

**Meeting:** 10/16/2025  
**Applicant:** R. Bentley Marlow, Marlow Builders Inc.  
**Owner:** Jennifer Boyce

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## Property Information

**Location:** 1014 McGhee Ave. **Parcel ID** 94 F J 019  
**District:** Mechanicsville H  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** N/A  
Vacant lot.

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## Description of Work

### Level III Construction of New Primary Building

New primary structure fronting McGhee Avenue. The two-story duplex measures 17' wide by 55' deep (not including porches), with the second unit behind the first. There is no parking indicated on the site plan. The main massing is proposed to be set 15'-6" from the front lot line, with the front porch at 7'-6", and the building is centered between the side lot lines with a 4' side setback on the right (east) elevation (with encroachments) and a 3' side setback on the left (west) elevation.

The duplex features a 12/12 pitch front-gable roof clad with architectural asphalt shingles with 1' eave overhangs and frieze-board molding. There is a second-story massing with a 4/12 pitch shed roof on the left (west) elevation. The façade features a full-length 8' deep front porch on a block foundation and recessed under a partial hipped roof supported by three 6" square posts made from pressure-treated wood with trim at the base. The porch does not feature any railings, and the steps will be made of concrete. It will have tongue-and-groove wood flooring and a beadboard ceiling. There is an identical front porch on the rear elevation for the other unit.

The building will be clad in fiber cement lap siding (Hardie), with fiber cement cornerboards and trim, and it will rest on a 2'-6" tall parge-coated block foundation, with wood skirtboards. The façade features a quarter-lite paneled door on the left, followed by three paired windows, and the second story features a window centered in the gable. The rear elevation is a mirrored copy of the façade. The left (west) elevation features a 2' wide faux chimney projection clad in siding that terminates at the roofline, six windows on the first-story, and two windows on the second-story projecting shed roof massing. The right (east) elevation features two windows on the first story and a secondary entrance with a quarter-lite paneled door in a 2' wide by 3'-4" deep, two-story recess accessed via a small concrete landing. All windows are "wood clad", 1/1, single-hung, and feature fiber cement trim and projecting sills, and all doors feature fiber cement trim.

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## Applicable Design Guidelines

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

### A. Rules for 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 must duplicate the 12/12 pitch most often found in the neighborhood, the roof pitch typical of the style being referenced by a new building, or the pitch of neighboring buildings. Roof shapes must be complex, using a combination of hips with gables, dormers, or where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styling.
2. The eaves on additions or new buildings must 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.
3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards, and other unique roof features). Use some of these details in designing new buildings.

#### C. Rules for 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. In new construction, the proportion of the porches to the front facades must be consistent with the historic porches in the neighborhood.

#### D. Rules for Entrances

4. A new entrance or porch must be compatible in size, scale, or material.
6. Secondary entrances must be compatible with the original in size, scale, and materials, but clearly secondary in importance.

#### E. Rules for 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 door and window trim to be compatible with the adjacent historic buildings.
12. Concrete siding (also called Hardi-board) is allowed on outbuildings and garages for new construction only. The material can be used like board and batten if placed vertically. Batten strips of wood must be used, however, to preserve the look of historic materials. If used like normal siding, it must have a reveal of no more than 4.25 inches.

#### F. Rules for Masonry Wall Coverings

8. Split-faced block shall not be used in new construction or as a replacement for deteriorated masonry units. One exception is split-faced block which can be used as a retaining wall.
10. Stucco-surfaced masonry can be an appropriate for foundations in new construction. Brick and stone can also be appropriate.

#### Rules for New Building Construction

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...A new building's form and its placement on its lot help determine the compatibility of the building...The form of the houses is also rectangular or irregular with the narrow sides facing the street. This development pattern should be respected if new buildings are built in the neighborhood. Also, the consistent setbacks of the buildings in the neighborhood create a visual order, help to define public and private space, provide privacy for the residents, and permit landscaping in front of a building.

#### O. 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 of adjacent buildings.

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.

#### P. Scale and Massing

1. Relate the size and proportions of new structures to the scale of adjacent buildings.
2. Break up uninteresting boxlike forms into smaller varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.
3. New buildings must reinforce the scale of the neighborhood by their height, width, and massing.
4. 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.
5. Roof shapes must relate to the existing buildings, as must roof coverings.

#### Q. Height of Foundation 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 with 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.

#### R. 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.

#### S. 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.

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## Comments

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## Staff Findings

1. The applicant intends to use Section 4.6 of the zoning code, the Middle Housing standards, which are “intended to promote development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area,” and “may allow more flexible development of land than is possible under the base district zoning regulations,” subject to additional dimensional, design, and parking standards. Middle Housing review occurs separately during permitting; the HZC review focuses on how the project meets the design guidelines. Some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the HZC.

The HZC does not have the authority to issue variances from the Middle Housing standards, except for dimensional standards. However, Planning staff can issue administrative variations from the Middle Housing design standards in Article 4.6.E during permitting, in accordance with Article 4.6.G.1.a.iii, which permits the variation “provided the project meets all applicable dimensional standards of Section 4.6, and variation from the design standards is

necessary to achieve a creative architectural design which is similar in scale with buildings on the subject block face and the block face directly across the street.” If in its deliberation and approval, the HZC determines a standard in Article 4.6.E is not appropriate for the proposed structure based on the recommendations of the design guidelines and the review guidelines in Article 16.8.C., Planning staff will take this into consideration when evaluating the variation request.

2. The lot to receive new construction is a 25’ wide by 150’ deep vacant lot which previously featured a single-story, modest Folk Victorian-style, shotgun house (demolished between 1980-1996) with a width, depth, form, and roofline comparable to the proposed duplex. New construction in the overlay in the last twenty years has been more elaborate in style and detail. The block to receive new construction features modified Queen Anne cottages and Folk Victorian shotguns with a similar, if not exact design, of the previous structure on the property. While the form and proportions of the proposed duplex are appropriate for the relatively modest housing stock along the block, additional architectural details should be added to the façade to meet the design guidelines, which consistently recommend that new construction feature architectural details that align with the context. Recent new construction on Cansler Avenue (3-B-25-HZ, 3-C-25-HZ), a block with similar housing stock, featured additional architectural details that reflected the context, including shingles and decorative vents in the gable fields and faux rafter tails. Additional architectural detail should be added to the façade (on either porch columns, porch steps, roofline, or gable field), with final selection to be approved by staff.

3. Guidelines encourage maintaining the historic façade line of the streetscape and aligning new buildings within the existing setback pattern of the street, which is echoed by the Middle Housing standards that require a front setback within 5’ of the average of the blockface. The average setback of the blockface is 24’-5”, so the HZC would need to issue a variance via COA to approve the proposed 15’-6” front setback, with the front porch at 7’-6”. The adjacent house is the closest to the front lot line along the blockface and features a 16’ setback, with the front porch at 10’. It should be noted that there is likely a discrepancy in the lot boundaries in KGIS that resulted in a larger average front setback calculation than the actual measurements, which can be rectified during permitting. The front setback should meet Middle Housing standards and align with the block.

4. The duplex is proposed to be centered between the side lot lines with a 4’ side setback on the right (east) elevation and a 3’ side setback on the left (west) elevation, as the faux chimney is not a permitted encroachment. The Middle Housing standards allow Planning staff to administratively approve a variation for the proposed 4’ side setbacks during permitting, with the support of City Engineering, but the 3’ side setback on the left (west) elevation would require a variance from the Board of Zoning Appeals or the Historic Zoning Commission (Article 4.6.G.1.a.ii, Article 8.5.C, Article 16.3). The HZC has the authority to issue variances to dimensional standards via COA if alternative standards are specifically recommended in the design guidelines.

The design guidelines for new construction emphasize that the historic development pattern and consistent setbacks of the neighborhood be respected, and they recommend that “side yard setbacks for new buildings shall be consistent with those of existing historic buildings.” The shotgun houses along the blockface on 25’ wide lots do not meet modern side setback requirements, with some buildings touching the side lot lines, and the historic structure on the lot also featured small side setbacks. The left (west) lot line is shared with Olde Mechanicsville Park, which reduces concern about the effect of a smaller side setback but makes this elevation highly visible. In the opinion of staff, variances for 4’ and 3’ side setbacks, on the right (east) and left (west) elevation respectively, are supported by the design guidelines. In the opinion of City Engineering and Zoning, the setback variances would not pose a safety issue, although a higher-rated fire wall may be required to meet building codes.

However, in the opinion of staff, it is not appropriate to issue a variance for a 3’ side setback to allow for the faux chimney on the highly-visible left (west) elevation, as that feature does not approximate historic chimneys and is thus not supported by the design guidelines. This is further discussed in comment 7. The Commission should discuss whether approval of the variance for the 4’ side setbacks should be delegated to Planning staff during permitting or approved by the HZC via COA.



5. Overall, the scale and proportions of the new duplex are similar to other shotgun houses on the block and in the broader neighborhood. The building is compatible with the neighborhood's scale, width, and massing.

6. Guidelines recommend "avoid[ing] new construction that varies in height, so that new buildings are equal to the average height of existing buildings." The block only features one-story houses, so the duplex would be the only two-story building on the block. However, the lot is adjacent to the Olde Mechanicsville Park and is in clear view of two-story buildings on Arthur Avenue that are larger in scale, and the second-story employs a vaulted ceiling to allow for a 5' tall floor, making it shorter than a typical two-story building. In the opinion of staff, the two-story height is appropriate for the context. The 2'-6" tall foundation is similar in height to the other houses on the block. Guidelines recommend that "beltcourses or other suggestions of between stories that suggest the beginnings of additional stories shall be used" on new construction, and such an element is not present in the design. The Board should discuss the height of the proposed duplex and whether details indicating the separate stories should be introduced.

7. Guidelines recommend "break[ing] up uninteresting box-like forms into smaller varied massings...by the use of bays, extended front porches, and roof shapes." The proposed duplex uses front and rear porches, the shed roof massing and faux chimney on the left (west) elevation, and the recessed entry on the right (east) elevation to break up the long massing. The siding-clad faux chimney on the left (west) elevation does not meet the design guidelines' recommendations for material or form, is not compatible with historic chimneys, is highly visible from the street, and would require a side setback variance from either the HZC or BZA, as previously discussed. It is included in the design to meet Middle Housing standards which require a recess or projection on building planes over 50' (4.6.E.4.b).

The proposed faux chimney should be removed. The other shotgun houses on the block, which have a similar depth, feature some side elevations without a projecting feature. The shed roof massing sufficiently breaks up the side elevation to meet the recommendations of the design guidelines but does not fulfill Article 4.6.E.4.b. The HZC should discuss whether the proposed structure is consistent with the design guidelines and the neighborhood context without a recess or projection on the left (west) elevation.

If the Commission deems that an alternative feature should be present on the left (west) elevation to meet Middle Housing standards, such as making the shed roof massing a two-story projection, a variance for a 3' side setback via COA could be appropriate, and the requested feature should be identified in a condition.

8. The block features houses with full-length and partial-length front porches. The proposed 8' deep porch is similar in form to those found on other houses on the block, meets the recommended depth and width, and includes the beadboard ceiling and tongue-and-groove flooring recommended by the design guidelines. However, design guidelines recommend that porches on new construction "contain design features such as columns and balustrades that introduce architectural diversity." The overall design lacks architectural elements that reflect the context, and the 6" square porch columns are simpler than the others present on the blockface, which all feature decorative brackets. The National Register nomination states that the previous structure had "flared columns on brick piers." It would be ideal if the porch design was revised to include supports that reflect the context or the previous structure, but the supports should be at least 8" by 8".

9. The proposed 12/12 pitch front-gable roof clad in architectural shingles meets design guidelines for pitch and materials, and it benefits from the eave overhangs and frieze board molding. However, additional architectural elements could be added to the façade roofline to reflect the context.

10. Guidelines discourage split-face block. The proposed block foundation will be parge-coated, which will help it align with the materials present on the block.

11. The guidelines note that “synthetic siding is inappropriate and not allowed...as new siding in new construction,” limiting “concrete siding (also called Hardi-board) allowed on outbuildings and garages for new construction only.”

Fiber cement siding (typically with a smooth finish, 4-5” exposure) has been approved in new construction in all of the other historic zoning overlays in the City (both H and NC districts) through the design review process and with the general consent of the neighborhood.

The Commission extensively discussed the use of fiber cement siding on new construction in Mechanicsville in May where wood was required instead (3-C-25-HZ) and in July (3-B-25-HZ) where wood was required, allowing for fiber cement if staff is “provided official determination of support of the material from the neighborhood organization.” Such documentation has not been provided to staff, and staff has reached out but has not received any updates from the neighborhood representative regarding the ongoing discussion at the time of writing this report. The neighborhood representative communicated that the neighborhood wanted to maintain their stance against fiber cement siding on new construction at the May and July meetings.

In the opinion of staff, fiber cement siding and trim does not meet the Mechanicsville design guidelines, but it can be appropriate with an official determination of support of the material from the neighborhood organization. All exterior trim and siding details should feature the same material, and the wood skirt boards should be revised to fiber cement if that material is supported by the neighborhood.

12. Guidelines recommend that new buildings use materials and placement for windows and doors that are consistent with the street and the surrounding neighborhood. The “wood clad” 1/1 single-hung windows with trim and projecting sills are appropriate, but final specifications should be for aluminum-clad wood windows (instead of vinyl-clad wood) and sent to staff for review. The three grouped windows on the façade and rear elevation could be revised to two. The quarter-lite paneled door on the front porch achieves the “strong sense of entry” recommended by the guidelines, but final specifications should be sent to staff for review.

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## Staff Recommendation

The Board should discuss the faux chimney and left (west) elevation, side setbacks, whether details indicating the separate stories should be introduced, the fiber cement siding, and the architectural detail of the building within its context.

Along with any necessary revisions or conditions, staff recommends approval of Certificate 10-B-25-HZ, subject to the following conditions:

- 1) the final site plan to meet City Engineering standards;
- 2) meeting all applicable standards of the City Zoning code, including Article 4.6 and Article 9.3.J, with minor revisions to be approved by staff;
- 3) front setback to meet Middle Housing standards, with final approval by staff;
- 4) removal of the faux chimney on the left (west) elevation, encouraging Planning staff to approve a variation from Article 4.6.E.b. on the left (west) elevation during permitting;
- 5) granting variances for a 4’ side setbacks, contingent on meeting condition 4 and any applicable building code requirements;
- 6) the porch supports to be at least 8” by 8”;
- 7) additional architectural detail to reflect the context be added to the façade, to be approved by staff;
- 8) final window and door selections to be sent to staff for approval; and
- 9) all siding and trim materials to be wood, allowing for fiber cement (smooth finish with 4-5” exposure) instead if official determination of support of the material on new construction from the neighborhood organization is submitted to staff.



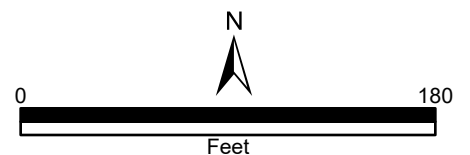
**10-B-25-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



**1014 McGhee Ave. 37921**  
**Mechanicsville H**

Original Print Date: 10/7/2025  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: R. Bentley Marlow, Marlow Builders Inc.





## DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☒ HISTORIC ZONING (H)

☐ INFILL HOUSING (IH)

R. Bentley Marlow

Applicant

4 September 2025

16 October 2025

10-B-25-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

R. Bentley Marlow

Marlow Builders, Inc.

Name

Company

322 Douglas Avenue

Knoxville

TN

37921

Address

City

State

Zip

865-607-4357

rbentleymarlow@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Jennifer Boyce

6800 Ottinger Drive, Knoxville, Tenn. 37920

865-660-6324

Owner Name (if different from applicant)

Owner Address

Owner Phone

1014 McGhee Avenue

094FJ019

Property Address

Parcel ID

Deaderick's / Old Mechanicsville

TDR/RN2

Neighborhood

Zoning

## AUTHORIZATION

*Malynda Wollert*

Staff Signature

Malynda Wollert

Please Print

9-4-25

Date

*R. Bentley Marlow*

Applicant Signature

R. Bentley Marlow

Please Print

4 September 2025

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 a Middle Housing (Art. 4.6) Side-by-Side duplex. This is permitted by operation of Art. 17.3 Nonconforming Lot. This is further permitted under exemption e of Stormwater Ordinance 20-22.5.  
\_\_\_\_\_  
\_\_\_\_\_

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:<br><br>\$250.00 |
| 250    |                        |
| FEE 2: |                        |
| FEE 3: | Pd., 09/05/2025, SG    |



# MCGHEE AVE DUPLEX

## NEW RESIDENTIAL CONSTRUCTION

094FJ019, McGhee Ave, Knoxville, Tennessee



7/31/2025

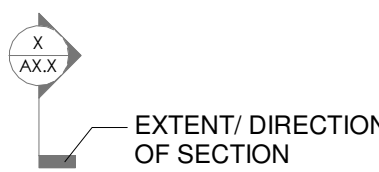
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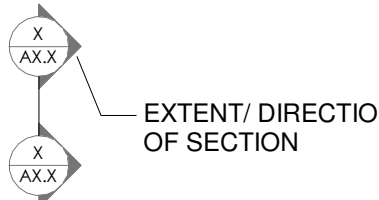
### ELEVATION MARKER



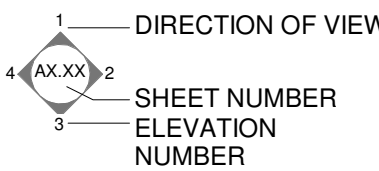
### DETAIL SECTION MARKER



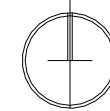
### BUILDING SECTION MARKER



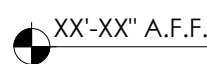
### INTERIOR ELEVATION MARKER



### NORTH INDICATOR



### ELEVATION MARKER

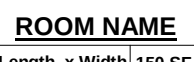


### SPOT ELEVATION

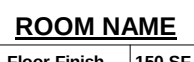


F.F.E. = FINISH FLOOR ELEVATION

### FLOOR PLAN TAGS



Length x Width 150 SF  
APPROXIMATE INTERIOR SQUARE FOOTAGE  
APPROXIMATE INTERIOR LENGTH AND WIDTH



Floor Finish 150 SF  
APPROXIMATE INTERIOR SQUARE FOOTAGE  
FLOOR FINISH



IDENTIFIER  
WINDOW TYPE IF SCHEDULED



IDENTIFIER  
DOOR TYPE IF SCHEDULED

AA##",#""— IDENTIFIER, SIZE IN INCHES  
WINDOW TYPE ON FLOOR PLAN

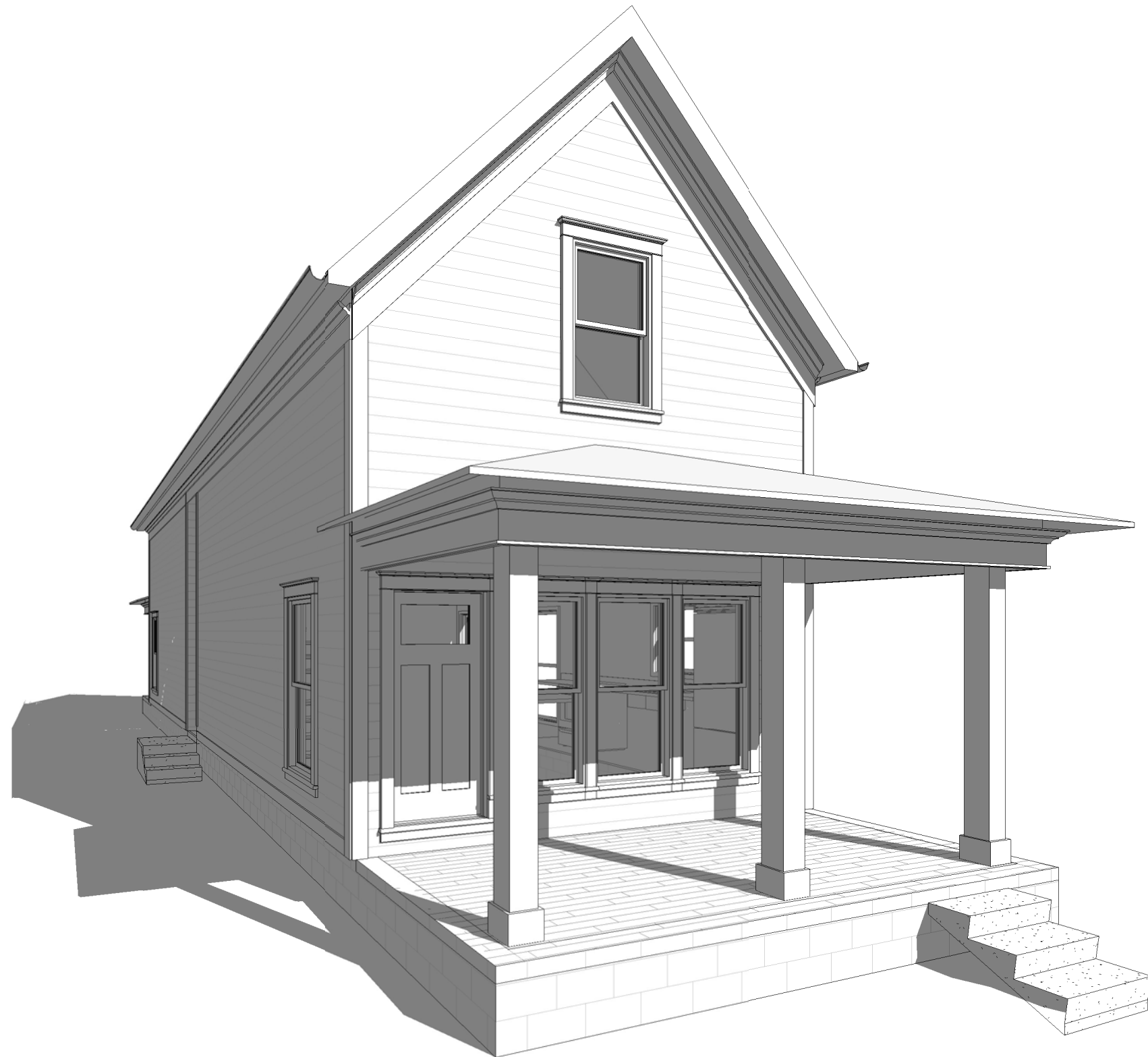
##",#""AA— IDENTIFIER, DOOR TYPE  
DOOR SIZE, IN INCHES, ON FLOOR PLAN



IDENTIFIER  
PARTITION TYPE



IDENTIFIER  
REVISION NUMBER



1 3D PERSPECTIVE  
G000



KEY MAP  
NTS

| SHEET NUMBER       | SHEET NAME                                | Sheet Issue Date | Current Revision Description | Current Revision Date |
|--------------------|-------------------------------------------|------------------|------------------------------|-----------------------|
| 01 - GENERAL       |                                           |                  |                              |                       |
| G000               | PROJECT INFORMATION                       | 7/31/2025        | Code R1                      | 8/29/2025             |
| G001               | CONSTRUCTION NOTES                        | 7/31/2025        |                              |                       |
| G002               | CONSTRUCTION NOTES                        | 7/31/2025        |                              |                       |
| G003               | UL ASSEMBLIES                             | 7/31/2025        |                              |                       |
| 05 - ARCHITECTURAL |                                           |                  |                              |                       |
| A100               | SITE PLAN                                 | 7/31/2025        | Code R1                      | 8/29/2025             |
| A101               | FIRST & SECOND FLOOR PLAN, & ROOF PLAN    | 7/31/2025        | Code R1                      | 8/29/2025             |
| A102               | FOUNDATION PLAN & SCHEMATIC FRAMING PLANS | 7/31/2025        | Code R1                      | 8/29/2025             |
| A201               | EXTERIOR ELEVATIONS                       | 7/31/2025        | Code R1                      | 8/29/2025             |
| A301               | DETAILS                                   | 7/31/2025        | Code R1                      | 8/29/2025             |
| A304               | AIR SEALING DETAILS                       | 7/31/2025        |                              |                       |

### OWNER

The Cardinal Standard, LLC  
6800 Ottinger Drive  
Knoxville, TN 37920  
CONTACT: Jennifer Cooper  
CELL PHONE: (865) 660-6324  
EMAIL: thecardinalstandard@gmail.com

### ARCHITECT

oysk<sup>3</sup> architects  
1545 Western Avenue, Suite 100  
Knoxville, TN 37921  
CONTACT: Cara Knapp  
OFFICE PHONE: (865) 523-8200  
EMAIL: office@oysk3architects.com

### FACILITY AND CODE COMPLIANCE

|                              |                                                                                                                                                                                                                                                           |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PARCEL DESCRIPTION           | 094FJ019                                                                                                                                                                                                                                                  |
| SUBDIVISION                  | DEADRICKS PT 67                                                                                                                                                                                                                                           |
| PROPERTY ZONE                | RN-2                                                                                                                                                                                                                                                      |
| PROPERTY SIZE                | 0.08 ACRES                                                                                                                                                                                                                                                |
| BUILDING SQUARE FOOTAGE      | MAIN FL.: 935 SF<br>SECOND FL.: 935 SF<br>TOTAL: 1870 SF                                                                                                                                                                                                  |
| FLOOR LEVELS                 | TWO STORY                                                                                                                                                                                                                                                 |
| CONSTRUCTION CLASSIFICATION  | V-B, UNPROTECTED, UNSPRINKLERED                                                                                                                                                                                                                           |
| OCCUPANCY CLASSIFICATION     | RESIDENTIAL                                                                                                                                                                                                                                               |
| OCCUPANT LOAD                | 1870/200 = 9 OCCUPANTS                                                                                                                                                                                                                                    |
| RATED WALLS                  | NONE                                                                                                                                                                                                                                                      |
| DETECTION AND ALARM SYSTEMS  | LINE VOLTAGE, INTERCONNECTED, SMOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM IN CLOSE PROXIMITY, WITH BATTERY BACKUP, SMOKE ALARM TO BE PLACED NO LESS THAN 3'0" HORIZONTALLY FROM THE OUTSIDE OF A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER. |
| EMERGENCY ILLUMINATION       | NOT REQUIRED                                                                                                                                                                                                                                              |
| MAX TRAVEL DISTANCE TO EXITS | < 75' OR < 100' IF SPRINKLERED                                                                                                                                                                                                                            |
| FIRE EXTINGUISHERS           | PROVIDED BY OWNER                                                                                                                                                                                                                                         |

### BUILDING STANDARDS

**SCOPE OF WORK:**  
2-STORY DUPLEX, WOOD FRAME ON CMU FOUNDATION, WITH TYPICAL UTILITIES; SITE GRADING AS REQUIRED.

**ADOPTED CODES:**  
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.

2024 INTERNATIONAL RESIDENTIAL CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE

ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.

**FIRE RESISTANCE:**  
EXTERIOR WALLS: 0 HR. + 1 HR.  
(WHEN <5'-0" FROM PROPERTY LINE)  
INTERIOR WALLS: 0 HR.  
ROOF CONSTRUCTION: 0 HR.  
FLOOR CONSTRUCTION: 0 HR.

**DESIGN LOADS:**  
FLOOR, 1st: 40 PSF LIVE + 10 PSF DEAD  
FLOOR, 2nd: 40 PSF LIVE + 10 PSF DEAD  
ROOF: 20 PSF LIVE + 10 PSF DEAD  
SLEEPING AREAS: 30 PSF LIVE + 10 PSF DEAD  
INTERIOR STAIRS: 40 PSF LIVE + 10 PSF DEAD  
EXTERIOR DECKS: 60 PSF LIVE + 10 PSF DEAD

\*REFER TO SNOW LOAD & WIND LOAD PER SECTION R301 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE IRC.

MCGHEE AVE DUPLEX  
NEW RESIDENTIAL CONSTRUCTION  
094FJ019, McGhee Ave, Knoxville, Tennessee

|       |           |             |
|-------|-----------|-------------|
| TABLE | DATE      | ISSUED FOR: |
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PROJECT  
INFORMATION

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PROJECT : 25156

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| FASTENING SCHEDULE                                                                      |                          |                                                                |
|-----------------------------------------------------------------------------------------|--------------------------|----------------------------------------------------------------|
| CONNECTION                                                                              | FASTENER                 | LOCATION                                                       |
| JOIST TO SILL OR GIRDER                                                                 | 4 - 10D COMMON           | TOE NAIL PER JOIST                                             |
| BRIDGING TO JOIST                                                                       | 2 - 8D COMMON            | TOE NAIL EACH END                                              |
| SOLE PLATE TO JOIST OR BLOCKING                                                         | 3 - 16D @12" O.C.        | TYPICAL FACE NAIL                                              |
| TOP PLATE TO STUD                                                                       | 2 - 16D COMMON           | END NAIL                                                       |
| STUD TO SOLE PLATE                                                                      | 4 - 8D COMMON            | TOE NAIL                                                       |
|                                                                                         | 2 - 16D COMMON           | END NAIL                                                       |
| DOUBLE STUDS                                                                            | 2 - 16D @24" O.C.        | FACE NAIL                                                      |
| DOUBLE TOP PLATES                                                                       | 2 - 16D @ 24" O.C.       | TYPICAL FACE NAIL                                              |
| DOUBLE TOP PLATES                                                                       | 8 - 16D COMMON           | LAP SPLICE                                                     |
| BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE                                         | 2 - 10D COMMON           | TOE NAIL EACH END                                              |
| RIM JOIST TO TOP PLATE                                                                  | 3 - 16D @12" O.C.        | TOE NAIL                                                       |
| TOP PLATES, LAPS, & INTERSECTIONS                                                       | 5 - 16D COMMON           | BLOCKING TO SILL OR TOP PLATE (TOE-NAILED); 4 - 16D EACH BLOCK |
|                                                                                         |                          | BAND JOIST TO JOIST (END NAILED): 4 - 16D PER JOIST            |
|                                                                                         |                          | BAND JOIST TO SILL OR TOP PLATE (TOE NAILED): 16D PER FOOT     |
| CONTINUOUS HEADER, TWO PIECES                                                           | 16D COMMON @16" O.C.     | ALONG EDGE                                                     |
| CEILING JOISTS TO PLATE                                                                 | 4 - 10D COMMON           | TOE NAIL                                                       |
| CONTINUOUS HEADER TO STUD                                                               | 4 - 8D COMMON            | TOE NAIL                                                       |
| CEILING JOISTS, HIPS OVER PARTITIONS                                                    | 4 - 16D COMMON, MINIMUM  | FACE NAIL                                                      |
| CEILING JOISTS, PARALLEL TO RAFTERS                                                     | 4 - 16D COMMON, MINIMUM  | FACE NAIL                                                      |
| RAFTER TO PLATE, HURRICANE CLIPS                                                        | 3 - 16D COMMON           | TOE NAIL                                                       |
| BUILT-UP CORNER STUDS                                                                   | 2 - 16D COMMON @24" O.C. | FACE NAIL                                                      |
| BUILT-UP GIRDER & BEAMS                                                                 | 20D COMMON @32" O.C.     | FACE NAIL AT TOP & BOTTOM, STAGGERED ON OPPOSITE SIDES         |
|                                                                                         | 2 - 20D COMMON           | FACE NAIL AT ENDS & AT EACH SPLICE                             |
| COLLAR TIE TO RAFTER                                                                    | 5 - 10D COMMON           | FACE NAIL                                                      |
| JACK RAFTER TO HIP                                                                      | 3 -10D COMMON            | TOE NAIL                                                       |
|                                                                                         | 2 - 16D COMMON           | FACE NAIL                                                      |
|                                                                                         | 2 -16D COMMON            | FACE NAIL                                                      |
|                                                                                         | 2 - 16D COMMON           | FACE NAIL                                                      |
| JOIST TO BAND JOIST                                                                     | 4 - 16D COMMON           | TOE NAIL                                                       |
| LEDGER STRIP                                                                            | 3 - 16D COMMON PER FOOT  | FACE NAIL                                                      |
| WOOD STRUCTURAL PANELS & PARTICLE BOARD: SUBFLOOR, ROOF, & WALL SHEATHING (TO FRAMING): | 1/2" & LESS              | 8D COMMON: 6" O.C. EDGE SPACING<br>12" O.C. FIELD SPACING      |
| SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING                             |                          |                                                                |
| PANEL SIDING TO FRAMING                                                                 | 1/2" & LESS<br>5/8"      | 8D COMMON: 6" O.C. EDGE SPACING<br>12" O.C. FIELD SPACING      |
| FIBERBOARD SHEATHING                                                                    | 1/2"                     | 8D ROOFING: 3" O.C. EDGE SPACING<br>8" O.C. FIELD SPACING      |

ABBREVIATIONS

|         |                                     |       |                           |          |                                |                    |                           |
|---------|-------------------------------------|-------|---------------------------|----------|--------------------------------|--------------------|---------------------------|
| A/C     | AIR CONDITIONING                    | FD    | FLOOR DRAIN               | NEO      | NEOPRENE                       | TBS                | TO BE SELECTED            |
| ABV     | ABOVE                               | FE    | FIRE EXTINGUISHER         | NIC      | NOT IN CONTRACT                | T                  | TREAD                     |
| ACOUST  | ACOUSTICAL                          | FEC   | FIRE EXTINGUISHER CABINET | NO       | NUMBER                         | T&G                | TONGUE AND GROOVE         |
| ACT     | ACOUSTICAL CEILING TILE             | FF    | FINISH FLOOR              | NTS      | NOT TO SCALE                   | TEMP               | TEMPERED, TEMPORARY       |
| AD      | AREA DRAIN                          | FH    | FLAT HEAD                 | OC       | ON CENTER                      | THK                | THICK(NESS)               |
| ADJ     | ADJUSTABLE, ADJACENT                | FHC   | FIRE HOSE CABINET         | OD       | OUTSIDE DIAMETER               | THOLD, THTHRESHOLD |                           |
| AFF     | ABOVE FINISH FLOOR                  | FIN   | FINISH(ED)                | OH       | OPPOSITE HAND, OVERHEAD        | THR, THD           | THREADS                   |
| ALT     | ALTERNATE                           | FLHMS | FLAT HEAD MACHINE SCREW   | O-O      | OUT TO OUT                     | TLT                | TOILET                    |
| ALUM    | ALUMINUM                            | FLR   | FLOOR                     | O-P      | OUT TO OUT                     | TOC                | TOP OF CURB               |
| ARCH    | ARCHITECT(URAL)                     | FRMG  | FRAMING                   | OPNG     | OPENING                        | TOW                | TOP OF WALL               |
|         |                                     | FSTN  | FASTEN(ED)                | OPP      | OPPOSITE                       | TRTD               | TREATED                   |
| BD      | BOARD                               | FTG   | FOOTING                   | PEMB     | PRE- ENGINEERED METAL BLDG.    | TRTD               | TYPICAL                   |
| BET     | BETWEEN                             | FUR   | FURRING                   | PL       | PROPERTY LINE                  | UNO                | UNLESS NOTED OTHERWISE    |
| BLDG    | BUILDING                            | GA    | GAUGE/ GAGE               | PLAM     | PLASTIC LAMINATE               | UR                 | URINAL                    |
| BLKG    | BLOCKING                            | GALV  | GALVANIZED                | PLAS     | PLASTIC, PLASTER               |                    |                           |
| BM      | BENCHMARK, BEAM                     | GL    | GLASS                     | PLY      | PLYWOOD                        |                    |                           |
| BOC     | BOTTOM OF CURB                      | GYP   | GYP SUM                   | POB      | POINT OF BEGINNING             | VB                 | VAPOR BARRIER, VINYL BASE |
| BOW     | BOTTOM OF WALL                      |       |                           | PR       | PRESSURE                       | VCT                | VINYL COMPOSITION TILE    |
| BRG     | BEARING                             | HB    | HOSE BIB                  | PREFAB   | PREFABRICATED                  | VERT               | VERTICAL                  |
| BTM     | BOTTOM                              | HC    | HOLLOW CORE               | PT       | POINT                          |                    |                           |
| BUR     | BUILT UP ROOF                       | HDR   | HEADER                    | P.T.     | PRESSURE TREATED               |                    |                           |
|         |                                     | HDW   | HARDWARE                  | PTD      | PAINTED                        | W                  | WIDE, WIDTH               |
| CAB     | CABINET                             | HM    | HOLLOW METAL              | PVC      | POLYVINYL CHLORIDE             | W/                 | WITH                      |
| CB      | CATCH BASIN                         | HORIZ | HORIZONTAL                |          |                                | W/O                | WITHOUT                   |
| CEM     | CEMENT                              | HP    | HIGH POINT                | R        | RISER, RADIUS                  | WC                 | WATER CLOSET              |
| CHNL    | CHANNEL                             | HR    | HOOR                      | RA       | RETURN AIR                     | WD                 | WOOD                      |
| CJ      | CONTROL JOINT                       | HGT   | HEIGHT                    | RAD      | RADIUS                         | WDW                | WINDOW                    |
| CLG     | CEILING                             |       |                           | RAG      | RETURN AIR GRILL               | WH                 | WATER HEATER              |
| CLR     | CLEAR(ANCE)                         |       |                           | RAR      | RETURN AIR REGISTER            | WR                 | WATER RESISTANT           |
| CMP     | CORRUGATED METAL PIPE               | ID    | INSIDE DIAMETER           | RB       | RUBBER BASE                    | WWM                | WELDED WIRE MESH          |
| CMU     | CONCRETE MASONRY UNIT               | INSUL | INSULATE(D)(ING)(ION)     | RCP      | REFLECTED CEILING PLAN         |                    |                           |
| COL     | COLUMN                              | INT   | INTERIOR                  | RD       | ROOF DRAIN                     | ∠                  | ANGLE                     |
| CONC    | CONCRETE                            | INV   | INVERT                    | REF      | REFRIGERATOR                   | @                  | AT                        |
| CONST   | CONSTRUCTION                        | IPS   | IRON PIPE SIZE            | REFL     | REFLECTED                      |                    |                           |
| CONT    | CONTINUOUS/ CONTINUE                | JST   | JOIST                     | REINF    | REINFORCED                     | CL                 | CENTERLINE                |
| COORD   | COORDINATE                          | JT    | JOINT                     | RET      | RETAINING                      | Φ                  | DIAMETER                  |
| CORR    | CORRUGATED, CORRIDOR                | KIT   | KITCHEN                   | RH       | ROUND HEAD                     | d                  | PENNY                     |
| CRS     | COURSE(S)                           |       |                           | RM       | ROOM                           | PL                 | PLATE                     |
| CTS, CS | COUNTERSUNK                         | L     | LENGTH, LONG              | RO       | ROUGH OPENING                  |                    |                           |
| DA      | DOUBLE ACTING                       | LAM   | LAMINATE(D)               | ROW, R/W | RIGHT OF WAY                   |                    |                           |
| DF      | DRINKING FOUNTAIN                   | LL    | LIVE LOAD                 | RVL      | REVEAL                         |                    |                           |
| DIA     | DIAMETER                            | LLH   | LONG LEG HORIZONTAL       | RWL      | RAINWATER LEAD                 |                    |                           |
| DIM     | DIMENSION                           | LLV   | LONG LEG VERTICAL         |          |                                |                    |                           |
| DL      | DEAD LOAD                           | LP    | LOW POINT                 |          |                                |                    |                           |
| DN      | DOWN                                | LVR   | LOUVER                    |          |                                |                    |                           |
| DR      | DOOR                                |       |                           | S&R, R&S | SHELF AND ROD                  |                    |                           |
| DS      | DOWN SPOUT                          |       |                           | SA       | SOUND ATTENUATION              |                    |                           |
| DTL     | DETAIL                              |       |                           | SAFB     | SOUND ATTENUATION FIRE BLANKET |                    |                           |
| DW      | DISH WASHER                         | MACH  | MACHINE, MACHINERY        | SAG      | SUPPLY AIR GRILL               |                    |                           |
| DWG     | DRAWING                             | MATL  | MATERIAL                  | SAR      | SUPPLY AIR REGISTER            |                    |                           |
| EF      | EACH FACE                           | MATL  | MATERIAL                  | SCH      | SCHEDULE                       |                    |                           |
| EIFS    | EXTERIOR INSULATION & FINISH SYSTEM | MAX   | MAXIMUM                   | SCWD     | SOLID CORE WOOD DOOR           |                    |                           |
|         |                                     | MB    | MACHINE BOLT              | SDG      | SIDING                         |                    |                           |
| EJ      | EXPANSION JOINT                     | MC    | MEDICINE CABINET          | SEC      | SECURE                         |                    |                           |
| ELEC    | ELECTRIC(AL)                        | MECH  | MECHANIC(AL)              | SECT     | SECTION                        |                    |                           |
| ELEV    | ELEVATION, ELEVATOR                 | MFR   | MANUFACTURER @            | SHT      | SHEET                          |                    |                           |
| EOC     | END OF CURB                         | MH    | MANHOLE                   | SIM      | SIMILAR                        |                    |                           |
| EQ      | EQUAL                               | MIN   | MINIMUM                   | SLNT     | SEALANT                        |                    |                           |
| EQUIP   | EQUIPMENT                           | MISC  | MISCELLANEOUS             | SPEC     | SPECIFICATION(S)               |                    |                           |
| EW      | EACH WAY                            | MO    | MASONRY OPENING           | SS       | STAINLESS STEEL                |                    |                           |
| EWG     | ELECTRIC WATER COOLER               | MT    | METAL THRESHOLD           | STD      | STANDARD                       |                    |                           |
| EXH     | EXHAUST                             | MTL   | METAL                     | STB      | STEEL TUBE                     |                    |                           |
| EXIST   | EXISTING                            | MULL  | MULLION                   | STL      | STEEL                          |                    |                           |
| EXP     | EXPANSION, EXPOSED                  |       |                           | STOR     | STORAGE                        |                    |                           |
| EXT     | EXTERIOR                            |       |                           | STRUCT   | STRUCTURAL                     |                    |                           |
|         |                                     |       |                           | SUSP     | SUSPEND(ED)                    |                    |                           |

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS. VERIFY FIXTURE SELECTION AND LOCATION WITH OWNER.
- GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO WALK THROUGH THE JOB TO VERIFY THAT THE DESIGN INTENT IS MAINTAINED.
- GAS OR ELECTRICAL SERVICE TO BE PROVIDED AS REQUIRED FOR ALL APPLIANCES AND EQUIPMENT, SUCH AS REFRIGERATOR, FREEZER, DISHWASHER, DISPOSAL, COOKTOP, OVENS, WASHER, DRYER, HVAC EQUIPMENT, ALARM PANEL, ETC. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- ALL OUTLETS LOCATED WITHIN 6 FEET OF ANY WATER TRIM, AND ALIGN WITH EACH OTHER IF THERE ARE MULTIPLE SWITCHES.
- SWITCHES AND OUTLETS TO BE COORDINATED WITH THE OWNER, AND COLOR-MATCHED WITH INTERIOR TRIM.
- ALL EXTERIOR-MOUNTED & ACCESSED OUTLETS TO BE WEATHER-RESISTANT & GFCI TYPE.
- GENERAL CONTRACTOR TO VERIFY WITH THE OWNER, ALL LOCATIONS OF PHONE OUTLETS, COMPUTER OUTLETS, AND ELECTRONIC DEVICE OUTLETS, ALL COMPUTER OUTLETS TO BE ON A DEDICATED CIRCUIT.
- GENERAL CONTRACTOR TO VERIFY WITH THE OWNER, THE LOCATIONS OF CABLE TV OUTLETS.
- DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS SELECTED. SLIDE-TYPE DIMMERS ARE PREFERRED.
- VERIFY TRIM SIZE FOR ALL DOORS AND WINDOWS TO TRIM, AND ALIGN WITH EACH OTHER IF THERE ARE MULTIPLE SWITCHES.
- PREWIRE SEPARATE SWITCHES FOR CEILING FAN AND CEILING FAN LIGHT.
- GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT AND/OR LANDSCAPE ARCHITECT, ALL LANDSCAPE AND EXTERIOR LIGHTING CIRCUITS AND SWITCHES.
- GENERAL CONTRACTOR TO VERIFY WITH THE OWNER WHETHER EXTERIOR SECURITY LIGHTS ARE DESIRED. IF SO, GENERAL CONTRACTOR TO VERIFY THE TYPE OF FIXTURE, LOCATION, AND REQUIRED SWITCHING.
- GENERAL CONTRACTOR TO COORDINATE ALL THE REQUIREMENTS OF AN ALARM SYSTEM, IF ONE IS DESIRED.
- PROVIDE HARDWIRED MOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM IN CLOSE PROXIMITY, WITH BATTERY BACKUP. SMOKE ALARM TO BE PLACED NO LESS THAN 3'0" HORIZONTALLY FROM THE OUTSIDE OF A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER. VERIFY WITH LOCAL CODE REQUIREMENTS.
- EXISTING PANEL BOX MAY REQUIRE RELOCATION; PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS, AND PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
- DECORATIVE LIGHT FIXTURES TO BE SELECTED BY THE OWNER, AND COORDINATED WITH THE GENERAL CONTRACTOR, THE OWNER TO APPROVE ALL SUBSTITUTIONS.
- GENERAL CONTRACTOR TO COORDINATE THE LAMP SELECTION (RECESSED CAN SIZE AND TRIM) WITH THE OWNER.
- NUMBER OF HVAC UNITS TO BE DETERMINED BY THE LOCAL MECHANICAL CONTRACTOR.
- HVAC UNITS ARE NOT TO BE WIRED/LOCATED NEXT TO MASTER BEDROOM OR PATIO/DECK AREAS.
- LOCAL VENTILATION:
  - PROVIDE 50 CFM VENTILATION FAN (MINIMUM) FOR EACH BATHROOM & LAVATORY.
  - PROVIDE 100 CFM VENTILATION FAN AT KITCHEN RANGE HOOD.
- ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. (VERIFY WITH LOCAL UTILITY).

E: ELEVATION NOTES

- EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- GENERAL CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION AND ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION, AND PRIME & PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
- ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR. (VERIFY WITH OWNER)
- GENERAL CONTRACTOR TO LOCATE UTILITY METERS AWAY FROM ANY PROMINENT VIEW. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
- GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADES, AND LOCATE DOWNSPOUTS TOWARDS FRONT AND REAR OF HOUSE, BASED ON TOPOGRAPHIC CONDITIONS, TO ALLOW POSITIVE DRAINAGE AWAY FROM THE HOUSE. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN OWNER APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE. OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.
- PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, AND GUTTER GUARDS ON ALL GUTTERS.

M: MASONRY NOTES

- STONE & MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.7.
- BRICKS**
  - PROVIDE UNIFORMLY SIZED UNITS COMPLYING WITH ASTM C216, GRADE SW, TYPE FBS, AND LIME/CEMENT MORTAR CONFORMING TO ASTM C720, TYPE S.
  - INSTALL GALVANIZED ANCHORS @16" O.C. EACH WAY, WITH CADMIUM-PLATED SCREWS.
- MASONRY VENEER ANCHORS TO BE EMBEDDED INTO THE GROUT OF THE VENEER AT LEAST 1.5 INCHES AND AT LEAST ¼" OF GROUT COVERAGE BEYOND THE ANCHOR TO THE EXTERIOR AS PER I.R.C. SECTION R703.7.4.
- EXTERIOR WALL COVERINGS & BACKING MATERIALS TO MEET WIND LOADS AS PER I.R.C. SECTION R703.
- THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY A MINIMUM/NOMINAL 1" AIR SPACE, BUT NO MORE THAN 4-½".
- FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, & LINTELS, WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH I.R.C. SECTION R703.7.
- WEEPS SHALL BE PROVIDED IN THE OUTSIDE WYTHES OF MASONRY WALLS AT A MAXIMUM SPACING OF 32" O.C. WEEPS SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING, AS PER I.R.C. SECTION R703.8.6.

W: WOOD DECK NOTES

- ALL CONSTRUCTION SHALL BE PER INTERNATIONAL RESIDENTIAL BUILDING CODE.
- DECK LOADS ARE 60 lb LIVE LOAD AND 10 lb DEAD LOAD. ANY SPECIAL LOADS (i.e., HOT TUBS, ETC.) SHOULD BE CONSIDERED AS WELL.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
- CONTRACTOR SHALL USE SIMPSON "STRONG-TIE" (OR APPROVED EQUAL) WOOD FRAMING ANCHORS, HANGERS, HOLD-DOWNS, ETC., FOR ALL WOOD-TO-WOOD CONNECTIONS. ALL ANCHORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BEAMS AND PURLINS SHALL BE CONNECTED WITH METAL CONNECTORS. CONCRETE ANCHORS AND POST BASE CONNECTORS SHALL BE GALVANIZED WITH 1.85 oz/sf OF ZINC (G-185 COATING) OR STAINLESS STEEL. ALL HARDWARE AND FASTENERS (JOIST HANGERS, POST ANCHORS, MECHANICAL FASTENERS, NAILS, SCREWS, BOLTS, ETC.) SHALL BE GALVANIZED WITH 1.85 oz/sf OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. LOOK FOR PRODUCTS SUCH AS "ZMAX" FROM SIMPSON-STRONG-TIE OR "TRIPLE ZINC" FROM USP.
- UNLESS NOTED OTHERWISE IN THESE DETAILS, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED ACO OR CA-B IN ACCORDANCE WITH AMERICAN WOOD PRESERVATION ASSOCIATION STANDARDS. ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND CONTACT". PLEASE NOTE THAT NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
- ALL DECKING MATERIAL SHALL BE 2x6 OR 5/4 (FIVE-QUARTER) BOARD. ATTACH DECKING TO EACH JOIST WITH A MINIMUM OF (2) RING SHANK 8D NAILS OR 2-1/2" WOOD SCREWS. DECKING MAY BE APPLIED DIAGONALLY AT A 45 DEGREE ANGLE PERPENDICULAR TO THE JOISTS. DECKING COMPOSED OF FOREIGN LUMBER, COMPOSITE, OR MANUFACTURED MATERIALS MAY BE SUBSTITUTED ONLY WHEN THE PRODUCT HAS AN APPROVED EVALUATION REPORT FROM AN ACCREDITED TESTING LABORATORY. CHECK WITH YOUR LOCAL BUILDING DEPARTMENT FOR APPROVED MATERIALS OR REFER TO THE LIST OF APPROVED DECKING PRODUCTS.
- FOR STAIRS & GUARDRAILS, SEE: 'STAIRS & RAILINGS', WITHIN 'FRAMING NOTES'.

ENERGY CODE

ATTIC ACCESS HATCHES & DOORS MUST BE WEATHER STRIPPED & INSULATED TO THE SAME LEVEL AS THE SURROUNDING SURFACES. SEE AIR SEALING NOTES ON SHEET A304

FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.

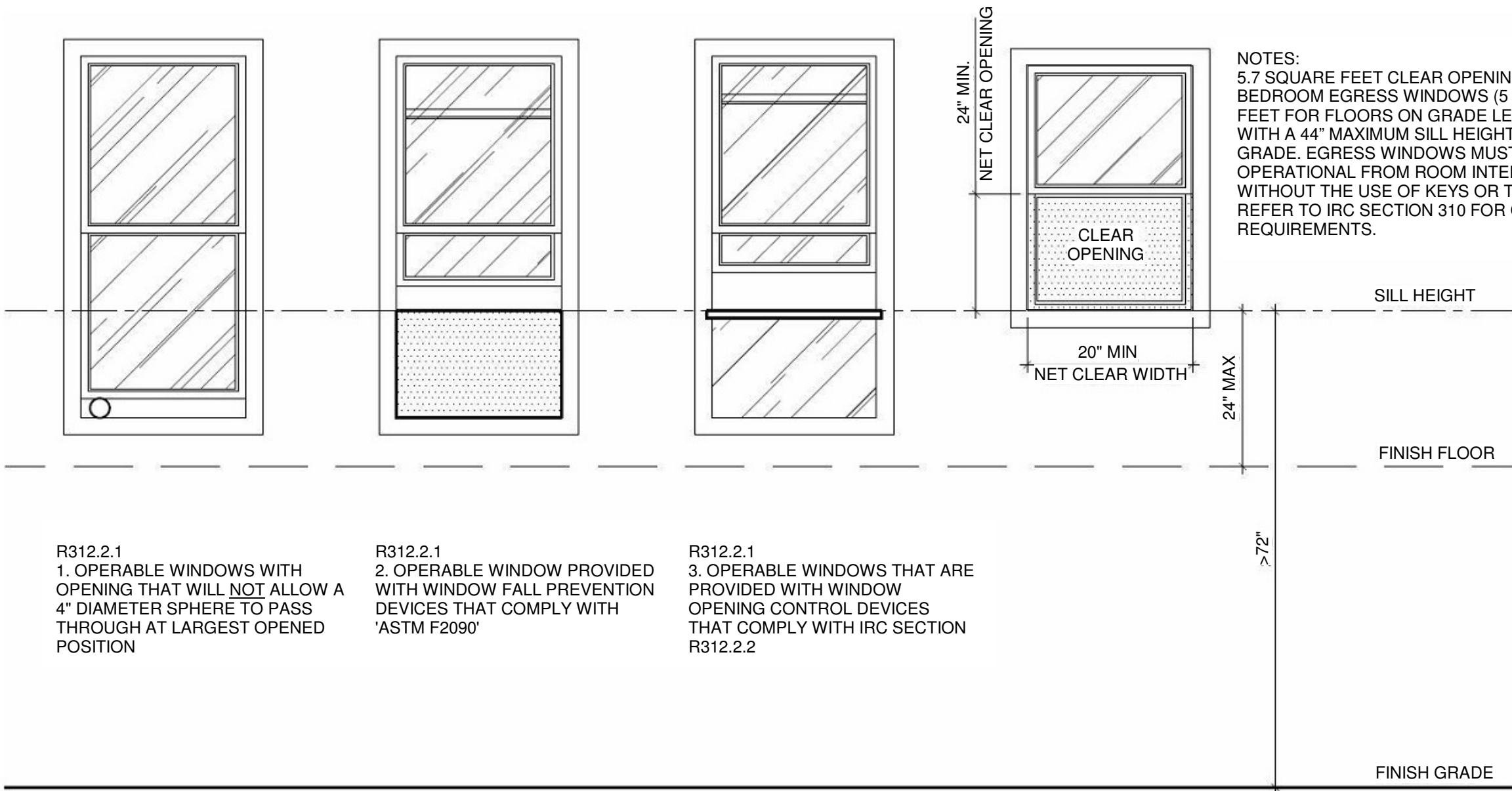
PROGRAMMABLE THERMOSTATS WITH DAILY SETBACK CAPABILITY REQUIRED WHERE PRIMARY HEATING SYSTEM IS FORCED AIR WITH AN INITIAL SETTING NOT HIGHER THAN 70° FAHRENHEIT FOR HEATING, AND NOT LOWER THAN 78° FAHRENHEIT FOR COOLING.

SUPPLY DUCTS IN ATTICS RETAIN R-8 INSULATION REQUIREMENT. REQUIREMENTS FOR ALL OTHER DUCTS IN UNCONDITIONED SPACE REDUCED TO R-6.

THE ENTIRE DUCT SYSTEM MUST BE SEALED.

| IEC PRESCRIPTIVE REQUIREMENTS  | ZONE 4    |
|--------------------------------|-----------|
| WINDOWS (U-FACTOR)             | 0.32      |
| SKYLIGHTS (U-FACTOR)           | 0.55      |
| GLAZED FENESTRATION SHGC       | 0.40      |
| CEILING – OPEN ATTIC (R-VALUE) | 49 / 38   |
| CEILING - CATHEDRAL (R-VALUE)  | 38        |
| WOOD FRAME WALL (R-VALUE)      | 20 / 13+5 |
| MASS WALL (R-VALUE)            | 8 / 13    |
| FLOOR (R-VALUE)                | 19        |
| BASEMENT WALL (R-VALUE)        | 10 / 13   |
| SLAB (R-VALUE)                 | 10, 2 FT. |
| CRAWL SPACE WALL (R-VALUE)     | 10 / 13   |

NOTES:  
5.7 SQUARE FEET CLEAR OPENING FOR BEDROOM EGRESS WINDOWS (5 SQUARE FEET FOR FLOORS ON GRADE LEVEL) WITH A 44" MAXIMUM SILL HEIGHT ABOVE GRADE. EGRESS WINDOWS MUST BE OPERATIONAL FROM ROOM INTERIOR WITHOUT THE USE OF KEYS OR TOOLS. REFER TO IRC SECTION 310 FOR CODE REQUIREMENTS.

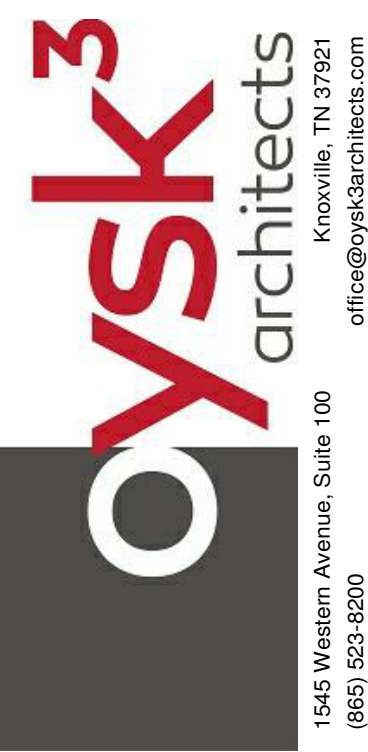


R312.2.1  
1. OPERABLE WINDOWS WITH OPENING THAT WILL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH AT LARGEST OPENED POSITION

R312.2.1  
2. OPERABLE WINDOW PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH 'ASTM F2090'

R312.2.1  
3. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH IRC SECTION R312.2.2

EGRESS WINDOW DETAILS



7/31/2025

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CONSTRUCTION NOTES

G002

PROJECT : 25156

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DESIGN NO.

UL U305

FIRE RATING:

1 HOUR

STC RATING:

33

SOUND TEST:

USG-151234

SYSTEM THICKNESS:

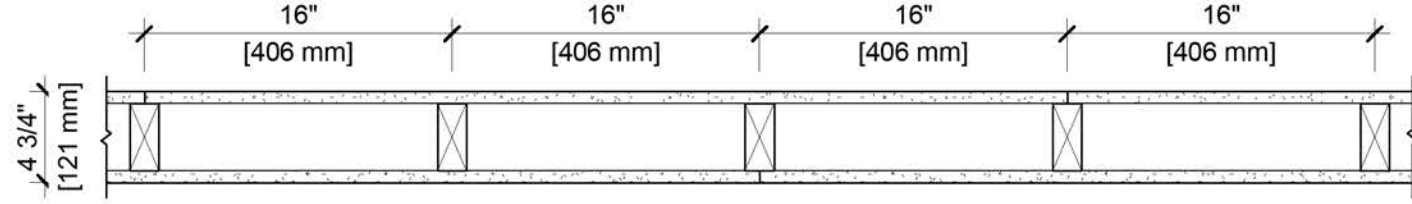
4-3/4" [121 MM]

LOCATION:

INTERIOR

FRAMING TYPE:

WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:

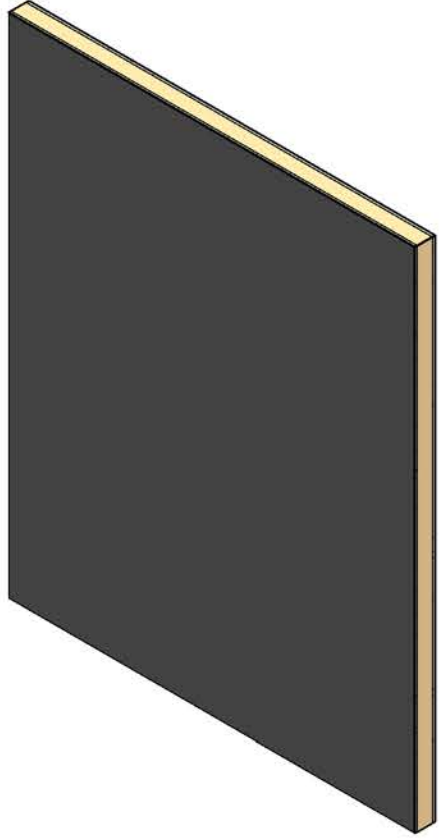
ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)

WOOD STUDS:

2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.

GYPSUM PANELS:

ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)



GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.

2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.

3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.

4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.

5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.

6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.

7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.

8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.

9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.

10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

USG CGC

USG Corporation

550 West Adams Street

Chicago, IL 60661 USA

www.usg.com

T. 800-USG4YOU

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ISSUE RECORD:

Revision Date:

10/05/2021 11:54:24 PM

SHEET INFORMATION:

W-P-1-03

UL U305

HOURLY RATING:

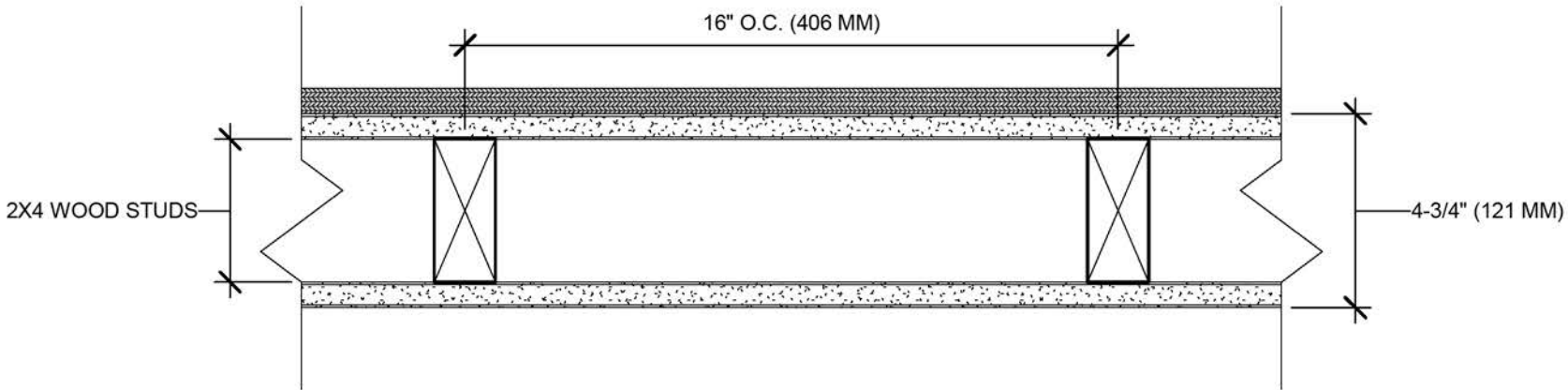
1-HOUR

FIRE DESIGN REFERENCE:

UL U305, ULC W301, GA WP 8130

STC RATING:

45-49



ASSEMBLY DETAILS:

EXTERIOR SIDE: ONE LAYER 5/8" (15.9 MM) DENSGLASS® FIREGUARD X® SHEATHING APPLIED PARALLEL OR PERPENDICULAR TO 2 X 4 WOOD STUDS 16" (406 MM) O.C. WITH GALVANIZED ROOFING NAILS, 1-3/4" (44MM) LONG, 0.128" SHANK, 7/16" HEAD, 7" (178 MM) O.C. EXTERIOR SURFACE COVERED WITH WEATHER EXPOSED CLADDING OR FINISH SYSTEM.

INTERIOR SIDE: ONE LAYER 5/8" (15.9 MM) TOUGHROCK® FIREGUARD X® OR DENSARMOR PLUS® FIREGUARD X® GYPSUM PANEL APPLIED PARALLEL OR PERPENDICULAR TO STUDS WITH 6D COATED NAILS, 1-7/8" (48 MM) LONG, 0.0915" SHANK, 1/4" (6 MM) HEADS, 7" (178 MM) O.C. JOINTS STAGGERED 16" (406 MM) ON OPPOSITE SIDES. (LOAD-BEARING).

SOUND TEST REFERENCE:

H5923 06-303-11-R0

SOUND TESTED WITH 3-1/2" GLASS FIBER INSULATION FRICTION FIT IN STUD CAVITY.

NOT EVALUATED USING TOUGHROCK LITE-WEIGHT FIRE-RATED GYPSUM BOARD

APPROVED FOR ASSEMBLY:

5/8" DENSARMOR PLUS® FIREGUARD® C INTERIOR PANEL

5/8" TOUGHROCK® FIREGUARD® C GYPSUM BOARD

5/8" DENSGLASS® FIREGUARD® SHEATHING

5/8" DENSELEMENT® BARRIER SHEATHING

5/8" DENSHELDE® FIREGUARD® TILE BACKER

5/8" DENSARMOR PLUS® FIREGUARD® INTERIOR PANEL

5/8" TOUGHROCK® FIREGUARD X® GYPSUM BOARD

5/8" TOUGHROCK® LITE-WEIGHT FIRE-RATED GYPSUM BOARD

5/8" DENSDECK® FIREGUARD® ROOF BOARD

5/8" DENSDECK® FIREGUARD® PRIME ROOF BOARD

5/8" DENSDECK® STORMX® PRIME ROOF BOARD

EXTERIOR WOOD FRAMED WALL

RATING - 1 HOUR

GEORGIA-PACIFIC BUILDING PRODUCTS 133 PEACHTREE ST NE ATLANTA, GA 30303 1-800-225-6119 WWW.BUILDGP.COM

ISSUED DATE

GP-EWFW-02



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UL ASSEMBLIES

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7/31/2025

**MCGHEE AVE DUPLEX**  
**NEW RESIDENTIAL CONSTRUCTION**  
094FJ019, McGhee Ave, Knoxville, Tennessee

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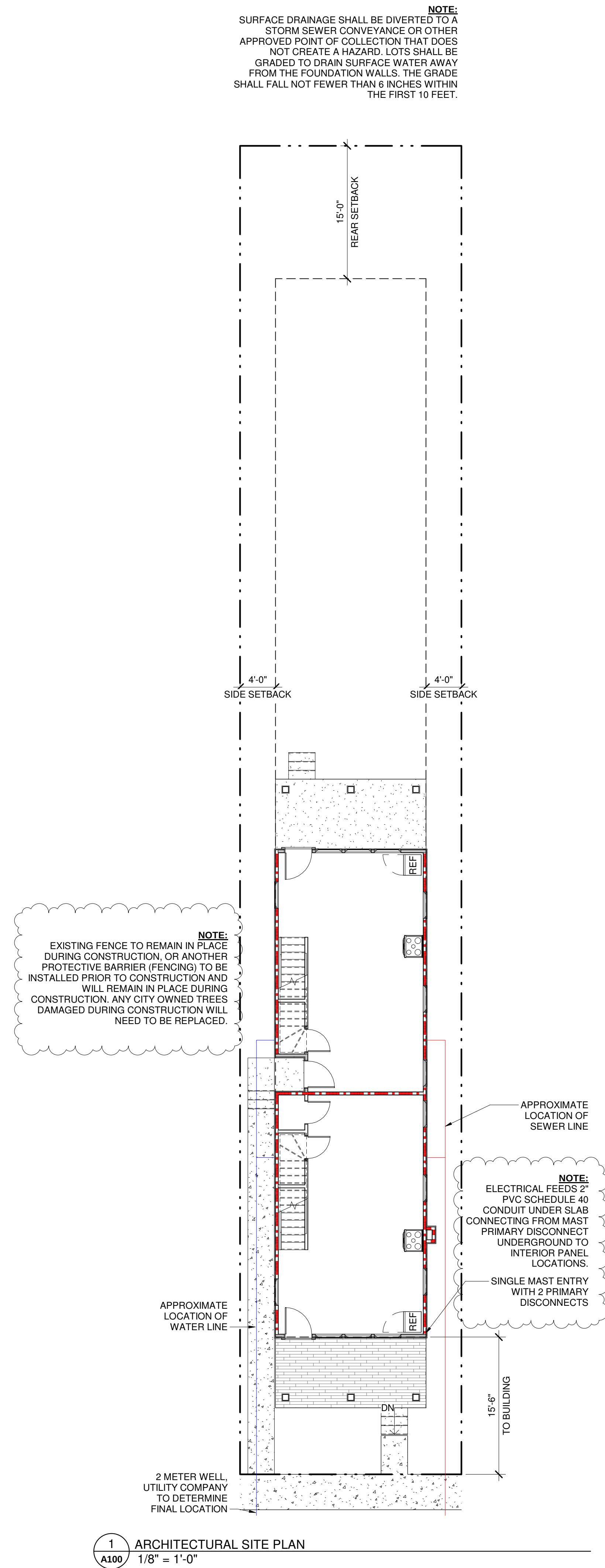
UL ASSEMBLIES

G003

PROJECT : 25156

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094FJ019, McGhee Ave, Knoxville, Tennessee

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| 1     | 8/29/2025 | Code R1     |

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## SITE PLAN

# A100

PROJECT : 25156



FOUNDATION NOTES

1. ASSUME SOIL BEARING PRESSURE OF 2500 PSI. TOPOGRAPHY AND GRADE TO BE DETERMINED BY CIVIL ENGINEER.
2. IF CRAWL SPACE WALL IS OVER 10'-0" HIGH, 8"x12" CMU TO BE UTILIZED.
3. APPROXIMATE SITE LOCATION AND TOPOGRAPHY SHOWN. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION AND RETAINING REQUIREMENTS ON THE PROPOSED SITE BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE, OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.
4. FOUNDATION IS LAID OUT FOR A SITE WITH NO MORE THAN 10% SLOPE. IF THE SLOPE IS GREATER THAN 10%, CONFER WITH A STRUCTURAL ENGINEER.
5. PROVIDE 10 MIL POLY VAPOR BARRIER
6. PROVIDE FOUNDATION VENTS PER IRC R408.1 (THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.)
7. STEP FOUNDATION AS REQUIRED FOR SITE
8. FIELD LOCATE A MIN OF 18" X 24" ACCESS DOOR.

WALL LEGEND

- 2X4 WOOD STUDS @16" O.C. WITH R-20 BATT INSULATION.  
-1/2" GYP BOARD INTERIOR SIDE  
-1/2" PLYWOOD SHEATHING, TYVEK WEATHER BARRIER & SIDING EXTERIOR SIDE (SEE EXTERIOR ELEVATIONS)
- 2X4 WOOD STUDS @16" O.C.  
-1/2" GYP BOARD BOTH SIDES
- 8" CMU FOUNDATION WALL
- 1 HR. SEPARATION 2x6 WALL - UL U305
- 1 HR. EXTERIOR 2x4 WALL - GP-EWFW-02

WINDOW LEGEND:

SH SINGLE HUNG

FLOOR PLAN NOTES:

TYPICAL BLOCKING NOTE:

PROVIDE WOOD BLOCKING IN THE WALLS AS REQUIRED TO SUPPORT & ATTACH ALL WALL HUNG ITEMS SUCH AS CABINETS, BRACKETS, HAND RAILS, GRAB BARS, ETC. THE BLOCKING & ITS ATTACHMENTS SHALL CARRY THE MINIMUM WEIGHT, VERIFY WITH MANUFACTURER.

TYPICAL WINDOW NOTE:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING

SEE R308.4.3 GLAZING IN WINDOWS FOR EXCEPTIONS (E.G. DECORATIVE GLAZING)

PLAN NOTE:

CABINETRY AND FURNITURE IS SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNER.

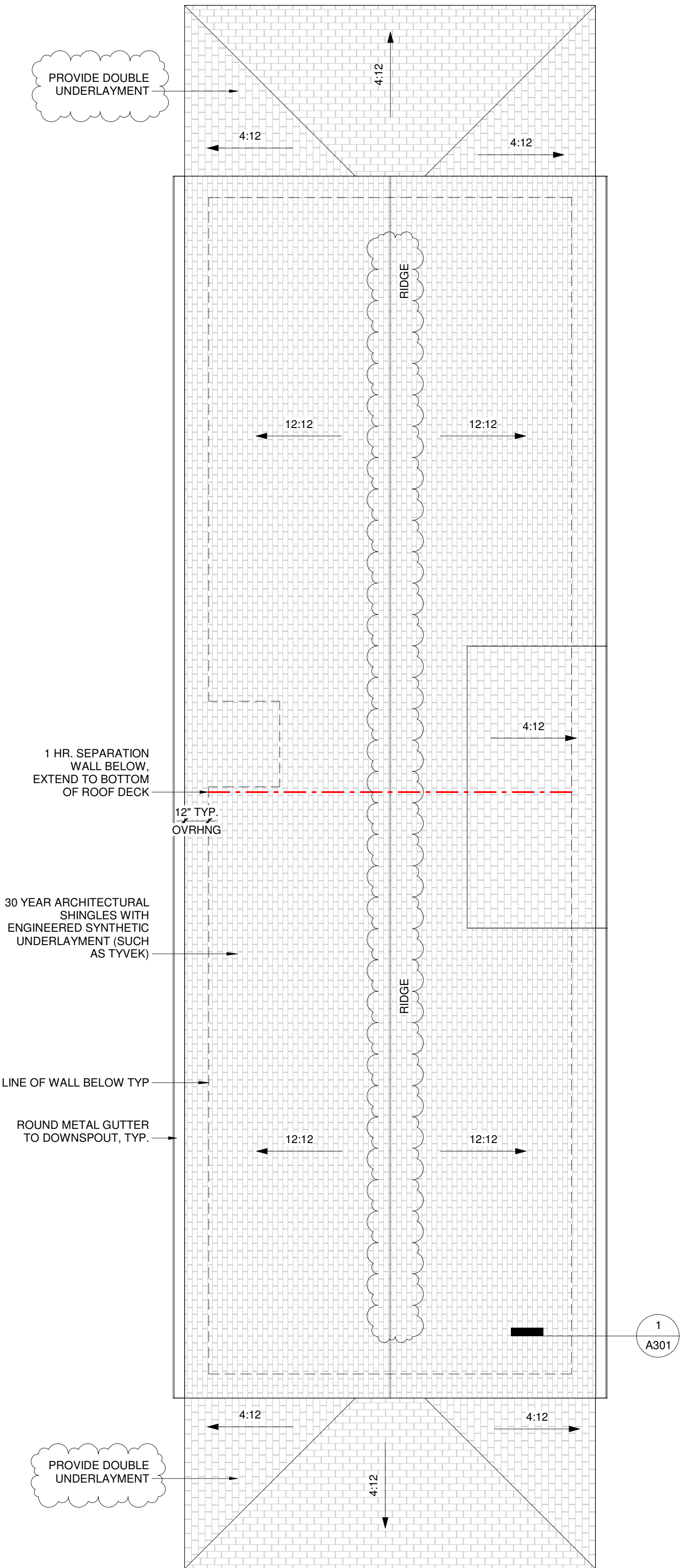
ALL EXTERIOR DOORS TO BE INSULATED, AND HAVE WEATHER STRIPPING (AND APPROPRIATE THRESHOLD)

TYPICAL DECKS, PATIOS & PORCHES:

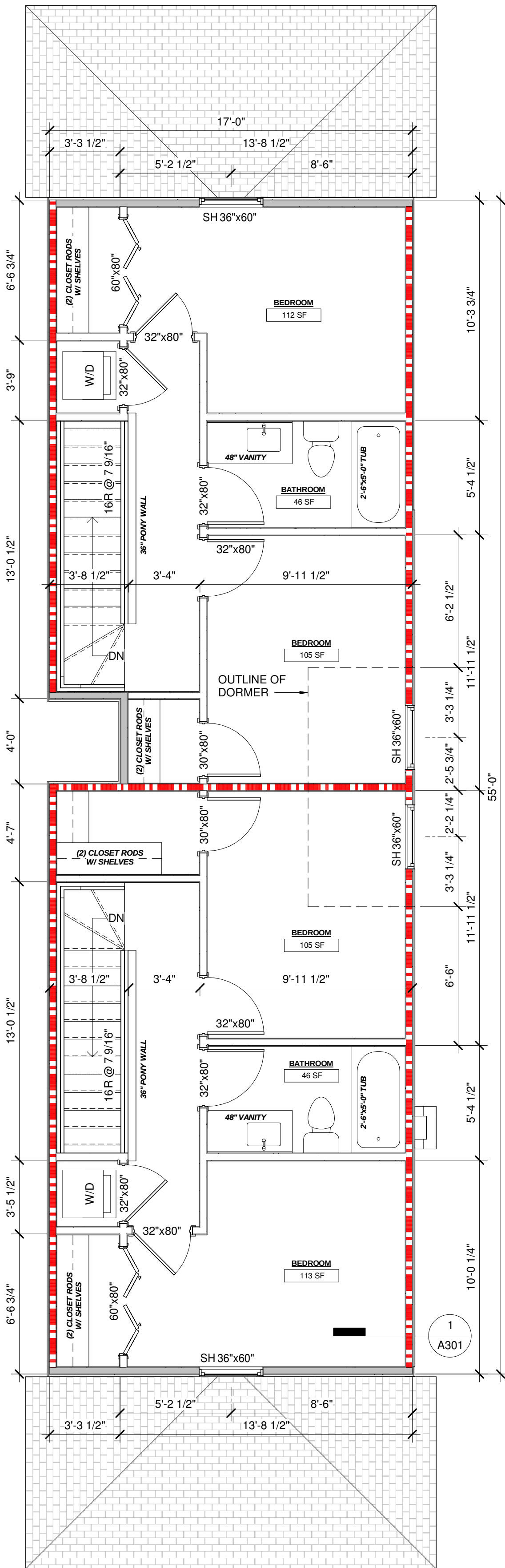
DECKS, PATIOS & PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. PROVIDE FLASHING AT ALL FLOOR TRANSITIONS AT DECK, PATIOS, & PORCHES

IF THE FINISHED FLOOR HEIGHT OF THE DECK IS 30" ABOVE GRADE, STAIRS AND RAILINGS TO GRADE MUST BE ADDED. RAILINGS TO BE 36" TALL WITH A MINIMUM OF 4" TOP AND BOTTOM RAILS WITH 2" PICKETS SPACED AT NO MORE THAN 3 7/8".

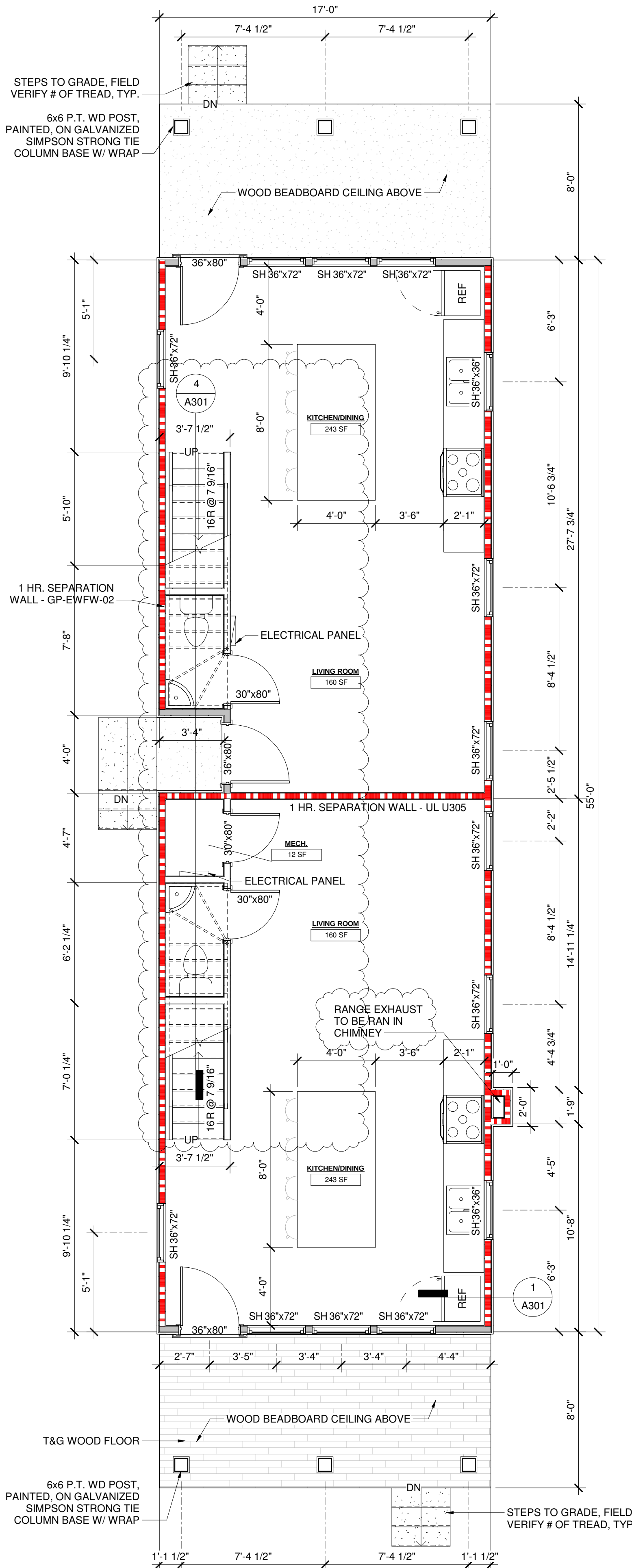
IMPERVIOUS SURFACES TO BE SLOPED AWAY FROM STRUCTURE @ 1/8" PER FOOT



3 ROOF PLAN  
A101 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
A101 1/4" = 1'-0"



1 FIRST FLOOR PLAN  
A101 1/4" = 1'-0"

7/31/2025

**MCGHEE AVE DUPLEX**  
**NEW RESIDENTIAL CONSTRUCTION**  
094FJ019, McGhee Ave, Knoxville, Tennessee

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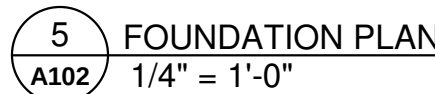
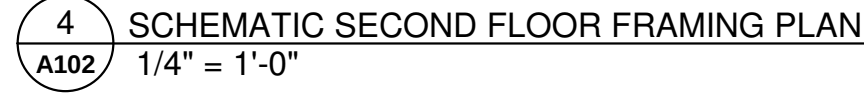
FIRST & SECOND  
FLOOR PLAN, &  
ROOF PLAN

**A101**

PROJECT : 25156

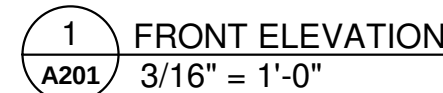
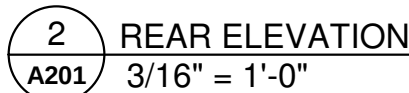
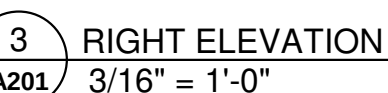
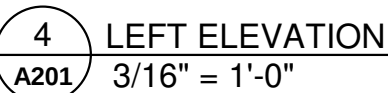
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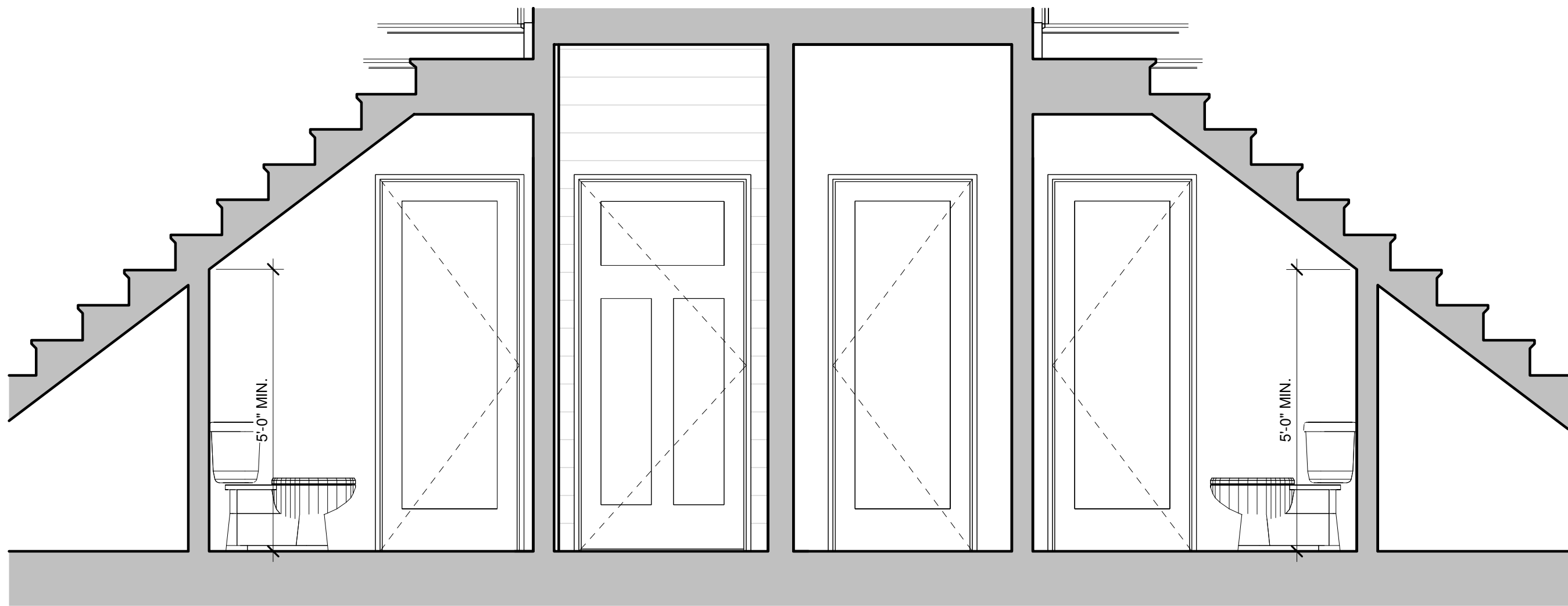




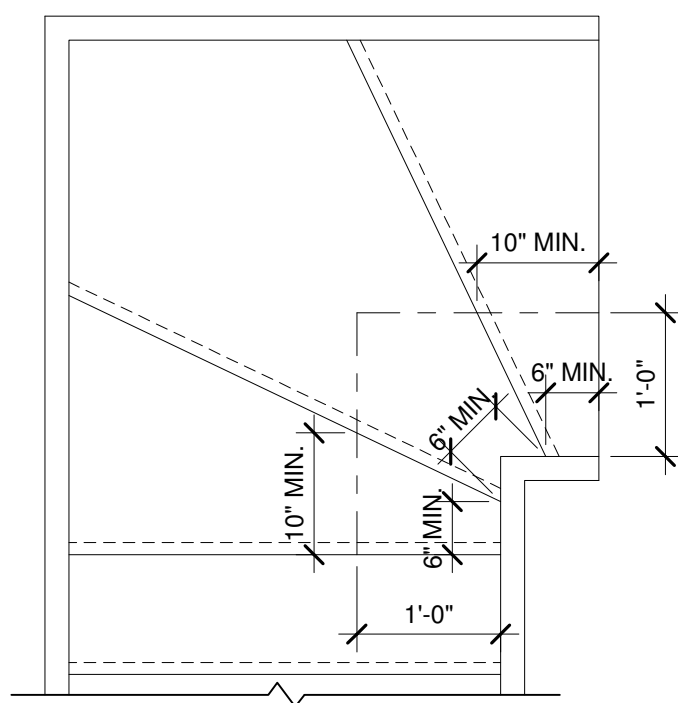
APPROXIMATE SITE LOCATION AND TOPOGRAPHY. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION ON PROPOSED SITE AND ANY RETAINING REQUIREMENTS. CONFIRM ANY BUILDING ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.



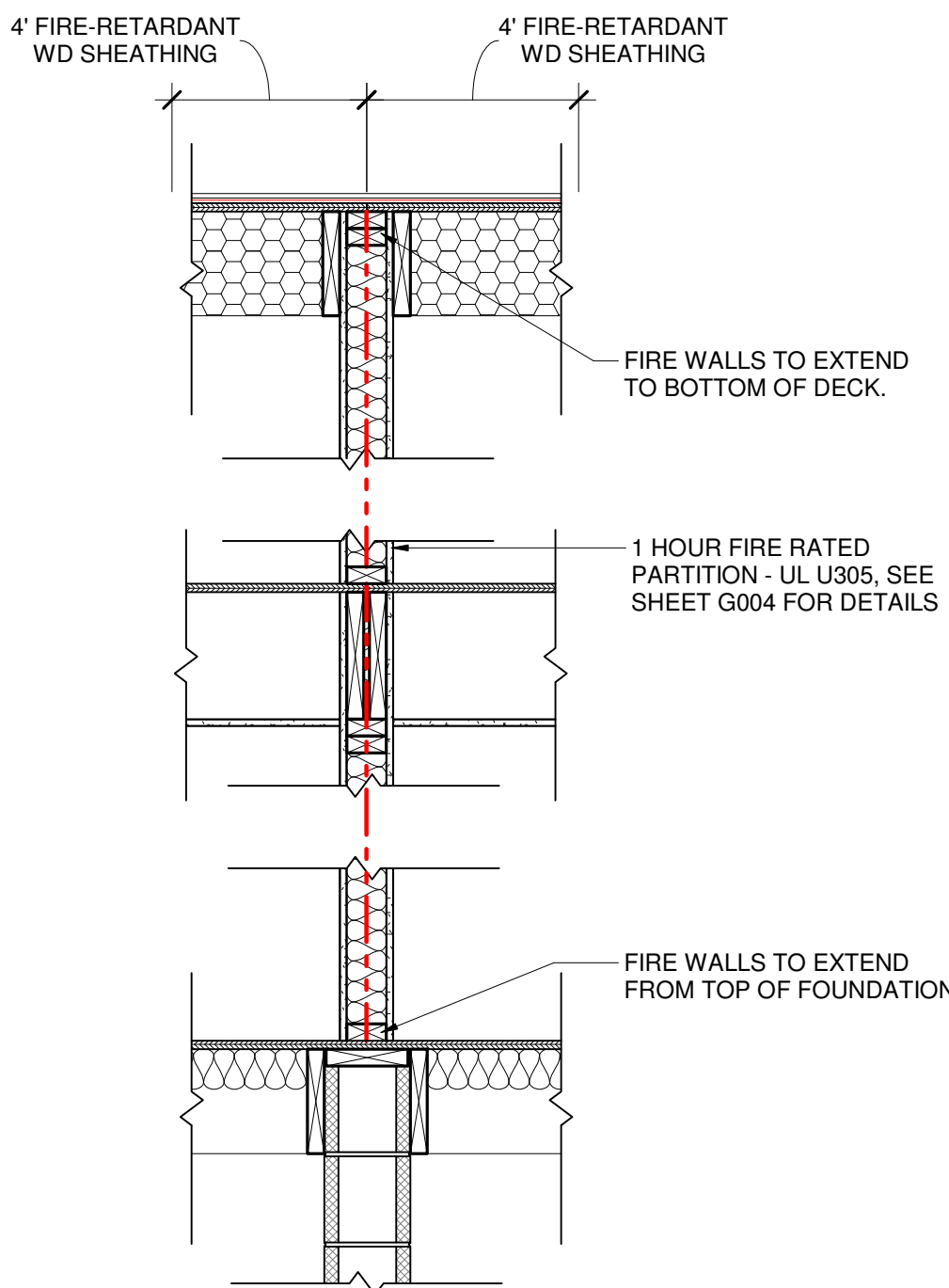




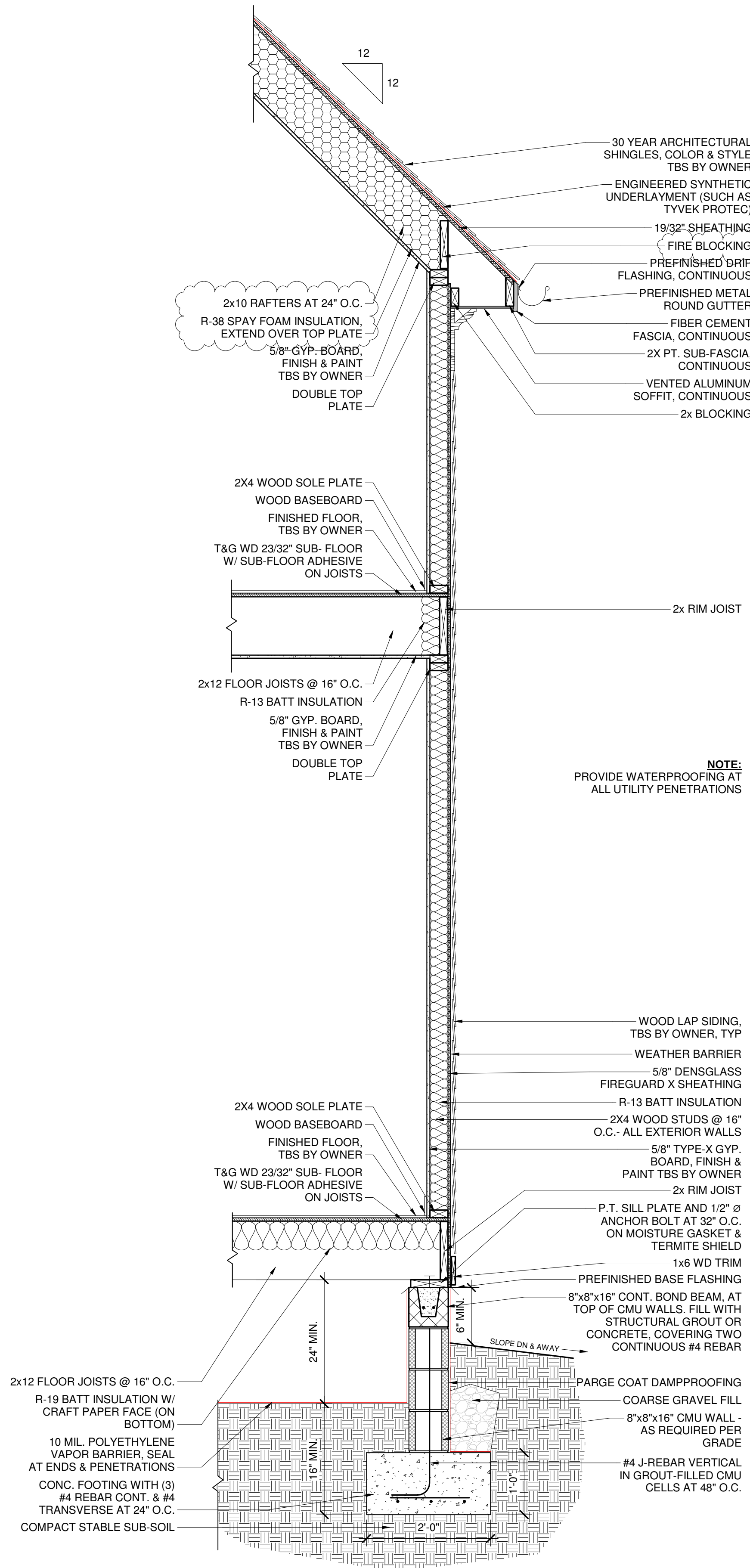
4 ENLARGED SECTION AT STAIRS  
A301 1/2" = 1'-0"



2 WINDER TREAD DETAIL  
A301 3/4" = 1'-0"



3 FIRE WALL DETAIL  
A301 3/4" = 1'-0"



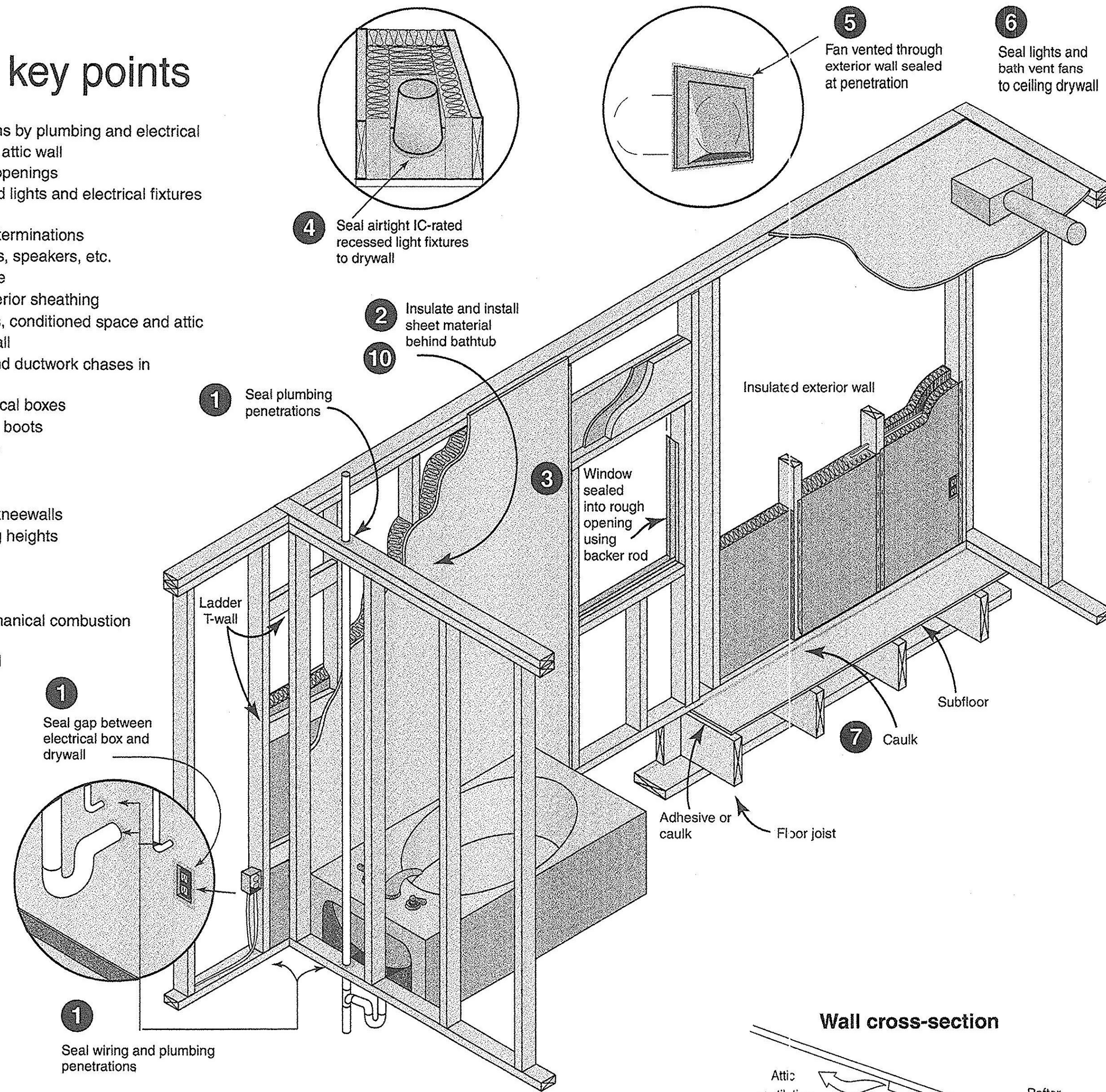
1 TYPICAL WALL SECTION  
A301 3/4" = 1'-0"



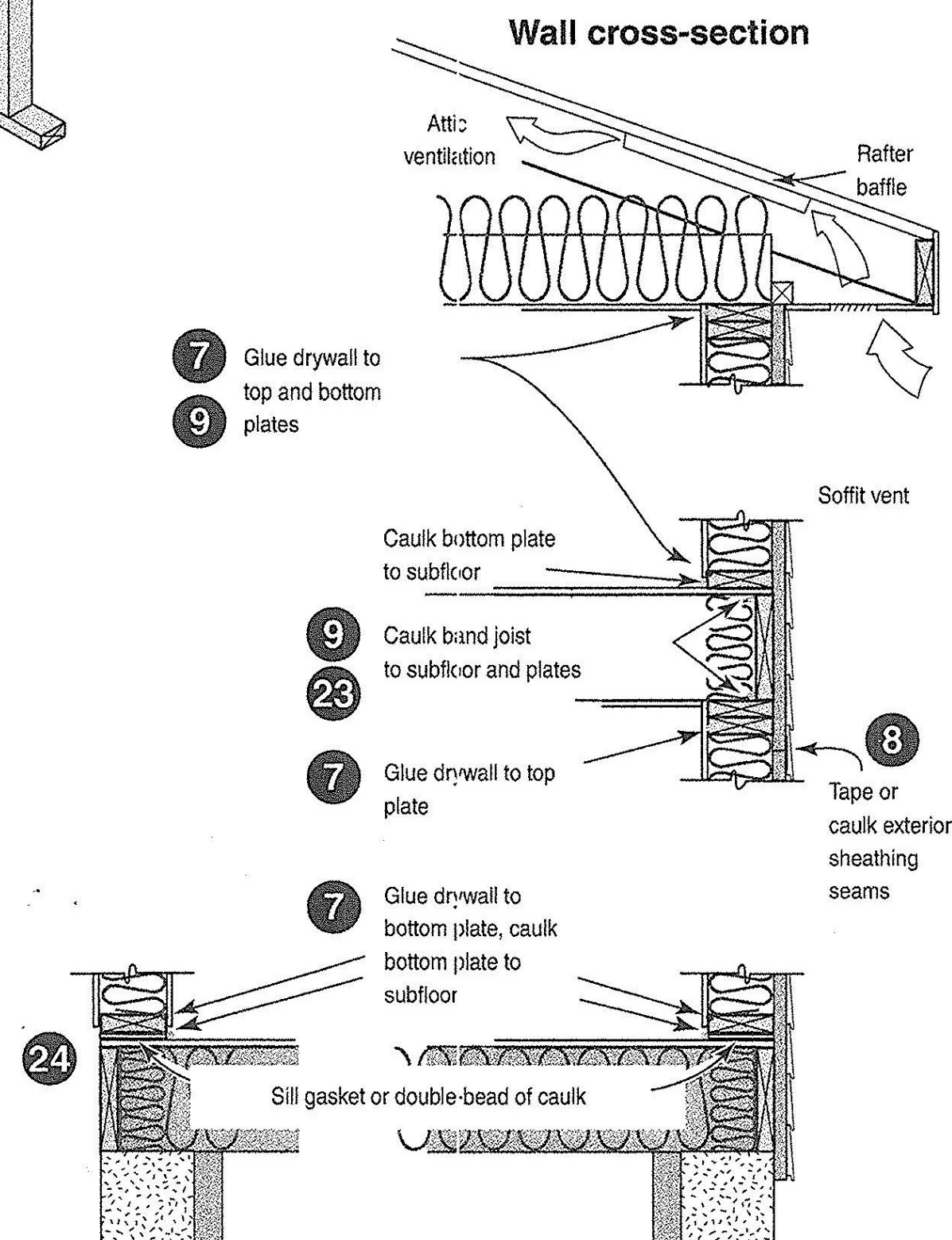
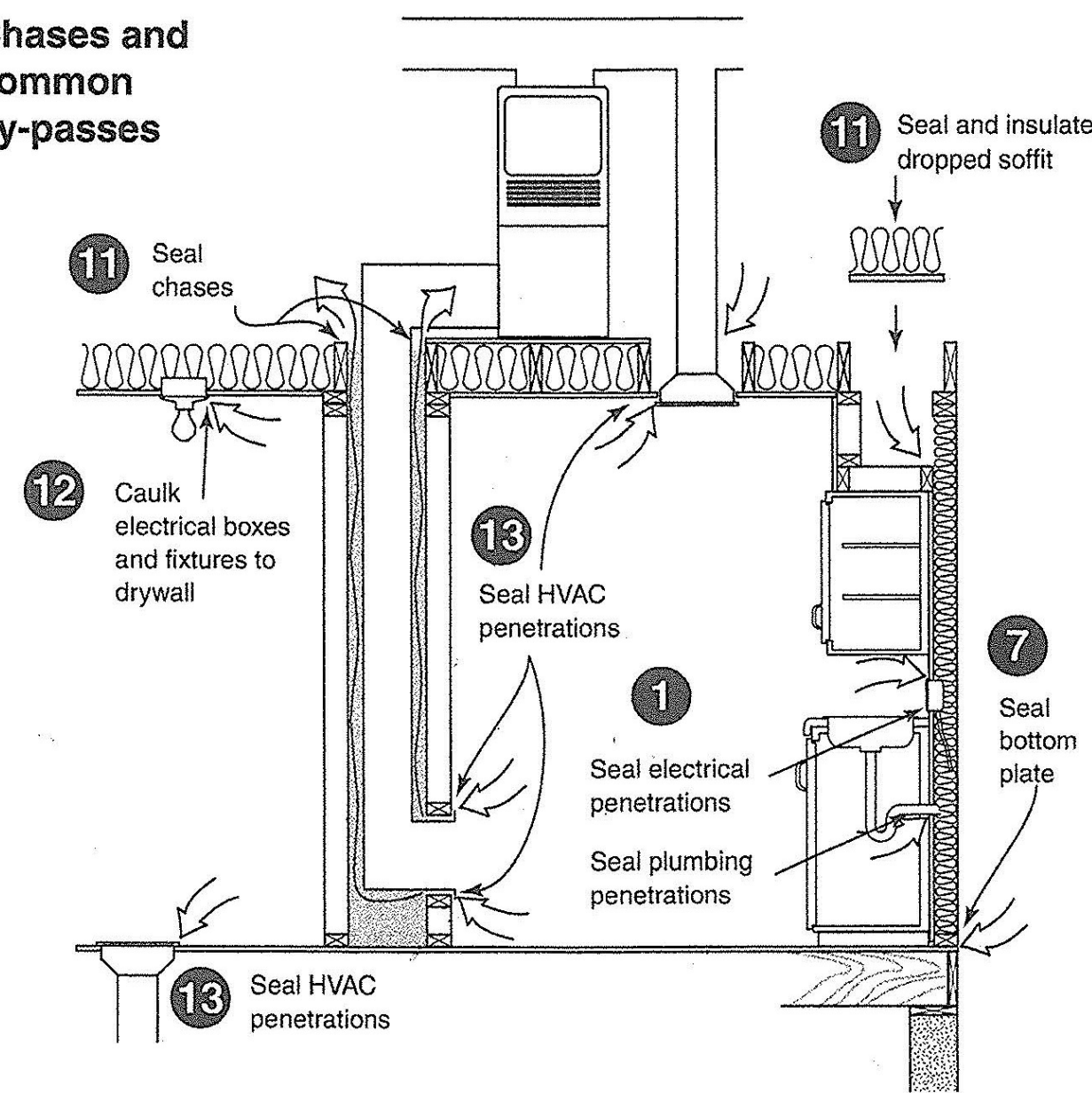
Appendix

Air sealing key points

1. Plate and wall penetrations by plumbing and electrical
2. Tub/shower on outside or attic wall
3. Window and door rough openings
4. Airtight, IC-rated recessed lights and electrical fixtures exposed to attic
5. Exterior wall exhaust fan terminations
6. Ceiling mounted bath fans, speakers, etc.
7. Bottom plate and top plate
8. Seams between rigid exterior sheathing
9. Band area between floors, conditioned space and attic
10. Garden tub on exterior wall
11. Mechanical equipment and ductwork chases in attics, crawlspaces
12. Ceiling/crawlspace electrical boxes
13. Ceiling/crawlspace HVAC boots
14. Shower and tub drain line
15. Fireplace inserts
16. Attic kneewall doors
17. Joist cavities under attic kneewalls
18. Transition between ceiling heights (e.g., 10' to 8')
19. Attic scuttle hole
20. Attic pull-down stairs
21. Wall penetrations of mechanical combustion closets
22. Thresholds at mechanical combustion closet doors
23. Band joist exposed to exterior
24. Band area exposed to unconditioned space (such as basement or garage)
25. Exterior wall penetrations for refrigeration lines, condensate line, etc.

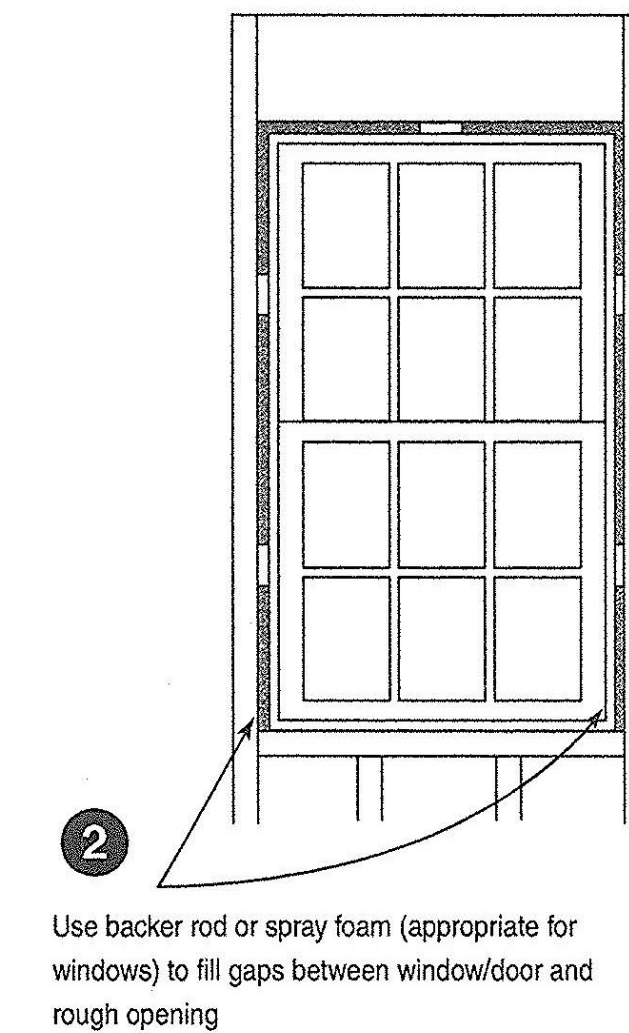


Chases and common by-passes

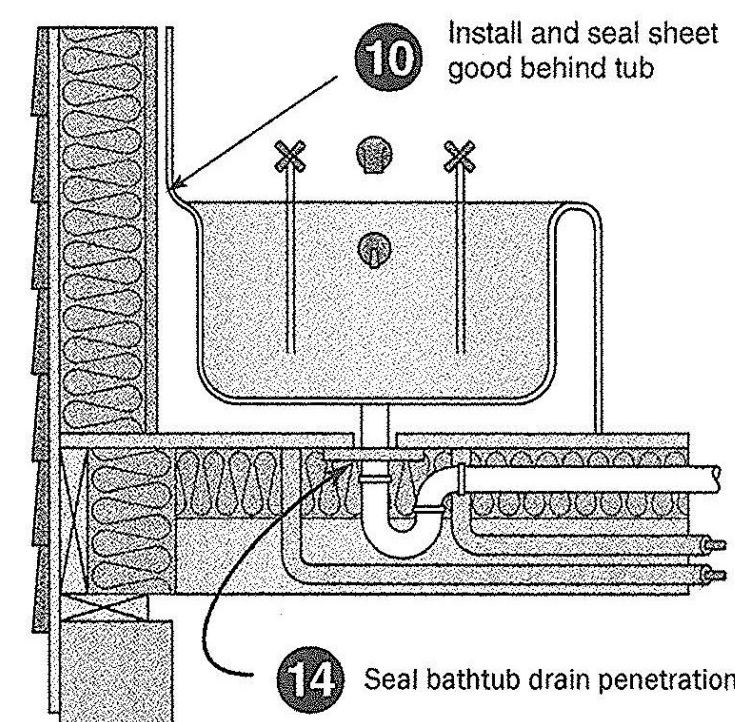


Air sealing key points continued

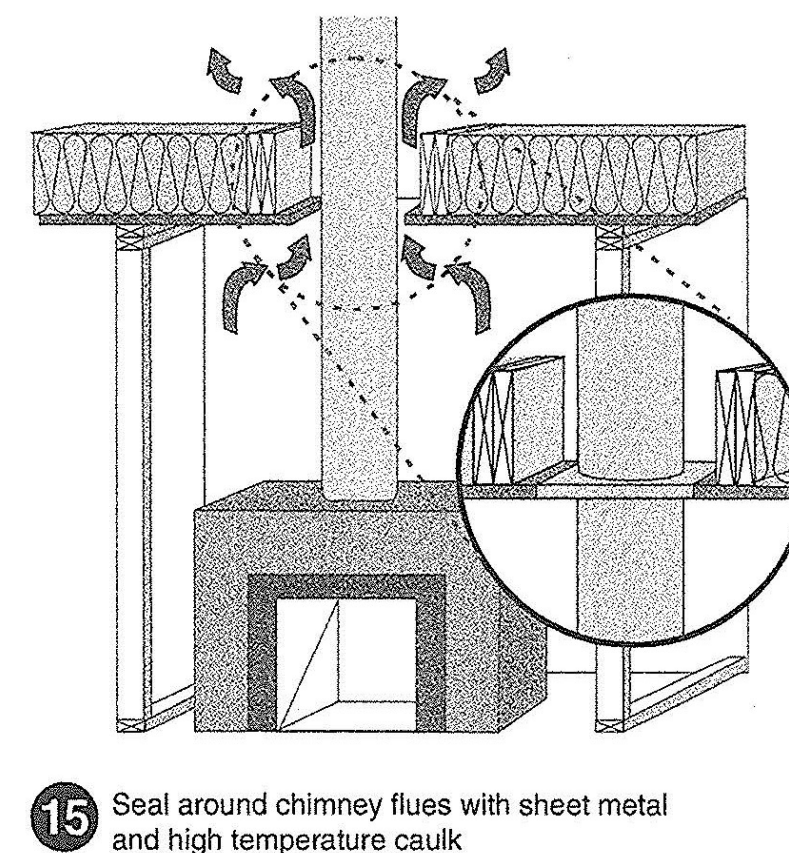
Window rough opening



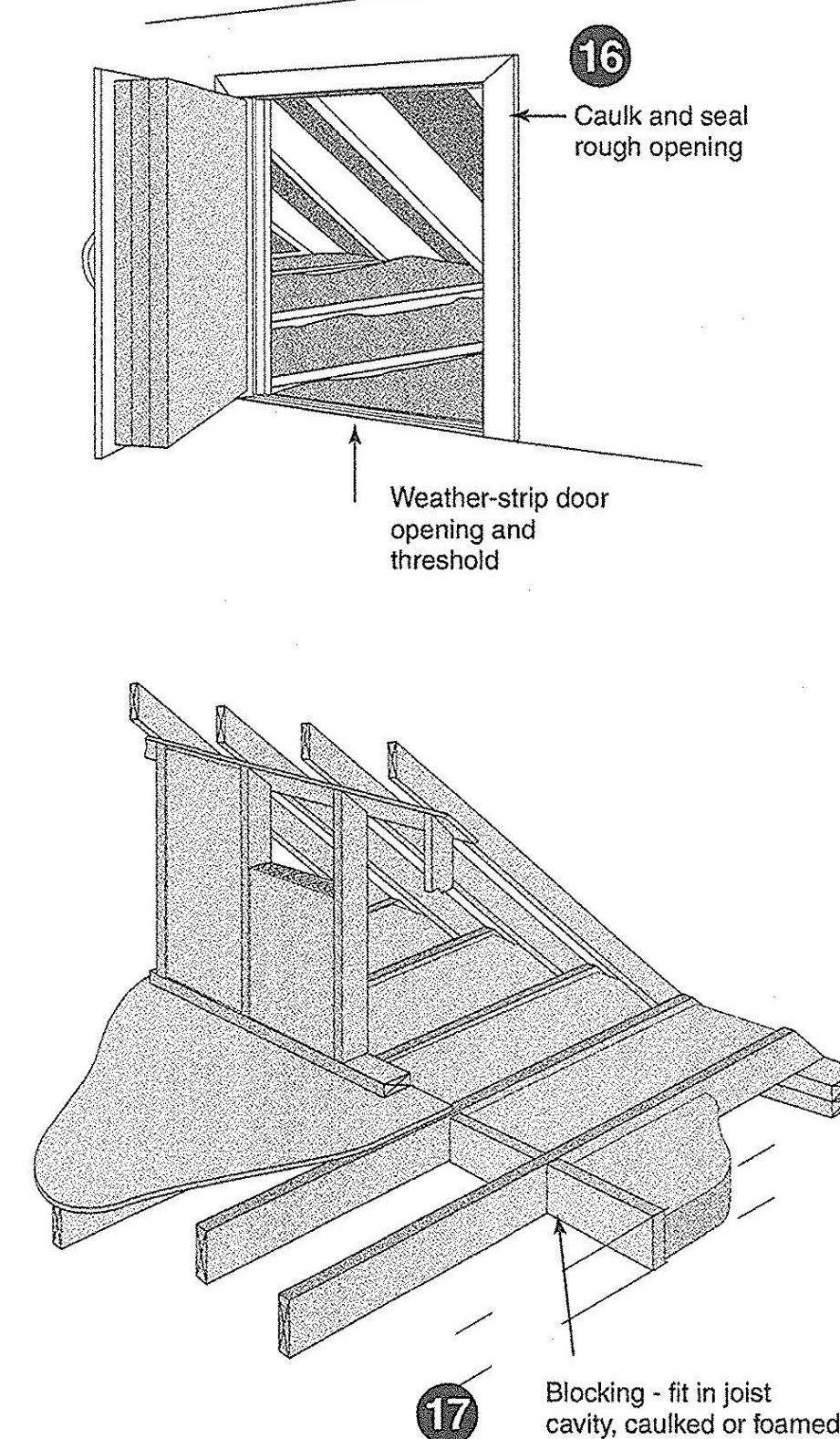
Shower/tub drain rough opening



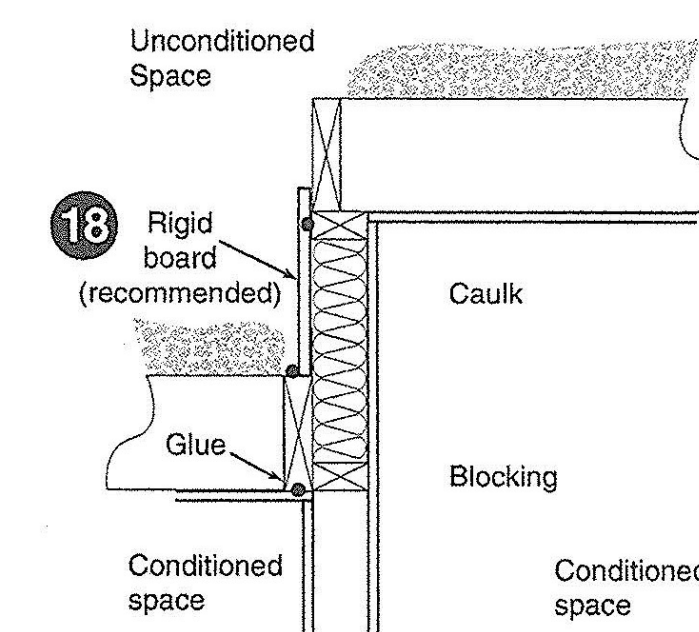
Combustion chase penetrations



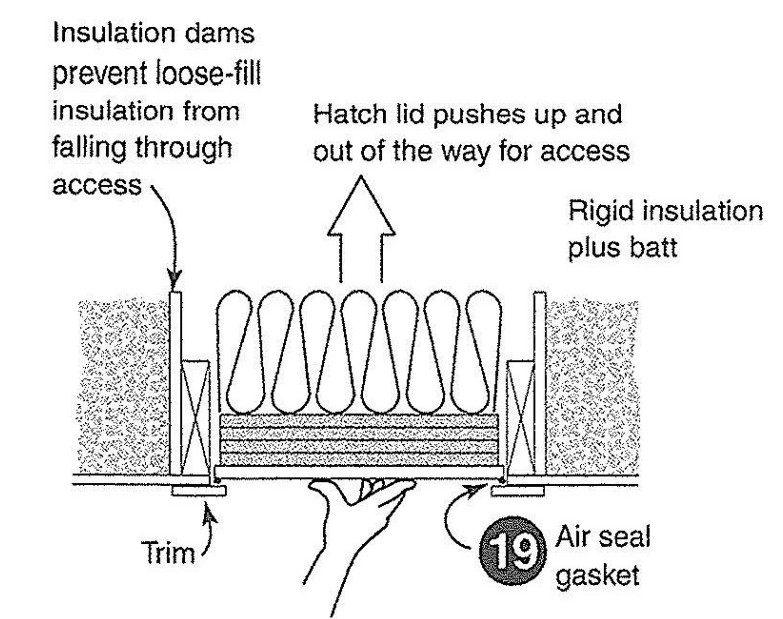
Attic knee-walls



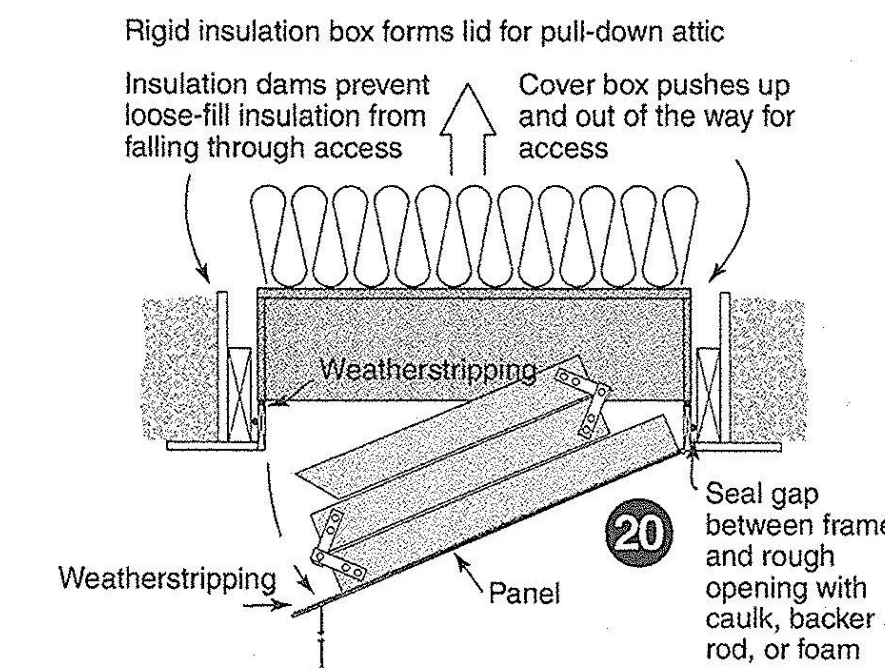
Two-level attic



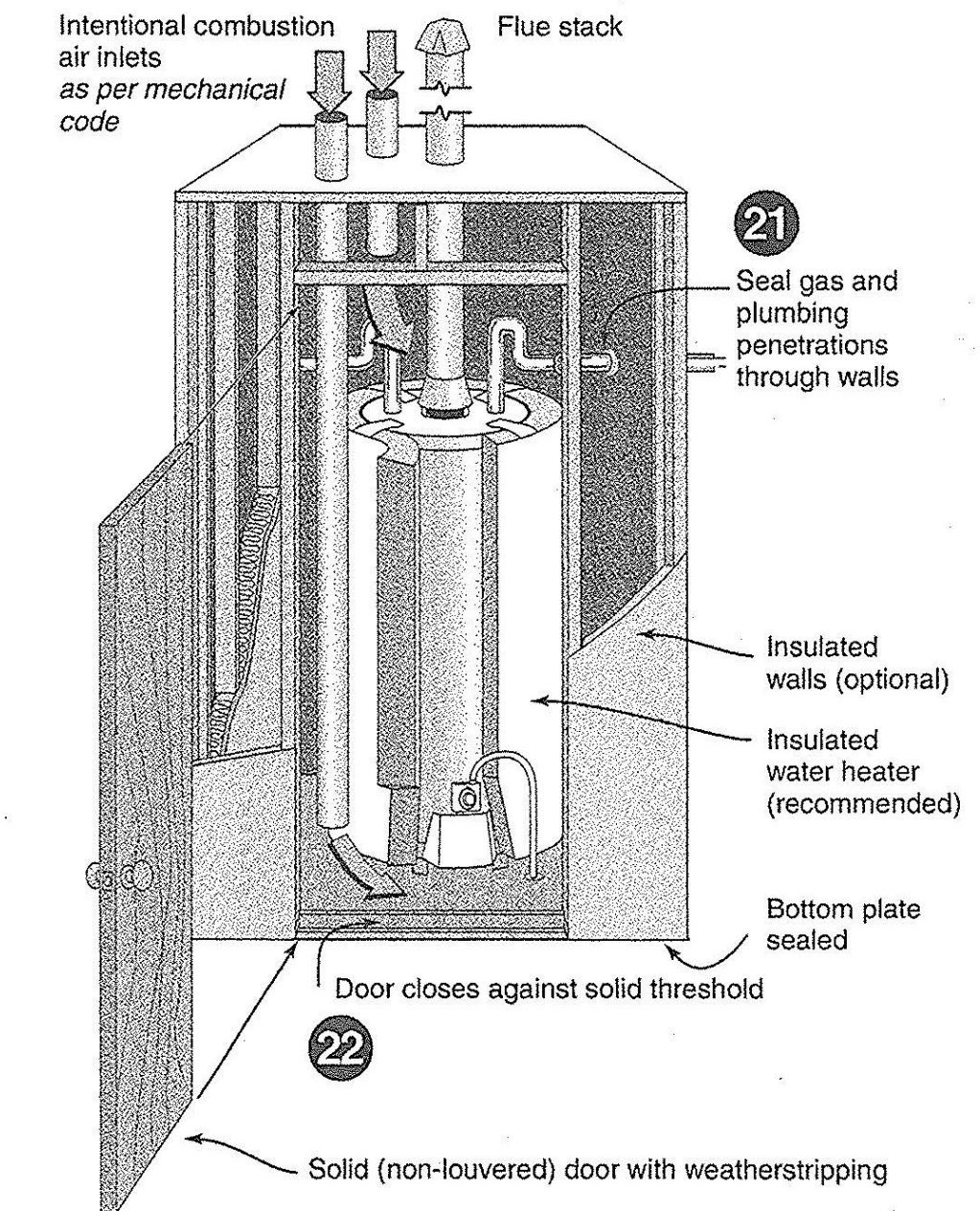
Attic scuttle



Attic pull-down stairs



Combustion closet



Exterior penetrations

