



SITE PLAN (FOR REFERENCE ONLY) 1
1" = 20'-0"

CODE INFORMATION:

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, ANY STATE AND LOCAL CODES HAVING JURISDICTION:
LOUISIANA STATE UNIFORM CONSTRUCTION CODE BASED ON THE FOLLOWING WITH AMENDMENTS:

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL BUILDING CODE - CHAPTER 11
- 2010 ADA ABA AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIERS ACT ACCESSIBILITY

GENERAL NOTES:

- G.C. SHALL CONFIRM OCCUPANT LOAD SIGN LOCATION WITH INSPECTOR OR FIRE MARSHAL ON SITE PRIOR TO INSTALLATION.
- G.C. SHALL PROVIDE ALL CODE REQUIRED SIGNAGE INCLUDING EXIT SIGNS, DIRECTIONAL SIGNAGE, ETC. PER CITY OF A.H.J. REQUIREMENTS.

BUILDING CONSTRUCTION, CLASSIFICATION AND OCCUPANCY CLASSIFICATION:

(TABLE 1004.1.2)

OCCUPANCY GROUP: M-MERCANTILE
CONSTRUCTION TYPE: V-B
SPRINKLER SYSTEM: NO SPRINKLER
TENANT GROSS FLOOR AREA: 2,987 SQ.FT.
BUILDING HEIGHT: ONE STORY

OCCUPANT LOAD (PER TABLE 1004.1.2):

FUNCTION OF SPACE	OCCUPANT SQ.FT./LOAD FACTOR
MERCANTILE	2120/ 60 = 35
ACCESSORY	629/300 = 2
TOTAL	37

EXIT REQUIREMENTS:

TRAVEL DISTANCE TO EXIT: 75' MAX (WITHOUT SPRINKLER)
2 EXITS REQUIRED
2 EXITS PROVIDED

FOR EXIT PATH OF TRAVEL SEE EGRESS ON SHEET

PLUMBING FIXTURE REQUIREMENTS:

REQUIRED PLUMBING (PER TABLE 2902.1):

37 OCCUPANTS = 18.5 MALE, 18.5 FEMALE

WATER CLOSETS:

1 PER 500
REQUIRED: 1 TOILETS EACH SEX
PROVIDED: 1 TOILETS EACH SEX
TOTAL PROVIDED 1* TOILET

LAVS:

1 PER 750
REQUIRED: 1 LAVS EACH SEX
PROVIDED: 1 LAVS EACH SEX
TOTAL PROVIDED 1* LAVATORY

OTHER:

(1) MOP SINK + (1) DRINKING FOUNTAIN PROVIDED

* SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR LESS

FIRE PROTECTION (ACTIVE):

BUILDING IS NOT SPRINKLERED.
PROVIDE FIRE EXTINGUISHERS AND CABINETS.
VERIFY EXACT LOCATION WITH FIRE MARSHALL

ACCESSIBILITY:

ACCESSIBILITY REQUIREMENTS PER:

2010 ADA ABA AMERICANS WITH DISABILITIES ACT AND ARCHITECTURAL BARRIES ACT ACCESSIBILITY

EXIT ILLUMINATION:

EMERGENCY EXIT ILLUMINATION SHALL BE PROVIDED AS SHOWN ON SHEET E1.1

WORK BY OTHERS UNDER SEPARATE PERMIT:

EXTERIOR SIGNAGE

FIRE SPRINKLER AND ALARM DRAWINGS



CFT DEVELOPMENT, LLC.

1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

Issue Dates:

LANDLORD/ TENANT REVIEW	06-21-21
PERMIT/BID	06-29-21

Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800
Houston, Texas 77008
713 869 1103 V

DALLAS 5717 Legacy Drive, Suite 240
Plano, Texas 75024
972 490 7292 V



CFT - MONROE
SLEEP NUMBER

4351 PECANLAND MALL DR.
MONROE, LA 71203

Project Number:
17106-004

Date Plotted:
JUNE 21, 2021

Drawn By: RM
Checked By: EA

File Name:
CONSTRUCTION DOCUMENTS

G0.2

CODE ANALYSIS

© COPYRIGHT 2016 HEIGHTS VENTURE