

UNIT MIX

BLDG #	A1 (1 BR, 1 BATH)	A2 (1 BR, 1 BATH)	A3 (1 BR, 1 BATH)	B1 (2 BR, 2 BATH)	B2 (2 BR, 2 BATH)	B2a (2 BR, 2 BATH)	C1 (3 BR, 2 BATH)	C1a (3 BR, 2 BATH)	TOTAL UNITS
TERRACE	1	3	-	1	1	-	3	-	9
GROUND	1	12	7	8	1	1	4	-	34
SECOND	1	20	7	11	1	1	4	2	47
THIRD	1	20	7	13	1	1	5	2	48
FOURTH	-	15	5	10	-	1	-	2	33
TOTAL UNITS	4	70	26	43	4	4	18	5	173
% EACH TYPE	2.31%	40.46%	15.03%	24.86%	2.31%	2.31%	9.25%	2.87%	100%

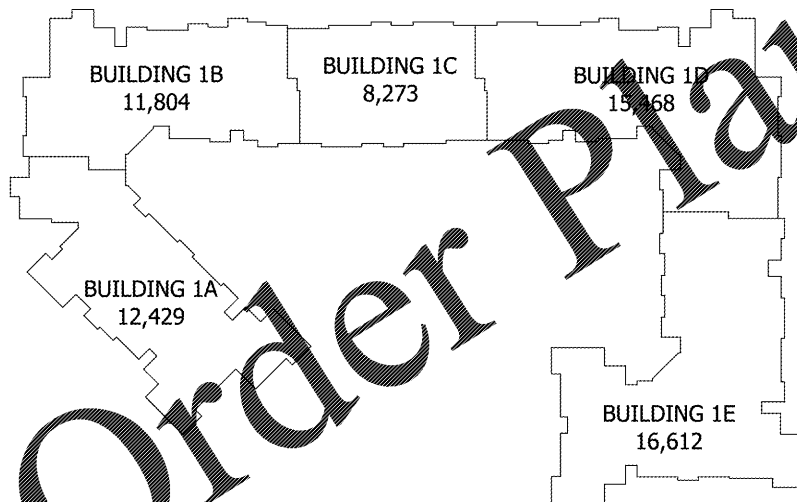
*NOTE:
6 UNITS USED FOR LEASING OFFICE/AMENITY AREA (2 C1 AND 4 B1 UNITS NOT SHOWN IN UNIT MIX)

UNIT SQ. FOOTAGE SCHEDULE

UNIT TYPE	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS
A1	698	74	772
A2	761	75	836
A3	759	193	952
B1	1059	96	1155
B2	1212	295	1507
B2a	1212	131	1343
C1	1435	313	1748
C1a	1435	145	1580
MAINT/PUMP ROOM	0	1343	1343
CLUBHOUSE	7136	964	8100

BUILDING SQ. FOOTAGE SCHEDULE

LEVEL	HEATED SQ. FOOTAGE	UNHEATED SQ. FOOTAGE	TOTAL GROSS
TERRACE LEVEL	6827	7738	14565
GROUND LEVEL	35326	15389	50715
SECOND LEVEL	47411	17175	64586
THIRD LEVEL	47411	17175	64586
FOURTH LEVEL	29817	10844	40661
GRAND TOTAL	169792	68319	238111



BUILDING AREA DIAGRAM

SCALE: 1" = 1'-0"

CODE SUMMARY - BLDG-1A

OCCUPANCY R-2
CONSTRUCTION V A - SPRINKLERED NFPA 13R
ALLOWABLE STORIES 4
ACTUAL STORIES 3/4 SPLIT
OCCUPANT LOAD/FLOOR AVG. AREA PER FLOOR / 200 = 66
ALLOWABLE S.F./FLOOR 12,000 S.F.

FRONTAGE INCREASE (PER SECTION 508.2)

$$I_1 = (F/P - 0.25) \times W/30$$

$$I_1 = (628/782 - 0.25) \times 30/30$$

$$I_1 = 10.89 - 0.25 \times 1$$

$$I_1 = .44 \text{ OR } 44\%$$

AREA MODIFICATION (PER SECTION 508.1)

$$A_n = A_1 + (A_1 \times I_1) + (A_1 \times I_2)$$

$$A_n = 12,000 + (12,000 \times .44) + (12,000 \times 0)$$

$$A_n = 12,000 + 5,280 + 0$$

$$A_n = 17,280 \text{ sq.ft. per floor - ALLOWABLE S.F./FLOOR}$$

ACTUAL S.F./FLOOR 12,429 S.F.

CODE SUMMARY - BLDG- 1B

OCCUPANCY R-2
CONSTRUCTION V A - SPRINKLERED NFPA 13R
ALLOWABLE STORIES 4
ACTUAL STORIES 3/4 SPLIT
OCCUPANT LOAD/FLOOR AVG. AREA PER FLOOR / 200 = 52
ALLOWABLE S.F./FLOOR 12,000 S.F.
ACTUAL S.F./FLOOR 11,804 S.F./FLOOR

CODE SUMMARY - BLDG- 1C

OCCUPANCY R-2
CONSTRUCTION V A - SPRINKLERED NFPA 13R
ALLOWABLE STORIES 4
ACTUAL STORIES 3/4 SPLIT
OCCUPANT LOAD/FLOOR AVG. AREA PER FLOOR / 200 = 42
ALLOWABLE S.F./FLOOR 12,000 S.F.
ACTUAL S.F./FLOOR 8,273 S.F./FLOOR

CODE SUMMARY - BLDG-1D

OCCUPANCY R-2
CONSTRUCTION V A - SPRINKLERED NFPA 13R
ALLOWABLE STORIES 4
ACTUAL STORIES 3/4 SPLIT
OCCUPANT LOAD/FLOOR AVG. AREA PER FLOOR / 200 = 78
ALLOWABLE S.F./FLOOR 12,000 S.F.

FRONTAGE INCREASE (PER SECTION 508.2)

$$I_1 = (F/P - 0.25) \times W/30$$

$$I_1 = (735 - 0.25) \times 30/30$$

$$I_1 = 10.88 - 0.25 \times 1$$

$$I_1 = .35 \text{ OR } 35\%$$

AREA MODIFICATION (PER SECTION 508.1)

$$A_n = A_1 + (A_1 \times I_1) + (A_1 \times I_2)$$

$$A_n = 12,000 + (12,000 \times .44) + (12,000 \times 0)$$

$$A_n = 12,000 + 4,200 + 0$$

$$A_n = 16,200 \text{ sq.ft. per floor - ALLOWABLE S.F./FLOOR}$$

ACTUAL S.F./FLOOR 15,168 S.F.

CODE SUMMARY - BLDG-1E

OCCUPANCY R-2
CONSTRUCTION V A - SPRINKLERED NFPA 13R
ALLOWABLE STORIES 4
ACTUAL STORIES 3/4 SPLIT
OCCUPANT LOAD/FLOOR AVG. AREA PER FLOOR / 200 = 66
ALLOWABLE S.F./FLOOR 12,000 S.F.

FRONTAGE INCREASE (PER SECTION 508.2)

$$I_1 = (F/P - 0.25) \times W/30$$

$$I_1 = (607/831 - 0.25) \times 30/30$$

$$I_1 = 10.88 - 0.25 \times 1$$

$$I_1 = .33 \text{ OR } 33\%$$

AREA MODIFICATION (PER SECTION 508.1)

$$A_n = A_1 + (A_1 \times I_1) + (A_1 \times I_2)$$

$$A_n = 12,000 + (12,000 \times .44) + (12,000 \times 0)$$

$$A_n = 12,000 + 5,160 + 0$$

$$A_n = 17,160 \text{ sq.ft. per floor - ALLOWABLE S.F./FLOOR}$$

ACTUAL S.F./FLOOR 16,612 S.F.

NOTE:

SHOULD ANY ARCHAEOLOGICAL CULTURAL RESOURCES BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, WORK SHALL CEASE AND THE STATE HISTORICAL PRESERVATION OFFICE SHALL BE CONSULTED IMMEDIATELY.

GENERAL NOTE

ALL ELECTRICAL AND LOW VOLTAGE CABLE WORK PERFORMED IN OR ABOVE PLENUM CEILINGS MUST BE PLENUM RATED

GENERAL NOTE

ALL UNITS MUST BE CONSTRUCTED PER THE FAIR HOUSING ACT

GENERAL NOTE

SPRINKLER SYSTEM SHALL BE DESIGNED BY A LICENSED SPRINKLER DESIGNER AND SHALL BE THE 13R SYSTEM AS INTERPRETED BY THE FIRE MARSHAL

GENERAL NOTE

ALL SPRINKLER WORK MUST BE PERFORMED BY A LICENSED SPRINKLER CONTRACTOR

NOTE:

ALL PENETRATIONS THROUGH FIRE WALLS MUST BE UL FIRE PROTECTED TO MAINTAIN RATING. SEE SHEETS FOR ALL UL ASSEMBLIES.

NOTES:

1. ALL APARTMENTS TO BE SPRINKLERED IN ACCORDANCE WITH NFPA 13R. PROVIDE SHOP DRAWINGS WITH AN ALABAMA ENGINEER'S STAMP FOR APPROVAL.
2. SPRINKLER COVERAGE SHALL INCLUDE BALCONIES, CORRIDORS, STAIRS, LEASING OFFICE & PATIOS WITH SIDEWALL HEADS.

** ALL RAILS AT BREEZEWAY AND AT BALCONIES SHALL MEET THE LOADING REQUIREMENTS OF THE IBC. PROVIDE STAMPED SHOP DRAWINGS AND FIELD TEST DATA CONFIRMING COMPLIANCE WITH THE IBC.

NOTE:

ALL FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON PSF SOIL. SOILS ENGINEER SHALL VERIFY BEARING CAPACITY OF FOUNDATIONS BEFORE CONCRETE IS PLACED. SPECIAL CARE SHALL BE EXERCISED NEAR WETLAND AREAS TO ASSURE ADEQUATE BEARING CAPACITY.

GENERAL NOTE

INSULATING MATERIALS INSTALLED SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF 450 FOR EXPOSED CONDITIONS AND PIPE INSULATION WHEN TESTED IN ACCORDANCE WITH ASTM E 84. MATERIALS WITH PLENUMS SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84

NOTE:

ALL EXPOSED EXTERIOR WOOD MEMBERS INCLUDING FRAMING, DECKING, & RAILING SYSTEM SHALL BE PRESSURE TREATED WOOD

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR BOARD
BD.	BOARD
CEM.	CEMENTITIOUS
CONC.	CONCRETE
C.O.	CASED OPENING
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
DET.	DETAIL
DWG.	DRAWING
E.O.C.	EDGE OF CARPET EXPANSION JOINT
E.J.	EXTERIOR
EXT.	EXTERIOR
FIN.	FINISH
FLR.	FLOOR
F.D.	FLOOR DRAIN
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYP.
H.	H.
HORIZ.	HORIZONTAL
I.B.C.	INTERNATIONAL BUILDING CODE
I.D.	INSIDE DIAMETER
I.F.	INSIDE FACE
INSUL.	INSULATION
MTL.	METAL
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.H.	OVERHANG
OFF.	OFFICE
P.T.	PRESSURE TREATED
PTD.	PAINTED
SHT.	SHEET
STL.	STEEL
STRUCT.	STRUCTURAL
S.Y.P.	SOUTHERN YELLOW PINE
VERT.	VERTICAL

GENERAL NOTES:

A. CONTRACTORS SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE PLANS, DETAILS, AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING COMPLIANCE OF THE SHOP DRAWINGS WITH THE PLANS PRIOR TO ORDERING MATERIALS OR BEGINNING FABRICATION.

B. ALL CONSTRUCTION SHALL COMPLY WITH BUILDING CODE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC 2012).

C. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM OUTSIDE EDGE TO OUTSIDE EDGE OF STUDS. ALL NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR AND SUB-CONTRACTORS.

D. ••DO NOT SCALE PRINTS••

E. HANDICAP UNIT NOTES, ALL UNITS SHALL BE CONSTRUCTED FOR HANDICAPPED ADAPTABILITY PER THE REQUIREMENTS OF THE FAIR HOUSING ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES SEE DRAWING A-10 DESCRIBING HANDICAPPED ACCESSIBLE PLANS. RE: ANSI A117.1- CHAPTER 10-DWELLING UNITS & SLEEPING UNITS

F. TRUSS MFR. SHALL PROVIDE COMPLETE SET OF TRUSS DWGS. THIS SET SHALL BE AVAILABLE AT JOB SITE.

G. DESIGN LOADS (REFER TO STRUCTURAL NOTES FOR INFORMATION)

H. MATERIALS (REFER TO STRUCTURAL NOTES FOR ADD. INFO.)
1. GROUT NON SHRINK SEVEN DAY STRENGTH OF 5000 PSI
2. ROOF SHEATHING 7/16" INCH ORIENTED STRAND BOARD.

APPLICABLE CODES:

- 2012 International Building Code
- 2012 International Plumbing Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Property Maintenance Code
- 2012 International Fire Code
- 2015 International Energy Conservation Code
- 2014 National Electrical Code
- ICC A117.1-2009 Accessible and Usable Buildings and Facilities



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Legacy at Jones Farm Phase 2
HUNTSVILLE, ALABAMA
AN APARTMENT COMMUNITY FOR
RBJ BAILEY, LLC

CODE DATA
SHEET NO.

A0.3