



# Staff Report

Infill Housing Design Review Committee

File Number: 2-C-25-IH

**Meeting:** 2/19/2025

**Applicant:** Josh Josh Braden - Braden Family Properties LLC Braden Family Properties LLC

**Owner:** Atomic City Partners LLC Atomic City Partners LLC

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## Property Information

**Location:** 342 Chickamauga Ave.

**Parcel ID** 81 B D 011

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

**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

New primary residence fronting Chickamauga Avenue. Two story residence features a front gable roof (10/12 pitch), an exterior of horizontal siding (material unspecified) with corner boards, and a block foundation clad in stucco. The house measures 40' long by 16' wide (20' wide with a 4' massing recessed towards the rear) and is proposed to be set 36.5' from the front property line (with a full-length porch set 30.5' from the front property line. The 6' deep front porch recessed under a shed roof with an engaged front-gable accent over the door that is supported by three 8" square posts. Parking is an 18' wide concrete driveway in front of the house and is accessed from Chickamauga Avenue.

The façade (northwest) features two bays on the first story, with paired 1/1 double hung windows in the first bay, followed by a full-light door with a transom. Paired 1/1 double hung windows are centrally located on the second story of the façade. A 1/1 double hung window is also visible on the side-gable massing which projects from the right side of the house, approximately 12' behind the façade. The left elevation features a secondary opening to a small porch, with one 1/1 double hung window on the second story. The right elevation features a one-story, side-gable massing projecting from the center of the elevation, and there are two transom windows and a 1/1 double hung window on the first story, with none on the second. The rear elevation has two 1/1 double hung windows on the first story and one pair of 1/1 double hung windows on the second story.

Notes on the plan reference previous cases' conditions of approval but the changes are not shown.

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## 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.
- 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. Housing Orientation

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
- 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 level ground, pea gravel or similar material may be used as a parking pad off alleys.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.

## 4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- New foundations should be about the same height as the original houses in the neighborhood.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

## 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 feet 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. Wrought iron columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.

## 6. Windows and Doors

- When constructing new houses, the window 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 facade 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 Heart of Knoxville neighborhoods.

#### 8. Siding Material

- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

#### 11. Landscape and Other Considerations

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

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## Comments

1. The house is proposed to be set 36.5' from the front property line. The average front setback of the blockface is 35.8'. The proposed front setback will maintain a consistent front setback with the blockface. The site plan includes a walkway from the house to the street.

2. The street to receive new construction is characterized by Minimal Traditionals, modified Queen Anne cottages, Craftsman bungalows, and ranch houses. The 16' wide by 40' deep house is not proportionate to the other houses on the block or the lot. Other houses on the block range between approximately 24' and 58' wide. Side setback requirements would allow for a house with a wider façade. The Board should discuss the proposed building width.

The applicant has used the proposed plan previously; the staff report noted the narrow width of the building but there were five comparable shotgun houses on the block.

3. Infill Housing design guidelines state that driveways from the front of the house should not be permitted on streets with alleys. Parking is a concrete pad next to the front of the house and is accessed from the street. Parking should be revised so that it is accessed from the alley. The final site plan should meet City Engineering standards.

4. The two-bay, two-story façade is more narrow than other houses on the street by at least 5'-8.'

5. The house features a full-length 6' deep front porch, which should be increased to at least 8' to meet the design guidelines. The 8 by 8 columns and horizontal header add detail to the porch design. The engaged gable on the front porch should be included in the final construction. If the front porch is constructed on an open foundation, the lattice indicated on the plans should be included to avoid an open deck look.

6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void, to historic houses on the block. At least one additional window should be added to the left side elevation to reduce the large swath of siding with no transparency. The frontmost windows on the right elevation should be double-hung windows instead of transoms.

7. The proposed 10/12 pitch roof meets the design guidelines. The final construction should incorporate the rake mold and eave overhangs as drawn.

8. The application does not include information on siding or roofing materials. If vinyl siding is used, the siding should feature an overlap instead of Dutch lap or flush panel siding. The stucco coated block foundation meets the

design guidelines.

9. The final site plan should include one native or naturalized shade tree in the front and rear yards.

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## **Recommendation**

The Board should discuss the proposed width and scale of the house in the neighborhood context. If determined to be appropriate, conditions of approval should include: 1) parking to be revised to meet design guidelines, with final site plan meeting City Engineering standards; 2) front porch to be increased to 8' in depth; 3) additional window to be added to left side elevation and right side window to be revised to double-hung window; 4) final construction to retain details shown in drawing; 5) final site plan should include new native or naturalized trees in front and rear yards.



**2-C-25-IH**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

**342 Chickamauga Ave.**

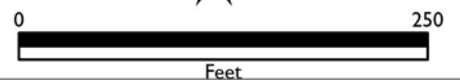


Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 2/10/2025  
 Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Josh Braden Braden Family Properties LLC



**INFILL HOUSING REVIEW BOARD**



# DESIGN REVIEW REQUEST

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

Josh Braden

Applicant

01/16/2025

02/19/2025

2-C-25-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

Josh Braden

Braden Family Properties, LLC.

Name

Company

303 Bob Smith Lane

Knoxville

TN

37924

Address

City

State

Zip

865.696.7343

joshuabradens4@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Atomic City Partners, LLC.

819 Freemason St, Knoxville, TN 37917

865.621.5510

Owner Name (if different from applicant)

Owner Address

Owner Phone

342 Chickamauga Avenue, Knoxville, TN 37917

081BD011

Property Address

Parcel ID

Lindwood First Addition

Neighborhood

Zoning

## AUTHORIZATION

*Lindsay Lanois*  
Staff Signature

Please Print

Date

Josh Braden

01/16/2025

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: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

FEE 2:

FEE 3:

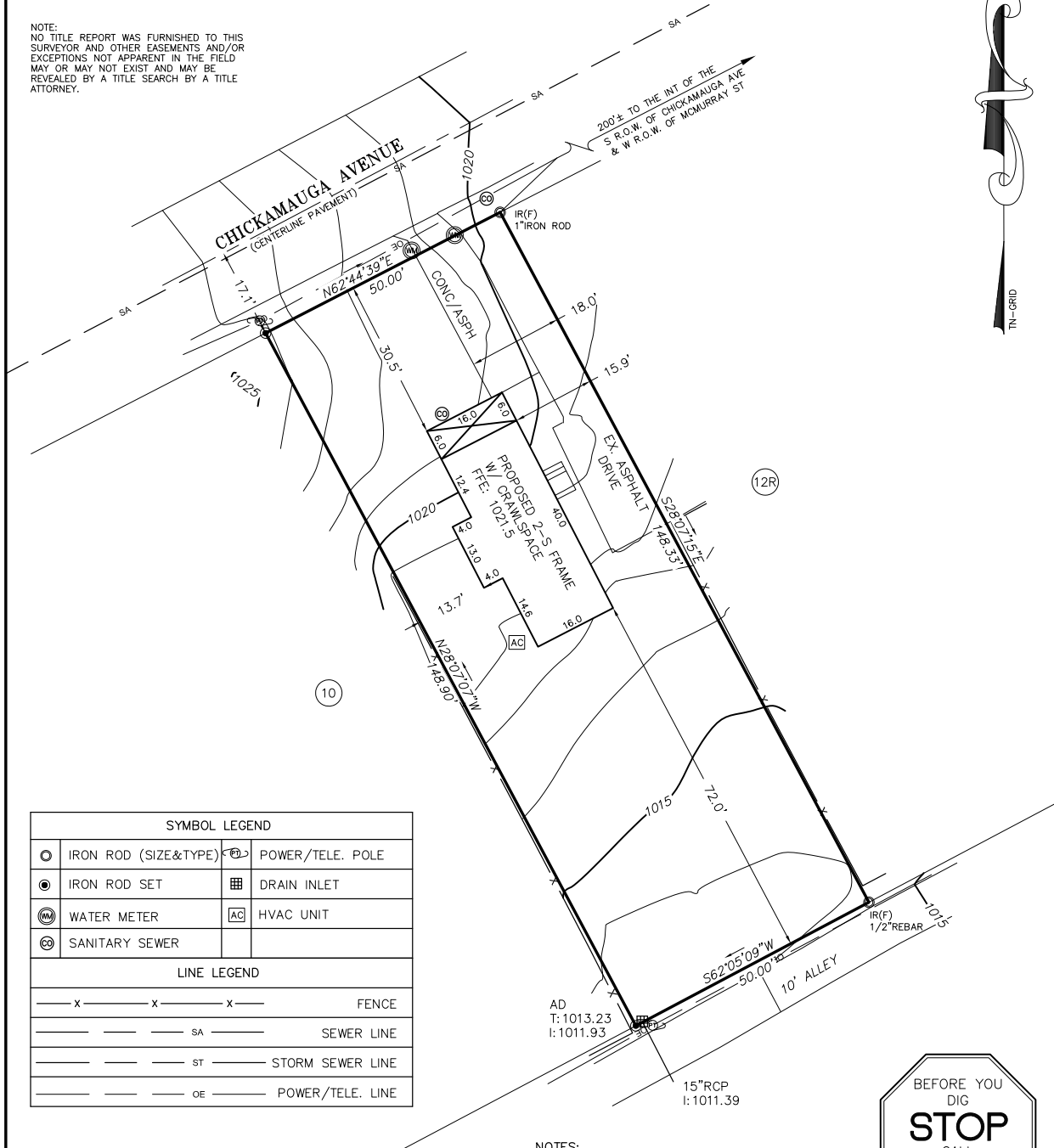
**TOTAL:**

Pd. 01/16/2025, SG

FOR/OWNER:  
 ATOMIC CITY PARTNERS LLC  
 C/O JOSH BRADEN  
 342 CHICKAMAUGA AVE  
 KNOXVILLE, TENNESSEE 37917  
 PHONE: 865-696-7343

THIS SURVEY WAS DONE UNDER  
 AUTHORITY OF TCA 62-18-126.  
 THIS SURVEY IS NOT A GENERAL  
 PROPERTY SURVEY AS DEFINED  
 UNDER RULE 0820-3-07.

NOTE:  
 NO TITLE REPORT WAS FURNISHED TO THIS  
 SURVEYOR AND OTHER EASEMENTS AND/OR  
 EXCEPTIONS NOT APPARENT IN THE FIELD  
 MAY OR MAY NOT EXIST AND MAY BE  
 REVEALED BY A TITLE SEARCH BY A TITLE  
 ATTORNEY.



SYMBOL LEGEND			
	IRON ROD (SIZE&TYPE)		POWER/TELE. POLE
	IRON ROD SET		DRAIN INLET
	WATER METER		HVAC UNIT
	SANITARY SEWER		
LINE LEGEND			
— x — x — x —		FENCE	
— SA —		SEWER LINE	
— ST —		STORM SEWER LINE	
— OE —		POWER/TELE. LINE	

PLOT PLAN OF:  
**Lot 11**  
**Block G**  
**Linwood First Addition**  
 to Knoxville, Tennessee  
**342 Chickamauga Avenue**  
 Knoxville, Tennessee 37917

Ward 18 City KNOXVILLE  
 District 7 County KNOX  
 Plat Bk: A Page 217C  
 CLT # 81B "D" Parcel 11  
 Scale 1"=20' Date 01/09/2024  
 Deed Inst. 201901140042267 City Block 18661  
 Project # 5024 Drawn By C. VITKUS

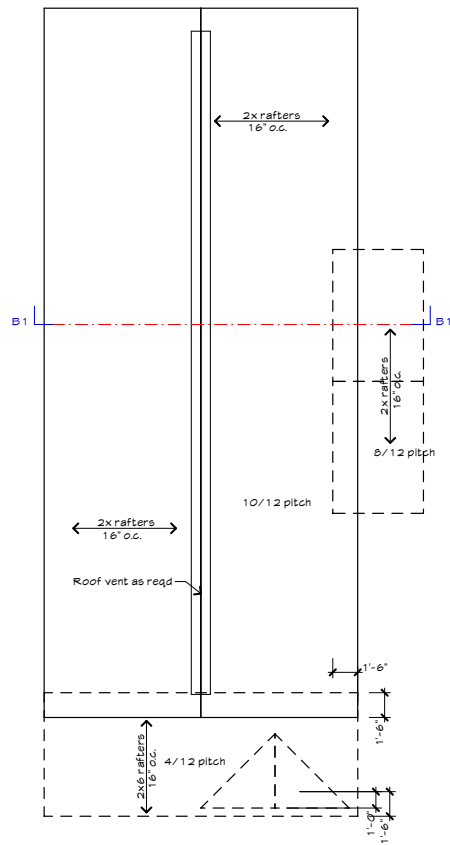
**LYNCH SURVEYS LLC**  
 SUBDIVISIONS AS-BUILTS SITE DESIGN  
 4405 COSTER RD. KNOXVILLE, TENN. 37912  
 865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM

**NOTES:**

- TOTAL LOT AREA: 7430 SQ. FT.
- HOUSE AREA: 788 SQ. FT.
- DRIVEWAY/SIDEWALK AREA: 310 SQ. FT.
- ZONING: RN-2  
 20' FRONT SETBACK  
 5' SIDE SETBACK  
 25' REAR SETBACK
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6" WITHIN THE FIRST 10'.
- UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANY MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

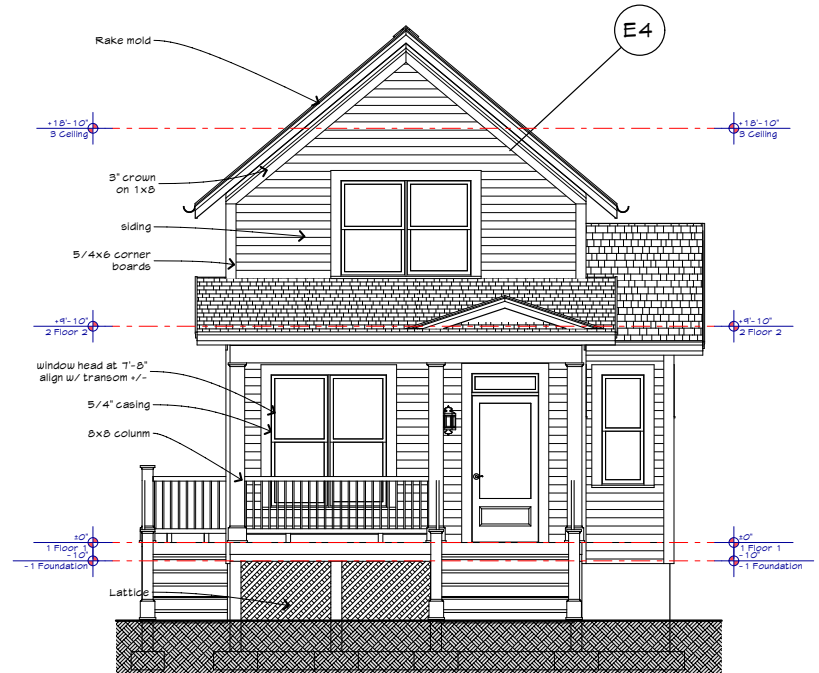




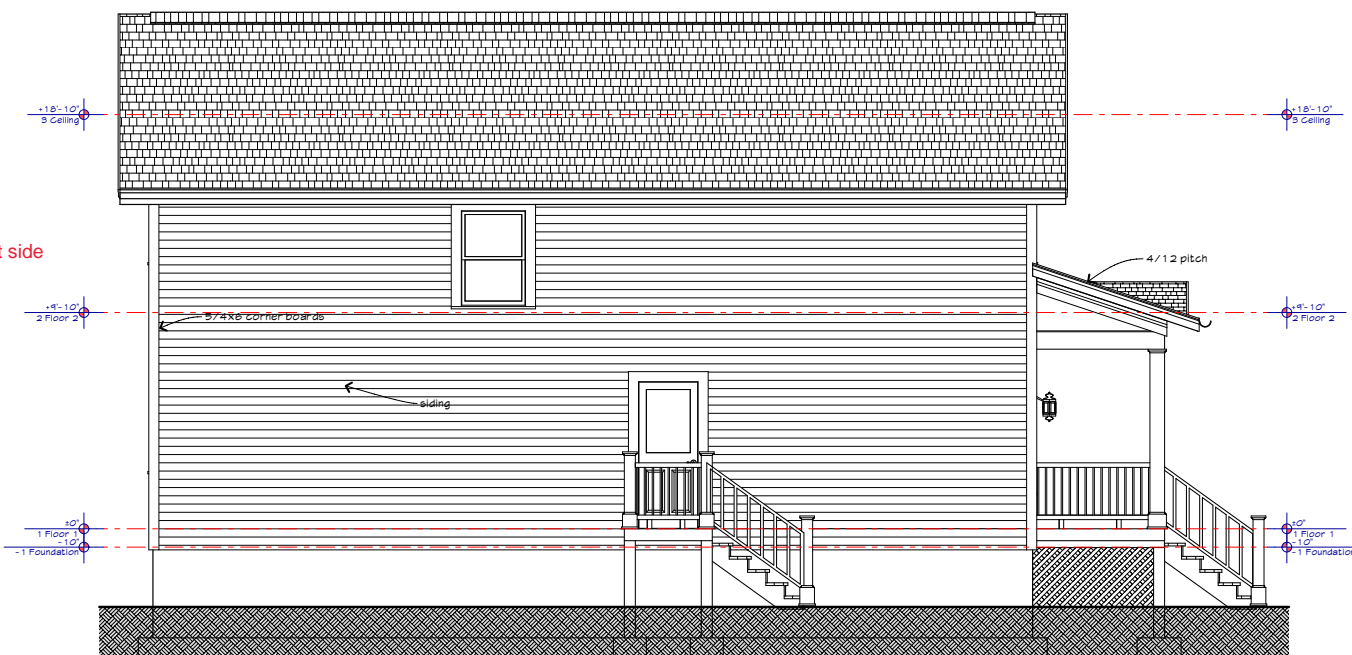


**Roof plan**  
scale 3/16" = 1'-0"

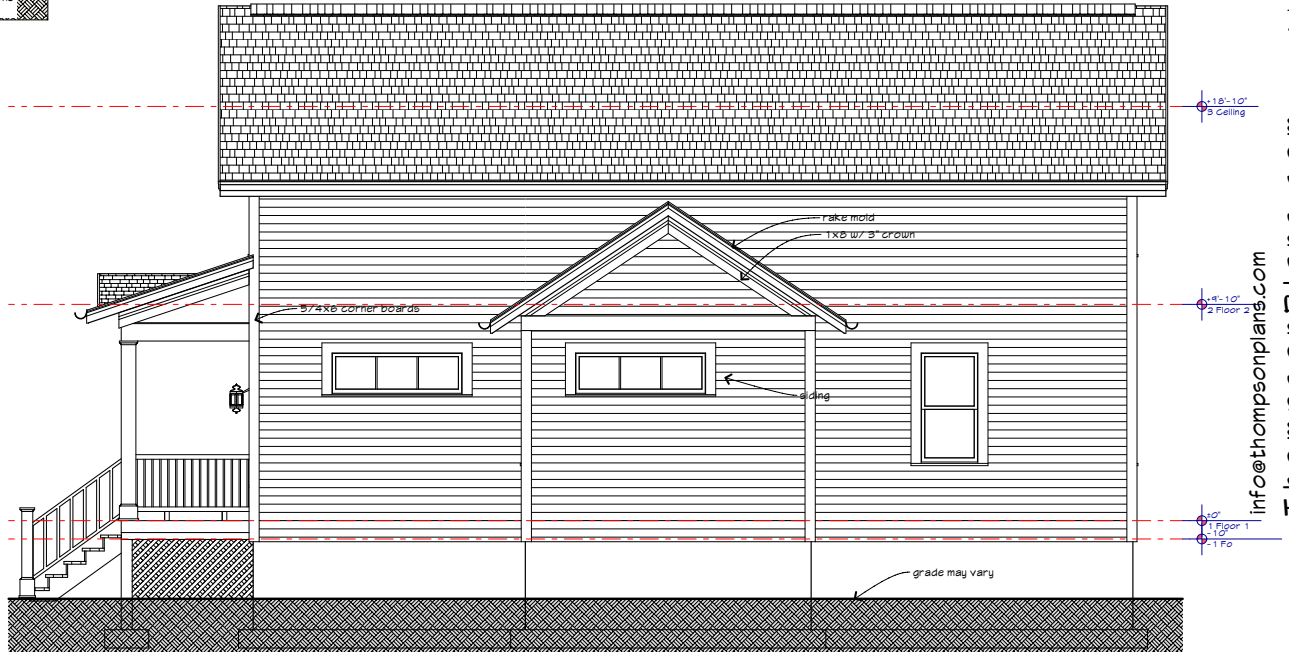
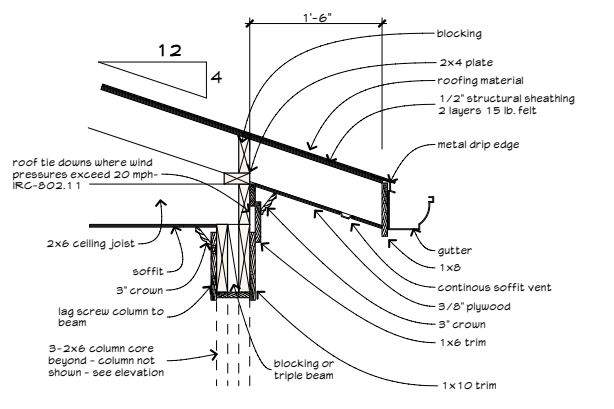
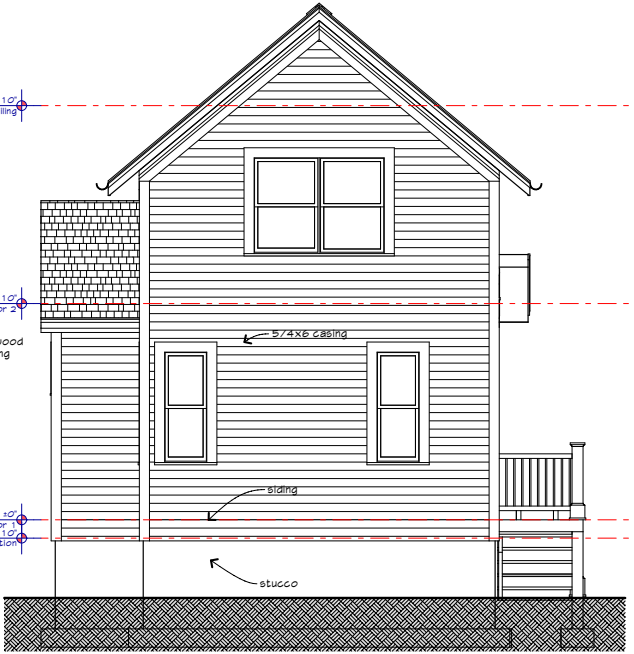
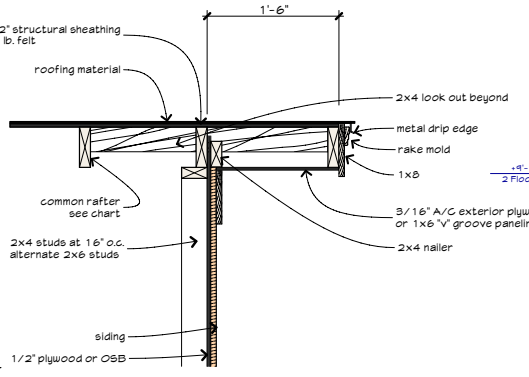
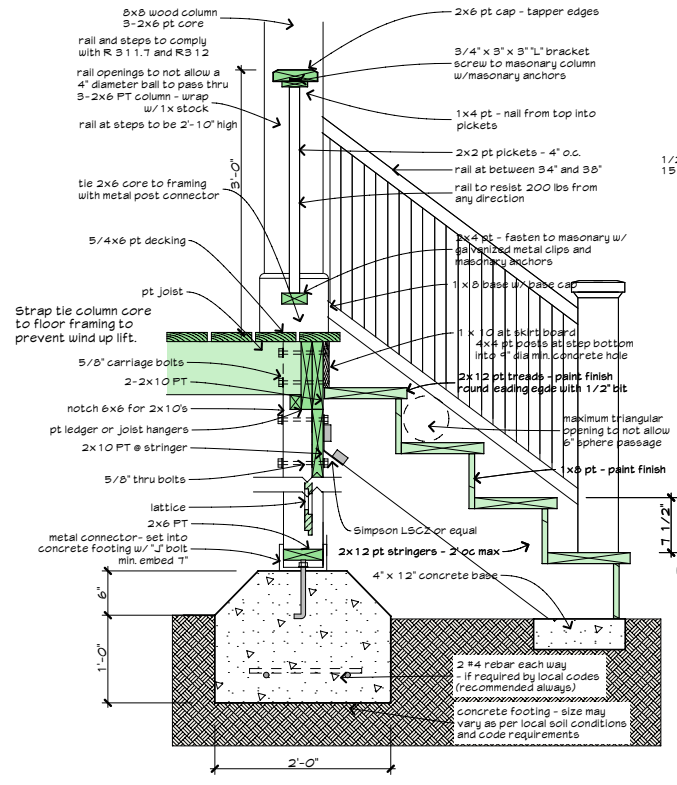
3) Additional window to be added to left side elevation per COA 9-B-23-IH



**Front Elevation**  
scale 1/4" = 1'-0"



**Left Side Elevation**  
scale 1/4" = 1'-0"



3) Right side window to be revised in size per COA 9-B-23-IH

standard contract document

Asheville, North Carolina

info@thompsonplans.com

ThompsonPlans.com

828-734-2553

original print date 6/29/23

Sheet O1 - Cover
Drawing Index
Sheet O2 - Crawl Foundation
Crawl Foundation Plan
FdnBblk
F1blkB-6
Crawl notes
LedgeblkB-6
Sheet O3 - Floor 1 Plan
Electrical 1 Floor Plan
Floor 1 Plan
Kitchen
Kitchen
Insulation chart
Sheet O4 - Floor 2 Plan
Door List RT
Electrical 2 Floor Plan
Floor 2 Plan
Window List RT
Sheet O5 - Elevations
Front Elevation
Left Side Elevation
Roof Plan
Sheet O6 - Elevations
Rear Elevation
Right Side Elevation
porch4EaveUp 1B
porchB'col
rakeAttic 1BnoBracket
Sheet O7 - Details
Building Section
Insulation chart

#2 southern yellow pine (#1 sp)				
floor joist		12' o.c.	16' o.c.	24' o.c.
40 psf live load	2x10	16'-2" #2 (15'-0" #1)	14'-0" #2 (14'-0" #1)	11'-5" #2 (11'-5" #1)
10 psf dead load (all rooms except sleeping)	2x12	21'-1" #2 (19'-11" #1)	16'-6" #2 (15'-11" #1)	13'-6" #2 (13'-6" #1)
30 psf live load	2x10	16'-1" #2 (14'-11" #1)	13'-6" #2 (13'-0" #1)	12'-0" #2 (11'-10" #1)
10 psf dead load (sleeping rooms & L2&3)	2x12	21'-4" #2 (20'-2" #1)	16'-6" #2 (15'-11" #1)	13'-6" #2 (13'-6" #1)
ceiling joist				
(6xNB ceiling @ 10 psf dead load L/240)	2x6	13'-1" #2 (11'-9" #1)	12'-0" #2 (11'-0" #1)	10'-0" #2 (9'-0" #1)
2x6	13'-1" #2 (11'-9" #1)	12'-0" #2 (11'-0" #1)	10'-0" #2 (9'-0" #1)	8'-0" #2 (7'-0" #1)
rafters				
20 psf live load	2x6	15'-7"	13'-6"	12'-3"
10 psf dead load	2x6	14'-8"	12'-11"	10'-7"
30 psf live load	2x6	12'-11"	11'-2"	9'-2"
10 psf dead load	2x6	16'-4"	14'-2"	11'-7"
50 psf live load (see over 3/12 or framed eq # 1-240)	2x6	10'-6"	9'-2"	7'-5"
10 psf dead load	2x6	13'-4"	11'-7"	9'-5"
#2 S-P-F (spruce-pine-fir)				
floor joist		12' o.c.	16' o.c.	24' o.c.
40 psf live load	2x10	17'-3"	15'-5"	12'-7"
10 psf dead load (all rooms except sleeping)	2x12	20'-7"	17'-10"	14'-7"
30 psf live load	2x10	14'-0"	11'-2"	14'-1"
10 psf dead load (sleeping rooms & L2&3)	2x12	19'-0"	17'-11"	14'-1"
ceiling joist				
(6xNB ceiling @ 10 psf dead load L/240)	2x6	14'-4"	12'-10"	10'-6"
2x6	15'-9"	13'-5"	11'-5"	9'-5"
2x10	22'-11"	19'-10"	16'-3"	
rafters				
20 psf live load	2x6	16'-3"	14'-4"	11'-4"
10 psf dead load	2x6	21'-0"	18'-2"	14'-10"
30 psf live load	2x6	13'-9"	11'-11"	14'-4"
10 psf dead load	2x6	17'-5"	15'-11"	12'-4"
50 psf live load (see over 3/12 or framed eq # 1-240)	2x6	11'-3"	9'-4"	7'-11"
10 psf dead load	2x6	14'-3"	12'-4"	10'-11"

abbreviations

c.j	ceiling joist
clg	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT	ceramic tile
dbl.	double
dj	double joist
ew	each way
fj	floor joist
ftg	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
L.V.L.	laminated veneer lumber - ie. Paralam
mech.	mechanical
mil	0.01 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foot
R/A	return air
reqd.	required
reinft.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
sup	southern yellow pine
shw.	shower
T&G	tongue and groove
vf	verify in field
WH	water heater
WNM	welded wire mesh
yp	yellow pine

The Small Print - These house plans are not licensed to anyone other than the party listed on each sheet. They are not transferable to any builder, or subcontractor who is hired to build the house for their friends or their family. If any modifications are made to these plans with a PDF editor, they must include the person's name who is changing these plans, and the date of the changes. If the title block signature on these drawings is different than this, it has been altered. PDFs are now the industry standard. I appreciate the pain reviewers who have given me feedback on this issue. I try to provide very good house plans and they are very reasonably and fairly priced. I am happy to sell them, and appreciate those who do not steal them, but rather purchase them legally. Thank you, Rick Thompson

Thank you for your purchase of these house plans.

These plans are designed to conform to the 2015 IRC, 2021 IRC and the 2018 NRC including local state amendments. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual location.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psf dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled 'LVL' and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most Lumber suppliers can have this engineered for their product.

Wall Header Notes

Headers 3' or less to be 2-2x6 with 1 jack each side  
 Headers 4' - 6' to be 2-2x6 with 2 jacks on each side  
 Beams 4' to 6' to be 2-2x12 with 2 jacks on each side or 3" min bearing and footing under point loads.

Wall Bracing notes

Continuous 7/16" oeb sheathing - typical - GB-WSP  
 Wall bracing shall be continuous to the exterior side of exterior walls. The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3 and Figure R602.10.3. The cumulative contributing length of braced wall panels assigned to each side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply:

- Limitations - The continuous sheathing requirements of Section R602.10.3 shall be limited to bracing method GB-WSP in accordance with Table R602.10.1 with the following conditions of use:
  - Basic design wind speed shall not exceed 115 mph.
  - Wall heights at each story level shall not exceed 12 feet.
  - Eave to ridge height shall not exceed 20 feet.
  - Exterior walls shall be sheathed on all sheathable surfaces including in-fill areas between braced wall panels, above and below wall openings, and on gable end walls.
  - Except when used for bracing method GB, the exterior side of exterior walls and both sides of interior walls shall be sheathed continuously with minimum 1/2" thick gypsum wall board interior finish fastened in accordance with Table R-102.3.3, or approved exterior finish of equivalent or greater shear resistance unless required for fire separation by Section R302.6. Gypsum board shall be permitted to be omitted where the required length of bracing as determined in Table R602.10.3 is multiplied by 1.40.
  - Floors shall not cantilever more than 2 inches (50 mm) beyond the foundation or bearing wall below.

Requirements - The required length of bracing for each side of a rectangle circumscribed around the plan or a portion of the plan at each story level shall be determined using Table R602.10.3 and Figure R602.10.3.1. The cumulative contributing length of braced wall panels assigned to a rectangle side shall be greater than or equal to the required length of bracing specified in Table R602.10.3. The following additional requirements shall apply:

- Braced wall panels on exterior or interior walls shall be assigned to the nearest rectangle side as shown in Figure R602.10.3.2.1 for each story level floor.
- Braced wall panels shall be distributed and installed in accordance with Figure R602.10.3.3.
- A minimum of one wall (the required bracing amount) for each rectangle side shall be located on exterior walls within 6 feet of the corner of the rectangle side.
- Interior braced wall panels using Method GB shall be assigned to the closest parallel rectangle side and shall contribute 0.5 times their actual length. The maximum extent of braced wall panels allowed for GB is 48' and the 0.5 accounts for GB being half the strength of other methods except LUB.
- The bracing amount provided on an upper story building side shall be deemed to comply with it, if it equals or exceeds the amount of bracing required for the story immediately below.
- Where the bracing amount provided on an upper story equals or exceeds the amount of bracing required for the story below, an analysis of bracing shall not be required for the upper story.
- Minimum braced panel length or brace angle 24" adjacent to window not more than 6 7/8" of wall height, 30" adjacent to door or window greater than 6 7/8" and less than 8 5/8" of wall height, 48" for taller openings. Fasteners shall conform with or 8d (2 1/2" long x 0.113" diameter) nails. See Table R602.3.3.3. Space 6" edges and 12" fields.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present.
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch Fibre mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

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Plan 1202Am