

Site Calculations

- Lot 4R: Impervious- 38.5%
Building Coverage- 12.5%
- Lot 5R: Impervious- 39%
Building Coverage- 12%
- Lot 22R-1: Impervious- 38%
Building Coverage- 12%
- Lot 22R-2: Impervious- 39%
Building Coverage- 12%

West Martin Mill Pike

Fairlawn Court

West Moody Avenue



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Client Name

Client Email

Client Phone

Signature

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Phone +14239631914

Sheet Name
Site Plan

Sheet no.
1

Lic no.

Job no.

Property Details

119 W Moody Ave, Knoxville, TN 37920, USA
APN: 109PK026

Design
Moody Duplexes

Scale
1" = 40'@A3

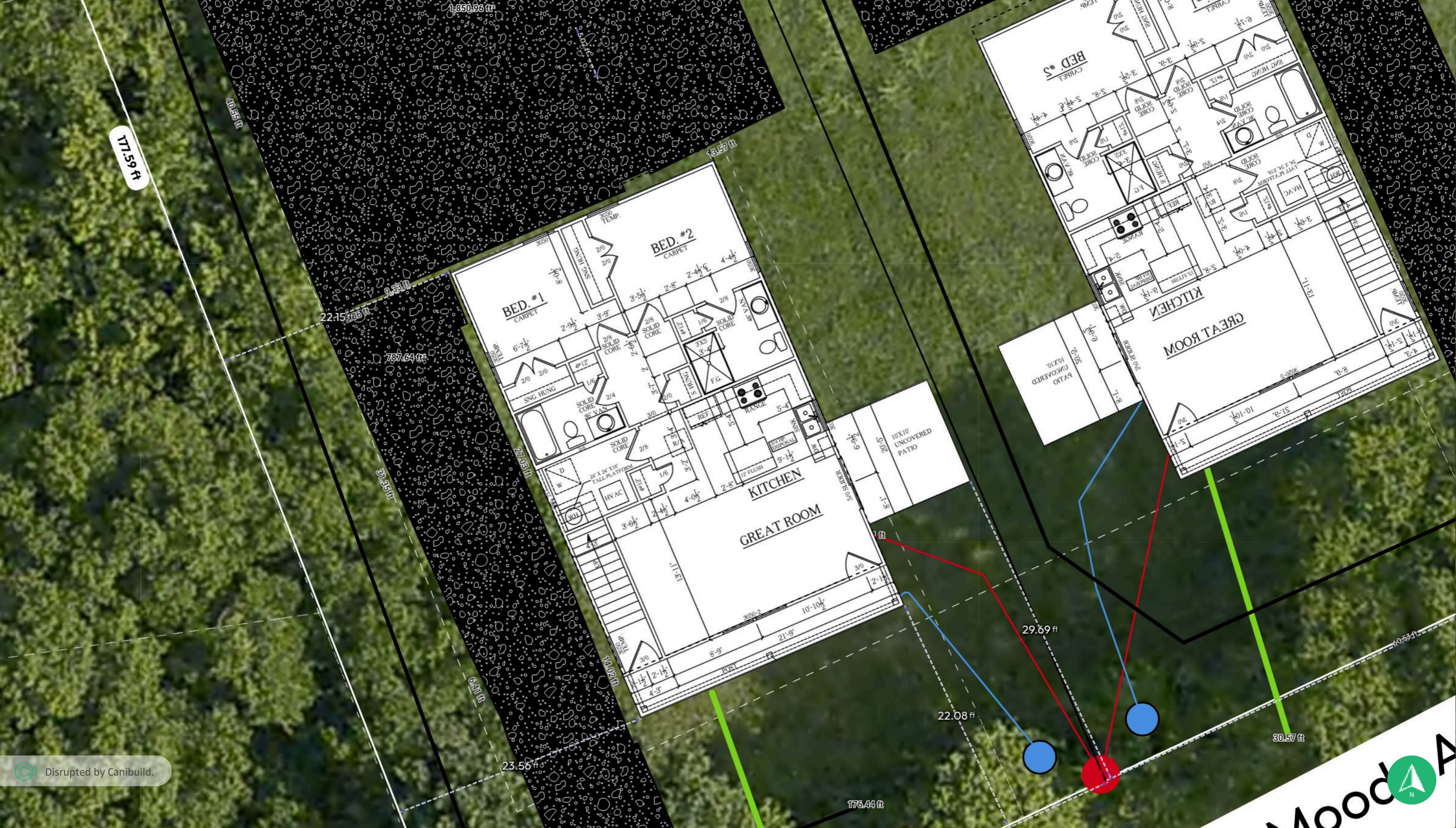
1st version date:
8/26/2025

Current version date:
1/15/2026

Version #
4



2-B-26-SU
Received 1/20/2026



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Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	2		
Design Moody Duplexes			Scale NOT TO SCALE
1st version date: 8/26/2025	Current version date: 1/15/2026	Version # 4	





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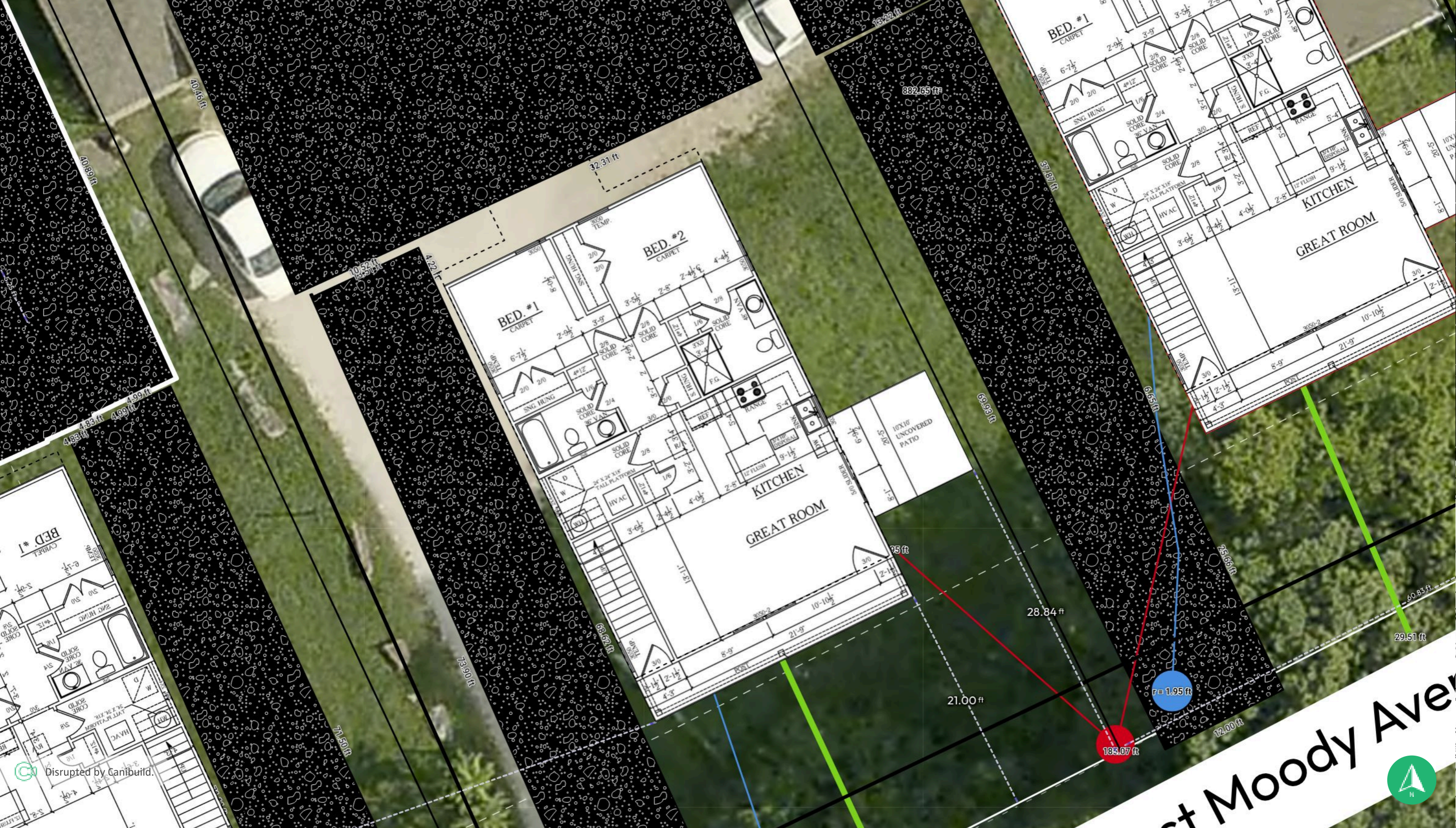
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Sheet Name Site Plan	Sheet no. 4	Lic no.	Job no.
Design Moody Duplexes	Scale 1" = 8'@A3	Version # 4	

1 st version date: 8/26/2025	Current version date: 1/15/2026
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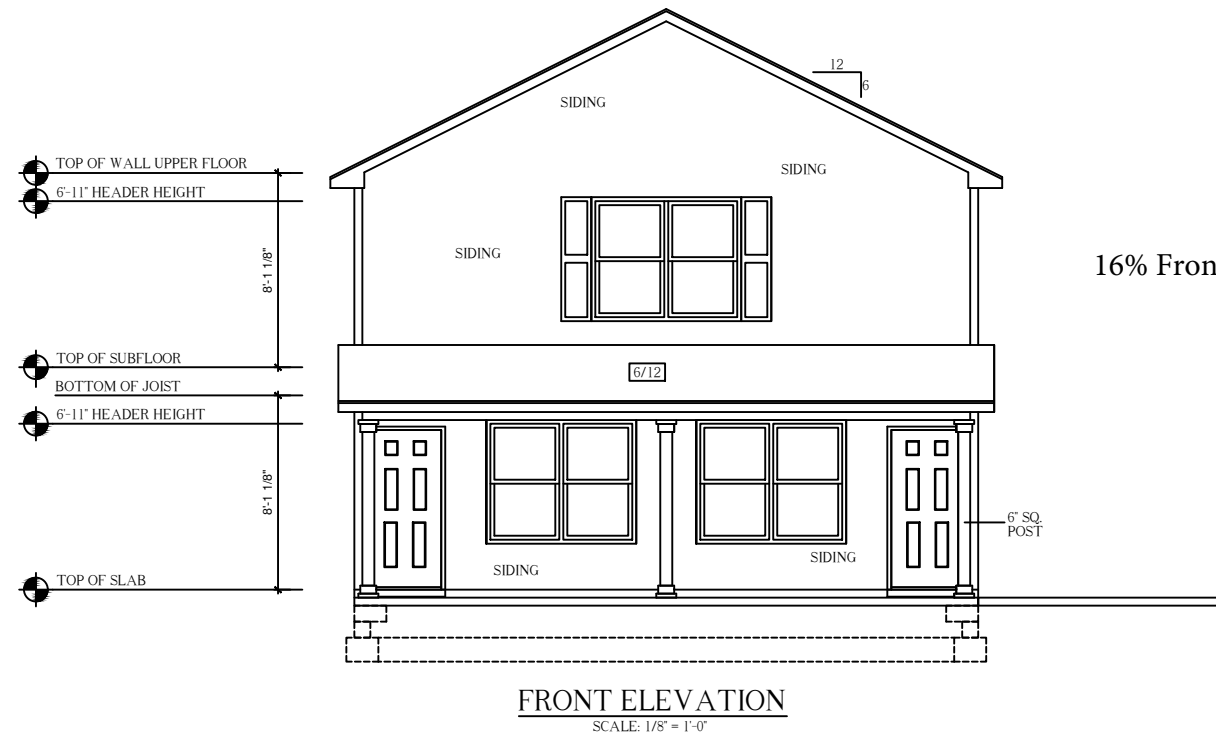
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Sheet Name	Sheet no.	Lic no.	Job no.
Site Plan	5		
Design Moody Duplexes			Scale 1" = 8'@A3
1st version date: 8/26/2025	Current version date: 1/15/2026	Version # 4	



GENERAL BUILD'G NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE UNLESS NOTED OTHERWISE
3. INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
4. ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
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SQUARE FOOTAGE CHART

NOTE:
ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

FIRST FLOOR HEATED & COOLED AREA	1040
SECOND FLOOR HEATED & COOLED AREA	1006
TOTAL HEATED & COOLED AREA	2046
COVERED ENTRY	104
TOTAL UNDER BEAM	2150

STREET ADDRESS:

X

CITY & STATE:

X

ZIP:

X

COUNTY:

X

DRAFTING PHASES:

PRELIMINARY: 09/15/2025 PJM
PERM: 10/03/2025 PJM
PERM II: 10/23/2025 PJM

Front Elevation

TWINPLEX

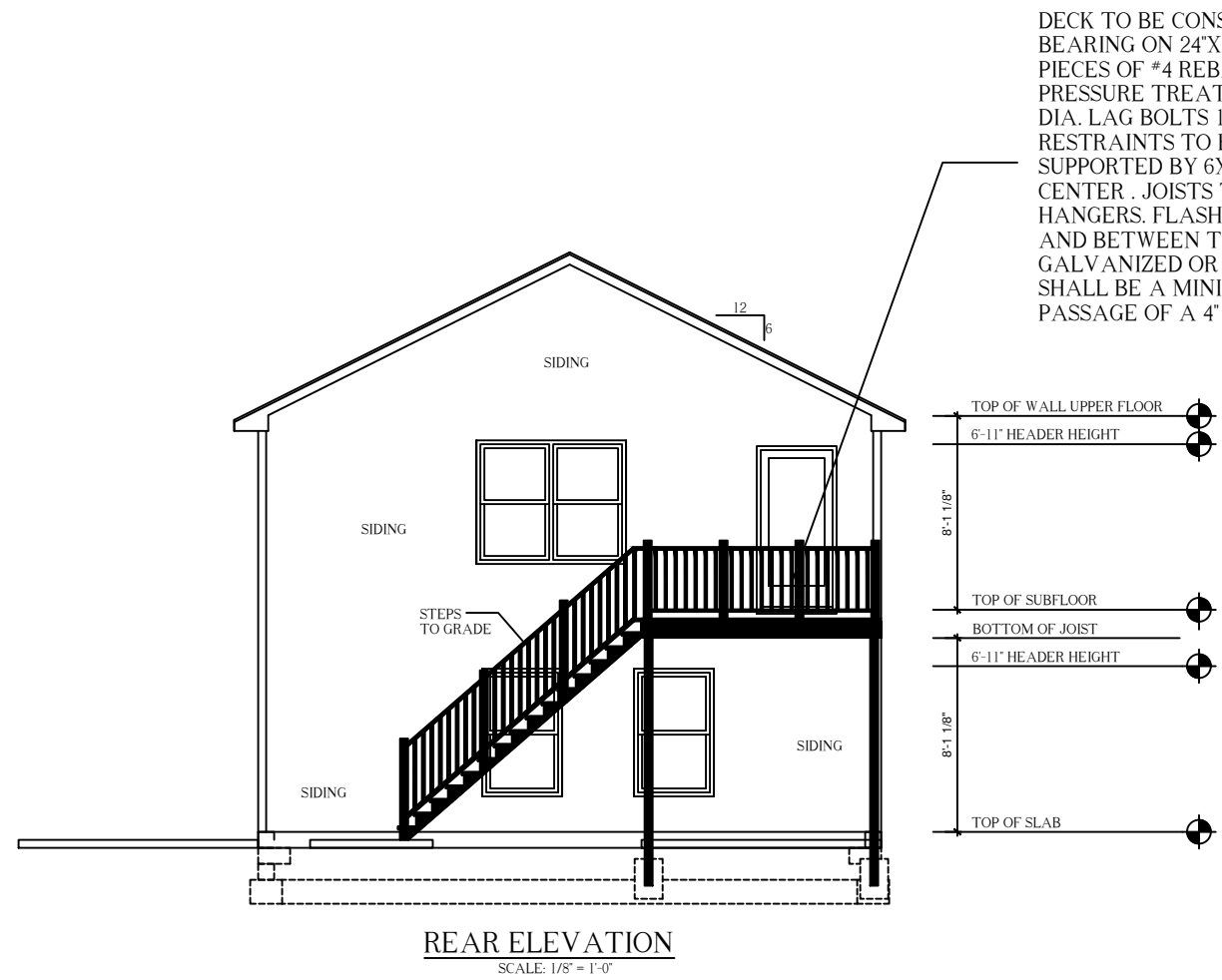
"SPEC lot 5R"



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TWINPLEX

2-B-26-SU
Received 1/20/26



DECK TO BE CONSTRUCTED USING 6X6 PRESSURE TREATED POST BEARING ON 24"X24"X12" 3500 PSI CONCRETE FOOTINGS WITH FOUR (4) PIECES OF #4 REBAR CROSSING SUPPORTED ON REBAR CHAIRS. 2X8 PRESSURE TREATED LEDGER BOARD BOLTED TO HOUSE USING 1/2" DIA. LAG BOLTS 18" ON CENTER. MINIMUM OF TWO (2) LATERAL DECK RESTRAINTS TO BE USED. 2 PLY 2X10 PRESSURE TREATED GIRDER BEAM SUPPORTED BY 6X6 POSTS. 2X8X10' PRESSURE TREATED JOISTS 16" ON CENTER. JOISTS TO BE SUPPORTED AND ATTACHED USING 2X8 JOIST HANGERS. FLASHING TO BE INSTALLED AT TOP OF LEDGER BOARD AND BETWEEN THE HOUSE WALL. FLASHING TO BE HOT DIPPED GALVANIZED OR VINYL. ALUMINUM IS NOT PERMITTED. HANDRAILS SHALL BE A MINIMUM HEIGHT OF 36" AND SHALL NOT ALLOW PASSAGE OF A 4" SHPHERE.

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TOTAL UNDER BEAM	2150

STREET ADDRESS:

X

CITY & STATE:

X

ZIP:

X

COUNTY:

X

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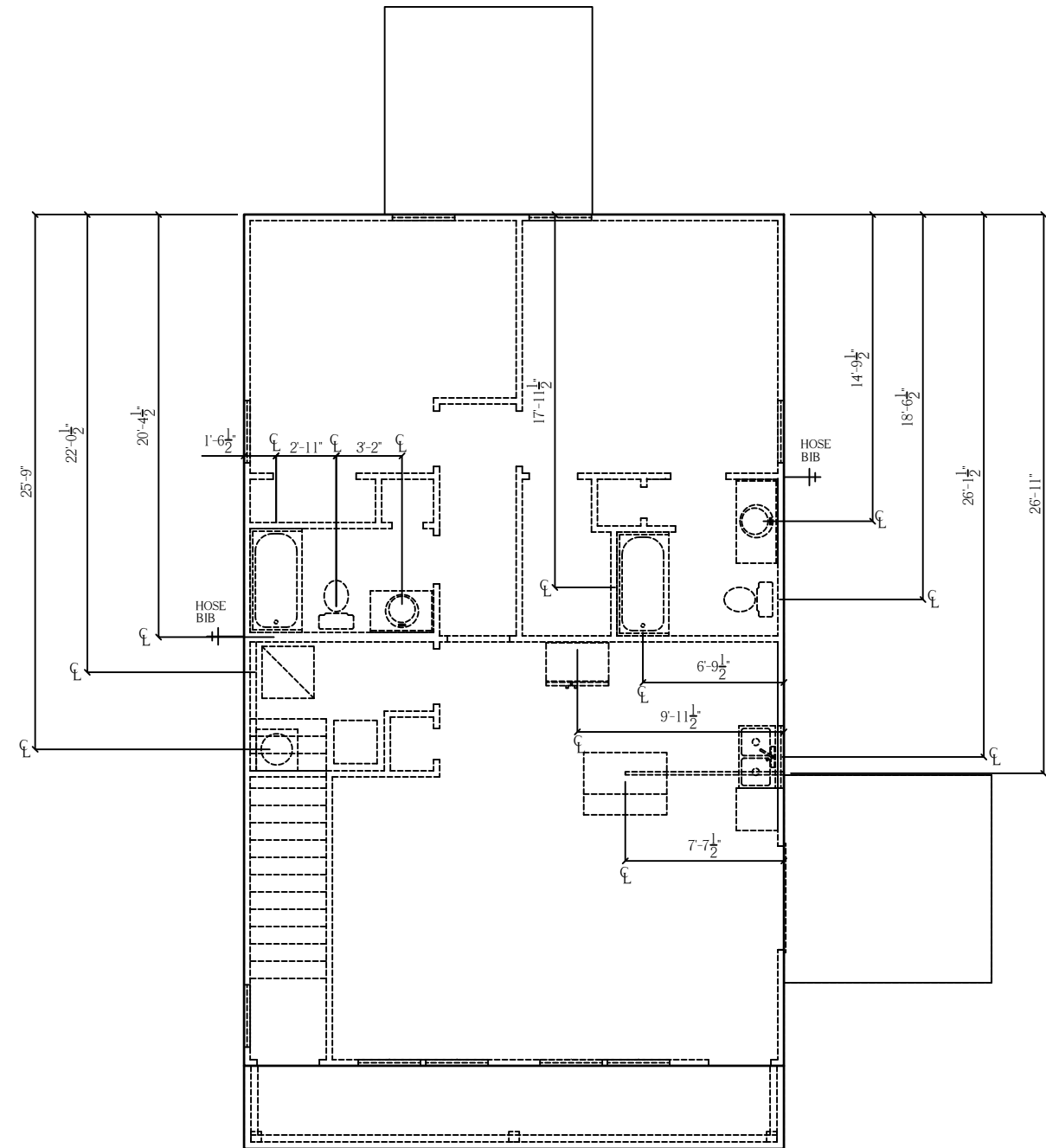
Rear Elevation

TWINPLEX
 "SPEC lot 5R"



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TWINPLEX



FOUNDATION PLUMBING
SCALE: 1/8" = 1'-0"

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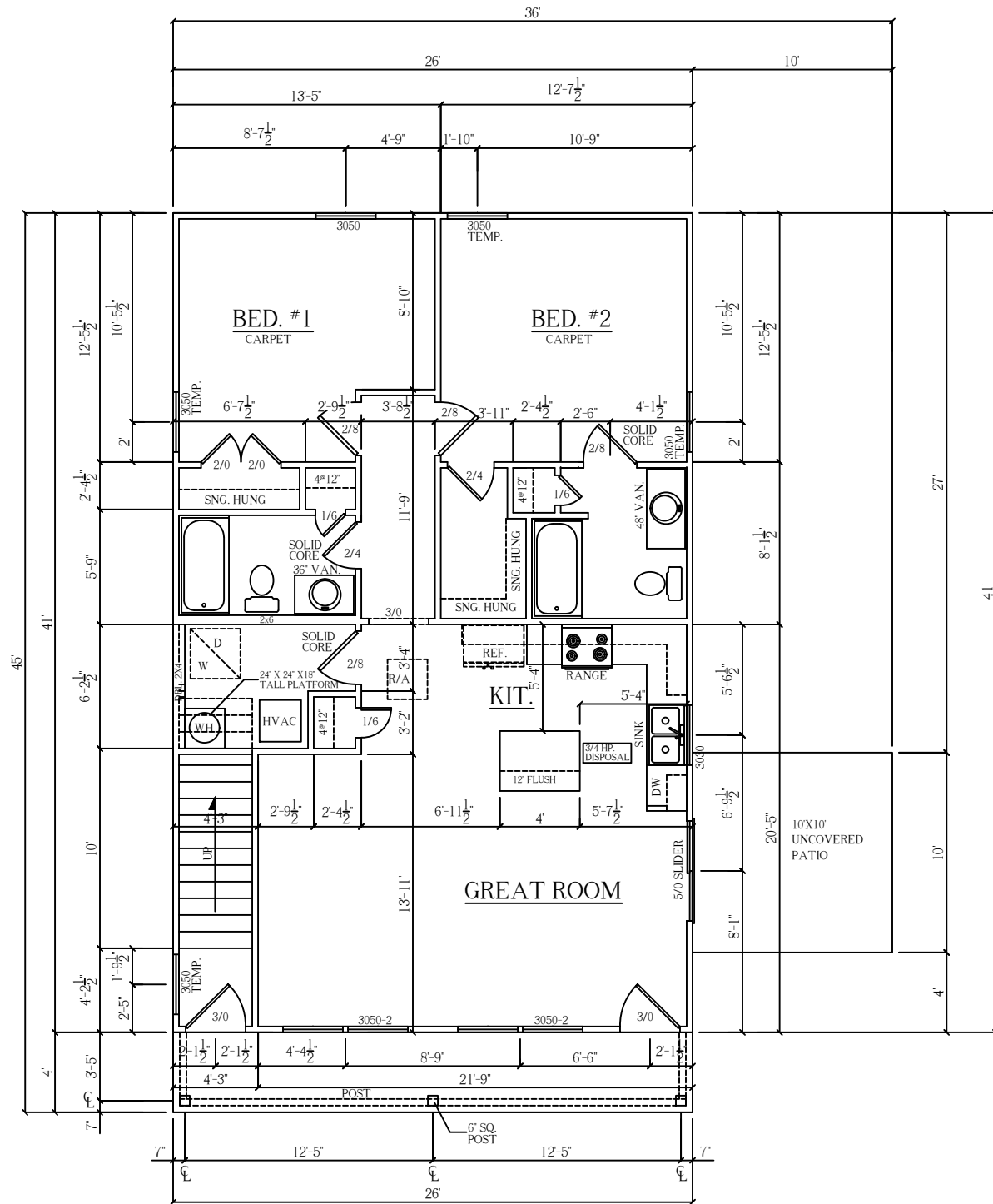
PLUMBING

TWINPLEX
"SPEC lot 5R"



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TWINPLEX



FIRST FLOOR UNIT
SCALE: 1/8" = 1'-0"

NOTE: SINGLE LAYER 5/8" TYPE X DRYWALL ON ALL FIRST FLOOR EXTERIOR WALLS, STAIRWAY AND ANY LOAD BEARING WALLS

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TOTAL HEATED & COOLED AREA	2072
COVERED ENTRY	104
TOTAL UNDER BEAM	2176

STREET ADDRESS:

X

CITY & STATE:

X

ZIP:

X

COUNTY:

X

DRAFTING PHASES:

UNIT 1 & 2 FLOOR PLAN

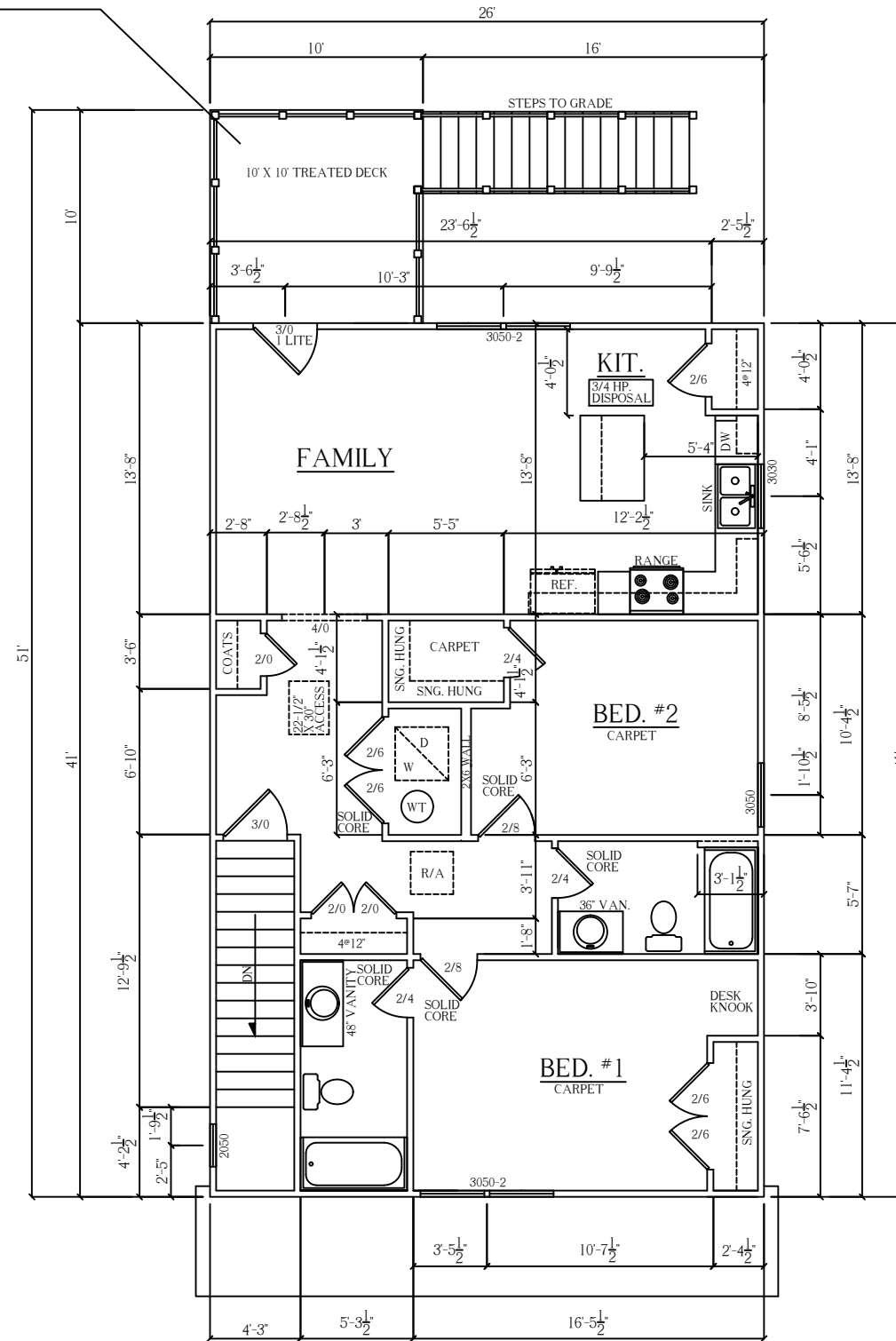
TWINPLEX
"SPEC lot 5R"



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TWINPLEX

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SECOND FLOOR UNIT
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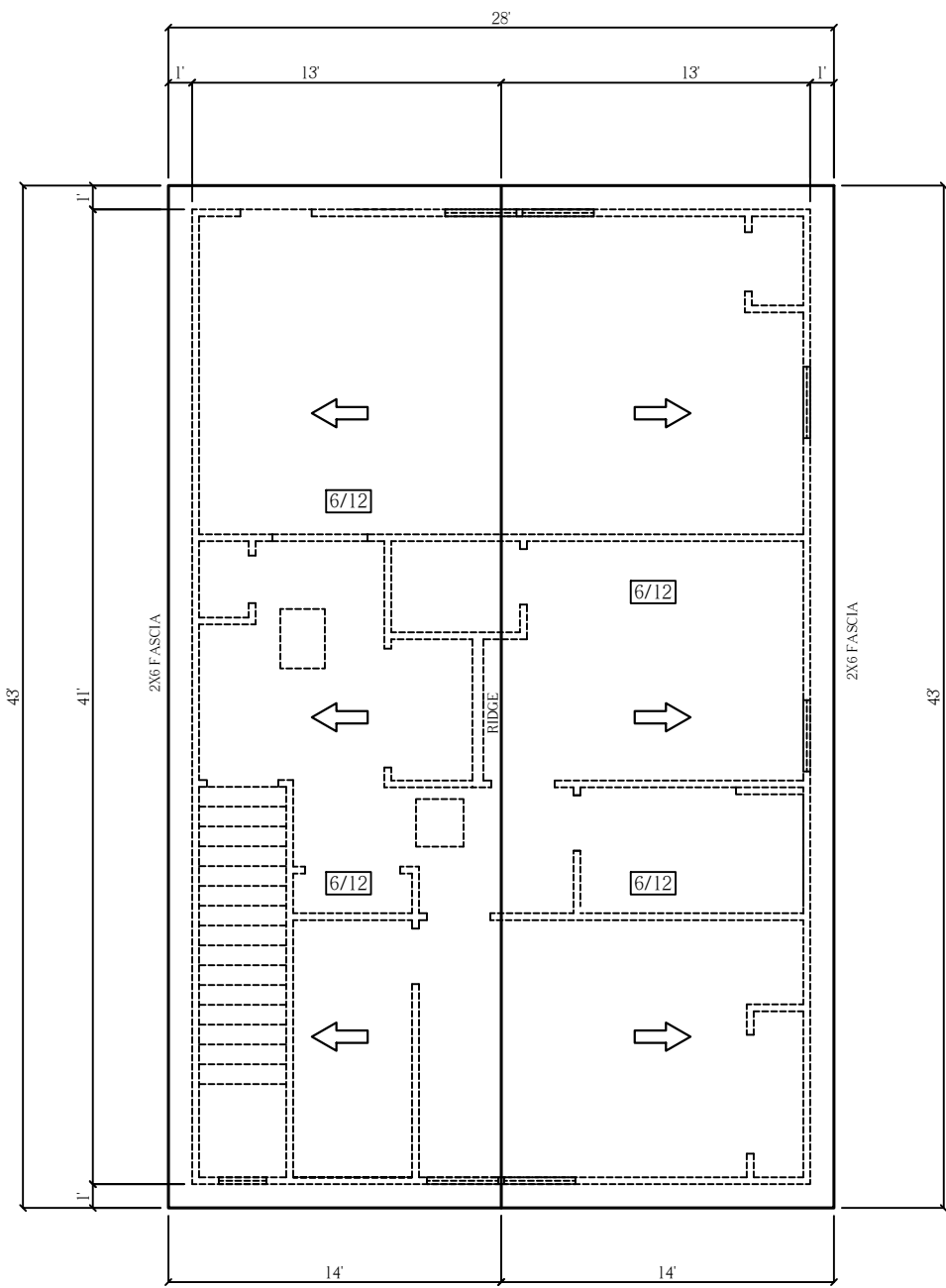
SECOND FLOOR UNIT #2

TWINPLEX
"SPEC lot 5R"

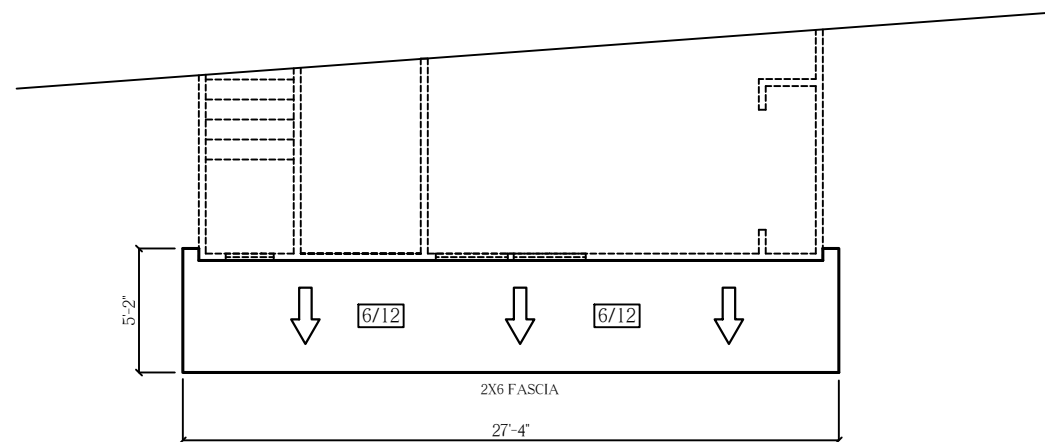


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KNOXVILLE, TN.

TWINPLEX



ROOF PLAN
SCALE: 1/8" = 1'-0"



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ROOF PLAN

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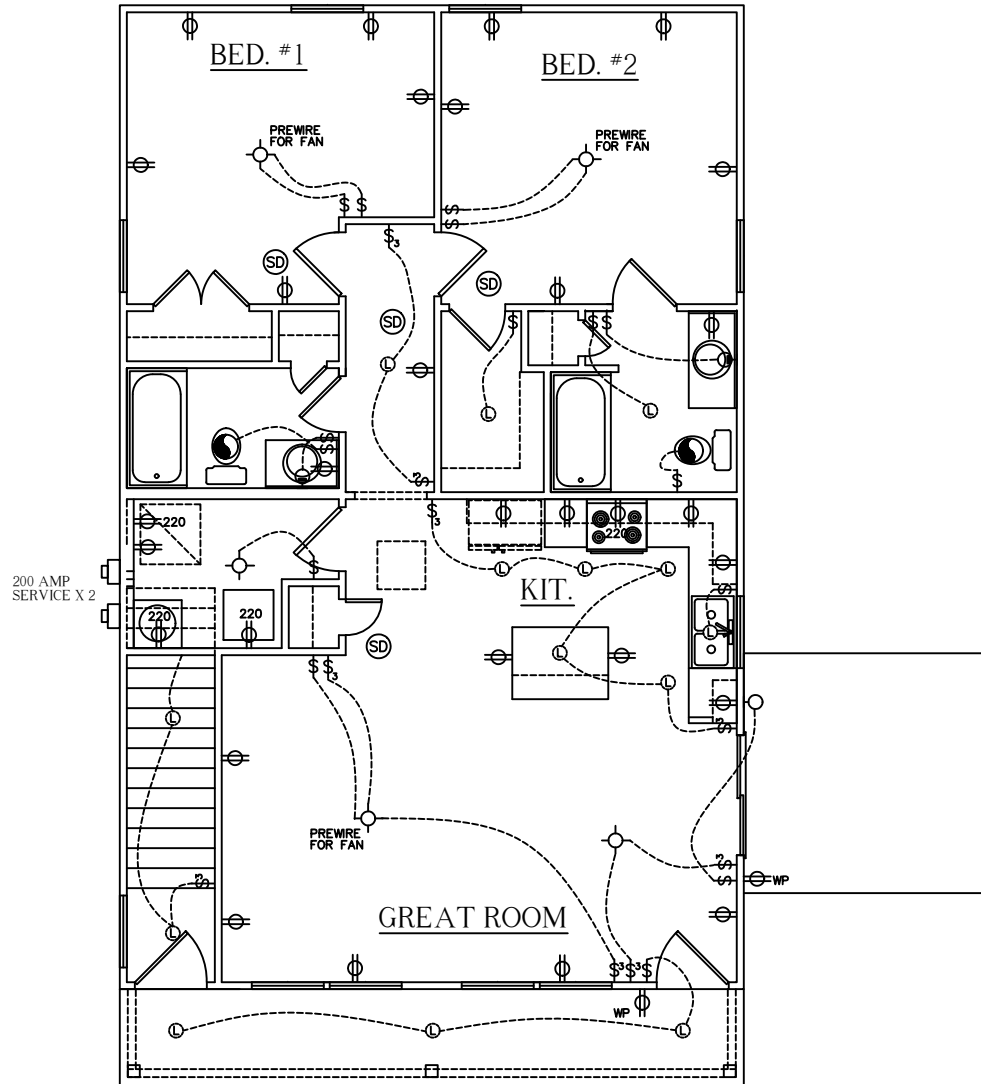
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TWINPLEX

ELECTRICAL LEGEND	
	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	WATER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	LIGHT, SURFACE MOUNTED
	LIGHT, L.E.D. SURFACE MOUNT
	LIGHT, PENDANT
	LIGHT, COACH / VANITY
	LIGHT, UNDER WALL CABINET
	LIGHT, OUTDOOR FLOOD
	EXHAUST FAN
	SMOKE DETECTOR
	SMOKE / CARBON DETECTOR
	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN PRE-WIRE AT LIGHT
	RECEPTACLE, PHONE
	RECEPTACLE, CAT CABLE
	RECEPTACLE, T.V. CABLE
	ELECTRICAL PANEL
	METER BASE
	CHIME BELL DOOR
	EAVE LIGHT
ELECTRICAL NOTES	
1.	ALL ELECTRICAL TO MEET N.E.C.
2.	PROVIDE 200 AMP SINGLE PHASE SERVICE
3.	PROVIDE ALL COPPER WIRING
4.	CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
5.	CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
6.	PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
7.	PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
8.	PROVIDE AND INSTALL GROUND FAULT CIRCUIT- INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
9.	UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:
10.	PROVIDE AFCIS (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NEC210.12
	SWITCHES 42"
	OUTLETS 14"
	TELEPHONE 14"
	TELEVISION 14"



FIRST FLOOR UNIT ELECTRICAL

SCALE: 1/8" = 1'-0"

NOTE: SMOKE ALARM / NOTIFICATION APPLIANCES SHALL BE INTERCONNECTED BETWEEN UNITS

NOTE: USE STEEL ELECTRICAL BOXES NOT EXCEEDING 16" SQUARE AND THE AGGREGATE AREA OF OPENINGS SHOULD NOT EXCEED 100" IN 100 SQUARE FEET. THE DRYWALL MEMBRANE SHALL BE CUT TO FIT THE BOX TIGHT WITH GAPS NOT TO EXCEED 1/8". BOXES ON OPPOSING SIDES OF THE WALL SHALL BE SEPARATED BY NO LESS THAN 24" OR OTHER APPROVED METHODS PER IRC R302.4.2

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5. WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
6. HEADER SIZES AND MATERIALS TO BE DETERMINED AND VERIFIED BY LICENSED ENGINEER AND BUILDER.
7. SIZES, LOCATIONS, AND MATERIALS OF BEAMS, TRUSSES, GIRDERS, AND HEADERS ARE TO BE DETERMINED AND VERIFIED BY BUILDER, FRAMER, TRUSS SHOP, AND LICENSED ENGINEER
8. FOOTER SIZE, MATERIAL AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER
9. ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER
10. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR, AND LICENSED ENGINEER
11. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
12. LOCAL, STATE, & NATIONAL BUILD'G CODES TAKE PRECEDENCE OVER DRAWINGS
13. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

NOTE: ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

FIRST FLOOR HEATED & COOLED AREA	1066
SECOND FLOOR HEATED & COOLED AREA	1006
TOTAL HEATED & COOLED AREA	2072
COVERED ENTRY	104
TOTAL UNDER BEAM	2176

STREET ADDRESS:

X

CITY & STATE:

X

ZIP:

X

COUNTY:

X

DRAFTING PHASES:

UNIT 1 & 2 FLOOR PLAN

TWINPLEX

"SPEC lot 5R"



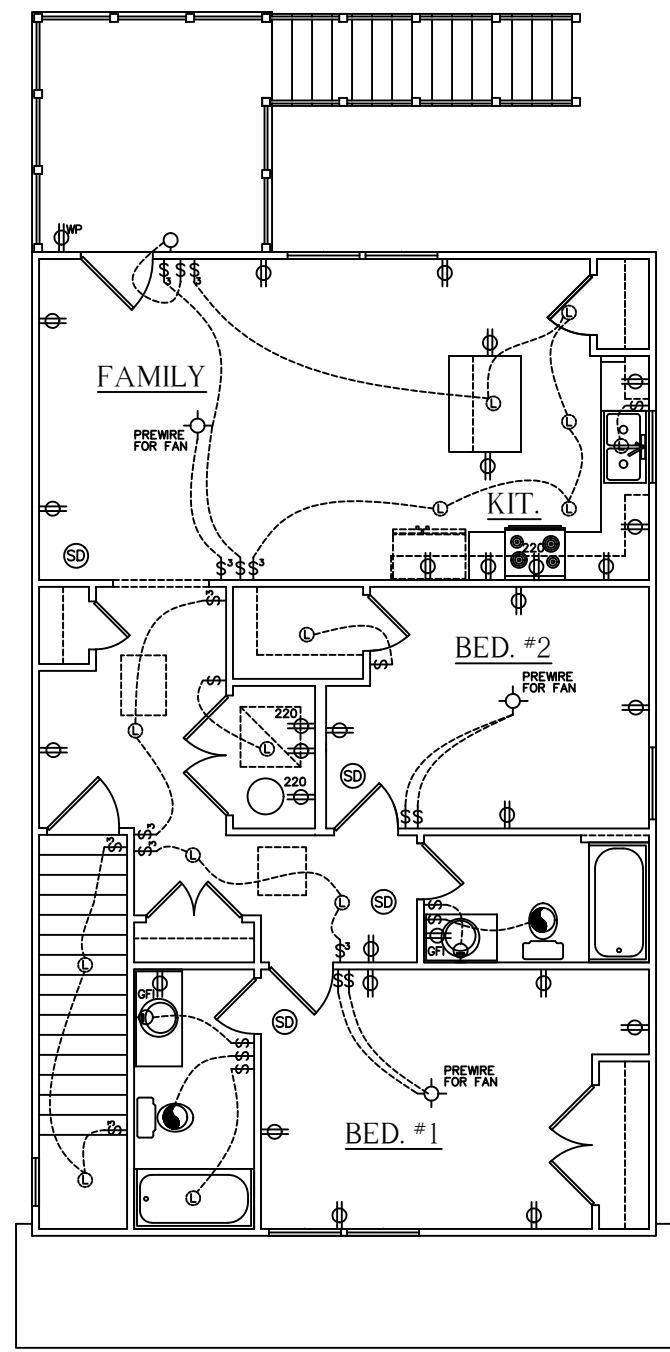
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TWINPLEX

ELECTRICAL LEGEND	
	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	WATER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	LIGHT, SURFACE MOUNTED
	LIGHT, L.E.D. SURFACE MOUNT
	LIGHT, PENDANT
	LIGHT, COACH / VANITY
	LIGHT, UNDER WALL CABINET
	LIGHT, OUTDOOR FLOOD
	EXHAUST FAN
	SMOKE DETECTOR
	SMOKE / CARBON DETECTOR
	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN PRE-WIRE AT LIGHT
	RECEPTACLE, PHONE
	RECEPTACLE, CAT CABLE
	RECEPTACLE, T.V. CABLE
	ELECTRICAL PANEL
	METER BASE
	CHIME BELL, DOOR
	EAVE LIGHT

ELECTRICAL NOTES	
1.	ALL ELECTRICAL TO MEET N.E.C.
2.	PROVIDE 200 AMP SINGLE PHASE SERVICE
3.	PROVIDE ALL COPPER WIRING
4.	CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
5.	CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
6.	PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
7.	PROVIDE AND INST ALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
8.	PROVIDE AND INST ALL GROUND FAULT CIRCUIT- INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
9.	UNLESS OTHERWISE INDICATED, INST ALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:
10.	PROVIDE AFCIS (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NEC210.12

SWITCHES	42"
OUTLETS	14"
TELEPHONE	14"
TELEVISION	14"



SECOND FLOOR ELECTRICAL
SCALE: 1/8" = 1'-0"

NOTE: SMOKE ALARM / NOTIFICATION APPLIANCES SHALL BE INTERCONNECTED BETWEEN UNITS

NOTE: USE STEEL ELECTRICAL BOXES NOT EXCEEDING 16" SQUARE AND THE AGGREGATE AREA OF OPENINGS SHOULD NOT EXCEED 100" IN 100 SQUARE FEET. THE DRYWALL MEMBRANE SHALL BE CUT TO FIT THE BOX TIGHT WITH GAPS NOT TO EXCEED 1/8". BOXES ON OPPOSING SIDES OF THE WALL SHALL BE SEPARATED BY NO LESS THAN 24" OR OTHER APPROVED METHODS PER IRC R302.4.2

GENERAL BUILD'G NOTES	
1.	MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2.	OPTIONAL BONUS PLATE HEIGHT TO BE UNLESS NOTED OTHERWISE
3.	INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
4.	ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
5.	WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
6.	HEADER SIZES AND MATERIALS TO BE DETERMINED AND VERIFIED BY LICENSED ENGINEER AND BUILDER.
7.	SIZES, LOCATIONS, AND MATERIALS OF BEAMS, TRUSSES, GIRDERS, AND HEADERS ARE TO BE DETERMINED AND VERIFIED BY BUILDER, FRAMER, TRUSS SHOP, AND LICENSED ENGINEER
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SQUARE FOOTAGE CHART	
NOTE: ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.	
FIRST FLOOR HEATED & COOLED AREA	1040
SECOND FLOOR HEATED & COOLED AREA	1006
TOTAL HEATED & COOLED AREA	2046
COVERED ENTRY	104
TOTAL UNDER BEAM	2150

STREET ADDRESS:
X

CITY & STATE:
X

ZIP:
X

COUNTY:
X

DRAFTING PHASES:
PRELIMINARY: 09/15/2025 PJM
PERM: 10/03/2025 PJM
PERM II: 10/23/2025 PJM

ELECTRICAL UNIT 1 & 2

TWINPLEX
"SPEC lot 5R"

RED DOOR
homes

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TWINPLEX