



# Staff Report

Knoxville Historic Zoning Commission

File Number: 4-I-26-HZ

**Meeting:** 4/16/2026  
**Applicant:** Brigitte Espiritu, Espiritu Construction & Real Estate Inc.  
**Owner:** Joseph S. Key II

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## Property Information

**Location:** 1209 Forest Ave. **Parcel ID:** 94 L M 011  
**District:** Ft. Sanders NC  
**Zoning:** C-G-2 (General Commercial)  
**Description:** Queen Anne, c.1900

Two-story frame residence with a cross-gable roof clad in asphalt shingles, an exterior of lap siding, and decorative gable vents.

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## Staff Recommendation

Staff recommends approval of the front porch and denial of the proposed front driveway.

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## Description of Work

Level I/II Major Repair or Replacement

Level 1 scope: new rear parking area, accessed from the alley, measuring 22' by 23'. Parking area and access stairs will be surrounded by retaining wall of rusticated concrete block (block design to reflect specifications submitted by applicant - Rockwood Classic). Level 1 scope approved 3/25/2026.

Level 2 scopes:

New front porch, to measure 20'-8" wide overall by 5'-4" deep on the left side and 9'-10" deep on the right. Porch will use existing porch's general footprint, with a half hipped, 4/12 pitch roof clad in asphalt shingles, square wood posts on 16" square brick columns with concrete caps, and a square wood railing.

New front yard driveway. Existing front driveway (along with curb, sidewalk, and 12" retaining wall at sidewalk) will be removed and graded. New 13'-6" curb cut at the street edge, to extend to a new 19' wide by 19' long, concrete, front driveway that is located in the front yard and right side of the house.

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## Comments

1. 1209 Forest Ave is a contributing resource to the Fort Sanders National Register Historic District and local NC overlay.
2. The rear parking area clearly meets the design guidelines and was approved administratively on March 25, 2026.

3. The proposed front porch meets the guidelines as it uses proportions and materials that complement the existing house and reflect the house's overall design.
  4. The proposed front driveway does not meet the design guidelines as it uses more front yard space for parking than the existing driveway and will break up additional curb and sidewalk space to provide street access. It locates additional surface parking in front of the house, when a new parking area that does meet the design guidelines will be created behind the house.
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## **Applicable Design Guidelines**

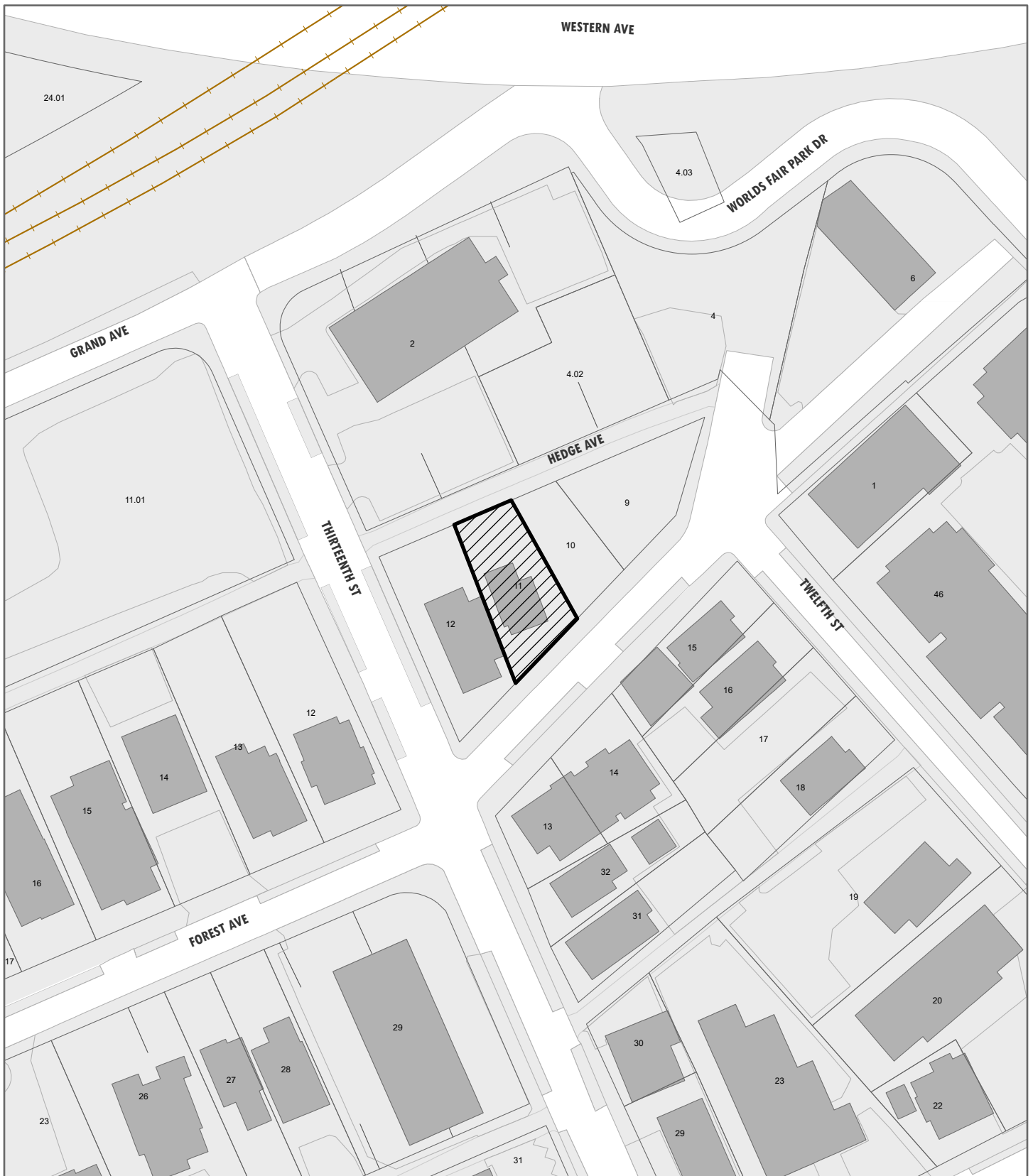
Fort Sanders NC-1, adopted by the Knoxville City Council on September 13, 2000.

### **C. Porches**

1. Provide porches with proportions and materials that complement pre-1940 housing. For clapboard-type construction, wood is the most appropriate primary material. Brick or cut stone are appropriate as foundations or in column supports.
2. Porches should be no less than 6 feet deep and no more than 10 feet deep. They may be recessed behind the main setback line or alternatively can extend 10 feet into the front setback line.

### **F. Parking**

1. In new building construction, the front yard space shall not be used for parking. Do not break up curbs or sidewalks to provide street access.
2. Provide parking access off the alley or off a side street.
7. Surface parking area shall always be to the rear of the building.



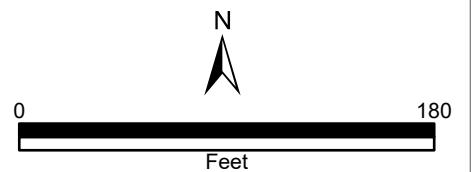
**4-I-26-HZ**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

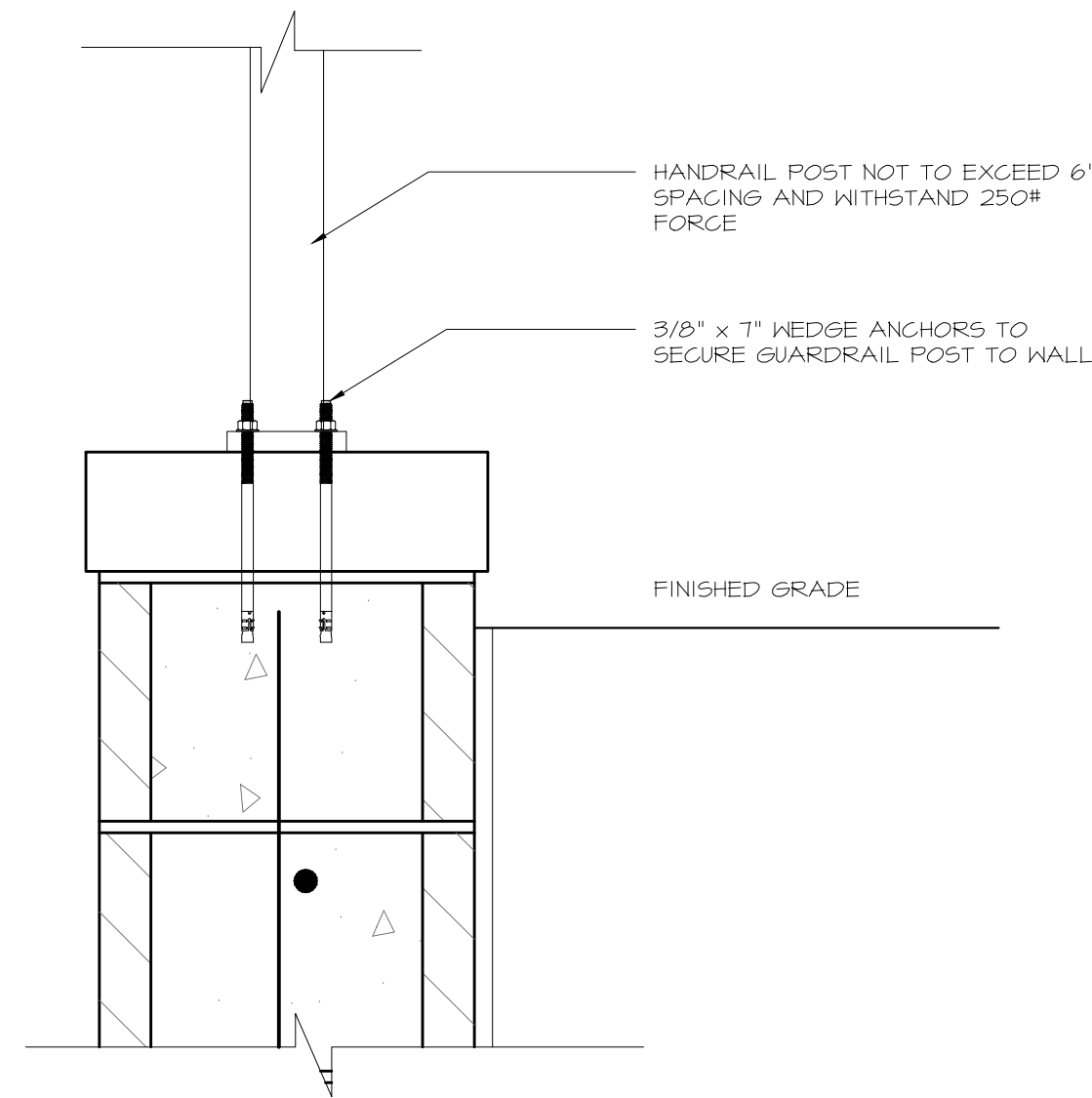


1209 Forest Ave. 37916  
 Ft. Sanders NC

Original Print Date: 3/25/2026  
 Knoxville/Knox County Planning -- Historic Zoning Commission

Petitioner: Brigitte Espiritu, Espiritu Construction & Real Estate Inc.



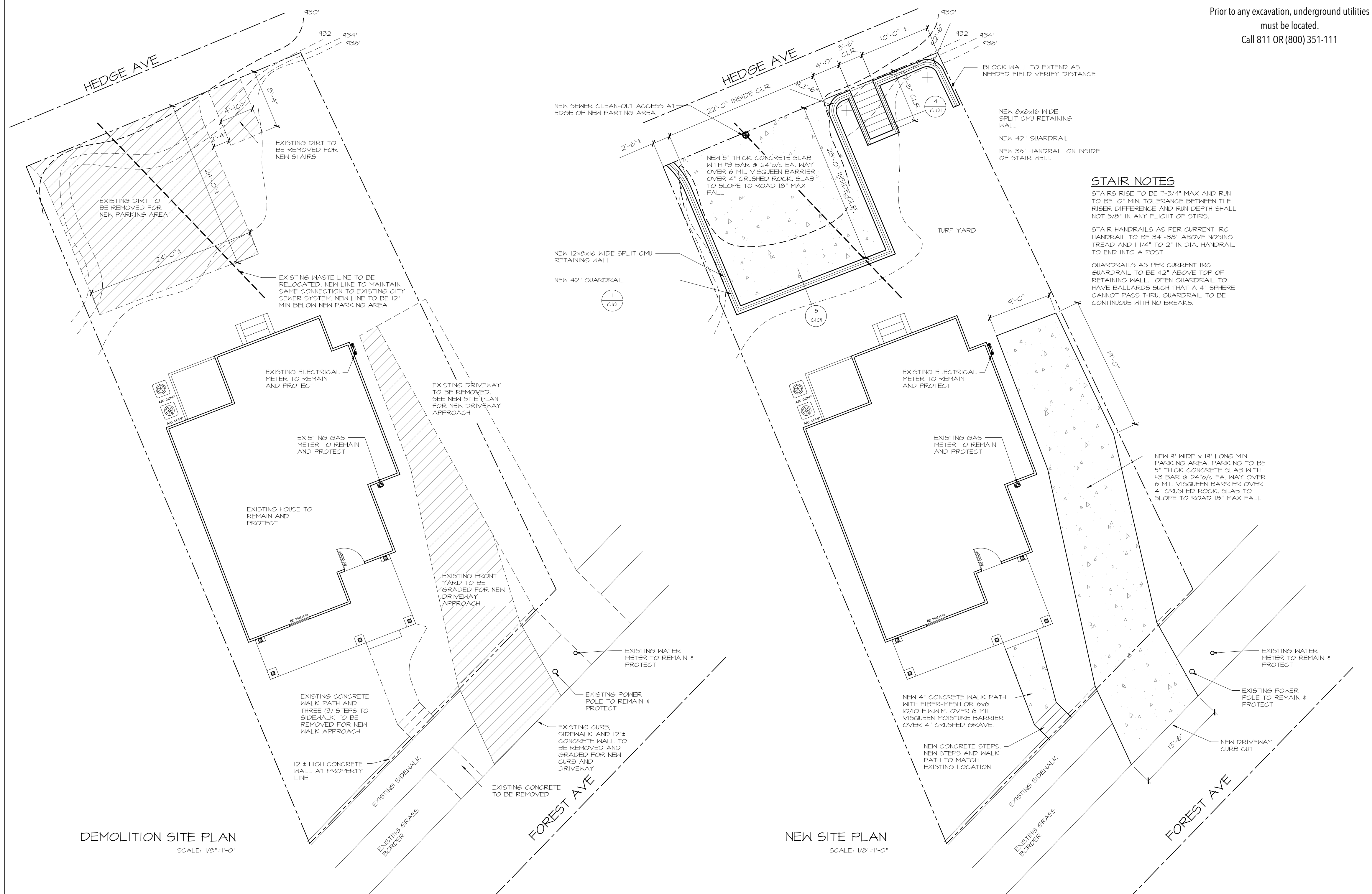


GUARDRAIL SUPPORT

SCALE: N.T.S. 1

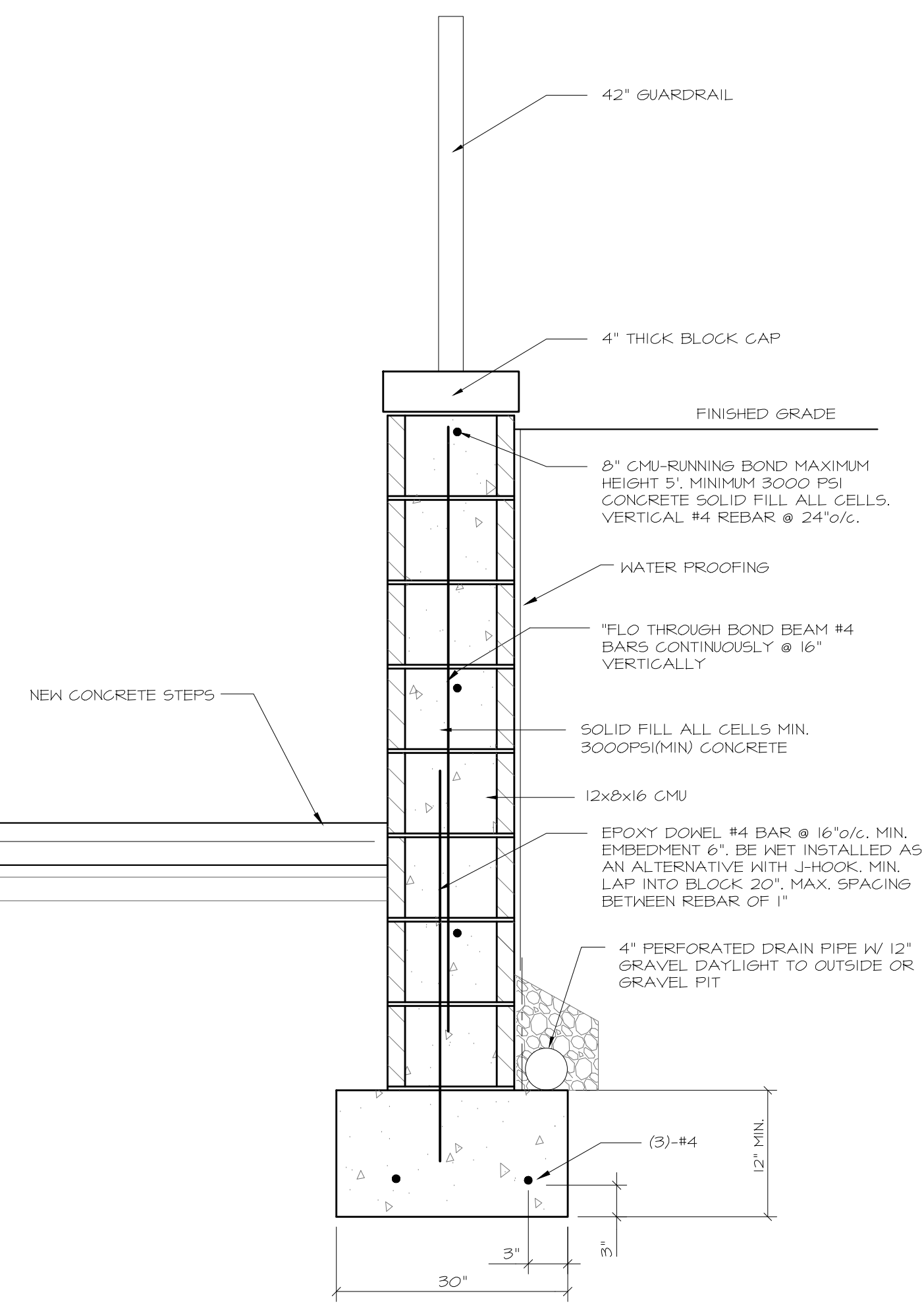
SCALE: N.T.S. 2

SCALE: N.T.S. 3



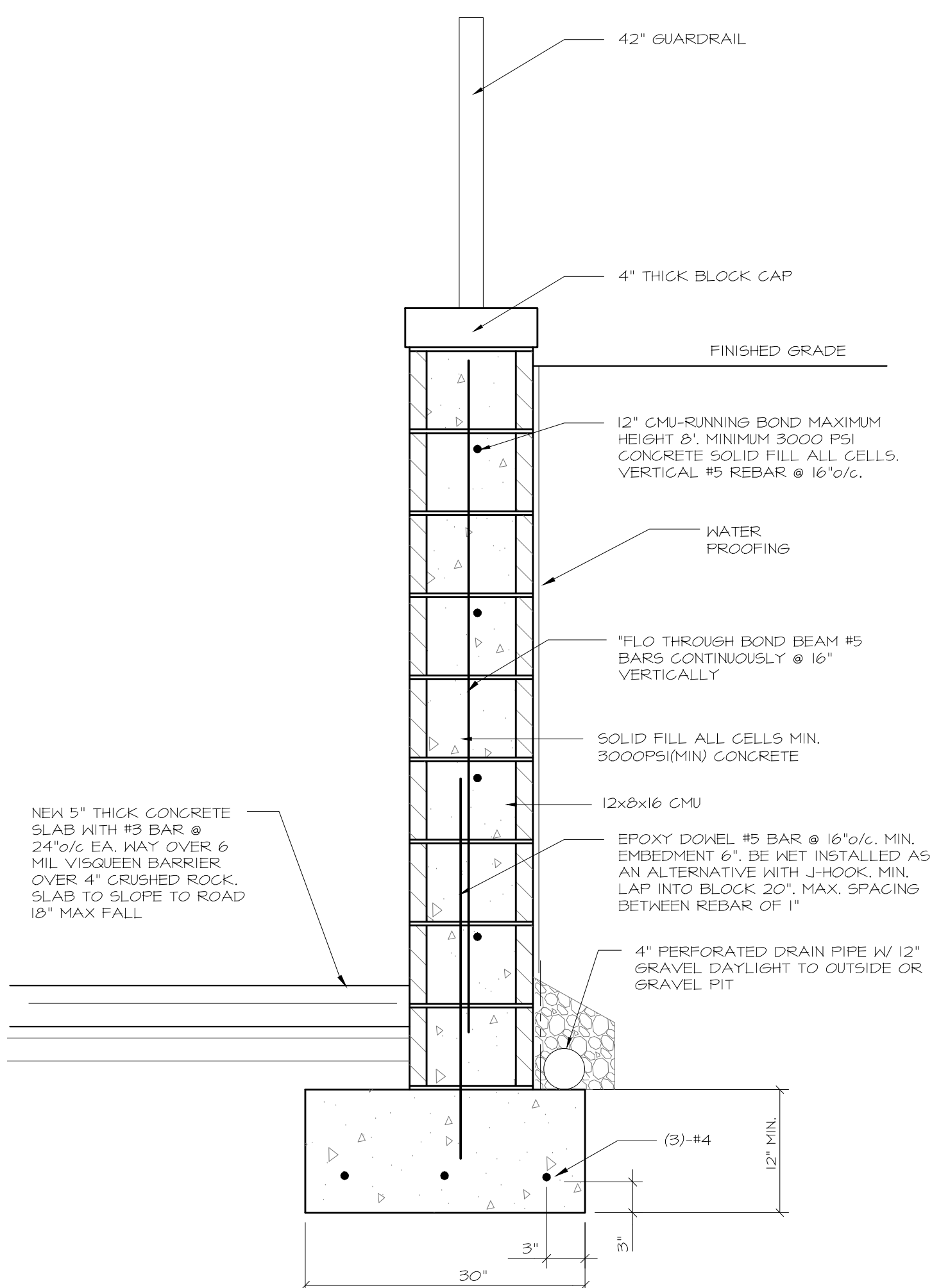
DEMOLITION SITE PLAN  
SCALE: 1/8"=1'-0"

NEW SITE PLAN  
SCALE: 1/8"=1'-0"



STAIRWELL RETAINING WALL

SCALE: N.T.S. 4



PARKING RETAINING WALL

SCALE: N.T.S. 5

REVISIONS	BY

PROJECT: PUMA PARKING  
1209 FOREST AVE  
KNOXVILLE TN

SITE PLAN  
DEMOLITION  
NEW SITE  
PLAN / DETAILS

A&R  
DESIGN & DRAFTING  
SERVICE  
320 CRESTVIEW CIRCLE  
LENOR CITY TENNESSEE 37112  
(865) 594-8912 RD.LETTE@GMAIL.COM

DATE: 3/18/2026  
SCALE: N.T.S.  
DRAWN: RJ  
JOB: PUM26008  
SHEET: C101

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# PUMA PARKING

## 1209 FOREST AVE

### KNOXVILLE TENNESSEE

#### REGULATIONS & STANDARDS

ALL WORK & MATERIALS SHALL CONFORM TO THE CURRENT EDITIONS OF THE IRC, IPC, IMC, IRC & CURRENT IEC.

THIS PROJECT SHALL COMPLY WITH ALL LOCAL & STATE REGULATIONS. THE CONTRACTOR SHALL OBTAIN THIS INFORMATION DIRECTLY FROM THE LOCAL BUILDING DEPARTMENT & REGULATORY AGENCIES.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE PERFORMING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ERRORS & OMISSIONS IN THE DRAWINGS WHEN PERFORMING THE WORK. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS, WHERE DISCREPANCIES APPEAR, THE MORE STRINGENT SHALL APPLY. DETAILS & CONSTRUCTION NOT SPECIFICALLY SHOWN SHALL BE PER IRC "CONVENTIONAL BUILDING STANDARDS".

CHANGES FROM APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, 2) INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN ON THE APPROVED PLAN, 3) A SINGLE NONBEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM, AND 4) INTERIOR NONSTRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS."

PROVIDE CONSTRUCTION SITE ADDRESS; APPROVED NUMBERS OR ADDRESS SIGNS SHALL BE PROVIDED FOR AT CONSTRUCTION SITES. THEY SHALL BE PAINTED ON THE FACE OF THE CURB ON THE FRONT SIDE OF THE LOT PRIOR TO THE FIRST INSPECTION. CURB NUMBERS SHALL BE A MINIMUM OF THREE INCHES IN HEIGHT AND HAVE CONTRASTING OR REFLECTING BACKGROUND AND PERMANENTLY PAINTED ON THE CURB FACE. TEMPORARY STREET NAMES SHALL BE PAINTED ON THE CURBS OF ALL STREETS AT THE STREET INTERSECTIONS. IN THE EVENT THAT NO CURB EXISTS, CONSTRUCTION SITE ADDRESS SIGNS AND TEMPORARY STREET NAME SIGNS AND TEMPORARY STREET NAME SIGNS SHALL BE POSTED AT A HEIGHT OF BETWEEN 48" AND 72". SUCH TEMPORARY SIGNS SHALL BE WEATHER RESISTANT ON APPROVED MATERIAL. ALL NUMBERS AND NAME SIGNS SHALL BE MAINTAINED TO THE SATISFACTION OF THE FIRE MARSHAL AND BUILDING OFFICIAL."

#### ROOF

- BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW  
TOE NAIL EACH: 3-8d COMMON, 3-10d BOX, 3-3"x0.131" NAILS  
3-3" 1/4 GAGE 1/16" CROWN
- BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS  
TOE NAIL EACH: 2-8d COMMON, 2-3"x0.131" NAILS  
3-3" 1/4 GAGE 1/16" CROWN  
END NAIL: 2-8d COMMON, 3-3"x0.131" NAILS  
3-3" 1/4 GAGE
- FLAT BLOCKING TO TRUSS AND WEB FILLER  
FACE NAIL @ 6" o/c: 16d COMMON, 3-3"x0.131" NAILS  
3-3" 1/4 GAGE 1/16" CROWN
- CEILING JOISTS TO PLATE  
TOE NAIL EACH JOIST: 3-8d COMMON, 3-10d BOX, 3-3"x0.131" NAILS  
3-3" 1/4 GAGE 1/16" CROWN
- CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST TABLE AND SECTION 2308.1.3.1)  
FACE NAIL: 3-16d COMMON, 4-10d BOX, 4-3"x0.131" NAILS  
4-3" 1/4 GAGE 1/16" CROWN
- CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT TABLE AND SECTION 2308.1.3.1)  
FACE NAIL: TABLE 2308.1.3.1
- COLLAR TIE TO RAFTER  
FACE NAIL: 3-10d COMMON, 4-10d BOX, 4-3"x0.131" NAILS  
4-3" 1/4 GAGE 1/16" CROWN
- RAFTER OR ROOF TRUSS TO TOP PLATE (TABLE AND SECTION 2308.1.3)  
TOE NAIL (C): 3-10d COMMON, 3-16d BOX, 4-16d BOX  
4-3"x0.131" NAILS, 4-3" 1/4 GAGE 1/16" CROWN
- ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM  
END NAIL: 2-16d COMMON, 3-10d BOX, 3-3"x0.131" NAILS  
3-3" 1/4 GAGE 1/16" CROWN  
TOE NAIL: 3-10d COMMON, 3-16d BOX, 4-10d BOX  
4-3"x0.131" NAILS, 4-3" 1/4 GAGE 1/16" CROWN

ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE INSPECTOR AT THE TIME OF CONSTRUCTION OR INSPECTION

ADEQUATE EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED BY CONTRACTOR DURING AND AFTER CONSTRUCTION  
SILT FENCING SHOULD BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES  
SEED AND STRAW ALL DISTURBED AND/OR BARE AREAS  
NO DIRT, MUD, SEDIMENT OR DEBRIS ON STREET, ALLEYS, IN GREEKS, STREAMS, OR IN DRAINAGE DITCHES. IF CLEANUP IS REQUIRED USE DRY REMOVAL METHOD ONLY.

LOT MUST HAVE CONSTRUCTION ENTRANCE. SEE ES-01, AND SILT FENCE SEE ES-14 PLACED ALONG PROPERTY LINES AND DOWN SLOPE OF ANY EXPOSED SURFACE. ADDITIONAL AND/OR OTHER EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED.

CHEMICAL TOILET IS REQUIRED ON SITE DURING CONSTRUCTION PER IPC

WHEN BUILDING PAD IS TO BE BROUGHT UP MORE THAN 6" ABOVE SURROUNDING NATURAL GRADE OR COMPACTIONS OTHERWISE REQUIRED PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORT TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION

CONTRACTOR TO FIELD VERIFY BUILDING LOCATION ON SITE AND ALL SETBACK REQUIREMENTS PRIOR TO ANY WORK.

#### GENERAL NOTES

#### STANDARD ABBREVIATIONS

C.L.	CENTERLINE	EQ	EQUAL
Ø	DIAMETER	EQIP	EQUIPMENT
PLT	PLATE	EXT	EXTERIOR
#	POUND/NUMBER	FA	FIRE ALARM
(E)	EXISTING	FD	FLOOR DRAIN
(N)	NEW	FE	FIRE EXTINGUISHER
AVG	AVERAGE	FF	FINISHED FLOOR
BLDG	BUILDING	GYP	GYPSUM
BLK	BLOCK	HB	HOSE BIB
CAB	CABINET	INSUL	INSULATION
CB	CATCH BASIN	KD	KILN DRIED
CI	CAST IRON	LAV	LAVATORY
CJ	CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	o/c	ON CENTER
CLKG	CAULKING	PL	PROPERTY LINE
CLR	CLEAR	PLYWD	PLYWOOD
CO	CLEANOUT	PT	PRESSURE TREATED
COL	COLUMN	RB	REFRIGERATOR WATER BIB
CONC	CONCRETE	RM	ROOM
DBL	DOUBLE	RO	ROUGH OPENING
DEPT	DEPARTMENT	SIM	SIMILAR
DF	DRINKING FOUNTAIN	SQ	SQUARE
DIA	DIAMETER	SS	SERVICE SINK
DIM	DIMENSION	STD	STANDARD
DN	DOWN	T&G	TONGUE & GROOVE
DS	DOWNSPOUT	TOC	TOP OF CURB
DW	DISHWASHER	TOP	TOP OF PLATE
DWG	DRAWING	TEMP	TEMPERED PLATE GLASS
EA	EACH	TYP	TYPICAL
EJ	EXPANSION JOINT	W/	WITH
ELEC	ELECTRICAL	WC	WATER CLOSET
		WD	WOOD

#### SHEET INDEX

G000	TITLE SHEET
C101	DEMOLITION SITE PLAN / NEW SITE PLAN
A101	FLOOR PLAN / ELEVATIONS
S101	PORCH ROOF FRAMING / DETAILS

#### SYMBOLS LEGEND

	SECTION ID, #
	ON SHEET #
	DETAIL ID, #
	ON SHEET #
	DETAIL ID, #
	ON SHEET #
	PLUMBING ID, #
	PLUMBING ID #
	MECHANICAL ID, #
	MECHANICAL ID #

#### GENERAL NAILING NOTES

- NAILS SHALL BE DRIVEN PERPENDICULAR WHERE POSSIBLE INSTEAD OF TOENAILS.
  - ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE. ALL NAILING SHALL CONFORM TO TABLE 2304.10.1
  - NAILING NOT NOTED ON PLANS SHALL BE IN ACCORDANCE TO THE CURRENT I.R.C. EDITION TABLE R602.3(1)
  - GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST "BOX AND COMMON NAIL" CONNECTION
  - FASTENERS FOR PRESSURE PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPTION BEING 1/2" Ø OR GREATER STEEL BOLTS
- A. NAILS SPACED AT 6" INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL & PARTICLEBOARD DIAPHRAGMS & SHEAR WALLS, REFER TO SECTION R602.3 NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING
- B. SPACING SHALL BE 6" INCHES ON CENTER ON THE EDGES & 12" ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16" INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED)
- C. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOE NAILS IN THE RAFTERS SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

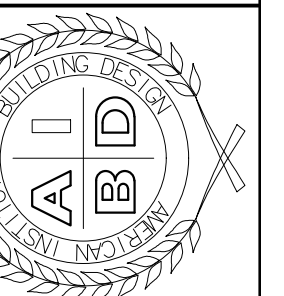
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PUM26008A_1	
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PUMA PARKING  
1209 FOREST AVE  
KNOXVILLE TN

PROJECT

COVER SHEET

**A&R**  
DESIGN & DRAFTING  
SERVICE  
320 CRESTVIEW CIRCLE  
LENOIR CITY TENNESSEE 37112  
(865) 594-8512 RD.LETTE@A&RMAIL.COM

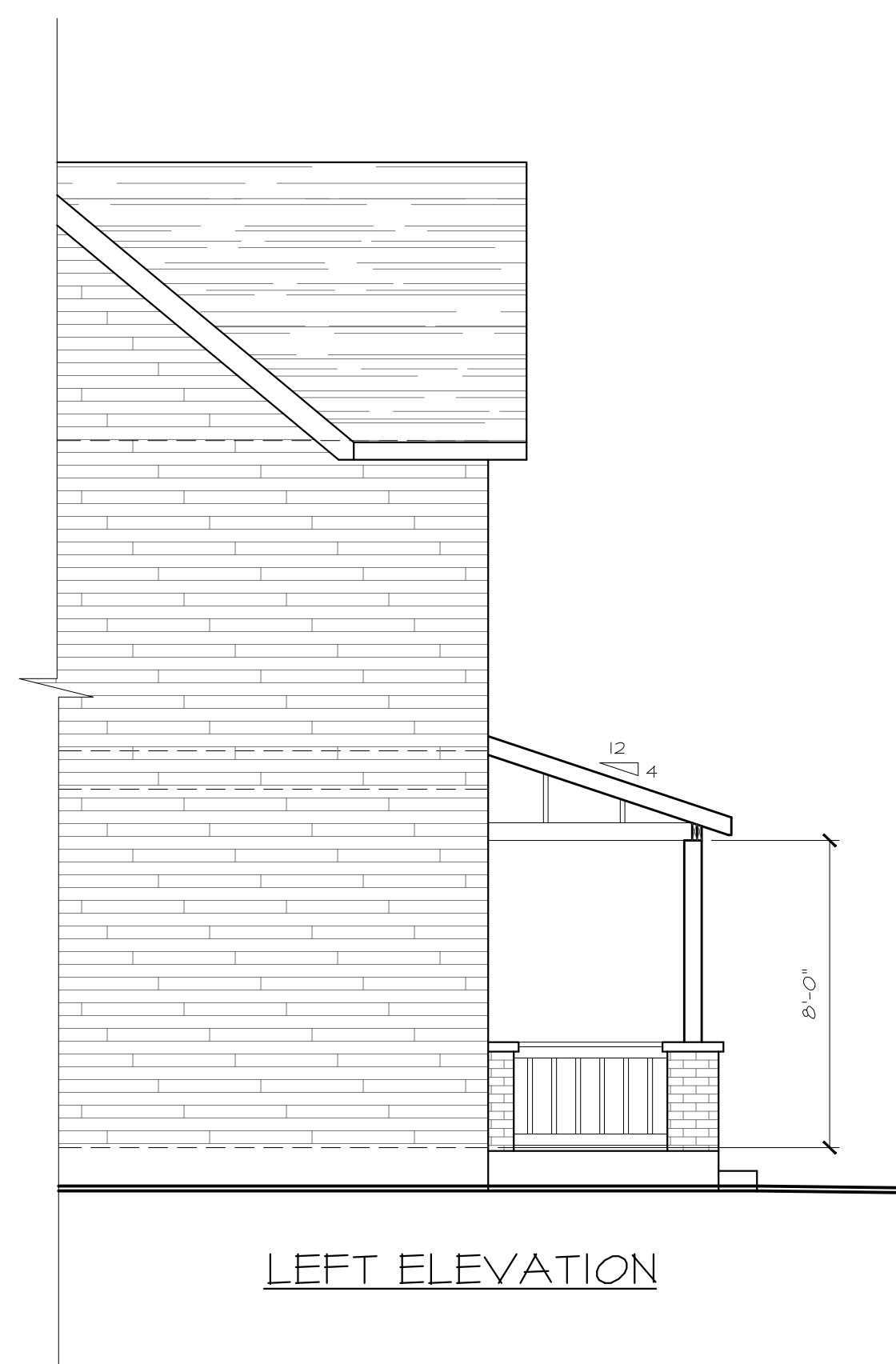


DATE	3/8/2026
SCALE	N.T.S.
DRAWN	RJ
JOB	PUM26008
SHEET	G000



FRONT ELEVATION

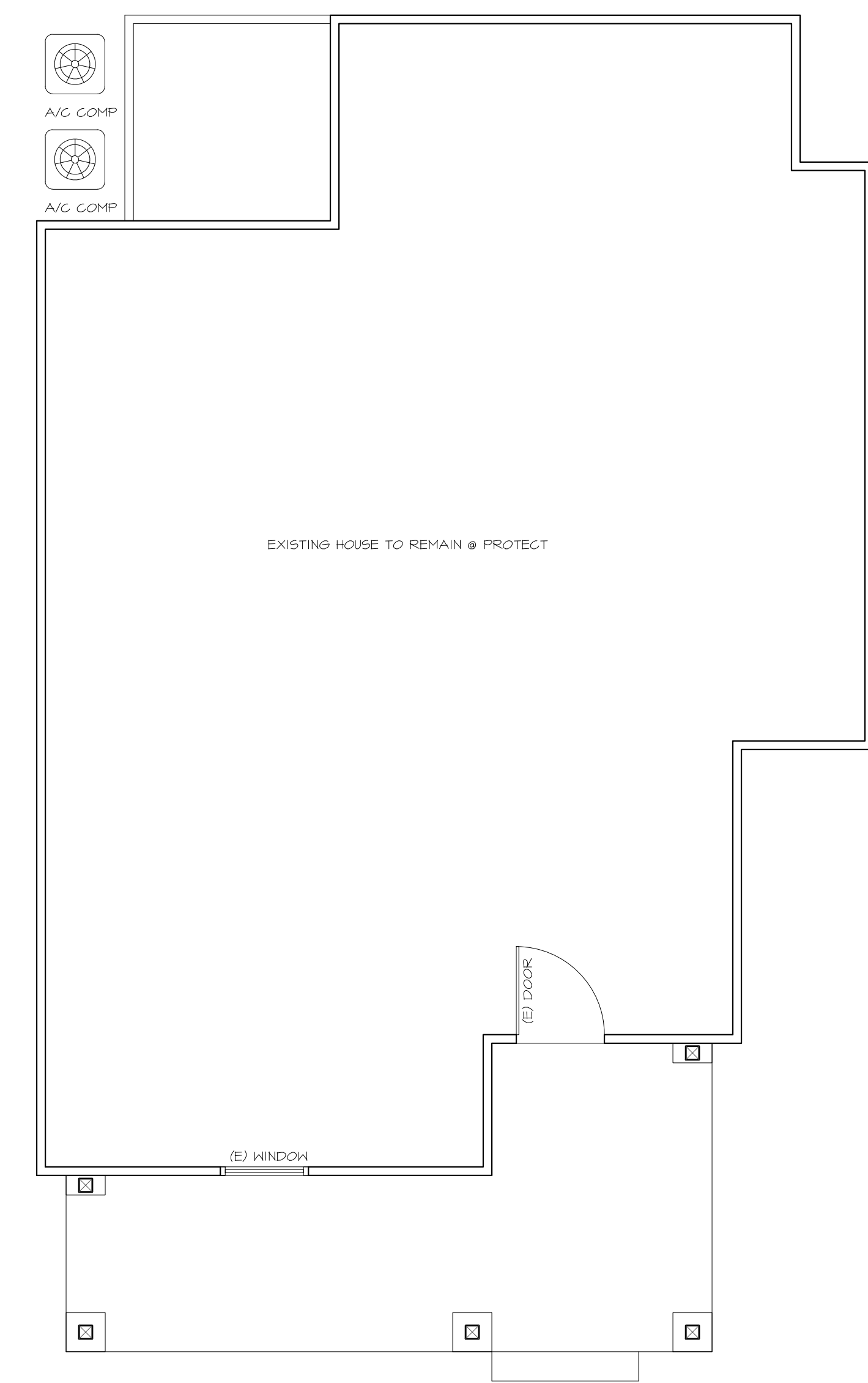
(E) 16" SQUARE x 2'-1" TALL BRICK COLUMN WITH 3" CONCRETE CAP (TYP) TO REMAIN & PROTECT



LEFT ELEVATION



RIGHT ELEVATION



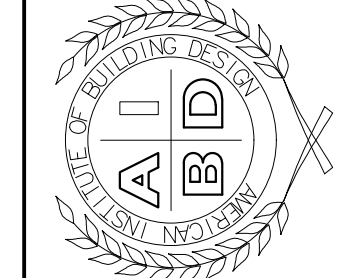
FLOOR PLAN

REVISIONS	BY

PROJECT  
**PUMA PARKING**  
 1209 FOREST AVE  
 KNOXVILLE TN

FLOOR PLAN  
 PLAN  
 ELEVATIONS

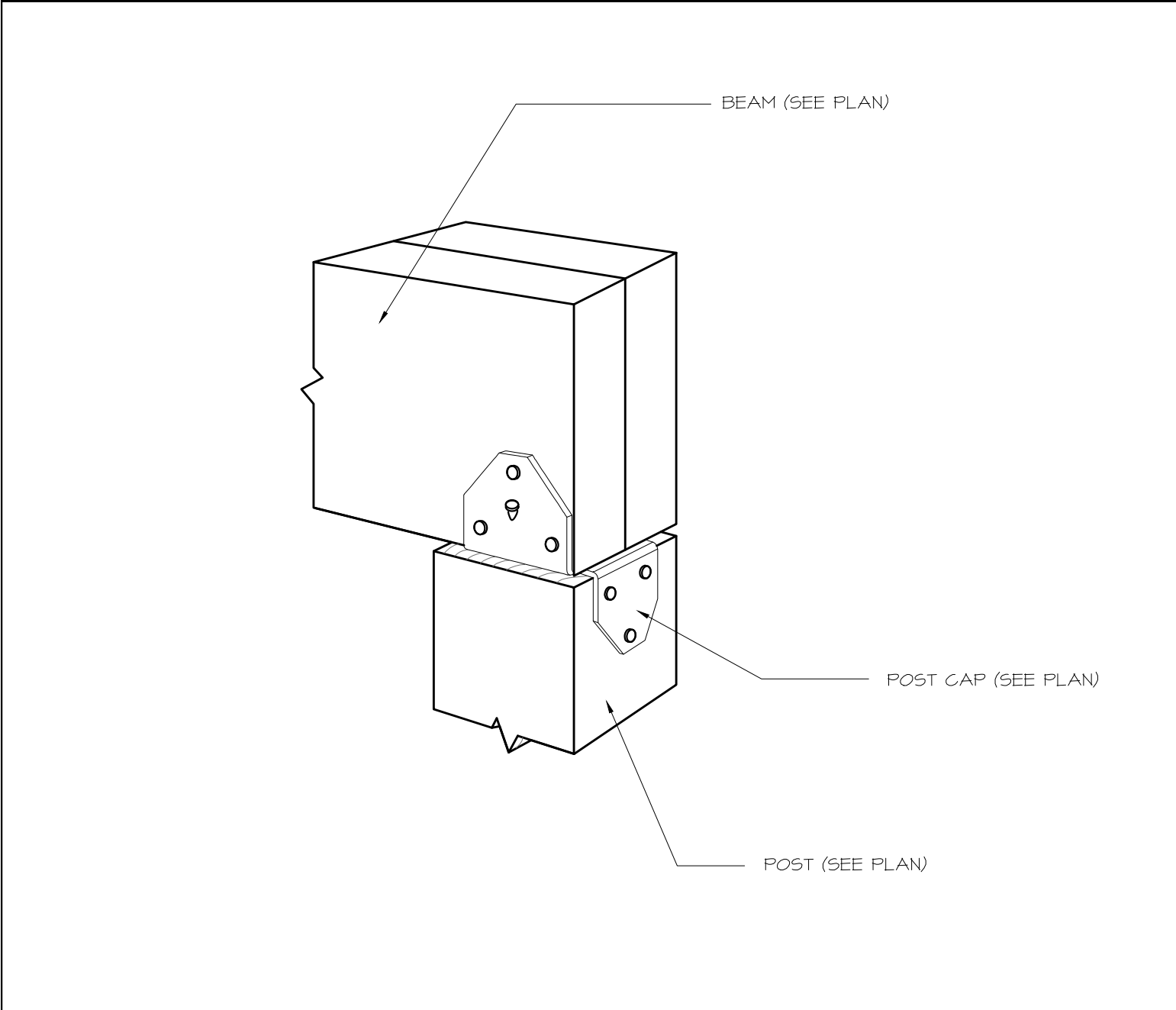
**A&R**  
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 SERVICE  
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 LENOR CITY TENNESSEE 37112  
 (865) 594-8812 RD.LETTE@GMAIL.COM



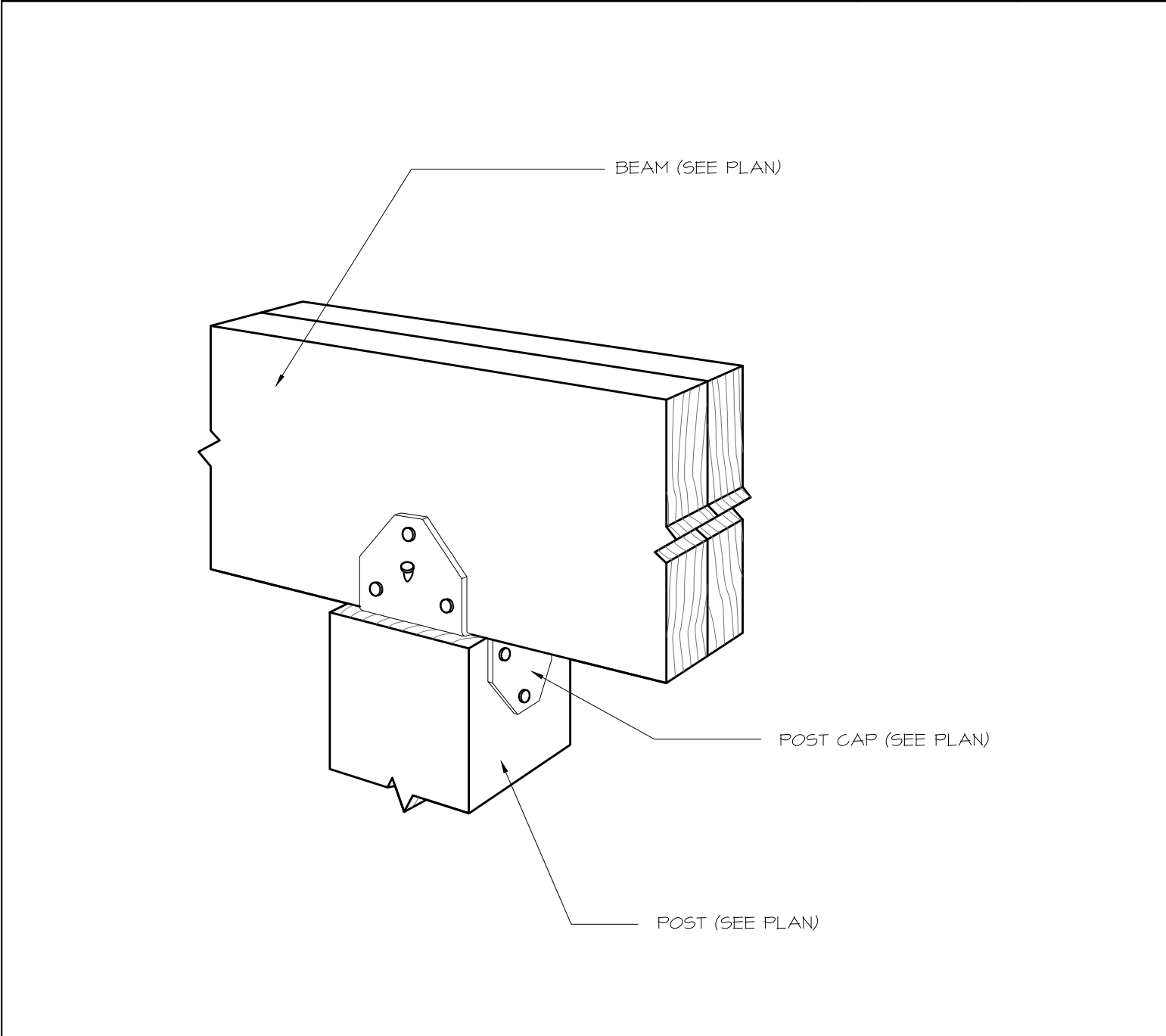
DATE 3/8/2026  
 SCALE 1/4" = 1'-0"  
 DRAWN RJ  
 JOB PUM26008  
 SHEET

A101

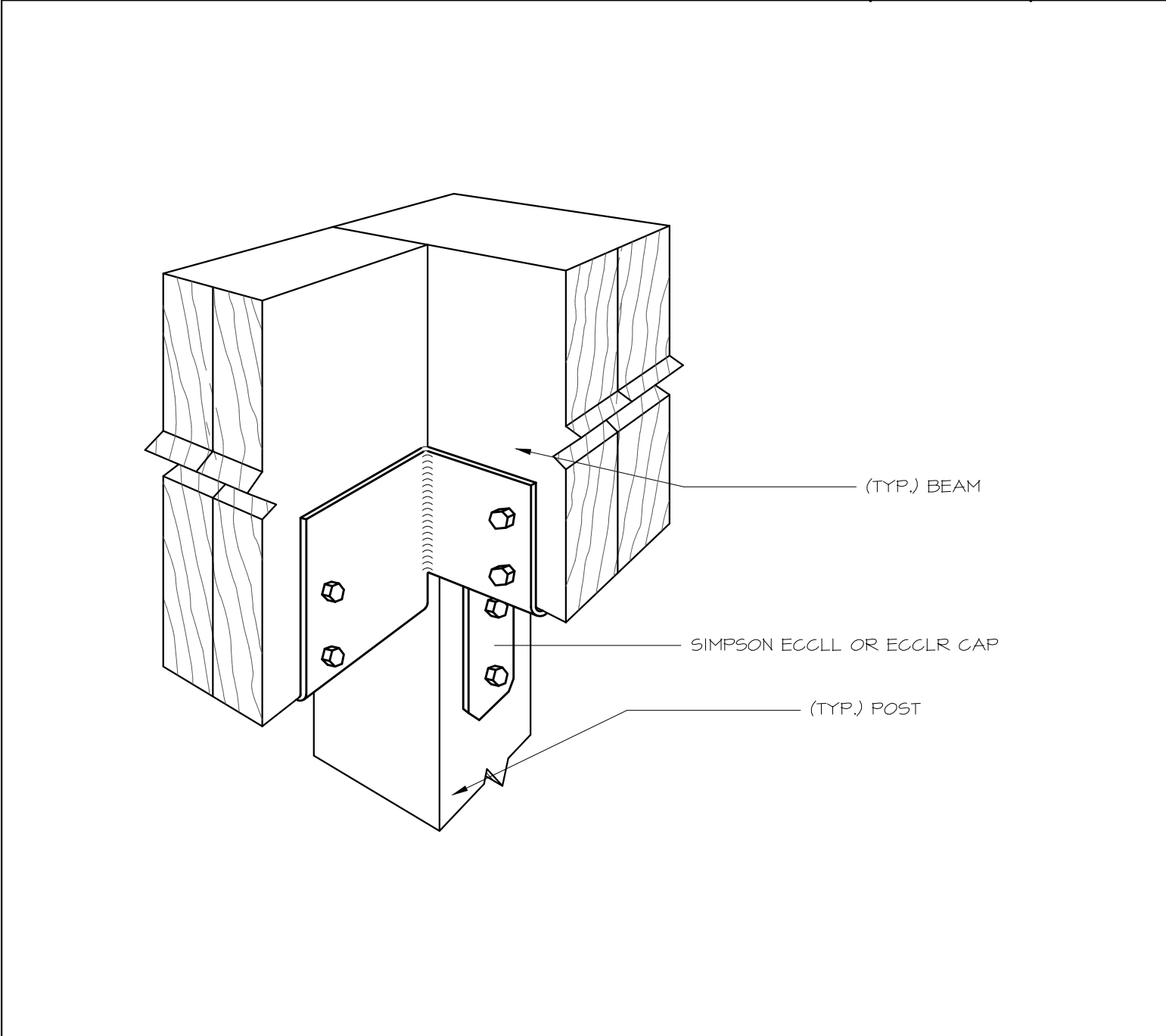
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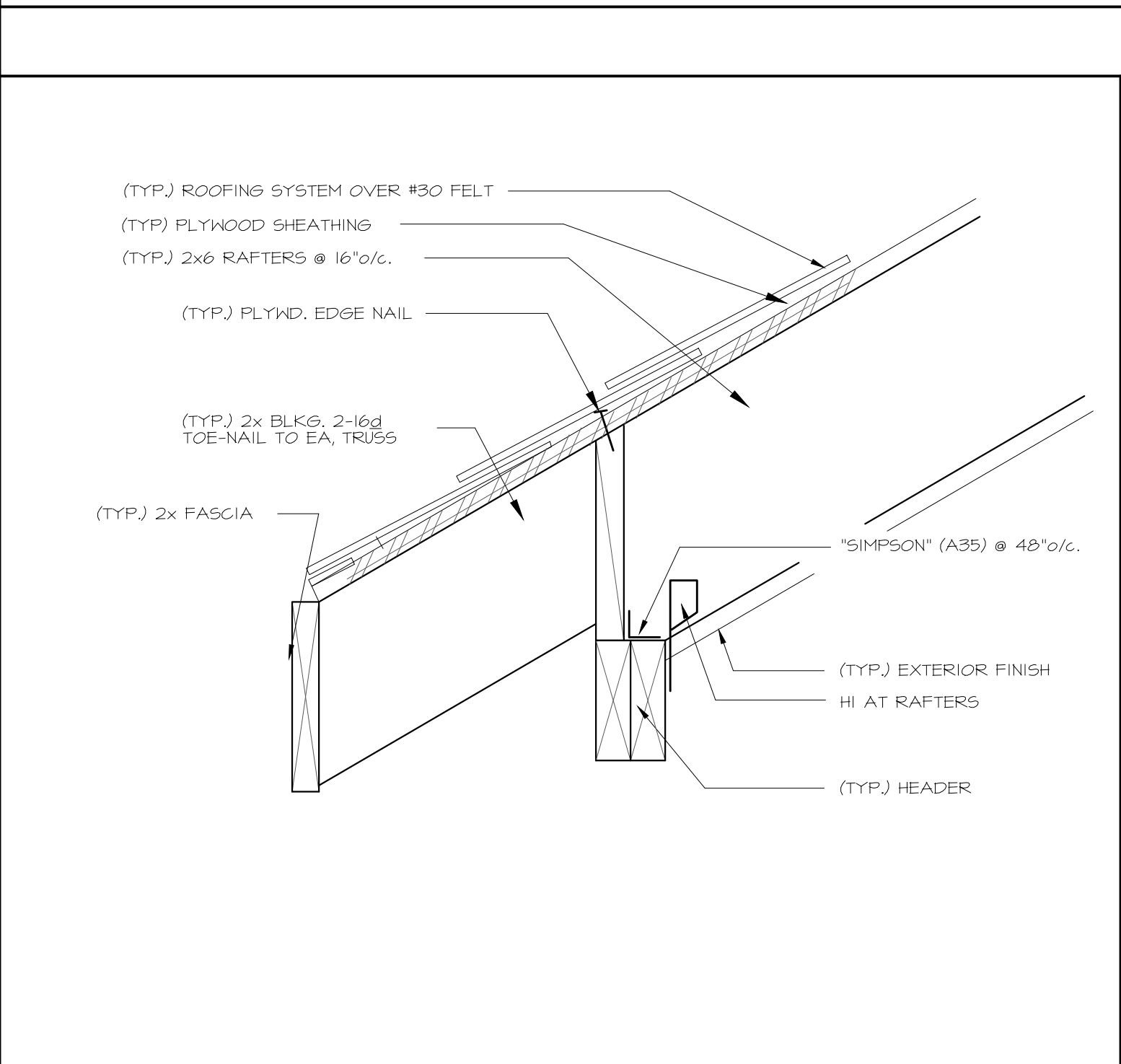
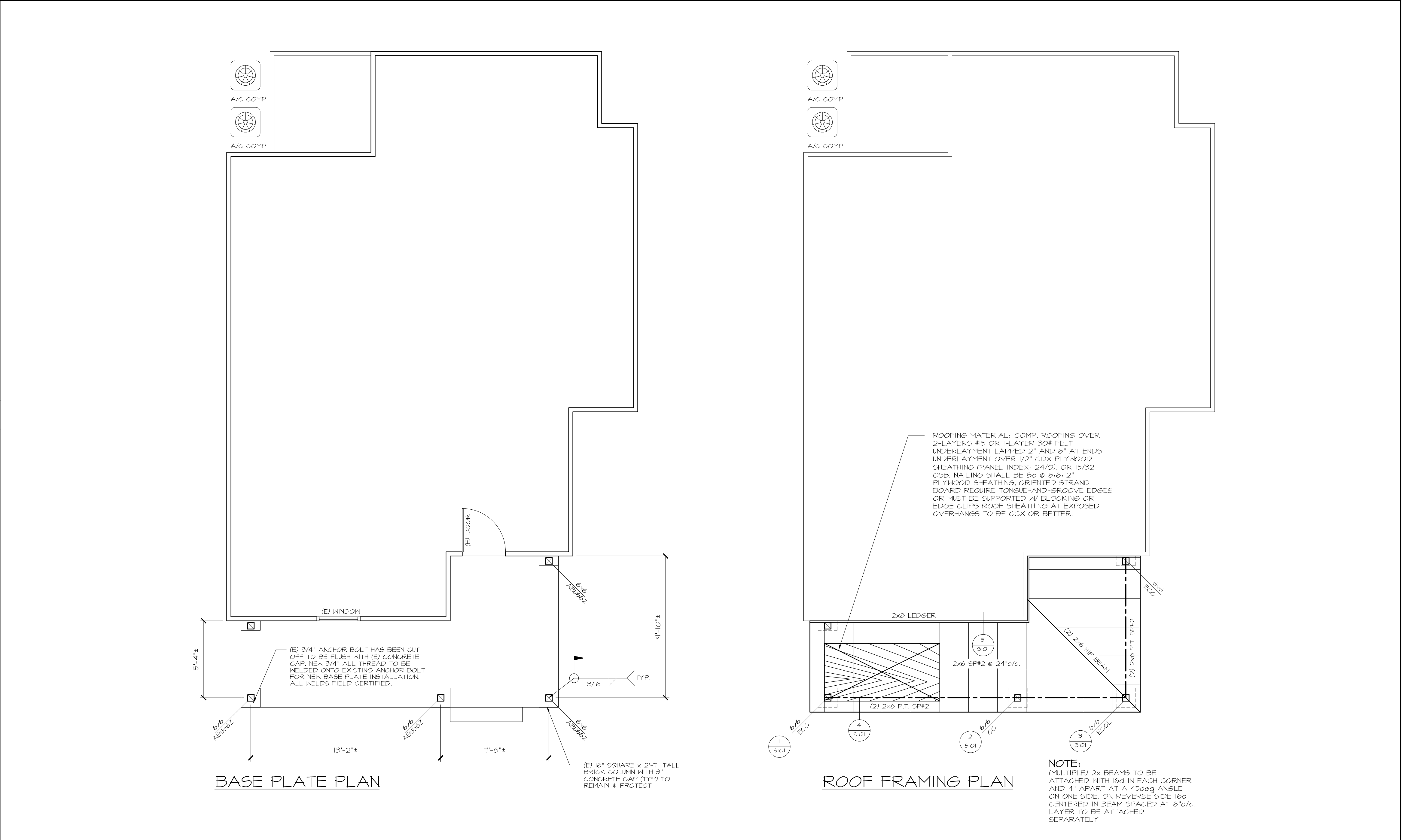
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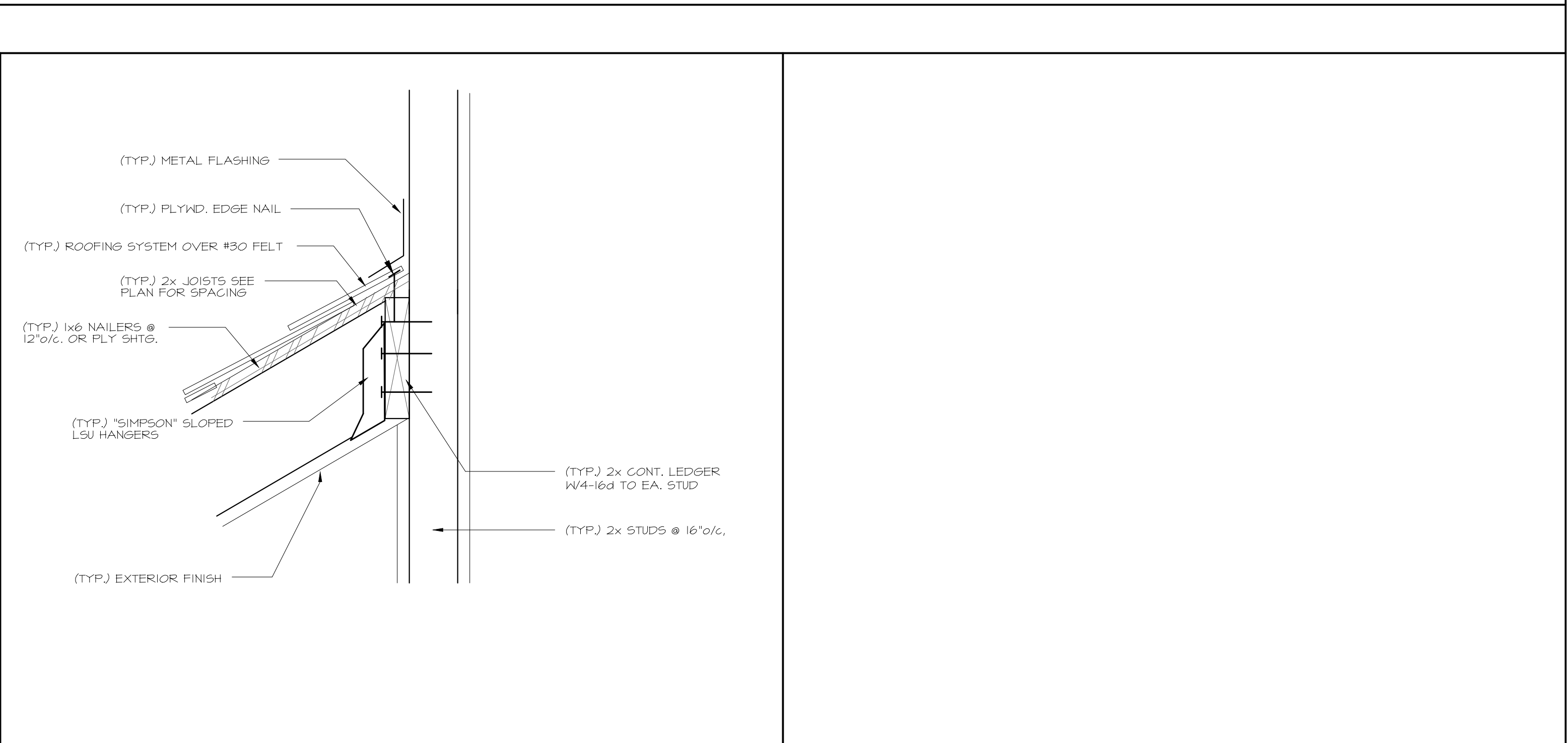
BEAM POST CONNECTION SCALE: N.T.S. 2



BEAM POST CONNECTION SCALE: N.T.S. 3



ROOF JOIST W/RIPPED TAILS SCALE: N.T.S. 4



ROOF JOIST TO WALL CONN. SCALE: N.T.S. 5

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<b>PUMA PARKING</b> <b>1209 FOREST AVE</b> <b>KNOXVILLE TN</b>	
PROJECT <b>BASE PLATE          ROOF          FRAMING          DETAILS</b>	
<b>A&amp;R</b> <b>DESIGN &amp; DRAFTING</b> SERVICE <small>320 CRESTVIEW CIRCLE          LENOR CITY TENNESSEE 37112          (865) 594-8512 RD.LETTE@GMAIL.COM</small>	
DATE	3/8/2026
SCALE	1/4" = 1'-0"
DRAWN	RJ
JOB	PUM26008
SHEET	S101

**Re: 1209 FOREST AVE**

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**From** Espiritu Construction <espirtuconstruction@gmail.com>

**Date** Mon 3/23/2026 5:16 PM

**To** Applications <applications@knoxplanning.org>

Some people who received this message don't often get email from espirtuconstruction@gmail.com. [Learn why this is important](#)

Brief description of work might be cut off due to limited word space on application form. This is the brief description:

BACKYARD RETAINING WALL approx. 110 LF at 4 ft high  
GUARD RAILS ON RETAINING WALL 42" high  
BACKYARD STAIRWELL CONSTRUCTION W/ HANDRAILS  
BACKYARD CONCRETE PARKING PAD approx 23 ft x 22 ft  
FRONT WALKWAY AND STEPS  
FRONT PORCH ROOF - Construct new shingle roof over existing L-shaped front porch  
DRIVEWAY EXPANSION AND NEW ACCESS – Construct new sloped concrete driveway section and expand existing driveway.

On Mon, Mar 23, 2026 at 4:26 PM Espiritu Construction <[espirtuconstruction@gmail.com](mailto:espirtuconstruction@gmail.com)> wrote:

On Mon, Mar 23, 2026 at 4:22 PM Espiritu Construction <[espirtuconstruction@gmail.com](mailto:espirtuconstruction@gmail.com)> wrote:

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**Brigitte Espiritu**

(707) 567-4099

Main: (865) 279-6851

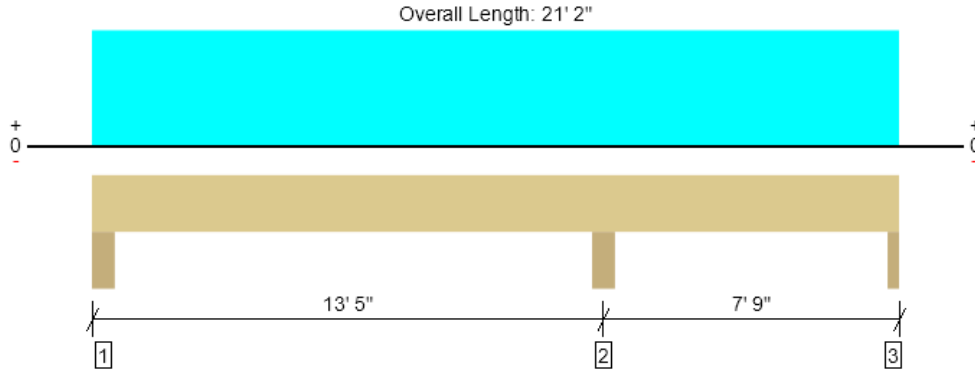
[espirtuconstruction@gmail.com](mailto:espirtuconstruction@gmail.com)

Level			
Member Name	Results (Max UTIL %)	Current Solution	Comments
Wall: Header	Passed (69% ΔT)	2 piece(s) 2 x 8 SP No.2	
Roof: Joist	Passed (57% M)	1 piece(s) 2 x 6 SP No.2 @ 24" OC	

ForteWEB Software Operator	Job Notes
ross jette A&R Designs (865) 599-8812 Rdjette@gmail.com	



Level, Wall: Header  
**2 piece(s) 2 x 8 SP No.2**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1029 @ 13' 5"	9323 (5.50")	Passed (11%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	521 @ 12' 7"	3172	Passed (16%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	-1215 @ 13' 5"	2532	Passed (48%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.175 @ 6' 3 3/4"	0.436	Passed (L/898)	--	1.0 D + 1.0 Lr (Alt Spans)
Total Load Defl. (in)	0.216 @ 6' 3 5/8"	0.313	Passed (L/727)	--	1.0 D + 1.0 Lr (Alt Spans)

Member Length : 21' 2"  
 System : Wall  
 Member Type : Header  
 Building Use : Residential  
 Building Code : IBC 2024  
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (5/16").
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Trimmer - SYP	5.50"	5.50"	1.50"	85	344	129	429	None
2 - Trimmer - SYP	5.50"	5.50"	1.50"	206	823	309	1029	None
3 - Trimmer - SYP	2.75"	2.75"	1.50"	27	161	61	189	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	21' 2" o/c	
Bottom Edge (Lu)	21' 2" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Roof Live (1.25)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 21' 2"	N/A	5.5	--	--	
1 - Uniform (PSF)	0 to 21' 2"	3'	3.2	20.0	7.5	ROOF

**Weyerhaeuser Notes**

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to [www.weyerhaeuser.com/woodproducts/document-library](http://www.weyerhaeuser.com/woodproducts/document-library).

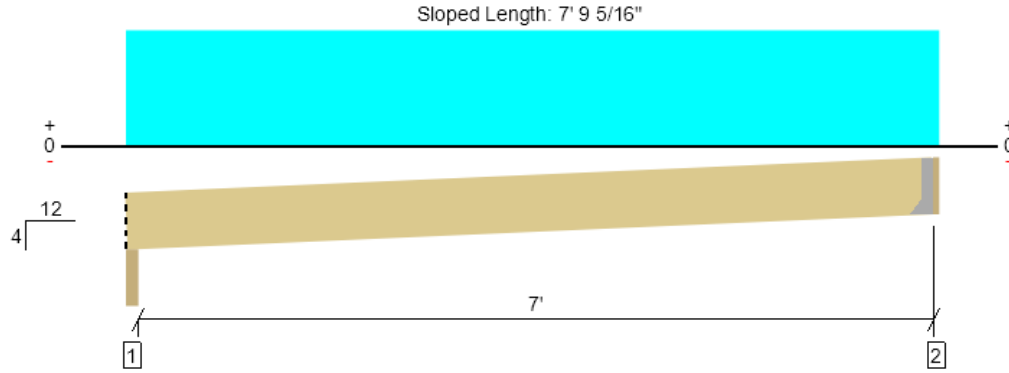
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
ross jette A&R Designs (865) 599-8812 Rdjette@gmail.com	



3/9/2026 4:13:27 PM UTC  
 ForteWEB v4.0, Engine: V8.4.5.1, Data: V25.26.55.57  
 File Name: PUM26008 PUMA

Level, Roof: Joist  
**1 piece(s) 2 x 6 SP No.2 @ 24" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	291 @ 7' 3"	1271 (1.50")	Passed (23%)	--	1.0 D + 1.0 Lr (All Spans)
Shear (lbs)	255 @ 6' 9 13/16"	1203	Passed (21%)	1.25	1.0 D + 1.0 Lr (All Spans)
Moment (Ft-lbs)	515 @ 3' 8 1/2"	906	Passed (57%)	1.25	1.0 D + 1.0 Lr (All Spans)
Live Load Defl. (in)	0.086 @ 3' 8 1/2"	0.373	Passed (L/999+)	--	1.0 D + 1.0 Lr (All Spans)
Total Load Defl. (in)	0.178 @ 3' 8 1/2"	0.498	Passed (L/504)	--	1.0 D + 1.0 Lr (All Spans)

Member Length : 7' 9 9/16"  
 System : Roof  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2024  
 Design Methodology : ASD  
 Member Pitch : 4/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Roof Live	Snow	Factored	
1 - Beveled Plate - SYP	3.00"	3.00"	1.50"	156	148	56	305	Blocking
2 - Hanger on 5 1/2" SYP Ledger	1.50"	Hanger <sup>1</sup>	1.50"	154	147	55	301	See note <sup>1</sup>

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 8" o/c	
Bottom Edge (Lu)	7' 8" o/c	

- Maximum allowable bracing intervals based on applied load.
- Dimensions for lateral bracing intervals are measured along the length of the member for sloped conditions.

Connector: Simpson Strong-Tie							
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories	
2 - Face Mount Hanger	LRU26Z	1.94"	N/A	4-10dx1.5	5-10d		

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Roof Live (1.25)	Snow (1.15)	Comments
1 - Uniform (PSF)	0 to 7' 4 1/2"	24"	20.0	20.0	7.5	Default Load

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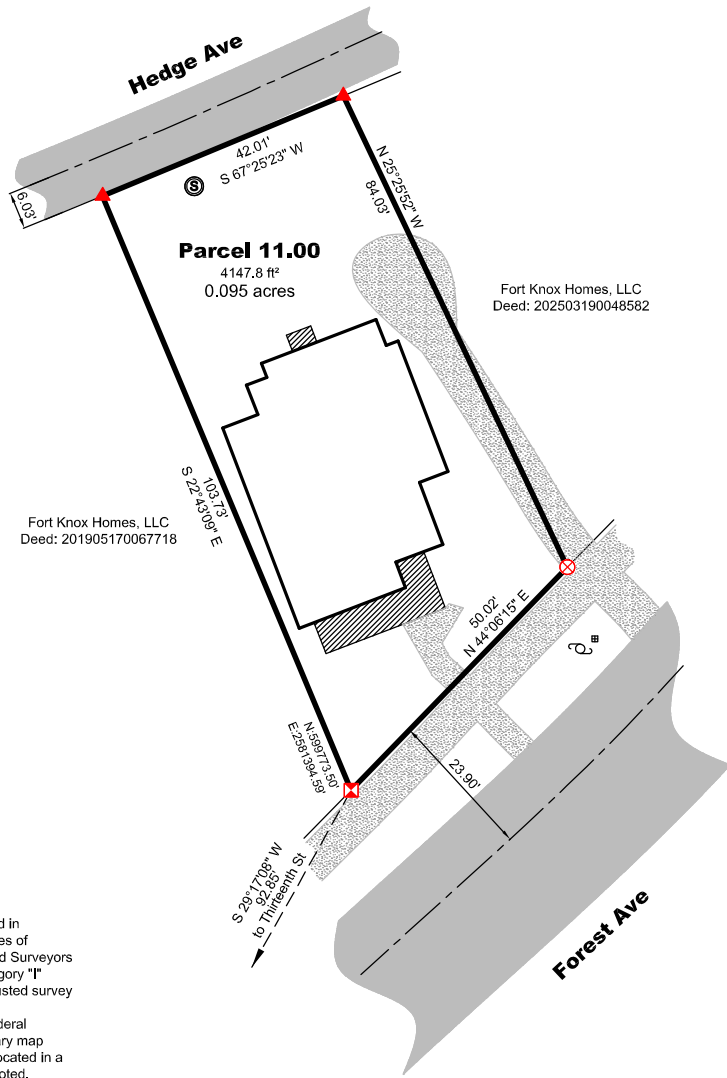
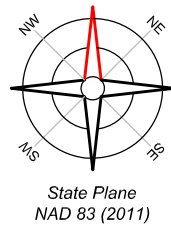
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ross jette A&R Designs (865) 599-8812 Rdjette@gmail.com	



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 ForteWEB v4.0, Engine: V8.4.5.1, Data: V25.26.55.57  
 File Name: PUM26008 PUMA

Notes:  
 Zoned = C-G-2  
 Flood Insurance Rate Map  
 #: 47093C0283G  
 Dated: 8/5/2013  
 Special Flood Hazard Area: X  
 Base Flood Elevation: none  
 Contours (if shown) derived from TN State LIDAR Data.  
 Unless otherwise noted, buildings shown represent eaves and overhangs.  
 Title opinion not provided. Other easements, encroachments, etc. may exist and not be shown.



- Legend:
- ▲ Existing 1/2" Iron Pin
  - △ Set 1/2" Iron Pin
  - ⊙ Existing Mag Nail®
  - ⊙ Set 1/4" Mag Nail®
  - ⊙ Existing Wood Post
  - ⊙ Existing Metal Post
  - ⊙ Existing Fence Post
  - ⊙ Existing Pipe
  - ⊙ Existing Set Stone
  - ⊙ Set Stone
  - ⊙ Existing Concrete Monument
  - ⊙ Painted Spot in Concrete
  - ⊙ Set Railroad Spike
  - ⊙ Existing Axle
  - ⊙ Existing Angle Iron
  - ⊙ Existing Cotton Picker Spindle
  - ⊙ Tree
  - ⊙ Calculated Point
  - ⊙ Communications
  - ⊙ Gas Valve
  - ⊙ Manhole
  - ⊙ Power Transformer
  - ⊙ Utility Pole
  - ⊙ Water Meter
  - ⊙ Water Valve
  - ⊙ Well
  - ▨ Gravel
  - ▨ Pavement
  - ▨ Concrete
  - ▨ Decking
  - ▨ Structure
  - Property Boundary
  - - - Centerline
  - x x x fence

**Certificate of Accuracy**  
 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 and that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 or better as shown hereon.  
 This is to certify that I have consulted the federal insurance administration flood hazard boundary map noted hereon and the property shown is not located in a special flood hazard area, unless otherwise noted.  
 All or part of this survey was performed using a dual frequency Sokkia GRX3 GPS base/receiver. Positional accuracy 5mm+0.5 ppm horizontal, 10mm+0.8ppm vertical. Type of GPS field procedure: Real Time Kinematic Network. Datum/Epoch: Horizontal - NAD 83, Vertical- NAVD 1988; Published/Fixed control used: TDOT GNSS Reference Network; Geoid Model: 2018; Combined grid factors: None used.

3/2/2026  
 Date Timothy J. Howell RLS #2263



**Review Exception (existing parcels)**  
 I hereby certify that this is a retracement survey. The property shown hereon is/are existing parcel(s). The boundary lines are accurately depicted using available evidence found in the field and on recorded documents and significantly adheres to the same. As such, this property does not meet T.C.A. §§ 13-3-401's definition of "Subdivision" and does not fall under the purview of the Regional Planning Commission.

3/2/2026  
 Date Timothy J. Howell RLS #2263

**Timothy J Howell, RLS 2263**  
 865-742-2557  
 105 Long Springs Rd, Suite #9  
 Sevierville, TN 37876  
 tim@tnlds.com

Survey  
 of  
 1209 Forest Ave  
 (Parcel 11.00)  
 for  
**Phil Puma  
 Properties, LLC**

Showing property of Key  
 Located in the 10<sup>th</sup> city ward of Knoxville, Tennessee.  
 Tax Map 094L Grp M Pcd 11.00  
 Deed: 202507020000372  
 March 2, 2026

Project: OHW	Drawing: Forest 1209
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Deuteronomy 27:17 Cursed be he that removeth his neighbour's landmark, And all the people shall say, Amen.