

PROPOSED PLOT PLAN

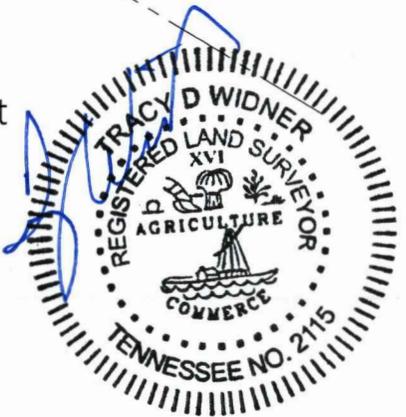
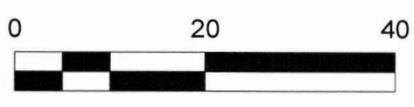


TAX MAP 083A" F" 014.00
 RONALD E. BELL and wife TRACY E. BELL
 DEED BK. 2097, PG. 1075
 YELLOWSTONE PROPERTY
 MAP BK. 3, PG. 79
 MAP INSTR. 192409160000000

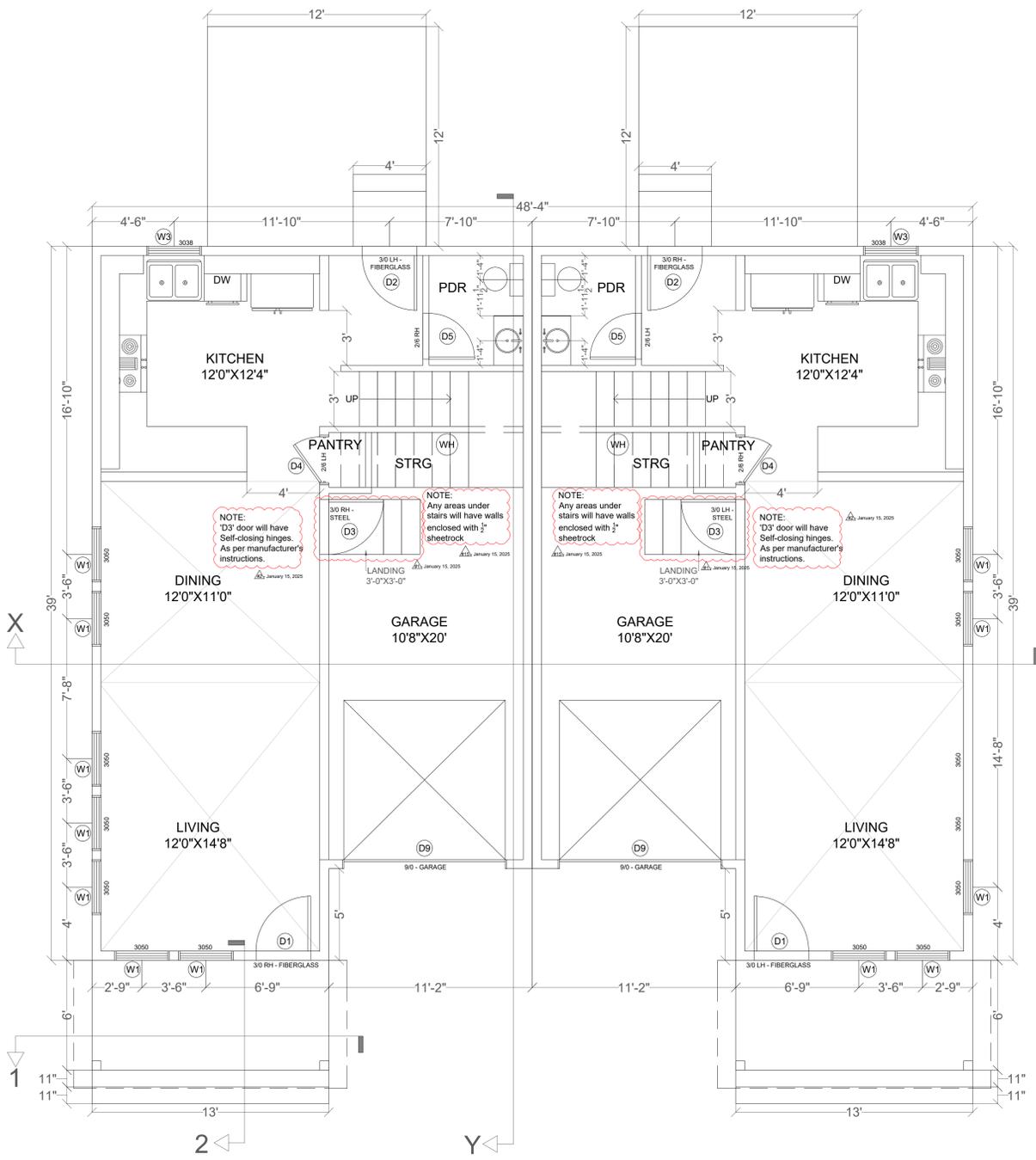
MAP BK. 3, PG. 79
 MAP CAB. A, SLIDE 74A
 MAP INSTR. 192409160000000

977 Sq. Feet DRIVEWAY
 1728 Sq. Feet RESIDENCE
 2705 Sq. Feet TOTAL

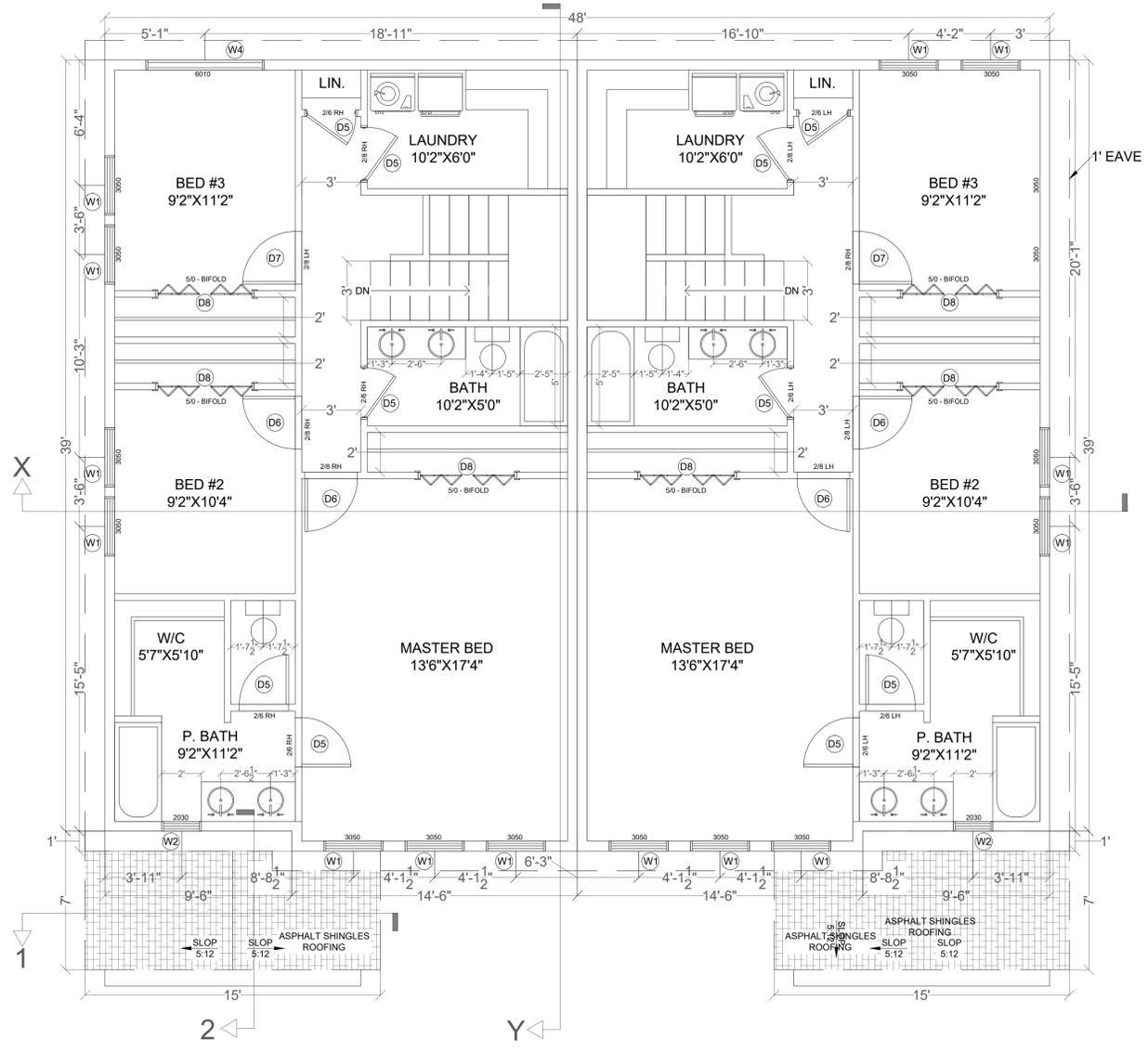
LOT AREA 10,505 Sq. Feet
 25.7% LOT DISTURBED



8-D-25-SU
Received 7/25/2025



Main Floor Plan Scale: 1/4" = 1'-0"



Second Floor Plan Scale: 1/4" = 1'-0"

8-D-25-SU
Received 6/24/2025

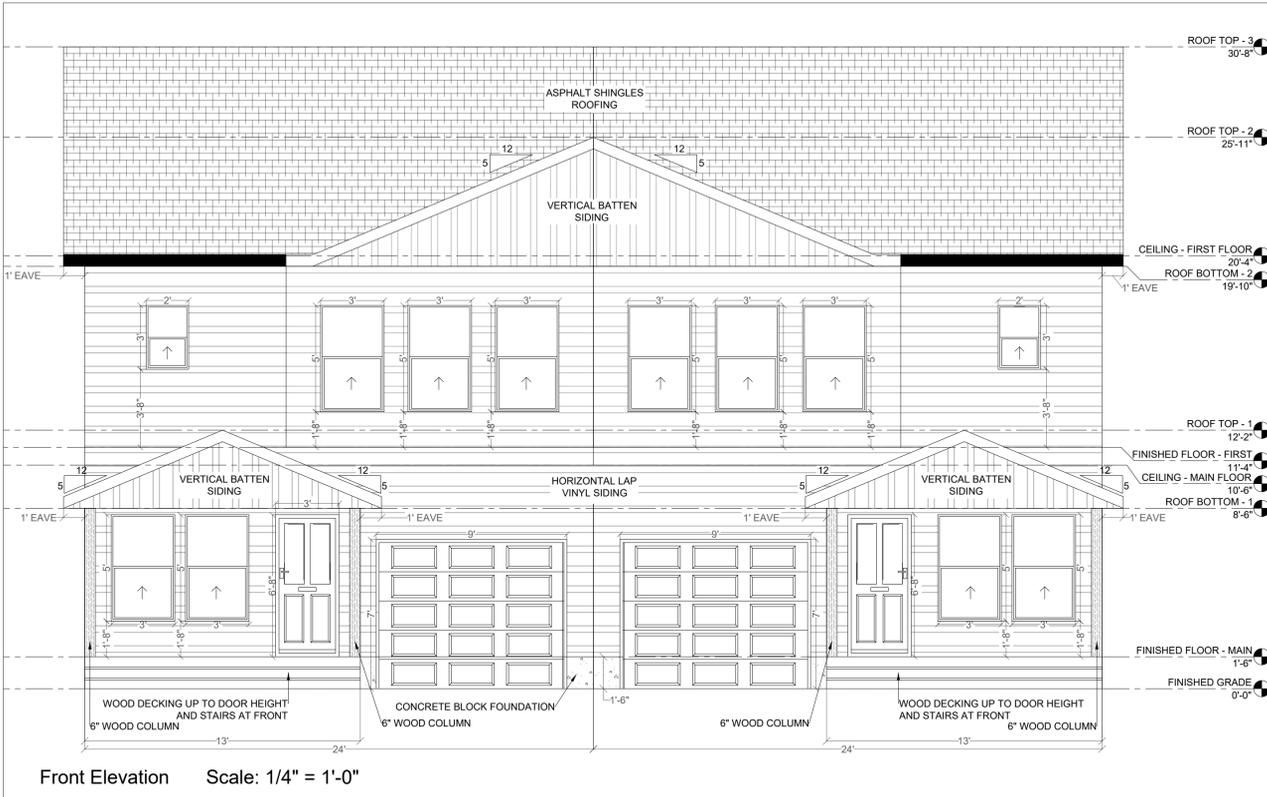
New Townhouse Design To:
New Season Properties LLC,
 915 Hwy 321 N. Lenoir City, TN. 37771

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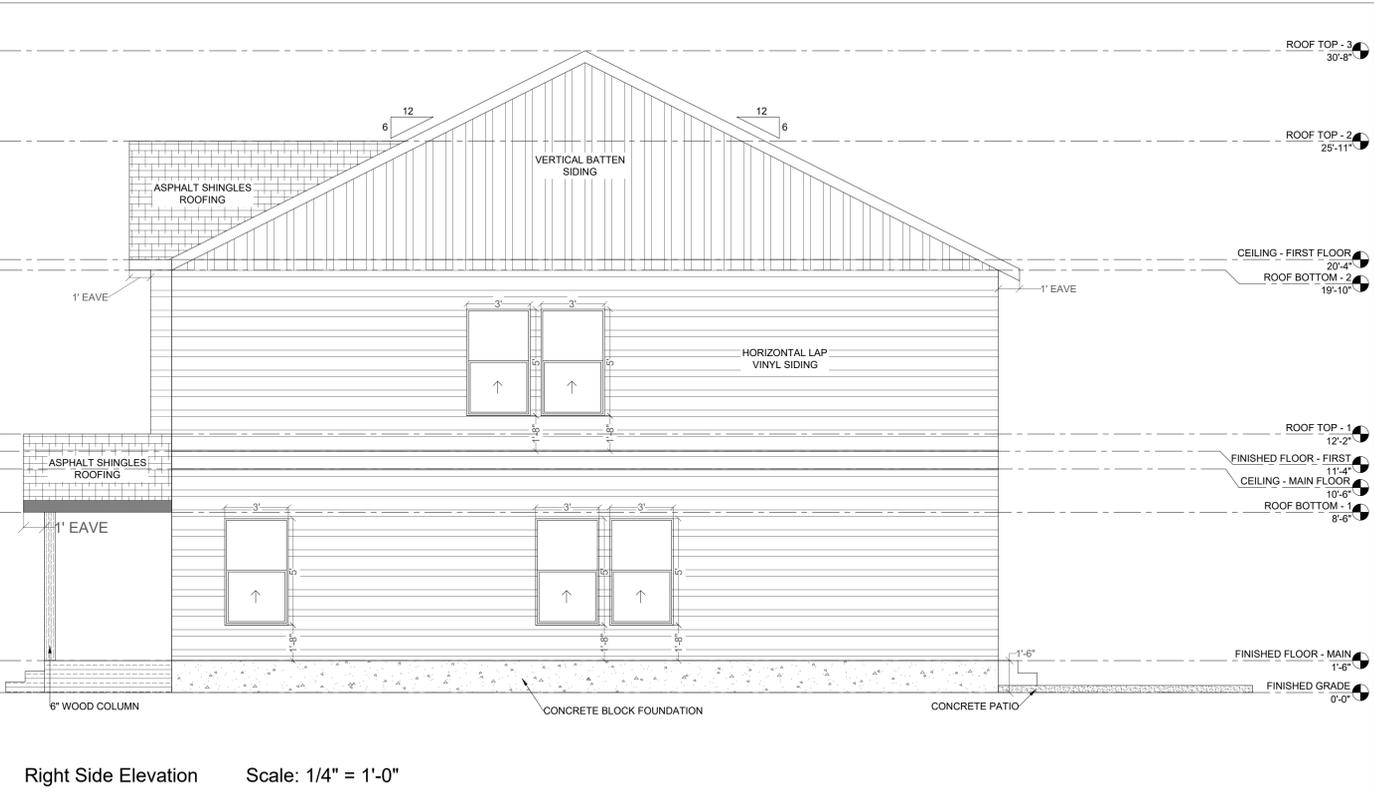
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Main and 1st Floor Plans

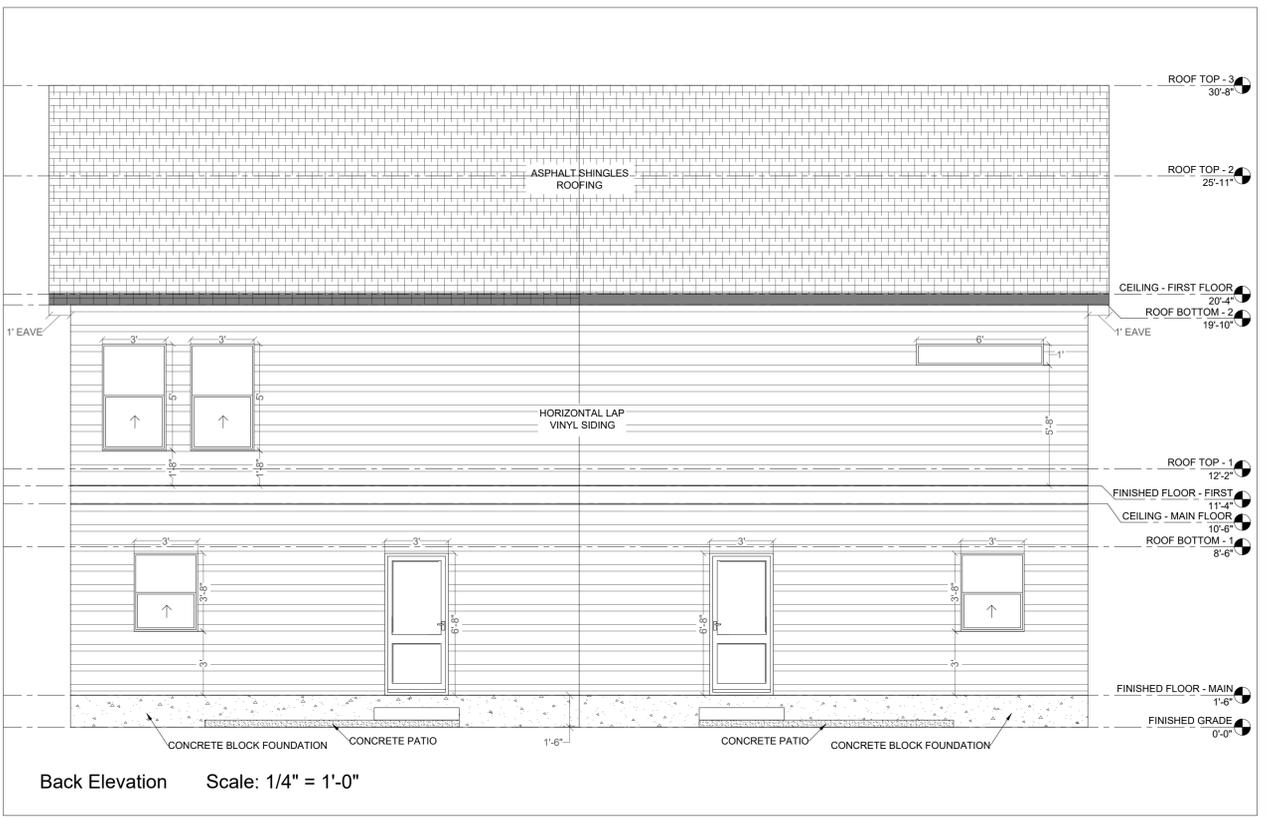
Scale: 1/4" = 1'-0"



Front Elevation Scale: 1/4" = 1'-0"



Right Side Elevation Scale: 1/4" = 1'-0"



Back Elevation Scale: 1/4" = 1'-0"



Left Side Elevation Scale: 1/4" = 1'-0"

- Notes**
- Crawlspace will be encapsulated and conditioned via HVAC, to code

Window Schedule

LABEL	DESCRIPTION
W1	3/0 X 5/0
W2	2/0 X 3/0
W3	3/0 X 3/8
W4	6/0 X 1/0

Door Schedule

LEFT UNIT		RIGHT UNIT	
LABEL	DESCRIPTION	LABEL	DESCRIPTION
D1	3/0 X 6/8 RH FIBERGLASS	D1	3/0 X 6/8 LH FIBERGLASS
D2	3/0 X 6/8 LH FIBERGLASS	D2	3/0 X 6/8 RH FIBERGLASS
D3	3/0 X 6/8 RH STEEL	D3	3/0 X 6/8 LH STEEL
D4	2/6 X 6/8 LH	D4	2/6 X 6/8 RH
D5	2/6 X 6/8 RH	D5	2/6 X 6/8 LH
D6	2/8 X 6/8 RH	D6	2/8 X 6/8 LH
D7	2/8 X 6/8 LH	D7	2/8 X 6/8 RH
D8	5/0 X 6/8 BIFOLD	D8	5/0 X 6/8 BIFOLD
D8	9/0 X 7/0 GARAGE	D8	9/0 X 7/0 GARAGE

Window Surface Area Calculation

Front Facade Transparency:	
Total Area of the Front Facade:	473.12 SF
Total Area Covered by Windows:	83 SF
Ratio:	83 / 473.12 = 17.5 %
Left Side Facade Transparency:	
Total Area of the Side Facade:	971.3 SF
Total Area Covered by Windows:	150 SF
Ratio:	150 / 971.3 = 15.4 %

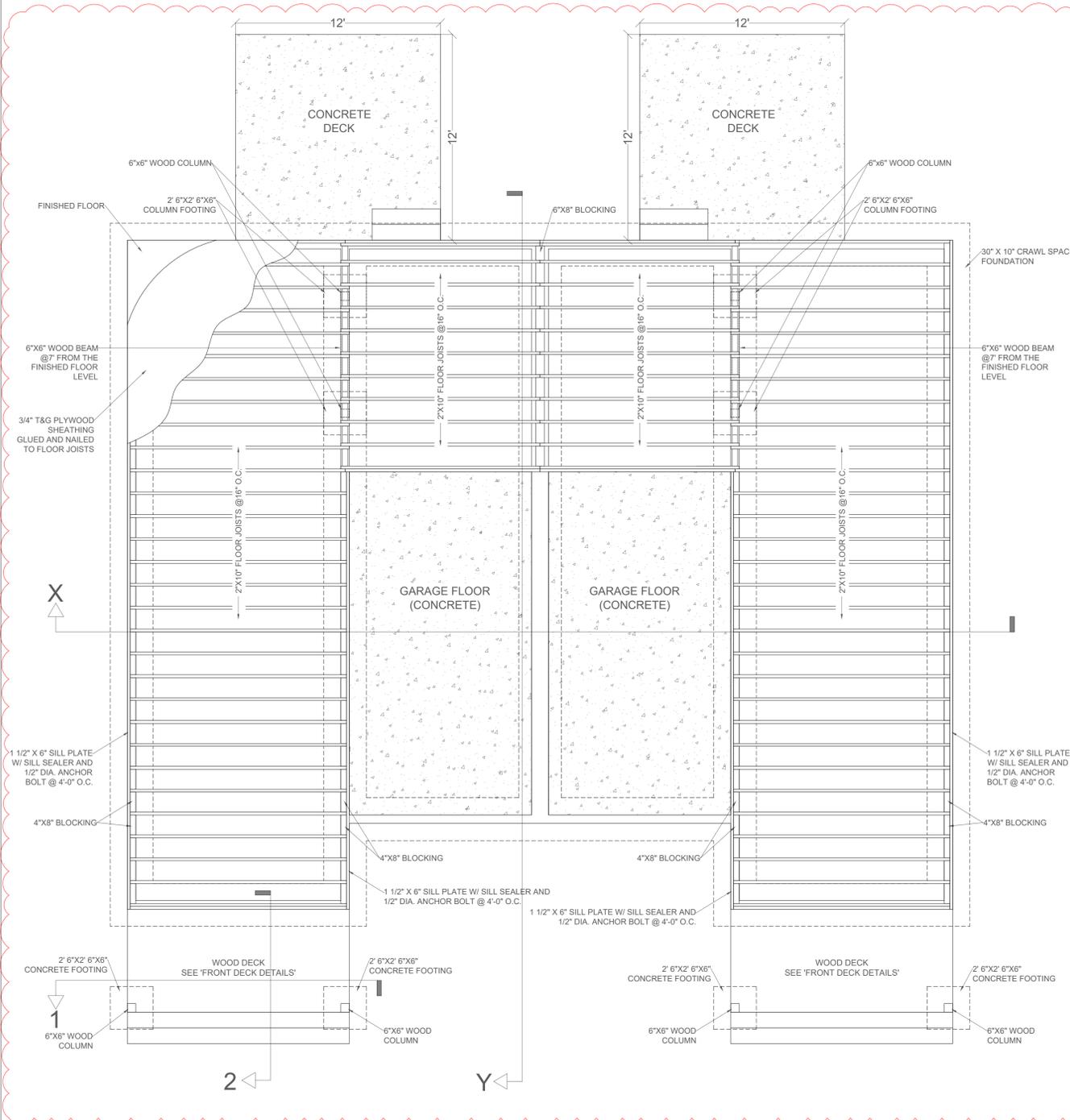
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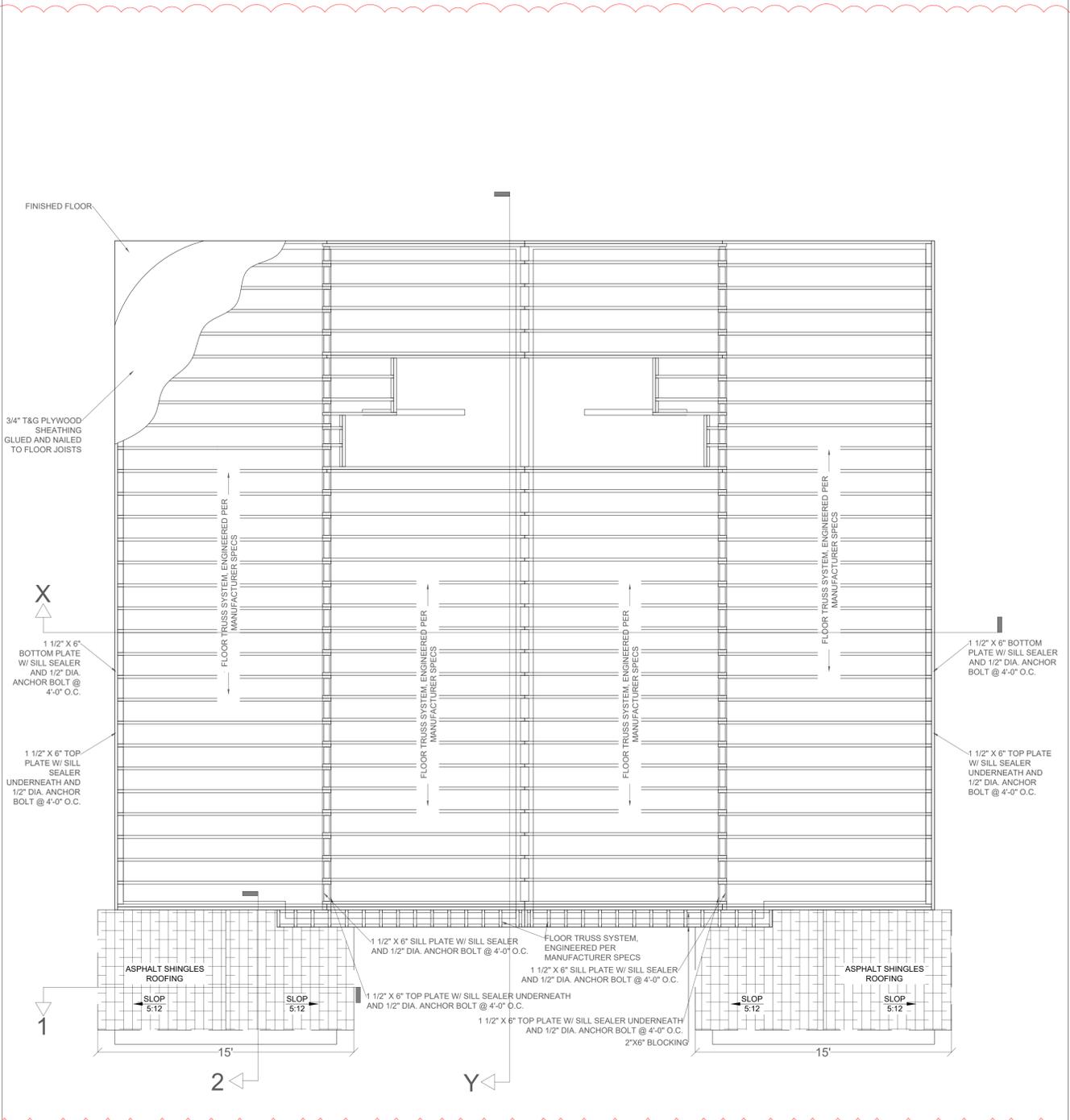
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Elevations

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



Main Floor Framing Scale: 1/4" = 1'-0"



Second Floor Framing Scale: 1/4" = 1'-0"

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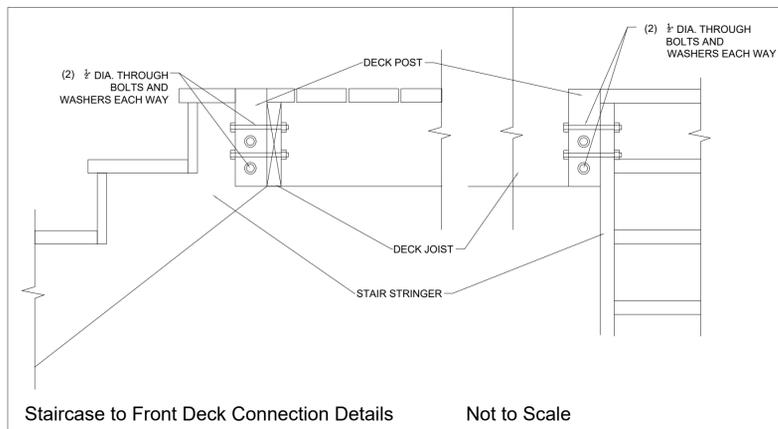
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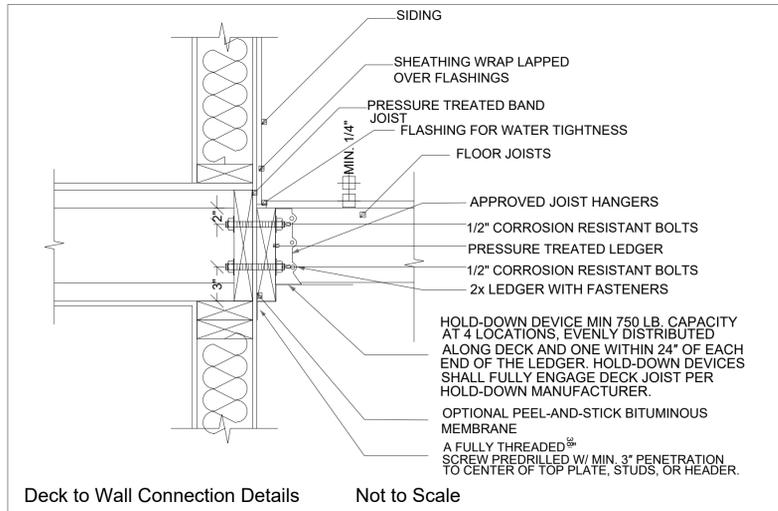
Main and 1st Floor Framing Plans

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

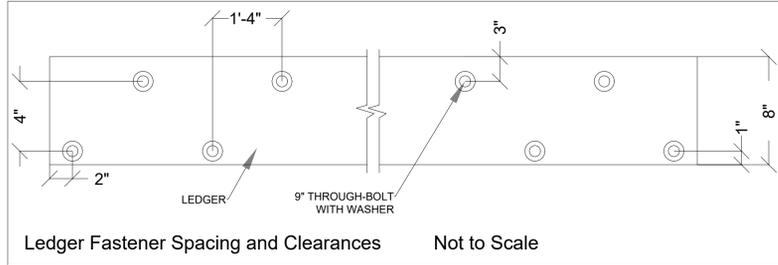




Staircase to Front Deck Connection Details Not to Scale



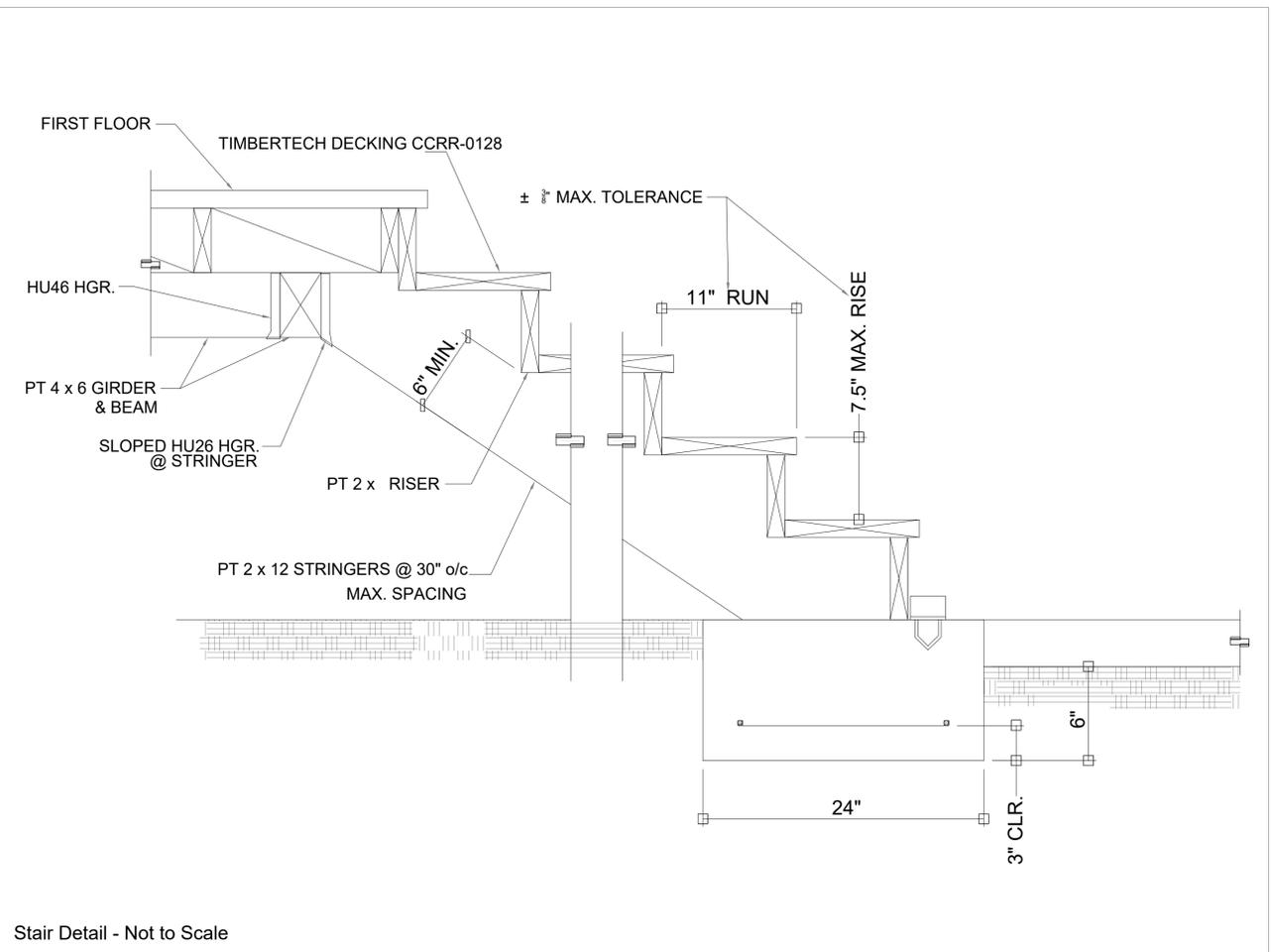
Deck to Wall Connection Details Not to Scale



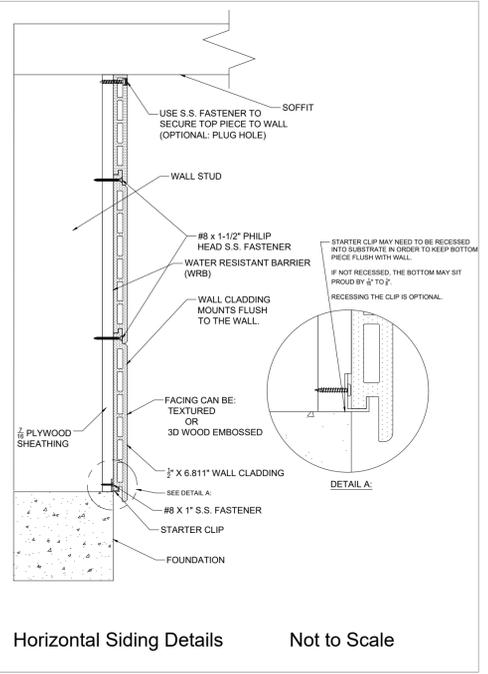
Ledger Fastener Spacing and Clearances Not to Scale

- NOTES**
- WOOD**
- LUMBER USED FOR STRUCTURAL PURPOSES EXPOSED TO WEATHER SHALL BE PRESSURED TREATED DOUGLAS FIR (P.T.D.F.) CONFORMING TO THE FOLLOWING MINIMUM GRADES AND BE FREE OF HEART CENTER (F.O.H.C.):

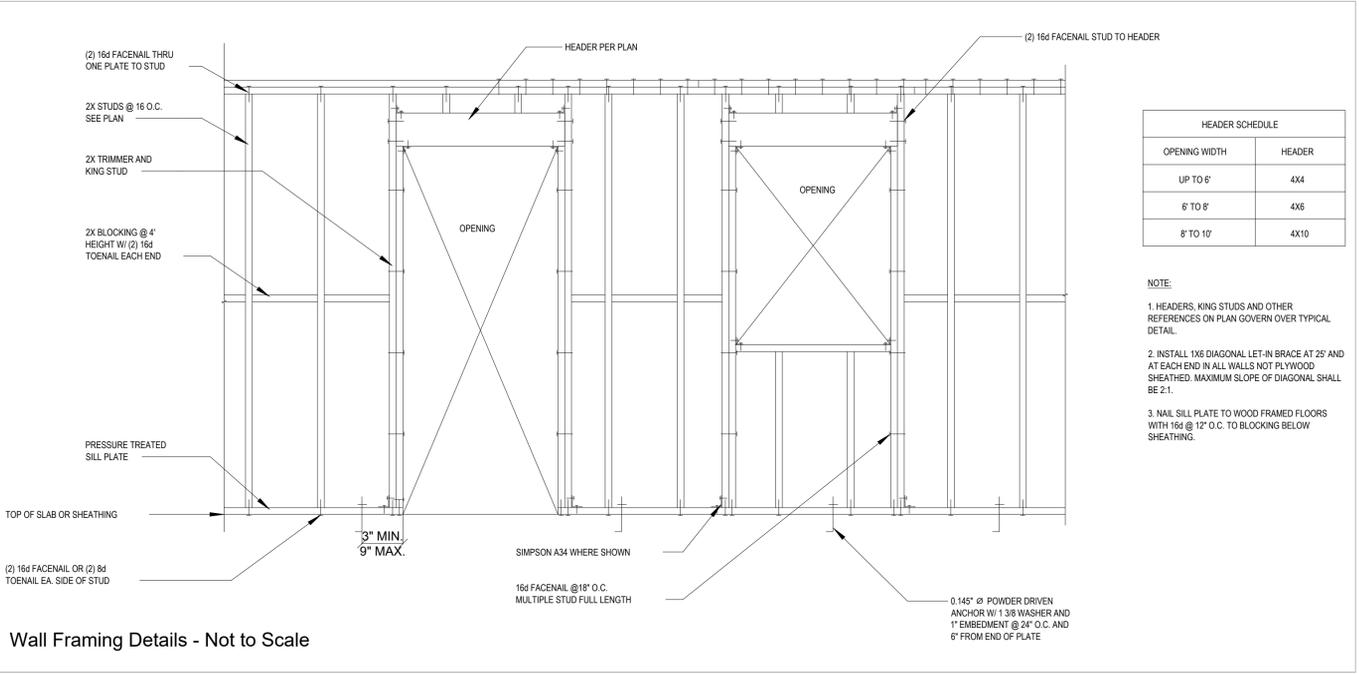
A. TOP PLATES, BLOCKING	D.F. NO. 1
B. CONCEALED POSTS, HEADERS (U.N.O.)	D.F. NO. 1
C. JOISTS (U.N.O.)	D.F. NO. 1
D. SILL PLATES, LEDGERS	D.F. NO. 1
 - TIMBER FASTENERS INDICATED ON DRAWINGS SHALL BE FASTENED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FASTENERS ARE REFERRED TO BY SIMPSON COMPANY DESIGNATION FOR GENERAL CHARACTERISTICS. SUBSTITUTE FASTENERS MUST HAVE EQUAL OR BETTER STRUCTURAL PROPERTIES.
- CONCRETE**
- ALL FOOTINGS TO EXTEND 10" (min) TO UNDISTURBED SOIL.
 - TOP OF FOOTINGS/SLAB TO BE 12" + 2% ABOVE STREET DRAIN
 - CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: INTERIOR SLABS ON GRADE, FOOTINGS FC' = 2500 PSI REBAR CLEARANCES/COVER:
 - REBAR IS COLD FORM 60KSI
 - CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION UNTIL THE SECTION IS COMPLETED BETWEEN PREDETERMINED CONSTRUCTION JOINTS. CONCRETE SHALL BE OF A CONSISTENCY TO PERMIT FORMS. PLACING INTIMATELY AROUND REINFORCING BARS.
 - EXPOSED SURFACES OF CONCRETE SHALL BE KEPT MOIST OR CURED BY PROTECTIVE COVERINGS.
 - FORMS SHALL BE TIGHT AND CLEAN BEFORE PLACING CONCRETE.
- CONNECTORS**
- ALL METAL CONNECTORS: NAILS, BOLTS, WASHERS, NUTS, LAG SCREWS, ETC. THAT ARE EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.



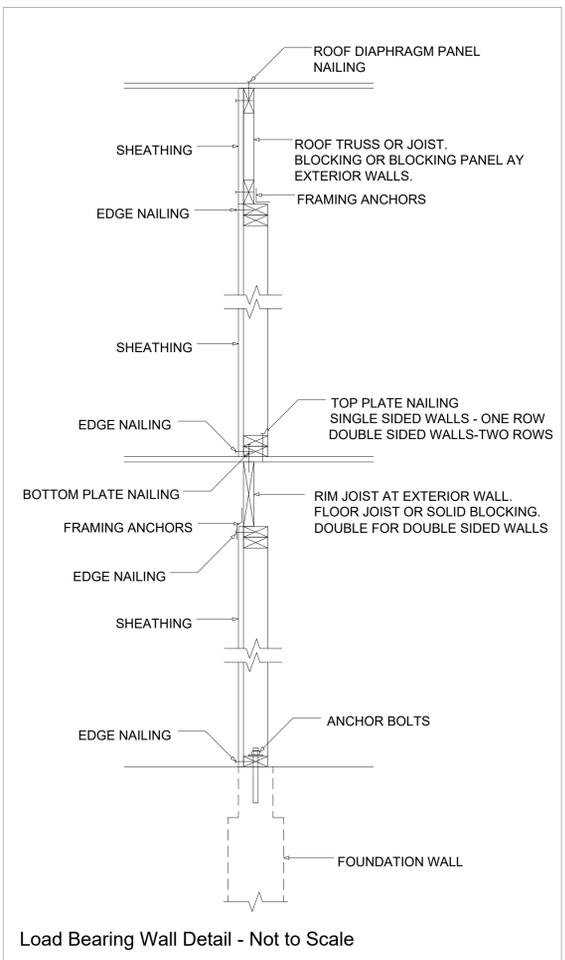
Stair Detail - Not to Scale



Horizontal Siding Details Not to Scale



Wall Framing Details - Not to Scale



Load Bearing Wall Detail - Not to Scale

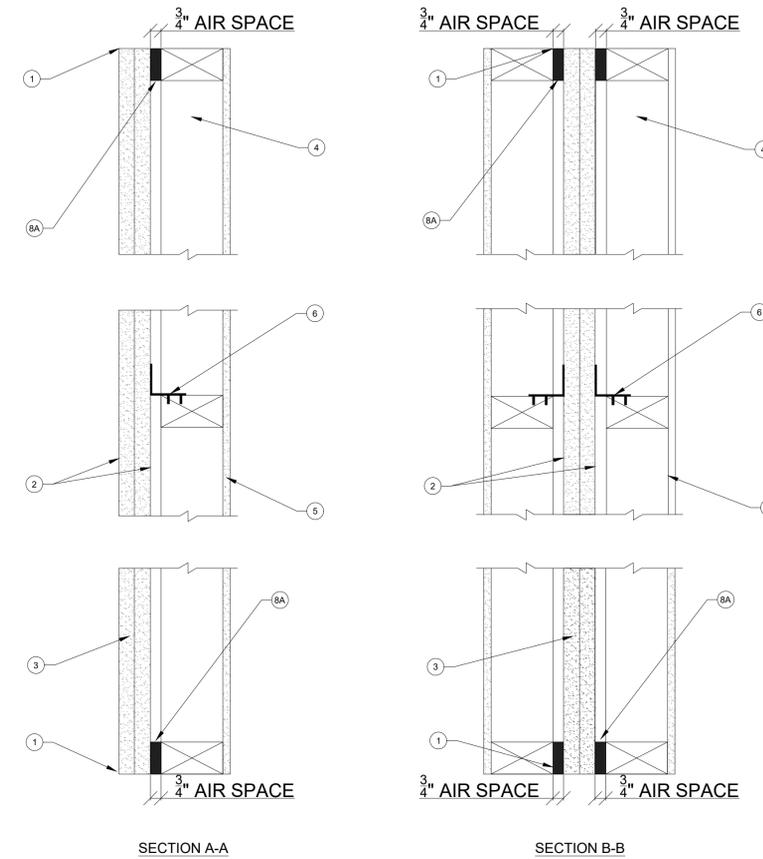
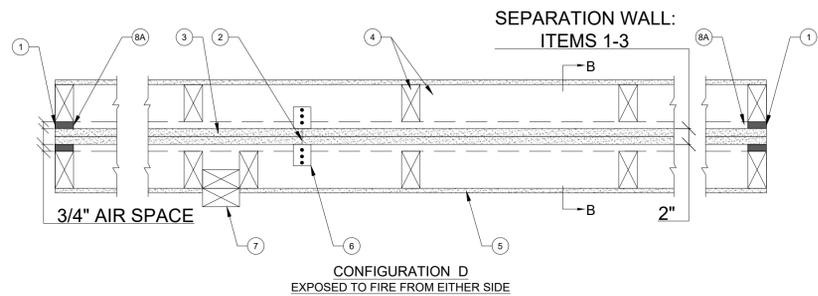
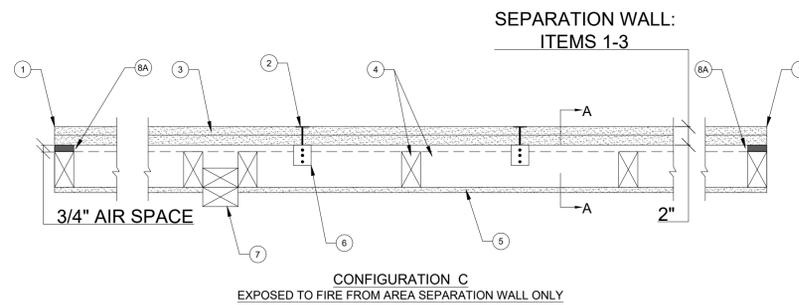
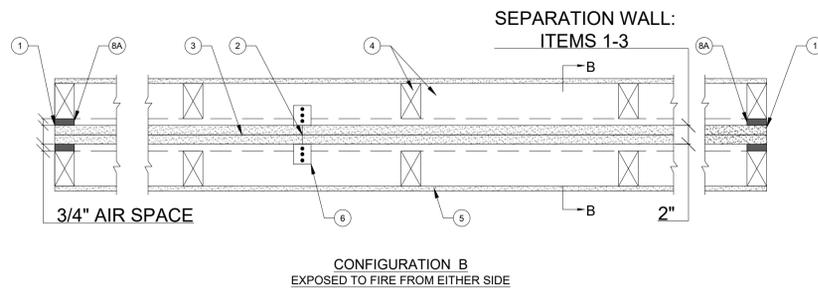
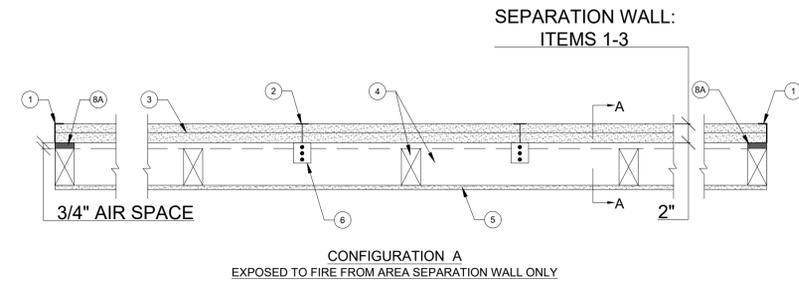
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Details Cont...

Scale: Not to Scale



SEPARATION WALL: (Max Height - 66 ft)

- 1. Floor, Intermediate or Top Wall** — 2 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
- 2. Metal Studs** — Steel members formed from No. 25 MSG galv steel having "H" -shaped flanged spaced 24 in. OC; overall depth 2 in. and flange width 1-3/8 in.
- 3. Gypsum Board*** — Two layers of 1 in. thick gypsum board liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.
CGC INC — Type SLX
UNITED STATES GYPSUM CO — Type SLX
USG BORAL DRYWALL SFZ LLC — Type SLX
USG MEXICO S A DE C V — Type SLX

PROTECTED WALL: (Bearing or Nonbearing Wall). When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.

- 4. Wood Studs** — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall.

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UL Assembly Details
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4A. **Steel Studs** — (As an alternate to Item 4, Not Shown) — For Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3-1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B **Steel Studs** — As an alternate to Items 4 and 4A, for use in Configuration B only, Not Shown) — For Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. **Gypsum Board** — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied either horizontally or vertically. Gypsum board attached to studs with 1-1/4 in. long steel drywall nails spaced 8 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail heads covered with joint compound.

5A. **Plywood Sheathing or OSB – (Not Shown) – As an alternate to Item 5**, min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joint and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.

5B. **Batts and Blankets*** – (Not Shown)– As an alternate to Items 5 and 5A, glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 5 and 5A, the max height is 44 ft. and the aluminum clips (Item 6) shall be spaced a max of 5 ft. OC vertically. Min 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batt and Blankets (BZJZ) category in the Fire Resistance Directory for name of classified Companies.

6. **Attachment Clips** — Aluminum angle, 0.063 in. thick, 2 in. wide with 2 in. and 2-1/4 in. legs. Clips secured with Type S screws 3/8 in. long to "H" studs and with Type W screws 1-1/4 in. long to wood framing through holes provided in clip.

6A. Clip placement (Item 6) for separation walls up to 23 ft high. Space clips a max of 10 ft OC vertically between wood framing and "H" studs.

6B. Clip placement (Item 6) for separation walls up to 44 ft high. Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max 5 ft OC vertically between wood framing and "H" studs.

6C. Clip placement (Item 6) for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft. Space clips as described in item 6B for next 20 ft. below the upper 24 ft. Remaining wall area below requires clips spaced a max of 40 in. OC vertically between wood framing and "H" studs.

7. **Non-Bearing Wall Partition Intersection** — (Optional) — Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the wall.

8. **Caulking and Sealants*** —(Optional - Intended for use as an air barrier - Not evaluated as fireblocking) A bead of sealant applied around the partition perimeter, and at the interface between wood or steel framing and gypsum board panels to create an air barrier.

KNAUF INSULATION LLC — Type ECOSEAL™ Plus

8A. **Caulking and Sealants*** — (Optional - Intended for use as an air barrier - Not evaluated as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 4) and shaftliner panels (Item 3) to create an air barrier.

DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

ICP CONSTRUCTION INC— Fireblock, Window & Door, Insulating Foam Sealant, Multi-Purpose, HC Sealants, Black Foam Sealant, Extreme, Window & Door Extreme, Fast Foam, Gun Foam, and Straw Foam

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

Last Updated on 2024-12-04

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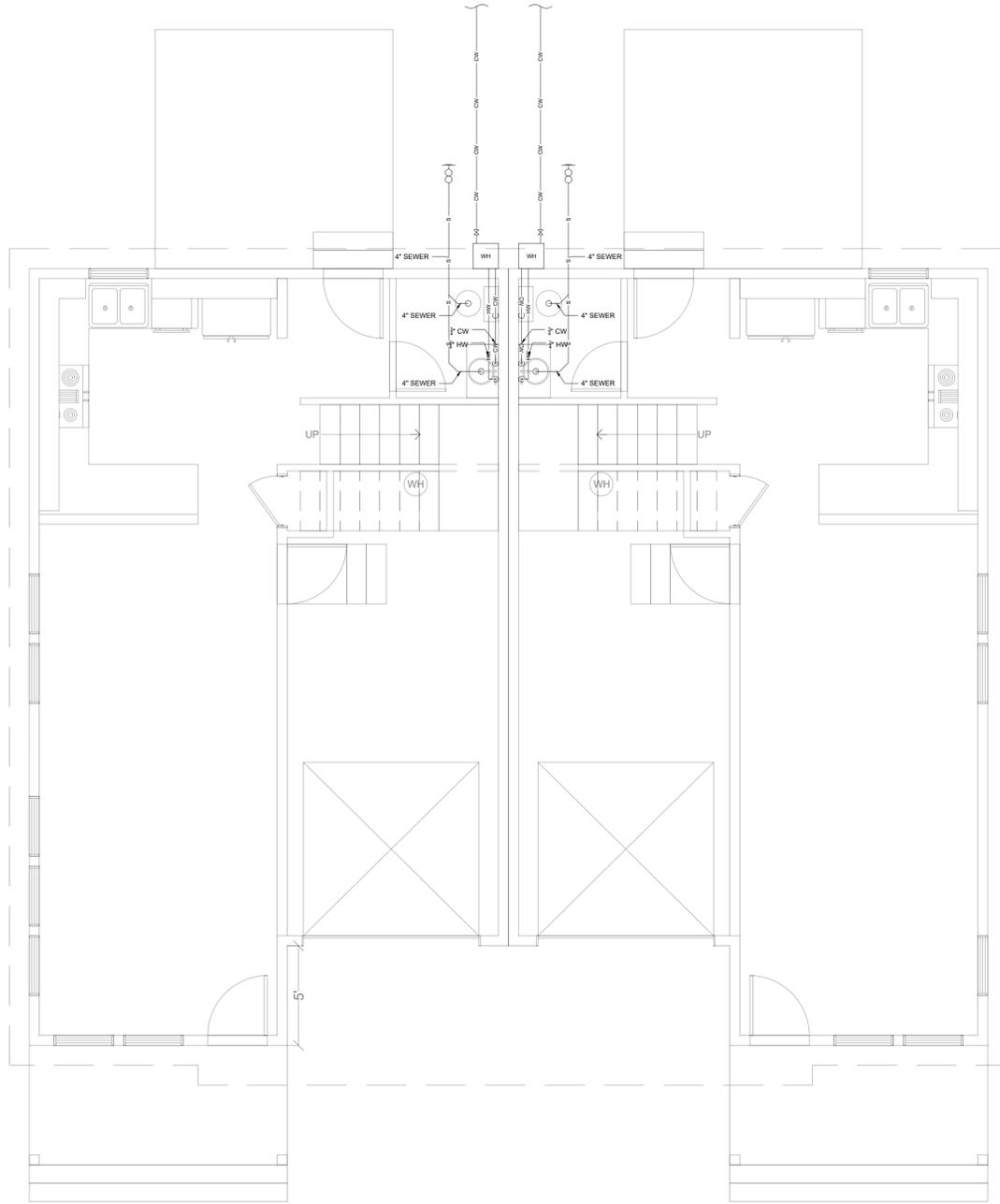
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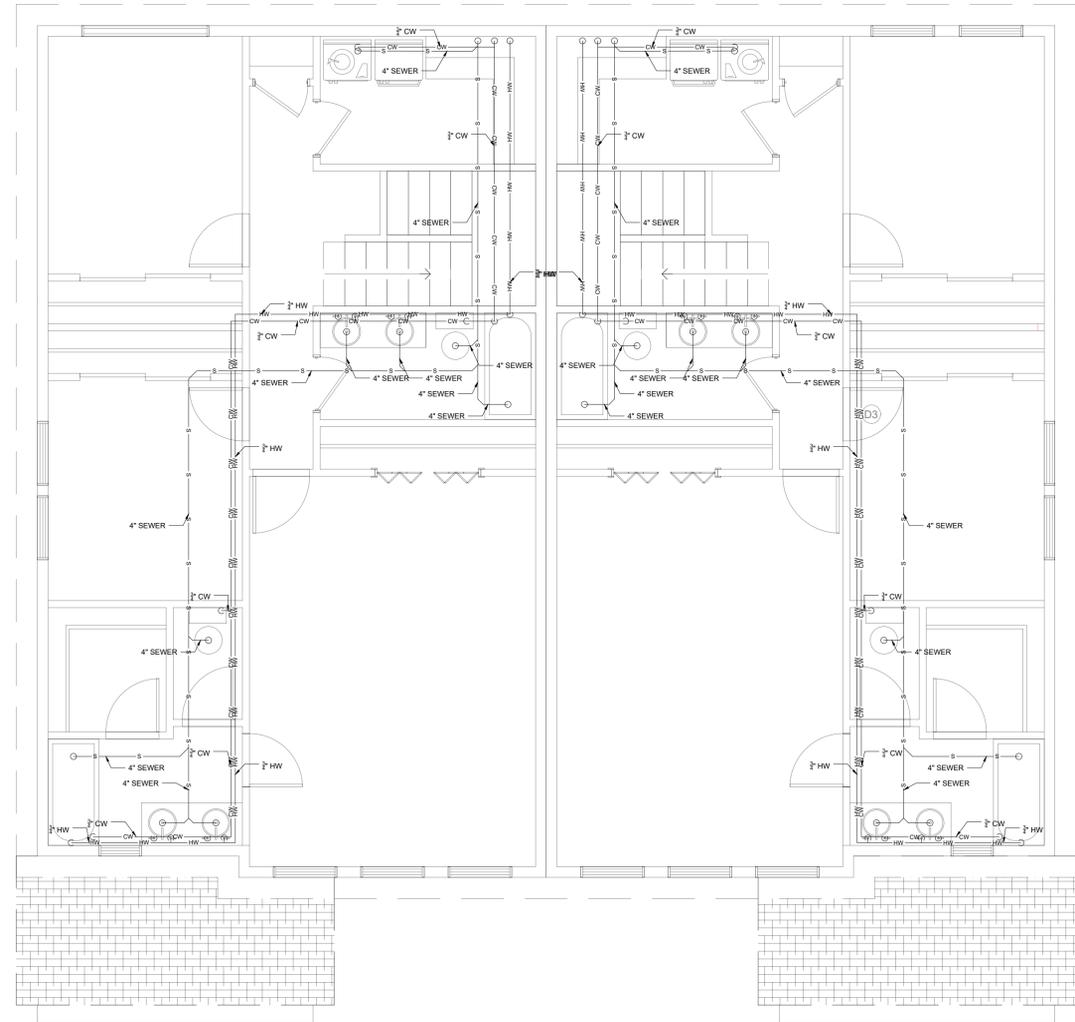


Plumbing Legend

	Sewer
	Hot Water
	Cold Water
	Shout Off Value
	Water Heater
	Two Way Clean Out



Plumbing Plan - Main Floor Scale: 1/4" = 1'-0"



Plumbing Plan - First Floor Scale: 1/4" = 1'-0"

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Plumbing Plan

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