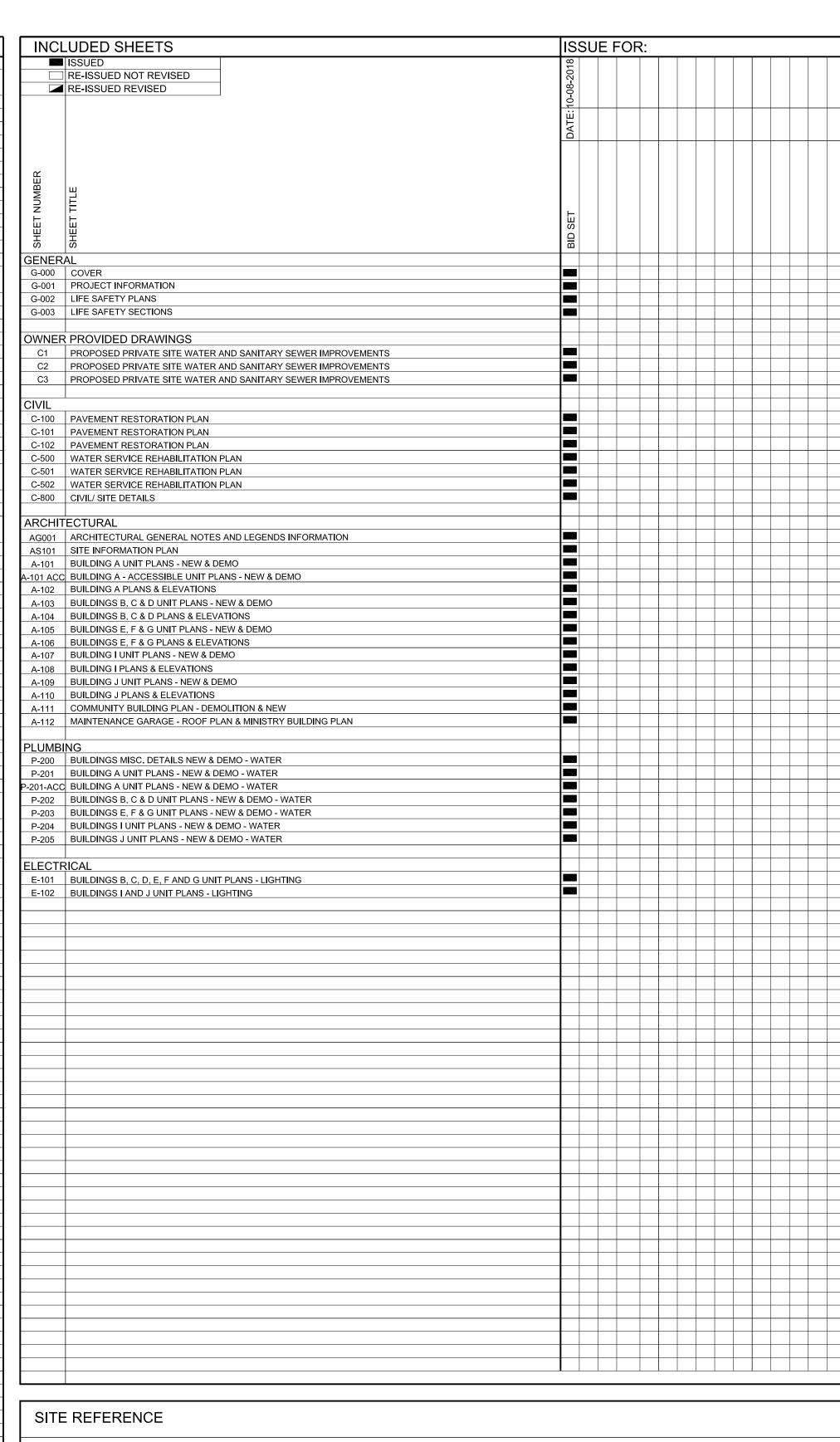
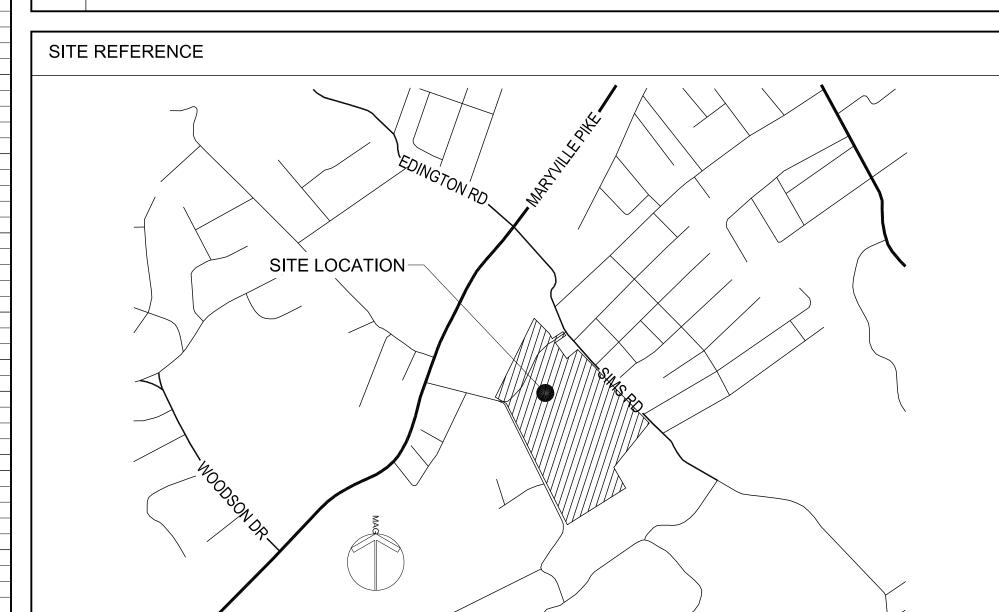
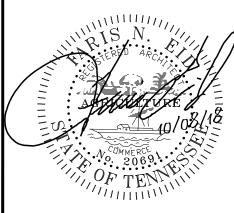
	PROJECT CODE AND ZONING INFORMATION	
BUILDING CONSTRUCTION / OCCUPANCY:	REGULATORY	
	<u>ILCOLATORT</u>	
THE MODERNIZATION EFFORTS AT MONTGOMERY VILLAGE WILL INVOLVE 65 BUILDINGS HOUSING A TOTAL OF 384 APARTMENT UNITS. EACH BUILDING IS A TWO STORY BUILDING TYPICALLY FILLED WITH TWO STORY APARTMENTS THAT EXIT ON GRADE, HOWEVER, NINE OF THE EXISTING TWO STORY BUILDINGS ARE MADE UP OF STACKED SINGLE STORY, SINGLE BEDROOM UNITS WITH AN EXTERIOR CORRIDOR AND TWO EXTERIOR /	APPLICABLE CODES	
UNENCLOSED EXIT STAIRS, EACH APARTMENT UNIT IS ONE OF SIX POSSIBLE UNIT LAYOUTS RANGING FROM ONE TO 5 BEDROOMS. THE EXISTING CONSTRUCTION IS RRICK VENIER ON WOOD FRAME CONSTRUCTION. BY OCCUPANCY (2012 IRC), THE TWO STORY APARTMENTS HAVE WOOD FRAMED IT ORDS. WHILE THE RILL STACKED SINCE.	2012	INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH LOCAL ADOPTED ORDINANCES WORK AREA COMPLIANCE METHOD - REPAIRS AND LEVEL 1 & 2 ALTERATIONS
THE EXISTING CONSTRUCTION IS BRICK VENEER ON WOOD-FRAME CONSTRUCTION - R2 OCCUPANCY (2012 IBC). THE TWO-STORY APARTMENTS HAVE WOOD FRAMED FLOORS, WHILE THE BUILDINGS WITH STACKED SINGLE BEDROOM APARTMENTS HAVE POURED CONCRETE FLOORS AT THE SECOND FLOOR AND SOME CMU BEARING WALLS AT THE FIRST FLOOR. ALL OF THE NON-BEARING WALLS ARE OF WOOD FRAME CONSTRUCTION.	2012 2011 2012	INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL ADOPTED ORDINANCES NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL ADOPTED ORDINANCES INTERNATIONAL ELIEL GAS CODE (EGC) WITH LOCAL ADOPTED ORDINANCES
	2012 2012 2012	INTERNATIONAL FUEL GAS CODE (IFGC) WITH LOCAL ADOPTED ORDINANCES INTERNATIONAL MECHANICAL CODE (IMC) INTERNATIONAL PLUMBING CODE (IPC)
SCOPE OF WORK:	2012	INTERNATIONAL PLUMBING CODE (IPC) UNIFORM FIRE CODE (UFC)
THE PRIMARY SCOPE OF WORK FOR THE PROJECT IS TO REPLACE THE JOINTS OF THE EXISTING EXTERIOR WATER SUPPLY MAINS BETWEEN THE KUB METERS AND THE APARTMENT BUILDINGS. THE PRIMARY COPE OF WORK SHALL ALSO INCLUDE REPLACING THE INTERIOR WATER SUPPLY RISERS.		
THE FOLLOWING ITEMS ARE ALSO INCLUDED AS PART OF THE PROJECT SCOPE. THE FOLLOWING ITEMS ARE ALSO INCLUDED AS PART OF THE PROJECT SCOPE.	BUILDING INT'L EXIST BUILDING CODE (IEBC)	
1. SEALING AND RESTRIPING OF EXISTING PARKING LOTS AND BASKETBALL COURTS.	INT'L EXIST BUILDING CODE (IEBC) OCCUPANCY CLASSIFICATION	RESIDENTIAL - GROUP R2 (IBC § 310)
2. CONSTRUCT NEW PD. IN PLACE CONCRETE PADS FOR APARTMENT CONDENSING UNITS.	CONSTRUCTION CLASSIFICATION	TYPE V, UNPROTECTED, UNSPRINKLERED (EXISTING) (IBC §602.5)
3. ADD ADDITIONAL INSULATION TO ATTIC SPACES.	WORK AREA COMPLIANCE METHOD	REPAIRS (IEBC CHPT 5) LEVEL 1 ALTERATIONS (IEBC CHPT 6)
4. RE-ROOF THE EXISTING MAINTENANCE SHED WITH NEW ASPHALT SHINGLE ROOF SYSTEM.		LEVEL 2 ALTERATIONS (IEBC CHPT 6 & 7)
5. REPLACE FLOOR & CEILING FINISHES IN THE MINISTRY BUILDING AND THE COMMUNITY BUILDING.	LIFE SAFETY CODE (NFPA 101)	
6. REPLACEMENT OF APARTMENT WALL HUNG SINKS WITH NEW SINKS AND VANITIES WHERE FEASIBLE.	OCCUPANCY CLASSIFICATION	EXISTING APARTMENT BUILDING (CHPT 31) - OPTION 2
7. REPLACEMENT OF APPLIANCES, DOOR HARDWARE AND OTHER MISCELLANEOUS ITEMS.	STRUCTURAL	
CODE RELATED ITEMS:		NA
	FIRE PROTECTION	
THIS PROJECT IS BEING SUBMITTED UNDER THE 2012 INTERNATIONAL EXISTING BUILDING CODE. ONLY AREAS WHERE NEW WATER RISERS AND BATHROOM VANITIES ARE INSTALLED WILL BE TREATED AS A LEVEL 2 ALTERATION.	INTERIOR BEARING WALLS	NOTE! SEE SHEET G-003 FOR NEW & EXISTING WALL, FLOOR-CEILING AND ROOF-CEILING RATINGS 0-HOUR (IBC TABLE 601) - EXISTING
AREAS WHERE FINISHES OR CASEWORK INCIDENTAL TO THE INSTALLATION OF WATER RISERS ARE REMOVED AND REINSTALLED WILL BE TREATED AS A LEVEL 1 ALTERATION.	COLUMNS BEAMS	NA NA
A. AREAS OUTSIDE OF THE AREAS DESIGNATED AS LEVEL 2 OR LEVEL 1 "WORK AREAS" ARE TREATED AS INCIDENTAL TO THE PRIMARY WORK BEING PERFORMED AND WILL NOT BE UPDATED/ CHANGED UNLESS THE 2012 IEBC SPECIFICALLY REQUIRES UPDATES/ CHANGES BEYOND THE "WORK AREA" - NONE REQUIRED	EXTERIOR BEARING WALLS STRUCTURAL FRAME	0-HOUR (IBC TABLE 601) - EXISTING 0-HOUR (IBC TABLE 601) - EXISTING
B. THIS MODERNIZATION EFFORT DOES NOT INVOLVE A CHANGE OF OCCUPANCY ('12 IEBC CHAPTER 9)	FLOOR CONSTRUCTION ROOF CONSTRUCTION	0-HOUR (IBC TABLE 601) - EXISTING 0-HOUR (IBC TABLE 601) - EXISTING
EGRESS COMPONENTS:	SHAFT ENCLOSURES	NA 4 HOUR (IRC \$709.2), EVISTING
A. EACH OF THE TWO-STORY APARTMENTS HAVE TWO EXISTS ON GRADE AND EACH OF THE BEDROOMS HAVE OPERABLE WINDOWS.	DWELLING UNIT SEPARATION (WALLS) DWELLING UNIT SEPARATION (ROOF/CEILING)	
i. THE SCREENS ARE OPERABLE AND SWING OUT FROM THE CONTINUOUS HINGE MOUNTED AT THE TOP OF THE BOTTOM PANEL.	DWELLING UNIT SEPARATION (ROOF/CEILING) OCCUPANCY SEPARATION	
1. NFPA 101-24.2.2.3 - SECONDARY MEANS OF ESCAPE - REQUIRES WINDOWS USED AS SECONDARY MEANS OF ESCAPE TO HAVE A NET CLEAR OPENING OF 5.7 sqft, AN OPENING NO HIGHER THAN 44" A.F.F., NOT LESS THAN 20" IN WIDTH, AND A HEIGHT NOT LESS THAN 24" (ALL WINDOWS ARE WITHIN 20' OF GRADE).	INCIDENTAL USE SEPARATION	NA NA
2. '06 IBC - 1026 HAS THE SAME REQUIREMENTS AS LISTED ABOVE.		
3. 2012 IEBC - 705.1 - UNDER THE IEBC, NO PORTION OF THE MEANS OF EGRESS, (OTHER THAN REPLACING LIGHT FIXTURES AT THE DWELLING UNIT STAIRS) IS INCLUDED WITHIN THE DESIGNATED WORK	ZONING	
AREAS, NONE OF THE DESIGNATED "WORK AREAS" INCLUDE A TOTAL WORK AREA GREATER THAN 50% OF THE FLOOR THEY ARE ON THEREFORE THE SUPPLEMENTAL REQUIREMENTS ARE NOT TRIGGERED.	ZONED	C-3 (RESIDENTIAL PERMITTED BY EXCEPTION)
. FIRE SEPARATION AT APARTMENT UNITS:	GENERAL PROJEC	CT NOTES:
A. NO ADDITIONAL FIRE SEPARATION REQUIREMENTS ARE NOTED UNDER LEVEL 2 ALTERATIONS, EXISTING CONSTRUCTION IS IN COMPLIANCE WITH THE LAWS IN EXISTENCE AT THE TIME. THE		
BUILDING OR AFFECTED PORTION OF THE BUILDING WAS BUILT AND SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE UNLESS THE BUILDING HAS SUSTAINED SUBSTANTIAL STRUCTURAL DAMAGE AS DEFINED IN SECTION 506.2, OR THE BUILDING IS UNDERGOING MORE THAN A LIMITED STRUCTURAL ALTERATION AS DEFINED IN ECTION 807.5.3, THE BUILDINGS AT MONTGOMERY VILLAGE	GENERAL PROJECT NOTES APPLY TO ALL SHEETS	
HAVE NOT SUSTAINED SUBSTANTIAL STRUCTURAL DAMAGE NOR AR THEY UNDERGOING MORE THAN A LIMITED STRUCTURAL ALTERATION. THE ORIGINAL CONSTRUCTION OF THE BUILDINGS WOULD HAVE OCCURRED DURING 1964 AND 1967 WITHIN KNOX COUNTY JURISDICTION. AT THE TIME THERE WERE NO BUILDING CODES IN EFFECT FOR KNOX COUNTY AND THE BUILDINGS WOULD HAVE BEEN CONSTRUCTED.		NTS WHICH ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
UNDER THE STATE GUIDELINES IN EFFECT AT THE TIME.		KNOWLEDGE OF THE GENERAL NOTES INCLUDED THROUGHOUT THE CONTRACT DOCUMENTS AND THE APPLICABLE BUILDING CODES.
i. ANY NECESSARY REPAIRS WILL BE CONSTRUCTED TO MATCH THE ADJACENT ASSEMBLY. ANY PENETRATIONS WILL BE PATCHED AT TREATED AS A 1 HR RATED PENETRATION. AND 7.2.2.4.4.2.	4. THE GENERAL CONTRACTOR SHALL VERIFY ALL D	
		ND REVIEW ANY EXISTING STRUCTURES AND BECOME THOROUGHLY FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
	6. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES. 7. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE GENERAL CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE. INCLUDING THE SAFETY OF ALL	
	PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL INCLUDE BUT NOT BE LIMITED TO MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS, AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS. 8. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND CONTRACT DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES.	
		IN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND CONTRACT DOCUMENTS APPROVED BY ALL PERMITTING AUTHORITIES. I ON SOME DRAWINGS FOR CLARITY. HOWEVER, ALL ASSEMBLIES MUST BE INSTALLED IN ACCORDANCE WITH THE LISTED LIFE SAFETY DESIGN. ALL
	ASSEMBLIES SHALL BE INSTALLED & COORDINATED RESPONSIBLE FOR OBTAINING CLARIFICATION FROM	WITH ALL DISCIPLINES AS OUTLINED IN THE APPLICABLE U.L. (OR EQUIVALENT) DETAIL AS CALLED OUT IN THE LIFE SAFETY DESIGN. THE CONTRACTOR SHALL BE M THE OWNER'S REPRESENTATIVE BEFORE CONTINUING CONSTRUCTION.
	PORTIONS OF THE CONTRACT DOCUMENTS. IF PAR	ONTRACT DOCUMENTS. AS SUCH, THEY ARE NOT TO BE DIVIDED INTO PARTIAL SETS AND DISTRIBUTED TO DIFFERENT PARTIES/TRADES WITHOUT THE REMAINING RTIAL SETS ARE DISTRIBUTED BY THE GENERAL CONTRACTOR, THEN THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION AND SHALL
	OCCUR AT NO ADDITIONAL COSTS TO THE OWNER,	LATED TO THE COORDINATION OR ANY REMEDIATION WORK ARISING FROM THE PARTIAL DISTRIBUTION OF THE CONTRACT DOCUMENTS. THIS PAYMENT SHALL ARCHITECT OR ANY OF THEIR EMPLOYEES OR CONSULTANTS.
		NT OF ACCOMPLISHING WORK, MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK,
		LALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORT FOR ALL ITEMS REQUIRING THE SAME.
	13. ALL WORN SHALL CONFORM TO ALL APPLICABLE	CODES AND SHALL BE OF BEST PRACTICE OF EACH TRADE.







4530 JC KNOXVILLE

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PROJECT INFORMATION

10-08-18

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