Staff Report

Infill Housing Design Review

File Number: 6-B-26-IH

Meeting: 6/17/2026
Applicant: Josh Braden Braden Family Properties, LLC
Owner: Josh Braden Braden Family Properties, LLC
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 2200 Sycamore Dr. **Parcel ID:** 81 P S 003
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: New primary structure (duplex)

Staff Recommendation

Staff recommends approval of Certificate 6-B-26-IH, subject to the following conditions:
1) the final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
2) meeting all applicable standards of Article 4.6 and 9.3.J, including revising the front setback with final measurements to be approved by staff;
3) the final site plan to feature a walkway from the porch to the street;
4) the tree in the rear yard to be an existing healthy tree, as possible, with documentation submitted to staff;
5) the porch posts to be at least 6” by 6”;
6) the foundation to be built as depicted, with major changes to return to the Board for review.

Description of Work

Level III

New Primary Structure

New primary structure fronting Sycamore Drive. The two-story duplex features a front-gable roof (6/12 pitch), an exterior of lap siding, and a block foundation clad in stucco (appx. 4’ tall at façade). The duplex is 28’ wide by 55’ deep (one 26’-10” deep unit in front of the other) and will be set 20’ from the front lot line. Each unit features a full-length 8’ deep front porch recessed under the primary roofline and supported by four posts with a simple handrailing and steps. Parking is four spaces behind the building that are accessed via Sycamore Drive. The site plan features a tree in the front and rear yard.

The façade (north) features three bays, with a half-lite paneled door with a sidelight in the rightmost bay followed by two bays of two 1/1 single-hung windows on the first story and two projecting bays with two 1/1 single-hung windows on the second story, one of which projects from a front-gable massing. The projecting windows are clad in board-and-batten siding. The rear elevation, which serves as the primary entrance to the other unit, is a mirrored copy of the façade. The left elevation features four windows on the second story, and the first story features six windows, two of which are on one story massings projecting from the façade with a partial hipped roof. The right elevation features four windows on the second story and two transom windows and a patio on the first story to access the secondary entrance for each unit.

Comments

Background: The applicant intends to use the Middle Housing standards (Article 4.6). The DRB focuses on how the project meets the Infill Housing design guidelines, but some revisions to meet Middle Housing standards could require additional review by the DRB.

Front Yards: The front setback should be revised to be within 5’ of the average of the blockface to meet Middle Housing standards. A walkway should be added from the front porch to the street.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate. The lot is currently forested with some mature trees and invasive vines are present. The tree in the rear yard should be one of the existing healthy trees, unless documentation is submitted to staff showing that the trees are unhealthy or mature trees are within the parking footprint.

Scale, Mass, and Foundation Height: The block features one-story infill construction, and there are large warehouse buildings nearby to the west.

Porches and Stoops: Appropriate. The porch posts should be at least 6” by 6”.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate.

Multi-Unit Housing: The building appears as a single-family house, with one of the primary entrances on the rear elevation. The projections on all elevations help break up the large massing.

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. House Orientation and Side Yards
- 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.
- On lots greater than 50’ in width, consider re-creating the original lot size

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.

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.

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.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.
- 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).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.

10. Multi-Unit Housing
In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.
- 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.

DESIGN REVIEW BOARD

6-B-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

0 Sycamore Dr.

Lonsdale Infill Housing Overlay District

Original Print Date: 6/1/2026 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Josh Braden Braden Family Properties, LLC

N

0 160

Feet

15

14

13

12

10' ALLEY

50.88'
S 58°56'06" W

952

955

955

960

960

965

25' SETBACK

36.0'

9.0'

36.0'

10.0'

WASHED STONE
2,208 S.F.

18.0'

PAVING NOTE:
DRIVEWAY AND PARKING STALLS TO BE BANDED AND DIVIDED WITH LANDSCAPE TIMBERS

6

7,449 S.F.
0.171 AC

5

S 44°04'44" E 150.80'

5' SETBACK

35.5'

S 44°04'44" E 149.73'

5' SETBACK

28R

6.0'

PROPOSED
DUPLEX
1,330 S.F.
FFE=963.50'

17.6'

20' SETBACK

20.2'

10.0'

50.65'
N 57°44'50" E

10.0'

CONC. APRON
117 S.F.

15.0'

SYCAMORE DR

SITE DATA:

TOTAL MAX COVERAGE(40%) 2,980 S.F. [2,551 S.F.]
MAX. BLDG COVERAGE(30%) 2,235 S.F. [1,330 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 fee.

DATE: 06/05/26

SITE PLAN

DRAWING NUMBER 507726

FOR BRADEN FAMILY HOMES LLC
ADDRESS 2200 SYCAMORE DRIVE
DISTRICT 8th COUNTY KNOX
LOT NO. 6 WESTWOOD ADD S/D
WARD 19th CITY BLOCK 19123 DRAWN BY SWA
MAP CAB. P.C. B, SLIDE 10C
TAX MAP 081P GROUP S PARCEL 003.00
WARRANTY DEED BK. 202604270060468
MORTGAGE CO.

SCALE 1" = 20'
CITY KNOXVILLE STATE TN ZIP 37917

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. 2182
06/05/26

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.

UNIT A - AREA SCHEDULE	
NAME	AREA
PANTRY - UNIT A	14 sq ft.
COAT CLOSET - UNIT A	10 sq ft.
LIVING AREA - UNIT B	171 sq ft.
COAT CLOSET - UNIT B	9 sq ft.
PANTRY - UNIT B	14 sq ft.
MASTER BEDROOM - UNIT A	144 sq ft.
MASTER CLOSET - UNIT A	42 sq ft.
BATHROOM - UNIT A	43 sq ft.
BEDROOM 1 CLOSET - UNIT A	6 sq ft.
BEDROOM 2 CLOSET - UNIT A	6 sq ft.
MASTER BEDROOM - UNIT B	144 sq ft.
MASTER CLOSET - UNIT B	42 sq ft.
BATHROOM - UNIT B	43 sq ft.
BEDROOM 1 - UNIT B	103 sq ft.
BEDROOM 2 - UNIT B	102 sq ft.
Total	893 sq ft.

UNIT B - AREA SCHEDULE	
NAME	AREA
MASTER BATH - UNIT A	51 sq ft.
POWDER ROOM - UNIT A	21 sq ft.
HALLWAY - UNIT A	47 sq ft.
KITCHEN - UNIT B	87 sq ft.
POWDER ROOM - UNIT B	21 sq ft.
HALLWAY - UNIT B	50 sq ft.
LAUNDRY - UNIT A	12 sq ft.
BEDROOM 1 - UNIT A	103 sq ft.
BEADROOM 2 - UNIT A	102 sq ft.
UPPER HALLWAY - UNIT A	93 sq ft.
MASTER BATH - UNIT B	51 sq ft.
LAUNDRY - UNIT B	12 sq ft.
UPPER HALLWAY - UNIT B	93 sq ft.
BEDROOM 1 CLOSET - UNIT B	6 sq ft.
BEDROOM 2 CLOSET - UNIT B	6 sq ft.
Total	755 sq ft.

AREA SCHEDULE	
NAME	AREA
MASTER BATH - UNIT A	51 sq ft.
MASTER BATH - UNIT B	51 sq ft.
PANTRY - UNIT A	14 sq ft.
POWDER ROOM - UNIT A	21 sq ft.
COAT CLOSET - UNIT A	10 sq ft.
HALLWAY - UNIT A	47 sq ft.
LIVING AREA - UNIT B	171 sq ft.
KITCHEN - UNIT B	87 sq ft.
COAT CLOSET - UNIT B	9 sq ft.
POWDER ROOM - UNIT B	21 sq ft.
PANTRY - UNIT B	14 sq ft.
HALLWAY - UNIT B	50 sq ft.
MASTER BEDROOM - UNIT A	144 sq ft.
MASTER CLOSET - UNIT A	42 sq ft.
LAUNDRY - UNIT A	12 sq ft.
BATHROOM - UNIT A	43 sq ft.
BEDROOM 1 - UNIT A	103 sq ft.
BEDROOM 1 CLOSET - UNIT A	6 sq ft.
BEADROOM 2 - UNIT A	102 sq ft.
BEDROOM 2 CLOSET - UNIT A	6 sq ft.
UPPER HALLWAY - UNIT A	93 sq ft.
MASTER BEDROOM - UNIT B	144 sq ft.
MASTER CLOSET - UNIT B	42 sq ft.
LAUNDRY - UNIT B	12 sq ft.
BATHROOM - UNIT B	43 sq ft.
UPPER HALLWAY - UNIT B	93 sq ft.
BEDROOM 1 - UNIT B	103 sq ft.
BEDROOM 1 CLOSET - UNIT B	6 sq ft.
BEDROOM 2 - UNIT B	102 sq ft.
BEDROOM 2 CLOSET - UNIT B	6 sq ft.
Total	1648 sq ft.

TWO FAMILY DWELLING

First 10ft of Elevation Glazing Percentage of Front Elevation

Total Face 260.0 sf = 260.0 sf

windows at 15.5sf = 62.0 sf
Door window at 4.sf = 4.3 sf
Door side window 7.4sf = 7.4 sf

Total Gazing = 73.7 sf

73.7 / 260.0 = 28.2% Glazing

Total Glazing Percentage of Front Elevation

Total Face 516.0 sf = 516.0 sf

8 windows at 15.5sf = 124 sf
Door window at 4.sf = 4.3 sf
Door side window 7.4sf = 7.4 sf

Total Gazing = 135.7 sf

135.7 / 516.0 = 26.3% Glazing

Front Facing Elements
1. 12in Eave overhang
2. 8ft Covered Porch
3. Hardie Trim Around Windows. (As per Window Trim Detail)

DRAWING SCHEDULE

ASOF CUSTOM PLANS
GJA
809 BURNETT STATION RD
SEYMOUR, TENNESSEE 37865
(865) 803-4427
ASOFCUSTOMPLANS@OUTLOOK.COM

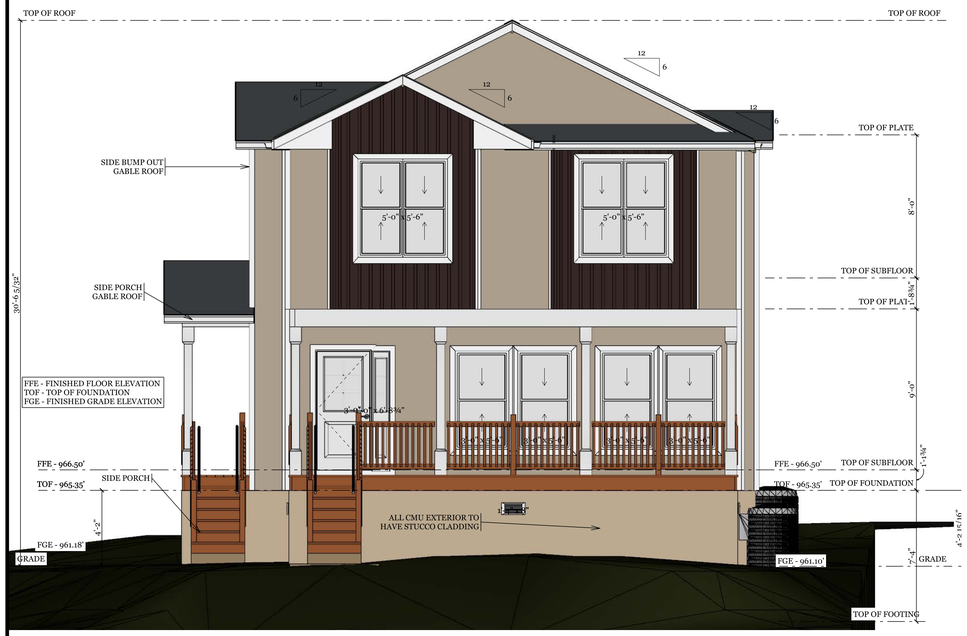
Braden Family Properties, LLC
813 HUCKLEBERRY LN
Knoxville, Tennessee 37924
(865) 696-7343
joshuabradens4@gmail.com

THE SYCAMORE
2F2B3BD2.5BRCS
ASOF PROJECT NUMBER: 2026-P016
2200 SYCAMORE DR
Knoxville, Tennessee
GJA

COVER

SCALE: 0.2188" = 1'-0"
DRAWN BY: GJA
DATE: Monday, June 1, 2026

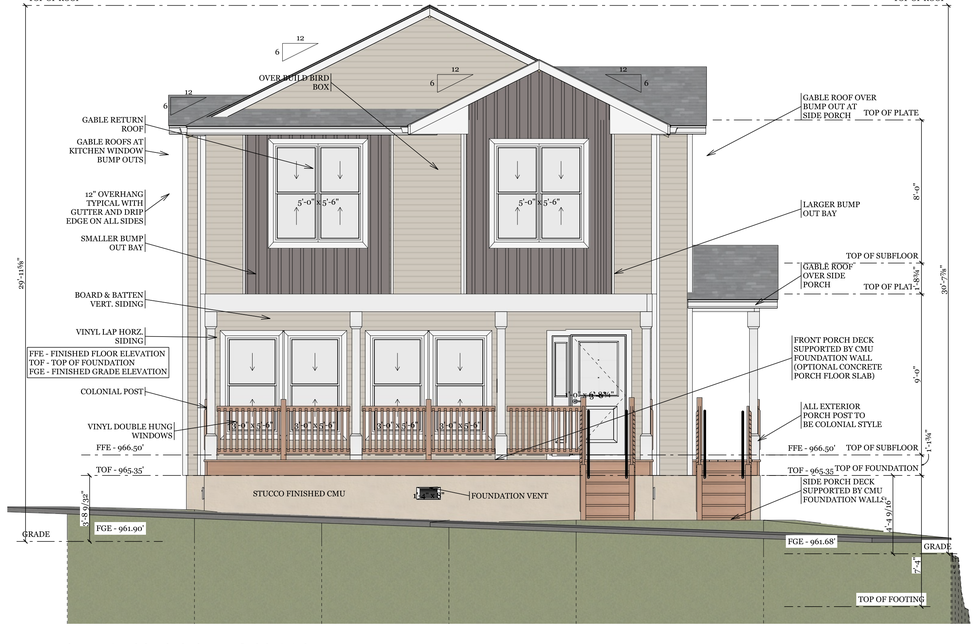
A 1 1 — SECTION LETTER / PAGE NUMBERS



REAR ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ASOF CUSTOM PLANS
GJA
809 BURNETT STATION RD
SEYMOUR, TENNESSEE 37865
(865) 803-4427
ASOFCUSTOMPLANS@OUTLOOK.COM

Braden Family Properties, LLC
813 HUCKLEBERRY LN
Knoxville, Tennessee 37924
(865) 696-7343
Joshuabradens4@gmail.com

THE SYCAMORE
2F283BD2.5BRCS
ASOF PROJECT NUMBER: 2026-P016
2200 SYCAMORE DR
Knoxville, Tennessee
GJA

EXTERIOR ELEVATIONS

SCALE:	1/4" = 1'-0"
DRAWN BY:	GJA
DATE:	Monday, June 1, 2026
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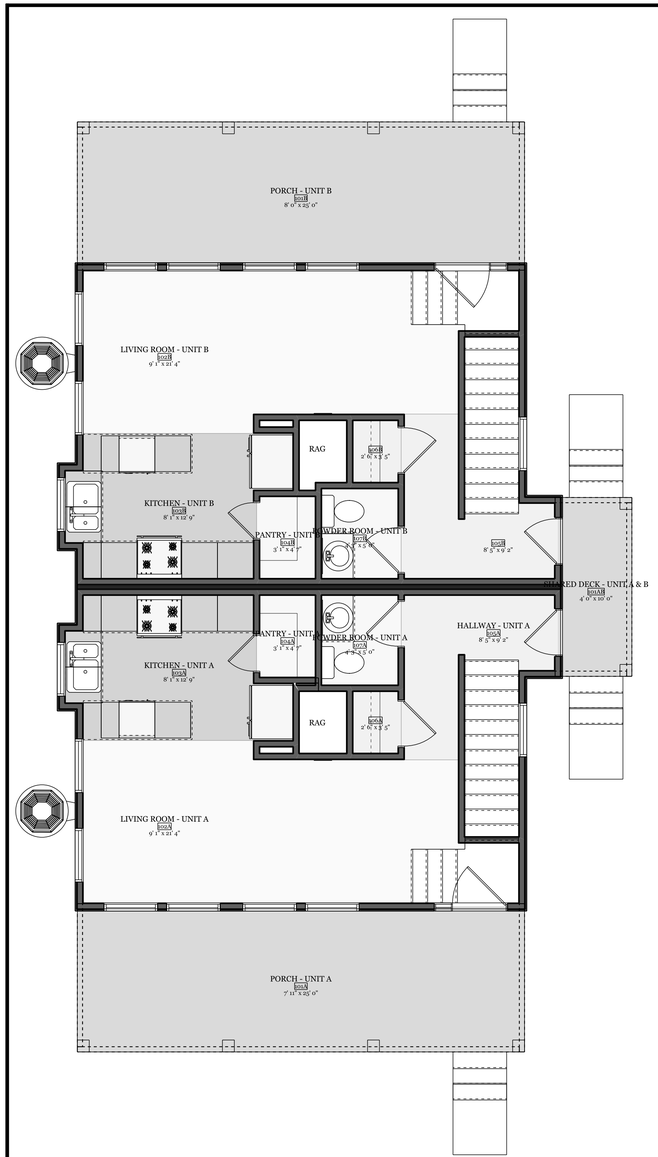


FLOOR LAYOUT - MAIN FLOOR - ROOM
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

OPENING ID	PRODUCT CODE	ROOM SCHEDULE ID	EGRESS	SIZE	HINGE	REVERSED	COUNT	TOP OF OPENING	GLAZING AREA
E	24X80 COLONIAL A 1	103A	No	2'-0"	R	NO	1	6'-8¼"	0.0 sq ft.
E	24X80 COLONIAL A 1	103B	No	2'-0"	L	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	106A	No	2'-6"	L	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	106B	No	2'-6"	R	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	107A	No	2'-6"	R	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	107B	No	2'-6"	L	NO	1	6'-8¼"	0.0 sq ft.
C	30X80 COUNTRY A 1	105A	Yes	2'-6"	R	NO	1	6'-8¼"	4.7 sq ft.
C	30X80 COUNTRY A 1	105B	Yes	2'-6"	L	NO	1	6'-8¼"	4.7 sq ft.
A	50X80 RH ENTRY - 1 SL	101A	Yes	4'-0¾"	R	NA	1	6'-8¼"	1.4 sq ft.
A	50X80 RH ENTRY - 1 SL	101B	Yes	4'-0¾"	R	NA	1	6'-8¼"	1.4 sq ft.

WINDOW SCHEDULE

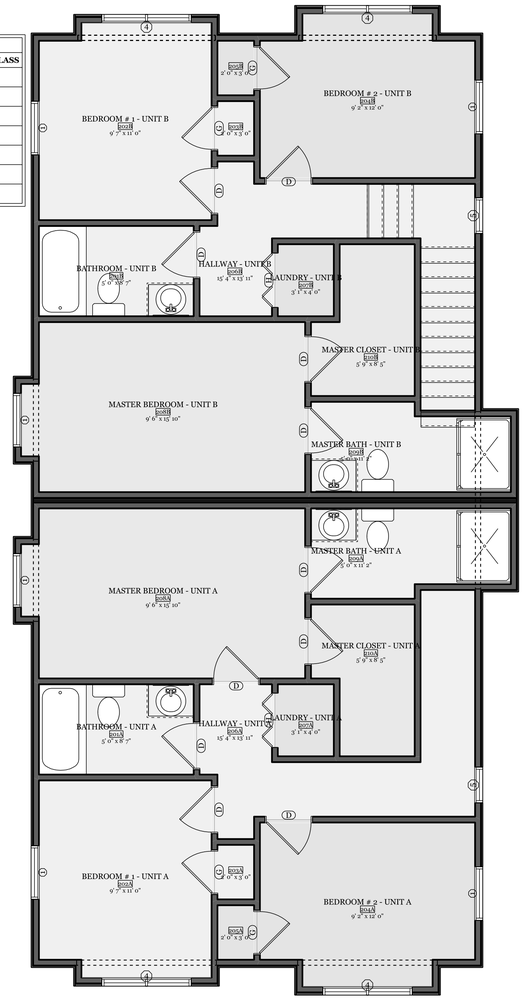
OPENING ID	PRODUCT CODE	COUNT	SIZE	EGRESS	GLAZING AREA	ROOM SCHEDULE ID	TEMPERED GLASS
6	36X18 TRANSOM	2	3'-0" x 1'-6"	No	2.6 sq ft.		No
2	36X36 DOUBLE HUNG 1	1	3'-0" x 3'-0"	No	6.1 sq ft.	103A	No
2	36X36 DOUBLE HUNG 1	1	3'-0" x 3'-0"	No	6.1 sq ft.	103B	No
1	36X66 DOUBLE HUNG 1	2	3'-0" x 5'-6"	No	12.5 sq ft.	102A	No
1	36X66 DOUBLE HUNG 1	2	3'-0" x 5'-6"	No	12.5 sq ft.	102B	No
1	36X66 DOUBLE HUNG 1	4	3'-0" x 5'-6"	No	12.5 sq ft.	101A	No
1	36X66 DOUBLE HUNG 1	4	3'-0" x 5'-6"	No	12.5 sq ft.	101B	No

CABINET SCHEDULE

NAME	FINISH	WIDTH	DEPTH	HEIGHT	COUNT
B12D	Painted White	12"	24"	34.5"	2
B24D	Painted White	24"	24"	34.5"	12
V30D	Painted White	30"	21"	30.5"	2

ROOM FINISH SCHEDULE

ROOM NAME	SCHEDULE ID	SIZE	AREA	PERIMETER
HALL CLOSET - UNIT A	106A	2' 6" x 3' 5"	8.6 sq ft.	11' 10.500"
HALL CLOSET - UNIT B	106B	2' 6" x 3' 5"	8.6 sq ft.	11' 10.500"
HALLWAY - UNIT A	105A	8' 5" x 9' 2"	48.2 sq ft.	37' 8.500"
HALLWAY - UNIT B	105B	8' 5" x 9' 2"	48.2 sq ft.	36' 11.000"
KITCHEN - UNIT A	103A	8' 1" x 12' 9"	88.0 sq ft.	41' 7.500"
KITCHEN - UNIT B	103B	8' 1" x 12' 9"	88.0 sq ft.	41' 7.500"
LIVING ROOM - UNIT A	102A	9' 1" x 21' 4"	170.3 sq ft.	60' 10.000"
LIVING ROOM - UNIT B	102B	9' 1" x 21' 4"	170.3 sq ft.	60' 10.000"
PANTRY - UNIT A	104A	3' 1" x 4' 7"	14.1 sq ft.	15' 3.500"
PANTRY - UNIT B	104B	3' 1" x 4' 7"	14.1 sq ft.	15' 3.500"
PORCH - UNIT A	101A	7' 11" x 25' 0"	196.9 sq ft.	65' 9.000"
PORCH - UNIT B	101B	8' 0" x 25' 0"	200.0 sq ft.	66' 0.000"
POWDER ROOM - UNIT A	107A	4' 3" x 5' 0"	21.2 sq ft.	18' 6.000"
POWDER ROOM - UNIT B	107B	4' 3" x 5' 0"	21.2 sq ft.	18' 6.000"
SHARED DECK - UNIT A & B	101AB	4' 0" x 10' 0"	40.0 sq ft.	28' 0.000"



FLOOR LAYOUT - SECOND FLOOR
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

OPENING ID	PRODUCT CODE	ROOM SCHEDULE ID	EGRESS	SIZE	HINGE	REVERSED	COUNT	TOP OF OPENING	GLAZING AREA
G	28X80 COLONIAL A 1	203A	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
G	28X80 COLONIAL A 1	203B	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
G	28X80 COLONIAL A 1	204A	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
G	28X80 COLONIAL A 1	204B	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	206A	No	2'-6"	L	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	206A	No	2'-6"	R	NO	2	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	206B	No	2'-6"	L	NO	2	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	206B	No	2'-6"	R	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	208A	No	2'-6"	R	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	209A	No	2'-6"	R	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	209B	No	2'-6"	L	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	210A	No	2'-6"	L	NO	1	6'-8¼"	0.0 sq ft.
D	30X80 COLONIAL A 1	210B	No	2'-6"	R	NO	1	6'-8¼"	0.0 sq ft.
H	36X80 BIFOLD LOUVER 2	207A	No	3'-0"	LR	NO	1	6'-8"	0.0 sq ft.
H	36X80 BIFOLD LOUVER 2	207B	No	3'-0"	LR	NO	1	6'-8"	0.0 sq ft.

WINDOW SCHEDULE

OPENING ID	PRODUCT CODE	COUNT	SIZE	EGRESS	GLAZING AREA	ROOM SCHEDULE ID	TEMPERED GLASS
5	24X42 DOUBLE HUNG 1	1	2'-0" x 3'-6"	No	4.5 sq ft.	206A	No
5	24X42 DOUBLE HUNG 1	1	2'-0" x 3'-6"	No	4.5 sq ft.	206B	No
1	36X66 DOUBLE HUNG 1	1	3'-0" x 5'-6"	No	12.5 sq ft.	202A	No
1	36X66 DOUBLE HUNG 1	1	3'-0" x 5'-6"	No	12.5 sq ft.	202B	No
1	36X66 DOUBLE HUNG 1	1	3'-0" x 5'-6"	No	12.5 sq ft.	204A	No
1	36X66 DOUBLE HUNG 1	1	3'-0" x 5'-6"	No	12.5 sq ft.	204B	No
1	36X66 DOUBLE HUNG 1	1	3'-0" x 5'-6"	No	12.5 sq ft.	208A	No
1	36X66 DOUBLE HUNG 1	1	3'-0" x 5'-6"	No	12.5 sq ft.	208B	No
4	60X66 DOUBLE HUNG 2	1	5'-0" x 5'-6"	No	20.7 sq ft.	202A	No
4	60X66 DOUBLE HUNG 2	1	5'-0" x 5'-6"	No	20.7 sq ft.	202B	No
4	60X66 DOUBLE HUNG 2	1	5'-0" x 5'-6"	No	20.7 sq ft.	204A	No
4	60X66 DOUBLE HUNG 2	1	5'-0" x 5'-6"	No	20.7 sq ft.	204B	No

CABINET SCHEDULE

NAME	FINISH	WIDTH	DEPTH	HEIGHT	COUNT
V30D	Painted White	30"	21"	30.5"	4

ROOM FINISH SCHEDULE

ROOM NAME	SCHEDULE ID	SIZE	AREA	PERIMETER
BATHROOM - UNIT A	201A	5' 0" x 8' 7"	43.0 sq ft.	27' 2.500"
BATHROOM - UNIT B	201B	5' 0" x 8' 7"	43.0 sq ft.	27' 2.500"
BEDROOM # 1 - UNIT A	202A	9' 7" x 11' 0"	103.1 sq ft.	41' 2.000"
BEDROOM # 1 - UNIT B	202B	9' 7" x 11' 0"	103.1 sq ft.	41' 2.000"
BEDROOM # 2 - UNIT A	204A	9' 2" x 12' 0"	102.2 sq ft.	42' 2.500"
BEDROOM # 2 - UNIT B	204B	9' 2" x 12' 0"	102.2 sq ft.	42' 2.500"
BEDROOM #1 CLOSET - UNIT A	203A	2' 0" x 3' 0"	6.0 sq ft.	10' 0.000"
BEDROOM #1 CLOSET - UNIT B	203B	2' 0" x 3' 0"	6.0 sq ft.	10' 0.000"
BEDROOM #2 CLOSET - UNIT A	205A	2' 0" x 3' 0"	6.0 sq ft.	10' 0.000"
BEDROOM #2 CLOSET - UNIT B	205B	2' 0" x 3' 0"	6.0 sq ft.	10' 0.000"
HALLWAY - UNIT A	206A	15' 4" x 13' 11"	92.5 sq ft.	67' 2.000"
HALLWAY - UNIT B	206B	15' 4" x 13' 11"	92.5 sq ft.	67' 2.000"
LAUNDRY - UNIT A	207A	3' 1" x 4' 0"	12.3 sq ft.	14' 1.500"
LAUNDRY - UNIT B	207B	3' 1" x 4' 0"	12.3 sq ft.	14' 1.500"
MASTER BATH - UNIT A	209A	5' 0" x 11' 2"	51.3 sq ft.	32' 3.000"
MASTER BATH - UNIT B	209B	5' 0" x 11' 2"	51.3 sq ft.	32' 3.000"
MASTER BEDROOM - UNIT A	208A	9' 6" x 15' 10"	144.3 sq ft.	50' 7.000"
MASTER BEDROOM - UNIT B	208B	9' 6" x 15' 10"	144.3 sq ft.	50' 7.000"
MASTER CLOSET - UNIT A	210A	5' 9" x 8' 5"	41.5 sq ft.	28' 4.500"
MASTER CLOSET - UNIT B	210B	5' 9" x 8' 5"	41.5 sq ft.	28' 4.500"

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FLOOR LAYOUTS

SCALE:	1/4" = 1'-0"
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DATE:	Monday, June 1, 2026
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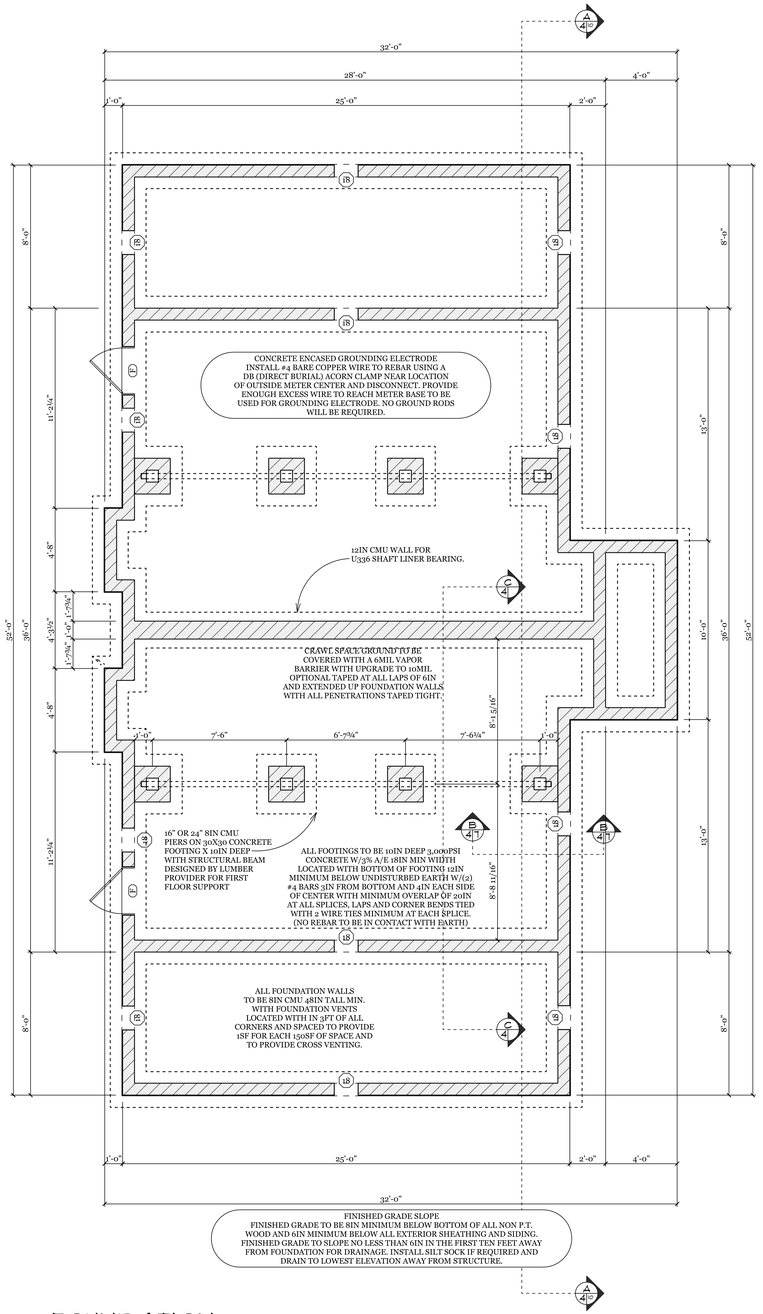
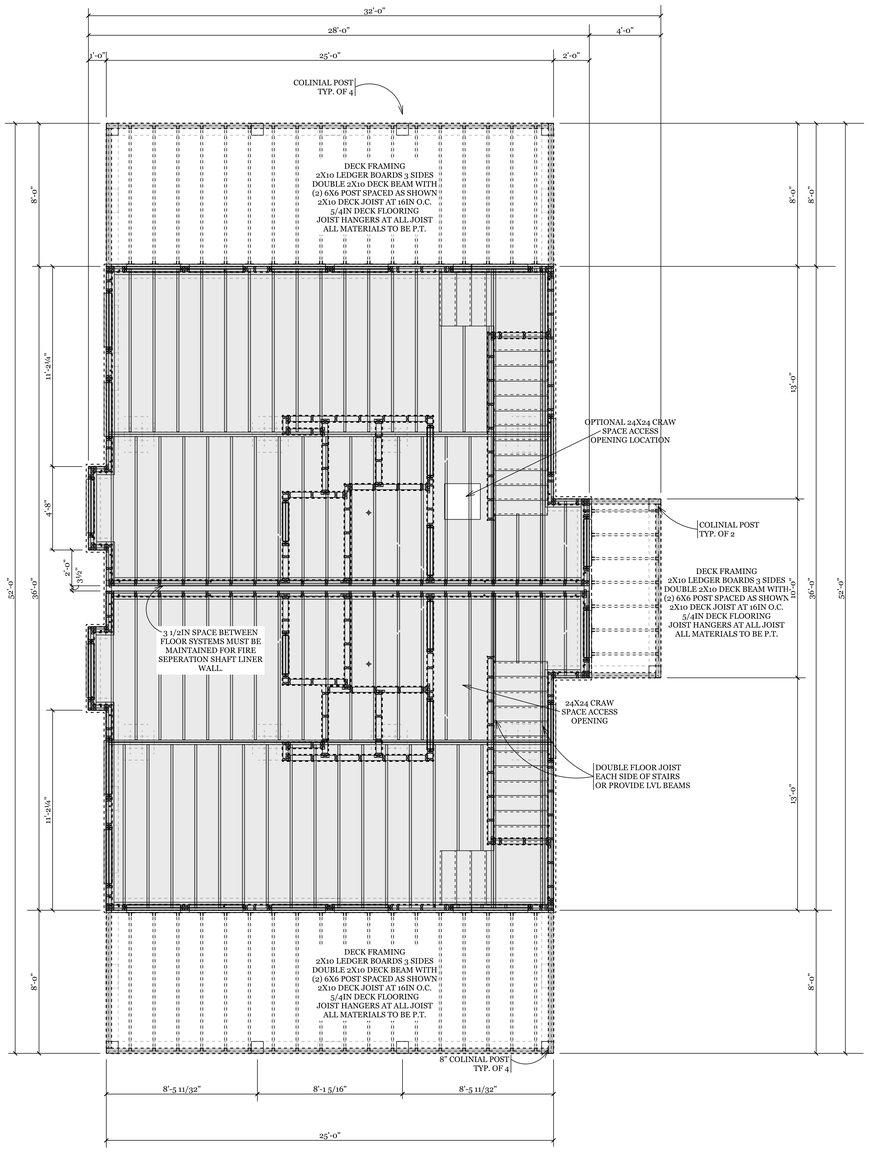
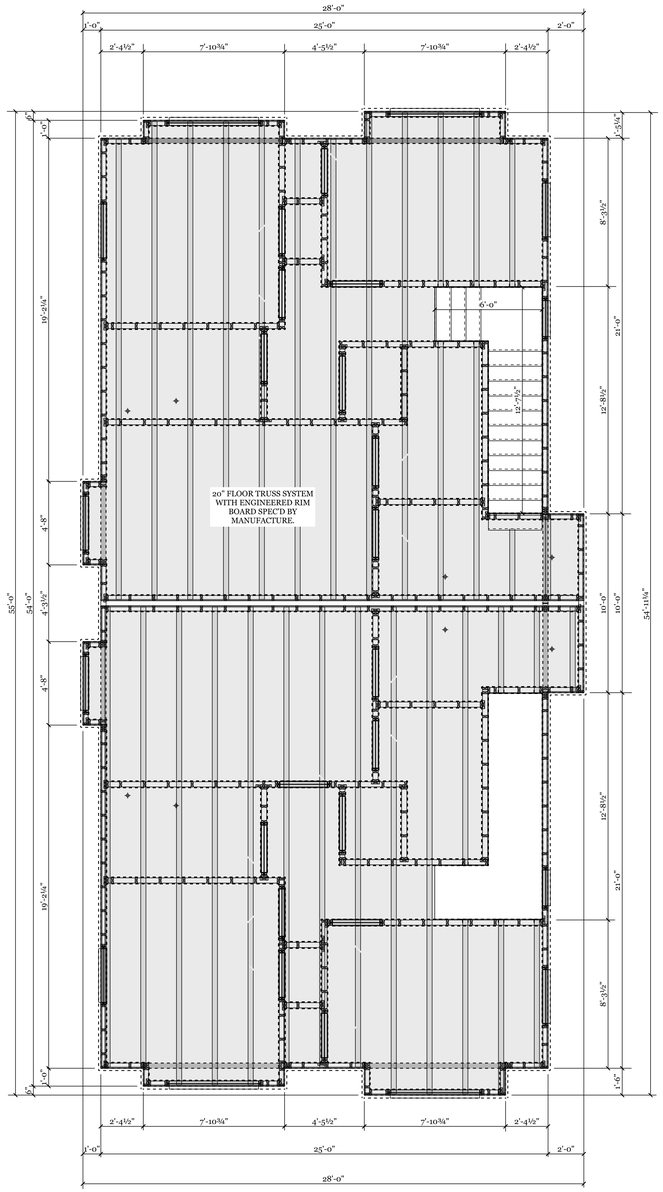


FOUNDATION
SCALE: 1/4" = 1'-0"



FLOOR FRAMING - MAIN FLOOR
SCALE: 1/4" = 1'-0"



FLOOR FRAMING - SECOND FLOOR
SCALE: 1/4" = 1'-0"

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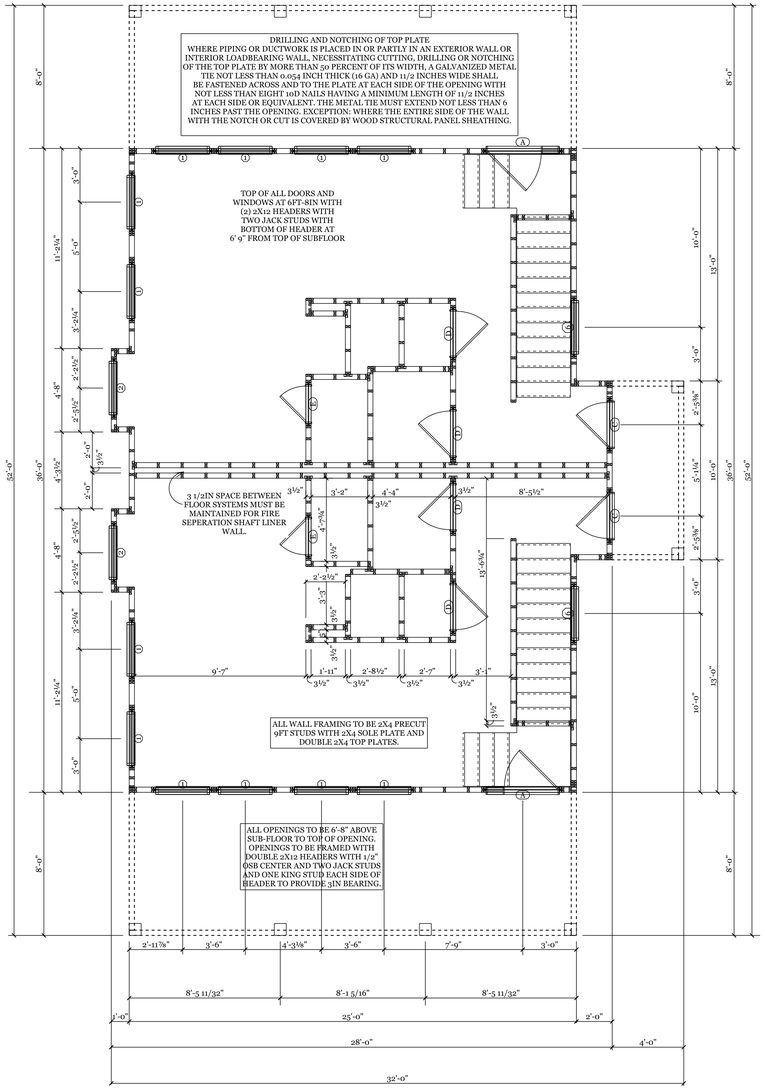
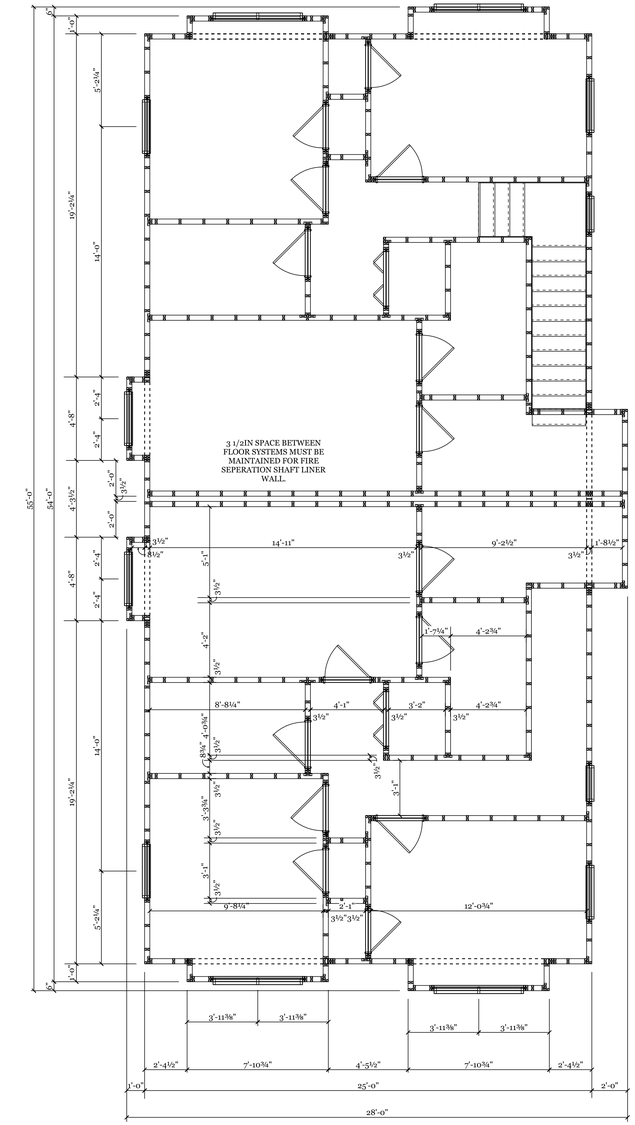


DRILLING AND NOTCHING OF STUDS. DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
1. NOTCHING. A STUD IN AN EXTERIOR WALL OR BEARING PARTITION SHALL NOT BE CUT OR NOTCHED TO A DEPTH EXCEEDING 25 PERCENT OF ITS DEPTH. STUDS IN NONBEARING PARTITIONS SHALL NOT BE NOTCHED TO A DEPTH EXCEEDING 40 PERCENT OF A SINGLE STUD DEPTH.
2. BORING. THE DIAMETER OF BORED HOLES IN STUDS SHALL NOT EXCEED 60 PERCENT OF THE STUD DEPTH, THE EDGE OF THE HOLE SHALL NOT BE LESS THAN 5/8 INCH FROM THE EDGE OF THE STUD, AND THE HOLE SHALL NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. WHERE THE DIAMETER OF A BORED HOLE IN A STUD LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS IS OVER 40 PERCENT, SUCH STUD SHALL BE DOUBLED AND NOT MORE THAN TWO SUCCESSIVE DOUBLED STUDS SHALL BE SO BORED.

WALL FRAMING - MAIN FLOOR
SCALE: 1/4" = 1'-0"



WALL FRAMING - SECOND FLOOR
SCALE: 1/4" = 1'-0"

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WALL FRAMING

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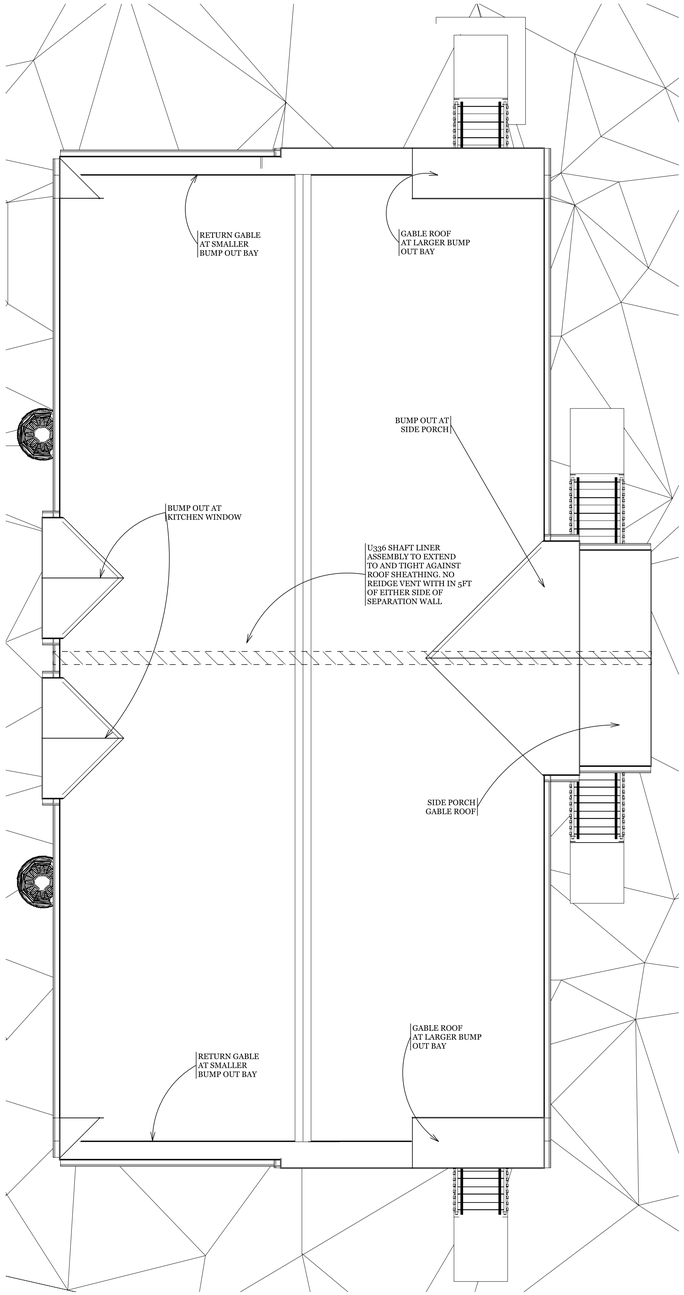
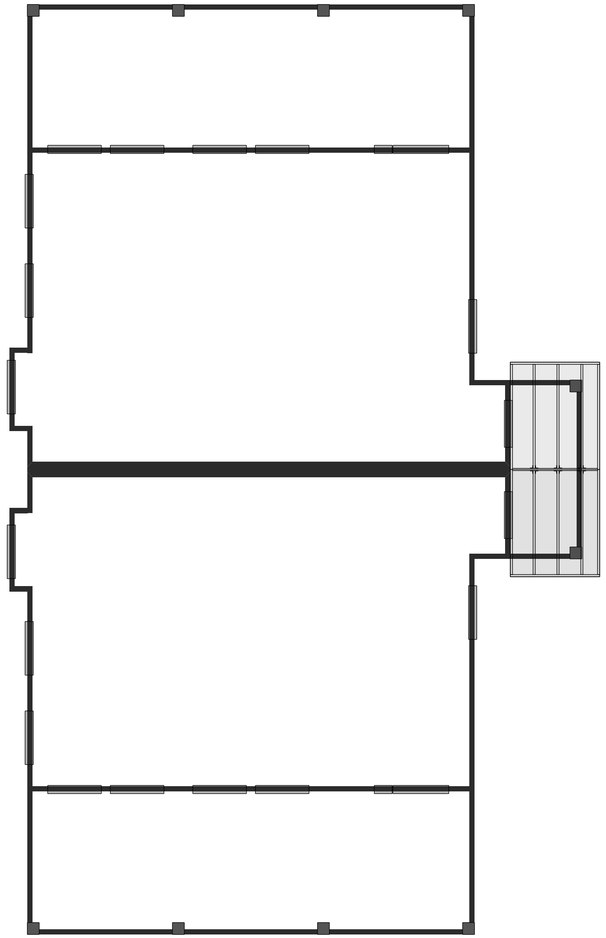
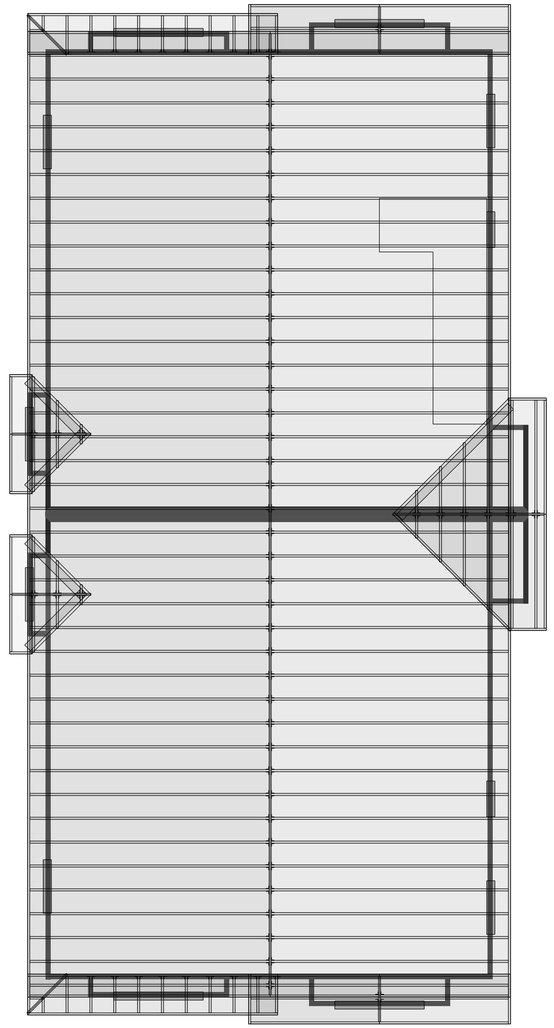


TOP ELEVATION
SCALE: 1/4" = 1'-0"



MAIN FLOOR - ROOF
SCALE: 1/4" = 1'-0"



SECOND FLOOR - ROOF
SCALE: 1/4" = 1'-0"

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ROOF FRAMING

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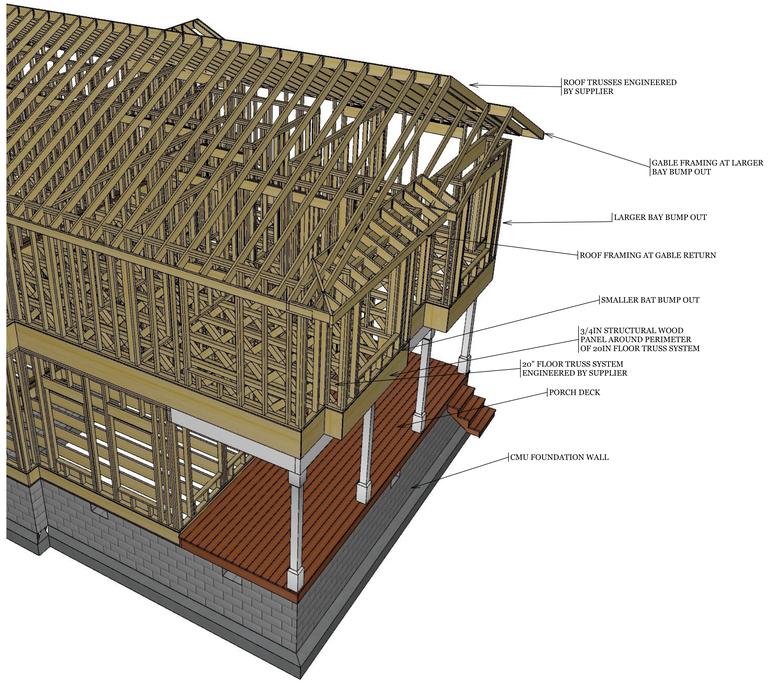
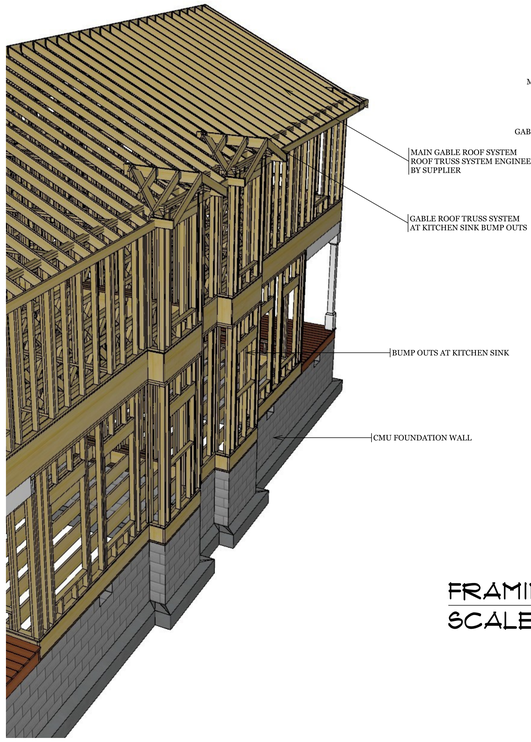
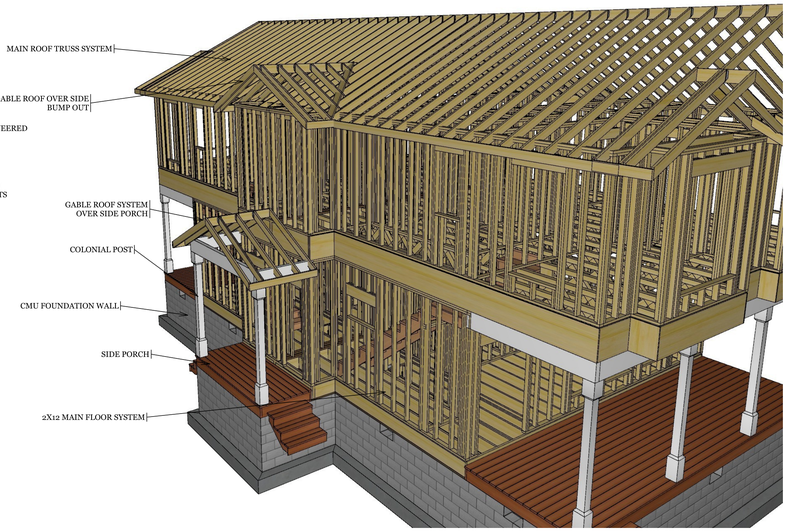


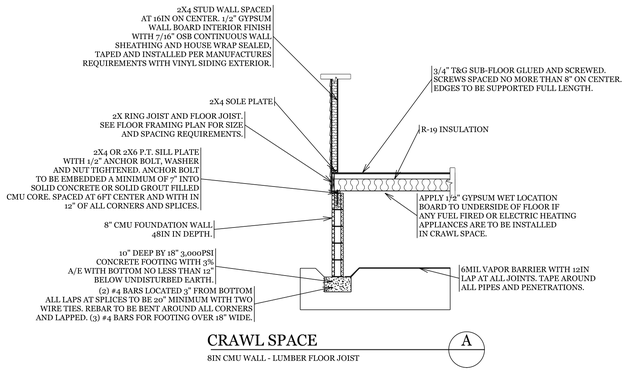
FRAMING DETAIL A
SCALE: 1/4" = 1'-0"



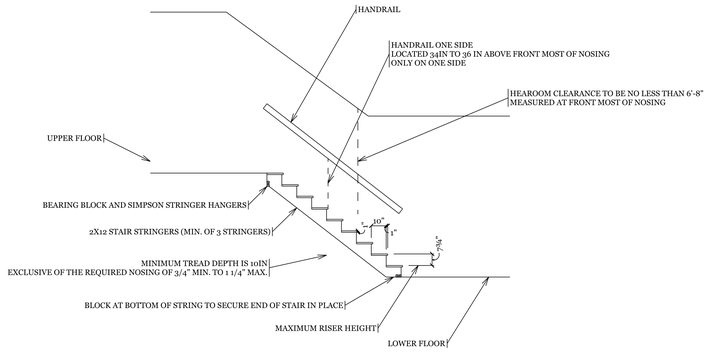
FRAMING DETAIL B
SCALE: 1/4" = 1'-0"



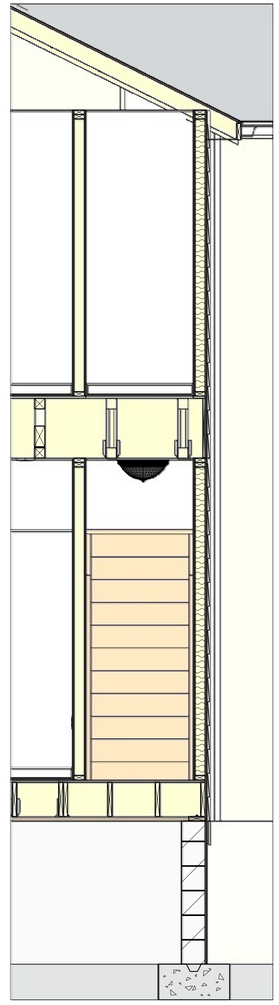
FRAMING DETAIL C
SCALE: 1/4" = 1'-0"



FRAMING DETAIL E - FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



FRAMING DETAIL F - STAIR DETAIL
SCALE: 1/4" = 1'-0"



B/4 EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"

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FRAMING DETAILS

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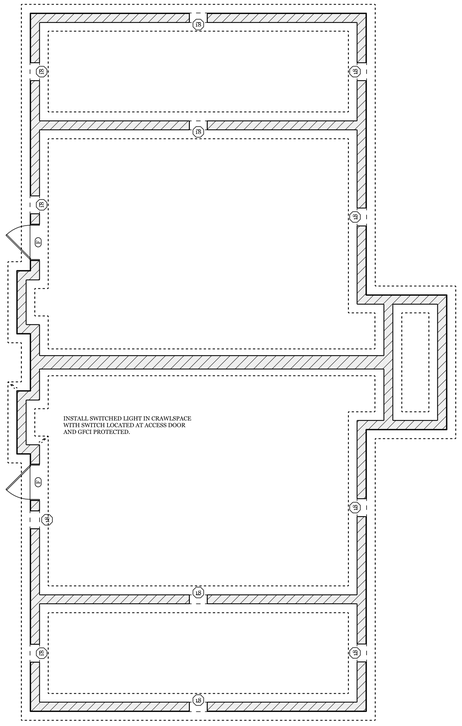
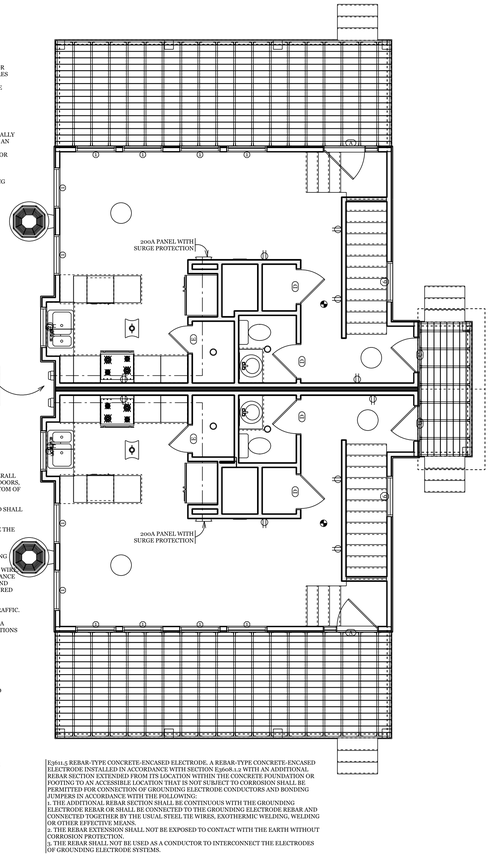


ELECTRICAL - CRAWLSPACE
SCALE: 3/16" = 1'-0"

BONDING FOR COMMUNICATIONS SYSTEMS. COMMUNICATIONS SYSTEM BONDING TERMINATIONS SHALL BE CONNECTED IN ACCORDANCE WITH SECTION E3609.3.1 OR E3609.3.2.

INTERSYSTEM BONDING TERMINATION DEVICE. AN INTERSYSTEM BONDING TERMINATION (IBT) FOR CONNECTING INTERSYSTEM BONDING CONDUCTORS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT OR METERING EQUIPMENT ENCLOSURE AND AT THE DISCONNECTING MEANS FOR ANY ADDITIONAL BUILDINGS OR STRUCTURES. AN IBT SHALL COMPLY WITH ALL OF THE FOLLOWING:
1. IT SHALL BE ACCESSIBLE FOR CONNECTION AND INSPECTION.
2. IT SHALL CONSIST OF A SET OF TERMINALS WITH THE CAPACITY FOR CONNECTION OF NOT LESS THAN THREE INTERSYSTEM BONDING CONDUCTORS.
3. IT SHALL NOT INTERFERE WITH OPENING OF THE ENCLOSURE FOR A SERVICE, BUILDING OR STRUCTURE DISCONNECTING MEANS, OR METERING EQUIPMENT.
4. WHERE LOCATED AT THE SERVICE EQUIPMENT, IT SHALL BE SECURELY MOUNTED AND ELECTRICALLY CONNECTED TO AN ENCLOSURE FOR THE SERVICE EQUIPMENT, TO THE METER ENCLOSURE, OR TO AN EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAY, OR SHALL BE MOUNTED AT ONE OF THESE ENCLOSURES AND CONNECTED TO THE ENCLOSURE OR TO THE GROUNDING ELECTRODE CONDUCTOR WITH A 6 AWG OR LARGER COPPER CONDUCTOR.
5. WHERE LOCATED AT THE DISCONNECTING MEANS FOR A BUILDING OR STRUCTURE, IT SHALL BE SECURELY MOUNTED AND ELECTRICALLY CONNECTED TO THE METALLIC ENCLOSURE FOR THE BUILDING OR STRUCTURE DISCONNECTING MEANS, OR SHALL BE MOUNTED AT THE DISCONNECTING MEANS AND CONNECTED TO THE METALLIC ENCLOSURE OR TO THE GROUNDING ELECTRODE CONDUCTOR WITH A 6 AWG OR LARGER COPPER CONDUCTOR.
6. IT SHALL BE LISTED AS GROUNDING AND BONDING EQUIPMENT.



FINAL SERVICE ENTRANCE TO BE DETERMINED BY LOCATE ELECTRIC COMPANY.

OVERHEAD SERVICES ALL REFERENCES ARE TO THE IRC 2024

CLEARANCES ON BUILDINGS. OPEN CONDUCTORS AND MULTICONDUCTOR CABLES WITHOUT AN OVERALL OUTER JACKET SHALL HAVE A CLEARANCE OF NOT LESS THAN 3 FEET (914 MM) FROM THE SIDES OF DOORS, PORCHES, DECKS, STAIRS, LADDERS, FIRE ESCAPES AND BALCONIES, AND FROM THE SIDES AND BOTTOM OF WINDOWS THAT OPEN.

VERTICAL CLEARANCES. OVERHEAD SERVICE CONDUCTORS SHALL NOT BE READILY ACCESSIBLE AND SHALL COMPLY WITH SECTIONS E3604.2.1 AND E3604.2.2. (230.24)

ABOVE ROOFS. CONDUCTORS SHALL HAVE A VERTICAL CLEARANCE OF NOT LESS THAN 8 FEET ABOVE THE ROOF SURFACE. THE VERTICAL CLEARANCE ABOVE THE ROOF LEVEL SHALL BE MAINTAINED FOR A DISTANCE OF NOT LESS THAN 3 FEET IN ALL DIRECTIONS FROM THE EDGE OF THE ROOF.

VERTICAL CLEARANCE FROM GRADE. OVERHEAD SERVICE CONDUCTORS SHALL HAVE THE FOLLOWING MINIMUM CLEARANCES FROM GRADE:
1. FOR CONDUCTORS SUPPORTED ON AND CABLED TOGETHER WITH A GROUNDED BARE MESSENGER WIRE, THE MINIMUM VERTICAL CLEARANCE SHALL BE 10 FEET (3048 MM) AT THE ELECTRIC SERVICE ENTRANCE TO BUILDINGS, AT THE LOWEST POINT OF THE DRIP LOOP OF THE BUILDING ELECTRIC ENTRANCE, AND ABOVE AREAS OR SIDEWALKS ACCESSED BY PEDESTRIANS ONLY. SUCH CLEARANCE SHALL BE MEASURED FROM FINAL GRADE OR OTHER ACCESSIBLE SURFACES.
2. TWELVE FEET OVER RESIDENTIAL PROPERTY AND DRIVEWAYS.
3. EIGHTEEN FEET OVER PUBLIC STREETS, ALLEYS, ROADS OR PARKING AREAS SUBJECT TO TRUCK TRAFFIC.

POINT OF ATTACHMENT. THE POINT OF ATTACHMENT OF THE OVERHEAD SERVICE CONDUCTORS TO A BUILDING OR OTHER STRUCTURE SHALL PROVIDE THE MINIMUM CLEARANCES AS SPECIFIED IN SECTIONS E3604.1 THROUGH E3604.2.2. THE POINT OF ATTACHMENT SHALL BE NOT LESS THAN 10 FEET ABOVE FINISHED GRADE.

MEANS OF ATTACHMENT. MULTICONDUCTOR CABLES USED FOR OVERHEAD SERVICE CONDUCTORS SHALL BE ATTACHED TO BUILDINGS OR OTHER STRUCTURES BY FITTINGS IDENTIFIED FOR THE PURPOSE.

SERVICE MASTS AS SUPPORTS. A SERVICE MAST USED FOR THE SUPPORT OF SERVICE-DROP OR OVERHEAD SERVICE CONDUCTORS SHALL COMPLY WITH ONLY POWER SERVICE DROP OR OVERHEAD SERVICE CONDUCTORS SHALL BE ATTACHED TO A SERVICE MAST.

STRENGTH. THE SERVICE MAST SHALL BE OF ADEQUATE STRENGTH OR SHALL BE SUPPORTED BY BRACES OR GUY WIRES TO SAFELY WITHSTAND THE STRAIN IMPOSED BY THE SERVICE-DROP OR OVERHEAD SERVICE CONDUCTORS. HUBS INTENDED FOR USE WITH A CONDUIT THAT SERVES AS A SERVICE MAST SHALL BE IDENTIFIED FOR USE WITH SERVICE-ENTRANCE EQUIPMENT.

ATTACHMENT. SERVICE-DROP OR OVERHEAD SERVICE CONDUCTORS SHALL NOT BE ATTACHED TO A SERVICE MAST AT A POINT BETWEEN A COUPLING AND A WEATHERHEAD OR THE END OF THE CONDUIT, WHERE THE COUPLING IS LOCATED ABOVE THE LAST POINT OF SECUREMENT OF THE BUILDING OR OTHER STRUCTURE OR IS LOCATED ABOVE THE BUILDING OR OTHER STRUCTURE.

E3611.5 REBAR-TYPE CONCRETE-ENCASED ELECTRODE. A REBAR-TYPE CONCRETE-ENCASED ELECTRODE INSTALLED IN ACCORDANCE WITH SECTION E3608.1.2 WITH AN ADDITIONAL REBAR SECTION EXTENDED FROM ITS LOCATION WITHIN THE CONCRETE FOUNDATION OR FOOTING TO AN ACCESSIBLE LOCATION THAT IS NOT SUBJECT TO CORROSION SHALL BE PERMITTED FOR CONNECTION OF GROUNDING ELECTRODE CONDUCTORS AND BONDING JUMPERS IN ACCORDANCE WITH THE FOLLOWING.
1. THE ADDITIONAL REBAR SECTION SHALL BE CONTINUOUS WITH THE GROUNDING ELECTRODE REBAR OR SHALL BE CONNECTED TO THE GROUNDING ELECTRODE REBAR AND CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING OR OTHER EFFECTIVE MEANS.
2. THE ADDITIONAL REBAR SECTION SHALL NOT BE EXPOSED TO CONTACT WITH THE EARTH WITHOUT CORROSION PROTECTION.
3. THE REBAR SHALL NOT BE USED AS A CONDUCTOR TO INTERCONNECT THE ELECTRODES OF GROUNDING ELECTRODE SYSTEMS.

ELECTRICAL - MAIN FLOOR - ELECTRICAL
SCALE: 3/16" = 1'-0"

SINGLE SERVICE: E3601.2 NUMBER OF SERVICES. ONE AND TWO FAMILY DWELLINGS SHALL BE SUPPLIED BY ONLY ONE SERVICE. (230.2).

INDIVIDUAL FEEDS: E3601.3 ONE BUILDING OR OTHER STRUCTURE NOT TO BE SUPPLIED THROUGH ANOTHER.

SERVICE CONDUCTORS SUPPLYING A BUILDING OR OTHER STRUCTURE SHALL NOT PASS THROUGH THE INTERIOR OF ANOTHER BUILDING OR OTHER STRUCTURE. (230.3).

SERVICE DISCONNECT: E3601.6 SERVICE DISCONNECT REQUIRED. MEANS SHALL BE PROVIDED TO DISCONNECT ALL UNGROUNDED CONDUCTORS IN A BUILDING OR OTHER STRUCTURE FROM THE SERVICE ENTRANCE CONDUCTORS. (230.70).

MARKING OF SERVICE: E3601.6.1 MARKING OF SERVICE EQUIPMENT AND DISCONNECTS. SERVICE DISCONNECTS SHALL BE PERMANENTLY MARKED AS A SERVICE DISCONNECT. [230.70(B)].

DISCONNECT LOCATION: E3601.6.2 SERVICE DISCONNECT LOCATION. THE SERVICE DISCONNECTING MEANS SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION EITHER OUTSIDE OF A BUILDING OR INSIDE NEAREST THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS. SERVICE DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS. EACH OCCUPANT SHALL HAVE ACCESS TO THE DISCONNECT SERVING THE DWELLING UNIT IN WHICH THEY RESIDE. [230.70(A)(1)(2), 230.72(C)].

NUMBER OF DISCONNECTS: E3601.7 MAXIMUM NUMBER OF DISCONNECTS. EACH SERVICE SHALL HAVE ONLY ONE DISCONNECTING MEANS UNLESS INSTALLED USING ONE OR MORE OF THE METHODS SPECIFIED IN SECTIONS E3601.7.1 THROUGH E3601.7.3. IN ALL CASES, THE MAXIMUM NUMBER OF DISCONNECTING MEANS FOR ANY SERVICE SHALL NOT EXCEED SIX AND THE MULTIPLE SERVICE DISCONNECTING MEANS SHALL BE GROUPED.

LOCATION OF SOD: E3603.3.3 LOCATION. THE SERVICE OVER CURRENT DEVICE SHALL BE AN INTEGRAL PART OF THE SERVICE DISCONNECTING MEANS OR SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. WHERE FUSES ARE USED AS THE SERVICE OVER CURRENT DEVICE, THE DISCONNECTING MEANS SHALL BE LOCATED ON THE SUPPLY SIDE OF THE FUSES. (230.91).

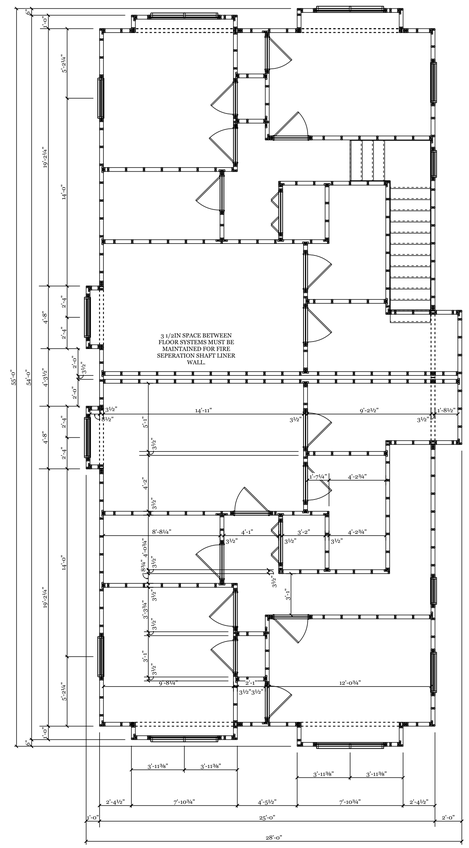
SURGE PROTECTION: E3606.5 SURGE PROTECTION. ALL SERVICES SUPPLYING ONE- AND TWO-FAMILY DWELLING UNITS SHALL BE PROVIDED WITH A SURGE-PROTECTIVE DEVICE (SPD) INSTALLED IN ACCORDANCE WITH SECTIONS E3606.5.1 THROUGH E3606.5.3.

SYSTEM GROUND: E3607.1 SYSTEM SERVICE GROUND. THE PREMISES WIRING SYSTEM SHALL BE GROUNDED AT THE SERVICE WITH A GROUNDING ELECTRODE CONDUCTOR CONNECTED TO A GROUNDING ELECTRODE SYSTEM AS REQUIRED BY THIS CODE. GROUNDING ELECTRODE CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH TABLE E3603.4. [250.20(B)(1) AND 250.24(A)]

LOCATION OF GROUND: E3607.2 LOCATION OF GROUNDING ELECTRODE CONDUCTOR CONNECTION. THE GROUNDING ELECTRODE CONDUCTOR SHALL BE CONNECTED TO THE GROUNDED SERVICE CONDUCTOR AT ANY ACCESSIBLE POINT FROM THE LOAD END OF THE OVERHEAD SERVICE CONDUCTORS, SERVICE DROP, UNDERGROUND SERVICE CONDUCTORS, OR SERVICE LATERAL TO AND INCLUDING THE TERMINAL OR BUS TO WHICH THE GROUNDED SERVICE CONDUCTOR IS CONNECTED AT THE SERVICE DISCONNECTING MEANS. A GROUNDED CONDUCTOR SHALL NOT BE CONNECTED TO METAL PARTS OF EQUIPMENT THAT NORMALLY DO NOT CARRY CURRENT OR TO EQUIPMENT GROUNDING CONDUCTORS, OR BE RECONNECTED TO GROUND ON THE LOAD SIDE OF THE SERVICE DISCONNECTING MEANS, EXCEPT AS PROVIDED IN SECTION E3607.3.2. [250.24(A)(1) AND 250.24(B)].

GROUNDING ELECTRODE SYSTEM USED: E3608.1 GROUNDING ELECTRODE SYSTEM. ALL ELECTRODES SPECIFIED IN SECTIONS E3608.1.1, E3608.1.2, E3608.1.3, E3608.1.4 E3608.1.5 AND E3608.1.6 THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. IF NONE OF THESE ELECTRODES ARE PRESENT, ONE OR MORE OF THE ELECTRODES SPECIFIED IN SECTIONS E3608.1.3, E3608.1.4, E3608.1.5 AND E3608.1.6 SHALL BE INSTALLED AND USED. [250.50(B)]E909.3.1.

IBT: E3609.3.1 INTERSYSTEM BONDING TERMINATION DEVICE. AN INTERSYSTEM BONDING TERMINATION (IBT) FOR CONNECTING INTERSYSTEM BONDING CONDUCTORS SHALL BE PROVIDED EXTERNAL TO ENCLOSURES AT THE SERVICE EQUIPMENT OR METERING EQUIPMENT ENCLOSURE AND AT THE DISCONNECTING MEANS FOR ANY ADDITIONAL BUILDINGS OR STRUCTURES. AN IBT SHALL COMPLY WITH ALL OF THE FOLLOWING:
IT SHALL BE ACCESSIBLE FOR CONNECTION AND INSPECTION.
IT SHALL CONSIST OF A SET OF TERMINALS WITH THE CAPACITY FOR CONNECTION OF NOT LESS THAN THREE INTERSYSTEM BONDING CONDUCTORS.
IT SHALL NOT INTERFERE WITH OPENING OF THE ENCLOSURE FOR A SERVICE, BUILDING OR STRUCTURE DISCONNECTING MEANS, OR METERING EQUIPMENT.
WHERE LOCATED AT THE SERVICE EQUIPMENT, IT SHALL BE SECURELY MOUNTED AND ELECTRICALLY CONNECTED TO AN ENCLOSURE FOR THE SERVICE EQUIPMENT, TO THE METER ENCLOSURE, OR TO AN EXPOSED NONFLEXIBLE METALLIC SERVICE RACEWAY, OR SHALL BE MOUNTED AT ONE OF THESE ENCLOSURES AND CONNECTED TO THE ENCLOSURE OR TO THE GROUNDING ELECTRODE CONDUCTOR WITH A 6 AWG OR LARGER COPPER CONDUCTOR.
WHERE LOCATED AT THE DISCONNECTING MEANS FOR A BUILDING OR STRUCTURE, IT SHALL BE SECURELY MOUNTED AND ELECTRICALLY CONNECTED TO THE METALLIC ENCLOSURE FOR THE BUILDING OR STRUCTURE DISCONNECTING MEANS, OR SHALL BE MOUNTED AT THE DISCONNECTING MEANS AND CONNECTED TO THE METALLIC ENCLOSURE OR TO THE GROUNDING ELECTRODE CONDUCTOR WITH A 6 AWG OR LARGER COPPER CONDUCTOR.
IT SHALL BE LISTED AS GROUNDING AND BONDING EQUIPMENT. [250.94(A)]



ELECTRICAL - SECOND FLOOR - FRAMING
SCALE: 3/16" = 1'-0"

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ELECTRICAL

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PLANS PREPARED BY ASOF CUSTOM PLANS ARE PREPARED IN ACCORDANCE WITH THE ICC IRC 2024 CODE AND REQUIRED REFERENCED SECTIONS OF THE ICC IBC 2024 CODE.

GENERAL SITE NOTES:
* GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADE LEVELS, LOCATIONS OF TREES AND THE PROPOSED BUILDING LOCATION. GENERAL CONTRACTOR TO COMMUNICATE TO THE OWNER ANY RECOMMENDED CHANGES BEFORE THE START OF ANY WORK.
* GENERAL CONTRACTOR TO LOCATE ALL UTILITY SERVICES I.E. WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND COORDINATE THE EXTENSIONS TO THE HOUSE WITH THE APPROPRIATE INSTALLER. ALL CONNECTIONS, METERS, CLEAN OUTS, ETC.
* GENERAL CONTRACTOR TO COORDINATE FINISH TOPO-GRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC. AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE HOUSE.
* GENERAL CONTRACTOR TO COORDINATE ALL LAND-SCAPING WITH THE OWNER AND DETERMINE WHETHER THE LANDSCAPING PACKAGE IS TO BE PROVIDED BY GENERAL CONTRACTOR OR BY OTHERS.
* GENERAL CONTRACTOR TO VERIFY THAT LANDSCAPING (EITHER PROVIDED BY THE G.C. OR OTHERS) WILL NOT INTERFERE WITH UTILITY SERVICES OR STRUCTURE.
* PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL DESIGN AND PLAN APPROPRIATE EROSION CONTROL MEASURES INCLUDING THE FOLLOWING: A)STOCKPILE AND PROTECT DISTURBED TOPSOIL FROM EROSION (FOR RE-USE). B) CONTROL THE PATH AND VELOCITY OF RUNOFF WITH SILT FENCING OR COMPARABLE MEASURES. C) PROTECT ON SITE STORM SEWER INLETS, STREAMS, & LAKES WITH STRAW BALES, SILT FENCING, SILT SOCKS, ROCK FILTERS, OR COMPARABLE MEASURES. D) PROVIDE SWALES TO DIVERT SURFACE WATER FROM HILLSIDES. E) IF SOILS IN SLOPED AREAS (15%, OR 4:1 SLOPE) ARE DISTURBED DURING CONSTRUCTION, USE TIERS, EROSION BLANKETS, COMPOST BLANKETS, FILTER SOCKS & BERMS, OR SOME COMPARABLE APPROACH TO KEEP SOIL STABILIZED.
* PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL DEVELOP A TREES AND PLANT PRESERVATION PLAN.
* LANDSCAPE FEATURES SHALL BE DESIGNED TO AVOID INVASIVE PLANT SPECIES AND MINIMIZE DEMAND FOR WATER AND SYNTHETIC CHEMICALS.

GENERAL CONSTRUCTION NOTES:
* THESE PLANS ARE PROTECTED BY THE FEDERAL COPYRIGHT LAW. REPRODUCTION OF THESE PLANS IN ANY FORM WITHOUT THE WRITTEN CONSENT OF ASOF CUSTOM PLANS IS PROHIBITED.
* THE INFORMATION AND DATA IS SHOWN TO RELATE BASIC DESIGN INTENT AND FRAMING DETAILS. APPLICABLE CODE REQUIREMENTS MAY VARY ALONG WITH CONSTRUCTION STANDARDS AND TECHNIQUES. CONSULT WITH LOCAL CODE AUTHORITIES AND REPUTABLE BUILDING TRADESMEN BEFORE STARTING CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING STANDARD CONSTRUCTION DETAILS AND PROCEDURES TO ENSURE A STRUCTURALLY SOUND AND WEATHER PROOFED FINISHED PRODUCT. GENERAL CONTRACTOR TO NOTIFY ASOF OF ANY ITEMS WHICH ARE PERCEIVED AS ARCHITECT OF ANY ITEMS WHICH ARE PERCEIVED AS POTENTIAL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
* ANY CHANGES OR DEVIATION FROM THESE PLANS MUST BE SUBMITTED TO ASOF.

STRUCTURAL ELEMENTS
* THE STRUCTURAL CONTENT OF THESE PLANS ARE FOR INTENT ONLY AND ONLY ITEMS DESIGNED ARE PRE PRESCRIPTIVE CODE.
* FLOOR TRUSSES SHALL BE DESIGNED AND ENGINEERED BY THE MANUFACTURE.
* I-JOIST AND TGI'S ARE TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURE.
* ROOF TRUSSES ARE TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURE.
* SHOP DRAWINGS, DESIGN DRAWINGS AND LAYOUT DRAWINGS ARE REQUIRED TO BE ON SITE AND GIVEN TO INSPECTORS AT TIME OF INSPECTION AND A COPY OF ALL DOCUMENTS PROVIDED TO JURISICTION FOR RECORDS.
* CMU WALLS 10FT AND UNDER ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE IRC.
* CMU WALLS OVER 10FT ARE REQUIRED TO BE DESIGNED BY A LICENSED DESIGN PROFESSIONAL AND MUST BEAR DESIGN PROFESSIONALS SEAL.
* ALL STUD WALLS OVER 12FT ARE REQUIRED TO BE DESIGNED BY A LICENSED DESIGN PROFESSIONAL AND MUST BEAR DESIGN PROFESSIONALS SEAL.
* BRACED WALL SYSTEMS MUST BE PROVIDED BY A LICENSED DESIGN PROFESSIONAL IF EXTERIOR WALLS ARE NOT FULLY SHEATHED WITH A MINIMUM OF 7/16IN STRUCTURAL WOOD PANEL.

CONCRETE REQUIREMENTS
* ALL CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH EARTH IS TO HAVE 3% A/E (AIR ENTRAINMENT) ADDITIVE.
* BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER IS TO BE 2,500PSI.
* BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS IS TO BE 2,500PSI.
* BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER IS TO BE 3,000PSI.
* PORCHES, CARPORTS SLABS, STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS IS TO BE 3,500PSI.

FIRE RESISTANT CONSTRUCTION
* EXTERIOR WALLS, PROJECTIONS, OPENINGS AND PENETRATIONS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302 OF THE 2024 IRC TABLE R302.2.1(1).
* TOWNHOUSE SEPARATION SHALL BE PROVIDED AS SHOWN ON THESE PLANS AND SHALL MEET THE REQUIREMENTS OF R302.2 OF THE 2024 IRC.
* TWO FAMILY DEWELLING SEPARATION SHALL BE PROVIDED AS SHOWN ON THESE PLANS AND SHALL MEET THE REQUIREMENTS OF R302.3 OF THE 2024 IRC.
* PENETRATIONS SHALL BE PROTECTED AS REQUIRED BY R302.4 OF THE 2024 IRC.
* MEMBRANE PENETRATIONS SHALL BE PROTECTED AS REQUIRED BY R302.4.2 OF THE 2024 IRC.
* DWELLING UNIT AND GARAGE OPENING AND PENETRATION PROTECTION SHALL BE PROVIDED AS REQUIRED BY R302.5 OF THE 2024 IRC.
* DWELLING AND GARAGE SEPARATION SHALL BE PROVIDED AS REQUIRED BY R309.6 OF THE 2024 IRC.
* ALL GARAGE CEILINGS SHALL HAVE 5/8IN TYPE X GYPSUM BOARD WHERE THE DWELLING UNIT EXTENDS OVER THE GARAGE.
* ALL WALLS SEPARATING THE GARAGE AND DWELLING UNIT SHALL HAVE A MINIMUM OF 1/2IN GYPSUM BOARD.
* ANY DOOR FROM THE GARAGE TO THE DWELLING UNIT MUST BE 20 MINUTE AND BE SELF-CLOSING.
* ALL STAIRS THAT HAVE ENCLOSED STORAGE MUST HAVE 1/2IN GYPSUM BOARD.
* FIREBLOCKING MUST BE INSTALLED AS REQUIRED BY R302.11 OF THE 2024 IRC. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGARD STUDS VERTICALLY AT THE FLOOR AND CEILING LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET, AT VERTICAL TO HORIZONTAL CONCEALED SPACES, CONCEALED SPACES BETWEEN STAIR STRINGERS, AT OPENINGS AROUND VENTS, PIPES, DUCTS, ETC.
* DRAFTSTOPPING MUST BE INSTALLED AS REQUIRED BY R302.12 OF THE IRC 2024.
* WHERE A CRAWLSPACE HAS FUEL FIRED OR ELECTRIC HEATING APPLIANCE, THE FLOOR SYSTEM MUST HAVE 1/2IN GYPSUM BOARD OR SPRINKLER SYSTEM UNLESS FLOOR IS CONSTRUCTED OF 2X10 NOMINAL OR LARGER JOIST. A SINGLE SPRINKLER HEAD MAY BE INSTALLED OVER THE EQUIPMENT AS PER IRC 2024 P2904.1.1 EXCEPTION 1.

PROTECTION OF WOOD FROM DECAY
* P.T. WOOD IS REQUIRED AT ALL OF THE FOLLOWING LOCATIONS:
* IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.
* WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
* SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
* 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.
* WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR 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.
* WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE 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 MOISTURE BARRIER.
* 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.
* PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, DECKS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT PREVENTS MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

INSULATION REQUIREMENTS
* FLOORS ARE TO HAVE R-19 MINIMUM INSULATION.
* EXTERIOR 2X4 STUD WALLS ARE TO HAVE R-13 MINIMUM INSULATION.
* EXTERIOR 2X6 STUD WALLS ARE TO HAVE R19 MINIMUM INSULATION.
* ATTICS TO HAVE R-38 INSULATION.
* INTERIOR WALLS TO HAVE OPTIONAL R-13 OR MINERAL WOOL BATTS FOR SOUND REDUCTION.

SMOKE AND CARBON MONOXIDE ALARMS
* SMOKE ALARMS SHALL COMPLY WITH NFPA 72, SECTION R310 AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
* SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM WITHIN 20FT OF THE DOOR TO THE SLEEPING ROOM,
* ON EACH ADDITIONAL STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLING 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.
* 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 THIS SECTION.
* IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.
* WITHIN THE ROOM TO WHICH A SLEEPING LOFT IS OPEN, IN THE IMMEDIATE VICINITY OF THE SLEEPING LOFT.
* NOT LESS THAN 36 INCHES FROM TIP OF CEILING FAN BLADES.
* NOT LESS THAN 36 INCHES FROM AIR SUPPLY REGISTERS.
* NOT INSTALLED IN GARAGES UNLESS RATED FOR GARAGE LOCATION.
* SMOKE ALARMS MUST BE INTERCONNECTED.
* CARBON MONOXIDE ALARMS, AND COMBINATION CARBON MONOXIDE AND SMOKE ALARMS, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS.
* CARBON MONOXIDE ALARM SHALL BE REQUIRED WHERE THE DWELLING CONTAINS A FUEL FIRE APPLIANCE OR AN ATTACHED GARAGE THAT COMMUNICATES WITH THE DWELLING.
* CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

MEANS OF EGRESS
* EVERY DWELLING UNIT SHALL BE PROVIDED WITH A MEANS OF EGRESS.
* EGRESS DOOR IS TO BE A SIDE HINGED EXTERIOR DOOR 36 INCHES WIDE.
* EVERY DOOR SHALL HAVE A LANDING ON EACH SIDE.
* LANDINGS SHALL BE THE WIDTH OF THE DOOR SERVED AND EXTEND NO LESS THAN 36 INCHES IN THE PATH OF TRAVEL.

STAIRS
* STAIRS SHALL HAVE A MAXIMUM RISER HEIGHT OF 7 ¾ INCHES.
* STAIRS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES.
* TREADS SHALL HAVE A NOSING NO LESS THAN ¾ INCH.
* STAIRS SHAVE HAVE A MINIMUM OF 3 STRINGERS.

EMERGENCY ESCAPE AND RESCUE OPENINGS
* EVERY BASEMENT, HABITABLE ATTIC, THE ROOM TO WHICH A SLEEPING LOFT IS OPEN, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM.
* EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
* EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET.
* THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL
OPERATION OF THE OPENING.
* WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDING DOOR.

HANDRAILS
* HANDRAILS SHALL BE PROVIDED ON ONE SIDE OF ALL STAIRS THAT HAVE 4 OR MORE RISERS.
* HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
* HANDRAILS SHALL NOT PROJECT MORE THAN 41/2 INCHES ON EITHER SIDE OF THE STAIRWAY.
* HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE NOSING OF THE LANDING AT THE TOP OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST NOSING OF THE FLIGHT. HANDRAILS WHERE REQUIRED FOR RAMPS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE RAMP. A HANDRAIL END SHALL BE RETURNED CONTINUOUS TO ITSELF OR TOWARD A WALL, GUARD OR WALKING SURFACE. HANDRAIL RETURNS SHALL NOT FORM A GAP MORE THAN 1/4 INCH (6.4 MM) FROM THE ADJACENT WALL.
* TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

GUARDS
* GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING FLOORS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
* REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.
* REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 MM) IN DIAMETER.

ELECTRICAL
* ELECTRICAL SHALL CONFORM TO CHAPTERS 34-41 OF THE 2024 IRC AND 2023 NEC.
* FOR TWO, THREE AND FOUR FAMILY DWELLINGS AND TOWNHOUSES, SEE ELECTRICAL DRAWINGS PROVIDED IN PLAN SET.
* MULTI-FAMILY UNITS SHALL HAVE GROUPED METER CENTERS SUPPLIED BY ONE SERVICE ENTRANCE.
* EACH UNIT SHALL HAVE A MAIN DISCONNECT.
* EACH METER CENTER SHALL HAVE AN IBT.
* EACH UNIT SHALL HAVE A SERVICE PANEL THAT IS ACCESSABLE BY OCCUPANTS OF THE UNIT.
* EACH SERVICE PANEL SHALL HAVE SURGE PROTECTION.
* AFCI AND GFCI BREAKERS SHALL BE INSTALLED PER CODE AS REQUIRED.

PLUMBING
* PLUMBING SHALL CONFORM TO CHAPTERS 25-33 OF THE 2024 IRC.
* WATER SUPPLY AND SANITARY DRAINS IN MULTI-FAMILY UNITS SHALL NOT PASS UNDER, THROUGH OR OVER ADJACENT UNITS.
* EACH UNIT UTILITIES SHALL EXIT TO EXTERIOR OF UNIT INTO A COMMON AREA.

MECHANICAL AND FUEL GAS
* MECHANICAL AND FUEL GAS SHALL CONFORM TO CHAPTERS 12-20 OF THE 2024 IRC.
* GAS SUPPLY LINES TO MULTI-FAMILY UNITS SHALL NOT PASS UNDER, THROUGH OR OVER ADJACENT UNITS.
* EACH UNITS GAS SUPPLY LINES SHALL ENTER UNIT ABOVE GROUND FROM A COMMON AREA.

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NOTES

SCALE:	As Noted
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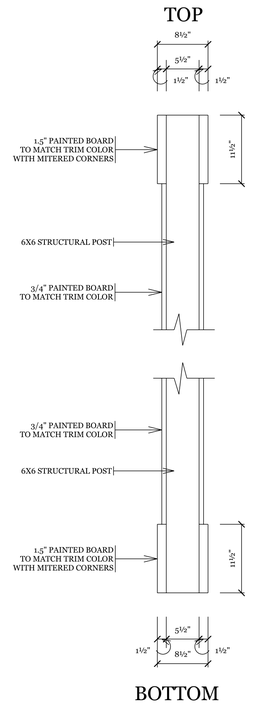
A 1 1 — SECTION LETTER / PAGE NUMBERS



COLONIAL POST DETAIL

COLONIAL POST DETAIL
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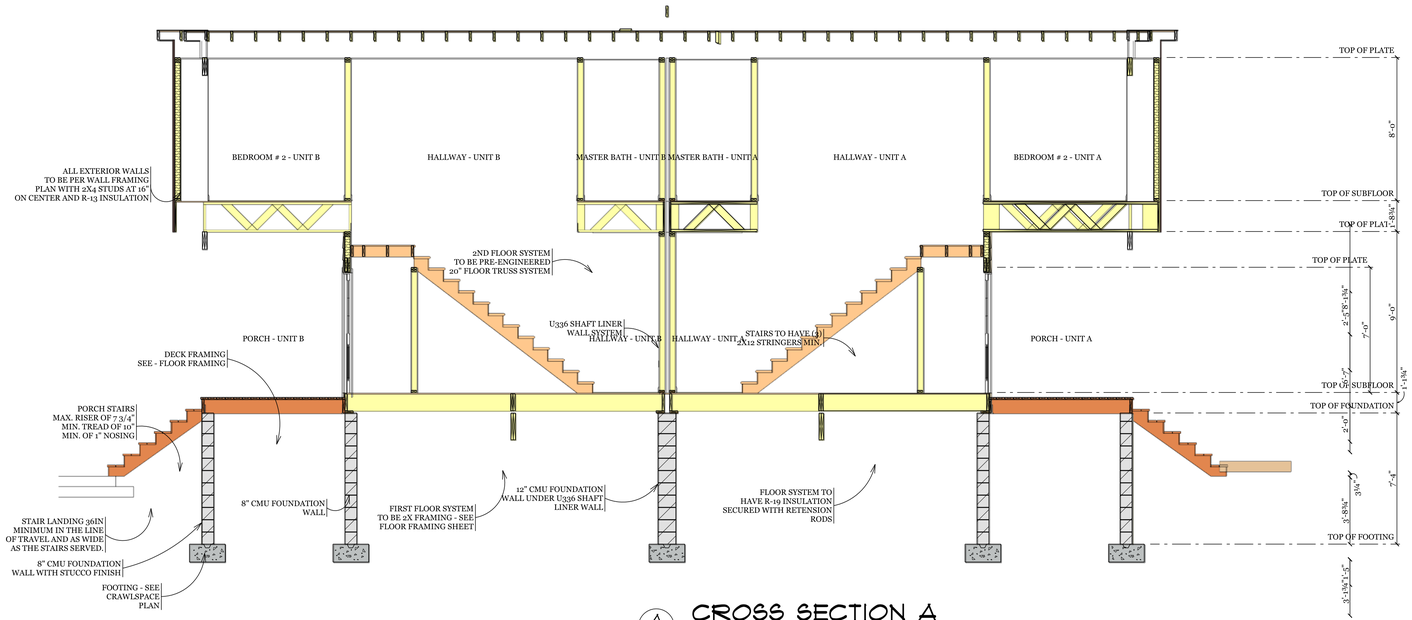

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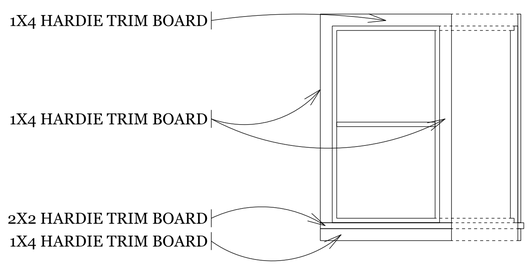

WINDOW SILL
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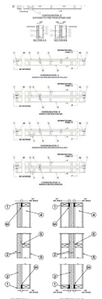

SECTION A-A SECTION B-B

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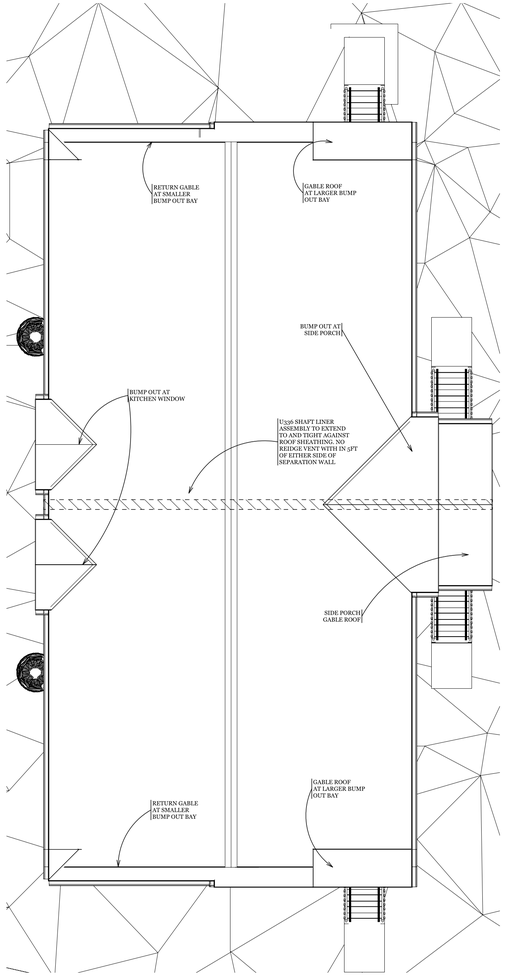
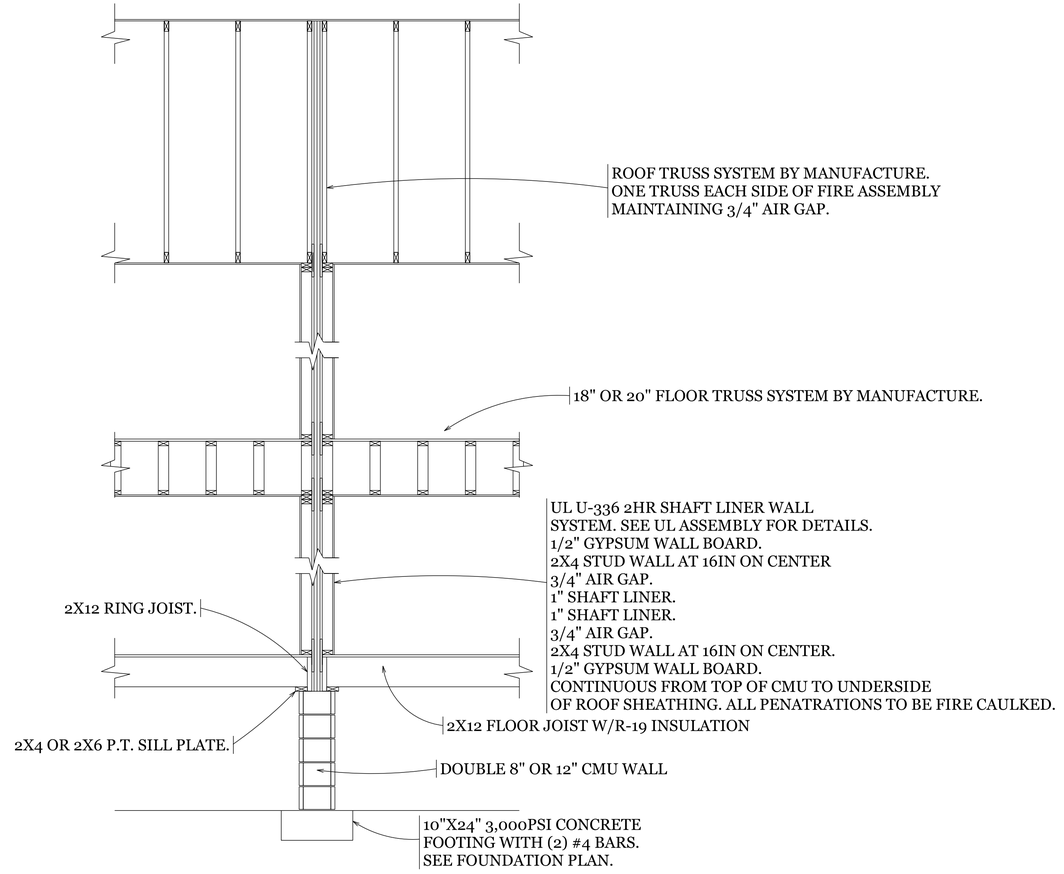


TOP ELEVATION
SCALE: 3/16" = 1'-0"



U336 FOUNDATION TO ROOF
SCALE: 1/2" = 1'-0"

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ASOF PROJECT NUMBER: 2026-P016
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Knoxville, Tennessee
GJA

FIRE SEPARATION

SCALE:	As Noted
DRAWN BY:	GJA
DATE:	Monday, June 1, 2026
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A 1 1 — SECTION LETTER / PAGE NUMBERS