



Staff Report

Infill Housing Design Review Committee

File Number: 4-I-21-IH

Meeting: 4/21/2021
Applicant: Quinn Epperly
Owner: Quinn Epperly

Property Information

Location: 1219 Texas Ave. **Parcel ID** 81 I C 017
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

Proposed new primary residence. House will measure approximately 23' wide by 33' deep, featuring a front porch centered on the façade, measuring approximately 8' deep by 17' wide. The front porch will be set 20.5' from the front property line, with the left (south) elevation set approximately 5.9' from the left (south) property line.

The primary roofline is 8/12 pitch, clad in architectural shingles, with a 2x6 wood fascia board on the gables in the front and rear elevations and 1' eave overhangs on side, front, and rear elevations. The exterior will be clad in horizontal lap siding.

Front porch features a front-gable roof with an 8/12 pitch, supported by two square 6 by 6 posts with square caps and bases.

The façade (east) features two double-hung, one-over-one windows flanking a centrally-located Craftsman-style door. Two double-hung windows are equally spaced on the right (north) elevation, with two on the left (south elevation). The rear elevation features sliding glass doors on the left side.

Access is provided by 10' wide concrete driveway which extends from Texas Avenue, along the left side of the house, with a 16' wide concrete driveway surrounded by landscaping on the rear.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and

protected during construction.

2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.

5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25' or more in depth to the front of the house.
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Comments

1. The house is proposed with a front setback of 20.8' from the front porch to the property line, and 28.8' to the primary residence. The proposed new construction at adjacent 1215 Texas Avenue will reflect the same setback pattern. The proposed front setback will maintain front yard spaces consistent with the rest of the block.
 2. The 1200 block of Texas Avenue features a variety of simple housing styles, including several Queen Anne cottages, Minimal Traditionals, and some contemporary infill construction. A one-story, modestly-sized house is somewhat smaller in scale than other houses on the block. A 24' wide façade is smaller than original houses on the block. Foundation height should be verified to reflect heights of original houses in the surrounding blocks.
 3. The 8' deep front porch meets the design guidelines for size and placement.
 4. Guidelines recommend window and door styles to be comparable to original or historic houses on the block; the revised elevation drawings incorporate double-hung windows with sufficient transparency for a small house. Applicant has noted the final window selections will be one-over-one instead of the Prairie-style muntins shown on the elevation drawings.
 5. The proposed roof has an 8/12 pitch, which is sufficiently steep to meet the design guidelines. Horizontal siding also meets the design guidelines; applicant should select a lap siding instead of Dutch lap or flush panel siding to reflect historic context.
 6. The applicant proposes to extend the driveway off Texas Avenue. While guidelines encourage using operable alleys whenever possible, the alley on the 1200 block of Texas Avenue stops behind 1227 Texas Ave. City Engineering has confirmed the alley is not operable behind 1227 Texas Ave, so access will have to extend off Texas Avenue. The proposed parking meets City Engineering requirements and the Infill Housing guidelines.
 7. The site plan shows native shade trees in the façade and rear yards, which meets design guidelines for landscaping. Landscaping is shown to surround the parking pad in the rear.
 8. A 10' by 10' rear porch is shown on the site plan but not elevation drawings.
 9. The proposed design is identical to 1215 Texas Avenue (4-H-21-IH) and differentiation is necessary between the two designs.
-

Recommendation

Staff recommends approval of Certificate 4-I-21-IH, with the following conditions:

- 1) Parking to meet City Engineering standards;
- 2) Use horizontal lap siding instead of Dutch lap or flush panel siding to reflect historic context;
- 3) Use a foundation height and cladding materials comparable to historic houses on the block;
- 4) Incorporate a zero-step entry and meet City Homemaker accessibility requirements;
- 5) Introduce a variation in the design between 1215 Texas Avenue (4-H-21-IH) and 1219 Texas Avenue, with approval by staff.



4-I-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

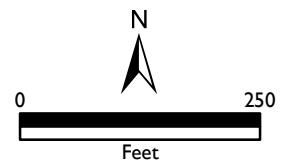
**INFILL
HOUSING
REVIEW
BOARD**



1219 Texas Ave.
Lonsdale Infill Housing Overlay District

Original Print Date: 4/13/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Quinn Epperly





DESIGN REVIEW REQUEST

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

QB Realty Team LLC

Applicant

4/1/21

April 21, 2021

4-I-21-IH

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

Quinn Epperly

QB Realty Team LLC

Name

Company

2042 Town Center Blvd, PMB 318

Knoxville

TN

37922

Address

City

State

Zip

8659638462

Qbrenovations@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

1219 Texas Ave

081IC017

Property Address

Parcel ID

Rosedall Add

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

4.1.21

Staff Signature

Please Print

Date

T. Epperly

Tyler Quinn Epperly

4/1/21

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

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

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

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

Level 2:

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

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

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: Alteration from a 1 bedroom 1 bath 648 square foot single level home to a 2 bedroom 1 bathroom, 754 square foot single level home.

STAFF USE ONLY

ATTACHMENTS

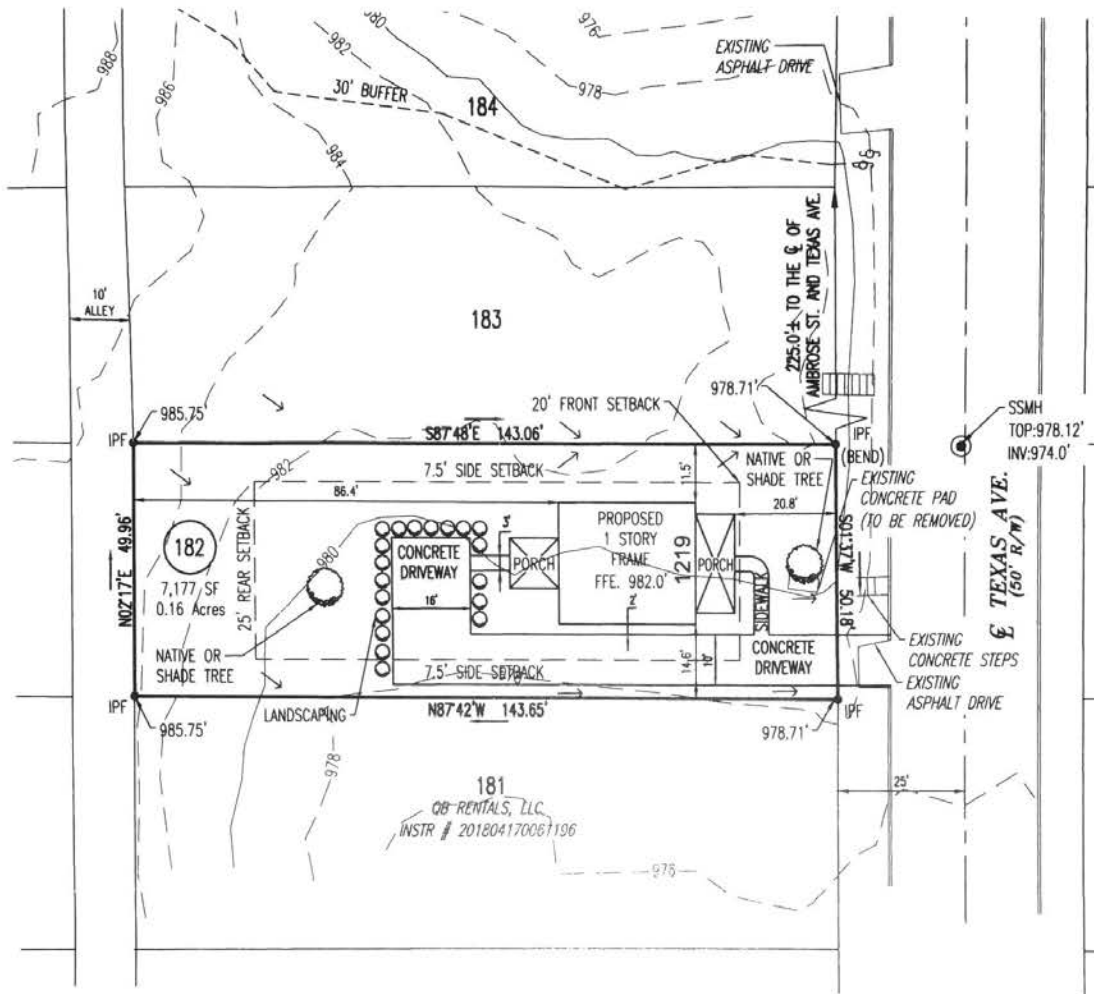
- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

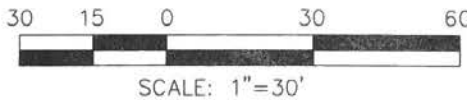
Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		



LEGEND

- IPF ● IRON ROD FOUND
- IPS ○ IRON PIN SET
- SSMH ● SANITARY SEWER MANHOLE
- FENCE
- PROPOSED FLOW DIRECTION



NOTES:

1. IRON PINS FOUND (IPF) SHOWN ON MAP. ALL OTHER CORNERS SET BY BHN&P. BY THIS SURVEY, UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS ZONED RP-2/IH-1.

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS



4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

CERTIFICATE OF THE ACCURACY OF SURVEY

SURVEY ACCURACY SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE. 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.

David B. Harbin

REGISTERED LAND SURVEYOR

TENNESSEE LICENSE NO. 2595 DATE: 3/12/21

R21-0140

PLOT PLAN FOR LOT 182, ROSEDALE ADDITION TO THE CITY OF KNOXVILLE

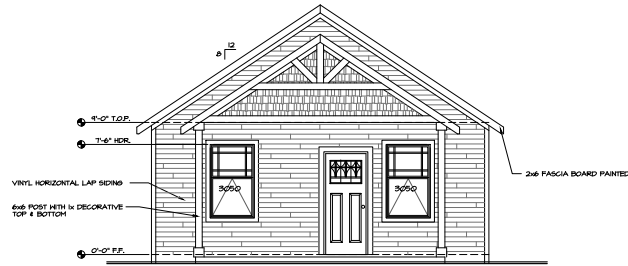
TAX MAP NO. 81-IC, PARCEL 17 WARD No. 19,
CITY OF KNOXVILLE, DISTRICT NO. 8, KNOX COUNTY, CITY BLOCK 19184
ADDRESS 1219 TEXAS AVE., KNOXVILLE, TN 37921
REFERENCE DEED: INSTR. #201005280074452
REFERENCE PLAT: CABINET B, SLIDE 236B

SCALE 1"=30'

DATE 10/16/2020

ORDERED BY _____

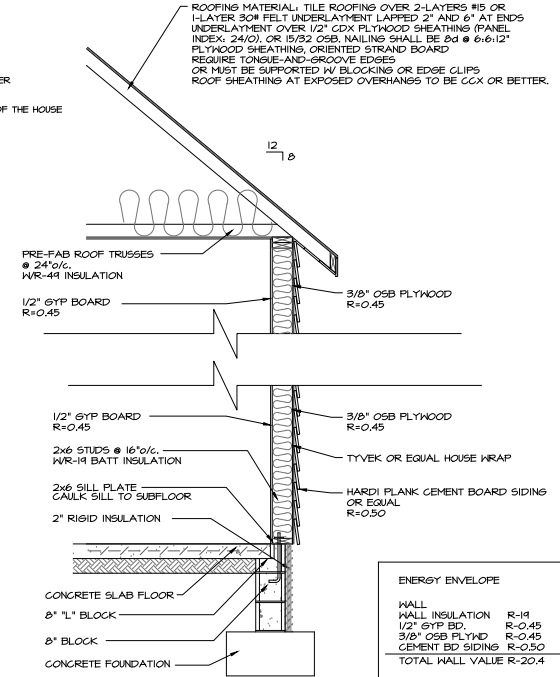
DWG NO. 25271-LOT182-PP



FRONT ELEVATION

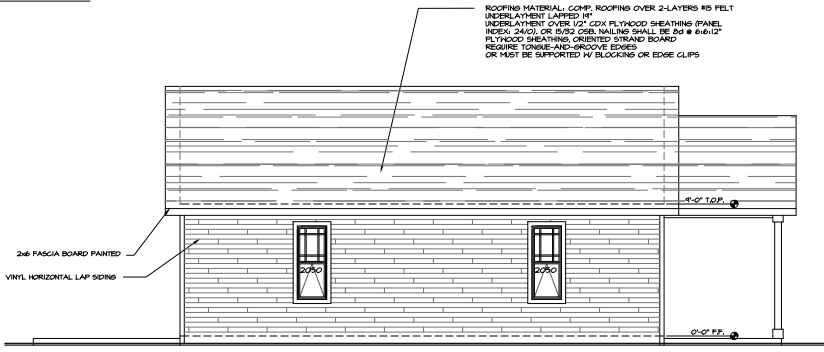
NOTE:

1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSSES.
2. TWO (2) LAYERS OF GRADE 15" PAPER IS REQUIRED AT HOOD SHEAR PANELS
3. PROVIDE 1x3 HOOD BATTENS WHERE ROOF EXCEEDS 7/12 SEE E.R. #2656
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1st OF VENT FOR EVERY 150sf OF ATTIC.
7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER HOOD SIDING



ENERGY ENVELOPE	
WALL	R-14
FLOOR	R-19
ATTIC	R-41
TOTAL WALL VALUE R-20.4	

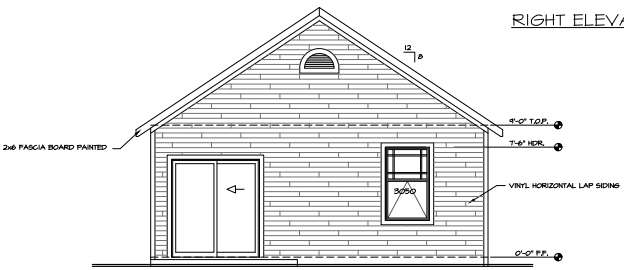
WALL SECTION



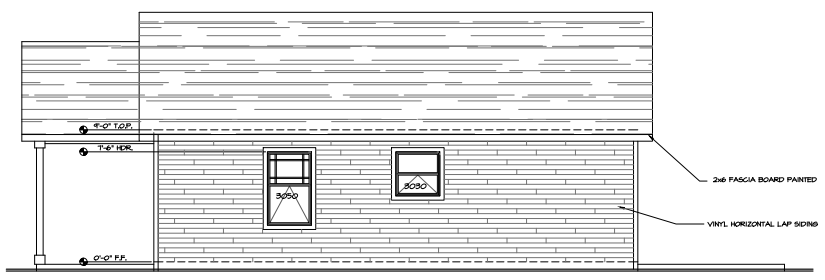
RIGHT ELEVATION

ATTIC VENTS HOUSE

NOTE FOR 1/500 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96. IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED SOON OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE)



REAR ELEVATION



LEFT ELEVATION

GENERAL MECHANICAL NOTES:

1. MECHANICAL CONTRACTOR PROVIDE TWO VERTICAL DUCTS OR FLEXIBLES 180. IN. PER 4000 BTUH INPUT EACH DUCT OR FLEXIBLE, ONE TO TERMINATE 12" ABOVE FINISHED FLOOR OR TO TERMINATE 12" BELOW CEILING. PROVIDE 6" MIN. EXHAUST FLEX.
2. EXACT LOCATIONS & SIZE OF SUPPLY & RETURN REGISTERS TO BE DETERMINED BY THE HVAC CONTRACTOR.
3. BACK DRAFT DAMPER REQUIRED ON EXHAUST FANS
4. MECHANICAL VENTILATION FOR TOILET COMPARTMENTS, BATHROOMS AND LAUNDRY ROOMS SHALL BE COMPLY WITH CURRENT IRC APPENDIX (E)
5. MECHANICAL VENTILATION FOR OTHER HABITABLE ROOMS SHALL COMPLY WITH CURRENT IRC APPENDIX (E)
6. ALL DUCTS PENETRATING THE SEPARATION OF THE GARAGE ONE-HOUR FIRE WALL SHALL BE CONSTRUCTED OF NOT LESS THAN 20 GAUGE GALVANIZED STEEL AND BE CONTINUOUS WITHOUT OPENINGS OR NON-METALIC CONNECTIONS
7. VENT DRYER TO EXTERIOR 25" MAX OR DESIGNED, DUCT TO BE SMOOTH W/BACKDRAFT DAMPER
8. ALL HVAC DUCTS SHALL HAVE R-2 INSULATION WRAPPINGS AND SHALL BE CONSTRUCTED AND INSTALLED PER CURRENT IRC SECTION (E) 902.4(1)
9. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE AND ALL EXPOSED GAS PIPING SHALL BE KEPT 6" ABOVE THE GRADE OF STRUCTURE. GAS PIPING UNDER A CONCRETE SLAB MAY BE PERMITTED ONLY WHEN INSTALLED IN ACCORDANCE TO THE STANDARD APPROVED BY THE BUILDING OFFICIAL. THE TENTH BUILDING OR STRUCTURE SHALL INCLUDE PORCHES AND STEPS, HEATHER COVERED OR UNCOVERED, BREEZZEWAYS, ROOF PORTE-COCHERS, ROOFED PATIOS, CARPORTS,
10. FLEXIBLE FACTORY-MAKE AIR DUCTS SHALL BE SUPPORTED AS PER IRC SECTION 603
11. MECHANICAL QUICK DISCONNECTS MUST BE READILY ACCESSIBLE
12. HEIGHT TO COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGES 30" (UNPROTECTED), 24" (PROTECTED), 6" (NON-HN)
13. THE FOLLOW SHALL BE CERTIFIED BY THE REG. WATER HEATERS, SHOWER HEADS AND FAUCETS, SPACE CONDITIONING EQUIPMENT.
14. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3' FROM THE PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING (E. DRYERS, BATH AND UTILITY FANS ETC. AND ALSO 3' FROM DOORS, WINDOWS, SILLIGHTS OR ATTIC VENTS).
15. VENTS TERMINATING IN TYPE "B" OR "C" GAS VENTS WITH LISTED VENT CAPS SIZED 12" OR SMALLER SHALL BE PERMITTED TO BE TERMINATED IN ACCORDANCE WITH TABLE 600.6.2 FOR 0.12 ROOF 2" MIN HEIGHT
16. FAN & WATER HEATERS WHICH GENERATE A GLOW PLANE OR SPARK LOCATED IN A GARAGE SHALL BE INSTALLED SUCH THAT THE IGNITION IS AT LEAST 18" ABOVE FINISHED FLOOR
17. BUILDING CAVITIES AND FLEXIBLES DEFINED OR CONSTRUCTED WITH MATERIALS OTHER THAN SEALED SHEET METAL DUCT BOARD OR FLEXIBLE DUCT SHALL NOT BE USED FOR CONVEYING CONDITIONED AIR. BUILDING CAVITIES MAY CONTAIN DUCTS.

REVISIONS	BY

QU12024A_1

PROJECT
QUIN SPEC HOUSE
 1214 TEXAS AVE
 KNOXVILLE TN

EXTERIOR
 ELEVATIONS
 WALL
 SECTION

A & R
 DESIGN & DRAFTING
 SERVICE
 303
 LINCOLN COTT. TENNESSEE 37112
 615-594-8802 102.1111@A&R.COM



DATE 3/31/2021
 SCALE 1/4"=1'-0"
 DRAW R.J.
 JOB QU12024
 SHEET

A-2
 OF SHEETS

FLOOR PLAN NOTES:

- 2 x 4 STUDS @ 12" O.C. @ ALL EXTERIOR WALLS WITH R-18 INSULATION U-20.
- 2 x 4 STUDS @ 12" O.C. @ ALL INTERIOR WALLS U-10.
- 2 x 6 STUDS @ 12" O.C. @ ALL PLUMBING WALLS.
- ALL HARDWARE (DOOR, WINDOWS, HINGES ETC.) AS SELECTED BY OWNER.
- WINDOWS TO BE GLASS GLAZED. SEE WINDOW ELEVATIONS.
- FLOOR PLAN FOR WINDOW TYPES & SIZES.
- ALL GLASS WINDOW PANELS GREATER THAN 4'-0" AND OR WITHIN 8" OF FINISHED FLOOR IN GARAGE AND WIND WALLS AT BASE OF STAIRS ADJACENT TO SHOWER AND TUBS WITHIN 8" OF DRAM 1" SINGLE PANELS TO BE 5/16" CLEAR GLASS OR CLEAR LAMINATED GLASS. LAMINATED GLASS SHALL BE 5/16" CLEAR GLASS OR CLEAR LAMINATED GLASS. SAFETY GLASS SHALL BE LOCATED ON DRAMINGS AND AS PER CURRENT IRC.
- ALL EXTERIOR DOORS TO BE GLASS DOORS AS SELECTED BY OWNER.
- NOT USED.
- ALL FLOOR FINISHES TO BE DETERMINED BY THE OWNER.
- WOOD BRACING @ ALL WINDOWS FOR WINDOW COVERINGS.
- CABINET DESIGN AND STYLE TO BE DETERMINED BY THE OWNER.
- WALL FINISHES TO BE DETERMINED BY THE OWNER.
- LIGHT FIXTURES TO BE DETERMINED BY THE OWNER.
- ANY AND ALL CROWN MOULDING, CORNICES & OR DOOR 4 HINCH TRIM SHALL BE DETERMINED BY THE OWNER.
- ALL LANDINGS SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY.
- WIDTH OF LANDINGS SHALL NOT BE LESS THAN WIDTH OF DOOR MIN. OR 3' WHICH EVER IS GREATER.
- THE LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36" MIN.
- SLOPE ALL LANDINGS AWAY FROM HOUSE 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.
- ALL COUNTER TOPS FINISHED SHALL BE DETERMINED BY OWNER.
- ALL DOOR TO BE RAISED PANEL DOORS OR DETERMINED BY OWNER.
- INTERIOR WALLS TO BE STAINLESS STEEL DOORS OR TO BE WHITE OR OFF WHITE IN COLOR OR COLOR OR AS INDICATED BY OWNERS.
- KITCHEN APPLIANCES: REFRIGERATOR, CONVENTIONAL OVEN, RANGE TOP, DISHWASHER, GARAGE DISPOSAL, FREE STANDING REFRIGERATOR DOOR DOUBLE SINK WITH FULL OFFSET. APPLIANCE COLOR AND STYLE TO BE DETERMINED BY OWNER.
- KITCHEN CABINETS, CENTER ISLAND TO HAVE UNDER CABINETS ALL CABINET CONFIGURATION TO BE DETERMINED BY OWNER PRIOR TO FABRICATION AND INSTALLATION. CABINET COLOR AND STYLE TO BE DETERMINED BY OWNER.
- WINDOWS IN BATHROOMS TO HAVE A MINIMUM NET OPENABLE AREA OF 1.5 sq. FT. FOR VENTILATION AND MECHANICALLY AS REQUIRED BY CODE.
- WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 sq. FT. THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 20" AND THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 24". THE FINISHED OPENING HEIGHT SHALL NOT BE MORE THAN 44" A.F.F. PER CURRENT IRC.
- ALL FLOOR BRACING MATERIALS SHALL BE 2x4 OR 2x6 OR 3x6 TYPE "X" GYPSUM BOARD PANELS.
- PROVIDE DRAFT STOPPING AROUND OPENINGS, VENTS, PRESS. CASSETT, FIRE RATES, DUCTS OR SIMILAR OPENINGS THAT AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS @ BETWEEN ATTIC SPACES @ CURRENT CODES FOR FACTORY BUILT CABINETS.
- FIRE BLOCKS & DRAFT STOPS TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
 A. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS W/ NON-COMBUSTIBLE MATERIALS.
 B. CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY DRAFT STOPS SHALL BE INSTALLED SO THAT THE SPACE DOES NOT EXCEED 1000 SQ. FT. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS. DRAFT STOPPING WALLS SHOULD NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" PLYWOOD, 3/8" TYPE 24 PARTICULATE BD. OR OTHER MATERIALS APPROVED BY THE BUILDING DEPT. AND CURRENT IRC.
 C. AT STOPS AND 10' MAX VERTICAL IN WALLS.
 D. SEAL ALL DUCT AND FIRE PENETRATIONS THROUGH THE GARAGE FIRE WALL WITH AN APPROVED NON-COMBUSTIBLE MATERIAL.
- ALL PENETRATION OF THE FIRE RATED WALLS MUST COMPLY WITH IRC SECTION 714 IF THE PENETRATION CANNOT COMPLY WITH THE EXCEPTIONS THAN SUBMIT A LISTED PENETRATION FIRE STOP SYSTEM AS SPECIFIED IN IC SECTIONS 714 TO THE GOVERNING MUNICIPALITY FOR APPROVAL PRIOR TO INSTALLATION.
- TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
- HINCH FRAMES TO BE NON-METALLIC.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- SPECIAL INSPECTION AS PER IRC 705 IS REQUIRED FOR THE FOLLOWING:
 A. BOLTS INSTALLED IN CONCRETE WITH ASSIGNED STRESS INCREASES.
 B. SHIP AND FIELD STRUCTURAL WELDING.
 C. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
 D. INSTALLATION OF HIGH-STRENGTH BOLTS.
- GLASS BLOCK IS PROVIDED BY EXPANSION JOINTS ACROSS TOP AND SIDES. FRAMES OF PORTALS AND FILLED W/ RESILIENT MATERIALS. EXPANSION JOINTS SHALL BE HOLLOWER IS NECESSARY TO ACCOMMODATE SUPPORTING MEMBER MEMBER DISPLACEMENTS BUT SHALL BE A MINIMUM 1/2" WIDE. GLASS BLOCK PANELS ARE REINFORCED PER IRC SECTION 210 OF 3/8" GLASS BLOCK PANELS ARE REINFORCED PER IRC SECTION 210

CONVENTIONAL WALL BRACING

AS PER 2006 IRC

- HOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 5/8" FOR HOOD SPACING AND 1/2" FOR 24" STUD SPACING.
- HOOD STRUCTURAL PANEL SHEATHING HOLDING AS 8" O.C. EDGES 12" O.C. FIELD OR 1/2" ZIP SYSTEM STRUCTURAL PANEL SHEATHING HOLDING AS 8" O.C. EDGES 12" O.C. FIELD OR 1/2" ZIP SYSTEM STRUCTURAL PANEL SHEATHING HOLDING AS 8" O.C. EDGES 12" O.C. FIELD
- IF OTHER BRACING MEASURES OF 2" MIN. HORIZONTAL OR VERTICAL BRACING (SHEATHING) AT BARGE WALLS USE 3/8" TYPE "X" GYPSUM BOARD AND WALETS AT TOL. WITH WALLS AS REQUIRED ON OTHER SPACES NOT OVER 24" O.C.
- ALTERNATE BRACED PANEL 5/8" HOOD STRUCTURAL PANEL SHEATHING ON SIDES SPACED @ 8" O.C. MAXIMUM WITH AN 8" O.C. FOR SINGLE STORY AND 4" O.C. FOR FIRST 2 STORES AT EDGES @ 2' O.C. FIELD STUDS @ 8" O.C.
- 5/8" DIAMETER ANCHOR BOLTS WITH 24" MIN. EMBEDMENT IN PANEL ONE-FIFTH POINTS TO BOLTS PER PANEL WALL. INITIAL BOLT OR POSTING WITH MIN. FOOT AT EACH END OF BRACED WALL MIN. HEIGHT PER 2006 IRC TABLE G603.03.
- PORTAL FRAME PANEL 7/8" HOOD STRUCTURAL PANEL SHEATHING ON PORT AND KING TRIMMER SIDES CONTINUOUS MEMBER OVER PORTAL FRAME PANEL WITH A 3/8" GRID PATTERN @ 8" O.C. IN ALL FINISHING STUDS BILLS AND BRACING AS REQUIRED.
- 5/8" DIAMETER ANCHOR BOLTS WITH 24" MIN. EMBEDMENT IN PANEL WITH 3" x 3" x 2" PLATES TO BOLTS PER PANEL WALL. INITIAL BOLT OR POSTING WITH MIN. FOOT AT EACH END OF PORTAL FRAME WALL HEAD DOWN TO HAVE MIN. OF 10000 LB. PLATE CAPACITY MIN. HEIGHT PER 2006 IRC TABLE G603.03.

- MINIMUM BRACED WALL PANEL LENGTH FOR HOOD IS 4'-0". THE MINIMUM TOTAL LENGTH OF BRACED WALL LENGTH IS 2'-0".
- MINIMUM BRACED WALL PANEL LENGTH FOR 5/16" GYPSUM BOARD IS 4'-0" BOTH SIDES. THE MINIMUM TOTAL LENGTH OF BRACED WALL LENGTH IS 2'-0" BOTH SIDES.
- THESE AND ALL BRACED WALL PANELS ARE TO BE ON BRACED WALL LINES NO FURTHER THEN 25% AND ARE TO START WITHIN 8" OF EA. CORNER AND BE PLACED AT 25% MAX.
- MINIMUM BRACED WALL PANEL FOR HOOD OR 5/16" GYPSUM BOARD IS 4'-0".
- MINIMUM BRACED WALL PANEL FOR 5/16" GYPSUM BOARD TO BE ONE SIDE OR 4' EA. SIDE.
- MINIMUM BRACED WALL PANEL FOR ALTERNATE BRACED WALL IS 2'-0".
- THESE AND ALL BRACED WALL PANELS ARE TO BE ON BRACED WALL LINES NO FURTHER THEN 25% AND ARE TO START WITHIN 8" OF EA. CORNER AND BE PLACED AT 25% MAX.

NOTE:

- 4x8 POST IS TO BE USED IN 4x NOMINAL WALLS ONLY. 6x6 POST IN 6x WALLS ONLY.
- INSTALL WOODJOIN PER MANUFACTURER'S RECOMMENDATIONS.
- ANCHOR BOLT NOT TO BE FINGER TIGHT WITH 1/3 TO 1/2 TURN.

HUD HOLDDOWN SCHEDULE				
HOLDOWN	"SIMPSON" ANCHOR	FASTENERS	POST	CAPACITY
H2000	SB 5/8" x 24"	6-505 SOREMS	4x 307#	
H414	SB 5/8" x 24"	(18) SD #10-1/2	4x 445#	

STRAP HOLDOWN SCHEDULE AT FLOOR FRAMING				
STRAP HOLDOWN	FASTENERS	POST	NOTE	CAPACITY
"SIMPSON" M5T60	56 - 16d	4x	1	4605#

- NOTES:
- NAIL SILL PLATE TO WOOD FLOOR (WHERE OCCURS) WITH 4-16d PER 16". ANCHOR SILL PLATE TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS EMBEDDED 7" MIN. @ 6'-0" O.C. MAX. SPACING. USE A MINIMUM OF TWO BOLTS PER PIECE WITH 1 Bolt ON EITHER END WITHIN 12" OF EACH END.
 - 3/8" OR 1/2" OR 5/8" MAY BE SUBSTITUTED WITH 3/8" OR 1/2" STRUCT. RATED APA 2410.
 - PROTECT FROM WALLS AT EVERY PLYWOOD FLOOR JOINT.
 - ALL SHEATHING MUST BE COMMON WIRE TYPE.
 - SET NAILS W/RIGHT CHAIRING LINES.
 - PROVIDE BRACING AT ALL PANEL EDGES WITH FULL STUD WIDTH SHEATHING WITH 12" MAX. SPACING FOR MINIMUM STUD BROOMING.
 - ALL PLYWOOD MUST BE MARKED "APA W/ EXT. QTY."
 - USE LONGER BOLTS WITH ADDITIONAL LENGTH PROJECTED TO MAKE SQUARE/RECT. 3x AND 4x SILL PLATES.
 - MIN. INDIVIDUAL NAIL @ 32 FT - LEAST DIMENSION = 1'-4".
 - WHERE PLYWOOD IS NEEDED TO LOCK FACE OF WALL STRAP PLYWOOD SHOULD BE DIFFERENT TYPE.
 - PRESSURE TREATED SILL PLATES ARE CORROSION RESISTANT. TREATED SILL PLATES ARE TO BE NOT DIPPED GALVANIZED. INDICATES OUR BIDDING REQUIREMENT FOR USE DETAILING / LOCATION REFER TO STRUCTURAL DETAIL SHEET.

AIR LEAKAGE:

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE CONCRETE MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE CRITERIA INDICATED IN TABLE 902.0.1.

THE BUILDING OR CHELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. REPORT OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. REPORT MUST BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

WALL DUCTS SHALL BE FIELD TESTED TO DETERMINE AIR LEAKAGE AND A WRITTEN REPORT OF THE RESULTS OF THE RESULTS OF THE TESTS SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

THE TOTAL LEAKAGE OF THE HVAC DUCTS WHEN REASSEMBLED IN ACCORDANCE WITH SECTION 902.0.3 SHALL BE AS FOLLOWS:
 1. ROOMS WITH 1000 SQ. FT. OR LESS: MAX. LEAKAGE SHALL BE 1.0 C.F.M. PER 1000 SQ. FT. OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST AND BUILDING PER ROOM OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST.
 2. MOST CONTRIBUTION TEST: THE TOTAL LEAKAGE SHALL BE LESS OR EQUAL TO 4.0 C.F.M. PER ROOM OF CONDITIONED FLOOR AREA.

HVAC SIZING:

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH "ACCA" MANUAL "J" OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS. NEW OR REPLACEMENT HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED.

HANDICAPPED ACCESS NOTES:

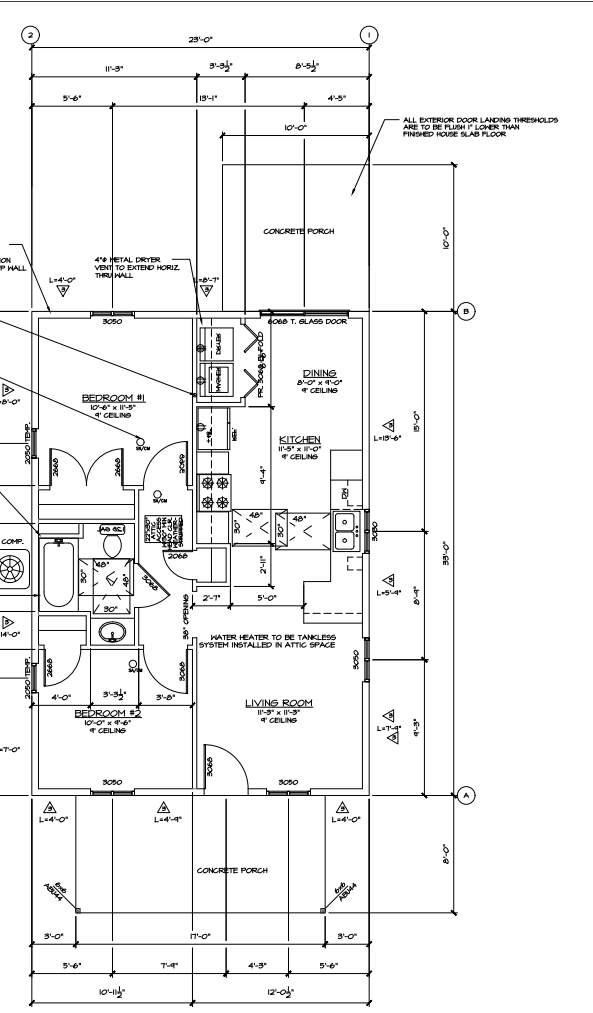
RESIDENCE TO BE CONSTRUCTED IN SUCH A MANNER AS TO MEET TYPE B CHELLING. ALL DOOR TO BE EQUIPPED WITH LEVER ACTION HARDWARE. ALL RECEPTACLES SHALL BE 20" MAX. AFF. LIGHT SWITCHES SHALL BE 48" MAX. AFF. OR OTHER WALL MOUNTED CONTROLS OR EQUIPMENT SHALL BE 48" MAX. AFF. PROVIDE 5/8" CLEAR SPACE IN FRONT OF TUBS, SHOWERS, SINKS, TOILETS, OVENS, DISHWASHERS, ETC. PROVIDE REMOVABLE TOE KICK AT SINKS AND LAVATORIES.

SHOCK CARBON MONOXIDE ALARMS SHALL BE HARD WIRED W/ION OR DEDICATED CIRCUIT AND WATTERY BACK-UP LOCATED IN THE IMMEDIATE VICINITY OF FUEL BURNING APPLIANCES AND ANY ROOMS HAVING A CEILING 12" ABOVE GRAIN FLOOR WITH A WIRELESS INTERCONNECT ALL ALARMS SO AS TO ACTIVATE ALL ALARMS SIMULTANEOUSLY.

SHOWER AREA SHALL BE MOISTURE RESISTANT AND HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SHALL EXTEND TO A HEIGHT OF 12" ABOVE GRAIN FLOOR. INSTALL BY MANUFACTURERS SPECIFICATION FRAMING SIZE AS PER MANUFACTURERS INSTRUCTIONS.

INSTALL 1/2" GYPSUM BOARD BEHIND ALL EXTERIOR WALLS.

WATER HEATER TO BE TANKLESS SYSTEM INSTALLED IN ATTIC SPACE.



FLOOR PLAN

ENERGY EFFICIENCY CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PRESCRIBED R-VALUES OF INSTALLED INSULATION/FACTORS OF PENETRATION. THE CERTIFICATE SHALL ALSO LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATER EQUIPMENT.

NOTE:
 ALL SMOKE DETECTORS/CARBON MONOXIDE ALARMS SHALL BE HARD WIRED W/ION OR DEDICATED CIRCUIT AND WATTERY BACK-UP LOCATED IN THE IMMEDIATE VICINITY OF FUEL BURNING APPLIANCES AND ANY ROOMS HAVING A CEILING 12" ABOVE GRAIN FLOOR WITH A WIRELESS INTERCONNECT ALL ALARMS SO AS TO ACTIVATE ALL ALARMS SIMULTANEOUSLY.

MECHANICAL VENTILATION

PROVIDE CONTINUOUS SINGLE-HOUSE MECHANICAL VENTILATION THAT COMPLIES TO CURRENT IRC. INDOOR SECTION PRESS. FROM KITCHEN WITH 2 BATHROOMS - 60CFM SYSTEM TO BE EQUIPPED WITH A MANUAL SHUT-OFF SWITCH, OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE SYSTEM IS NOT OPERATING.

NOTE:
 MINIMUM WALL PROTECTION - IN DWELLING UNITS WHERE THE TOP OF THE SILL OF AN OPENABLE WINDOW OPENING IS LOCATED LESS THAN 24" A.F.F. AND GREATER THAN 12" A.F.F. OR OTHER WALLS BELONG TO AN ADJACENT UNIT, THE MINIMUM WALL PROTECTION SHALL BE PROVIDED WITH A MINIMUM WALL PROTECTION DEVICE WHICH COMPLIES WITH SECTION 703.2. THE OPENABLE WINDOW OPENING SHALL BE PROVIDED WITH A 4" FRAME. THE WINDOW OPENING CONTROL DEVICE AFTER OPENING TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 902.1.

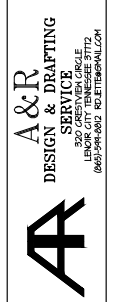
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FLOOR PLAN

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DATE	3/31/2021
SCALE	1/4" = 1'-0"
DRAWN	R.J.
JOB	QU121024
SHEET	