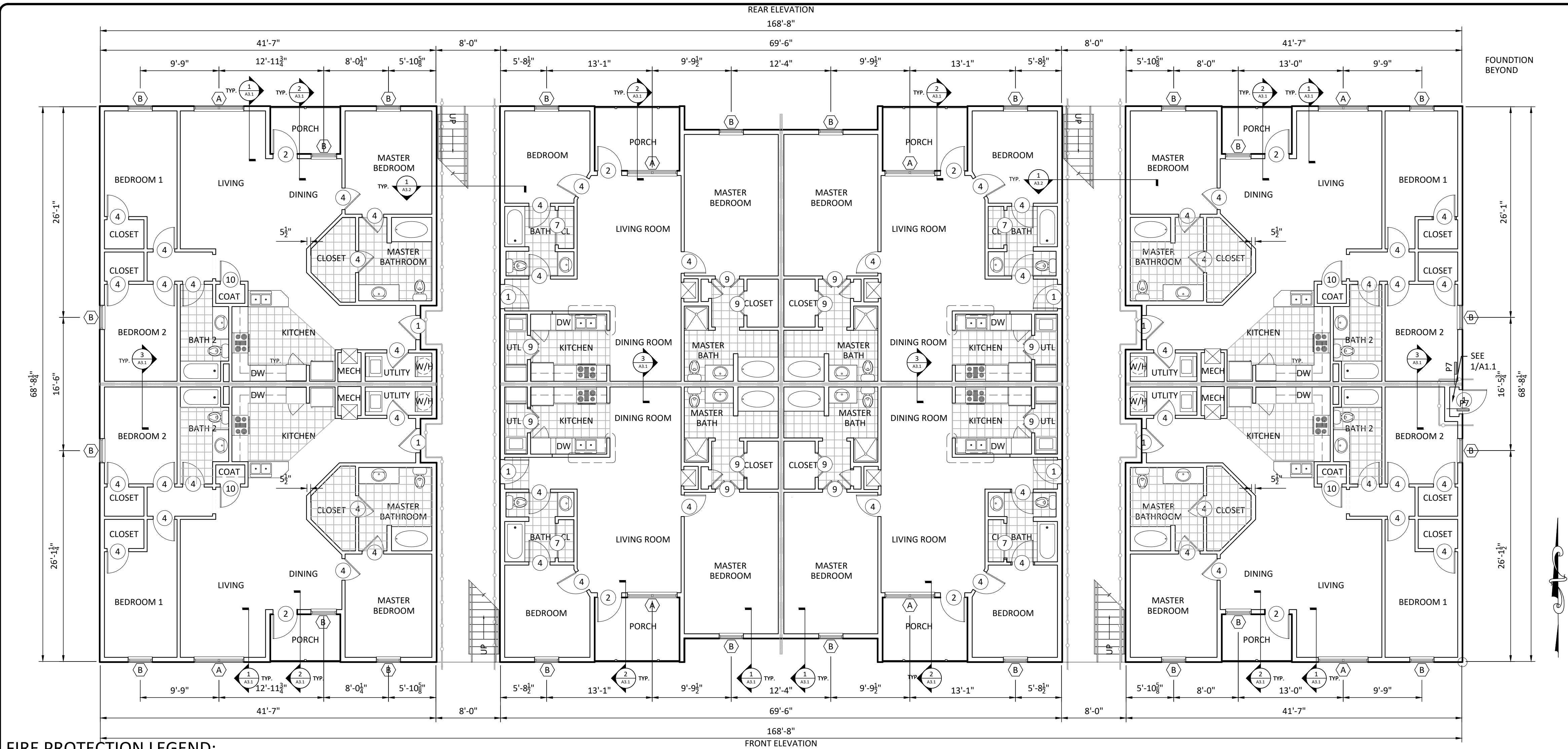
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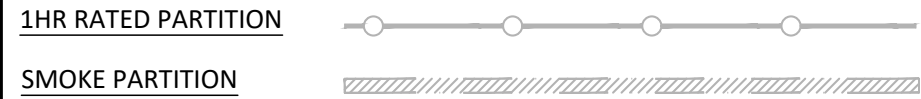
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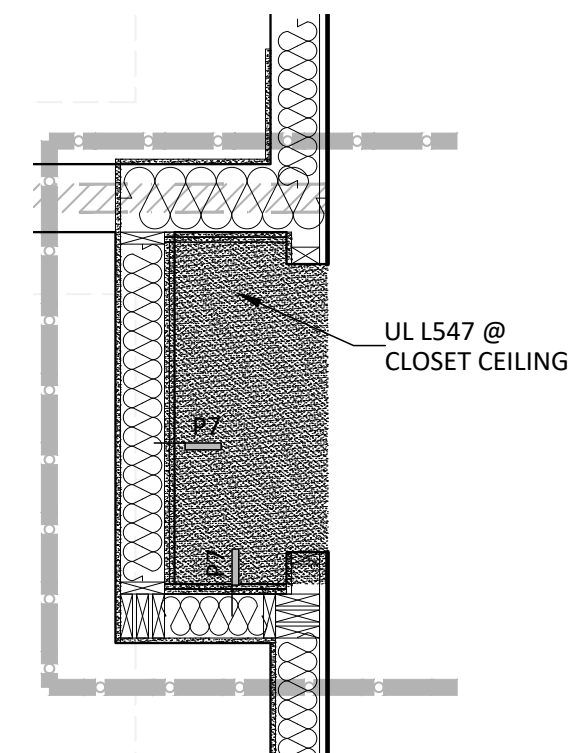


FIRE PROTECTION LEGEND:



BUILDING TYPE C - 1ST FLOOR

1/8" = 1'-0"



1 SPRINKLER CLOSET

1/2" = 1'-0"

GENERAL NOTES:

- ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
- SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
- ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
- NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
- PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
- ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
- ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

COMPONENT AND CLADDING WIND PRESSURES

130 MPH, WIND EXPOSURE C		BUILDING HEIGHT = FT		IMPORTANCE FACTOR = 1.0	
WIND ZONE	10FT2	20FT2	50FT2	100FT2	
	POS	NEG	POS	NEG	POS
ROOF 1	17.69	-69.29	16.58	-68.18	15.11
ROOF 2	17.69	-69.29	16.58	-68.18	15.11
ROOF 3	17.69	-109.82	16.58	-87.64	15.11
WALL 4	39.8	-43.12	38.04	-41.36	35.71
WALL 5	39.8	-53.07	38.04	-49.54	35.71

GENERAL INFORMATION

BUILDING "C" - 1ST FLOOR

PER UNIT	
2 BDRM UNIT :	1,020 SQ. FT.
2 BDRM UNIT, PORCH :	94 SQ. FT.
TOTAL UNIT:	1,114 SQ. FT.
3 BDRM UNIT :	1,308 SQ. FT.
3 BDRM UNIT, PORCH :	63 SQ. FT.
TOTAL UNIT:	1,371 SQ. FT.
PER FLOOR	
CONDITIONED AREA:	9,312 SQ. FT.
PORCHES:	628 SQ. FT.
BREEZEWAYS:	1,078 SQ. FT.
TOTAL UNDER BEAM:	11,018 SQ. FT.
SLAB AREA:	11,482 SQ. FT. / FLR

BUILDING "C" SQUARE FOOTAGE:

CONDITIONED AREA :	28,168 SQ. FT.
PORCHES:	1,844 SQ. FT.
BREEZEWAYS:	3,234 SQ. FT.
TOTAL:	33,246 SQ. FT.
NOTE:	SEE UNIT CONFIGURATION SITE PLAN FOR F.F.E.

FIRE ALARM NOTE

THE FIRE ALARM SYSTEM SHALL BE A NON-CODE CLOSED CIRCUIT, CONTINUOUS RINGING, SINGLE SUPERVISED SYSTEM AS MFG. BY EDWARDS CONTROL. PANEL TO BE #1520A, BREAKGLASS STATIONS TO BE #880-D FLUSH. CONTROL PANEL TO BE LOCATED IN 6" H X 4" W X 4" D WP JUNCT. BOX NEAR SERVICE EQUIP. ALL WIRING TO BE #14 TW HORNS AND STATIONS SHALL BE LOCATED ON EACH FLOOR OF EACH STAIR AS SHOWN ON ARCH. PLANS ADJACENT TO APT. ENTRY DOOR. THIS SYSTEM SHALL BE DESIGNED BY A LICENSED FIRE ALARM COMPANY THAT MEETS THE REQUIREMENTS OF THE STATE MARSHALL.

FIRE PROTECTION LAYOUT

MINIMUM CONSTRUCTION STANDARDS FOR ONE HOUR RATED PARTITIONS SHALL BE AS FOLLOWS:

A MINIMUM OF 2X4 (U.N.O.) WOOD STUDS AT 16" O.C. MAXIMUM WITH A SINGLE LAYER OF 5/8" TYPE "X" FIRECODE GYPSUM BOARD ON EACH SIDE OF STUD. THE ENTIRE PARTITION ASSEMBLY SHALL EXTEND FROM FINISH FLOOR TO THE UNDERSIDE OF THE STRUCTURAL DECK ABOVE. ALL JOINTS IN GYPSUM BOARD ABOVE THE CEILING LINE WILL BE TAPED AND FLOATED. ALL ONE HOUR FIRE RATED OR SMOKE RESISTIVE PARTITIONS SHALL CONFORM TO THE U.L. DESIGN ASSEMBLIES.

FIRE PROTECTION LEGEND

ONE HOUR FIRE RATED PARTITION:



SOUND PARTITION:

PARTITION SEQUENCING NOTES:

TO INSURE THE INTEGRITY OF REQUIRED RATINGS, THE CONTRACTOR SHALL CONSTRUCT PARTITIONS ACCORDING TO THE FOLLOWING SEQUENCE OF PRIORITIES:

- SMOKE WALLS, THEN
- FIRE WALLS (2 HOUR THEN 1 HOUR), THEN
- CORRIDOR PARTITIONS, THEN
- INTERVENING PARTITIONS

DESCRIPTION OF FIRE RATING

- 1 HR. RATED WALLS FROM SLAB TO BOTTOM OF ROOF DECK
A) DOORS AND FRAME TO BE 20 MIN FIRE RATED
B) STORAGE IS SPRINKLED, THEREFORE NOT RATED
- UNIT PARTITIONS
A) NOT RATED
B) FLOOR /CEILING ASSEMBLY HAS SMOKE PARTITION/BARRIER @ PARTY WALL AND WITHIN ASSEMBLY IF SPACE EXCEEDS 1,000 S.F. (SMOKE BARRIERS TO DIVIDE AREAS 1,000 S.F. OR LESS)
- ATTIC
A) SMOKE BARRIER SHOWN ON PLANS. AREA MUST BE DIVIDED INTO SPACE OF LESS THAN 3,000 S.F.
- SPRINKLER CLOSET
A) 1 HR. RATED FROM SLAB TO BOTTOM OR ROOF DECK

CODE ANALYSIS:

NEW R-2 RESIDENTIAL

APPLICABLE CODES:

INTERNATIONAL BUILDING CODE - 2012 EDITION
NFPA 101 LIFE SAFETY CODE - 2012 EDITION

OCCUPANCY CLASSIFICATION:

INTERNATIONAL BUILDING CODE - RESIDENTIAL (R-2)
NFPA 101 LIFE SAFETY CODE - NEW APARTMENT OCCUPANCY

CLASSIFICATION OF HAZARD:

ORDINARY HAZARD

TYPE OF CONSTRUCTION:

INTERNATIONAL BUILDING CODE - TYPE 5A / (PROTECTED) SPRINKLERED
NFPA 101 LIFE SAFETY CODE - TYPE V- (111) SPRINKLERED NFPA 13R

MAXIMUM AREA AND HEIGHT

INTERNATIONAL BUILDING CODE - 3 STORY / 12,000 SQ. FT. PER FLOOR PER BLDG.
NFPA 101 LIFE SAFETY CODE - NO LIMIT

FIRE RESISTANCE RATING

INTERNATIONAL BUILDING CODE
PRIMARY STRUCTURAL FRAME - 1 HOURS
BEARING WALLS
EXTERIOR - 1 HOURS
INTERIOR - 1 HOURS
NONBEARING WALLS & PARTITIONS
EXTERIOR - 1 HOURS
INTERIOR - 0 HOURS
FLOOR CONST. & SECONDARY MEMBERS - 1 HOURS
ROOF CONST. & SECONDARY - 1 HOURS
ATTIC DRAFT STOPPING - SEPARATE ATTIC INTO 3000 SQ. FT. OR LESS

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JOB NO. 17001
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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING TYPE "C" - 1ST FLOOR PLAN

REVISIONS

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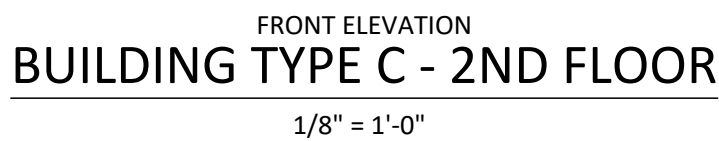
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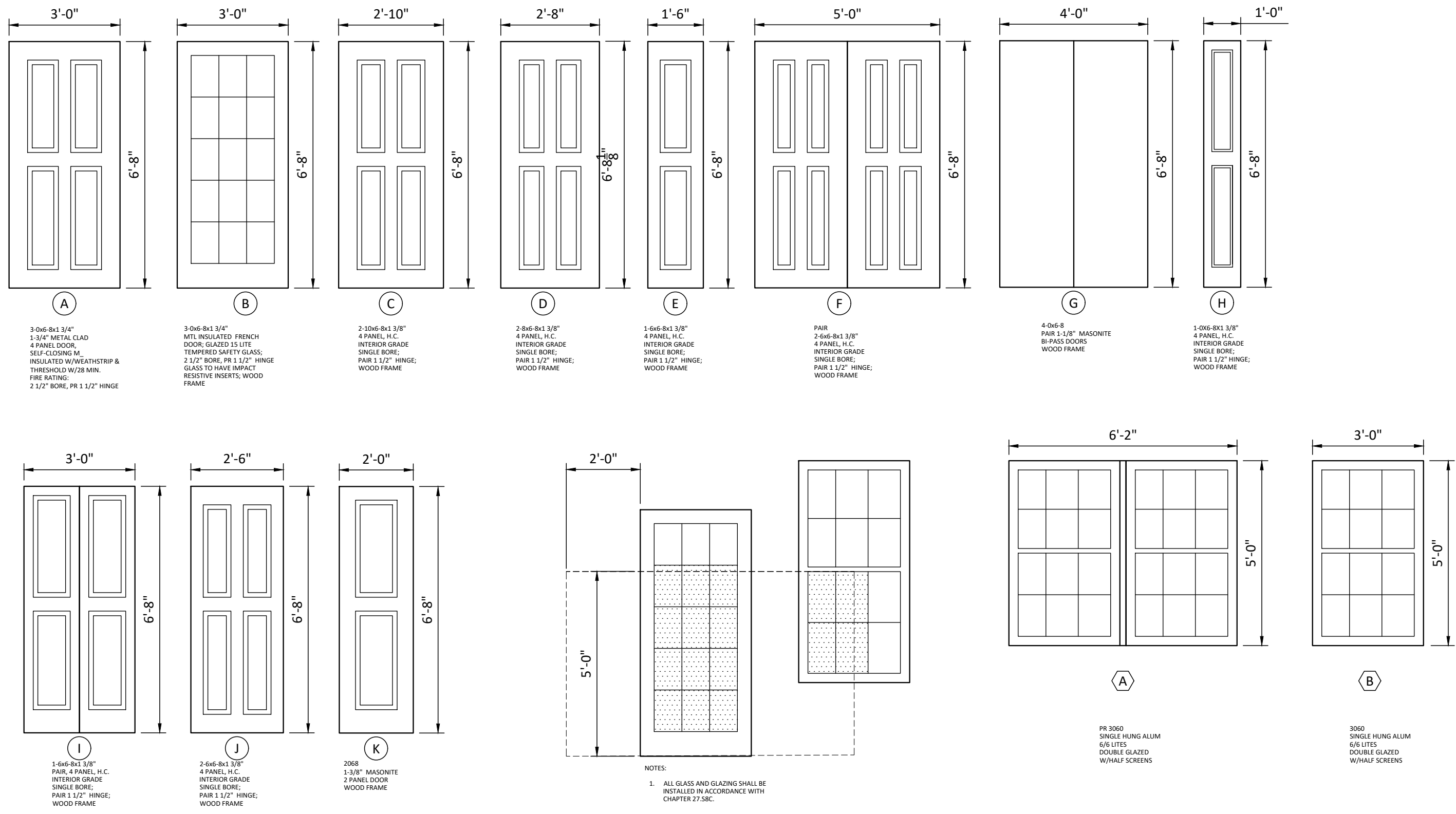
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SHEET NO.

A1.0



SCHEDULE OF OPENINGS							
MARK	DOOR / WINDOW				FRAME	LABEL / RATING	REMARKS
	SIZE	THK.	MATERIAL	TYPE			
①	3'-0" X 6'-8"	1-3/4"	METAL CLAD - EXT.	A	METAL CLAD	45 MINUTE	4 PANEL DOOR, SELF-CLOSING M, INSULATION W/ WEATHERSTRIP & THRESHOLD
②	3'-0" X 6'-8"	1-3/4"	WOOD & GLASS - EXT.	B	WOOD & GLASS - EXT.	_____	TEMPERED GLASS & WOOD DOORS IN A WOOD FRAME
③	2'-10" X 6'-8"	1-3/8"	VINYL CLAD - INT.	C	WOOD-INT.	_____	4 PANEL, H.C. INTERIOR GRADE SINGLE BORE
④	2'-8" X 6'-8 1/8"	1-3/8"	VINYL CLAD - INT.	D	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑤	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	E	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑥	5'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	F	WOOD-INT	_____	4 PANEL, H.C., SINGLE BORE
⑦	4'-0" X 6'-8"	1-1/8"	MASONITE - INT.	G	WOOD-INT.	_____	BI-PASS DOORS
⑧	1'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	H	WOOD-INT.	_____	4 PANEL, H.C., SINGLE BORE
⑨	3'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	I	WOOD-INT.	_____	4 PANEL, H.C. SINGLE BORE
⑩	2'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	J	WOOD-INT.	_____	4 PANEL, H.C. SINGLE BORE
⑪	2'-0" X 6'-8"	1-3/8"	MASONITE - INT.	K	WOOD-INT.	_____	2 PANEL
⑫	6'-2" X 5'-0"	-----	GLASS & ALUM.	_____	ALUMINUM - INT.	_____	6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN
⑬	3'-0" X 5'-0"	-----	GLASS & ALUM.	_____	ALUMINUM - INT.	_____	6/6LITES, DOUBLE GLAZED W/ HALF SCREEN



FIRE PROTECTION LEGEND:

1HR RATED PARTITION

SMOKE PARTITION



The legend shows four symbols in a row. The first symbol is a circle with a horizontal line through its center, representing a 1HR RATED PARTITION. The second symbol is a circle with a horizontal line through its center, representing a SMOKE PARTITION. The third symbol is a circle with a horizontal line through its center, representing a 1HR RATED PARTITION. The fourth symbol is a circle with a horizontal line through its center, representing a SMOKE PARTITION.



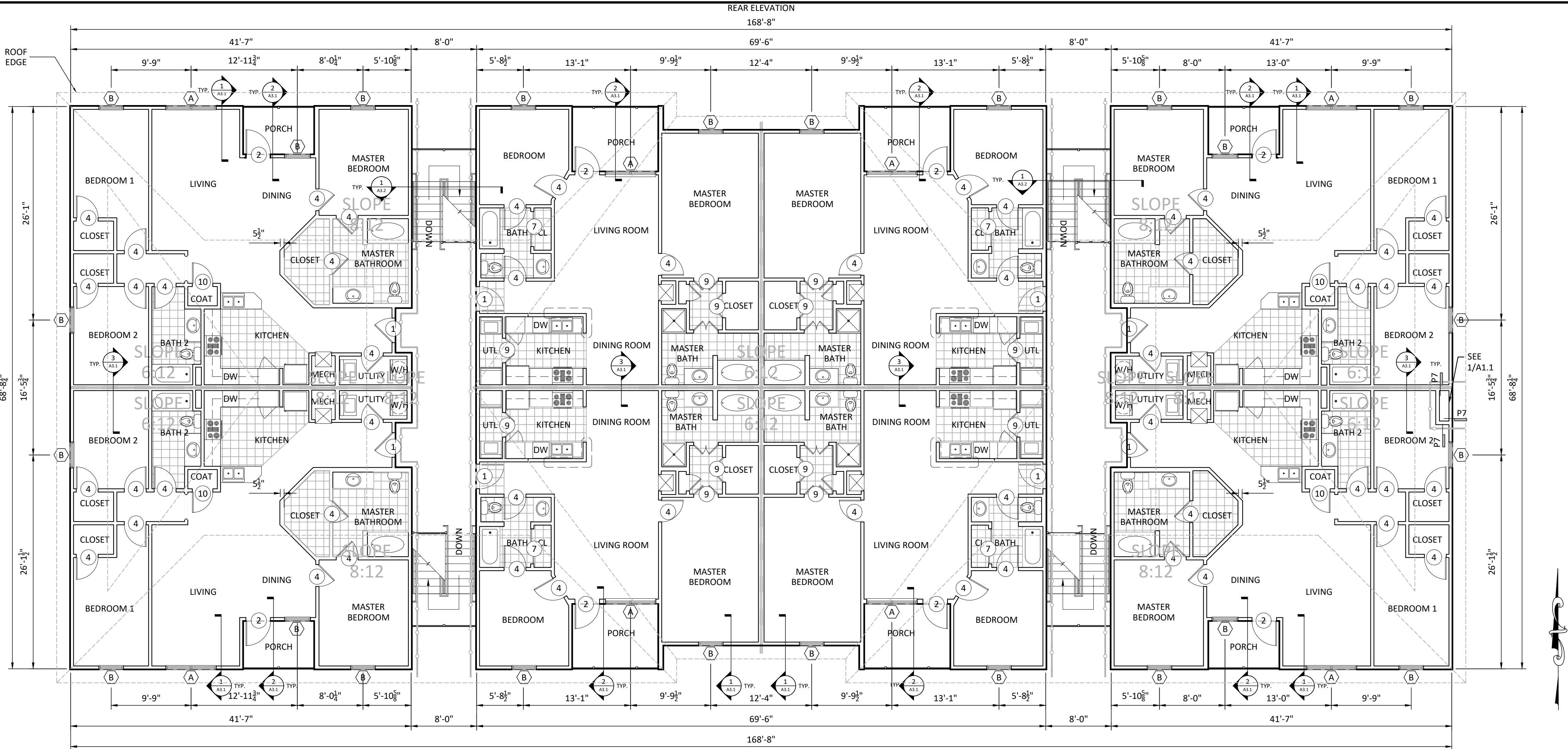
A hatched pattern consisting of diagonal lines, representing a fire-rated partition.

GENERAL NOTES:

- ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT.
(FOOTED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
- SEE CORRESPONDING MECHANICAL SHEET FOR FURN DOWN AREAS.
- ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
- NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
- PROVIDE PEEPHOLE IN ALL ENTRANCE DOORS.
- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
- ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
- ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

SHEET NO.

A1.1



BUILDING TYPE C - 3RD FLOOR

1/8" = 1'-0"

SCHEDULE OF FINISHES BUILDING 'C' - 3RD FLOOR

ROOM NAME	FLOOR					BASE					WALLS					CEILING	CLG. HT.	NOTES											
	CARPET	12 X 12 CERAMIC TILE	CONCRETE	*	*	CONCRETE	*	*	*	5/8" F.S. GYPSUM BOARD	MATERIAL					FINISH													
											TILE	*	*	*	PAINT FINISH	*	*	*	5/8" F.S. GYPSUM BOARD	PAINT FINISH				*	*	*			
FINISH NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26			
MASTER BEDROOM	*					*					*					*				*							9'-0"		
MASTER BATH		*				*					*					*				*							9'-0"		
CLOSET	*					*					*					*				*							9'-0"		
KITCHEN		*				*					*					*				*							9'-0"		
UTILITY		*				*					*					*				*							9'-0"		
DINING ROOM		*				*					*					*				*							9'-0"		
LIVING ROOM		*				*					*					*				*							9'-0"		

SCHEDULE OF OPENINGS

MARK	DOOR / WINDOW				FRAME	LABEL / RATING	REMARKS
	SIZE	THK.	MATERIAL	TYPE			
1	3'-0" X 6'-8"	1-3/4"	METAL CLAD - EXT.	A	METAL CLAD	45 MINUTE	4 PANEL DOOR, SELF-CLOSING M, INSULATION W/ WEATHERSTRIP & THRESHOLD
2	3'-0" X 6'-8"	1-3/4"	WOOD & GLASS - EXT.	B	WOOD & GLASS - EXT.		TEMPERED GLASS & WOOD DOORS IN A WOOD FRAME
3	2'-10" X 6'-8"	1-3/8"	VINYL CLAD - INT.	C	WOOD-INT.		4 PANEL, H.C. INTERIOR GRADE SINGLE BORE
4	2'-8" X 6'-8 1/8"	1-3/8"	VINYL CLAD - INT.	D	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
5	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	E	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
6	1'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	F	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
7	5'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	G	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
8	4'-0" X 6'-8"	1-1/8"	MASONITE - INT.	H	WOOD-INT.		BI-PASS DOORS
9	1'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	G	WOOD-INT.		4 PANEL, H.C., SINGLE BORE
10	3'-0" X 6'-8"	1-3/8"	VINYL CLAD - INT.	I	WOOD-INT.		4 PANEL, H.C. SINGLE BORE
11	2'-6" X 6'-8"	1-3/8"	VINYL CLAD - INT.	J	WOOD-INT.		4 PANEL, H.C. SINGLE BORE
12	2'-0" X 6'-8"	1-3/8"	MASONITE - INT.	K	WOOD-INT.		2 PANEL
A	6'-2" X 5'-0"	----	GLASS & ALUM.		ALUMINUM - INT.		6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN
B	3'-0" X 5'-0"	----	GLASS & ALUM.		ALUMINUM - INT.		6/6 LITES, DOUBLE GLAZED W/ HALF SCREEN

GENERAL INFORMATION
BUILDING TYPE "C" - 3RD FLOOR

PER UNIT

2 BD RM UNIT :	1,036 SQ. FT.
2 BD RM UNIT, PORCH :	91 SQ. FT.
TOTAL UNIT:	1,127 SQ. FT.
3 BD RM UNIT :	1,321 SQ. FT.
3 BD RM UNIT, PORCH :	61 SQ. FT.

TOTAL UNIT:	1,382 SQ. FT.
PER FLOOR	

CONDITIONED AREA:	9,428 SQ. FT.
PORCHES:	608 SQ. FT.
BREEZEWAYS:	1,078 SQ. FT.
TOTAL UNDER BEAM:	11,114 SQ. FT.
SLAB AREA:	11,482 SQ. FT.

FIRE PROTECTION LEGEND:

- 1HR RATED PARTITION
SMOKE PARTITION

GENERAL NOTES:

- ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
- SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
- ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
- NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
- PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
- ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
- ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

CADD FILE NAME:
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CASTINE CROSSING

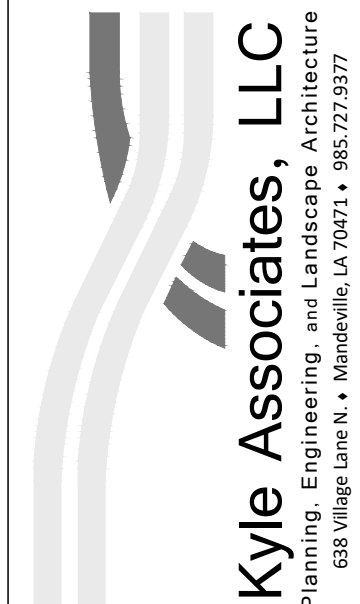
LONG BEACH, MISSISSIPPI

BUILDING TYPE "C" - 3RD FLOOR PLAN

NO.	DATE	REVISIONS	APP'D

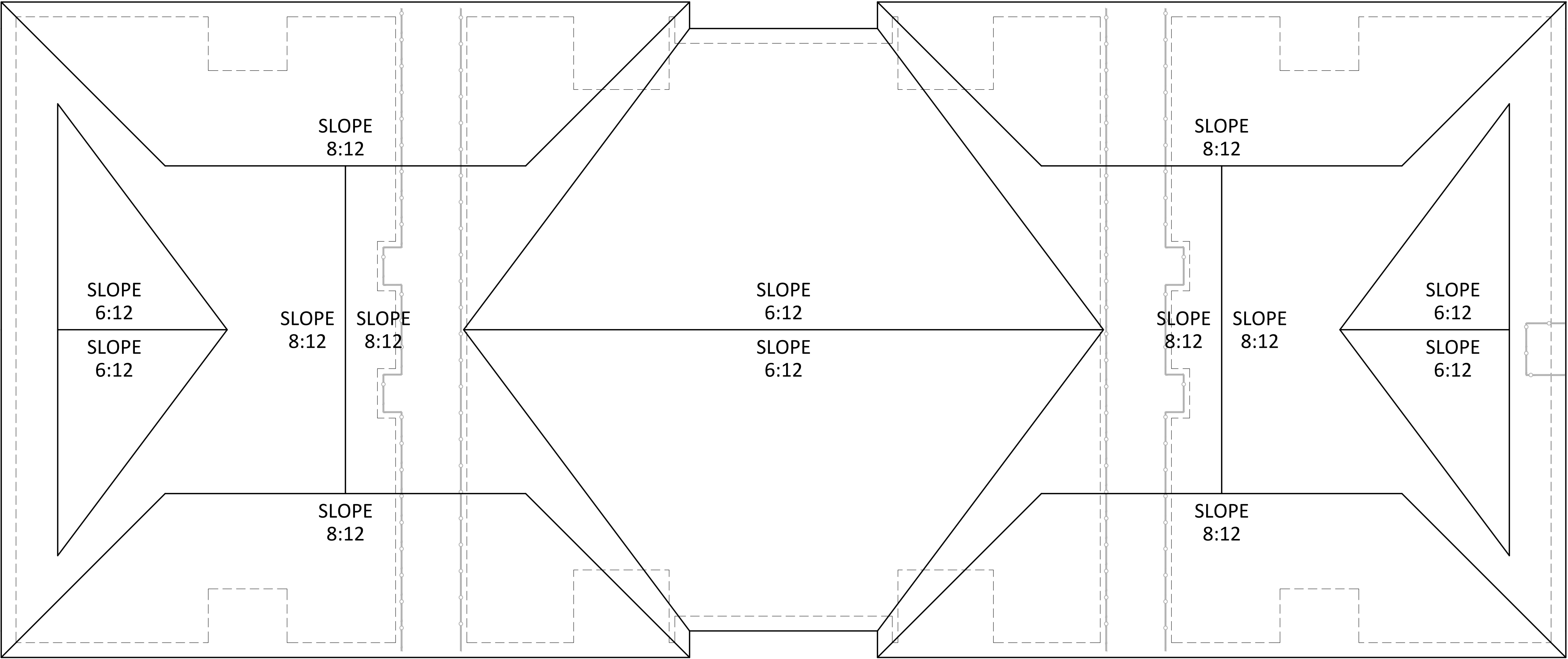
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SHEET NO.

A1.2



BUILDING TYPE C - ROOF PLAN

1/8" = 1'-0"

GENERAL INFORMATION	
BUILDING TYPE "C" - 3RD FLOOR	
PER UNIT	
2 BDRM UNIT :	1,036 SQ. FT.
2 BDRM UNIT, PORCH :	91 SQ. FT.
TOTAL UNIT:	1,127 SQ. FT.
3 BDRM UNIT :	1,321 SQ. FT.
3 BDRM UNIT, PORCH :	61 SQ. FT.
TOTAL UNIT:	1,382 SQ. FT.
PER FLOOR	
CONDITIONED AREA:	9,428 SQ. FT.
PORCHES:	608 SQ. FT.
BREEZEWAYS:	1,078 SQ. FT.
TOTAL UNDER BEAM:	11,114 SQ. FT.
SLAB AREA:	11,482 SQ. FT.

FIRE PROTECTION LEGEND:	
1HR RATED PARTITION	
SMOKE PARTITION	

- GENERAL NOTES:**
1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD.
 2. ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
 3. SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
 4. PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
 5. PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
 6. SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
 7. ALL EXTERIOR LOAD-BEARING WALLS SHALL BE 1 HOUR RATED WALLS.
 8. NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
 9. PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
 10. UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
 11. ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
 12. ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
 13. ALL EGRESS WINDOWS FROM BEDROOMS SHALL HAVE MIN. NET CLEAR OPENINGS OF 5.7 S.F.
 - MIN. OPENING HEIGHT = 24"
 - MIN. OPENING WIDTH = 20"
 - MAX. SILL HEIGHT = 44"
 14. ALL GLAZING IN DOORS TO BE TEMPERED.
 15. FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.

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SCALE: (22x34) -			SCALE: (6.5x11) -
DATE: 07/2017			

CASTINE CROSSING
LONG BEACH, MISSISSIPPI

BUILDING TYPE "C" - ROOF PLAN

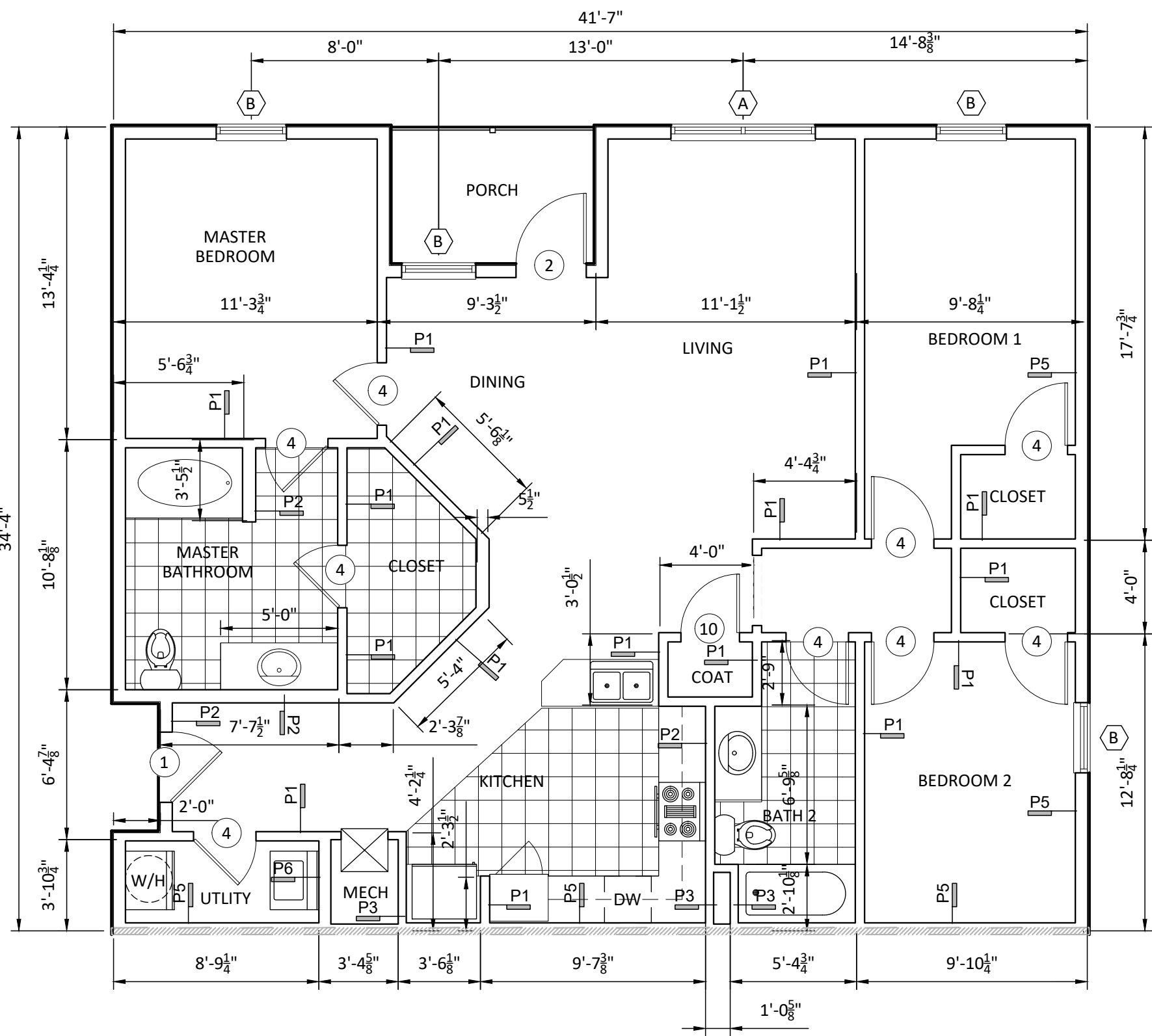
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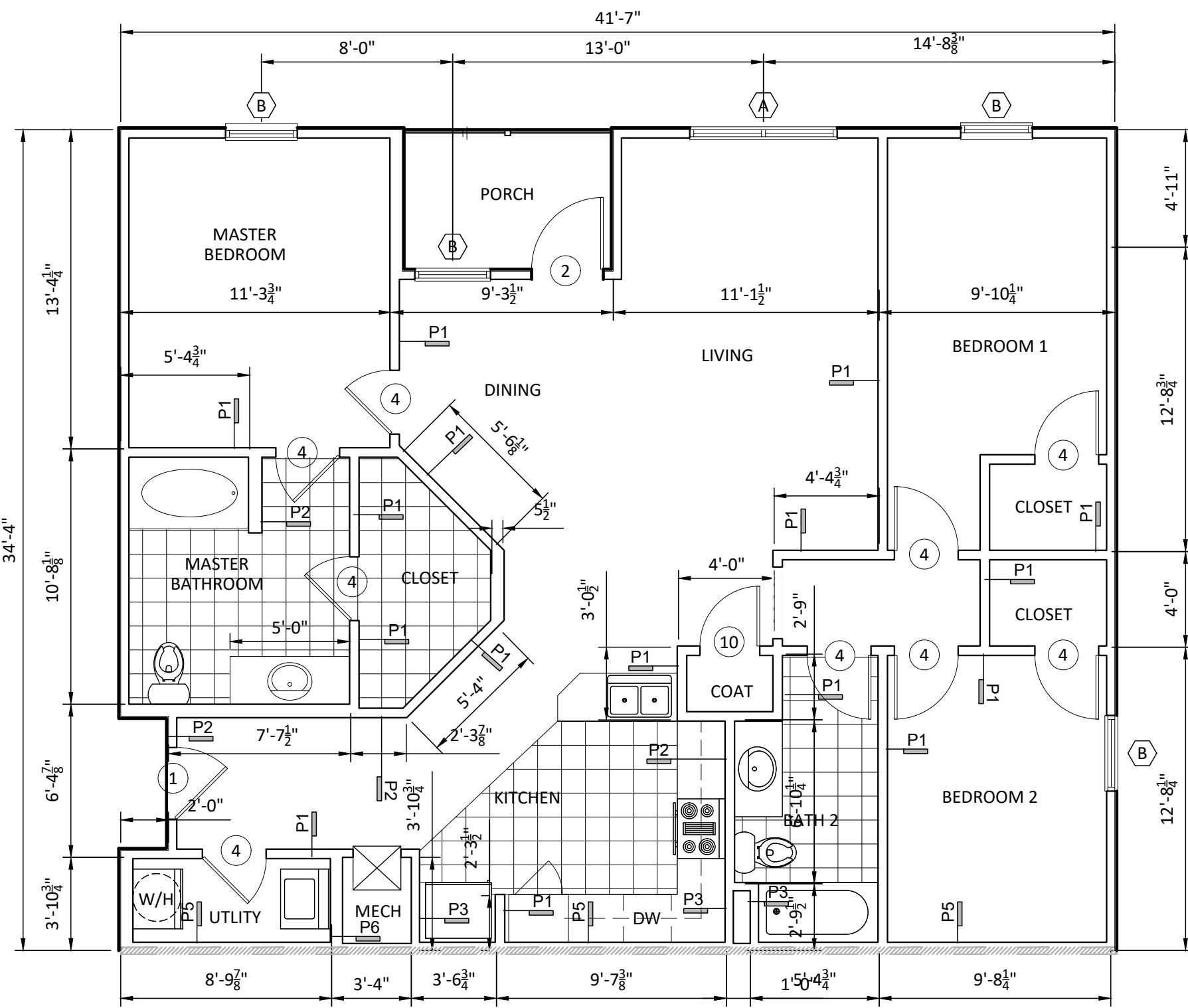
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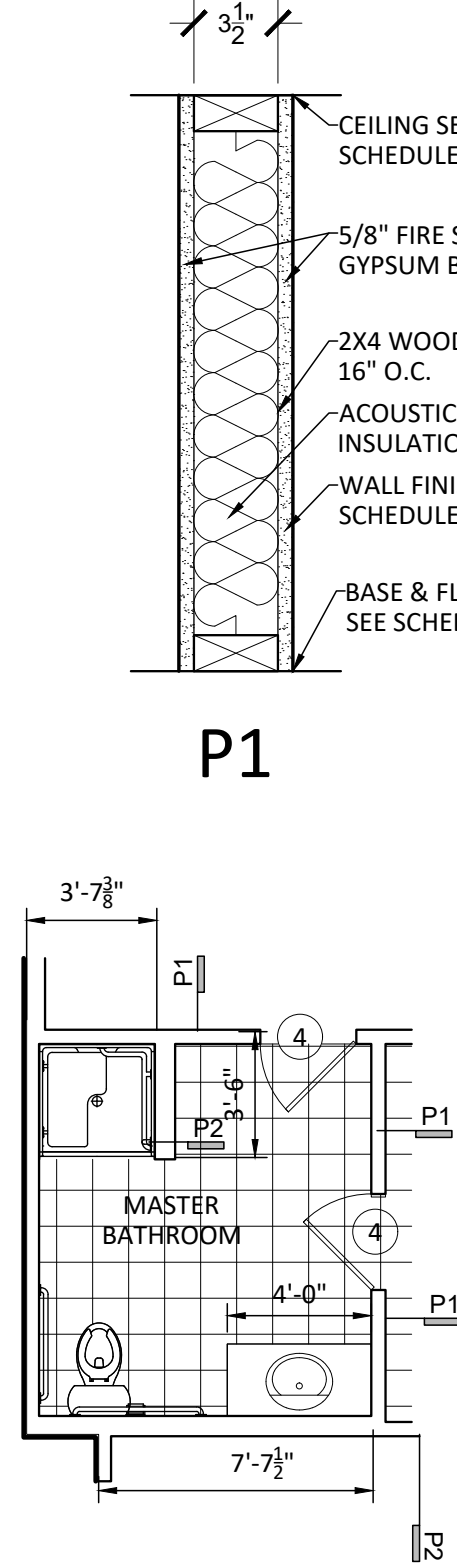
SHEET NO.
A1.3



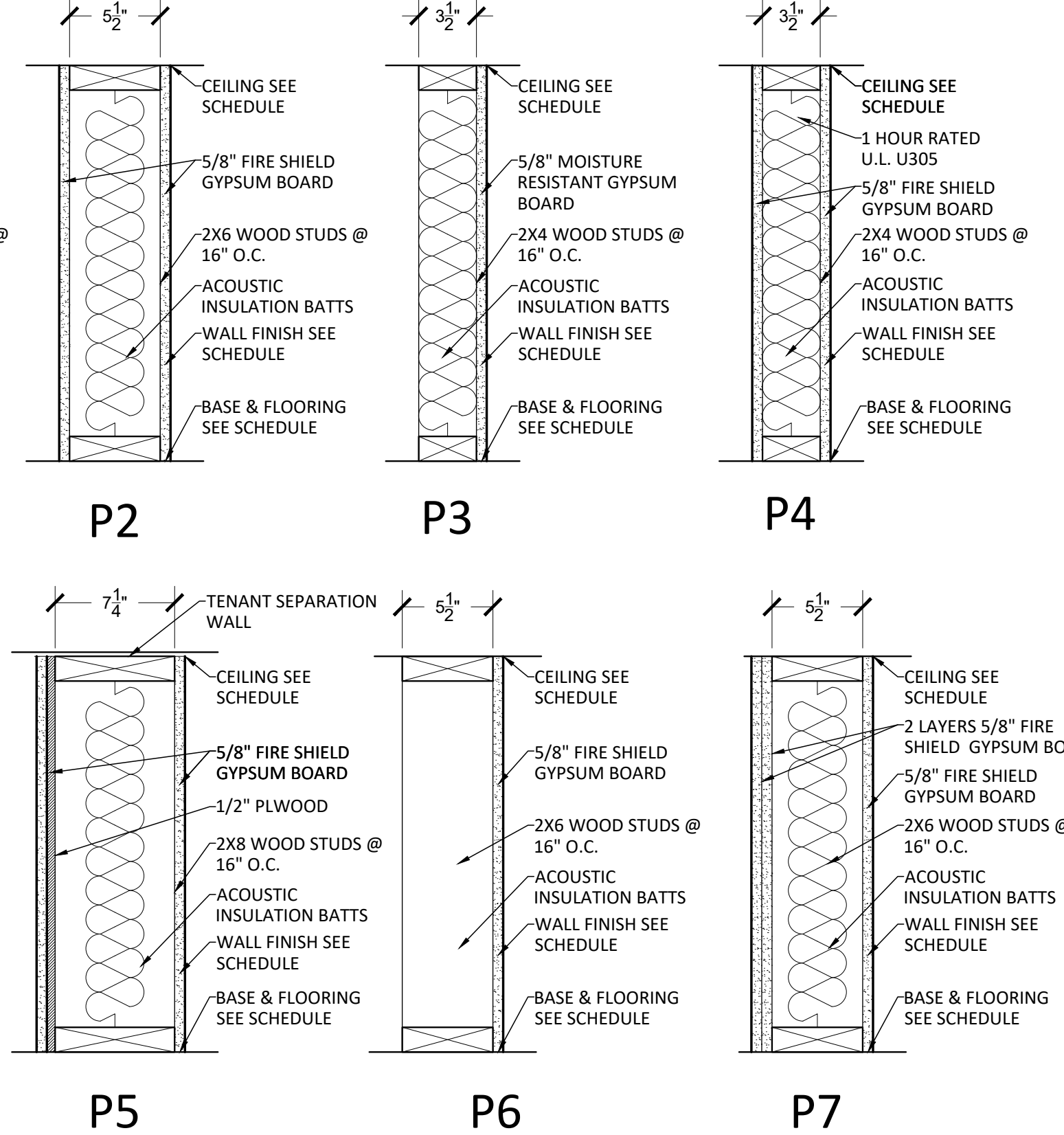
1 BUILDING C - TYPICAL 3 BEDROOM UNIT PLAN
BLDG TYPE C - (SEE PLAN FOR REVERSE HAND LAYOUT) 3/16" = 1'-0"
1382 SQ. FT.



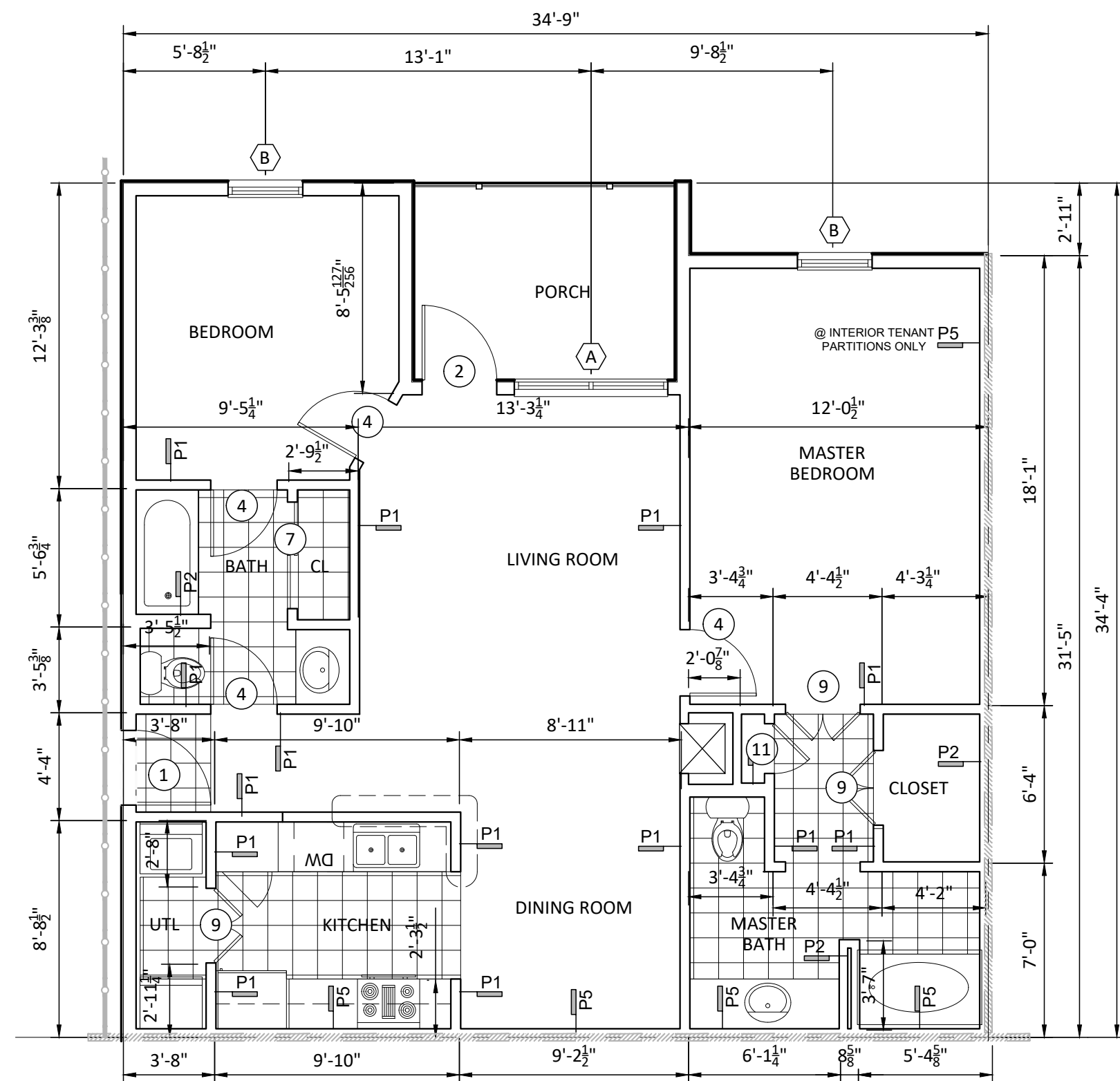
2 BUILDING C - 3 BDRM UNIT PLAN AT 2ND & 3RD FLOOR
BLDG TYPE C -(SEE PLAN FOR REVERSE HAND LAYOUT) 3/16" = 1'-0"
1371 SQ. FT.



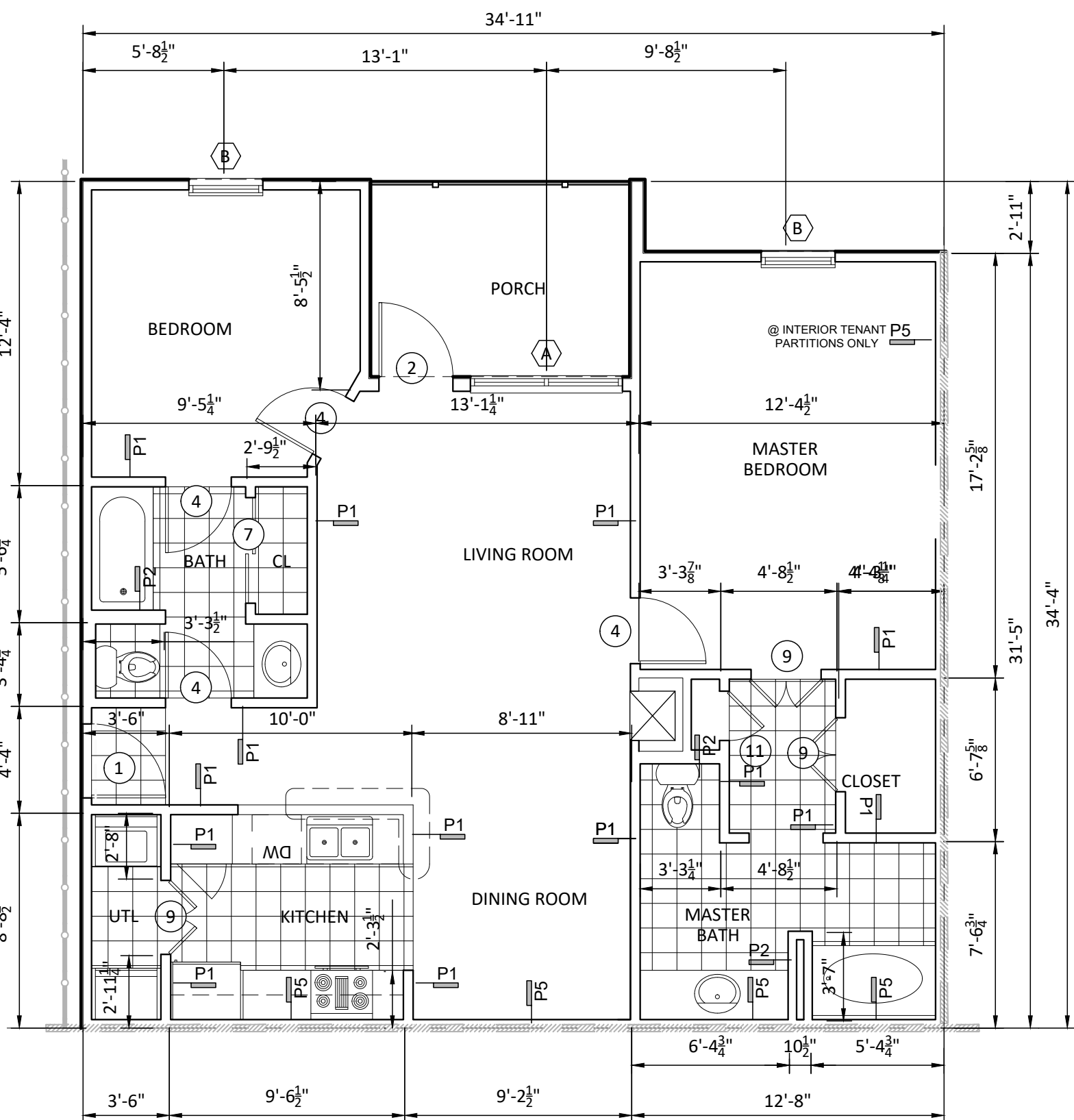
3 ACCESSIBLE 3 BDRM
BLDG TYPE C. 3/16" = 1'-0"



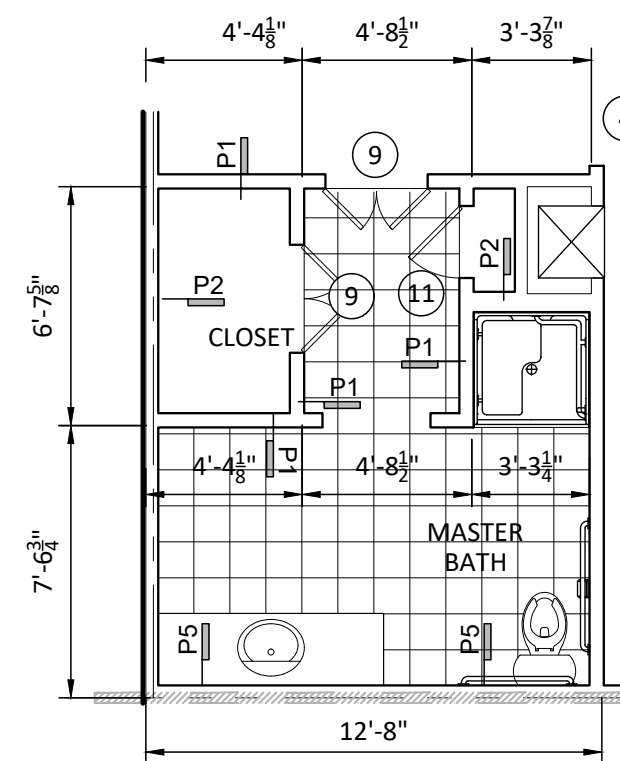
7 INTERIOR WALL PARTITION TYPES
1-1/2" = 1'-0"



4 BUILDING C - TYPICAL 2 BEDROOM UNIT PLAN
BLDG TYPE C - 1127 SQ. FT. 3/16" = 1'-0"



5 BUILDING C - 2 BDRM UNIT PLAN AT 2ND & 3RD FLOOR
BLDG TYPE C -1114 SQ. FT. 3/16" = 1'-0"



6 ACCESSIBLE 2 BRDM
3/16" = 1'-0"

FIRE PROTECTION LEGEND:

- 1HR RATED PARTITION
SMOKE PARTITION

GENERAL NOTES:

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- ALL EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE PAINT TO PAINT. (CONDITIONED SPACE)
- PROVIDE SIGN 18" X 18" FOR EACH BUILDING IDENTIFICATION, CONSULT WITH OWNER FOR TYPE AND MATERIAL.
- PROVIDE DOOR IDENTIFICATION NUMBER FOR APARTMENTS AND IDENTIFICATION NUMBER AT PARKING SPACE.
- SEE CORRESPONDING MECHANICAL SHEET FOR FURR DOWN AREAS.
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- NO DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR SHALL BE MORE THAN 1/2" INCLUDING THRESHOLD.
- PROVIDE PEEP HOLE IN ALL ENTRANCE DOORS.
- UNDERCUT ALL INTERIOR DOORS 1" FOR AIR RETURN W/CLOSURE.
- ALL EXTERIOR DOORS SHALL HAVE THRESHOLD AND WEATHER STRIPPING.
- ALL GLAZING TO COMPLY W/CODE (STATE, LOCAL/NATIONAL) FOR HUMAN IMPACT.
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MIN. OPENING HEIGHT = 24"
MIN. OPENING WIDTH = 20"
MAX. SILL HEIGHT = 44"
- ALL GLAZING IN DOORS TO BE TEMPERED.
- FLOOR TRUSSES MUST BE DIVIDED INTO AREAS OF 1,000, S.F. OR LESS BY SMOKE PARTITIONS.
- ALL FIRST FLOOR UNITS AND COMMON SPACES ARE DESIGNED AND SHALL BE CONSTRUCTED TO MAINTAIN ACCESS FOR HANDICAP PERSONS AS REQUIRED BY THE AMERICANS WITH DISABILITIES ACT. REFER TO GENERAL NOTES FOR INFORMATION AND REQUIREMENTS.
- CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATIONS OF PAD LOCATION. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.

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SCALE: (2X/3/4)		SCALE: (8.5X/11)		DATE:	07/2017		

CASTINE CROSSING
LONG BEACH, MISSISSIPPI
BUILDING C - UNIT PLANS

NO.	DATE:	REVISED	APP'D

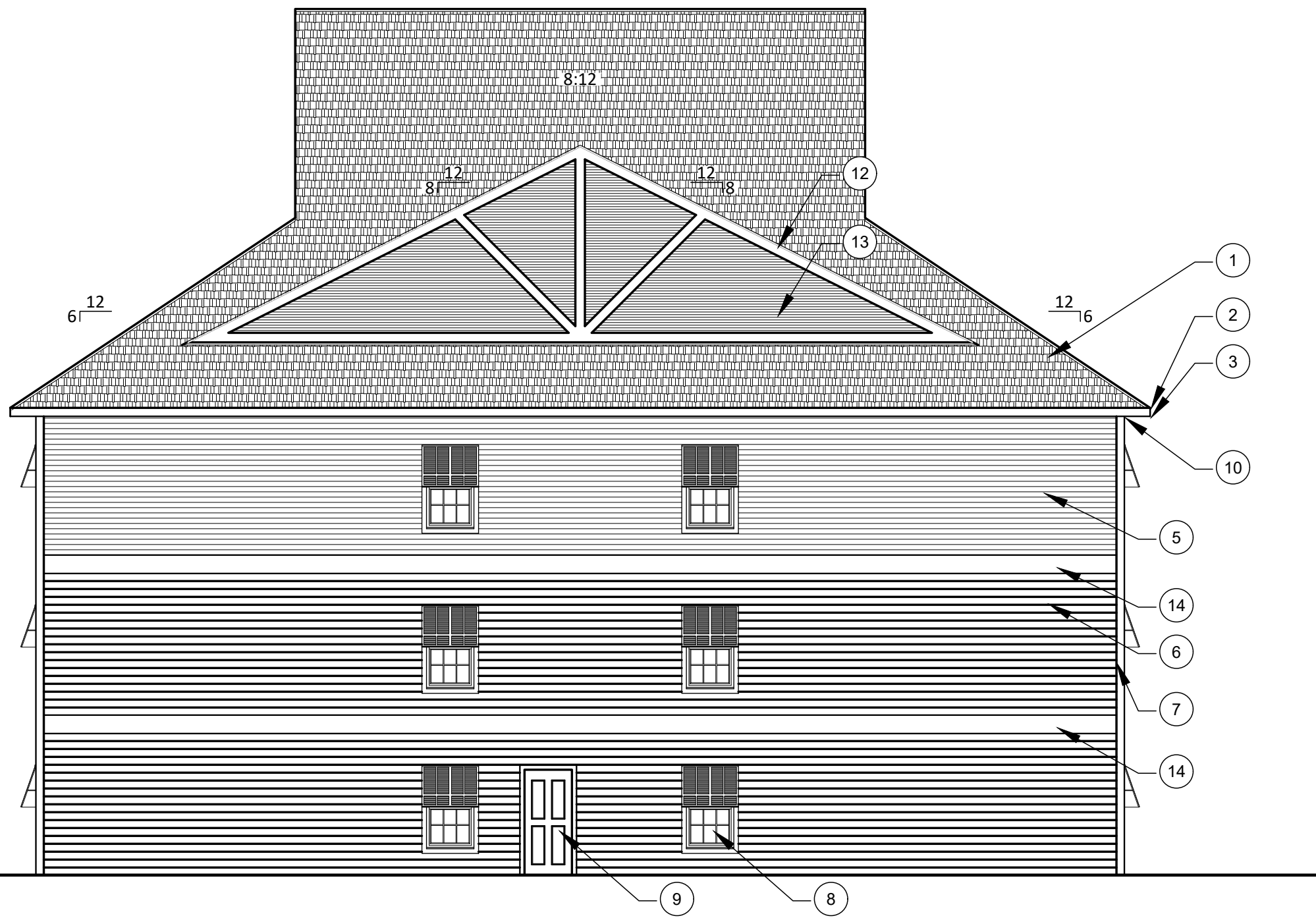
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FRONT / REAR ELEVATIONS

1/8" = 1'-0"



SIDE ELEVATION

1/8" = 1'-0"

NOTES:

- 30 YEAR FIBERGLASS ARCHITECTURAL SHINGLES.
- CONT. DRIP EDGE.
- ALUMINIUM FACIA W/BAKED ENAMEL FINISH.
- 42" HIGH METAL HANDRAIL.
- 4" EXPOSURE FIBER CEMENT BOARD.
- 6" EXPOSURE FIBER CEMENT BOARD.
- 6" TRIM BOARD.
- ALUMINUM SINGLE HUNG WINDOWS.
- METAL CLAD INSULATED DOOR (1 HR RATED).
- CONT. PREF. VINYL SOFFITT.
- ALUMINUM BAHAMA SHUTTER
- 2X WOOD TRIM
- PAINTED CLOSED WOOD LOUVER
- 14" EXPOSURE FIBER CEMENT BOARD
- RAIN DIVERTER

CADD FILE NAME:
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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING TYPE "C" - ELEVATIONS

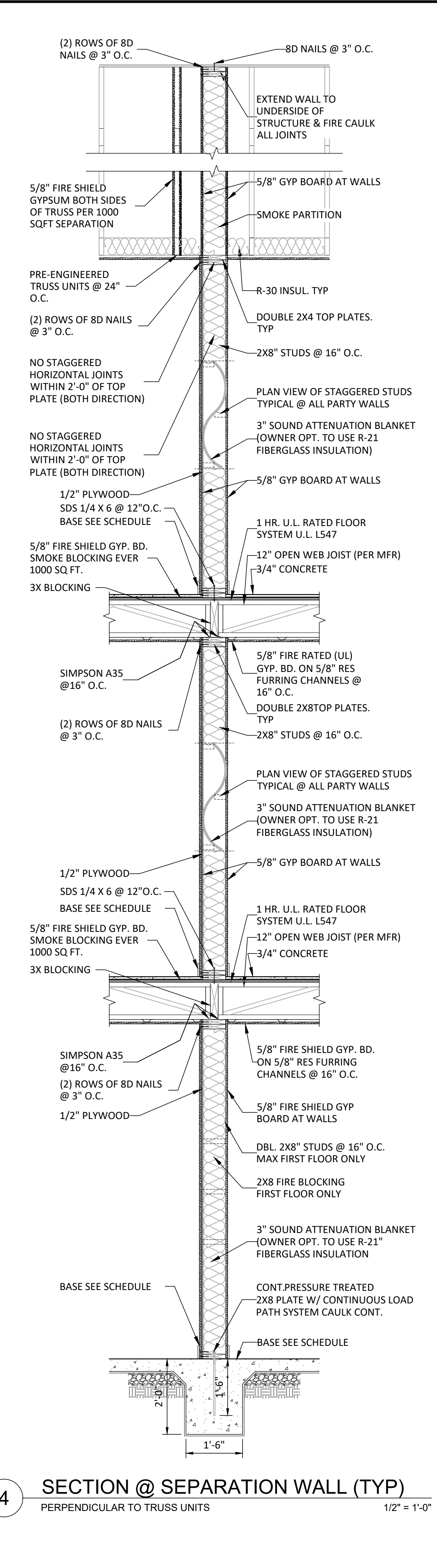
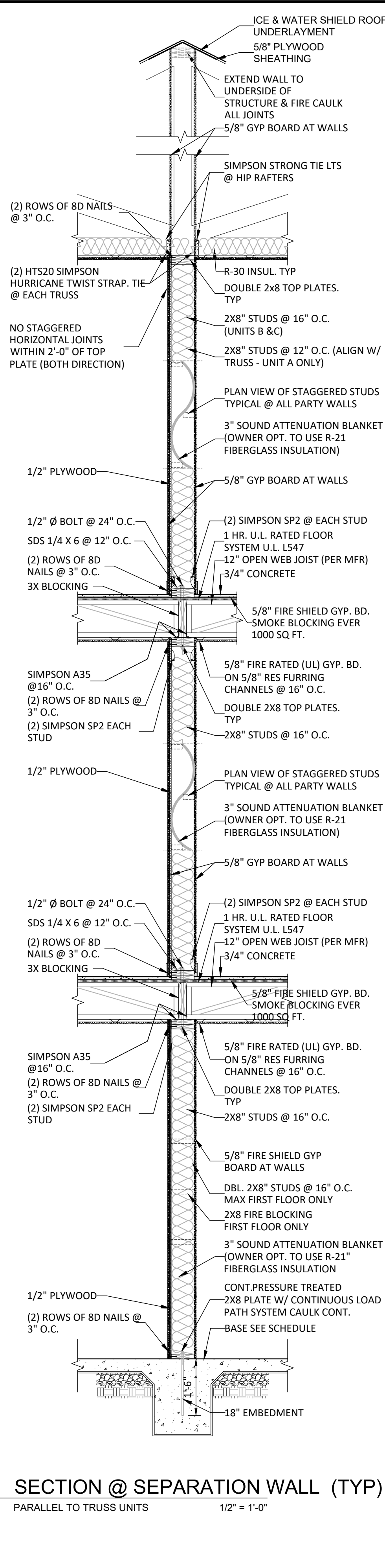
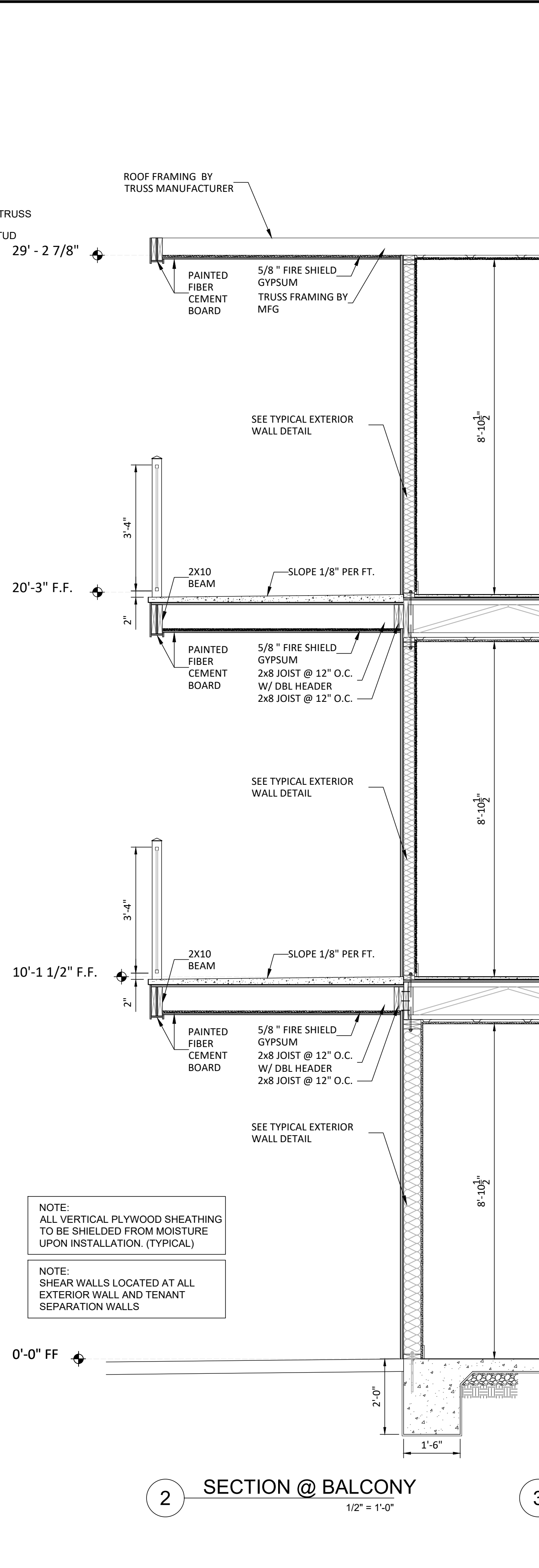
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NO.	DATE:	

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SHEET NO.

A2.0



CADD FILE NAME: 17001A01-SC.dwg			
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CHECKED BY:	SCALE: (8.5 x 11)		
DM	-		
JOB NO. 17001	DATE: 07/2017		

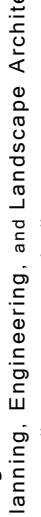
CASTINE CROSSING	BUILDING SECTIONS & DETAILS

REVISIONS	
NO.	APPD

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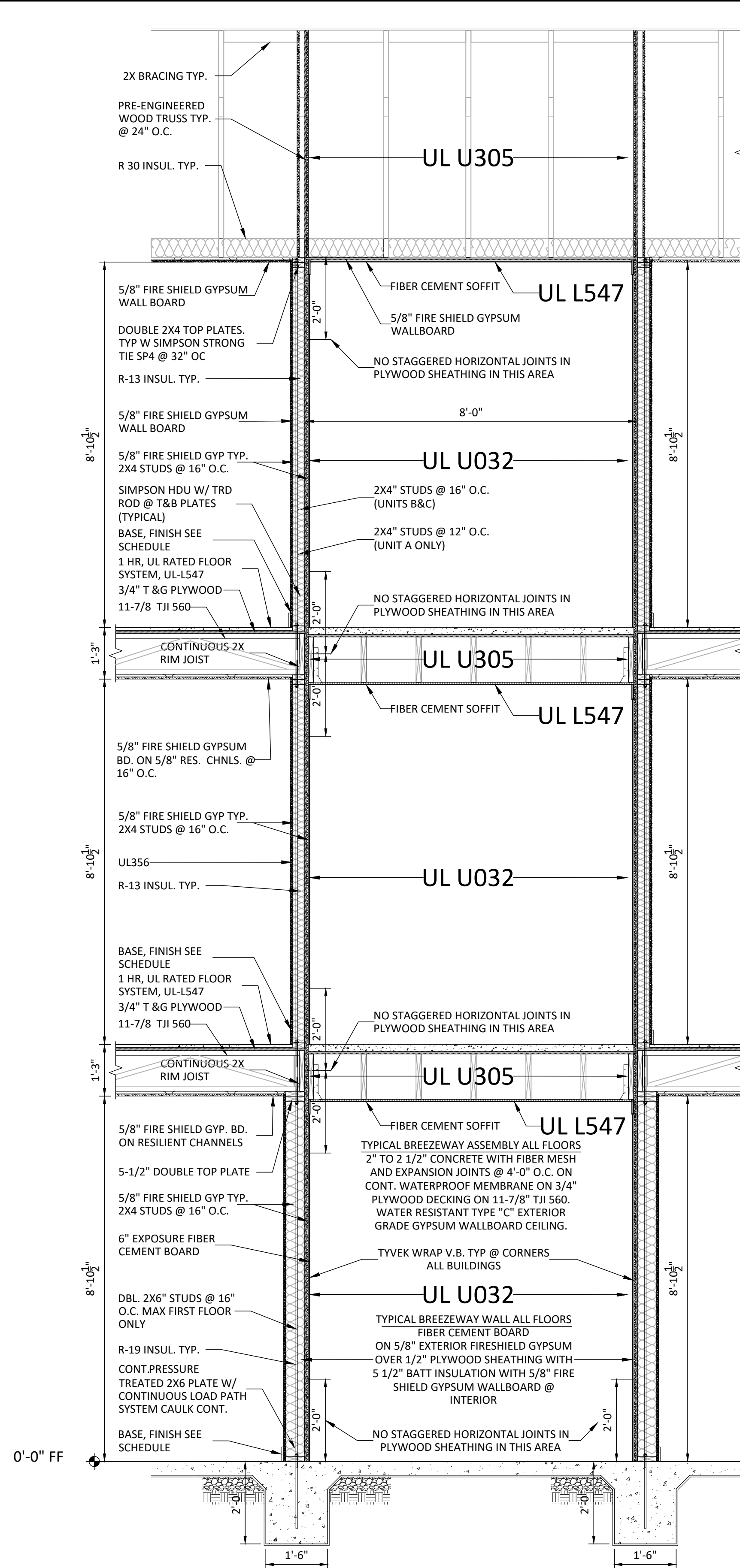
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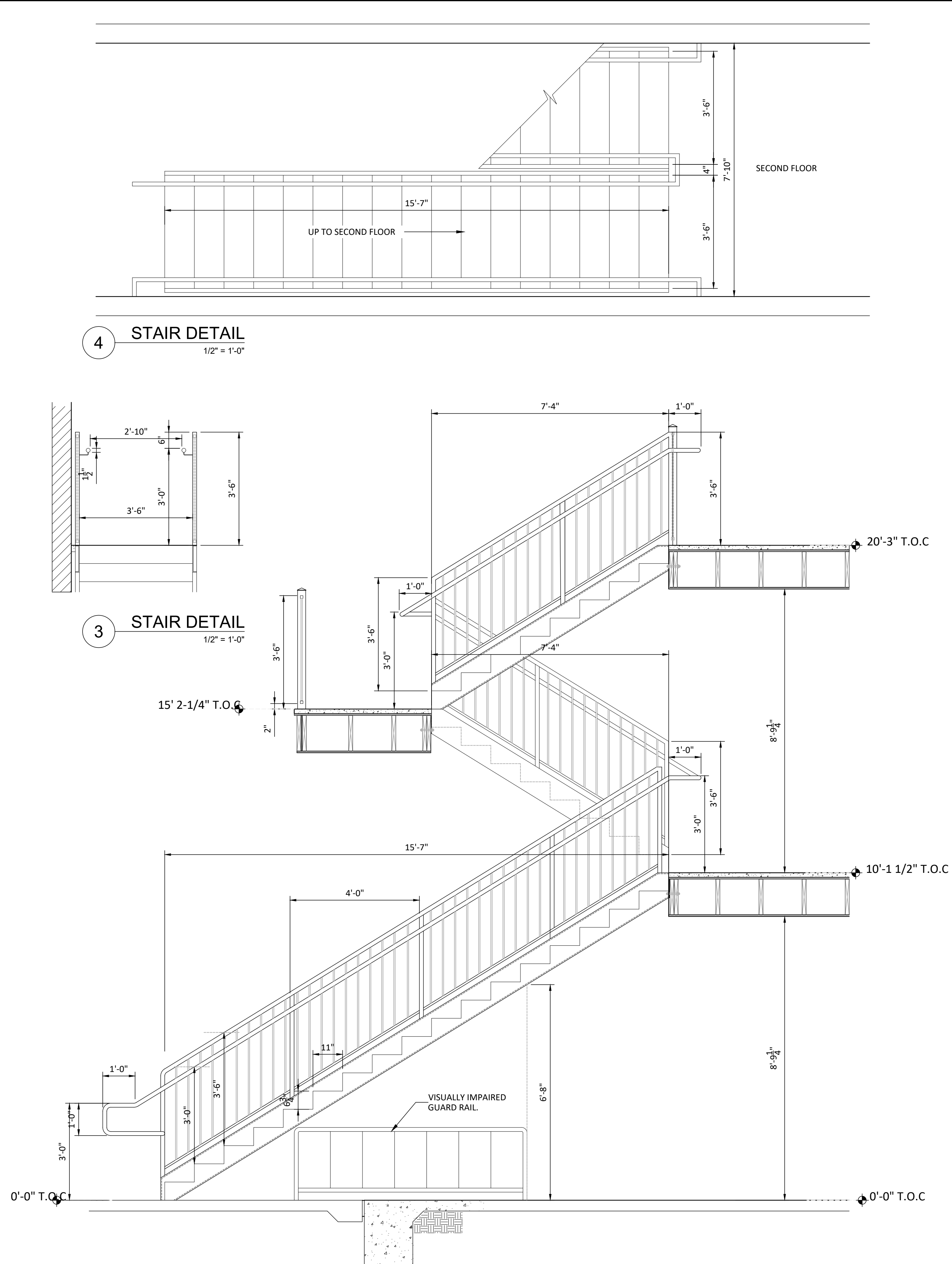
A3.1



1 SECTION @ BREEZEWAY
1/2" = 1'-0"

NOTE:

SEE 1/A3.1 FOR ENLARGED TYPICAL EXTERIOR
WALL CONNECTION CONNECTION DETAILS



2 STAIR DETAIL
1/2" = 1'-0"

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SCALE: (12x34)	DESIGNED BY: SAD
-	DRAWN BY: SAD
SCALE: (8.5x11)	CHECKED BY: DM
-	JOB NO. 17001
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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

BUILDING SECTIONS & DETAILS

[illegible]

**PRELIMINARY
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SHEET NO.

A3.2

GENERAL

1. DO NOT SCALE CONTRACT DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.
2. VERIFY CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING WORK OR FABRICATING MATERIALS.
3. SUBSTITUTIONS WILL BE CONSIDERED WITH PRIOR APPROVAL FROM THE ARCHITECT.
4. CHECK ALL DIMENSIONS ON STRUCTURAL DRAWINGS AGAINST ARCHITECTURAL DRAWINGS.
5. COORDINATE WITH THE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL AND VERIFY THE LOCATION OF ALL CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS, WALL OPENINGS, AND OTHER PROJECT REQUIREMENTS.
6. REFERENCE ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING, ANCHORS, ETC., AND THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.
7. CONCRETE TRUCKS, CRANES, FORKLIFTS, OR ANY VEHICLE WITH A WHEEL LOAD GREATER THAN 200 POUNDS SHALL NOT BE PERMITTED ON THE STRUCTURAL SLAB WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT PLACED ON FRAME FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGNED LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT OBTAINED DESIGN STRENGTH.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL DIMENSIONS AND FIT-UP OF THE STRUCTURE, INCLUDING VERIFYING ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE COMMENCING WORK.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT, MAINTENANCE, ETC. OF ANY AND ALL SHORING, BRACING, TIE BACKS, ETC. NEEDED TO SUPPORT ANY PART OF THE NEW OR EXISTING CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PROCESS TO ENSURE THE SAFETY AND INTEGRITY OF THE STRUCTURE UNTIL THE NECESSARY PERMANENT ELEMENTS ARE IN PLACE.
12. SEE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR EXACT LOCATION OF ALL DEPRESSIONS, SLOPES, OPENINGS, PENETRATIONS, ETC. PENETRATIONS THROUGH BEAMS OR OPENINGS IN STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER.

GOVERNING BUILDING CODE AND REFERENCES:

1. INTERNATIONAL BUILDING CODE 2012.

a. STRUCTURAL MEMBERS ARE DESIGNED USING LOAD COMBINATIONS IN ACCORDANCE WITH THE ADOPTED BUILDING CODE.

DESIGN CRITERIA AND LIVE LOADS

1. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-10.
2. SEISMIC DESIGN DATA

a. SEISMIC IMPORTANCE FACTOR, Ie1.0

b. MAPPED SPECTRAL RESPONSE ACCELERATIONS:

1.a. SHORT PERIOD, Ss0.102

1.b. ONE SECOND PERIOD, S10.057

c. SITE CLASSB

d. SPECTRAL RESPONSE COEFFICIENTS:

1.a. SHORT PERIOD, Sds0.170

1.b. ONE SECOND PERIOD, Sd10.133

e. SEISMIC DESIGN CATEGORYB

f. BASIC SEISMIC-FORCE-RESISTING SYSTEM(S)

1.a. LIGHT FRAMED (WOOD) WALLS SHEATHED WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE

i. SEISMIC RESPONSE COEFFICIENT(S), Cs0.091

j. RESPONSE MODIFICATION FACTOR(S), R1.0

k. ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE
3. WIND DESIGN DATA

a. BASIC WIND SPEED (3 SEC GUST)130 MPH

b. RISK CATEGORYB

c. WIND EXPOSUREB

d. INTERNAL PRESSURE COEFFICIENT+/- 0.18

e. COMPONENTS AND CLADDINGAS SHOWN
3. LIVE LOADS

a. ROOF20 PSF

b. ATTIC20 PSF

c. FIRST FLOOR40 PSF

TIMBER

1. ALL WOOD FRAMING WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE.
2. FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE MARKED AND KILN DRIED, NO. 2. ALL MEMBER PIECE ENDS, JOINTS, OR SPLICES SHALL BE OVER SUPPORTS UNLESS NOTED OTHERWISE.
3. UNLESS NOTED OTHERWISE MULTIPLE PIECES OF LUMBER OR MANUFACTURED WOOD PRODUCTS USED TO FORM BEAM OR HEADER MEMBERS SHALL BE ATTACHED TOGETHER WITH 4 ROWS OF 16d NAILS SPACED AT 16" FOR PIECES UP TO 12" DEEP, 5 ROWS OF 16d NAILS AT 16" FOR PIECES 14" AND 16" DEEP AND 6 ROWS OF 16d NAILS SPACED AT 16" FOR PIECES 18" DEEP.
4. ALL OPENINGS IN EXTERIOR WOOD-FRAMED WALLS SHALL HAVE THE FOLLOWING MINIMUM NUMBER OF STUDS AT EACH JAMB:

OPENINGS LESS THAN 4'-0" 2 STUDS

OPENINGS 4'-0" TO 6'-0" 3 STUDS

OPENINGS 6'-0" TO 10'-0" 4 STUDS

OPENINGS LARGER THAN 10'-0" ... SEE PLAN OR CONSULT STRUCT. ENG.
5. ALL MULTIPLE STUDS SHALL BE CONNECTED TOGETHER WITH TWO ROWS OF 12 d NAILS SPACED AT 8 INCHES ON CENTER.
6. UNLESS SHOWN OTHERWISE ALL OPENINGS IN WALLS SHALL HAVE HEADERS CONSISTING OF A MINIMUM OF TWO 2X12'S.
7. ALL LUMBER, PLYWOOD, PSL OR OTHER STRUCTURAL WOOD ELEMENTS IN CONTACT WITH MASONRY OR EXPOSED TO EARTH OR WEATHER SHALL BE PRESSURE TREATED WITH CCA OR MCQ TO A MINIMUM RETENTION OF 0.40 LBS/CU. FT. IN ACCORDANCE WITH AWPA. **ACQ TREATMENT IS NOT ALLOWED WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.**
8. ALL TREATED WOOD MEMBERS SHALL BE CONNECTED OR FASTENED WITH GALVANIZED NAILS, SCREWS, OR BOLTS. THE COATING MUST BE HOT-DIPPED TO AN EQUIVALENT OF G-90 RATING OR GREATER.
9. JOIST AND BEAM HANGERS, HURRICANE CLIPS, AND OTHER TIES, ANCHORS, OR CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ROOFING NAILS MAY NOT BE USED. ALL HANGERS, CLIPS, CONNECTORS, ANCHORS, TIES, ETC. SHALL BE GALVANIZED OR STAINLESS STEEL. ALL SUCH UNITS THAT WILL BE EXPOSED TO WEATHER, IN CONTACT WITH EARTH OR WATER, OR BELOW THE FIRST FLOOR LEVEL SHALL BE STAINLESS OR MEET G-185 RATING.
10. UNLESS SHOWN OTHERWISE ALL PLYWOOD SHEATHING SHALL BE FASTENED WITH 8D RING SHANK NAILS (.131" MIN. DIAMETER) OR #10 SCREWS (.19" NOMINAL DIAMETER) SPACED AT 6" O.C. MAXIMUM ALONG SUPPORTING MEMBERS ON THE INTERIOR OF EACH SHEET AND SPACED AT 4" O.C. MAXIMUM ALONG SUPPORTING MEMBERS AT THE EDGES OF EACH SHEET. THE USE OF STAPLES WILL NOT BE ALLOWED.
11. ALL PLYWOOD WALL SHEATHING SHALL HAVE SOLID BLOCKING AT ALL HORIZONTAL JOINTS. VERTICAL JOINTS OF PLYWOOD ROOF SHEATHING SHALL BE STAGGERED EVERY FOUR FEET OR LESS.
12. ALL MEMBERS DESIGNATED AS "LVL" SHALL BE LAMINATED VENEER LUMBER HAVING PROPERTIES AND STRENGTHS EQUAL TO THE TRUS JOIST MACMILLAN COMPANY'S "MICROLLAM".

CONCRETE

1. PLACE .006 INCH VISQUEEN MEMBRANE BENEATH ALL INTERIOR SLABS AND BEAMS ON GRADE. LAP 12" TO ACCOMMODATE CONCRETE POURING DIRECTION.
2. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, LATEST EDITION AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. ALL CONCRETE SHALL BE NORMAL WEIGHT (APPROXIMATELY 150 LBS. PER CUBIC FT.).
4. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A-615 GRADE 60.
5. ALL REINFORCING SHALL BE SPLICED WITH A CLASS "B" SPLICE IN ACCORDANCE WITH ACI 318-LATEST EDITION.
6. WELDED WIRE FABRIC (WWF) SHALL BE IN ACCORDANCE WITH ASTM A-185. WIRE SHALL CONFORM TO ASTM A82. LAP ALL FABRIC ONE WIRE SPACING PLUS 2 INCHES.
7. REINFORCING OR FABRIC ON GRADE SHALL BE CHAIRED WITH 3000 PSI CONCRETE BRICKETTES SPACED TO ADEQUATELY SUPPORT THE REINFORCING, BUT NOT GREATER THAN 3'-0" O.C. EACH WAY.
8. INSTALL CORNER BARS IN THE OUTSIDE FACE OF EDGE BEAMS AT EVERY CORNER ONE TOP AND ONE BOTTOM. BAR SHALL BE THE SAME SIZE AS THE LARGEST BEAM BAR.
9. PROVIDE A 90 DEGREE HOOK ON ALL TOP REINFORCEMENT IN ALL BEAMS AT DISCONTINUOUS ENDS.
10. ALL CONCRETE SIDEWALKS THAT ARE NOT PILE-SUPPORTED SHALL BE 4" THICK AND REINFORCED WITH WWF 6X6 -10/10.
11. ALL CONCRETE HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, LATEST EDITION AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.

NOTE:
EXTERIOR ANGLES SHALL BE GALVANIZED
16'-0 LINTEL ATTACHED TO STUD WALLS

LINTEL SCHEDULE FOR SINGLE WYTHE OF BRICK	
SPAN (FT).	ANGLE SIZE
TO 4'-0"	L 3X3X1/4
TO 6'-0"	L 3 1/2X3 1/2 X1/4
TO 8'-0"	L 5X 3 X3/8
TO 16'-0"	L 5X 5 X 3/4

COMPONENT AND CLADDING
WIND PRESSURES

130 MPH, WIND EXPOSURE B
RISK CATEGORY I

BUILDING HEIGHT = 20 FT

WIND ZONE	10FT2		20FT2		50FT2		100FT2	
	POS	NEG	POS	NEG	POS	NEG	POS	NEG
ROOF 1	18.53	-30.27	18.53	-28.82	18.53	-26.77	18.53	-25.22
ROOF 2	18.53	-35.52	18.53	-33.97	18.53	-31.92	18.53	-30.36
ROOF 3	18.53	-35.52	18.53	-33.97	18.53	-31.92	18.53	-30.36
WALL 4	30.37	-32.94	28.99	-31.57	27.18	-29.75	25.80	-28.37
WALL 5	30.37	-40.66	28.99	-37.91	27.18	-34.27	25.80	-31.52

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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

GENERAL NOTES

REVISIONS		APP'D
NO.	DATE:	

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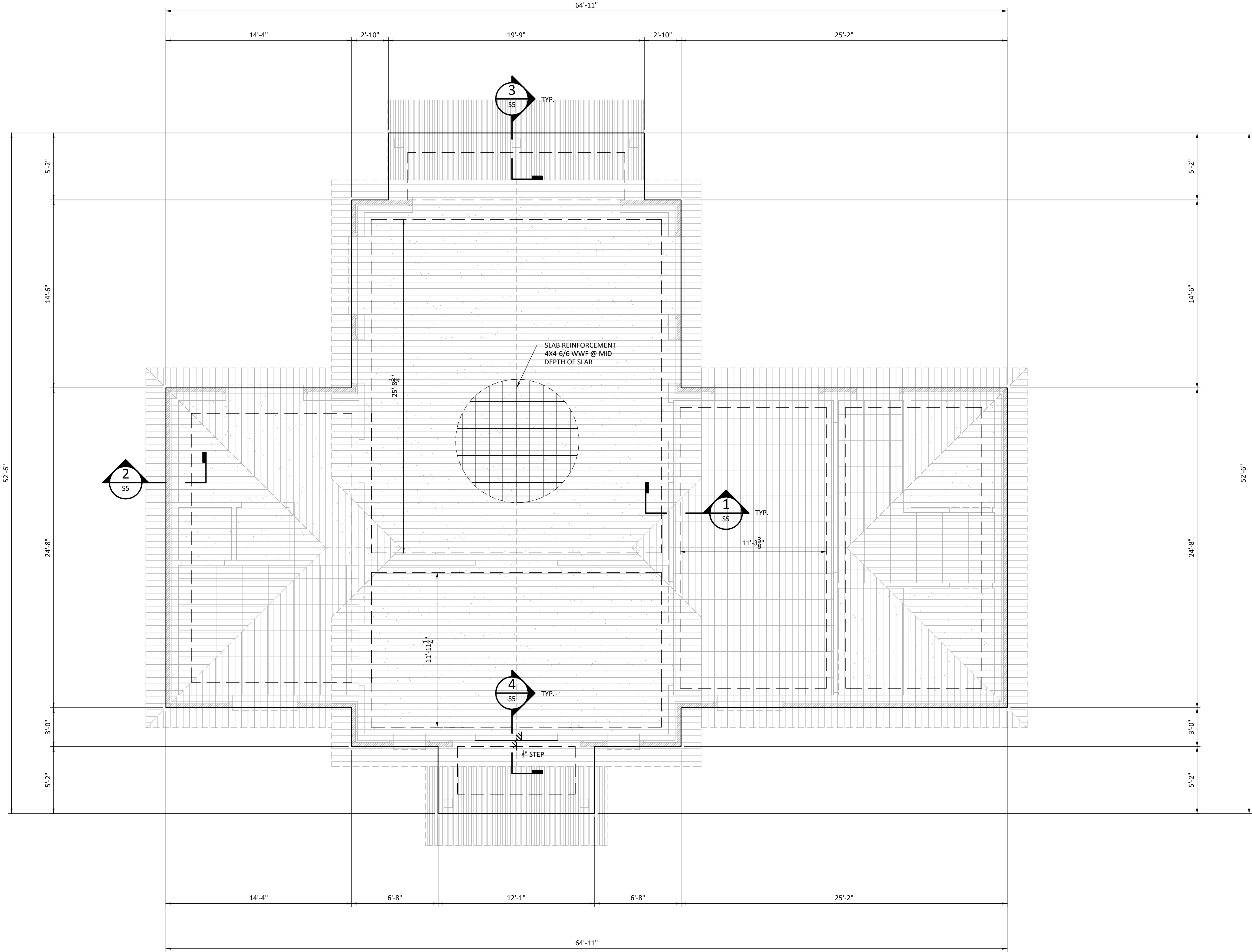
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SHEET NO.

S1.0



FOUNDATION PLAN

1/4"=1'-0"

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CASTINE CROSSING

LONG BEACH, MISSISSIPPI

FOUNDATION PLAN

REVISIONS

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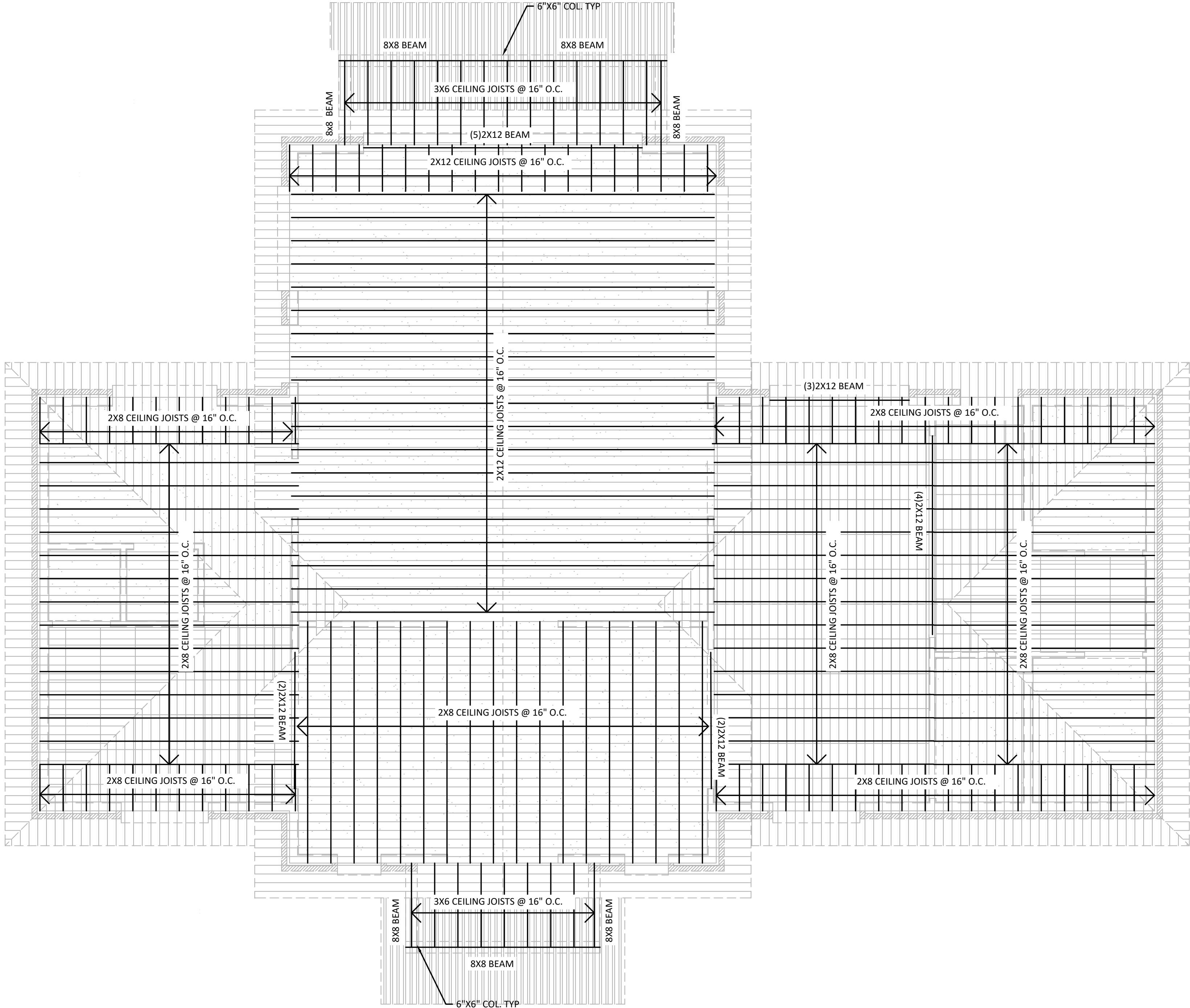
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SHEET NO.

S2.0



CEILING FRAMING PLAN
1/4"=1'-0"

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CASTINE CROSSING
LONG BEACH, MISSISSIPPI
CEILING FRAMING PLAN

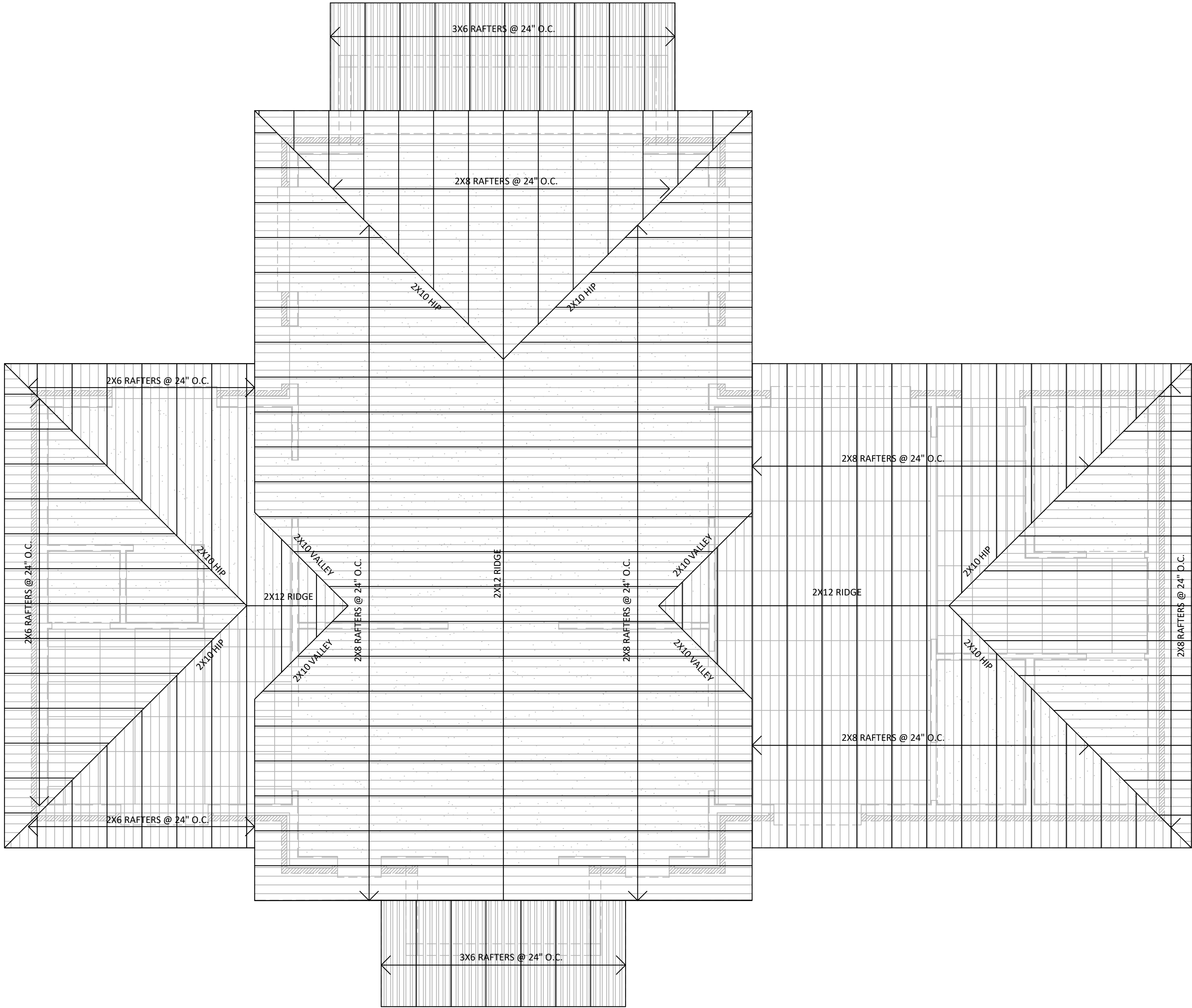
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SHEET NO.
S3.0



ROOF FRAMING PLAN

1/4"=1'-0"

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CASTINE CROSSING
LONG BEACH, MISSISSIPPI
ROOF FRAMING PLAN

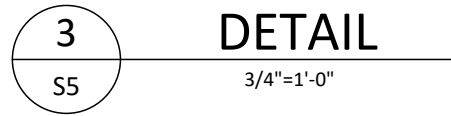
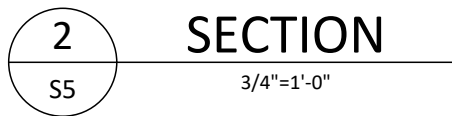
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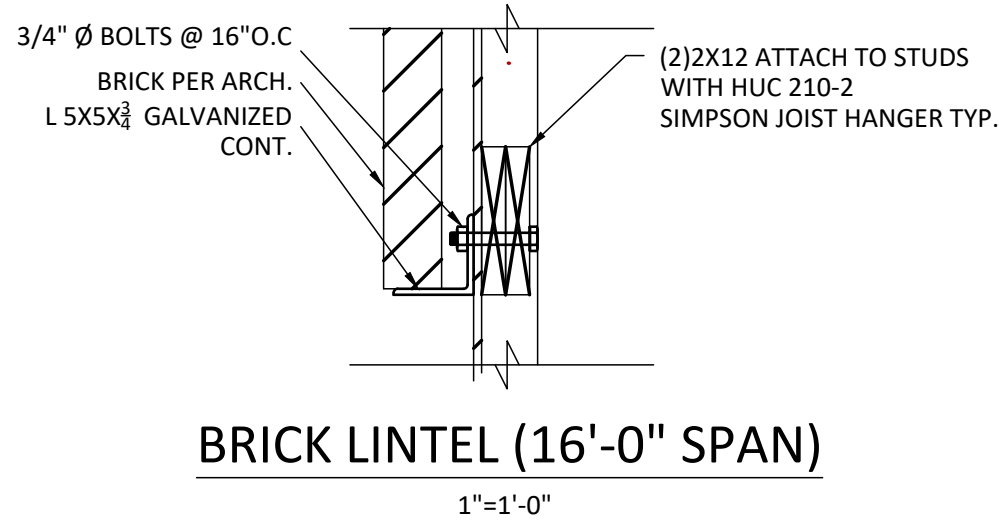
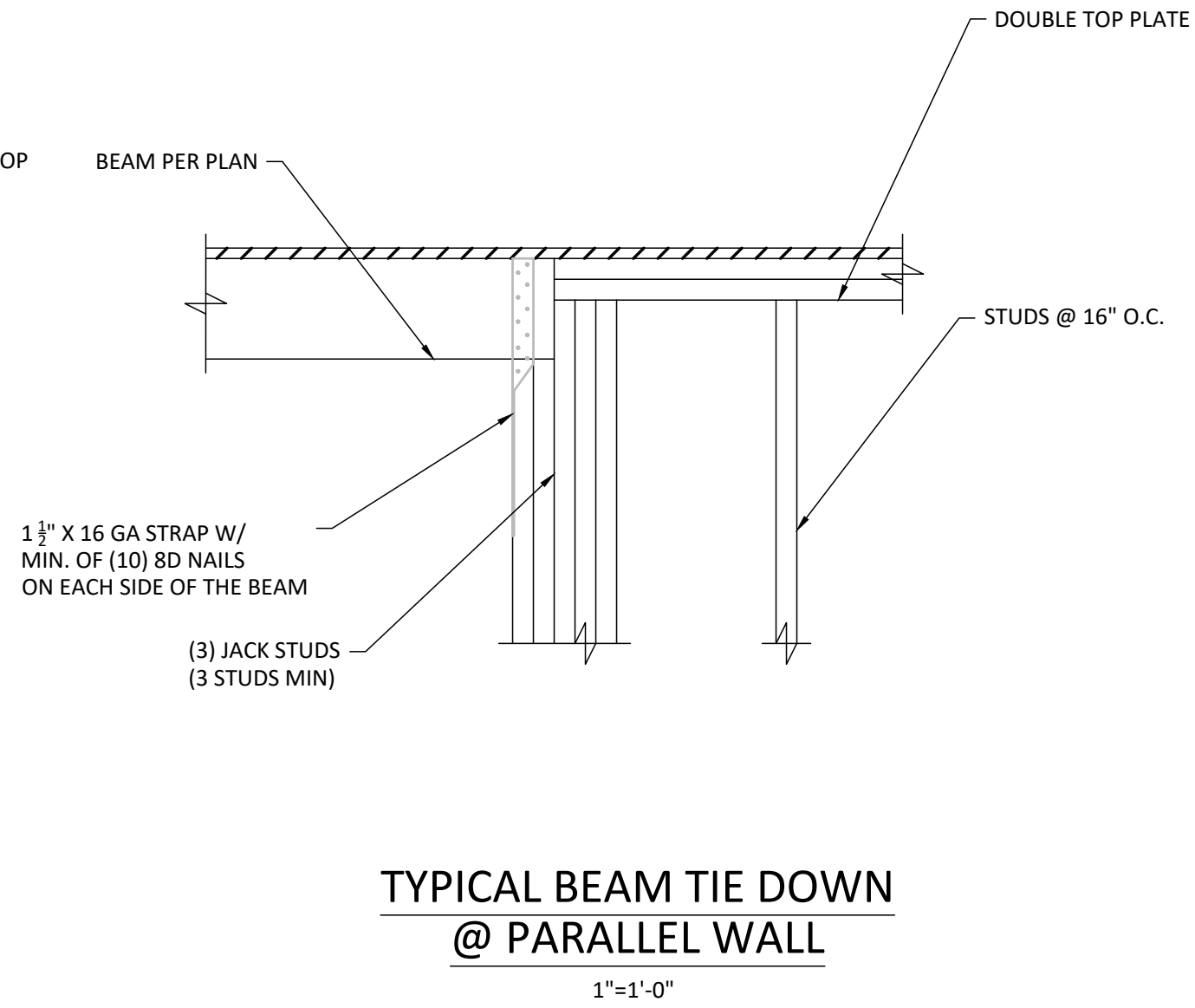
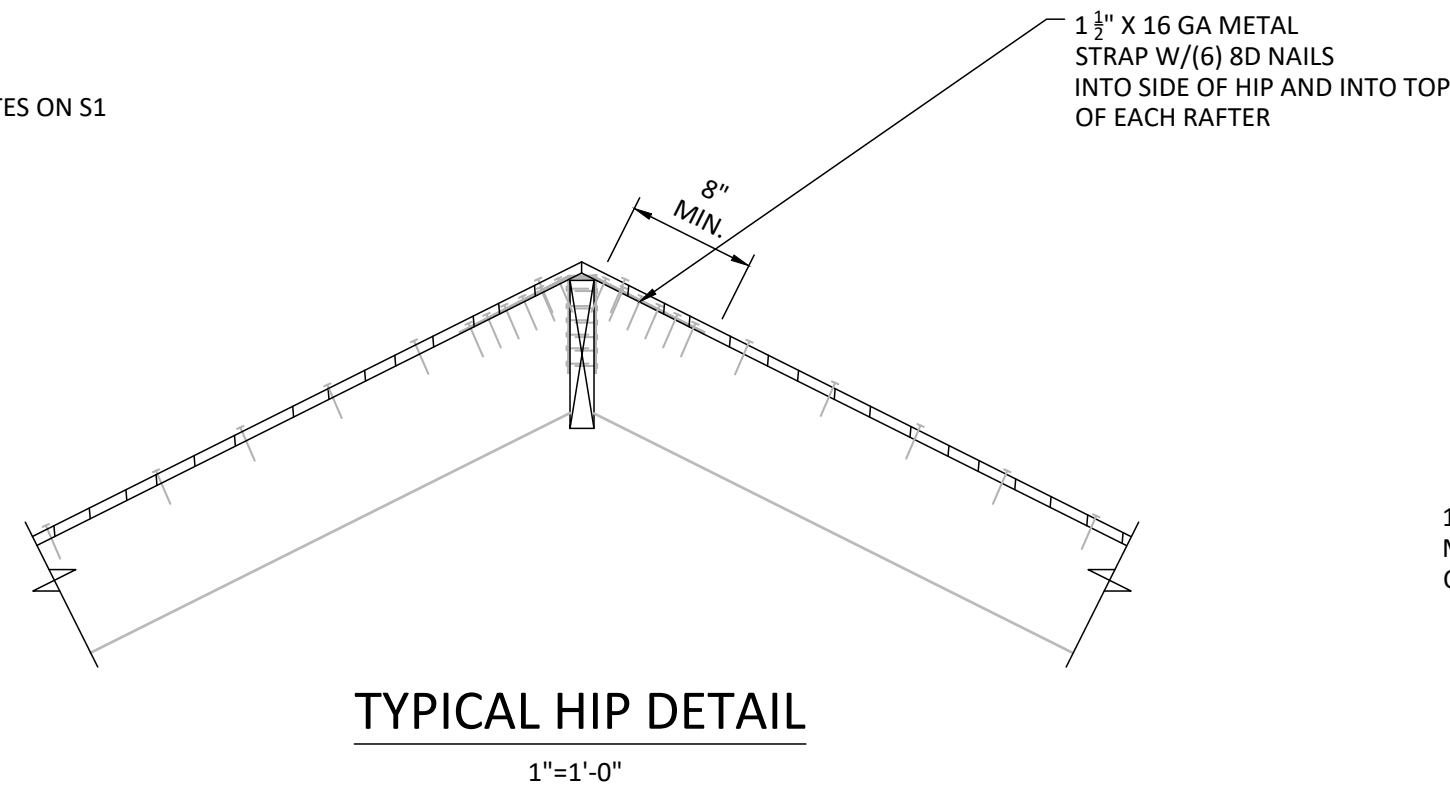
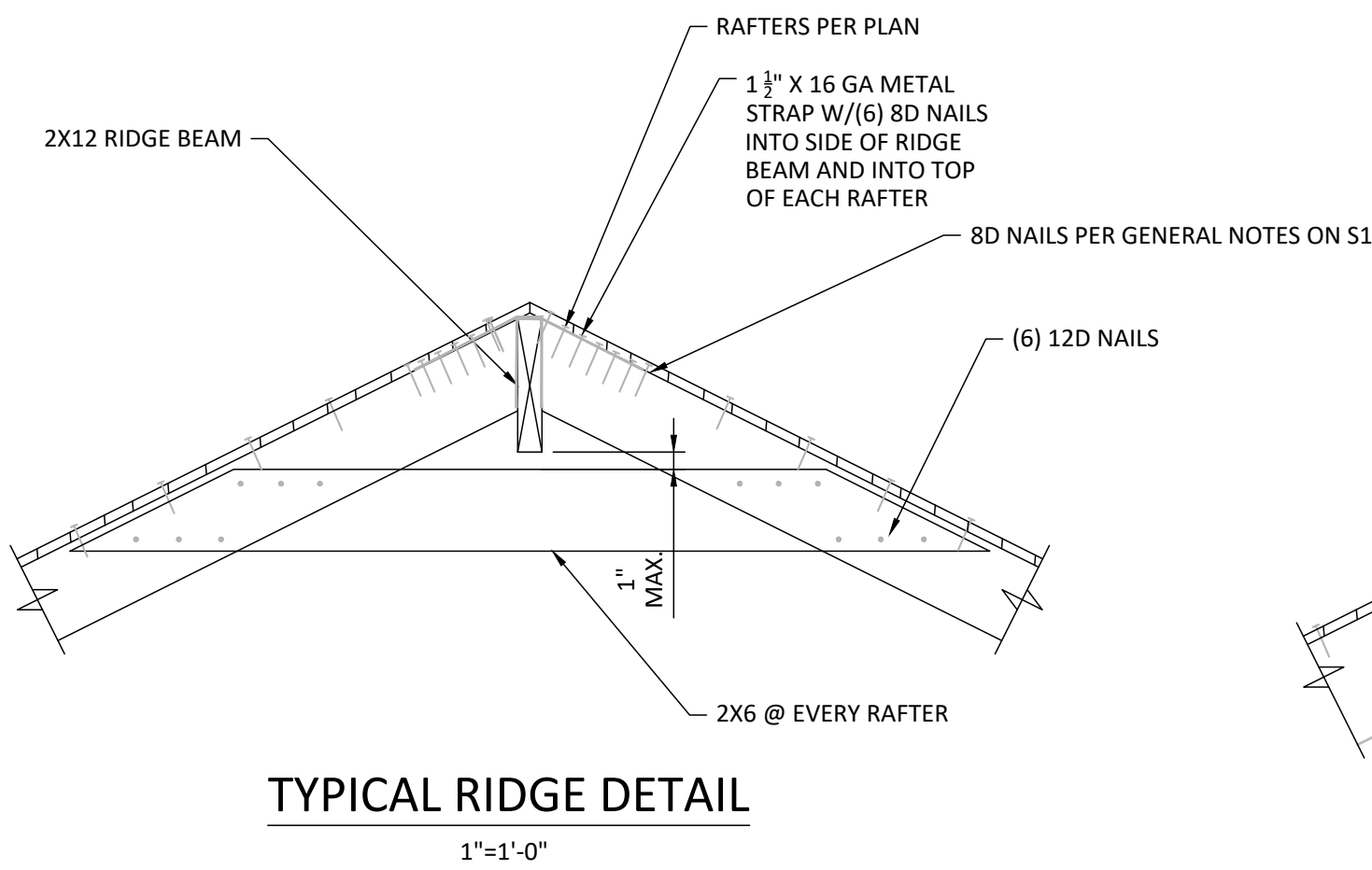
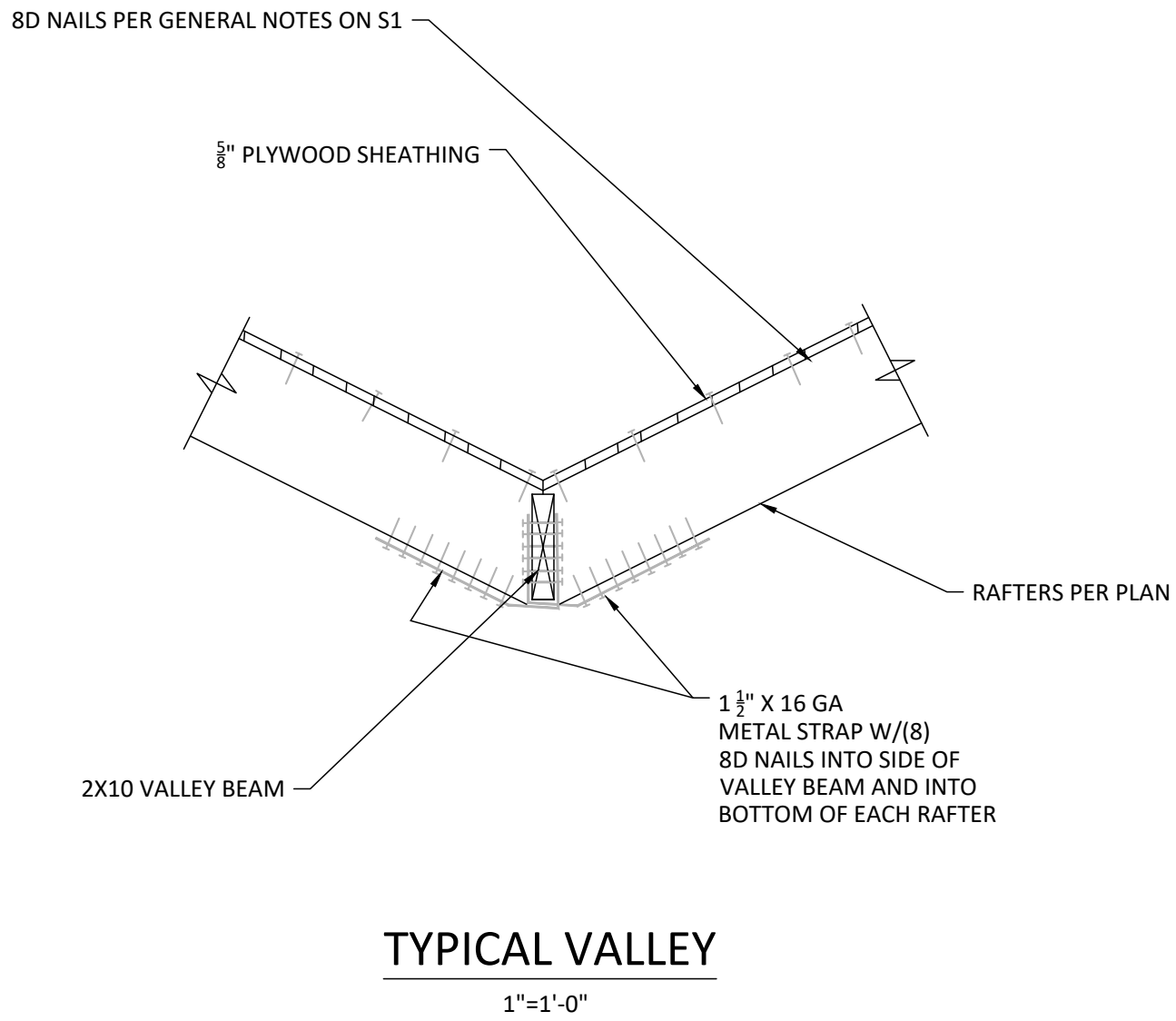
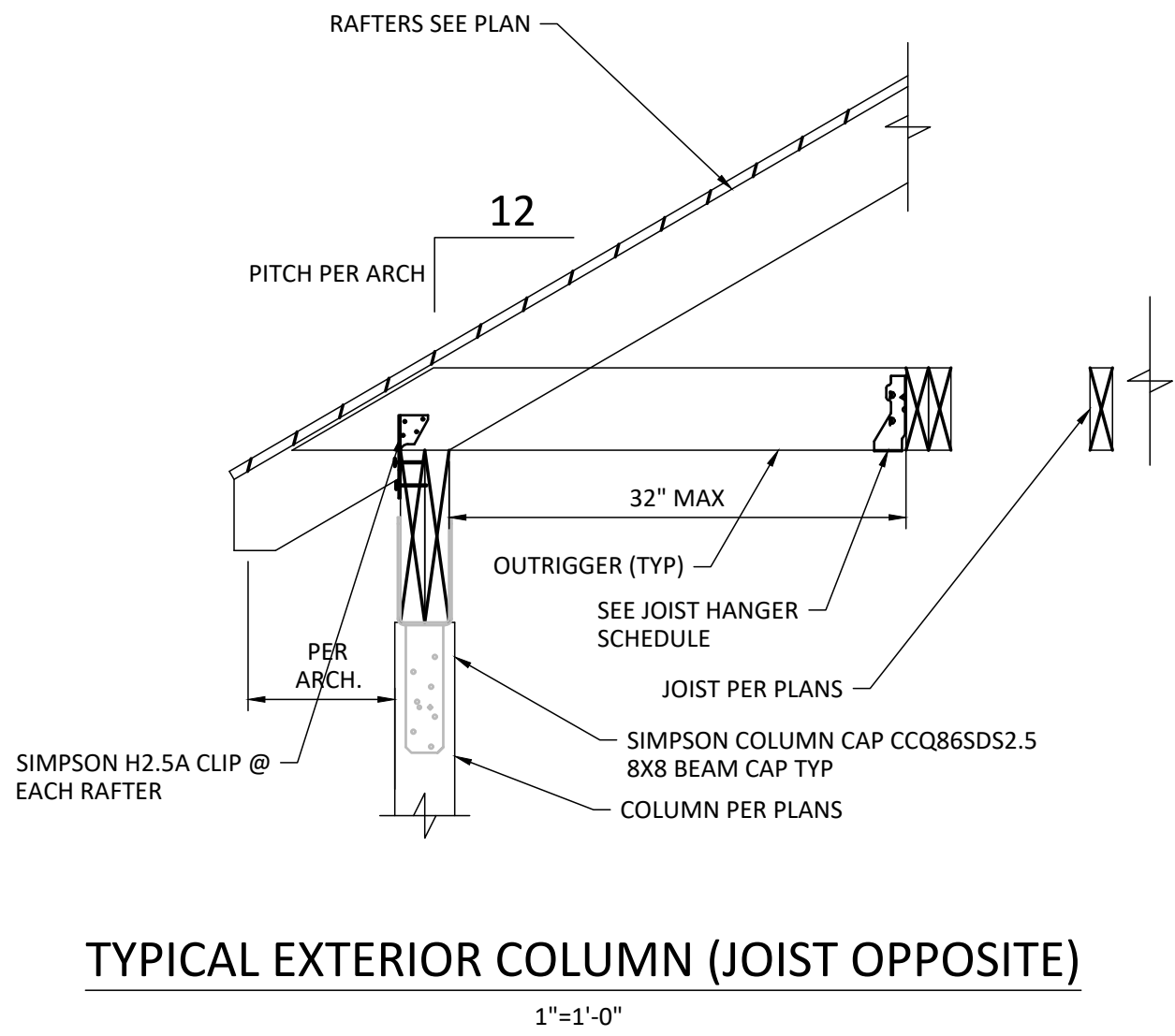
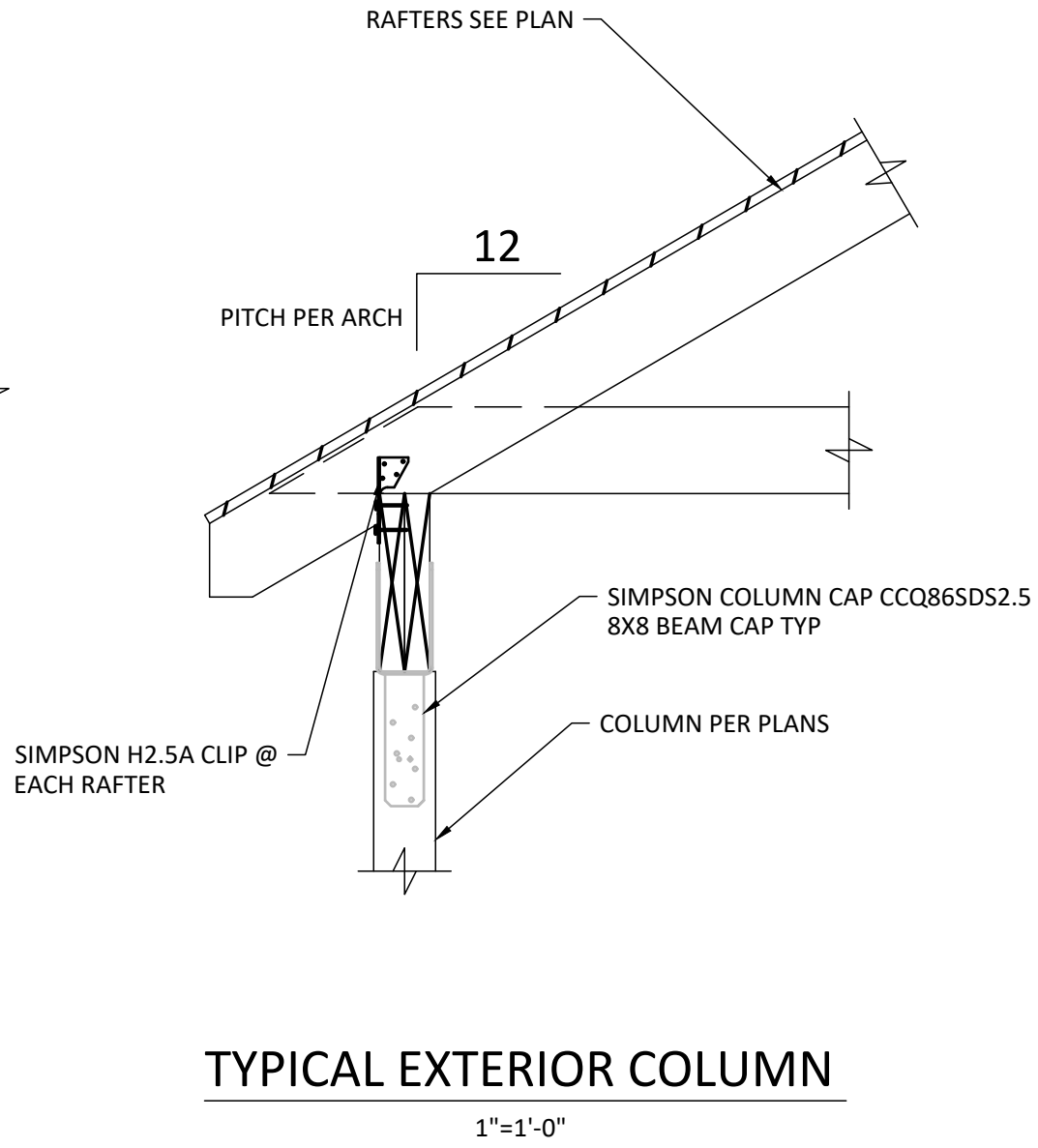
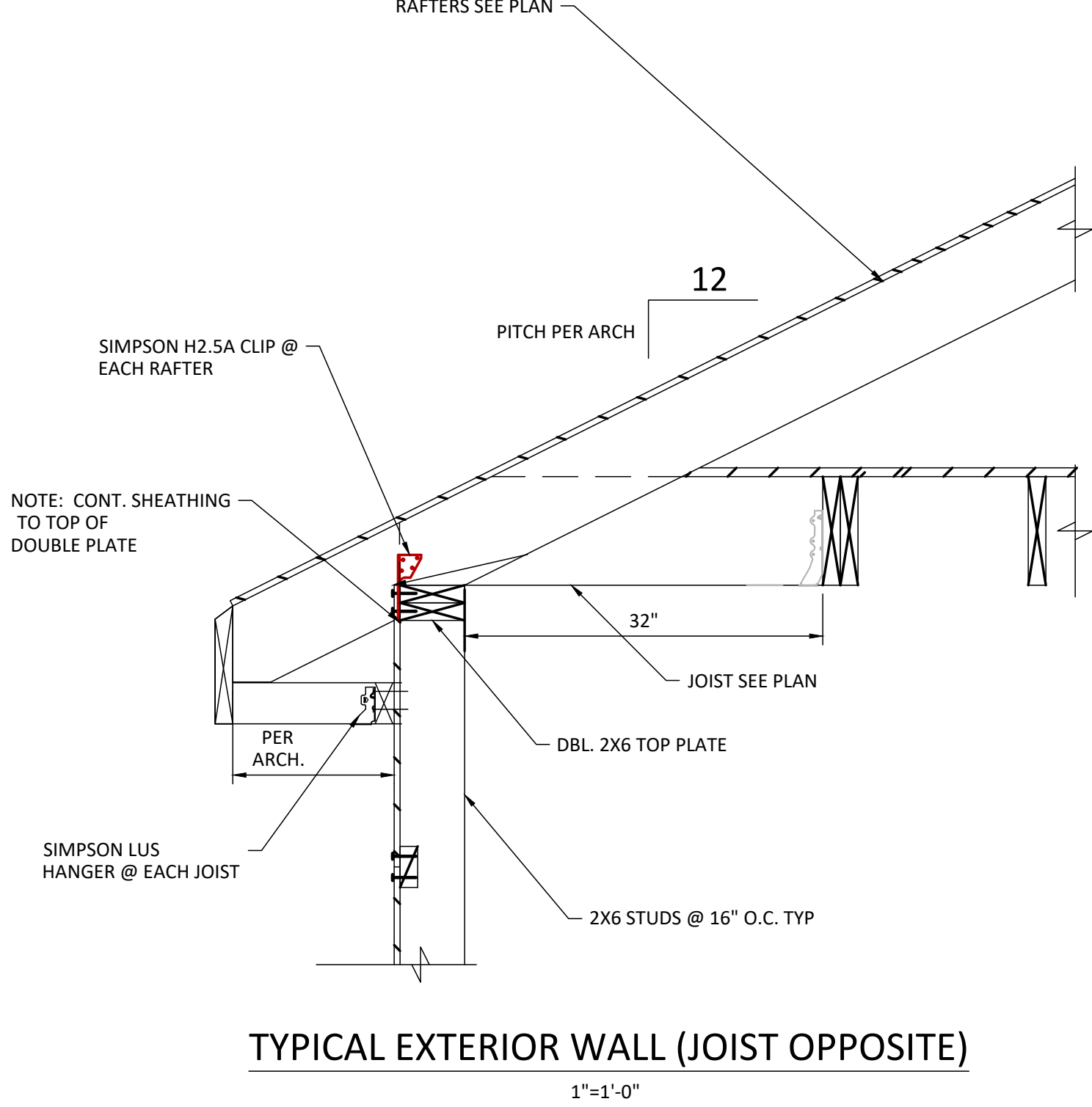
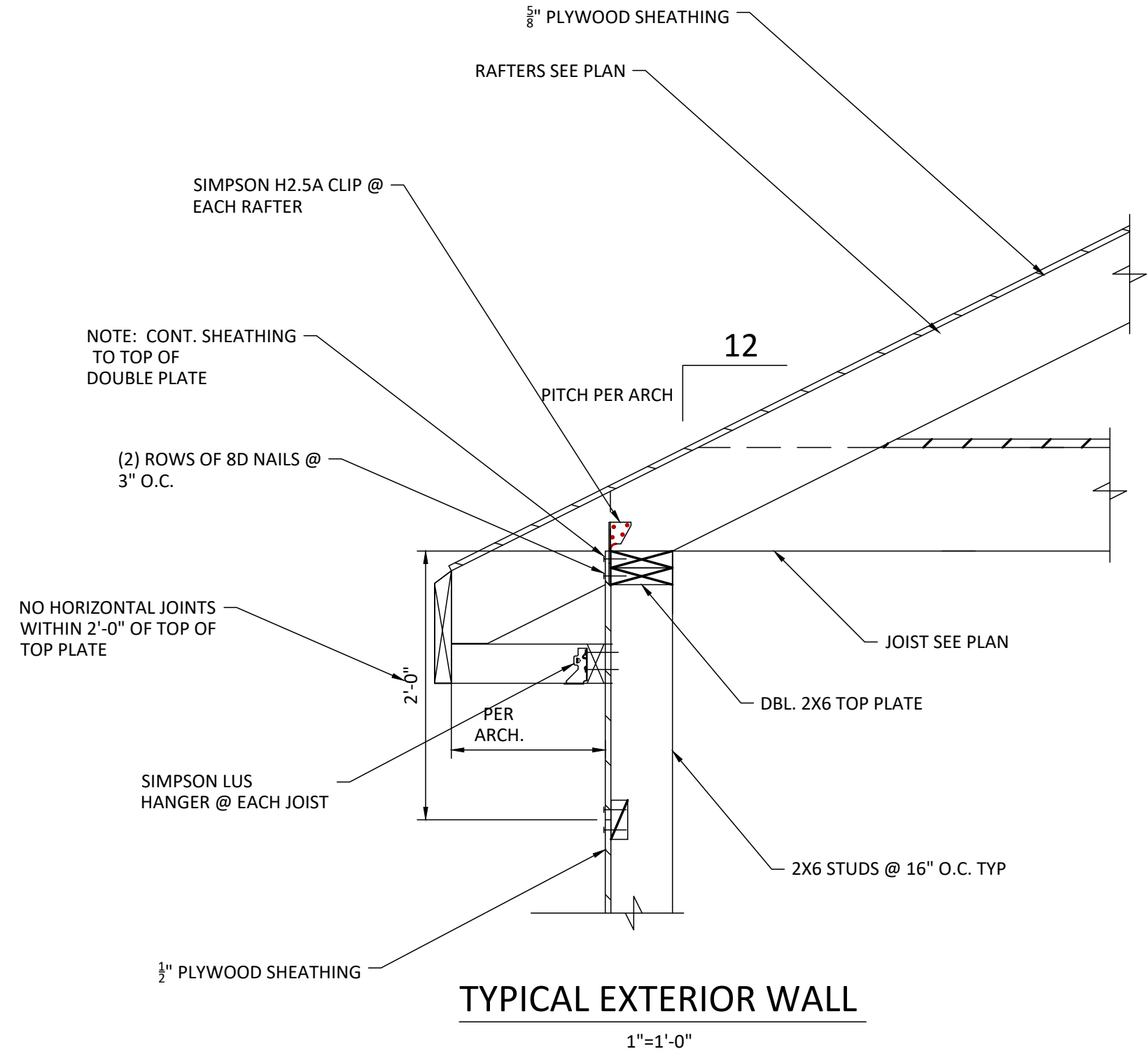
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* NOTE USE BLOCKING AS REQUIRED.

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CASTINE CROSSING
LONG BEACH, MISSISSIPPI
FRAMING DETAILS

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