Staff Report

Knoxville Historic Zoning Commission

File Number: 10-E-24-HZ

Meeting: 11/21/2024

Applicant: Vince Marshall, Marshall Design & Construction Corp.

Owner: Todd and Anita Davis

Property Information

Location: 1916 Emoriland Blvd. **Parcel ID** 69 M B 016

District: Fairmont-Emoriland NC

Zoning: RN-2 (Single-Family Residential Neighborhood)

Description: Colonial Revival, c.1927

One story frame with brick veneer wall covering, corner quoins. Exterior end brick chimney. Side gable roof with asphalt shingle covering. One story gabled front portico with arched ceiling, replacement columns. Six over six double hung windows. Exterior end brick chimney. Rectangular plan.

Description of Work

Level II Construction of Addition or Outbuilding

New additions.

Front/east addition: new addition to east elevation along the façade, to measure 24’-6” wide by 12’-8” deep and be recessed 1’-5.5” from the front façade of the house. The front addition will feature a side-gable roof with an 8/12 pitch, an exterior of brick veneer, and two bays of 9/9 double-hung windows with “style, size, trim, and sill to match the existing,” along with shutters to match the existing. Addition will feature brick quoins and a brick solider header course above the windows.

Covered porch addition: on the east elevation, located behind the proposed new front addition, a covered porch with a 2/12-pitch, shed roof will extend 22’-9.5” towards the rear of the house.

Garage addition: new three-car garage addition to the rear right corner (east elevation) of the house. The garage addition will measure 25’ wide by 36’-1” deep and feature a 6/12 pitch hipped roof, an exterior of brick cladding, and three garage bays facing the east side elevation.

Rear addition: new addition to rear (south elevation) of house. The rear addition measures approximately 32’-2” wide (the full width of the existing house) by 17’-1.5” deep, and features a 6/12 pitch hipped roof and an exterior of brick cladding.

New driveway: new 12’ wide driveway extending from Emoriland Boulevard, leading to an approximately 32’ wide parking pad area outside the three-car garage.

Applicable Design Guidelines

Fairmont Park Neighborhood Conservation District Design Guidelines, adopted by the Knoxville City Council on

November 26, 2002.

Additions

1. The design of additions and accessory buildings should be consistent with the character of the main structure.
3. The width of side yard setbacks should duplicate the average side yard widths of the three adjacent existing buildings on each side of the subject property.
4. The recommended location for additions is to the rear or side of existing buildings. Additions to the front of buildings are not encouraged, because they obscure the original architectural designs.
8. If additions are to be made to the existing building they should be located at least five feet behind the front facade of the existing building.

Building and Roof Form

3. New buildings and additions should not incorporate round-topped windows, or windows with arched transoms. However, Palladian-design windows with flanking side windows, and flat-topped transoms are acceptable.
4. The minimum roof pitch should be appropriate for the style of house that is being constructed, as shown on the matrix in these guidelines.

Materials

2. If an addition is made to an existing house, the wall cladding materials should duplicate those on the existing house, or as shown on the matrix on page 6.

Access and Parking

1. The carports or doors of attached garages should not face Emoriland or Fairmont Boulevards.
2. Attached garages or carports should be located fifteen feet back of the front facing façade.
4. If driveways are built they should be 9-12’ wide. Separate tire strips of aggregate exposed concrete are encouraged.

Landscaping, Walls, and Fencing

1. The maximum lot coverage for impermeable features such as paving and roofs on any lot shall be 40%.
2. If driveways are constructed, they should be as narrow as possible.

Comments

N/A

Staff Findings

1. 1916 Emoriland Boulevard is a contributing resource to the Fairmont Park NC Overlay. The house is a Colonial Revival-style Minimal Traditional house. Minimal Traditional houses are typically modest one-story forms with narrow facades and minimal architectural detail. The proposed additions revise the Minimal Traditional house to reflect a Ranch house in width and a contemporary house form with the attached three-car garage.

2. The application was postponed at the October 2024 meeting to allow the applicant to revise the drawings in response to the design guidelines, staff recommendation, neighborhood input, and Commission discussion. Discussion related to the placement of the front addition and the massing of the third-story garage.

In lieu of revisions, the applicants have provided a letter citing design motivations, the creation of a new wider lot, neighborhood crime, and existing three-car garages within the overlay. While the HZC does not review new subdivision plats within existing districts, the original lots of record in the neighborhood were 50’ wide, and the houses were designed accordingly. Of the three cited existing garages, none were reviewed or approved by the HZC. The garage at 1736 Emoriland Blvd pre-dates the overlay, 2221 Fairmont Blvd is outside of the overlay, and the garage at 2055 Emoriland Blvd also pre-dates the overlay.

3. The proposed additions are significantly large in footprint, approximately doubling the overall square footage of the house.

4. Guidelines recommend that additions are placed on the side or rear of buildings, discouraging additions to the front that obscure original architectural designs. The proposed rear addition and garage additions meet the guidelines for placement. The front/east addition is set back from the façade by only 1'-5.5" and almost doubles the existing façade width. Guidelines note that "if additions are made to the existing building, they should be located at least 5' behind the front façade of the existing building." The front addition is not sufficiently differentiated from the original façade of the house and should be revised in placement.

5. The additions use materials and design elements compatible with the primary structure, including brick cladding, quoin detailing, brick soldier header courses above windows, and windows with sills and shutters to reflect the existing.

6. Guidelines recommend that doors of attached garages do not face Emoriland Boulevard, and they should be located at least 15' behind the front façade; the design does meet these guidelines. The garage will be large in scale and visible from the street due to the adjacent vacant property. Three-car garages are typically not in character with the neighborhood context. SOI Standards note that new additions "shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The Commission should discuss the overall massing of the proposed garage. There is no historic precedence for a three-car garage in the neighborhood.

7. Guidelines recommend that driveways be "as narrow as possible," 9'-12' wide, and encourage separate tire strips. The driveways are 12', comparable to the minimum required width of 10'. The parking pad outside of the three-car garage is relatively large. Additional landscaping and screening may serve to obscure the large garage and parking pad.

Staff Recommendation

The Commission should discuss the massing of the garage addition and the proposed front/east side addition. Pending input or additional conditions from the Commission, additional conditions of approval should include: 1) front/east addition to be revised in placement to meet the design guidelines; 2) additional landscape planting to be included in final side plan along east side property line to serve as screening for new garage and parking pad.

DIA HOMES
ARCHITECTURE + PLANNING

HISTORIC ZONING COMMISSION REVIEW
Case # 10-E-24-HZ

DIA Homes Project #: 24016 Date: 10/30/2024
Client: Todd and Anita Davis
Project Address: 1916 Emoriland Blvd, Knoxville, TN 37917

The following letter is being issued as an addendum to the first review of Case # 10-E-24-HZ held on October 17, 2024, and pertaining to an addition and renovation to an existing home located at 1916 Emoriland Blvd.

Dear Committee Members,

I want to thank you for your time and consideration towards approving a new home addition for Todd and Anita Davis's at 1916 Emoriland Blvd.

After a thoughtful review of the guidelines, the history of both the home and its ownership, the functional needs of our client, and the challenges associated with reconfiguring the current design around the existing home infrastructure, we would like the committee to consider approving the first presented design without modification.

Attached, you will find a letter written by Todd and Anita. This letter is being presented as supplemental to the technical perspective of the guidelines and addresses the historic value associated with the family lineage in the home, as well as function considerations in the design necessary to meet safety and accessibility concerns presented by the owner.

We ask that the letter be read in full but have also identified the primary points we are advocating for on behalf of Todd and Anita.

1. The owners maintain a family history from original construction to the currently proposed renovation, honoring a lineal growth in the history of the home.

2. We have attempted to follow all the historic guidelines throughout the design process, while also navigating the functional, aesthetic, and safety challenges associated with the existing home and occupants.

3. Where the language and recommendations of the guidelines cannot be met in full, we have made thoughtful efforts to resolve by honoring the historic design elements of the existing home and minimizing construction impact on the existing home.

4. We also address the committee's concerns regarding the size and scale of the additions relative to the existing house. Our comments:
    a. The lot has doubled in size and supports the added home growth proportionately.
    b. The existing street facing façade of house is 8'-7" longer and 4'4" taller than the proposed front addition, supporting our intent to minimize the street frontage presence of the addition and maintain the original home structure as primary.
    c. The propose rear addition of the master bedroom and garage has been designed in a similar manner and details to the existing rear bedroom/kitchen wing of the house, which will be further concealed by the new street front addition.
    d. The owner looks to add a thoughtful landscaping screen along the drive and side of home. Landscape design and maintenance are very important to the owner and will be resolved based on the final approved architectural footprint.
    e. The committee has concerns regarding a three-car garage in conformance with neighborhood standards. We have provided precedent images and associated addresses for three similar garages currently in the neighborhood.

On behalf of Todd and Anita, we appreciate your consideration in approving the design improvements to their family home.

Sincerely,

DIA Homes, LLC

Joseph Goldman
President
DIA Homes, LLC
jgoldman@dia-homes.com

Todd and Anita Davis
508 Quail Ridge Lane
Stroudsburg, PA 18360
Case # 10-E-24-HZ

Dear distinguished committee members,

I appreciate this opportunity to share with you what Anita and I need to achieve in the design and construction of the additions to our home at 1916 Emoriland Blvd. Considering this will be our “forever” retirement home, we have worked closely with Joe Goldman at DIA Homes to create an architectural design that is taking into consideration not only our physical limitations that will increase as we get older, but also one that honors the historical design and uniqueness of the home that has been in Anita’s family for almost 100 years.

This is a family home that Anita has known and loved her entire life, and a home that I have known and loved for 38 years since meeting Anita in 1986. This was the first home that Anita and I lived in together as a married couple while attending UT, and the last home in Knoxville that we lived in before graduating UT in December 1989 and leaving Knoxville to begin our professional careers on a path that has taken us to TX, LA, & PA. When we retire at the end of 2025, we will have come full circle when we return to Knoxville some 36 years after leaving.

It has always been our goal to return to Knoxville upon retirement, but it was merely a dream that we could return to the home on Emoriland where we began our married life together. It wasn’t until we purchased the home from Anita’s parents in 2010 that the dream could become an eventual reality. And now, to make that dream a reality, we must be able to make the necessary alterations to the home so that it can accommodate both our present and future needs in retirement.

Anita and I are fortunate in the fact that we have the means to live anywhere we want, but in our hearts and souls, we want to live in our home on Emoriland and become an integral part of this North Knoxville community. Not only will we be making a considerable financial investment in the community, but we want to invest our time, skills, and resources in helping the community grow and flourish.

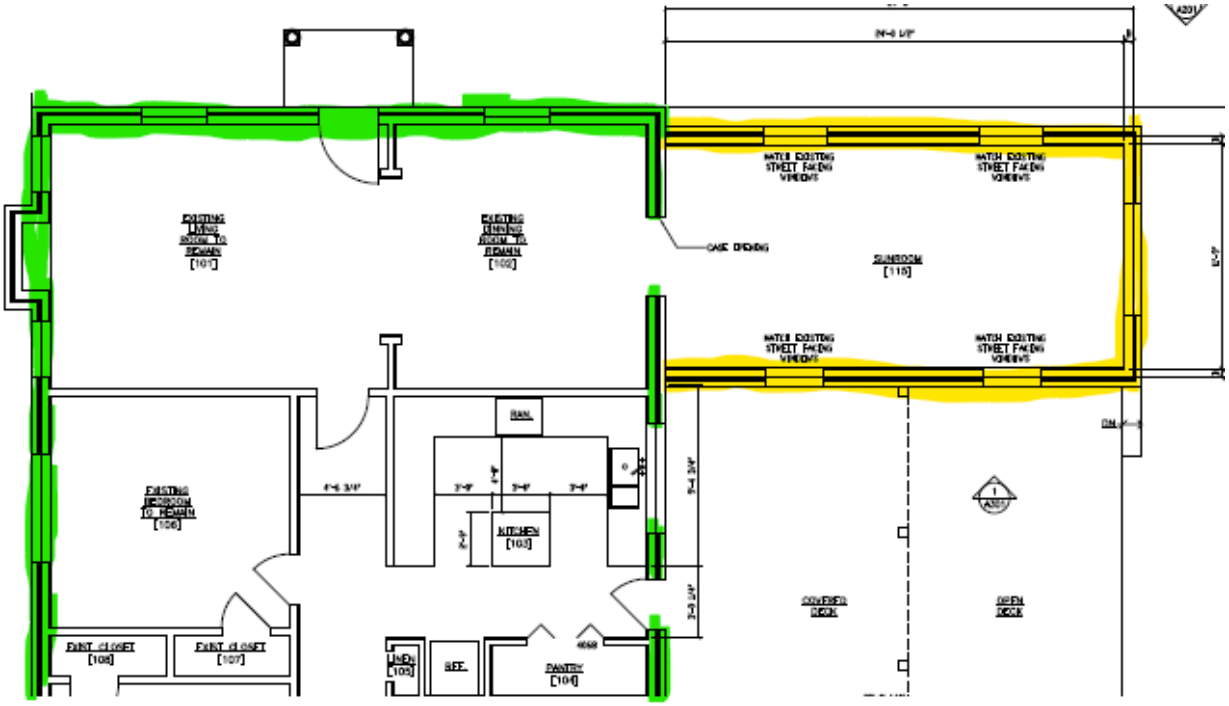
To borrow from Mrs. Randazzo’s biography on the HZC website, we wish to see our North Knoxville community grow and flourish through reasonable efforts of historical preservation. The architectural design that we have created with Joe Goldman will accommodate both our present and future needs in retirement, and it honors the historical design of the home by including much of the original architectural details in the additions that we are making. Our planned architectural growth of the home is being guided by the needs and considerations of those persons within the ~ 100-year family lineage of the original historical structure.

In order to accommodate the additional footprint of the additions, we have hired a surveyor to coordinate the replat of our two lots to erase the lot line and combine the lot that the house sits on with the additional lot that we own that is located on the East side between the house and the KUB high voltage powerline right of way. With our two lots combined into one, there is no issue with the increased footprint of the design.

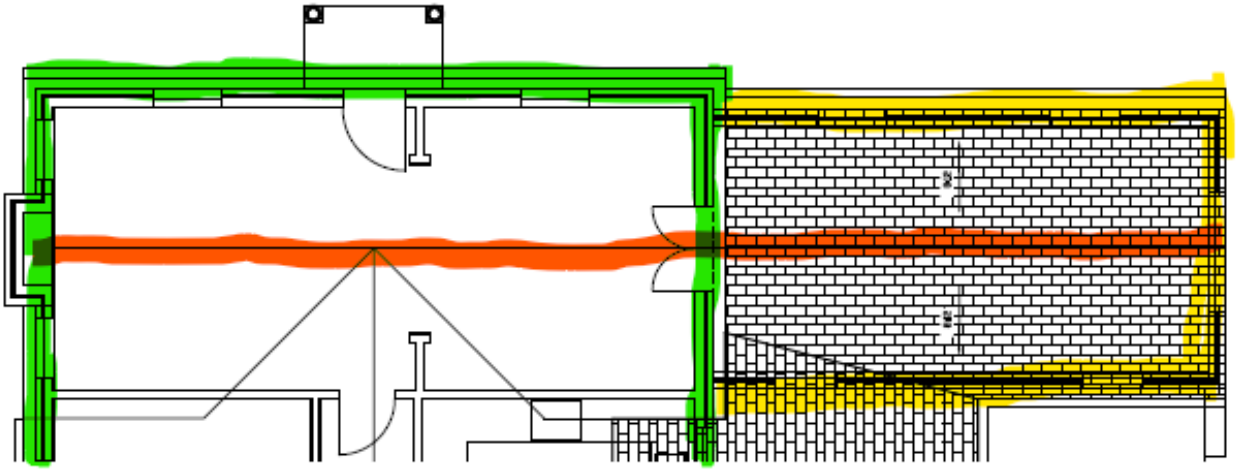
For the front addition, it has been suggested in a letter received by the committee that an addition is typically setback 5 feet from the front of the original structure so that it is obvious that the addition is an addition. However, that is not a reasonable suggestion for multiple reasons. (1) We want the addition to look like it is part of the original historical home, as that is more desirable aesthetically for the neighborhood, (2) it does not work from an architectural design, and (3) it does not work from an engineering perspective.

In reference to the following two screenshots from the architectural drawings, the planned front addition is highlighted in Yellow with the existing structure highlighted in Green.

The dimensions of the front addition are 24’ X 11’-9” with a setback of 1’-6”, so if the addition was setback a total of 5 feet, then the addition would only be 8’-3” wide (which is not functional), or the addition would have to straddle the wall between the existing dining room and the kitchen, thus not aligning with the existing double French door opening from the dining room and it would block the only existing kitchen window.

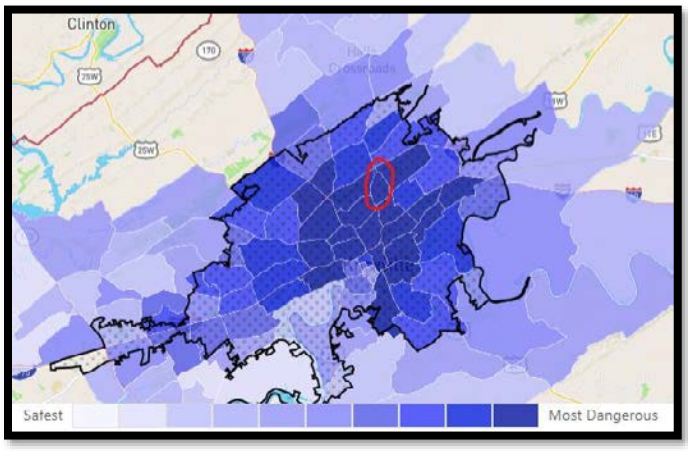


In looking at the roof design, the suggested setback of 5 feet would result in the roofs and gables not being aligned, thus requiring an unorthodox roof design that could cause water runoff and drainage issues. With our design the roof and gable of the addition are in alignment with the roof and gable of the existing structure (red line), thus causing no issue with water runoff and drainage.



For the attached 3-car garage addition that will be located at the rear of the house, it will not be visible from the street, plus we will be installing significant landscaping and trees in the side yard that will provide a living "green screen". It has been suggested in the letter received by the committee that typically in this neighborhood the garage should be detached and located on the back of the property, and that the size should be limited to a 2-car garage. We disagree with both of those suggestions for the following reasons.

Our design is based on this being our retirement home that we will grow old in, so for safety and security concerns the garage needs to be attached to the house so that we can walk directly from the garage into the house with no steps or trip hazards. As we age, it would be both a safety and security risk if we had to park in a detached garage at the back of the property and then walk around to the front or side of the house to enter. Not only would we be subject to trip hazards and inclement weather conditions, but we would be vulnerable to being robbed, or worse. The unfortunate fact is that our North Knoxville community has one of the highest crime rates in Knoxville (red circle in 1st screenshot from Neighborhood Scout and red dot in 2nd screenshot from Crime Grade). We are hopeful that the current revitalization that is occurring in the area along Broadway at Central Ave will continue out Broadway and eventually result in lower crime rates.



The reason our design calls for a 3-car garage is because we have 3 high-end cars and will continue to have 3 cars for at least the next 15 – 20 years. For both aesthetic and security reasons we will not park our cars in the driveway or on the street. Not only does it look bad, but the cars would be subject to vandalism or being stolen. Also, even though it was suggested that the homes in this neighborhood typically are limited to 2-car garages, that is not accurate. There are multiple homes on Emoriland and Fairmont that have 3-car garages, so I have included the following examples as precedence.

<u>1736 Emoriland Blvd, 3-car garage that directly faces Kuhlman St, just 4-doors down from our house</u>

2221 Fairmont Blvd, 3-car garage that directly faces Orlando St

2055 Emoriland Blvd, 3-car garage in back of house with extra-large blacktop area

In closing I want to thank you again for the opportunity to share with you what Anita and I need to achieve in the design and construction of the additions to our home at 1916 Emoriland Blvd. For us, this architectural design is the minimum of what we need to make this home fit with our retirement. The considerable investment that we want to make will benefit the entire community by helping it to grow and flourish through our reasonable effort toward historic preservation. Unfortunately, if the committee does not approve our design, then we will be forced to face the heartbreak of having to sell a home that we love and that has been part of Anita's family lineage for almost 100 years.

Thank you, and best regards,

Todd

DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)
- ■ HISTORIC ZONING (H)
- ☐ INFILL HOUSING (IH)

Vince Marshall

Applicant

9/25/2024

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

Vince Marshall	Marshall Design & Construction Corp.		
Name	Company		
1201 Heartland Dr.	Maryville	TN	37801
Address	City	State	Zip
865-314-1252	mdcc04@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Todd & Anita Davis	1916 Emoriland Blvd.	973-462-4772
Owner Name (if different from applicant)	Owner Address	Owner Phone
1916 Emoriland Blvd.	069LG049	
Property Address	Parcel ID	
Knoxville	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Crockett

Staff Signature | Please Print | Date

Vince Marshall
2024.09.25 17:59:20 -04'00'

Vince Marshall | 9/25/2024

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: Adding addition to the existing home.

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: Adding addition to the existing home.

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:	TOTAL:
FEE 2:	
FEE 3:	

A NEW ADDITION FOR THE

DAVIS RESIDENCE

1916 EMORILAND BLVD,
KNOXVILLE, TN

DIA HOMES
ARCHITECTURE + PLANNING
402 S. Gay Street, Suite 201, Knoxville, TN 37902
ph 865.637.8640 or 865.291.2221 fx 865.544.3840
www.dia-search.com/residential/dia-homes/

GENERAL NOTES

1.1 Codes: All work must comply with all Codes & Regulations – Federal, State, & Local – of the jurisdiction in which the house is constructed. Codes govern over Drawings.

1.2 Minimum Standards: In the absence of more stringent Codes, Regulations, or specifications on the Drawings, all applicable construction shall conform to the latest editions of International Residential Code (IRC) & City Ordinances and Amendments.

1.3 Site Information: All indicated survey materials are for general information only.

1.4 Inspections: The Contractor shall schedule, pay for, & obtain all required inspections. The Contractor shall obtain a Certificate of Occupancy as required by the local regulations.

1.5 Work Rules: The Contractor shall be responsible for all applicable union & equal opportunity regulations & shall verify & comply with all local regulations governing construction.

1.6 Utilities: The Contractor shall coordinate, contract, & pay for the installation of & connection to all public utilities.

1.7 Licensed Subcontractors: All electrical & plumbing work shall be performed by licensed electricians & plumbers in accordance with all governing codes & regulations.

1.8 Protection: The Contractor shall be responsible for the protection of the building & property through completion of the project.

1.9 Dimensions: Do not scale drawings (except for estimating). Verify any missing dimensions with Architect. The Contractor shall coordinate, verify, & be responsible for all field dimensions related to the work & shall provide all required dimensions to Subcontractors.

1.10 Cutting: Unless shown on Architectural drawings, no beam, columns, or structural non-repetative structural elements shall be cut without prior written approval of licensed Structural Engineer. Repetitive structural members (studs, joists, etc.) shall be cut only as allowed by the manufacturer or governing codes. & proper reinforcement must be provided. Reinforcement method shall be approved in advance by the Structural Engineer. Reinforcement & patching shall be made at the expense of the Contractor.

1.11 Patching: The Contractor shall be responsible for all patching required during progress of the work. Repaired materials & joints must be straight, plumb, & smooth & shall exhibit no evidence of repair.

1.12 Exclusions: Any Work not described on the Drawings which is standard practice in quality construction & which is necessary for proper & complete construction shall be furnished as though fully shown & described. The Contractor shall be responsible for providing a complete & finished job.

1.13 Shoring: The Contractor shall be responsible for all required shoring, temporary supports, & temporary bracing.

2.1 Finish Grade: Slope grade away from building on all sides.

3.1 Concrete: Refer to structural drawings & Specifications for steel reinforcement minimum recommendations. Contractor to review and verify all steel reinforcement meets minimum Building Code requirements.

4.1 Masonry: Refer to local codes for masonry reinforcement requirements. Brick veneer to match existing foundation.

6.1 Framing at M/E/P Fixtures & Devices: Coordinate framing layout with all Mechanical, Electrical, & Plumbing fixtures. Refer to Floor Plans, Framing Plans, Electrical/Reflected Ceiling Plans, & Building Sections for fixture & device locations.

6.2 Support Blocking: Provide solid 2x blocking in walls & ceilings for stair rail brackets, bath accessories, suspended ceiling fixtures, & other installed items requiring structural support or bracing.

7.1 Firestopping: Provide approved firestopping & draftstopping as required by the Tennessee State Building Code or by local codes, whichever are more stringent.

7.2 Flashing: Provide flashing wherever required in the construction, whether or not indicated on the drawings. See specifications or drawings for flashing materials & other additional requirements.

15.1 Plumbing:
- All work to meet national, state, & local codes.
- Plumbing Contractor shall be responsible to file for all permits & obtain all inspections at no additional expense to the Owner.
- Coordinate all plumbing lines & fixtures with concrete, masonry, framing, & finish requirements.

15.2 Mechanical:
- All work to meet national, state, & local codes.
- Mechanical Contractor shall be responsible to file for all permits & obtain all inspections at no additional expense to the Owner.
- Coordinate all mechanical equipment, ducts, & fixtures with concrete, masonry, framing, & finish requirements. Refer to both Architectural Drawings.
- U.O.N., HVAC registers located above doors & windows & below windows shall be centered on these openings.
- Where implied, but not dimensioned, center registers on walls/ceilings.
- Contractor shall not cut or notch structural post or beam without prior approval of Structural Engineer.

16.1 Electrical Service Requirements:
- All work to meet national, state, & local codes.
- Electrical Contractor shall be responsible to file for all permits & obtain all inspections at no additional expense to the Owner.
- Where implied, but not specified or dimensioned, center fixtures on walls & ceilings.

17.1 Architectural Services, Exclusions, and Contractor Responsibilities: DIA Homes has drawn and specified what is necessary to have the designs intent realized correctly & to explain the construction of the project to any Licensed builder or professional engineer; However, the DIA Homes does not assume responsibility for failures in building materials or specified products, negligence in construction and installation methods or best practices, nor Civil, Landscape Structural, and MEP systems design and performance. Compliance with Zoning Ordinances and Building Codes shall fall under the responsibility of the General Contractor and are assumed executed to minimum required standards. At structural foundations, framing members, steel reinforcing, fasteners & connections are to be reviewed and verified by contractor and structural engineer to meet code prescribed minimum size & spacing.

ENERGY EFFICIENCY

*THE FOLLOWING PRESCRIPTIVE MINIMUMS ARE TO BE ACHIEVED AS DICTATED BY THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

CLIMATE ZONES §N1101.10 (R301.1)	ANDERSON COUNTY, TN
	ZONE 4A

PER §N1102.1.1(R402.1.2): INSULATION & FENESTRATION REQ'S BY COMPONENT:	
	REQUIRED
FENESTRATION U-FACTOR	U-0.32
SKYLIGHT U-FACTOR	U-0.55
GLAZED FENESTRATION SHGC	0.40
ATTIC R-VALUE	R-49 OR R-38 PER R402.2.1
WOOD FRAME WALL R-VALUE	R-20 OR R-13+5 CONT.
MASS WALL R-VALUE	R-8/13
FLOOR R-VALUE	R-19
BASEMENT WALL R-VALUE	R-10/13
SLAB R-VALUE & DEPTH	R-10, 2'-0"
CRAWL SPACE WALL R-VALUE	R-10/13

PER §N1101.12.3(2) [R303.1.3(2)] : DEFAULT DOOR U-FACTORS:	
UNINSULATED METAL	U-1.20
INSULATED METAL	U-0.90
WOOD	U-0.50
INSULATED, NONMETAL EDGE, MAX 45%	
GLAZING, ANY GLAZING DOUBLE PANEL	U-0.35

SYMBOLS

SYMBOL LEGEND

ELEVATION DRAWING — DETAIL #, SHEET #
BUILDING/WALL SECTION — DETAIL #, SHEET #
INTERIOR ELEVATION — DETAIL #, TYP., SHEET #
ELEVATION HEIGHT — ###'-#" REFERENCE POINT
WINDOW NUMBER — ###
DOOR NUMBER — ###
CURRENT REVISION #, PREVIOUS REVISION #, REVISION CLOUD REFERENCE, ITEMS INSIDE CLOUD ARE MODIFIED FROM PREVIOUS ISSUE, CURRENT REVISION CLOUD
HOSE BIBB
CALL OUT DETAIL — DETAIL #, SHEET #
GRID LINE
PROJECT NORTH, DETAIL #, TITLE, SCALE: #/#" = #'-#", SHEET #, TRUE NORTH

MATERIAL LEGEND

	CONCRETE		CONCRETE MASONRY
	BRICK MASONRY		STONE
	METAL		WOOD FRAMING
	FINISH WOOD	HM	BLOCKING
	BATT INSULATION		CELLULAR PVC
	RIGID INSULATION		URETHANE FOAM INSULATION

DIMENSION LEGEND	
A	3 1/2"
B	5 1/2"
C	7 5/8"
D	11 5/8"
E	7 1/4"

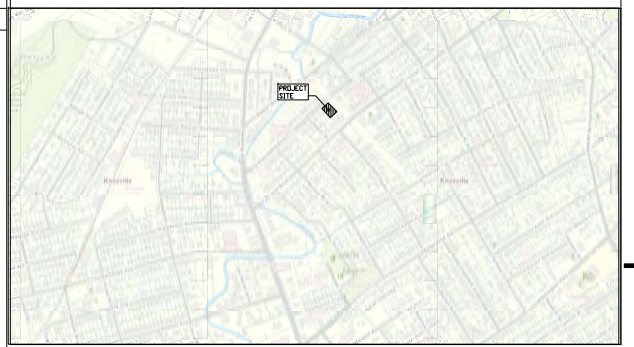
DIMENSION NOTES
1. U.O.N. ALL DIMENSIONS ARE TO FACE OR CENTERLINE OF STRUCTURE (WOOD FRAMING, CONCRETE, MASONRY, OR STEEL).
2. SEE DIMENSION LEGEND FOR DIMENSION STRING ABBREVIATIONS.
3. DIMENSIONAL REFERENCES IN NOTES THAT INCLUDE FEET (') AND OR INCH (") SYMBOLS INDICATE ACTUAL DIMENSIONS.
4. DIMENSIONAL REFERENCES IN NOTES THAT DO NOT INCLUDE FEET OR INCH SYMBOLS (SUCH AS 5/4 OR 2X) ARE NOMINAL DIMENSIONS.

ABBREVIATIONS

ABBREVIATIONS

A&B	ABOVE & BELOW	MTL	METAL
ABV	ABOVE	N/A	NOT APPLICABLE
ACRF	ACCURUFF	NSF	NET SQUARE FEET
ACT	ACOUSTIC TILE	N.T.S.	NOT TO SCALE
ADJ	ADJACENT	OCC	OCCUPANT/OCCUPANCY
ASF	ABOVE SUBFLOOR	O/C	ON CENTER
AFF	ABOVE FINISH FLOOR	PA	POST ABOVE
AMG	ABOVE MEAN GRADE	PB	POST BELOW
BB	BACKBAND	PERP	PERPENDICULAR
BC	BRICK COURSE	PL	PLATE
B.O.	BOTTOM OF	PLAM	PLASTIC LAMINATE
BD	BOARD	PLMB	PLUMBING
BM	BENCHMARK	PLYISO	POLYISOCYANURATE
B/S	BACK SPLASH	PLYPROP	POLYPROPYLENE
B-S	BAND SAWN	PLYSTY	POLYSTYRENE
BTWN	BETWEEN	PLYUR	POLYURETHANE
CAB	CABINET	PLYWD	PLYWOOD
CC	CMU COURSE	PNT	PAINT(ED)
CER	CERAMIC	POLY	POLYETHYLENE
C-C	CLOSED-CELL	PRC	PORCELAIN
C-L	CENTERLINE	P-T	PRESSURE-TREATED (CCA)
CLG	CEILING	R+Q	RIFT & QUARTERED
CLR/CL	CLEAR	RFT	RAFTER
CMT	CEMENT	RCP	REFLECTED CLG PLAN
COL	COLUMN	REF.	REFRIGERATOR
CP	CLEAR PINE	REINF	REINFORCED
CWP	CLEAR WHITE PINE		RADIO FREQUENCY
CONC	CONCRETE	RFST	REFER TO STRUCTURAL
CONT	CONTINUOUS	R.O.	ROUGH OPENING
CUST	CUSTOM	R-S	ROUGH SAWN
DF	DOUGLAS FIR	SIM	SIMILAR
D.W.	DISH WASHER	SAMF	SELF-ADHERED MEMBRANE FLASHING
EQ	EQUAL	SATB	SPRAY APPLIED THERMAL BARRIER
E/W	EACH WAY		
EXT	EXTERIOR	SFTI	SPRAY FOAM THERMAL INSULATION
FB	FREEBOARD		
FAT	USG FIBEROCK AQUA-TOUGH	SS	STAINLESS STEEL
FG	FIBERGLASS	STD	STANDARD
FND	FOUNDATION	STL	STEEL
F.O.	FINISH OPENING	STN	STAIN / STAINLESS
FRP	FIBERGLASS-REINFORCED PLASTIC (PANEL)	STR	STRUCTURAL
		SUPCD	SUPERSEDE(S)
FRT	FIRE-RETARDANT TREATED	SYP	SOUTHERN YELLOW PINE
FTG	FOOTING	T&B	TOP & BOTTOM
G.L.B.	GLULAM BEAM	T&G	TOUNGE & GROOVE
GSF	GROSS SQUARE FEET	T.B.D.	TO BE DETERMINED
GWB	GYPSUM WALL BOARD	T.O.	TOP OF
H-B	HDPE BUTYL	TYP	TYPICAL
HDG	HOT DIP GALVANIZED (G185)	UON	UNLESS OTHERWISE NOTED
HDPE	HIGH DENSITY POLYETHYLENE	UL	UNLIMITED
	WELDED HOLLOW MTL FRAME		UNDERWRITERS LABORATORIES
HORZ	HORIZONTAL	VAR	VARIES
H.P.	HIGH POINT	VER	VERIFY
INSUL	INSULATION	VIF	VERIFY IN FIELD
INT	INTERIOR	VERT	VERTICAL
INTM	INTERMEDIATE	VCT	VINYL COMPOSITION TILE
JNT	JOINT	VSB	VINYL SANITARY BASE
JST	JOIST	VGV	V-GROOVE
K-F	KRAFT-FACED	VP	VENEER PLASTER
KD	KILN DRIED	W/	WITH
KD-AT	KD AFTER TREATMENT	WD	WOOD
KDHM	KNOCK DOWN MTL FRM	WH	WATER HEATER
L-C	LEAD-COATED	W.O.	WHITE OAK
LNL	LINOLEUM	WP	WATERPROOF
L.P.	LOW POINT	WPM	WATERPROOF MEMBRANE
MDF	MEDIUM DENSITY FIBERBOARD	WR	WATER RESISTANT
M.O.	MASONRY OPENING		

PROJECT LOCATION NOT TO SCALE



BUILDING AREA

GROSS BUILDING AREAS: MEASURED TO INSIDE FACE OF FRAMING

DESCRIPTION OF NEW CONDITIONED & UNCONDITIONED SF

FLOOR AREA	HEATED FLOOR(SF)	NON HEATED (SF)

DRAWING LIST

Sheet No.	DRAWING TITLE	ISSUE DATE	REV. DATE	REV. #
A001	COVER SHEET	09/25/2024		
REPLAT	PRELIMINARY REPLAT FOR LOTS 4 & 5	09/25/2024		
AS101	SITE AND ZONING PLAN	09/25/2024		
AD101	DEMO PLAN	09/25/2024		
A101	PROPOSED FLOOR PLAN	09/25/2024		
A201	ELEVATIONS	09/25/2024		
A202	ELEVATIONS	09/25/2024		
A301	SECTIONS	09/25/2024		

A ADDITION FOR THE
DAVIS RESIDENCE
1916 EMORILAND BLVD,
KNOXVILLE, TN

RELEASE:
HZC REVIEW

REVISIONS

No.	Description	Date

Project Number: 24016H
Date: 09/25/2024
Drawn By: JPG
Scale: AS NOTED

COVER SHEET

A001

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and the easements (not designated for private use) in fee simple of the purpose(s), and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: ALLAN T. DAVIS AND WIFE, ANITA S. DAVIS

Signature(s): _____

Signature(s): _____

Date: _____

NOTARY

State of _____, County of _____

On this _____day of _____, 20___

Before me personally appeared _____

_____to me known to be the person (or persons) described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and notarial seal, this the day and year above.

Written_____Notary

My Commission expires_____

CERTIFICATION OF FINAL PLAT – ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS ARE SET

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except for any variances which have been approved or justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the

3th day of May, 20 24

Surveyor

Tennessee Certificate No. 2379

CERTIFICATION OF CLASS AND ACCURACY OF SURVEY

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors – Standards of Practice.

I 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 .

MARTIN FIGURA REGISTERED LAND SURVEYOR AGRICULTURE TENNESSEE NO. 2379

Registered Land Surveyor

Tennessee License No. 2379

ZONING

Zoning Shown on Official Map_____

DATE: _____ BY: _____

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Signed _____ Date_____

City Tax Clerk

Signed _____ Date_____

Knox County Trustee

ADDRESSING DEPARTMENT CERTIFICATION

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed_____ Date: _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE– MINOR SUBDIVISIONS

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: ALLAN T. DAVIS AND WIFE, ANITA S. DAVIS

Signature(s): _____

Signature(s): _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM– MINOR SUBDIVISION

This is to certify that the subdivision shown hereon is approved subject to the installation of public water mains and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: KUB

Date _____ _____

Authorized Signature for Utility

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM– MINOR SUBDIVISIONS

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider: KUB

Date _____ _____

Authorized Signature for Utility

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING – FINAL PLAT

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13–3–405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the city of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed _____ Date_____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plat on this the _____day of _____, 20____

_____

Engineering Director

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE– MINOR SUBDIVISIONS

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: _____

Signature(s): _____

OWNER CERTIFICATION ON RELEASE OF EASEMENT

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____

CITY – RELEASE OF EASEMENTS

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have been accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat, and other boundary lines as noted.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the above easements and rights-of-way or as shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering

Signed _____ Date: _____

Water: (KUB)

Signed _____ Date: _____

Sewer: (KUB)

Signed _____ Date: _____

Electric: (KUB)

Signed _____ Date: _____

Gas: (KUB)

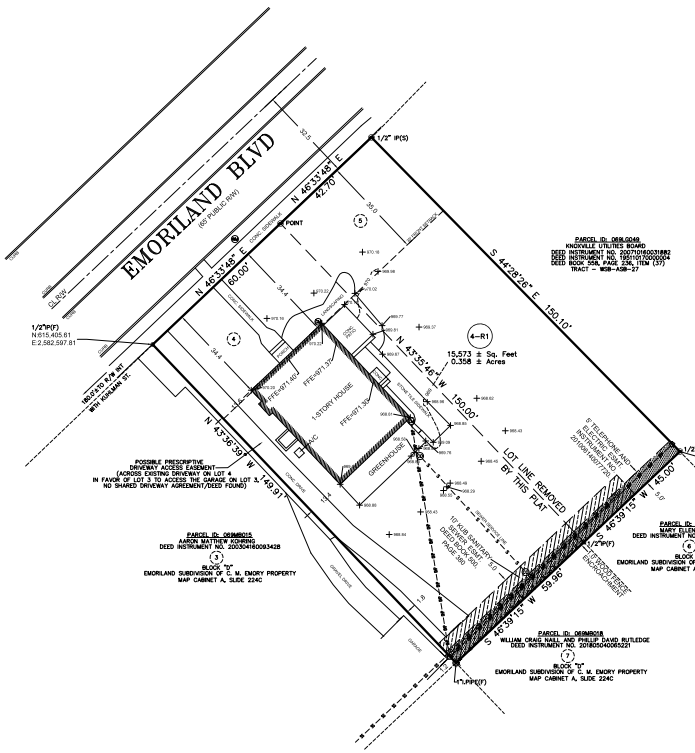
Signed _____ Date: _____

Telephone: (AT&T)

Signed _____ Date: _____

Cable Television: (COMCAST)

Signed _____ Date: _____



0 20 40 60

1"=20'

Knox County Property Assessor Date

LOCATION MAP
N.T.S.

GENERAL NOTES

1) IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.

2) PROPERTY IS CURRENTLY ZONED "RN–2".

3) UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, EXISTING UTILITY AGENCY RECORDS AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.

4) UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS–OF–WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

5) RECORD NORTH REFERENCES THE TENNESSEE STALE PLANE GRID.

6) "GRID NORTH NAD 83 (2011)" IS BASED ON BEARING OF N 53° 13' 44" E BETWEEN CITY CONTROL MONUMENTS #0495 AND 1725. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.

7) TOTAL NUMBERS OF LOTS = 1, TOTAL ACREAGE = 0.358 AC. (15,573 SQ. FT.)

8) THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 4 AND 5 INTO ONE LOT 4–R1.

LEGEND

4–R1	LOT NUMBER
S 04°27'07" E	FOUND CALLS
●	IRON PIN FOUND – IP(F)
⊗	IRON PIN SET – IP(S)
○	POINT
WV	WATER VALVE
⬠	UTILITY POLE
SS	SANITARY SEWER MANHOLE
–OHP–OHP–OHP–	OVERHEAD POWER LINE
–X–X–	WOOD FENCE
↓	GUY WIRE
FH	FIRE HYDRANT
EOP	EDGE OF PAVEMENT
WM	WATER METER
EM	ELECTRIC METER
GM	GAS METER
SC	SEWER CLEANOUT

GRID NORTH
NAD 83 (2011)

PLANNING FILE # ?–?–24

Project: 24–034	County of: KNOX	District: 2nd	
Date 08/12/2024	CLT Map: 069M, GROUP B	Parcel No.: 016.00 & 016.01	
Scale: 1"= 20'	DEED INSTRUMENT NO: 201006140077720	City Block: 16754	Ward: 16
Drawn by: MF		MAP CABINET A, SLIDE 224C	

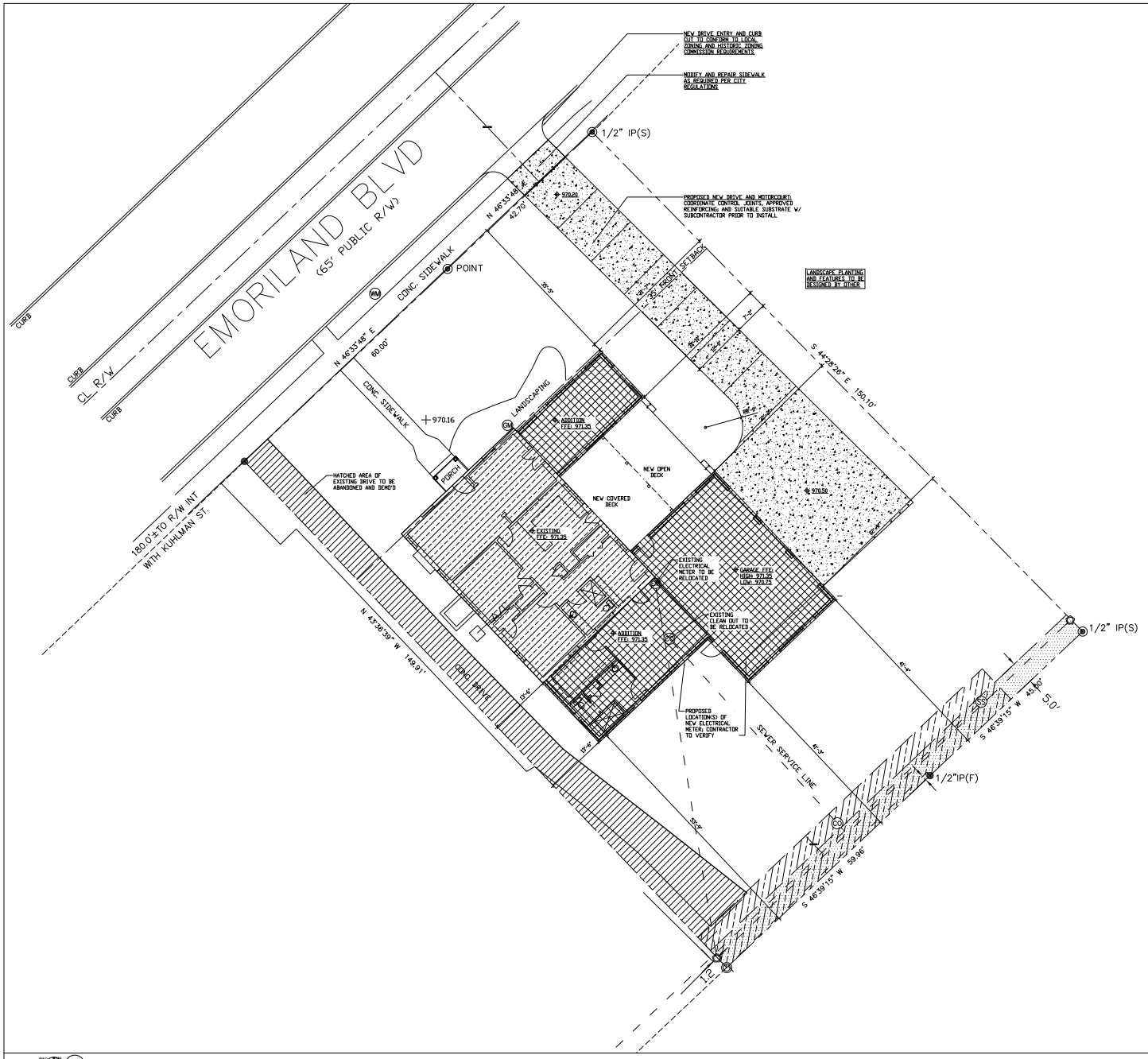
PROPERTY ADDRESS:
1916 EMORILAND BLVD
KNOXVILLE, TN 37919
PH: (???) ???–????

PRELIMINARY PLAT
RESUBDIVISION OF LOTS 4 AND 5

BLOCK "D", EMORILAND SUBDIVISION OF C. M. EMORY PROPERTY
MAP CABINET A, SLIDE 224C

FLS

FIGURA LAND SURVEYING
MARTIN FIGURA R.L.S. # 2379
1300 COLLIER RIDGE LN
POWELL, TN 37849
Ph: (865) 765-7599
e-mail: mfigura@figuralandsurvey.com



PN TN 1 A0101 SITE PLAN SCALE: 1/10

ZONING INFORMATION:
(PER PLAT DATED 08-30-2017)

ADDRESS: 1916 EMORILAND BLVD

PARCEL ID: 069MB016

DISTRICT:

WARD: 16

SUBDIVISION: EMORILAND PARK ADD

JURISDICTION:
- CITY: KNOXVILLE
- COUNTY: KNOX COUNTY

ZONE: RN-2

SETBACKS:
- FRONT: 35'
- SIDE: 5' (NO LESS 15' COMBINED)
- REAR: 25'

IMPERVIOUS AREA CALCULATIONS:
(KNOXVILLE CODE OF ORDINANCE ARTICLE 4.3 TABLE 4-1)
- MAXIMUM IMPERVIOUS SURFACE PER CODE: 40%
- MAXIMUM BUILDING COVERAGE: 30%

- TOTAL LOT AREA: 15,534 SF
- TOTAL IMPERVIOUS AREA: 5,760 SF
  - A. TOTAL EXISTING HOUSE: 1,461 SF
  - B. TOTAL NEW ADDITION: 1,872 SF
  - C. DECK: 524 SF
  - D. TOTAL DRIVEWAY & SIDEWALK AREA: 1,903 SF
- PERCENTAGE OF PROJECT BUILDING COVERAGE: 24.83% (INCLUDES HOUSE AND DECK)
- PERCENTAGE OF PROJECT IMPERVIOUS AREA: 37.08%

- SITE INFORMATION IS BASED ON CURRENT PLAT RECORDED IN CABINET 6, SLIDE 98-B IN THE REGISTER OF DEEDS OFFICE IN ANDERSON COUNTY, TN & IS BEING PROVIDED TO DEMONSTRATE BUILDING PERMIT & ZONING CONFORMANCE ONLY. FINAL TOPOGRAPHY AND PROPERTY DATA TO BE VERIFIED BY CONTRACTOR AND SURVEYOR PRIOR TO CONSTRUCTION.

SITE PLAN & PROJECT ORIENTATION

PN TN

TN: TRUE NORTH (PER SITE PLAN)
PN: PROJECT NORTH (PROPOSED PLAN ORIENTATION)

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- NEW ONE-STORY ADDITIONS
- EXISTING ONE-STORY HOUSE
- EXISTING DRIVEWAY TO BE DEMO'D AND ABANDONED
- NEW DRIVEWAY

GENERAL NOTES:

1. CONTRACTOR TO VERIFY AND PROVIDE CURB CUTS AS REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION ZONING ORDINANCE REQUIREMENTS
2. CONTRACTOR TO COORDINATE SITE UTILITIES AND TIE-INS AS REQUIRED W/ OWNER AND LOCAL UTILITY PROVIDERS.
3. CONTRACTOR AND OWNER TO COORDINATE FINAL SEPTIC REQ'S.
4. TREE REMOVALS AND REQUIREMENT TO BE COORDINATE BY CONTRACTOR WITH OWNER.
5. CONTRACTOR TO VERIFY FINAL GRADING REQUIREMENTS PRIOR TO CONSTRUCTION.

DIA HOMES
ARCHITECTURE + PLANNING
402 S. Gay Street, Suite 291, Knoxville, TN 37902
ph 865.637.8640 or 865.291.2221 fx 865.544.3840
www.dia-search.com/residential4-homes/

A ADDITION FOR THE
DAVIS RESIDENCE
1916 EMORILAND BLVD,
KNOXVILLE, TN

RELEASE:
HZC REVIEW

REVISIONS

No.	Description	Date

Project Number:	24016H
Date:	09/25/2024
Drawn By:	JPG
Scale:	AS NOTED

SITE & ZONING PLAN

AS-101

5 AD-101 EXISTING EXTERIOR PHOTO)

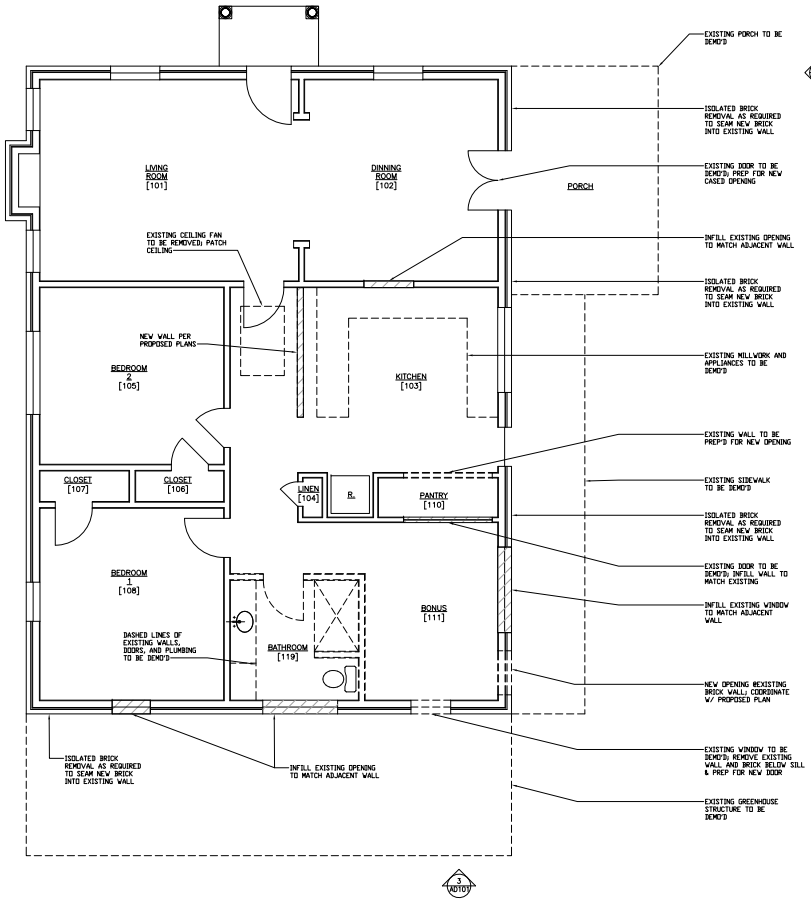
4 AD-101 EXISTING EXTERIOR PHOTO

3 AD-101 EXISTING EXTERIOR PHOTO

2 AD-101 EXISTING EXTERIOR PHOTO

DEMO GENERAL NOTES:

1. REQUIRED PIPING & DUCT RUNS FOR ALL NEW PLUMBING AND HVAC TO BE COORDINATED BY CONTRACTOR IN FIELD, AND IN COORDINATION WITH PROPOSED PLANS, PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY EXISTING ISSUES THAT MAY AFFECT THE DESIGN INTENT.
2. REMOVE EXISTING ROOFING, GUTTERS, DOWNSPOUTS, & FASCIA WHERE REQUIRED FOR NEW ADDITION. PATCH/REPAIR FOR SEAMLESS TRANSITION.
3. COORDINATE REMOVAL, SALVAGE, AND STORAGE REQUIREMENTS FOR ALL APPLIANCE AND FIXTURES TO BE MODIFIED OR REPLACED WITH OWNER PRIOR TO DEMOLITION.
4. COORDINATE EXISTING POWER, DATA, & AV COMPONENTS WITH OWNER PRIOR TO CONSTRUCTION & IN COORDINATION WITH PROPOSED PLANS.
5. WHERE MODIFYING EXTERIOR WALLS, DOOR, & WINDOWS PATCH/REPAIR ALL WEATHER BARRIERS, FLASHING, & INSULATION TO MEET CURRENT CODE REQUIREMENTS.
6. IF, DURING DEMOLITION, CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE THE INTEGRITY OF THE STRUCTURE OR PRECLUDE FOLLOWING THE DESIGN INTENT, GENERAL CONTRACTOR IS TO NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL METHODS OF CONSTRUCTION AND COORDINATION OF THE SAME, INCLUDING GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL & PLUMBING UNLESS NOTED OTHERWISE.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS PROPERLY BRACED DURING DEMOLITION AND RENOVATION.
9. NO TRASH OR DEBRIS SHALL BE STORED ON SITE. REMOVE ALL DEMOLISHED MATERIALS FROM SITE DAILY, UNLESS NOTED TO BE SALVAGED FOR REUSE.
10. THE GENERAL CONTRACTOR SHALL COORDINATE INTERRUPTION OR DISCONNECTION OF UTILITIES WITH APPROPRIATE AGENCIES AND AUTHORITIES. NOTIFY OWNER 48 HOURS IN ADVANCE OF SCHEDULED INTERRUPTIONS.
11. PATCH AND REPAIR ALL DAMAGED WALLS, FLOORS, AND CEILINGS AS REQUIRED TO RECEIVE NEW FINISHES. REPLACE EXISTING DAMAGED FINISHES WITH NEW FINISHES, OR REFINISH ENTIRE AREA OF CONCERN W/ NEW TO MATCH EXISTING OR AS OTHERWISE INDICATED ON DRAWINGS AND SCHEDULES.
12. ALL AREAS TO RECEIVE NEW CONSTRUCTION ARE TO BE STRIPPED OF EXISTING FINISHES AND PROPERLY PREPARED TO RECEIVE THE NEW CONSTRUCTION & FINISHES WITH A PROPER BOND. COORDINATE W/ OWNER EXTENT OF EXISTING FLOOR & WALL FINISH REMOVAL.
13. ALL ABANDONED DUCTING, PIPING, CONDUIT, ETC. IS TO BE REMOVED, AS WELL AS ALL ABANDONED WIRING, WHICH SHALL BE REMOVED FROM SOURCE, INCLUDING ELECTRICAL, TELEPHONE, AND DATA. WHENEVER EXISTING EQUIPMENT, PIPING, DUCTS, ETC. ARE REQUIRED TO BE REMOVED, SUCH REMOVAL IS TO INCLUDE ALL ANCHORS, HANGERS, FOUNDATIONS ETC. AFTER REMOVAL, ALL FLOORS, WALLS AND CEILINGS SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES AND SCHEDULES.
14. DEMOLITION WORK SHALL BE COORDINATED WITH ALL SUBCONTRACTORS TO INSURE UNINTERRUPTED PROGRESS OF NEW CONSTRUCTION WORK.
15. ALL DEMOLITION, CUTTING AND PATCHING SHALL BE DONE TO MAINTAIN STRUCTURAL, INTEGRITY OF EXISTING STRUCTURE AND IS TO PROVIDE A SMOOTH FINISHED APPEARANCE WHEN COMPLETED.
16. ALL WALLS INDICATED TO BE DEMOLISHED SHALL BE REMOVED FULL HEIGHT UNLESS NOTED OTHERWISE. AFTER REMOVAL FLOORS, CEILINGS AND ADJACENT WALLS SHALL BE REPAIRED & PREP'D FOR FINISH TO MATCH EXISTING OR AS OTHERWISE INDICATED ON DRAWINGS AND SCHEDULES.
17. ALL EXISTING FLOOR FINISHES IN WORK AREA TO BE REMOVED. PREP FLOORS TO RECEIVE NEW FINISH AS INDICATED IN FINISH SCHEDULE.
18. ALL EXISTING POWER RECEPTACLES & SWITCHES TO BE RELOCATED WHERE COMPROMISED BY NEW CONSTRUCTION - COORDINATE NEW LOCATIONS AS WITH OWNER OR PER PLANS - PREP WALLS FOR NEW LOCATIONS AT HEIGHT TO MATCH EXISTING.
19. STRIP AND REFINISH ALL EXISTING CEILINGS.



1 AD-101 DEMOLITION PLAN (EXISTING 1,461 SF)
SCALE: 1/4" = 1'-0"

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REVISIONS

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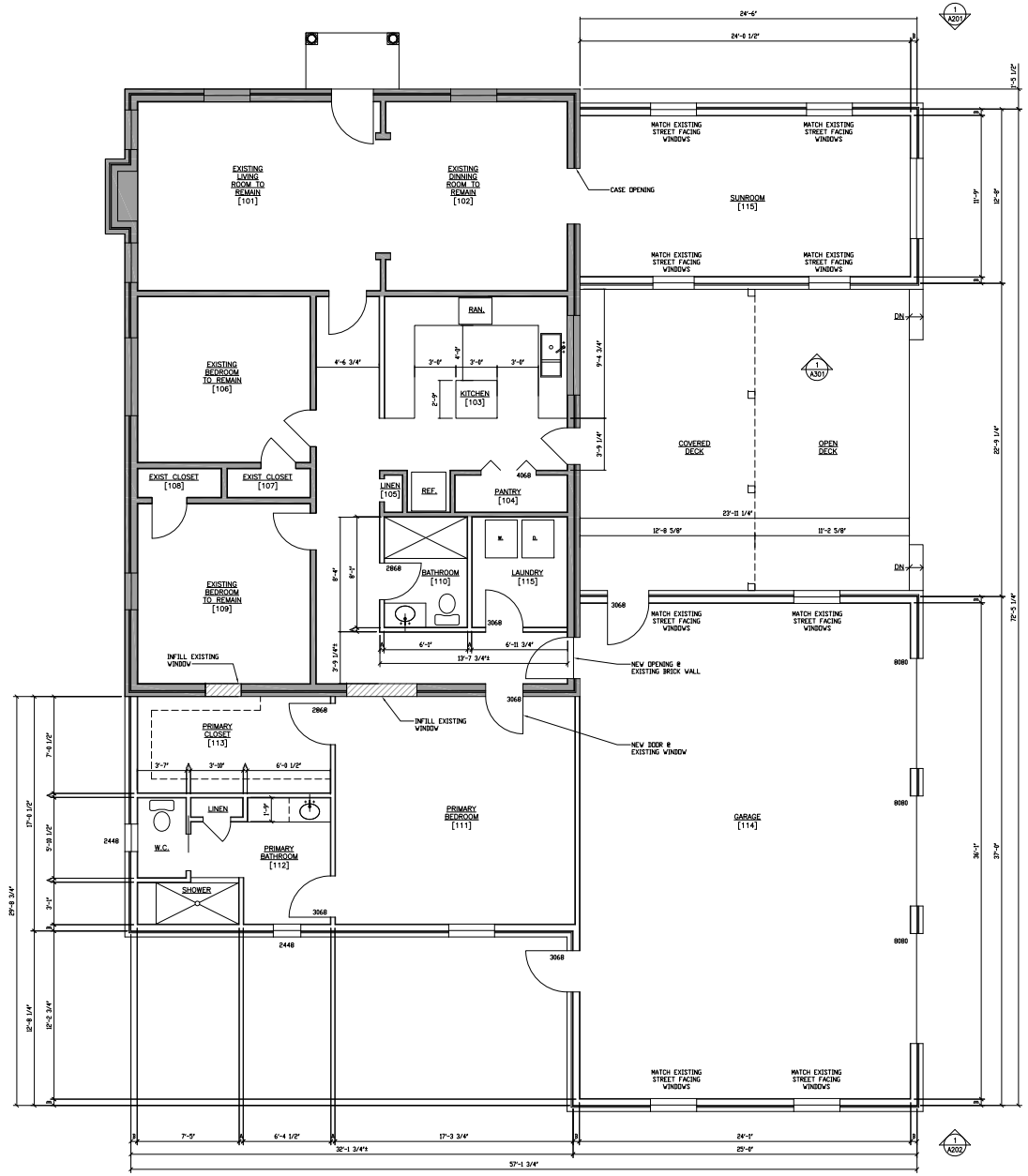
DEMOLITION PLAN

AD-101



1 A-101 PROPOSED PLAN (EXISTING 1,461 SF, NEW ADDITION EXCLUDING PATIO & GARAGE 900 SF, PATIO 538 SF, GARAGE 956 SF)
SCALE: 1/4" = 1'-0"

DIMENSION LEGEND

A	3 1/2" WOOD STUD	B	5 1/2" WOOD STUD (BEHIND ALL TOILETS)

GRAPHIC LEGEND

EXISTING WALLS TO REMAIN

CONSTRUCTION GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL PLAN & FRAMING DIMENSIONS ARE TO OUTSIDE FACE OF EXISTING HOME EXTERIOR WALL SHEATHING OR CENTERLINE OF COLUMN.
2. IF ANY DIMENSIONS ARE ABSENT OR UNCLEAR, CONTACT ARCHITECT IMMEDIATELY FOR INSTRUCTIONS.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
4. MINIMUM PRESERVATIVE TREATMENT REQUIREMENTS: (PER IRC SECTION R317)
   a. R317.1 LOCATIONS REQUIRED: (AS RELEVANT TO THIS PROJECT)
      i. WOOD JOISTS WHERE CLOSER THAN 18" TO GRADE
      ii. WOOD GIRDERS WHERE CLOSER THAT 12" TO GRADE
      ii. WOOD FRAMING THAT RESTS ON CONCRETE OR MASONRY EXTERIOR FOUNDATIONS WALLS AND ARE LESS THAN 8" TO EXPOSED GROUND.
   b. R317.1.1 FIELD TREATMENT
      i. FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE W/ AWPA M4.
   c. R317.1.4 WOOD COLUMNS:
      WOOD COLUMNS SHALL BE APPROVED WOOD OR NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVE TREATED WOOD.
   *EXCEPTIONS:
      i. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH.
6. CONTRACTOR TO VERIFY CONDITION OF EXISTING BUILDING FRAMING AND EVALUATE FURTHER STRUCTURAL REVIEW PRIOR TO CONSTRUCTION.
7. ALL PLUMBING FIXTURES, APPLIANCES, & ASSOCIATED COMPONENTS TO BE SELECTED BY OWNER IN COORDINATION W/ CONTRACTOR.
   COORDINATE SLAB TRENCHING AND RECESSED SHOWERS AS REQUIRED.
8. FLOOR FINISHES, MILLWORK, AND CASEWORK TO BE DETERMINED BY OWNER W/ CONTRACTOR. INTENT SHOWN FOR PLANNING PURPOSES.
9. INSULATION REQUIREMENTS TO MEET IECC 2018 W/ LOCAL AMENDMENTS
   A. ROOF: R-49 OR R-38 W/ ENERGY TRUSS
   B. WALLS @ CONDITIONED SPACE:
      -WOOD STUD: R-19
      -CMU: R-10 CONTINUOUS (AT INTERIOR SIDE)
   C. WOOD FLOOR FRAMING OVER UNHEATED: R-19
   D. SLAB EDGE: R-10 TO 2'-0" VERTICAL OR HORIZONTAL
   E. FENESTRATION: U-0.32/GLAZED FENESTRATION SHGC: U= 040
10. ALL POWER, LIGHTING, & MECHANICAL SYSTEM DESIGN TO BE COORDINATED BY OWNER WITH CONTRACTOR.
11. CONTRACTOR TO COORDINATE SMOKE AND CARBON MONOXIDE DETECTION SYSTEM
    2. AS REQ'D PER 2018 IRC AND W/ OWNER
    3.

ELECTRICAL NOTES:

5. FINAL LIGHT FIXTURES TO BE COORDINATE BY CONTRACTOR W/ OWNER.
7. EXTERIOR LIGHTS: COORDINATE FINAL FLOOD LIGHT LOCATIONS W/ OWNER.
   COORDINATE EXHAUST FAN REQ'S W/ MECHANICAL SUBCONTRACTOR AND OWNER
8. SWITCHES: U.O.N., LOCATE SWITCHES @ 48" AFF AND 7" (10" MAX) FROM FINISH JAMB TO CENTERLINE OF SWITCH (FIRST GANG IF MULTI-GANG).
   SWITCHES AT CABINETRY: RUN WIRES LONG FOR CUT-IN BOX INSTALLATION. FINAL LOCATIONS TO BE DETERMINED IN FIELD.
   EXTERIOR IN-USE BOXES SHALL BE RECESSED TYPE. FINAL LOCATIONS TO BE COORDINATED WITH OWNER.
1. ALL EXTERIOR LIGHTING SHALL BE CUT-OFF TYPE & SHALL CONFORM W/ LOCAL LIGHTING CODES AND ORDINANCES.

RECEPTACLE NOTES:

INSTALLATION AND LOCATION OF ALL POWER TO BE COORDINATED W/ CURRENT NEC REQUIREMENTS. LOCATE RECEPTACLES VERTICALLY @ 12" ABOVE SUBFLOOR; COORDINATE FINAL LOCATIONS WITH OWNER. INSTALL GFI RECEPTACLES @ BATHS & KITCHEN @ CABINETS: RUN WIRES LONG FOR GEM/CUT-IN BOX INSTALLATION. FINAL LOCATION T.B.D. IN FIELD. PLUG MOLD: FACE DOWN AT BACK OF BOTTOM OF UPPER CABINETS. VERIFY FINAL
1. W/ OWNER. EXTERIOR: LOCATIONS TO BE VERIFIED W/ OWNER; INSTALL ± 2" ASF, VERT; ALIGN CENTERLINE W/ NEAREST SIDING COURSE; USE WATERPROOF BOX.

DOOR/WINDOW NOTES:

WHERE NOT DIMENSIONED, INTERIOR DOORS THAT APPEAR CENTERED ON WALL SHALL BE; INTERIOR DOORS APPEARING DIRECTLY ADJACENT TO WALL SHALL BE INSTALLED W/ JAMB R.O. 6" FROM WALL FRAMING.
3. EXTERIOR WINDOWS AND DOORS SHALL MEET CURRENT CODE U VALUE, SHGC, & DP RATINGS. WINDOW MANUF. & CONTRACTOR TO VERIFY ALL EGRESS WINDOW REQ'S ARE MET. WINDOW MANUF. & CONTRACTOR TO VERIFY
4. TEMPERED GLAZING REQUIREMENT MEET CURRENT CODE. WRAP HEAD, JAMB, AND SILL W/ MEMBRANE FLASHING AND PROVIDE CAP & SILL PAN FLASHING PER CURRENT CODE & MANUF. REQ'S; STRAIGHT FLASH ALL NAILFINS.
   ALL DOORS SEPARATING CONDITIONED FROM UNCONDITIONED SPACES SHALL BE PROVIDED W/ APPROVED WEATHER SEALS & GASKETING; EXTERIOR LOCATION TO HAVE APPROVED THRESHOLDS AND RAIN GUARD.
   ALL INTERIOR DOORS TO BE SELECTED BY OWNER.

FINISH NOTES:

1. EXTERIOR FINISHES:WALLS/FLOORS:
   A. TYPICAL EXTERIOR WALL FINISH TO BE PAINTED BRICK TO MATCH EXISTING HOUSE OVER 1" AIR SPACE OVER (1) LAYERS WEATHER BARRIER OVER OVER 1/2" EXTERIOR GRADE SHEATHING OVER 2X6 WOOD STUDS @ 16" O.C. W/ R-21 BATT INSULATION AND INTERIOR FINISH PER NOTES BELOW. COORDINATE LOCATION W/ ELEVATIONS.
   B. SLAB ON GRADE TO BE 4" STEEL REINFORCED CONCRETE SLAB OVER 6 MIL VAPOR BARRIER, OVER 4" WASH STONE WITH R-10 RIGID INSULATION INSTALLED MINIMUM 2' AT FULL PERIMETER. HARD TROWEL FINISH AT GARAGE AND SLOPE 1/4" PER FOOT TO GARAGE DOOR.
1. ROOF FINISH:
   SHINGLES TO MATCH EXISTING HOUSE OVER #30 FELT OVER 36" ICE AND WATERSHIELD, FULL COVERAGE, OVER 3/4" EXTERIOR GRADE SHEATHING OVER WOOD FRAMING.
2. GUTTERS & DOWNSPOUTS:
   MATCH EXISTING HOUSE FINISH AND STYLE. FINAL SIZE AND LOCATION BY CONTRACTOR; DAYLIGHT WATER AWAY FROM HOUSE.
3. FASCIA AND TRIM TO BE WOOD TO MATCH EXISTING HOUSE. PROVIDE METAL DRIP FLASHING @ EAVES & RAKES.
4. GUARDRAILS & STAIR HANDRAIL:
   36" TALL MIN. ABOVE FINISHED FLOOR WHERE 4" SPHERE CANNOT PASS THROUGH PICKETS PER CODE; 1 3/4" HANDRAIL TYPICAL; FINISH AND GENERAL CONFIGURATION TO BE COORDINATED BY CONTRACTOR WITH OWNER.
6. INTERIOR WALLS/CEILINGS/FLOORS:
   1/2" GYP. BOARD AT TYPICAL WALLS AND CEILING; ALLOWANCE FOR TILE AT BATHROOM FLOORS, SHOWER, AND 48" BATHROOM WAINSCOT; CROWN, BASE, AND CASINGS TO MATCH EXISTING; TYPICAL FLOORS TO BE WOOD OVER 3/4" ADVANTEC SUBFLOOR. FINAL FINISH SELECTIONS BY OWNER.

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A ADDITION FOR THE
DAVIS RESIDENCE
1916 EMORILAND BLVD,
KNOXVILLE, TN

RELEASE:
HZC REVIEW

REVISIONS

No.	Description	Date

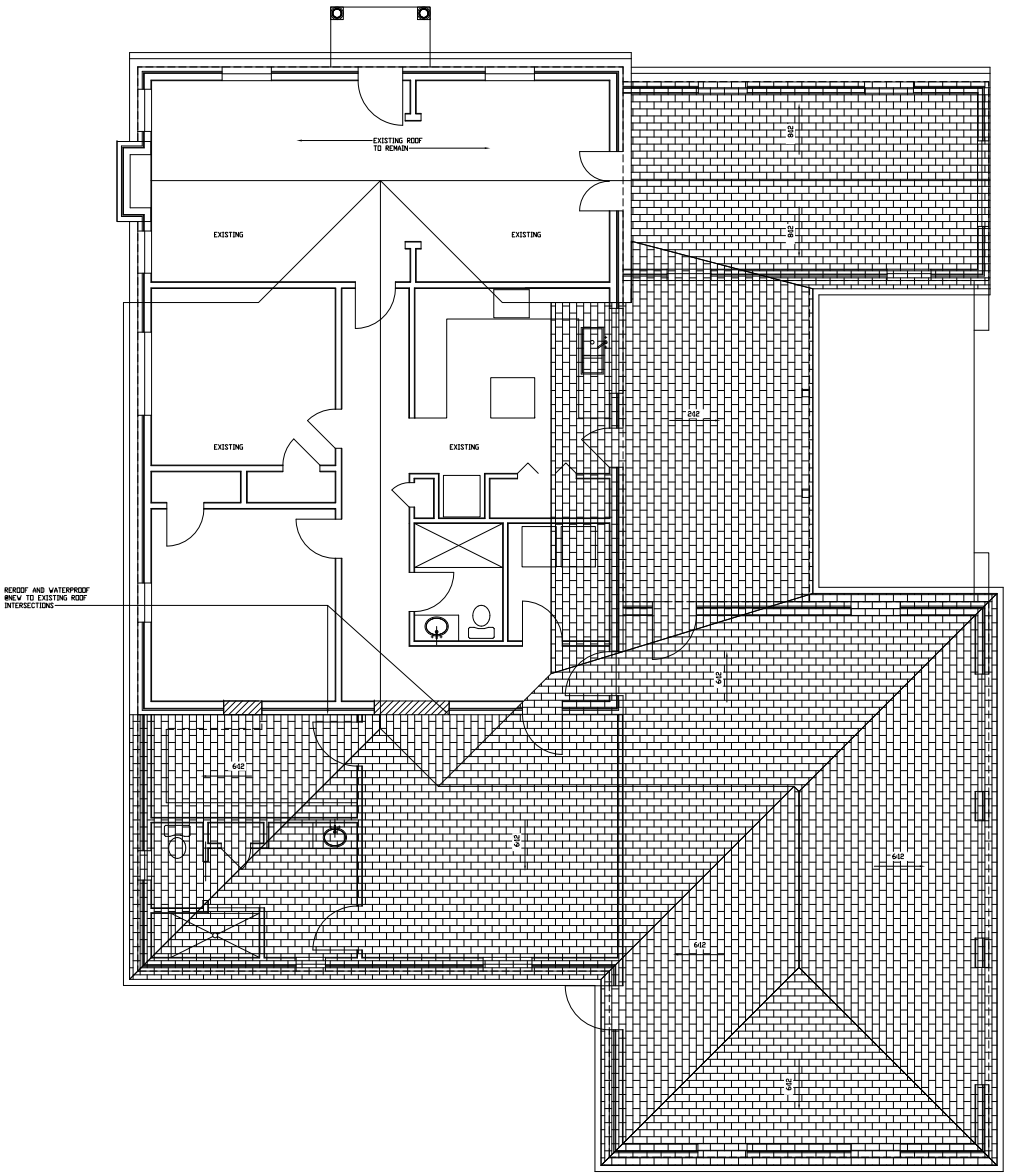
Project Number:	24016H
Date:	09/25/2024
Drawn By:	JPG
Scale:	AS NOTED

PROPOSED PLAN

A-101

ROOF PLAN GRAPHIC LEGEND:

SHINGLE ROOF TO MATCH EXISTING HOUSE, SEE A-101 FINISH NOTES FOR DETAILS



1 PROPOSED ROOF PLAN
A-102 SCALE: 1/4" = 1'-0"

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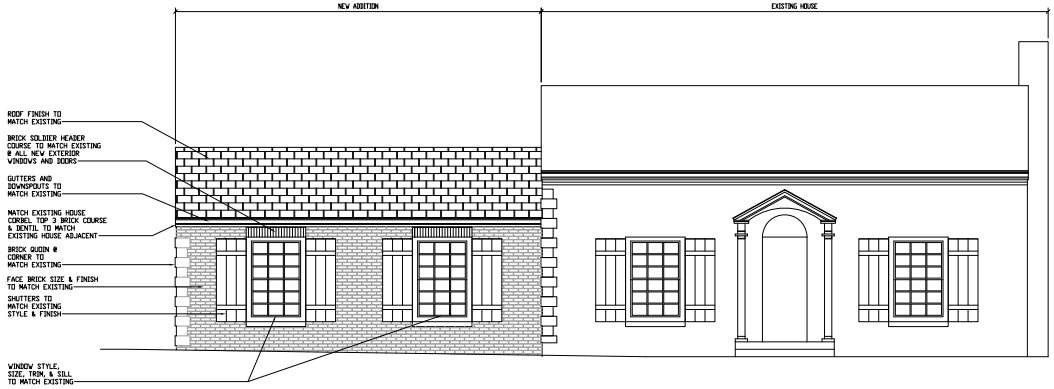
PROPOSED ROOF PLAN

A-102

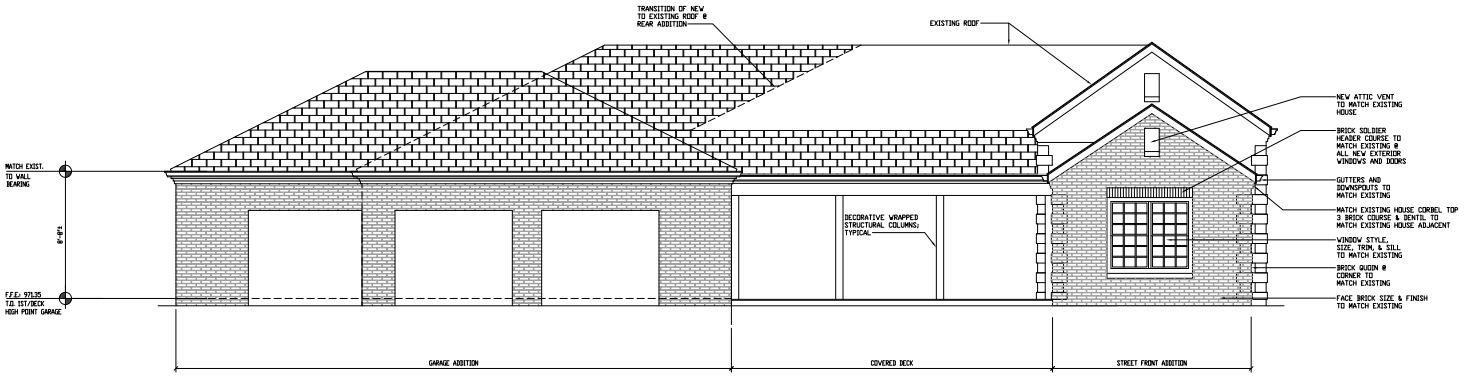
ELEVATION GRAPHIC LEGEND:

PAINTED BRICK TO MATCH EXISTING HOUSE; VERIFY IN FIELD

SHINGLE ROOF TO MATCH EXISTING HOUSE; SEE A-101 FINISH NOTES FOR DETAILS



1 / A-201 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 / A-201 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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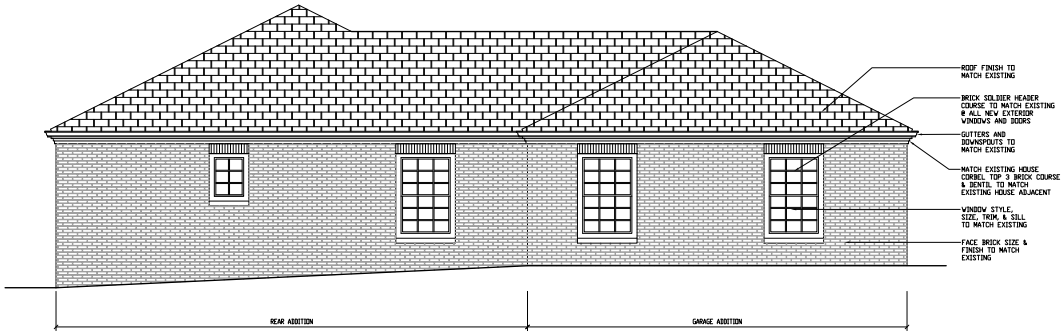
ELEVATIONS

A-201

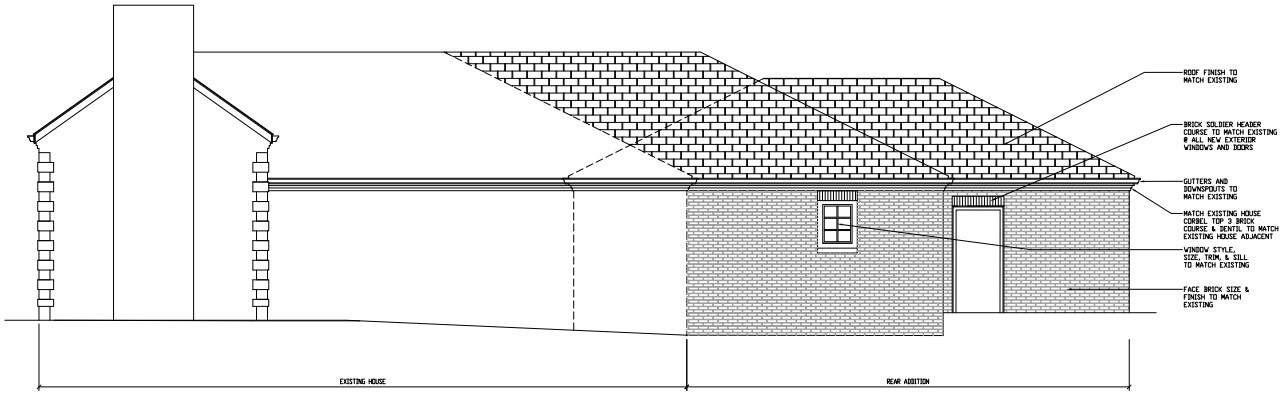
ELEVATION GRAPHIC LEGEND:

PAINTED BRICK TO MATCH EXISTING HOUSE; VERIFY IN FIELD

SHINGLE ROOF TO MATCH EXISTING HOUSE; SEE A-101 FINISH NOTES FOR DETAILS



1 SIDE ELEVATION
A-202 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A-202 SCALE: 1/4" = 1'-0"

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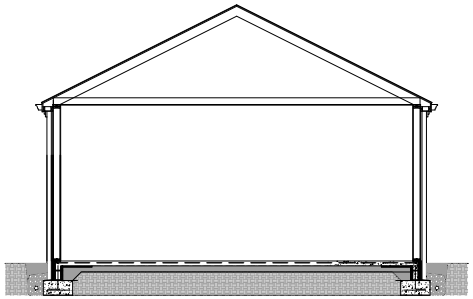
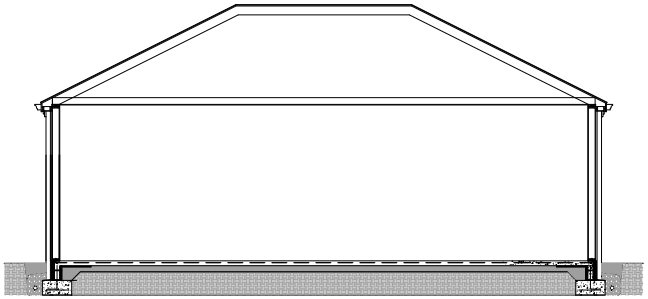
ELEVATIONS

A-202



3 SECTION
A-301 SCALE: 1/4" = 1'-0"

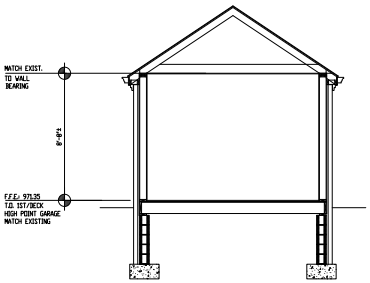


4 SECTION
A-301 SCALE: 1/4" = 1'-0"

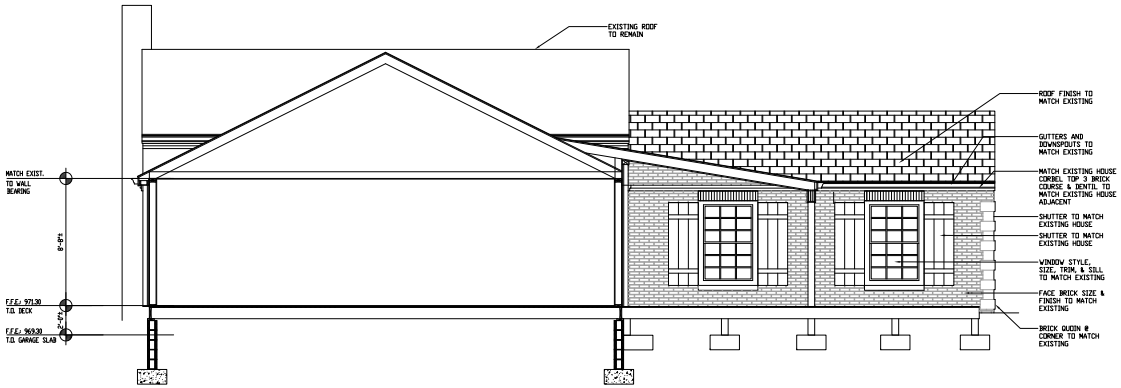
ELEVATION GRAPHIC LEGEND:

PAINTED BRICK TO MATCH EXISTING HOUSE; VERIFY IN FIELD

SHINGLE ROOF TO MATCH EXISTING HOUSE; SEE A-101 FINISH NOTES FOR DETAILS



2 SECTION
A-301 SCALE: 1/4" = 1'-0"



1 SECTION
A-301 SCALE: 1/4 = 1'-0"

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SECTIONS

A-301