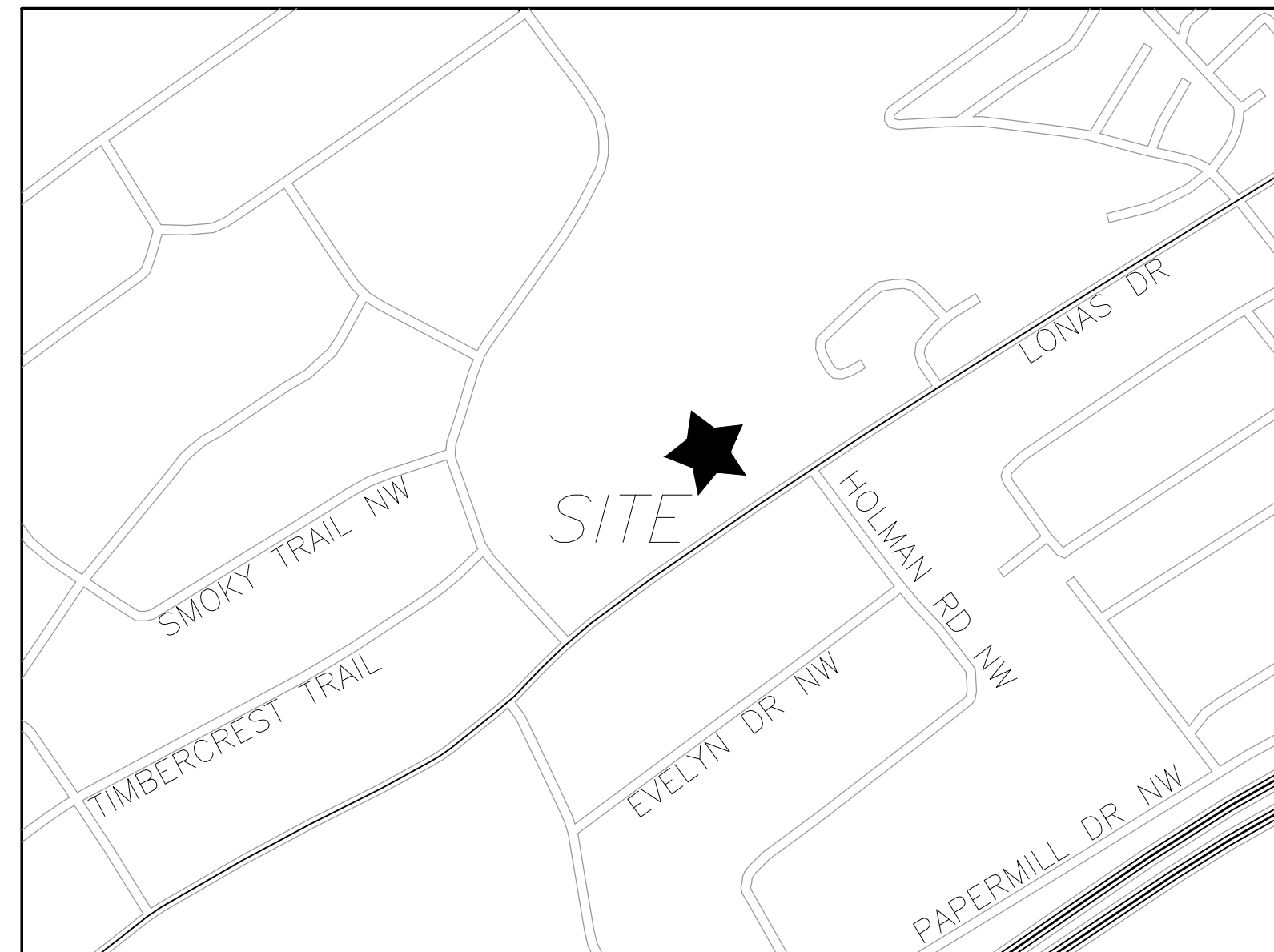


CONCEPT PLANS

U.E.I. PROJECT NO. 2110022


5117 LONAS DRIVE

SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TENNESSEE 37909
CITY BLOCK #48260, PARCEL ID #107GB006



LOCATION MAP
N.T.S

OWNER/DEVELOPER:
IKO PROPERTIES LLC
P.O. BOX 10872
KNOXVILLE, TN 37939
TEL. (865) 558-5507

 **ENGINEER:**
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRIC	- AS DIRECTED BY KUB
GAS	- AS DIRECTED BY KUB
WATER	- AS DIRECTED BY KUB
CABLE TV	- AS DIRECTED BY COMCAST
TELEPHONE	- AS DIRECTED BY AT&T
SITE DEVELOPMENT	- AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
DEMOLITION PLAN	C-1
SITE PLAN	C-2
GRADING PLAN	C-3
ROAD PROFILES	C-4
BUILDING ELEVATION DRAWINGS	1 THRU 9

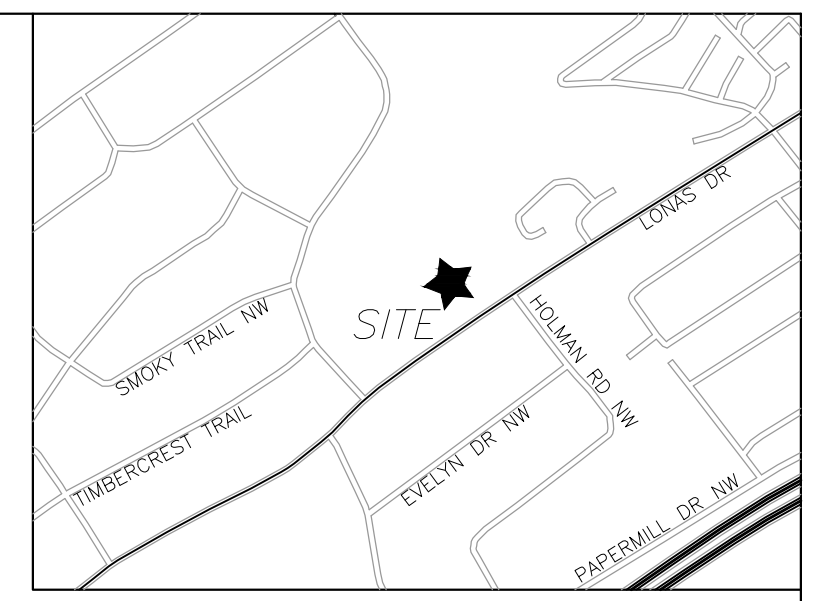
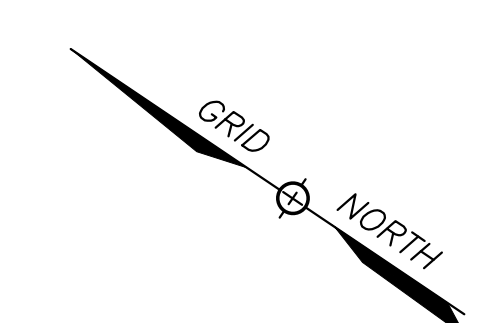
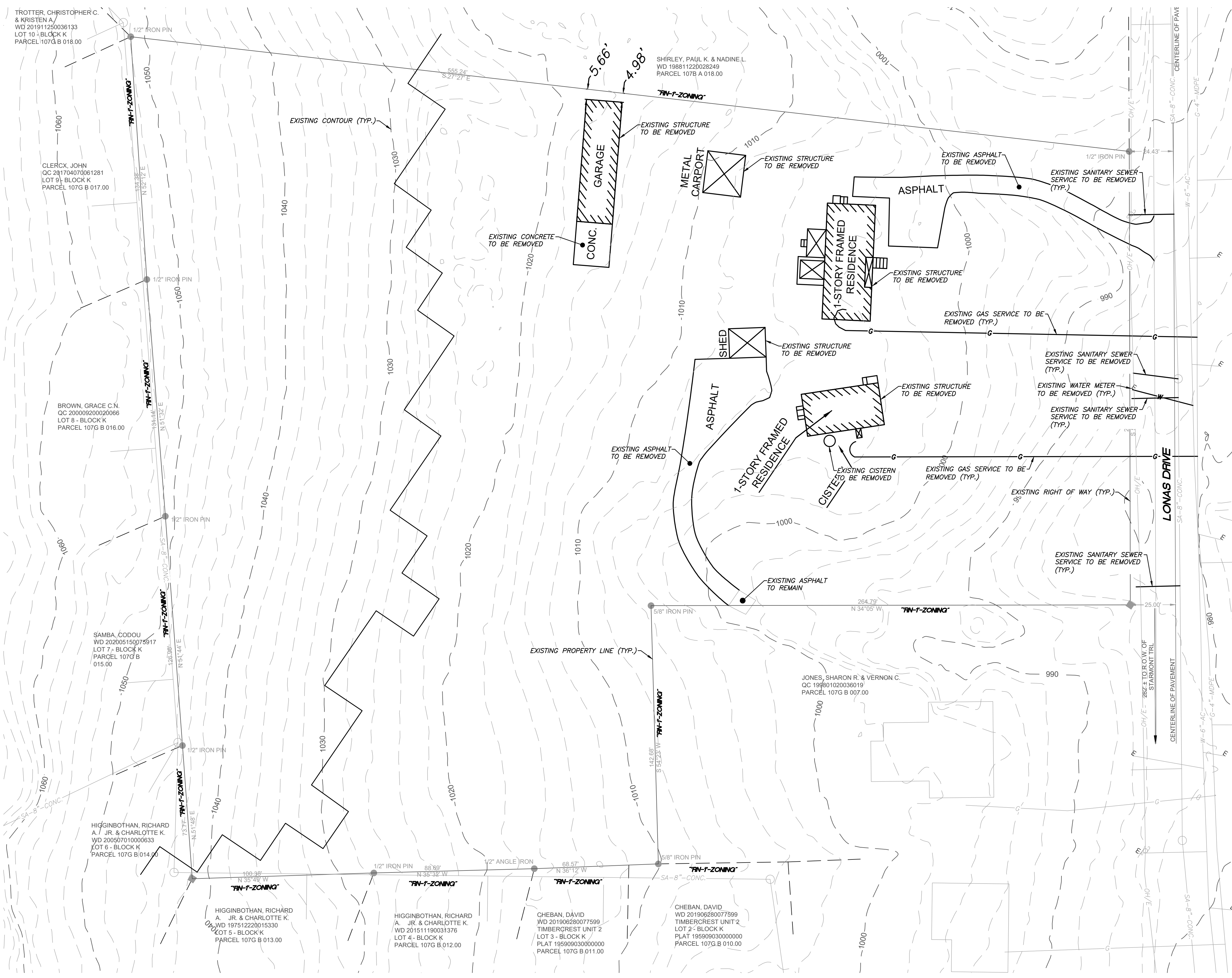
VARIANCE REQUESTS / ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE THE PRIVATE R.O.W. WIDTH FROM 50' TO 40'.
- 2) REDUCE THE PAVEMENT WIDTH FROM 26' TO 24'.
- 3) REDUCE THE MINIMUM INTERSECTION SEPARATION BETWEEN ROAD 'A' AND HOLMAN ROAD FROM 300' TO 260'.
- 4) DECREASE THE MINIMUM ALLOWABLE K VALUE FOR SAG VERTICAL CURVE FROM 26' TO 15' ALONG ROAD 'A' @ ITS INTERSECTION WITH LONAS DRIVE.
- 5) DECREASE THE MINIMUM ALLOWABLE K VALUE FOR SAG VERTICAL CURVE FROM 26' TO 23.42' ALONG ROAD 'B' @ ROAD 'A'.

Revised: 5/22/2023

MPC FILE# 4-SB-22-C

ISSUE NO.	DATE	SUBMITAL 2 DESCRIPTION
1	5/22/23	SUBMITAL 2



- DEMOLITION PLAN NOTES:**
- 1) THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - 2) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL FEATURES THAT ARE BOLD ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSAL FEES IF APPLICABLE.
 - 3) BUILDINGS SHALL BE REMOVED TO THE BOTTOMS OF THEIR FOUNDATIONS, UNLESS OTHERWISE DIRECTED BY THE UTILITY OWNER. ALL UTILITY SERVICES SHALL BE REMOVED TO THE PROPOSED RIGHT OF WAY LINE. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF THE SERVICE LINES WITH THE RESPECTIVE UTILITY OWNER.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR ATTAINING BUILDING DEMOLITION PERMITS, IF REQUIRED.

Revised: 5/22/2023

MPC FILE# 4-SB-22-C

SHEET C-1

DEMOLITION PLAN PLAN
5117 LONAS DRIVE

SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO.
WARD NO. 48 TENNESSEE
PARCEL ID #107GB0006 CITY BLOCK NO. 48260
SCALE: 1"=30' FEBRUARY 25, 2022

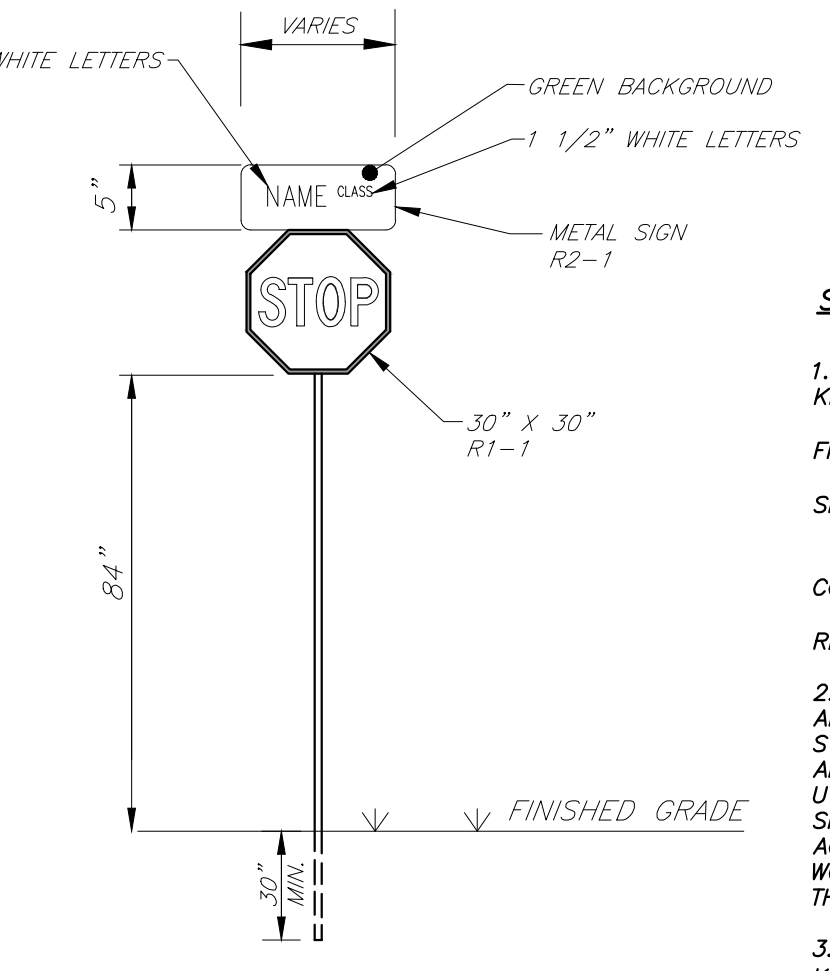
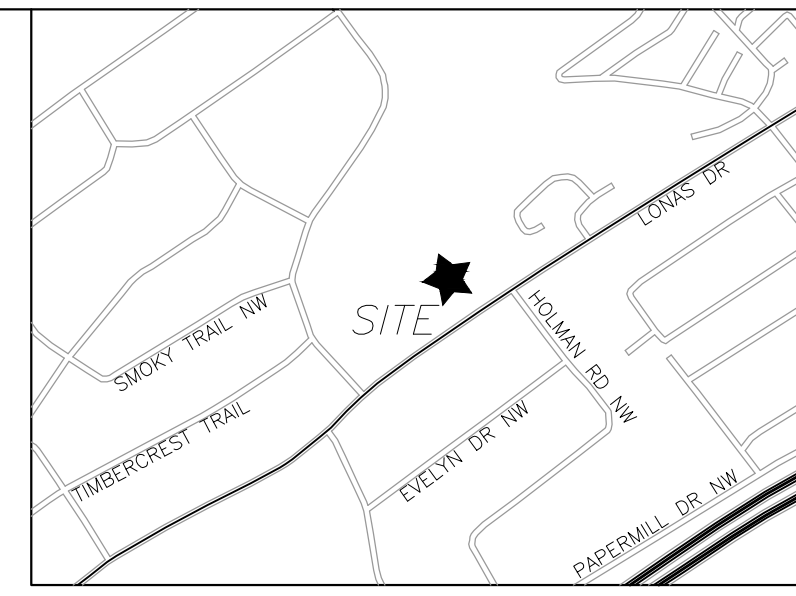
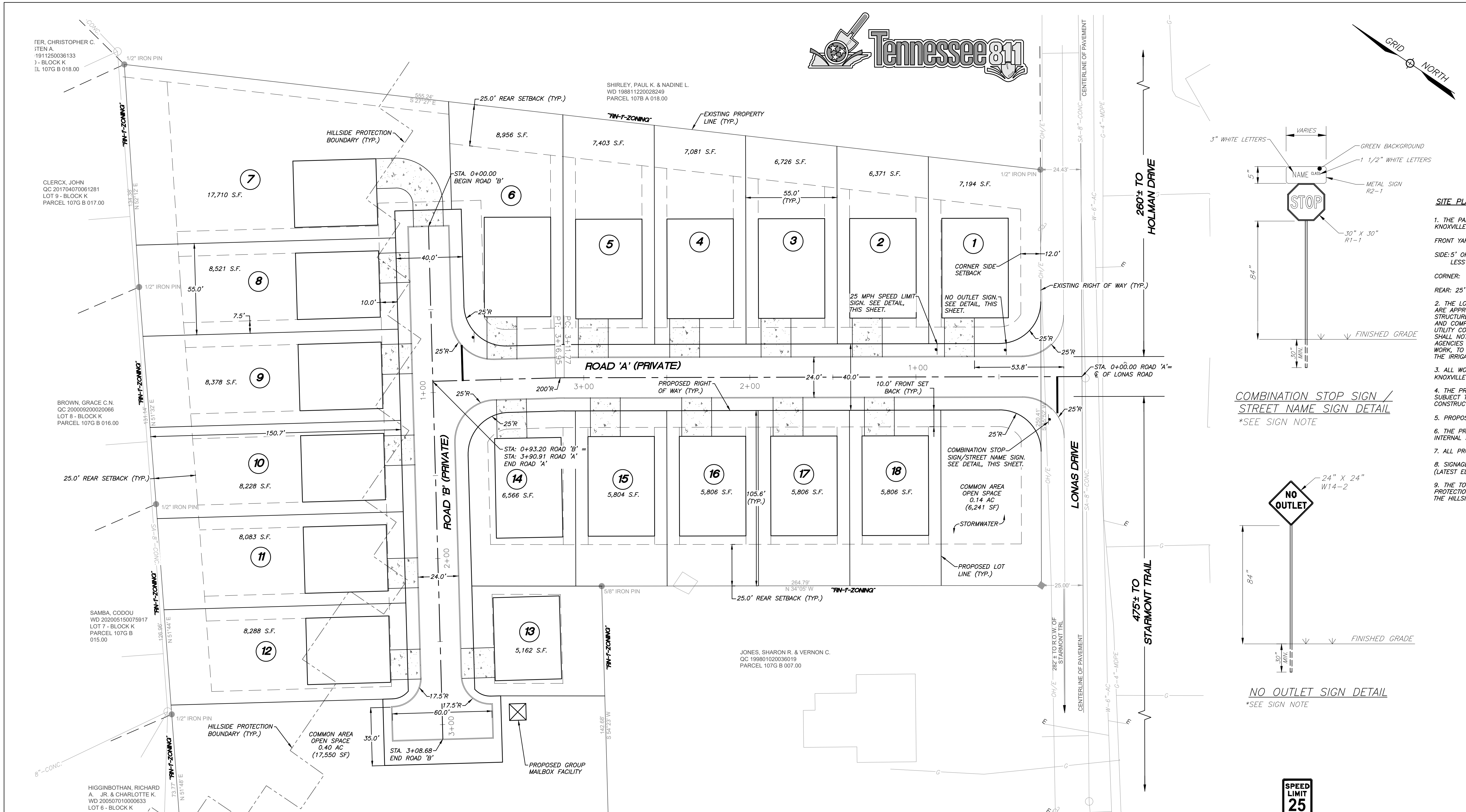
DEVELOPER / OWNER: **IKO PROPERTIES LLC**
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

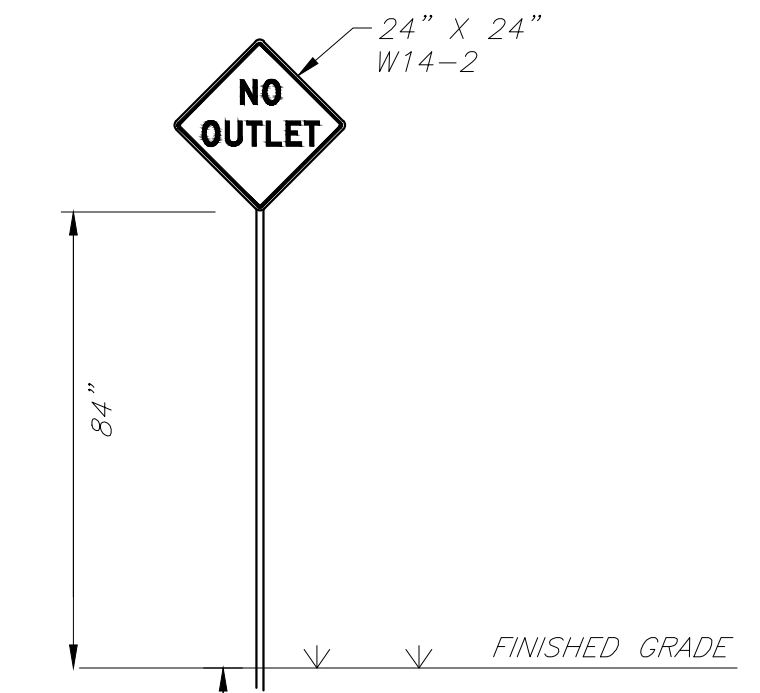


1	5/22/23	REVISED PER KNOX PLANNING & COK COMMENTS	BS
REVISION	DATE	DESCRIPTION	BY

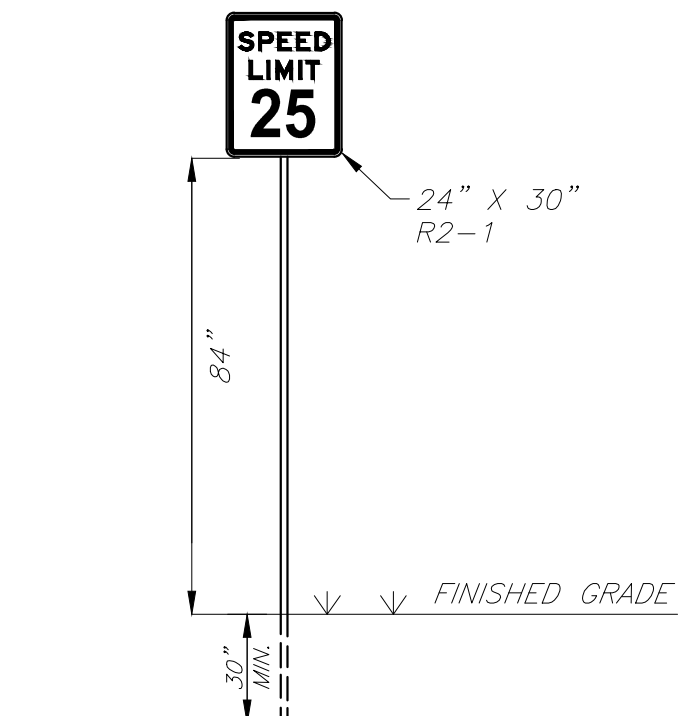
DWN: CLM CHK: CAS DWG. NO. 2110022



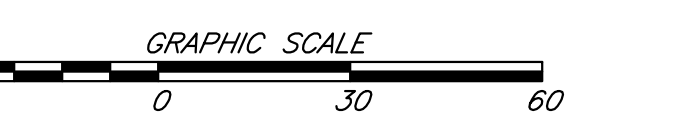
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
*SEE SIGN NOTE



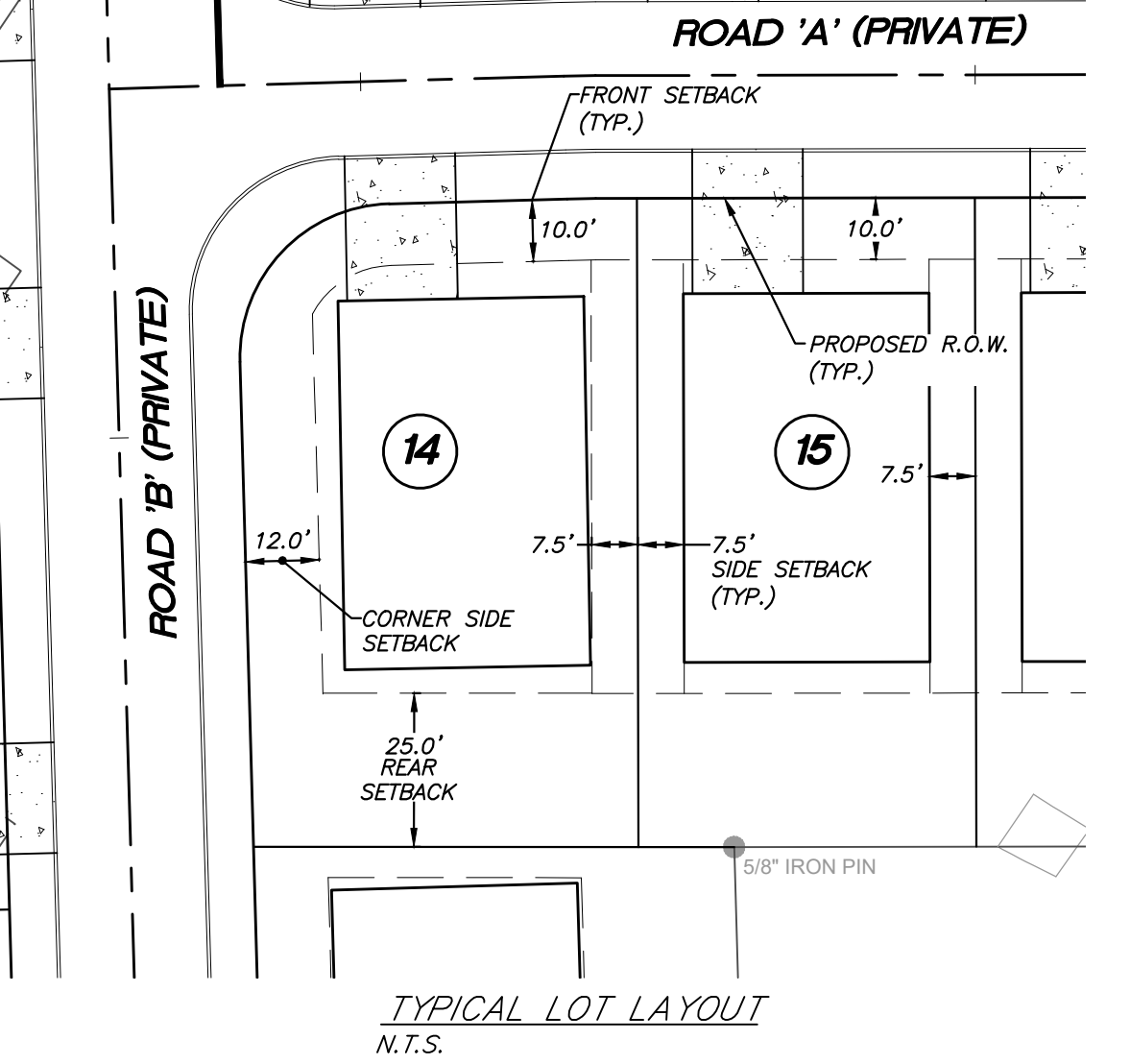
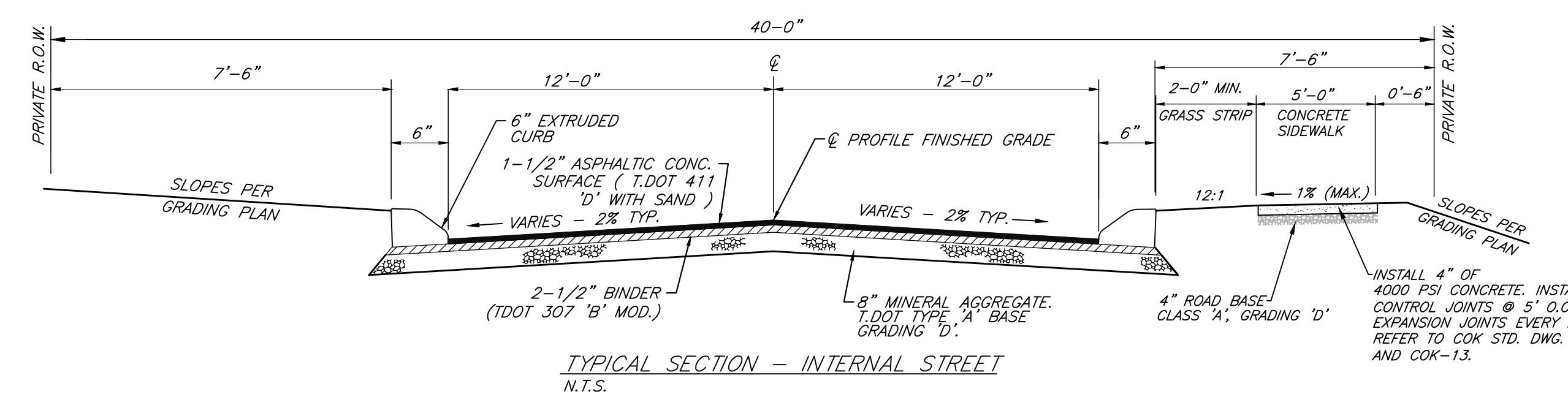
NO OUTLET SIGN DETAIL
*SEE SIGN NOTE



SPEED LIMIT SIGN DETAIL
*SEE SIGN NOTE



- SITE PLAN NOTES:**
1. THE PARCEL IS ZONED RN-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT YARD: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 4. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 5. PROPOSED OPEN SPACE = 44,573 S.F. (23.3%)
 6. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
 7. ALL PROPOSED UNITS TO HAVE 2-CAR GARAGES.
 8. SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).
 9. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 1.32 ACRES. THE TOTAL AREA OF DISTURBANCE WITHIN THE HILLSIDE PROTECTION AREA IS 0.9 ACRES.



Revised: 5/22/2023
MPC FILE# 4-SB-22-C

SHEET C-2

SITE PLAN
5117 LONAS DRIVE
SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO.
WARD NO. 48 TENNESSEE
PARCEL ID #107GB006 CITY BLOCK NO. 48260
SCALE: 1"=30' FEBRUARY 25, 2022

DEVELOPER / OWNER: IKO PROPERTIES LLC
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

1	5/22/23	REVISED PER KNOX PLANNING & COK COMMENTS	BS
REVISION	DATE	DESCRIPTION	BY

DWN: CLM CHK: CAS DWG. NO. 2110022



LOCATION MAP - N.T.S.

GRADING PLAN NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATION INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL THEM ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. ALL WORK SHALL BE SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY THE CITY OF KNOXVILLE.
4. CLEAR AND GRUB PER SPECS. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESPREADING AND SEEDING. SURROUND TOPSOIL PILE WITH SILT FENCE, STRAW BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TANDEM TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL MEETING PROJECT SPECIFICATIONS.
7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONSITE OR APPROVED OFFSITE BORROW AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, OL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
 - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW PAVED AREA 95 PERCENT STANDARD PROCTOR.
 - b. AREAS WITHIN THE BUILDING ENVELOPE TO BE PREPARED IN ACCORDANCE WITH RECOMMENDATIONS IN REPORT OF GEOTECHNICAL INVESTIGATION AND/OR AS DIRECTED BY THE SOILS ENGINEER.
9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRADES SHOWN ARE AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE SMOOTHLY AND UNIFORMLY GRADED, FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT (3.4± ACRES). TOTAL AREA DISTURBED WITHIN THE HILLSIDE PROTECTION AREA (0.68± ACRES).
11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITHIN DRIVES AND FLATWORK.
12. A FINAL PLAT SHALL BE RECORDED TO CREATE TRAVERSIBLE ACCESS, STORM WATER DETENTION AND WATER QUALITY EASEMENTS, AS SHOWN.
13. IF REQUIRED, IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN PERMISSION FROM THE NEIGHBOR TO WORK ON HIS OR HER PROPERTY.
14. SLOPE POND BOTTOM AT 2% (MIN) TOWARD OUTLET STRUCTURE.
15. THE VERTICAL DATUM IS NAVD88. HORIZONTAL INFORMATION IS BASED ON NAD83.

TREE PROTECTION ORDINANCE REQUIREMENTS:

- 1) WHERE A BUILDING PERMIT FOR NEW CONSTRUCTION OR SUBDIVISION APPROVAL IS REQUIRED, A MINIMUM OF SIX (6) TREES PER ACRE SHALL BE RETAINED ON THE SITE UNLESS BECAUSE OF CUT OR FILL WORK SUCH TREES CANNOT BE SAVED.
- 2) WHERE TREES CANNOT BE RETAINED PURSUANT TO THE KNOXVILLE TREE PROTECTION ORDINANCE, OR DO NOT EXIST ON THE SITE, THEY SHALL BE PROVIDED, WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF (1/2) OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1 1/4) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.

Revised: 5/22/2023

MPC FILE# 4-SB-22-C

SHEET C-3

**PRELIMINARY GRADING PLAN
5117 LONAS DRIVE**

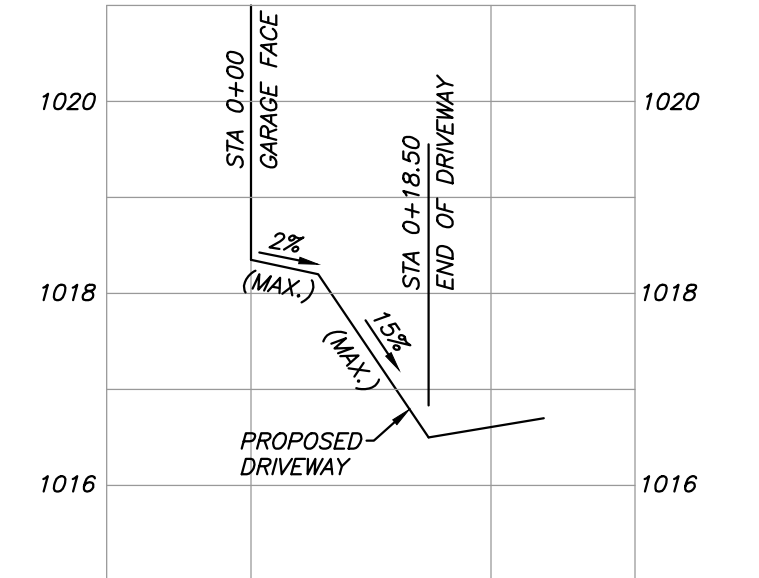
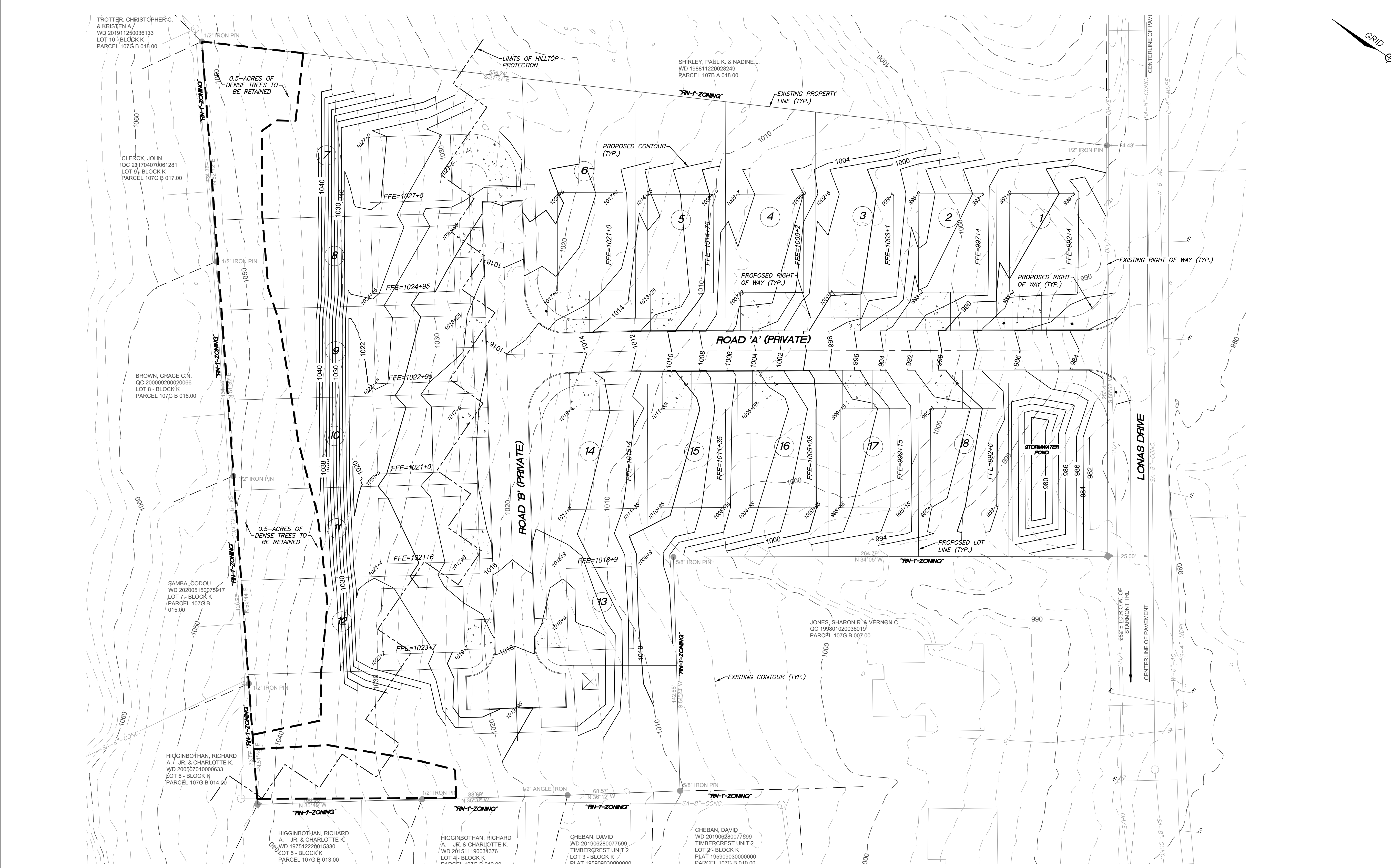
SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO.
WARD NO. 48 TENNESSEE
PARCEL ID #107GB006 CITY BLOCK NO. 48260
SCALE: 1"=30' FEBRUARY 18, 2022

DEVELOPER / OWNER: **IKO PROPERTIES LLC**
P.O. BOX 10872
KNOXVILLE, TENNESSEE 37939
(865) 588-5507

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

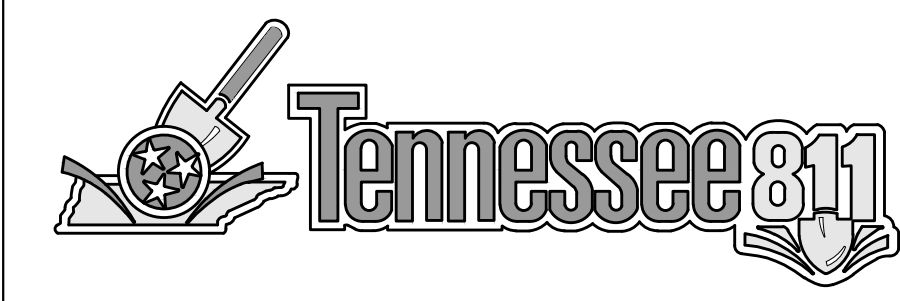
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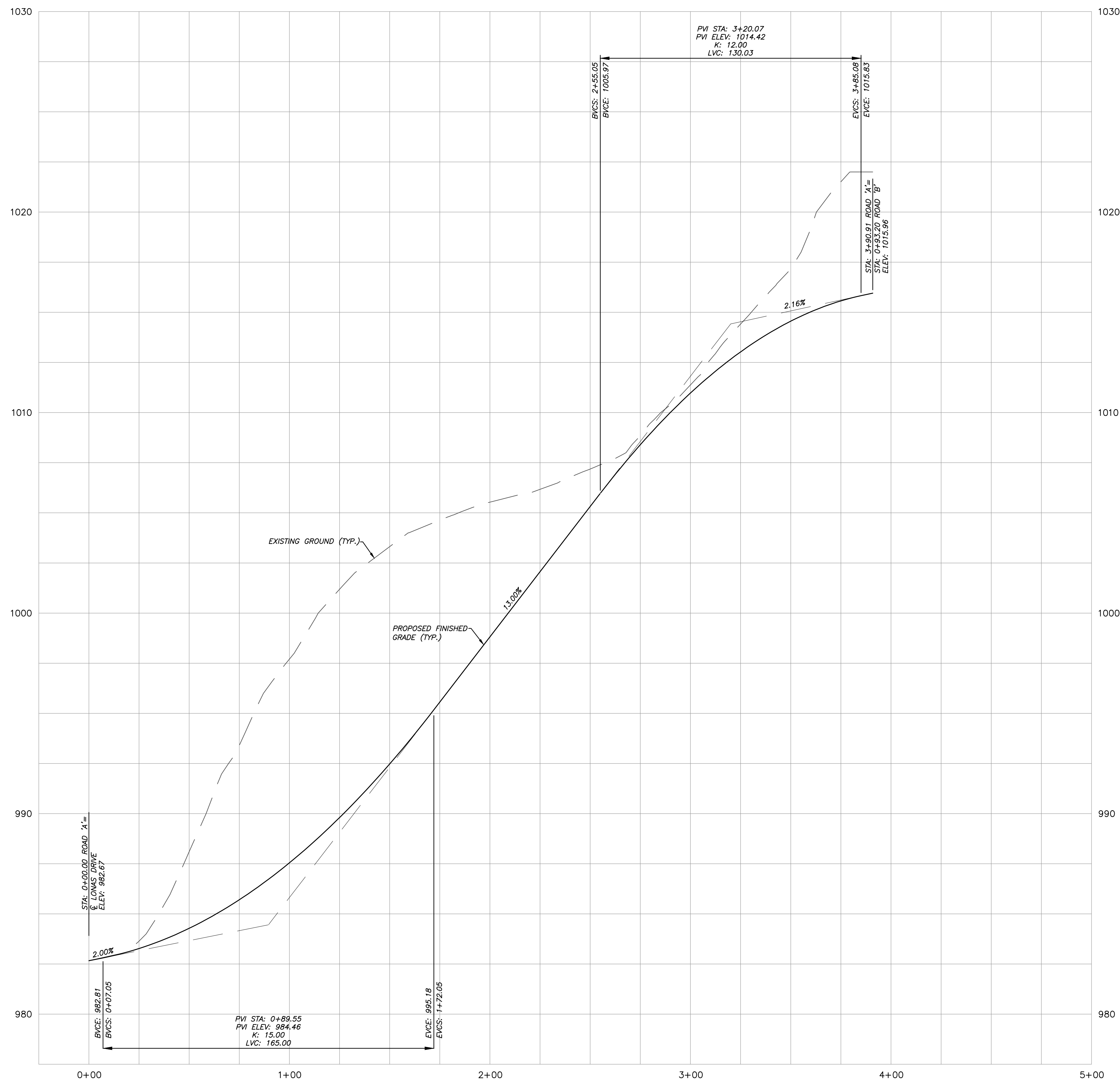


DRIVEWAY PROFILE (LOT 9)
1"=20' (HORIZONTAL)
1"=2' (VERTICAL)

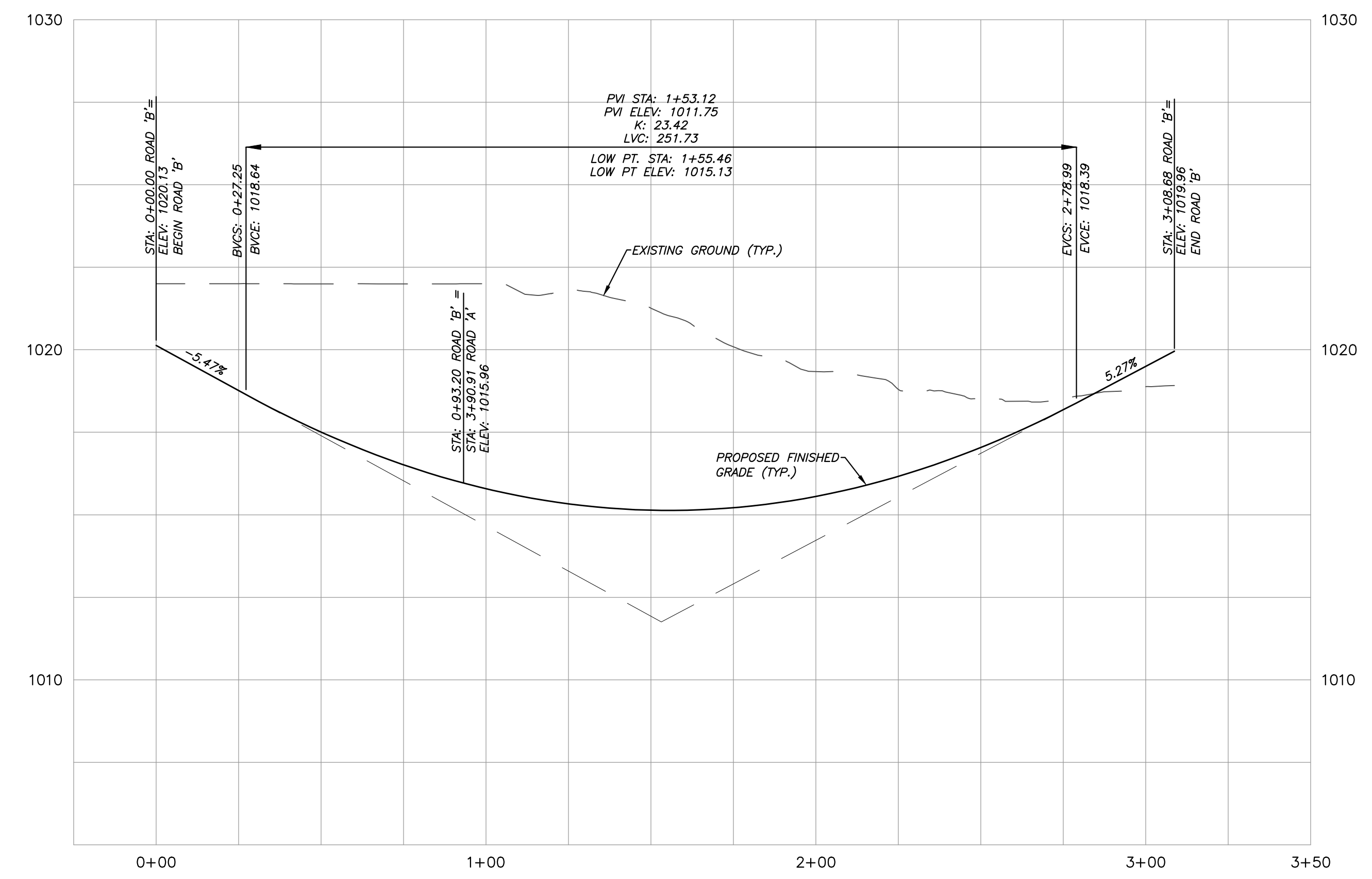


REVISION	DATE	DESCRIPTION	BY
1	5/22/23	REVISED PER KNOX PLANNING & COK COMMENTS	BS





PROFILE VIEW: ROAD 'A'
 1"=30' (HORIZONTAL)
 1"=3' (VERTICAL)



PROFILE VIEW: ROAD 'B'
 1"=30' (HORIZONTAL)
 1"=3' (VERTICAL)

Revised: 5/22/2023
 MPC FILE# 4-SB-22-C

SHEET C-4

ROAD PROFILES
5117 LONAS DRIVE
 SITE ADDRESS: 5117 LONAS DRIVE, KNOXVILLE, TN 37909

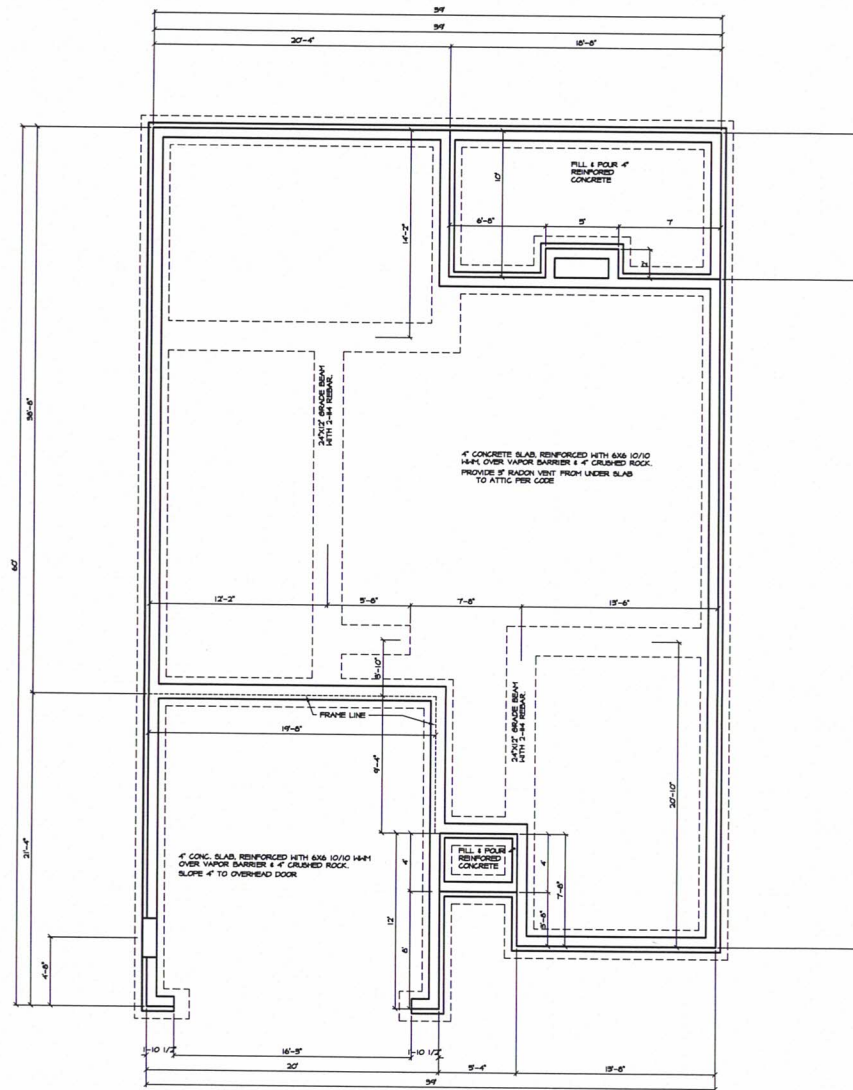
CITY OF KNOXVILLE KNOX CO.
 WARD NO. 48 TENNESSEE
 PARCEL ID #107GB006 CITY BLOCK NO. 48260
 SCALE: AS NOTED FEBRUARY 25, 2022

DEVELOPER / OWNER: **IKO PROPERTIES LLC**
 P.O. BOX 10872
 KNOXVILLE, TENNESSEE 37939
 (865) 588-5507

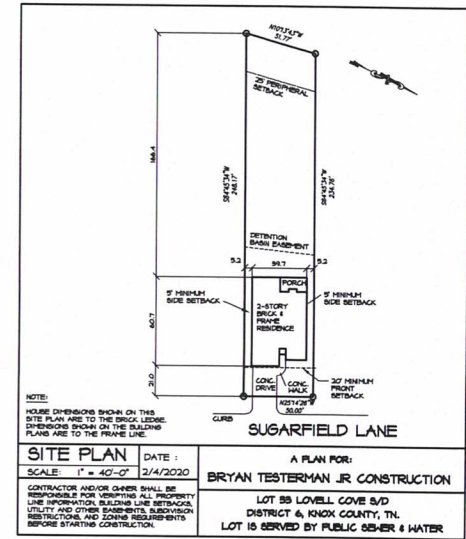


URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37934
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	5/22/23	REVISED PER KNOX PLANNING & COK COMMENTS	BS



FOUNDATION PLAN
1/4" = 1'-0"



NOTE:
HOUSE DIMENSIONS SHOWN ON THIS SITE PLAN ARE TO THE BRICK LEDGE. DIMENSIONS SHOWN ON THE BUILDING PLANS ARE TO THE FRAME LINE.

SITE PLAN	DATE : 2/4/2020	A PLAN FOR:
SCALE 1" = 40'-0"		BRYAN TESTERMAN JR CONSTRUCTION
<small>CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPERTY LINE INFORMATION, BUILDING LINE SETBACKS, UTILITY AND OTHER EXISTENTS, SUBDIVISION RESTRICTIONS, AND ZONING REQUIREMENTS BEFORE STARTING CONSTRUCTION.</small>		
LOT 33 LOVELL COVE S/D DISTRICT-6 KNOX COUNTY, TN. LOT IS SERVED BY PUBLIC GSEWER & WATER		

SITE PLAN
1" = 40'-0"

4-SB-22-C
Revised: 5/22/2023

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A PLAN FOR:
BRYAN TESTERMAN JR CONSTRUCTION
LOT 33 LOVELL COVE S/D
DISTRICT-6 KNOX COUNTY, TENNESSEE

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Greg P Stiles Designs

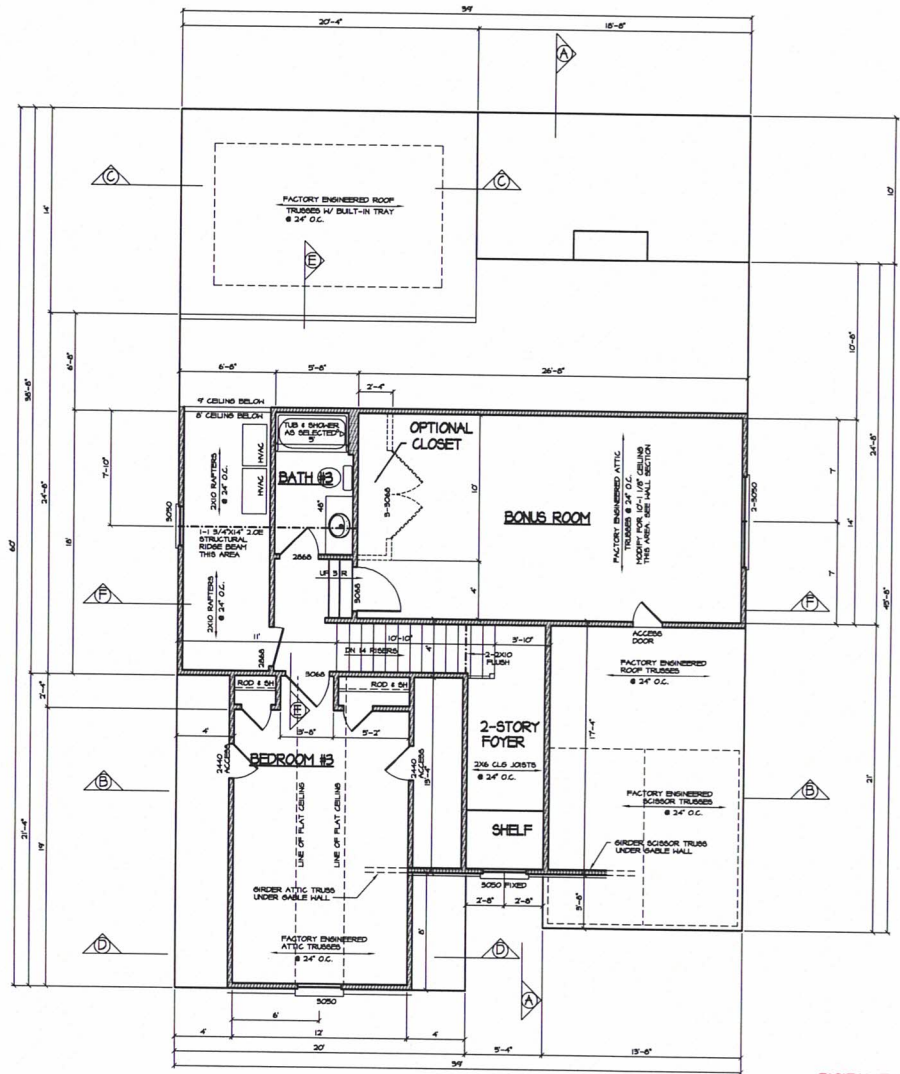
1155 SHAW FERRY LANE
LENOIR CITY, TN 37772

PHONE: (615) 900-9950
EMAIL: gregstiles@shorter.net

DATE: 2/4/2020 PLAN INFO: 8C-3-2375-3

SHEET NO. 1

© 2020

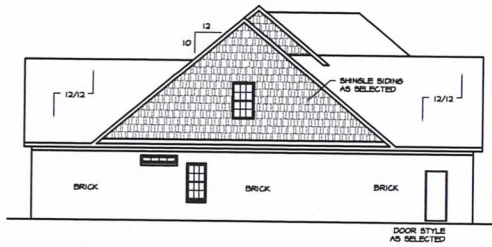


UPPER FLOOR PLAN
1/4" = 1'-0"

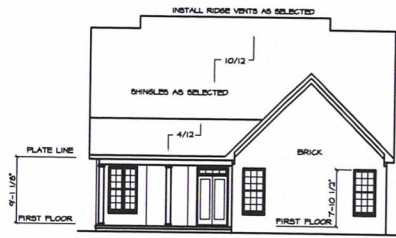
4-SB-22-C
Revised: 5/22/2023

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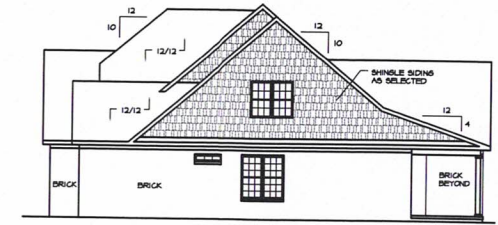
A PLAN FOR:		SHEET NO. 3
BRYAN TESTERMAN JR CONSTRUCTION LOT 33 LOVELL COVE S/D DISTRICT-6 KNOX COUNTY, TENNESSEE		
COPYRIGHT NOTICE THIS DESIGNER RESERVES COPYRIGHT AND OWNERSHIP OF THIS DESIGN. THIS DESIGN IS SOLD TO THE PURCHASER FOR ONE TIME USE ONLY AND MAY NOT BE REPRODUCED, RE-USED, LOANED OR SOLD WITHOUT WRITTEN PERMISSION FROM DESIGNER.		
Greg P Stiles Designs		
1155 SHAW FERRY LANE LENDOR CITY, TN 37772	PHONE: (665) 966-9930 EMAIL: gregstiles@charter.net	
DATE: 2/4/2020	PLAN NO: 8C-3-2375-3	© 2020



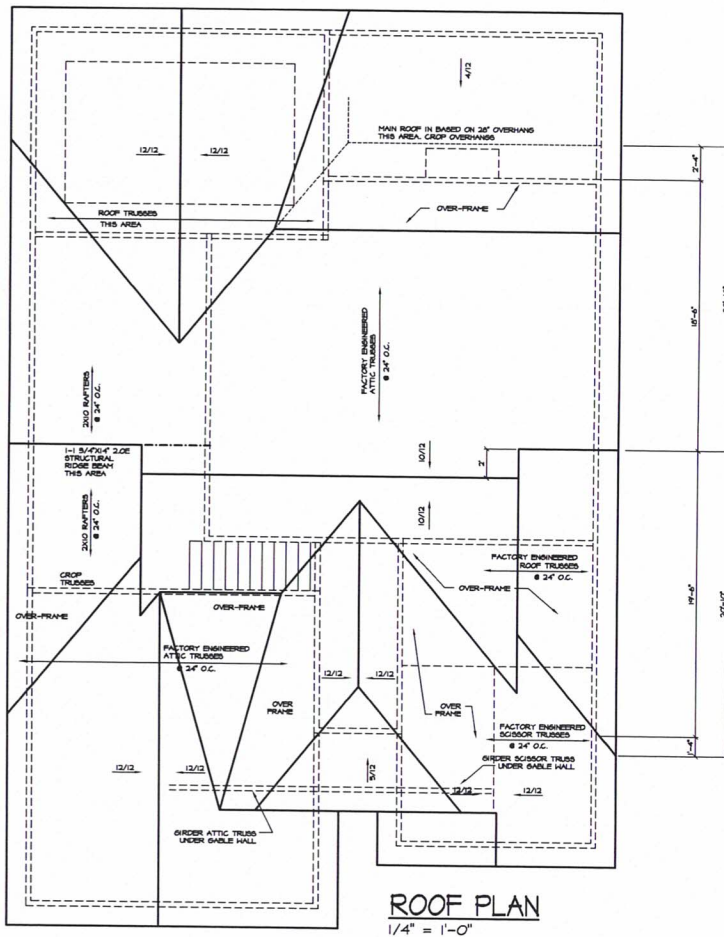
LEFT SIDE ELEVATION
1/8" = 1'-0"



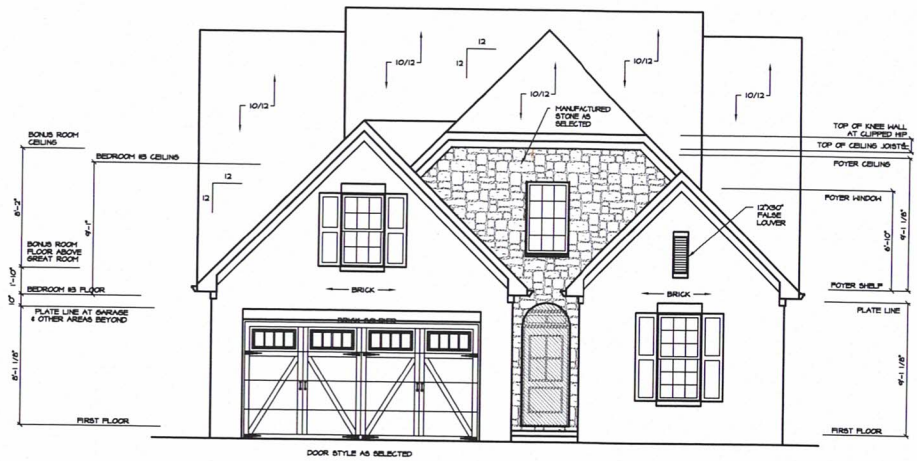
REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



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

4-SB-22-C
Revised: 5/22/2023

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A PLAN FOR:
BRYAN TESTERMAN JR CONSTRUCTION
LOT 33 LOVELL COVE S/D
DISTRICT-6 KNOX COUNTY, TENNESSEE

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Greg P Stiles Designs

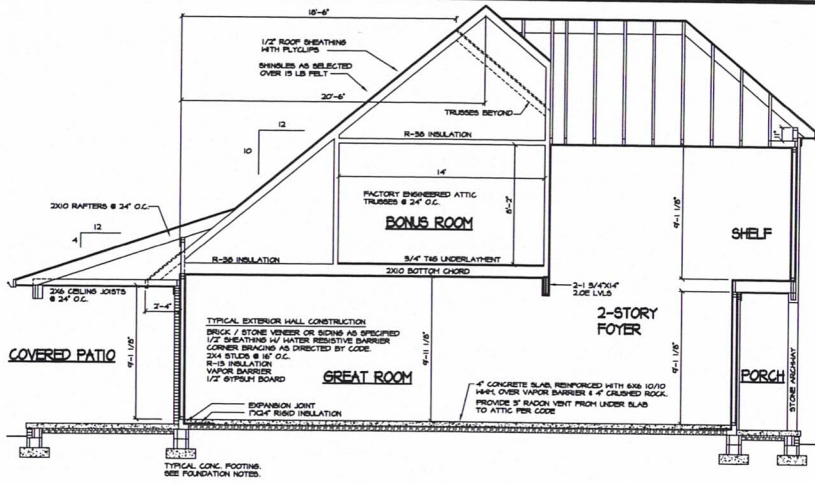
1158 SHAW FERRY LANE
LENDOR CITY, TN 37772
DATE: 2/4/2020

PHONE: (665) 955-9930
EMAIL: gregstilescharter.net

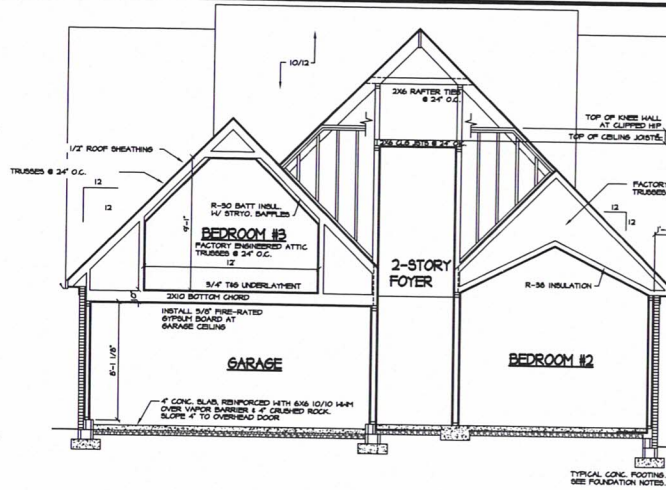
SHEET NO:
4

PLAN INFO:
8C-3-2375-3

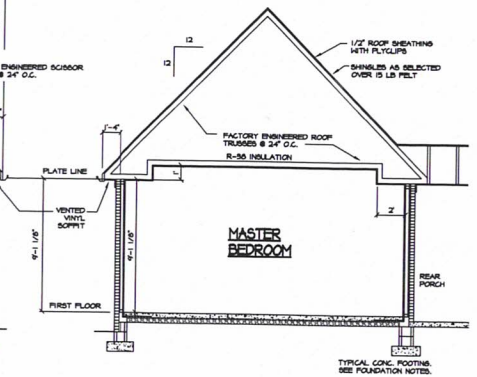
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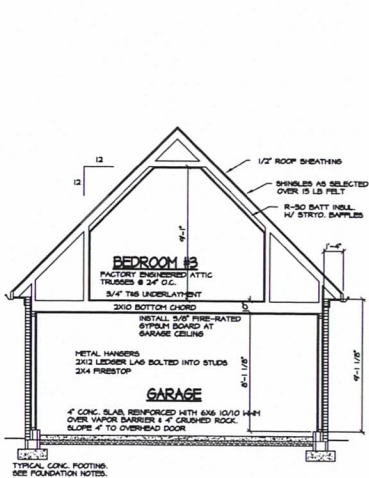
WALL SECTION "A-A"
1/4" = 1'-0"



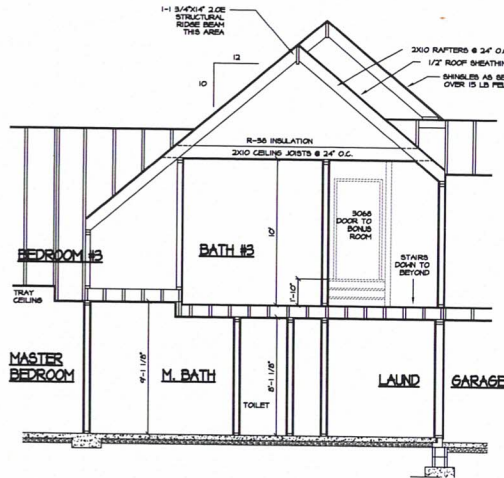
WALL SECTION "B-B"
1/4" = 1'-0"



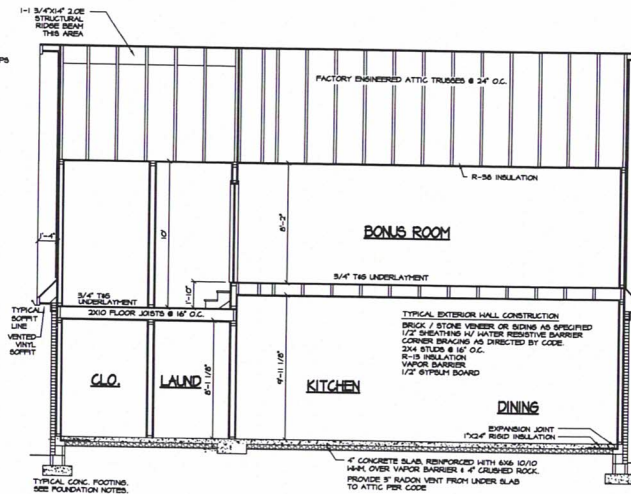
WALL SECTION "C-C"
1/4" = 1'-0"



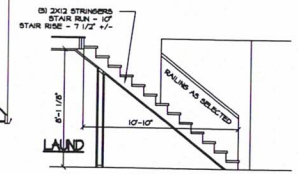
WALL SECTION "D-D"
1/4" = 1'-0"



WALL SECTION "E-E"
1/4" = 1'-0"



WALL SECTION "F-F"
1/4" = 1'-0"



STAIR DETAIL

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Revised: 5/22/2023

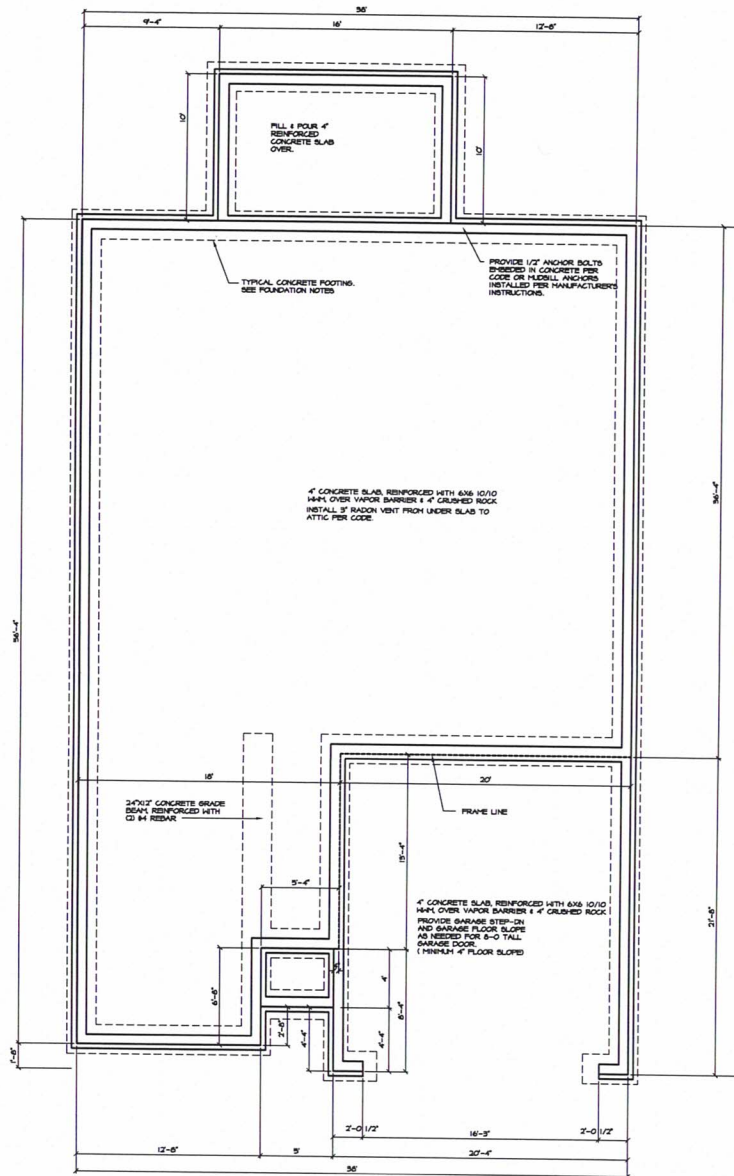
A PLAN FOR:
BRYAN TESTERMAN JR CONSTRUCTION
 LOT 33 LOVELL COVE S/D
 DISTRICT-6 KNOX COUNTY, TENNESSEE

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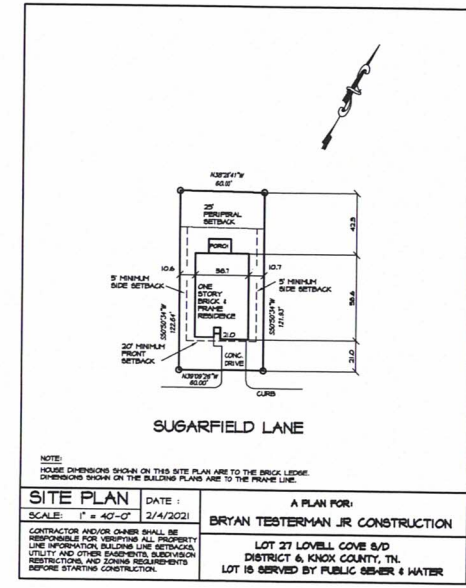
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 LEADOR CITY, TN 37772 EMAIL: gregstiles@charter.net

DATE: 2/4/2020 PLAN INFO: 8C-3-2375-3 © 2020



FOUNDATION PLAN
1/4" = 1'-0"

SEE ALL GENERAL NOTES,
SHEET #2



SITE PLAN
1" = 40'-0"

4-SB-22-C
Revised: 5/22/2023

A PLAN FOR:
BRYAN TESTERMAN JR CONSTRUCTION
 LOT 27 LOVELL COVE S/D
 DISTRICT-6 KNOX COUNTY, TENNESSEE

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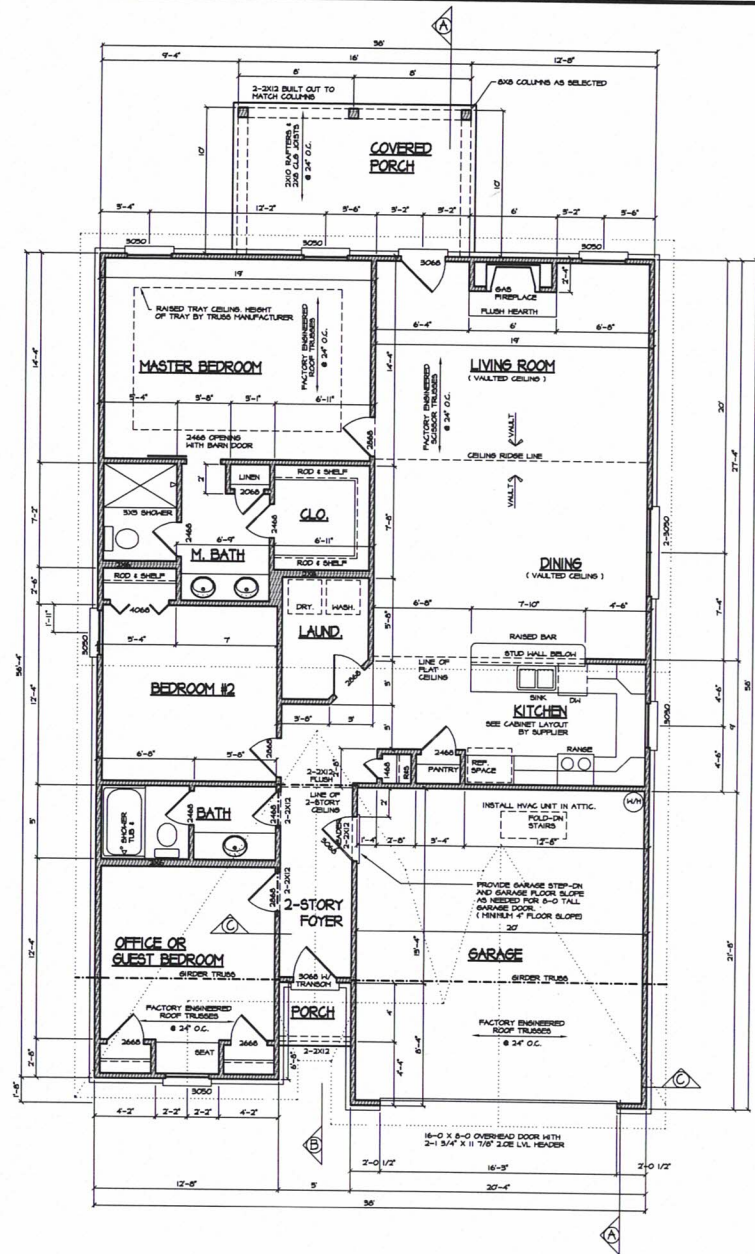
1150 SHAW PERRY LANE PHONE: (660) 966-9990
 KNOX CITY, TN 37712 EMAIL: gregstiles@charter.net

DATE: 2/4/2021 PLAN NO: SR-3-1705-2

SHEET NO: 1

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4-SB-22-C
Revised: 5/22/2023

FLOOR PLAN - 1705 SQ. FT. (HEATED)
1/4" = 1'-0"

FOOTAGE SHOWN WAS CALCULATED FROM FRAME LINE AND DOES NOT INCLUDE BRICK VENEER.

CODE COMPLIANCE
INTERNATIONAL RESIDENTIAL CODE 2018 EDITION.
SOME SPECIFICATIONS ON THESE DRAWINGS MAY TAKE INTO CONSIDERATION CODE AMENDMENTS OF GOVERNING JURISDICTION.
BECAUSE CODES AND AMENDMENTS TO CODES ARE SUBJECT TO CHANGE FROM LOCAL JURISDICTION TO LOCAL JURISDICTION, IT IS THE BUILDERS RESPONSIBILITY TO INSURE COMPLIANCE WITH ALL CURRENT GOVERNING CODES.

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS.
 2. ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.
 3. ALL FOOTINGS TO BE BELOW FROST LINE SEE LOCAL CODES AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING.
 4. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
 5. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
 6. DUE TO A WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FROST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE STRUCTURE.
 7. ALL HOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES WHERE APPLICABLE. STRUCTURAL LUMBER TO BE #2 SYP ROOF HULLUM LUMBER IN CONTACT WITH MASONRY TO BE PRESURE TREATED.
 8. ALL COLLARS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
 9. WINDOWS SHOWN ARE DOUBLE HUNG TYPE. HINDON SIZES SHOWN ARE NOMINAL. SELECTED MANUFACTURER TO PROVIDE ROUGH OPENING SIZES.
 10. ALL PERIMETER / EXTERIOR DIMENSIONS ARE TO FRAME LINE. (OUTSIDE OF WALL SHEATHING)
 11. ALL ELECTRICAL PLACEMENTS TO BE DETERMINED BY BUILDER.
 12. INSTALL FROST PROOF HOSE BIBBS AT LOCATIONS DIRECTED BY BUILDER.
 13. ALL INTERIOR FINISHES INCLUDING FLOORING, DOOR/HANDLING CASING, BASE BOARDS, ETC TO BE SELECTED BY BUILDER.

- GENERAL FRAMING NOTES**
1. EXTERIOR WALLS SHOWN ARE 2X4 STUDS @ 16" O.C. PROVIDE HORIZONTAL BRACING AT 120 HEIGHT OF ALL WALLS.
 2. HEADERS OVER EXTERIOR OPENINGS TO BE 2-2X12 WITH PLYWOOD FLITCH PLATES UNLESS NOTED OTHERWISE.
 3. INTERIOR HALL DIMENSIONS ARE BASED ON 2X4 STUDS UNLESS OTHERWISE NOTED.
 4. FRAMER TO INSTALL DOUBLE FLOOR JOISTS UNDER PARTITIONS IN WALLS. TO THE JOIST DIRECTION. SPREAD WITH 3X BRAGGERS AT PULPING WALLS. APPLIES TO FLOOR JOIST FLOOR SYSTEMS.
 5. HERE FACTORY ENGINEERED FLOOR AND/OR ROOF TRUSSES ARE USED. MANUFACTURER MUST PROVIDE LAYOUT AND SHOP DRAWINGS.
 6. ALL EXTERIOR CORNERS INSIDE AND OUTSIDE CORNERS SHALL BE BRACED WITH 1/2" GUY PLYWOOD. NAILING SCHEDULES SHALL BE AS COMPENS AT 5" O.C. AT ALL EDGES AND 6" CORNERS AT 12" O.C. AT ALL INTERMEDIATE STUDS OR APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS.
 7. ALL COLLARS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAMS OR FOOTING DESIGNED TO CARRY LOAD.
 8. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4'-0" MAXIMUM.
 9. PER VALLEY RAPPERS AND RIDGE BOARD SHALL BE AT A SIZE EQUAL TO OR LARGER THAN THE END OUT OF THE RAFTERS.
 10. ROOF DECKING SHALL BE 1/2" MINIMUM WITH PLYCLIPS.
 11. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.

- GENERAL FOUNDATION NOTES**
ALSO SEE APPLICABLE GENERAL FRAMING NOTES.
1. ALL FOOTINGS TO BE ON FIRM UNDISTURBED SOIL OF NO LESS THAN 3000 psf AND BELOW FROST LINE EXACT SIZE AND REINFORCING MUST BE DETERMINED BY LOCAL SOIL AND SITE CONDITIONS. VERIFY FOOTING DESIGN WITH LOCAL BUILDING OFFICIALS OR LOCAL ENGINEER.
 2. ALL BASEMENT WALLS TO BE POURED CONCRETE REINFORCED FOR BACKFILL AS DETERMINED BY SOIL HALL INSTALLER. GRAVE SPACE FOUNDATION WALLS MAY BE CONSTRUCTED FROM 12" INSIDE OF CELLAR AS SPECIFIED ON PLANS.
 3. FOUNDATION WALL BRACING IS REQUIRED FOR THE TOP OF ALL FOUNDATION WALLS WHERE THE FLOOR STRUCTURE IS PARALLEL TO THE WALL. FOR 2X FLOOR SYSTEMS THE MINIMUM REQUIREMENT FOR BACKFILL IS 2X 2" FOR BACKFILL 4' FEET OR MORE. THE MINIMUM REQUIREMENT IS 2X BLOCCS IN THE FIRST THREE SPACES AT 2' O.C. BLOCCS MUST BE 6-0 2X6 FOR ENGINEERED FLOOR SYSTEMS. SEE LOCAL BUILDING CODES FOR ACCEPTABLE BRACING METHODS.
 4. INSTALL 1/2" ANCHOR BOLTS EMBEDDED IN CONCRETE PER CODE OR METAL ANCHOR STRAPS INSTALLED PER MANUFACTURERS INSTRUCTIONS.
 5. BUILDER TO PROVIDE SOIL TREATMENT FOR TERMITES PROTECTION.
 6. ALL SLAB FOUNDATIONS UNDER LIVING AREAS AND ALL BASEMENT FLOORS TO HAVE 5" RADON VENT INSTALLED FROM UNDER SLABS TO ATTIC PER CODE.
 7. ON GRAVE SPACE DESIGN, BUILDER TO LOCATE ACCESS DOOR AS DETERMINED BY FREED SPACE.
 8. PROVIDE GRAVE SPACE VENTILATION PER CODE OR UNVENTED GRAVE SPACE. CONSTRUCTED PER CODE.

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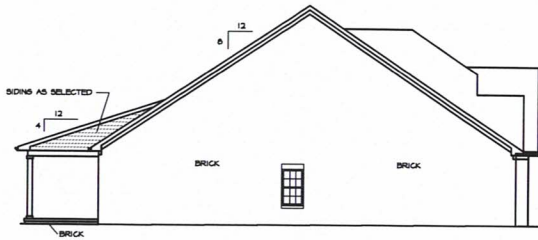
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LOT 27 LOVELL COVE S/D
DISTRICT-6 KNOX COUNTY, TENNESSEE

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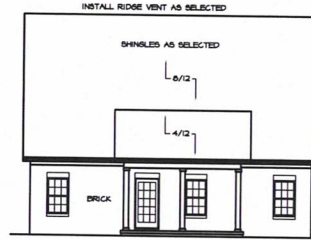
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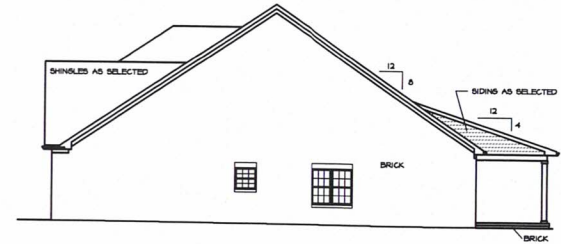
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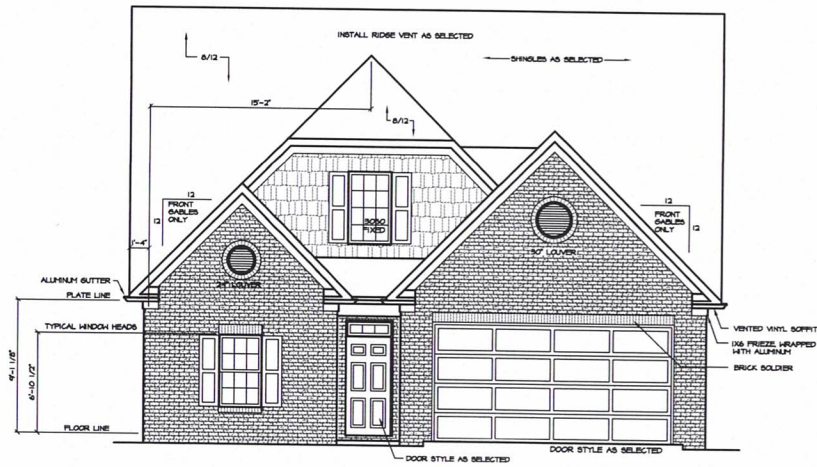
LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



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

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LOT 27 LOVELL COVE S/D
DISTRICT-6 KNOX COUNTY, TENNESSEE

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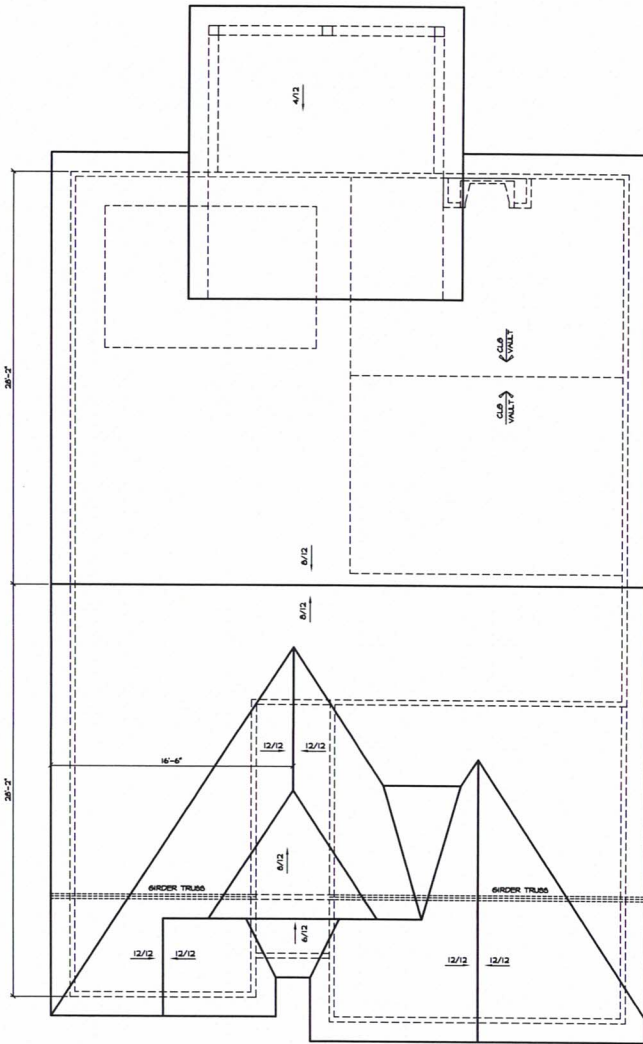
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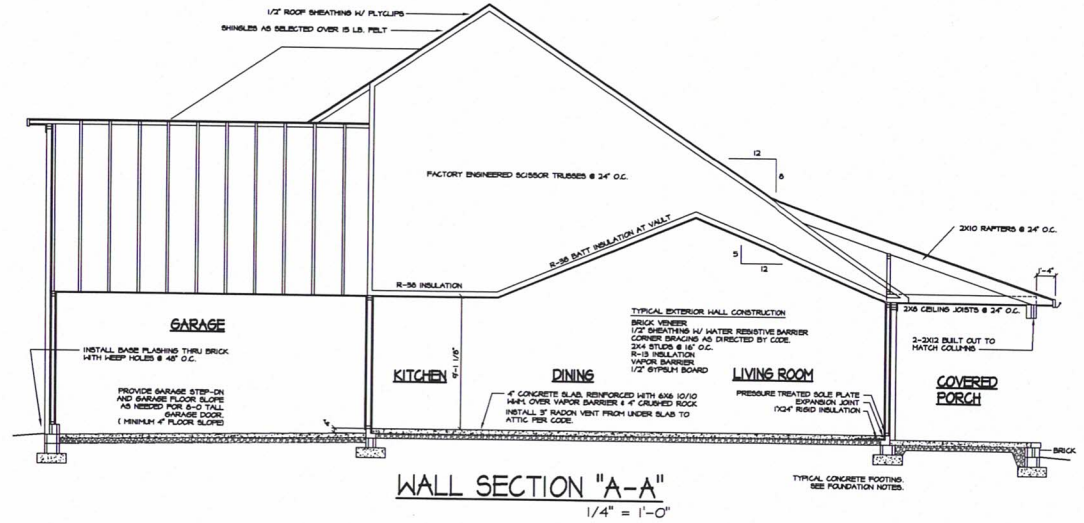
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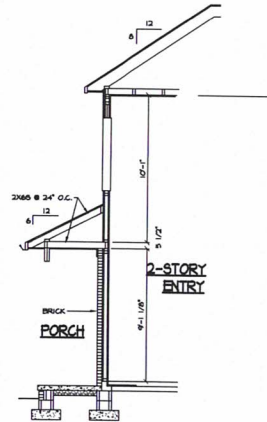
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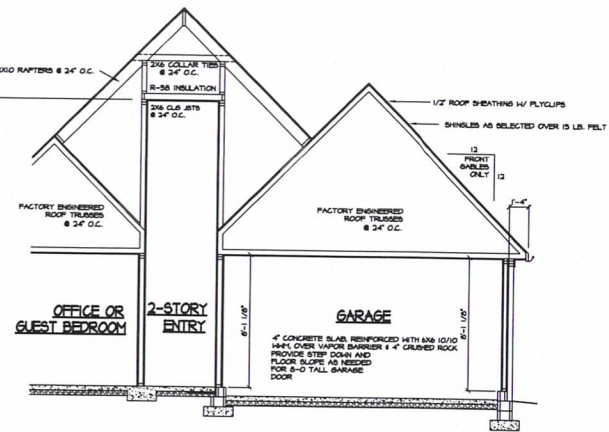
ROOF PLAN
1/4" = 1'-0"



WALL SECTION "A-A"
1/4" = 1'-0"



WALL SECTION "B-B"
1/4" = 1'-0"



WALL SECTION "C-C"
1/4" = 1'-0"

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