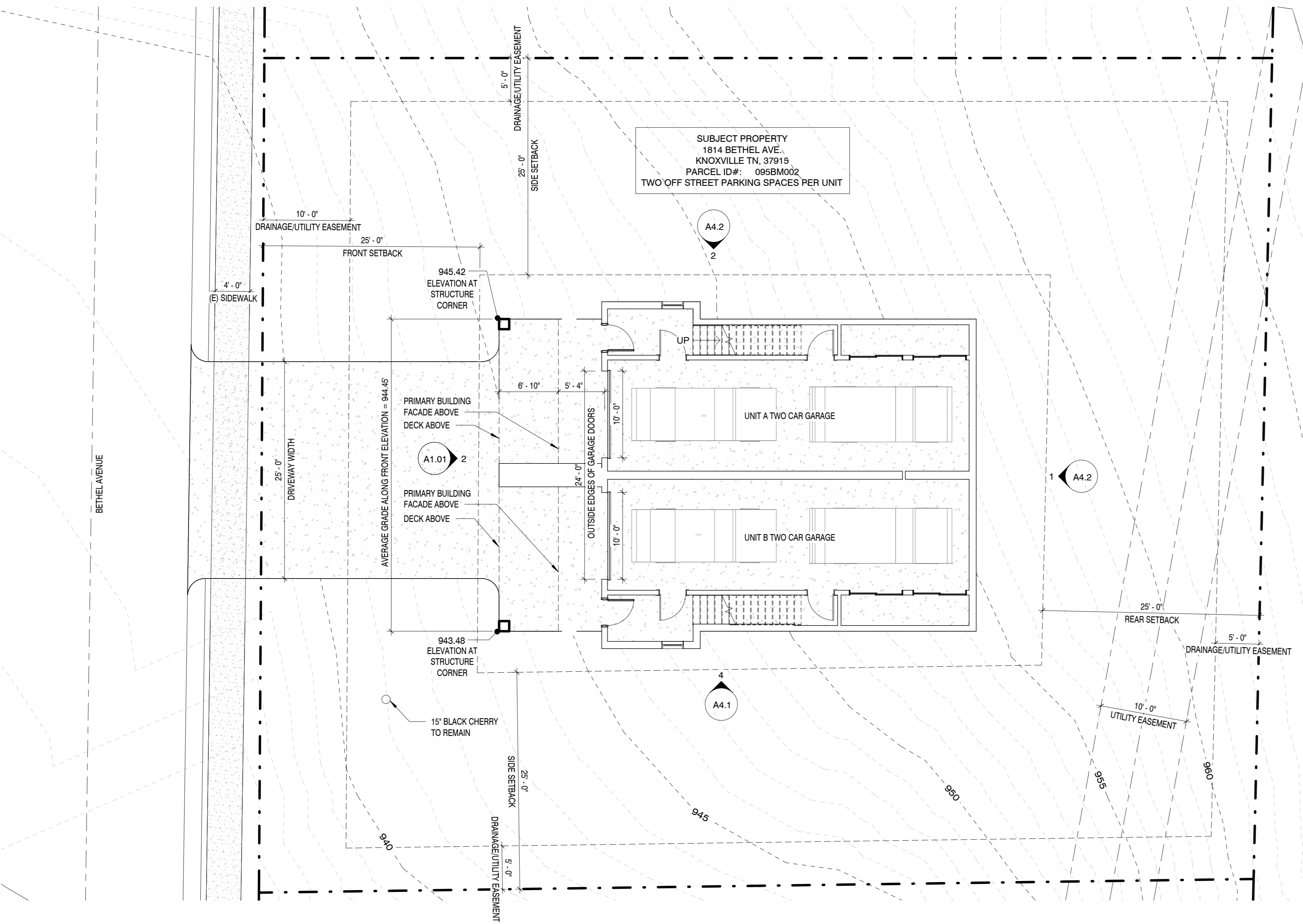


2 FRONT ELEVATION Copy 1  
1/8" = 1'-0"



3 3D VIEW



1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND CONDITIONS OF CONTRACT DOCUMENTS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
2. ALL WORK IS TO CONFORM TO ALL LOCAL BUILDING CODES AS APPLICABLE.
3. DO NOT SCALE DRAWINGS
4. "TYPICAL" MEANS THE REFERENCED DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
5. MEANS AND METHODS - THE ARCHITECT SHALL NEITHER HAVE CONTROL OVER OR CHARGE OF, NOR BE RESPONSIBLE FOR, THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE ARE SOLELY THE RIGHTS AND RESPONSIBILITIES OF THE CONTRACTOR.
6. ENGINEERING - ENGINEERING DRAWINGS AND SPECIFICATIONS ARE NOT PART OF THESE CONSTRUCTION DRAWINGS. THE BUILDER IS RESPONSIBLE FOR OBTAINING ALL ENGINEERED WORK REQUIRED FOR CONSTRUCTION. ARCHITECT ASSUMES NO LIABILITY FOR STRUCTURAL CONNECTIONS, MEMBERS, FASTENERS AND ANY OTHER COMPONENTS REQUIRED IN THE CONSTRUCTION OF THIS PROJECT.
7. GRADING AND LANDSCAPING - ALL REQUIREMENTS AND INFORMATION REGARDING RETAINING WALLS, STEPS, DECKS, TERRACES, AND ANY OTHER LANDSCAPE FEATURE ARE TO BE SPECIFIED BY THE LANDSCAPE ARCHITECT.
8. PENETRATIONS - ALL OPENINGS AND PENETRATIONS THROUGH WALLS, CEILING, AND FLOORS SHALL BE SEALED TO PREVENT SOUND LEAKAGE AND IN ADDITION TO COMPLYING WITH LOCAL GOVERNING BUILDING AND/OR FIRE CODES.
9. CUTTING AND PATCHING - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING, AND FITTING NECESSARY TO ACCOMMODATE THE ENTIRE SCOPE OF WORK.
10. HVAC, PLUMBING, AND ELECTRICAL - CONTRACTOR IS RESPONSIBLE FOR OBTAINING MECHANICAL AND ELECTRICAL CONTRACTORS TO DESIGN AND INSTALL THE MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS IN THEIR ENTIRETY, AND TO FOLLOW ALL LOCAL BUILDING CODES.
11. WINDOWS AND DOORS - BUILDER IS TO SET ALL WINDOW AND DOOR HEADERS RIGHT BELOW TOP PLATES OF WALLS, REGARDLESS OF PROPOSED CEILING HEIGHT. ALL HEADERS ARE TO BE A MINIMUM OF 6" WIDER THAN THE NOTED OPENING.
12. GUTTERS AND DOWNSPOUTS - LOCATIONS SHOWN ON THESE PLANS AND ELEVATIONS ARE FOR REFERENCE ONLY. BUILDER IS TO COORDINATE WITH INSTALLER AND LANDSCAPER FOR UNDERGROUND DRAINAGE LOCATIONS.
13. ROOF VENTS - LOCATE ALL VENTILATORS, PLUMBING VENTS, HVAC VENTS, AND ANY OTHER ROOF PENETRATIONS TO THE REAR FACING SIDE OF THE ROOF. PAINT ALL PIPES, VENTS, VENTILATORS, ETC. TO MATCH THE ROOF.
14. PROVIDE FLEXIBLE THROUGH WALL FLASHING AT ALL WINDOW HEADERS AND SILLS, DOOR HEADERS AND SILLS, AND THROUGH WALL LOCATIONS AT MASONRY WITH WEEDERS.
15. ALL EXTERIOR WALLS AND ALL INTERIOR BEARING WALLS ARE TO BE 2X6 WOOD STUDS.
16. PROVIDE SOUND BATT INSULATION IN ALL BATHROOM AND BEDROOM WALLS.
17. PROVIDE AND INSTALL ALL APPLIANCES, EQUIPMENT, AND FIXTURES AS APPROVED BY THE OWNER.
18. ALL COLORS AND FINISHES ARE TO BE APPROVED BY THE OWNER.
19. PROVIDE WATER AND MOLD RESISTANT GYP. BO. AT ALL WET LOCATIONS.
20. EXTERIOR HOLLOW METAL DOORS ARE TO BE INSULATED.
21. ALL WINDOWS IN BEDROOMS SHALL MEET MINIMUM EGRESS REQUIREMENTS PER THE MOST CURRENT BUILDING CODE.

OPAQUE THERMAL ENVELOPE REQUIREMENTS

- MINIMUM THERMAL REQUIREMENTS
- R-49 ATTICS AND OTHER ROOFS
  - R-20 WOOD FRAMED WALLS ABOVE GRADE
  - R-10 CRAWL SPACE WALLS
  - R-30 FLOOR JOIST OVER CRAWL SPACE
  - U-0.35 OPAQUE DOORS
  - U-0.40 GLAZING
  - U-0.55 SKYLIGHTS
1. ALL UNHEATED SLABS ON GRADE ARE TO HAVE R-10 RIGID PERIMETER INSULATION FULL HEIGHT OF FOUNDATION WALL AND 24" MINIMUM VERTICALLY BELOW SLAB.
  2. PROVIDE 15-MIL POLY VAPOR BARRIER UNDER ALL SLABS ON GRADE AND IN ALL CRAWL SPACES.
  3. ALL HVAC DUCTS ARE TO BE INSULATED
  4. ALL REFRIGERANT LINES ARE TO BE INSULATED.
  5. ALL HOT WATER PIPES ARE TO BE INSULATED.

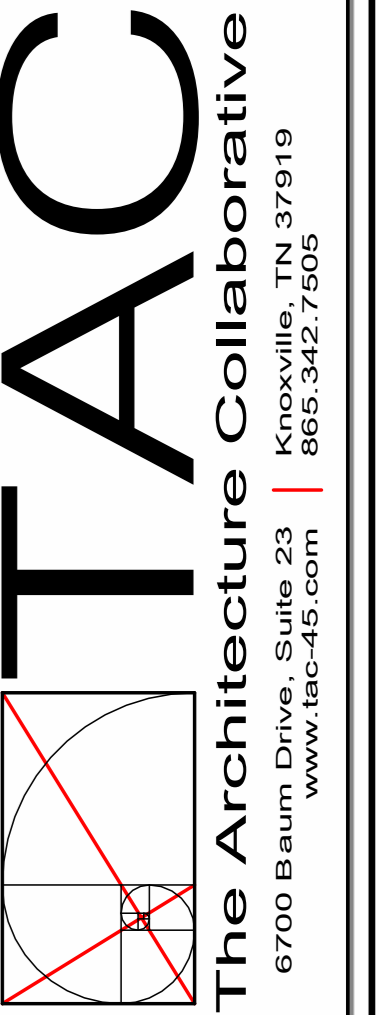
PROJECT INFO

1. CONTRACTOR IS TO BUILD TO THE MOST CURRENT ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE AND ABIDE BY ALL LOCAL BUILDING AND ZONING CODES AND ORDINANCES.
  2. THESE PLANS ARE ARCHITECTURAL DESIGN PLANS AND NOT ENGINEERED STRUCTURAL DRAWINGS. IF REQUIRED BY THE JURISDICTION HAVING AUTHORITY THE CONTRACTOR SHALL OBTAIN ENGINEERED PLANS FOR ALL RETAINING WALLS, FOOTINGS, FLOOR AND ROOF TRUSSES, DECK FRAMING, AND OTHER STRUCTURAL ELEMENTS.
- CONDITIONED SPACE
- 120 sf - FIRST FLOOR (60 sf PER UNIT)
  - 1,480 sf - SECOND FLOOR (740 sf PER UNIT)
  - 1,770 sf - THIRD FLOOR (885 sf PER UNIT)
- 3,370 sf - TOTAL CONDITIONED SPACE (1,675 sf PER UNIT)
- 1,000 sf - UNCONDITIONED DECK (500 sf PER UNIT)
  - 1,300 sf - UNCONDITIONED GARAGE (650 sf PER UNIT)

BUILDING COVERAGE CALCULATIONS:

LOT SQUARE FOOTAGE =	11,016 SF
MAX ALLOWABLE BUILDING COVERAGE = 11,016 SF X 0.3 =	3,305 SF
MAX ALLOWABLE IMPERVIOUS SURFACE = 11,016 SF X 0.4 =	4,406 SF
BUILDING FOOTPRINT =	2,025 SF
IMPERVIOUS SURFACE COVERAGE =	3,098 SF

9-C-24-SU  
8.16.2024



A NEW DEVELOPMENT FOR:  
**1814 BETHEL AVE.**  
1814 BETHEL AVE., KNOXVILLE TN, 37915 #9-C-24-SU

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

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