

**Plans for a 3400sf Two Story Single Family Home,plus covered porches and 2 car garage. Located on Lot 87R, 75 Rolling Links Blvd Oak Ridge TN.
Anderson County, 2nd District
County Map 101G, Group 8
Parcel: 037.00**

All new work is to be performed by Licensed Contractors, per their trade, as required by the state of Tennessee.
All work is to be done in accordance to the respective manufactures recommendation and industry standards.
All work is to be in accordance to 2018 International Residential Building Code. and per modifications of the local Building Authority.

Existing Site Conditions:
The house will set toward the back of a wooded 5 acre track, on an elevated terrace.
The building site has been cleared at some point in the past and graded to drain properly.
The embankments are vegetated and silt fence has been installed.
There is a gravel drive leading up to the building pad with a drainage ditch on the high side of the drive. This Drainage area has adequate Rip-Rap to control runoff.
After this property is developed will have less than 5% impervious area, therefore should not have any impact to off site runoff.

The site also has existing Electrical, Sewer, and Water connections at the building site.

Contents

1 of 1 .	Property Survey
S1.	Site Plan
01.	Main Floor Plan
02.	Upper Floor Plan
03.	Right Side 'Entry' Elevation
04.	Front Elevation
05.	Rear Elevation
06.	Left end Elevation
07.	Cross Section A
08.	Cross Section B
09.	Cross Section C
10.	Cabinetry Plan
F1.	Foundation Plan
Fm1.	Floor Framing , Upper Level
R1.	Roof Plan
P1.	Plumbing & Gas Plan
M1.	Mechanical Plan, Main Floor
M2.	Mechanical Plan, Upper Level
E1.	Electrical Plan, Main Floor
E2.	Electrical Plan, Upper Level

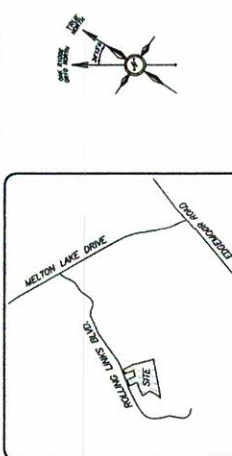
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Harbin CDS

Rick Harbin/Construction Development Services
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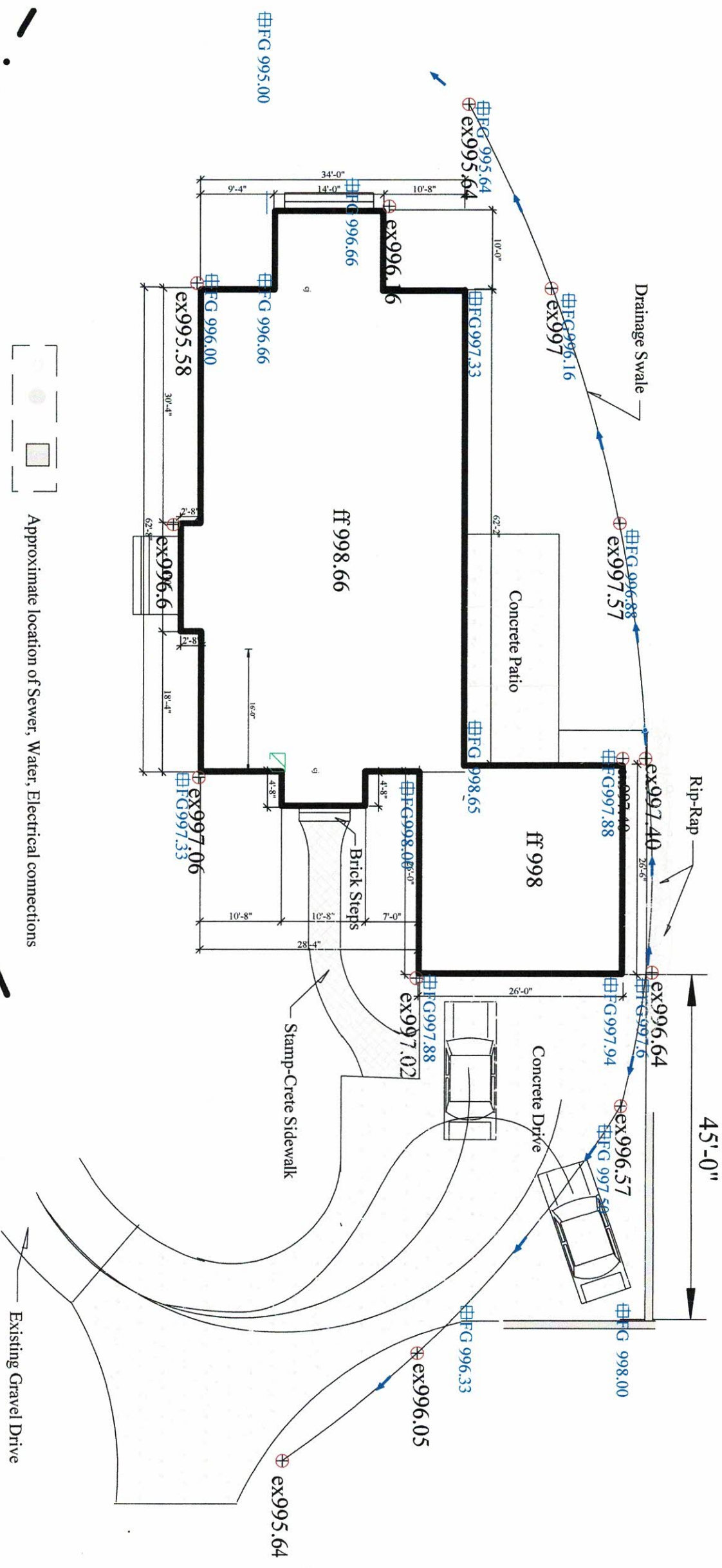
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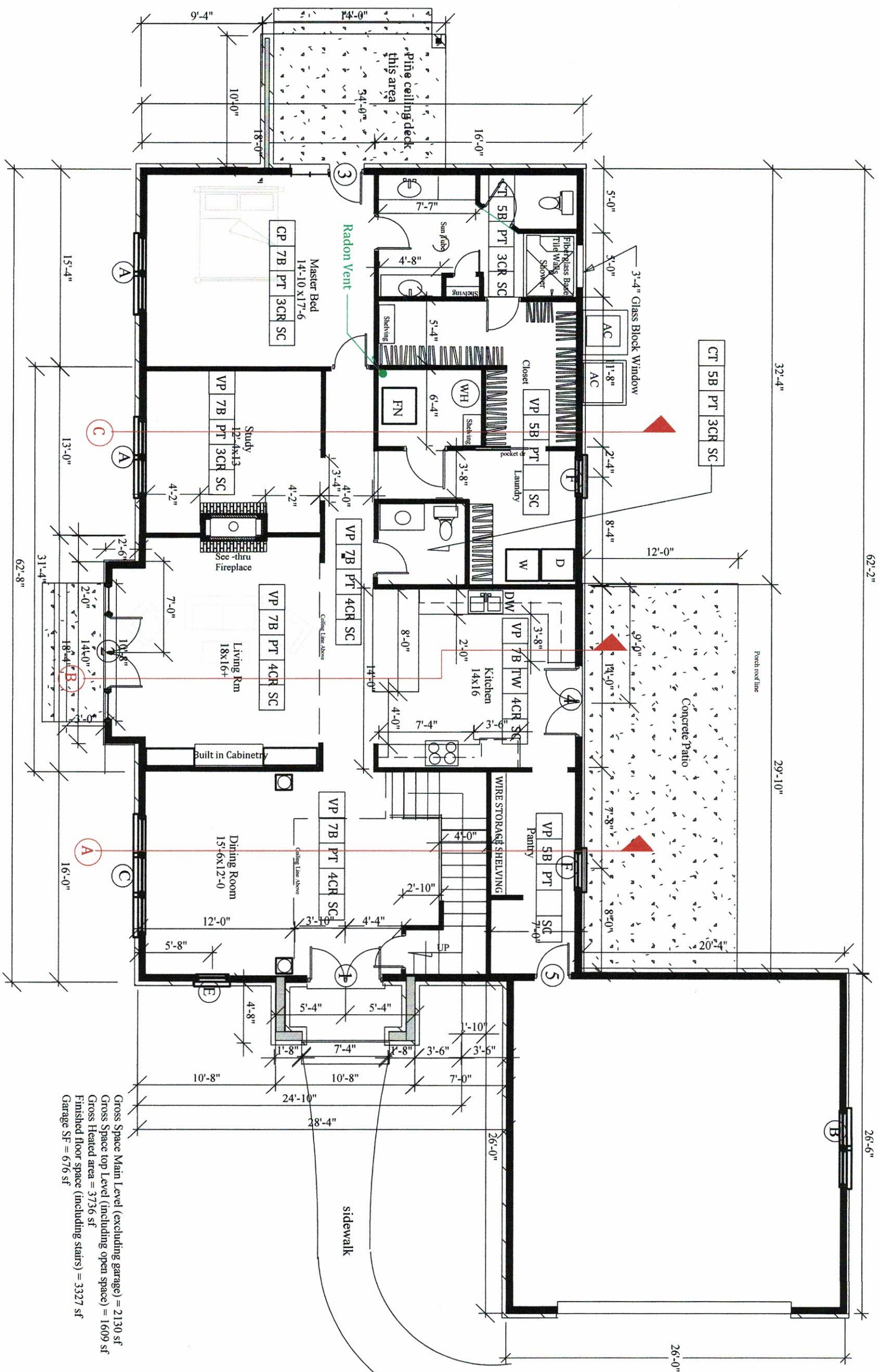
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Gross Space Main Level (excluding garage) = 2130 sf
Gross Space top Level (including open space) = 1609 sf
Gross Heated area = 3736 sf
Finished floor space (including stairs) = 3327 sf
Garage SF = 676 sf

Owner's Signature of Approval

Date

Main Floor Plan

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01

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OAK RIDGE TN.



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Room Finish Schedule

Floor Base Walls Crown Ceiling

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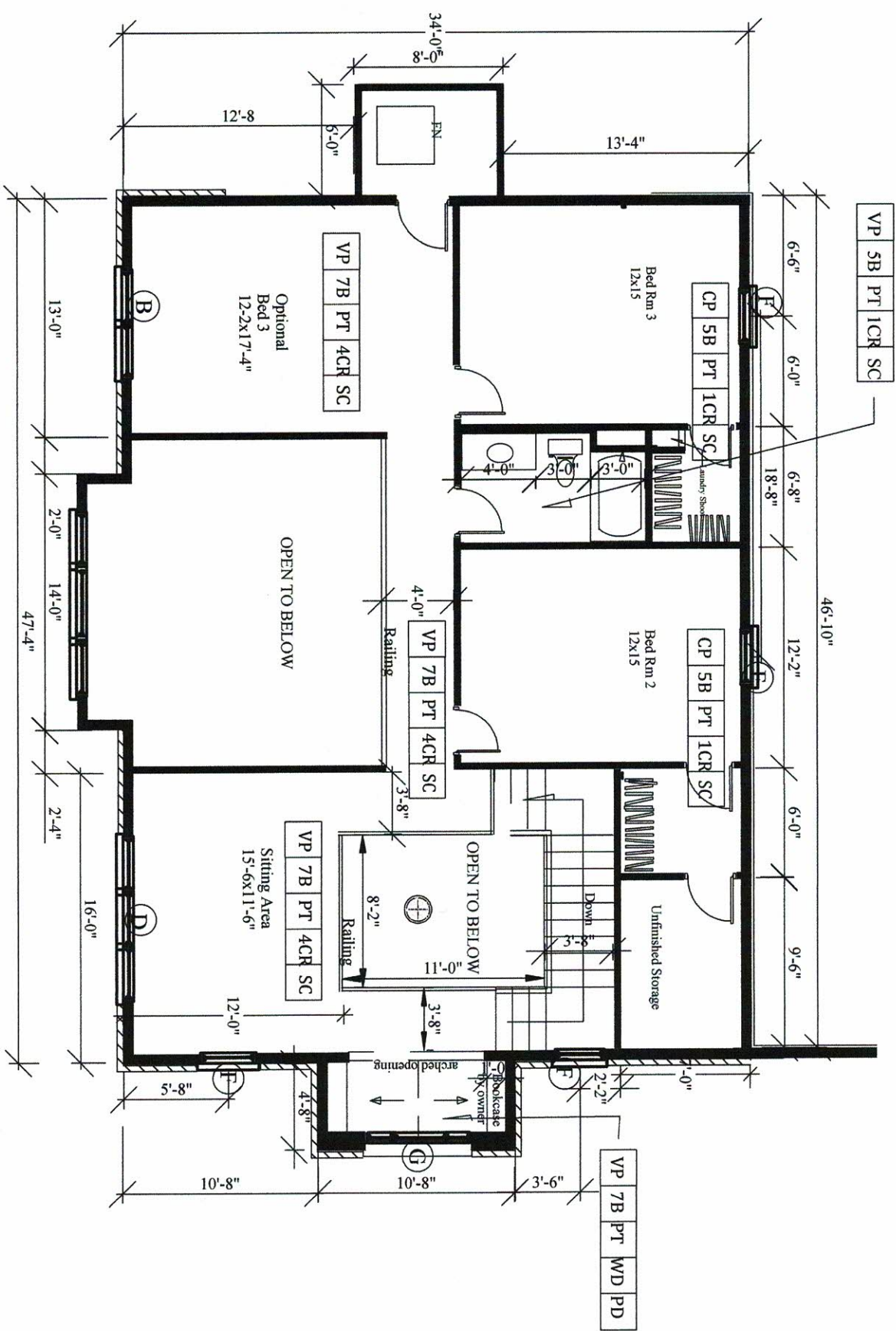
HD= Hardwood
VP= Vinyl Plank
CT= Ceramic Tile
ST= Special Tile
CP= Carpet

SB= 5" Base
7B= 7" Base
TB= Tile Base
SB= Special Base

PT= Painted drywall
PW= Painted with Wainscoat
TW= Tile walls

1CR= 1 piece crown
3CR= 3 piece crown
4CR= 4 piece crown

SC= Smooth finished drywall ceiling
KDC= Knock down finish on ceiling
SpC= Special finish on ceiling
PD= Pine decking on ceiling



Upper Level Floor Plan



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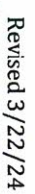
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02

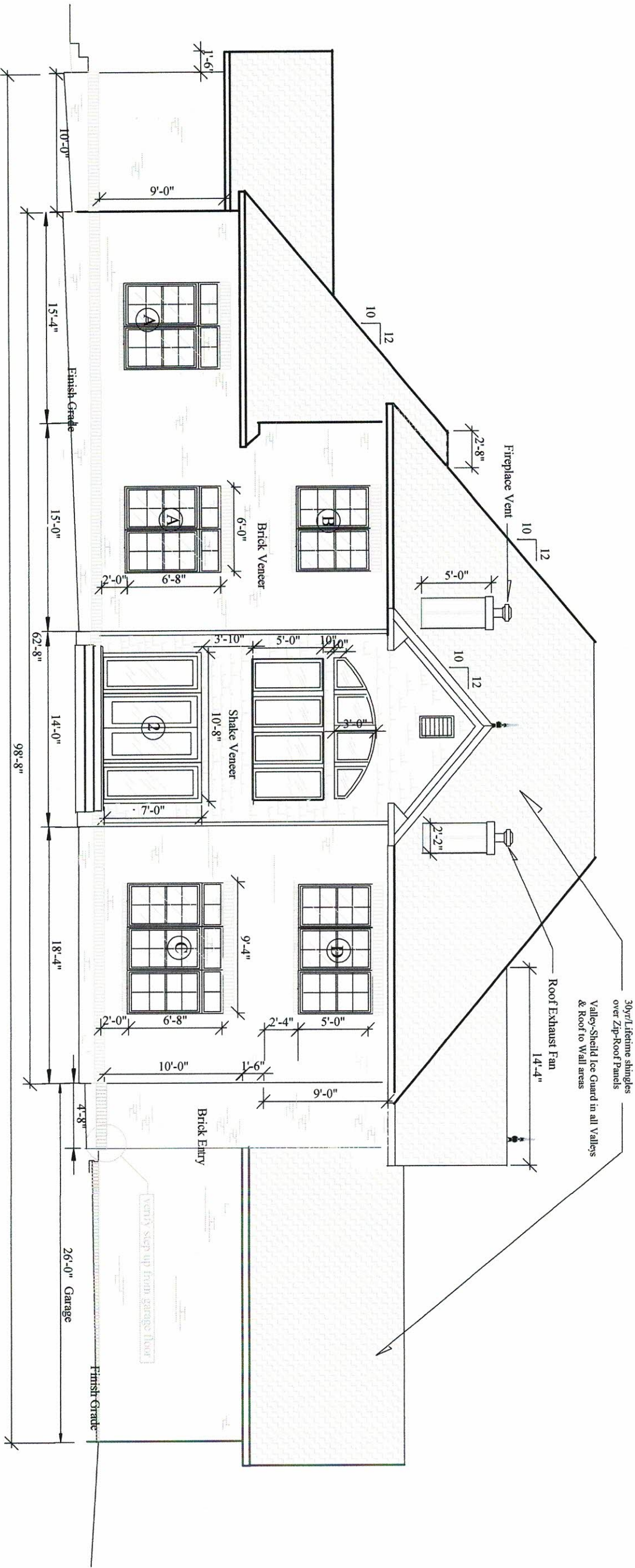
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Front Elevation



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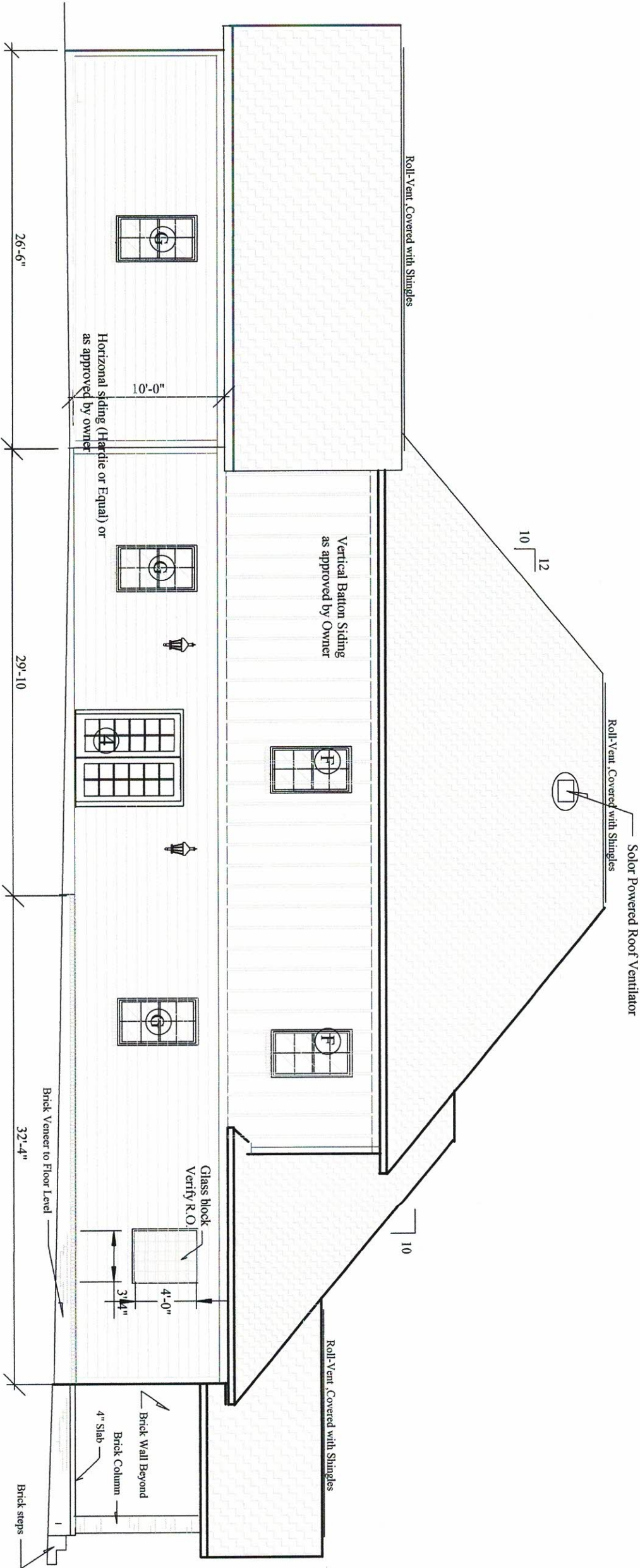
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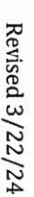
Rear Elevation



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Date _____



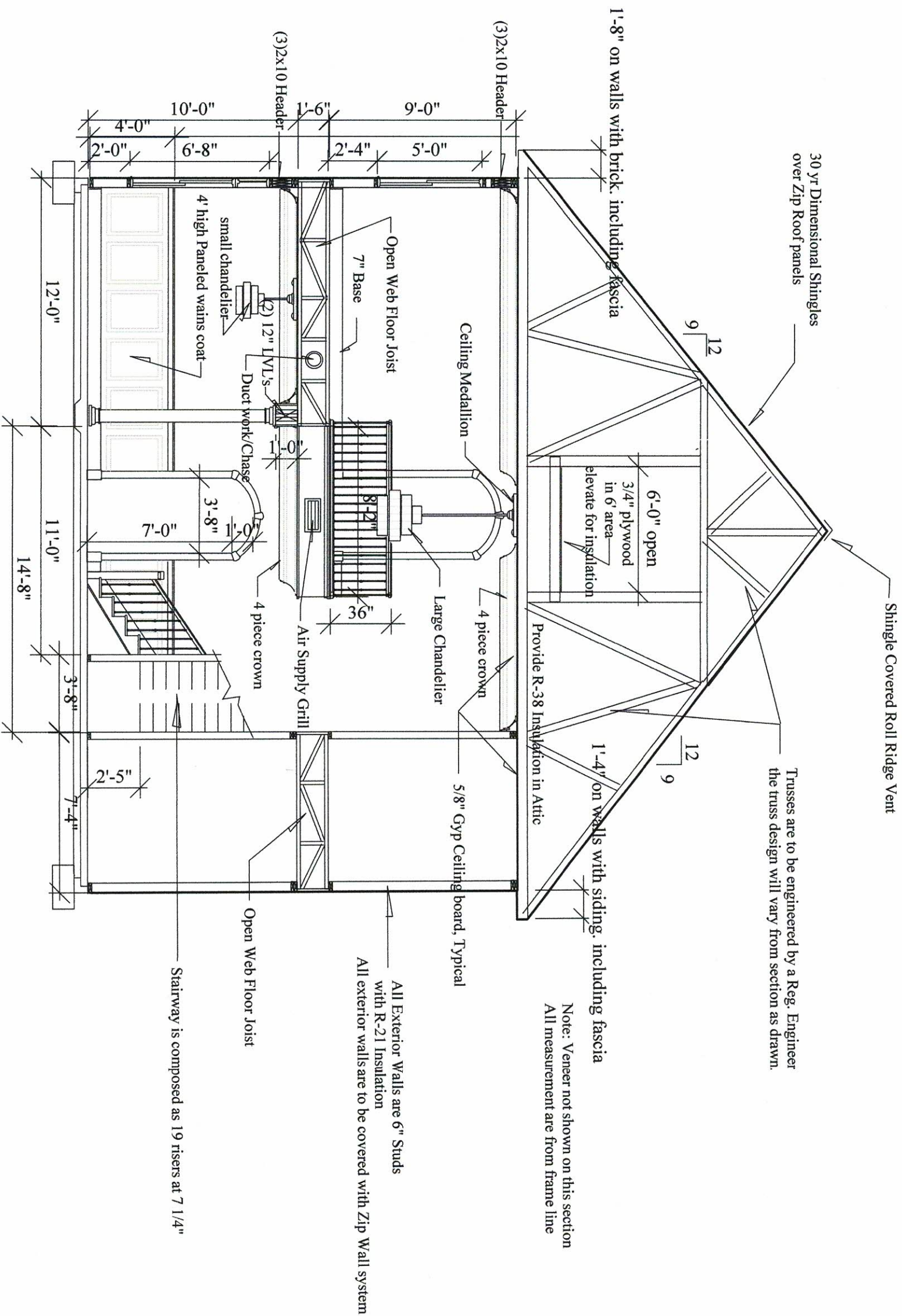
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Section A

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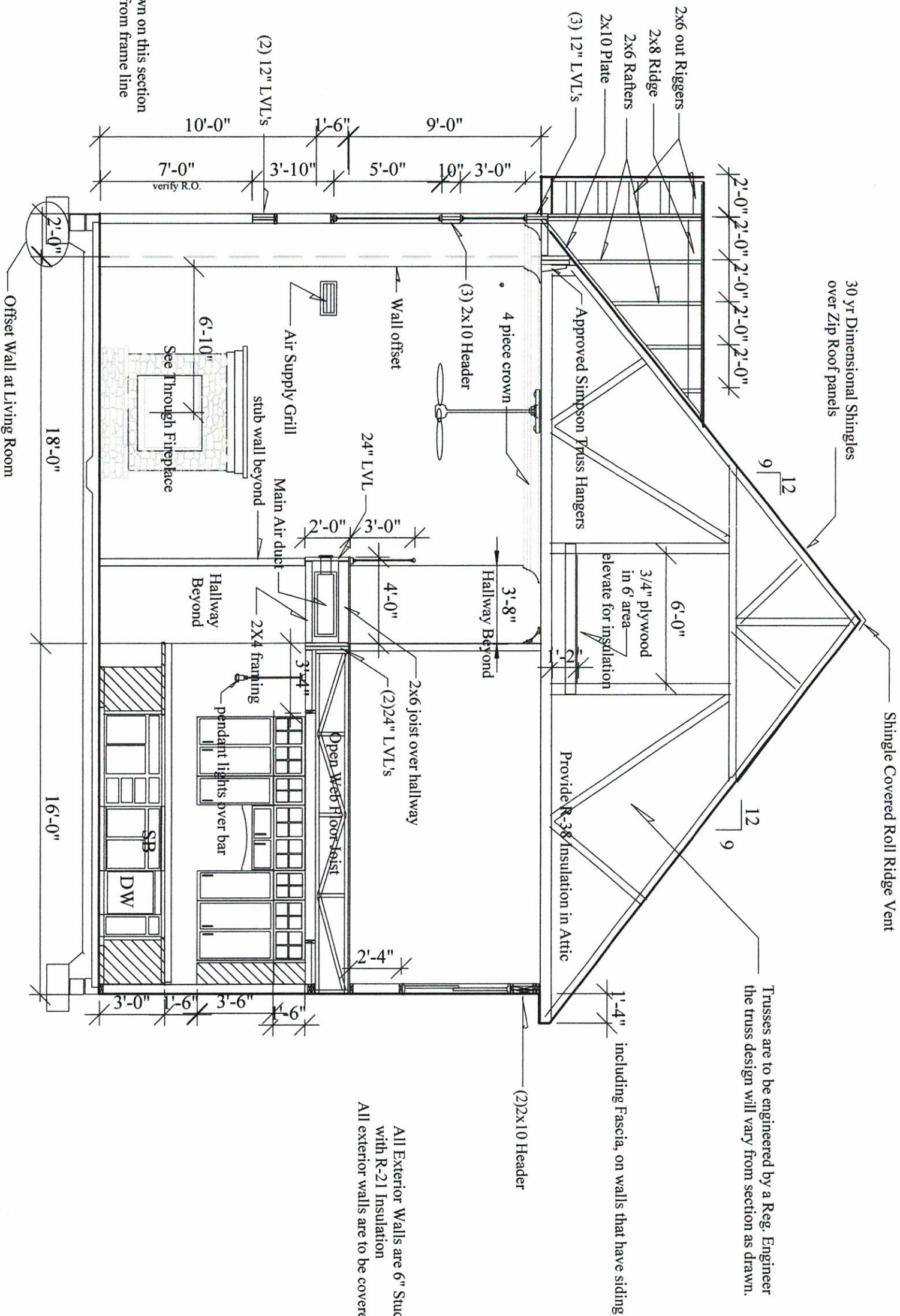
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Note: Veneer not shown on this section
All measurement are from frame line

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Section B



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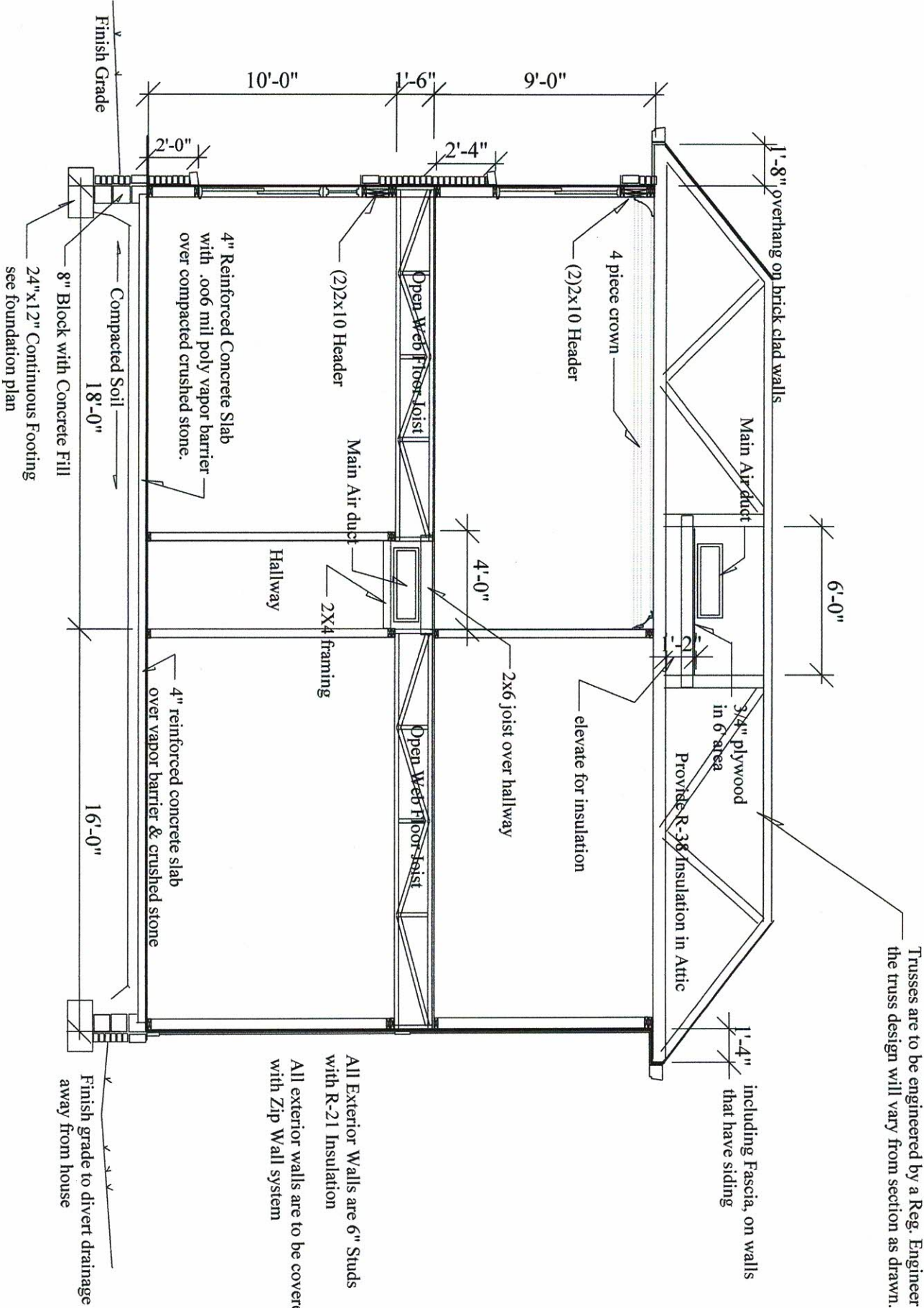


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General Notes

1. All exterior walls are 2x6 framing @ 16" o/c, All interior walls are 2x4 framing @ 16" o/c unless otherwise noted.
2. MEASUREMENTS: All measurements are to be double checked by the Contractor during layout.
3. Refer to IBC 2012 for header member All exterior headers are to be dbl 2x10, unless other wise noted on IBC chart reflects more stringent requirements. Openings up to 4'6" is to have 1 cripple on each side. Larger openings are to have 2 cripples each side. Interior non load bearing single doors can have double plate header. All other interior headers to be dbl 2x6 unless specified more stringent on the IBC chart for headers.
4. All Windows and Exterior doors have 6" jamps except for windows in bonus room and attic which have 4" jamps. All Windows are to be premium quality Vinyl double hung, High Efficiently Windows. All windows are to have wood sills.
5. Range/Oven, Grill, Fireplace, Water heater, Heating, is to be natural gas.
6. All exterior walls are to receive R-21 insulation. Seal all framing, air vents, and penetrations to achieve a vacuum test.
7. Attic is to have R-38 Blown Insulation.
8. Any wood framing must be 6" above Finished grade
8. Finish grade around perimeter of house to drain surface water away from house



All Exterior Walls are 6" Studs with R-21 Insulation
All exterior walls are to be covered with Zip Wall system

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Section C

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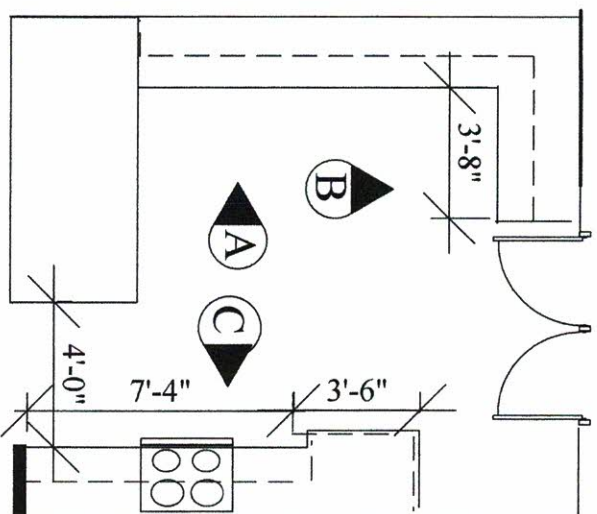
Design & Construction by:

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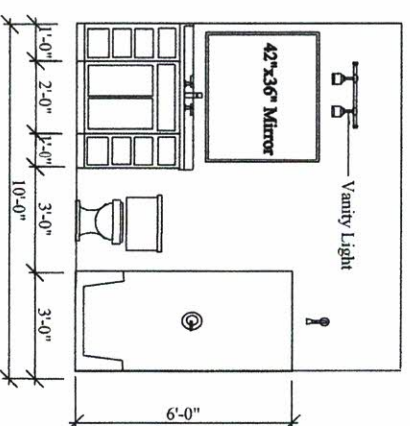
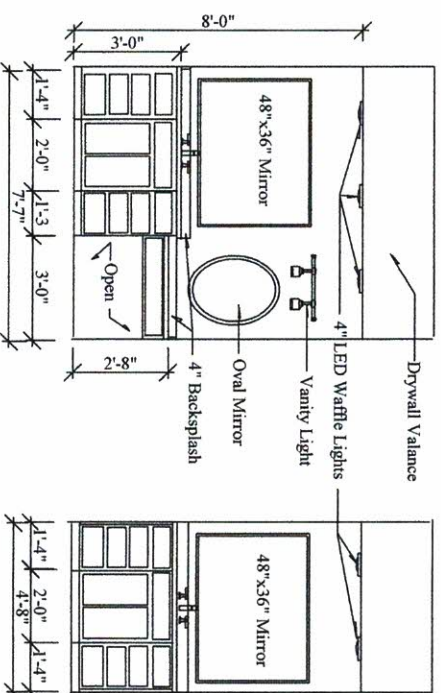
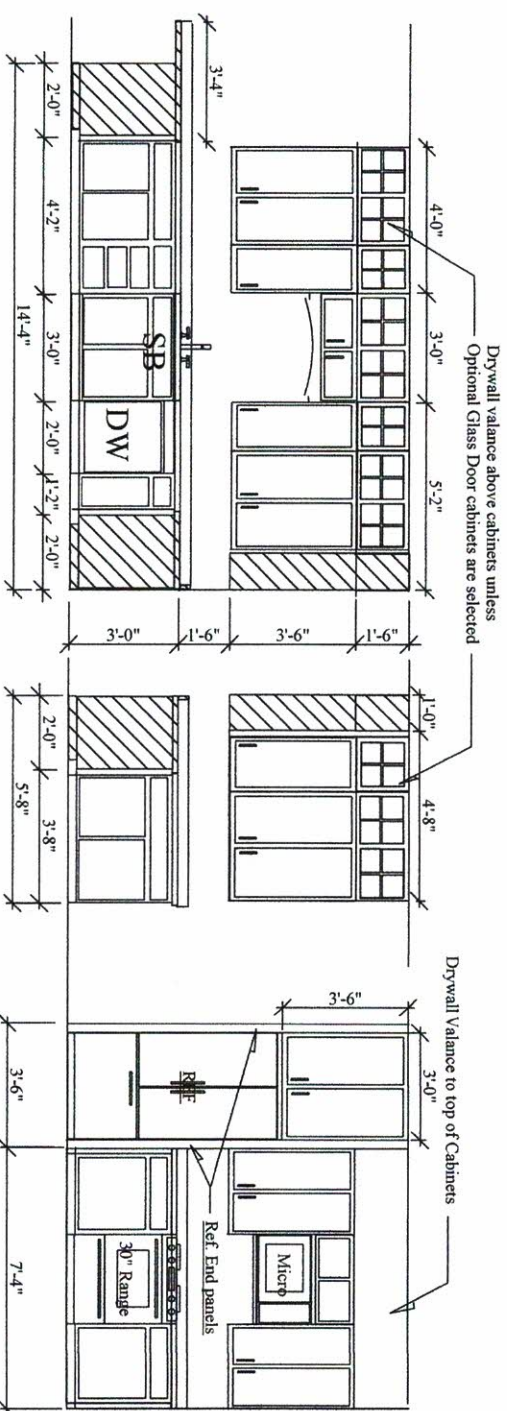
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09

Date _____



The second floor plan shows two restrooms, each with a toilet and a sink. A sun tube is located in the central hallway area. A dimension line indicates a width of 7'-7". A door is labeled "Shelving".



Upper Floor Bath

Design & Construction by:

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Marble GDS

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10

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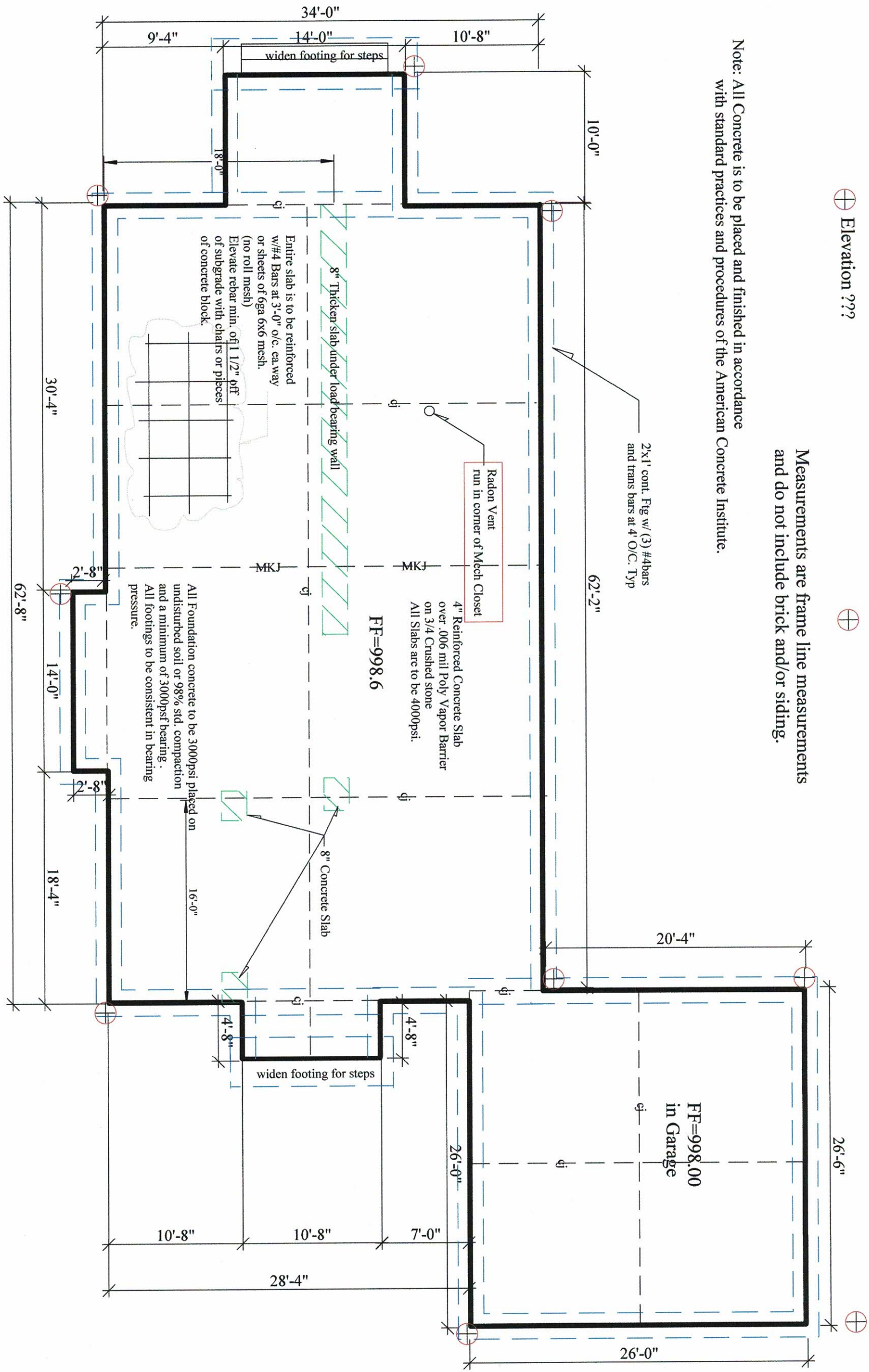
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⊕ Elevation ???



Measurements are frame line measurements
and do not include brick and/or siding.

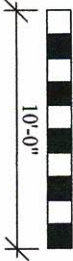
Note: All Concrete is to be placed and finished in accordance
with standard practices and procedures of the American Concrete Institute.



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Foundation Plan



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Floor joist design is to be furnished by the manufacture and certified by a registered engineer. All joist are to comply to latest version of the International Residential Code, as adopted by the city of Oak Ridge TN.

A copy of the stamped joist/truss drawing are to be submitted to the local building code department.

Note: The contractor must verify lengths of joist before fabrication.

All joist are to be installed per manufactures direction. Notify the manufacture's distributor if any structural defects or damage is discovered. No field modifications can be made without the joist engineer's consent and approval.

Install 3/4" t&g Advan-tech plywood (sub-flooring) with 1 3/4" recommended decking screws, at 6" centers on the supported 4" ends and 12" on center running with joist.

Before placing panels down, install a continuous bead of Liquid Nail adhesive along every joist.

Only install adhesive that will be covered and screwed down within 15 minutes.

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Upper Floor Framing Plan



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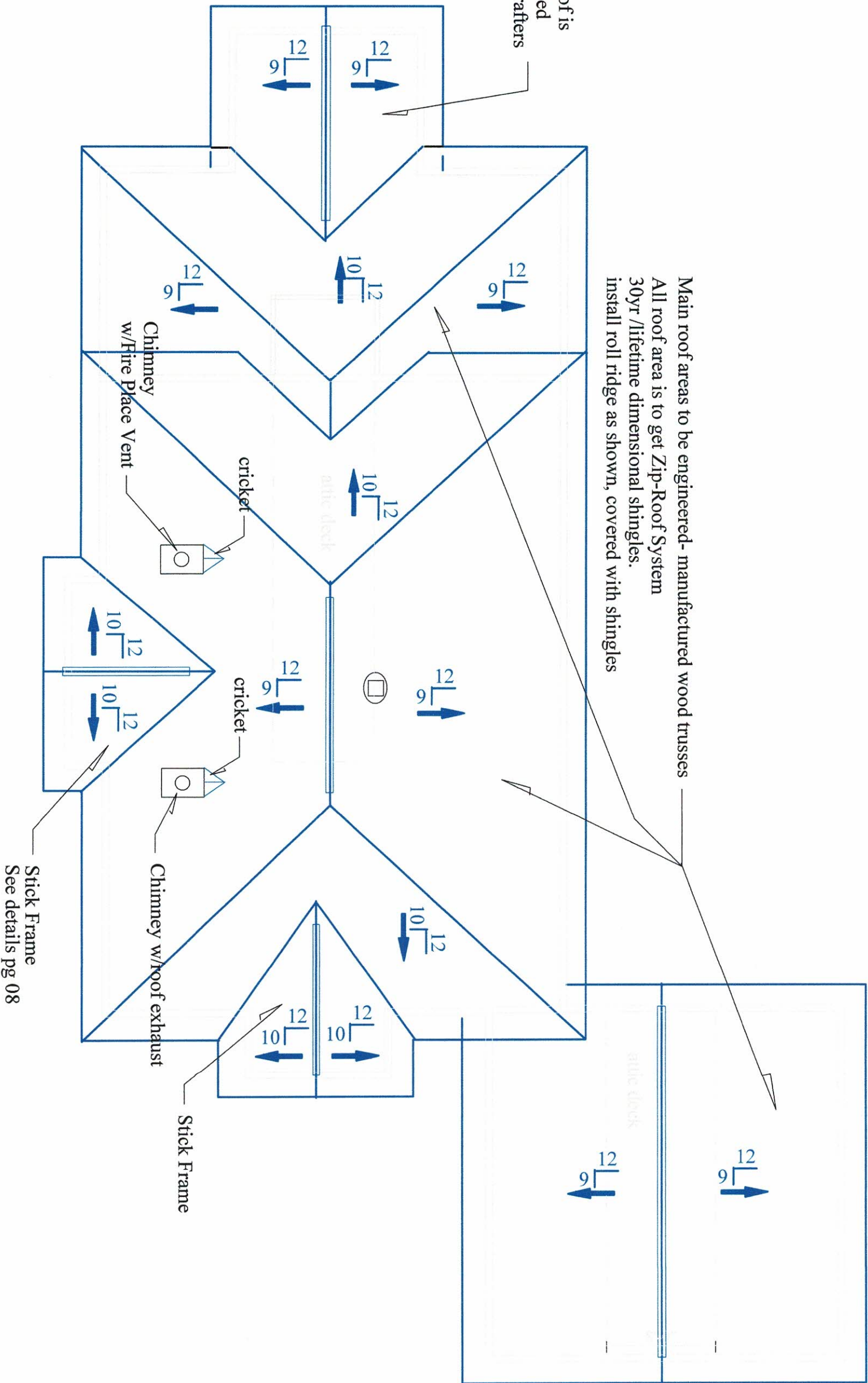
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FM1

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Main roof areas to be engineered- manufactured wood trusses
All roof area is to get Zip-Roof System
30yr /lifetime dimensional shingles.
install roll ridge as shown, covered with shingles

Porch Roof is
stick framed
with 2x6 rafters



Owner's Signature of Approval

Date

Roof Plan



Stick Frame
See details pg 08

Stick Frame

Chimney w/roof exhaust

cricket

cricket

Chimney
w/Hire Place Vent

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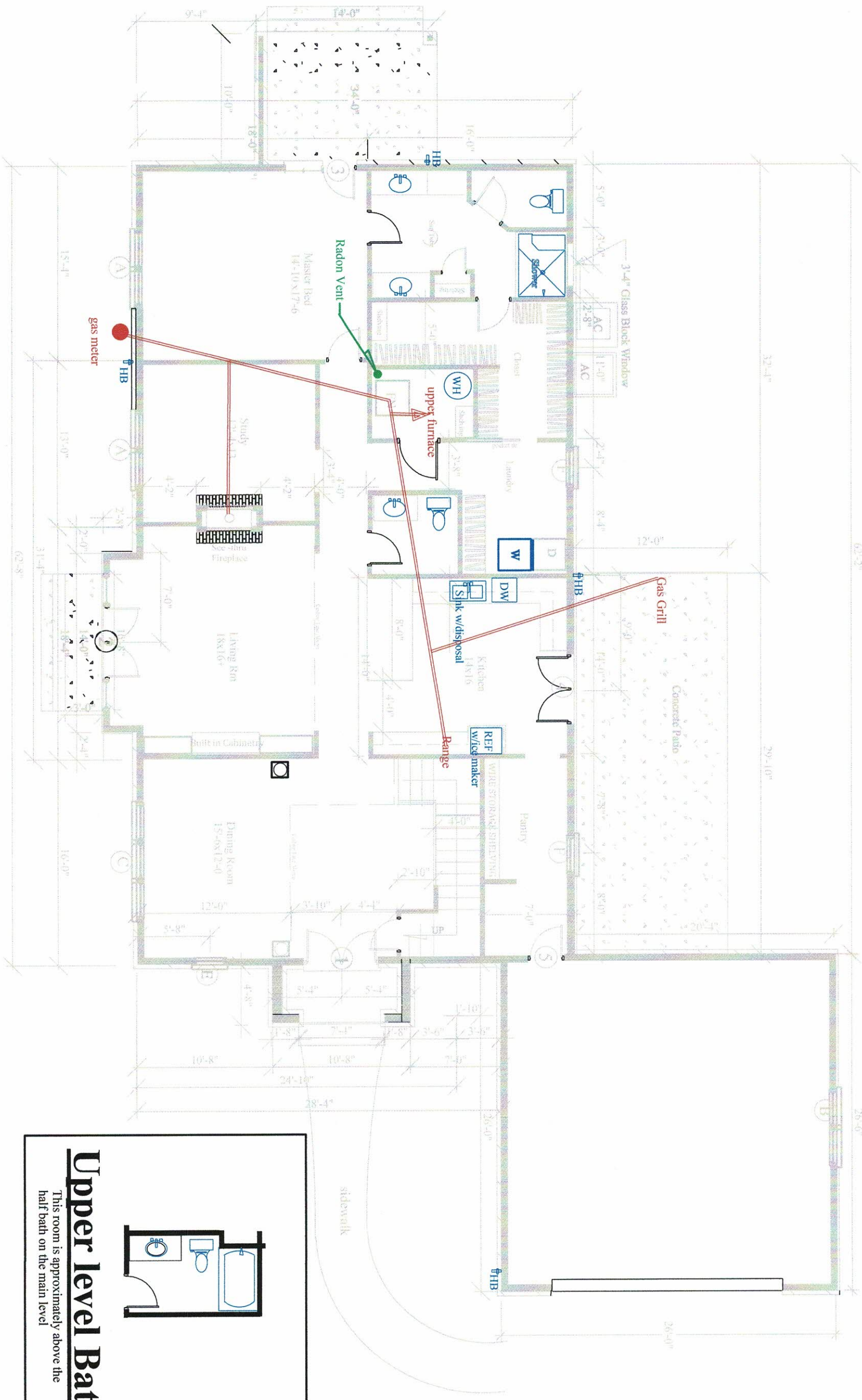
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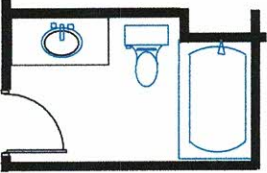
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R1

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Upper level Bath
This room is approximately above the half bath on the main level

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Main Floor Plumbing & Gas Plan

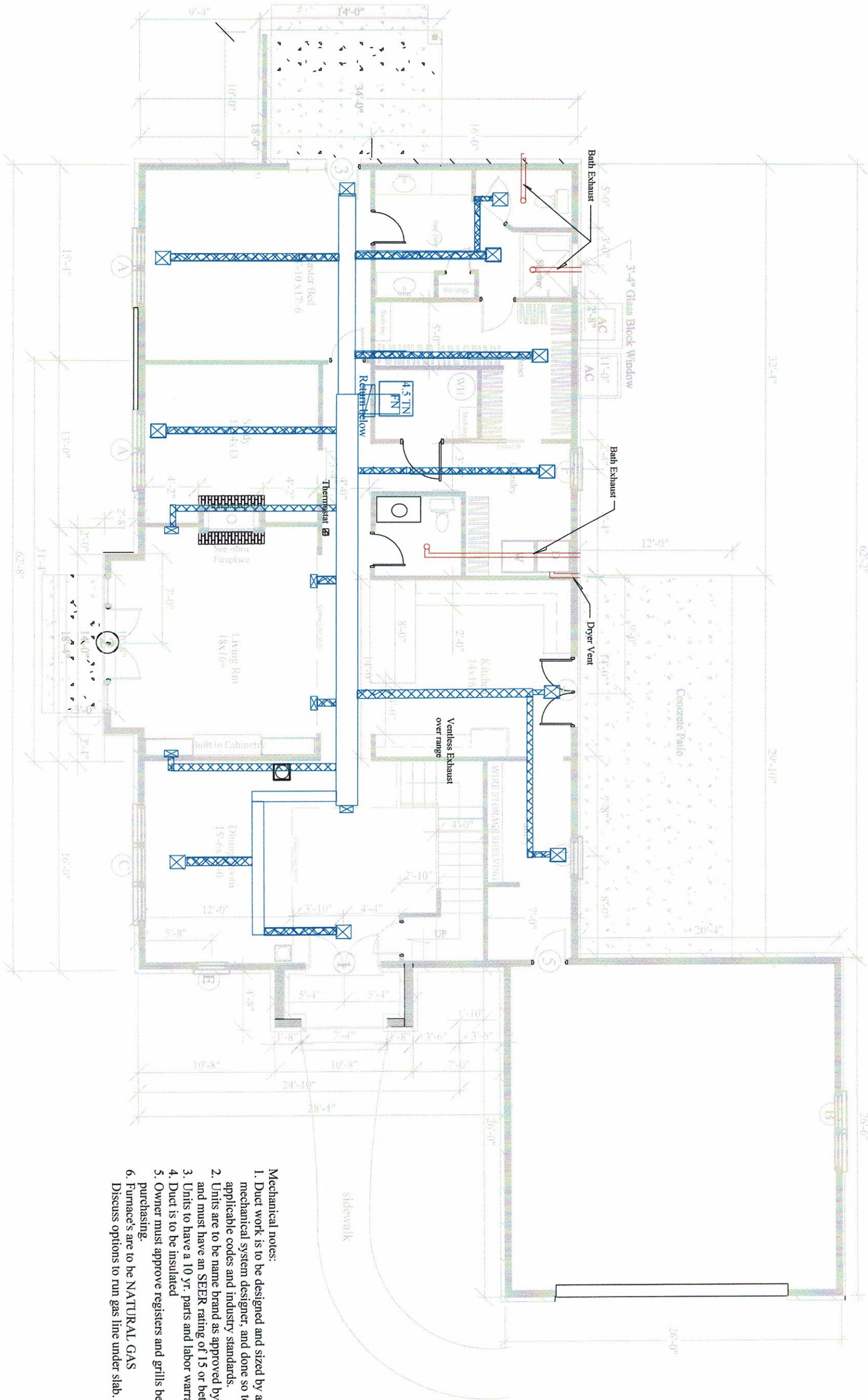


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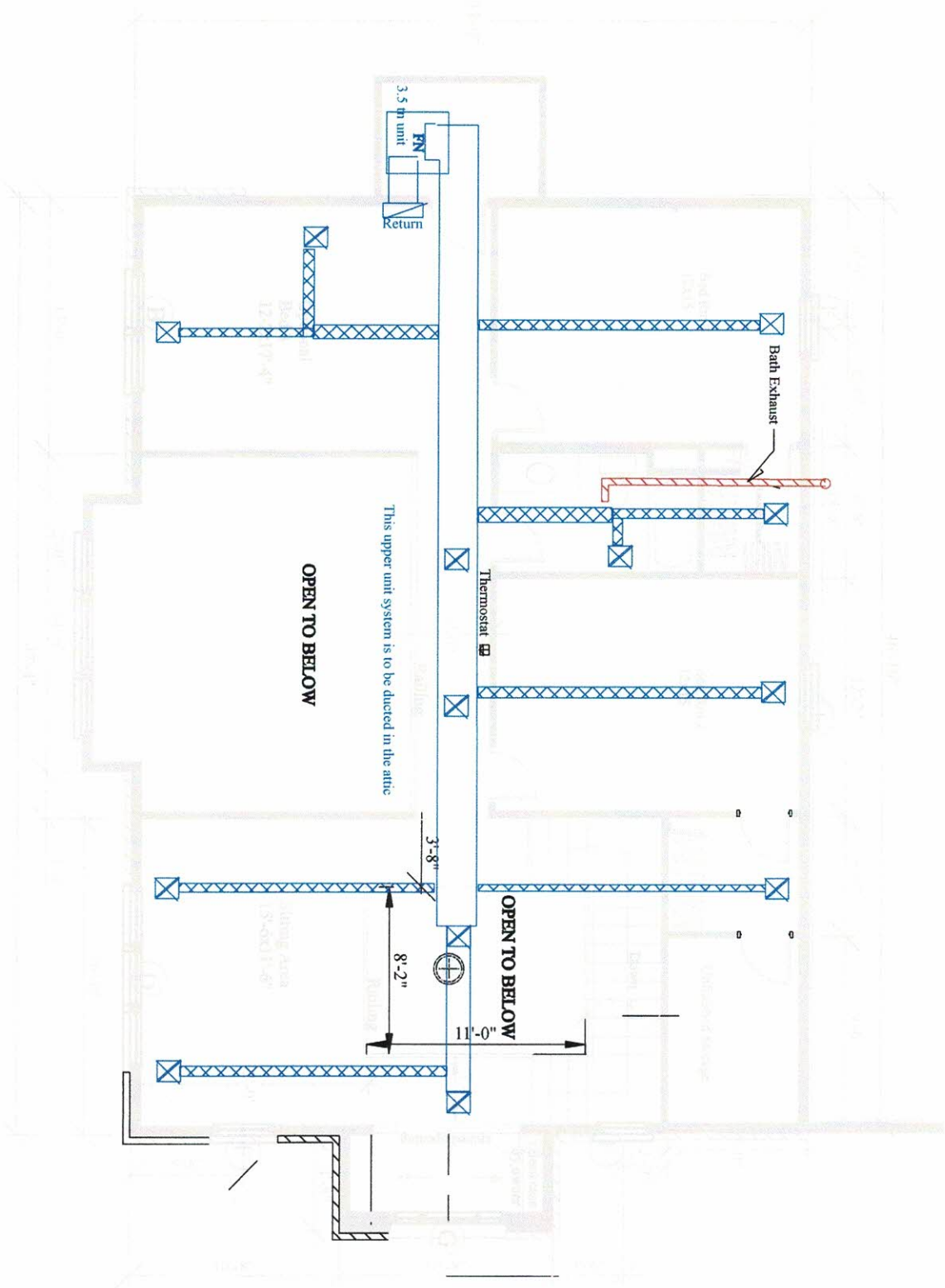




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- Mechanical notes:
1. Duct work is to be designed and sized by a certified mechanical system designer, and done so to meet all applicable codes and industry standards.
 2. Units are to be name brand as approved by the Owner and must have an SEER rating of 15 or better.
 3. Units to have a 10 yr. parts and labor warranty.
 4. Duct is to be insulated
 5. Owner must approve registers and grills before purchasing.
 6. Furnace's are to be NATURAL GAS
- Discuss location of gas line with contractor.



Upper Level Mechanical Plan



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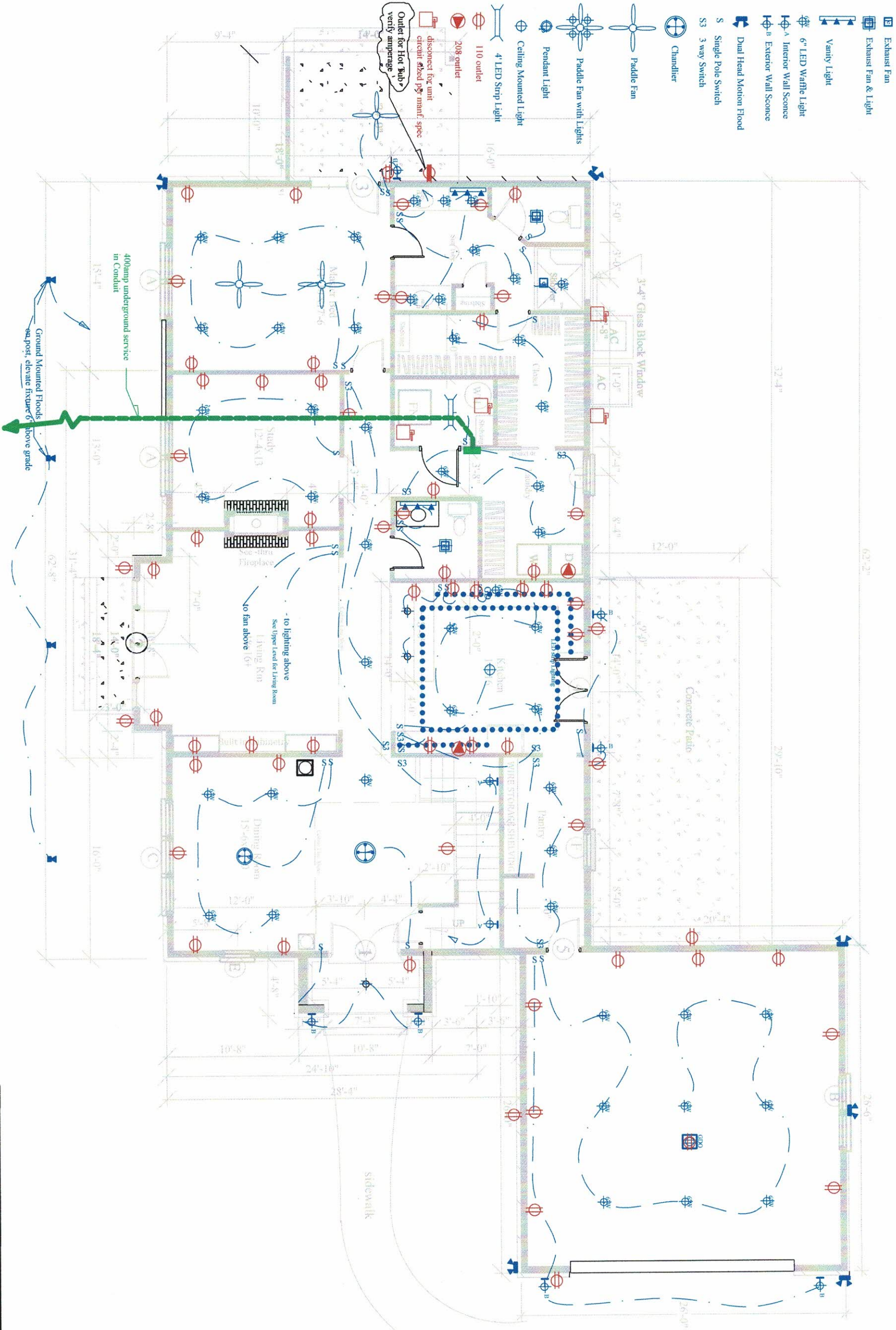
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M2



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Main Floor Electrical Plan



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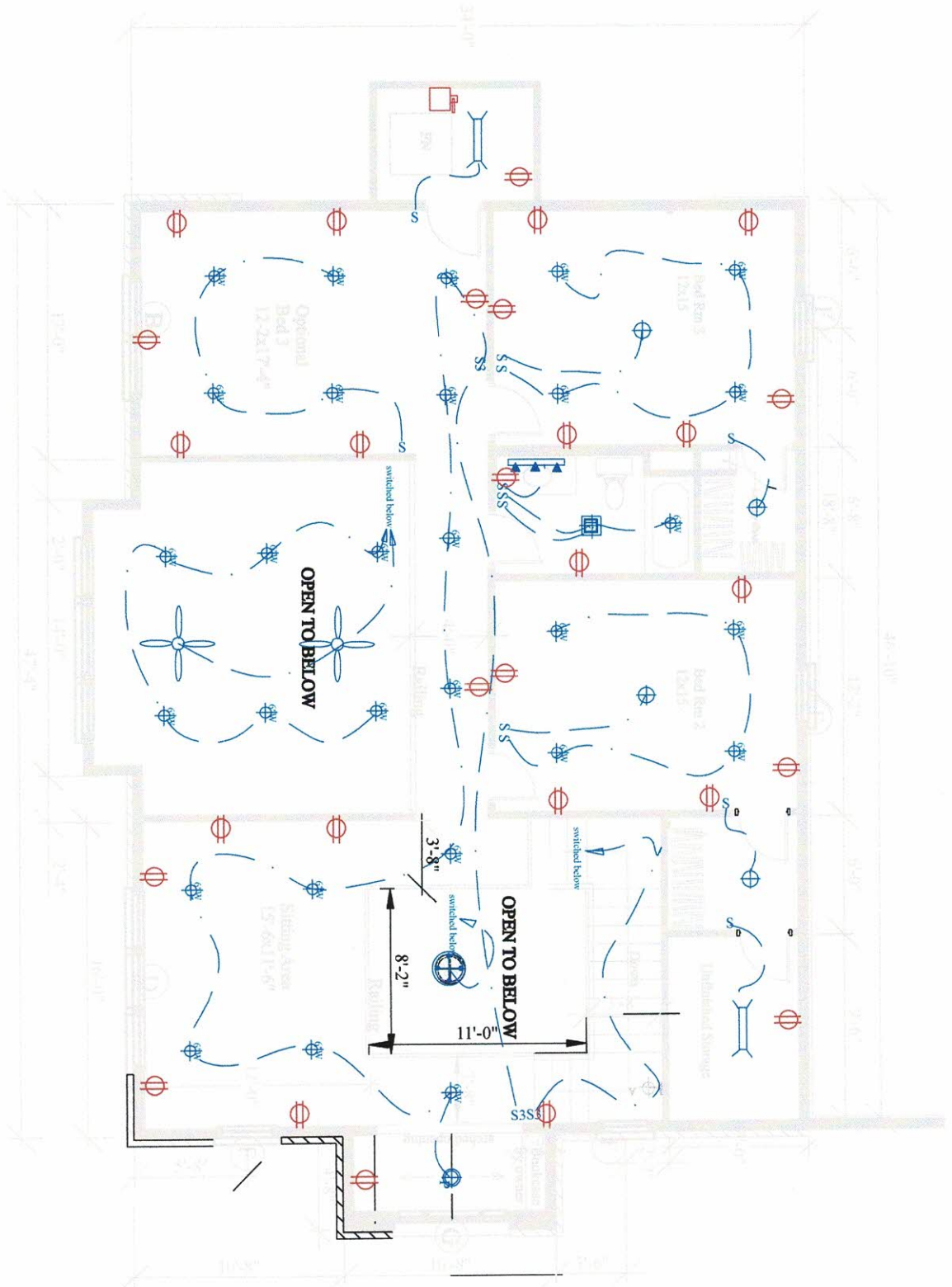
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- Exhaust Fan
- Exhaust Fan & Light
- Vanity Light
- 6" LED Waffle Light
- A Interior Wall Sconce
- B Exterior Wall Sconce
- Dual Head Motion Flood
- S Single Pole Switch
- S3 3 way Switch
- Chandelier
- Paddle Fan
- Paddle Fan with Lights
- Pendant Light
- Ceiling Mounted Light
- 4' LED Strip Light
- disconnect for unit
circuit sized per manf. spec



Upper Level Electrical Plan



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Date

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