Staff Report

Infill Housing Design Review

File Number: 10-C-24-IH

Meeting: 9/17/2025
Applicant: Raj Paul Cheema
Owner: Raj Paul Cheema
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 1219 New York Ave. **Parcel ID:** 81 o b 015
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure

Description of Work

Level III Subdivision/Plat, New Primary Structure

New primary structure fronting New York Avenue. One-story house measures 29'-4" wide by 62' deep, and the front setback is not specified but appears to be around 20'. The house features an exterior of horizontal siding with board-and-batten siding on the façade, a 10/12 pitch front-gable roof clad in asphalt shingles, and a block foundation clad in brick veneer on the façade. It features a 5'-7" deep half-length front porch recessed under a partial hipped roof supported by two 10" square columns. Parking is a concrete pad at the rear of the lot and is accessed via the alley.

The façade (southeast) features three bays, with a projecting front-gable massing featuring paired single-hung windows in the left bay, a half-lite paneled door in the central bay, and paired single-hung windows in the right bay. The right elevation features two transom windows, paired single-hung windows, and two single-hung windows. The left elevation features two projecting front-gable massings, four single-hung windows, and two transom windows. The rear elevation features a screened back patio recessed under the primary roofline and accessed via a full-lite glass door, and it is devoid of windows. All windows feature trim, and all single-hung windows are 4/1.

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 house is proposed for a new lot created by a subdivision plat that was administratively approved in October 2024. The application was postponed in October 2024, and new plans have been submitted since then.

2. The proposed front setback is not specified but appears to be around 20'. The average front setback of the blockface is 21'. The final site plan should include the front setback, which should be between 16'-26' to align with the blockface. The site plan includes a walkway from the front porch to the street.

3. Parking is a concrete pad at the rear of the lot and is accessed via the alley, which meets the design guidelines.

4. The final site plan indicates a tree in the front and rear yards, and their location indicates that existing trees on the lot will be retained.

5. The block to receive new construction is characterized by Craftsman bungalows, modified Queen Anne cottages, and some infill construction. The 29'-4" wide by 62' deep house is slightly narrower and deeper than the context, but it is generally proportionate to the dimensions of the lot and other buildings on the block.

6. The three-bay one-story façade is similar in scale and height to the other houses on the block, which are primarily one-story.

7. The design features a 5'-7" deep half-length front porch recessed under a partial hipped roof supported by two 10" square columns, which is similar in scale and design to others on the block. However, the depth should be increased to 8' to meet the design guidelines. If a handrailing is added to meet code requirements, it should be depicted on the final elevation drawings, to be approved by staff.

8. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. The 4/1 single-hung windows, 4-lite transom windows, and half-lite paneled door are compatible with the context. All elevations feature sufficient transparency, except for the rear elevation which is devoid of windows and will be visible from the side street due to the house's depth. A window should be added to the rear elevation to avoid large swaths of blank siding.

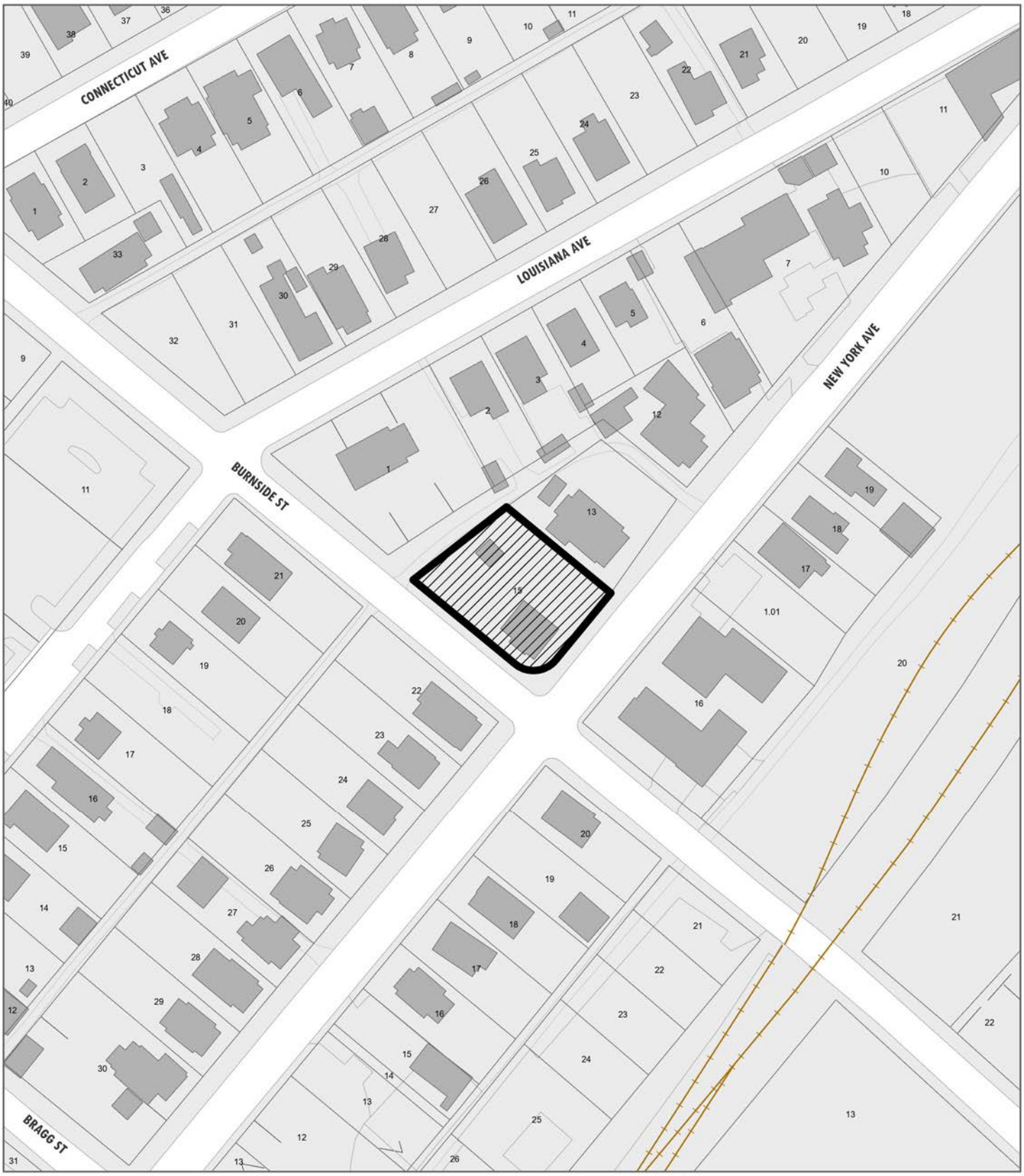
9. The 10/12 pitch front-gable roof meets the design guidelines and features details like rake mold trim, partial cornice returns, and eave overhangs that align with the context. However, the 10/12 pitch is steeper than most of the houses on the block, which are primarily Craftsman bungalows.

10. The asphalt shingles and horizontal siding meet the design guidelines. Guidelines discourage the use of vertical

siding and the use of different primary siding materials across elevations, and board-and-batten siding is typically approved as an accent only. The primary siding material on the façade should be revised to horizontal siding, with board-and-batten used as an accent only, and revised elevation drawings should be provided. The façade features brick veneer cladding on the block foundation. The foundation on the side and rear elevations should be clad in brick veneer, parge coated, or clad in stucco to meet the design guidelines.

Recommendation

Staff recommends approval of Certificate 10-C-24-IH, subject to the following conditions: 1) the front setback be between 16'-26' and be included on the final site plan; 2) the final site plan to meet City Engineering standards; 3) the front porch depth be increased to 8', with revised elevations provided if a handrailing is required during permitting; 4) one window be added to the rear elevation; 5) the primary siding material on the façade be revised to horizontal siding, using board and batten as an accent only, and depicted in revised elevation drawings; 6) the foundation on the side and rear elevations to be clad in brick veneer, parge coated, or clad in stucco; and 7) retaining rake mold trim, partial cornice returns, and eave overhangs as depicted.



INFILL HOUSING REVIEW BOARD

10-C-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Applicant: Raj Paul Cheema

1219 New York Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 10/2/2024 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)

Steven W. Abbott Jr.

Applicant

9/25/24	10/16/24	10-C-24-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

Raj Paul Cheema

Name	Company		
1219 New York Ave	Knoxville	TN	37917
Address	City	State	Zip

865.466.7240	rajpaulcheema@gmail.com
Phone	Email

CURRENT PROPERTY INFO

Raj Paul Cheema	1219 New York Ave	865.466.7240
Owner Name (if different from applicant)	Owner Address	Owner Phone

1219 New York Ave	081B015
Property Address	Parcel ID
Lonsdale Neighborhood Association	RN-2
Neighborhood	Zoning

AUTHORIZATION

Lindsay Crockett	Lindsay Crockett	9.30.24
Staff Signature	Please Print	Date

Authentisign Raj Cheema	Raj Paul Cheema	9/25/24
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: Plans for new duplex

STAFF USE ONLY

ATTACHMENTS

☐ Downtown Design Checklist

☐ Historic Zoning Design Checklist

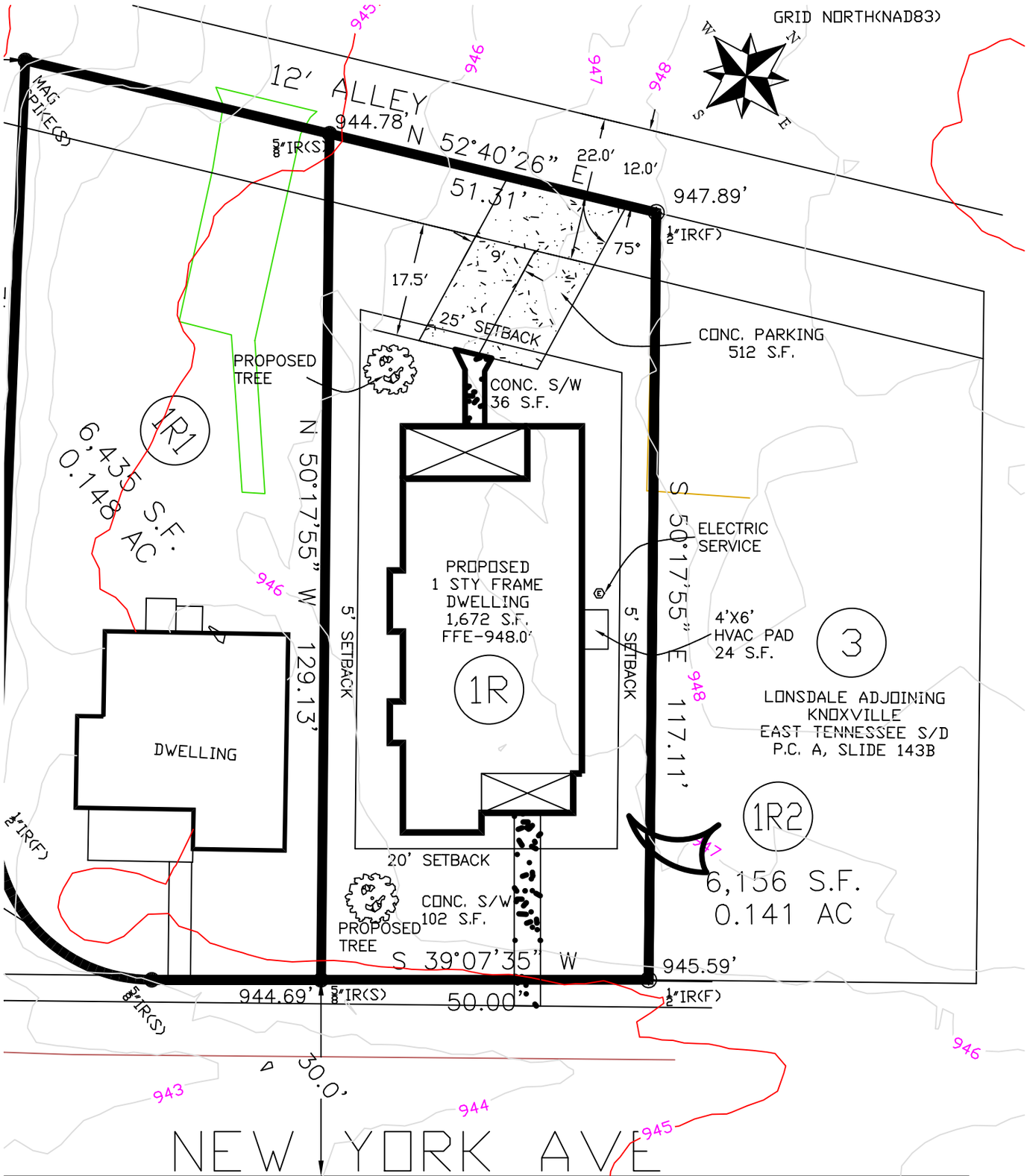
■ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
250.00	250.00
FEE 2:	
FEE 3:	



SITE DATA:
TOTAL MAX COVERAGE(40%)2,462 S.F. [2,346 S.F.]
MAX. BLDG COVERAGE(30%)1,847 S.F. [1,672 S.F.]

Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from the foundation walls. The grade shall fall not fewer than 6 inches within the first 10 feet.

SITE PLAN

DATE: 08/29/24

DRAWING NUMBER 448024

FOR RAJ PAUL CHEEMA
ADDRESS NEW YORK AVE
DISTRICT 5 COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37921
LOT NO. P/O 1R LONSDALE ADD. RESUB. S/D
WARD 19th CITY BLOCK 19563 DRAWN BY SWA
MAP CAB. 200711050036821
TAX MAP 0810 GROUP B PARCEL 015.00
WARRANTY DEED BK. 202406260065311
MORTGAGE CO.
TITLE CO.

SCALE 1" = 20'

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. 2395

Steven W. Abbott Jr. 8/29/24

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. 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

GENERAL NOTES AND SPECIFICATIONS:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IRC , 2018 IMC, 2018 IECC, 2018 IPC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.
THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS SOUTHLAND DESIGNS OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY SOUTHLAND DESIGNS WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

SOUTHLAND DESIGNS SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF SAME TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF SOUTHLAND DESIGNS BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED SOUTHLAND DESIGNS TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2018 IRC
ROOF: 20 PSF TOP CHORD LL.
10 PSF TOP CHORD DL.
10 PSF BOTTOM CHORD DL.
FLOOR: 40 PSF LL.
10 PSF TOP CHORD DL.
5 PSF BOTTOM CHORD DL.
SOIL: 2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: 16"
SEISMIC ZONE: C,
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA DUCTING, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

GRADING NOTES:

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES THROUGH TENNESSEE ONE CALL.

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.

PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS AS REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH,
3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI).
3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION.
MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS OR APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

* JOINTS AROUND WINDOW AND DOOR FRAMES
* JOINTS BETWEEN WALL CAVITY AND WINDOW / DOOR FRAME
* JOINTS BETWEEN WALL AND FOUNDATION
* JOINTS BETWEEN WALL AND ROOF
* JOINTS BETWEEN WALL PANELS
* UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

FRAMING:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO SPIB (SOUTHERN PINE INSPECTION BUREAU), (CIS) CAROLINA INSPECTION SERVICES INC. OR (C&R) CONWAY & ROBISON, LLC GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE SYP #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR APPROVED EQUAL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG.

PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:
A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE SYP #2 OR BETTER

B. EXPOSED ARCH BEAMS TO BE SYP #1 OR BETTER

C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE SYP #2.

D. ALL STUDS TO BE SYP #2 OR BETTER.

E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16 OR APPROVED EQUAL.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB OR APPROVED EQUAL.

F. ' I ' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

FLOORS AND ROOFS:

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

SUBSTITUTION OF MATERIALS IS ACCEPTABLE PROVIDED THEY ARE EQUAL TO OR GREATER THAN WHAT IS SPECIFIED.

DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPEN AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPERABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. UNLESS NOTED OTHERWISE. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

ENERGY NOTES:

1) AIR BARRIER: TESTING A.K.A, "BLOWER DOOR TEST". THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING (3) THREE AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH RESNET / ICC 380 (STANDARD FOR TESTING AIRTIGHTNESS OF BUILDING ENCLOSURES, DWELLING UNIT, AND SLEEPING UNIT ENCLOSURES, AIRTIGHTNESS OF HEATING AND COOLING AIR DISTRIBUTION SYSTEMS; AND AIRFLOW OF MECHANICAL VENTILATION SYSTEMS), ASTM E779 (STANDARD TEST METHOD FOR DETERMINING AIR LEAKAGE RATE BY FAN PRESSURIZATION) OR ASTM E1827 (STANDARD TEST METHODS FOR DETERMINING AIRTIGHTNESS OF BUILDINGS USING AN ORIFICE BLOWER DOOR) AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. (50 PASCALS). WHERE REQUIRED BY THE BUILDING OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. (N1102.4.1.2)

2) DUCT TESTING (MANDATORY): LEAKAGE TEST A.K.A, "DUCT BLASTER TEST". DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY ONE OF THE FOLLOWING METHODS: 1. ROUGH-IN TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE IF INSTALLED AT THE TIME OF THE TEST OR 2. POST CONSTRUCTION TEST: TOTAL LEAKAGE SHALL BE MEASURED WITH A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. (25 PA) ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. REGISTERS SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. (N1103.3.3)

3) INSULATION: CEILING R-VALUE. THE BUILDING THERMAL ENVELOPE FORMED BY THE CEILINGS SHALL BE INSULATED NOT LESS THAN R-49 TO MEET THE REQUIREMENTS OF TABLE N1102.1.2 (N1102.1.2)

4) INSULATION: WOOD FRAMED WALL R-VALUE. THE BUILDING THERMAL ENVELOPE FORMED BY THE WOOD FRAMED WALLS SHALL BE INSULATED NOT LESS THAN R-20 CAVITY OR R-13 CAVITY PLUS AN R-5 CONTINUOUS INSULATION TO MEET THE REQUIREMENTS OF TABLE N1102.1.2 (N1102.1.2)

RADON NOTES:

1) PASSIVE RADON SYSTEM--REQUIRED. NEW CONSTRUCTION (INCLUDING ADDITIONS TO EXISTING STRUCTURES) SHALL BE PROVIDED WITH A RADON MITIGATION SYSTEM IN ACCORDANCE WITH 2018 IRC APPENDIX F-RADON CONTROL METHODS, SEE SECTION AF103-REQUIREMENTS FOR INSTALLATION INFORMATION.

2) PASSIVE RADON SYSTEM--VENT TERMINATION. THE PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND TERMINATE AT LEAST 12 INCHES ABOVE THE SURFACE OF THE ROOF IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. (AF103.6) VENT TERMINATION SHALL BE VERIFIED AT TIME OF ROUGH FRAMING INSPECTION.

3) PASSIVE RADON SYSTEM--FUTURE POWER SOURCE. TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN AN APPROVED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARMS. (AF103.12) ELECTRICAL OUTLET REQUIREMENT SHALL BE VERIFIED AT TIME OF ROUGH ELECTRICAL INSPECTION.

VENTILATION NOTES:

1) MECHANICAL VENTILATION: WHERE REQUIRED. WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 5 AIR CHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCH W.C (50 PA) IN ACCORDANCE WITH SECTION N1102.4.1.2-BUILDING THERMAL ENVELOPE: TESTING, THE DWELLING UNIT SHALL BE PROVIDED WITH WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1505.4-WHOLE HOUSE MECHANICAL VENTILATION. (R303.4)

SQUARE FOOTAGE	
MAIN FLOOR LIVING	1436 SQ FT
PORCH	91 SQ FT
SCREENED PORCH	161 SQ FT
TOTAL LIVING AREA	1436 SQ FT

SHEET INDEX:

THE ASHWOOD - SLAB

PROJECT:
THE ASHWOOD

THREE PINES CONSTRUCTION
P.O. BOX 266
SWEETWATER, TN. 37874

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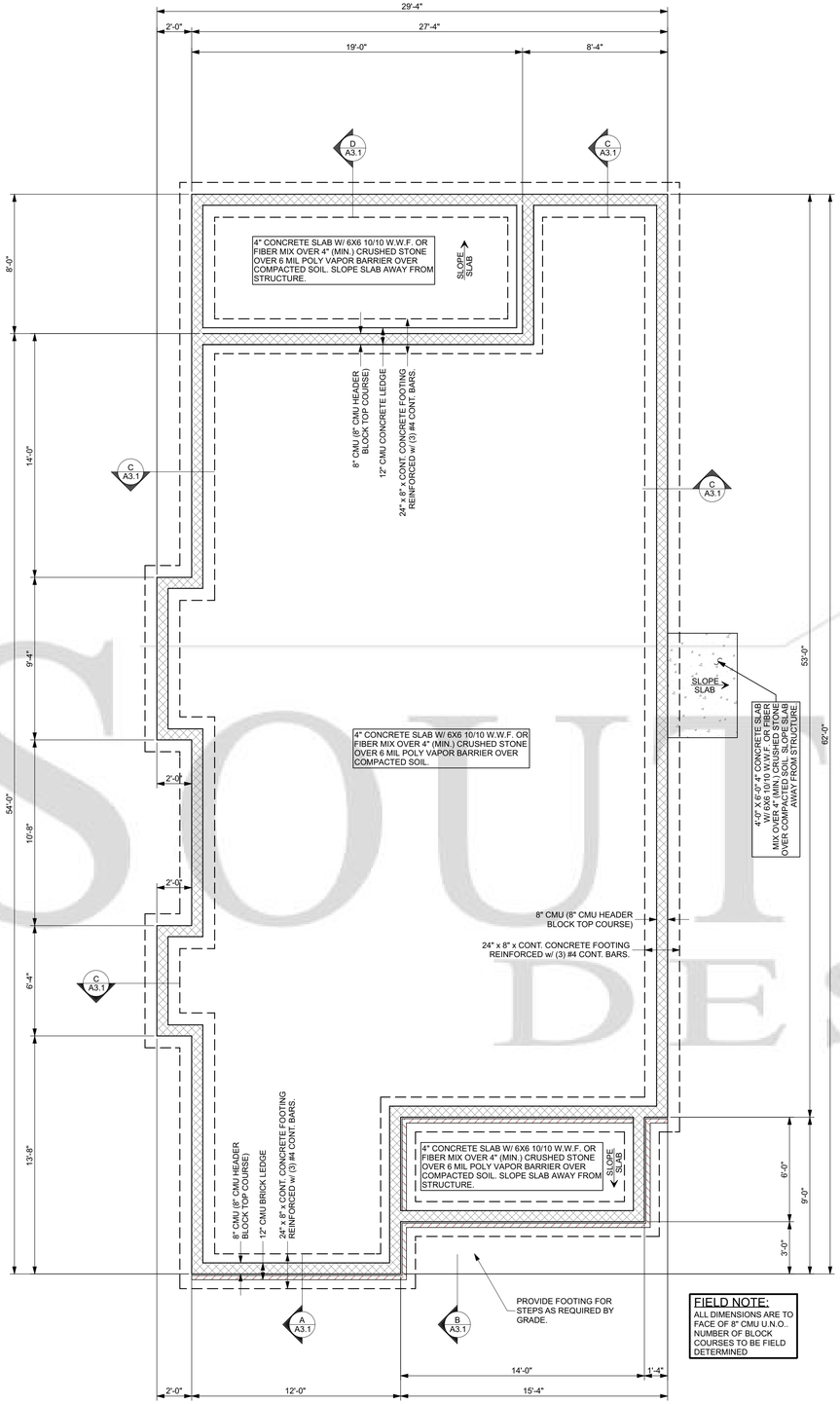
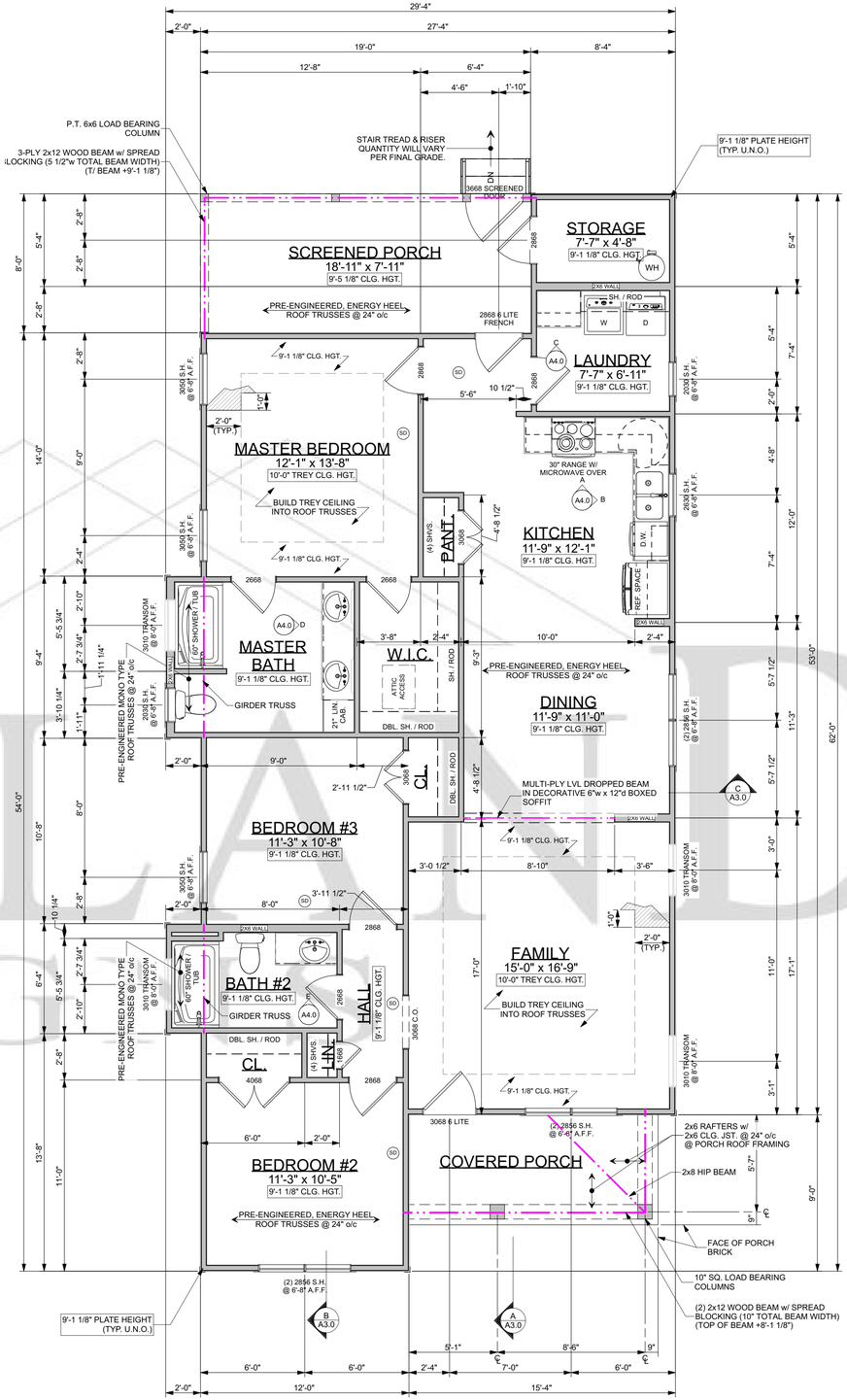
DATE: AUG. 29, 2025
SCALE: 1/4" = 1'-0" U.N.O.
APPROVED BY / DATE:
PROJECT: 25012
SHEET NO.: A0.0



FIELD NOTE:
ALL DIMENSIONS ARE TO FACE OF 8" CMU U.N.O.. NUMBER OF BLOCK COURSES TO BE FIELD DETERMINED

FOUNDATION PLAN
1/4 IN = 1 FT



FIRST FLOOR PLAN
1/4 IN = 1 FT

FIELD NOTES:
1. ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
2. ALL PLATE HEIGHTS, WINDOW HEIGHTS, AND CEILING HEIGHTS SHOWN ON THIS SHEET ARE REFERENCED FROM THE FIRST FLOOR SUB-FLOOR.
3. DIMENSIONS ARE FROM FACE OF SHEATHING AT EXTERIOR WALLS TO CENTERLINE OR FACE OF INTERIOR WALLS.

THE ASHWOOD

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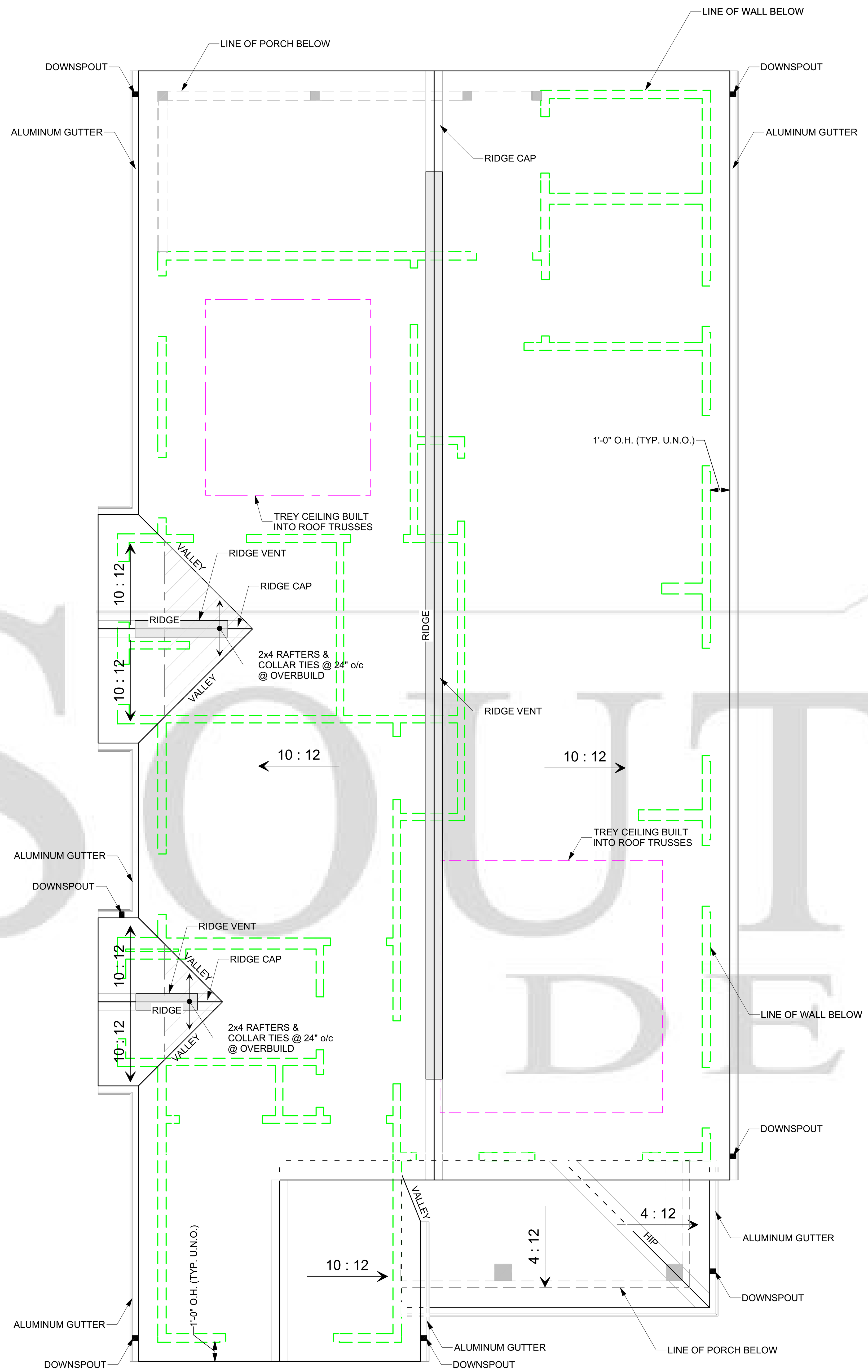
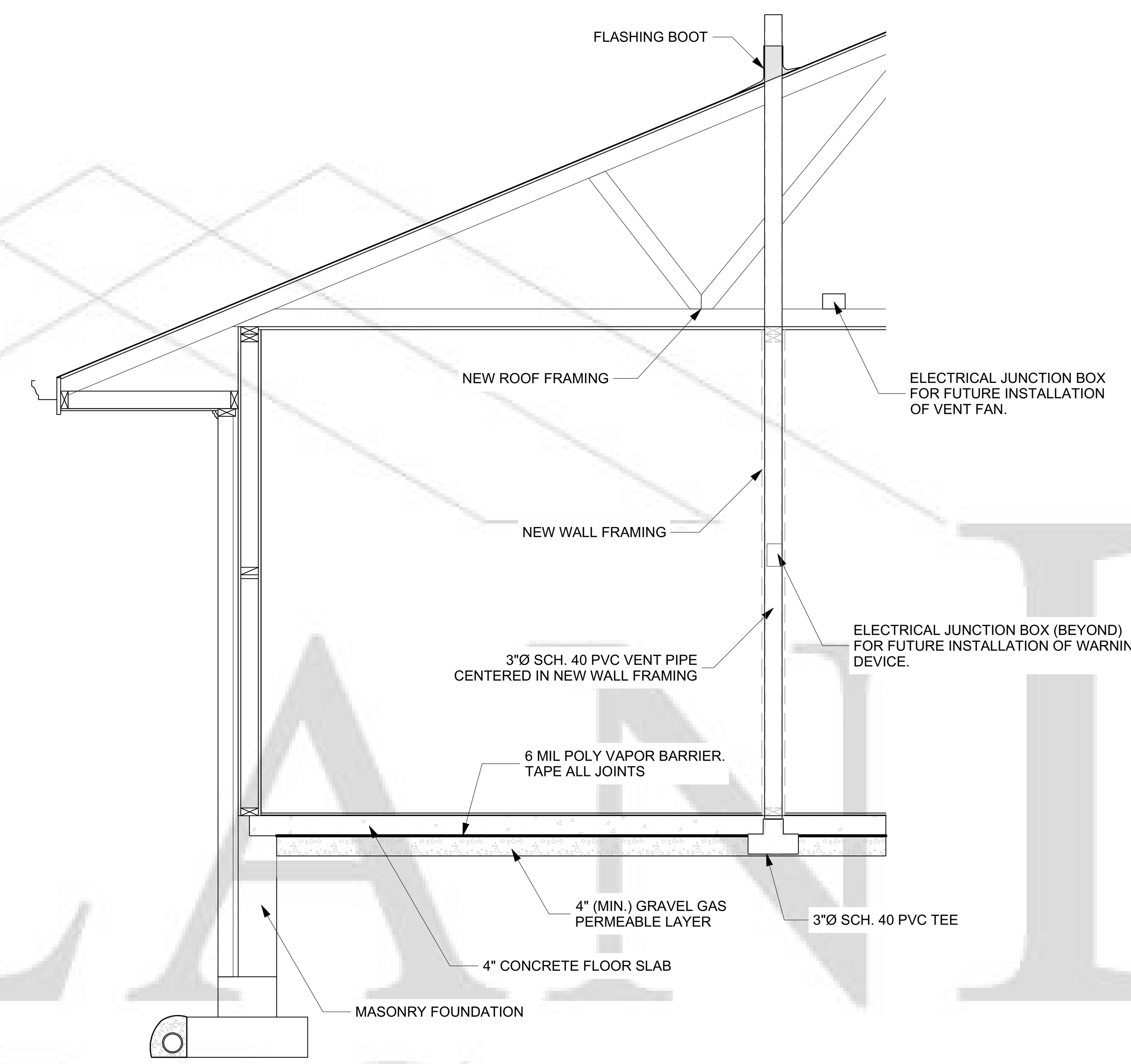


ROOF PLAN
1/4 IN = 1 FT



TYPICAL RADON DETAIL
1/2 IN = 1 FT

PROJECT:
THE ASHWOOD

THREE PINES CONSTRUCTION
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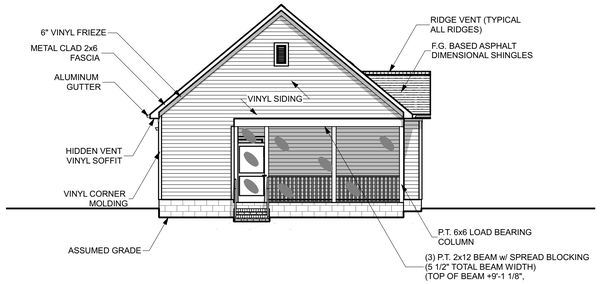
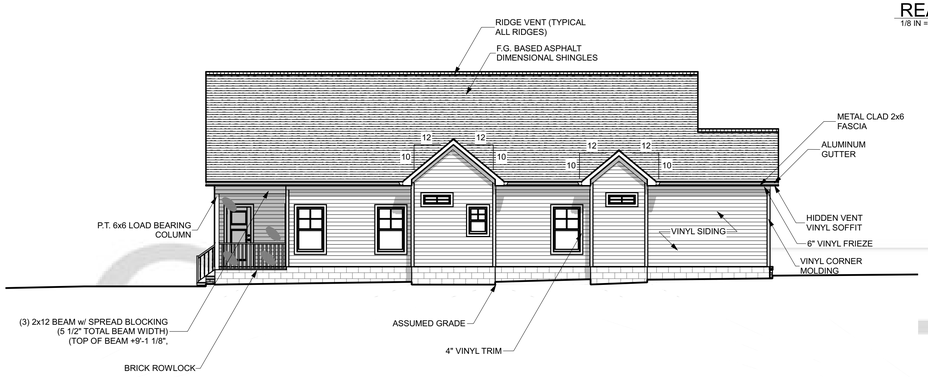
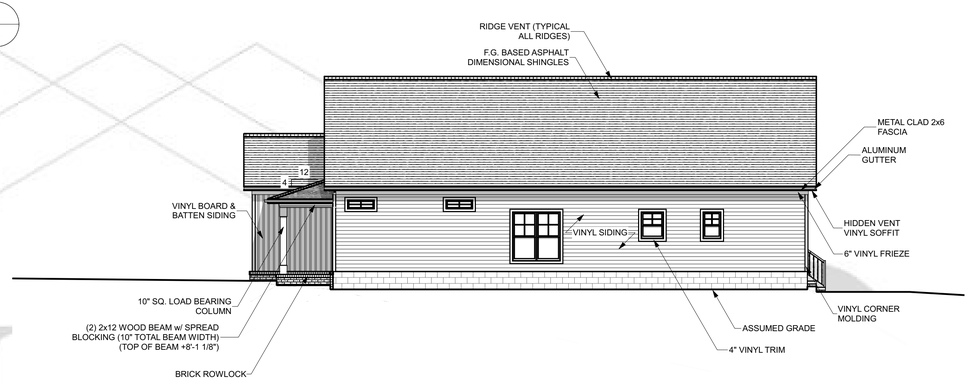


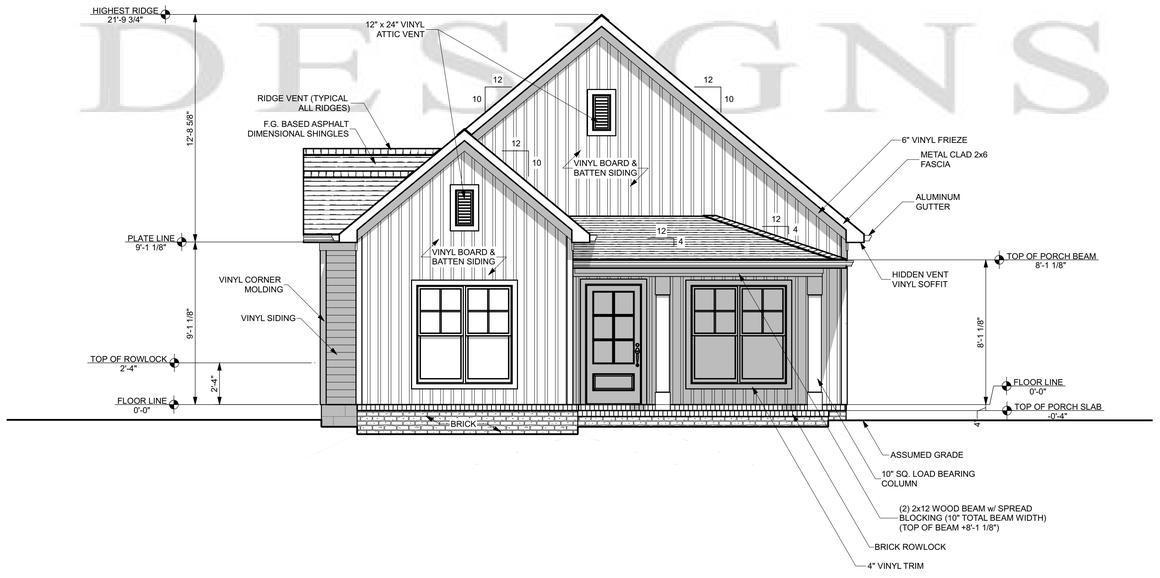
REAR ELEVATION
1/8 IN = 1 FT



LEFT ELEVATION
1/8 IN = 1 FT



RIGHT ELEVATION
1/8 IN = 1 FT



FRONT ELEVATION
1/4 IN = 1 FT

PROJECT:
THE ASHWOOD

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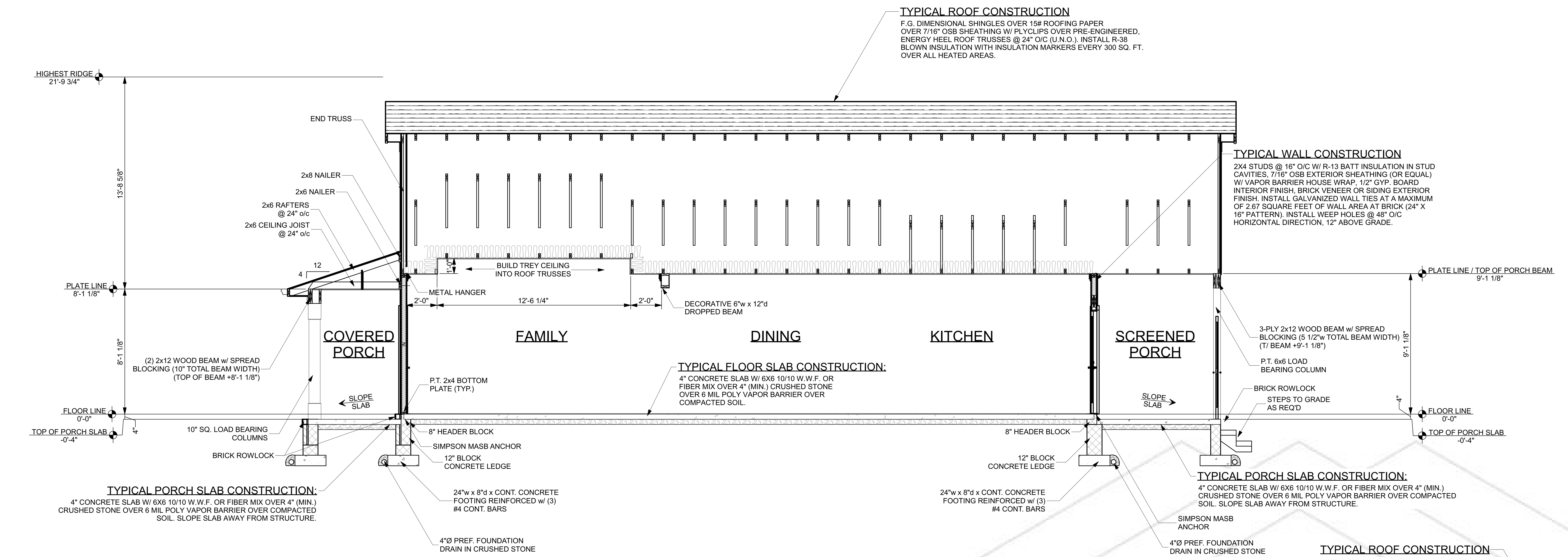
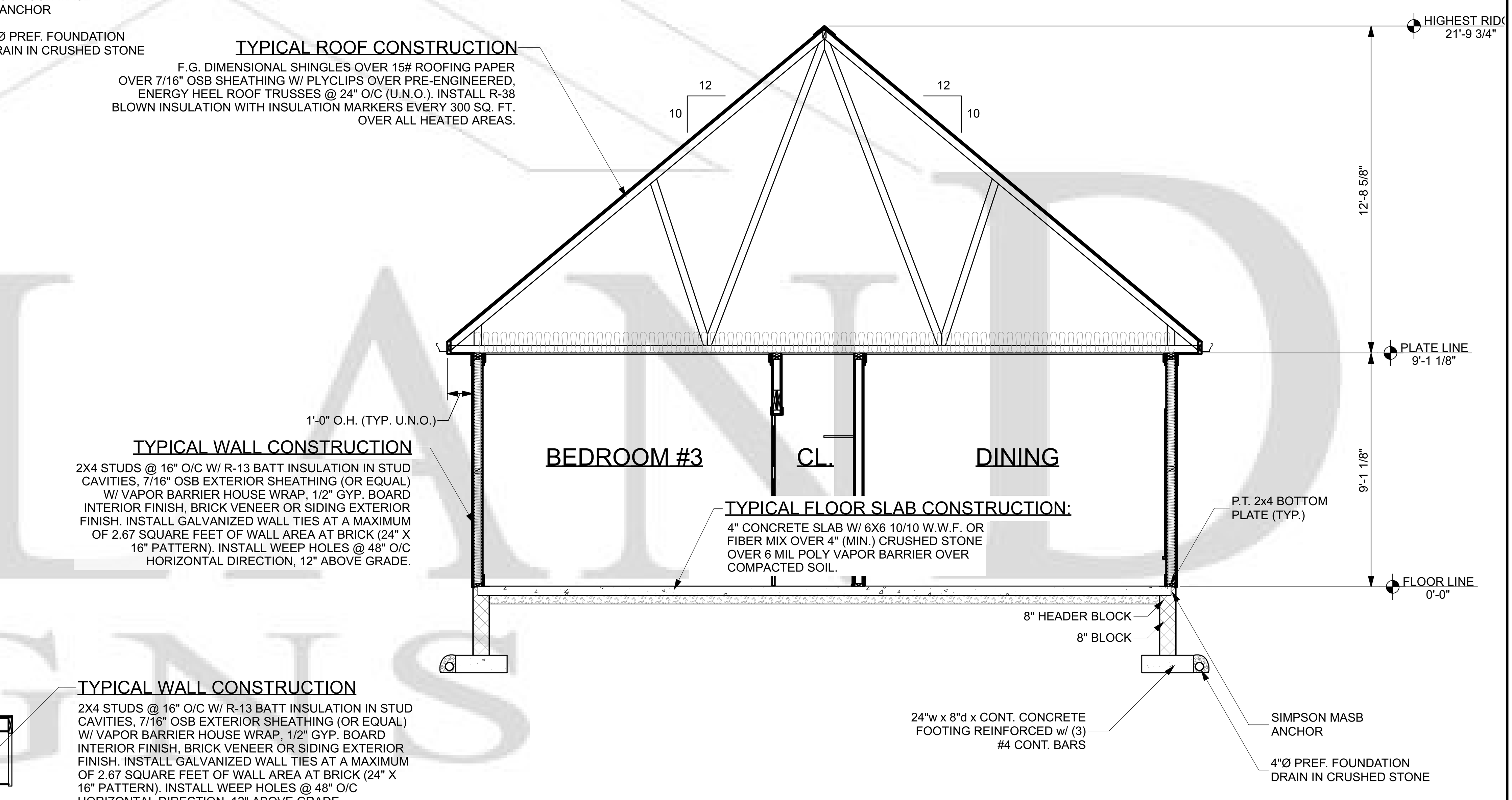
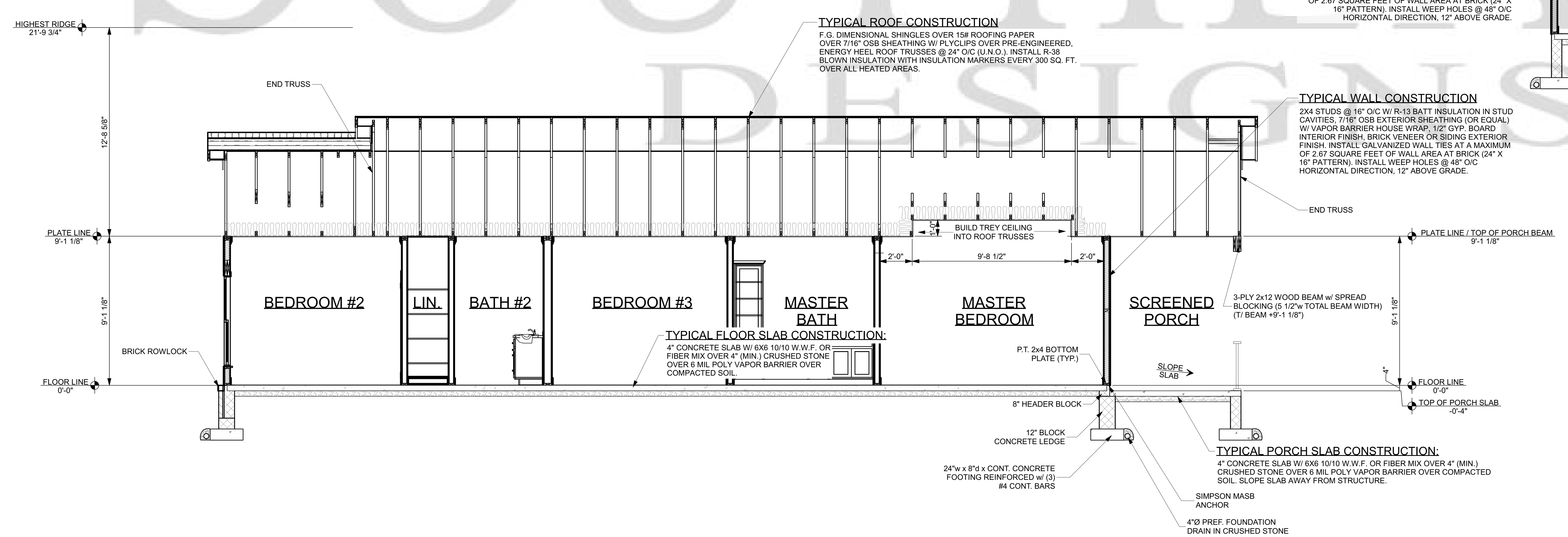


SECTION A / A1.0
1/4 IN = 1 FT



SECTION C / A1.0
1/4 IN = 1 FT



SECTION B / A1.0
1/4 IN = 1 FT

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PROJECT: THE ASHWOOD

THREE PINES CONSTRUCTION
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