Staff Report

Infill Housing Design Review

File Number: 3-A-25-IH

Meeting: 3/19/2025
Applicant: Josh Braden Braden Family Properties, LLC
Owner: Josh Braden Braden Family Properties, LLC
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 212 E. Morelia Ave. **Parcel ID:** 81 F T 009
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:
New primary structure

Description of Work

Level III New Primary Structure

New primary structure (duplex) fronting East Morelia Avenue. Two-story building features a side-gable roof (6/12 pitch), an exterior of lap siding with corner boards and cedar-texture accent boards at the top of each story, and a block foundation clad in stucco. The duplex is 34-5’ wide by 50’ deep (two adjacent units of 17’ wide by 50’ deep) and will be set 54.9’ from the front lot line. Each unit features a 6’-9" wide by 4’-5" deep front porch at the edge of the façade, and the porches are recessed under a front-gable roof supported two square posts. Parking is two adjacent 18’ wide by 35’ deep concrete pads and is accessed via the rear alley.

The façade (south) features four bays, and the two central bays contain a two-story, paired front-gable massing that projects 4’-5" from the façade, with two windows on each story. The left and right bays each feature a porch with a paneled door and a window on the second story. All windows on the duplex are 1/1 and double-hung. The left and right elevations each feature three windows on the first story, one of which is a box bay window that projects 1’-6" from the main massing with a half-hipped roof, and there are two windows on the second story. Side elevations feature large swaths of "cedar texture architectural ascent board" as trim between the first and second stories. The rear elevation features two windows and a secondary entrance for each unit on the first story, and the second story features four windows.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

10. Multi-Unit Housing
- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when

looking down the block. This should be done by dividing
the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.
- Landscaping, including shade trees, should be planted in both front and back yards.

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

2. The house is proposed to be set 54.9’ from the front property line. The average of the blockface is 18.4’, with the adjacent houses at 20’ and 22’. The house should be moved to be aligned with the front setback pattern of the block, to meet Infill guidelines and Middle Housing standards. The final site plan should include a walkway from the front porches to the street.

3. The guidelines for multi-unit housing recommend that "new multi-family buildings be designed in scale and context with the early architectural features of the neighborhood." The block to receive new construction is characterized by Craftsman bungalows, modified Queen Anne cottages, and infill construction. Almost all houses on the block are one or one-and-a-half story, except for a six-unit apartment complex at the intersection with McMillan St. The duplex is proportionate to the dimensions of the lot and to other houses on the block. It does not incorporate any details which align with the architectural context. Additional design elements are also required by the Middle Housing standards.

4. Parking is two adjacent 18’ wide by 35’ deep concrete pads and is accessed via the rear alley, which meets the design guidelines.

5. The 35’-4" wide duplex is compatible in façade width with original houses in the neighborhood and meets the maximum building width requirements in Article 4.6, Middle Housing standards, for a side-by-side duplex. The side elevations are large in scale but attempt to break up the massing with a bay window on each side and trim separating each story. The building is within the maximum depth for a side-by-side duplex in the Middle Housing Standards. Guidelines also recommend that multi-unit housing be similar in height to original houses on the street. The two-story building is taller than the surrounding context, as the block only features one and one-and-a-half story houses, except for the two-story, six unit apartment complex at the intersection with McMillan Street. The Board should discuss the height of the duplex. The duplex also features a 2’ tall foundation, which increases the building’s overall height.

6. While the proposed entry stoops are not 8’ deep per the guidelines, similarly-designed entry stoops have been approved for multi-unit buildings in the Infill Housing overlay. The entry stoops are relatively small in scale.

7. At least a 6/12 roof pitch is required in the Middle Housing standards to fill the "steep" category of roofline; 6/12 is also the minimum pitch approved by the Infill Housing guidelines. The large building may also benefit from additional variations in roofline, particularly on the larger side elevations.

8. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. While all four elevations feature sufficient transparency for the historic context, some revisions may be necessary to better align the buildings with the historic context (including the irregular placement of windows on the side elevations).

9. The elevation drawings feature horizontal siding (no materials provided) and a stucco-clad CMU foundation. The siding should feature a horizontal overlap similar to wood siding instead of Dutch lap or flush panes.

10. Guidelines state that there should be a native or naturalized shade tree in the front and rear yards, and they also state that “Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.” There was a mature oak tree in the back yard that was recently cut down. The remaining mature maple tree in the front yard should be retained and a new native or naturalized shade tree should be added to the rear yard. Both trees should be indicated on the revised site plan.

Recommendation

Staff recommends approval of Certificate 3-A-25-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards, with major changes to the site plan to return to the DRB; 2) front setback to be revised to align with the front setback pattern of the blockface; 3) incorporation of additional design elements to meet Middle Housing standards, with minor revisions to be approved by staff; 4) the final site plan to include a walkway from the porches to the street; 5) the final site plan to include the existing mature tree in the front yard and a new native or naturalized shade tree in the rear yard; 6) revision to side elevation window placement; 7) the siding to be lap siding with an overlap instead of Dutch lap or flush panel; 8) meeting all relevant standards of Article 4.6. and Article 9.3.J.

DOWNTOWN DESIGN REVIEW BOARD

3-A-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Josh Braden Braden Family Properties, LLC

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 3/6/2025 Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

N

0 250

Feet

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Braden Family Properties, LLC.

Applicant

02/24/25

3-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

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

Braden Family Properties, LLC.	303 Bob Smith Lane, Knoxville, TN 37924	865.696.7343
Owner Name (if different from applicant)	Owner Address	Owner Phone
212 E. Morelia Avenue, Knoxville, TN 37917	081FT009	
Property Address	Parcel ID	
CB Atkins Addition		
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Lanois

Staff Signature | Please Print | Date

Joshuabradens4@gmail.com | 02/24/25

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

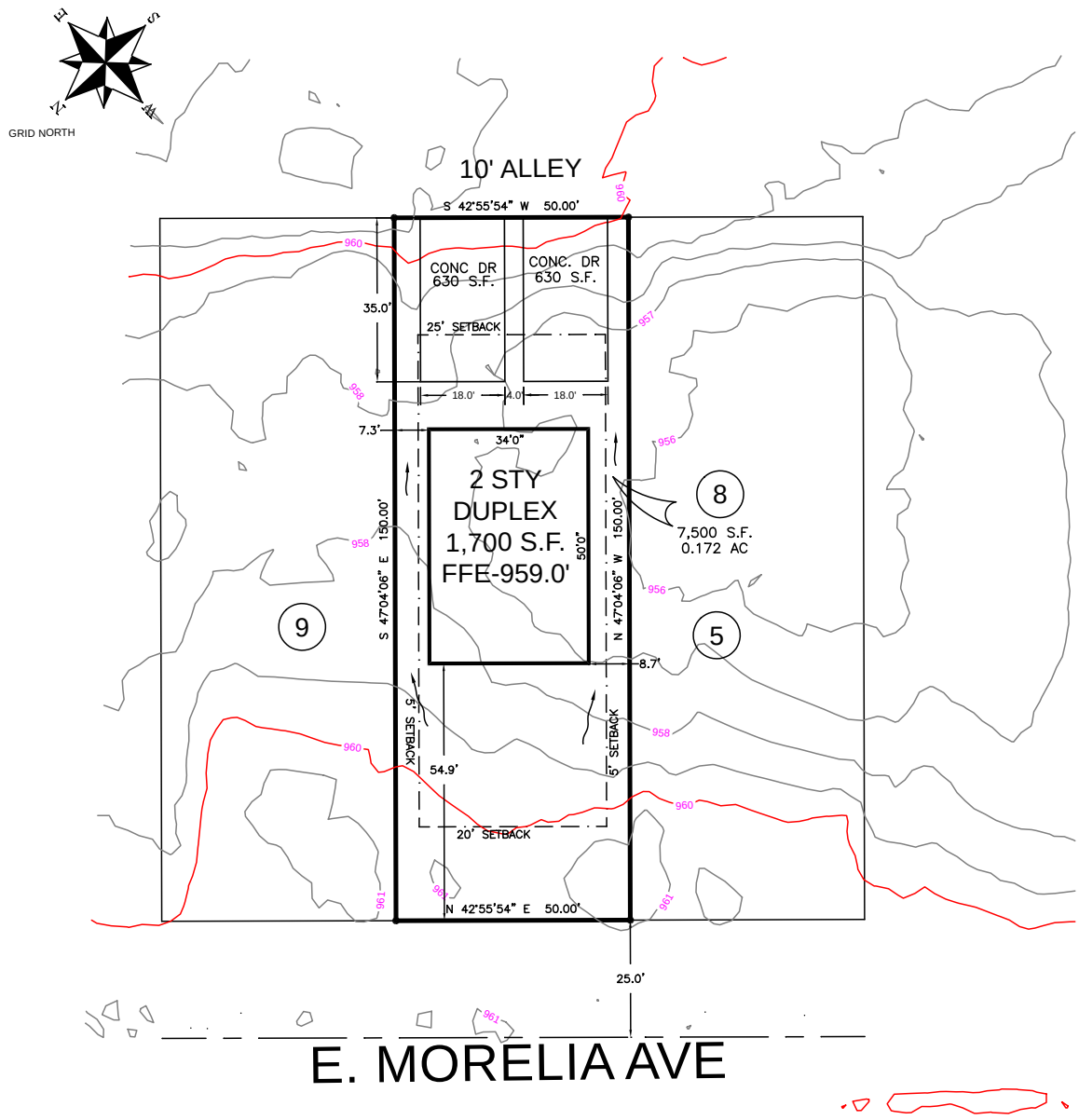
ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

Pd. 02/25/2025, SG



SITE DATA:
TOTAL MAX COVERAGE(40%)3,000 S.F. [2,960 S.F.]
MAX. BLDG COVERAGE(30%)2,250 S.F. [1,700 S.F.]

DATE: 02/18/25

SITE PLAN

DRAWING NUMBER 494325

FOR BRADEN FAMILY HOMES LLC
ADDRESS 212 E. MORELIA AVENUE
DISTRICT 7th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37917
LOT NO. 8 BLOCK "11" C.B. ATKINS ADD. S/D
WARD 17th CITY BLOCK 17201 DRAWN BY SWA
MAP CAB. P.C. A, SLIDE 144B
TAX MAP 081F GROUP T PARCEL 009.00
WARRANTY DEED BK. 202308240010468
MORTGAGE CO.

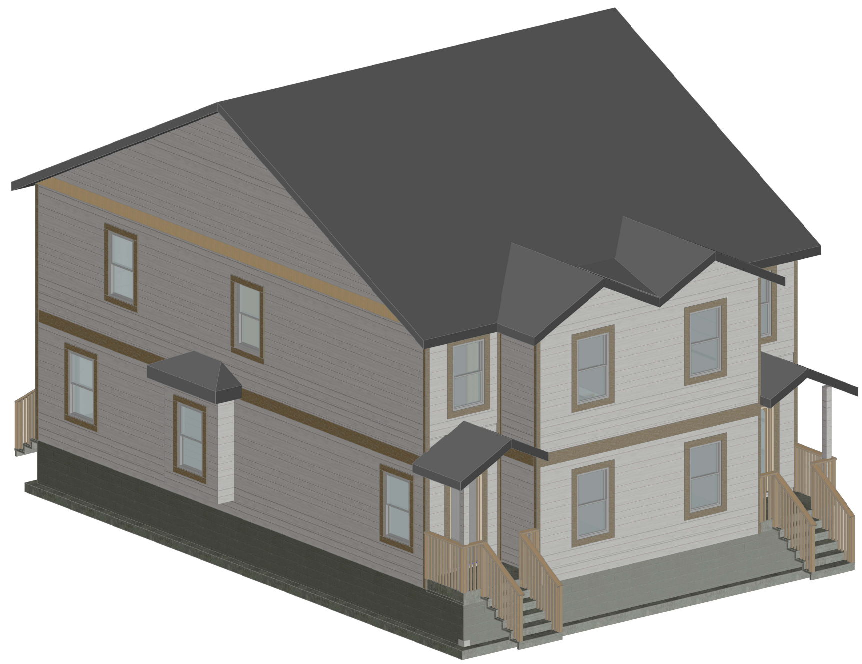
SCALE 1" = 30'

ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survmap@tds.net

STEVEN W. ABBOTT JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2289
Steven W. Abbott Jr 2/18/25

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. I THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126: AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA

ISO View
Scale: NTS

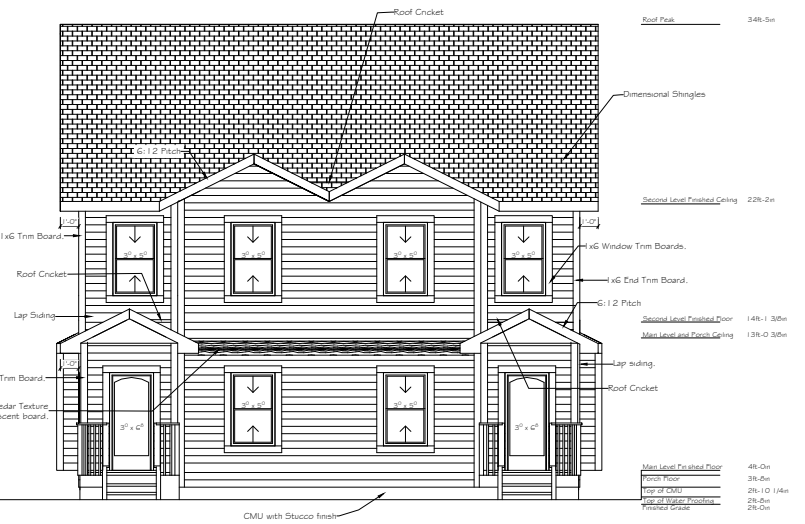


ISO View
Scale: NTS

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A1-01
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	

Left Exterior Elevation

Scale: 1/4" = 1'-0"



Front Exterior Elevation

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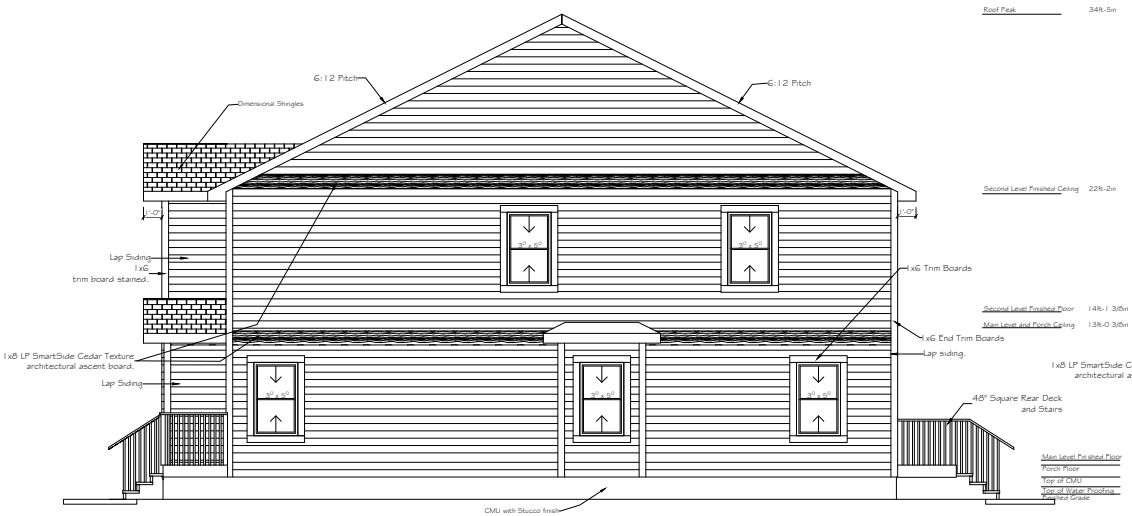

Right Exterior Elevation

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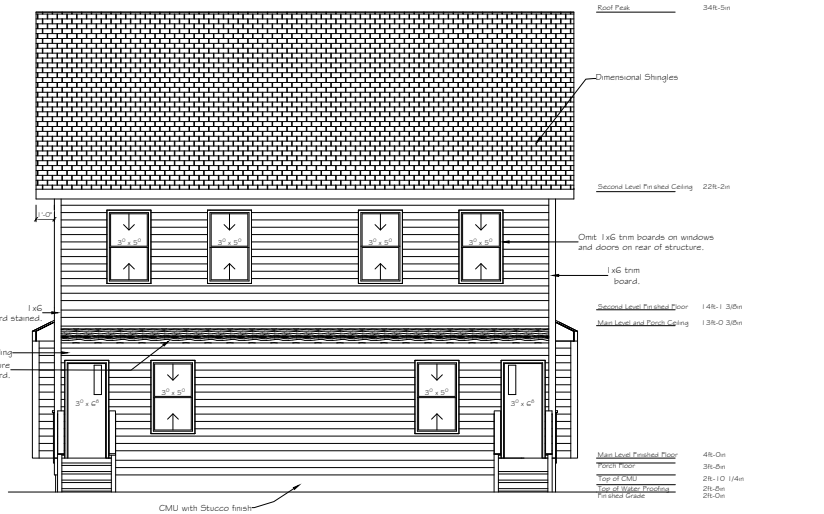

Rear Exterior Elevation

Scale: 1/4" = 1'-0"

Project Name and Address	Project Number
New Duplex 3 Bed/2 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and bidding purposes as much as possible. However it is the sole responsibility of the contractor to make sure all codes and local ordinances are met during construction.
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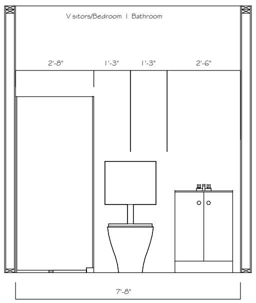
Drawing Date: January 9, 2025	A1-02
Revision 1 Date -	
Revision 2 Date -	
Revision 3 Date -	
Drawn By: ASDF GPS	



Visitor Bathroom Elevation

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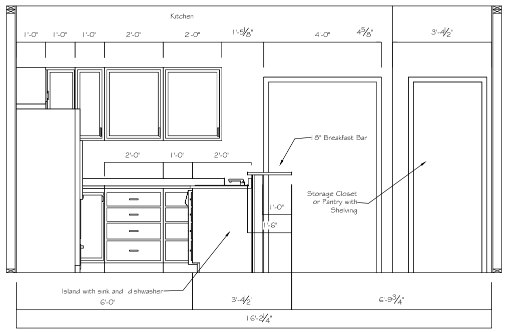

Kitchen Elevation 1

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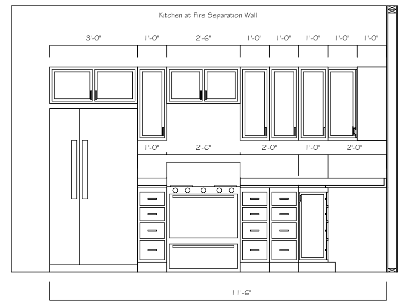


Kitchen Elevation 2

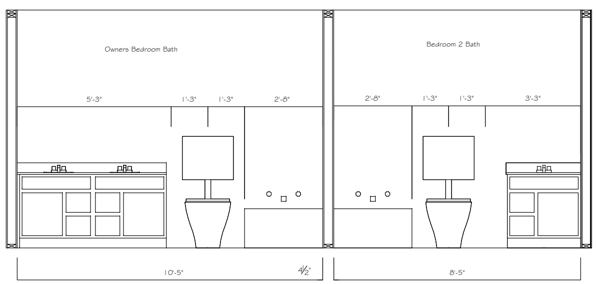
Scale: ½" = 1'-0"

Stair Stringer Det

Scale: ½" = 1'-0"

Stair Stringer Detail B / D1-03

Scale: ½" = 1'-0"



Owners Bathroom

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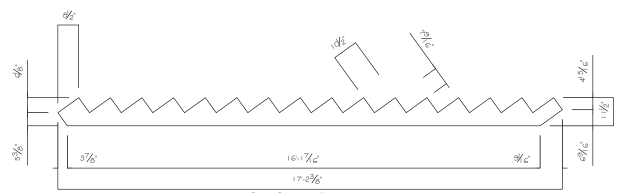
Bedroom 2 Bathroom

Scale: ½" = 1'-0"



Stair Stringer Cut layout Detail

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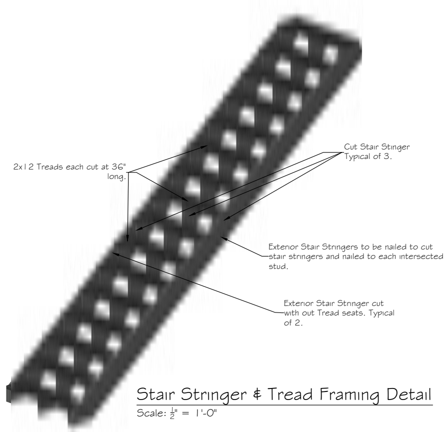

Stair Stringer & Tread Framing Detail

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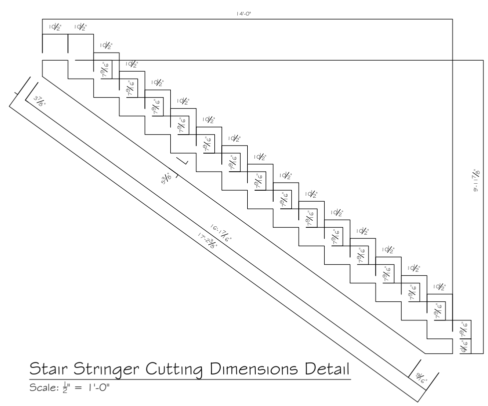

Stair Stringer Cutting Dimensions Detail

Scale: ½" = 1'-0"

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A1-03
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
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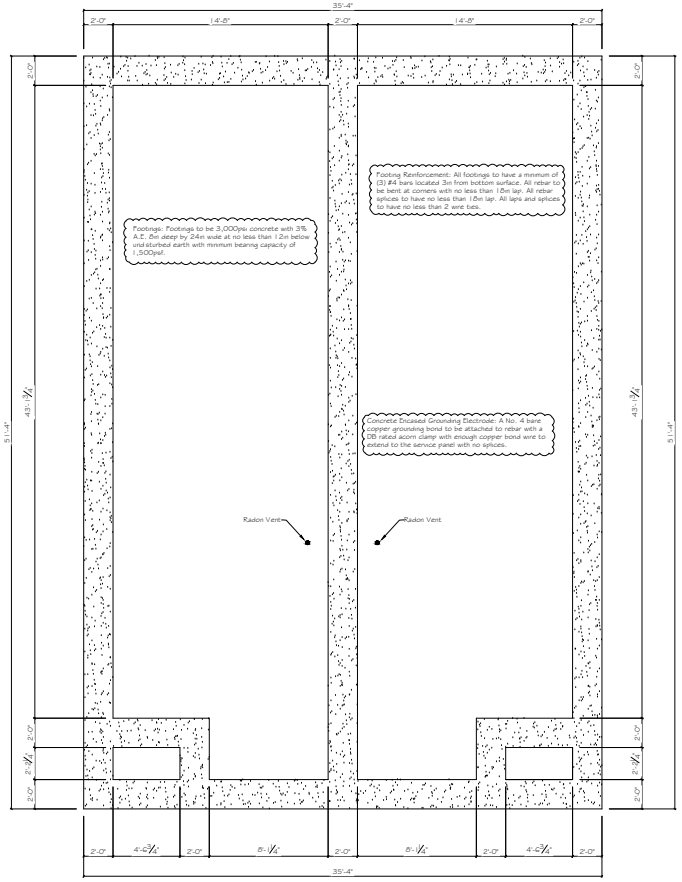

FOOTING PLAN

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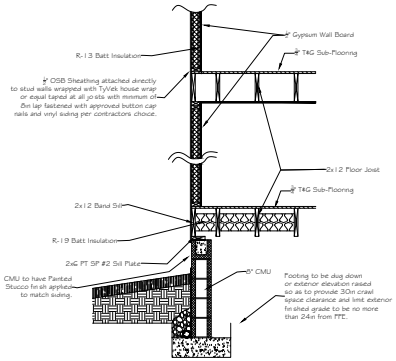
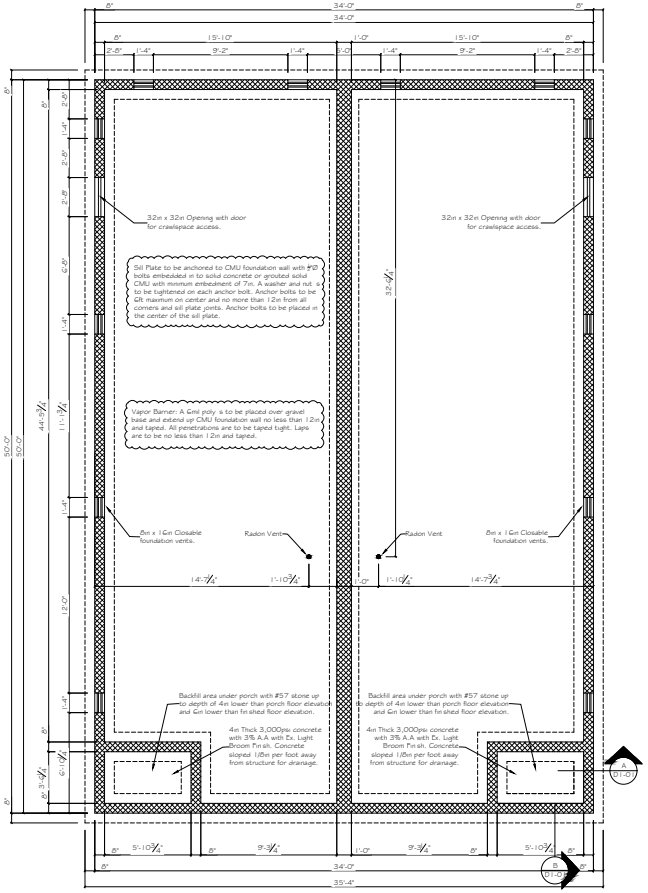


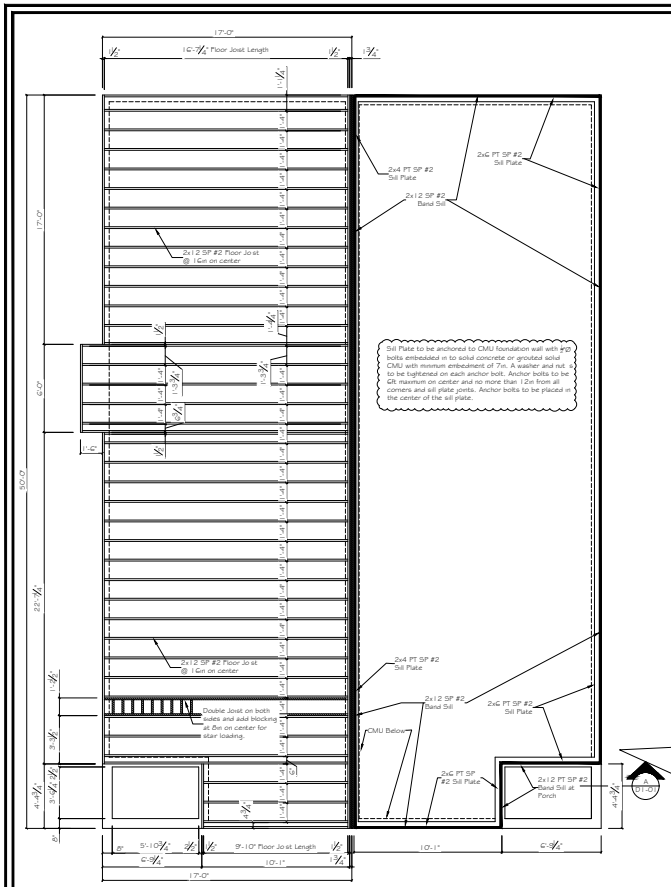
Typical Exterior Wall



FOUNDATION/CMU PLAN

Scale: 4" = 1'-0"

Project Name and Address: New Duplex 3 Bed/2 Bath Two Story Tennessee	Project Number: 2025-P001
Contractor: Braden Family Properties Josh Braden	Scale: See Drawing
Plan ID: 3838DUPLEX-A46	This Drawing is intended to be used for layout and bidding purposes as much as possible. However it is the sole responsibility of the contractor to make sure all codes and local ordinances are met during construction.
Drawing Date: January 9, 2025	Sheet Number: A2-01
Revision 1 Date: -	
Revision 2 Date: -	
Revision 3 Date: -	
Prepared By: ASDE GPS	



FIRST FLOOR FRAMING PLAN

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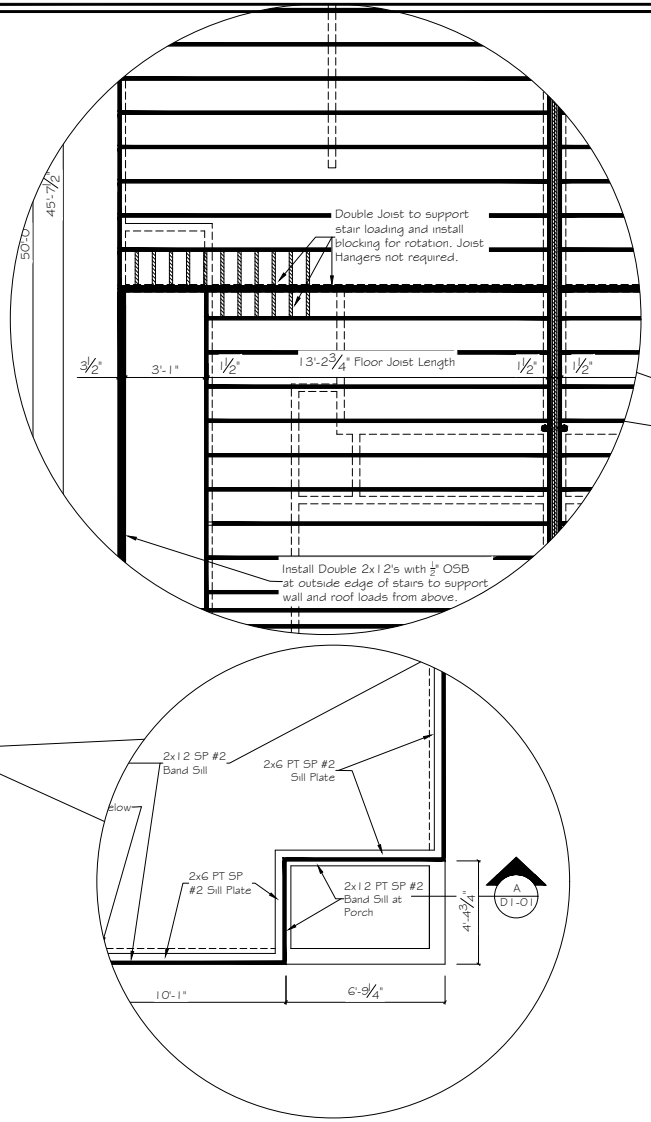

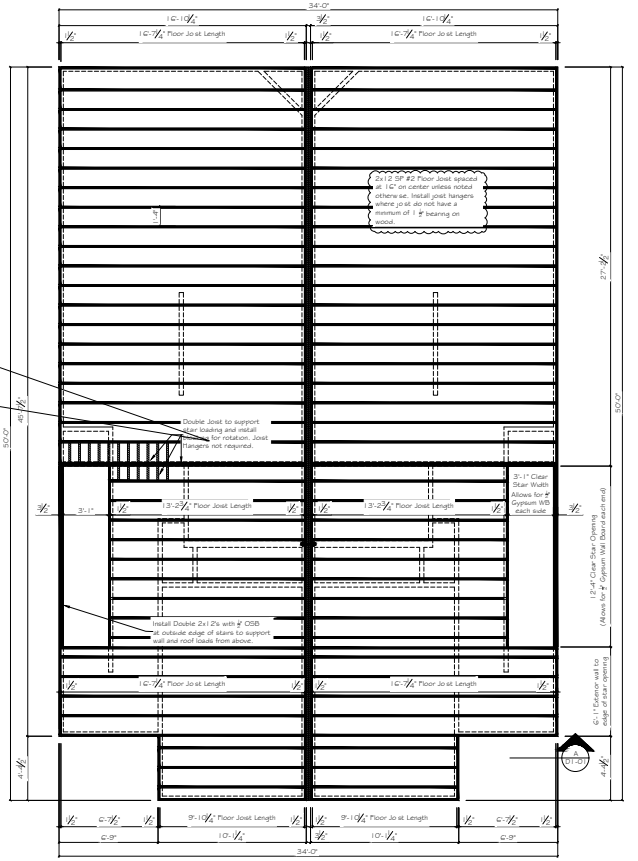

SECOND FLOOR FRAMING PLAN

Scale: 1/4" = 1'-0"

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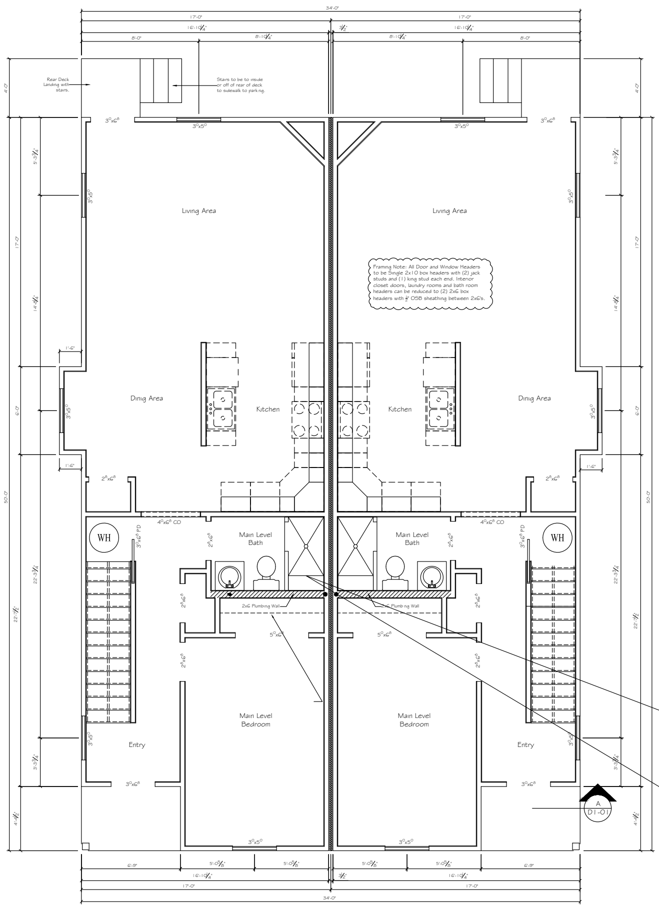
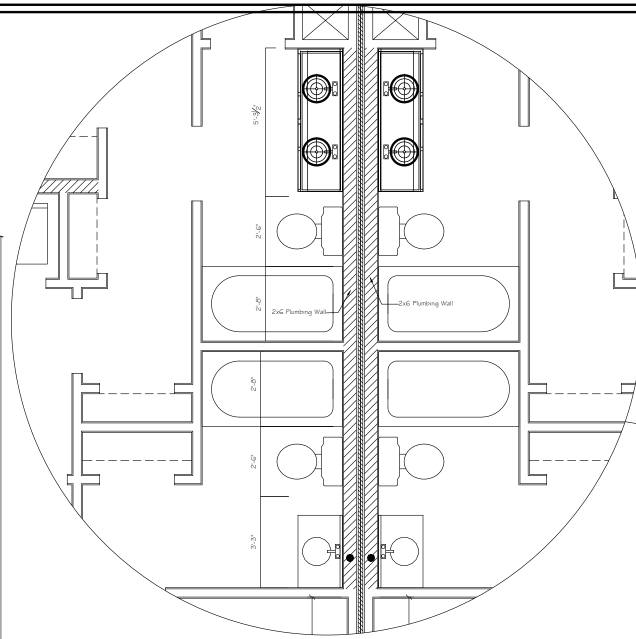
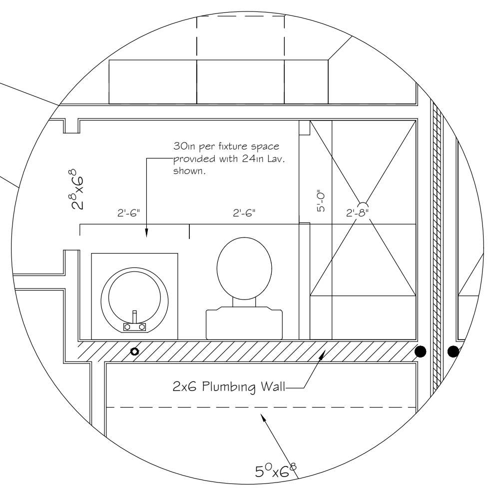
Contractor: Braden Family Properties Josh Braden	Scale: See Drawing
Plan ID: 3B3BDUPLEX-A48	This Drawing is intended to be used for layout and is as accurate as possible. However it is the sole responsibility of the contractor to make sure all codes and local ordinances are met during construction.
Drawing Date: January 9, 2025	Sheet Number: A2-02
Revision 1 Date: -	
Revision 2 Date: -	
Revision 3 Date: -	
Prepared By: ASDE GPS	

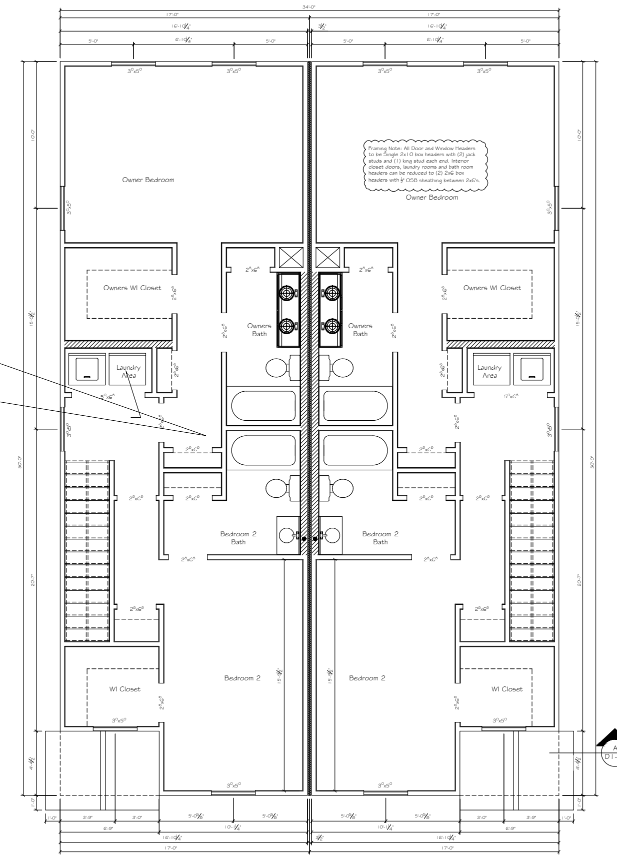


MAIN FLOOR PLAN

Scale: ¼" = 1'-0"



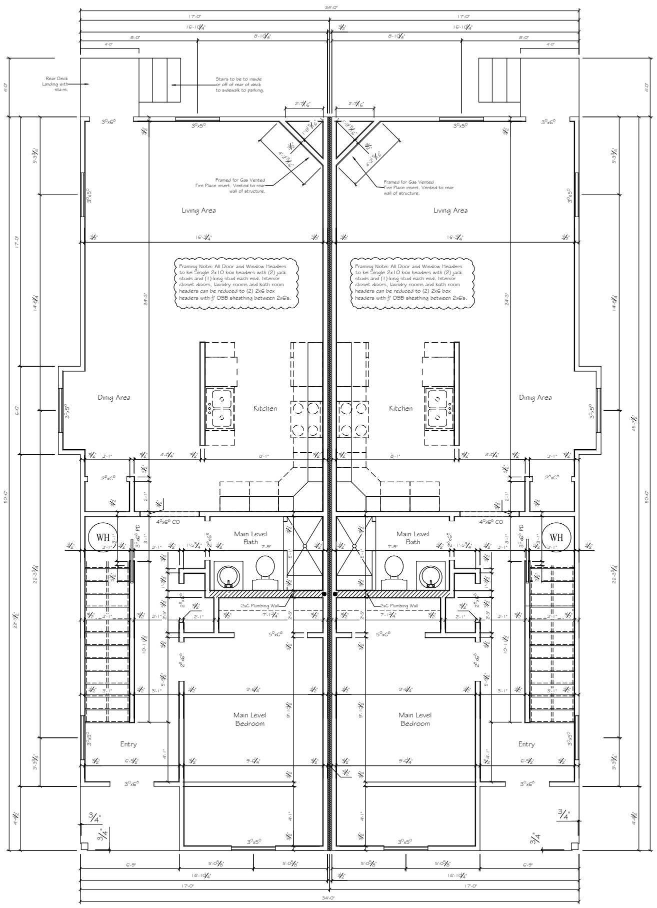




SECOND FLOOR PLAN

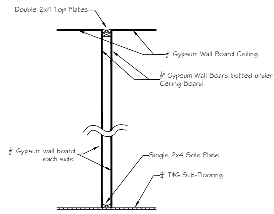
Scale: ¼" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A2-03
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	

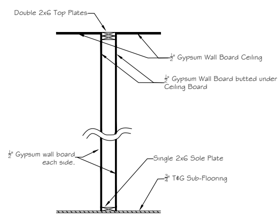


MAIN FLOOR WALL FRAMING PLAN

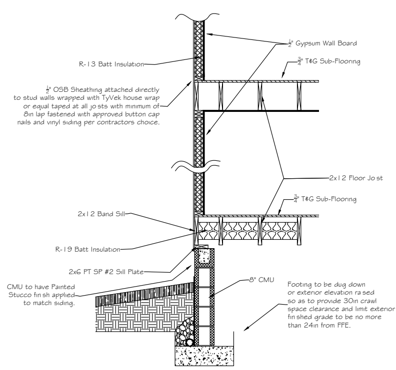
Scale: ¼" = 1'-0"



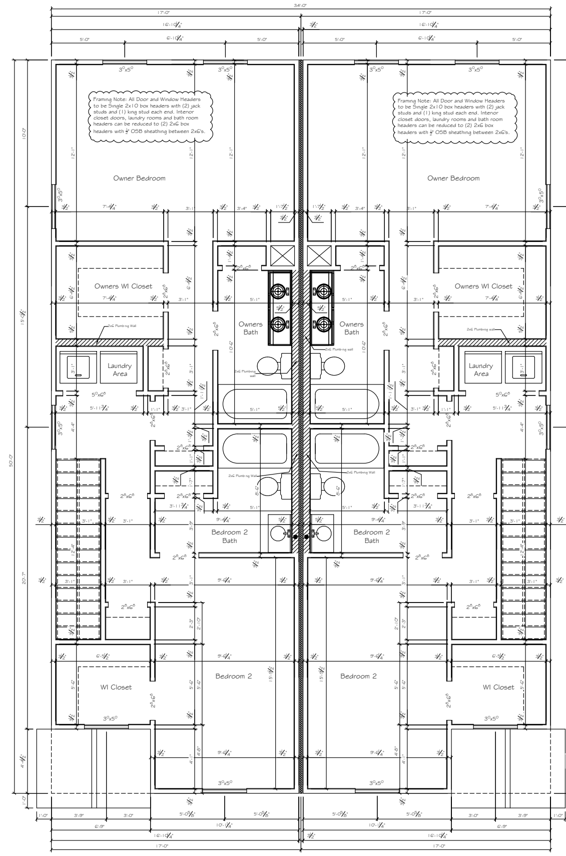
Typical Interior Wall



Typical Interior Plumbing Wall



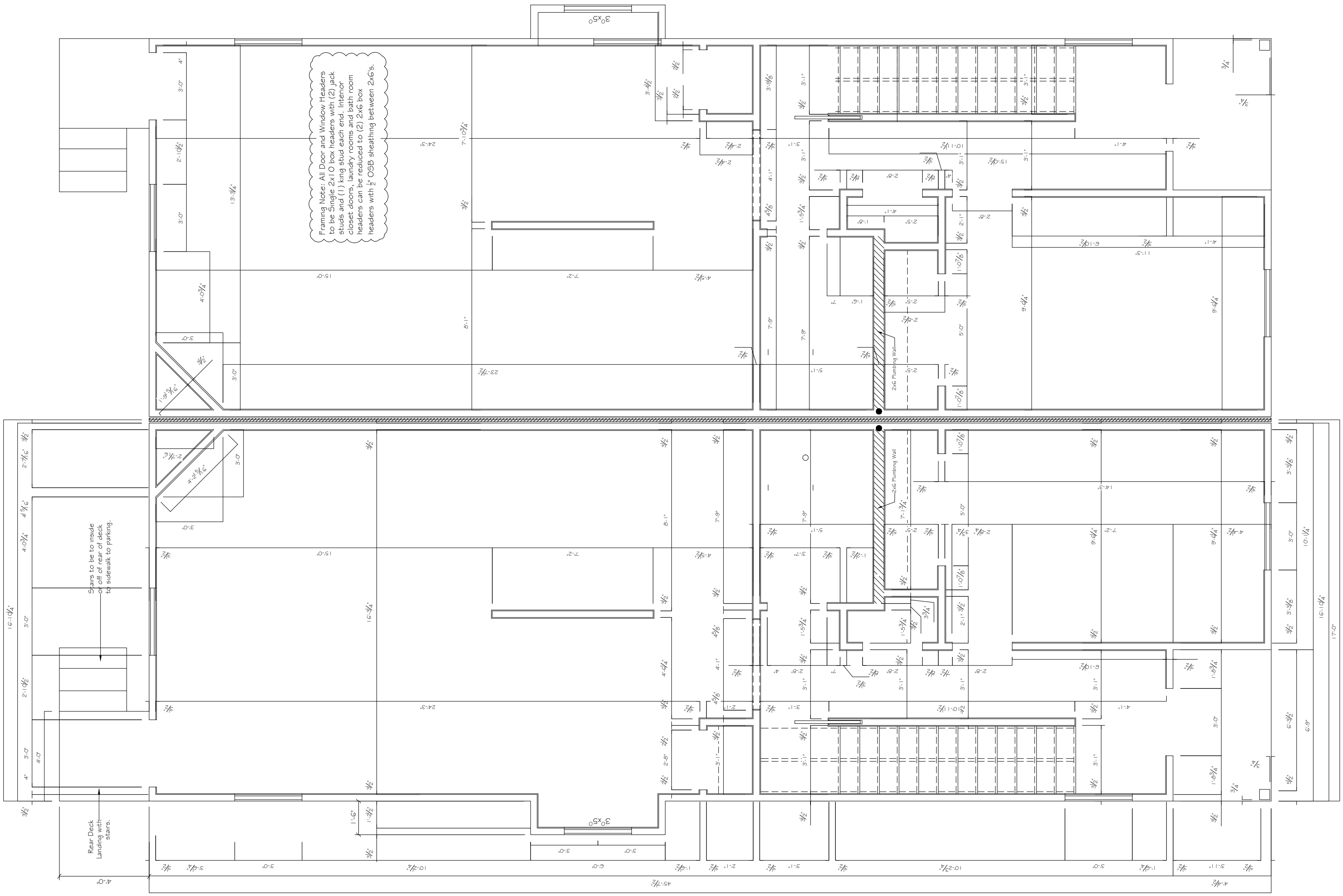
Typical Exterior Wall



SECOND FLOOR WALL FRAMING PLAN

Scale: ¼" = 1'-0"

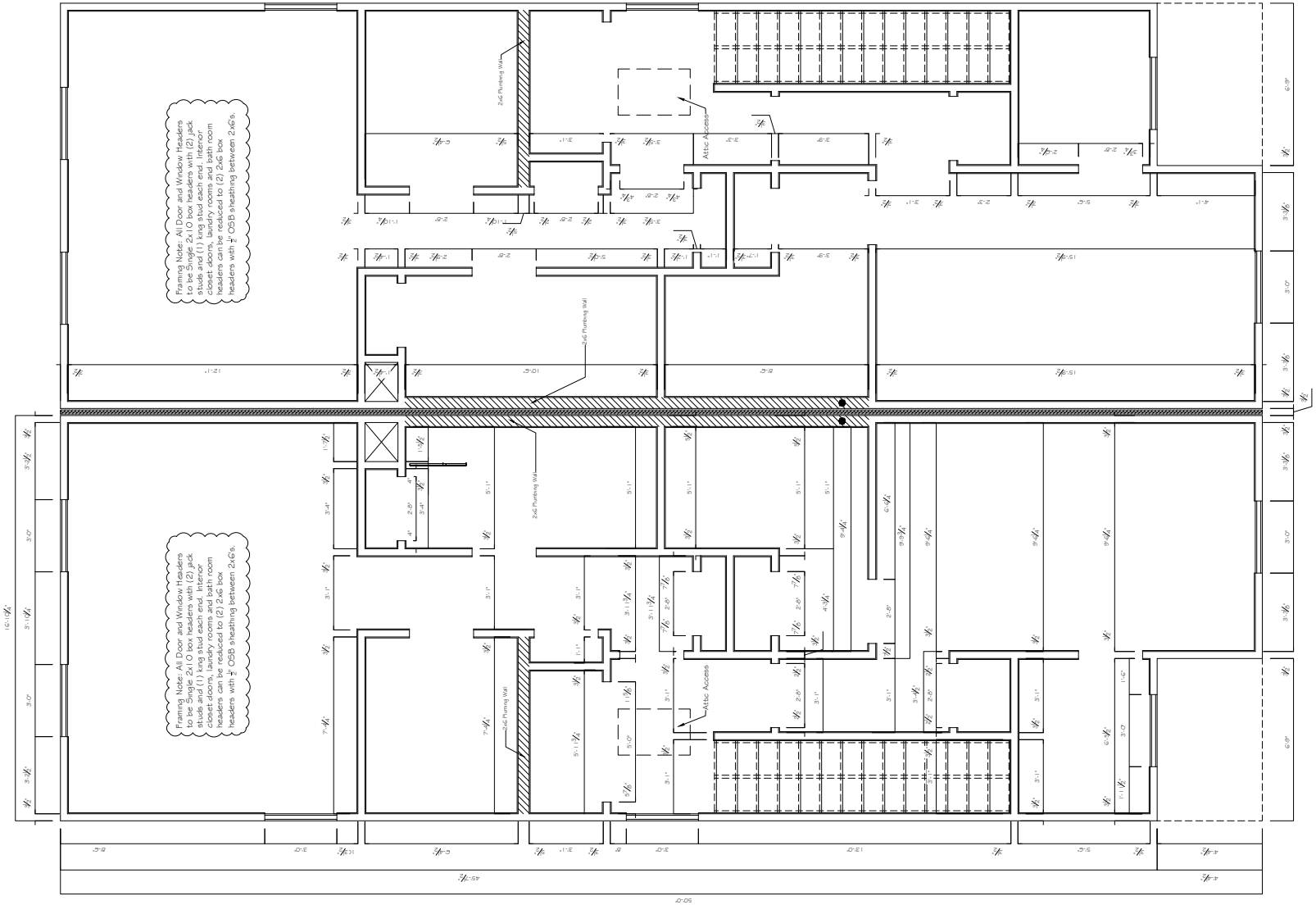
Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A2-04
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	



ENLARGED MAIN FLOOR WALL FRAMING PLAN

Scale: ½" = 1'-0"

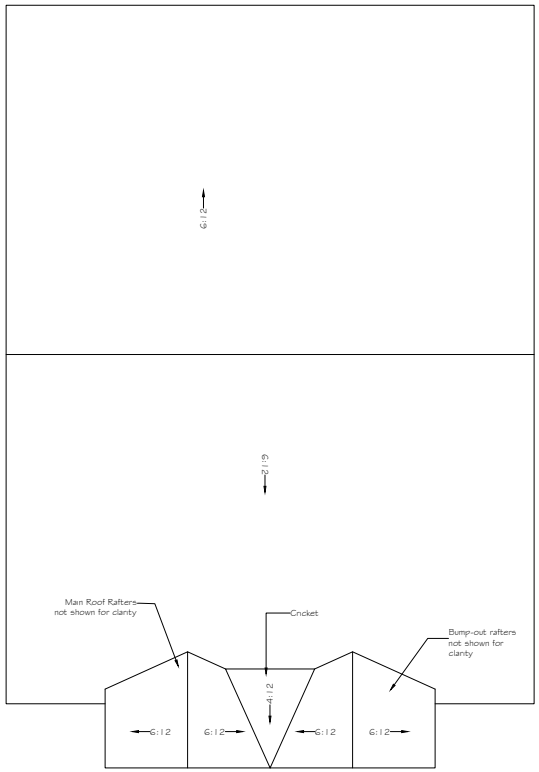
Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A2-05
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	

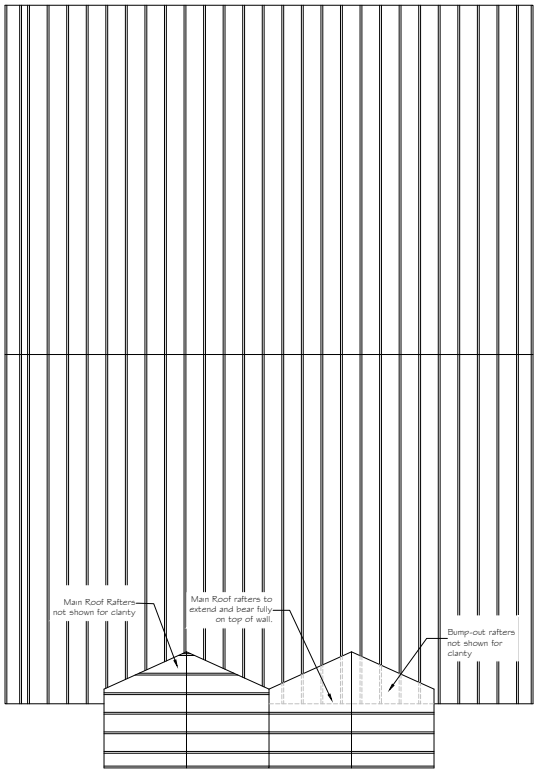


ENLARGED SECOND FLOOR WALL FRAMING PLAN

Scale: ½" = 1'-0"

Project Name and Address	Project Number
New Duplex 3 Bed/2 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and is as accurate as possible. However it is the sole responsibility of the contractor to make sure all codes and local ordinances are met during construction.
Plan ID: 3838DUPLEX-A48	
Drawing Date: January 9, 2025	Sheet Number
Revision 1 Date -	A2-06
Revision 2 Date -	
Revision 3 Date -	
Prepared By: ASDE GPS	





ROOF PLAN

Scale: $\frac{1}{4}$" = 1'-0"

ROOF RAFTER LAYOUT PLAN

Scale: $\frac{1}{4}$" = 1'-0"

Project Name and Address	Project Number
New Duplex 3 Bed/2 Bath Two Story Tennessee	2025-P001
	Scale: See Drawing
Contractor Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and bidding purposes as much as possible. However it is the sole responsibility of the contractor to make sure all codes and local ordinances are met during construction.
Plan ID 3B2BDUPLEX-A48	Sheet Number
Drawing Date January 9, 2025	A2-07
Revision 1 Date -	
Revision 2 Date -	
Revision 3 Date -	
Drawn By: ASDE GPS	

UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

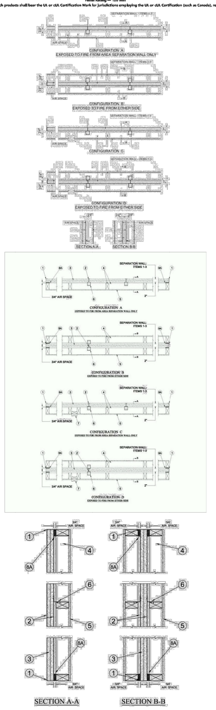
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

February 16, 2022

Design No. **U336**

Exposed to fire from separation Wall side only
Nonbearing Wall Rating — 2 Hr (Separation Wall, See Items 1, 2 and 3)
Bearing Wall Rating - 2 Hr (Protected Wall, See Items 4 and 4A)
Nonbearing Wall Rating - 2 Hr (Protected Wall, See Item 4B)
Finish Rating — 120 Min
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



SEPARATION WALL: (Max Height - 66 ft)

1. **Floor, Intermediate or Top Wall —** 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. **Metal Studs —** Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.

3. **Gypsum Board* —** Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" -shaped studs.
CGC INC — Type SLX
UNITED STATES GYPSUM CO — Type SLX
USG BORAL DRYWALL SFZ LLC — Type SLX
USG MEXICO S A DE C V — Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.

4. **Wood Studs —** Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

4A. **Steel Studs —** (As an alternate to Item 4, Not Shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B **Steel Studs —** As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. **Gypsum Board —** Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

6. **Attachment Clips —** Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. **Non-Bearing Wall Partition Intersection —** (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

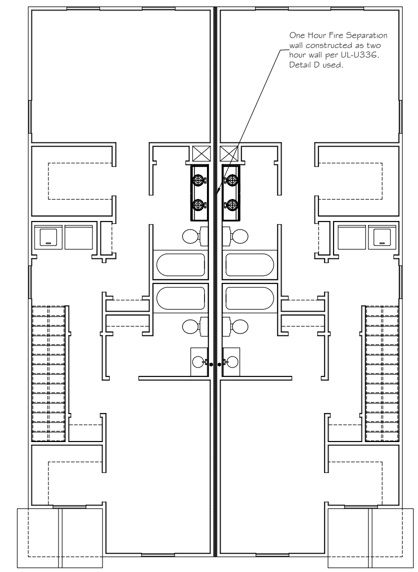
8. **Caulking and Sealants* —** (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.
KNAUF INSULATION LLC — Type ECOSEAL™ Plus

8A. **Caulking and Sealants* —** (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.
DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door
ICP CONSTRUCTION INC — Fireblock, Window & Door, Insulating Foam Sealant, Multi-Purpose, HC Sealants, Black Foam Sealant, Extreme, Window & Door Extreme, Fast Foam, Gun Foam, and Straw Foam

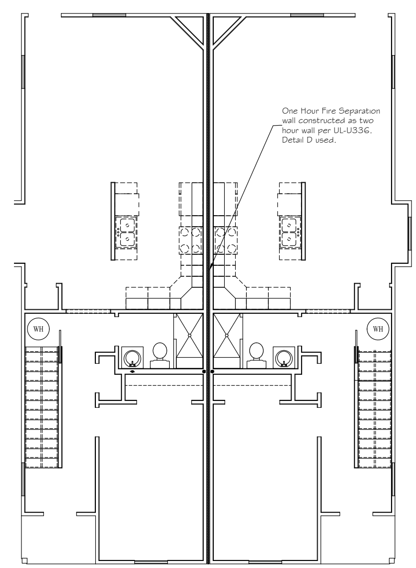
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2022-02-16

UL-U336 to extend from Footing continuous to underside of roof sheating. Any gaps between bottom of roof sheathing and top of wall are to be fire caulked.

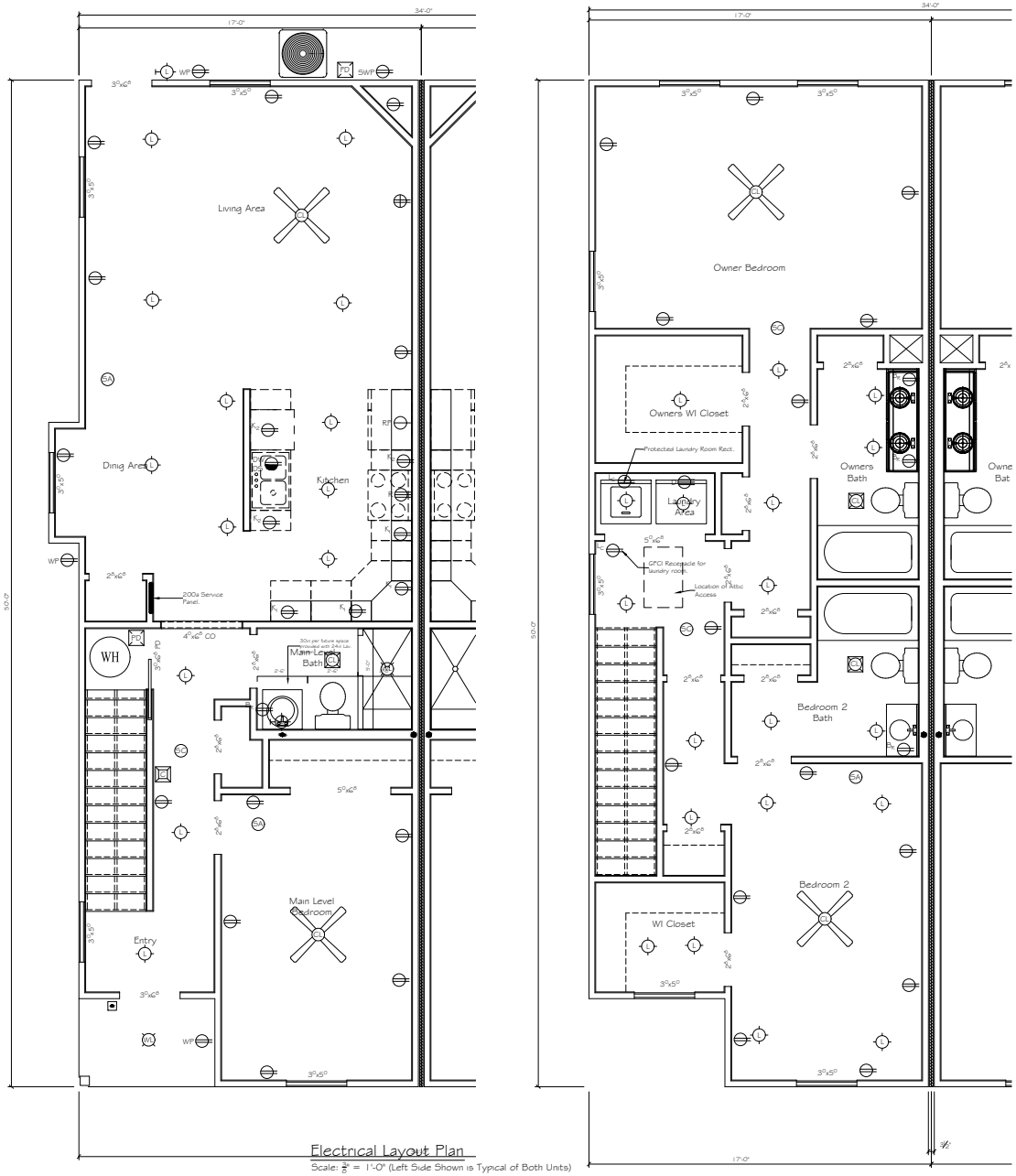


SECOND LEVEL FIRE SEPARATION WALL
Scale: NTS



MAIN LEVEL FIRE SEPARATION WALL
Scale: NTS

Project Name and Address	Project Number
New Duplex 3 Bed/3 Bath Two Story Tennessee	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties Josh Braden	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	A3-01
Revision 1 Date	
Revision 2 Date -	
Revision 3 Date -	
Drawn By ASOF GPS	



Electrical Layout Plan

Scale: $\frac{3}{16}$" = 1'-0" (Left Side Shown is Typical of Both Units)

Electrical Notes:
* All Wiring to be Per IRC 2018 and Local and State Requirements
* Ground Sources used will be Concrete Encased Ground as shown on Footing Section and One Ground Rod
* GFCI Circuits to include all Receptacles in Bathrooms, Outdoor, Kitchen, Laundry Room, Dishwasher and any other Wet Locations
* AFCI Circuits to include all Receptacles Kitchen, Living Room, Dining Room, Bed Rooms, La ndry Room and Mud Room
* Attic will require Switched Light and Two Receptacles, one for equipment and one for radon power supply
* All 1½ AWG Wire with ground for all 12 amp circuits
* IBT to be installed on Ground System at Service Panel

- L — Switched LED Luminary
- WL — Wet Location Switched LED Luminary
- L — Switched Wall LED Luminary
- EF — Exterior LED Flood Luminary
- CF — Switched Ceiling Fan Only
- CL — Switched Ceiling Fan & LED Luminary
- CL — Switched Bath Exhaust Fan & LED Luminary
- S — Switched Single Receptacle
- S — Switched Duplex Receptacle
- D — Dedicated Single Receptacle
- DW — Dedicated Single Dishwasher Receptacle
- DW / DS — Duplex Receptacle Split for Dishwasher and for Switched Side for Disposal
- Duplex Receptacle
- K_1 — Kitchen Small Appliance Circuit One Duplex Receptacle
- K_2 — Kitchen Small Appliance Circuit Two Duplex Receptacle
- RF — Dedicated Single Refrigerator Receptacle
- B_R — Bathroom Receptacles all on same Circuit
- WP — Weather Proof Duplex Receptacle
- SWF — Weather Proof Duplex Equipment Service Receptacle
- Floor Receptacle
- Double Duplex Receptacle
- GFCI Duplex Receptacle
- L_C — Laundry Room Circuit
- D — Clothes Dryer Receptacle
- R — Range Receptacle
- PD — Pull Disconnect for Water Heater
- FD — Fused Disconnect for HVAC Unit
- SA — Smoke Alarm on Non-Switched Circuit
- SC — Smoke Alarm CO^2 Detector Combo on Non-Switched Circuit
- C — Door Chime
- Door Chime Button
- S_1 — Single Pole Switch
- S_2 — Double Pole Switch
- S_3 — Three Way Switch
- S_4 — Four Way Switch

Project Name and Address: New Duplex, 3 Bed/2 Bath Two Story, Tennessee	Project Number: 2025-P001
Contractor: Braden Family Properties, Josh Braden	Scale: See Drawing
Plan ID: 3B3BDUPLEX-A48	This Drawing is intended to be used for layout and is as accurate as possible. However it is the sole reasonability of the contractor to make sure all codes and local ordinances are met during construction.
Drawing Date: January 9, 2025	Sheet Number: E1-01
Revision 1 Date: -	
Revision 2 Date: -	
Revision 3 Date: -	
Design By: ASDF GPS	

IRC 2018 Code Requirements for Smoke Alarms and Carbon Monxide Detectors

R314 Smoke Alarms

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.

R314.1.1 Listings. Smoke alarms shall be l sted in accor dance with UL 217. Combination smoke and carbon monoxide alarms shall be l sted in accordance with UL 217 and UL 2034.

R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

R314.2.1 New construction. Smoke alarms shall be provided in dwelling units.

R314.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions:
1. Work involving the exterior surfaces of dwell ings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, alteration or repairs of plumbing or mechanical systems.

R314.3 Location. Smoke alarms shall be installed in the fol lowing locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwell ing units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by th s section.

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless th s would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a perma nently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cook ing appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a per manently installed cooking appliance.

R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where l sted wireless alarms are installed and all alarms sound upon activation of one alarm.

R314.5 Combination alarms. Combination smoke and car bon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

314.6 Power source. Smoke alarms shall receive their pri mary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:
1. Smoke alarms shall be permitted to be battery oper ated where installed in buildings without commer cial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

R314.7 Fire alarm systems. Fire alarm systems shall be per mitted to be used in lieu of smoke alarms and shall comply with Sections R314.7.1 through R314.7.4.

R314.7.1 General. Fire alarm systems shall comply with the prov sions of this code and the household fire warning equipment provisions of NFPA 72. Smoke detectors shall be l sted in accordance with UL 268.

R314.7.2 Location. Smoke detectors shall be installed in the locations specified in Section R314.3.

R314.7.3 Permanent f xture. Where a household fire alarm system is installed, it shall become a permanent f x ture of the occupancy, owned by the homeowner.

R314.7.4 Combination detectors. Combination smoke and carbon monoxide detectors shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are listed in accordance with UL 268 and UL 2075.

R315 Carbon Monoxide Alarms

R315.1 General. Carbon monoxide alarms shall comply with Section R315
.
R315.1.1 Listings. Carbon monoxide alarms shall be l sted in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217.

R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction. For new construction, car bon monoxide alarms shall be provided in dwelling units where either or both of the following conditions ex st.

1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage with an opening that communicates with the dwelling unit.

R315.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.

Exceptions:
1. Work involving the exterior surfaces of dwell ings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck.
2. Installation, alteration or repairs of plumbing or mechanical systems.

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance s located within a bedroom or its attached bath room, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monox ide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

R315.5 Interconnectivity. Where more than one carbon monoxide alarm is required to be installed within an individ ual dwelling unit in accordance with Section R315.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where l sted wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of carbon monoxide alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior fin shes.

R315.6 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring s served from a commercial source and, where primary power is interrupted, shall receive power from a bat tery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:
1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be bat tery powered.

IRC 2018 Code Requirements to be aware of during construction:

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete foot-ings, crushed stone footings, wood foundations, or other approved structural systems that shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accor-dance with the provisions of Section R403 or in accordance with ACI 332. "Footing shall be continuous across garage doors".

R403.1.4 Minimum depth. Exterior footings shall be placed not less than 12 inches (305 mm) below the undisturbed ground surface. Where applicable, the depth of foot-ings shall also conform to Sections R403.1.4.1 through R403.1.4.2.

Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2-inch-diameter (12.7 mm) anchor bolts spaced not greater than 6 feet (1829 mm) on center or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts. Bolts shall extend not less than 7 inches (178 mm) into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be not fewer than two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foun-dation that are not part of a braced wall panel shall be pos-itively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318.

R317.1 Location required. Protection of wood and wood-based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1.

1. Wood joists or the bottom of a wood structural floor where closer than 18 inches (457 mm) or wood girders where closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that s in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exte-rior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather.
6. Wood structural members supporting mo sture-perme-able floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious mo sture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in th s code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wall-board membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor fram-ing member. Penetrations or openings for ducts, vents, elec-trical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted.
Exceptions:
1. Floor assemblies located directly over a space pro-tected by an automatic sprinkler system in accor-dance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.
3. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

Key Sections in R311 Means of Egress:
R311.1 Means of Egress
R311.3 Floors and landings at exterior doors
R311.7 Stairways
R311.7.2 Headroom
R311.7.5 Stair treads and r sers
R311.7.6 Landings for stairways
R311.7.8 Handrails
R311.7.8.1 Height
R311.7.8.2 Projection
R311.7.8.4 Continuity
R311.7.8.5 Grip Size

Key Sections in R312 Guards and Window Fall Protection:
R312.1 Guards
R312.1.1 Where Required
R312.2 Window fall protection

TABLE N1102.4.1.1 AIR BARRIER AND INSULATION INSTALLATION - Approved Air Barrier required between Tub/Shower and Exterior wall studs when tub/shower is located on an exterior wall.

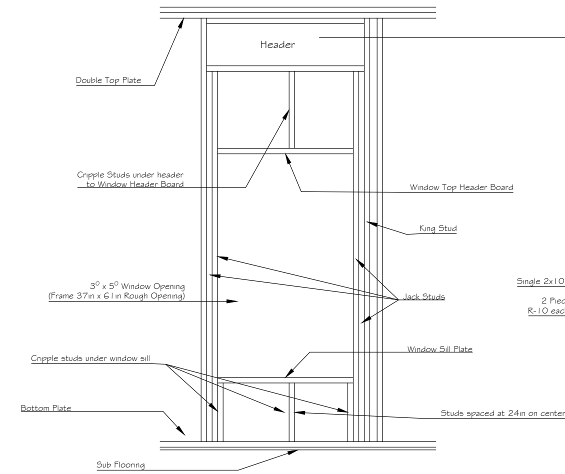
N1103.4 Mechanical system piping insulation (Mandatory). Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an R-value of not less than R-3.

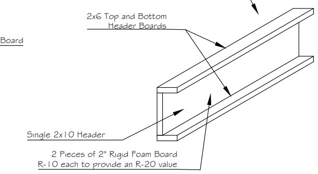
N1103.4.1 Protection of piping insulation. Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind. The protection shall provide shielding from solar radiation that can cause deg-radation of the material. Adhesive tape shall be prohibited.

2603.5 Freezing. localities having a winter design tem-perature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line. Knoxville, TN meets and requires the water supply lines to be insulated however waste and soil piping are currently excluded. Knoxville, TN frost line s 12" below undisturbed earth.

N1103.5.3 (R403.5.3) Hot water pipe insulation (Pre-scriptive). Insulation for hot water piping with a thermal res stance, R-value, of not less than R-3 shall be applied to the following:
1. Piping 3/4 inch (19 mm) and larger in nominal diameter.
2. Piping serving more than one dwelling unit.
3. Piping located outside the conditioned space.
4. Piping from the water heater to a distribution manifold.
5. Piping located under a floor slab.
6. Buried piping.
7. Supply and return piping in recirculation systems other than demand recirculation systems.

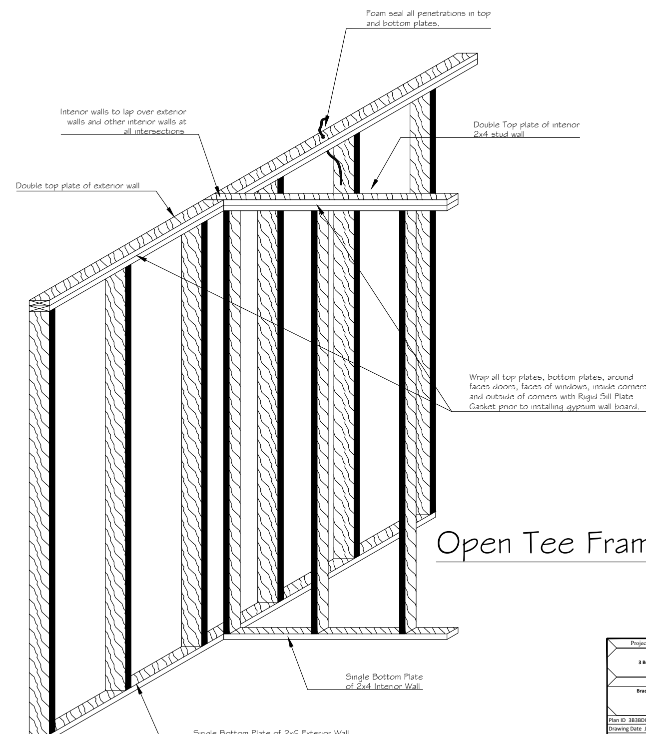
Note: It is the general contractor and each sub-trade contractors responsibility to know, construct and install as required by the required code adopted by the jur sdiction and any amendments adopted where construction s to be performed. Do not go solely on construction drawings.





Header Construction Detail

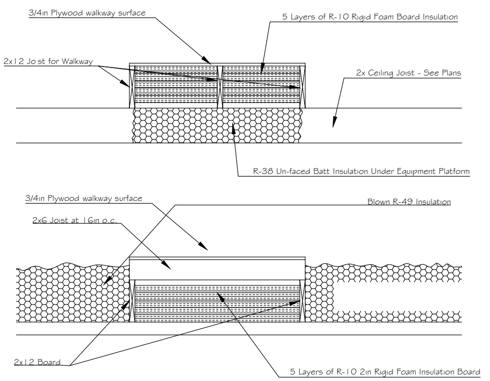
Typical Wall Framing and Header Construction



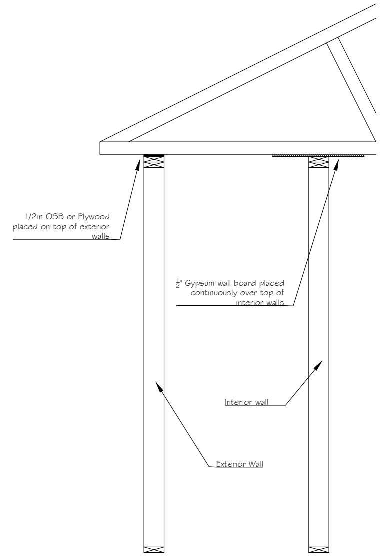
Open Tee Framing

Project Name and Address
New Duplex
3 Bed/3 Bath Two Story
Tennessee
Contractor
Braden Family Properties
Josh Braden
Plan ID 3B3BDUPLEX-AAB
Drawing Date January 9, 2025
Revision 1 Date
Revision 2 Date -
Revision 3 Date -
Drawn By ASOF GPS

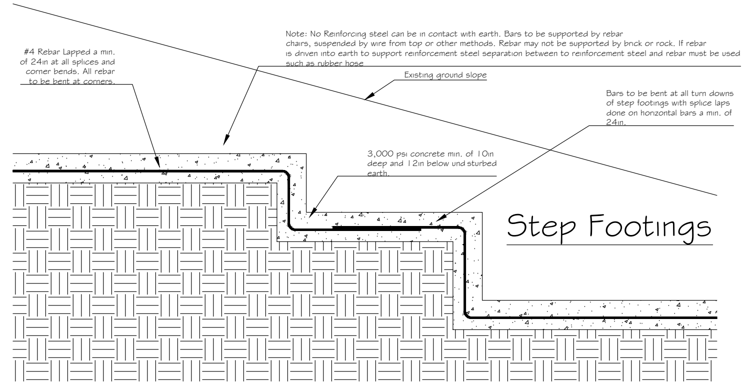
Project Number
2025-P001
Scale: See Drawing
This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Sheet Number
S1-01



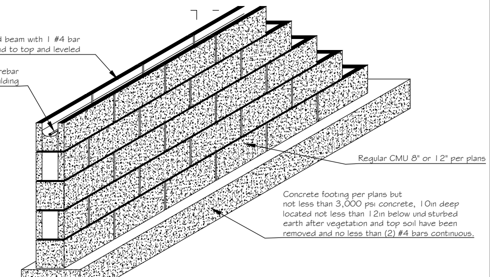
Detail for Elevated Attic Equipment Access Walkway



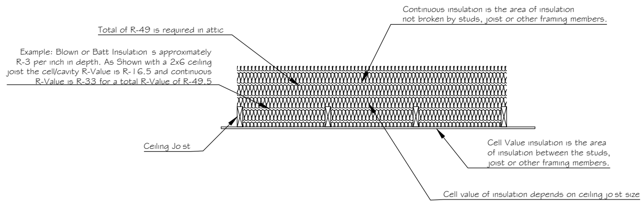
Alternative construction method for sealing thermal envelope at top of walls



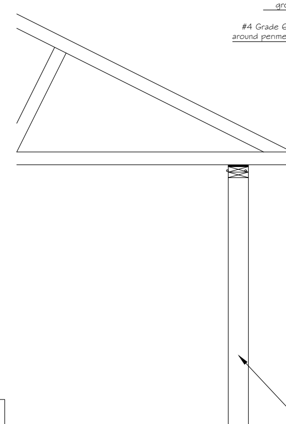
Step Footings

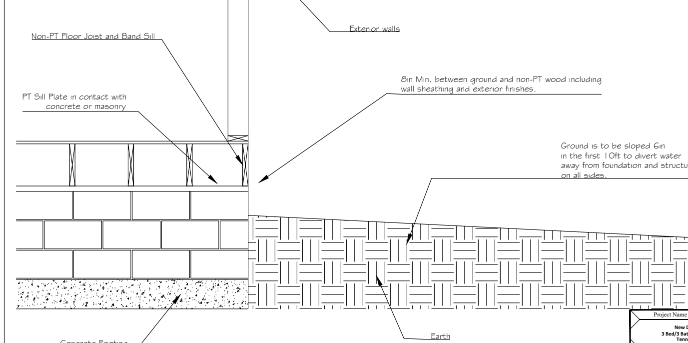


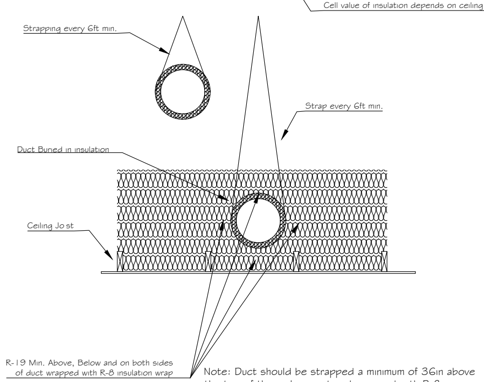
Foundation Walls



Exterior Grade Slope







Note: Duct should be strapped a minimum of 36in above the top of the ceiling joist and wrapped with R-8 insulation. If duct is buried in insulation, an R-8 insulation wrap is required and a min. of R-19 Below, Above and on each side of duct with insulation wrap and insulation may not be compressed.

Detail for Duct in Attic

Ref: IRC 2018 Chapter 11 Section N1103.3.6

..\..\Simpson 1.PNG

Project Name and Address
New Duplex
3 Bed/3 Bath Two Story
Tennessee
Contractor
Braden Family Properties
Josh Braden
Plan ID 3B3BDUPLEX-AAB
Drawing Date January 9, 2025
Revision 1 Date
Revision 2 Date -
Revision 3 Date -
Drawn By ASOF GPS

Project Number
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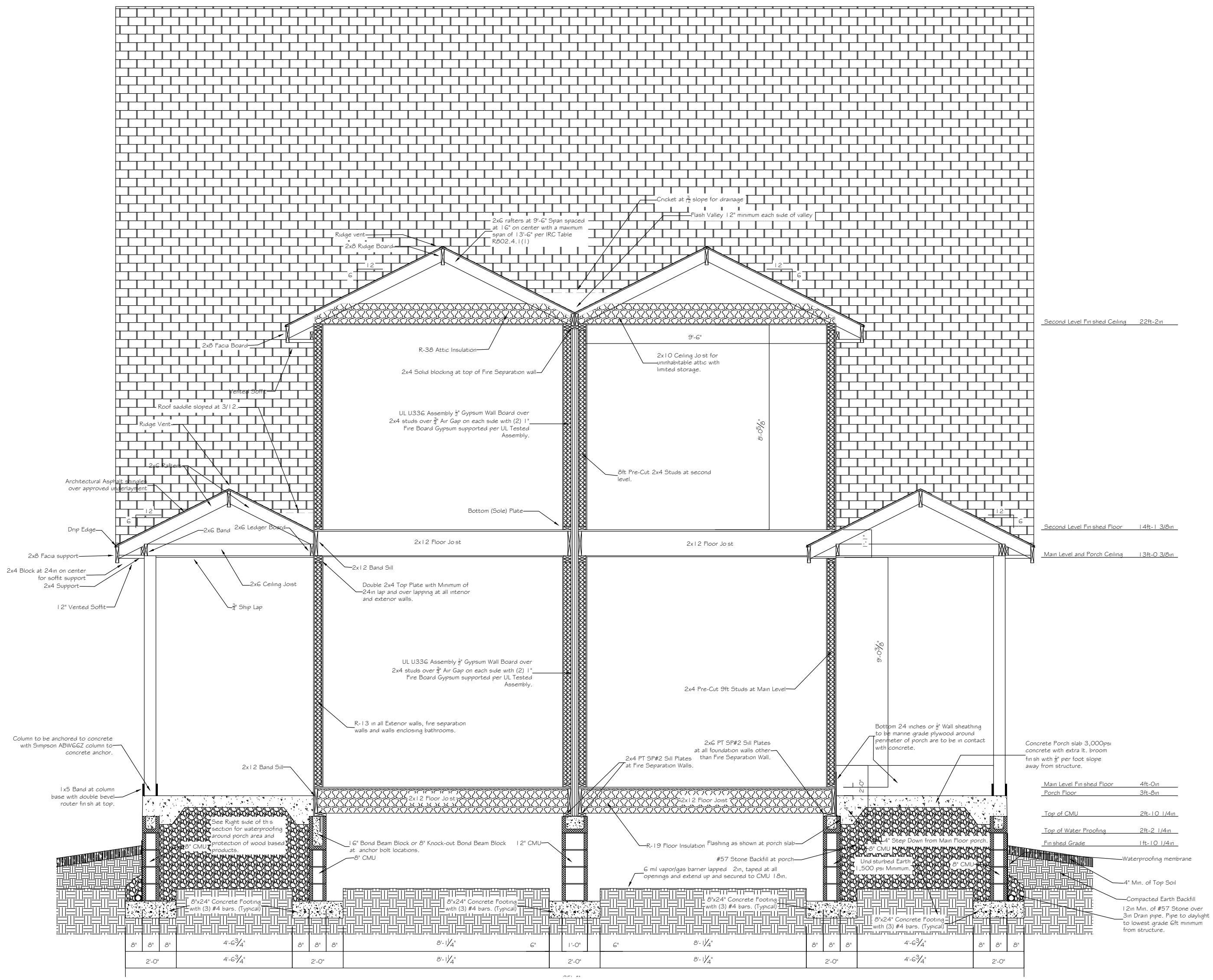
Sheet Number
S1-02



Building Section A / D1-01

Scale: ½" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
Plan ID 3B3BDUPLEX-AAB	Sheet Number
Drawing Date January 9, 2025	D1-01
Revision 1 Date	
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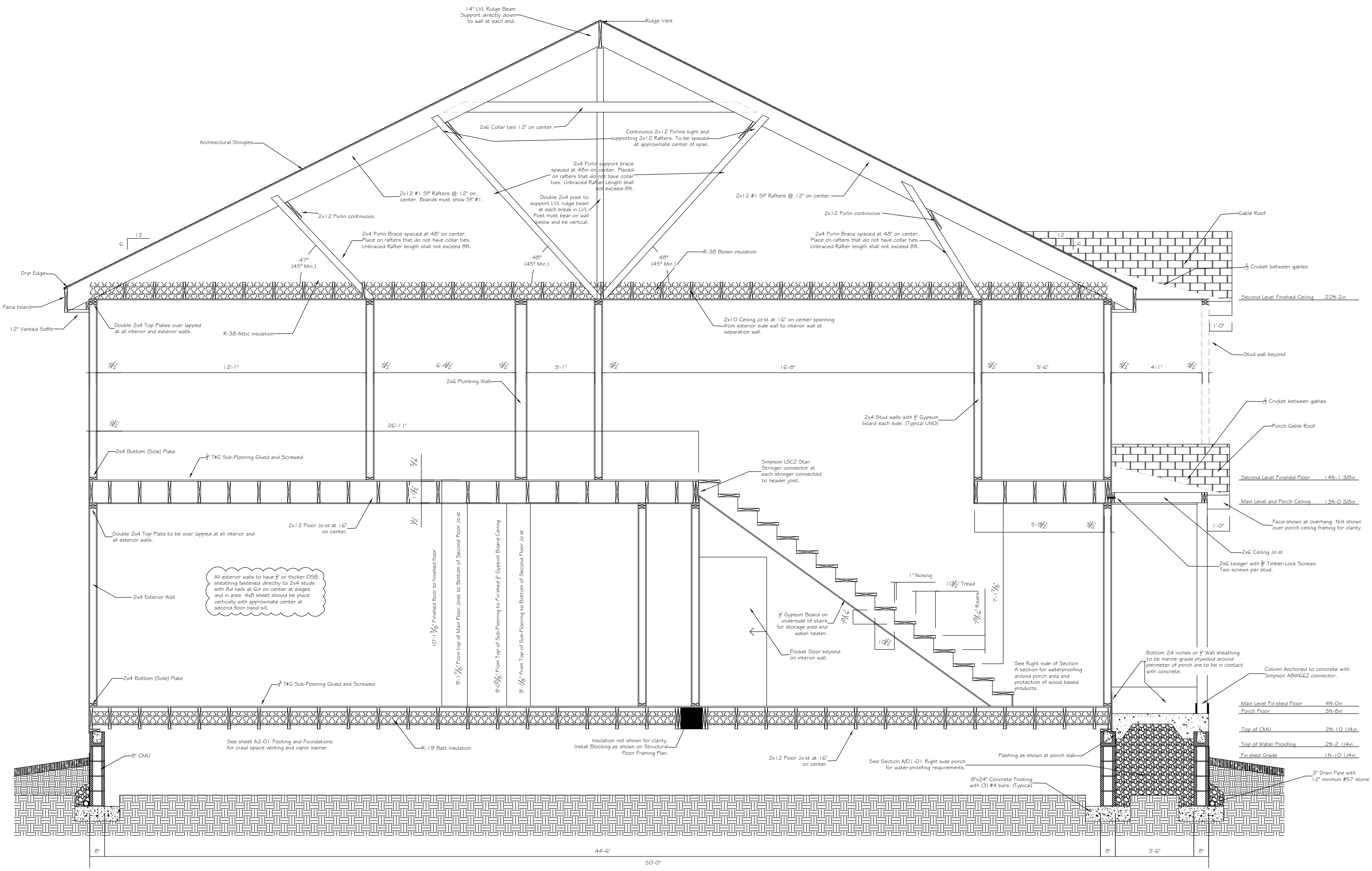

Building Section B / D1-02

Scale: ¼" = 1'-0"

Project Name and Address	Project Number
New Duplex **3 Bed/3 Bath Two Story** **Tennessee**	2025-P001
Contractor	Scale: See Drawing
Braden Family Properties **Josh Braden**	This Drawing is intended to be used for layout and design as close to code as possible. However it is the sole reasonability of the contractor to make sure all codes and local adoptions are met during construction.
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