

THIS IS A LEVEL 1 ALTERATION PER THE 2012 IBC: REPAIR AND REFURBISH OF AN EXISTING BUILDING.
NO CHANGE OF USE OR OCCUPANCY

- THESE PRACTICES SHALL BE IN ACCORDANCE WITH:
- INTERNATIONAL CONSTRUCTION CODE, 2012 EDITION - SEE STUDY BELOW
 - INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION
 - INTERNATIONAL FUEL GAS CODE, 2012 EDITION
 - INTERNATIONAL MECHANICAL CODE, 2012 EDITION
 - NATIONAL ELECTRIC CODE, NFPA 70 2012 7 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION
 - INTERNATIONAL FIRE CODE, 2012 EDITION
 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

CODE: 2012 INTERNATIONAL CONSTRUCTION CODE

USE / OCCUPANCY: EXISTING - NO CHANGE: R-1 (1ST & 2ND FLR.)
ACCESSORY (BASEMENT)

CONSTRUCTION TYPE: IIIB (SPRINKLER SYSTEM INSTALLED THROUGHOUT)

ALLOWABLE HEIGHT: 55 FT - ACTUAL HT: 20 FT

ALLOWABLE STORIES: 4 - ACTUAL STORIES: 2 + BASEMENT

ALLOWABLE AREA/FLR: 16,000 SF -ACTUAL AREA/FLR: 15,516 SF

BUILDING AREA:

EXIST'G 2 ND FLOOR	-15,516 SF	-NO CHANGE-
EXIST'G 1 ST FLOOR	-15,516 SF	-NO CHANGE-
EXIST'G BASEMENT	-18,021 SF (DEMO) NEW BASEMENT:	-15,982 SF
TOTAL -		47,014 SF

OCCUPANT LOADS:

EXISTING - 69 MOTEL UNITS - NO CHANGE

2ND FLOOR AREA =	15,516:	R1: 1 / 200 GROSS =	78 OCCUPANTS
1 ST FLOOR AREA =	15,516:	R1: 1 / 200 GROSS =	78 OCCUPANTS
BASEMENT FLOOR AREA =	15,982:	R1(ACCESSORY): 1 / 300 GROSS =	53 OCCUPANTS
TOTAL =			209 OCCUPANTS

-SEPARATION BETWEEN R-1 AND ACCESSORY OCCUPANCIES CONTIGUOUS TO THEM SHALL BE WALLS - 1/2 HR. PER SEC. 708.3 SPRINKLER EXCEPTION AND HORIZONTAL ASSEMBLIES: 1/2 HR. PER SEC. 711.3 SPRINKLER EXCEPTION

-MAX. EXIT ACCESS TRAVEL DISTANCE PER 1017.2 R W/SPRINKLER = 250 FT. ACTUAL = 225 FT.

-MEANS OF EGRESS: 2 PROVIDED: MAX TRAVEL 250 FT FOR R WITH SPRINKLER

-A SPRINKLER SYSTEM - NFPA PER 903.3.1.1 EXISTING SHALL BE BROUGHT TO CURRENT STANDARD

-A FULL MANUAL FIRE ALARM SYSTEM - IS NOT REQUIRED PER EXCEPTIONS 907.2.8.1 AND 907.2.8.2

- NOTIFICATION APPLIANCES THAT ACTIVATE UPON SPRINKLER WATER FLOW, AND NO FEWER THAN ONE MANUAL FIRE ALARM BOX INSTALLED AT AN APPROVED LOCATION SHALL BE INSTALLED.

-FIRE DETECTION SHALL BE PROVIDED THROUGHOUT FLOOR AREA.
SEE FLOOR PLAN FOR SMOKE DETECTORS AND FIRE EXTINGUISHERS LOCATIONS.

-SLEEPING/ DWELLING UNIT SEPARATION SHALL BE 1/2 HR MIN PER 708.3

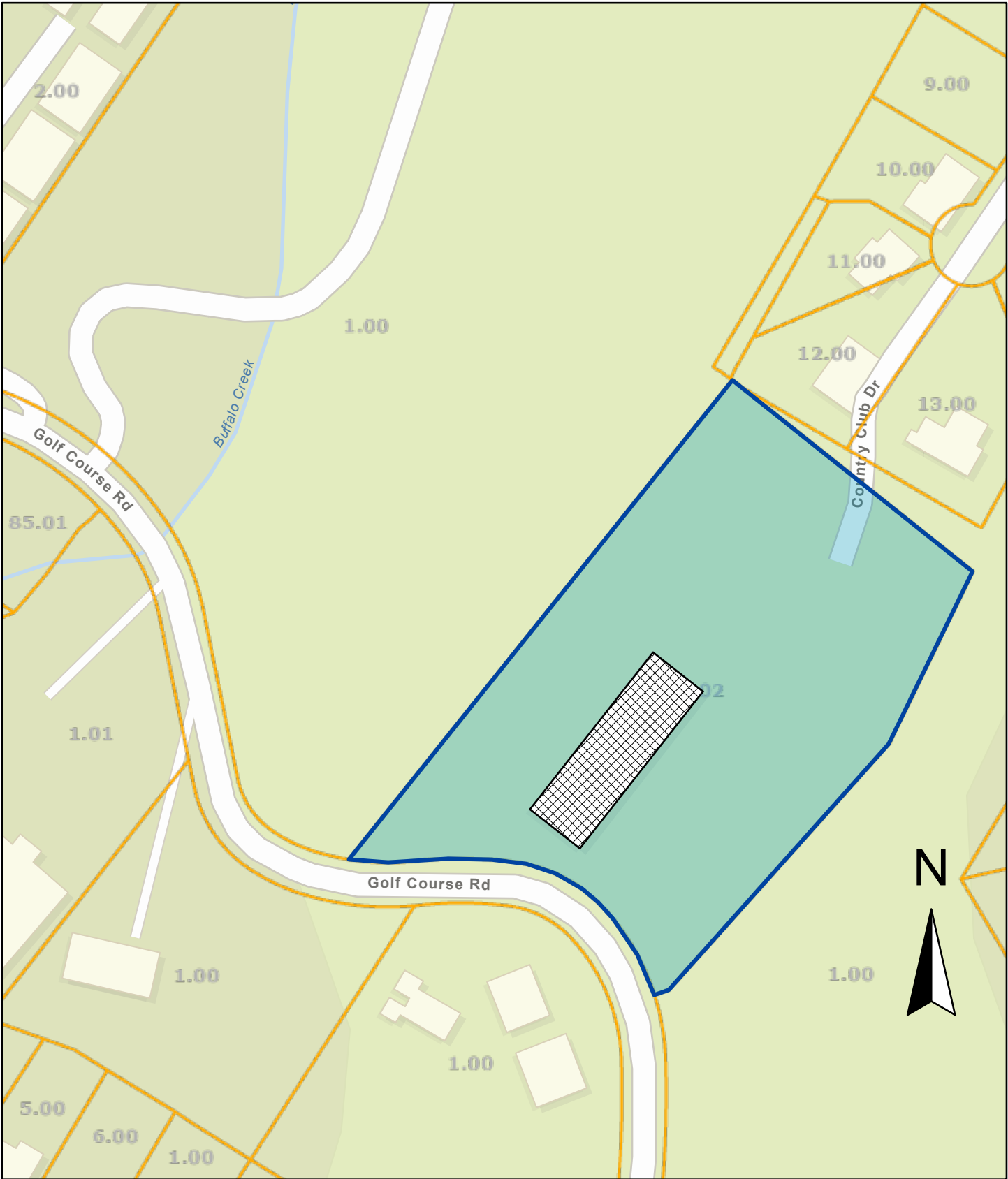
LOADS:

FLOOR LIVE LOAD: 50 PSF

CORRIDOR FLOOR LIVE LOAD: 100 PSF

ROOF LIVE LOAD: 20 PSF

GROUND SNOW LOAD: 15 PSF



3 SITE LOCATION PLAN
A-1 NOT TO SCALE

GOLF COURSE ROAD MOTEL

185 GOLF COURSE ROAD

UNICOI, TN



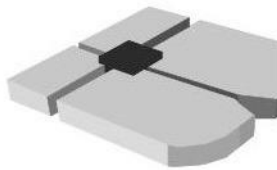
1 3D VIEW FRONT
A-1 SCALE: 1/4" = 1'-0"

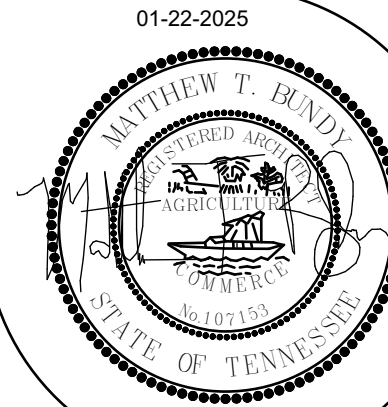


2 3D VIEW REAR
A-1 SCALE: 1/4" = 1'-0"

DRAWING NUMBER	DRAWING NAME	SHEET ISSUE DATE	CURRENT REVISION DISCRIPTION	CURRENT REVISION DATE
A-1	COVER SHEET	12-19-24	REV 1: ADDED NOTES AND LEGEND	1-22-25
A-2	BASEMENT FLOOR PLAN	12-19-24	REV 1: DOOR SWINGS, ADDED NOTES	1-22-25
A-3	FIRST FLOOR PLAN	12-19-24	REV 1: ADDED DETAILS AND NOTES	1-22-25
A-4	SECOND FLOOR PLAN	12-19-24	REV 1: ADDED DETAILS AND NOTES	1-22-25
A-5	ELEVATIONS	12-19-24	REV 1: ADDED NOTES AND LEGEND	1-22-25
A-6	NOTES / DETAILS	1-22-25	NEW SHEET ADDED	

ABBREVIATIONS:	
BLK.	BLOCK
CONC.	CONCRETE
EXIST'G	EXISTING
F.E.	FIRE EXTINGUISHER
HR.	HOUR
MAX.	MAXIMUM
MIN.	MINIMUM
SD.	SMOKE DETECTOR
V.I.F.	VERIFY IN FIELD

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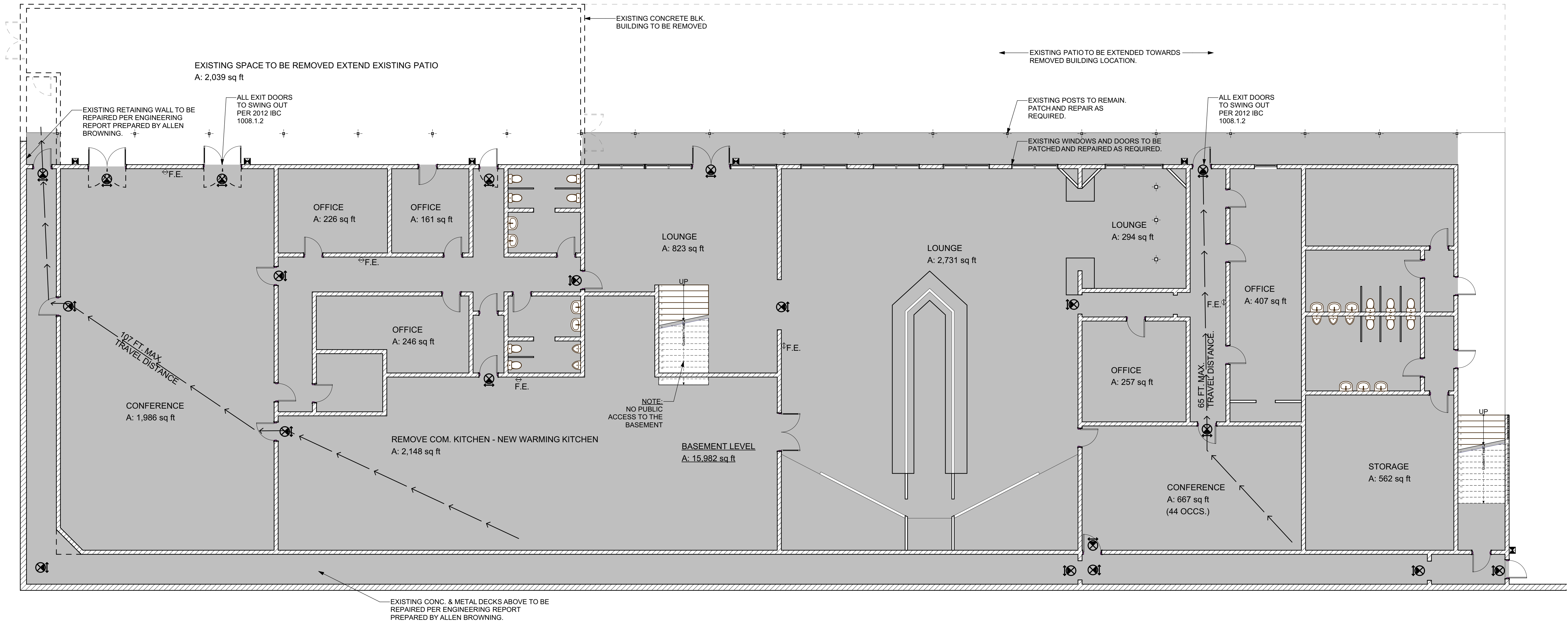


GOLF COURSE ROAD MOTEL
185 GOLF COURSE ROAD
UNICOI, TN

Revision History	
Change Name:	Date
PRELIMINARY	11-21-2024
OFFICIAL SUBMISSION	12-04-2024
OFFICIAL COMMENTS	12-19-2024
OFFICIAL COM. REVISION 1	01-22-2025

Project #: 24125
Modified by
N.R.
Checked by
M.T.B.

A-1



1 BASEMENT PLAN - NO PUBLIC ACCESS
A-2 SCALE: 1/8" = 1'-0"

NOTES:

BASEMENT WILL NOT BE USED. NO OCCUPANCY.
NO WORK TO BE DONE EXCEPT AS NOTED:
-DEMOLITION OF REAR BUILDING.
-STRUCTURAL REPAIRS AND REFURBISHING
-WEATHERIZATION

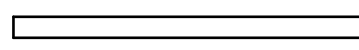
IMPROVEMENTS TO MECHANICAL, ELECTRICAL OR PLUMBING
SERVICES ONLY AS THEY AFFECT THE UPPER FLOORS

SPRINKLER SYSTEM TO BE UPDATED ONLY IN THOSE AREAS
THAT EFFECT THE UPPER FLOORS. SHOP DRAWINGS TO BE
SUBMITTED BY SPRINKLER INSTALLER.

WALL SCHEDULE:



EXISTING MASONRY WALLS TO REMAIN. 2 HR.
FIRE RATING. VERIFY IN FIELD.



EXISTING FRAME WALLS TO REMAIN. PATCH AND
REPAIR AS REQUIRED. NO FIRE RATING.



EXISTING UNIT SEPARATION WALL. 45 MIN. FIRE
RATED. SEE UL DETAIL PAGE A-4.

LEGEND:

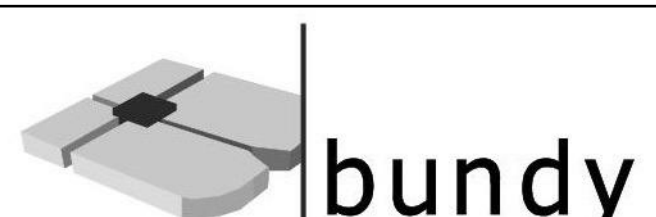
- ☉ Smoke alarms shall be listed in accordance with UL 217.
Combination smoke and carbon monoxide alarms shall be listed in
accordance with UL 217 and UL 2034.
Smoke alarms shall be installed in the following locations:
The alarm devices shall be interconnected in such a manner that the
actuation of one alarm will activate all of the alarms in the individual
dwelling unit.
Smoke alarms shall receive their primary power from the building wiring
where such wiring is served from a commercial source and, where
primary power is interrupted, shall receive power from a battery.
Wiring shall be permanent and without a disconnecting switch other
than those required for overcurrent protection.
- F.E. Fire extinguisher having a rating of 2-A:10-B:C or
an approved equivalent type of fire extinguisher
- ☒ Emergency Lighting & Exit Combination with Battery Backup.
- ⚡ Egress Lighting with Battery Backup.

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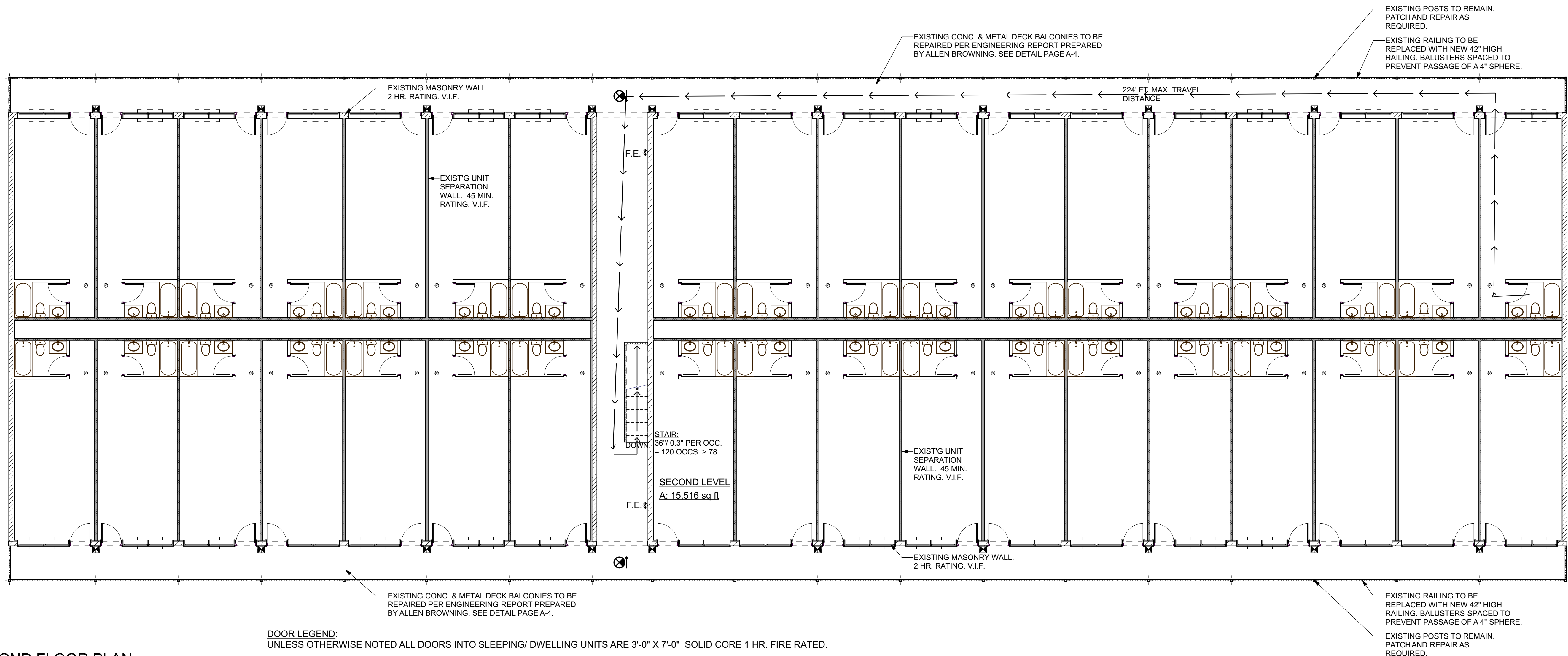


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A-2



A-3



1
A-4

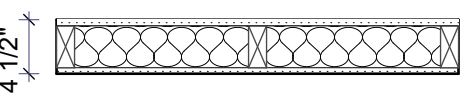
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

45 MIN. UNIT SEPARATION WALL

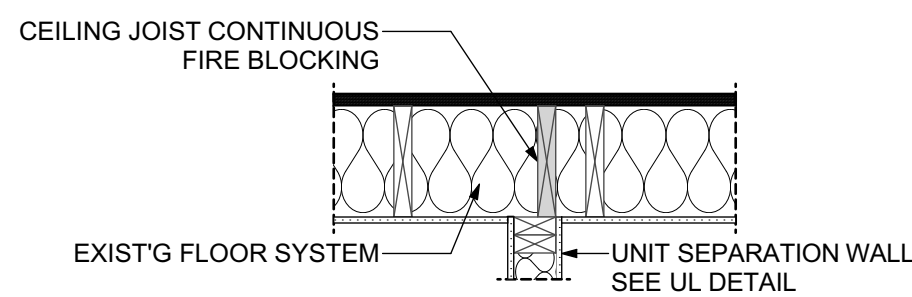
SYSTEM PERFORMANCE

45 MIN. FIRE-RATED CONSTRUCTION
UL DESIGN NO. U317



SYSTEM DESCRIPTION

- 1/2" UL CLASSIFIED GYPSUM BOARD TYPE 'C'
- 2" X 4" WOOD STUDS @ 16" O.C. FIRESTOPPED
- 3 1/2" MINERAL WOOL BATT INSULATION FOR SOUND ATTENUATION (OPTIONAL)
- 1/2" UL CLASSIFIED GYPSUM BOARD TYPE 'C'



3
A-4

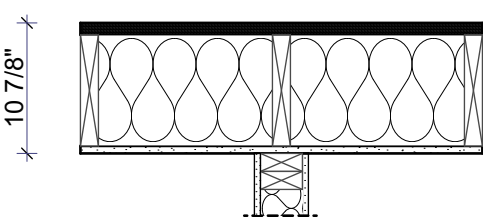
FIRE BLOCKING DETAIL

SCALE: 3/4" = 1'-0"

1 HR. RATED CEILING/FLOOR

SYSTEM PERFORMANCE

1 HR. FIRE RATED
UL DESIGN NO. L501



SYSTEM DESCRIPTION

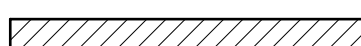
- 1" NOMINAL WOOD SUB AND FINISHED FLOOR
- 2" X 10" WOOD JOISTS @ 16" O.C.
- 5 1/2" MINERAL WOOL BATT INSULATION FOR SOUND ATTENUATION (OPTIONAL)
- LAYER 5/8" SHEETROCK BRAND FIRECODE C CORE GYPSUM PANELS

2
A-4

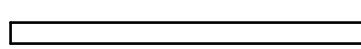
UL FIRE RATED DETAILS

SCALE: 3/4" = 1'-0"

WALL SCHEDULE:



EXISTING MASONRY WALLS TO REMAIN. 2 HR. FIRE RATING. VERIFY IN FIELD.



EXISTING FRAME WALLS TO REMAIN. PATCH AND REPAIR AS REQUIRED. NO FIRE RATING.



EXISTING UNIT SEPARATION WALL. 45 MIN. FIRE RATED. SEE UL DETAIL PAGE A-4.

LEGEND:



Smoke alarms shall be listed in accordance with UL 217.

Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.

Smoke alarms shall be installed in the following locations:

The alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit.

Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery.

Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.



F.E.

Fire extinguisher having a rating of 2-A:10-B:C or an approved equivalent type of fire extinguisher



Emergency Lighting & Exit Combination with Battery Backup.



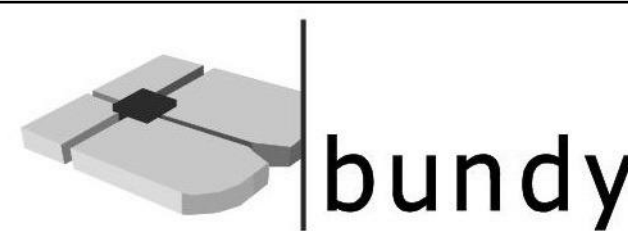
Egress Lighting with Battery Backup.

GOLF COURSE ROAD MOTEL
185 GOLF COURSE ROAD
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PRELIMINARY	11-21-2024
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OFFICIAL COMMENTS	12-10-2024
OFFICIAL COM. REVISION 1	01-22-2025

Project #: 24125

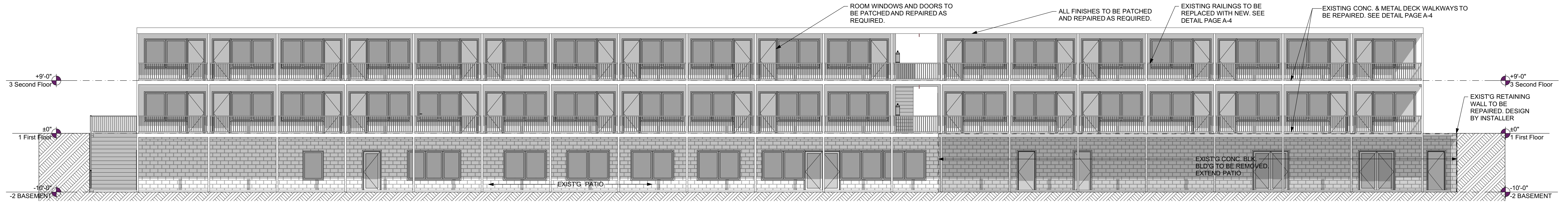
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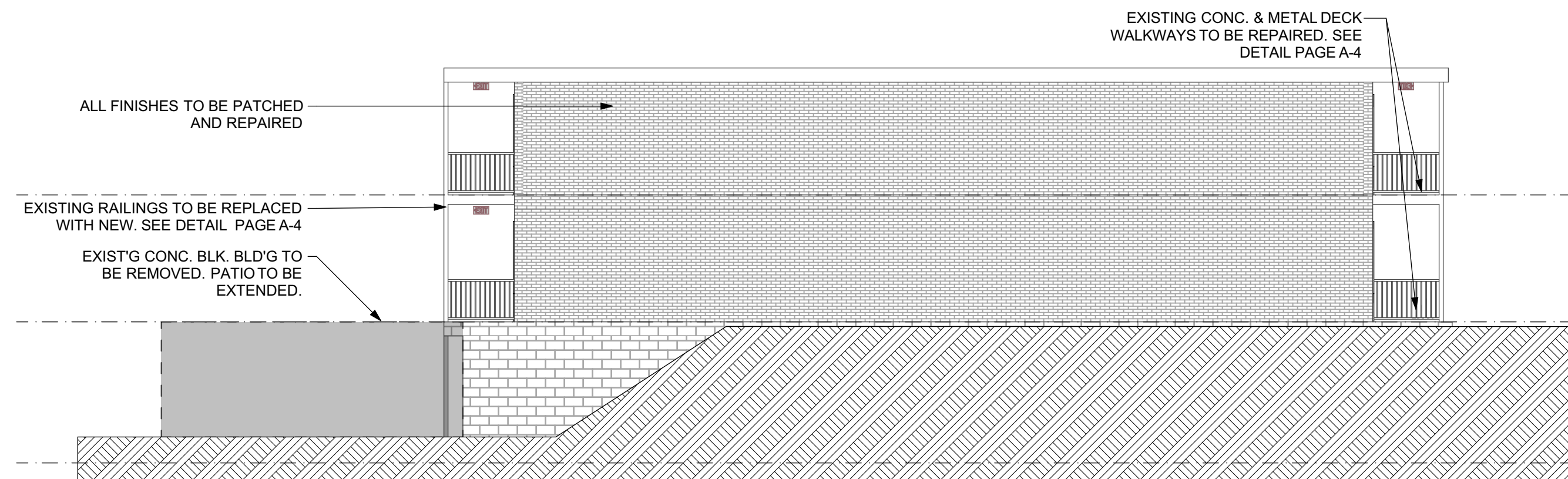
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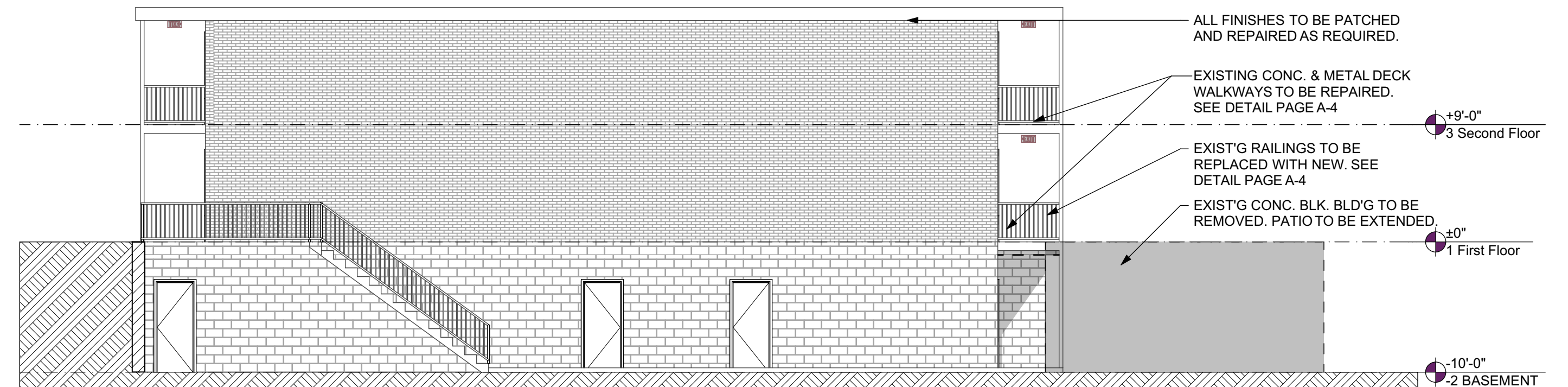
A-4



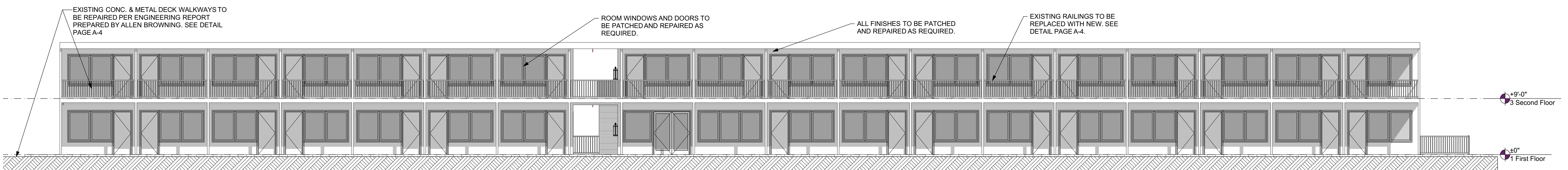
4 REAR ELEVATION
A-5 SCALE: 1/8" = 1'-0"



3 LEFT (SIDE) ELEVATION
A-5 SCALE: 1/8" = 1'-0"



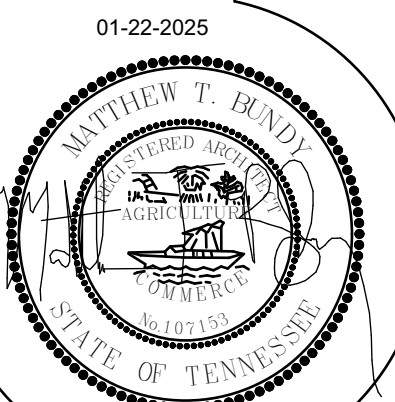
2 RIGHT (SIDE) ELEVATION
A-5 SCALE: 1/8" = 1'-0"



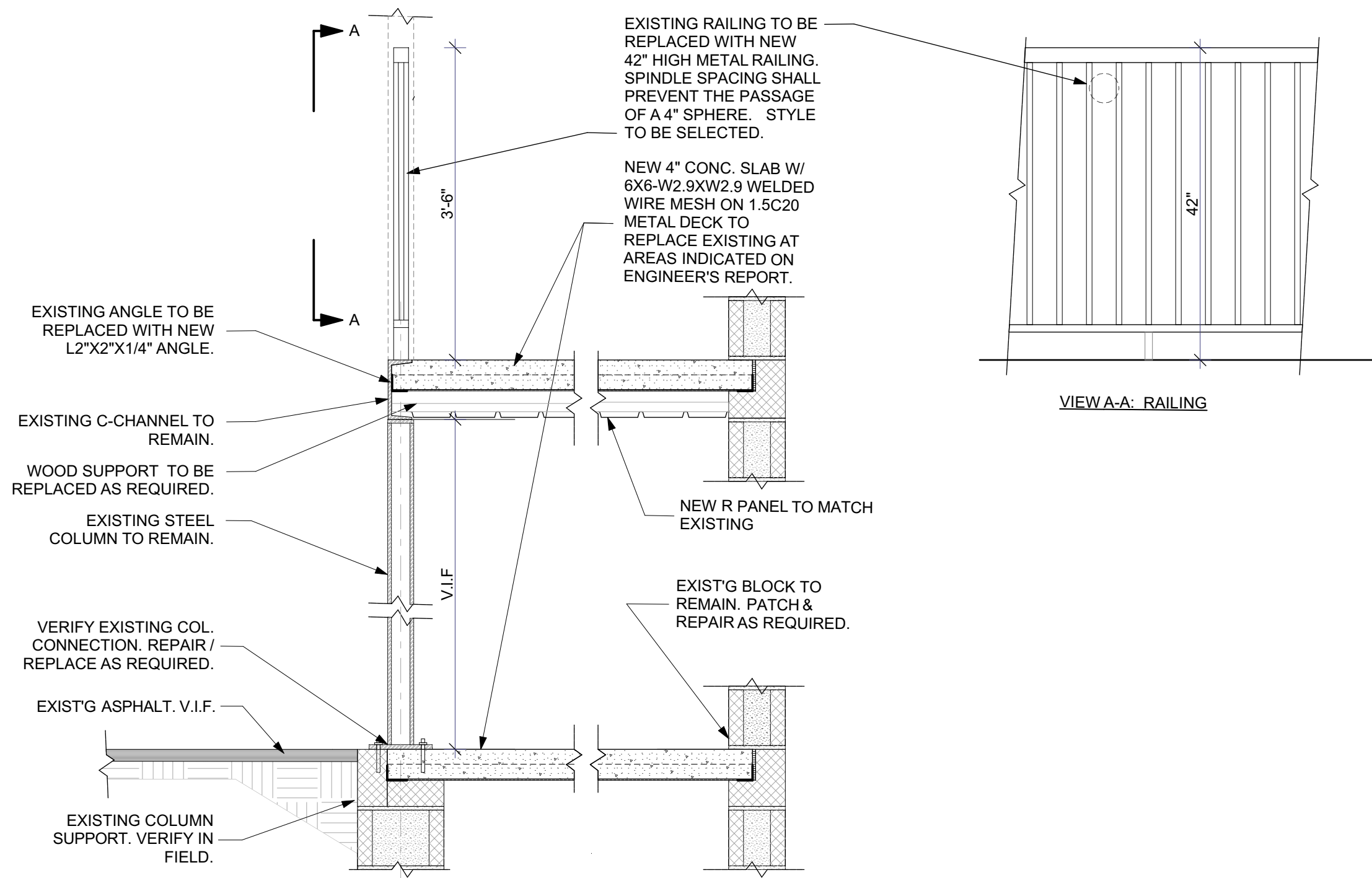
1 FRONT ELEVATION
A-5 SCALE: 1/8" = 1'-0"

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1 WALKWAY / RAILING DETAIL
A-6 SCALE: 3/4" = 1'-0"

MECHANICAL NOTES:

ALL WORK IS TO BE CARRIED OUT BY A LICENSED MECHANICAL CONTRACTOR.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL REGULATIONS.

THE MECHANICAL SYSTEM TO PUBLIC SPACES IS NOT TO BE UPDATED OR USED.

LAUNDRY FACILITIES WILL NOT BE UPDATED OR USED. EXISTING DRYER EXHAUST SYSTEM WILL NOT BE USED.

EXISTING PTAC UNIT FOR EACH ROOM IS TO BE REPLACED WITH A NEW 9000 BTU PTAC UNIT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING, REMOVAL OF EXISTING AND NEW INSTALL OF PTAC UNITS, WIRING, WALL PENETRATIONS, AND BATH EXHAUST FANS.

BATHROOM EXHAUST FANS SHALL BE 100 CFM AND ROUTED THROUGH EXISTING DUCTWORK. ANY NEW PENETRATIONS SHALL BE SEALED WITH MATERIAL OR PRODUCT LISTED FOR APPLICATION AND TO COMPLY WITH SEC. 714.2 IBC FOR PENETRATIONS.

ELECTRICAL NOTES:

ALL WORK IS TO BE CARRIED OUT BY A LICENSED ELECTRICAL CONTRACTOR.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING, REFURBISHING OF EXISTING AND NEW INSTALL OF ELECTRICAL PANELS, PIPING, WIRING, RECEPTACLE, EQUIPMENT, SYSTEM AND EQUIPMENT GROUNDS, INCLUDING EMERGENCY POWER AND BATTERY BACKUPS.

EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A PERIOD OF NO LESS THAN 90 MINUTES. INSTALLATION OF EMERGENCY POWER SHALL BE IN ACCORDANCE WITH SEC. 2702 IBC FOR EMERGENCY AND STANDBY POWER SYSTEMS

ALL PENETRATIONS OF FIRE RATED WALLS, FLOORS, OR CEILINGS BY WORK UNDER THIS DIVISION SHALL BE SEALED WITH MATERIAL OR PRODUCT LISTED FOR APPLICATION AND TO COMPLY WITH SEC. 714.2 IBC FOR PENETRATIONS.

PLUMBING NOTES:

ALL WORK IS TO BE CARRIED OUT BY A LICENSED PLUMBING CONTRACTOR.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE AND ALL APPLICABLE LOCAL REGULATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING, REFURBISHING OF EXISTING AND NEW INSTALL OF ALL WATER DISTRIBUTION, PIPING, SANITARY DRAIN, WASTE AND VENT PIPING, PLUMBING FIXTURES AND EQUIPMEN, AND APPURTENANCES AS IS NECESSARY FOR A PLUMBING SYSTEM, COMPLETE IN PLACE.

ALL PENETRATIONS OF FIRE RATED WALLS, FLOORS, OR CEILINGS BY WORK UNDER THIS DIVISION SHALL BE SEALED WITH MATERIAL OR PRODUCT LISTED FOR APPLICATION AND TO COMPLY WITH SEC. 714.2 IBC FOR PENETRATIONS.

STRUCTURAL NOTES:

ALL STEEL TO BE A36 STEEL.

CONCRETE TO BE 4000 PSI CONCRETE, 28 DAY STRENGTH.

ANY DAMAGED, RUSTED STRUCTURAL MEMBERS ARE TO BE REPORTED TO ARCHITECT OF RECORD FOR MORE RECOMMENDATIONS.

SPRINKLER NOTES:

ALL WORK IS TO BE CARRIED OUT BY A LICENSED SPRINKLER CONTRACTOR.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE CODE, IBC 903.3 AND ALL APPLICABLE LOCAL REGULATIONS.

PRIOR TO ANY WORK THE CONTRACTOR SHALL PROVIDE WATER FLOW TEST DATA FROM THE NEAREST FIRE HYDRANT. TEST MUST INDICATE:

- ELEVATION OF TESTED HYDRANT
- STATIC PRESSURE, A RESIDUAL PRESSURE OF 20 PSI MIN., AND A FLOW OF 500 GPM. PER THE DEP. OF ENVIRONMENT & CONSERVATION RULES AND REGULATIONS 0400-45-01-.17(18).
- TEST MUST BE CONDUCTED DURING PEAK DEMAND HOURS AND WITHIN 6 MONTHS OF PERMIT APPLICATION.

PRIOR TO INSTALL THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OR REPORT DETAILING THE WORK NEEDED TO REINSTATE THE EXISTING SPRINKLER SYSTEM TO A FULLY WORKING SYSTEM. IT SHALL INCLUDE BUT NO LIMITED TO:

- EXISTING WATER PRESSURE AND NEW DEMAND
- LOCATION OF REPLACED LINES, AND NEW LINES
- LOCATION OF NEW HEADS AND TYPE
- LOCATION OF SIGNAL TRANSMISSION DEVICE FOR SUPERVISORY ALARM COMPONENT.

ALL PENETRATIONS OF FIRE RATED WALLS, FLOORS, OR CEILINGS BY WORK UNDER THIS DIVISION SHALL BE SEALED WITH MATERIAL OR PRODUCT LISTED FOR APPLICATION AND TO COMPLY WITH SEC. 714.2 IBC FOR PENETRATIONS.

FIRE ALARM NOTES:

ALL WORK IS TO BE CARRIED OUT BY A LICENSED FIRE ALARM CONTRACTOR.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2012 INTERNATIONAL FIRE CODE, IBC 907.3 AND ALL APPLICABLE LOCAL REGULATIONS.

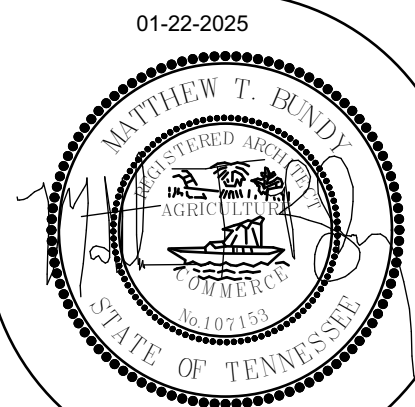
PRIOR TO INSTALL THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OR REPORT DETAILING THE WORK NEEDED TO REINSTATE THE FIRE ALARM SYSTEM TO A FULLY WORKING SYSTEM. IT SHALL INCLUDE BUT NO LIMITED TO:

- LOCATION OF FLOW SWITCHES OR CHECK VALVES
- TAMPER SWITCHES

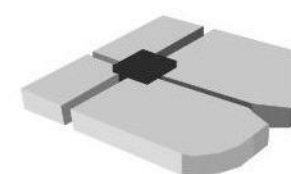
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A-6