

**Meeting:** 3/18/2026  
**Applicant:** Kelsey Chambers Dave Madden Architects  
**Owner:** Ty Caleb Cover  
**District:** Lonsdale Infill Housing Overlay District

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## Property Information

**Location:** 3317 Johnston St. **Parcel ID:** 81 H C 043  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**Description:** New primary structure (duplex)

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## Staff Recommendation

Staff recommends approval of Certificate 3-C-26-IH, subject to the following conditions:

- 1) the final site plan to meet City Engineering standards;
  - 2) meeting the conditions of approval for 3-D-26-SU; and
  - 3) major changes to the foundation height to return to the Board for review.
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## Description of Work

Level III

New Primary Structure

New primary structure fronting Johnston Street. Two-story duplex measures 43'-4" wide by 37' deep (not including porches) and is proposed to be set 23' from the front lot line. It features a 5/12 pitch side-gable roof with a 10/12 pitch front gable centered on the façade, an exterior of lap siding with shakes in the gable fields, and a block foundation clad in brick veneer (3'-5' tall at façade). Parking is four spaces at the rear of the lot and is accessed via a driveway from Johnston Street. The site plan includes a walkway from the porch to the street and a tree in the front and rear yards.

The four-bay façade (east) features an 8' deep full-length front porch with a central staircase that is recessed under a shed roof and supported by six 6" posts; the first-story features paired windows flanking two half-lite paneled doors, and the second story features paired windows flanking two windows in the central bay. The left and right elevations each feature paired windows on the first story and one window on the second story. The rear elevation features two paired windows and two windows on the second story, and there are two secondary entrances recessed below a front-gable porch on the first story. The windows on the façade are 4/1 and single-hung, and the windows on the other elevations are 1/1 and single-hung; all windows feature trim.

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## Comments

Background: The design was approved at the March Planning Commission meeting with a special use case (3-D-26-SU) for a duplex in the RN-2 (Single-Family Residential Neighborhood) district. The site plan should be revised to

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fulfill the condition of the special use approval that addresses a HP (Hillside Protection Overlay) violation: “Planting 6-8 trees throughout the rear of the property, in coordination with the Landscape Reviewer and Inspector.”

Front Yards: Appropriate.

House Orientation and Side Yards: The 43’-4” wide duplex is wider than most houses on the block, but the width allows for less disturbance towards the steep rear of the property.

Alleys, Parking, and Services: Appropriate. Two of the parking spaces are gravel to reduce impervious surface coverage to comply with the HP standards.

Landscape: Appropriate.

Scale, Mass, and Foundation Height: The block is characterized by Minimal Traditionals, modified Queen Anne and Craftsman cottages, and infill construction, all of which are one-story. The lot is significantly steep, and there are three single-family houses with very tall foundation heights directly to the north that were built in the past 5 years. The duplex would be the only two-story structure on the block, but it employs a lower foundation height than the adjacent houses and is similar in scale to a single-family house.

Porches and Stoops: Appropriate.

Windows and Doors: Appropriate.

Roof Shapes and Materials: While the primary roof pitch is 5/12 instead of the 6/12 minimum recommended by the guidelines, the lower pitch reduces the building’s height, and the 10/12 front-gable on the façade aligns with the historic context.

Siding Materials: Appropriate.

Multi-Unit Housing: The roof form, façade windows, front porch, and foundation clad in brick veneer reflect the context.

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## Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

### 1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

### 2. 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

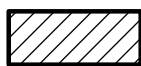
In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.

- 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**

**3-C-26-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

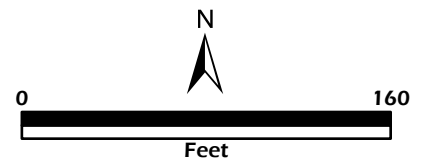


3317 Johnston St.  
 Lonsdale Infill Housing Overlay District

Original Print Date: 10/7/2025  
 Knoxville - Knox County Planning - Design Review Board

Revised:

Petitioner: Kelsey Chambers Dave  
 Madden Architects





**NOTE:**  
PLANNING FILE #3-D-26-5U

**EXTERIOR FINISHES**

COMPOSITION SHINGLE

SHAKE SIDING

SMOOTH LAP SIDING

BRICK VENEER

Revisions:

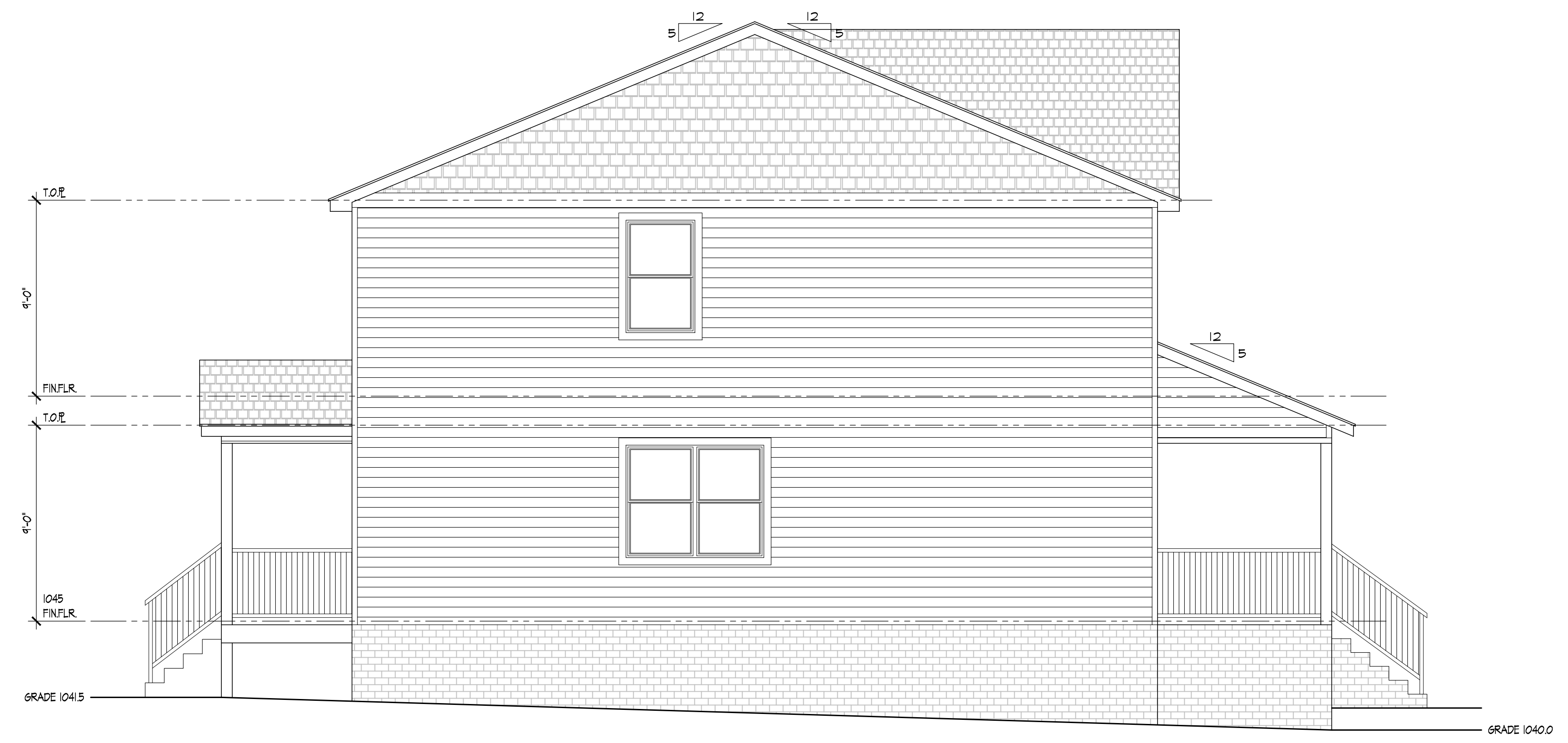
PLANNING REVIEW	SP
7/22/25	
PLANNING REVIEW	SP
02/17/26	

**FRONT FACADE TRANSPARENCY**

ENTIRE AREA OF FRONT ELEVATION = 1600 SQ. FT.  
 3080 WINDOW AREA = 15 50 FT. X 8 WINDOWS = 120 50 FT.  
 2040 WINDOW AREA = 8 50 FT. X 2 WINDOWS = 16 50 FT.  
 3080 FRENCH DOOR (1/2 LITE) = 12 50 FT. X 2 DOORS = 24 50 FT.  
 RECESSED PORCH OPENING = 85 50 FT. X 4 OPENINGS = 340 50 FT.  
 TOTAL TRANSPARENCY PROVIDED = 500 50 FT.  
 20% OF 1600 REQUIRED = 251.2 = 320



**FRONT ELEVATION**

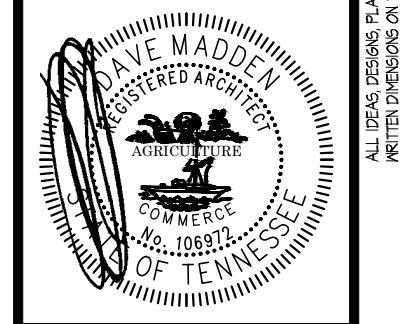


**LEFT ELEVATION**

**DMA**  
 DAVE MADDEN ARCHITECT  
 Phone 865-710-1446 • E-Mail: madden.dave@gmail.com  
 3735 Parker Harrison Way, Knoxville, TN 37924

**ELEVATIONS**

Project and Location:  
**COVER DUPLEX**  
 3317 JOHNSTON ST.  
 KNOXVILLE, TN 37921  
 PARID: 081HC043



Drawn by SP  
 Checked by  
 Date 09/17/25  
 Job No. TN25-104

1/4" = 1'-0"  
 Sheet Number  
**A-5.1**  
 Of Sheets

ALL PLEAS, PERMITS, PLANS AND MANUFACTURES REQUIRED OR REFERENCED BY THIS DRAWING ARE CREDIT TO THE PROPERTY OF THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, PLANS AND MANUFACTURES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK.

NOTE:  
PLANNING FILE #3-D-26-5U

**EXTERIOR FINISHES**

COMPOSITION SHINGLE

SHAKE SIDING

SMOOTH LAP SIDING

BRICK VENEER

Revisions:

PLANNING REVIEW	SP
07/22/25	
PLANNING REVISION	SP
02/17/26	

**DMA**

DAVE MADDEN ARCHITECT

Phone 865-710-1446 • E-Mail: [madden.dave56@gmail.com](mailto:madden.dave56@gmail.com)

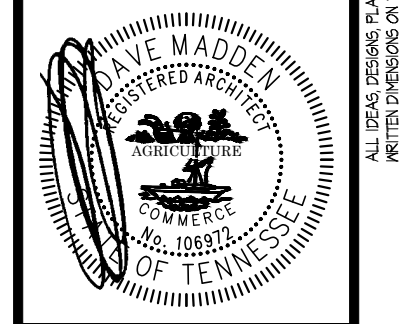
3735 Parker Harrison Way, Knoxville, TN 37924

Title:

**ELEVATIONS**

Project and Location:

**COVER DUPLEX**  
**3317 JOHNSTON ST.**  
**KNOXVILLE, TN 37921**  
**PARID: 081HC043**



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 Checked by  
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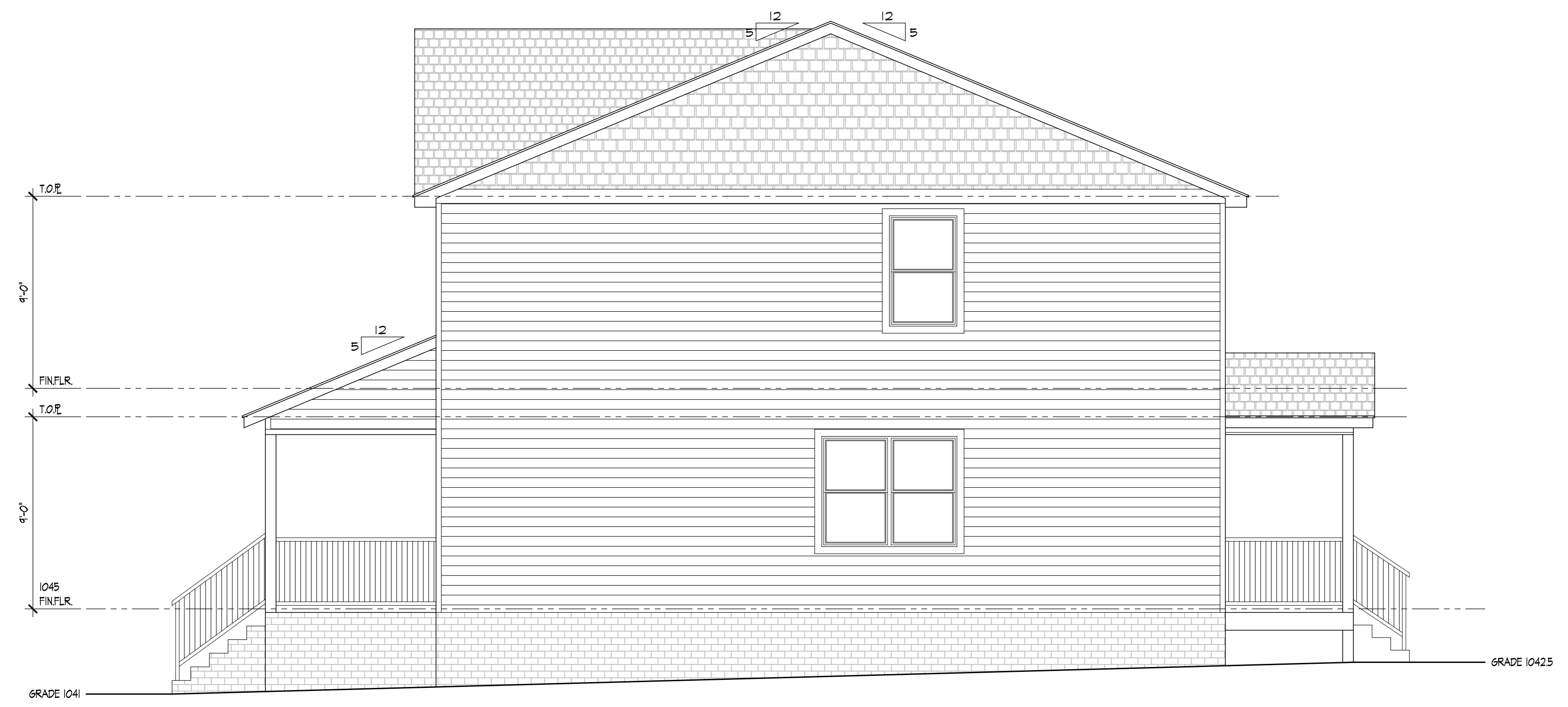
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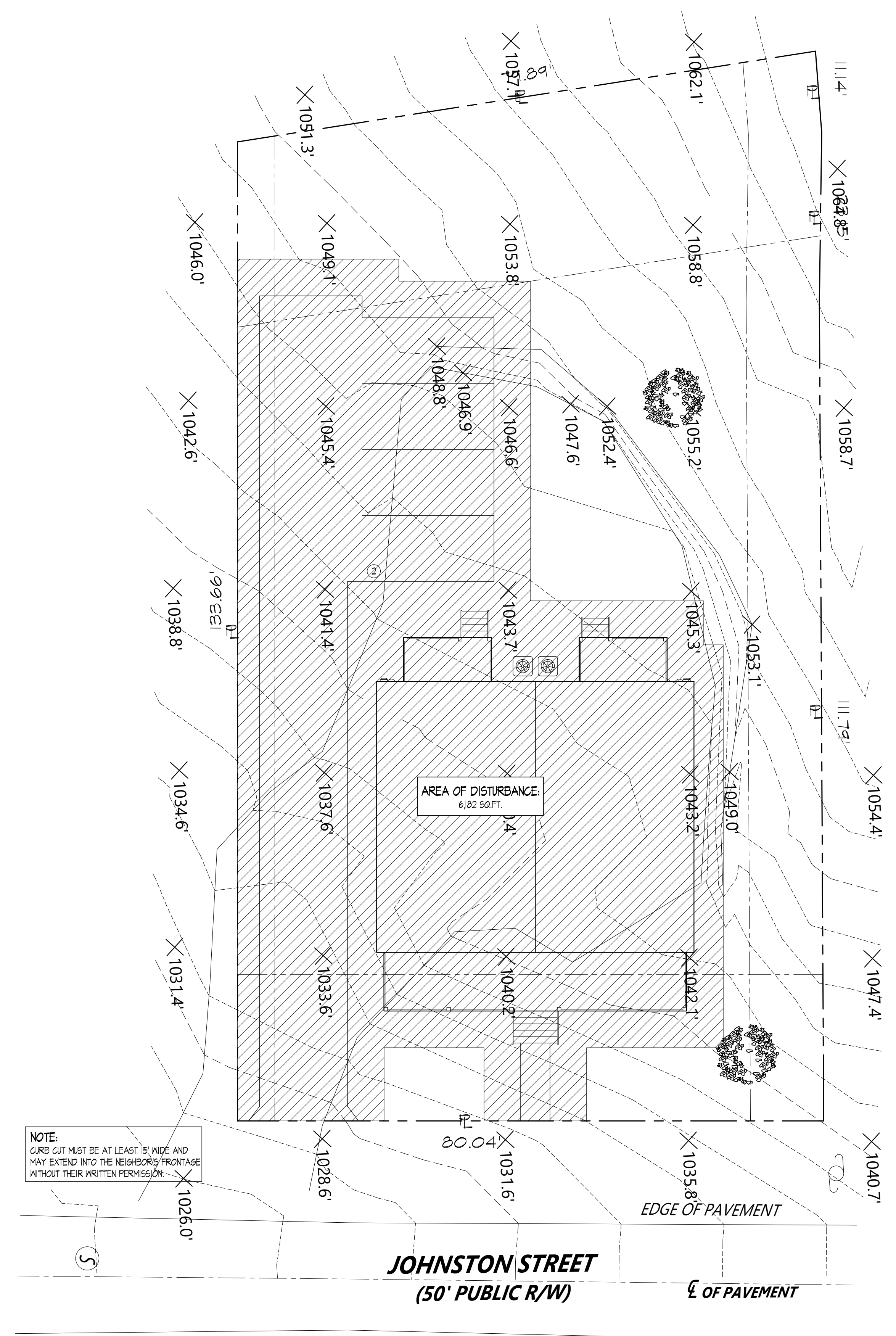


REAR ELEVATION



RIGHT ELEVATION

TN25-104-ELEV-02-00.dwg



NOTE:  
CURB CUT MUST BE AT LEAST 15' WIDE AND MAY EXTEND INTO THE NEIGHBOR'S FRONTAGE WITHOUT THEIR WRITTEN PERMISSION.

**PROJECT DATA:**

IMPERVIOUS SURFACE TABLE	
ASPHALT DRIVE:	1502.50 FT.
CONCRETE SIDEWALK:	42.50 FT.
DUPLEX FOOTPRINT:	2,068.50 FT.
TOTAL:	3,612.50 FT.

NOTE:  
PLANNING FILE #3-D-26-50

**GENERAL NOTES:**

1. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT WHOSE SIGNATURE APPEARS HEREON.
2. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS, AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
3. DIMENSIONS, AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROUGH (W/O N. ON PLANS).
4. THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND/OR SUB-CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFOREMENTIONED MATERIALS.
5. GRADING & DRAINAGE: ALL PAVING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING.
6. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSIDERED AS CONTINUOUS AND DETAILED INSPECTIONS.

**GENERAL REQUIREMENTS:**

1. **SCOPE:** ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND FERRY ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (APPLICABLE EDITION) AND LOCAL GOVERNING AGENCIES.
  2. **PERMITS:** THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
  3. **INTENTION:** THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER EXECUTION OF THE WORK DESCRIBED.
  4. **CHANGES:** THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY.
  5. **CUTTING & PATCHING:** ALL TRADERS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
  6. **CLEANUP:** ALL TRADERS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
- GENERAL:**
- A. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO CURRENT IBC CODES AS NOTED ON COVER SHEET OF PLANS.
  - B. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
  - C. THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY IN OR ABOUT THE JOB SITE METHODS OF PERFORMANCE OR TIMELINESS IN THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTOR'S WORK.

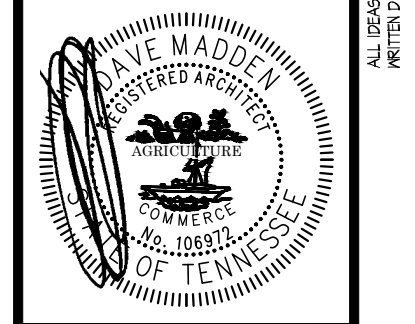
Revisions:

PLANNING REVISION	SP
02/17/25	

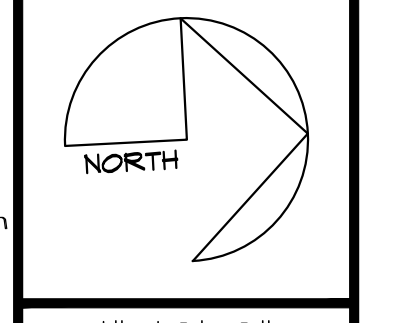
**DMA**  
DAVE MADDEN ARCHITECTURE  
Phone 865-710-4466 • E-Mail: dave@daves@gmail.com  
3795 PARKER HARRISON WAY, KNOXVILLE TN, 37924

Project and Location:  
**DISTURBANCE PLAN**

**COVER DUPLEX**  
8817 JOHNSTON ST.  
KNOXVILLE TN 37921  
PARID: 081HC043



Drawn by SP  
Checked by  
Date 09/19/25  
Job No. TN25-104



1" = 10'-0"  
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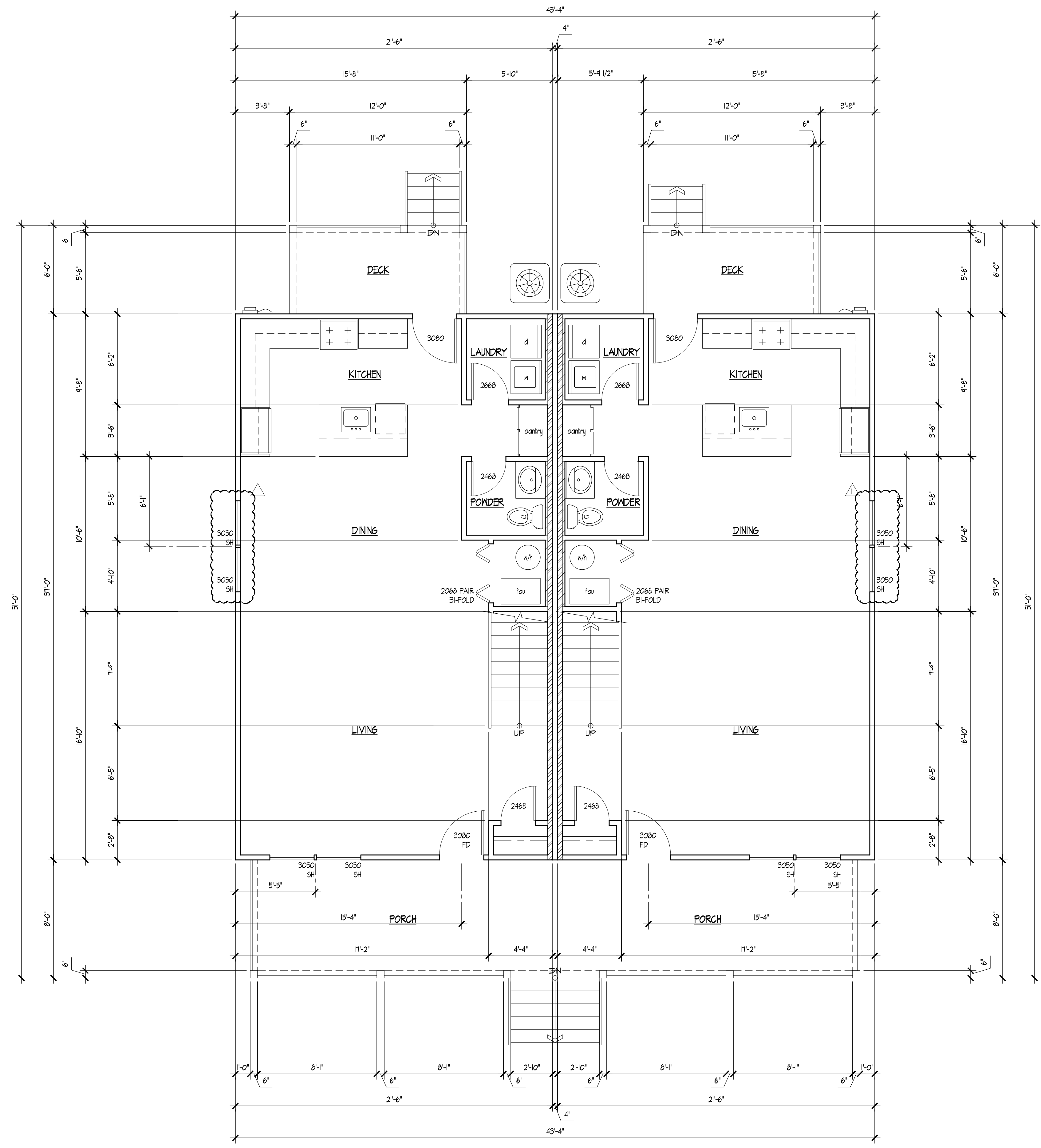
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NOTE:  
PLANNING FILE #3-D-26-5U

**SQUARE FOOTAGE:**

<b>UNIT A LOWER FLOOR PLAN:</b>	LIVING: 736 SQ.FT.
	PORCH: 168 SQ.FT.
	DECK: 12 SQ.FT.
<b>UNIT A UPPER FLOOR PLAN:</b>	LIVING: 796 SQ.FT.
	TOTAL LIVING: 1532 SQ.FT.
	TOTAL AREA: 1830 SQ.FT.
<b>UNIT B LOWER FLOOR PLAN:</b>	LIVING: 736 SQ.FT.
	PORCH: 168 SQ.FT.
	DECK: 12 SQ.FT.
<b>UNIT B UPPER FLOOR PLAN:</b>	LIVING: 796 SQ.FT.
	TOTAL LIVING: 1532 SQ.FT.
	TOTAL AREA: 1830 SQ.FT.
<b>UNIT A &amp; UNIT B TOTALS:</b>	TOTAL LIVING: 3064 SQ.FT.
	TOTAL AREA: 3660 SQ.FT.

- FLOOR PLAN NOTES**
- CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPEC'S, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
  - CONTRACTOR SHALL VERIFY OWNER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
  - CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
  - ALL DIMENSIONS ARE TAKEN TO FACE OF STUD. (N.O.). IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. (DO NOT SCALE DRAWINGS!)



LOWER LEVEL FLOOR PLANS - A & B

**WALL LEGEND**

	2x4 WALLS
	2x6 PLUMBING WALLS
	2x4 DEMISING WALLS, SEE PROVIDED DETAIL

Revisions:  
 PLANNING REVIEW SP 12/22/25  
 PLANNING REVIEW SP 02/17/26

**DMA**  
 DAVE MADDEN ARCHITECT  
 Phone 865-710-4466 • E-Mail: madden.dave@gmail.com  
 3735 Parker Harrison Way, Knoxville, TN 37924

Title: **FLOOR PLAN - LOWER LEVELS**

Project and Location:  
**COVER DUPLEX**  
 3317 JOHNSTON ST.  
 KNOXVILLE, TN 37921  
 PARID: 081HC043

ALL SCALE DRAWINGS, PLANS AND DIMENSIONS ARE THE PROPERTY OF DAVE MADDEN ARCHITECT. NONE OF THE CONTENTS OF THIS DRAWING ARE TO BE COPIED, REPRODUCED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DAVE MADDEN ARCHITECT. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. NO NOTIFY FOR ANY DEVIATION FROM THE DRAWINGS AND CONDITIONS ON THE DRAWINGS.

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 Date 09/17/25  
 Job No. TN25-104

1/4" = 1'-0"

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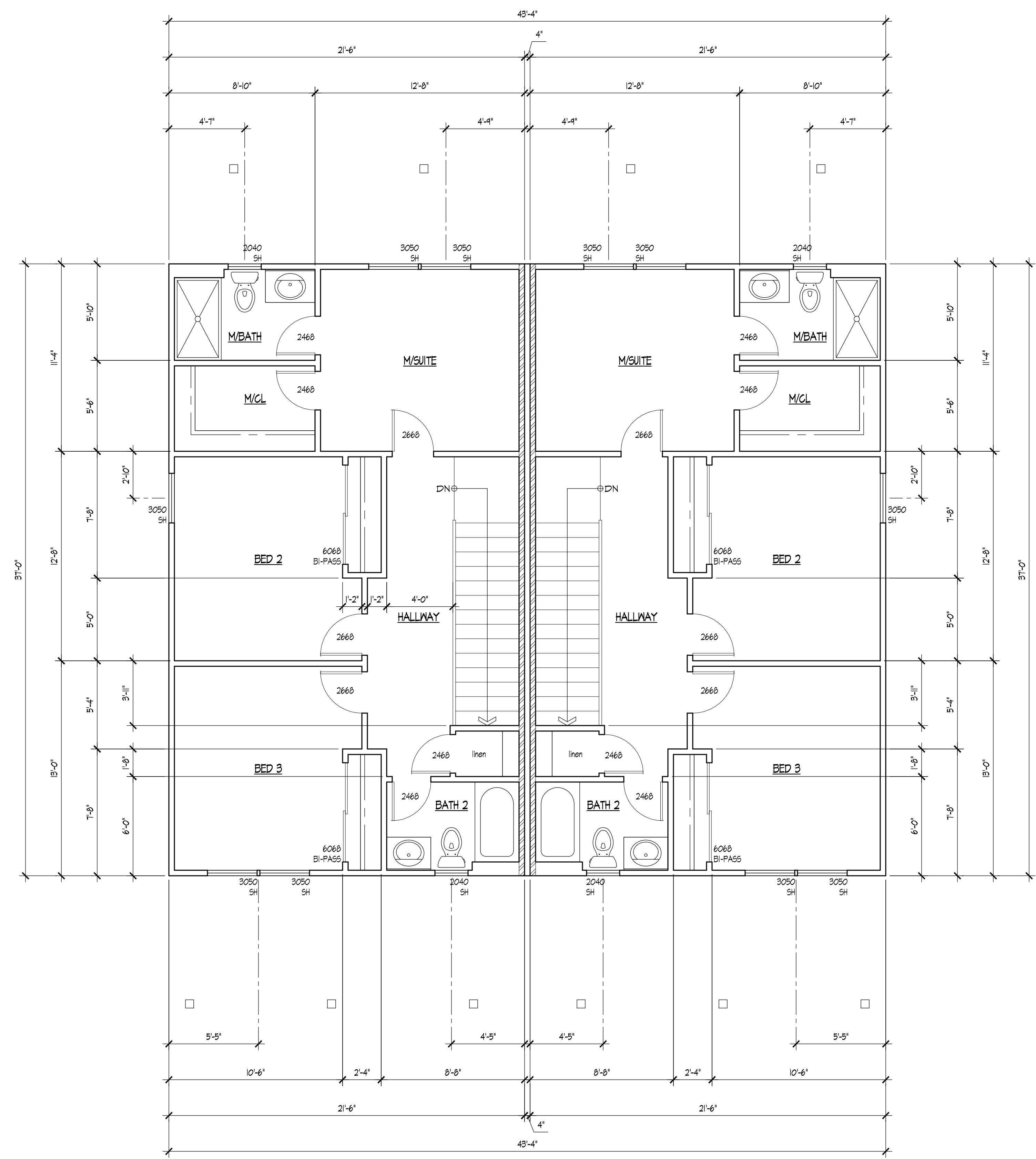
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NOTE:  
PLANNING FILE #3-D-26-5U

**SQUARE FOOTAGE:**

UNIT A LOWER FLOOR PLAN: LIVING: 736 SQ.FT. PORCH: 168 SQ.FT. DECK: 12 SQ.FT.
UNIT A UPPER FLOOR PLAN: LIVING: 796 SQ.FT. TOTAL LIVING: 1532 SQ.FT. TOTAL AREA: 1830 SQ.FT.
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UNIT A & UNIT B TOTALS: TOTAL LIVING: 3164 SQ.FT. TOTAL AREA: 3660 SQ.FT.

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UPPER LEVEL FLOOR PLANS - A & B

**WALL LEGEND**

	2x4 WALLS
	2x6 PLUMBING WALLS
	2x4 DEMISING WALLS, SEE PROVIDED DETAIL

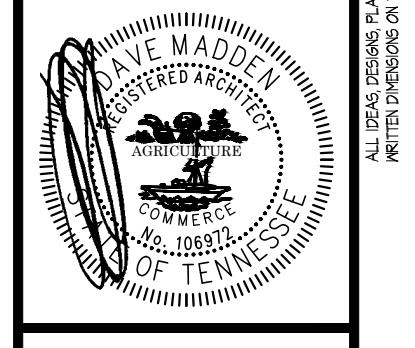
Revisions:

PLANNING REVIEW	SP	12/22/25
PLANNING REVIEW	SP	02/17/26

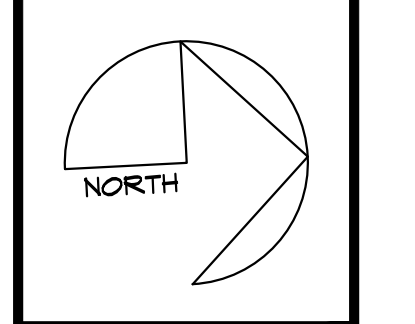
**DMA**  
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3735 Parker Harrison Way, Knoxville, TN 37924

Title:  
**FLOOR PLAN - UPPER LEVELS**

Project and Location:  
**COVER DUPLEX - 3317 JOHNSTON ST. KNOXVILLE, TN 37921**  
PARID: 081HC043



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