

File #

10-B-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

| APPLICANT INFORMATION | APPLICANT IS: | THIS PROPOSAL PERTAINS TO: |
|---------------------------------------|---|---|
| Name Matthew Ford | Owner <input checked="" type="checkbox"/> | New Structure <input checked="" type="checkbox"/> |
| Street Address 6723 Ridgerock Ln | Contractor <input type="checkbox"/> | Modification of Existing Structure <input type="checkbox"/> |
| City, State, Zip Knoxville, Tn, 37909 | Tenant <input type="checkbox"/> | Off Street Parking <input type="checkbox"/> |
| Phone Number 865-223-9879 | Other <input type="checkbox"/> | Signage <input type="checkbox"/> |
| Email matt@mauto.com | | Other <input type="checkbox"/> |

THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
 Extension of Non-Conforming Use/or Structure
 Appeal of Administrative Official's Decision
 Map Interpretation

PROPERTY INFORMATION

Street Address 6723 Ridgerock Ln City, State, Zip Knoxville, Tn, 37909
 See KGIS.org for Parcel # 106MB015 and Zoning District Northwest City

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

Zoning Article 10.3.A.6 Accessory Structures, Lot Coverage.

This article indicates a max allowable structure for 1 acre or more of 1100sf. My proposed plans are for a 3200sf garage and my property is 3 acres. My need for a garage of this size is to store a personal classic car collection which is currently being stored at my business.

Describe hardship conditions that apply to this variance.

Future planning to rent or sell my business will leave me with nowhere to store my car collection.

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Matthew Ford

Digitally signed by Matthew Ford
Date: 2020.09.11 10:15:12 -04'00'

DATE 9-11-2020

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BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

Is a plat required? Yes No

Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Increase the maximum building coverage for an accessory structure on a lot of one acre or more in size from 1,100 square feet to 3,200 square feet for detached garage (Article 10.3.A.6).
2. Increase the maximum building coverage for two accessory structures totaling 3,550 square feet to exceed the building coverage of the primary (single-family dwelling) that is 2,600 square feet (Article 10.3.A.6).

PROJECT INFORMATION

Date Filed 9-21-2020

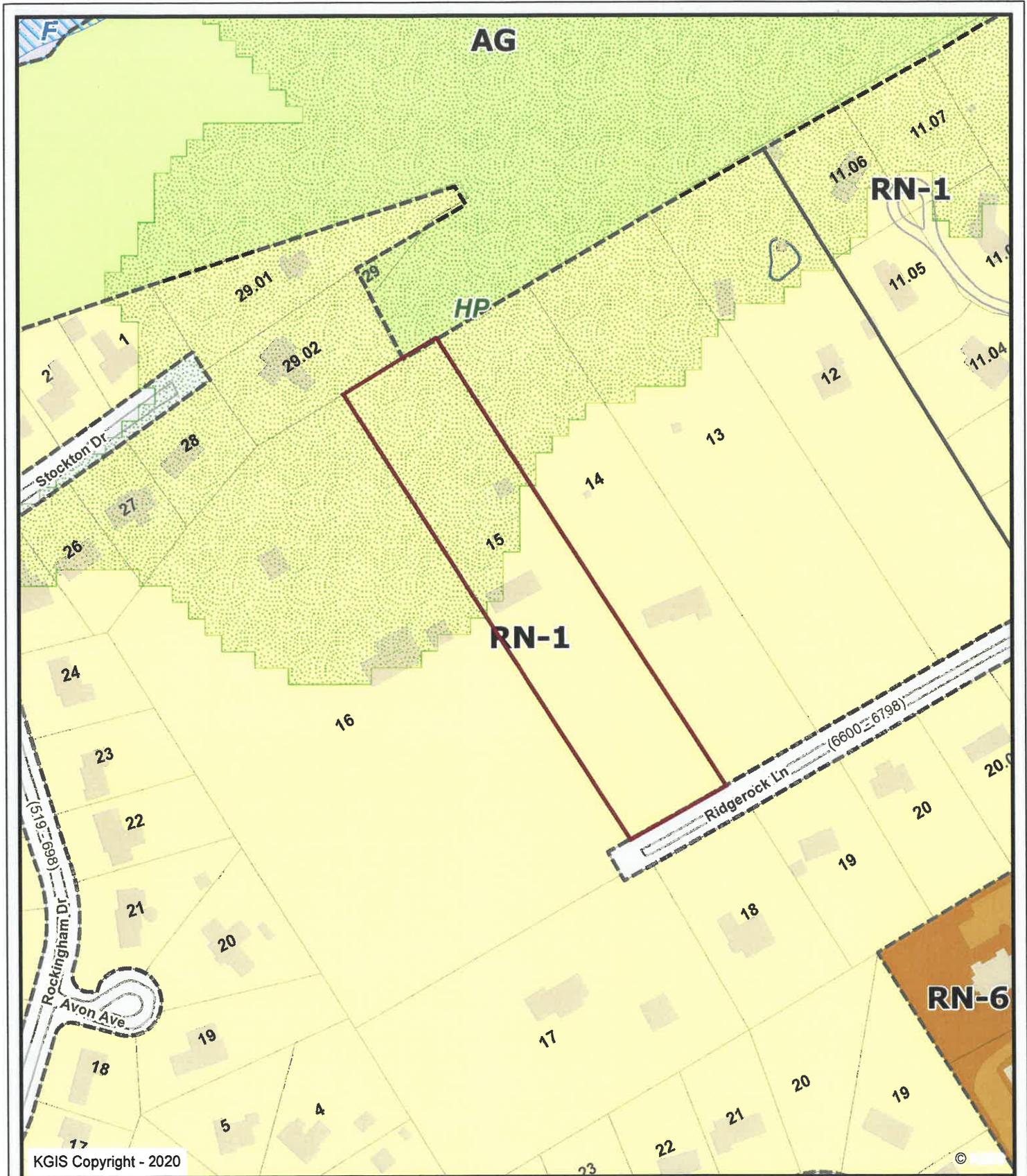
Fee Amount \$250

Council District 2

BZA Meeting Date 10-15-2020

PLANS REVIEWER Bryan Berry

DATE 9-21-2020



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6723 Ridgerock Lane

10-B-20-VA

Matthew Ford

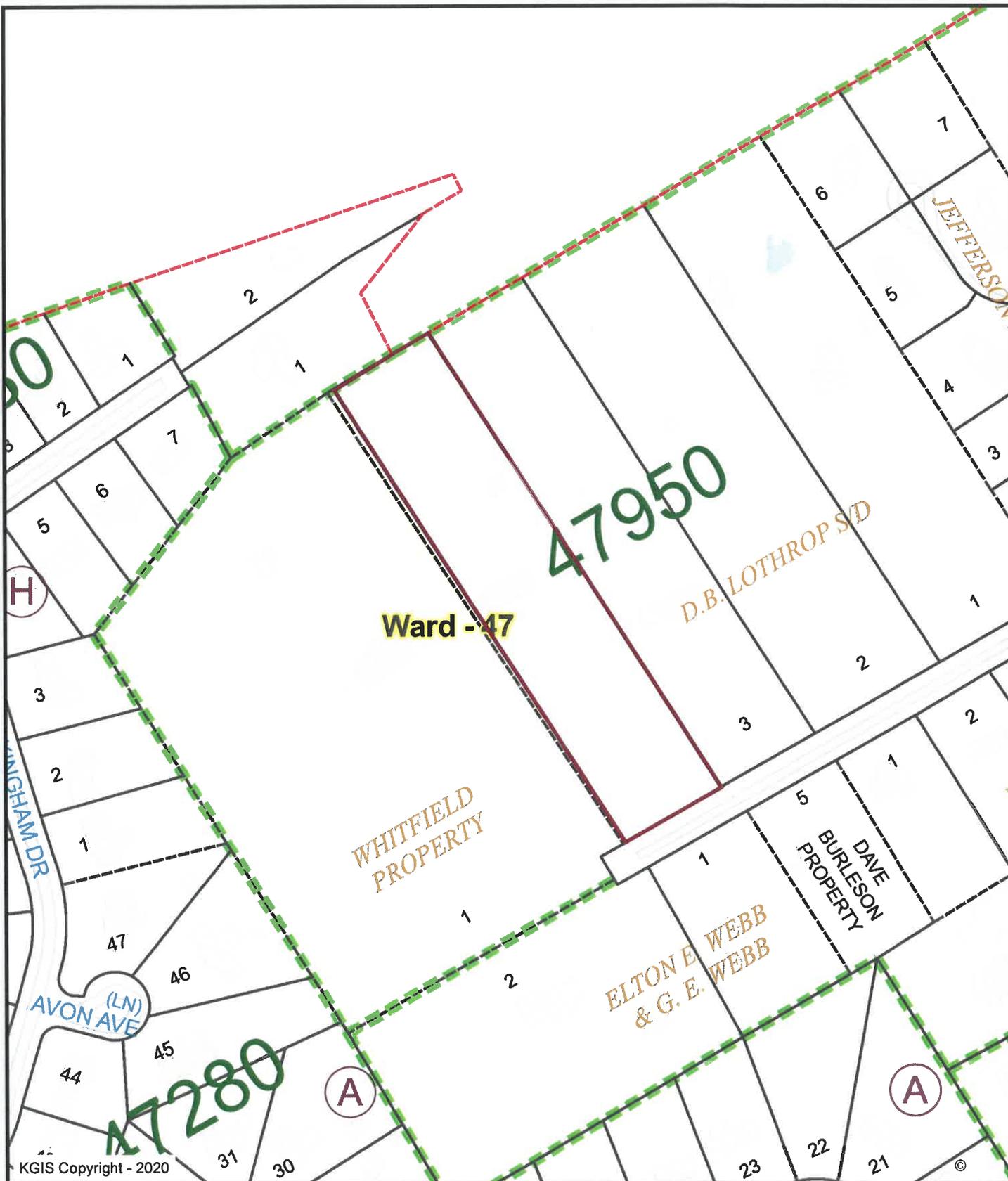
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6723 Ridgerock Lane

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Matthew Ford

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6723 Ridgerock Lane

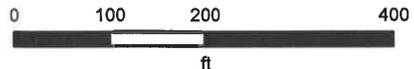
10-B-20-VA

Matthew Ford

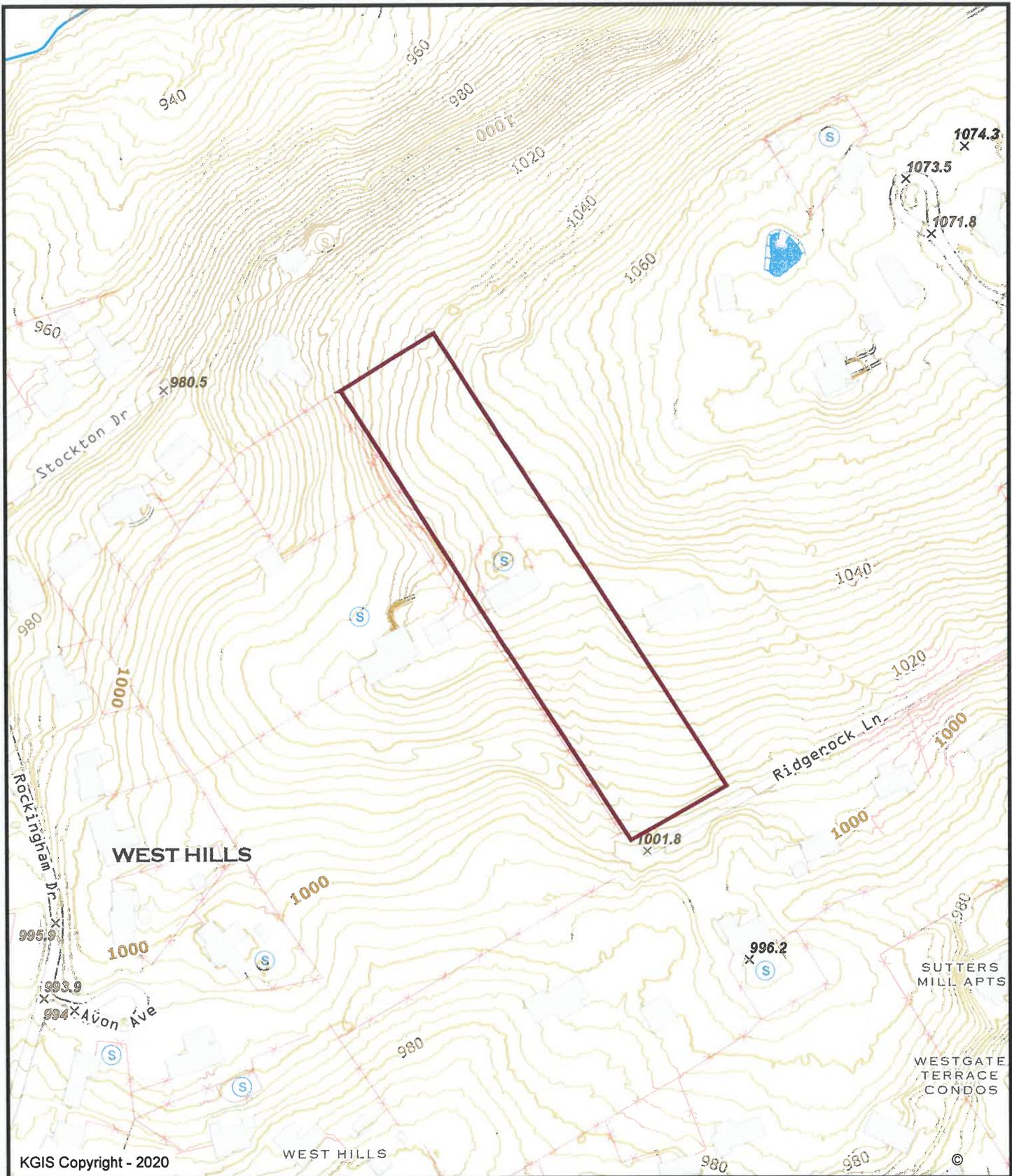
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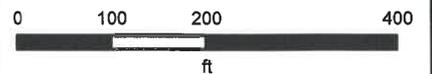
6723 Ridgerock Lane

10-B-20-VA
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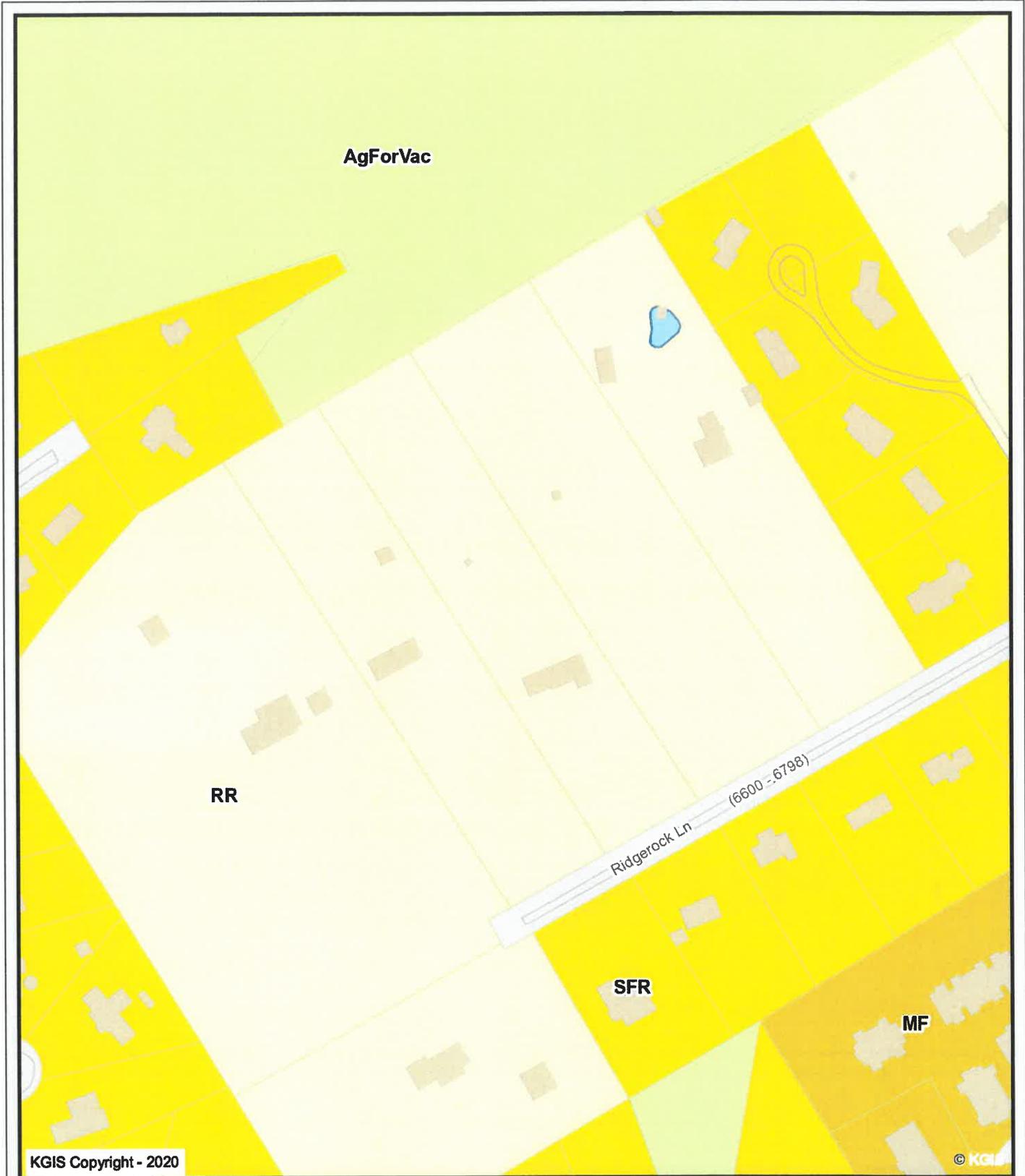
Board members,

6723 Ridgerock Ln has no neighborhood restrictions and very large home parcels which is uncommon for the West Hills area. This one area is much more like a rural setting dropped directly into the middle of the city. The property on the left side of my property is 9 acres and the property to the right is 3 acres and these closest neighbors who would be impacted the most are in favor of the project. The proposed build site sits at the top of the hill mostly out of view from the street and neighbors. Our single street neighborhood is very tight knit and I have discussed my need for this new garage with many of my neighbors with no objections.

I agree with article 10.3.A.6 in regard to a maximum accessory structure of 1100sf per acre but unfortunately this article limits everything to 1100sf per 1 acre or more. I believe 1100sf per acre is not an unreasonable request which would allow 3300sf total for which I will be under with my 3200sf plans. I hope that taking into consideration the unusually large size of the properties on Ridgerock Ln and my need for storage of a personal car collection you will reconsider the Square Footage limitations I am faced with.

Thank you for your consideration,

Matt Ford

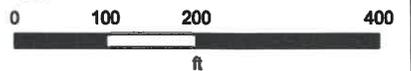


Letter Portrait

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Letter Portrait

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10-B-20-VA



10-B-20-VA

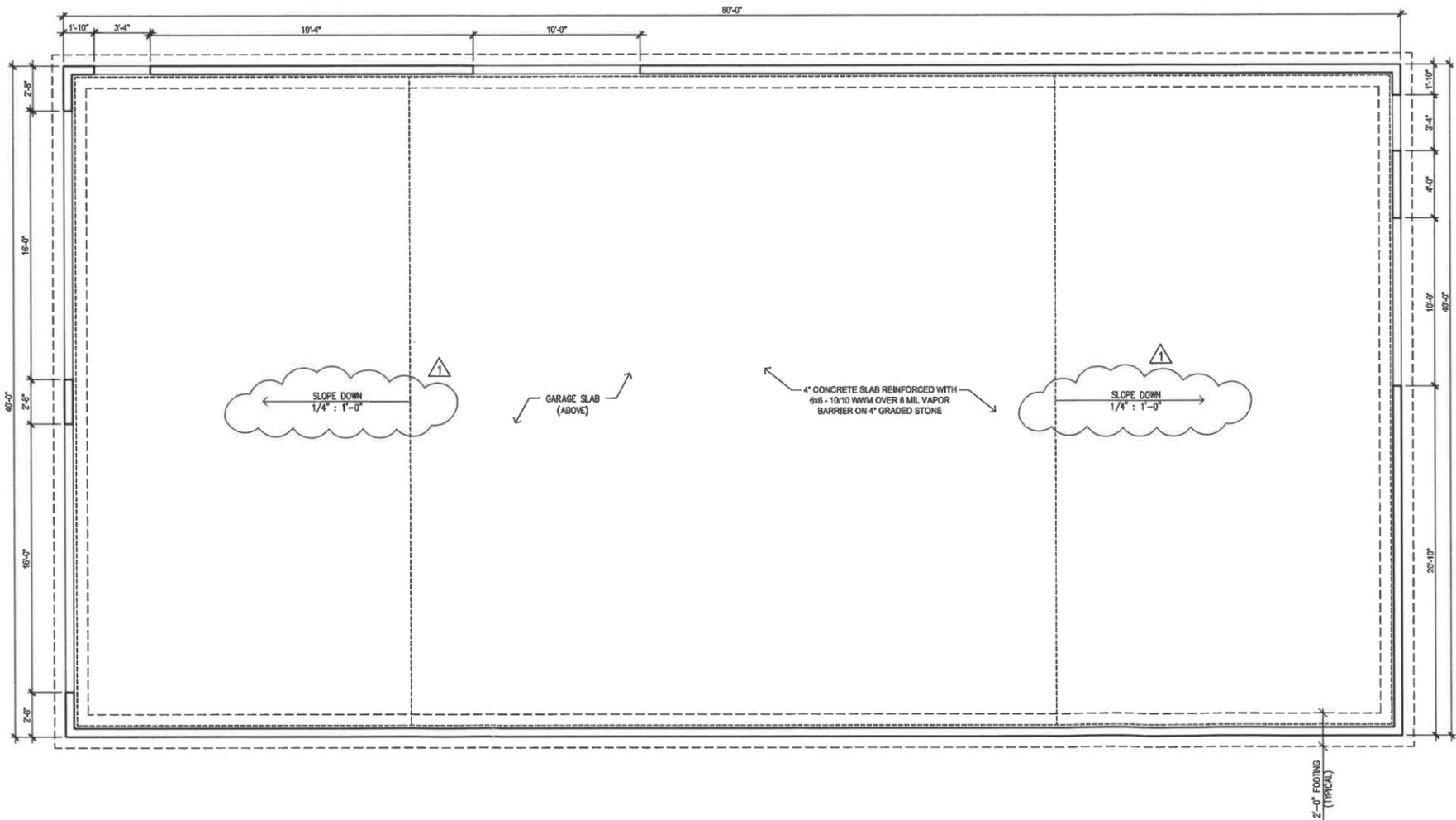


10-B-20-VA

FN: Foundation Notes

- FN1** GENERAL CONTRACTOR TO INSPECT THE JOB SITE & EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR TO COMMUNICATE TO THE OWNER AND/OR ARCHITECT ANY CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN BY A LICENSED STRUCTURAL ENGINEER.
- FN2** GENERAL CONTRACTOR TO REVIEW PLANS, ELEVATIONS, & DETAILS FOR DIMENSION OF FINISHED FLOOR ABOVE TYPICAL GRADE. GENERAL CONTRACTOR TO COMMUNICATE TO THE ARCHITECT ANY SITE CONDITIONS THAT REQUIRE MODIFICATIONS TO DIMENSIONS INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS.
- FN3** GENERAL CONTRACTOR TO REVIEW THE FOUNDATION PLAN TO MEET LOCAL CODES & SOIL CONDITIONS.
- FN4** ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL TO OUTSIDE FACE OF BLOCK OR CONCRETE WALL, & TO CENTERLINE OF BLOCK PIERS, UNLESS OTHERWISE NOTED.
- FN5** ALL CONCRETE TO BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN NINETY (90) MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION & RE-HANDLING.
- FN6** PROVIDE PERFORATED DRAINS IN GEO-SOCK FROM FOUNDATION TO GRADE.
- FN7** GENERAL CONTRACTOR TO COORDINATE WITH A LICENSED, BONDED INSTALLER TO PROVIDE TERMITE TREATMENT WHICH COMPLIES WITH ALL LOCAL BUILDING CODES.
- FN8** DIMENSION FROM CRAWL SPACE SOIL SURFACE TO BOTTOM OF FLOOR JOISTS TO BE 24" MINIMUM. PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.
- FN9** GENERAL CONTRACTOR TO REVIEW ALL FINISH FLOOR MATERIALS. ALL FINISH FLOORS TO BE INSTALLED ARE TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST THE FOUNDATION AS REQUIRED TO ENSURE THAT ALL FLOORS ARE FLUSH.
- Foundation Steel Notes**
- FN10** ALL STRUCTURAL STEEL SHALL BE OF DOMESTIC MANUFACTURING CONFORMING TO ASTM A-36 & STANDARD AISC SPECIFICATIONS.
- FN11** REINFORCING STEEL SHALL BE OF NEW BILLET HIGH-STRENGTH STEEL OF DOMESTIC MANUFACTURING CONFORMING TO THE LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE C.R.S.I. UNLESS NOTED OTHERWISE, AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODE, MANUAL OF STANDARD PRACTICE, & THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
- FN12** REINFORCING SHALL HAVE 3" COVER IN FOOTINGS, & 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.
- FN13** REINFORCING BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP MESH 12" AT SPLICES. LAP STEM WALL BARS (32 BAR DIAMETERS) AT SPLICES, MINIMUM.
- FN14** AT OUTSIDE CORNERS OF CONCRETE FOOTINGS & STEM WALLS PROVIDE #4 x 4'-0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT.
- FN15** ALL WELDING TO BE PER "CODE FOR ARC & GAS WELDING IN BUILDING CONSTRUCTION", LATEST EDITION, & PER AWS D1.1 STRUCTURAL WELDING CODE, SECTION 2.207, BY AMERICAN WELDING SOCIETY.
- FN16** PROVIDE 5/8"x7/8"x7/8" WELD PLATE FOR BEARING STEEL BEAM IN CMU WALL WITH ONE 3/8"x5" H.S. ANCHOR STUD.
- FN17** PROVIDE 3/8" STIFFENER PLATE ON EACH SIDE OF BEAM AT THE BEARING PLATE.
- Concrete Footing Notes**
- FN18** ALL FOOTINGS TO REST ON UNDISTURBED OR COMPACTED SOIL OR GRAVEL WITH A MINIMUM BEARING CAPACITY OF 2000 LBS. PER SQ. FT. EXCAVATE SOFT SOILS WHERE NECESSARY & FILL WITH 3,000 PSI CONCRETE. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
- FN19** GENERAL CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
- FN20** (A) TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTURE OF WALL FOOTING & COLUMN FOOTING;
(B) WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING;
(C) BOTTOM OF FOOTING OF HIGHER FOOTING TO BE TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1-VERTICAL TO 2-HORIZONTAL.
- FN21** CONCRETE IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER, & SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION & FOR A PERIOD NOT LESS THAN 5 DAYS THEREAFTER.
- FN22** ALL FOOTINGS SHALL BE CENTERED UNDER WALL OR COLUMN, UNLESS OTHERWISE NOTED ON PLANS.
- FN23** FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES & CONTINENT COMPACTION, WHICHEVER IS MORE RESTRICTIVE.

- Foundation CMU Notes**
- FN24** FROST PROTECTION:
ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION, & SHALL NOT BE CONSTRUCTED BELOW 28 DEGREES F ON RISING TEMPERATURES, OR BELOW 36 DEGREES F.
- FN25** BONDING:
MASONRY WALLS & PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS:
- BY LAYING AT LEAST 50% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 8" UPON THE UNIT BELOW;
- THEY MAY BE ANCHORED WITH NOT LESS THAN 3/8" CORROSION-RESISTANT METAL WIRE TIES OF JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 24";
- OR BY OTHER EQUIVALENT APPROVED ANCHORAGE.
- FN26** BEARING:
BEAM, GIRDER, & OTHER CONCENTRATED LOADS SHALL BE PROVIDED WITH A BEARING OF SOLID MASONRY, OR HOLLOW-UNIT MASONRY FILLED SOLID WITH MINIMUM 2,500 PSI COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER.
- FN27** ANY CMU BASEMENT AND/OR FOUNDATION WALL WITH MORE THAN 3'-0" OF EARTH AGAINST IT, TO BE REINFORCED WITH #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.
- FN28** ALL CMU WALLS MORE THAN SIX COURSES IN HEIGHT, TO BE REINFORCED WITH TRUSS-TYPE WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" O.C., & #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.
- FN29** TIE ALL CMU WALLS TO CONCRETE FOOTINGS AT EACH VERTICAL REBAR, OR AT 48" O.C., & AT EACH CORNER, & ON BOTH SIDES OF OPENINGS.
- FN30** PROVIDE CONTINUOUS BOND BEAM AT TOP OF CMU WALLS. FILL WITH STRUCTURAL GROUT OR CONCRETE, COVERING ONE CONTINUOUS #4 REBAR. PROVIDE A BOND BEAM LINTEL OVER EACH OPENING IN CMU WALL, BEARING 16" ON EACH SIDE.
- FN31** REINFORCE OPENINGS IN CMU WALLS WITH ONE #4 REBAR IN ONE GROUT-FILLED CELL-COLUMN ON EACH SIDE OF OPENING, CONTINUOUS FROM CONCRETE FOOTING, THROUGH LINTEL, TO BOND BEAM AT TOP OF WALL.
- FN32** REINFORCE CORNERS OF CMU STRUCTURES WITH ONE #4 REBAR IN EACH OF THREE ADJACENT, GROUT-FILLED CELL-COLUMNS AT CORNERS, CONTINUOUS FROM CONCRETE FOOTING TO BOND BEAM AT TOP OF WALL.
- FN33** OVERLAP ALL REBAR SPLICES 24" MINIMUM. COVERAGE OF ALL REBAR TO BE 3" MINIMUM.
- FN34** ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAM-PROOFED & WATERPROOFED AS REQUIRED BY I.R.C., SECTION R406.
- Concrete Slab Notes**
- FN35** UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE TO BE 3500 P.S.I. CONCRETE (28 DAY COMPRESSIVE STRENGTH) ON 4" SAND OR GRAVEL FILL. MIN. INTERIOR SLABS TO BE PLACED ON 6mil STABILIZED POLYETHYLENE VAPOR BARRIER.
- FN36** (A) CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4", THICKENED TO 8" AT LOAD-BEARING WALLS;
(B) SLAB SPAN: 6'-0" TO 7'-0";
(C) TYPE OF REINFORCEMENT: 6#6-10/10 W/M;
(D) PROVIDE PRE-MOLDED JOINT FILLER EXPANSION JOINTS AT PERIMETER OF EACH SLAB.
- FN37** PATIOS & PORCHES TO BE 3,500 PSI, AIR-ENTRAINED, & SLOPED 1/8" PER 1'-0" IN DIRECTION INDICATED ON THE FOUNDATION PLAN.
- FN38** GARAGE SLABS TO BE 3,500 PSI, AIR-ENTRAINED, & SLOPED 1/8" PER 1'-0" TOWARD EXTERIOR GARAGE DOOR OPENINGS.
- FN39** WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN BASEMENTS, CONTRACTION JOINTS AT APPROXIMATELY 20'-0" INTERVALS SHOULD BE PROVIDED. CONTRACTION JOINTS SHOULD BE PROVIDED AT PARTITIONS.
- FN40** PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- FN41** PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS.
- Foundation Anchorage**
- FN42** WALL SILL PLATES (MIN. 2x4 MEMBER, PRESSURE TREATED) SHALL BE SIZED & ANCHORED TO FOUNDATION WALLS OR PIERS & AT INTERMEDIATE INTERVALS AS REQUIRED TO RESIST WIND UPLIFT.
- FN43** ALL ANCHOR BOLTS TO BE ASTM GRADE 36, MIN. 3/4" DIAMETER WITH 3"x3"x1/2" WASHER PLATE. THESE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 15" IN UNIT MASONRY, & 8" IN POURED CONCRETE. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER SECTION OF PLATE, & ANCHOR BOLTS SHALL BE PLACED WITHIN 12" OF EACH END OF EACH PLATE SECTION, WITH INTERMEDIATE BOLTS SPACED AT 42" O.C. MAXIMUM.
- FN44** ANCHOR BOLTS, WASHER PLATES, & NUTS TO BE HOT-DIPPED GALVANIZED.
- FN45** PROVIDE ANCHOR BOLTS ON EACH SIDE OF GARAGE DOORS TO MEET WIND BRACING R403.1.6.



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

1
A100



A Detached Garage for:
FORD RESIDENCE
6723 RIDGEROCK LANE, KNOXVILLE, TN 37909

| MARK | DATE | ISSUE FOR: |
|------|----------|---------------|
| 1 | 05/09/20 | CODE COMMENTS |

DRAWN: RS
FOUNDATION PLAN

A100
PROJECT: 20096

10-B-20-VA

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FN28 ALL CMU WALLS MORE THAN SIX COURSES IN HEIGHT, TO BE REINFORCED WITH TRUSS-TYPE WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" O.C., & #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.

FN29 TIE ALL CMU WALLS TO CONCRETE FOOTINGS AT EACH VERTICAL REBAR, OR AT 48" O.C., & AT EACH CORNER, & ON BOTH SIDES OF OPENINGS.

FN30 PROVIDE CONTINUOUS BOND BEAM AT TOP OF CMU WALLS. FILL WITH STRUCTURAL GROUT OR CONCRETE, COVERING ONE CONTINUOUS #4 REBAR. PROVIDE A BOND BEAM LINTEL OVER EACH OPENING IN CMU WALL, BEARING 16" ON EACH SIDE.

FN31 REINFORCE OPENINGS IN CMU WALLS WITH ONE #4 REBAR IN ONE GROUT-FILLED CELL-COLUMN ON EACH SIDE OF OPENING, CONTINUOUS FROM CONCRETE FOOTING, THROUGH LINTEL, TO BOND BEAM AT TOP OF WALL.

FN32 REINFORCE CORNERS OF CMU STRUCTURES WITH ONE #4 REBAR IN EACH OF THREE ADJACENT, GROUT-FILLED CELL-COLUMNS AT CORNERS, CONTINUOUS FROM CONCRETE FOOTING TO BOND BEAM AT TOP OF WALL.

FN33 OVERLAP ALL REBAR SPLICES 24" MINIMUM. COVERAGE OF ALL REBAR TO BE 3" MINIMUM.

FN34 ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAM-PROOFED & WATERPROOFED AS REQUIRED BY I.R.C., SECTION R406.

Concrete Slab Notes

FN35 UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE TO BE 3500 P.S.I. CONCRETE (28 DAY COMPRESSIVE STRENGTH) ON 4" SAND OR GRAVEL FILL MIN. INTERIOR SLABS TO BE PLACED ON 6mil STABILIZED POLYETHYLENE VAPOR BARRIER.

FN36 (A) CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4", THICKENED TO 8" AT LOAD-BEARING WALLS.
(B) SLAB SPAN: 6'-0" TO 7'-0";
(C) TYPE OF REINFORCEMENT: 6x6-10/10 W/M;
(D) PROVIDE PRE-MOLDED JOINT FILLER EXPANSION JOINTS AT PERIMETER OF EACH SLAB.

FN37 PATIOS & PORCHES TO BE 3,500 PSI, AIR-ENTRAINED, & SLOPED 1/8" PER 1'-0" IN DIRECTION INDICATED ON THE FOUNDATION PLAN.

FN38 GARAGE SLABS TO BE 3,500 PSI, AIR-ENTRAINED, & SLOPED 1/8" PER 1'-0" TOWARD EXTERIOR GARAGE DOOR OPENINGS.

FN39 WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN BASEMENTS, CONTRACTION JOINTS AT APPROXIMATELY 20'-0" INTERVALS SHOULD BE PROVIDED. CONTRACTION JOINTS SHOULD BE PROVIDED AT PARTITIONS.

FN40 PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.

FN41 PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS.

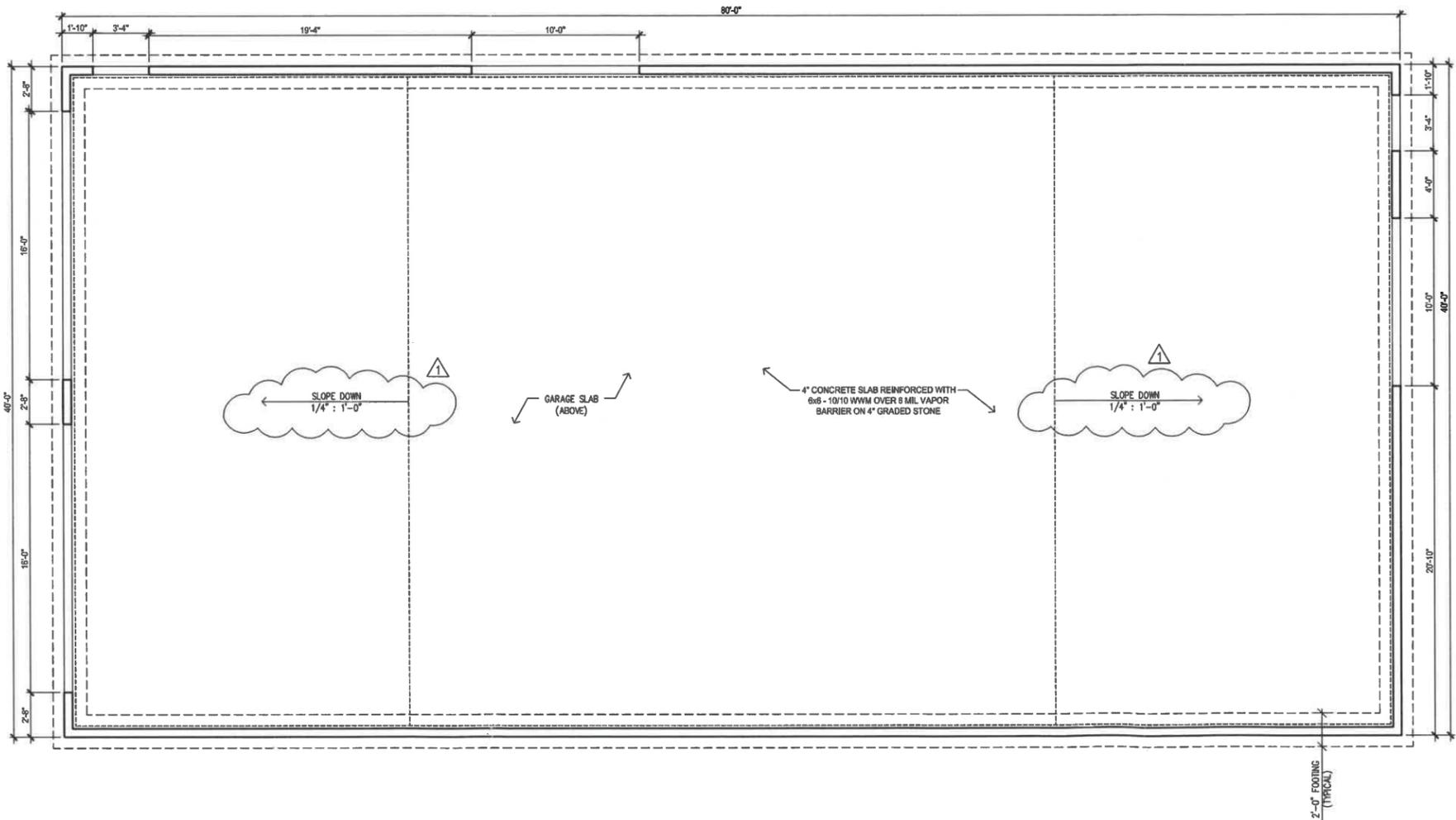
Foundation Anchorage

FN42 WALL SILL PLATES (MIN. 2x4 MEMBER, PRESSURE TREATED) SHALL BE SIZED & ANCHORED TO FOUNDATION WALLS OR PIERS & AT INTERMEDIATE INTERVALS AS REQUIRED TO RESIST WIND UPLIFT.

FN43 ALL ANCHOR BOLTS TO BE ASTM GRADE 36, MIN. 3/8" DIAMETER WITH 3"x3"x1/2" WASHER PLATE. THESE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 15" IN UNIT MASONRY, & 8" IN POURED CONCRETE. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER SECTION OF PLATE, & ANCHOR BOLTS SHALL BE PLACED WITHIN 12" OF EACH END OF EACH PLATE SECTION, WITH INTERMEDIATE BOLTS SPACED AT 42" O.C. MAXIMUM.

FN44 ANCHOR BOLTS, WASHER PLATES, & NUTS TO BE HOT-DIPPED GALVANIZED.

FN45 PROVIDE ANCHOR BOLTS ON EACH SIDE OF GARAGE DOORS TO MEET WIND BRACING R403.1.6.



FOUNDATION PLAN

1
A100

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



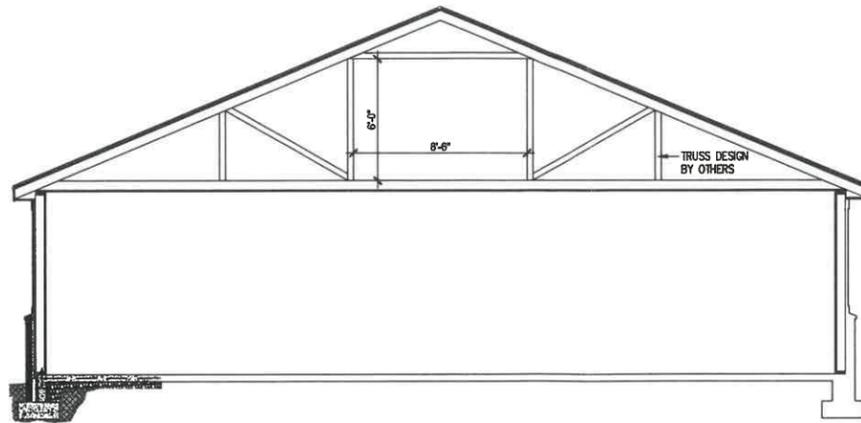
A Detached Garage for:
FORD RESIDENCE
6723 RIDGEROCK LANE, KNOXVILLE, TN 37909

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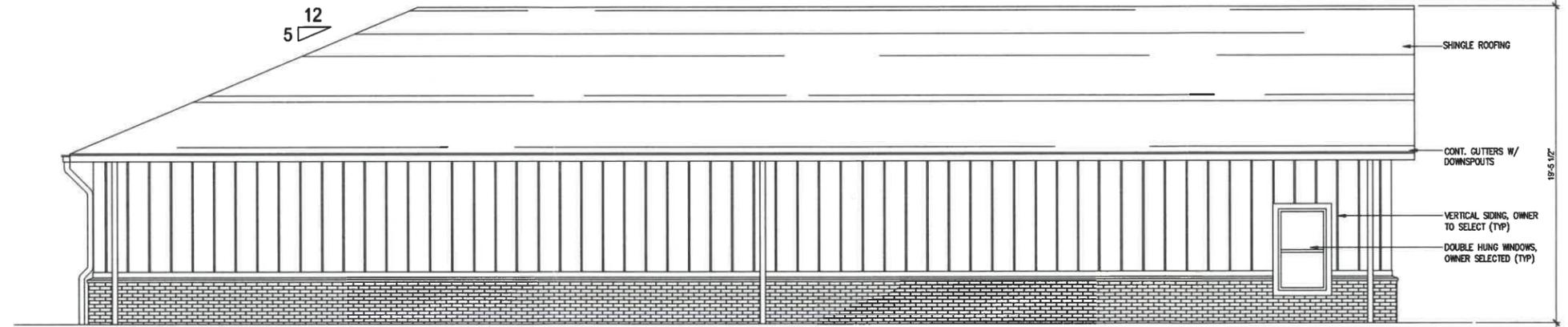
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FOUNDATION PLAN

A100
PROJECT: 20096

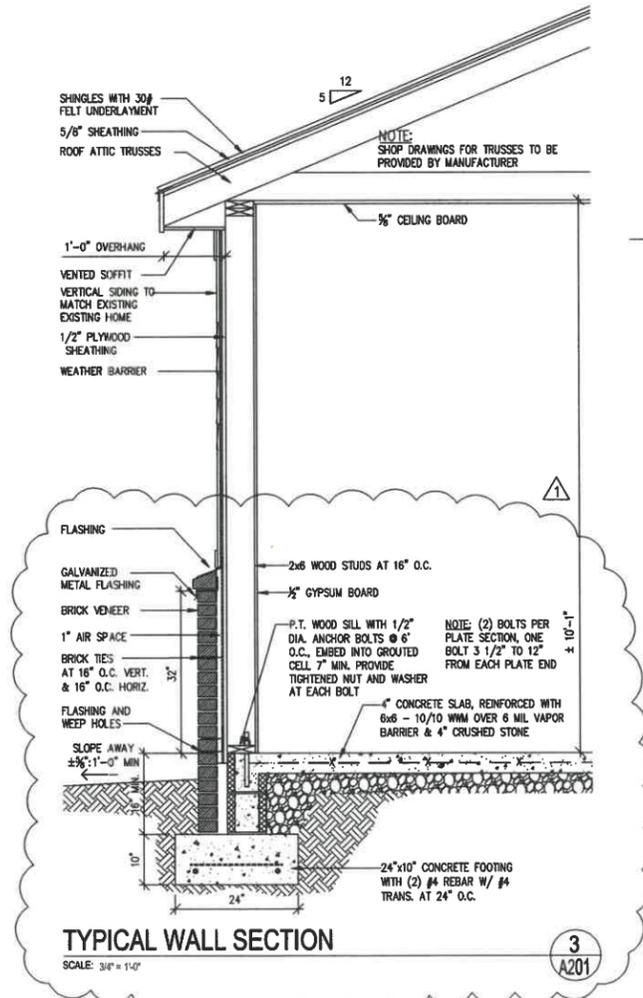
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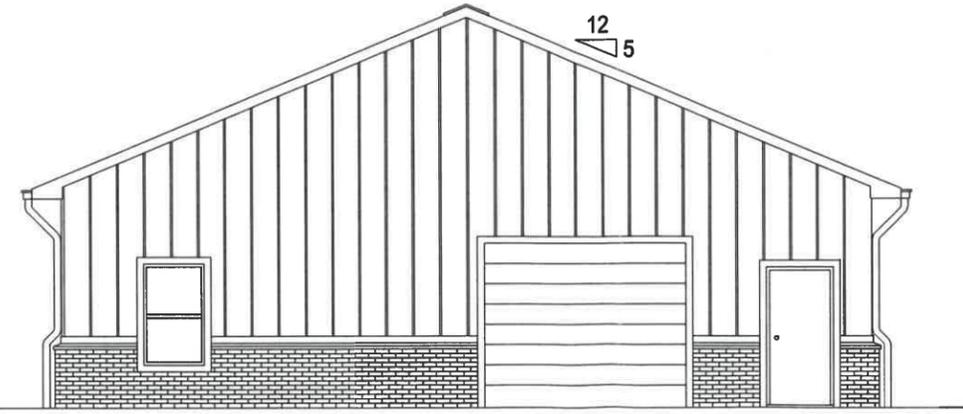
BUILDING SECTION
 SCALE: 1/4" = 1'-0"
 3
 A201



EAST ELEVATION
 SCALE: 1/4" = 1'-0"
 2
 A201



TYPICAL WALL SECTION
 SCALE: 3/4" = 1'-0"
 3
 A201



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 1
 A201

E: Elevation Notes

E1 EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, & PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.

E2 GENERAL CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION & ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION, & PRIME & PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.

E3 ALL PLUMBING & MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING & MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL & PVC VENTS & PENETRATIONS TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR. (VERIFY WITH OWNER)

E4 GENERAL CONTRACTOR TO LOCATE UTILITY METERS AWAY FROM ANY PROMINENT VIEW. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.

E5 GUTTERS & DOWNSPOUTS ARE NOT INCLUDED ON THE ELEVATION DRAWINGS. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADES, & LOCATE DOWNSPOUTS TOWARDS FRONT & REAR OF HOUSE, BASED ON TOPOGRAPHIC CONDITIONS, TO ALLOW POSITIVE DRAINAGE AWAY FROM THE HOUSE. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN OWNER APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS & DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE; OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.

E6 PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, & GUTTER GUARDS ON ALL GUTTERS.

**A Detached Garage for:
 FORD RESIDENCE**
 6723 RIDGEROCK LANE, KNOXVILLE, TN 37909

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DRAWN: RS
 EXTERIOR ELEVATIONS

10-B-20-VA

OWNER

Matthew Ford
6723 Ridgerock Lane
Knoxville, Tennessee 37909
PHONE: (865) 223-9897

ARCHITECT

oysk3 Architects
1545 Western Avenue, Suite 100
Knoxville, Tennessee 37921
CONTACT: Cara Knapp
PHONE: (865) 523-8200
FAX: (865) 523-8266
E-MAIL: cara@oysk3architects.com

Detached Garage for Ford Residence

6723 Ridgerock Lane
Knoxville, TN 37909

DRAWING INDEX

| | |
|------|--------------------------------------|
| G001 | Project Information |
| G002 | Specifications and Notes |
| A100 | Foundation Plan |
| A101 | Site Layout and Floor Plan |
| A201 | Exterior Elevations |
| A202 | Exterior Elevations and Wall Section |



ABBREVIATIONS

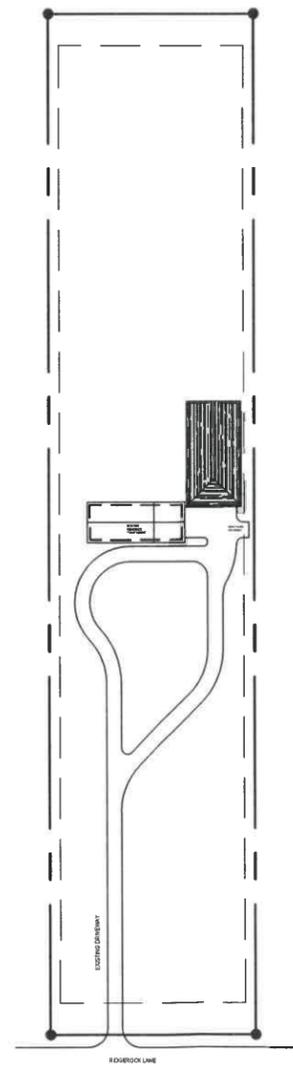
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|--------|---|---------|----------------------------------|
| AB | ANCHOR BOLT | INSUL | INSULATION |
| A/C | AIR CONDITIONING | INT | INTERIOR |
| ACT | ACOUSTICAL CEILING TILE | JST | JOIST |
| AFF | ABOVE FINISHED FLOOR | MAX | MAXIMUM |
| ALUM | ALUMINUM | MECH | MECHANICAL |
| ANCH | ANCHOR | MIN | MINIMUM |
| BD | BOARD | MO | MASONRY OPENING |
| BM | BEAM | MRGB | MOISTURE RESISTANT GYP BD |
| C TO C | CENTER TO CENTER | MTL | METAL |
| CPT | CARPET | OC | ON CENTER |
| CJ | CONSTRUCTION JOINT | PBO | PROVIDED BY OWNER |
| CMU | CONCRETE MASONRY UNIT | PL | PLATE |
| COL | COLUMN | PRE-ENG | PRE-ENGINEERED |
| CONC | CONCRETE | PLAM | PLASTIC LAMINATE |
| CONSTR | CONSTRUCTION | PLYWD | PLYWOOD |
| CONT | CONTINUOUS | PS | FILL STATION |
| CONTR | CONTRACTOR | PT | PRESSURE TREATED OR PAINT |
| CT | CERAMIC TILE | PTD | PAINTED |
| DET | DETAIL | PVC | POLYVINYL CHLORIDE PIPE |
| DF | DRINKING FOUNTAIN | RESIL | RESILIENT |
| DS | DOWN SPOUT | RET | RETAINING |
| DWG | DRAWING | SHT | SHEET |
| EA | EACH | STL | STEEL |
| EL | ELEVATION | TEMP | TEMPERATURE |
| EPS | EXPANDED POLYSTYRENE | T & G | TONGUE AND GROOVE |
| EQUIP | EQUIPMENT | TOC | TOP OF CONCRETE |
| EWI | ELECTRIC WATER HEATER | TOF | TOP OF FOOTING |
| EXP | EXPANSION OR EXPOSED | TOS | TOP OF STEEL |
| EXT | EXTERIOR OR EXISTING | TOW | TOP OF WALL |
| EXIST | EXISTING | TPH | TOILET PAPER HOLDER |
| FF | FINISH FLOOR/FINISH FACE | TYP | TYPICAL |
| FE | FIRE EXTINGUISHER | VCT | VINYL COMPOSITE TILE FLOORING |
| FEC | FIRE EXTINGUISHER CABINET | VB | VINYL BASE |
| FG | FIBERGLASS | w/ | WITH |
| FHC | FIRE HOSE CABINET | WC | WATER CLOSET |
| FLASH | FLASHING | WD | WOOD |
| FRP | FIBER-REINFORCED PLASTIC | WOOD | WOOD |
| GA | GAUGE | XPS | 32 DEGREES, 4 MINUTES, 8 SECONDS |
| GB | GRAB BAR | Ø | DIAMETER |
| GYP BD | GYP SUM BOARD | ∅ | AT |
| HOW | HARDWOOD | ∅ | AND |
| HT | HIGH OR HEIGHT | ∅ | ANGLE |
| HVAC | HEATING, VENTILATION & AIR CONDITIONING | ? | CENTER LINE |

GENERAL NOTES

- G1 SCOPE OF WORK: Renovation of existing tenant space.
- G2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS, & COVENANTS:
• 2018 edition of the Residential Building Code
- G3 READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS. DO NOT "SCALE" FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.
- G4 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS BEFORE BEGINNING CONSTRUCTION; ANY DISCREPANCIES MUST BE REPORTED TO oysk3 architects FOR JUSTIFICATION AND/OR CORRECTION; CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.
- G5 CONTRACTOR SHALL FIELD-VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS; I.e., GRADES, ELEVATIONS, UTILITY LOCATIONS & INVERTS, OTHER EXISTING CONDITIONS, ETC.
- G6 ALL FOOTINGS MUST REST ON UNDISTURBED OR SUITABLE, COMPACTED SUBSOIL.
- G7 MANUFACTURED TRUSSES, BEAMS, & OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE; STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.

SITE PLAN NOTES

- SP1 BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM G.I.S. MAPS, & OTHER DOCUMENTS PROVIDED BY THE OWNER.
- SP2 ALL LANDSCAPE, PARKING, AND SIDEWALKS ARE EXISTING.
- SP3 ALL GROUND DISTURBED BY CONSTRUCTION SHALL BE REPAIRED/REPLACED WITH TOPSOIL; THIS SHALL BE GRADED, RAKED, SEED, MULCHED, & WATERED PER SPECIFICATIONS, UNLESS OTHER LANDSCAPING IS INDICATED.
- SP4 EXISTING BUILDING CONNECTIONS TO BE COORDINATED WITH LOCAL UTILITY.
- SP5 IN ALL AREAS, PROVIDE POSITIVE DRAINAGE; SLOPE GRADE AWAY FROM BUILDINGS; MAINTAIN & EXTEND EXISTING SWALES; PROVIDE FRENCH DRAIN TO GRADE WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE DRAINAGE.



1 Site Layout
G001 SCALE: ± 1/8" = 1'-0"



A Detached Garage for:
FORD RESIDENCE
6723 RIDGEROCK LANE, KNOXVILLE, TN 37909

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DRAWN: RS
SITE LAYOUT

G001

PROJECT: 20096

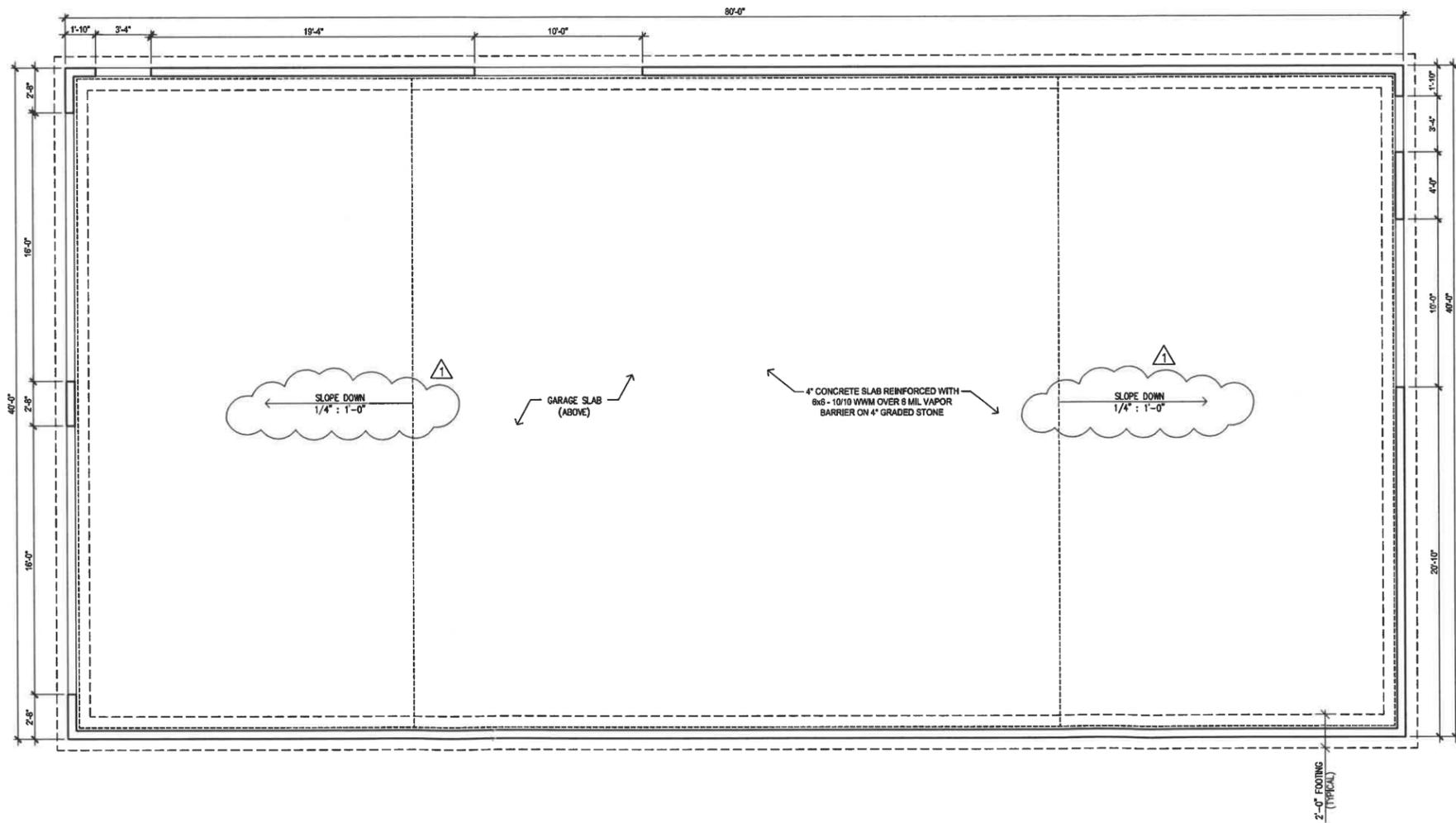
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FN: Foundation Notes

- FN1** GENERAL CONTRACTOR TO INSPECT THE JOB SITE & EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR TO COMMUNICATE TO THE OWNER AND/OR ARCHITECT ANY CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN BY A LICENSED STRUCTURAL ENGINEER.
- FN2** GENERAL CONTRACTOR TO REVIEW PLANS, ELEVATIONS, & DETAILS FOR DIMENSION OF FINISHED FLOOR ABOVE TYPICAL GRADE. GENERAL CONTRACTOR TO COMMUNICATE TO THE ARCHITECT ANY SITE CONDITIONS THAT REQUIRE MODIFICATIONS TO DIMENSIONS INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS.
- FN3** GENERAL CONTRACTOR TO REVIEW THE FOUNDATION PLAN TO MEET LOCAL CODES & SOIL CONDITIONS.
- FN4** ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL TO OUTSIDE FACE OF BLOCK OR CONCRETE WALL, & TO CENTERLINE OF BLOCK PIERS, UNLESS OTHERWISE NOTED.
- FN5** ALL CONCRETE TO BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN NINETY (90) MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION & RE-HANDLING.
- FN6** PROVIDE PERFORATED DRAINS IN GEO-SOCK FROM FOUNDATION TO GRADE.
- FN7** GENERAL CONTRACTOR TO COORDINATE WITH A LICENSED, BONDED INSTALLER TO PROVIDE TERMITE TREATMENT WHICH COMPLIES WITH ALL LOCAL BUILDING CODES.
- FN8** DIMENSION FROM CRAWL SPACE SOIL SURFACE TO BOTTOM OF FLOOR JOISTS TO BE 24" MINIMUM. PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.
- FN9** GENERAL CONTRACTOR TO REVIEW ALL FINISH FLOOR MATERIALS. ALL FINISH FLOORS TO BE INSTALLED ARE TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST THE FOUNDATION AS REQUIRED TO ENSURE THAT ALL FLOORS ARE FLUSH.
- Foundation Steel Notes**
- FN10** ALL STRUCTURAL STEEL SHALL BE OF DOMESTIC MANUFACTURING CONFORMING TO ASTM A-36 & STANDARD AISC SPECIFICATIONS.
- FN11** REINFORCING STEEL SHALL BE OF NEW BILLET HIGH-STRENGTH STEEL OF DOMESTIC MANUFACTURING CONFORMING TO THE LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF THE C.R.S.I. UNLESS NOTED OTHERWISE, AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH A.C.I. BUILDING CODE, MANUAL OF STANDARD PRACTICE, & THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
- FN12** REINFORCING SHALL HAVE 3" COVER IN FOOTINGS, & 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.
- FN13** REINFORCING BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP MESH 12" AT SPLICES. LAP STEM WALL BARS (32 BAR DIAMETERS) AT SPLICES, MINIMUM.
- FN14** AT OUTSIDE CORNERS OF CONCRETE FOOTINGS & STEM WALLS PROVIDE #4 x 4'-0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT.
- FN15** ALL WELDING TO BE PER "CODE FOR ARC & GAS WELDING IN BUILDING CONSTRUCTION", LATEST EDITION, & PER AWS D11 STRUCTURAL WELDING CODE, SECTION 2207, BY AMERICAN WELDING SOCIETY.
- FN16** PROVIDE 5/8" x 7/8" x 1/2" WELD PLATE FOR BEARING STEEL BEAM IN CMU WALL WITH ONE 5/8" x 5" H.S. ANCHOR STUD.
- FN17** PROVIDE 3/4" STIFFENER PLATE ON EACH SIDE OF BEAM AT THE BEARING PLATE.
- Concrete Footing Notes**
- FN18** ALL FOOTINGS TO REST ON UNDISTURBED OR COMPACTED SOIL OR GRAVEL WITH A MINIMUM BEARING CAPACITY OF 2000 LBS. PER SQ. FT. EXCAVATE SOFT SOILS WHERE NECESSARY & FILL WITH 3,000 PSI CONCRETE. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
- FN19** GENERAL CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
- FN20** (A) TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTURE OF WALL FOOTING & COLUMN FOOTING.
(B) WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING.
(C) BOTTOM OF FOOTING OF HIGHER FOOTING TO STOP TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1-VERTICAL TO 2-HORIZONTAL.
- FN21** CONCRETE IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER, & SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION & FOR A PERIOD NOT LESS THAN 5 DAYS THEREAFTER.
- FN22** ALL FOOTINGS SHALL BE CENTERED UNDER WALL OR COLUMN, UNLESS OTHERWISE NOTED ON PLANS.
- FN23** FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES & CONTINENT COMPACTION, WHICHEVER IS MORE RESTRICTIVE.

Foundation CMU Notes

- FN24** FROST PROTECTION:
ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION, & SHALL NOT BE CONSTRUCTED BELOW 28 DEGREES F ON RISING TEMPERATURES, OR BELOW 36 DEGREES F.
- FN25** BONDING:
MASONRY WALLS & PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS:
- BY LAYING AT LEAST 50% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 8" UPON THE UNIT BELOW.
- THEY MAY BE ANCHORED WITH NOT LESS THAN 3/8" CORROSION-RESISTANT METAL WIRE TIES OF JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 24".
- OR BY OTHER EQUIVALENT APPROVED ANCHORAGE.
- FN26** BEARING:
BEAM, GIRDER, & OTHER CONCENTRATED LOADS SHALL BE PROVIDED WITH A BEARING OF SOLID MASONRY, OR HOLLOW-UNIT MASONRY FILLED SOLID WITH MINIMUM 2,500 PSI COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER.
- FN27** ANY CMU BASEMENT AND/OR FOUNDATION WALL WITH MORE THAN 3'-0" OF EARTH AGAINST IT, TO BE REINFORCED WITH #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.
- FN28** ALL CMU WALLS MORE THAN SIX COURSES IN HEIGHT, TO BE REINFORCED WITH TRUSS-TYPE WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" O.C., & #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.
- FN29** TIE ALL CMU WALLS TO CONCRETE FOOTINGS AT EACH VERTICAL REBAR, OR AT 48" O.C., & AT EACH CORNER, & ON BOTH SIDES OF OPENINGS.
- FN30** PROVIDE CONTINUOUS BOND BEAM AT TOP OF CMU WALLS. FILL WITH STRUCTURAL GROUT OR CONCRETE, COVERING ONE CONTINUOUS #4 REBAR. PROVIDE A BOND BEAM LITTLE OVER EACH OPENING IN CMU WALL, BEARING 16" ON EACH SIDE.
- FN31** REINFORCE OPENINGS IN CMU WALLS WITH ONE #4 REBAR IN ONE GROUT-FILLED CELL-COLUMN ON EACH SIDE OF OPENING, CONTINUOUS FROM CONCRETE FOOTING, THROUGH LINTEL, TO BOND BEAM AT TOP OF WALL.
- FN32** REINFORCE CORNERS OF CMU STRUCTURES WITH ONE #4 REBAR IN EACH OF THREE ADJACENT, GROUT-FILLED CELL-COLUMNS AT CORNERS, CONTINUOUS FROM CONCRETE FOOTING TO BOND BEAM AT TOP OF WALL.
- FN33** OVERLAP ALL REBAR SPLICES 24" MINIMUM. COVERAGE OF ALL REBAR TO BE 3" MINIMUM.
- FN34** ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAM-PROOFED & WATERPROOFED AS REQUIRED BY I.R.C. SECTION R406.
- Concrete Slab Notes**
- FN35** UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE TO BE 3,500 P.S.I. CONCRETE (28 DAY COMPRESSIVE STRENGTH) ON 4" SAND OR GRAVEL FILL MIN. INTERIOR SLABS TO BE PLACED ON 6mil STABILIZED POLYETHYLENE VAPOR BARRIER.
- FN36** (A) CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4", THICKENED TO 6" AT LOAD-BEARING WALLS;
(B) SLAB SPAN: 6'-0" TO 7'-0";
(C) TYPE OF REINFORCEMENT: 6x6-10/10 W/M;
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- FN37** PATIOS & PORCHES TO BE 3,500 PSI, AIR-ENTRAINED, & SLOPED 1/4" PER 1'-0" IN DIRECTION INDICATED ON THE FOUNDATION PLAN.
- FN38** GARAGE SLABS TO BE 3,500 PSI, AIR-ENTRAINED, & SLOPED 1/4" PER 1'-0" TOWARD EXTERIOR GARAGE DOOR OPENINGS.
- FN39** WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN BASEMENTS, CONTRACTION JOINTS AT APPROXIMATELY 20'-0" INTERVALS SHOULD BE PROVIDED. CONTRACTION JOINTS SHOULD BE PROVIDED AT PARTITIONS.
- FN40** PROVIDE 1/2" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- FN41** PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS.
- Foundation Anchorage**
- FN42** WALL SILL PLATES (MIN. 2x4 MEMBER, PRESSURE TREATED) SHALL BE SIZED & ANCHORED TO FOUNDATION WALLS OR PIERS & AT INTERMEDIATE INTERVALS AS REQUIRED TO RESIST WIND UPLIFT.
- FN43** ALL ANCHOR BOLTS TO BE ASTM GRADE 36, MIN. 3/4" DIAMETER WITH 3"x3"x1/4" WASHER PLATE. THESE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 15" IN UNIT MASONRY, & 8" IN POURED CONCRETE. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER SECTION OF PLATE, & ANCHOR BOLTS SHALL BE PLACED WITHIN 12" OF EACH END OF EACH PLATE SECTION, WITH INTERMEDIATE BOLTS SPACED AT 42" O.C. MAXIMUM.
- FN44** ANCHOR BOLTS, WASHER PLATES, & NUTS TO BE HOT-DIPPED GALVANIZED.
- FN45** PROVIDE ANCHOR BOLTS ON EACH SIDE OF GARAGE DOORS TO MEET WIND BRACING R403.1.6.



FOUNDATION PLAN

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

1
A100



A Detached Garage for:
FORD RESIDENCE
6723 RIDGEROCK LANE, KNOXVILLE, TN 37909

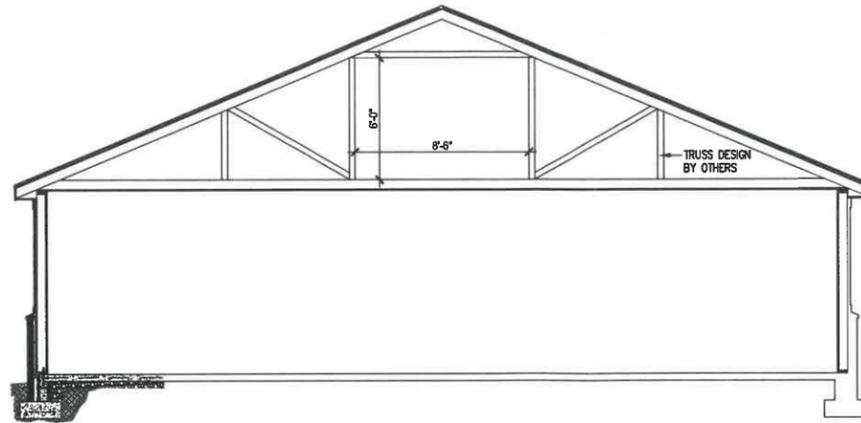
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DRAWN: RS
FOUNDATION PLAN

A100

PROJECT: 20098

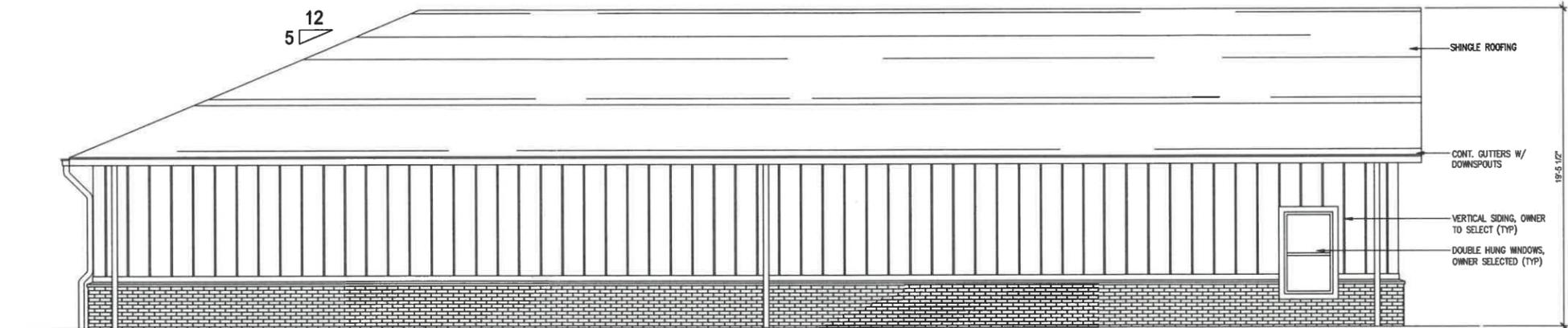
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BUILDING SECTION

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

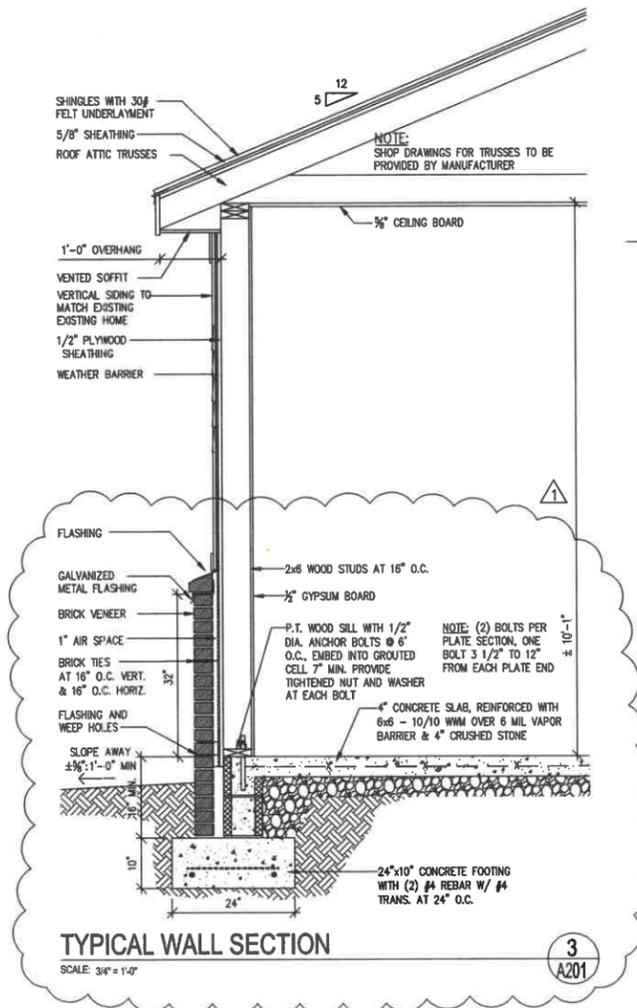
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EAST ELEVATION

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

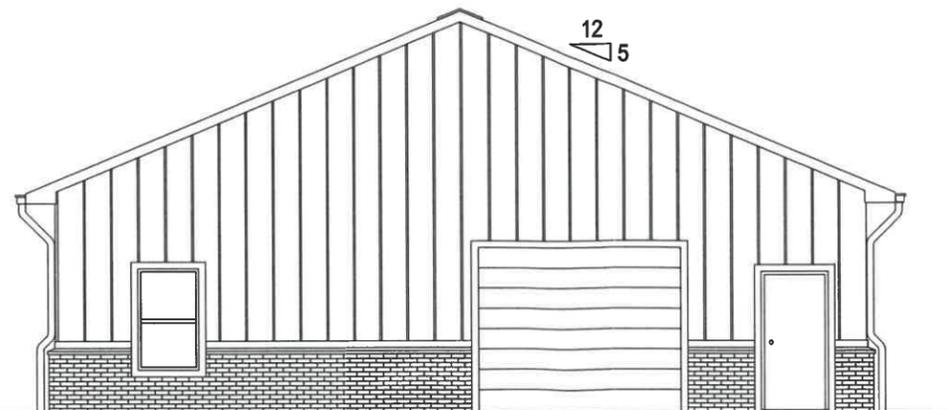
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TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"

3
A201



NORTH ELEVATION

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

1
A201

E: Elevation Notes

- E1 EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, & PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- E2 GENERAL CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION & ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION, & PRIME & PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
- E3 ALL PLUMBING & MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING & MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL & PVC VENTS & PENETRATIONS TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR. (VERIFY WITH OWNER)
- E4 GENERAL CONTRACTOR TO LOCATE UTILITY METERS AWAY FROM ANY PROMINENT VIEW. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
- E5 GUTTERS & DOWNSPOUTS ARE NOT INCLUDED ON THE ELEVATION DRAWINGS. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADES, & LOCATE DOWNSPOUTS TOWARDS FRONT & REAR OF HOUSE, BASED ON TOPOGRAPHIC CONDITIONS, TO ALLOW POSITIVE DRAINAGE AWAY FROM THE HOUSE. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN OWNER APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS & DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE. OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.
- E6 PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, & GUTTER GUARDS ON ALL GUTTERS.

**A Detached Garage for:
 FORD RESIDENCE**
 6723 RIDGEROCK LANE, KNOXVILLE, TN 37909

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DRAWN: RS
 EXTERIOR ELEVATIONS

A201

PROJECT: 20096

10-B-20-VA

OWNER

Matthew Ford
6723 Ridgerock Lane
Knoxville, Tennessee 37909
PHONE: (865) 223-9897

ARCHITECT

oysk3 Architects
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E-MAIL: cara@oysk3architects.com

Detached Garage for Ford Residence 6723 Ridgerock Lane Knoxville, TN 37909

DRAWING INDEX

- G001 Project Information
- G002 Specifications and Notes

- A100 Foundation Plan
- A101 Site Layout and Floor Plan
- A201 Exterior Elevations
- A202 Exterior Elevations and Wall Section



ABBREVIATIONS

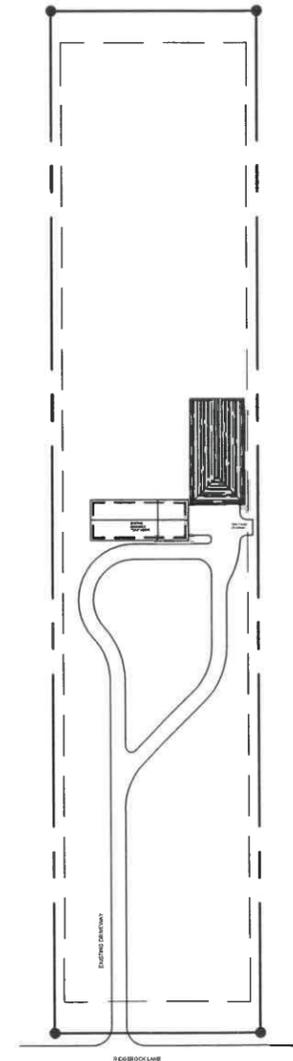
| | | | |
|--------|---|---------|----------------------------------|
| AB | ANCHOR BOLT | INSUL | INSULATION |
| A/C | AIR CONDITIONING | INT | INTERIOR |
| ACT | ACOUSTICAL CEILING TILE | JST | JOIST |
| AFF | ABOVE FINISHED FLOOR | MAX | MAXIMUM |
| ALUM | ALUMINUM | MECH | MECHANICAL |
| ANCH | ANCHOR | MIN | MINIMUM |
| BD | BOARD | MO | MASONRY OPENING |
| BM | BEAM | MRGB | MOISTURE RESISTANT GYP BD |
| C TO C | CENTER TO CENTER | MTL | METAL |
| CPT | CARPET | OC | ON CENTER |
| CJ | CONSTRUCTION JOINT | PBO | PROVIDED BY OWNER |
| CMU | CONCRETE MASONRY UNIT | PL | PLATE |
| COL | COLUMN | PRE-ENG | PRE-ENGINEERED |
| CONC | CONCRETE | PLAM | PLASTIC LAMINATE |
| CONSTR | CONSTRUCTION | PLYWD | PLYWOOD |
| CONT | CONTINUOUS | PS | FULL STATION |
| CONTR | CONTRACTOR | PT | PRESSURE TREATED OR PAINT |
| CT | CERAMIC TILE | PTD | PAINTED |
| DET | DETAIL | PVC | POLYVINYL CHLORIDE PIPE |
| DF | DRINKING FOUNTAIN | RESIL | RESILIENT |
| DS | DOWN SPOUT | RET | RETAINING |
| DWG | DRAWING | SHT | SHEET |
| EA | EACH | STL | STEEL |
| EL | ELEVATION | TEMP | TEMPERATURE |
| EPS | EXPANDED POLYSTYRENE | T & G | TONGUE AND GROOVE |
| EQUIP | EQUIPMENT | TOC | TOP OF CONCRETE |
| EWI | ELECTRIC WATER HEATER | TOF | TOP OF FOOTING |
| EXP | EXPANSION OR EXPOSED | TOS | TOP OF STEEL |
| EXT | EXTERIOR OR EXISTING | TOW | TOP OF WALL |
| EXT | EXISTING | TPH | TOILET PAPER HOLDER |
| FF | FINISH FLOOR/FINISH FACE | TYP | TYPICAL |
| FE | FIRE EXTINGUISHER | VCT | VINYL COMPOSITE TILE FLOORING |
| FEC | FIRE EXTINGUISHER CABINET | VB | VINYL BASE |
| FG | FIBERGLASS | W | WITH |
| FHC | FIRE HOSE CABINET | WC | WATER CLOSET |
| FLASH | FLASHING | WD | WOOD |
| FRP | FIBER-REINFORCED PLASTIC | WOOD | WOOD |
| GA | GAUGE | XPS | WOOD |
| GB | GRAB BAR | 32 | 32 DEGREES, 4 MINUTES, 8 SECONDS |
| GYP BD | GYP SUM BOARD | Ø | DIAMETER |
| HDWD | HARDWOOD | @ | AT |
| HT | HIGH OR HEIGHT | ∠ | AND |
| HVAC | HEATING, VENTILATION & AIR CONDITIONING | ? | ANGLE |
| | | | CENTER LINE |

GENERAL NOTES

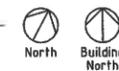
- G1 SCOPE OF WORK: Renovation of existing tenant space.
- G2 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AMENDMENTS, & COVENANTS.
• 2018 edition of the Residential Building Code
- G3 READ (OR CALCULATE) DIMENSIONS FROM PUBLISHED PRINTS OF CONSTRUCTION DRAWINGS; DO NOT "SCALE" FROM DRAWINGS, IN EITHER THEIR PUBLISHED OR ELECTRONIC FORMS.
- G4 CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS BEFORE BEGINNING CONSTRUCTION; ANY DISCREPANCIES MUST BE REPORTED TO oysk3 architects FOR JUSTIFICATION AND/OR CORRECTION; CONTRACTOR ASSUMES RESPONSIBILITY FOR CONDITIONS THAT ARE NOT REPORTED.
- G5 CONTRACTOR SHALL FIELD-VERIFY COMPATIBILITY OF THE BUILDING WITH ALL SITE CONDITIONS; I.e., GRADES, ELEVATIONS, UTILITY LOCATIONS & INVERTS, OTHER EXISTING CONDITIONS, ETC.
- G6 ALL FOOTINGS MUST REST ON UNDISTURBED OR SUITABLE, COMPACTED SUBSOIL.
- G7 MANUFACTURED TRUSSES, BEAMS, & OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE; STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.

SITE PLAN NOTES

- SP1 BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION, & OTHER SITE INFORMATION IS TAKEN FROM G.I.S. MAPS, & OTHER DOCUMENTS PROVIDED BY THE OWNER.
- SP2 ALL LANDSCAPE, PARKING, AND SIDEWALKS ARE EXISTING.
- SP3 ALL GROUND DISTURBED BY CONSTRUCTION SHALL BE REPAIRED/REPLACED WITH TOPSOIL; THIS SHALL BE GRADED, RAKED, SEED, MULCHED, & WATERED PER SPECIFICATIONS, UNLESS OTHER LANDSCAPING IS INDICATED.
- SP4 EXISTING BUILDING CONNECTIONS TO BE COORDINATED WITH LOCAL UTILITY.
- SP5 IN ALL AREAS, PROVIDE POSITIVE DRAINAGE; SLOPE GRADE AWAY FROM BUILDINGS; MAINTAIN & EXTEND EXISTING SWALES; PROVIDE FRENCH DRAIN TO GRADE WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE DRAINAGE.



Site Layout
SCALE: ± 1/64" = 1'-0"



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DRAWN: RS
SITE LAYOUT

G001
PROJECT: 20098

10-B-20-VA