Staff Report

Infill Housing Design Review

File Number: 7-A-25-IH

Meeting: 7/16/2025
Applicant: Bradley McCoy GM Construction Group, LLC
Owner: MD Management, LLC
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 1509 Texas Ave. **Parcel ID:** 81 I P 017
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure

Description of Work

Level III New Primary Structure

New primary structure fronting Texas Avenue. One-story residence will feature an exterior of vinyl lap siding, a 6/12 pitch front-gable roof clad in asphalt shingles, and a raised parge-coated block foundation. Vertical siding is proposed for the gable fields. The house will be 28’ wide by 43’ deep, and the proposed front setback is not specified on the site plan but appears to be 36’. It features a partial-width, 8’ deep front porch recessed under a front-gable massing and supported by two 8” square, wood posts. Parking is a 10’ driveway in front of the house and is accessed via Texas Avenue.

The facade (southeast) features three bays, with bays featuring paired windows flanking the central bay with the porch and a half-lite paneled door. The left elevation features two windows, and a secondary entrance with a small landing, and the right bay features four grouped windows and one window. The rear elevation features two sets of paired windows. All windows are 1/1 and double-hung and feature trim.

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.

Comments

1. The front setback is not specified on the plans but appears to be approximately 36'. The blockface to receive new construction primarily contains vacant lots, with three houses near the corner with Burnside Street that have an average setback of 23'. The average setback of the blockface directly across the street is 22.7'. The house should be set closer to the street to align with the block, with final measurements to be approved by staff. The final site plan should include a walkway from the front porch to the street.

2. Parking is a 10' wide driveway from the front of the house that is accessed via Texas Avenue. Guidelines recommend that parking should avoid the front yard and should be accessed from the alley, if one is available. Parking should be revised to be accessed from the alley and should avoid the front yard. The final site plan should meet City Engineering standards.

3. Guidelines state that "healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction." The lot is currently forested, and the remaining trees in the front and rear yards should be retained and indicated on the site plan.

4. The block to receive new construction is characterized by Craftsman bungalows, modified Queen Anne cottages, Minimal Traditionals, and infill construction. The 28' wide by 43' deep house is proportionate to the other houses on the block and the lot.

5. The three-bay, one-story façade is similar in height and scale to the context.

6. The design includes a partial-width, 8' deep front porch recessed under a front-gable massing and supported by two 8" square columns, which meets the design guidelines.

7. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. All elevations feature sufficient transparency. The 1/1 double-hung windows and half-lite paneled door match the context. The design benefits from the grouped windows and trim, which should be retained.

8. The front-gable roof with a 6/12 pitch is the minimum pitch typically approved in the Infill Housing overlay, and it matches the neighborhood context, although a steeper pitch would be more appropriate. The design benefits from the overhanging eaves, trim, and louvered gable vents, which align with the neighborhood context and should be retained.

9. The asphalt shingles, vinyl lap siding, and parge-coated block foundation meet the design guidelines. The siding should be clapboard style with an overlap, as opposed to Dutch lap, flush panels, or board-and-batten.

Recommendation

Staff recommends approval of Certificate 7-A-25-IH, subject to the following conditions: 1) front setback be revised to align with the block, with final measurements to be approved by staff; 2) final site plan to meet City Engineering standards and to include a walkway from the front porch to the street; 3) parking location to be revised to avoid the front yard and meet design guidelines; 4) the final site plan to indicate the existing trees in the front and rear yard that will be retained and marked off during construction; 5) final construction to retain details including the eave overhangs, roof and window trim, and grouped windows.

DESIGN REVIEW BOARD

7-A-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1509 Texas Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 7/9/2025 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Bradley McCoy GM
Construction Group, LLC

N

0 160

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Bradley McCoy

Applicant

6/23/2025	7/16/2025	7-A-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

Bradley McCoy	GM Construction Group, LLC.		
Name	Company		
4105 Doris Cir.	Knoxville	TN	37918
Address	City	State	Zip
865-805-0243	bmccoy@gmrealtypartners.com		
Phone	Email		

CURRENT PROPERTY INFO

MD Managment, LLC.	8432 Mecklenburg Court, Knoxville TN 37923	954-548-8363
Owner Name (if different from applicant)	Owner Address	Owner Phone
1509 Texas Ave. Knoxville, TN	081IP017	
Property Address	Parcel ID	
Lonsdale Land Co.	Infill	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Lanois

Staff Signature | Please Print | Date

Bradley McCoy | 6/23/2025

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: Building a 3 bedroom 2 bathroom house. Needing approval for side setbacks on house.

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:	

Pd. 06/24/205, SG

TEXAS AVE INFILL
NEW RESIDENTIAL CONSTRUCTION

Texas Avenue, Knoxville, Tennessee 37921

1 G000 3D PERSPECTIVE

2 G000 KEY MAP 1" = 1'-0"

SHEET NUMBER	SHEET NAME	Sheet Issue Date	Current Revision Description	Current Revision Date
01 - GENERAL				
G000	COVER SHEET	5/15/2025		
G001	CONSTRUCTION NOTES	5/15/2025		
G002	CONSTRUCTION NOTES	5/15/2025		
05 - ARCHITECTURAL				
A100	ARCHITECTURAL SITE PLAN	5/15/2025		
A101	FLOOR PLAN	5/15/2025		
A102	FLOOR FRAMING PLAN	5/15/2025		
A201	EXTERIOR ELEVATIONS	5/15/2025		
U100	SCHEMATIC UTILITY PLANS	5/15/2025		

OWNER

GM Construction Group, LLC
CONTACT: Brad McCoy
PHONE: 865-805-0243
EMAIL: bmccoy@gmrealtypartners.com

ARCHITECT

oysk³ architects
1545 Western Avenue, Suite 100
Knoxville, TN 37921
CONTACT: Cara Knapp
CELL PHONE: 865-523-8200
EMAIL: Cara@oysk3architects.com

FACILITY AND CODE COMPLIANCE

PARCEL DESCRIPTION	081IP017
SUBDIVISION	LONSDALE LAND CO
PROPERTY ZONE	RN-2
PROPERTY SIZE	4800 SF
BUILDING SQUARE FOOTAGE	MAIN FL.: 1204 SF **TOTAL: 1204 SF**
FLOOR LEVELS	ONE STORY
CONSTRUCTION CLASSIFICATION	V-B, UNPROTECTED, UNSPRINKLERED
OCCUPANCY CLASSIFICATION	RES DENTIAL
OCCUPANT LOAD	1204/200 = 6 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 CONTAIN NG 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:

1-STORY SINGLE FAMILY RESIDENCE. WOOD FRAME ON CMU FOUNDATION, WITH TYPICAL UT LIT ES; SITE GRAD NG AS REQU RED.

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.
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 STA RS:	40 PSF LIVE + 10 PSF DEAD
EXTERIOR DECKS:	60 PSF LIVE + 10 PSF DEAD

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

SEISMIC LOAD NG TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE RC.

DETAIL CALLOUT
DRAWING NUMBER
SHEET NUMBER

ELEVATION MARKER
DIRECTION OF VIEW

DETAIL SECTION MARKER
EXTENT/ DIRECTION OF SECTION

BUILDING SECTION MARKER
EXTENT/ DIRECTION OF SECTION

INTERIOR ELEVATION MARKER
DIRECTION OF VIEW
SHEET NUMBER
ELEVATION NUMBER

NORTH INDICATOR

ELEVATION MARKER
XX'-XX" A.F.F.

SPOT ELEVATION
F.F.E. = FINISH FLOOR ELEVATION

FLOOR PLAN TAGS
ROOM NAME
Length x Width | 100 SF
APPROXIMATE INTERIOR SQUARE FOOTAGE
APPROXIMATE INTERIOR LENGTH AND WIDTH

ROOM NAME
Floor Finish | 100 SF
APPROXIMATE INTERIOR SQUARE FOOTAGE
FLOOR F NISH

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, N NCHES, ON FLOOR PLAN

IDENTIFIER
PARTITION TYPE

IDENTIFIER
REVISION NUMBER

oysk³ architects
Knoxville TN 37921
1545 Western Avenue Suite 100
(865) 523-8200
office@oysk3architects.com

PRELIMINARY FOR APPROVAL NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT
REVIEW SUBMITTAL

5/15/2025

TEXAS AVE INFILL
NEW RESIDENTIAL CONSTRUCTION
Texas Avenue, Knoxville, Tennessee 37921

ISSUE	DATE	DESCRIPTION

DRAWN BY: MB

COVER SHEET

G000

PROJECT : 25099

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G: GENERAL NOTES

1. EXAMINE AND BECOME FAM LIAR WITH ALL CONTRACT DOCUMENTS IN THE R ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK & MATERIALS REQU RED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. THE CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO START NG WORK, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.
4. THESE DRAWINGS DO NOT CONTA N COMPLETE SPECIFICATIONS, DETAILS, OR INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTA NED FROM THE OWNER OR NTERIOR DESIGNER/DECORATOR.
5. ALL SITE WORK & LANDSCAPING IS TO BE ESTABLISHED & DESIGNED BY OTHERS.
6. UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK, SUCH AS BUT NOT LIMITED TO, ELECTRICAL, PLUMB NG, HEATING, AIR CONDITIONING, ETC., ARE TO BE ESTABLISHED BY OTHERS.
7. THE ARCHITECT IS NOT RESPONSIBLE FOR MODIFICATIONS TO THESE DRAW NGS THAT ARE NOT REVIEWED & APPROVED BY THE ARCHITECT.
8. THE OWNER OR CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, TAP FEES, AND CERTIFICATES OF OCCUPANCY.
9. ALL DESIGNS AND/OR PLANS ARE NOT TO BE COP ED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND OWNER.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO ORDERING & INSTALLING ANY EQUIPMENT OR MATERIALS.
11. THE CONTRACTOR MAY SUBMIT FOR APPROVAL, 10 DAYS PRIOR TO PRESENTATION OF NEGOTIATED PRICE TO OWNER, ALTERNATE MANUFACTURERS OF ALL ITEMS SPEC FIED ON THESE DRAWINGS.
12. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, & ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEED NG WITH THE WORK.
13. DESIGN LOADS DO NOT NCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL.

S: SITE NOTES

1. GENERAL CONTRACTOR TO VER FY THE EXISTING TOPOGRAPHIC LEVELS, LOCATIONS OF EXIST NG TREES, AND THE PROPOSED HOUSE LOCATION. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER ANY RECOMMENDED CHANGES BEFORE THE START OF ANY WORK.
2. GENERAL CONTRACTOR TO HAVE A LICENSED ENGINEER OR LICENSED SURVEYOR STAKE OUT OR VERIFY THE STRUCTURE LOCATION TO ENSURE THAT THE STRUCTURE DOES NOT ENCROACH ON ANY SETBACKS OR EASEMENTS, UNLESS THE ENCROACHMENT IS ALLOWED BY ZONING AND BUILDING CODES. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER ANY ENCROACHMENT ISSUES.
3. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW AN EXISTING FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOT NG.
4. ALL BACKF LL AT STRUCTURES, SLABS, STEPS, & PAVEMENTS SHALL BE CLEAN FILL. COMPACT TO 95% MAX. DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557. BUILDING SITE SHALL BE DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATION.
5. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH S DE OF WALLS.
6. BACKFILL ADJACENT TO BASEMENT/RETA N NG WALL SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFIC ENT STRENGTH AND HAS BEEN SUFFIC ENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
7. GENERAL CONTRACTOR TO COORDINATE FINISH TOPOGRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC. AS REQU RED FOR POSITIVE DRA NAGE AWAY FROM THE HOUSE.
8. DRIVEWAY SHALL BE ON UNDISTURBED OR COMPACTED, NON-ORGANIC SUBSOIL, WITH MINIMUM 4" CRUSHER RUN GRAVEL BASE, & TOPPED WITH EITHER 4" FIBER-MESH REINFORCED CONCRETE, OR 2" MIN. ASPHALT BASE WITH 1" MIN. FINISH ASPHALT.
9. GENERAL CONTRACTOR TO COORDINATE ALL LANDSCAPING WITH THE OWNER, AND DETERMINE WHETHER THE LANDSCAP NG PACKAGE IS TO BE PROVIDED BY THE GENERAL CONTRACTOR BY OTHERS.

C: CONSTRUCTION NOTES

1. THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE NTERNATIONAL RESIDENTIAL CODE, LOCAL ORD NANCES, AND REGULATIONS, ETC.; THESE ARE TO BE CONS DERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING. CONTRACTOR SHALL VER FY REQUIREMENTS WITH THE LOCAL CODES ENFORCEMENT OFFICER & TO AMEND THE PROPOSED CONSTRUCTION AS REQU RED.
2. CONTRACTOR SHALL USE STANDARD CONSTRUCTION DETAILS & PROCEDURES TO ENSURE A STRUCTURALLY SOUND & WEATHERPROOFED F NISHED PRODUCT.
3. CONTRACTOR SHALL VER FY WITH CODE ENFORCEMENT THAT ALL WORK & CONSTRUCTION MEETS OR EXCEEDS ALL SEISMIC CODES AND/OR SNOW LOADS (F APPLICABLE) AS PER THE LOCAL JURISDICTION.
4. THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SERVICES OF ANY KIND. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS N CONNECTION WITH THE WORK.
5. W NDOW SIZES INDICATED ON THE PLANS ARE NOTED BY GENERIC ROUGH OPENING SIZES. CONTRACTOR TO COORDINATE ROUGH OPENING REQUIREMENTS WITH THE WINDOWS SPECIFIED.
6. REFER TO FLOOR PLAN & EXTERIOR ELEVATIONS FOR THE TYPES OF WINDOWS.
7. CONTRACTOR TO ENSURE THAT ANY/ALL PREFAB F REPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES. FLUE HEIGHT TO MEET HEIGHT SHOWN ON ELEVATIONS. WOOD-BURN NG F REPLACE CHIMNEYS SHALL BE PROVIDED WITH A SPARK-ARREST NG CAP. PROVIDE COMBUSTION A R VENTS, WITH SCREEN & BACKDRAFT DAMPER, FOR FIREPLACES, WOOD STOVES & ANY APPLIANCE WITH AN OPEN FLAME. ALL FIREPLACE CHASE WALLS TO BE CONSTRUCTED WITH FIRE-RETARDANT-TREATED WOOD FRAMING & INSULATED (INTERIOR & EXTERIOR) WITH MINERAL WOOL BATTS. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL.
8. CONTRACTOR TO CONSULT & COORDINATE WITH THE OWNER & PLANS FOR ALL BUILT- N REQUIREMENTS, INCLUDING SHELVING, CLOSETS, PANTRY, BOOKCASES, ETC.
9. CONTRACTOR TO CONSULT & COORDINATE WITH THE OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, CENTRAL VACUUM & ANY AUDIO, COMPUTER & TELEVISION (INCLUDING SATELLITE) SYSTEMS.
10. PROVIDE FLASHING ABOVE ALL WINDOWS, DOORS & OTHER OPENINGS TO THE EXTERIOR. PROVIDE WEEPS AT MASONRY CAVITY FLASH NG, SPACED AT 16" O.C.
11. PROVIDE TYVEK "HOUSE WRAP" MOISTURE BARR ER OVER ALL EXTERIOR WALLS. FLASH ALL WINDOW & OTHER OPENINGS IN EXTERIOR WALLS WITH TYVEK FLEXIBLE FLASHINGS.
12. PROVIDE TRANSITION TRIM AT CHANGE OF FLOOR F NISHES.
13. WATERPROOF ALL BASEMENT WALLS BELOW GRADE WITH GRACE "BITUTHENE" WATERPROOFING (SELF-ADHERING, PLASTICIZED BITUMEN WITH POLYETHYLENE SCRIM). PROVIDE MIN. 2" EXTRUDED POLYSTYRENE INSULATION WITH DRA NAGE GROOVES AGAINST MEMBRANE, OR M NIMUM 2" EXTRUDED POLYSTYRENE INSULATION AGAINST MEMBRANE WITH DRAINAGE MAT. DO NOT BACKF LL DIRECTLY AGA NST MEMBRANE WITHOUT INSULATION & DRAINAGE PROVISIONS. PROVIDE PERFORATED FOUNDATION DRAIN AT BASE OF WALL & DRAIN TO DAYLIGHT.
14. THE WINDOW ROUGH OPENING HEAD HEIGHTS ARE NOTED ON DRAWINGS.

P: PLUMBING NOTES

1. PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
2. PROVIDE GAS SERVICE TO ALL WATER HEATERS AND HVAC EQUIPMENT AS REQUIRED.
3. CONTRACTOR TO COORDINATE GAS SERVICE REQUIREMENTS WITH THE OWNER & GAS SUPPLIER.
4. F WALL PLATES OR JOISTS ARE CUT DUR NG THE INSTALLATION OF PLUMBING FIXTURES OR EQUIPMENT, PROVIDE BRACING TO TIE FRAMING BACK TOGETHER.
5. LOCATE WATER HEATERS IN WATER-RETAINING PANS. PROVIDE AUXILIARY DRAIN TO OUTSIDE FOR POSS BLE OVERFLOW.
6. ALL PLUMBING AND MECHANICAL VENT STACKS TO BE LOCATED CLOSE TOGETHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE, AWAY FROM PROMINENT VIEW. ALL VENT STACKS TO BE PRIMED & PAINTED TO CLOSELY MATCH ROOF COLOR.
7. GENERAL CONTRACTOR TO COORDINATE HOSE BIB LOCATIONS WITH OWNER.
8. PROVIDE AN NSIDE MAIN WATER CUTOFF AND PRESSURE REDUC NG VALVE AT AN EAS LY ACCESSED LOCATION.

FN: FOUNDATION NOTES

1. GENERAL CONTRACTOR TO INSPECT THE JOB SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR TO COMMUNICATE TO THE OWNER ANY CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN BY A LICENSED STRUCTURAL ENGINEER.
2. GENERAL CONTRACTOR TO REVIEW PLANS, ELEVATIONS, AND DETAILS FOR DIMENSION OF F NISHED FLOOR ABOVE TYPICAL GRADE. GENERAL CONTRACTOR TO COMMUNICATE TO THE ARCHITECT ANY SITE CONDITIONS THAT REQUIRE MODIFICATION TO DIMENSIONS INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS.
3. GENERAL CONTRACTOR TO REVIEW THE FOUNDATION PLAN TO MEET LOCAL CODES AND SOIL CONDITIONS.
4. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL TO OUTSIDE FACE OF BLOCK OR CONCRETE WALL, AND TO CENTER LINE OF BLOCK PIERS, U.N.O.
5. ALL CONCRETE TO BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN NINETY (90) MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE N ITS FINAL POSITION WITHOUT SEGREGATION & REHANDLING.
6. GENERAL CONTRACTOR TO COORDINATE WITH A LICENSED, BONDED NSTALLER TO PROVIDE TERMITE TREATMENT WHICH COMPLIES WITH ALL LOCAL BUILD NG CODES.
7. BOTTOM OF JOISTS SHALL BE 24" MIN. ABOVE SO L SURFACE N A CRAWL SPACE. PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.
8. ALL FINISH FLOORS TO BE INSTALLED ARE TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST THE FOUNDATION AS REQUIRED TO ENSURE THAT ALL FLOORS ARE FLUSH AND LEVEL.

FOUNDATION STEEL NOTES

9. ALL STRUCTURAL STEEL SHALL BE OF DOMESTIC MANUFACTURE CONFORM NG TO ASTM A-36 & STANDARD AISC SPECIFICATIONS.
10. REINFORC NG STEEL SHALL BE OF NEW B LLET HIGH-STRENGTH STEEL OF DOMESTIC MANUFACTURER CONFORMING TO THE LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD OF PRACTICE OF THE CRSI UNLESS NOTED OTHERWISE, AND PLAC NG OF REINFORC NG SHALL BE IN ACCORDANCE WITH ACI BU LD NG CODE, MANUAL OF STANDARD PRACTICE, AND THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
11. REINFORC NG SHALL HAVE 3" COVER IN FOOTINGS, AND 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.
12. REINFORC NG BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP MESH 12" AT SPLICES. LAP STEM WALL BARS (32 BAR DIAMETERS) AT SPLICES, MINIMUM.
13. AT OUTSIDE CORNERS OF CONCRETE FOOTINGS & STEM WALLS, PROVIDE #4 X 4'-0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT.
14. PROV DE 5/8" X 7-1/2" X 7-1/2" WELD PLATE FOR BEARING STEEL BEAM IN CMU WALL WITH ONE 5/8" X 5" H.S. ANCHOR STUD.
15. PROV DE 3/8" STIFFENER PLATE ON EACH SIDE OF BEAM AT THE BEAR NG PLATE.

CONCRETE FOOTING NOTES

16. ALL FOOTINGS TO REST ON UNDISTURBED OR COMPACTED SO L OR GRAVEL WITH A MINIMUM BEARING CAPACITY OF 2,000 LBS PER SQUARE FOOT. EXCAVATE SOFT SO LS WHERE NECESSARY AND FILL WITH 3,000 PSI CONCRETE. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
17. GENERAL CONTRACTOR TO VERIFY FOOT NG DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXIST NG SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
18. (A) TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTURE OF WALL FOOT NG AND COLUMN FOOTING; (B) WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING REINFORCEMENT TO RUN CONT NUOUS THROUGH COLUMN FOOTING; (C) BOTTOM OF FOOT NG OF HIGHER FOOTING TO STEP TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1-VERTICAL TO 2-HORIZONTAL.
19. CONCRETE N FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER, AND SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR A PERIOD NOT LESS THAN FIVE (5) DAYS THEREAFTER.
20. ALL FOOTINGS SHALL BE CENTERED UNDER WALL OR COLUMN, UNLESS OTHERWISE NOTED ON PLANS.
21. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT COMPACTION, WHICHEVER IS MORE RESTRICTIVE.

FOUNDATION CMU NOTES

22. **FROST PROTECTION:** ALL MASONRY SHALL BE PROTECTED AGA NST FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION, AND SHALL NOT BE CONSTRUCTED BELOW 28 DEGREES F ON RISING TEMPERATURES, OR BELOW 36 DEGREES F ON FALLING TEMPERATURES.
23. **BONDING:** MASONRY WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY NTERSECT BY ONE OF THE FOLLOWING METHODS: (A) BY LAYING AT LEAST 50% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEAR NG OF NOT LESS THAN 8" UPON THE UNIT BELOW; (B) THEY MAY BE ANCHORED WITH NOT LESS THAN 3/16" CORROSION-RESISTANT METAL WIRE TIES OF JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 24"; OR (C) BY OTHER EQUIVALENT APPROVED ANCHORAGE.
26. **BEARING:** BEAM, GIRDER, & OTHER CONCENTRATED LOADS SHALL BE PROVIDED WITH A BEARING OF SOLID MASONRY, OR HOLLOW-UNIT MASONRY F LLED SOL D WITH MINIMUM 2,500 PSI COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER.
27. ANY CMU BASEMENT AND/OR FOUNDATION WALL WITH MORE THAN 3'-0" OF EARTH AGAINST IT, TO BE REINFORCED WITH #4 REBAR VERTICAL N GROUT-FILLED CMU CELLS AT 48" O.C.
28. ALL CMU WALLS MORE THAN SIX (6) COURSES N HEIGHT, TO BE REINFORCED WITH TRUSS-TYPE W RE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" O.C. AND #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.
29. TIE ALL CMU WALLS TO CONCRETE FOOTINGS AT EACH VERTICAL REBAR, OR AT 48" O.C. AND AT EACH CORNER, ON BOTH SIDES OF OPENINGS.
30. PROVIDE CONTINUOUS BOND BEAM AT TOP OF CMU WALLS. FILL WITH STRUCTURAL GROUT OR CONCRETE, COVER NG ONE CONTINUOUS #4 REBAR. PROVIDE A BOND BEAM LINTEL OVER EACH OPENING N CMU WALL, BEARING 16" ON EACH SIDE. BOND BEAMS ARE REQU RED AT 8' VERTICAL INTERVALS ON BASEMENT AND CRAWL SPACE FOUNDATION WALLS.
31. RE NFORCE OPENINGS N CMU WALLS WITH ONE #4 REBAR IN ONE GROUT-F LLED CELL-COLUMN ON EACH SIDE OF OPENING, CONTINUOUS FROM CONCRETE FOOTING, THROUGH LINTEL TO BOND BEAM AT TOP OF WALL.
32. RE NFORCE CORNERS OF CMU STRUCTURES WITH ONE (1) #4 REBAR IN EACH OF THREE ADJACENT, GROUT-FILLED CELL-COLUMNS AT CORNERS, CONTINUOUS FROM CONCRETE FOOT NG TO BOND BEAM AT TOP OF WALL.
33. OVERLAP ALL REBAR SPLICES 24" MINIMUM. COVERAGE OF ALL REBAR TO BE 3" M N MUM.
34. ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAMP-PROOFED OR WATERPROOFED AS REQUIRED BY IRC SECTION R406.

CONCRETE SLAB NOTES

35. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE TO BE 3,500 PSI CONCRETE (28-DAY COMPRESSIVE STRENGTH) ON 4" SAND OR GRAVEL FILL, MINIMUM. INTERIOR SLABS TO BE PLACED ON 10 MIL STABILIZED POLYETHYLENE VAPOR BARRIER.
36. (A) CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4" THICKENED TO 8" AT LOAD-BEARING WALLS; (B) SLAB SPAN: 6'-0" TO 7 -0"; (C) TYPE OF REINFORCEMENT: 6x6-10/10 WWM; (D) PROVIDE PRE-MOLDED JOINT F LLER EXPANSION JO NTS AT PER METER OF EACH SLAB.
37. PATIOS AND PORCHES TO BE 3,500 PSI, AIR-ENTRAINED, AND SLOPED ⅛" PER 1'-0" DOWN AND AWAY FROM STRUCTURE.
38. GARAGE SLABS TO BE 3,500 PSI, AIR-ENTRAINED, AND SLOPED ⅛" PER 1'-0" TOWARD EXTERIOR GARAGE DOOR OPENINGS.
39. WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN BASEMENTS, CONTRACTION JOINTS AT APPROXIMATELY 20'-0" INTERVALS SHOULD BE PROVIDED. CONTRACTION JOINTS SHOULD BE PROVIDED AT PARTITIONS.
40. PROVIDE ½" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTT NG CONCRETE OR MASONRY WALLS OCCURRING N EXTERIOR OR UNHEATED INTERIOR AREAS.
41. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS.
42. RADON VENTING: AT RESIDENTIAL OCCUPANCIES WITH SLAB-ON-GRADE CONSTRUCTION, PROVIDE A 4" PERFORATED PIPE WITHIN THE GRADED STONE BASE BELOW THE VAPOR BARRIER. RUN FULL LENGTH OF SLAB CENTERED OR DIAGONAL TO THE AREA. VENT THE PERF PIPE WITH A 4" SOLID PVC VENT PIPE TO ROOF (VTR). EXTEND NG 12" ABOVE ROOF. PROVIDE ROOF VENT BOOT AND FLASHING. PAINT PVC TO MATCH ROOFING. SEAL VAPOR TIGHT ALL PENETRATIONS OF THE SLAB, SUCH AS PIPES, DRA NS, CRACKS, ETC.

FOUNDATION ANCHORAGE

43. WALL SILL PLATES (M N MUM 2X4 MEMBER, PRESSURE TREATED) SHALL BE SIZED & ANCHORED AS REQUIRED TO RESIST UPL FT; PROVIDE TERMITE SHIELD BETWEEN TOP OF FOUNDATION AND PRESSURE TREATED SILL PLATE.
44. ALL ANCHOR BOLTS TO BE ASTM GRADE 36, MINIMUM 5/8" DIAMETER WITH 3"x3"x1/4" WASHER PLATE. THESE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 15" IN UNIT MASONRY, AND 8" IN POURED CONCRETE. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER SECTION OF PLATE, AND ANCHOR BOLTS SHALL BE PLACED WITHIN 12" OF EACH END OF EACH PLATE SECTION, WITH NTERMEDIATE BOLTS SPACED AT 42" O.C. MAXIMUM.
45. ANCHOR BOLTS, WASHER PLATES, & NUTS TO BE HOT-DIPPED GALVANIZED.
46. PROVIDE ANCHOR BOLTS ON EACH SIDE OF GARAGE DOORS TO MEET WIND BRACING R403.1.6.

H: H.V.A.C. NOTES

1. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
2. HVAC SUBCONTRACTOR TO FULLY COORDINATE ALL SYSTEM DATA AND REQU REMENTS WITH THE EQU PMENT SUPPLIER. HVAC SUBCONTRACTOR TO PROVIDE F NAL SYSTEM LAYOUT DRAWING AND SUBMIT IT TO THE GENERAL CONTRACTOR, OWNER, AND EQUIPMENT SUPPLIER FOR REVIEW AND APPROVAL.
3. LAVATORY & BATH VENT LATION: (A) ALL LAVATORIES AND BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUST BLE DUCTS TO PROVIDE & CHANGE AIR AT THE RATE OF 50 CFM; UNDERCUT BATHROOM DOOR. (B) ALL KITCHEN RANGE HOODS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO EXTRACT AIR AT THE RATE OF 100 CFM. SEE IRC SECTION M1507, TABLE M1507.4.
4. PROVIDE DUCTING TO EXTERIOR FOR ALL EXHAUST FANS, KITCHEN COOKTOP HOOD VENT, AND DRYER VENT.
5. SEE THE GENERAL ELECTRICAL NOTES FOR THE LOCATION OF S.A.R.'s AND R.A.G.'s N RELATION TO THE LIGHT FIXTURES.
6. ALL THERMOSTATS TO BE LOCATED IN PROXIMITY TO THE RETURN A R @ 60" AFF.
7. ATTIC HVAC UNIT(S) TO BE LOCATED WITHIN 20' OF THEIR SERVICE OPEN NG. DO NOT LOCATE RETURN AIR GRILLES WITHIN 10' OF A GAS-FIRED APPLIANCE.
8. DO NOT LOCATE UNIT(S) OVER AREAS WITH A SPAN MORE THAN 10'-0".
9. ALL MECHANICAL AND PLUMBING VENT STACKS, NCLUDING GAS FLUES, TO BE LOCATED TOGETHER N THE ATTIC TO MINIMIZE ROOF PENETRATIONS. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE, AWAY FROM PROMINENT VIEW. ALL VENT STACKS AND FLUES TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR.

FP: FLOOR PLAN NOTES

1. **DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.** REFERENCE DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS. REPORT DISCREPANC ES TO THE ARCHITECT FOR RESOLUTION.
2. ALL DIMENSIONS ARE CALCULATED FROM THE OUTS DE FACE OF STUD WALL TO OUTSIDE FACE OF STUD WALL UNLESS NOTED OTHERWISE. STUD WALLS ARE TYPICALLY; (EXTERIOR) 2X6 OR (INTERIOR) 2X4, UNLESS NOTED OTHERWISE.
3. FIBER-CEMENT, F BER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS, OR FIBER-RE NFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1288, C-1325, C-1178 OR C-1278 RESPECTIVELY, AND NSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, SHALL BE USED AS BACKERS FOR WALL T LE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
4. ALL TRANSPARENT OR TRANSLUCENT PANELS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR, OR 60" OF FLOOR AT BATHTUBS, SHOWERS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, OR HOT TUBS TO BE TEMPERED GLASS OR OTHER SAFETY GLAZING.
5. BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A 50 CFM FAN (MINIMUM). RANGE HOODS TO BE VENTED TO OUTSIDE.
6. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER INSTALLATION OF DRYWALL TO ENSURE EXACT FIT. THE CABINETS SHALL MATCH PLANS & ELEVATIONS. NOTIFY CONTRACTOR OF ANY DISCREPANCIES.
7. PROVIDE TOPS, SPLASH, LAVATORIES, AND WHIRLPOOL TUB PER OWNER'S SELECTIONS.
8. CARPET SHALL BE INSTALLED AS PER THE "STANDARD FOR INSTALLATION OF RESIDENTIAL CARPET" BY THE CARPET AND RUG INSTITUTE.

DRYWALL

9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, STUD SPAC NG, NAILING, & TAPING. MUD, FLOAD & SAND (3) COATS MIN. PRIOR TO PAINT NG, ALSO AS FOLLOWS.
10. UNLESS OTHERWISE NOTED, ALL NTERIOR WALLS TO BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL OR PLASTER CORNER BEAD.
11. WALLS COMMON TO GARAGE AND HOUSE TO HAVE ONE LAYER OF 5/8" TYPE X 1-HR FIRE-RATED GYPSUM BOARD ON EACH SIDE.
12. ALL BATH AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS TO HAVE WATER-RESISTANT GYPSUM BOARD.
13. UNLESS NOTED OTHERWISE, FINISH ALL EXPOSED GYPSUM WALLS TO LEVEL 4 F NISH.

FN: FRAMING NOTES

LUMBER

1. STUD WALLS ARE TYPICALLY; (EXTERIOR) 2X6 OR (INTERIOR) 2X4, UNLESS NOTED OTHERWISE.
2. ALL WOOD FRAMING N CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. ALL WOOD FRAMING IN CONTACT WITH OR WITHIN 8" OF GRADE, SHALL BE BORATE-PRESSURE TREATED.
3. SIZES OF STRUCTURAL MEMBERS: ALL LUMBER SIZES SPEC FIED ARE NOMINAL SIZES. ACTUAL SIZES ARE SHOWN ON THE FLOOR PLANS.
4. STRUCTURAL POSTS:
   ALL ISOLATED STRUCTURAL POSTS SHALL HAVE A M N MUM DIMENSION OF 4", WITH SUBSTITUTIONS AS FOLLOWS:
   4X4 POSTS = (3) 2X4's NAILED
   4X6 POSTS = (4) 2X4's NAILED
   4X8 POSTS = (5) 2X4's NAILED
5. STRUCTURAL FRAMING: ALL FRAM NG MATERIAL TO BE #2 KD MINIMUM. LUMBER SHALL BE DOUGLAS-FIR-LARCH (DFL) WITH fb=1650 AND E=1.7 M N MUM, OR SOUTHERN-YELLOW-PINE (SYP) WITH Fb=1750 AND E=1.6 MINIMUM, AS FOLLOWS:
   - STUDS/PLATES: DFL OR TYP STUD GRADE
   - RAFTER / CEILING JOISTS: DFL OR SYP #2 GRADE OR BETTER
   - BEAMS / HEADERS: DFL OR SYP #2 OR PSL/LSL
   ALL WOOD FRAMING AT BEARING WALLS SHALL BE AS FOLLOWS:
   1st FLOOR: 2X4s @ 16" O.C.
   (IF 3 STORIES, USE 2X6'S @ 16" O.C.)
   2nd FLOOR: 2X4s @ 16" O.C.
   3rd FLOOR: 2X4s @ 16" O.C.
   ALL TJIs ARE TO BE SER ES 230 UNLESS NOTED OTHERWISE

FRAMING

6. ALL FRAME WALLS OVER 10'-0" HIGH TO BE 2X6s AT 16" O.C., AND RECEIVE ROWS OF 2X6 BLOCKING AT 1/3 POINTS OF HEIGHT (2 ROWS).
7. ALL STUDS TO BE FRAMED AT 16" O.C. MAXIMUM.
8. ALL ANGLED WALLS TO BE FRAMED AT 45 DEGREE ANGLE UNLESS OTHERWISE NOTED.
9. ALL BEAMS, JOISTS, & HEADERS TO BE MOUNTED IN METAL HANGERS, S MPSON STRONG-TIE OR EQUIVALENT, WITH GALVANIZED FASTENERS FOR INTERIOR APPLICATIONS, AND Z-MAX FASTENERS FOR EXTERIOR APPLICATIONS OR WHERE N CONTACT WITH PRESSURE-TREATED LUMBER.
10. CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS & SOL D BLOCKING AT EACH FLOOR LEVEL.
11. PROVIDE FULL SOLID BEARING OR TRIPLE-STUD BEARING UNDER ALL BEAM BEARING POINTS.
12. PROVIDE FIRE BLOCKING AT 9'-0" HIGH AS PER IRC SECTION R302.11.1 WITH MATERIALS AS PRESCRIBED IN IRC SECTION R302.11.1.
13. ALL EXTERIOR PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE.
14. PROVIDE 25-1/2" X 54" ATTIC ACCESS WITH CONVENTIONAL FRAMING, AND 22-1/2" X 54" ATTIC ACCESS WITH TRUSS FRAMING.
15. WALL BRACING: PLANS ARE DESIGNED TO MEET PRESCRIPTIVE DESIGN REQUIREMENTS IN THE AF & PA "WOOD FRAME CONSTRUCTION MANUAL". BRACE EXTERIOR STUD WALLS AT CORNERS BY ONE OF THE FOLLOWING METHODS:
    A. WITH METAL T-BRACE LET INTO STUDS AT 45 DEGREES, FROM PLATE TO PLATE, OR:
    B. ALL SHEATHING WITHIN 4'-0" OF CORNERS TO BE SPAN RATED 1/2" PLYWOOD, GLUED & SCREWED TO FRAME.
16. FLOOR FRAM NG LAYOUT TO BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCTWORK.
17. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS WHICH ARE PARALLEL TO FLOOR JOIST SPAN DIRECTION.
18. PROVIDE "X" BRACING OR SOLID BLOCKING AT A MAXIMUM OF 6'-0" O.C. AT ALL 1-1/2" FLOOR JOISTS.
19. ALL HEADERS TO BE FREE OF SPLITS AND CHECKS.
20. M N MUM HEADER SIZE AT OPENINGS IN NON-LOAD BEARING WALLS TO BE TWO 2X6s WITH 1/2" PLYWOOD GLUED & NAILED BETWEEN.
21. M N MUM HEADER SIZE IN LOAD-BEARING WALLS TO BE TWO 2X12s WITH 1/2" PLYWOOD GLUED & NAILED BETWEEN.
22. PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.
23. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A-36.
24. UNLESS OTHERWISE NOTED, PROVIDE A WOOD 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED @ 24" O.C.

SHEATHING

25. FLOOR SHEATHING:
    A. APA STURD-I-FLOOR 3/4" TONGUE & GROOVE, INTERIOR GRADES; PROVIDE ADDITIONAL 3/8" PLYWOOD AT CERAMIC TILE LOCATIONS; EXTERIOR GRADE SHALL BE USED WHEN EXPOSED TO WEATHER.
    B. MAXIMUM JOIST SPACING @ 24" O.C.
    C. EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORT; FACE GRAIN PARALLEL TO SUPPORTS.
    D. GLUE & SCREW PLYWOOD DECKING TO FLOOR JOISTS TO ENSURE A "NON-SQUEAK" FLOOR SYSTEM.
26. EXTERIOR WALL SHEATH NG: TYPICAL EXTERIOR 2X6 STUD WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE SHEATH NG. SHEATHING TO SPAN OVER ALL PLATES AND HEADERS. SEE ALSO "WALL BRAC NG" NOTE.
27. ROOF SHEATHING:
    A. APA SPAN RATED 5/8" EXTERIOR GRADE PLYWOOD;
    B. MAXIMUM SPAN TO BE 24" O.C. WITH H-CLIPS; MAINTAIN 1/8" GAP BETWEEN PANELS.
    C. EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORT; FACE GRAIN PARALLEL TO SUPPORTS.
28. PROVIDE BLOCKING AT ALL CABINET LOCATIONS.
29. PROVIDE DOUBLE 2X6 STRONGBACK BRACING AT CENTERLINE OF CE LING JOIST SPANS OVER 10'-0".
30. ALL RAFTERS TO BE MIN. 2X8's AT 24" O.C. UNLESS NOTED OTHERWISE ON PLANS (VERIFY SIZE AND SPACING PER LOCAL BUILDING CODE).
31. ALL TRUSS OR RAFTER & TOP PLATE INTERSECTIONS TO RECEIVE GALVANIZED WIND/SEISMIC T ES.
32. HIP/VALLEY RAFTERS AND RIDGE BOARDS TO BE ONE SIZE LARGER THAN TYPICAL RAFTERS.
33. PROVIDE 2X6 COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN R DGE BOARD AND CEILING JOISTS @ 48" O.C. UNLESS NOTED OTHERWISE.
34. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS/TRUSSES.
35. MANUFACTURED TRUSSES, BEAMS, AND OTHER ENG NEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE; STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.

STAIRS & RAILINGS

36. STAIR CONSTRUCTION TO CONSIST OF THREE 2X12 STRINGERS, 5/4" OR 2X THICK TREADS, AND 3/4" THICK RISERS, OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.
37. TREADS AND RISERS:
    A. ALL TREADS AND RISERS TO BE EQUAL.
    B. TREADS: MINIMUM 10" WIDE, NCLUDING 3/4" TO 1-1/4" NOSING IF RISERS ARE SOLID.
    C. RISERS: MAXIMUM RISER HEIGHT NOT TO EXCEED 7-3/4"; RISERS MUST BE SOLID, OR GUARDS PROVIDED TO LIMIT OPENING TO 4" MAXIMUM.
38. HANDRAILS: REQUIRED ON BOTH SIDES OF STAIRS; M N MUM HEIGHT OF RAIL TO BE 34" ABOVE NOSE OF TREAD, MAXIMUM HEIGHT 38"; MAX MUM HORIZONTAL CROSS-SECTION OF 2-5/8"; MINIMUM 1-1/2" CLEAR SPACE BEH ND RAIL.
39. GUARDS AT STA RS:
    A. REQUIRED ON OPEN SIDE OF STA RS; MINIMUM HEIGHT TO BE 34" ABOVE NOSE OF TREAD, PER RC SECTION R312.1.
    B. OPENINGS IN THE GUARD SHALL NOT ALLOW PASSAGE OF A 4" SPHERE, EXCEPT AT THE TRIANGULAR OPEN NG FORMED BY THE BOTTOM RAIL, TREAD, AND RISER, WHICH SHALL NOT ALLOW PASSAGE OF A 6" SPHERE.
40. OTHER GUARDS:
    GUARDS ARE REQU RED AT ALL WALKING SURFACES THAT ARE LOCATED MORE THAN 30" VERTICALLY ABOVE AN ADJACENT FLOOR OR GRADE. SEE ALSO IRC SECTION 312.1.
    A. MINIMUM HEIGHT TO BE 36" ABOVE WALKING SURFACE.
    B. OPENINGS IN THE GUARD SHALL NOT ALLOW PASSAGE OF A 4" SPHERE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

FRAMING NOTATIONS CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE CURRENT AT THE TIME OF SUBMISSION FOR PERMITS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSULT NG WITH CODE OFFICIALS PRIOR TO USING THE FRAM NG MATERIALS PROVIDED TO ENSURE COMPLIANCE WITH CODES AND STRUCTURAL NTEGRITY. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS TO THESE PLANS MAY BE REQUIRED.

IN: INSULATION NOTES

1. PROVIDE R-10 RIGID INSULATION AT SLAB EDGE. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.
2. REFER TO IECC IEC PRESCRIPTIVE REQU REMENTS CHART ON SHEET G002 UNDER ENERGY CODE NOTES.
3. INSTALL SIDE WALL AND CEIL NG INSULATION IN CONTINUOUS BLANKET WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES, OR HEATING DUCTWORK. CAULK ALL OPENINGS N EXTERIOR WALL CONSTRUCTION.
4. FLOORS OVER UNHEATED SPACE TO HAVE R-19 INSULATION BETWEEN JOISTS.
5. HVAC DUCTS LOCATED IN UNHEATED SPACES TO BE INSULATED WITH R-8. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.
6. ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RAT NG OF LESS THAN 25, AND A SMOKE DENSITY RATING OF LESS THAN 450.
7. FILL ALL UNGROUTED CMU CELLS WITH VERMICULITE, OR FOAM- N-PLACE INSULATION N BASEMENT WALLS.
8. REFER TO AIR SEALING DETAILS ON SHEET A 304

R: ROOFING, SEALING, & FLASHING

ROOFING: UNDERLAYMENT

1. UNDERLAYMENT SHALL BE A WATER-RESISTANT, VAPOR-PERMEABLE, WOVEN POLYMER MEMBRANE (SUCH AS DuPont TYVEK PROTEC), AND SHALL BE INSTALLED WITH CAP NAILS OR CAP STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GU DELINES.
2. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF OF UNDERLAYMENT CEMENTED TOGETHER, OR OF A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET (ICE AND WATER SHIELD), SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT, AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO EXTEND OVER THE TOP PLATE OF EXTERIOR WALL.
3. UNDERLAYMENT APPLIED N AREAS SUBJECT TO HIGH WINDS (ABOVE 110 MPH) SHALL BE APPLIED WITH CORROSION RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GU DELINES.
4. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% OR GREATER), UNDERLAYMENT SHALL BE ONE LAYER APPLIED AS FOLLOWS:
   A. APPLY SH NGLE-STYLE, PARALLEL TO AND STARTING FROM THE EAVE, WITH COURSE LAPS & END LAPS PER MANUFACTURER'S GUIDEL NES;
   B. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE AB LITY OF THE SHINGLES TO SEAL;
   C. END LAPS SHALL BE OFFSET BY SIX FEET.

ROOFING: SHINGLES

5. F BERGLASS/ASPHALT SH NGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D7158 AND MEET THE CLASSIFICATION REQUIREMENTS OF TABLE R905.2.4(1) FOR WIND SPEEDS UP TO 120 MPH.
6. FASTENERS FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM F1667, AND SHALL BE:
   A. GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM, OR COPPER ROOF NG NAILS;
   B. MINIMUM 12ga (0.015 NCH) SHANK, WITH A MINIMUM ⅜-INCH DIAMETER HEAD;
   C. OF A LENGTH TO PENETRATE THROUGH THE ROOF NG MATERIALS AND A M N MUM OF ¾-INCH INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN ¾-INCH THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.
7. F BERGLASS/ASPHALT SH NGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE, OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

SEALING:

8. EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAMES; BETWEEN WALL & FOUNDATION; BETWEEN WALL PANELS AT PENETRATIONS; AT UTILITY SERVICES PENETRATIONS THROUGH WALLS, FLOORS, & ROOF; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED N AN APPROVED MANNER. REFER TO AIR SEALING DETAILS ON SHEET A 304

FLASHING:

9. CORROSION RESISTANT FLASH NG IS REQUIRED AT THE TOP & SIDES OF ALL WINDOWS & ROOF OPEN NGS, AND AT THE NTERSECTION OF CH MNEYS, MASONRY, AND/OR WOOD CONSTRUCTION AND FRAME WALLS, OR APPROVED WATER RESISTANT SHEATHING & CAULKING TO BE USED AT TOP & S DES TO GUARANTEE LEAKPROOF.
10. FLASHING AGAINST A VERTICAL S DEWALL SHALL BE CONT NUOUS AT SIDING, OR STEP-FLASHING AT MASONRY OR STONE. THE FLASHING SHALL BE A MINIMUM OF 6 INCHES HIGH AND 6 INCHES WIDE. AT THE END OF THE VERTICAL S DEWALL, THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL AND ONTO THE ROOF AND/OR GUTTER.

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TEXAS AVE INFILL NEW RESIDENTIAL CONSTRUCTION

Texas Avenue, Knoxville, Tennessee 37921

ISSUE | DATE | ISSUED FOR

DRAWN BY: MB

CONSTRUCTION NOTES

G001

PROJECT : 25099

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FASTEN NG 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 2 - 16D COMMON	TOE NAIL END NAIL
DOUBLE STUDS	2 - 16D @24" O.C.	FACE NAIL
DOUBLE TOP PLATES DOUBLE TOP PLATES	2 - 16D @ 24" O.C. 8 - 16D COMMON	TYPICAL FACE NAIL LAP SPLICE
BLOCK NG 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	BLOCK NG 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
CONT NUOUS HEADER, TWO PIECES	16D COMMON @16" O.C.	ALONG EDGE
CEILING JOISTS TO PLATE	4 - 10D COMMON	TOE NAIL
CONT NUOUS 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. 2 - 20D COMMON	FACE NAIL AT TOP & BOTTOM, STAGGERED ON OPPOSITE S DES FACE NAIL AT ENDS & AT EACH SPLICE
COLLAR TIE TO RAFTER	5 - 10D COMMON	FACE NAIL
JACK RAFTER TO HIP	3 -10D COMMON 2 - 16D COMMON	TOE NAIL FACE NAIL
ROOF RAFTER TO 2x RIDGE BEAM	2 -16D COMMON 2 - 16D COMMON	TOE NAIL 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 FRAM NG): SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRA,MING	1/2" & LESS	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPAC NG
PANEL S D NG TO FRAMING	1/2" & LESS 5/8"	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPAC NG
F BERBOARD SHEATHING	1/2"	8D ROOF NG: 3" O.C. EDGE SPACING 8" O.C. FIELD SPAC NG

ABBREVIATIONS

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

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQU REMENTS. VERIFY FIXTURE SELECTION AND LOCATION WITH OWNER.
2. GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO WALK THROUGH THE JOB TO VER FY THAT THE DESIGN NTENT IS MAINTAINED.
3. GAS OR ELECTRICAL SERVICE TO BE PROVIDED AS REQU RED FOR ALL APPLIANCES AND EQUIPMENT, SUCH AS REFRIGERATOR, FREEZER, DISHWASHER, DISPOSAL, COOKTOP, OVENS, WASHER, DRYER, HVAC EQUIPMENT, ALARM PANEL, ETC. PROV DE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT F FINAL KITCHEN LAYOUT REQUIRES.
4. ALL OUTLETS LOCATED WITH N 6 FEET OF ANY WATER CONDITION TO BE G.F.C.I. TYPE.
5. SWITCHES AND OUTLETS TO BE COORDINATED WITH THE OWNER, AND COLOR-MATCHED WITH INTERIOR TRIM.
6. ALL EXTERIOR-MOUNTED & ACCESSED OUTLETS TO BE WEATHER-RESISTANT & GFCI TYPE.
7. 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.
8. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER, THE LOCATIONS OF CABLE TV OUTLETS.
9. DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS SELECTED. SLIDE-TYPE DIMMERS ARE PREFERRED.
10. VER FY TRIM SIZE FOR ALL DOORS AND WINDOWS TO TRIM, AND ALIGN WITH EACH OTHER IF THERE ARE MULTIPLE SWITCHES.
11. PREW RE SEPARATE SWITCHES FOR CE LING FAN AND CEIL NG FAN LIGHT.
12. GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT AND/OR LANDSCAPE ARCHITECT, ALL LANDSCAPE AND EXTERIOR LIGHT NG CIRCUITS AND SWITCHES.
13. 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.
14. GENERAL CONTRACTOR TO COORDINATE ALL THE REQU REMENTS OF AN ALARM SYSTEM, IF ONE IS DES RED.
15. 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 CONTAIN NG A BATH TUB/SHOWER. VERIFY WITH LOCAL CODE REQU REMENTS.
16. EXISTING PANEL BOX MAY REQUIRE RELOCATION; PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS, AND PROVIDE FOR A M N MUM OF EIGHT (8) SPARES.
17. DECORATIVE LIGHT FIXTURES TO BE SELECTED BY THE OWNER, AND COORD NATED WITH THE GENERAL CONTRACTOR. THE OWNER TO APPROVE ALL SUBSTITUTIONS.
18. GENERAL CONTRACTOR TO COORDINATE THE LAMP SELECTION (RECESSED CAN SIZE AND TR M) WITH THE OWNER.
19. NUMBER OF HVAC UNITS TO BE DETERMINED BY THE LOCAL MECHANICAL CONTRACTOR.
20. HVAC UNITS ARE NOT TO BE WIRED/LOCATED NEXT TO MASTER BEDROOM OR PATIO/DECK AREAS.
21. LOCAL VENTILATION:
    A. PROV DE 50 CFM VENTILATION FAN (MINIMUM) FOR EACH BATHROOM & LAVATORY.
    B. PROV DE 100 CFM VENTILATION FAN AT KITCHEN RANGE HOOD.
22. ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. (VERIFY WITH LOCAL UTILITY).

E: ELEVATION NOTES

1. EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
2. GENERAL CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION AND ROOF VENTS PER LOCAL GOVERN NG CODE. NSTALL CONTINUOUS R DGE VENTILATION, AND PRIME & PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROV DE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
3. 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)
4. GENERAL CONTRACTOR TO LOCATE UTILITY METERS AWAY FROM ANY PROMINENT VIEW. UT LITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
5. 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.
6. PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, AND GUTTER GUARDS ON ALL GUTTERS.

M: MASONRY NOTES

1. STONE & MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.7.

BRICKS

2. PROVIDE UNIFORMLY SIZED UNITS COMPLYING WITH ASTM C216, GRADE SW, TYPE FBS, AND LIME/CEMENT MORTAR CONFORMING TO ASTM C720, TYPE S.
3. INSTALL GALVANIZED ANCHORS @16" O.C. EACH WAY, WITH CADMIUM-PLATED SCREWS.
4. MASONRY VENEER ANCHORS TO BE EMBEDDED NTO THE GROUT OF THE VENEER AT LEAST 1.5 INCHES AND AT LEAST ⅝" OF GROUT COVERAGE BEYOND THE ANCHOR TO THE EXTERIOR AS PER I.R.C. SECTION R703.7.4.
5. EXTERIOR WALL COVERINGS & BACKING MATERIALS TO MEET WIND LOADS AS PER I.R.C. SECTION R703.
6. THE VENEER SHALL BE SEPARATED FROM THE SHEATH NG BY A MINIMUM/NOMINAL 1" A R SPACE, BUT NO MORE THAN 4-½".
7. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER PO NTS 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 FLASH NG, AS PER I.R.C. SECTION R703.8.6.

W: WOOD DECK NOTES

1. ALL CONSTRUCTION SHALL BE PER INTERNATIONAL RES DENTIAL BU LD NG CODE.
2. 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.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
4. 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 N 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 Z NC (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 COAT NG) OR SHALL BE STAINLESS STEEL. LOOK FOR PRODUCTS SUCH AS "ZMAX" FROM SIMPSON-STRONG-T E OR "TRIPLE Z NC" FROM USP.
5. 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-PRESERVERS' 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.
6. 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 NA LS OR 2-1/2" WOOD SCREWS. DECKING MAY BE APPL ED DIAGONALLY AT A 45 DEGREE ANGLE PERPENDICULAR TO THE JOISTS. DECK NG 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 BU LD NG DEPARTMENT FOR APPROVED MATERIALS OR REFER TO THE LIST OF APPROVED DECKING PRODUCTS.
7. FOR STA RS & GUARDRAILS, SEE: 'STAIRS & RAILINGS', WITH N 'FRAMING NOTES'.

ENERGY CODE

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

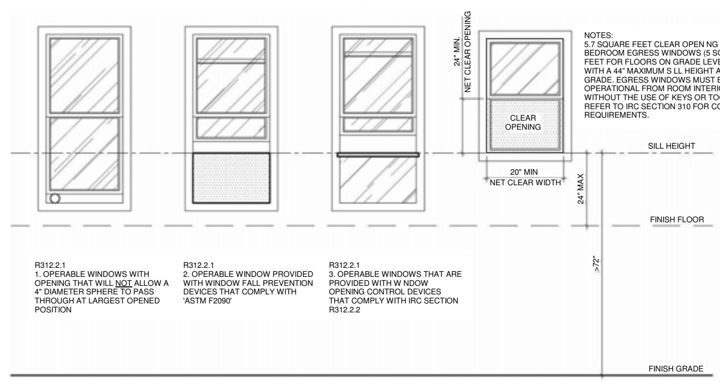
FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.

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.

EC PRESCR PTIVE REQUIREMENTS	ZONE 4
W NDOWS (U-FACTOR)	0.32
SKYLIGHTS (U-FACTOR)	0.55
GLAZED FENESTRATION SHGC	0.40
CE LING – OPEN ATTIC (R-VALUE)	49 / 38
CE LING - 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



EGRESS WINDOW DETAILS

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5/15/2025

TEXAS AVE INFILL
NEW RESIDENTIAL CONSTRUCTION

Texas Avenue, Knoxville, Tennessee 37921

ISSUE	DATE	ISSUED FOR:

DRAWN BY: MB

CONSTRUCTION NOTES

G002

PROJECT : 25099

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1 A100 Architectural Site Plan
1" = 10'-0"

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ARCHITECTURAL
SITE PLAN

A100

PROJECT : 25099

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WALL LEGEND

- 2X6 WOOD STUDS @16" O.C. WITH R-20 BATT NSULATION. -1/2" GYP BOARD INTERIOR SIDE -1/2" PLYWOOD SHEATHING, TYVEK WEATHER BARR ER & SIDING EXTERIOR SIDE (SEE EXTERIOR ELEVATIONS)
- 2X6 WOOD STUDS @16" O.C. -1/2" GYP BOARD BOTH S DES
- 2X4 WOOD STUDS @16" O.C. -1/2" GYP BOARD BOTH S DES
- 8" CMU FOUNDATION WALL

FOUNDATION NOTES

1. ASSUME SO L BEARING PRESSURE OF 2500 PSI. TOPOGRAPHY AND GRADE TO BE DETERMINED BY CIVIL ENG NEER.
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 CIV L AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION AND RETAINING REQUIREMENTS ON THE PROPOSED SITE BASED ON LOCATION WITH N SETBACK REQUIREMENTS AND ANY CITY, CODE, OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.
4. FOUNDATION IS LA D 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 MINIMUM OF 18"x24" ACCESS DOOR.

FLOOR PLAN NOTES:

TYPICAL BLOCKING NOTE:

PROVIDE WOOD BLOCKING IN THE WALLS AS REQU RED TO SUPPORT & ATTACH ALL WALL HUNG ITEMS SUCH AS CAB NETS, 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 FOLLOW NG CONDITIONS SHALL BE CONS DERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
- THE BOTTOM EDGE OF THE GLAZ NG IS LESS THAN 18 INCHES ABOVE THE FLOOR
- THE TOP EDGE OF THE GLAZ NG 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 GLAZ NG IN WINDOWS FOR EXCEPTIONS (E.G. DECORATIVE GLAZ NG)

PLAN NOTE:

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

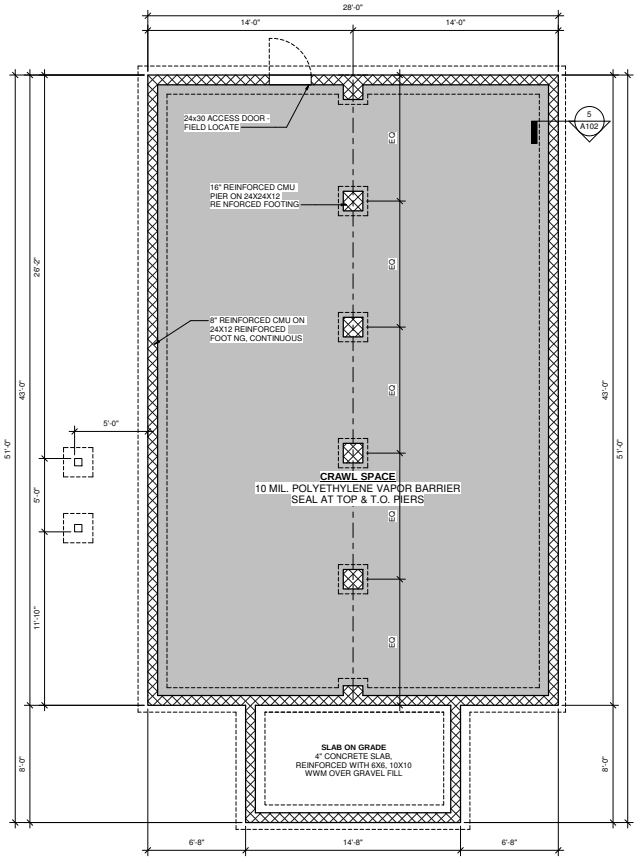
ALL EXTERIOR DOORS TO BE NSULATED, AND HAVE WEATHER STRIPPING (AND APPROPRIATE THRESHOLD)

TYPICAL DECKS, PATIOS & PORCHES:

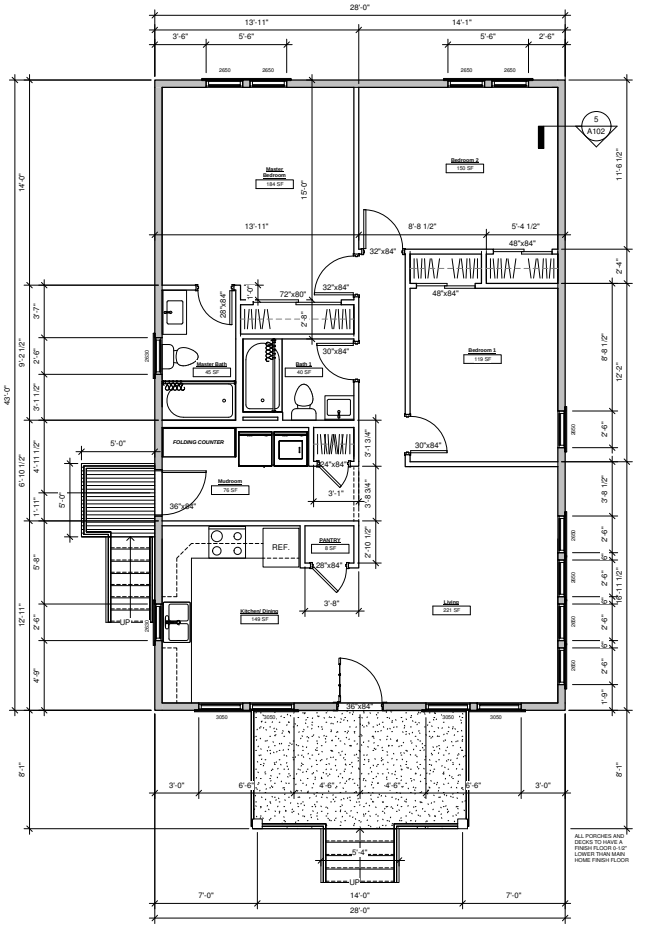
DECKS, PATIOS & PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. PROVIDE FLASH NG AT ALL FLOOR TRANSITIONS AT DECK, PATIOS, & PORCHES

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

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



2 A101 Foundation Plan
1/4" = 1'-0"



1 A101 Main Floor Plan
1/4" = 1'-0"

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5/15/2025

TEXAS AVE INFILL
NEW RESIDENTIAL CONSTRUCTION

Texas Avenue, Knoxville, Tennessee 37921

EDITION	DATE

DRAWN BY: MB

FLOOR PLAN

A101

PROJECT : 25099

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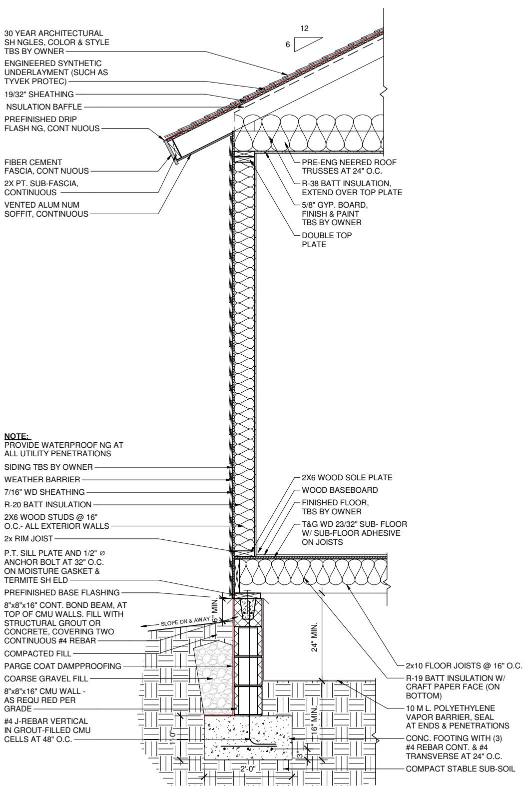
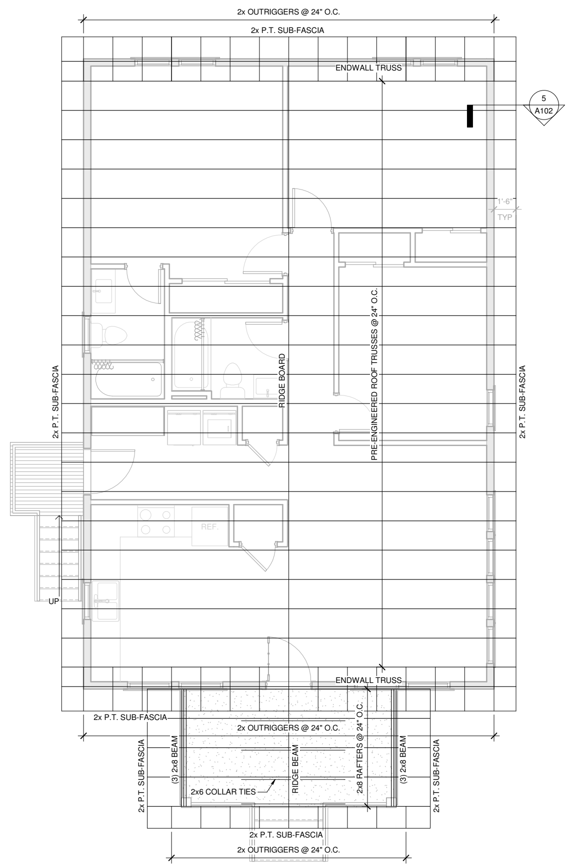
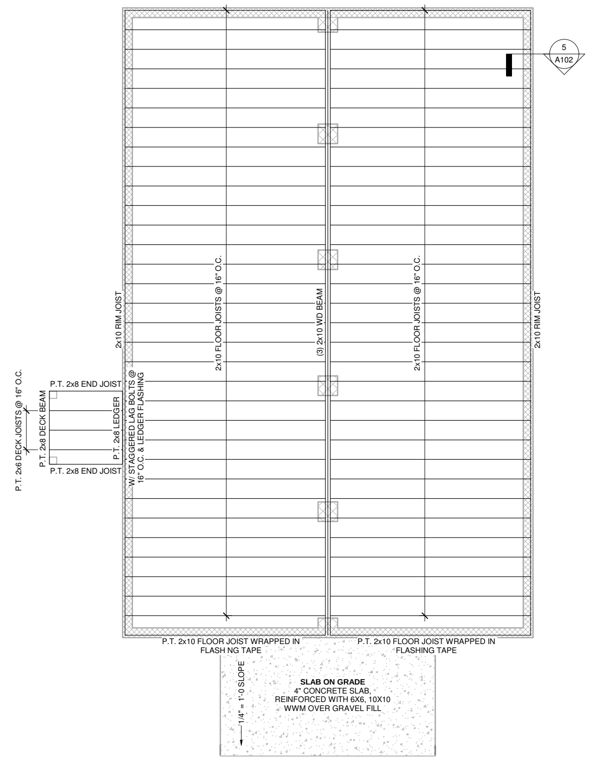


5 A102 Typical Building Section1
3/4" = 1'-0"



2 A102 Roof Framing Plan
1/4" = 1'-0"



TYPICAL:
DECKS, PATIOS, AND PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR

1 A102 Main Floor Framing Plan
1/4" = 1'-0"

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FLOOR FRAMING PLAN

A102

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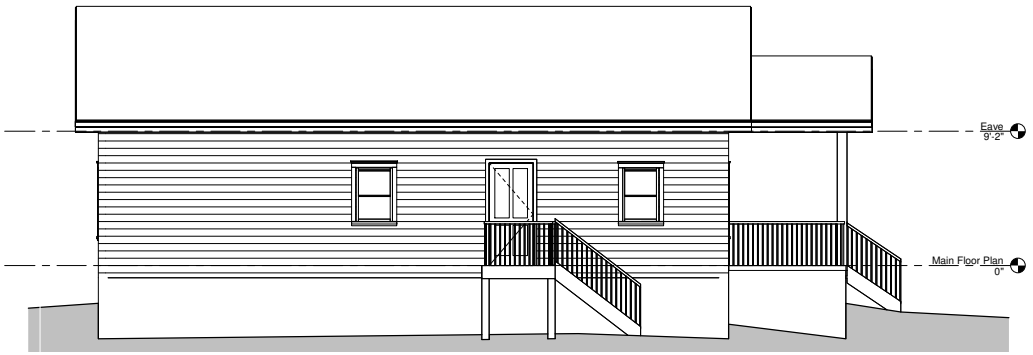
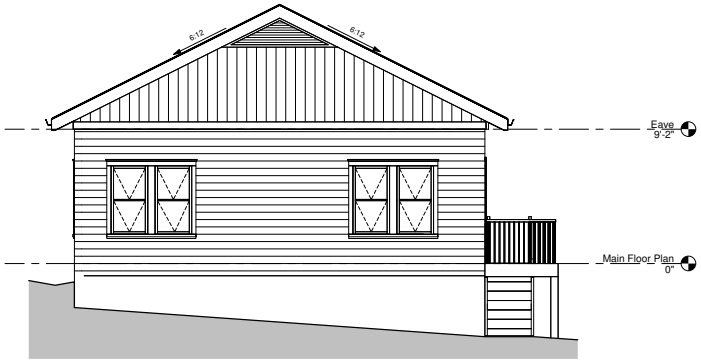
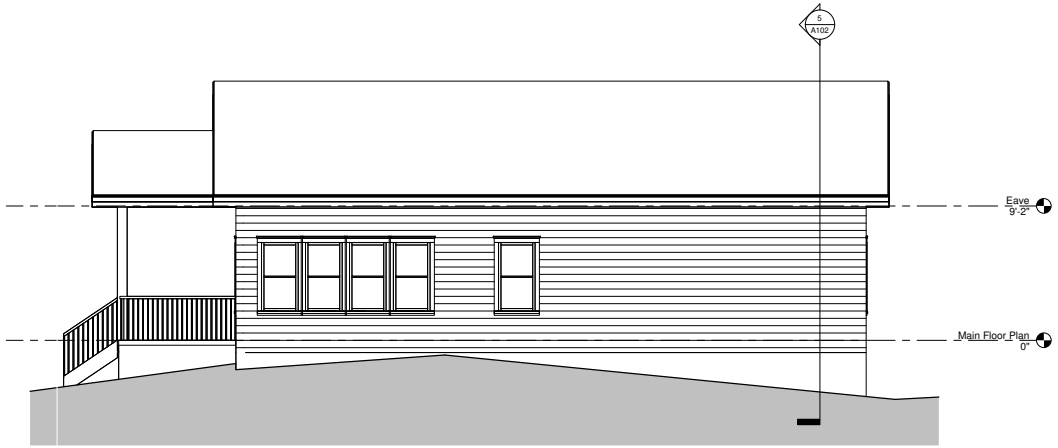


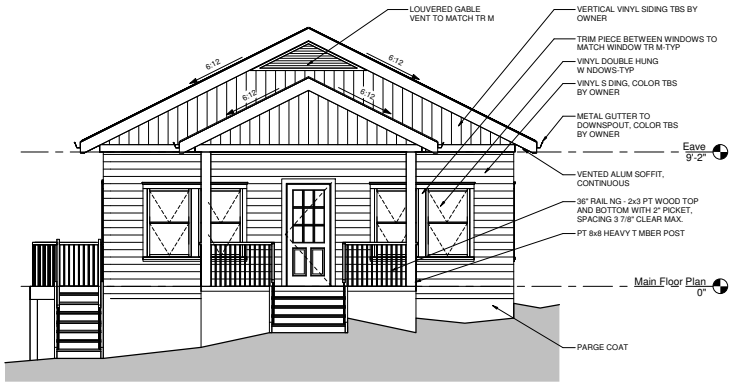
4 A201 West
1/4" = 1'-0"



2 A201 Rear Elevation
1/4" = 1'-0"



3 A201 Right Elevation
1/4" = 1'-0"



1 A201 Front Elevation
1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A201

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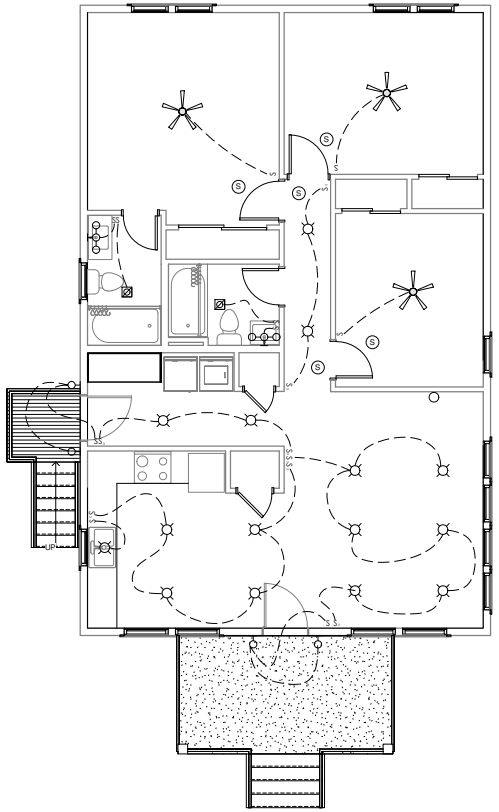

1 U100 Lighting Plan
1/4" = 1'-0"

ELECTRICAL LAYOUT LEGEND	
	RECESSED CAN
	FLUSH MOUNT - DOME LIGHT
	PULL STRING CLOSET LIGHT
	EXHAUST FAN/ LIGHT COMBO
	HVAC SUPPLY (FLOOR)
TK	HVAC SUPPLY (TOE KICK OF CABINET)
	RETURN
	WALL MOUNT
	VANITY LIGHT
S	SINGLE POLE SWITCH
S_3	THREE WAY SWITCH
S_4	FOUR WAY SWITCH
	CEILING FAN W/ LIGHT
	DUPLEX RECEPTACLE
	GFCI RECEPTACLE
60"	DENOTES HEIGHT ON WALL
WP	WATERPROOF RECEPTACLE
R	RANGE RECEPTACLE
D	DRYER RECEPTACLE
DW	SPECIALITY RECEPTACLE
	FLOOR SINGLE RECEPTACLE
	FLOOR DUPLEX RECEPTACLE
ABC	ABOVE COUNTER, GFCI
CE	CE LING
LWRG	LOW WALL RETURN GRILL

CEILING NOTES

1. LIGHT FIXTURES DIFFUSERS, GRILLES, AND OTHER EQUIPMENT ARE LOCATED ON THE REFLECTED CEILING PLAN. IF LOCATIONS CONFLICT WITH STRUCTURAL COMPONENTS, THE CONTRACTOR SHALL CONSULT THE ARCHITECT PRIOR TO REVISING DIMENSIONS.
2. LIGHT FIXTURES, FIRE & ALARM DEVICES, AND OTHER CEIL NG ELEMENTS ARE TO BE CENTERED IN GYPSUM CEILING, PANEL OR SOFFIT UNLESS NOTED OTHERWISE.
3. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR EXACT SIZES AND SPECIFICATIONS OF LIGHT FIXTURES DIFFUSERS, GR LLES, AND OTHER EQU PMENT.
4. CENTER ALL SURFACE MOUNTED LIGHT FIXTURES IN ROOMS WITH HARD CEILINGS N CLEAR D MENSION OF EACH DIRECTION U N.O.
5. FIELD COORDINATE PLENUM SPACE AS REQUIRED AND NOTIFY ARCHITECT OF VARIATION.
6. CENTER EXIT SIGNS OVER DOOR FRAMES U.N.O.

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SCHEMATIC UTILITY PLANS

U100

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