

I. 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 CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE
- 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 THE GROUND FLOOR UNITS SHALL BE CONSTRUCTED PER THE FAIR HOUSING ACT FOR HANDICAPPED ADAPTABILITY PER THE REQUIREMENTS OF THE FAIR HOUSING ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. SEE DRAWINGS DESCRIBING THE HANDICAPPED ACCESSIBLE PLANS.
ALL HANDICAPPED ACCESSIBLE UNITS MEET CRITERIA OUTLINED IN THE ICC/ANSI A117.1-2003
- F. TRUSS MFR. SHALL PROVIDE COMPLETE SET OF TRUSS DWGS DESIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. THIS SET SHALL BE AVAILABLE AT JOB SITE.
- G. CONTRACTOR SHALL PROVIDE TO CITY APPROVAL DATA ON AN APPLICABLE MATERIALS.
- H. SHOP DRAWINGS FOR ELEVATORS SHALL BE PROVIDED TO CITY AND 3RD PARTY LETTER OF COMPLIANCE SHALL BE FORWARDED TO CITY PRIOR TO CERTIFICATION OF OCCUPANCY.
- J. POOL AND FENCES SHALL BE PERMITTED SEPARATELY AND SHALL MEET ALL STATE AND LOCAL REQUIREMENTS.
- K. CONTRACTOR SHALL PROVIDE THRESHOLD INSPECTION PLAN AND THRESHOLD INSPECTIONS WITH REPORTS TO CITY ON A BI-WEEKLY (2 WEEKS) BASIS DURING THE STRUCTURAL SYSTEM CONSTRUCTION PERIOD OF BUILDING 4. SEE STRUCTURAL NOTES FOR DETAILED REQUIREMENTS.
- L. THE ARCHITECT OF RECORD AND ENGINEERS OF RECORD SHALL INSPECT AND VERIFY ALL ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS ARE IN COMPLIANCE WITH PLANS AND CODES AND SHALL WRITE SUBSTANTIAL COMPLETION LETTERS TO CITY OF FORT WALTON BEACH, FLORIDA.
- M. THE ARCHITECT OF RECORD SHALL PROVIDE A SUBSTANTIAL COMPLETION LETTER ADDRESSING " FAIR HOUSING " REQUIREMENTS.

ABBREVIATIONS	
A.F.F.	ABOVE FINISH FLOOR
B.F.F.	BELOW FINISH FLOOR
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
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EXT.	EXTERIOR
FIN.	FINISH
F.F.E.	FINISH FLOOR ELEVATION
FLR.	FLOOR
F.D.	FLOOR DRAIN
GA.	GALVE
GALV.	GALVANIZED
GYP.	GYPSUM
H.B.	HOSE BIBB
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
O.F.	OUTSIDE FACE
P.T.	PRESSURE TREATED
PTD.	PAINTED
SHT.	SHEET
STL.	STEEL
STRUCT.	STRUCTURAL
S.Y.P.	SOUTHERN YELLOW PINE
VERT.	VERTICAL

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

FAIR HOUSING NOTE:

ALL GROUND FLOOR UNITS TO BE CONSTRUCTED PER THE FAIR HOUSING ACT.

HANDICAP NOTES:

HC INDICATES TYPE 'B' UNITS TO BE FULLY HANDICAP ACCESSIBLE PER REQUIREMENTS OF 2012 IBC CHAPTER 11 AND ICC/ANSI A117.1

INDICATES COMMON AREAS TO BE HANDICAP ACCESSIBLE AND ADAPTABLE PER ANSI REQUIREMENTS (STATE OF GEORGIA). ALL UNITS TO BE HANDICAP ADAPTABLE PER FAIR HOUSING ACT.

SPRINKLER NOTES:

1. ALL APARTMENTS TO BE SPRINKLERED IN ACCORDANCE WITH NFPA 13-R. PROVIDE SHOP DRAWINGS WITH REGISTERED (ALABAMA) ENGINEER'S STAMP FOR APPROVAL.

2. SPRINKLER COVERAGE SHALL INCLUDE BALCONIES, BREEZEWAYS & PATIOS WITH SIDEWALL HEADS.

LIFE SAFETY NOTE:

ALL LIFE SAFETY FEATURES SHALL COMPLY NFPA 101 (2012 ED.) 120-3-3 STATE ADOPTED AMENDMENTS AND ALL OTHER APPLICABLE CODES

LIFE SAFETY NOTE:

ALL FIRE ALARM SUBMITTALS AND SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE MARSHAL PRIOR TO INSTALLATION

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
TAPES AND MASTIC USED ARE TO BE U.L. APPROVED

NOTE:
ALL PENETRATIONS THROUGH FIRE WALLS MUST BE U.L FIRE PROTECTED TO MAINTAIN RATING. SEE U.L SHEETS FOR ALL U.L ASSEMBLIES.

GENERAL NOTE
ALL AC UNITS ARE TO BE SECURED TO THEIR CONCRETE PADS

GENERAL NOTE
THIS PROJECT DOES NOT REQUIRE ANY GAS

NOTES:
1. ALL APARTMENTS TO BE SPRINKLERED IN ACCORDANCE WITH NFPA 13-R. PROVIDE SHOP DRAWINGS WITH AN ALABAMA ENGINEER'S STAMP FOR APPROVAL.
2. SPRINKLER COVERAGE SHALL INCLUDE PATIOS WITH SIDEWALL HEADS.

GENERAL NOTE
SEPARATE PERMITS ARE REQUIRED FOR FIRE ALARM SYSTEM INSTALLATION AT EACH BUILDING. SYSTEMS TO BE INSTALLED PER NFPA 72, 2010 EDITION

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

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

•• 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.

GENERAL NOTE
SEPARATE PERMITS ARE REQUIRED FOR FIRE SPRINKLER SYSTEM INSTALLATION AT EACH BUILDING. SYSTEMS TO BE INSTALLED PER NFPA 13R, 2010 EDITION

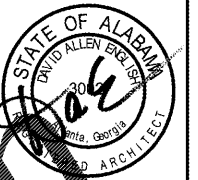
GENERAL NOTE
GROUND FLOOR UNITS MUST BE CONSTRUCTED PER THE FAIR HOUSING ACT

GENERAL NOTE
NON-PRESERVED EXTERIOR WOOD MEMBERS INCLUDING FRAMING, DECKING, & RAILING SYSTEM SHALL BE PRESSURE TREATED WOOD

NOTE:
ALL FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON 3000 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.

FIRE ALARM PANEL / SPRINKLER NOTE
FIRE ALARM PANEL / SPRINKLER RISER ROOM SHALL BE CONDITIONED. 2" SUPPLY DUCT SPLICED FROM AN ADJACENT UNITS DUCT SHALL BE RUN INTO THE ROOM. THE ROOM SHALL ALSO BE INSULATED WITH R-13 BATT INSULATION.

GENERAL NOTE
ALL SPRINKLER WORK MUST BE PERFORMED BY A LICENSED SPRINKLER CONTRACTOR



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JOB PROGRESS:
ITEM: DATE:

REVISIONS:
TAG: DATE:

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ALEXANDRIA
AN APARTMENT COMMUNITY
FOR
Bobo Family Group
HUNTSVILLE, ALABAMA

JOB NUMBER:

DRAWN BY:

CHECKED BY:

GENERAL NOTES

SHEET NO.

A0.4

