



OVERALL PLAN
SCALE: 1" = 50'-0"

NOTES:

1. PARKING (SEE SEPARATE DRAWINGS FOR PARKING & SITE).
 - A. HANDICAP PARKING SIGNAGE SHALL NOT BE OBSCURED BY VEHICLES.
 - B. PERSONS IN WHEELCHAIRS SHALL NOT BE REQUIRED TO PASS BEHIND PARKED VEHICLES.
2. HANDICAP UNITS - TOILETS SHALL CONFORM TO THE FOLLOWING.
 - A. LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON, AND SHALL HAVE CLEARANCE BELOW FOR HANDICAP KNEE AND TOE. RIM OF LAVATORY SHALL BE NOT MORE THAN 40" HIGH.
 - B. HOT WATER AND DRAIN PIPES SHALL BE INSULATED OR COVERED.
 - C. FAUCETS SHALL BE HANDLE ACTIVATED.
 - D. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT MORE THAN 38" FROM THE FLOOR.
 - E. HANDBRAILS, GRAB BARS, AND TUB/SHOWER SEATS SHALL COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
 1. GRAB BARS AT TOILET - REAR 36", 33"-36" ABOVE FLOOR SIDE 42" 33"-36" ABOVE FLOOR.
 - F. WATER CLOSETS SHALL BE LOCATED WITH CENTER LINE 18" FROM SIDE WALL WITH BARS.
3. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION 708 STANDARD BUILDING CODE, 1994 EDITION.
 - A. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPMENT OF 0-450 EXCEPT THAT IN COMBUSTIBLE (WOOD FRAME) CONSTRUCTION.
 - B. FACING SHALL COMPLY WITH SBC 708.2
4. PROVIDE 5'X5' LANDINGS OUTSIDE EXTERIOR DOORS LEVEL WITH THE FLOOR. THRESHOLDS SHALL BE NOT MORE THAN 1/2" IN HEIGHT AND SHALL BE BEVELED IF MORE THAN 1/4". ALL GROUND AND FLOOR SURFACES SHALL BE NON SLIP.
5. LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY (INTERIOR SIDE). SPECIAL DEVICE OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS. ALL DOORS SHALL HAVE LEVER TYPE HANDLES.
6. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 AND A SMOKE DEVELOPMENT RATING OF 0-450.
7. SEE MECHANICAL DRAWINGS FOR SPRINKLER SYSTEM (PROVIDED BY OTHERS).
8. HVAC SYSTEMS OVER 5 TONS (20000CFM) SHALL HAVE DUCT DETECTORS THAT AUTOMATICALLY SHUT THE SYSTEM DOWN IN CASE OF FIRE.
9. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL STATE AND NATIONAL CODES THAT COVER THE SECTION OF WORK BEING PERFORMED.
10. GUARD RAILS AT BALCONY SHALL BE 42" HIGH.

LEGEND

PROPERTY LINE

DESIGN PARAMETERS

1) DEAD LOAD ROOF	=	15 PSF
2) LIVE LOAD ROOF	=	20 PSF
3) LIVE LOAD 1ST FLOOR	=	50 PSF
4) LIVE LOAD 2ND FLOOR	=	50 PSF
5) DEAD LOAD 1ST FLOOR	=	25 PSF
6) DEAD LOAD 2ND FLOOR	=	25 PSF
7) SOUTHERN YELLOW PINE	=	1,200 PSI
8) MODULUS OF ELASTICITY	=	1,800,000
9) SEISMIC ZONE	=	N/A
10) SEISMIC LOADING	=	N/A

TOTAL HABITABLE AREA
81,373 SQ. FT.