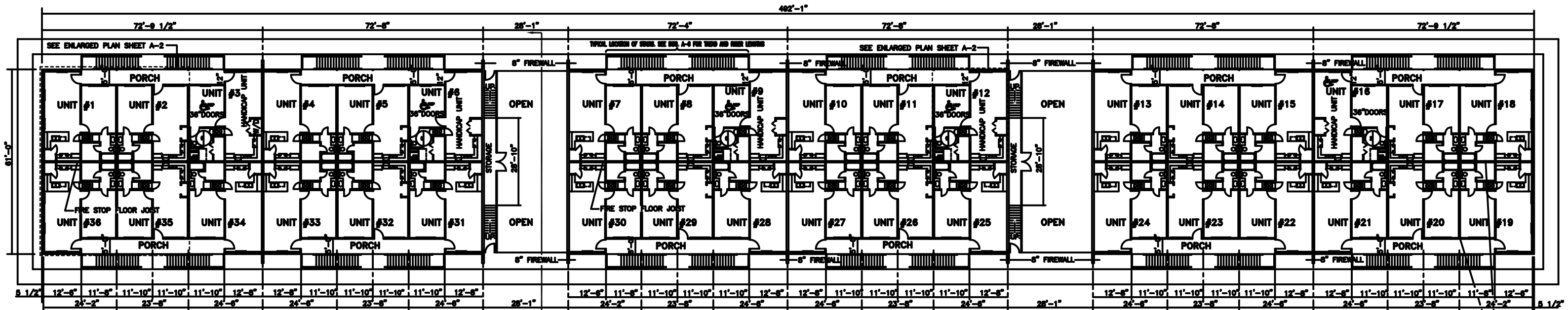
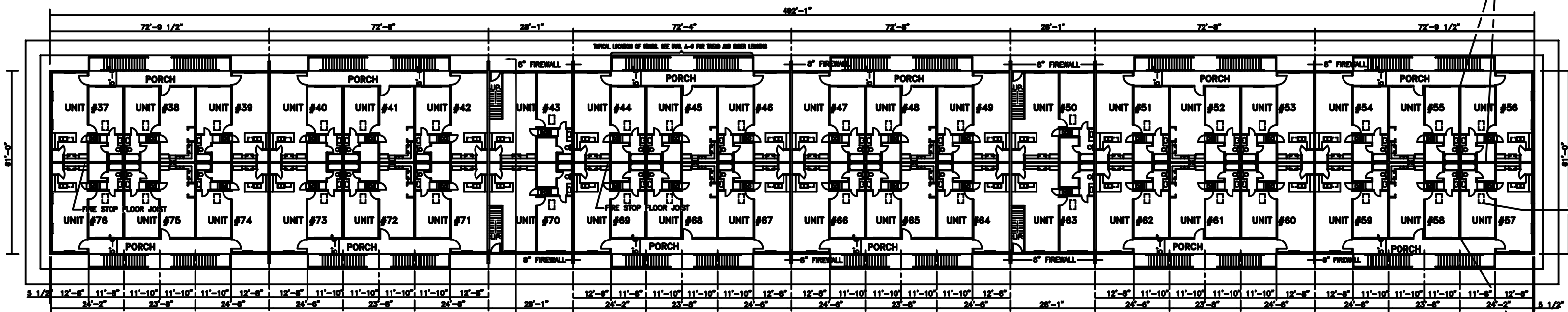


FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

TYP. 1 HR. FIRE RATED PARTITION TO ROOF DECK CALL FOR INSPECTION PRIOR TO CLOSING IN.



22"x36" ATTIC ACCESS (TYP. ALL SECOND FLOOR UNITS)

TYP. @ ALL WALLS. EXTEND FIRE RATED SEPARATION TO THE BACK SIDE OF SUB FACIA.

SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOTE: SEE A-2 FOR INTERIOR DIMENSIONS.

GENERAL NOTES

1. 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 34" 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 40" FROM THE FLOOR.
   E. HANDRAILS & GRAB BARS 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.
2. INSULATION AND INSULATION ASSEMBLES 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 DEVELOPED OF 0–450 EXCEPT THAT IN COMBUSTIBLE (WOOD FRAME) CONSTRUCTION, FACING SHALL COMPLY WITH SBC 708.2.
3. PROVIDE 5'X5' LANDINGS OUTSIDE DOORS, TO EXTERIOR, 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.
4. INTERIOR DIMENSIONS ARE TO CENTER LINE OF FACE OF STUDS, CENTER LINES OF COLUMNS OR FACE OF VINYL, & TO OUTSIDE FACE OF EXTERIOR WALLS.
5. CONTRACTOR TO VERIFY ALL SITE CONDITIONS AND BUILDING LOCATION PRIOR TO CONSTRUCTION & VERIFY ALL DIMENSIONS.
6. MATERIALS SHALL BE NEW AND U.L. LISTED.
7. NO WORK SHALL BE CONCEALED UNTIL APPROVED BY LOCAL INSPECTORS.
8. CONSTRUCTION SHALL COMPLY WITH ALL PARISH, STATE AND LOCAL CODES.
9. CONTRACTOR TO GUARANTEE WORK FOR ONE YEAR.
10. CONTRACTOR SHALL FURNISH WATER AND POWER FROM EXISTING SOURCES.
11. EXTERIOR CAULKING SHALL BE THIOKOL CAULK.
12. PAINT GRADE TO BE BENJAMIN MOORE OR EQUIVALENT. ALL WORK TO RECEIVE 1 COAT PRIMER & FINISH PAINT, 2 COATS. COLOR SELECTION BY OWNER.
13. PROVIDE CLEAN–UP ON A REGULAR BASIS. NO TRASH STORED IN BUILDING.
14. ALL BATT INSULATION SHALL HAVE A CLASS "B" (25–75) FLAME SPREAD IN COMPLIANCE WITH APPLICABLE CODE.
15. USE 6" STUDS AT ALL PLUMBING WALLS.
16. PROVIDE GAL. METAL PAN WITH DRAIN AT WATER HEATER LOCATION.
17. ALL CORNERS SHALL BE PROPERLY BRACED FOR WIND LOADS. A 48" SHEATHING SHALL BE PROVIDED EVERY 20 FEET OF WALL LENGTH.
18. FLOORING SHALL BE NON–SLIP.
19. 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. (EXCEPTION–POCKET DOORS).
20. INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0–200 AND A SMOKE DEVELOPMENT RATING OF 0–450.
21. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL LOCAL, STATE, AND NATIONAL CODES THAT COVER THE SECTION OF WORK BEING PERFORMED.
22. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. SEE APPENDIX "E" OF NFPA 10 FOR DISTRIBUTION OF EXTINGUISHERS.
23. ALL FIRE WALLS SHALL EXTEND TIGHT TO ROOF SHEATHING & SEALED WITH APPROVED FIRE CAULK.
24. ALL ELECTRICAL, MECHANICAL & PLUMBING PENETRATING FIRE WALLS SHALL BE FIRE CAULKED. (PENETRATIONS THROUGH RATED CONSTRUCTION SHALL BE SEALED WITH A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASES WHEN TESTED IN ACCORDANCE WITH ASTM–E814.)

AREAS BY USE:
UNITS #1,4,7,10,13,15,18, 19,21,22,24,25,27,28,30,31 33,34,36,37,39,40,42,43,44, 46,47,49,50,51,53,54,56,57, 59,60,62,63,64,66,67,69,70 71,73,74,76

LIVING	250 SQ. FT.
KITCHEN	100 SQ. FT.
PANTRY	15 SQ. FT.
CLOSET	50 SQ. FT.
BEDROOM	195 SQ. FT.
BATHROOM	60 SQ. FT.
TOTAL	670 SQ. FT.

AREAS BY USE: HANDICAP
UNITS #3,6,9,12,16

LIVING	195 SQ. FT.
KITCHEN	125 SQ. FT.
PANTRY	30 SQ. FT.
CLOSET	40 SQ. FT.
BEDROOM	195 SQ. FT.
BATHROOM	75 SQ. FT.
TOTAL	660 SQ. FT.

AREAS BY USE:
UNITS #2,5,8,11,14,17,20, 23,26,29,32,35,38,41,45,48, 52,55,58,61,65,68,72,75

LIVING	195 SQ. FT.
KITCHEN	80 SQ. FT.
PANTRY	15 SQ. FT.
CLOSET	45 SQ. FT.
BEDROOM	200 SQ. FT.
BATHROOM	55 SQ. FT.
TOTAL	590 SQ. FT.

1st FLOOR

UNIT #1	670 SQ. FT.
UNIT #2	590 SQ. FT.
UNIT #3	660 SQ. FT.
UNIT #4	670 SQ. FT.
UNIT #5	590 SQ. FT.
UNIT #6	660 SQ. FT.
UNIT #7	670 SQ. FT.
UNIT #8	590 SQ. FT.
UNIT #9	660 SQ. FT.
UNIT #10	670 SQ. FT.
UNIT #11	590 SQ. FT.
UNIT #12	660 SQ. FT.
UNIT #13	670 SQ. FT.
UNIT #14	590 SQ. FT.
UNIT #15	670 SQ. FT.
UNIT #16	660 SQ. FT.
UNIT #17	590 SQ. FT.
UNIT #18	670 SQ. FT.
UNIT #19	670 SQ. FT.
UNIT #20	590 SQ. FT.
UNIT #21	670 SQ. FT.
UNIT #22	670 SQ. FT.
UNIT #23	590 SQ. FT.
UNIT #24	670 SQ. FT.
UNIT #25	670 SQ. FT.
UNIT #26	590 SQ. FT.
UNIT #27	670 SQ. FT.
UNIT #28	670 SQ. FT.
UNIT #29	590 SQ. FT.
UNIT #30	670 SQ. FT.
UNIT #31	670 SQ. FT.
UNIT #32	590 SQ. FT.
UNIT #33	670 SQ. FT.
UNIT #34	670 SQ. FT.
UNIT #35	590 SQ. FT.
UNIT #36	670 SQ. FT.
PORCHES	2,840 SQ. FT.
OPEN AREA	4,067.08 SQ. FT.
TOTAL FIRST FLOOR	30,017.08 SQ. FT.

2nd FLOOR

UNIT #37	670 SQ. FT.
UNIT #38	590 SQ. FT.
UNIT #39	670 SQ. FT.
UNIT #40	670 SQ. FT.
UNIT #41	590 SQ. FT.
UNIT #42	670 SQ. FT.
UNIT #43	670 SQ. FT.
UNIT #44	670 SQ. FT.
UNIT #45	590 SQ. FT.
UNIT #46	670 SQ. FT.
UNIT #47	670 SQ. FT.
UNIT #48	590 SQ. FT.
UNIT #49	670 SQ. FT.
UNIT #50	670 SQ. FT.
UNIT #51	670 SQ. FT.
UNIT #52	590 SQ. FT.
UNIT #53	670 SQ. FT.
UNIT #54	670 SQ. FT.
UNIT #55	590 SQ. FT.
UNIT #56	670 SQ. FT.
UNIT #57	670 SQ. FT.
UNIT #58	590 SQ. FT.
UNIT #59	670 SQ. FT.
UNIT #60	670 SQ. FT.
UNIT #61	590 SQ. FT.
UNIT #62	670 SQ. FT.
UNIT #63	670 SQ. FT.
UNIT #64	670 SQ. FT.
UNIT #65	590 SQ. FT.
UNIT #66	670 SQ. FT.
UNIT #67	670 SQ. FT.
UNIT #68	590 SQ. FT.
UNIT #69	670 SQ. FT.
UNIT #70	670 SQ. FT.
UNIT #71	670 SQ. FT.
UNIT #72	590 SQ. FT.
UNIT #73	670 SQ. FT.
UNIT #74	670 SQ. FT.
UNIT #75	590 SQ. FT.
UNIT #76	670 SQ. FT.
PORCHES	4,177.08 SQ. FT.
TOTAL SECOND FLOOR	30,017.08 SQ. FT.
TOTAL FIRST FLOOR	30,017.08 SQ. FT.
TOTAL	60,034.16 SQ. FT.

FLOOR PLANS

MIRAMON CONSTRUCTION
MILITARY ROAD
SLIDELL, LOUSIANA 70461

CROSSGATES APARTMENTS

DAMMON ENGINEERING, INC.
ARCHITECTS – ENGINEERS
2000 OLD SPANISH TRAIL\STE 100 985-649-5832 SLIDELL, LA. 70458
DAMMONENGINEERING.COM

SCALE: AS NOTED
FILE:
JOB NO. 1510
DATE: 5-28-03
SHEET
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