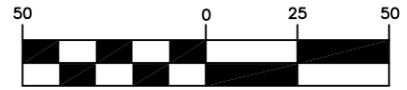


NORTH

NOTES:

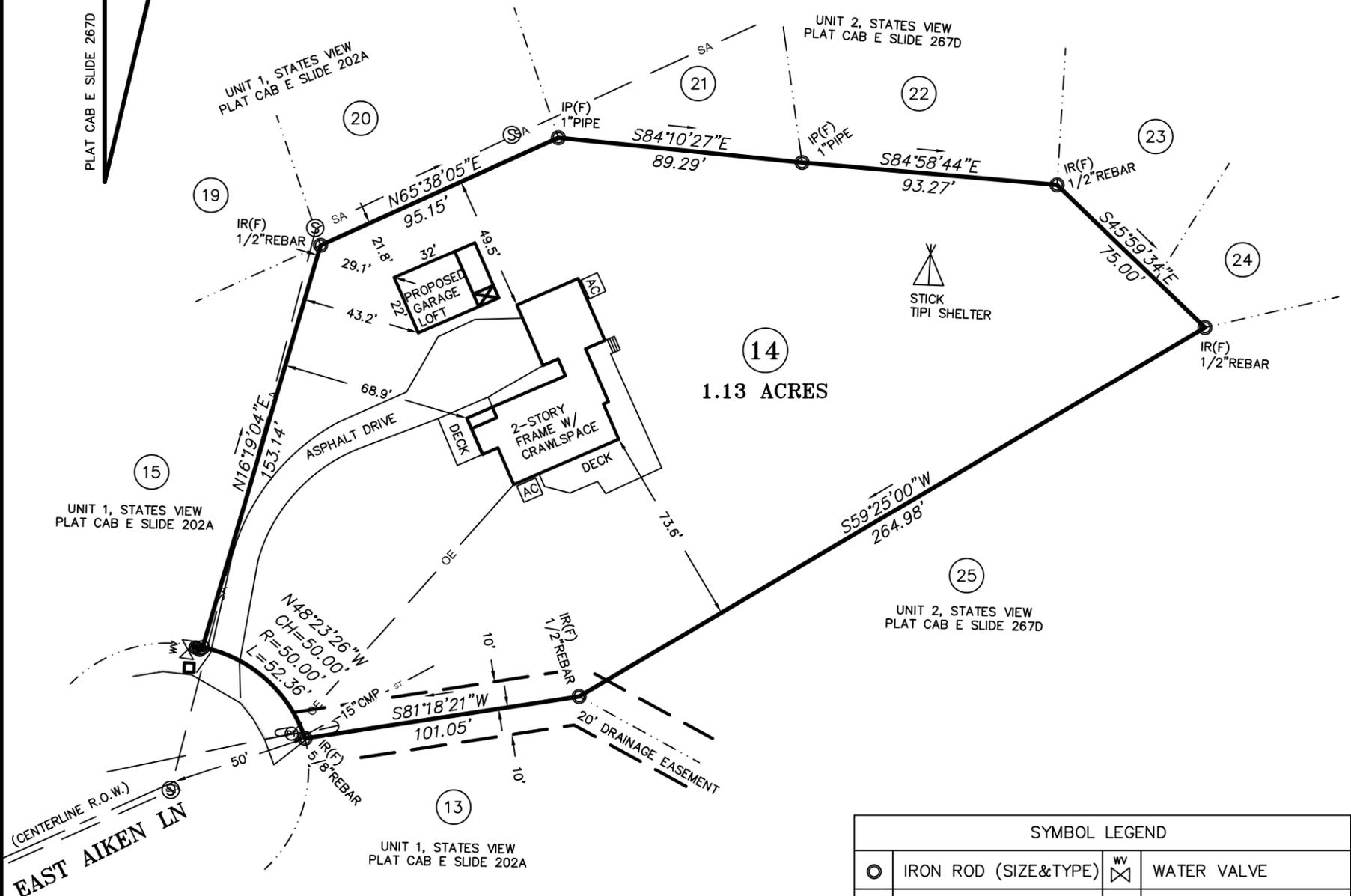
1. GARAGE AREA: 704 SQ. FT.
4. THIS PROPERTY IS ZONED RA
5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0263F & 47093C0264F EFFECTIVE DATE: MAY 2, 2007
6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

1-A-26-UR
submitted 11/21/2025



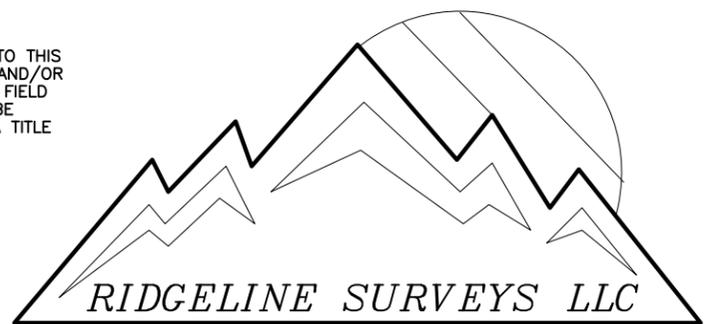
SYMBOL LEGEND			
	IRON ROD (SIZE&TYPE)		WATER VALVE
	IRON ROD SET		POWER/TELE. POLE
	SANITARY MANHOLE		GUY WIRE
	WATER METER		HVAC
	MAILBOX		
LINE LEGEND			
	W		WATER LINE
	SA		SEWER LINE
	ST		STORM SEWER LINE
	OE		POWER/TELE. LINE

FOR:
FRANCO IRAKOZE
1327 W BAXTER AVE
KNOXVILLE, TENNESSEE 37921
PHONE: 865-548-5023

THIS SURVEY WAS DONE UNDER
AUTHORITY OF TCA 62-18-126.
THIS SURVEY IS NOT A GENERAL
PROPERTY SURVEY AS DEFINED
UNDER RULE 0820-3-07.

NOTE:
NO TITLE REPORT WAS FURNISHED TO THIS
SURVEYOR AND OTHER EASEMENTS AND/OR
EXCEPTIONS NOT APPARENT IN THE FIELD
MAY OR MAY NOT EXIST AND MAY BE
REVEALED BY A TITLE SEARCH BY A TITLE
ATTORNEY.

PLOT PLAN OF:
Lot 14
Unit I
States View
9501 East Aiken Lane
Knoxville, Tennessee 37922



RIDGELINE SURVEYS LLC
5607 TENNYSON DRIVE
KNOXVILLE, TENNESSEE 37909
865.771.7917
OFFICE@RIDGELINESURVEYS.COM

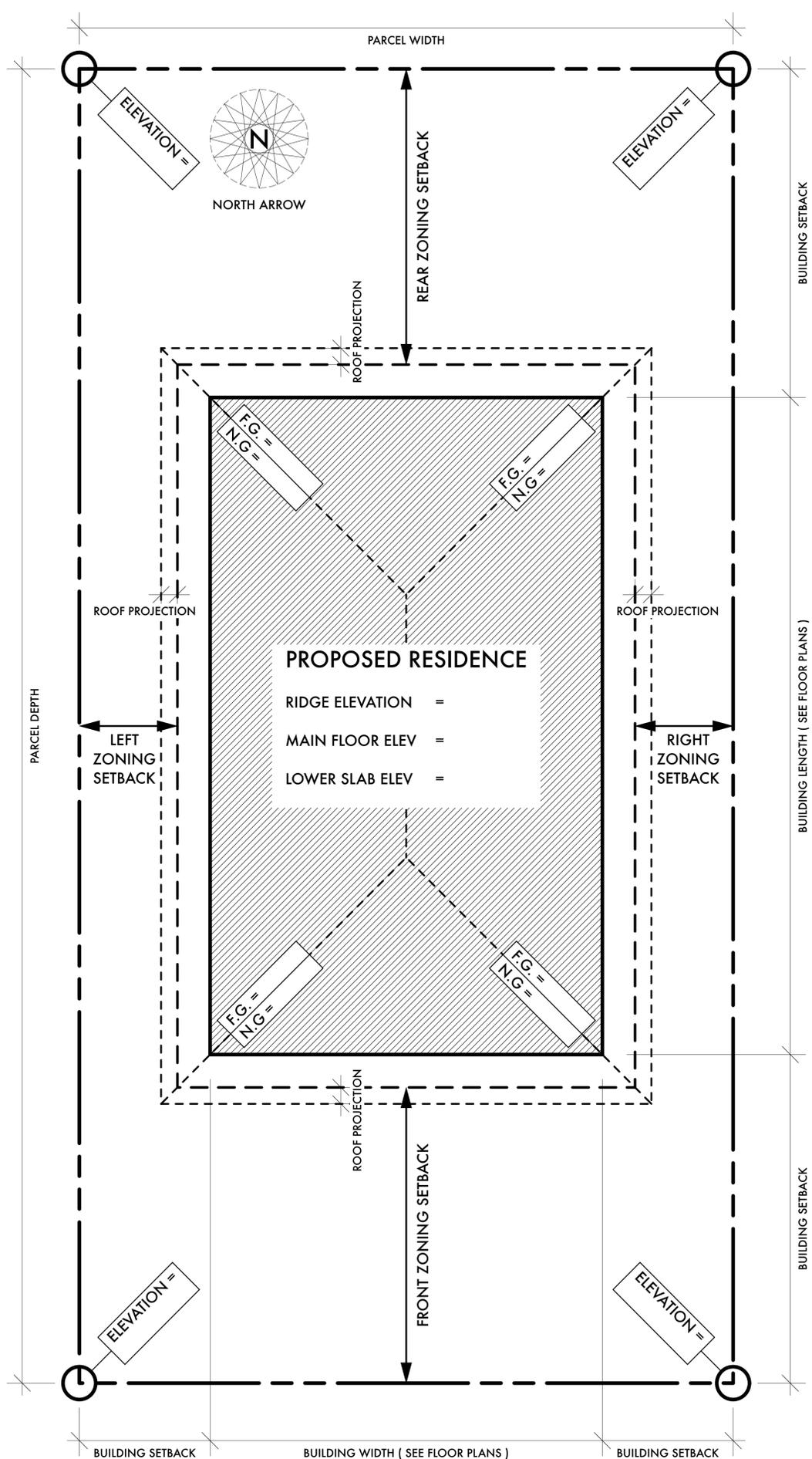
Ward _____ City _____
District 6 County KNOX
Plat Bk: E Page 267D
CLT # 132J "D" Parcel 029
Scale 1"=50' Date 11/17/2025
Deed Inst. 202509100014962 City Block _____
Project # 89-1 Drawn By C. VITKUS



- THE PROCEEDING DRAWINGS COMPOSE A HOUSE DESIGN ONLY & HAVE NOT BEEN ISSUED AS A HOW-TO GUIDE FOR BUILDING CONSTRUCTION.
- WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID MISTAKES IN PREPARING THIS PLAN, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH & SHALL CONFORM TO THE LATEST EDITION OF THE B.C.B.C./A.B.C./O.B.O.A./N.B.C./C.C.R./I.B.C./I.R.C./U.B.C. (WHICHEVER TAKES PRECEDENCE IN THE AREA OF CONSTRUCTION) PLUS LOCAL CODES, BYLAWS & REGULATIONS WHERE THESE TAKE PRECEDENCE.
- READ THESE PLANS IN CONJUNCTION WITH ALL DOCUMENTS ISSUED BY ENGINEERS, HVAC, PLUMBING, ELECTRICAL OR OTHER REQUIRED CONSULTANTS.
- THE GENERAL CONTRACTOR (OR OWNER / BUILDER) SHALL BE RESPONSIBLE FOR ALL RELEVANT PERMITS & CALL FOR ALL REQUIRED INSPECTIONS.
- THE GENERAL CONTRACTOR (OR OWNER / BUILDER) MUST CHECK THIS DOCUMENT IN ITS ENTIRETY & TAKE RESPONSIBILITY FOR ANY ADDITIONAL DOCUMENTATION OR NEEDED PLAN ALTERATIONS BEFORE APPLYING FOR PERMIT, ORDERING MATERIALS OR COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR (OR OWNER / BUILDER) SHALL FOLLOW NATIONAL STANDARDS TO ENSURE PUBLIC SAFETY THROUGHOUT CONSTRUCTION.
- THE GENERAL CONTRACTOR (OR OWNER / BUILDER) SHALL ENSURE THAT ALL WORK IS DONE ACCORDING TO THE ACCEPTED PRACTICE OF THE DAY.
- ALL MATERIALS SHALL BE NEW, THE BEST OF THEIR RESPECTIVE KIND & CONFORM TO ALL CSA, ANSI, ASTM STANDARDS (AS APPLICABLE IN YOUR REGION).
- ALL FIXTURES, MECHANICAL COMPONENTS & APPLIANCES SHALL BE NEW & CONFORM TO ALL CSA, ANSI, ASTM STANDARDS (PER YOUR JURISDICTION).
- ALL SITE DIMENSIONS, CALCULATIONS & SETBACKS ARE TO BE GOVERNED & APPROVED BY MUNICIPAL AUTHORITIES BEFORE STARTING CONSTRUCTION.
- ANYTHING NOT COVERED IN THESE PLANS WILL BE OPEN FOR NEGOTIATION BETWEEN THE GENERAL CONTRACTOR, THE OWNER & THE MUNICIPALITY.

GENERAL NOTES:

- SITE WORK:**
 - Building location and site elevations shall be established by a surveyor licensed in your area, before starting construction.
 - Slope all finished grades away from the building at a minimum of 2% to facilitate the runoff of surface water.
 - Do not drain surface water onto adjacent properties. Provide swales and catch basins as required.
 - Grades shall not exceed the natural angle of repose or the material being used unless approved by a geotechnical engineer.
 - All grades as shown are approximate and shall be confirmed on site before excavation.
 - Builder shall review final grades and floor elevations prior to excavation.
- EXCAVATION:**
 - The contractor shall engage a geotechnical engineer or soils consultant to determine bearing conditions and soil stability.
- FOOTINGS AND FOUNDATIONS:**
 - Footings shall rest on suitable bearing soil below frost penetration.
 - Footings shall be reinforced with steel reinforcement bars (rebar) as required.
 - 30" x 20" by 8" strip footings unless otherwise required by engineer.
 - Install a perimeter drain & drain tile around foundation and connect to storm sewer or rock pits as required.
 - Confirm openings in foundations for services as required prior to pouring.
 - Install 8" long, 5/8" rebar for wall piers. Install rebar, even if not required by code, (18" laps)
 - 15M @ 20" vert., 15M @ 20" horz., 15M HIE dowels to match vert., 2-15M top continuous, 3-15M continuous within footing.
 - Never place rebar within 2 inches of any concrete surface. Exposed metal tie ends shall be individually tagged.
 - Rebar required, see structural engineer's specifications and details to confirm concrete dimensions and rebar requirements.
 - Foundation walls shall have two coats of approved waterproofing compound on the exterior below grade.
 - Minimum concrete strengths: walls and footings min 15MPa, garage slabs min 32MPa and basement slabs min 20MPa.
 - Install under slab radon mitigation system with vent pipe to roof as required by building code.
- BACKFILL:**
 - Perimeter backfill shall be installed to slope away from building at 2% minimum slope. Leave 8 inches of concrete exposed.
 - Do not backfill before floor joists and subfloor are securely in place, nor before the concrete has reached its 28 day strength.
 - Backfilling under slabs shall be granular material and shall be compacted to 95% standard proctor density. Max 24" lifts.
- FRAMING:**
 - Engineered roof trusses @ 24" o.c. with provision for solar panels as required (see engineered layouts by manufacturer).
 - Grid lines = outside sheathing = outside concrete foundation. Dimensions are taken from grid lines to edge of interior framing.
 - All window headers up to 6'-0" in length shall be 2" x 8". Consult engineer or truss company for spans greater than 6'-0".
 - Exterior wall studs shall be 2 x 6 @ 12" o.c. unless otherwise noted or specified by engineer.
 - Seal all exterior walls with seam sealer to be air-tight and protect sill plates from concrete with sill gasket.
 - Floor joists shall be manufactured joists with approved bridging and blocking. See manufacturer's shop drawings for details.
 - Engineered beam sizes and connections shall be as specified by supplier. See manufacturer's shop drawings for details.
 - Lumber grades and species shall follow engineering drawings and Building Codes and are to be No.1&2 at a minimum.
 - Exposed lumber and timber touching concrete shall be pressure treated or protected with an approved preservative.
 - Engineered steel specifications and connection details per engineer's drawings.
- SHEATHING:**
 - 7/16" T&G plywood roof sheathing or 1/2" O.S.B.
 - 7/16" Plywood wall sheathing with 1/8" expansion gaps or 1/2" O.S.B. with 1/8" expansion gaps.
 - 3/4" T&G plywood (glued and screwed) floor decking (do not use O.S.B.)
- ROOFING & SOFFITS:**
 - Roofing shall be torch on waterproof membrane unless otherwise shown (torch on membrane to slopes under 4 in 12).
 - Color shall be determined by owner. All roof vents and flashing to match roof color.
 - Install pre-finished attic vents oriented to side and rear yards only. Do not install vents to any roof on the front elevation.
 - Roof installation underlayment shall be to manufacturer's specifications. Install ribbed valley flashing by manufacturer.
 - Builder to install all required flashing plus ice and water edge protection as per current Building Code Residential Standards.
 - Soffits to be perforated aluminum as standard. Any upgraded soffit must provide a minimum of 2" continuous ventilation at eave.
 - Soffits that projects to within 48" (or 1.2m) of any property line must be non-combustible and non-vented for fire safety.
- EAVES-TROUGHS & DOWNSPOUTS:**
 - Eaves-troughs to be 4" or 5" aluminum profiled - color to match roof. Install scuppers at downspouts to prevent entry of debris.
 - Downspouts shall be in obscure corners as indicated on elevations. Advised 30 foot maximum between downspouts.
- WINDOWS:**
 - Windows shall be double-pane vinyl with 5/4" S.D.L. bars (if shown) and open as specified by owner.
 - Windows to have a minimum thermal value of U.S.I. 1.60 / U.O.28 per CBC Zone 6 (adjust per your region)
 - Windows must meet egress requirements per Code. Minimum 24" x 36" unobstructed opening advised at no higher than 48".
 - Color to be determined by owner.
 - The builder shall confirm rough-opening sizes and brick molds or trim details with manufacturer prior to ordering.
 - Window supplier shall provide window sample and/or product information including brand names and warranties.
 - All external wall penetrations shall be flashed, sealed and insulated per current Building Code Residential Standards.
 - Unprotected opening (spatial separation) calculations to be provided by the General Contractor (or Owner/Builder) as req'd.
- EXTERIOR DOORS:**
 - Safety glass is required in all exterior doors.
 - Front entrance door to meet NAFS requirements. Minimum thermal value of U.S.I. 2.6 / U.O.46. 3-Point locks for slabs over 6'-8"
 - Garage door panel to be insulated metal or fiberglass with electric overhead door opener. Minimum thermal value of RSI 1.1
 - Folio and main doors to match window systems. Minimum thermal value of U.S.I. 1.60 / U.O.28 per CBC Zone 6
 - All external wall penetrations shall be flashed, sealed and insulated per current Building Code Residential Standards.
- INTERIOR DOORS:**
 - To be determined by owner. Solid core doors advisable. Bedroom doors must be undercut by 1/2" for cross ventilation.
- EXTERIOR FINISH:**
 - Typical exterior finish to be James-Hardie products or equivalent, per elevations - colors to be determined. Flash as required.
 - Stone shall be 2" natural stone facing on wire lath and scratch coat. Flash as required.
- THERMAL INSULATION AND VAPOR BARRIERS:**
 - Permit applicant to provide R.S.I. calculations for assemblies as required by code. R24 walls / R48 roof advised as a minimum.
 - Poly vapor barrier to underside of roof trusses.
 - Install baffles over exterior walls outside of insulation for a minimum of 2 inches clearance for unobstructed roof ventilation.
 - Install sound batt insulation in all walls surrounding room or bathroom and under / over adjacent living spaces.
 - Caulk underside of exterior wall plates, around electrical boxes and where plumbing and wiring penetrate the vapor barrier.
 - A poly-foam sill gasket shall be installed under all sill plates on foundation walls.
 - Install 2" rigid insulation around inside foundation walls to frost depth and 1" for wall to slab thermal break per local code.
 - Batt insulation and poly vapor barrier to be inside of rim-joists. Batt insulation to meet wall insulation requirements.
 - 6 mil poly to underside concrete slabs on grade below heated living spaces.
 - 2.4" rigid insulation required under all heated concrete slabs. Tape joints (6 mil poly not required in this case).
- GYPSUM BOARD:**
 - Gypsum board (drywall) shall be 1/2" unless otherwise noted as 5/8" type-X for fire separations.
 - Ceilings shall be 1/2" C.O. board and prepared for a painted, lightly textured finish.
 - All drywall screws NOT filled.
 - Install square corner beads throughout.
- STAIRWAYS & RAILINGS:**
 - Per current local Building Code Residential Standards.
- CABINETS:**
 - See plan for general layout and appliance locations. Cabinet maker shall contact owners for cabinet finishes and details.
 - Cabinet maker shall supply shop drawings with sample finishes and hardware, including drawer slides and accessories.
- INTERIOR PAINTING AND FINISHING:**
 - Contact interior designer / owner for painting, finishes, flooring, window coverings, plumbing and lighting fixtures.
- PLUMBING:**
 - Do not install any plumbing in exterior walls without adequate insulation for freeze protection.
 - Plumbing fixtures, faucets, and plumbing accessories shall be selected by owners.
 - Paper holders, towel bars, and vanity mirrors shall be selected by owners.
 - Install no-freeze exterior hose bib's per plan.
 - Install a connection for an irrigation system.
 - The contractor shall verify sump-pump location and requirements for sanitary sewer if required.
 - Install hot & cold hose bib's in garage as located per owner.
 - Install floor area drains in unfinished areas and under hot water tanks.
- HEATING AND VENTILATING:**
 - As required by regional codes, the HVAC contractor shall supply and install furnace and A/C systems, mini-split or electric baseboard heaters that will adequately handle the building's required heating and cooling loads plus ventilation requirements.
 - Contact the general contractor to confirm all duct chases and plenums locations.
 - Ensure proper heating and ventilation of any crawl space per current Building Code and Residential Standards.
 - Any ducts located outside the thermal enclosure are to be sealed and insulated to meet the exterior wall insulation requirements.
 - Install screened covers to all vents, ducts, etcetera, designed to prevent entry of debris insects, birds or rain.
 - Install fire place, fire curtain per manufacturer's spec's with proper clearances and non-combustible materials as required.
 - Principal exhaust fan must be designed to run continuously 24/7 and the air-flow rate must comply with the current Code.
 - Installation of a Heat Recovery Ventilator (HRV) unit is highly recommended even if not required by Building Code.
- ELECTRICAL:**
 - Electrical layout intended only as a guide. Electrician to initiate a "walk-through" with owner to confirm switch / fixture locations.
 - Fixtures, switches and outlets shall be approved by owner. The electrical contractor shall not install and non-approved devices.
 - The electrical contractor shall supply and install a main service with the capacity to properly supply power at maximum load.
 - Smoke and CO² sensor / alarms and conform to local Building Code Residential Standards.
 - Install wiring for cable t.v., internet and telephone. Install 220V car charger in garage. Confirm locations with owner on site.
 - Install electrical conduit for driveway lamp and landscape lighting. Confirm locations with owner on site.
 - Provide rough-in pre-wire for sound system and security system. See owners for system specifications.
 - Consult owner regarding any need for a backup generator, solar power, geothermal power or other alternative power systems.
- FIRE SAFETY:**
 - Install smoke and CO² sensor / alarms as required. It is advised for these to be installed in each sleeping room, even if not req'd.
 - Dwelling units may require fire rated separations for floors, walls or attic spaces that separate the units. See fire code consultant.
 - Unprotected opening (spatial separation) calculations to be provided by the General Contractor (or Owner/Builder) as req'd.
- BUILT-IN VACUUM:**
 - Confirm installation of a built in vacuum system complete with kitchen dustbin with the owner.
- LANDSCAPING:**
 - Landscaping design, irrigation system and installation shall be completed by others.
- FINAL CLEANUP:**
 - The contractor shall examine and adjust all operating doors and sashes, hardware and equipment to leave all in perfect working order.
 - Remove all paint spots, stains, rubbish, debris, tools, and equipment from all areas.
 - Clean and polish all glass including mirrors.
 - Examine and clean all plumbing and electrical fixtures to produce intended appearance and function.
- SUBSTITUTIONS:**
 - Substitutions and alternates shall be authorized by the owner or general contractor.
 - Suppliers shall provide product samples and/or product information including warranties for proposed substitutions.
- RESPONSIBILITIES & LIABILITIES:**
 - The General Contractor (or Owner/Builder) is responsible to ensure that all local and regional codes, bylaws, and construction safety standards are met. This includes procuring all required structural, geotechnical, seismic, hurricane, building envelope, fire suppression, septic, or any other engineering or code consultation as may be required to complete construction documents. The Designer is not responsible to confirm or verify any of the above, having been compensated only for the idea for the home. By commencing work the General Contractor (or Owner/Builder) accept all responsibilities as outlined in these notes.
 - These plans have been licensed for the permit application and construction of ONE BUILDING ONLY unless written permission has been submitted to the approving municipal authority in the form of an official license agreement for a set number of homes. Municipal authorities granting permits for multiple buildings without proof of an official license agreement will be held culpable.
- INTELLECTUAL PROPERTY RIGHTS:**
 - The intellectual property rights associated with the attached plans remain the exclusive rights of Jeremy Newell Design Inc.
 - These plans have been licensed for the permit application and construction of ONE BUILDING ONLY unless written permission has been submitted to the approving municipal authority in the form of an official license agreement for a set number of homes.
 - Municipal authorities granting permits for multiple buildings without proof of an official license agreement will be held culpable.
- PRINT FORMAT:** 24 X 36



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PERMIT COPY

STAMPS:

PERMIT NUMBER: _____

CIVIC ADDRESS: _____

LEGAL ADDRESS: _____

OWNER / CONTACT: _____

- LIST OF DRAWINGS:**
- A1 SITE PLAN, PERSPECTIVES & NOTES
 - A2 MAIN & UPPER FLOOR PLANS
 - A3 FOUNDATION & ROOF PLANS
 - A4 BUILDING ELEVATIONS
 - A5 BUILDING & WALL SECTIONS
 - E1 ELECTRICAL LAYOUTS

ISSUED FOR BUILDING PERMIT

PROJECT TITLE: **PROPOSED RESIDENCE**

CIVIC ADDRESS: _____

SHEET TITLE: **SITE PLAN, PERSPECTIVES & NOTES**

LEGAL ADDRESS: _____

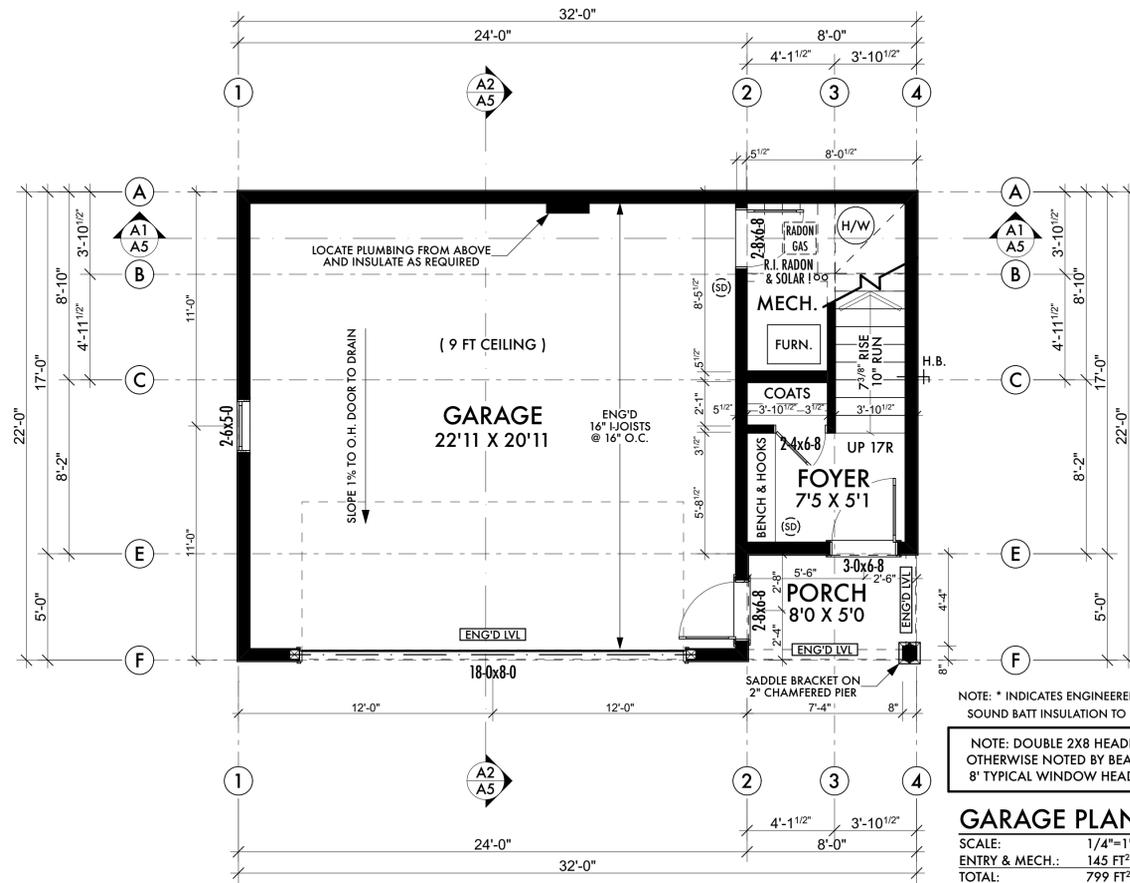
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DATE: 2025.03.07

A1

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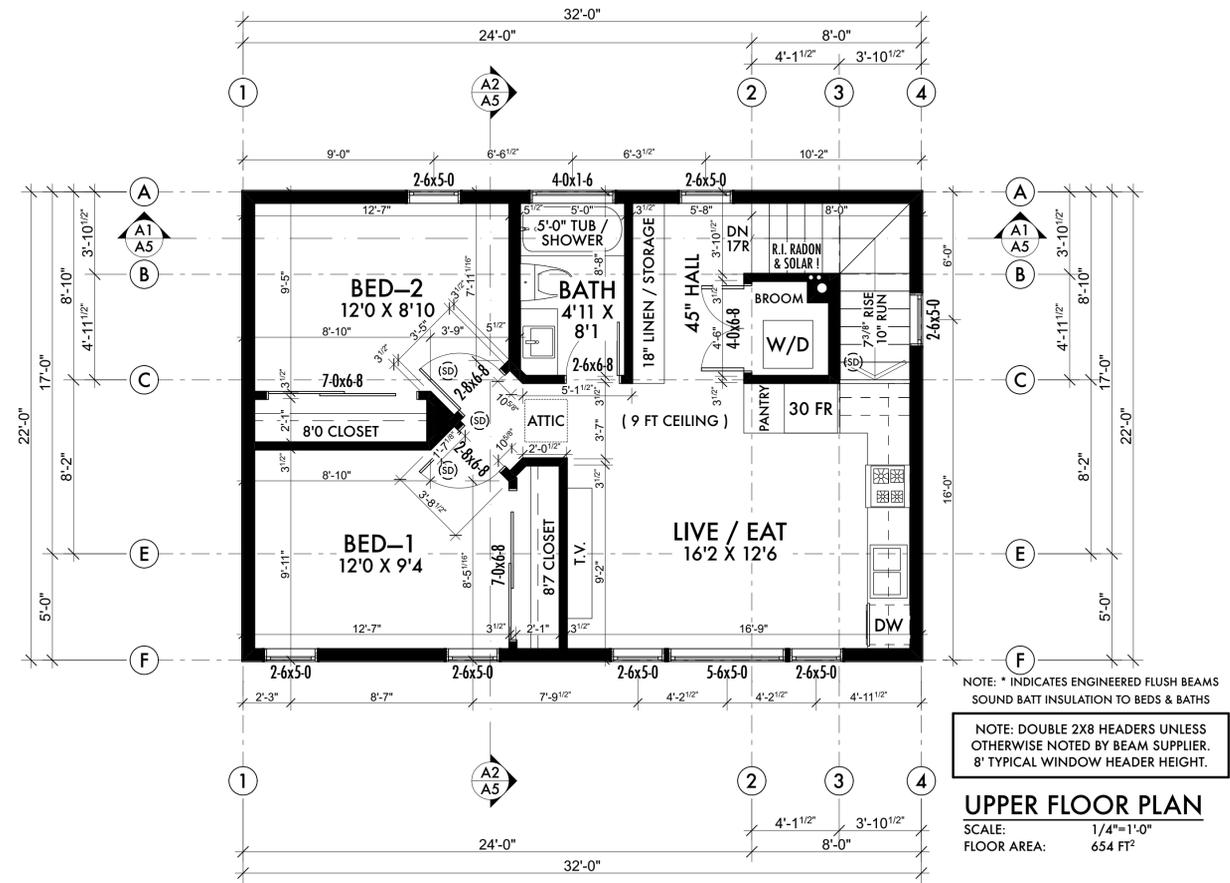


NOTE: * INDICATES ENGINEERED FLUSH BEAMS
SOUND BATT INSULATION TO BEDS & BATHS

NOTE: DOUBLE 2X8 HEADERS UNLESS
OTHERWISE NOTED BY BEAM SUPPLIER.
8" TYPICAL WINDOW HEADER HEIGHT.

GARAGE PLAN
SCALE: 1/4"=1'-0"
ENTRY & MECH.: 145 FT²
TOTAL: 799 FT²

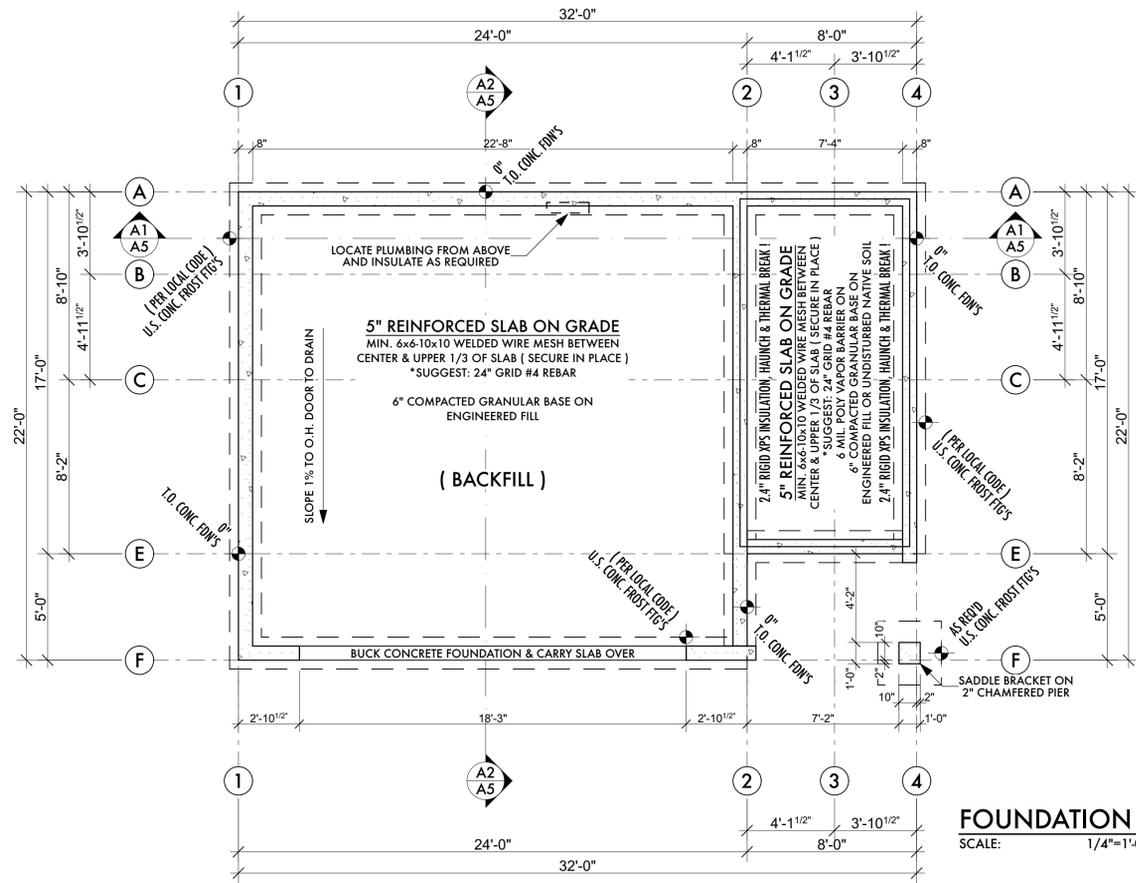
GARAGE AREA: 512 FT²



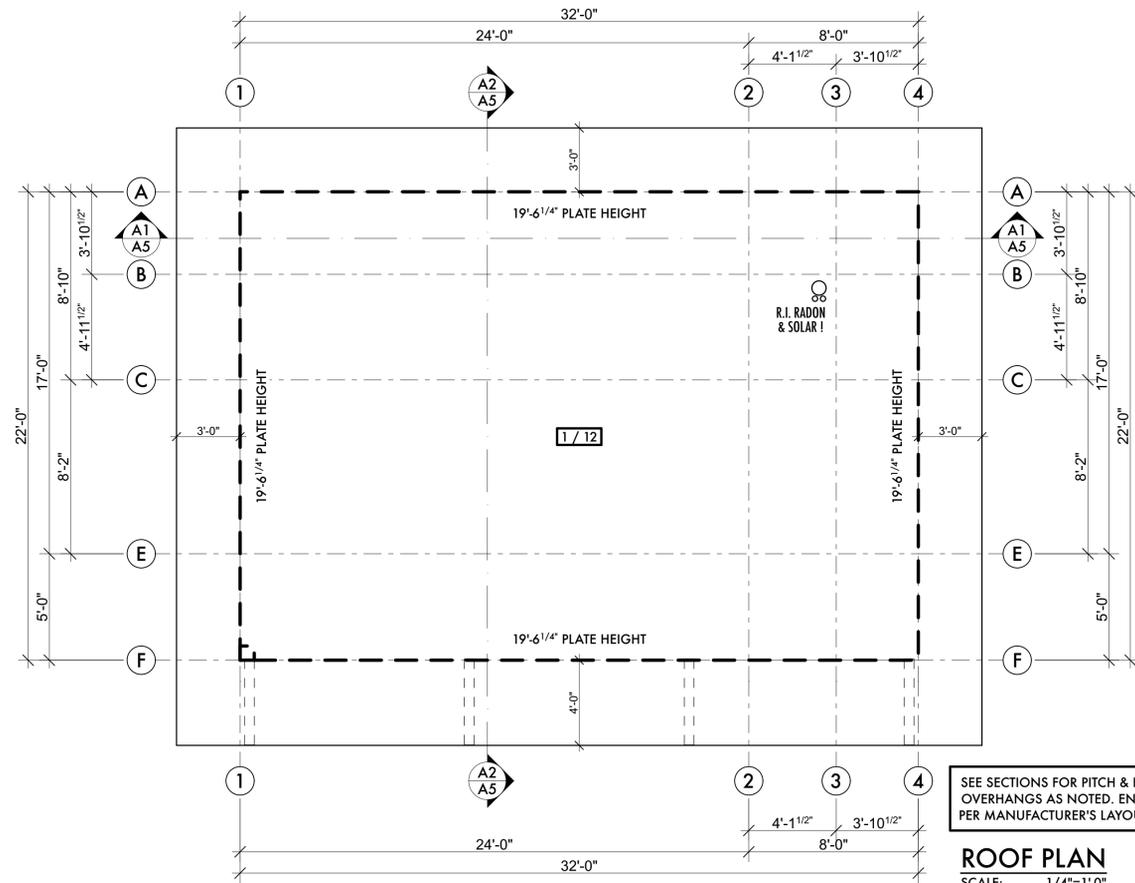
NOTE: * INDICATES ENGINEERED FLUSH BEAMS
SOUND BATT INSULATION TO BEDS & BATHS

NOTE: DOUBLE 2X8 HEADERS UNLESS
OTHERWISE NOTED BY BEAM SUPPLIER.
8" TYPICAL WINDOW HEADER HEIGHT.

UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"
FLOOR AREA: 654 FT²



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



SEE SECTIONS FOR PITCH & HEEL HEIGHT.
OVERHANGS AS NOTED. ENG'D TRUSSES
PER MANUFACTURER'S LAYOUT & DETAILS.

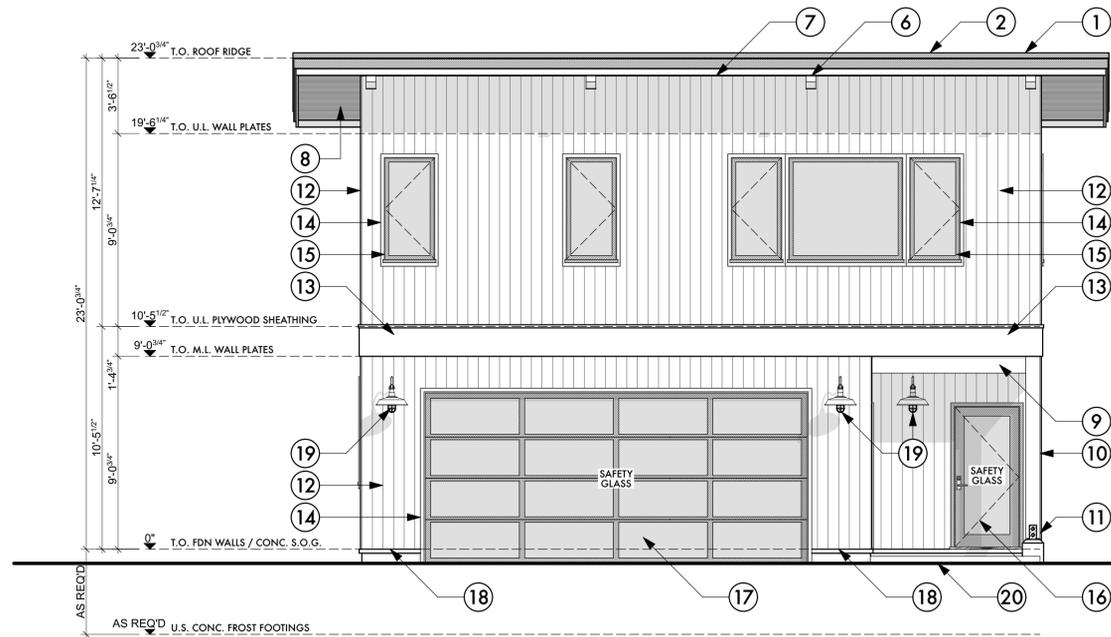
ROOF PLAN
SCALE: 1/4"=1'-0"



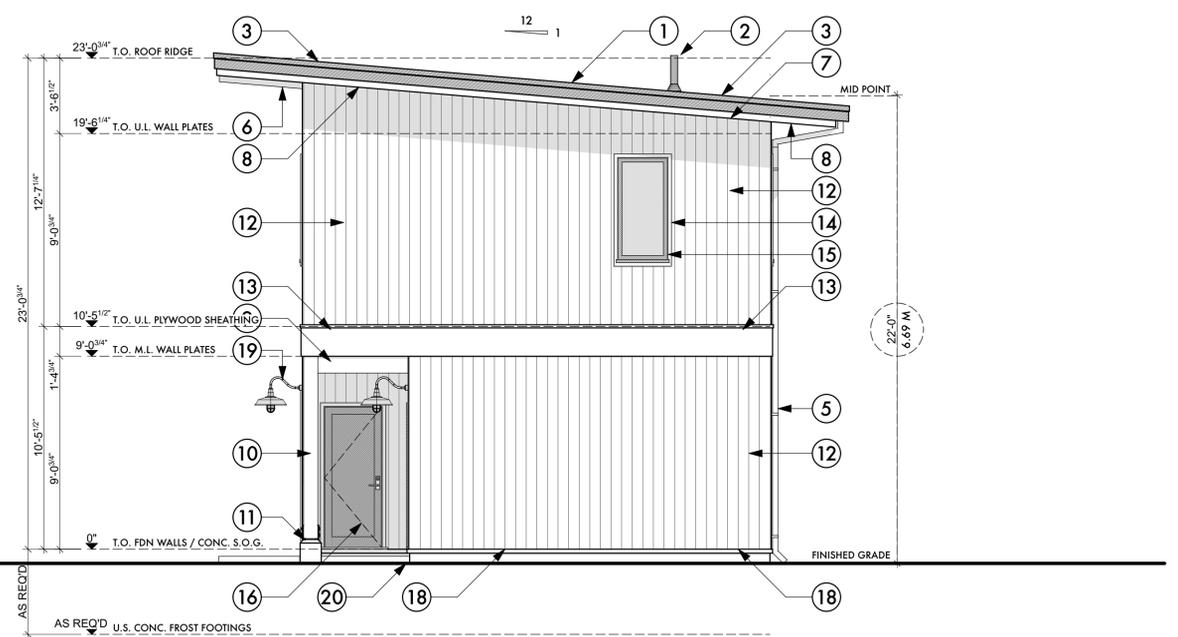
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CIVIC ADDRESS:	
SHEET TITLE FOUNDATION & ROOF PLANS	

ISSUED FOR BUILDING PERMIT	
SCALE: 1/4" = 1'-0"	
DATE: 2025.03.07	
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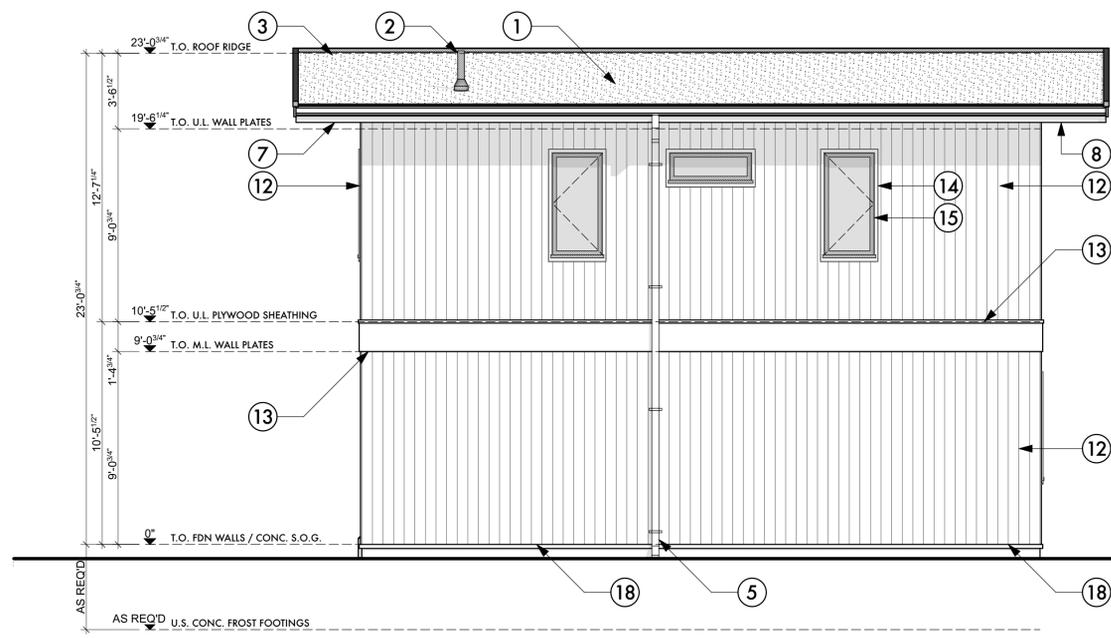
READ "GENERAL NOTES" ON PAGE A1 BEFORE COMMENCING ANY WORK. ALL WORK IS TO BE DONE IN COMPLIANCE WITH THE BUILDING CODES AND MUNICIPAL LAWS THAT GOVERN THE LOCATION OF THE BUILD. ANY PORTION OF WORK FALLING OUTSIDE OF STANDARD ACCEPTED BUILDING PRACTICE SHALL BE DESIGNED BY A LICENSED PROFESSIONAL. TRUSSES TO CONFIRM ALL MEASUREMENTS ON SITE AND REPORT ANY ERRORS OR OMISSIONS TO THE BUILDER. THESE PLANS ARE LICENSED FOR ONE BUILD ONLY UNLESS A LICENSE AGREEMENT FOR ADDITIONAL BUILDS IS PROVIDED TO THE LOCAL BUILDING DEPARTMENT. THESE PLANS REMAIN THE EXCLUSIVE PROPERTY OF JEREMY NEWELL DESIGN INC. © 2025



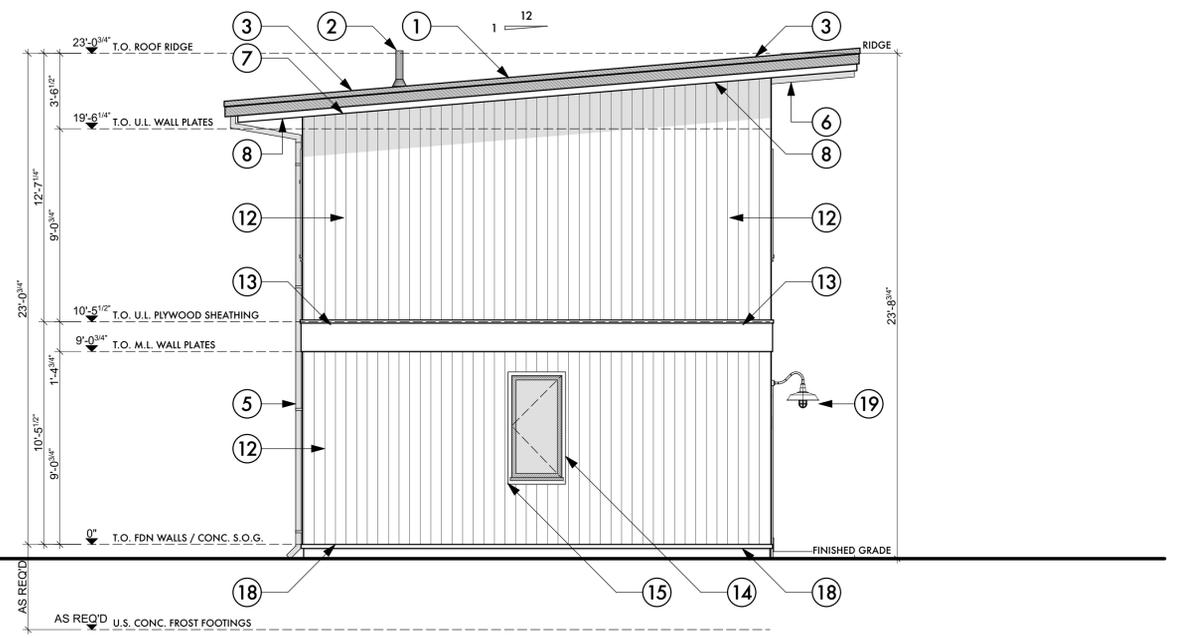
FRONT - ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

- ① TORCH-ON ROOFING (BLACK) NOTE: DECORATIVE STANDING SEAM METAL AT LOWER ROOF
- ② PRE-FINISHED ROOF VENTS (BLACK)
- ③ FLASH CURB AT ROOF EDGE (BLACK)
- ④ PROFILED ALUMINUM GUTTER WITH REQ'D FLASHING
- ⑤ DOWNSPOUT TO ROCK PIT
- ⑥ 5 1/4" X 7 1/4" FALSE RAFTER TAILS (STAIN GRADE WOOD)
- ⑦ 5/4 X 5 1/2" PAINTED COMPOSITE FASCIA (BLACK) OVER 1 1/2" X 5 1/2" STAIN GRADE LAYERED FASCIA, FLASH
- ⑧ STAIN GRADE T&G SOFFITS WITH 2" CONTINUOUS VENT STRIP AT EAVE
- ⑨ STAIN GRADE ENGINEERED WOOD PATIO BEAM
- ⑩ STAIN GRADE 8" X 8" PATIO POST
- ⑪ EXPOSED SADDLE BRACKET OVER 12" X 12" CONCRETE PIER, CHAMFERED TO 8" X 8"
- ⑫ PAINTED FIBER CEMENT VERTICAL SHIPLAP SIDING (SQUARE NOTCH / BLACK), 6" EXPOSURE
- ⑬ 1 1/2" X 12" PAINTED COMPOSITE BELLY BAND WITH REQUIRED FLASHING
- ⑭ 5/4" X 2 1/4" PAINTED COMPOSITE BRICK MOLDS
- ⑮ VINYL WINDOWS, DOUBLE PANE, ARGON FLASHED AS REQUIRED
- ⑯ 16' GLAZED ENTRY DOOR PER OWNER
- ⑰ STEELCRAFT "ESTEEM" O.H. GARAGE DOOR (OR EQUIVALENT)
- ⑱ FLASH UNDER SIDING / OVER FOUNDATION
- ⑲ FARMHOUSE STYLE SCONCE LIGHTS
- ⑳ FINISHED CONCRETE PATIO FINISH T.B.D.
- ㉑ OPTION _____

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www.jeremynewell.com

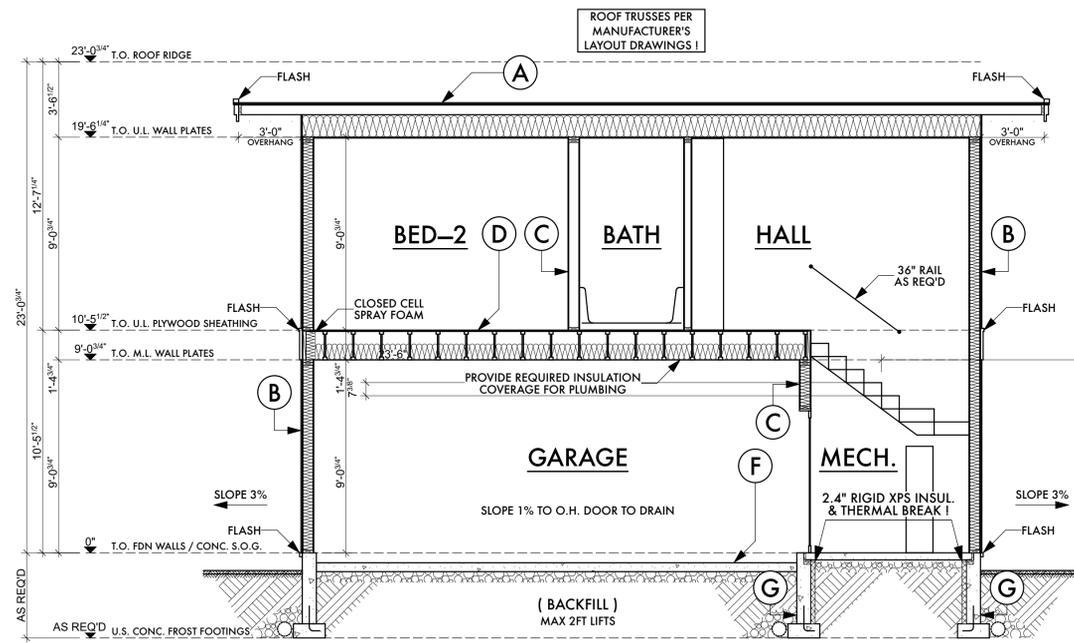
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SHEET TITLE: **BUILDING ELEVATIONS**

LEGAL ADDRESS: _____

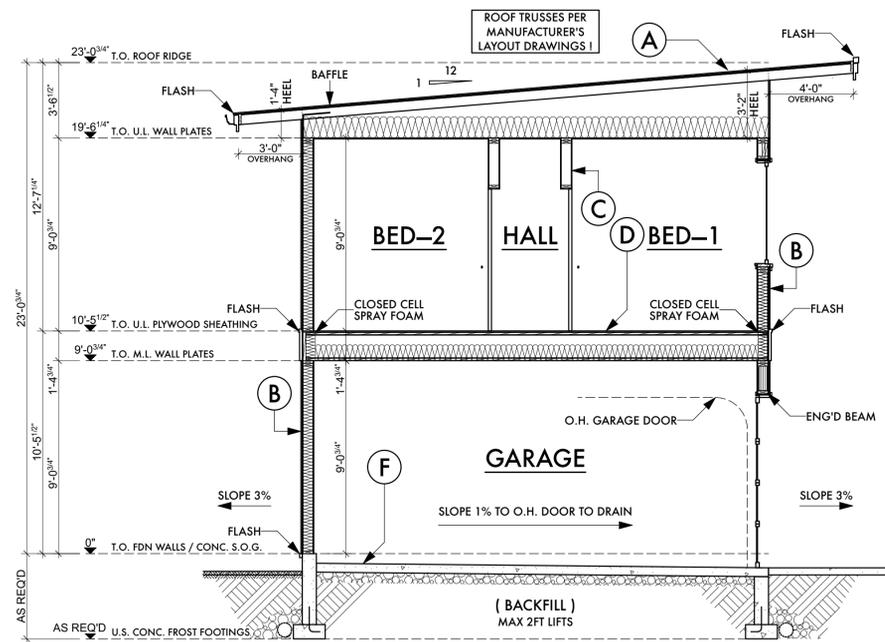
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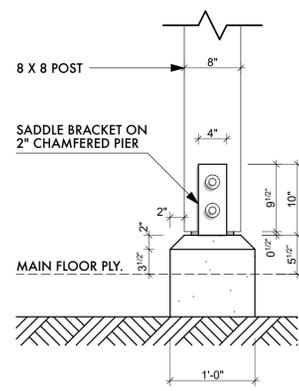
READ GENERAL NOTES ON PAGE A1 BEFORE COMMENCING ANY WORK. ALL WORK IS TO BE DONE IN COMPLIANCE WITH THE BUILDING CODES AND MUNICIPAL BYLAWS THAT GOVERN THE LOCATION OF THE BUILD. ANY PORTION OF WORK FALLING OUTSIDE OF STANDARD ACCEPTED BUILDING PRACTICE SHALL BE DESIGNED BY A LICENSED PROFESSIONAL. TRACES TO CONFIRM ALL MEASUREMENTS ON SITE AND REPORT ANY ERRORS OR OMISSIONS TO THE BUILDER. THESE PLANS ARE LICENSED FOR ONE BUILD ONLY UNLESS A LICENSE AGREEMENT FOR ADDITIONAL BUILDS IS PROVIDED TO THE LOCAL BUILDING DEPARTMENT. THESE PLANS REMAIN THE EXCLUSIVE PROPERTY OF JEREMY NEWELL DESIGN INC. © 2025



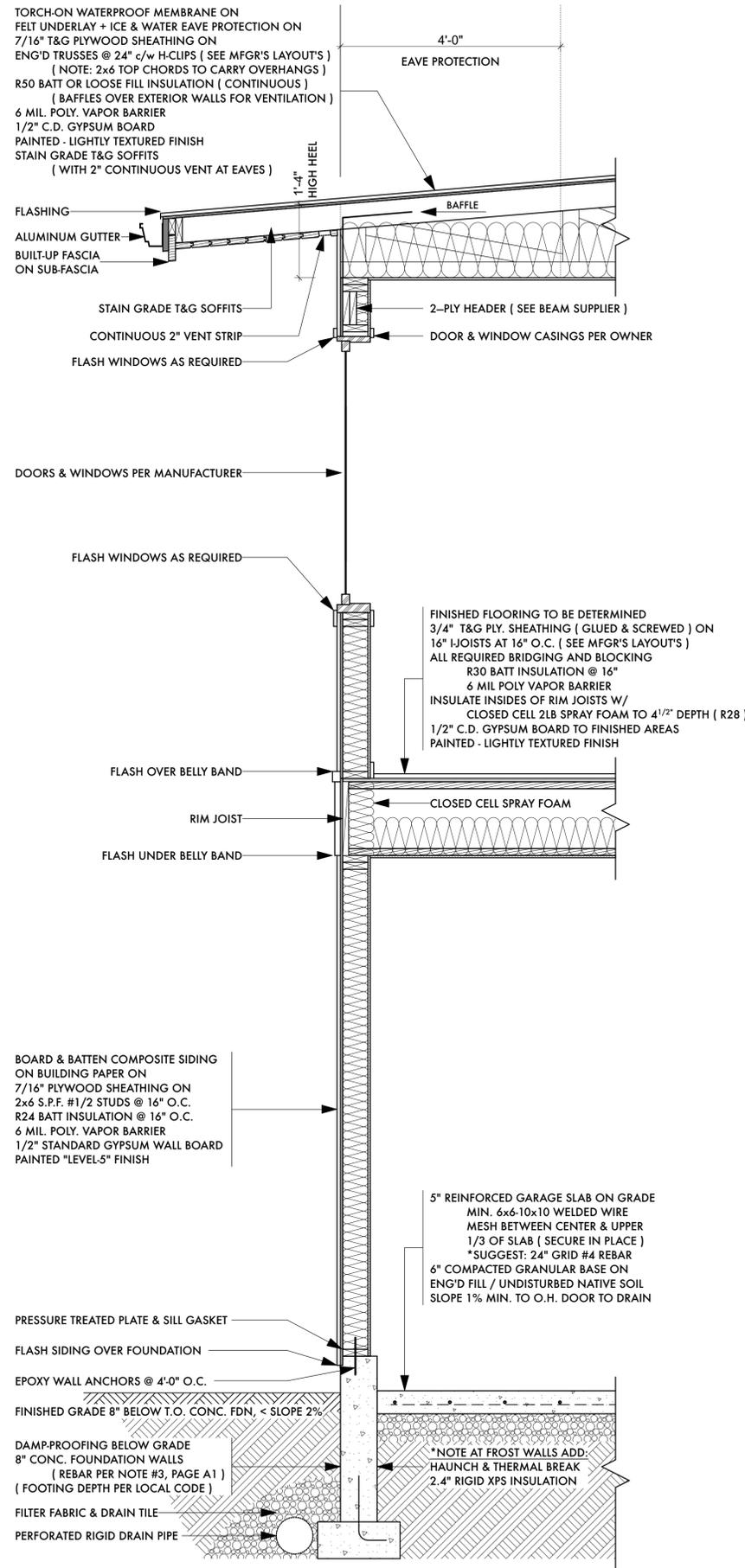
SECTION - A1
SCALE: 1/4" = 1'-0"



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

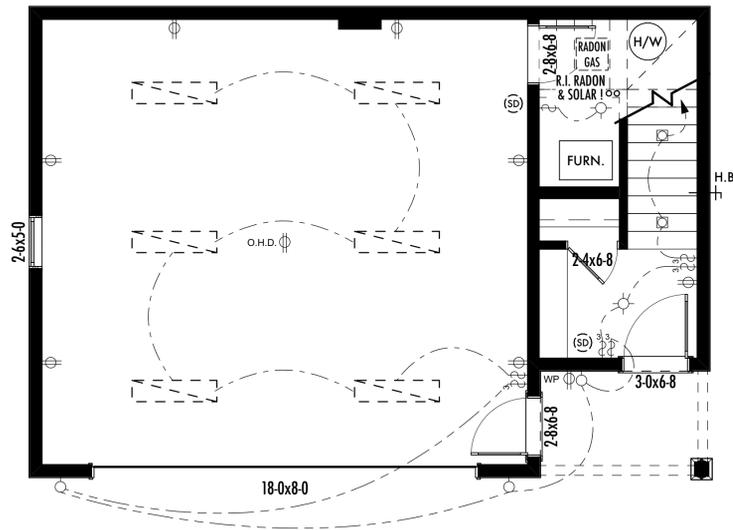


CONCRETE PIER DETAIL
SCALE: 1" = 1'-0"



TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"

SECTION	CONSTRUCTION	BCBC 9.36 - ZONE 6	REVISIONS	
A	ROOF CONSTRUCTION:	BCBC 9.36 - ZONE 6	* REVISE PER YOUR REGION *	
	TORCH-ON WATERPROOF MEMBRANE ON FELT UNDERLAY + ICE & WATER EAVE PROTECTION ON STANDING SEAM ON TORCH-ON AT LOWER ROOF	0.03	(AIR FILM)	
	7/16" T&G PLYWOOD SHEATHING ON ENG'D TRUSSES @ 24" c/w H-CLIPS (SEE MFR'S LAYOUTS) (NOTE: 2x6 TOP CHORDS TO CARRY OVERHANGS)	—	—	
	R50 BATT OR LOOSE FILL INSULATION (CONTINUOUS) (BAFFLES OVER EXTERIOR WALLS FOR VENTILATION)	8.81	—	
	6 MIL. POLY. VAPOR BARRIER	0.00	—	
	1/2" C.D. GYPSUM BOARD	0.08	—	
	PAINTED - LIGHTLY TEXTURED FINISH	0.11	(AIR FILM)	
	STAIN GRADE T&G SOFFITS WITH 2" CONT. VENT AT EAVES	9.03	(8.67 - MIN)	
	B	EXTERIOR WALL CONSTRUCTION:	0.03	(AIR FILM)
		PAINTED FIBER CEMENT VERTICAL SHIPLAP SIDING ON BUILDING PAPER ON 7/16" PLYWOOD SHEATHING ON 2x6 S.P.F. #1/2 STUDS @ 16" O.C.	0.08	—
R24 BATT INSULATION @ 16" O.C.		0.00	—	
6 MIL. POLY. VAPOR BARRIER		0.00	—	
1/2" STANDARD GYPSUM WALL BOARD		0.08	—	
PAINTED "LEVEL-5" FINISH		0.12	(AIR FILM)	
3.14		(3.08 - MIN)	—	
C		INTERIOR WALL CONSTRUCTION:	0.03	(AIR FILM)
		1/2" STANDARD GYPSUM WALL BOARD EACH SIDE OF 2x4 OR 2x6 S.P.F. #1/2 STUDS @ 16" O.C.	0.08	—
		PAINTED "LEVEL-5" FINISH	0.00	—
	NOTE: >>> SOUND-BATT TO BEDROOMS & BATHS <<<	—	—	
	AT GARAGE (IF APPLICABLE):	0.03	(AIR FILM)	
	PAINTED "LEVEL-5" FINISH	0.08	—	
	1/2" STANDARD GYPSUM WALL BOARD	—	—	
	2x6 S.P.F. #1/2 STUDS @ 16" O.C.	2.74	—	
	R24 BATT INSULATION @ 16" O.C.	0.00	—	
	6 MIL. POLY. VAPOR BARRIER	0.00	—	
1/2" STANDARD GYPSUM WALL BOARD	0.08	—		
PAINTED "LEVEL-5" FINISH	0.12	(AIR FILM)		
3.05	(2.92 - MIN)	—		
D	FLOOR CONSTRUCTION:	0.16	(AIR FILM)	
	FINISHED FLOORING TO BE DETERMINED	0.17	—	
	3/4" T&G PLYWOOD SHEATHING (GLUED & SCREWED) ON 16" I-JOISTS AT 16" O.C. (SEE MFR'S LAYOUTS)	—	—	
	ALL REQUIRED BRIDGING AND BLOCKING	—	—	
	INSULATE INSIDES OF RIM JOISTS W/ CLOSED CELL SPRAY FOAM TO 3 3/8" DEPTH (R28)	—	—	
	R30 BATT INSULATION @ 16" / PROVIDE REQUIRED INSULATION COVERAGE FOR PLUMBING	5.14	—	
	6 MIL. POLY. VAPOR BARRIER	0.00	—	
	1/2" C.D. GYPSUM BOARD TO FINISHED AREAS	0.08	—	
	PAINTED - LIGHTLY TEXTURED FINISH	0.11	(AIR FILM)	
	5.66	(4.51 - MIN)	—	
E	SLAB ON GRADE CONSTRUCTION:	—	—	
	FINISHED FLOORING ON UNDERLAY ON 5" REINFORCED SLAB ON GRADE	—	—	
	MIN. 6x6-10x10 WELDED WIRE MESH BETWEEN CENTER & UPPER 1/3 OF SLAB (SECURE IN PLACE)	—	—	
	*SUGGEST: 24" GRID #4 REBAR	—	—	
	6 MIL. POLY. VAPOR BARRIER ON 6" COMPACTED GRANULAR BASE ON ENGINEERED FILL OR UNDISTURBED NATIVE SOIL	—	—	
	F	GARAGE FLOOR SLAB (IF APPLICABLE):	—	—
		5" REINFORCED CONCRETE SLAB ON GRADE	—	—
		6" GRANULAR BASE	—	—
		STRUCTURAL FILL (MAX. 2FT LIFTS) (SLOPE AT 1% MIN. TO O.H. DOOR FOR DRAINAGE)	—	—
		G	FOUNDATION WALL CONSTRUCTION:	0.08
DAMP-PROOFING BELOW GRADE			—	—
8" CONCRETE FOUNDATION WALLS (SEE ENG FOR DETAILS & SPEC'S)			—	—
2.4" RIGID XPS INSULATION & THERMAL BREAK (FOOTING DEPTH PER LOCAL CODE)			2.11	—
2.19			(1.96 - MIN)	—
H			PATIO CONSTRUCTION:	—
	EXPOSED AGGREGATE OR STAMPED CONCRETE FINISH (CONSULT OWNER)		—	—
	5" REINFORCED SLAB ON GRADE (SLOPE 2% TO DRAIN) MIN. 6x6-10x10 WELDED WIRE MESH BETWEEN CENTER & UPPER 1/3 OF SLAB (SECURE IN PLACE)		—	—
	*SUGGEST: 24" GRID #4 REBAR		—	—
	6 MIL. POLY. VAPOR BARRIER ON 6" COMPACTED GRANULAR BASE ON ENGINEERED FILL OR UNDISTURBED NATIVE SOIL		—	—
	ALSO NOTE:		DOORS & WINDOWS TO MEET MIN. US1 1.60 / U-0.28	—
			FRONT ENTRY DOOR TO MEET MIN. US1 2.6 / U-0.46	—
			OVERHEAD GARAGE DOORS TO MEET MIN. R.S.I. OF 1.1	—
			BUILDER TO ENSURE PROPER SEALANT AT EXTERIOR JOINTS / WALL OPENINGS	—
			THIS HOME DOES NOT REQUIRE AN H.R.V. UNIT PER BCBC SECTION 9.36	—



ELECTRICAL LEGEND:

(ALL FIXTURES TO BE L.E.D.)

-  LIGHT FIXTURE
-  UP LIGHT
-  4" POTS THROUGHOUT
-  2" POTS ACCENT / TASK
-  PUCK LIGHT UNDER CABINET
-  DIRECTIONAL POT LIGHT
-  WALL LIGHT / VALANCE
-  CEILING FAN
-  SMOKE+CO² PHOTOELECTRIC
-  240 VOLT RECEPTACLE
-  DUPLEX RECEPTACLE
-  HORZ. COUNTER PLUG
-  FLOOR PLUG
-  WEATHERPROOF DUPLEX
-  G.F.I. OUTLET
-  VACUUM
-  CABLE OUTLET
-  TELEPHONE OUTLET
-  SWITCH
-  3-WAY SWITCH
-  STAIR LIGHT
-  MOTION SENSOR
-  TRACK LIGHTING
-  LINEAR LIGHT BAR
-  BOX LIGHT
-  CEILING FAN

