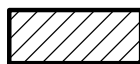




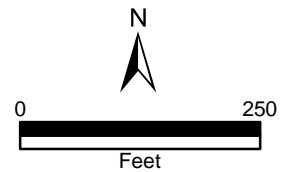
7-C-22-HZ
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



123 Leonard Place 37917
 Old North Knoxville H

Original Print Date: 8/5/2022
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Quinn Epperly QB Realty Team LCC





Staff Report

Knoxville Historic Zoning Commission

File Number: 7-C-22-HZ

Meeting: 8/18/2022
Applicant: Quinn Epperly QB Realty Team LLC
Owner: Quinn Epperly QB Realty Team LCC

Property Information

Location: 123 Leonard Place **Parcel ID** 81 L G 032
District: Old North Knoxville H
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: N/A
Vacant lot.

Description of Work

Level III Construction of New Primary Building

New single-family house fronting Leonard Place. The house measures 33' wide by 40' deep, and features a 12/12 pitch, side-gable roof with a full-height, front-gable dormer centered on the primary roof slope, and a lower front-gable roof massing projecting from the left half of the façade. The house is proposed for a 50' wide by 129' deep lot, and proposed to be set 22.5' from the front property line at the closest point. The house is evenly set on the lot, with side setbacks of 8.5' on each side. Parking is provided at the rear of the property, accessed from the alley, via a 25' wide concrete driveway. The site plan features a 5' wide walkway leading to the sidewalk.

The house features an asphalt shingle-clad roof, Hardie plank horizontal lap siding, and a foundation clad in brick veneer.

The facade (south) is three bays wide and features a pair of one-over-one, double-hung wood windows on the projecting gable-roof bay. The following two bays are located on the recessed porch, featuring a centered Craftsman-style front door (material not indicated) and another pair of one-over-one, double-hung wood windows. The 8' deep front porch is recessed below the primary roofline and supported by 6 by 6 square posts. A front-gable dormer (or a cross-gable roof massing) is centered on the façade roof slope, featuring a centered one-over-one, double-hung window; the roof peak of the dormer is aligned with the peak of the primary side-gable roofline.

The left elevation (west) features two windows (30 x 30 and 40 x 40) on the first story, and paired, one-over-one windows on the upper story. The right elevation (east) features two bays of one-over-one, double-hung windows on the first story and paired one-over-one, double-hung windows on the upper story. The rear elevation features two windows and a secondary entry door accessing a 10' by 10' deck.

Applicable Design Guidelines

Old North Knoxville Design Guidelines, adopted by the Knoxville City Council on November 25, 2004.

A. Roofs

1. The shape of replacement roofs or roofs on new construction shall imitate the shapes of roofs on neighboring

existing houses or other houses of the same architectural style. Roof pitch shall duplicate the 12/12 pitch most often found in the neighborhood or replicate the pitch of neighboring buildings. Roof shapes shall be complex, using a combination of hips with gables, dormers where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styles.

2. The eaves on additions or new buildings shall have an overhang that mimics existing buildings near the property. A minimum eave overhang of at least eight inches must be retained or used on new buildings or additions to existing buildings.

4. Materials used in roofing existing buildings or new construction shall duplicate the roofing materials originally found in the neighborhood. Asphalt or fiberglass shingles can be appropriate, as are wood, slate, standing-seam metal, or metal shingle or tile roof coverings.

C. Porches

2. Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.

3. New buildings constructed in ONK must contain front porches large enough (at least eight feet deep) to provide adequate seating.

4. In new construction, the proportion of the porches to the front facades shall be consistent with historic porches in the neighborhood.

E. Wood Wall Coverings

1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.

4. New construction must incorporate corner and trim boards and appropriate window and door trim to be compatible with adjacent historic buildings.

F. Masonry

12. Stucco surfaced masonry can be appropriate for foundation in new construction. Brick and stone can also be appropriate.

NEW BUILDINGS

New buildings should be contemporary in spirit. Slavish copies of historic buildings confuse the historic value of the existing buildings. New buildings should respond to the present time, the environment, and the use for which they are intended. New buildings constructed in historic areas should be compatible with the existing historic buildings and sensitive to the patterns of the environment where they will be placed. The use of similar materials can help in developing continuity. These principles apply to new homes as well as garages, sheds and other outbuildings.

G. Setbacks and Placement on the Lot

1. Maintain the historic façade lines of streetscapes by locating the front walls of new buildings in the same plane as those of adjacent buildings. If existing setbacks vary, a new building's setback shall respect those adjacent.

2. Do not violate the existing setback pattern by placing new buildings in front of or behind historic buildings on the street.

3. Do not place new buildings at odd angles to the street.

4. Side yard setbacks for new buildings shall be consistent with those of existing historic buildings, so gaps are not left in the streetscape.

H. Scale and Massing

1. Relate the size and proportions of new structures to the scale of adjacent buildings.

2. Break up uninteresting box-like forms into smaller varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.

4. New buildings must reinforce the scale of the neighborhood by their height, width and massing.

5. New buildings must be designed with a mix of wall areas with door and window elements in the façade like those found on existing buildings.

6. Roof shapes must relate to the existing buildings, as must roof coverings.

I. Height of Foundations and Stories

1. Avoid new construction that varies in height, so that new buildings are equal to the average height of existing buildings.

2. The foundation height of new buildings shall duplicate that of adjacent buildings, or be an average of adjacent building foundation heights.

3. For new buildings more than one story, beltcourses or other suggestions of divisions between stories that suggest the beginnings of additional stories shall be used.

4. The eave lines of new buildings shall conform to those of adjacent properties.

J. Materials

1. The materials used for new building exteriors shall be consistent with materials already found on buildings on the street.

2. Artificial siding and split-face block are not acceptable materials for use on new buildings.

K. Features

1. Design new buildings with a strong sense of a front entry.

2. Use front porches in new designs, and make the size of those porches useable for sitting. New porches shall be at least eight feet deep, shall contain design features such as columns and balustrades that introduce architectural diversity, and shall extend across more than half of the front façade.

Comments

N/A

Staff Findings

1. The house is proposed to be set 22.5 feet from the front property line on the left side of the façade. The average front setback of the block is 18'. The house should be moved slightly towards the front property line to align with the front setback pattern of the block. The house has even side yard setbacks and will maintain the consistent rhythm of the streetscape.

2. Locating the parking at the rear of the property and accessed from the alley will preserve the existing streetscape along Leonard Place, avoiding a new curb cut or front yard parking. Final site plan should meet City Engineering standards.

3. The simple interpretation of a Craftsman-style house is appropriate for the context.

4. The 1.5-story house is proposed for a block characterized by 1- and 1.5-story houses. A comparably-sized 1.5-story Craftsman-style house is located at 127 Leonard Place. The overall scale of the house is consistent with the dimensions of the lot and the houses on the block.

5. Via a projecting front-gable roof bay, a front-gable dormer, and a recessed porch, the proposal successfully "breaks up uninteresting box-like forms into smaller varied massings by use of bays, extended porches, and roof shapes." The three-bay façade features "a mix of wall areas with door and window elements in the façade like those found on existing buildings."

6. The 12/12 pitch roof is appropriate within the design guidelines. The design should incorporate at least 1' deep eave overhangs on all elevations. The Commission may choose to discuss the size and massing of the front-gable

dormer.

7. The elevation drawings indicate an approximately 16" tall, brick-clad foundation. The foundation height is appropriate for the historic context. Guidelines also recommend that "belt courses or other suggestions of divisions between stories" should be incorporated on buildings more than one story; many side-gable roof Craftsman-style houses incorporate a band of horizontal trim between the first story and the gable field.

8. Guidelines recommend that materials for new buildings be consistent with materials on the street. Fiber cement lap siding has been approved for new construction or additions in the ONK overlay; the lap siding should be smooth-finished and 4-5" in exposure to be compatible with original lap siding on the street. Appropriately sized cornerboards should also be provided.

9. The front entry and porch meet the guidelines for a "strong sense of front entry" with a centered door and an 8' deep front porch. Porch columns should be expanded to a size slightly larger than 6" by 6" square posts; the Commission may also choose to discuss any details necessary to align the columns with the historic context. The front porch should incorporate tongue-and-groove porch flooring.

10. Overall, the elevations demonstrate a sufficient amount of transparency in terms of window proportion and placement. One additional window on the left elevation, adjacent to the façade, would contribute additional transparency on an elevation visible from the street. Final window specifications should be submitted to staff for approval; wood, aluminum-clad wood, or some forms of composite windows could be appropriate on new construction, but muntin depth, width, and profiles should align with historic window patterns. The windows should incorporate trim and sills compatible with historic windows in profile and depth, with a profile to be submitted to staff for approval.

11. While the simple Craftsman-style door is appropriate for the selected style of the house, the application doesn't specify materials. Final specifications for the front door should be submitted to staff for approval.

Staff Recommendation

Staff recommend approval of Certificate 7-C-22-HZ, subject to the following conditions:

- 1) Front setback to be revised to measure between 18'-20' from the front property line;
- 2) Final site plan to meet City Engineering standards;
- 3) Design to incorporate a horizontal trim band dividing first and second stories on the side gable field;
- 4) Fiber cement siding to be smooth-finished, 4-5" in exposure, and be accompanied by appropriately-sized cornerboards;
- 5) Increase size of 6 by 6 wood post porch supports, and incorporate any additional detail identified by the Commission;
- 6) Add one window to the right side of the west side elevation, with final window specifications to be submitted to staff for approval;
- 7) Use historically appropriate window trim and sills, with a profile to be submitted to staff for approval.



DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)

HISTORIC ZONING (H)

INFILL HOUSING (IH)

Tyler Quinn Epperly

Applicant

6/24/22

July 21, 2022

7-C-22-HZ

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Owner Contractor Engineer Architect/Landscape Architect

Tyler Quinn Epperly

QB Realty Team LLC

Name

Company

2042 Town Center Blvd, PMB 318

Knoxville

TN

37922

Address

City

State

Zip

8659638462

Qbrenovations@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

123 Leonard Pl

081LG032

Property Address

Parcel ID

Mayfield PT 5

RN-2/H

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

6.24.22

Staff Signature

Please Print

Date

Tyler Quinn Epperly

6/24/22

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: New Construction of 1.5 story craftsman home. 3 bedroom 2.5 bathroom 1707 square foot home. Parking to be in rear off of alleyway. Siding to be horizontal lapped hardie board.

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

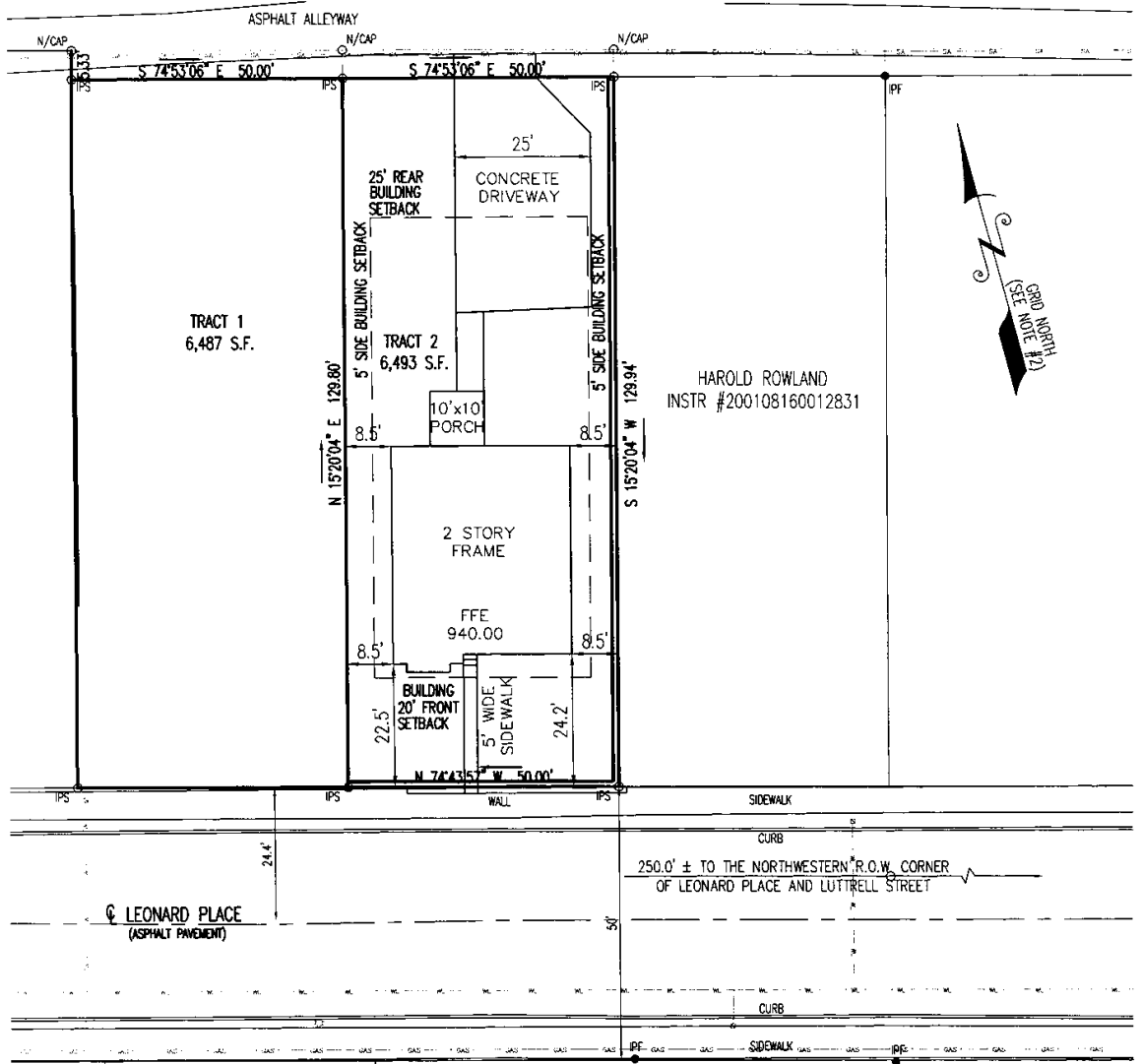
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1: 250.00	TOTAL: 250.00
FEE 2:	
FEE 3:	



SCALE: 1" = 30'

NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
2. NORTH IS BASED ON A BEARING OF N 52°21'47" E FROM CITY CONTROL MONUMENT #0722 TO MONUMENT #0723. DISTANCE HAVE NOT BEEN REDUCED TO GRID.
3. THIS PROPERTY IS ZONED RN-2.
4. THIS SURVEY CONTAINS 22,956 S.F. AND IS DIVIDED INTO 3 TRACTS OF LAND.
5. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT....20'
 SIDES.....5' (IN NO CASE LESS THAN 15' COMBINED)
 REAR.....25'



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

II HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. _____ DATE: _____

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473



PLOT PLAN FOR MAP OF MAYFIELD S/D, TRACT 2

TAX MAP 81LG, PARCELS 32,
 DISTRICT 3, KNOX COUNTY TN,
 WARD 11, CITY BLOCK 11261
 CITY OF KNOXVILLE TENNESSEE

ADDRESS 123 LEONARD PL

REFERENCE DEED: INSTR #202203180071871
 REFERENCE PLAT: CABINET A, SLIDE 170A

ORDERED BY _____ DATE 6/10/2022

DWG NO. 25426-PP-Lot 122

QUINN SPEC

123 LEONARD PLACE

KNOXVILLE TENNESSEE



SHEET INDEX






- 1 TITLE SHEET
- 2 GENERAL NOTES, NAILING SCHEDULE, & SYMBOLS LEGEND
- A-1 MAIN LEVEL FLOOR PLAN
- UPPER LEVEL FLOOR PLAN
- A-2 ELEVATIONS
- A-3 FOUNDATION PLAN
- MAIN LEVEL FRAMING PLAN
- UPPER LEVEL FRAMING PLAN
- ROOF FRAMING PLAN
- AD-1 CONSTRUCTION DETAILS
- AD-2 CONSTRUCTION DETAILS

BUILDING ANALYSIS

RSU	OCCUPANCY TYPE	CONSTRUCTION TYPE
123	THD STORY	THD STORY
1125	sq ft	MAIN LEVEL
586	sq ft	SECOND LEVEL
1711	sq ft	TOTAL CONDITIONED SPACE
160	sq ft	COVERED PORCH

SCOPE OF WORK:
 CONSTRUCTION OF NEW RESIDENCE THD STORY, 2 BEDROOM 1.5 BATH ON SLAB FLOOR FOUNDATION. AS PER 2018 IRC WORK SHALL INCLUDE BUT NOT BE LIMITED TO SITE CLEARING AND GRADE, SITE WORK & DRAINAGE SYSTEMS, COMPLETE FORM WORK OF SLABS & FLOORS & COMPLETE CONSTRUCTION OF LIVING UNITS.

SYMBOLS LEGEND

-  SECTION ID. # ON SHEET #
-  DETAIL ID. # ON SHEET #
-  DETAIL ID. # ON SHEET #
-  PLUMBING ID. # ON SHEET #
-  MECHANICAL ID. # ON SHEET #

REVISIONS BY

QU22028A_1

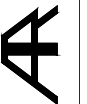
THESE CONSTRUCTION NOTES AND SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THE PROJECT'S ARCHITECTURAL DRAWINGS AND ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE AND SURROUNDINGS IN A CLEAN AND SAFE MANNER THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PROJECT

QUINN SPEC
 123 LEONARD PLACE
 KNOXVILLE TN

COVER SHEET

A&R
 DESIGN & DRAFTING
 SERVICE INC.
 2000 LEONARD PLACE
 KNOXVILLE, TENNESSEE 37912
 (615) 999-9900 RCH@A&RDR.COM



DATE 8/12/2022

SCALE N.T.S

DRAWN R.J

JOB QU22028

SHEET

1
 OF SHEETS

GENERAL NOTES

REGULATIONS & STANDARDS

ALL WORK & MATERIALS SHALL CONFORM TO THE 2016 EDITIONS OF THE IRC, IPC, IMC, IRC & 2016 IBC.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK.

CHANGES FROM APPROVED PLANS DURING CONSTRUCTION OTHER THAN (1) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE...

PROVIDE CONSTRUCTION SITE ADDRESS, APPROVED NUMBERS OR ADDRESS SIGNS SHALL BE PROVIDED FOR AT CONSTRUCTION SITES. THEY SHALL BE PAINTED ON THE FACE OF THE CURB ON THE FRONT SIDE OF THE LOT PRIOR TO THE FIRST INSPECTION.

- 1. CHECK WITH THE LOCAL BUILDING DEPARTMENT FOR ALLOWABLE DESIGN LOADS & SOIL TYPES WHICH MAY DIFFER FROM THE 2016 IRC FOR YOUR SPECIFIC PROJECT...

FOUNDATION AND CONCRETE

- 1. BLOCCING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER PERMITTED BELOW...

- 1. IT SHALL BE THE OWNER'S RESPONSIBILITY TO TRANSFER ALL SIZED MEMBERS CONNECTIONS AND SPECIAL DETAILS FROM ANY CALCULATIONS TO THE PLANS EITHER BY DIMENSIONS OR BY THE CONTRACTOR'S PREPARED PLANS.

OTHER: SEE CONTINUATION OF NOTES ON RESPECTIVE DRAWINGS THAT FOLLOW (eg Electrical & Mech).

GENERAL CONSTRUCTION REQUIREMENTS

- 1. ALL LUMBER SHALL CONFORM TO 2016 IRC STANDARDS
- 2. ALL 2x4 FRAMING SHALL BE EPMD OR BETTER UNLESS OTHERWISE SPECIFIED.

ROUGH CARPENTRY

- 1. BLOCCING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER PERMITTED BELOW...
- 2. CEILING JOISTS TO PLATE

INTERIOR PANELING

- 1. 1/2" BOARD TO CEILING
- 2. 1/2" BOARD TO WALL

NOTE: ELECTRICAL SHALL BE INSTALLED AS PER OWNERS LAYOUT DURING CONSTRUCTION; HOWEVER, ALL ELECTRICAL WORK SHALL COMPLY WITH THE NOTES BELOW.

- 1. ELECTRICAL OUTLET BOXES ON NEW CONSTRUCTED WALLS ARE TO HAVE STEEL.
- 2. RECEPTACLES IN NEW CONSTRUCTED WALLS BEING INSTALLED SHALL BE A MIN. OF 24" HORIZONTAL SPACING.

110 V DUPLEX OUTLET
SPLIT/SWITCHED OUTLET
WATER-PROOFED/GROUND FAULT INTERRUPT
110 V GFI OUTLET
INCANDESCENT LIGHT
HALL LIGHT FIXTURE
RECESSED LIGHT FIXT.

THERMOSTAT
DOOR BELL
DIMMER
PHONE JACK
SMOKE ALARM
EXHAUST FAN
PANEL BOARD
3-WAY LIGHT SWITCH
SINGLE-POLE SWITCH

COMBO RECESSED UNIT, LIGHT, HEAT FAN, EXHAUST FAN, TELEVISION JACK
TRACK LIGHTING SEE PLAN
1' x 4' FLUORESCENT LIGHT
TRACK LIGHTING SEE PLAN
CLEF FAN
CFL APPROVED ELEC. BOXES FOR CEILING FANS

REVISIONS BY
DATE
DRAWN
JOB
SHEET

QUINN SPEC
GENERAL
DESIGN & DRAFTING
SERVICE
LEONARD PLACE
KNOXVILLE TN

123 LEONARD PLACE
KNOXVILLE TN

A & R
DESIGN & DRAFTING
SERVICE
LEONARD PLACE
KNOXVILLE TN
(606)599-8085
R02101@quinn.com

FLOOR PLAN NOTES:

1. 2 X 4 STUDS @ 12" @ 16" O.C. ALL EXTERIOR WALLS WITH R-13 INSULATION.
2. 2 X 4 STUDS @ 12" @ 16" O.C. ALL INTERIOR WALLS WITH R-5 INSULATION.
3. 2 X 4 STUDS @ 12" @ 24" O.C. @ ALL RUMBLING WALLS.
4. ALL HARDWARE DOOR, WINDOW, HINGES ETC. AS SELECTED BY OWNER.
5. WINDOWS TO BE GLAZED. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES & SIZES.
6. ALL GLASS W/ SINGLE PANEL GREATER THAN 4L1 AND OR WITHIN 6" OF FINISHED FLOOR (AT GARAGE WALLS USE HANDED GLASS, ADJACENT TO SMOKE AND TERS WITHIN 60" OF DRAIN) @ WITHIN 24" OF DOORS AND IN DOORS SHALL BE THERMO GLASS. LAMINATED SAFETY GLASS OR APPROVED PLASTIC SHEET. CURRENT IRC, SECT. 2406.4 SAFETY GLASS SHALL BE LOCATED AS PER INDICATION ON DRAWINGS AND AS PER CURRENT IRC.
7. ALL LANDINGS SHALL NOT BE MORE THAN 12" LOWER THAN THE THRESHOLD AT OVERHEAD SWING DOORS, OR NOT TO BE MORE THAN 13/4" AT HANDED SWING DOORS.
8. HEIGHT OF LANDINGS SHALL NOT BE LESS THAN 6'8" OVER THE FINISHED FLOOR.
9. ALL LANDINGS SHALL HAVE A LEAST HEADROOM IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 7'0".
10. SLOPE ALL LANDINGS AWAY FROM HOUSE UP 1/8" PER FOOT HALL AND 1/4" PER FOOT HALL.
11. KITCHEN APPLIANCES: MACHINE-OVEN, CONVENTIONAL OVEN, RANGE TOP, DISHWASHER, GARBAGE DISPOSAL, FREE STANDING REFRIGERATOR, SINKS ETC. APPLIANCE COLOR AND STYLE TO BE DETERMINED BY OWNER.
12. KITCHEN CABINETS: STANDER ISLAND TO HAVE UNDER CABINETS, ALL CABINET CONFIGURATION TO BE DETERMINED BY OWNER PRIOR TO FINISHING AND INSTALLATION.
13. WINDOWS IN BEDROOMS TO HAVE A MINIMUM NET OPERABLE AREA OF 15 sq. FT. FOR VENTILATION AND MECHANICALLY VENT PER CURRENT IRC.
14. WINDOWS IN BEDROOMS SHALL HAVE A NET CLEAR OPERABLE AREA OF 5.7 sq. FT. MINIMUM NET OPERABLE HEIGHT DIMENSION SHALL BE 20" AND THE MINIMUM NET OPERABLE HEIGHT DIMENSION SHALL BE 24". THE FINISHED OPENING HEIGHT SHALL NOT BE MORE THAN 44" ASZ. PER CURRENT IRC.
15. ALL FIRE BLOCKING MATERIALS SHALL BE 2X4 OR 2X6 OR 3/4" TYPE "X" GYPSUM BOARD PANELS. PROVIDE DRAFT STOPPING AROUND OPENINGS, VENTS, PIPES, CHIMNEY, FIREPLACES, DUCTS OR SIMILAR OPENINGS THAT AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
16. FIRE BLOCKS & DRAFT STOPS TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - A. SAME MATERIAL AS HALL FRAMING
 - B. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS W/ NONCOMBUSTIBLE MATERIALS.
 - C. CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY DRAFT STOPS SHALL BE INSTALLED SO THAT THE SPACE DOES NOT EXCEED 100 SQ. FT. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. STOPPING SHALL COVER THE CONCEALED SPACE INTO APPROX. EQUAL AREAS. DRAFT STOPPING SHALL BE NOT LESS THAN 1/2" (2" MIN. OVER 30" RADIUS), 3/4" TYPE 2-HI PARTICLE BOARD OR OTHER HALL'S APPROVED BY THE BUILDING DEPT. AND CURRENT IRC.
 - D. AT CORNERS AND 180° MANEUVERING POINTS.
 - E. SEAL ALL DUCT AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE HALL WITH AN APPROVED NONCOMBUSTIBLE MATERIAL.
17. ALL PENETRATION OF THE FIRE RATED WALLS MUST COMPLY WITH IRC SECTION 714 IF THE PENETRATION CANNOT COMPLY WITH THE EXCEPTIONS THEN SUBMIT A LISTED PENETRATION FIRE STOP SYSTEM AS SPECIFIED IN 8 SECTIONS 714 TO THE GOVERNING MUNICIPALITY FOR APPROVAL PRIOR TO INSTALLATION.
18. TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
19. WINDOW FRAMES TO BE NON-METALLIC.
20. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
21. SPECIAL INSPECTION AS PER IRC 1703 IS REQUIRED FOR THE FOLLOWING:
 - A. BOLTS INSTALLED IN CONCRETE WITH ASSIGNED STRESS INCREASES.
 - B. SHOP AND FIELD STRUCTURAL HOLDINGS.
 - C. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
 - D. INSTALLATION OF HIGH-STRENGTH BOLTS.

CONVENTIONAL WALL BRACING

AS PER 2006 IRC

WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8" FOR 8' STUD SPACING AND NOT LESS THAN 3/4" FOR 24" STUD SPACING OR 1/2" FOR SYSTEM STRUCTURAL WALL SHEATHING. NAILING @ 6" @ EDGES, 12" @ FIELD

GYPSUM BOARD SHEATHING 1/2" THICK BY 4" WIDE HALLBOARD OR VENEER BASED

ALTERNATE BRACED PANEL 3/8" WOOD STRUCTURAL PANEL SHEATHING ON STUDS SPACED @ 16" O.C. MAXIMUM WITH A 6" @ 12" WIDE SINGLE STORY AND 4" @ 16" FOR FIRST 2 STOREY AT EDGES @ 8" @ 12" O.C. FOR FIELD STUDS @ 16" O.C.

3/4" DIAMETER ANCHOR BOLTS WITH 3/4" MIN. EMBEDMENT & PANEL ONE-FIT POINTS IS BOLTS PER PANEL. INSTALL HOLD UP POSTS AT EACH END OF BRACED WALL HOLDING TO ANGLE IRON OR STEEL I-JOIST LIFT CAPACITY.

POSTS: FRAMING PANEL 2X4 WOOD STRUCTURAL PANEL SHEATHING ON POSTS AND KNEE/BRACE STUDS CONTIGUOUS OVER PORTAL FRAMING PANEL WITH 8D IN 3/8" GRID PATTERN.

3/8" DIAMETER ANCHOR BOLTS WITH 3/4" MIN. EMBEDMENT & PANEL WITH 3" x 3" x 5/8" PLATES IS BOLTS PER PANEL. INSTALL HOLD UP POSTS AT EACH END OF PORTAL FRAMING WALL HOLDING TO ANGLE IRON OR STEEL I-JOIST LIFT CAPACITY.

MIN HEIGHT PER 2006 IRC TABLE 602.2.5.5

NOTES:

1. NAIL SILL PLATE TO WOOD FLOOR (WHERE OCCURS) WITH 4-8D PER 16" ANCHOR SILL PLATE TO PENETRATION WITH 1/2" DIAMETER ANCHOR BOLTS EMBEDDED 3" MIN. @ 6" O.C. MAX. SPACING USE A MINIMUM OF TWO BOLTS PER FACE WITH 1" BOLT LOCATED WITHIN 12" OF EACH END.

MINIMUM BRACED WALL PANEL FOR HOOD AND OR STEGO. 4x 4x MINIMUM BRACED WALL PANEL FOR 6" @ 16" O.C. OR 6" @ 12" O.C. SIDE WALLS UNLESS NOTED OTHERWISE.

MINIMUM BRACED WALL PANEL FOR ALTERNATE BRACED WALL @ 24" O.C. SIDE WALLS UNLESS NOTED OTHERWISE.

MINIMUM BRACED WALL PANEL FOR PORTAL BRACED WALL @ 16" O.C. SIDE WALLS UNLESS NOTED OTHERWISE.

ALL BRACED WALL PANELS ARE TO BE ON BRACED WALL LINES NO FURTHER THAN 3/4" @. AND ARE TO START WITHIN 8" OF EA. CORNER AND BE PLACED AT 25% @. MAX

- NOTE:
1. 4x POST IS TO BE USED IN 4x NOMINAL WALLS ONLY. 4x POST IN 6x WALLS UNLESS NOTED OTHERWISE.
 2. INSTALL HOLDUP PER MANUFACTURER'S RECOMMENDATIONS.
 3. ANCHOR BOLT NOT IS TO BE TIGHT WITH 1/3 TO 1/2 TURN WITH A WRENCH.

HOLDDOWN SCHEDULE		FASTENERS	POST	CAPACITY
SYMBOL	"SIMPSON" HOLDDOWN			
①	HDD2-3052.5	38 5/8" x 24"	6-505 SDOENS	4x 3075#
②	HT4	38 5/8" x 24"	(18) SD #10#1-1/2	4x 4855#

STRAP HOLDOWN SCHEDULE AT FLOOR FRAMING				
SYMBOL	STRAP HOLDOWN	FASTENERS	POST	CAPACITY
①	"SIMPSON" MST60	56- 166#	4x 1	4605#

ENERGY EFFICIENCY CERTIFICATE

A FORMAL CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANELS BY THE SUBLEASER. THE CERTIFICATE SHALL LIST THE PRESENTING R-VALUES OF INSULATED INDIVIDUAL COMPONENTS OF PENETRATION. THE CERTIFICATE SHALL ALSO LIST THE MEASUREMENT EFFICIENCIES OF HEATING COOLING AND SERVICE WATER HEATER EQUIPMENT.

BUILDING INSPECTOR TO FIELD VERIFY ACTUAL PENETRATION R-VALUES

MECHANICAL VENTILATION: PROVIDE CONTINUOUS HALF-HOUSE MECHANICAL VENTILATION THAT COMPLETES TO CURRENT IRC. HOURS SHOULD BE 6000 HOURS WITH 5 BEDROOMS + 700 CFM SYSTEM TO BE EQUIPPED WITH A MANUAL SHUT-OFF. OUTSIDE AIR INLET AND EXHAUST SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE SYSTEM IS NOT OPERATING.

HVAC SIZING:

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH ACCA MANUAL. HEATING AND COOLING EQUIPMENT SHALL HAVE AN EER/RATING SHALL BE GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.

AIR LEAKAGE:

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. ACCORDANCE WITH THE CONSTRUCTION MANUFACTURER INSTALLATION INSTRUCTIONS AND THE CRITERIA INDICATED THEREIN AND PROVIDED BY THE MANUFACTURER SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR (ACH) AS MEASURED BY THE TEST REPORT OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND PROVIDED TO THE FIELD PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

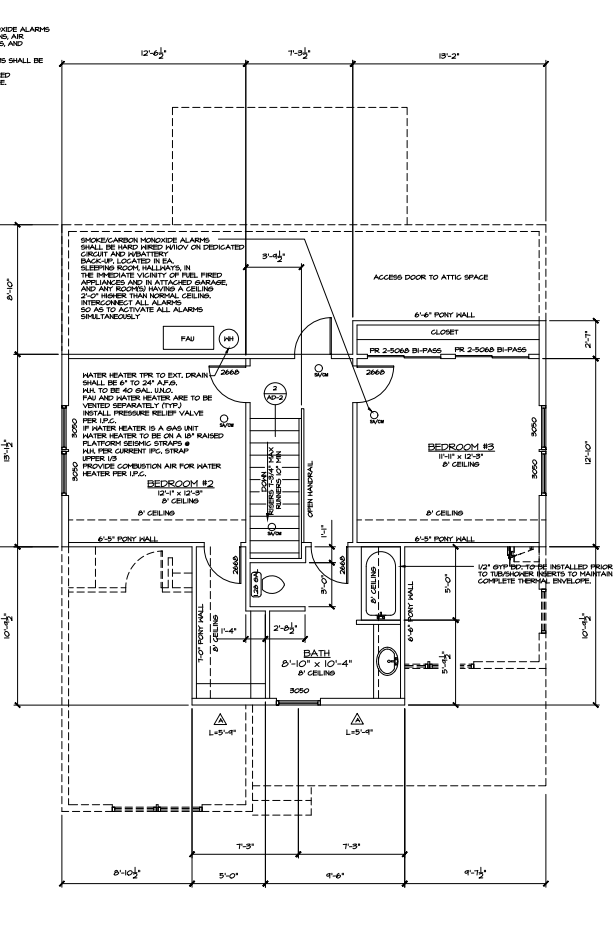
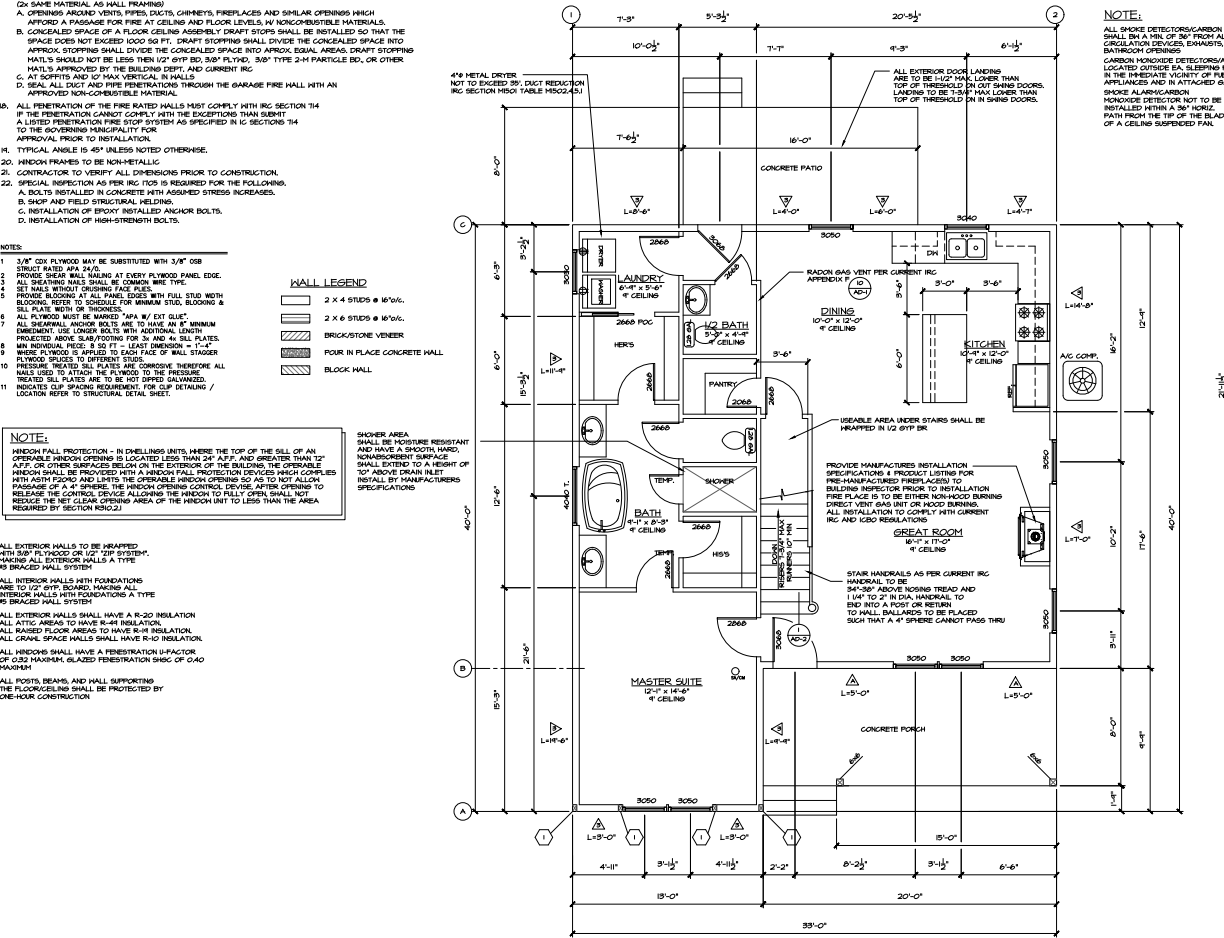
HVAC DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE AND A WRITTEN REPORT OF THE RESULTS OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL AND PROVIDED TO THE FIELD PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

THE TOTAL LEAKAGE OF THE HVAC DUCTS, WHEN MEASURED IN ACCORDANCE WITH SECTION 603.2.2 SHALL BE AS FOLLOWS:

1. ROOMS-N-T-TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4.0 ACH (AIR PER 100 SQ. FT. OF CONDITIONED FLOOR AREA) WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST AND SOILMAN PER 1000 SQ. FT. OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS NOT INSTALLED.
2. LEAKAGE TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4.0 ACH (AIR PER 1000 SQ. FT. OF CONDITIONED FLOOR AREA).

REVISIONS	BY

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KNOXVILLE TN



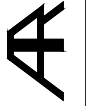
FIRST FLOOR PLAN 1016#

SECOND FLOOR PLAN 5064#

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123 LEONARD PLACE
KNOXVILLE TN

FIRST
SECOND
FLOOR
PLANS

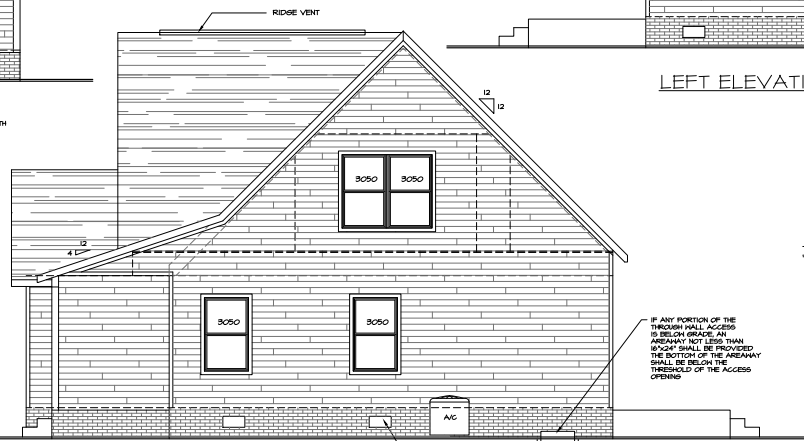
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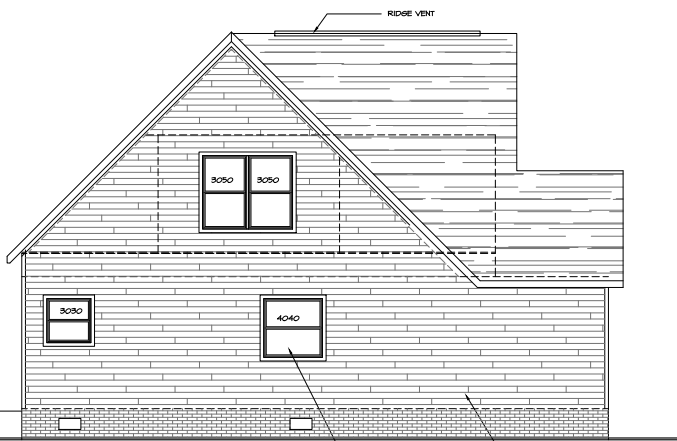
DATE	8/1/2022
SCALE	1/4" = 1'-0"
DRAWN	R.J.
JOB	QU12202B
SHEET	A-1
OF SHEETS	



FRONT ELEVATION



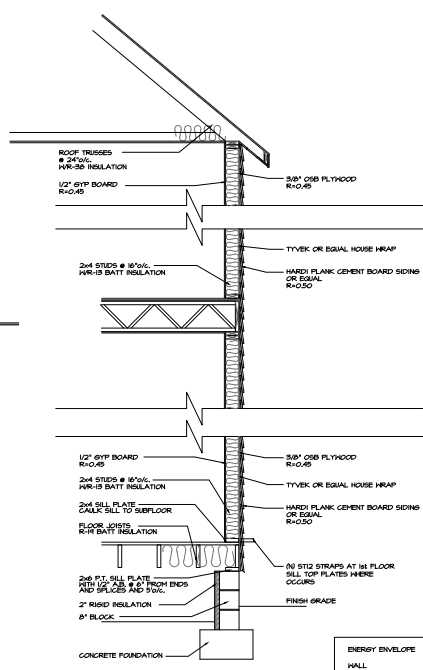
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



WALL SECTION

ATTIC VENTS HOUSE

NOTE FOR 1/500 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERCH IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 9' ABOVE EAVE.

NOTE:

1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
2. TWO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT HOOD SHEAR PANELS
3. PROVIDE 1x3 HOOD BATTENS WHERE ROOF EXCEEDS 7/12 SEE E.R. #2656
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1sf OF VENT FOR EVERY 150sf OF ATTIC.
7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER HOOD SIDING

ENERGY ENVELOPE	
HALL INSULATION	R-11
1/2" GYP BO.	R-0.08
3/8" OSB PLYWOOD	R-0.08
CEMENT BR SIDING	R-0.03
TOTAL HALL VALUE	R-20.4
FLOOR INSULATION	R-11
ATTIC INSULATION	R-41

REVISIONS	BY
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KNOXVILLE TN	
PROJECT	EXTERIOR ELEVATIONS
A & R DESIGN & DRAFTING SERVICE 300 N. CHERRY STREET KNOXVILLE, TENNESSEE 37912 (603) 599-9005 RCT@ARTSERIAL.COM	
DATE	8/1/2022
SCALE	1/4" = 1'-0"
DRAWN	R.J.
JOB	QU12202B
SHEET	A-2
OF SHEETS	

PROVIDE FOUNDATION VENTS AS PER 2018 IRC. FOUNDATION AREA 125H² DIVIDED BY 100H EQUALS 75 SQUARE FOOTAGE OF VENTILATION. REQUIRED FOUNDATION VENTS MAY NOT BE LOCATED WITHIN A BRACED HALL PANEL. FOUNDATION ACCESS SHALL BE 18" WIDE BY 24" MINIMUM AS PER 2018 IRC. PROVIDE UNDERFLOOR CLEARANCE PER 2018 IRC 10" MIN UNDER JOISTS 12" MIN UNDER GRIDDERS. NON JOISTS SHALL BE DOUBLED WHERE BEARINGS HALLS ARE PARALLEL TO RIM JOISTS.

ALL 3" x 9" x 0.2241 STEEL PLATE FASTENERS IN CONTACT WITH THE PRESSURE TREATED SILL PLATES ARE TO BE HOT DIP GALVANIZED. ALL SHEET METAL FASTENERS IN CONTACT WITH THE PRESSURE TREATED SILL PLATES ARE TO BE 12 HAZ GALVANIZED PROTECTED.

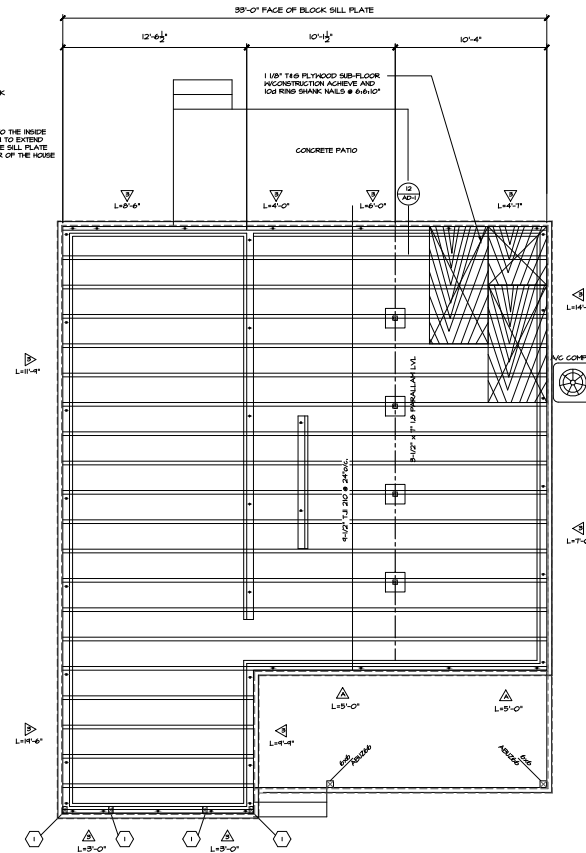
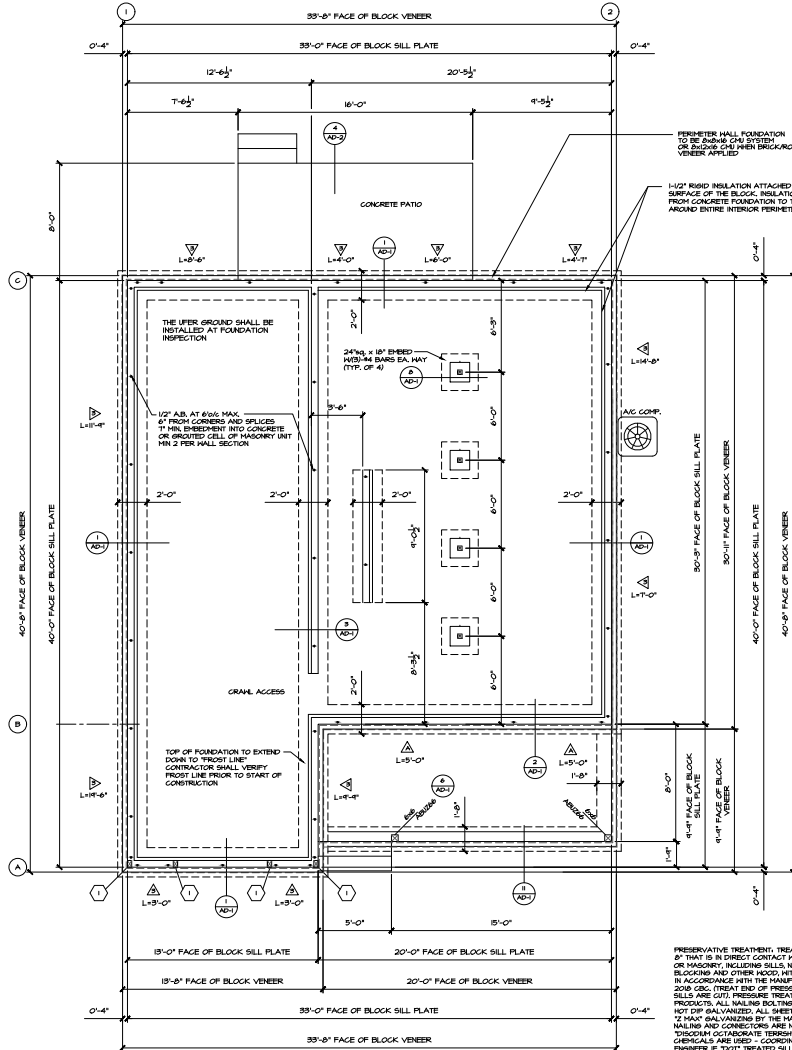
NOTE: ANY AND ALL POSTS THAT EXTEND FROM THE FOUNDATION TO TO BOTTOM OF THE TRUSSES OR ROOF RAFTERS SHALL HAVE HT4 STRAP AT SECOND FLOOR SPLICE

NOTE: ANY AND ALL BEAMS THAT ARE DEEPER THAN THE FLOOR TRUSSES SHALL EXTEND INTO THE LOWER FLOOR AREA AS A DROPPED BEAM

FOUNDATION NOTES:

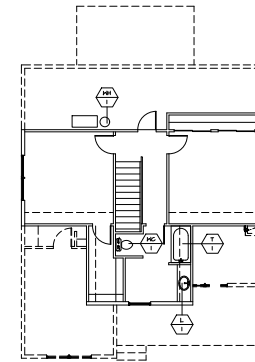
1. PROVIDE FOUNDATION VENTS AS PER CURRENT IRC. FOUNDATION AREA SHALL BE THE 1 SQUARE FOOTAGE OF VENTILATION PER 100SQ. FT. OF GRADE SPACE.
2. FOUNDATION VENTS MAY NOT BE LOCATED WITHIN A BRACED HALL PANEL.
3. FOUNDATION ACCESS SHALL BE 18" WIDE BY 24" MINIMUM AS PER CURRENT IRC SECTION.
4. PROVIDE UNDERFLOOR CLEARANCE PER 2018 IRC 10" MIN UNDER JOISTS.
5. CONTINUOUS INTERIOR FOOTINGS SHALL HAVE ACCESS GRAIL. SPACE BETWEEN AREAS 10' x 24" MIN. NO AREA OF THE FOUNDATION SHALL NOT BE ACCESSIBLE.
6. RIM JOISTS SHALL BE DOUBLED WHERE BEARINGS HALLS ARE PARALLEL TO THE FOUNDATION INSPECTION.
7. CONTINUOUS RIM JOIST AT ALL ENDS.
8. ALL CONCRETE TO HAVE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
9. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE P.T.D.P.
10. ALL HOODS IN CONTACT WITH CONCRETE SHALL BE D.P. NO.2 OR BETTER.
11. ALL HOOD FRAMING MEMBERS SHALL BE D.P. NO.2 OR BETTER.
12. SUBFLOOR TO BE 1/2" 1x8 PLYWOOD SHEET & NAILLED WITH 10d NAILS @ 6" O.C. EDGE & 10" O.C. FIELD.

13. CONNECTORS TO BE 3/8" PIPER OR EQUAL.
14. SEE FLOOR PLAN FOR SHEARWALL LOCATIONS AND ANCHOR BOLTS & SHEARWALL.
15. FOUNDATION PLATES OR SILLS SHALL BE BOLTED W/ 1/2" Ø MINU x 10" ANCHOR BOLTS @ 6'-0" MAX. AND EMBEDDED IN THE CONCRETE A MIN. OF 1" # 3x SILL PLATE W/ 3/8" x 3/4" x 2 1/4" PLATE WASHER. MINIMUM SILL BOLT END DISTANCE SHALL BE 1x BOLT DIAMETERS. PROVIDE MINIMUM TWO SILL BOLTS PER PIECE. MAXIMUM SILL BOLT END DISTANCE SHALL BE 12".
16. PROVIDE MINIMUM OF 20 30 GALVANIZED FLASHING KEEL SCREWS AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING.
17. MATERIAL STRESS GRADE FOR REINFORCING BAR (MIN GRADE 40)
18. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY OUTLETS OR DUCTWORK IN THE SLAB PRIOR TO THE START OF CONSTRUCTION.
19. USE 3x SILL PLATE AS INDICATED ON PLANS AND SHEAR HALL SCHEDULE.
20. THE HEIGHT OF THE STEPSHALL IN THE GARAGE SHALL BE 2" WHEN USING HOLDING OR STRAPS.
21. ALL HEADERS AT BEARING POINTS SHALL HAVE MIN OF (2)-2x4 OR 4x4 KING POSTS (TYP) HITCHED HEADERS W/SHEAR HALL TO HAVE 2x4 TRIMMER AND 2x4 KING (TYP) HITCHED HEADERS W/SHEAR HALL TO HAVE 2x4 TRIMMER AND 4x4 KING.
22. LOCATE AND EXPOSE ALL PROPERTY CORNERS PRIOR TO CALLING FOR FOUNDATION INSPECTION.
23. ALL WATER PIPE AND GAS PIPE SHALL BE BONDED AS PER NEG 250-441.
24. CONTRACTOR TO PROVIDE EXTERIOR ACCESS TO RAISED HOUSE FOUNDATION AREA.

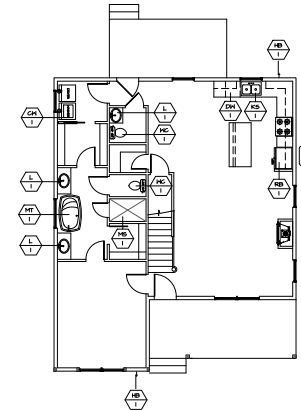


FLOOR FRAMING PLAN

FOR PLUMBING NOTES
SEE SHEET A-4



SECOND FLOOR PLUMBING



MAIN FLOOR PLUMBING

FOUNDATION PLAN

REVISIONS BY

QU22026A_L

THESE CONTRACT NOTES AND SPECIFICATIONS SHALL BE SUBJECT TO THE PROVISIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS OF THE STATE OF TENNESSEE. ANY AND ALL CHANGES TO THESE CONTRACT NOTES OR SPECIFICATIONS SHALL BE MADE BY THE ARCHITECT AND SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY OF HAMILTON.

PROJECT
QUINN SPEC
123 LEONARD PLACE
KNOXVILLE TN

PROJECT

FOUNDATION
FRAMING
PLUMBING
PLANS

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RDL@ARRD.COM



DATE 8/1/2022

SCALE 1/4"=1'-0"

DRAWN R.J.

JOB QU22026

SHEET

A-3

OF SHEETS

ROOF FRAMING NOTES:

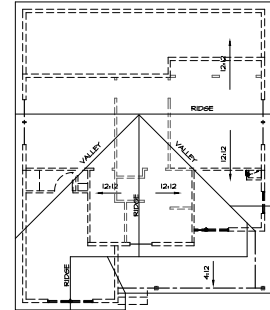
- ROOFING MATERIAL: COMP. ROOFING OVER 2-LAYERS #15 FELT UNDERLAYMENT LAPPED 2" AND 6" AT ENDS UNDERLAYMENT OVER 1/2" CDX PLYWOOD SHEATHING (PANEL INDEX: 2403) OR 1/2" OSB. NAILING SHALL BE #8 @ 6" ON CENTER (O.C.) OR 1/2" OSB. NAILING SHALL BE #8 @ 6" ON CENTER (O.C.) OR 1/2" OSB. NAILING SHALL BE #8 @ 6" ON CENTER (O.C.) OR 1/2" OSB. NAILING SHALL BE #8 @ 6" ON CENTER (O.C.) OR 1/2" OSB. NAILING SHALL BE #8 @ 6" ON CENTER (O.C.)
- NOT USED
- ROOF FRAMING: PRE-ENGINEERED ROOF TRUSSES @ 24" O.C. MAX. PROVIDE 2x8 BLAGS AT ENDS OF RAFTERS AND AT ALL BEARING WALLS.
- USE 1/2" X 4" X 8" CLIPS AT ONE END OF SCISSOR TRUSS OR SCLOPED TRUSS TO ALLOW FOR LATERAL DISPLACEMENT.
- PROVIDE A 22x30 MM ATTIC ACCESS (WEATHER-STRIPPED)
- PROVIDE 2x4 OUTRIGGERS OR OUTLOOKS @ 24" O.C. AT GABLE ENDS TO SUPPORT FASCIA BOARD.
- PROVIDE FULL HEIGHT STOPS TO BOTTOM CHORD OF RAFTERS
- PROVIDE 1/4" CONTINUOUS LATERAL BRACING @ 8' O.C. WITH CROSS BRACING @ 16' O.C. TO PROVIDE ADEQUATE LATERAL BRACING OF TRUSSES.
- LINER GRADE SHALL BE 5% OR BETTER.
- FILL FRAMING: PROVIDE 2x (SEE PLAN) DRY LAY RAFTERS @ 24" O.C. TO 2x FLAT VALLEY. PROVIDE INTERMEDIATE BRACING TO ALTERNATE TRUSSES BELOW FILL FRAMING AREA.
- PLYWOOD SHEATHING SHALL BE RUN UNDERNEATH ALL FILL FRAMING AREAS WITH EDGE NAILING AS REQUIRED.
- PROVIDE ATTIC VENTILATION WITH ADEQUATE CROSS-VENTILATION IN ACCORDANCE WITH THE CURRENT IRC SEC. 909.
- FIRE BLOCKING AND DRAFT STOPS SHALL BE INSTALLED AS PER CURRENT IRC SEC. 703.
- CALIFORNIA FINISHING TO BE 2x8 @ 24" O.C. 1/2" X 10" RIDGE BEAM RUN PLYWOOD UNDER FILL.
- USE #8 NAILS @ 6" O.C. AT ALL BLAGS, AND DRAG TRUSSES OR SHEAR WALLS.

COMPLETE SET OF TRUSSES CALCS NEED TO BE SUPPLIED TO A&R DESIGN FOR VERIFICATION OF POINT LOADS AND FOOTING SIZES PRIOR TO START OF ANY CONSTRUCTION



HATCHED AREA ON ROOF FRAMING PLAN INDICATES CALIFORNIA FILL AREA. USE 2x10 RIDGE AND 2x8 RAFTERS @ 24" O.C. BRACE @ 48" O.C. MIN.

NOTE:
THE DESIGN AND SPECIFICATION OF ALL TRUSSES TO TRUSS HANGERS IS THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. PER CURRENT IRC SECTION 2303.4 AND ANGL. TR. 2003. VERSION SECTION 2.2 FOR TRUSS TO TRUSS HANGERS - REFER TO THE TRUSS MANUFACTURER DRAWINGS.



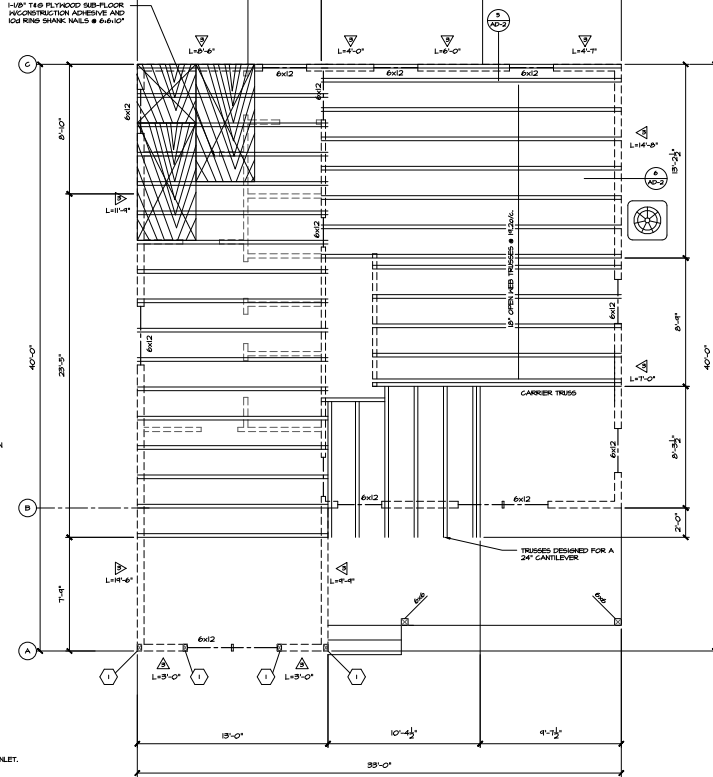
ROOF PLAN

PLUMBING SCHEDULE

ITEM	FIXTURE	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	WASTE FU
1	WATER CLOSET (1.0 GAL. FLUSH)	3"	2"	3/4"	-	3
2	BATHROOM LAVATORY SERVICE SINK	2"	1 1/2"	1/2"	1/2"	1
3	KITCHEN SINK	2"	1 1/2"	1/2"	1/2"	2
4	BATH TUB, MASTER TUB MASTER SHOWER	2"	1 1/2"	3/4"	3/4"	2
5	WATER HEATER	-	-	3/4"	3/4"	-
6	NOSE BID & V BACK-FLOON PREVENTORS	-	-	3/4"	-	-
7	CLOTHES WASHER	2"	2"	3/4"	3/4"	3
8	REFRIGERATOR BID	-	-	1/2"	-	-
9	DISHWASHER	-	-	-	-	-

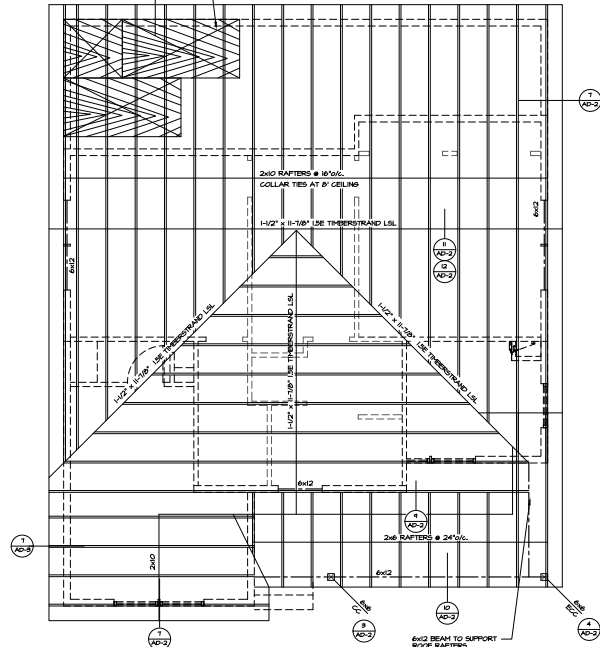
GENERAL PLUMBING NOTES:

- NOT WATER HEATER TO BE INSTALLED HEATING ELEMENTS & SWITCHES 18" MIN. AFF. (IPC 507.15)
- NOT WATER HEATER IN STORAGE ROOM SHALL BE STRAPPED TO WALL FRAMING AS REQUIRED BY IPC 507.2. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AND DISCHARGE TO THE EXTERIOR (IPC 509.5) PROVIDE EXHAUST FLE THROUGH ROOF.
- PROVIDE THE SHOWER & TUB/SHOWER COMBO, IF APPLICABLE, INDIVIDUAL CONTROL VALVES PER CURRENT IRC SECTION 411.
- WATERBID AND LAIN SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH APPROVED BACK FLOON PREVENTION DEVICES AS PER CURRENT IRC SECTION 600.3.1.
- ALL WATER HEATERS SHALL HAVE R-12 BLANKET WRAP.
- PROVIDE EXHAUST VENTING OF WATER HEATERS PER CURRENT IRC SECTION 510.
- SHOWER VALVES SHALL BE AN INDIVIDUAL CONTROL VALVE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES TO LIMIT THE WATER TEMPERATURE TO 120° FAHRENHEIT PER IRC 400.3.
- ALL PLUMBING PIPING IS TO BE LISTED BY AN APPROVED LISTING AND TESTING AGENCY AND PROPERLY LABELED.
- ALL HORIZONTAL DRAINAGE PIPING TO HAVE A MINIMUM OF A 2% SLOPE.
- THE HOUR RATING OF THE WATER HEATER AS SPECIFIED IN IPC TABLE S011, SECTION 501 (A) OR (B) IS BATH SHALL BE A MINIMUM OF 60 GALLONS.
- PRESSURE ABSORBING DEVICES OR APPROVED MECHANICAL DEVICES ARE REQUIRED ON WATER LINES LOCATED AS CLOSE AS POSSIBLE TO QUICK ACTING VALVES THAT WILL ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES (IE CLOTHES AND DISHWASHERS) PER SECTION 600.4.
- PLUMBING MATERIALS IN COMMON FIRE WALL SHALL BE CAST IRON OR OTHER APPROVED METAL. NO PLASTIC PIPING.
- ALL DOMESTIC WATER VALVES UP TO AND INCLUDING 2" IN SIZE SHALL BE MADE OF BRASS OR OTHER APPROVED MATERIALS. BACKWATER VALVE SHALL BE FULLY WAT TIGHT WITH WORKING PARTS OF NON-CORROSIVE MATERIALS AS PER IPC SECTION 600.1.
- ALL HOT WATER LINES AND HANDS 3/4" AND LARGER SHALL BE INSULATION WRAPPED. PROVIDE APPROVED BACK FLOON PREVENTION DEVICES @ NOSE BIBS.
- ALL WATER CLOSETS SHALL HAVE A MAX. FLUSHING CAPACITY OF 128 GALLONS.
- PLUMBING FIXTURES TO BE DETERMINED BY THE OWNER.
- ALL PLUMBING SHALL BE INSTALLED AS PER CURRENT IRC.
- NO WATER CLOSET AND OR BIDET SHALL BE SET CLOSER THAN 18" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. THE CLEAR SPACE IN FRONT SHALL BE 24" MIN.
- ALL SINKER COMPARTMENTS SHALL HAVE A MIN. CLR. FLOOR SPACE OF 102x66 IN. & CAPABLE OF ENCOMPASSING A 30" CIRCLE.
- ALL WATER CLOSETS SHALL BE ELABORATED STYLE AND COLOR TO BE WHITE. SIZES TO BE DETERMINED BY OWNER. FACETS TO BE AMERICAN STANDARDS OR PRICE PRISER 1/4 TURN COLOR AND STYLE TO BE DETERMINED BY OWNER.
- TUB AND SHOWER WALLS TO HAVE HARD NON-ABSORBANT WALLS TO 10" AFF. FINISH FOR TUB/SHOWER WALLS SHALL BE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 30" ABOVE DRAIN INLET.
- ALL PIPING PENETRATING THE SEPARATION OF THE GARAGE ONE-HOUR FIRE WALL SHALL BE METAL INCLUDING PIPES, APPROVED IN G GARAGE.
- KITCHEN FACETS MAX. FLOW RATE OF 1.0 GALLONS PER MIN.
- BATHROOM FACETS MAX. FLOW RATE OF 1.0 GALLONS PER MIN.
- SHOWER HEADS MAX. FLOW RATE OF 2.0 GALLONS PER MIN.
- SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND BRICK WALLS AND CONCRETE FLOORS. EXCEPTION: SLEEVES SHALL NOT BE REQUIRED WHERE OPENINGS ARE CHASED OR BORED.



SECOND FLOOR FRAMING PLAN

ROOFING MATERIAL: COMP. ROOFING OVER 2-LAYERS #15 FELT UNDERLAYMENT LAPPED 1" UNDERLAYMENT OVER 1/2" CDX PLYWOOD SHEATHING (PANEL INDEX: 2403) OR 1/2" OSB. NAILING SHALL BE #8 @ 6" O.C. PLYWOOD SHEATHING ORIENTED STRAND BOARD REQUIRE TONGUE-AND-GROOVE EDGES OR CLIPS OR MUST BE SUPPORTED BY BLOCKING OR EDGE CLIPS



ROOF FRAMING PLAN

REVISIONS BY

QU220226

THESE CONSTRUCTION NOTES AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. PER CURRENT IRC SECTION 2303.4 AND ANGL. TR. 2003. VERSION SECTION 2.2 FOR TRUSS TO TRUSS HANGERS - REFER TO THE TRUSS MANUFACTURER DRAWINGS.

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SECOND FLOOR
FRAMING
ROOF FRAMING
PLANS

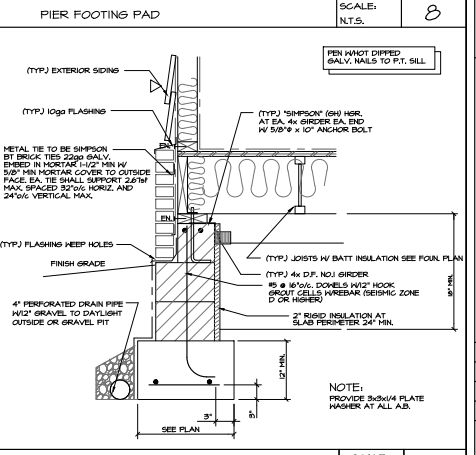
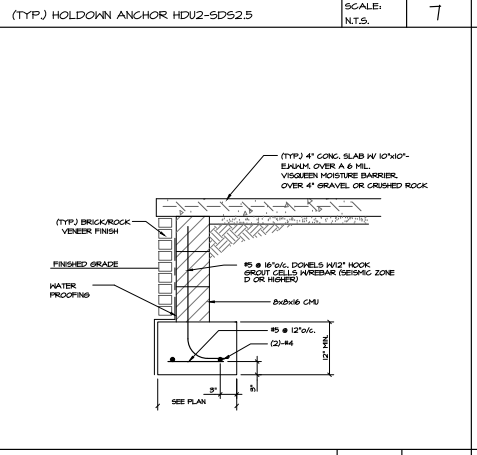
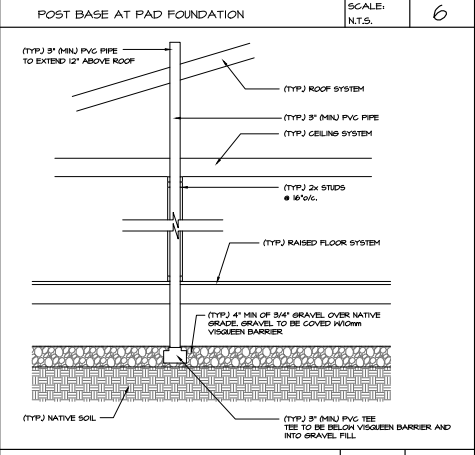
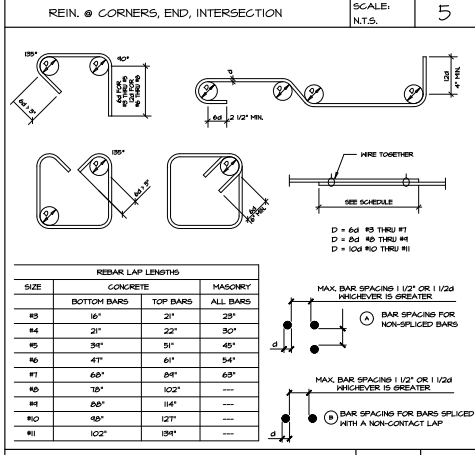
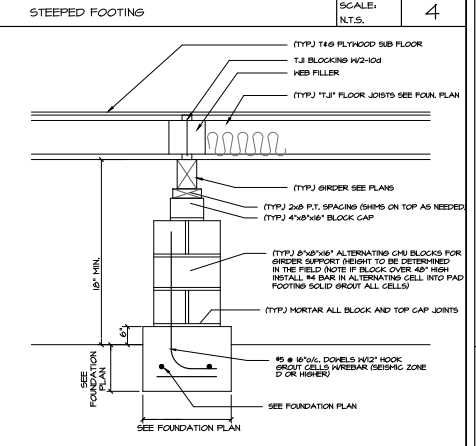
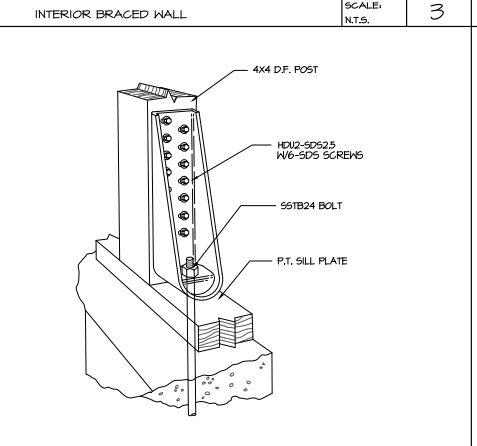
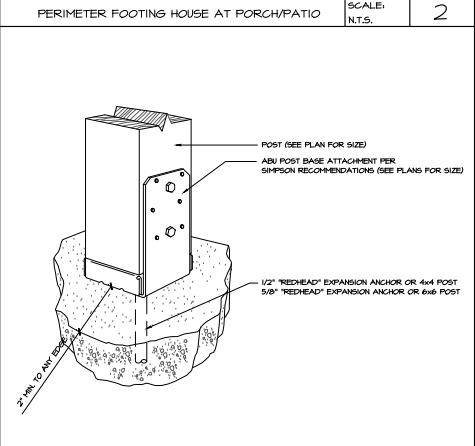
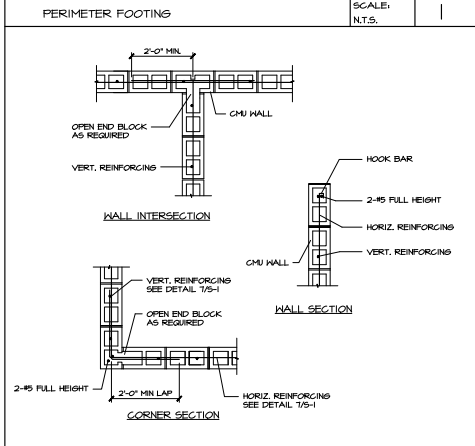
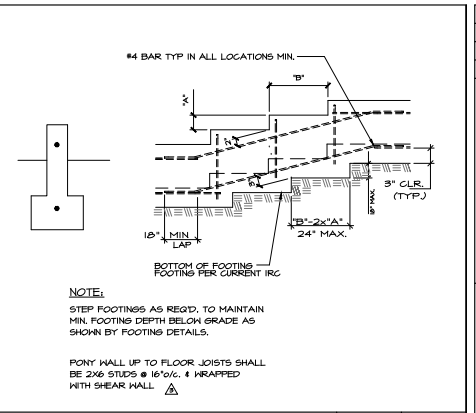
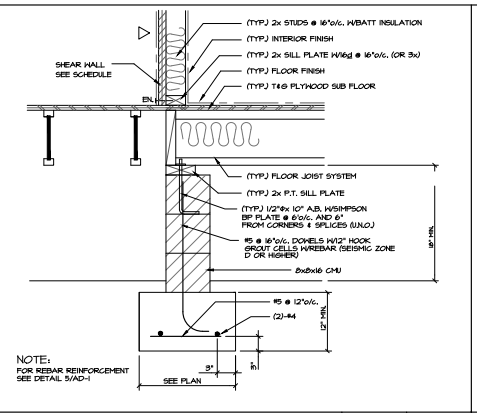
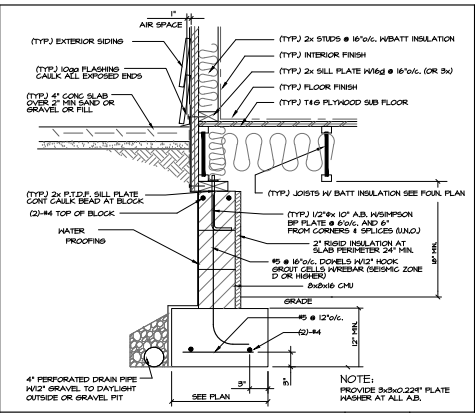
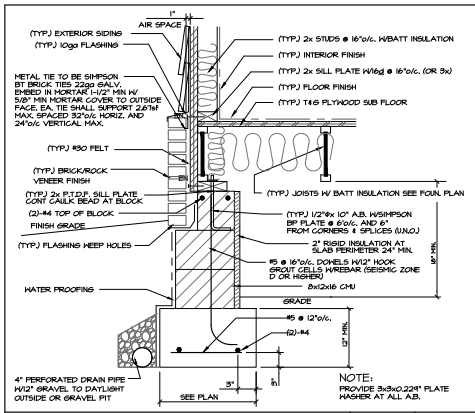
A&R
DESIGN & DRAFTING
SERVICE
3000 N. W. 11TH AVE.
LENOIR CITY, TENNESSEE 37112
(615) 998-8805 R02TERRA@AOL.COM

DATE 8/1/2022
SCALE 1/4"=1'-0"

DRAWN R.J.

JOB QU220226

SHEET A-4
OF SHEETS



REBAR BENDS AND LAPS SCALE: N.T.S. 9

RADON VENT SCALE: N.T.S. 10

CONCRETE PATIO/PORCH SCALE: N.T.S. 11

GIRDER SUPPORT TO PERIMETER FOOTING SCALE: N.T.S. 12

REVISIONS BY

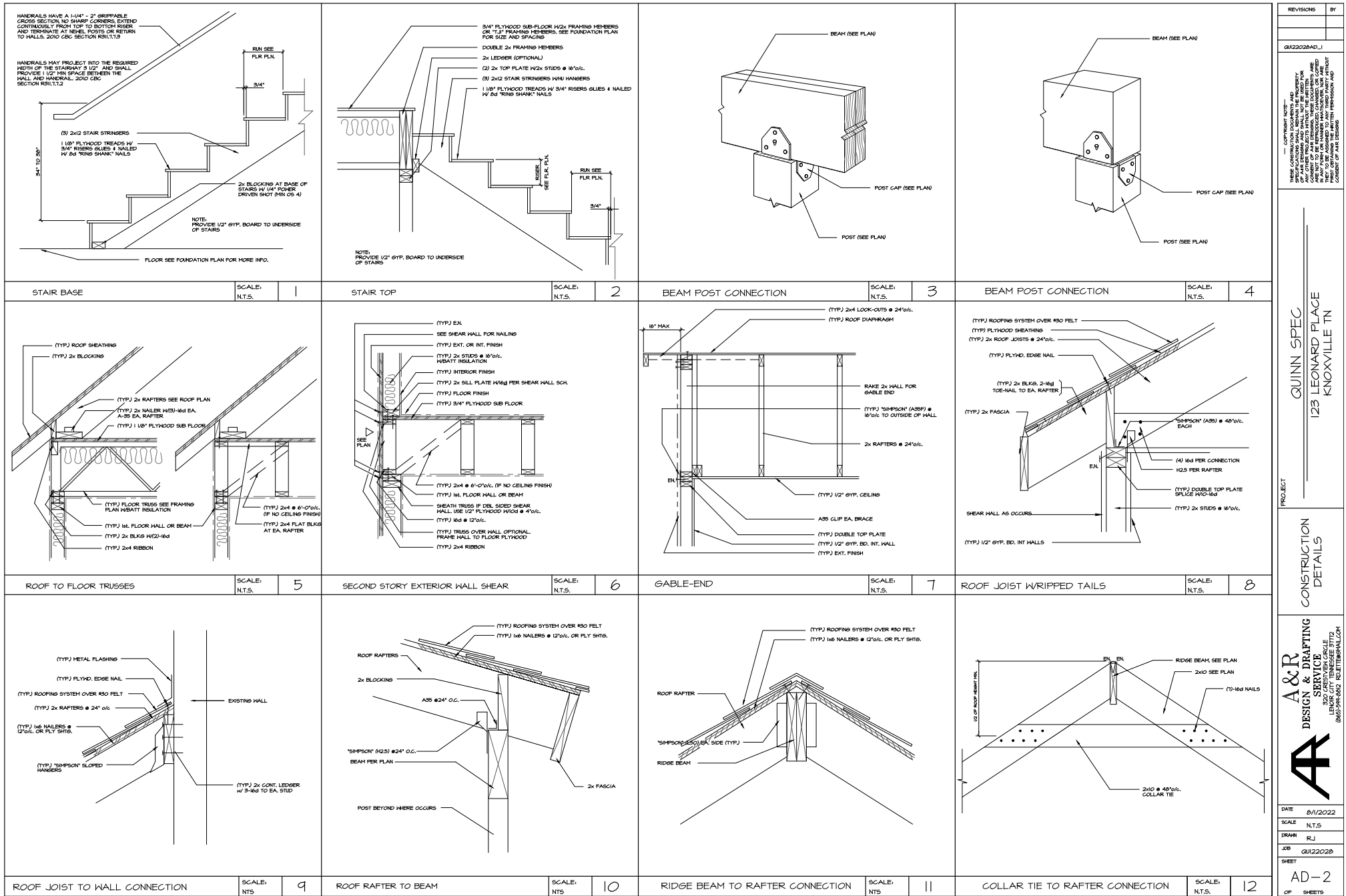
DATE 8/1/2022
SCALE N.T.S.
DRAW R.J.
JOB QU122026
SHEET AD-1
OF SHEETS

PROJECT: QUINN SPEC 123 LEONARD PLACE KNOXVILLE TN

CONSTRUCTION DETAILS

A & R DESIGN & DRAFTING SERVICE INC. 302 SOUTH CENTRAL AVENUE LEONOR CITY, TENNESSEE 37112 (603) 999-8805 (603) 999-8805 RCHETTER@AOL.COM

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PROJECT: QUINN SPEC
123 LEONARD PLACE
KNOXVILLE TN

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DATE: 8/1/2022
SCALE: N.T.S.
DRAWN: R.J.
JOB: QU122026
SHEET: AD-2
OF SHEETS