

Location Map ----- NTS

LEGEND

- S SMH SANITARY SEWER MANHOLE
- P PMH PHONE MANHOLE
- W WMH WATER MANHOLE
- S SMH STORM DRAIN MANHOLE
- CB CATCH BASIN
- SP SERVICE POLE
- PP POWER POLE
- GW GUY WIRE
- FH FIRE HYDRANT
- IV IRRIGATION VALVE
- MW MONITOR WELL
- WM WATER METER
- LS LIGHT STANDARD
- CO CLEANOUT
- EL ELECTRIC BOX
- SP STAND PIPE
- GM GAS METER
- FL FLOOD LIGHT
- IR(O) IRON ROD (OLD)
- IR(N) IRON ROD (NEW)
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- W WATER LINE
- G GAS LINE
- OE OVERHEAD ELECTRIC
- UE UNDERGROUND ELECTRIC
- OP OVERHEAD PHONE LINE
- UP UNDERGROUND PHONE LINE
- OU OVERHEAD UTILITY LINE
- UU UNDERGROUND UTILITY LINE
- — NATURAL DRAINAGE

12-A-23-SU
11.28.2023

OWNER / DEVELOPER

NELSON R. TALLENT
1614 HOPE WAY
KNOXVILLE TN 37909
(865) 898-5959

SITE & UTILITY PLAN

SHEET 1 OF 2

MIDDLEBROOK HEIGHTS COMPANY

Scale: 1"= 40' Approved by: Rel Drawn by: REL,jr

DATE: 5-2-2023 LATEST REVISION: 11-28-2023

CITY BLOCK 50350
DISTRICT 8 * WARD 50 * CITY OF KNOXVILLE, TN

1825 KIM WATT DR

DRAWING NO.:
6215

BUILDING SETBACKS: RN-1 ZONING
FRONT: +/- 10' OF THE AVERAGE OF BLOCKFACE, IN NO CASE LESS THAN 25'
SIDES: 8' OR 15% OF LOT WIDTH,
WHICHEVER IS LESS, IN NO CASE LESS THAN 20' COMBINED
REAR: 25'

SITE NOTES

- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES
- DEED REFERENCE: INSTRUMENT # 201710120023185; PLAT: 202211080027759
- CLT MAP 107, INSERT C, GROUP B, PARCEL 26.02
- PROPERTIES ZONED: RN-1
NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
- TOTAL 27,093.5 SQFT EXCLUDING EASEMENT
- 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.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, SHOWN BY PUBLIC RECORDS.



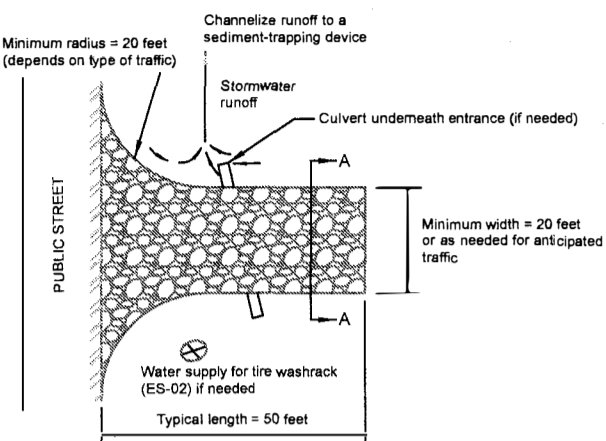
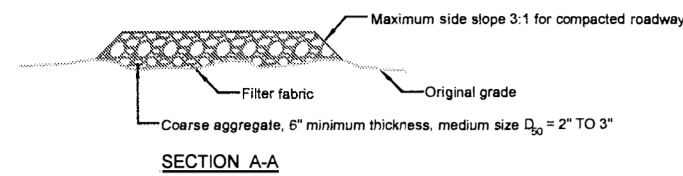
GRAPHIC SCALE



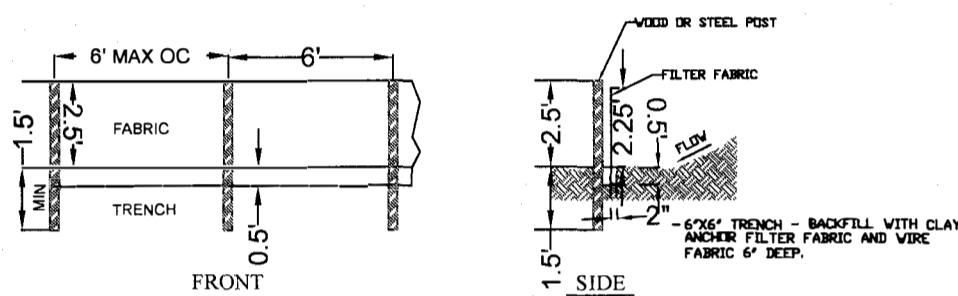
(IN FEET)
1 inch = 40 ft.

LeMAY AND ASSOCIATES
CONSULTING ENGINEERS

PH: (865) 671-0183
FAX: (865) 671-0213
10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934

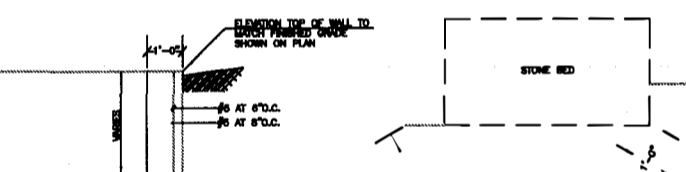


STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTES:
1. FILTER FABRIC FENCE TO BE PLACED PRIOR TO START OF GRAVING.
 2. VOID POSTS SHALL BE 5' MAX MIN. OF DIA. OR SIMILAR HARDWOOD.
 3. POSTS SHALL BE SPACED AT 6' INTERVALS.
 4. WIRE FABRIC AND FILTER FABRIC SHALL BE SECURELY BOUND TO POSTS WITH EITHER STAPLES OR WIRE TIES.
 5. FILTER FABRIC SHALL BE POLYPROPYLENE FABRIC WITH EQUIVALENT OPENING SIZE (GSD) OF 1/2" MIN. NOM. NO. 40 SIEVE, MAX. AS IS TURNED BY CORPS OF ENGINEERS GUIDE SPEC. CV 0215 (SHORT TERM).
 6. INSTALLATION AND MAINTENANCE TO BE IN ACCORDANCE WITH THE ATTACHED SVPPP.

TEMPORARY SILT FENCE -- DETAIL -- NTS

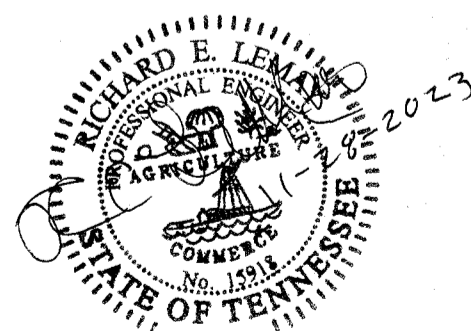


DISTURBED AREA: 0.64 ACRES

BUILDING SETBACKS: RN-1 ZONING
FRONT: +/- 10' OF THE AVERAGE OF BLOCKFACE; IN NO CASE LESS THAN 25'
SIDES: 8' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 20' COMBINED
REAR: 25'

SITE NOTES

1. CORNER MONUMENTS AS SHOWN HEREON
2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS, AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS).
4. DEED REFERENCE: INSTRUMENT # 201710120023185; PLAT: 202211080027759
5. CLT MAP 107, INSERT C, GROUP B, PARCEL 26.02
6. PROPERTIES ZONED: RN-1
NO CERTIFICATION IS MADE REGARDING ZONING CONFORMANCE.
7. TOTAL 27,093.5 SQFT EXCLUDING EASEMENT
8. 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.
9. SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, SHOWN BY PUBLIC RECORDS.



GRAPHIC SCALE



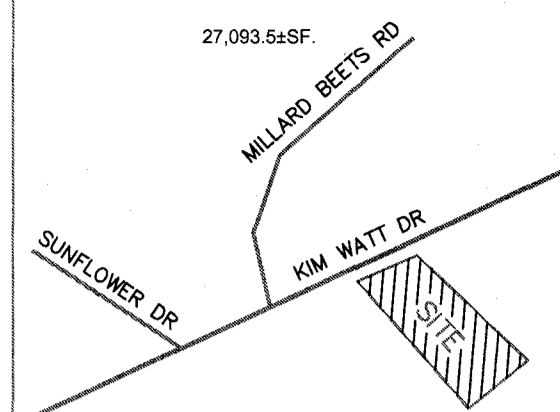
(IN FEET)
1 inch = 40 ft.

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10816 KINGSTON PIKE
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DRAINAGE & EROSION CONTROL NOTES

1. All drainage and erosion control ordinances of the City of Knoxville shall be complied with through out the construction process
2. Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
3. Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
4. Sediment should be removed from silt fences and other other sediment controls when capacity has been reduced by 50 %.
5. Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
6. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
7. Existing vegetation should be preserved to the maximum extent practicable.



Location Map NTS

LEGEND

- | | | |
|-------|-------|--------------------------|
| — S — | SMH | SANITARY SEWER MANHOLE |
| — P — | PMH | PHONE MANHOLE |
| — W — | WMH | WATER MANHOLE |
| — S — | SMH | STORM DRAIN MANHOLE |
| — C — | CB | CATCH BASIN |
| — S — | SP | SERVICE POLE |
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| — G — | GW | GUY WIRE |
| — F — | FH | FIRE HYDRANT |
| — I — | IV | IRRIGATION VALVE |
| — M — | MW | MONITOR WELL |
| — W — | WM | WATER METER |
| — L — | LS | LIGHT STANDARD |
| — C — | CO | CLEANOUT |
| — E — | EL | ELECTRIC BOX |
| — S — | SP | STAND PIPE |
| — G — | GM | GAS METER |
| — F — | FL | FLOOD LIGHT |
| — I — | IR(O) | IRON ROD (OLD) |
| — I — | IR(N) | IRON ROD (NEW) |
| — C — | CMP | CORRUGATED METAL PIPE |
| — R — | RCP | REINFORCED CONCRETE PIPE |
| — W — | W | WATER LINE |
| — G — | G | GAS LINE |
| — O — | OE | OVERHEAD ELECTRIC |
| — U — | UE | UNDERGROUND ELECTRIC |
| — O — | OP | OVERHEAD PHONE LINE |
| — U — | UP | UNDERGROUND PHONE LINE |
| — O — | OU | OVERHEAD UTILITY LINE |
| — U — | UGE | UNDERGROUND UTILITY LINE |
| — D — | | DISTURBED AREA |

12-A-23-SU
11.28.2023

OWNER / DEVELOPER

NELSON R. TALLENT
1614 HOPE WAY
KNOXVILLE TN 37909
(865) 898-5959

GRADING PLAN LOT 5R2

SHEET 2 OF 2

MIDDLEBROOK HEIGHTS COMPANY

Scale: 1" = 40' Approved by: Rel Drawn by: REL jr

DATE: 5-2-2023 REV: 11-28-2023

CITY BLOCK 50350
DISTRICT 8 * WARD 50 * CITY OF KNOXVILLE, TN

1825 KIM WATT DR

DRAWING NO.:
6215

ENERGY EFFICIENCY CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSTALLED INSULATION, FACTORS OF PENETRATION, THE CERTIFICATE SHALL ALSO LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATER EQUIPMENT.

MECHANICAL VENTILATION

PROVIDE CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION THAT COMPLIES TO CURRENT IRC N102.6 SECTION M105.5 (886)F HOUSE WITH 5 BEDROOMS + 75GPM SYSTEM TO BE EQUIPPED WITH A MANUAL SHUT-OFF SWITCH, OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPENERS THAT CLOSE WHEN THE SYSTEM IS NOT OPERATING.

AIR LEAKAGE:

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE COMPONENTS MANUFACTURES INSTALLATION INSTRUCTIONS AND THE CRITERIA INDICATED IN TABLE N102.4.1.1

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES/HOUR. A WRITTEN REPORT OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDINGS OFFICIAL. REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

HVAC DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE AND A WRITTEN REPORT OF THE RESULTS OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDINGS OFFICIAL. REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

THE TOTAL LEAKAGE OF THE HVAC DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION R403.3.3 SHALL BE AS FOLLOWS
1. ROUGH-IN TEST: THE TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4.0 L/min PER 100 sq.ft. OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST AND 1.0 L/min PER 100 sq.ft. OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS NOT INSTALLED.
2. POST CONSTRUCTION TEST: THE TOTAL LEAKAGE SHALL BE LESS OR EQUAL TO 4.0 L/min PER 100 sq.ft. OF CONDITIONED FLOOR AREA

FLOOR PLAN NOTES:

- 2 x 6 STUDS #2 @ 16" O.C. @ ALL EXTERIOR WALLS WITH R-20 INSULATION, U.O.D.
- 2 x 4 STUDS #2 @ 16" O.C. @ ALL INTERIOR WALLS U.O.N.
- 2 x 6 STUDS #2 @ 24" O.C. @ ALL PLUMBING WALLS.
- ALL HARDWARE (DOOR, WINDOWS, HINGES ETC.) AS SELECTED BY OWNER.
- WINDOWS TO BE DUAL GLAZED - SEE EXTERIOR ELEVATIONS
- FLOOR PLAN FOR WINDOW TYPES & SIZES.
- ALL GLASS w/ SINGLE PANEL GREATER THAN 96". AND OR WITHIN 15" OF FINISHED FLOOR IN GUARD AND HAND RAILS, AT BASE OF STAIRS, ADJACENT SHOWER AND TUBS (WITHIN 60" OF DRAIN) & WITHIN 24" OF DOORS AND IN DOORS SHALL BE TEMPERED GLASS. LAMINATED SAFETY GLASS OR APPROVED PLASTIC SHEET, CURRENT IRC. SAFETY GLASS SHALL BE LOCATED AS PER INDICATED ON DRAWINGS AND AS PER CURRENT IRC.
- ALL EXTERIOR DOORS TO BE GLASS DOORS AS SELECTED BY OWNER.
- NOT USED
- ALL FLOOR FINISHES TO BE DETERMINED BY THE OWNER
- WOOD BLOCKING @ ALL WINDOWS FOR WINDOW COVERINGS.
- CABINET DESIGN AND STYLE TO BE DETERMINED BY THE OWNER.
- WALL FINISH TO BE DETERMINED BY THE OWNER.
- LIGHT FIXTURES TO BE DETERMINED BY THE OWNER.
- ANY AND ALL CROWN MOLDINGS, CHAIR RAILS & OR DOOR & WINDOW TRIM TO BE DETERMINED BY OWNER
- ALL LANDINGS SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY
- WIDTH OF LANDINGS SHALL NOT BE LESS THAN WIDTH OF DOOR MIN. OR 3" WHICH EVER IS GREATER
- THE LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36" MIN.
- SLOPE ALL LANDINGS AWAY FROM HOUSE 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.
- ALL COUNTER TOPS FINISHED SHALL BE DETERMINED BY OWNER.
- ALL DOOR TO BE RAISED PANEL DOORS OR DETERMINED BY OWNER.
- INTERIOR WALLS TO BE STANDARD TEXTURE FINISH AND TO BE WHITE OR OFF WHITE IN COLOR OR COLOR OR AS INDICATED BY OWNERS.
- KITCHEN APPLIANCES: MICROWAVE OVEN, CONVENTIONAL OVENS, RANGE TOP, DISHWASHER, GARBAGE DISPOSAL, FREE STANDING REFRIGERATOR (33"x36"), DOUBLE SINK (WITH PULL OFF FAUCET), APPLIANCE COLOR AND STYLE TO BE DETERMINED BY OWNER
- KITCHEN CABINETS: CENTER ISLAND TO HAVE UNDER CABINETS ALL CABINET CONFIGURATION TO BE DETERMINED BY OWNER PRIOR TO FABRICATION AND INSTALLATION CABINET COLOR AND STYLE TO BE DETERMINED BY OWNER.
- WINDOWS IN BATHROOMS TO HAVE A MINIMUM NET OPENABLE AREA OF 1.5 sq.ft. FOR VENTILATION AND MECHANICALLY VENTED PER CURRENT IRC.
- WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 sq.ft. THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20" AND THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 24". THE FINISHED OPENING HEIGHT SHALL NOT BE MORE THAN 44" A.F.F. PER CURRENT IRC
- ALL FIRE BLOCKING MATERIALS SHALL BE 2x4 OR 2x6 OR 5/8" TYPE "X" GYPSUM BOARD PANELS
- PROVIDE DRAFT STOPPING AROUND OPENINGS, VENTS, PIPES, CHIMNEY, FIREPLACES, DUCTS OR SIMILAR OPENINGS THAT AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS @ BETWEEN ATTIC SPACES @ CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
- FIRE BLOCKS & DRAFT STOPS TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
(2x SAME MATERIAL AS WALL FRAMING)
A. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, w/ NONCOMBUSTIBLE MATERIALS.
B. CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY DRAFT STOPS SHALL BE INSTALLED SO THAT THE SPACE DOES NOT EXCEED 1000 SQ FT. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APROX. EQUAL AREAS. DRAFT STOPPING MAT'L'S SHOULD NOT BE LESS THEN 1/2" GYP BD, 3/8" PLUM'D, 3/8" TYPE 2-M PARTICLE BD, OR OTHER MAT'L'S SHOWN BY THE BUILDING DEPT. AND CURRENT IRC
C. AT SOFFITS AND 10' MAX VERTICAL IN WALLS
D. SEAL ALL DUCT AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE WALL WITH AN APPROVED NON-COMBUSTIBLE MATERIAL.
- ALL PENETRATION OF THE FIRE RATED WALLS MUST COMPLY WITH IRC SECTION T14 IF THE PENETRATION CANNOT COMPLY WITH THE EXCEPTIONS THAN SUBMIT A LISTED PENETRATION FIRE STOP SYSTEM AS SPECIFIED IN IC SECTIONS T14 TO THE GOVERNING MUNICIPALITY FOR APPROVAL PRIOR TO INSTALLATION.
- TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
- WINDOW FRAMES TO BE NON-METALLIC
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- SPECIAL INSPECTION AS PER IRC T105 IS REQUIRED FOR THE FOLLOWING:
A. BOLTS INSTALLED IN CONCRETE WITH ASSUMED STRESS INCREASES.
B. SHOP AND FIELD STRUCTURAL WELDING.
C. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
D. INSTALLATION OF HIGH-STRENGTH BOLTS.
- GLASS BLOCK IS PROVIDED w/ EXPANSION JOINTS ACROSS TOP AND SIDES, FREE OF MORTAR AND FILLED w/ RESILIENT MATERIAL SIZE OF EXPANSION JOINTS SHALL BE WHATEVER IS NECESSARY TO ACCOMMODATE SUPPORTING MEMBER MEMBER DISPLACEMENTS BUT SHALL BE A MINIMUM OF 3/8". GLASS BLOCK PANELS ARE REINFORCED PER IRC SECTION 2110

NOTE:

WINDOW FALL PROTECTION - IN DWELLINGS UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" A.F.F. AND GREATER THAN 72" A.F.F. OR OTHER SURFACES BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVIDED WITH A WINDOW FALL PROTECTION DEVICES WHICH COMPLIES WITH ASTM F2040 AND LIMITS THE OPERABLE WINDOW OPENING SO AS TO NOT ALLOW PASSAGE OF A 4" SPHERE. THE WINDOW OPENING CONTROL DEVICE, AFTER OPENING TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R302.2

HVAC SIZING:

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH "ACCA" MANUAL "S" BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH "ACCA" MANUAL "J" OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES, NEW OR REPLACED HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINIMUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED

BUILDING INSPECTOR TO FIELD VERIFY ACTUAL FENESTRATION U-VALUES

NOTE:

ALL SMOKE DETECTORS/CARBON MONOXIDE ALARMS SHALL BE A MIN. OF 36" FROM ALL FANS, AIR CIRCULATION DEVICES, EXHAUSTS, VENTS, AND BATHROOM OPENINGS.

CARBON MONOXIDE DETECTORS/ALARMS SHALL BE LOCATED OUTSIDE EA SLEEPING ROOM IN THE IMMEDIATE VICINITY OF FUEL FIRED APPLIANCES AND IN ATTACHED GARAGE.

SMOKE ALARM/CARBON MONOXIDE DETECTOR NOT TO BE INSTALLED WITHIN A 36" HORIZ. PATH FROM THE TIP OF THE BLADE OF A CEILING SUSPENDED FAN.

ALL EXTERIOR WALLS SHALL HAVE A R-20 INSULATION.
ALL ATTIC AREAS TO HAVE R-48 INSULATION.
ALL SLAB FOUNDATION SHALL HAVE R-10 INSULATION, 24" MIN.
ALL WINDOWS SHALL HAVE A FENESTRATION U-FACTOR OF 0.32 MAXIMUM, GLAZED FENESTRATION SHGC OF 0.40 MAXIMUM
ALL POSTS, BEAMS, AND WALL SUPPORTING THE FLOOR/CEILING SHALL BE PROTECTED BY ONE-HOUR CONSTRUCTION

WALL LEGEND

- 2 x 4 STUDS @ 16" o.c.
- 2 x 6 STUDS @ 16" o.c.
- BRICK/STONE VENEER
- POUR IN PLACE CONCRETE WALL
- BLOCK WALL

WALL HEIGHT SCHEDULE

- 2 x 4 STUDS @ 16" o.c. MAX HEIGHT 10' BEARING WALL
- 2 x 4 STUDS @ 16" o.c. MAX HEIGHT 14' NON BEARING WALL
- 2 x 6 STUDS @ 16" o.c. MAX HEIGHT 12' BEARING WALL
- 2 x 6 STUDS @ 16" o.c. MAX HEIGHT 20' NON BEARING WALL

FLOOR PLAN

1150sf EA. UNIT



REVISIONS	BY
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TAL22061A.1

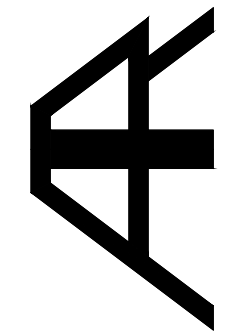
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TALLENT DUPLEX
1823 KIM WATT ROAD
KNOXVILLE TN

PROJECT

FLOOR
PLAN

A&R
DESIGN & DRAFTING
SERVICE
370 CRESTVIEW CIRCLE
LENOIR CITY, TENNESSEE 37172
(615) 594-8812 RD.LET@A&R.COM



DATE	12/4/2023
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	TAL22061
SHEET	

A101

12-A-23-PD
12.06.23

NOTE:

- BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
- TWO (2) LAYERS OF GRADE "D" PAPER IS REQUIRED AT WOOD SHEAR PANELS
- PROVIDE 1x3 WOOD BATTENS WHERE ROOF EXCEEDS 1:12 SEE E.R. #2656
- EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
- GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
- PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1sf OF VENT FOR EVERY 150sf OF ATTIC.
- PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER WOOD SIDING

ATTIC VENTS HOUSE

(NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE)

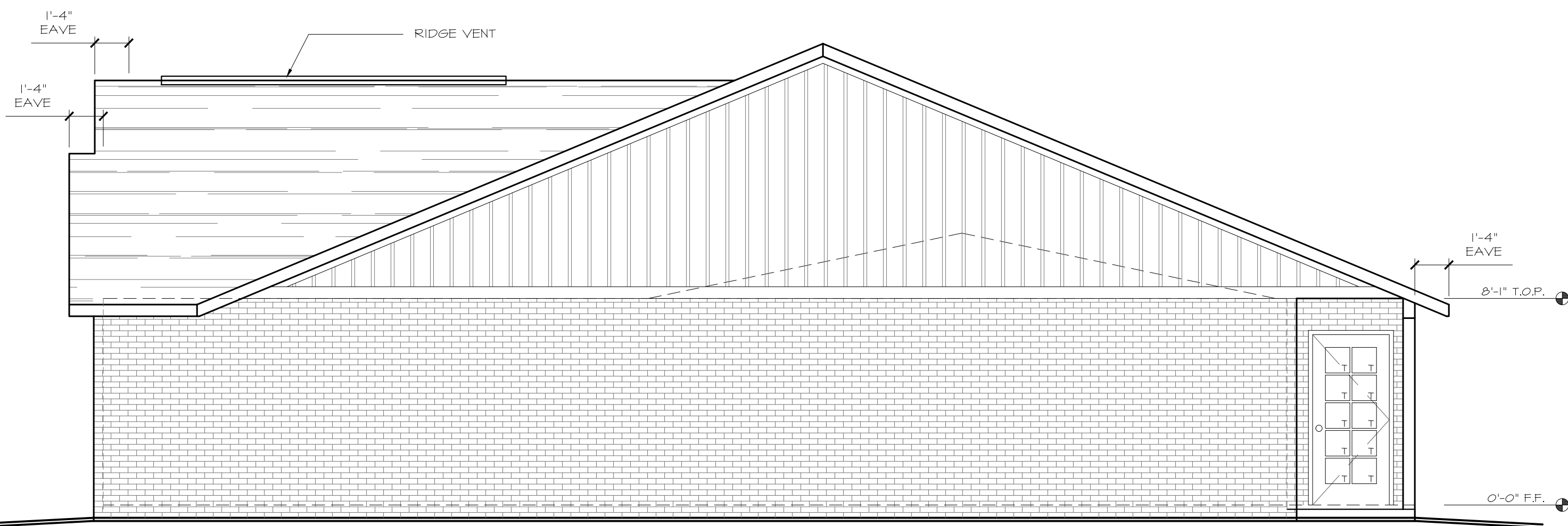
FINISH GRADE TO SLOPE 5% AWAY FROM BUILDING 5' MIN.



FRONT ELEVATION

UNIT "A" HAS 125sf OF HABITABLE FRONT FACING WALL. MEASURED FROM 2' TO TOP PLATE FROM GRADE, 30% TRANSPARENCY REQUIRED EQUAL 37.5sf. UNIT "A" HAS TWO (2) 3'0"X5'0" WINDOWS 30sf, DOOR SIDE LIGHT 6sf, IN DOOR WINDOW 3.5sf TOTAL = 34.5sf EXCEEDING THE 30% REQUIREMENT. GARAGE WALL DOES NOT EXCEED 40% UNIT "A" WIDTH

UNIT "B" HAS 115sf OF HABITABLE FRONT FACING WALL. MEASURED FROM 2' TO TOP PLATE FROM GRADE, 30% TRANSPARENCY REQUIRED EQUAL 34.5sf. UNIT "A" HAS TWO (2) 3'0"X5'0" WINDOWS 30sf, DOOR SIDE LIGHT 6sf, IN DOOR WINDOW 3.5sf TOTAL = 34.5sf EXCEEDING THE 30% REQUIREMENT. GARAGE WALL DOES NOT EXCEED 40% UNIT "A" WIDTH

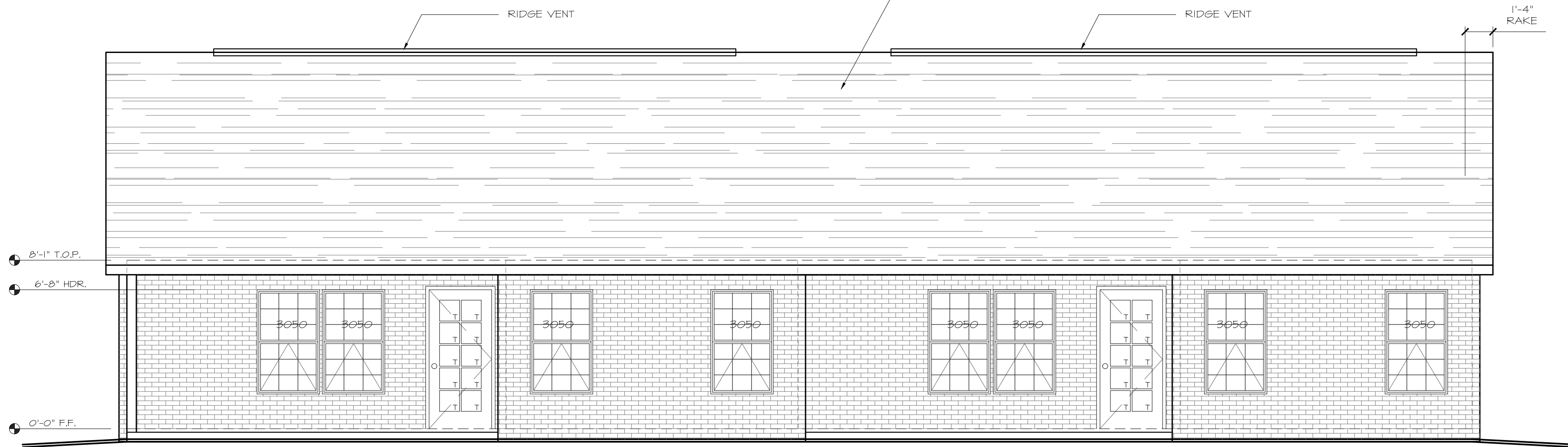


RIGHT ELEVATION

ROOFING MATERIAL: COMP. ROOFING OVER 2-LAYERS #15 FELT UNDERLAYMENT LAPPED 18" PLYWOOD SHEATHING (PANEL INDEX: 24/0), OR 15/32 OSB. NAILING SHALL BE 2d @ 6:6:12" REQUIRE TONGUE-AND-GROOVE EDGES OR MUST BE SUPPORTED W/ BLOCKING OR EDGE CLIPS



LEFT ELEVATION



REAR ELEVATION

REVISIONS	BY
TAL22061A.L	
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PROJECT TALLENT DUPLEX 1823 KIM WATT ROAD KNOXVILLE TN	
EXTERIOR ELEVATIONS	
A&R DESIGN & DRAFTING SERVICE 320 CRESTVIEW CIRCLE LENOIR CITY TENNESSEE 37712 (865) 594-8812 RD.LETT@GMAIL.COM	
DATE	12/4/2023
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	TAL22061
SHEET	A201

12-A-23-PD
12.06.23