

MIDDLE HOUSING PARKING

REQUIRED: 70 PER FU
PROVIDED: 3-5 SPACES

LOT COVERAGE

BUILDING: 1747 / 11994 = 15%
IMPERVIOUS: 1865 / 11994 = 16%

SITE NOTES:

INDICATES NOTES APPLICABLE TO THIS PLAN ONLY WHEN REFERENCED.

1. PROPOSED LOCATION OF 2-STORY DUPLEX.
2. PORCH.
3. PATIO.
4. PROPOSED LOCATION OF REQUIRED PARKING/ ASPHALT DRIVEWAY.
5. PROPOSED LOCATION OF CONCRETE WALKWAY.

OWNER:

REAL ESTATE ACADEMIC
PROGRAM LLC
124 WINSTON RD
KNOXVILLE, TN 37114

LEGAL DESCRIPTION:

SOUTHLAND PARK SUBDIVISION
LOT 33R OF BLOCK 1
1110 AVENUE A
KNOXVILLE, TN 37120
PARID: 123HPO01

Revisions:
INITIAL SUBMITTAL
04/28/26
SP

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, FINISH 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 (U.O.N. ON PLANS). 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 SUBCONTRACTOR 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 AFORESAID MATERIALS, BRACING & DRAINAGE. ALL PAVING, FLAT WORK AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY GRADED TO CARRY WATER AWAY FROM THE BUILDING. 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 CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

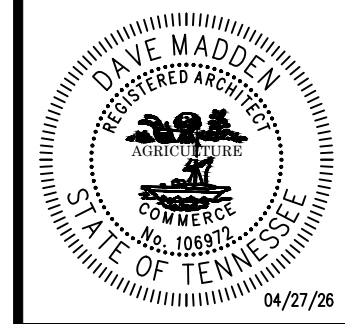
1. SCOPE: ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF 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 SUBCONTRACTOR 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, FITTINGS, 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 TRADES SHALL AT ALL TIMES, KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
7. 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 SUBCONTRACTORS WORK.

DMA
DAVE MADDEN ARCHITECTURE
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3795 PARKER HARRISON WAY, KNOXVILLE TN, 37124

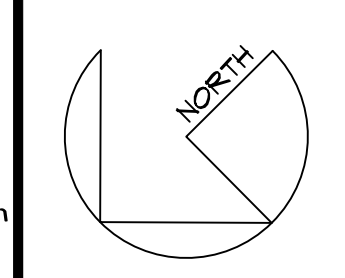
7-C-26-SU

Project and Location
SITE PLAN

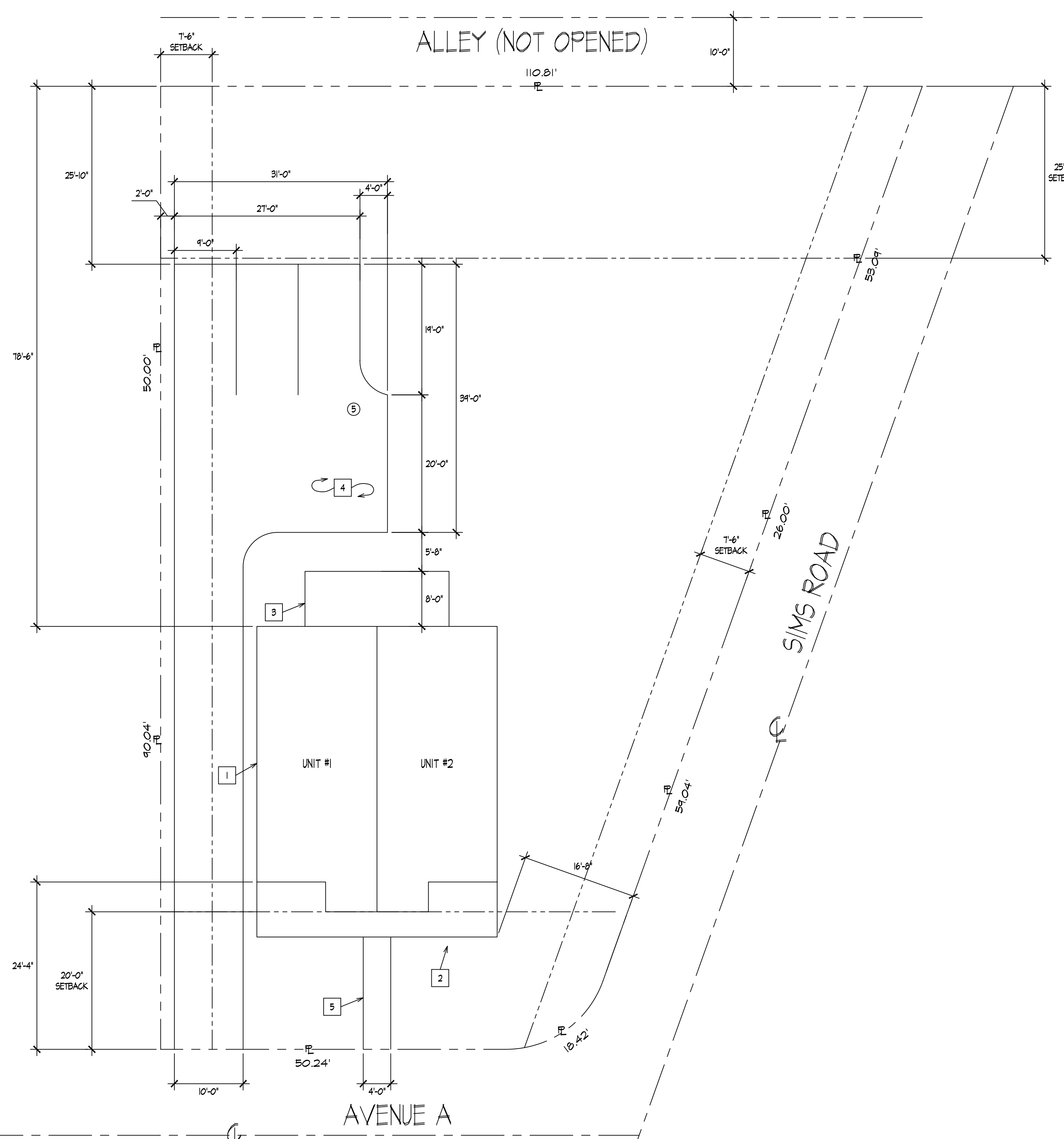
PARSONS AVE A DUPLEX
1110 AVENUE A
KNOXVILLE TN 37120
PARID: 123HPO01



Drawn by SP
Checked by
Date 04/28/26
Job No. TN26-075

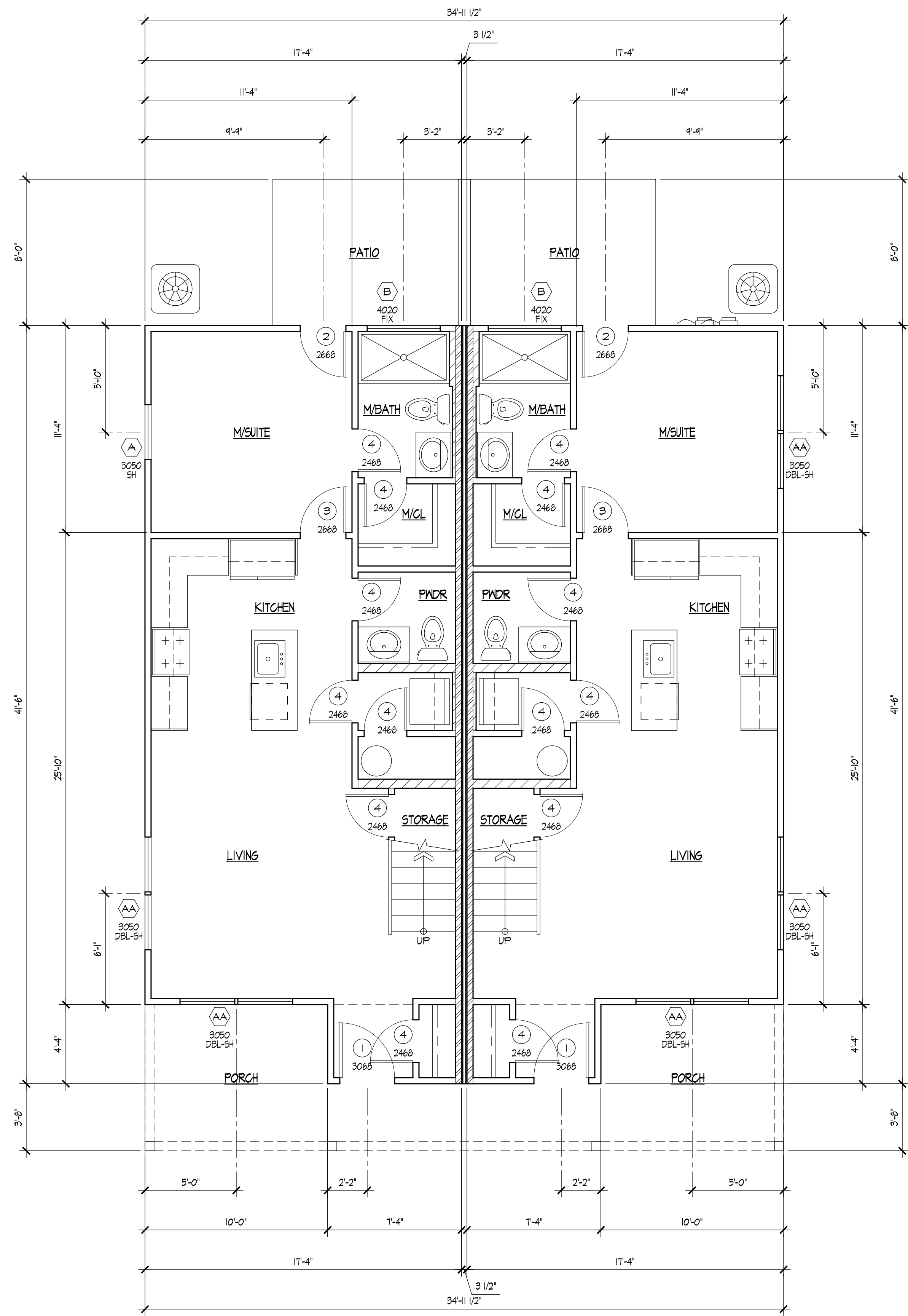


1" = 10'-0"
Sheet Number
A-1
Of Sheets



7-C-26- SU - Submitted 6/10/2026

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LOWER FLOOR PLANS - #1 & #2

SQUARE FOOTAGE:

UNIT #1 LOWER FLOOR PLAN:	LIVING: 676 SQ.FT.
	PORCH: 109 SQ.FT.
	PATIO: 89 SQ.FT.
UNIT #1 UPPER FLOOR PLAN:	LIVING: 448 SQ.FT.
	TOTAL LIVING: 1124 SQ.FT.
	TOTAL AREA: 1315 SQ.FT.
UNIT #2 LOWER FLOOR PLAN:	LIVING: 676 SQ.FT.
	PORCH: 109 SQ.FT.
	PATIO: 89 SQ.FT.
UNIT #2 UPPER FLOOR PLAN:	LIVING: 448 SQ.FT.
	TOTAL LIVING: 1124 SQ.FT.
	TOTAL AREA: 1315 SQ.FT.
UNIT #1 & UNIT #2 TOTALS:	TOTAL LIVING: 2248 SQ.FT.
	TOTAL AREA: 2630 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 ANY 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 (U.N.O.). IN CASE OF CONFLICT, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE DRAWINGS. (DO NOT SCALE DRAWINGS!)

Revisions:
INITIAL SUBMITTAL
04/27/26
SP

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7-C-26-SU

LOWER FLOOR PLANS

Project and Location:
PARSONS AVE A DUPLEX
1110 AVENUE A
KNOXVILLE TN 37920
PARID: 123HPOOL

ALL FINAL DRAWINGS SHALL BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED IN THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED IN THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

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WALL LEGEND

- 2X4 WALLS
- 2X6 PLUMBING WALLS
- 2X4 DEMISING WALLS, SEE PROVIDED DETAIL

1/4" = 1'-0"

Sheet Number
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Of Sheets

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	TOTAL AREA: 2630 SQ.FT.

FLOOR PLAN NOTES

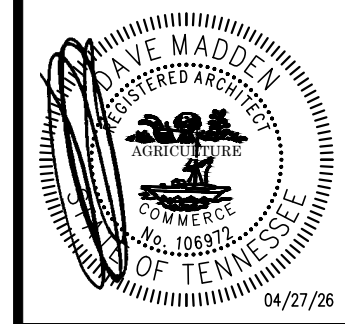
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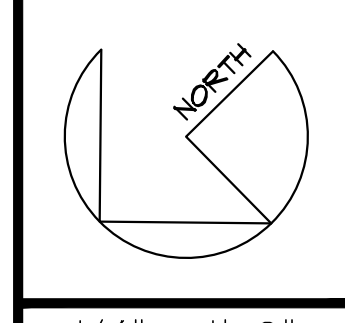
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UPPER FLOOR PLANS

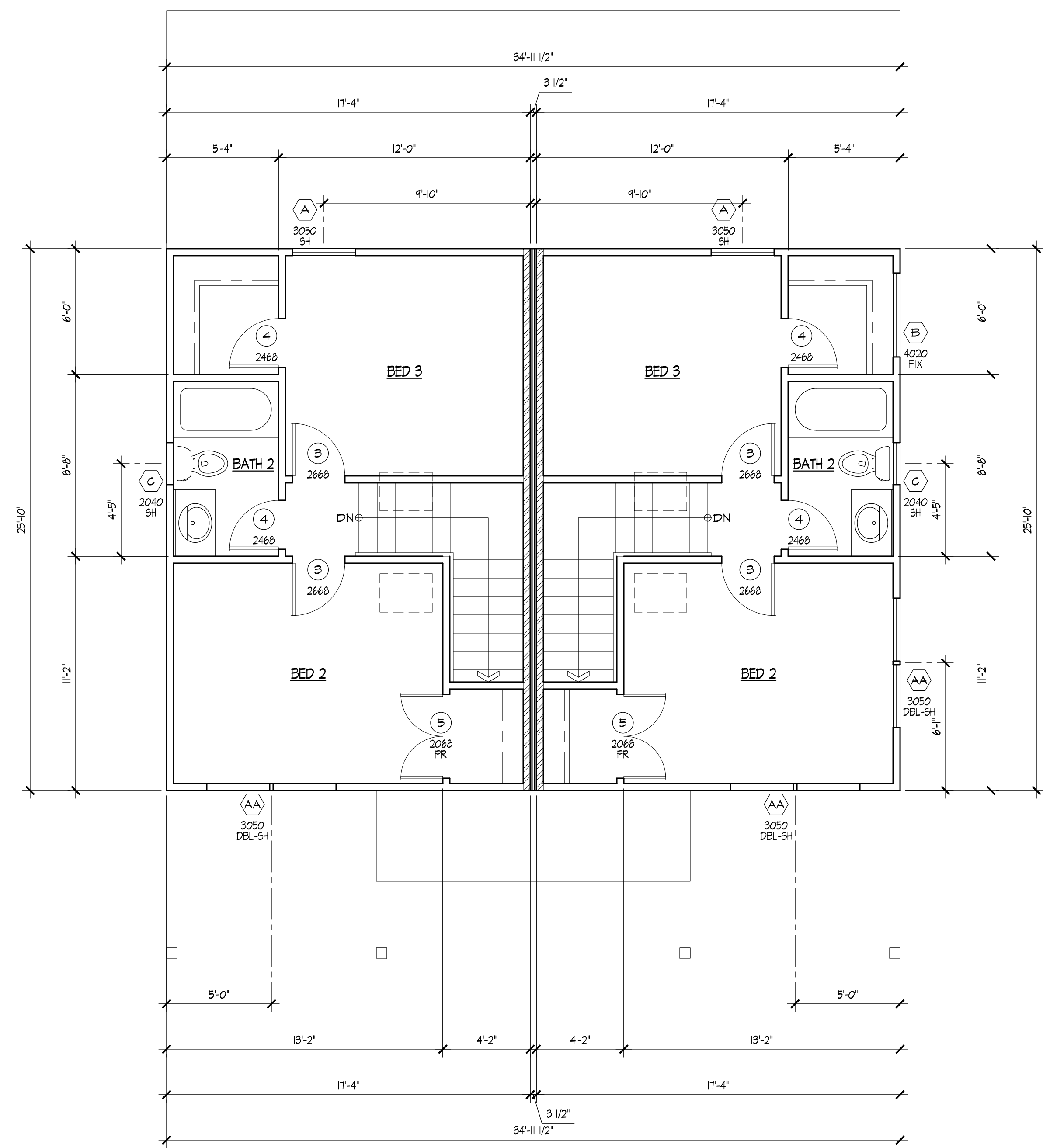
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1110 AVENUE A
KNOXVILLE TN 37920
PARID: 123HPOOL



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Checked by
Date 04/27/26
Job No. TN26-075



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



UPPER FLOOR PLANS - #1 & #2

WALL LEGEND

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

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EXTERIOR FINISHES

COMPOSITION SHINGLE

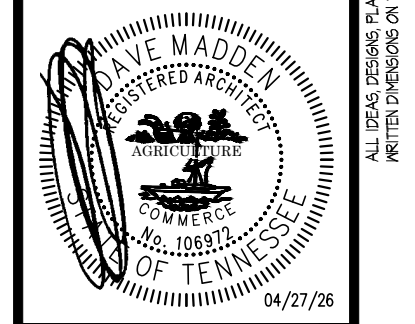
BOARD N BATTEN

SMOOTH LAP SIDING

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7-C-26-SU
ELEVATIONS

Project and Location
PARSONS AVE A DUPLEX
1110 AVENUE A
KNOXVILLE TN 37920
PARID: 123HPOOL



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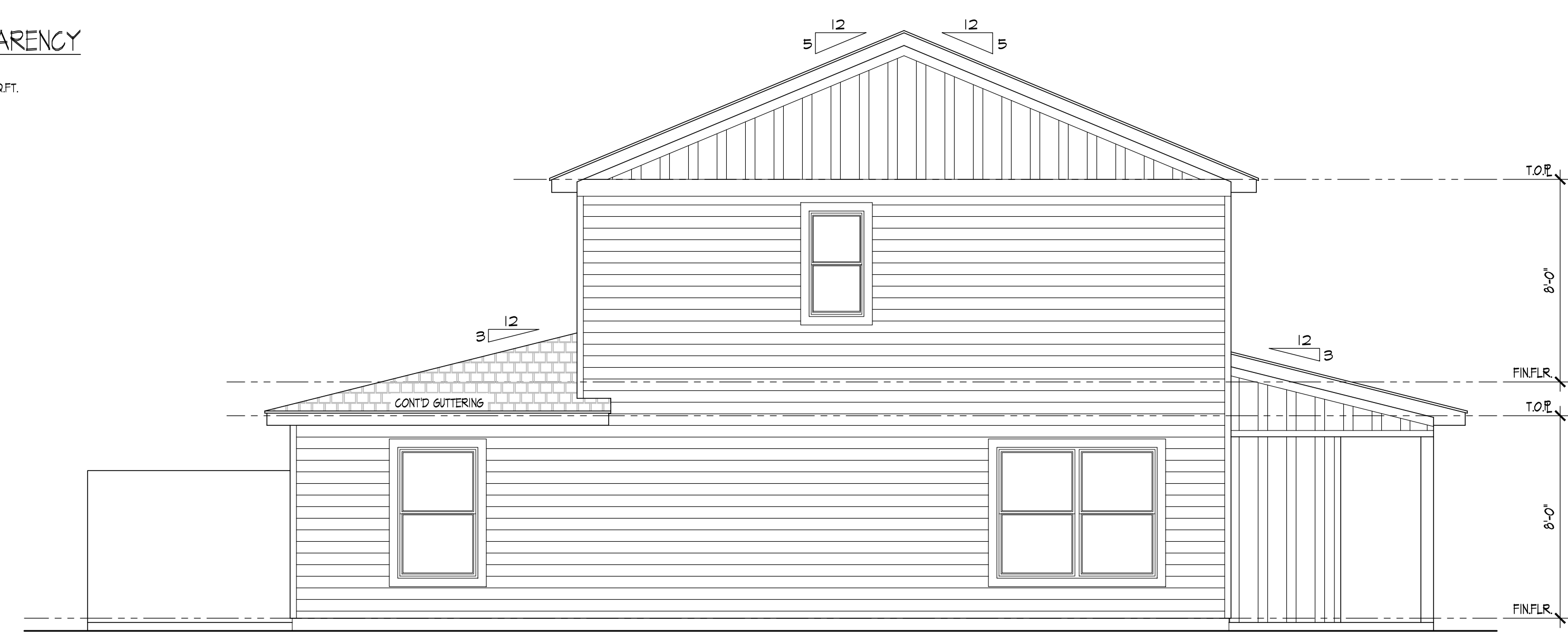
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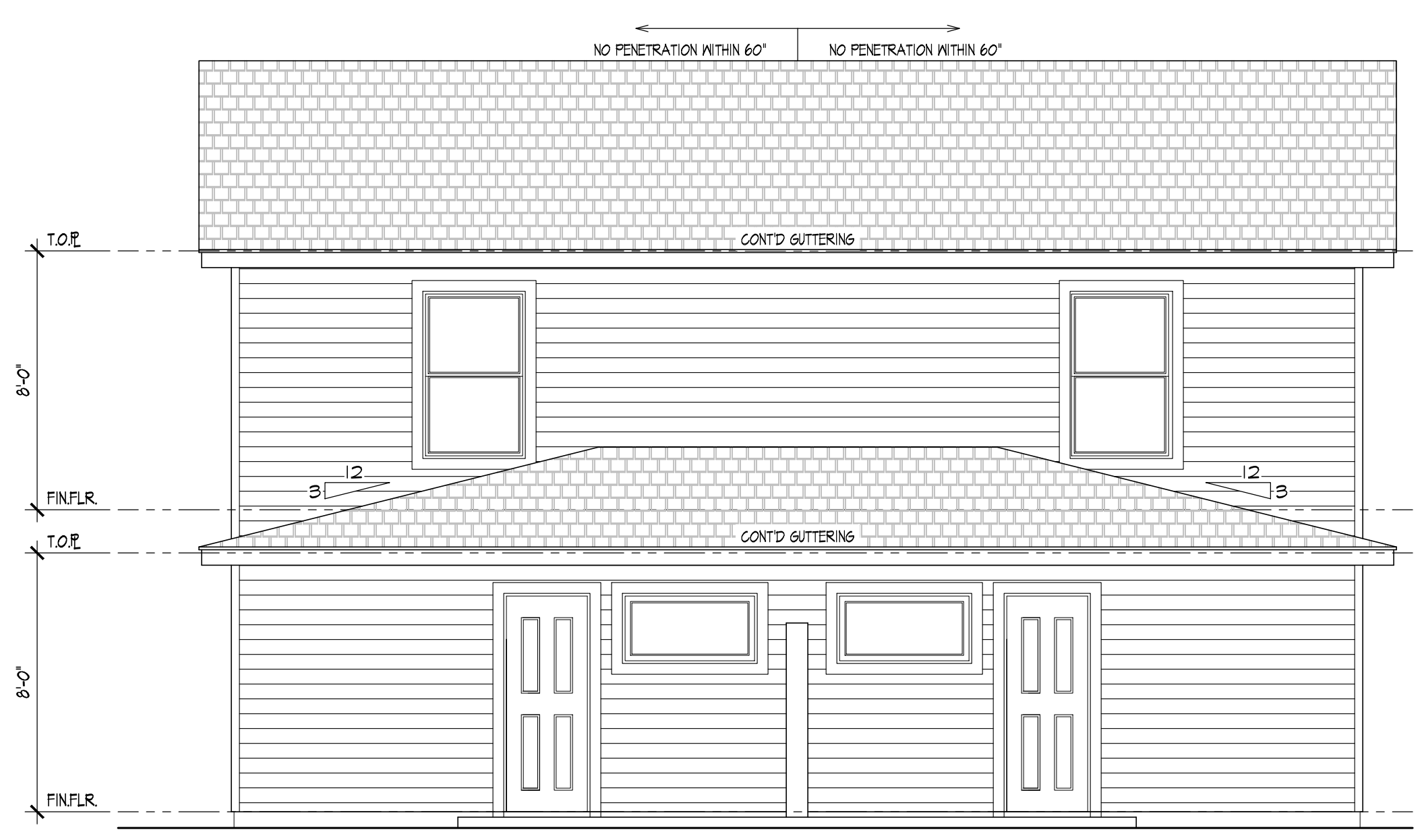
FRONT ELEVATION

FRONT FACADE TRANSPARENCY

ENTIRE AREA OF FRONT ELEVATION = 824 SQ. FT.
3050 WINDOW AREA = 15 SQ.FT. X 8 WINDOWS = 120 SQ.FT.
1/2 LITE FP = 6.9 SQ.FT. X 2 DOORS = 13.6 SQ.FT.
TOTAL GLAZING = 133.6 SQ.FT.
15% OF 824 = 124.35 = 125



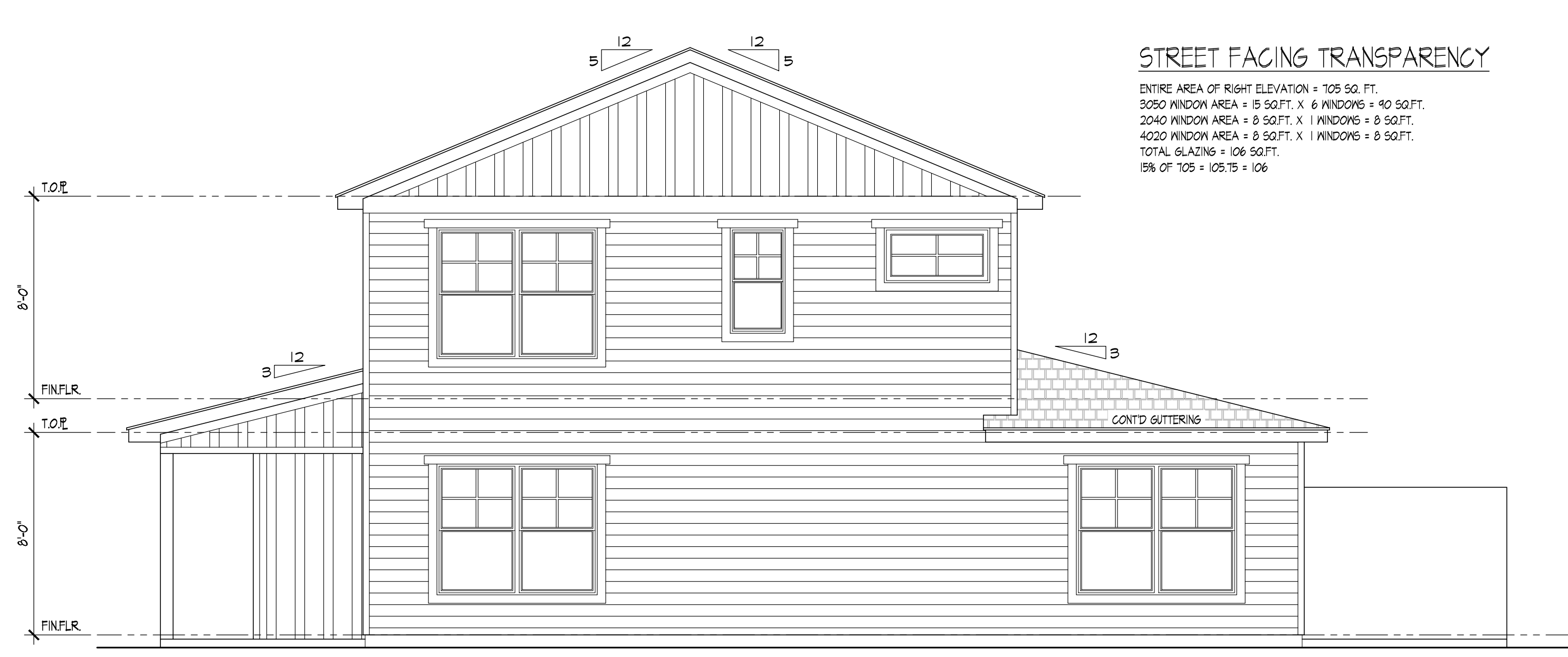
LEFT ELEVATION



REAR ELEVATION

STREET FACING TRANSPARENCY

ENTIRE AREA OF RIGHT ELEVATION = 105 SQ. FT.
3050 WINDOW AREA = 15 SQ.FT. X 6 WINDOWS = 90 SQ.FT.
2040 WINDOW AREA = 8 SQ.FT. X 1 WINDOWS = 8 SQ.FT.
4020 WINDOW AREA = 8 SQ.FT. X 1 WINDOWS = 8 SQ.FT.
TOTAL GLAZING = 106 SQ.FT.
15% OF 105 = 15.75 = 16



RIGHT ELEVATION

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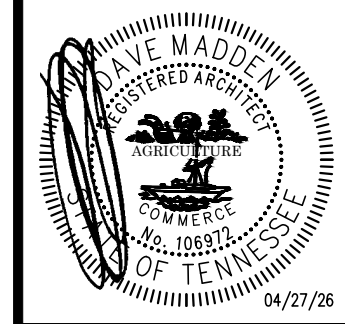
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7-C-26-SU

Title:
ROOF PLAN

Project and Location:
PARSONS AVE A DUPLEX
1110 AVENUE A
KNOXVILLE TN 37920
PARID: 123HPOOL

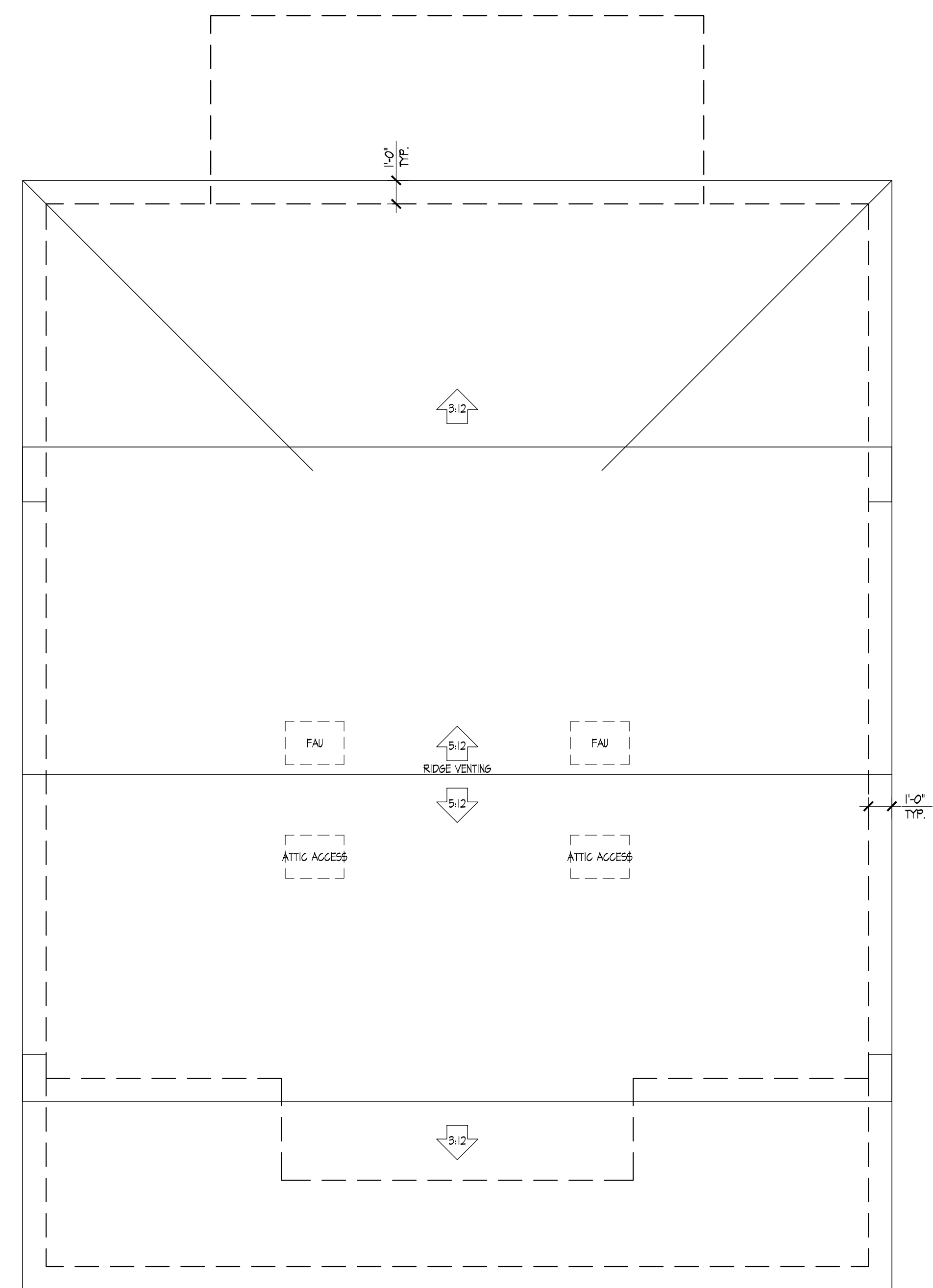


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Sheet Number
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NOTE:
SEE DETAILS 1, 2, & 3/A-1 FOR EAVE/BOXED SOFFIT DETAIL.

ROOF PLAN