

Western Heights

Knoxville Community Development Corporation

901 North Broadway, Knoxville, TN

KNOXVILLE, TENNESSEE

Last updated:
OCTOBER 5, 2018



18036

550 W. MAIN STREET, SUITE 300
KNOXVILLE, TENNESSEE 37902

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PROJECT INFORMATION

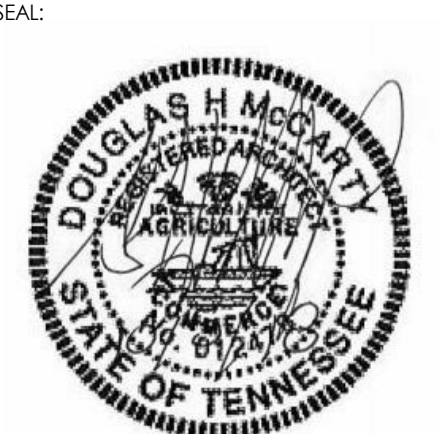
CONTRACT: SBC-0000000000000000

Western Heights

901 North Broadway, Knoxville, TN
KNOXVILLE, TENNESSEE 00000-000

ACTIVE DESIGN PHASE

DESIGN DEVELOPMENT
PERMITTING
 CONSTRUCTION DOCUMENTS
 CONSTRUCTION BIDDING PHASE
 CONSTRUCTION ADMINISTRATION



CONSULTANT INFORMATION

ARCHITECTURAL - GENERAL	AG001	STANDARD MOUNTING HEIGHTS	10/05/18
ARCHITECTURAL SITE	AS101	ARCHITECTURAL SITE PLAN	10/05/18
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	A102	BUILDING TYPE B - FLOOR PLANS	10/05/18
	A103	BUILDING TYPE C & D - FLOOR PLANS	10/05/18
	A104	FOUNDATION PLANS	10/05/18
	A120	BUILDING TYPE A & B - ROOF PLANS	10/05/18
	A121	BUILDING TYPE C & D - ROOF PLANS	10/05/18
	A301	BUILDING TYPE A - ELEVATIONS	10/05/18
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	A304	BUILDING TYPE D - ELEVATIONS	10/05/18
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PLUMBING	P001	PLUMBING NOTES & LEGENDS	10/05/18
	P101	BUILDING TYPE A - SANITARY SEWER PLANS	10/05/18
	P102	BUILDING TYPE B - SANITARY SEWER PLANS	10/05/18
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	P201	BUILDING TYPE A - DOMESTIC WATER PLANS	10/05/18
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ELECTRICAL	E101	ELEC. LEGENDS, SCHEDULES AND BUILDING TYPE A TYPICAL UNIT PLAN	10/05/18
	E102	BUILDING TYPES B, C, AND D TYPICAL UNIT PLANS	10/05/18

BINDING EDGE

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ARCHITECTS
McCarty Holdsaple McCarty Architects, Inc.

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OWNER'S REPRESENTATIVE

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CIVIL

Civil & Environmental Consultants, Inc.

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KNOXVILLE, TENNESSEE 37920

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STRUCTURAL

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PLUMBING

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KNOXVILLE, TENNESSEE 37902

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ENVELOPE CONSULTANT

Williamson & Associates, Inc.

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ATLANTA, GEORGIA 30328

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ENVIRONMENTAL CONSULTANT

QE2 - Quantum Environmental & Engineering Services, LLC

ADDRESS

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ABBREVIATIONS

A

A/C Air Conditioning
ACOUST Acoustical
ACT Acoustical Ceiling Tile
ADJ Adjutable
AFF Above Finished Floor
AL, ALUM Aluminum
ALT Alternate
ARCH Architectural
ASPH Asphalt
ATT Attached

B

BD Board
BLDG Building
BKGC Blocking
BM Benchmark
BRG Beaming
BUR Built-Up Roof
BOC Bottom of Curb
BOS Bottom of Steel
BOT Bottom
BOW Bottom of Wall

C

CAB Cabinet
CB Catch Basin
CBM Cabinet
CIP Cast-In-Place
CJ Contraction Joint
CLG Ceiling
CLR Clear / Clearance
CMU Concrete Masonry Unit
COL Column
CONC Concrete
CONSTR Construction
CONT Continuous / Continued
COORD Coordinate
CORR Corrugated, (ed)
COUR Course(s)
CT Ceramic Tile
CTS Counter
CU FT Cubic Foot/Feet
CU YD Cubic Yard(s)

D

D Depth
DBL Double
DIF Drinking Fountain
DIM Dimension
DWN Down
DS Down Spout
DIL Detail
DW Dishwasher
DWG Drawing

E

EFEC Existing Fire Extinguisher
E Cabinet
EJ Each Face
EFS Exterior Insulation Finishing System
EJ Expansion Joint
ELEC Electrical
ELEV Elevation / Elevator
ES Edge of Slab
EQ Equal
EQUIP Equipment
EQUIP Equipment
EXH Exhaust
EXIST Existing
EXP Expansion / Exposed
EXT Exterior

F

F Face of
FD Floor Drain
FE Fire Extinguisher
FEC Fire Extinguisher Cabinet
FF Finish(ed) Floor
FH Floor Head
FHC Fire Hose Cabinet
FHS Fire Hose Machine Screw
FLR Floor
FNR Feminine Napkin Receptacle
FNTD Feminine Napkin Dispenser
FNTD Dispenser
FOM Face of Masonry
FOS Face of Slud
FRM Framing
FRT Fire Retardant Treated
FRP Fiberglass Reinforced Plymer
FSN Fastener(s), (Int), (Int)
FT Foot / Feet
FTG Footing

G

GA Gauge / Gage
GALV Galvanized
GL Glast / Glazing
GYP Gypsum
GYP BD Gypsum Board

H

HB Hose Rib
HC Hollow Core
HD Hard Dryer
HDR Header
HDW Hardware
HM Hollow Metal
HORIZ Horizontal
HP High Point
HR Hour
HGT Height
HVAC Heating, Ventilation & Air Conditioning

I

ID Inside Diameter
IN Inch(es)
INSUL Insulate(s), (Int), (Int)
INT Interior
INV Invert
IPS Iron Pipe Size

J

JT Joint
JT Joint

K

KIT Kitchen

L

L Length
LAM Laminate(d)
LL Live Load
LH Long Leg Horizontal
LLV Long Leg Vertical
LP Low Point
LWR Lower
LVR Louver

M

MAS Masonry
MATL Material
MUM Mummum
MB Machine Bolt
MECH Mechanical
MFR Manufacturer
MH Marble
MIM Minimum
MISC Miscellaneous
MO Masonry Opening
MS Metal
MT Metal
MUL Mullion

N

NEC Necessaries
NIC Not In Contract
NO Number
NT Not to Scale

O

OC On Center
OD Outside Diameter
OH Opposite Hand
OPNG Opening
OPSP Opposite

P

PL Property Line or Plate
PLAM Plastic Laminate
PLYWOOD Plywood
PREFAB Prefabricate(s), (Flr)
PNT Paint
POB Point Of Beginning
PT Pressure Treated
PID Pointed and/or Paper Towel
DISPENSER Dispenser
PTR Paper Towel Receptacle
PVC Polyvinyl Chloride

Q

QT Quartz Tile
QTZ Quartz

R

R Riser / Radius
RA Return Air
RAD Radius
RAG Return Air Grill
RAF Return Air Register
RB Rubber Base
RCP Reflective Ceiling Panel
RD Roof Drain
REF Refrigerator
REINFORC Reinforce(s), (Int), (Int)
REINFORC Retain(ing), Retention
RH Round Head
RL Rain Leader
ROOM Room
RO Rough Opening
ROW Right of Way
RWS Rough Sawn

S

SAR Shelf & Rod
SA Supply Air
SAB Sound Attenuation Fire Barrier
SAG Supply Air Grill
SAN Sanitary
SCD Sanitary Cloth Dispenser
SCH Schedule
SCHWD Solid Core Wood Door
SDF Soap Dispenser (Foam)
SLS Soap Dispenser (Liquid)
SEC Section
SCT Section
SHT Sheet
SIM Similar
SPEC Specification(s)
SQ Square
SQ IN Square Inch(es)
SQ FT Square Feet / Foot / Foot

T

T Treads / Tread(s)
T&G Tongue and Groove
TEMP Temporary
THK Thick(thess)
THCD Thread(s)
THR Thread(s)
TJ Toilet
TJP Toilet Paper Dispenser
TYP Typical

U

U Unless Noted Otherwise
UR Urinal

V

V Vapor Barrier, Vinyl Base
VCT Vinyl Composite Tile
VFT Vertical
VF Verify in Field
VOL Volume
VT Vinyl Tile

W

W Wide / Width
w/ With (Inclodes)
w/o Without
WC Water Closet
WD Wood
WDW Window
WH Water Heater
WR Water Resistant
WWM Waxed Wire Mesh

X

XB XRAY
XY XRAY

Y

Y YARD

SYMBOLS & MATERIALS LEGEND

BUBBLE KEY LEGEND

DETAIL NUMBER **BUILDING SECTION KEY** Ref

WALL SECTION KEY **DETAIL SECTION KEY** **DETAIL KEYS**

ACTIVE SHEET NUMBER REFERENCING SHEET NUMBER

VIEW TITLE LEGEND

TRUE NORTH

PROJECT NORTH

VIEW NAME **ACTIVE SHEET**

VIEW NAME **ACTIVE SHEET**

VIEW NAME **ACTIVE SHEET**

VIEW NAME **REFERRING SHEET**

DOOR IDENTIFICATION

EXTERIOR & INTERIOR ELEVATIONS **DOOR NUMBER**

EXTERIOR ELEVATIONS **INTERIOR ELEVATIONS**

DOOR RATING **LEAF TYPE** **FRAME TYPE** **HARDWARE SET**

NO. OF PERSONS TO EXIT THROUGH DOOR

DOOR CAPACITY

ROOM/SPACE INDICATORS

SPACE NAME

SPACE NUMBER **ROOM NAME** **FLOOR LEVEL** **FLOOR NAME**

OCCUPANCY CODE **AREA OF VOLUME OF SPACE** **ELEVATION**

CEILING FINISH **MISC FINISH** **WALL FINISH**

SPECIFICATION KEYNOTES

11 22 33 44 55 66 **MHM Defined** **NEW ELEVATION**
Narrow Scope (MHM Defined as needed) **EXISTING ELEVATION**
Medium Scope **Specification Division**

MISCELLANEOUS SYMBOLS

WINDOW TYPE **WALL TYPE**

ANGLE CENTERLINE **CHANNEL**

DIAMETER **FLOOR LINE** **PLUS / MINUS** **PROPERTY LINE / PLATE** **STRUCTURAL LINE** **SQUARE FEET / FOOT**

COLUMN INDICATION

REVISION INDICATION

REVISION CLOUD **REVISION NOTATION**

MATERIALS LEGEND

ALUMINUM	INSULATION - RIGID
BRICK MASONRY UNIT	INSULATION - SPRAYED
BRASS or BRONZE	MARBLE OR GRANITE
CONCRETE	PLYWOOD
CONCRETE - LIGHT WEIGHT	STONE - CUT
CONCRETE MASONRY UNIT	STEEL - LARGE SCALE
EARTH	STEEL & OTHER METALS AT SMALL SCALE
GRAVEL	WOOD - FINISH GRADE
GYPSPUM PLASTER	WOOD - ROUGH CUT

GENERAL NOTES

- Do NOT** scale drawings. If drawing information is in question, the Contractor shall obtain written clarification from the Architect, prior to continuing with construction.
- Dimensions are to face of stud, face of existing wall, and face of concrete or masonry, unless noted otherwise. Dimensions noted as CLEAR (CLR), are from finish face to finish face.
- Contractor shall field verify all dimensions. Spot Elevations, and locations of existing conditions affecting the area of work, prior to fabrication or installation of new work. Contractor to receive written notification of any discrepancies from dimensions shown, noted or required. Adjust dimensions of new construction at the direction of the Architect to allow for actual field dimensions.
- Field Verify all dimensions prior to fabrication of any millwork.
- Refer to partition notes and legend for typical wall types and Fire Ratings. All wall types shall conform to the partition legend unless indicated otherwise on Floor Plans, Enlarged Plans, Wall sections or Elevations.
- Where a Detail is shown or note is described for one condition, it shall be assumed to apply to all like or similar conditions, even though not specifically noted as such on the drawings.
- Provide Fire Retardant treated wood blocking back up (2 x 4 Nominal unless noted otherwise), or 14 Gauge Galvanized steel plate continuous between studs, for all wall mounted millwork, shelves, equipment, coat rods, etc. and grounds for all accessories, equipment and devices specified or as indicated for installation of equipment by others or defined as to be provided by the Owner. CMU wall fasteners shall extend into the CMU cells which shall be grouted solid with 3,000psi concrete.
- Contractor shall comply with all Local, State and Federal Codes and Ordinances.
- The Contractor shall maintain clear access to all exits, and/or access stairs serving the Building at all times.
- Contractor shall notify the Owner's Representative of any plans to disrupt building service that may affect building tenants.
- The General Contractor shall be responsible for checking contract documents, field conditions and dimensions for accuracy, and to confirm that all work is constructible as shown, before proceeding with construction. If there are any discrepancies or omissions which would interfere with satisfactory completion of the work, the Contractor shall obtain clarification from the Architect before proceeding with work in question.
- The General Contractor shall be responsible for providing all work and materials in accordance with all codes, ordinances, and regulations applicable at the project location. The contractor is responsible for filing and securing all necessary permits, approvals, etc., for all trades, including applicable fees.
- The General Contractor shall be responsible for means, methods and techniques of construction, safety precautions in connection with the work, and for the acts or omissions of any sub-contractor.
- The General Contractor, Sub-Contractors shall coordinate with the owners' representative all work related to the following: Scheduling, Staging of materials, Phasing, Movement of materials, Clean-Up, Protection of Existing construction, salvage materials, construction materials & Construction Utilities.
- The General Contractor shall coordinate the location of all building systems and verify that all required clearances for construction shown is provided. This includes, but is not limited to, the following systems: Mechanical, Electrical, Lighting and Sprinkler Equipment.
- The Contractor and Sub-contractors shall purchase and maintain certificates of insurance with respect to Workman's Compensation, Public Liability, and Property Damage for the units as required by law or Owner.
- The Contractor shall be responsible for initiating maintaining and supervising all safety precautions in connection with the work.
- The Contractor shall protect existing utility lines, duct work, lighting fixtures, etc., which are to remain as part of the final systems. Contractor shall clean, repair, re-lamp, etc. these items for proper functioning of the final system, as required by the contract.
- The General Contractor shall provide protective covering for Ceiling, Casework and existing finishes in areas not affected by demolition and construction. The General Contractor shall be responsible for the repair of any damages caused by the work of the General Contractor or any Sub-Contractor.
- The Designer is solely responsible for the Design interpretation of the construction documents.
- The Contractor shall meet with the Owner's authorized representative well in advance of construction commencement to:
 - Agree to a schedule, sequence and coordination of all work
 - Maintain Exits and Egress widths required by Code, during all phases of construction.
 - Keep disruptions of the facilities functions to a minimum during construction.

CODE SYNOPSIS

Applicable Codes:	
2012 International Building Code (IBC)	
2012 International Fire Code	
2012 International Plumbing Code (IPC)	
2012 International Mechanical Code (IMC)	
2012 International Fuel Gas Code (IFGC)	
2012 International Energy Code (IECC)	
2011 National Electrical Code	
2009 American National Standards Institute A117.1 (ICC/ANSI)	

Local Regulations:		R-2 GENERAL RESIDENTIAL DISTRICT
ZONE:		
PARCEL:	0948C001, 0948C002, 0948C004, 0948C005, 0948C006	
BUILDING SETBACKS:	FRONT: 0'	NORTH: 0'
	SIDE1: 0'	EAST: 0'
	SIDE2: 0'	WEST: 0'
	REAR: 0'	SOUTH: 0'
LOT COVERAGE:	EXISTING	
MAXIMUM HEIGHT ALLOWABLE:	EXISTING	
ALLOWABLE NUMBER OF STORIES:	EXISTING	
EASEMENTS:	note	
ADJACENT PROPERTY USE:	R-1A	
PARKING:		
Parking Spaces Required:	0	
Handicap Spaces Required:	0	
Parking Space Size Requirement:	9'-0" W x 18'-0" D	
LANDSCAPING / SCREENING:	note	
SITE DRAINAGE / RUN-OFF & RETENTION REQUIREMENTS:	note	

Building Description:	
REPAIR TO EXISTING MULTI-FAMILY STRUCTURES:	2 UNIT, 4 UNIT, 8 UNIT.

Construction Classification:	
I, B	

Occupancy Classification: (IBC Ch. 3, LSC Ch. 4)	
Occupancy Type (IBC 302.1):	R-2
Hazard Type (LSC 6-2):	---
Fire District:	---

Physical Properties (IBC CH. 5)	
TYPE A	
Number of Stories:	2
Floor Area per Story:	2,914 GSF
Total Floor Area:	Floors 1 & 2 Combined
Gross SF:	5,828 SF
Net SF:	5,007.5 SF
TYPE B	
Number of Stories:	2
Floor Area per Story:	1,197 GSF
Total Floor Area:	Floors 1 & 2 Combined
Gross SF:	2,394 SF
Net SF:	2,029 SF
TYPE C	
Number of Stories:	1
Floor Area per Story:	1,719 GSF
Total Floor Area:	Floors 1 & 2 Combined
Gross SF:	1,719 SF
Net SF:	1,465.2 SF
TYPE D	
Number of Stories:	2
Floor Area per Story:	837 GSF
Total Floor Area:	Floors 1 & 2 Combined
Gross SF:	1,674 SF
Net SF:	1,393.7 SF

DRAWING INDEX

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Grand total: 28

REVISION INFORMATION

NO.	DATE	DESCRIPTION

DRAWING INFORMATION

SCALE: N/A

SCALE GUIDE: N/A

DATE ISSUED: OCTOBER 5, 2018

PREPARED BY: M. BUTLER

PA / PC: K. WHITE / G. TAYLOR

DRAWN BY: KW / GT

CHECKED BY:

DRAWING TITLE: **COVERSHEET**

DRAWING NO: **G000**