11-F-26-SU
Rev. 10/26/2026

PARCEL 136C A 001.00
KING, G. E.
QCD INST. # 202506050064385
SOUTHBROOK SUBDIVISION - UNIT 3, LOT 37
PLAT INST. # 197103290017019

PARCEL 123N G 002.00
MOON, P. D. & SPARROW, L. R.
WD INST. # 202301230041093
LYNN SPARROW PROPERTY, LOT 1
PLAT INST. # 202312210031061

CITY OF KNOXVILLE MONUMENT #0923
NORTHING: 581726.507
EASTING: 2594231.718
ELEV (NAVD 88): 925.45
ELEV (NGVD 29): 925.91

PARCEL 136C A 034.00
MALBIN, M. E.
QCD INST. # 201503020046745
MIMRICH SUBDIVISION, LOT 2
PLAT INST. # 202306150067114

LOT 1R-1R
0.463 ACRES
20176 SQ. FT.

LOT 1R-1R-2
0.509 ACRES
22176 SQ. FT.

LOT 1R-2R
0.506 ACRES
22054 SQ. FT.

LOT 1R-1R-1
0.490 ACRES
21336 SQ. FT.

PROPERTY BOUNDARY
EXISTING CULVERT
APPROX. CL OF KNOB CREEK
18" RCP SEWER MAIN
8" PVC SEWER MAIN
NEUBERT SPRINGS RD
OVERHEAD ELECTRIC UTILITY
28" TWIN HUCKLEBERRY
AUXILIARY BUILDING
ONE-STORY RESIDENCE + BASEMENT
EXISTING STRUCTURE
10' SIDE SETBACK
CORNER SIDE SETBACK
25' FRONT SETBACK
RIPARIAN BUFFER
8" DUCTILE IRON WATER MAIN
MAG NAIL
W FORD VALLEY RD
KUB HYDRANT #5935
STATIC PRESSURE=104PSI
RESIDUAL PRESSURE=82PSI
RESIDUAL FLOW=1,057GPM
FLOW TEST DATE: 9/23/2023

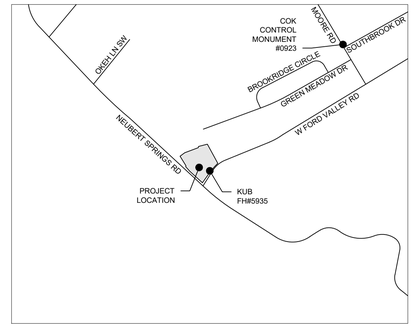
LINE	BEARING	DISTANCE
L1	N 53°19'20" E	29.93'
L2	S 44°04'00" W	140.36'
L3	N 42°13'40" W	63.50'
L4	N 25°36'10" E	10.13'
L5	N 40°22'40" W	23.68'
L6	N 25°02'20" W	93.01'
L7	N 44°04'00" E	140.36'
L8	S 35°11'30" E	117.36'
L9	N 45°29'50" W	176.50'
L10	S 39°42'50" W	43.65'
L11	S 35°03'50" W	36.28'
L12	N 15°36'40" E	12.10'
L13	N 75°41'20" E	35.13'
L14	N 76°41'10" E	51.18'
L15	S 53°03'30" W	33.88'
L16	S 39°40'10" W	44.22'

1 EXISTING CONDITIONS
SCALE:1"=30'

0 30' 60'

PLAN NORTH
TRUE N

LOCATION MAP (N.T.S.):



SURVEY CONTROL POINTS:

CITY OF KNOXVILLE MONUMENT #0923
NORTHING: 581726.507
EASTING: 2594231.718
ELEVATION (NAVD 88): 925.45
ELEVATION (NGVD 29): 925.91

MEASUREMENT UNITS: US SURVEY FOOT

SURVEY CONTROL NOTES:

THE FOLLOWING SURVEY WAS PERFORMED USING THE NORTH AMERICAN DATUM OF 1988 (NAD 88).

BEARINGS SHOWN ARE BASED ON TENNESSEE LAMBERT GRID.

PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.

TOPOGRAPHY DATA PROVIDED BY TENNESSEE STATE LIDAR. SURFACE ELEVATIONS ARE SUBJECT TO MINOR VERTICAL AND HORIZONTAL ERROR.

UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING MAPS PROVIDED BY KUB. THERE EXISTS NO GUARANTEE, EXPRESSED OR IMPLIED, THAT UNDERGROUND UTILITY LOCATIONS COMPRISE OF ALL SUCH UTILITIES IN THE AREA. IT IS ALSO WITHOUT GUARANTEE THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITY LOCATIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

SURVEY LEGEND:

- ASPHALT PAVEMENT
- BUILDING
- SANITARY SEWER UTILITY
- POTABLE WATER UTILITY
- OVERHEAD ELECTRIC UTILITY
- PROPERTY BOUNDARY
- ADJOINER LOT BOUNDARY
- LOT INTERIOR SETBACK
- UTILITY EASEMENT
- RIPARIAN BUFFER
- STREAM CENTERLINE
- SANITARY SEWER MANHOLE
- POTABLE WATER VALVE/ACCESS
- OVERHEAD UTILITY POLE
- FIRE HYDRANT

SJ ENGINEERING CONSULTANTS, LLC
1053 NOD ST, KNOXVILLE TN 37932
(865)315-8608

REVISION NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	10-14-2026

ETHAN K MCCUTCHEON
REGISTERED ENGINEER
AGRICULTURE
No. 132555
STATE OF TENNESSEE

CLIENT:
PEAK TO VALLEY CONSULTING, LLC
ISSUE DATE: OCTOBER, 2026
DESIGNED BY: E. MCCUTCHEON
DRAWN BY: E. MCCUTCHEON
CHECKED BY: V. EVANS
SUBMITTED BY: E. MCCUTCHEON
SHEET SIZE: 24"X36"

MULTI-UNIT RESIDENTIAL (PRIVATE)
831 W FORD VALLEY RD, KNOXVILLE TN

ENGINEER OF RECORD
ETHAN MCCUTCHEON
865.315.8608
EMAIL.SJGROUP@GMAIL.COM

CORRESPONDENCE
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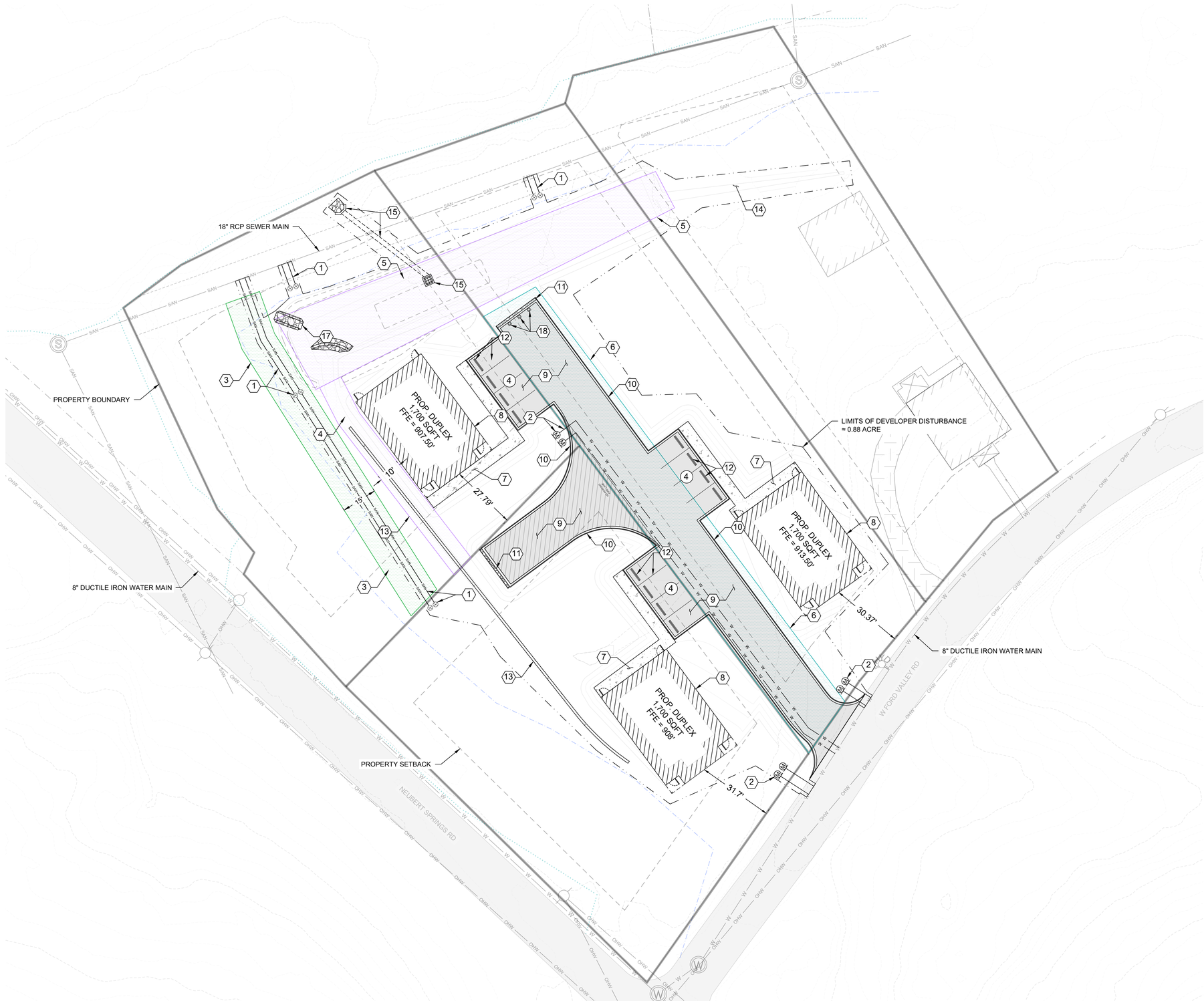
EXISTING CONDITIONS

PROJECT NO.
26002

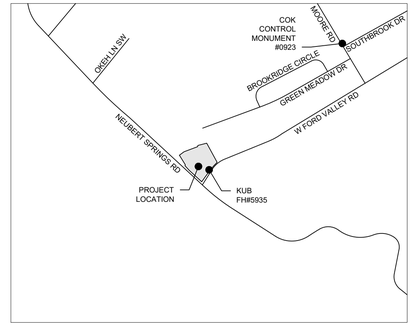
SHEET
CV101

ISSUED FOR CONSTRUCTION

01 – COVER SHEET, SURVEY, GEN NOTES.DWG
October 14, 2026



LOCATION MAP (N.T.S.):



TRASH PLAN:

ON-SITE GENERATED TRASH SHALL BE DISPOSED OF THROUGH INDIVIDUAL, CITY PROVIDED, BINS. BINS WILL BE PLACED CURB-SIDE PER SCHEDULED PICKUP DAYS.

KEYED NOTES:

1. 6" PVC SANITARY SEWER LATERAL WITH DOUBLE-SWEPT CLEANOUT AT PROPERTY LINE AND AT 100' MAXIMUM INTERVALS, TYP.
2. ¾" TYPE-K COPPER SERVICE LATERAL AND ⅝" METER.
3. 15' SANITARY SEWER UTILITY EASEMENT.
4. 10' DRAINAGE EASEMENT.
5. DRY DETENTION POND FACILITY EASEMENT.
6. 25' ACCESS EASEMENT TO PARKING AND STORM WATER FACILITY.
7. 5' CONCRETE SIDEWALK INSTALLED WITH 1% MIN. CROSS-SLOPE FOR POSITIVE DRAINAGE. CONTRACTOR SHALL INSTALL CONTROL AND EXPANSION JOINTS PER BEST PRACTICE.
8. PROPOSED DUPLEX STRUCTURE. COORDINATE WITH ARCHITECTURAL PLANS.
9. PROPOSED ASPHALT PAVEMENT.
10. 6" CONCRETE CURB AND GUTTER.
11. 1' CONCRETE FLUSH-MOUNTED CURB WITH STONE DIAPHRAGM.
12. PRE-CAST WHEEL STOP AND PAVEMENT MARKINGS.
13. GRASSED DRAINAGE SWALE WITH CONCRETE TRICKLE CHANNEL.
14. GRASSED DRAINAGE SWALE.
15. DETENTION OUTLET CONTROL STRUCTURE.
16. HDPE STORM PIPE WITH PRECAST END WALL. ENDWALL TO BE SUPPLEMENTED WITH RIPRAP APRON.
17. EMERGENCY DETENTION SPILLWAY TO BE LINED WITH RIPRAP.
18. SURFACE MOUNTED, REMOVABLE TRAFFIC BOLLARDS. SEE DETAIL A1/C-505.

LOT ID	TOTAL AREA	BUILDABLE AREA*
1R-1R-1	0.490 ACRE	0.490 ACRE
1R-1R-2	0.509 ACRE	0.509 ACRE
1R-2R	0.506 ACRE	0.379 ACRE
1R-1R	0.463 ACRE	0.463 ACRE

* AREA AS CALCULATED WITHOUT ACCESS EASEMENT AREA.

LOT ID	BUILDING COVERAGE	IMPERVIOUS COVERAGE
1R-1R-1	1,700 FT^3/21,344 FT^3 = 7.96%	4,100 FT^3/21,344 FT^3 = 19.21%
1R-1R-2	1,700 FT^3/22,172 FT^3 = 7.67%	2,735 FT^3/22,172 FT^3 = 12.34%
1R-2R	1,700 FT^3/22,041 FT^3 = 7.71%	7,279 FT^3/22,041 FT^3 = 33.02%
1R-1R	1,883 FT^3/20,168 FT^3 = 9.34%	2,853 FT^3/20,168 FT^3 = 14.15%

* BUILDING AND IMPERVIOUS COVERAGE PERCENTAGES TAKEN AS *AREA/TOTAL LOT AREA*.

SITE LEGEND:

- ASPHALT PAVEMENT
- STRUCTURE
- STORM WATER EASEMENT
- ACCESS EASEMENT
- UTILITY EASEMENT
- CONCRETE
- CONCRETE CONCRETE CURB AND GUTTER
- SAN — SEWER UTILITY PIPE
- W — WATER UTILITY PIPE
- LIMITS OF DEVELOPER DISTURBANCE
- 123 — EXISTING CONTOUR
- 123 — PROPOSED CONTOUR
- SEWER CLEANOUT
- M — WATER METER
- RIPARIAN BUFFER

5 SITE LAYOUT PLAN
SCALE:1"=20'

0 20' 40'

PLAN NORTH

Tennessee811 Know what's below. Call before you dig.

05 – LAYOUT.DWG
October 14, 2026

ISSUED FOR CONSTRUCTION

SJ ENGINEERING CONSULTANTS, LLC
1053 NOD ST, KNOXVILLE TN 37932
(865)315-8608

REVISION NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	10-14-2026

ETHAN K MCCUTCHEON
REGISTERED ENGINEER
AGRICULTURE
No. 135555
STATE OF TENNESSEE

CLIENT:
PEAK TO VALLEY CONSULTING, LLC
ISSUE DATE: OCTOBER, 2026
DESIGNED BY: E. MCCUTCHEON
DRAWN BY: E. MCCUTCHEON
CHECKED BY: V. EVANS
SUBMITTED BY: E. MCCUTCHEON
SHEET SIZE: 24"X36"

MULTI-UNIT RESIDENTIAL (PRIVATE)
831 W FORD VALLEY RD, KNOXVILLE TN

ENGINEER OF RECORD
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INFO@PEAKTOVALLEYCONSULTING.COM

SITE LAYOUT PLAN

PROJECT NO.
26002

SHEET
C-101



8 SITE STORM WATER MANAGEMENT PLAN
SCALE:1"=20'

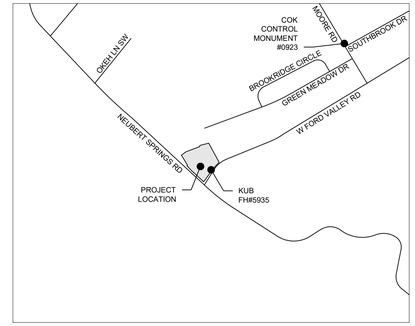
0 20' 40'

PLAN NORTH

STORM WATER SCHEDULE	
ITEM	QUANTITY
24" CORRUGATE HDPE	40 EA
ENDWALL	1 EA
OUTLET STRUCTURE	1 EA
1' TRICKLE CHANNEL	190 LF

* QUANTITIES OF REQUIRED ITEMS ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE PER FIELD CONDITIONS.

LOCATION MAP (N.T.S.):



GENERAL NOTES:

1. BEFORE STARTING CONSTRUCTION, ENSURE UTILITIES ARE MARKED AS PER THE MOST RECENT TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT.
2. REMOVE FROM THE SITE ALL VEGETATION GROWTH (EXCEPT AS HEREINAFTER EXCLUDED), DEBRIS, OR OTHER OBJECTIONABLE MATTER AS WELL AS ANY BUILDINGS OR OTHER STRUCTURES THAT THE DRAWINGS OR OWNER SPECIFICALLY INDICATE ARE TO BE REMOVED. DISPOSE OF THIS REFUSE MATERIAL IN A MANNER THAT COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS.
3. THE TEMPORARY POLLUTION CONTROL PROVISIONS CONTAINED HEREIN SHALL BE COORDINATED WITH THE PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL FEATURES, TO ENSURE ECONOMICAL, EFFECTIVE, AND CONTINUOUS EROSION PREVENTION AND SEDIMENT CONTROL THROUGHOUT THE CONSTRUCTION AND POST-CONSTRUCTION PERIODS.
4. ENSURE THAT CONSTRUCTION MEANS AND METHODS ARE PERFORMED IN A MANNER THAT UTILIZES BMPS IN CONFORMANCE WITH ALL APPLICABLE ENVIRONMENTAL LAWS, REGULATIONS, AND ANY AND ALL APPROVED PERMITS.
5. DURING DRY WEATHER, SPRINKLE THE SITES WITH WATER, SURFACTANTS AND/OR OTHER MEANS AS NECESSARY TO PROVIDE DUST CONTROL.
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSPECTED ON A DAILY BASIS AND IMMEDIATELY FOLLOWING ALL MAJOR STORM EVENTS. REPLACE AND REPAIRS SILT FENCING, STRAW WADDLES, ETC. AS NECESSARY.
7. MINIMIZE EROSION BY PHASING DISTURBANCES AND/OR BY UTILIZING STRAW, MULCH, AND OTHER STABILIZERS WHERE POSSIBLE.
8. THE PROTECTION OF THESE SITES SHALL CONTINUE THROUGHOUT THE CONSTRUCTION PERIOD.
9. ALL CUT AND FILL SLOPES INCLUDING WASTE SITES AND BORROW PITS SHALL BE SEEDED AND MULCHED WHEN AND WHERE NECESSARY TO ELIMINATE EROSION.
10. TEMPORARY POLLUTION CONTROL SHALL INCLUDE CONSTRUCTION WORK OUTSIDE THE PROJECT AREA WHERE SUCH WORK IS NECESSARY AS A RESULT OF CONSTRUCTION SUCH AS BORROW PIT OPERATIONS, HAUL ROADS, AND EQUIPMENT STORAGE SITES.
12. DO NOT PALACE PORT-A-POTTIES NEAR STORM DRAINS.
13. ALL AREAS OF DISTURBED SOIL MUST BE STABILIZED WITHIN 14 DAYS OF NO ACTIVITY (7 DAYS FOR SLOPES GREATER THAN 35%).
14. PROVIDE STANDARD INLET PROTECTION FOR ALL CULVERTS AND DRAINS TO AVOID SEDIMENT BLOCKAGES.

KEYED NOTES:

1. FLUSH-MOUNTED CURB WITH AGGREGATE DIAPHRAGM FOR OUTFLOW PRE-TREATMENT, SEE DETAILS G1/C-502 AND A1/C-504.
2. 5'-0" WIDE EMERGENCY SPILLWAY AT 6" OF DEPTH SHALL BE FITTED WITH A RIPRAP LINING, SEE DETAIL D1/C-503.
3. GRADE OUTLET STRUCTURE INTO EARTHEN BERM TO PROVIDE PROPER COVER FOR 24" RCP OUTLET PIPE.
4. STORM WATER PIPE SHALL BE INSTALLED AT A 0.5% MIN. SLOPE, TYP. WITH 18" OF COVER MIN. SEE DETAIL I9/C-502.
5. CONCRETE ENDWALL SIZED PER RCP PIPE, SEE DETAIL H1/C-503. ENDWALLS SHALL BE SUPPLEMENTED WITH RIPRAPS FOR ENERGY DISSIPATION. INSTALL RIPRAP PER DETAIL I12/SW503.
6. GRASS SWALE SHALL HAVE A BASE WIDTH OF 1'-0" WITH 2:1 MAX. SIDE SLOPES AT 1"-0" MIN. DEPTH. SWALE SHALL MAINTAIN 0.5% MIN. SLOPE WHERE CONCRETE TRICKLE CHANNEL IS INSTALLED. WHERE CONCRETE TRICKLE CHANNEL IS NOT INSTALLED, MINIMUM SLOPE SHALL BE 2%. SEE DETAILS L17/C-502 AND L9/C-504.
7. EARTHEN BERM FOR DETENTION POND SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITH MECHANICAL EQUIPMENT. BERM SHALL MAINTAIN 5' MINIMUM TOP WIDTH.
8. CONCRETE ANTI-SEEP COLLAR, SEE DETAIL J13/C-504.
9. RCP OUTLET SHALL BE SUPPLEMENTED WITH RUBBER DUCKBILL OR FLOODGATE BACKFLOW PREVENTER. SEE DETAIL F1/C-505 FOR BACKFLOW PREVENTER OPTIONS.
10. STONE AGGREGATE CHECK DAM PER DETAIL G11/C-503. FIRST-FLUSH TREATMENT TIMES LOCATED IN *APPENDIX A*, PAGE 15 OF STORM WATER NARRATIVE).
11. DOWNSPOUT WITH PRECAST SPLASH BLOCK. ALL DOWNSPOUT LANDINGS SHALL BE DIRECTED AND GRADED FOR RUNOFF CAPTURE TO THE DETENTION POND.

STORM WATER LEGEND:

- RIPRAP/AGGREGATE DIAPHRAGM
- CORRUGATED HDPE
- RUNOFF PATH
- END WALL
- OUTLET CONTROL STRUCTURE
- RIPARIAN BUFFER

SJ ENGINEERING CONSULTANTS, LLC
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(865)315-8608

REVISION NO.	REVISION DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	10-14-2026

ETHAN K MCCUTCHEON
REGISTERED ENGINEER
AGRICULTURE
No. 132555
STATE OF TENNESSEE

CLIENT: PEAK TO VALLEY CONSULTING, LLC
ISSUE DATE: OCTOBER, 2026
DESIGNED BY: E. MCCUTCHEON
DRAWN BY: E. MCCUTCHEON
CHECKED BY: V. EVANS
SUBMITTED BY: E. MCCUTCHEON
SHEET SIZE: 24"X36"

MULTI-UNIT RESIDENTIAL (PRIVATE)
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SITE STORM WATER MANAGEMENT PLAN

PROJECT NO. 26002

SHEET CW101

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08 – STORMWATER.DWG
October 14, 2026

ISSUED FOR CONSTRUCTION



NOTE: RENDERING IS AI GENERATED AND MAY NOT FULLY REPRESENT ACTUAL STRUCTURE. REFER TO ELEVATION VIEWS FOR ACTUAL APPEARANCE.



KITCHEN

AREA SCHEDULE	
NAME	**AREA**
LIVING ROOM - UNIT A	209 sq ft.
KITCHEN - UNIT A	109 sq ft.
DINING - UNIT A	104 sq ft.
PANTRY - UNIT A	7 sq ft.
BATHROOM - UNIT A	38 sq ft.
COAT CLOSET - UNIT A	6 sq ft.
BEDROOM 1 CLOSET - UNIT A	18 sq ft.
BEDROOM 1 - UNIT A	134 sq ft.
FOYER - UNIT A	30 sq ft.
HALL - UNIT A	46 sq ft.
BEDROOM 2 W.I. CLOSET - UNIT A	35 sq ft.
BEDROOM 2 - UNIT A	168 sq ft.
WINTER CLOSET - UNIT A	7 sq ft.
BEDROOM 2 BATH - UNIT A	55 sq ft.
BEDROOM 2 LINEN CLOSET - UNIT A	7 sq ft.
UPPER HALL - UNIT A	74 sq ft.
LAUNDRY - UNIT A	18 sq ft.
MASTER BED WINTER CLOSET - UNIT A	7 sq ft.
MASTER BED BATH - UNIT A	51 sq ft.
MASTER BATH LINEN - UNIT A	5 sq ft.
MASTER BED W.I. CLOSET - UNIT A	48 sq ft.
MASTER BED COAT CLOSET - UNIT A	4 sq ft.
MASTER BED HALL - UNIT A	44 sq ft.
MASTER BED - UNIT A	194 sq ft.
Total	1418 sq ft.

STRUCTURE DETAILS

2X4 STUD WALLS 16IN ON CENTER
CRAWL SPACE FOUNDATION
U-336 OR U-347 FIRE SEPARATION ASSEMBLY
R-19 FLOORS
R-13 WALLS
R-38 ATTIC
200A ELECTRICAL PANEL EACH UNIT
CENTRAL METER CENTER WITH DISCONNECTS

DRAWING SCHEDULE

COVER	1
EXTERIOR ELEVATIONS	2
EXTERIOR ELEVATIONS 2	3
FLOOR LAYOUT	4
STRUCTURAL FLOOR SYSTEM	5
WALL FRAMING	6
FRAMING DETAILS	7
ELECTRICAL	8
NOTES	9
SECTIONS	10
FIRE SEPARATION	11

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ASOF CUSTOM PLANS
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809 BURNETT STATION RD
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ASOFCUSTOMPLANS@OUTLOOK.COM

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

879 W FORD VALLEY RD

ASOF PROJECT NUMBER: 2026-P036
879 W FORD VALLEY RD
Knoxville, Tennessee
GJA

COVER

SCALE:	As Noted
DRAWN BY:	GJA
DATE:	Monday, October 26, 2026
	.
	.

A 1 1 — SECTION LETTER / PAGE NUMBERS



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



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

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joshuabradens4@gmail.com

879 W FORD VALLEY RD
ASOF PROJECT NUMBER: 2026-P036
879 W FORD VALLEY RD
Knoxville, Tennessee
GJA

EXTERIOR ELEVATIONS

SCALE:	1/4" = 1'-0"
DRAWN BY:	GJA
DATE:	Monday, October 26, 2026
	.
	.

A
1 1
SECTION LETTER
PAGE NUMBERS



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



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

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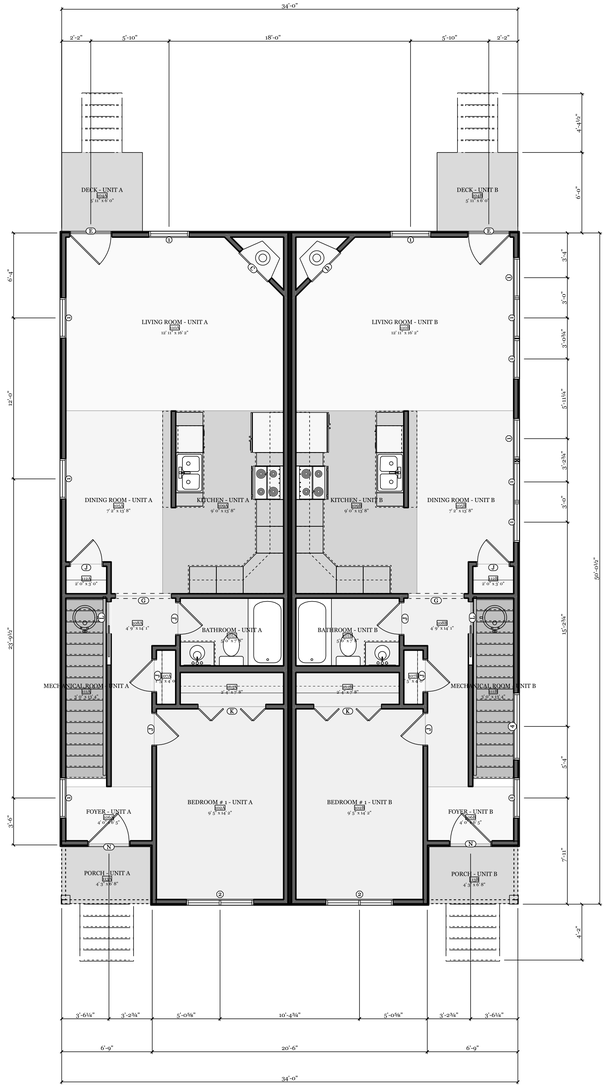
879 W FORD VALLEY RD

ASOF PROJECT NUMBER: 2026-P036
879 W FORD VALLEY RD
Knoxville, Tennessee
GJA

EXTERIOR ELEVATIONS 2

SCALE:	1/4" = 1'-0"
DRAWN BY:	GJA
DATE:	Monday, October 26, 2026
	.
	.

A
1 1
SECTION LETTER
PAGE NUMBERS



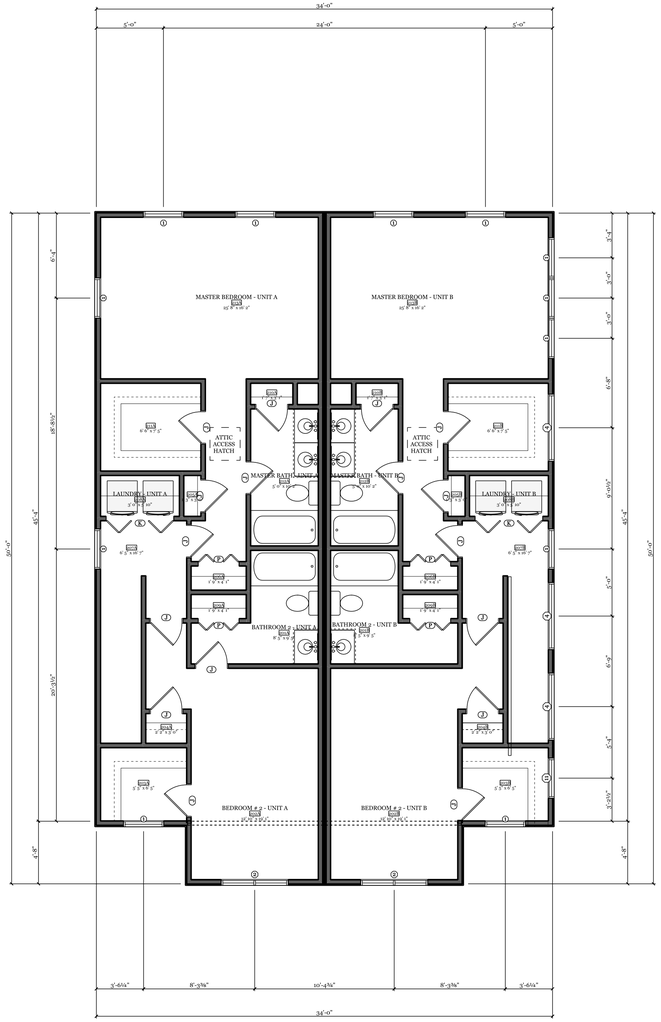
MAIN FLOOR - ROOM
SCALE: 3/16" = 1'-0"

ROOM FINISH SCHEDULE				
ROOM NAME	SCHEDULE ID	SIZE	AREA	PERIMETER
BATHROOM - UNIT A	101A	5' 0" x 7' 8"	38.3 sq ft.	25' 4.000"
BATHROOM - UNIT B	101B	5' 0" x 7' 8"	38.3 sq ft.	25' 4.000"
BEDROOM # 1 - UNIT A	102A	9' 5" x 14' 2"	133.7 sq ft.	47' 2.500"
BEDROOM # 1 - UNIT B	102B	9' 5" x 14' 2"	133.7 sq ft.	47' 2.500"
BEDROOM #1 - CLOSET - UNIT A	103A	2' 4" x 7' 8"	17.9 sq ft.	20' 0.000"
BEDROOM #1 - CLOSET - UNIT B	103B	2' 4" x 7' 8"	17.9 sq ft.	20' 0.000"
DECK - UNIT A	104A	5' 11" x 6' 0"	35.4 sq ft.	23' 9.500"
DECK - UNIT B	104B	5' 11" x 6' 0"	35.4 sq ft.	23' 9.500"
DINING ROOM - UNIT A	105A	7' 2" x 13' 8"	89.9 sq ft.	41' 7.500"
DINING ROOM - UNIT B	105B	7' 2" x 13' 8"	89.9 sq ft.	41' 7.500"
FOYER - CLOSET - UNIT A	107A	1' 5" x 4' 0"	5.6 sq ft.	10' 9.500"
FOYER - CLOSET - UNIT B	107B	1' 5" x 4' 0"	5.6 sq ft.	10' 9.500"
FOYER - UNIT A	106A	4' 0" x 6' 5"	25.5 sq ft.	20' 9.000"
FOYER - UNIT B	106B	4' 0" x 6' 5"	25.5 sq ft.	20' 9.000"
HALLWAY - UNIT A	108A	4' 9" x 14' 1"	48.3 sq ft.	37' 7.500"
HALLWAY - UNIT B	108B	4' 9" x 14' 1"	48.3 sq ft.	37' 7.500"
KITCHEN - UNIT A	109A	9' 0" x 13' 8"	122.6 sq ft.	45' 3.000"
KITCHEN - UNIT B	109B	9' 0" x 13' 8"	122.6 sq ft.	45' 3.000"
LIVING ROOM - UNIT A	110A	12' 11" x 16' 2"	209.1 sq ft.	58' 2.500"
LIVING ROOM - UNIT B	110B	12' 11" x 16' 2"	209.1 sq ft.	58' 2.500"
MECHANICAL ROOM - UNIT A	111A	5' 0" x 13' 4"	40.0 sq ft.	32' 8.000"
MECHANICAL ROOM - UNIT B	111B	5' 0" x 13' 4"	40.0 sq ft.	32' 8.000"
PANTRY - UNIT A	112A	2' 0" x 3' 0"	6.0 sq ft.	10' 0.000"
PANTRY - UNIT B	112B	2' 0" x 3' 0"	6.0 sq ft.	10' 0.000"
PORCH - UNIT A	113A	4' 3" x 6' 8"	28.2 sq ft.	21' 9.000"
PORCH - UNIT B	113B	4' 3" x 6' 8"	28.2 sq ft.	21' 9.000"

CABINET SCHEDULE					
NAME	FINISH	WIDTH	DEPTH	HEIGHT	COUNT
B12D	Painted White	12"	24"	34.5"	6
B24D	Painted White	24"	24"	34.5"	8
B36D	Painted White	36"	24"	34.5"	2
BSC36DD	Painted White	36"	24"	34.5"	2
V30D	Painted White	30"	21"	30.5"	2
W1230F	Painted White	12"	12"	30"	2
W2430F	Painted White	24"	12"	30"	8
W3015F	Painted White	30"	12"	15"	2
W3612F	Painted White	36"	12"	12"	2
WSC3630DF	Painted White	36"	12"	30"	2

DOOR SCHEDULE								
OPENING ID	PRODUCT CODE	ROOM SCHEDULE ID	EGRESS	SIZE	HINGE	REVERSED	COUNT	TOP OF OPENING	GLAZING AREA
J	28X80 COLONIAL A 1	101A	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	101B	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	102A	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	102B	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	107A	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	107B	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	112A	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	112B	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
L	28X80 COLONIAL POCKET 1	108B	No	2'-4"	N	NO	1	6'-8"	0.0 sq ft.
L	28X80 COLONIAL POCKET 1	111A	No	2'-4"	N	NO	1	6'-8"	0.0 sq ft.
E	36X80 DUTCH 1-No Grilles	110A	Yes	3'-0"	R	NO	1	6'-8¼"	5.6 sq ft.
E	36X80 DUTCH 1-No Grilles	110B	Yes	3'-0"	L	NO	1	6'-8¼"	5.6 sq ft.
N	36X80 GLASS 1	106A	Yes	3'-0"	L	NO	1	6'-8¼"	8.6 sq ft.
N	36X80 GLASS 1	106B	Yes	3'-0"	R	NO	1	6'-8¼"	8.6 sq ft.
G	48in Arch Cased	108A	No	4'-0"	N	NO	1	7'-8"	0.0 sq ft.
G	48in Arch Cased	108B	No	4'-0"	N	NO	1	7'-8"	0.0 sq ft.
K	60X80 BIFOLD COLONIAL 2	102A	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft.
K	60X80 BIFOLD COLONIAL 2	102B	No	5'-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
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	105A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	106A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	106B	No
1	36X60 DOUBLE HUNG 1	2	3'-0" x 5'-0"	No	11.2 sq ft.	110A	No
1	36X60 DOUBLE HUNG 1	3	3'-0" x 5'-0"	No	11.2 sq ft.	105B	No
1	36X60 DOUBLE HUNG 1	4	3'-0" x 5'-0"	No	11.2 sq ft.	110B	No
4	60X24 TRANSOM	1	5'-0" x 2'-0"	No	7.0 sq ft.	111B	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	No	18.6 sq ft.	102A	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	No	18.6 sq ft.	102B	No



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

ROOM FINISH SCHEDULE				
ROOM NAME	SCHEDULE ID	SIZE	AREA	PERIMETER
BATHROOM 2 - UNIT A	201A	8' 5" x 9' 5"	55.4 sq ft.	35' 8.500"
BATHROOM 2 - UNIT B	201B	8' 5" x 9' 5"	55.4 sq ft.	35' 8.500"
BEDDING CLOSET - UNIT A	206A	1' 9" x 4' 1"	7.1 sq ft.	11' 7.500"
BEDDING CLOSET - UNIT B	206B	1' 9" x 4' 1"	7.1 sq ft.	11' 7.500"
BEDROOM # 2 - UNIT A	202A	12' 10" x 19' 1"	168.5 sq ft.	63' 9.500"
BEDROOM # 2 - UNIT B	202B	12' 10" x 19' 1"	168.5 sq ft.	63' 9.500"
BEDROOM #2 - CLOSET - UNIT A	203A	5' 5" x 6' 5"	34.5 sq ft.	23' 7.000"
BEDROOM #2 - CLOSET - UNIT B	203B	5' 5" x 6' 5"	34.5 sq ft.	23' 7.000"
BEDROOM 2 LINEN - UNIT A	209A	1' 9" x 4' 1"	7.1 sq ft.	11' 7.500"
BEDROOM 2 LINEN - UNIT B	209B	1' 9" x 4' 1"	7.1 sq ft.	11' 7.500"
CLOSET - UNIT A	204A	2' 2" x 3' 0"	6.5 sq ft.	10' 4.000"
CLOSET - UNIT B	204B	2' 2" x 3' 0"	6.5 sq ft.	10' 4.000"
COAT CLOSET - UNIT A	205A	1' 3" x 3' 0"	3.7 sq ft.	8' 5.500"
COAT CLOSET - UNIT B	205B	1' 3" x 3' 0"	3.7 sq ft.	8' 5.500"
LAUNDRY - UNIT A	208A	3' 0" x 5' 10"	17.5 sq ft.	17' 8.000"
LAUNDRY - UNIT B	208B	3' 0" x 5' 10"	17.5 sq ft.	17' 8.000"
MASTER - CLOSET - UNIT A	211A	6' 6" x 7' 5"	48.3 sq ft.	27' 10.500"
MASTER - CLOSET - UNIT B	211B	6' 6" x 7' 5"	48.3 sq ft.	27' 10.500"
MASTER BATH - UNIT A	212A	5' 0" x 10' 2"	50.8 sq ft.	30' 4.000"
MASTER BATH - UNIT B	212B	5' 0" x 10' 2"	50.8 sq ft.	30' 4.000"
MASTER BEDROOM - UNIT A	213A	25' 8" x 16' 2"	238.3 sq ft.	85' 9.000"
MASTER BEDROOM - UNIT B	213B	25' 8" x 16' 2"	238.3 sq ft.	85' 9.000"
MASTER LINEN - UNIT A	210A	1' 7" x 3' 1"	4.8 sq ft.	9' 3.500"
MASTER LINEN - UNIT B	210B	1' 7" x 3' 1"	4.8 sq ft.	9' 3.500"
UPPER LEVEL HALLWAY - UNIT A	207A	6' 5" x 10' 7"	70.9 sq ft.	32' 2.500"
UPPER LEVEL HALLWAY - UNIT B	207B	6' 5" x 10' 7"	70.9 sq ft.	32' 2.500"

CABINET SCHEDULE					
NAME	FINISH	WIDTH	DEPTH	HEIGHT	COUNT
V30D	Painted White	30"	21"	30.5"	6

DOOR SCHEDULE								
OPENING ID	PRODUCT CODE	ROOM SCHEDULE ID	EGRESS	SIZE	HINGE	REVERSED	COUNT	TOP OF OPENING	GLAZING AREA
J	28X80 COLONIAL A 1	202A	No	2'-4"	L	NO	2	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	202A	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	202B	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	202B	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	204A	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	204B	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	212A	No	2'-4"	R	NO	2	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	212B	No	2'-4"	L	NO	2	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	213A	No	2'-4"	L	NO	1	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	213A	No	2'-4"	R	NO	2	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	213B	No	2'-4"	L	NO	2	6'-8¼"	0.0 sq ft.
J	28X80 COLONIAL A 1	213B	No	2'-4"	R	NO	1	6'-8¼"	0.0 sq ft.
P	36X80 BIFOLD COLONIAL 2	201A	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft.
P	36X80 BIFOLD COLONIAL 2	201B	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft.
P	36X80 BIFOLD COLONIAL 2	206A	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft.
P	36X80 BIFOLD COLONIAL 2	206B	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft.
K	60X80 BIFOLD COLONIAL 2	207A	No	5'-0"	LR	NO	1	6'-8"	0.0 sq ft.
K	60X80 BIFOLD COLONIAL 2	207B	No	5'-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
11	36X24 TRANSOM	1	3'-0" x 2'-0"	No	3.9 sq ft.	203B	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	203A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	203B	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	207A	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	207B	No
1	36X60 DOUBLE HUNG 1	1	3'-0" x 5'-0"	No	11.2 sq ft.	213A	No
1	36X60 DOUBLE HUNG 1	2	3'-0" x 5'-0"	Yes	11.2 sq ft.	213A	No
1	36X60 DOUBLE HUNG 1	2	3'-0" x 5'-0"	Yes	11.2 sq ft.	213B	No
1	36X60 DOUBLE HUNG 1	3	3'-0" x 5'-0"	No	11.2 sq ft.	213B	No
4	60X24 TRANSOM	1	5'-0" x 2'-0"	No	7.0 sq ft.	211B	No
4	60X24 TRANSOM	2	5'-0" x 2'-0"	No	7.0 sq ft.	207B	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	Yes	18.6 sq ft.	202A	No
2	60X60 DOUBLE HUNG 2	1	5'-0" x 5'-0"	Yes	18.6 sq ft.	202B	No

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879 W FORD VALLEY RD

ASOF PROJECT NUMBER: 2026-P036
879 W FORD VALLEY RD
Knoxville, Tennessee
GJA

FLOOR LAYOUT

SCALE:	3/16" = 1'-0"
DRAWN BY:	GJA
DATE:	Monday, October 26, 2026
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