

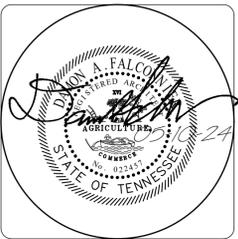
CUSTOM HOME FOR SHARON AND DAVE MARTIN

4813 FARLAND DRIVE
KNOXVILLE, TN 37909

FALCONNIER DESIGN CO.



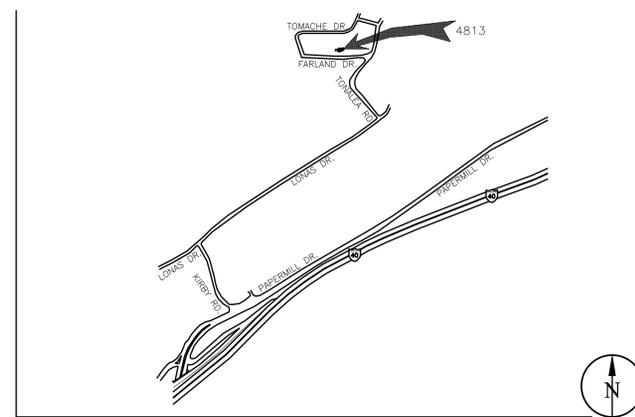
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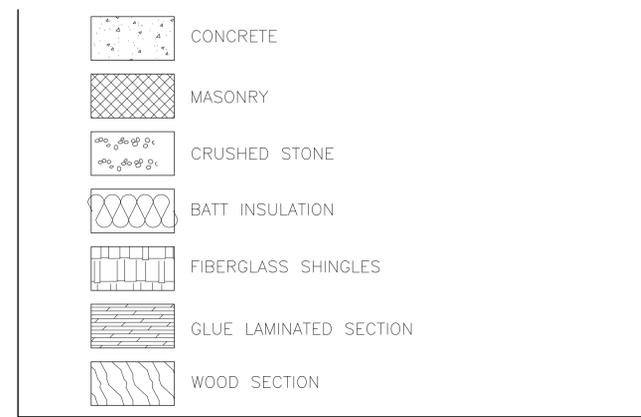
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LOCATION PLAN



MATERIAL INDICATIONS



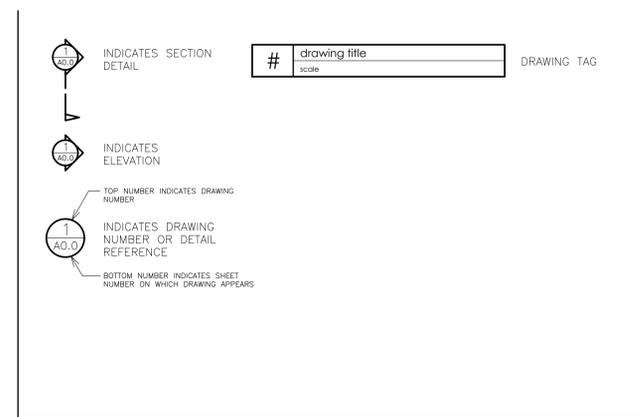
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ISSUE RECORD

ISSUE	DATE	REV	DESCRIPTION	SHEET NO.
1	05/10/24	~	FOR PRICING & CONSTRUCTION	FULL SET

DRAWING SYMBOLS



ABBREVIATIONS

ABV ABOVE	BR BRUSH (ED)	CONST CONSTRUCTION CONTINUE (IOUS)	EA EACH FACE	FR FIRE RETARDANT	HD HEAVY DUTY	LEV LEVEL	MID MOLDING	PL PLATE	RMG REINFORCED MASONRY GROUT	SD STORM DRAIN	V VENT
ABOVE FINISHED FLOOR	BUILDING	CONTR CONTRACTOR	EF EACH WAY	FLX FLASHING	H HIGH	LIM LIMITING	MOV MOVABLE	PVC POLYVINYL CHLORIDE	RB RUBBER BASE	STRUC STRUCTURAL	V-J V-JOINT
AP ACCESS PANEL	BUILT UP ROOFING	CJ CONTROL JOINT	E EAST	FLX FLEXIBLE	HM HOLLOW METAL	LIN LINEN	MUL MULLION	PCF POUNDS PER CUBIC FOOT	RT RUBBER TILE	SUSP SUSPENDED	VNR VENEER
ACUST ACOUSTICAL	BULLETIN BOARD	CONV CONVENTIONAL	EFS EXTERIOR INSULATION & FINISH SYSTEM	FLR FLOOR (ING)	HORIZ HORIZONTAL	LTL LITEL	MTC MUSIC/MACH TRANS CLASS	PLF POUNDS PER LINEAR FOOT	SHT SHEET	SYM SYMMETRY (ICAL)	VERT VERTICAL
ACT ACOUSTICAL TILE	CORNER GUARD	COORD COORDINATE (ION)	ELEC ELECTRIC (AL)	FD FLOOR DRAIN	HR HOUR	LL LIVE LOAD	PSF POUNDS PER SQUARE FOOT	PSF POUNDS PER SQUARE FOOT	S/S SOUTH	SYS SYSTEM	VEST VESTIBULE
ADD ADDENDUM	CORNER GUARD	CG CORNER GUARD	EWC ELECTRIC WATER COOLER	FLUR FLOOR FLUORESCENT	LKR LOCKER	LLH LONG LEG HORIZONTAL	PC PRECAST CONCRETE	PC PRECAST CONCRETE	SEP SEPARATE	S/S SAND & SEAL	VB VINYL BASE
ADJ ADJUSTABLE	CORRUGATED	CS COUNTER SINK	EMER EMERGENCY	FT FOOT/FEET	LLV LONG LEG VERTICAL	LLV LONG LEG VERTICAL	PREFAB PREFABRICATED	SEP SEPARATE	SERV SERVICE	S/S SAND & SEAL	VIF VERIFY IN FIELD
A/C AIR CONDITIONER (ING)	CARPET (ED)	CU.FT. CUBIC FOOT/FEET	ENCL ENCLOSURE	FTG FOOTING	LN INSIDE DIA./DIMENSION	LN INSIDE DIA./DIMENSION	PRENS PREFRENGEERED	SERV SERVICE SINK	SS SERVICE SINK	TEL TELEPHONE	VCT VINYL COMPOSITION TILE
ACC ACCESSIBLE	CAST IRON	CU.YD. CUBIC YARD	EPM ETHYLENE PROPYLENE DIENE MONOMER	FOUND FOUNDATION	INSUL INSULATE (D)/(ING)	INSUL INSULATE (D)/(ING)	PSC PRESTRESSED CONCRETE	SHT SHEET	TEMP TEMPERED/TEMPORARY	TV TELEVISION	VT VINYL TILE
ALT ALTERNATE	CATCH BASIN	CW COLD WATER	EPS EXPANDED POLYSTYRENE INSULATION	FR FRAME/FRENCH	INT INTERIOR	INT INTERIOR	PT PRESSURE TREATED	SH SHELF (WING)/SINGLE HUNG	TERM TERMINATE (ION)	VTR VENT THROUGH ROOF	WR WATER RESISTANT
ALUM ALUMINUM	CEMENT	DL DEAD LOAD	EQ EQUAL	FUR FURRED (ING)	INT INTERMEDIATE	INT INTERMEDIATE	PEMB PRE ENGINEERED MTL BLDG	SHWR SHOWER	TERR TERRAZZO	VWC VINYL WALLCOVERING	WSCT WAINSCOT
ANC ANCHOR (AGE)	CENTER	DEMO DEMOLISH (TION)	EQ EQUIPMENT	FUT FUTURE	INV INVERT	INV INVERT	QT QUARRY TILE	SIM SIMILAR	THK THICK (NESS)	WFC WALK IN CLOSET	WF WALL FABRIC
AND ANODIZED	CENTER LINE	DEPT DEPARTMENT	EST ESTIMATE	GA GAGE/GAUGE	JAN JANITOR	JAN JANITOR	OPNG OPENING	SL SINGLE	TOL TOLERANCE	WH WATER HEATER	WH WATER HEATER
APA AMERICAN PLYWOOD ASSOC.	CER CERAMIC	DES DESIGN	EXH EXHAUST	GALV GALVANIZED	JCT JOINT	JCT JOINT	OPP OPPOSITE	SC SOLID CORE	T&G TONGUE & GROOVE	WH WATER HEATER	WH WATER HEATER
APPROX APPROXIMATE	CHAMFER	DET DETAIL	EXST EXISTING	GEN GENERAL	JST JOIST	JST JOIST	OD OUTSIDE DIAMETER	SP SOUND PROOF	T.O.B. TOP OF BEAM	WH WATER HEATER	WH WATER HEATER
ARCH ARCHITECT (URAL)	CHANNEL	DAG DIAGONAL	EXPN EXPANSION	GC GENERAL CONTRACTOR	MD MASONRY OPENING	MD MASONRY OPENING	OA OVERALL	STC SOUND TRANSMISSION CLASS	T.O.C. TOP OF CURB	WHD WALL HYDRANT	WHD WALL HYDRANT
AD AREA DRAIN	CIRCLE	DIA DIAMETER	EB EXPANSION BOLT	GL GLASS/GLAZING	MTL MATERIAL	MTL MATERIAL	OFD OVERFLOW DRAIN	S SOUTH	T.O.J. TOP OF JOIST	WP WATER PROOFING	WP WATER PROOFING
ASSEM ASSEMBLY (IES)	CIRC CIRCUMFERENCE	DM DIMENSION	EJ EXPANSION JOINT	GB GRAB BAR	MAX MAXIMUM	MAX MAXIMUM	OH OVERHEAD/OVERHANG	SPKR SPEAKER	T.O.M. TOP OF MASONRY	WR WATER RESISTANT	WR WATER RESISTANT
AUTO AUTOMATIC	CLEAR OUT	DW DISH WASHER	EXP EXPOSED	GD GRADE (ING)	MECH MECHANICAL	MECH MECHANICAL	OZ OUNCE	REG REGULAR	T.O.S.L. TOP OF SLAB	WS WATER STOP	WS WATER STOP
BS BACKSPASH	CLEAR (ANCE)	DISP DISPOSAL	EXT EXTERIOR	GVL GRAVEL	MC MEDICINE CABINET	MC MEDICINE CABINET	REIN REINFORCE (D)/(ING)	SO SQUARE	T.O.S. TOP OF STEEL	WT WEIGHT	WT WEIGHT
BSMT BASEMENT	CLOSET	DIV DIVISION	ETR EXISTING TO REMAIN	GRND GROUND	MEM MEMBER	MEM MEMBER	REQ'D REQUIRED	S.F. SQUARE FOOT/FEET	T.O.W. TOP OF WALL	WWM WELDED WIRE MESH	WWM WELDED WIRE MESH
BM BEAM	COATED	DR DOOR	FIN FINISH (ED)	GYP GYPSUM	MET METAL	MET METAL	RESIL RESILIENT	SQ.IN. SQUARE INCH (S)	T.O.P. TOP OF PARAPET	W WEST/WASHER	W WEST/WASHER
BRG BEARING	COLD ROLLED	DBL DOUBLE	FFE FINISHED FLOOR ELEVATION	GPBD GYPSUM BOARD	LAB LABORATORY	LAB LABORATORY	RSFL RESILIENT SHEET FLOORING	SQ.YD. SQUARE YARD (S)	T&P TEMPERATURE & PRESSURE	WDW WINDOW	WDW WINDOW
BETW BETWEEN	COLUMN	DH DOUBLE HUNG	FA FIRE ALARM/FRESH AIR	HW HARDWARE	LAM LAMINATE (D)	LAM LAMINATE (D)	RET RETURN	SSLT STAINLESS STEEL	T TRASH COMPACTOR	WG WIRE GLASS	WG WIRE GLASS
BEVL BEVEL (ED)	COMMON	DN DOWN	FE FIRE EXTINGUISHER	HW HARDWARE	LG LARGE	LG LARGE	RA RETURN AIR	STAG STAGGER (ED)	T TYPICAL	WM WIRE MESH	WM WIRE MESH
BIT BITUMINOUS	COMPRESS (ED, ION, IBLE)	DS DOWNPOUT	FE FIRE EXTINGUISHER CABINET	HW HARDWARE	MLK MILLWORK	MLK MILLWORK	REV REVISION (S)/REVISED	STD STANDARD	W/W WITH	W/W WITHOUT	W/W WITHOUT
BLK BLOCK	CONCRETE	DWG DRAWING	FHC FIRE HOSE CABINET	HDR HEADER	MIN MINIMUM	MIN MINIMUM	RH RIGHT HAND	STA STATION	UC UNDERCOUNTER	WD WOOD	WD WOOD
BLKG BLOCKING	CONCRETE MASONRY UNIT	DF DRINKING FOUNTAIN	FP FIREPLACE	HVC HTG, VENT, AIR, COND.	LAID LAUNDRY	LAID LAUNDRY	R R	STL STEEL	UNFIN UNFINISHED	WI WROUGHT IRON	WI WROUGHT IRON
BD BOARD	CONDENSER	D DRYER		HAC HYDRANT	LAV LAVATORY	LAV LAVATORY	RD ROOF DRAIN	SI SYSTEME INTERNACIONALE (METRIC SYSTEM)	UNO UNLESS NOTED OTHERWISE	YD YARD	YD YARD
BOT BOTTOM	DURATION	DUR DURATION			LH LEFT HAND	LH LEFT HAND	RM ROOM	STOR STORAGE	URNL URINAL		

CUSTOM HOME

SHARON AND DAVE MARTIN
4813 FARLAND DRIVE
KNOXVILLE, TN 37909

COVER SHEET & PROJECT DATA

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REVISION(S):	
FILE:	2022-041

G-001

E

D

C

B

A

ENVELOPE REQUIREMENTS (CLIMATE ZONE 4A)					TABLE APPLIES TO NEW CONSTRUCTION ONLY				
TYPE	SIZE	CAVITY INSUL.	CONT. INSUL.	INSULATION	SPECIFICATION (EQ. TO)				
FRAME WALL	2x4 ⁽¹⁾	3 1/2" R-15		KRAFT FACED BATT	OWENS CORNING ECOTOUGH				
	2x6 ⁽¹⁾	5 1/2" R-21		KRAFT FACED BATT	OWENS CORNING ECOTOUGH				
(1) CONVENTIONAL FRAMING OF WOOD STUDS AND OSB OR PLYWOOD SHEATHING w/ FRICTION FIT KRAFT FACED BATT INSULATION. SEE DRAWINGS FOR DETAILS.									
ROOF	TRUSSES		10 1/4" R-38 ⁽¹⁾		UNFACED BATT	OWENS CORNING ECOTOUGH			
	(1) INSULATION CONTINUOUS ABOVE TOP OF EXTERIOR WALL (2) REQUIRED U-VALUE U=0.026 < PROVIDED U VALUE U=0.024 (3) 6" AT R=5/INCH (4) IECC R402.2.2 ATTIC EXCEPTION								
FLOOR	JOISTS		10 1/4" R-30		UN-FACED BATT	OWENS CORNING			
DOORS AND WINDOWS SEE NOTES A-110									
MECHANICAL EQUIPMENT AND LIGHTING, SEE M, P AND E SHEETS									

- HEAVY TIMBER NOTES:**
- PROVIDE TIMBER SIZES AS INDICATED ON PLAN.
 - SPECIES:
 - MAIN ROOF RAFTERS: DOUGLAS FIR LARCH NO.1 & BETTER
 - POSTS, BEAMS AND HEADERS: WESTERN HEMLOCK SELECT
 - PORCH & DECORATIVE RAFTERS: WHITE PINE
 - EXAMINE MEMBERS FOR BLUE STAINING, WARPS, CULLS AND OTHER FLAWS. REPLACE FLAWED MEMBERS. DO NOT INSTALL FLAWED MEMBERS, THEY WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - PROTECT WOOD FROM WEATHER BEFORE AND AFTER INSTALLATION. WOOD WHICH HAS BEEN DAMAGED DUE TO LACK OF PROTECTION WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - LOG FASTENERS SHALL PROVIDED IN THE SIZES, NUMBERS AND CONFIGURATIONS SHOWN ON PLANS AND SHALL BE EQUAL TO:
 - FASTENMASTER "LOGHOG" EXTRA HEAVY DUTY TIMBER SCREWS.
 - SIMPSON STRONG-TIE SDWS "STRONG-DRIVE".
 - HEAVY TIMBER SHALL BE FIELD STAINED. SEE FINISH DRAWINGS FOR COLORS OR AS DIRECTED BY OWNER.
 - HEAVY TIMBER MAY BE OBTAINED FROM APPALACHIAN LOG HOMES, 865-966-6440; www.athloghomes.com

- WOOD NOTES**
- WHERE NOTED, CONTRACTOR SHALL USE "SIMPSON STRONG-TIE" (OR EQUIVALENT) WOOD FRAMING ANCHORS, CONNECTORS, HANGERS, ETC. FOR ALL WOOD TO WOOD CONNECTIONS, ALL ANCHORS ETC. TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED SPECIFICATIONS.
 - 1st & 2nd FLOORS TO BE 3/4" T & G. PLYWOOD, GLUED AND SCREWED. ROOF SHEATHING TO BE 19/32" CDX-APA PLYWOOD.
 - UNLESS NOTED OTHERWISE ON PLANS HEADERS TO BE AS FOLLOWS:
 - H-1 (UP TO 10'-0") _____ (2) 2 x 12
 - H-2 (ANY OP'G IN 2x6 BEARING WALL) _____ (3) 2 x 12
 - OVER 10'-0" _____ LVL PER FRAMING PLAN
 - CUTTING, NOTCHING, BORED HOLES IN STUD WALLS, RAFTERS, BEAMS, COLUMNS, ETC., SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE
 - RIDGE BOARDS, WHERE INDICATED ON FRAMING PLANS, SHALL NOT BE LESS THAN 1 1/2" IN THICKNESS, AND NOT LESS IN DEPTH THAN CUT END OF RAFTERS. RAFTERS SHALL BE PLACED DIRECTLY OPPOSITE EACH OTHER AND NAILED TO RIDGE BOARD.
 - ALL WOOD BUILT-UP GIRDERS, BEAMS, STUDS TO SOLE PLATE, ETC., TO BE CONNECTED AS PER INTERNATIONAL RESIDENTIAL CODE
 - AT OPENINGS IN EXTERIOR WALLS, A WALL STUD SHALL BE AT EACH SIDE OF THE OPENING WITH THE ENDS OF THE HEADER SUPPORTED AS FOLLOWS (UNLESS OTHERWISE NOTED):
 - FOR OPENINGS LESS THAN 3 FT. IN WIDTH EACH END OF HEADER SHALL REST ON A SINGLE HEADER STUD OR MAY BE SUPPORTED BY FRAMING ANCHORS ATTACHED TO WALL STUD;
 - FOR OPENINGS OVER 3 FT. TO LESS THAN 6'-0" IN WIDTH, EACH END SHALL BEAR ON SINGLE HEADER STUD;
 - FOR OPENINGS MORE THAN 6'-0" IN WIDTH, EACH END SHALL BEAR ON DOUBLE HEADER STUD;
 - ANY LENGTH HEADER SUPPORTING CONCENTRATED LOADS FROM BEAMS ABOVE, EACH END SHALL BEAR ON DOUBLE HEADER STUD.
 - ANY LENGTH HEADER SUPPORTING CONCENTRATED LOADS FROM BEAMS ABOVE, EACH END SHALL BEAR ON DOUBLE HEADER STUD.
 - SUPPLY KING STUDS IN QUANTITY TO MATCH JACK STUDS, KING STUDS TO RUN FULL HEIGHT OF WALL FROM BOTTOM PLATE TO TOP PLATE
 - WHERE WOOD BEAMS BEAR ON STUD WALLS, PROVIDE MIN. DOUBLE OR TRIPLE STUD, DEPENDING ON BEAM WIDTH, UNDER BEAM BEARING.
 - ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED AS FOLLOWS:
 - TREATED LUMBER: SOUTHERN PINE OR DOUGLAS FIR CONSTRUCTION GRADE S4S, AWWA STANDARD C1 & C2.
 - ALL FIELD CUTS AND DRILLED HOLES IN TREATED LUMBER AND POSTS SHALL BE TREATED IN ACCORDANCE WITH AWWA M-4.
 - WHEN PRE-FINISHED METAL IS INSTALLED OVER PRESSURE TREATED WOOD, USE (1) LAYER OF 15# FELT BETWEEN WOOD AND METAL TO PREVENT CORROSION. SOME PRE-FINISHED METALS CAN BE ORDERED WITH ORGANIC POLYMER COATINGS FOR THE SAME PURPOSE.

- GENERAL NOTES AND SPECIFICATIONS**
- ALL NEW CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES AND RESTRICTIVE ORDINANCES FOR CONSTRUCTION, PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE PROTECTION SYSTEMS.
 - DO NOT SCALE THESE DRAWINGS. WORK TO ALL DIMENSIONS.
 - THE INTENT OF THESE DRAWINGS IS TO PROVIDE THE BUILDER WITH GENERAL GUIDELINES FOR THE SOUND CONSTRUCTION OF THE STRUCTURE INDICATED WITHIN. DEVIATIONS FROM THESE DRAWINGS ARE AT THE OWNER/CONTRACTOR'S RISK UNLESS APPROVED IN WRITING, AND WITH SUPPLEMENTARY DRAWINGS FROM ARCHITECT.
 - IT IS RECOMMENDED THAT THE SERVICES OF A REGISTERED LAND SURVEYOR BE EMPLOYED FOR THE PROPER PLACEMENT OF THE STRUCTURES IN RELATION TO PROPERTY LINES, SETBACK LINES, EASEMENTS, ETC.
 - OWNER/CONTRACTOR TO SECURE AND PAY FOR ALL NECESSARY FEES AND PERMITS FOR CONSTRUCTION, ELECTRICAL AND PLUMBING INSPECTIONS, ETC.
 - DIMENSIONS INDICATED ON DRAWINGS ARE TO OUTSIDE FACE OF EXERIOR CONCRETE BLOCK, CAST-IN-PLACE WALL, OR SHEATHING TO CENTERLINE OF INTERIOR STUDS AND COLUMNS UNLESS NOTED OTHERWISE.
 - IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CHECK THE LOCAL AND STATE BUILDING CODES, SUB-DIVISION RESTRICTIONS AND HEALTH DEPARTMENT GUIDELINES AND ADHERE TO THEIR REQUIREMENTS.
 - ANY DISCREPANCIES CONTAINED WITHIN THESE DRAWINGS ARE TO BE IMMEDIATELY REPORTED TO ARCHITECT.
 - PROVIDE TEMPORARY SETTLING BASINS, HAYBALES, AND OTHER METHODS AS APPROPRIATE TO FILTER WATER AT ALL AREAS WHERE STORM WATER LEAVES THE PROJECT. CLEAN UP ALL SOIL WHICH FLOWS OFF-SITE AT THE END OF EACH DAY.
 - ALL EXISTING SITE CONDITIONS ARE TO BE VERIFIED BY OWNER/CONTRACTOR BEFORE START OF CONSTRUCTION.
 - OWNER/CONTRACTOR TO PROVIDE BUILDING WITH CHEMICAL BARRIER TO PROTECT AGAINST SUBTERRANEAN TERMITE ATTACK.
 - LANDSCAPING TO BE PROVIDED BY OTHERS.
 - EXCAVATE AS REQUIRED BY NEW CONSTRUCTION, PLUS SUFFICIENT SPACE TO PERMIT ERECTION OF FORMS, SHORING, WATERPROOFING, MASONRY, AND THE INSPECTIONS OF FOUNDATIONS. BOTTOMS OF FOOTINGS AND TRENCHES SHALL BE CUT TRUE AND SQUARE. KEEP EXCAVATIONS FREE FROM WATER AT ALL TIMES.
 - THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, ETC. FOR ALL WORK DONE BY THE OWNER/CONTRACTOR IS THE SOLE RESPONSIBILITY OF THE OWNER/CONTRACTOR. WALLS WHICH SUPPORT JOISTS, RAFTERS, ETC., AND ARE LATERALLY SUPPORTED BY SAME SHALL BE BRACED UNTIL ALL CONSTRUCTION IS COMPLETED.
 - SEE SEISMIC NOTES THIS SHEET.
 - CONTRACTOR SHALL CAULK AND SEAL ALL JOINTS AND CRACKS AROUND WINDOWS, CHIMNEYS, DOORS, COUNTER TOPS, MUD SILLS, SILL PLATES, ETC. WITH PROPER EXTERIOR OR INTERIOR COMPOUNDS. INSTALL AS PER MANUFACTURER'S PRINTED INSTRUCTIONS.
 - ALL FINISHES, WALL COVERINGS, CARPET, PANELING, FLOOR TILES, COUNTER TOPS, FURNITURE FURNISHINGS, HARDWARE, AND PAINT: THEIR COLORS, PATTERNS AND TEXTURES TO BE SELECTED BY OWNER UNLESS NOTED OTHERWISE.
 - ALL WATER LINES SHALL BE INSULATED.
 - ALL WATERPIPING AT FIXTURES CONNECTIONS SHALL BE THOROUGHLY SECURED IN OR ON WALL OF PIPE CHASE BEHIND FIXTURES.
 - OFFSET PLUMBING VENTS THROUGH ROOF AS REQUIRED TO AVOID ANY OBSTRUCTIONS. ALL ROOF PENETRATIONS, WHERE PRACTICAL, TO BE SIMILAR IN COLOR TO ROOF FINISH.
 - PROVIDE 110V, UL APPROVED SMOKE/CO DETECTORS IN NUMBERS AS REQUIRED BY LOCAL CODES. DETECTORS SHALL BE LISTED AND MEET THE INSTALLATION REQUIREMENTS OF NFPA 72A AND 74.
 - CONTRACTOR TO PRE-WIRE FOR TELEPHONE, CABLE TV, DOOR CHIMES, INTERNET AND SOUND SYSTEMS AS PER OWNER'S DIRECTION.
 - WINDOWS FROM ALL SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH OF 20". THE SILL HEIGHT CANNOT EXCEED A MAXIMUM OF 44" ABOVE THE FLOOR. TOTAL OPEN AREA TO BE 5 SQ. FT. AT GROUND LEVEL ROOMS AND 5.7 SQ. FT. AT UPPER LEVEL ROOMS (WHERE ALLOWED BY LOCAL CODES).
 - NO QUALIFYING STATEMENTS OR EXCEPTIONS TO PLANS OR NOTES TO BE PERMITTED.

CONCRETE, MASONRY, AND RELATED NOTES

- CONCRETE STRENGTH TO BE AS FOLLOWS UNLESS NOTED OTHERWISE ON DRAWINGS:
 - A. CONCRETE WALLS, BEAMS AND STRUCTURAL SLABS _____ F' C=3000 PSI @ 28 DAYS.
 - B. FOOTINGS _____ F' C=3000 PSI @ 28 DAYS.
 - C. EXTERIOR SLABS ON GRADE AND CONCRETE TOPPING - F' C=4000 PSI @ 28 DAYS.
 REFER TO NOTE #3 FOR TESTING OF CONCRETE AND SPECIFICATIONS FOR SUBMITTALS OF MIX DESIGN.
- CONCRETE EXPOSED TO WEATHER TO BE AIR-ENTRAINED (6% MAX., 3% MIN.).
- CONCRETE AND REINFORCING STEEL TO BE AS PER A.C.I. 318 (LATEST EDITION) AND A.C.I. 301 (LATEST EDITION). (CONTRACTOR TO HAVE COPIES OF THESE DOCUMENTS AT THE JOB SITE DURING CONSTRUCTION.) SAMPLING AND TESTING OF CONCRETE TO BE IN ACCORDANCE WITH A.C.I. 301 BY INDEPENDENT TESTING AGENCY AT CONTRACTOR'S EXPENSE. CONTRACTOR TO TAKE SPECIAL PRECAUTIONS FOR HOT AND COLD WEATHER CONCRETING AS INDICATED IN A.C.I. 301.
- REINFORCING STEEL TO BE A 615-60.
- FOOTINGS ARE DESIGNED FOR A MINIMUM SOIL BEARING CAPACITY OF 2000 PSF. CONTACT ENGINEER IF POOR SOIL IS ENCOUNTERED.
- THE MINIMUM CONCRETE COVER TO BE PROVIDED FOR REINFORCEMENT IN CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3".
- THE FOLLOWING REINFORCEMENT TO BE PROVIDED UNLESS NOTED OR DETAILED OTHERWISE:
 - PROVIDE 2'-6" x 2'-6" CORNER BARS IN CORNERS OF ALL FOOTINGS, REINFORCED WALLS, BOND BEAMS, ETC. PROVIDE SAME BAR SIZE AND NUMBER OR SPACING AS CONTINUOUS OR HORIZONTAL REINFORCEMENT.
- UNLESS NOTED OTHERWISE ON PLANS, PROVIDE A CONTINUOUS SPREAD FOOTING 10" (MIN) DEEP x 24" WIDE UNDER ALL WALLS WHICH EXTEND TO GRADE. BOTTOM OF FOOTINGS TO BE A MINIMUM OF 1" BELOW LOCAL FROST LINE OR AS REQUIRED BY LOCAL CODE.
- ALL CONCRETE SLABS ON GRADE TO BE 4" THICK WITH 6 x 6 W1.4 x W1.4 W.W.F. ON 4" CRUSHED STONE, UNLESS NOTED OTHERWISE. SEE DRAWINGS FOR ANY DEPRESSED AREAS, VAPOR BARRIERS, ETC.
- ALL EQUIPMENT PADS TO BE 6" THICK W/ 6X6 1.4X1.4 WWF AND EXTEND PAD 2'-0" PAST EACH SIDE OF MECHANICAL EQUIPMENT.
- UNLESS NOTED OR DETAILED OTHERWISE, ALL REINFORCING STEEL TO BE LAPPED A MINIMUM OF A CLASS B TENSION SPLICE.
- PROVIDE A CONTROL JOINT IN ALL CONCRETE SLABS ON GRADE AT 600 SQ./FT., UNLESS NOTED OTHERWISE.
- PROVIDE 10mil VAPOR BARRIER UNDER INTERIOR CONCRETE SLABS OR OVER ENTIRE FLOOR SURFACE OF CRAWL SPACES.

TIMBER FASTENER SPECIFICATION

"LHOG" CONNECTORS HEREIN SPECIFIED SHALL BE EQUAL TO "LOG HOG" EXTRA HEAVY DUTY LOG HOME FASTENERS AS MANUFACTURED BY FASTENMASTER WITH THE FOLLOWING CHARACTERISTICS:

- 1.15/64" SHANK DIAMETER
- 2.3" (MIN) THREAD LENGTH w/ 5/16" MAJOR DIAMETER.
- 3.5/16" HEX HEAD WITH WIDE INTEGRAL WASHER
- 4.PROVIDE IN LENGTHS AS INDICATED ON DRAWINGS OR AS REQUIRED BY FIELD CONDITIONS.

LENGTH SCHEDULE:

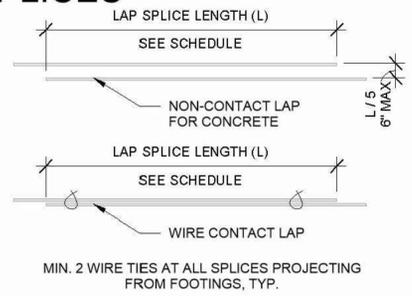
LHOG009	-	9"
LHOG010	-	10"
LHOG011	-	11"
LHOG012	-	12"
LHOG013	-	13"
LHOG015	-	15"

ALTERNATE SPECIFICATION: SIMPSON STRONG-TIE "STRONG-DRIVE" SDWS LOG SCREWS

CLASS "B" LAP SPLICES

SCHEDULE (Fy=60ksi)

BAR #	4000psi COMPRESSIVE STRENGTH CONCRETE (LAP SPLICE "L" IN INCHES)
#4 BAR	25
#5 BAR	31
#6 BAR	37
#7 BAR	54
#8 BAR	62
#9 BAR	70
#10 BAR	79
#11 BAR	87



ENERGY CODE GENERAL NOTES:

- CONFORM TO LOCAL AUTHORITY ENERGY CODE REPORTING STANDARDS.
- SEE SECTIONS FOR LOCATIONS OF INSULATION.
- INSULATION VALUES AND SPECIFICATIONS SHOWN IN TABLE AND DETAILS THIS SHEET.
- ALL MECHANICAL EQUIPMENT AND DESIGN IS BY OTHERS.
- ALL PLUMBING AND WATER HEATERING EQUIPMENT AND DESIGN IS BY OTHERS.
- THE DESIGN INTENT IS FOR ROOF/ATTIC INSULATION TO CONTINUE ABOVE TOP OF EXTERIOR WALLS, THEREBY QUALIFYING FOR 100% RULE IN IECC (R)402.2.1 AND (R)402.2.2

FALCONNIER DESIGN COMPANY

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KNOXVILLE, TN 37909

SPECIFICATIONS & PROJECT DATA

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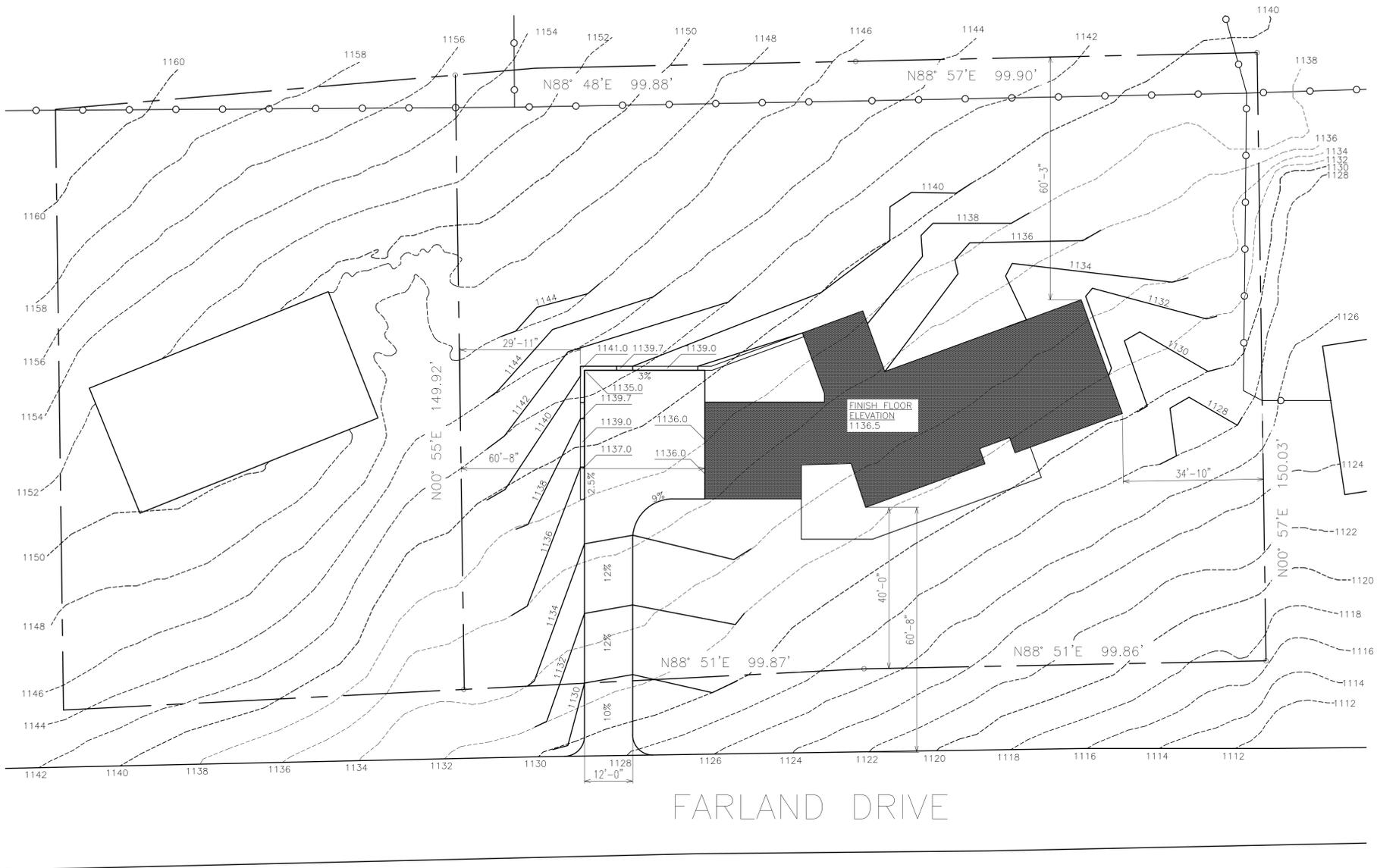
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SITE LOCATION PLAN

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C-100



GRADING NOTES:

THE EXISTING GRADES SHOWN ARE APPROXIMATED FROM INFORMATION AVAILABLE ON THE KGIS WEBSITE AND ARE FOR PRELIMINARY BUDGET ESTIMATING ONLY.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADES PRIOR TO CONSTRUCTION AND ADJUSTING NEW GRADES ACCORDINGLY.

A1 SITE LOCATION PLAN
1/16" = 1'-0"



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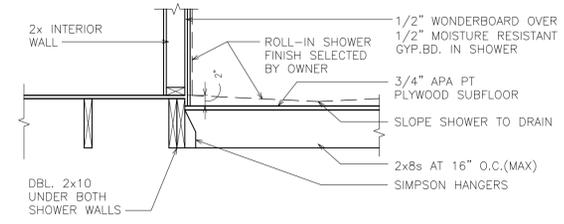
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**FLOOR FRAMING
PLAN AND
DETAILS**

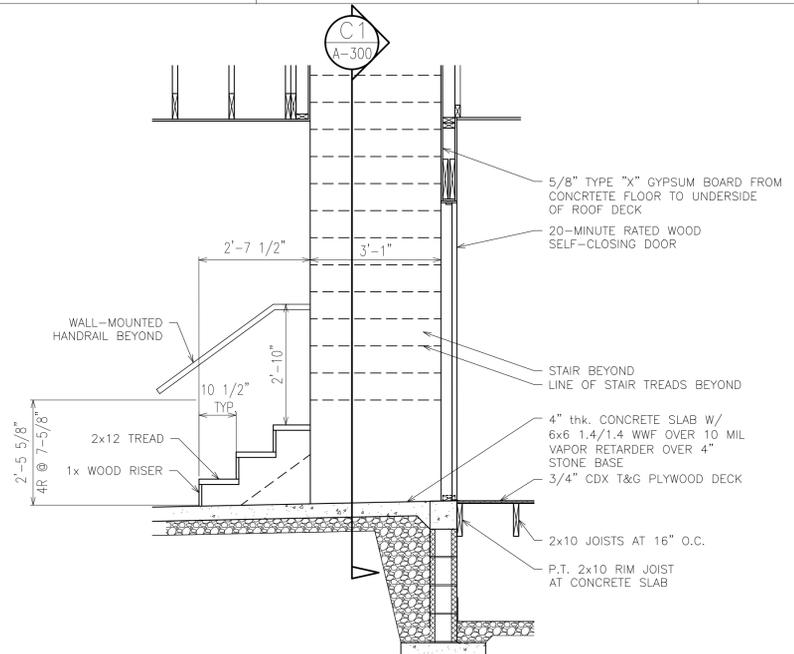
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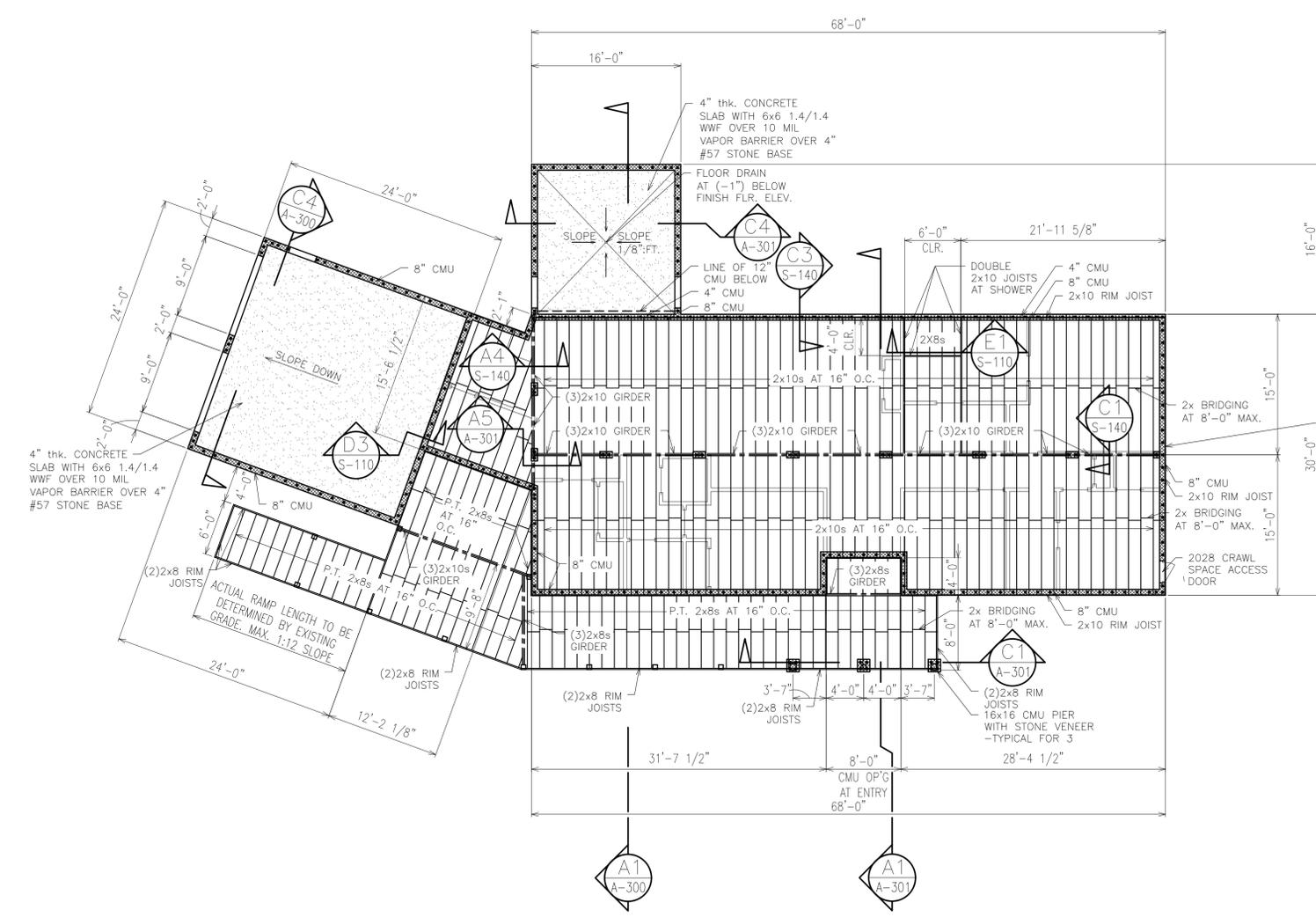
S-110



E1 ROLL-IN SHOWER DETAIL
3/4" = 1'-0"



D3 GARAGE / MUD ROOM SECTION
1/2" = 1'-0"



A1 FLOOR FRAMING PLAN
3/16" = 1'-0"

INDICATES ANCHOR-ROD HOLD-DOWN LOCATION AT 48" O.C. MAX AND w/n 12" OF CORNERS AND WALL OPENINGS. ANCHOR RODS SHALL BE EITHER:
1/2" x 8" (6" IMBED) J-BOLTS w/ 3"x3"x3/16" PLATE WASHERS AND NUTS
OR
SIMPSON STRONG-TIE "TITEN HD" THD50800H CONCRETE ANCHORS w/ PROPRIETARY PLATE WASHERS. 6" MIN. IMBED.
HOLD DOWNS SHALL BE EQUAL TO SIMPSON STRONG-TIE "HDU" SERIES

- CONCRETE SLAB NOTES**
- EXTERIOR CONCRETE SLABS AND PATIOS SHALL BE AS PER SHEET G-101.
 - INTERIOR CONCRETE SLABS SHALL BE AS PER SHEET G-101.
 - REINFORCING TO BE AS PER SHEET G-101.
 - VAPOR BARRIER SHALL BE 10mil POLY VINYL.
 - CONCRETE BASE SHALL BE 4"(MIN) OF CRUSHED STONE BASE, COMPACTED.
 - SAW CUTS SHALL BE 1 1/2" DEEP (1/4 THE SLAB DEPTH) x 1/8" WIDE AT 10'-0" ON CENTER UNLESS NOTED OTHERWISE. REFER TO NATIONAL READY MIX CONCRETE ASSOCIATION (NRMCA) PUBLICATION "CIP 6: JOINTS IN CONCRETE SLABS ON GRADE"
 - REINFORCING BARS SHALL BE LAPPED PER ACI 331.1R-06 (OR CURRENT) USING A "CLASS B" TENSION SPLICE.
 - COLD JOINTS SHALL BE DOWELED OR KEYPED PER NRMCA "CIP 6: JOINTS IN CONCRETE SLABS ON GRADE"
 - EXTERIOR PADS SHALL HAVE A BROOM FINISH w/ HAND TROWELED EDGES UNLESS NOTED OTHERWISE.
 - INTERIOR SLABS SHALL BE MECHANICALLY TROWELED AND SEALED.
 - PROVIDE PRESSURE TREATED SILL PLATES AT ALL EXTERIOR AND INTERIOR WALLS ON CONCRETE.
 - APPLY AIR SEALANT AT SEAMS OF WALLS AND FLOORS, AND AT EXTERIOR CORNERS IN ACCORDANCE WITH THE ADOPTED ENERGY CODES.

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TRUSS DIAGRAMS

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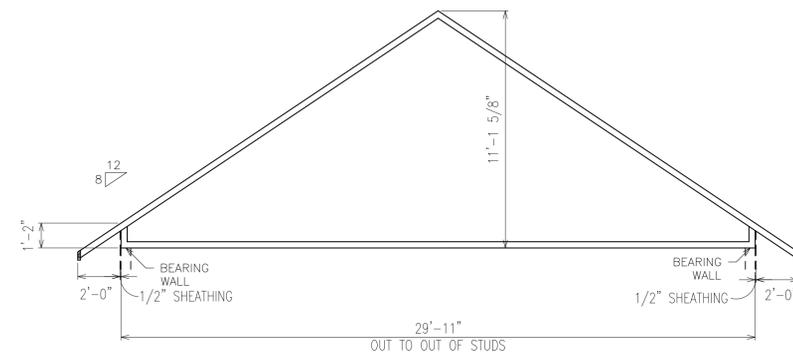
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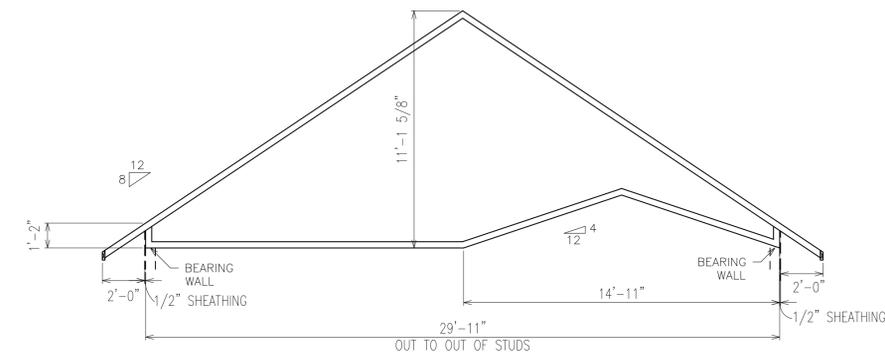
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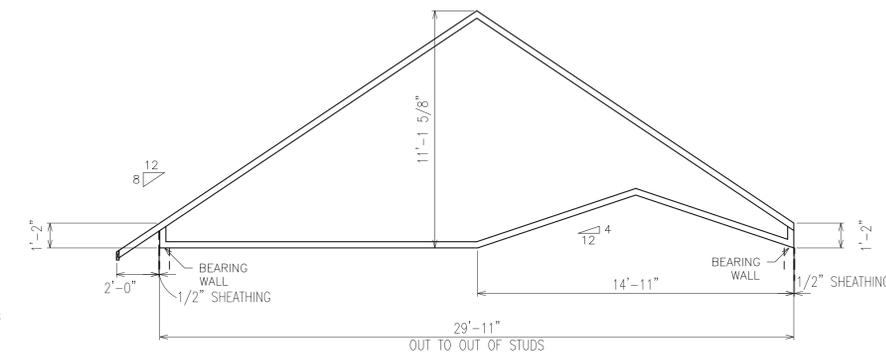
TRUSS TYPE "A"

1/4" = 1'-0"



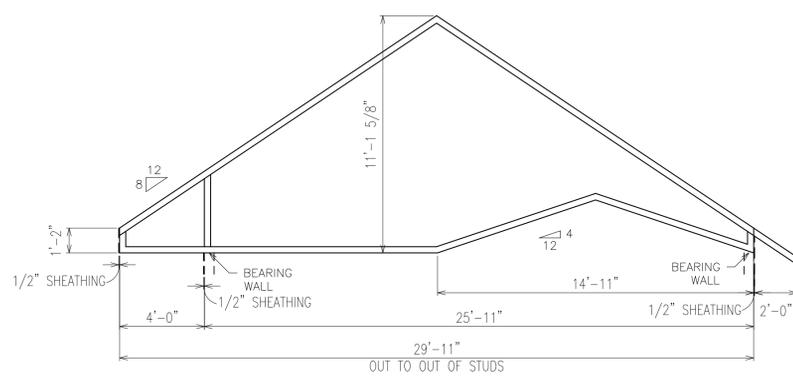
TRUSS TYPE "B"

1/4" = 1'-0"



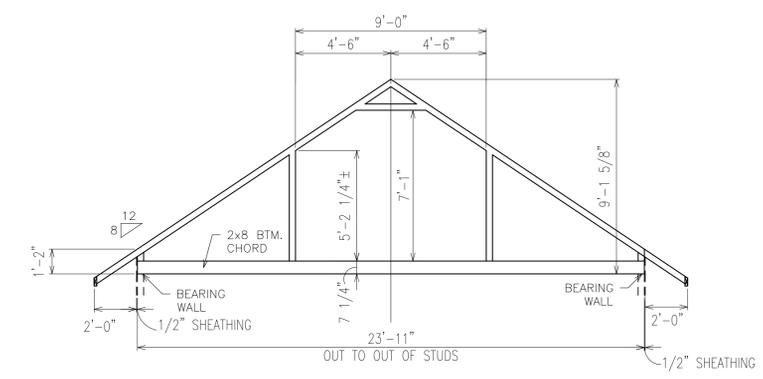
TRUSS TYPE "B1"

1/4" = 1'-0"



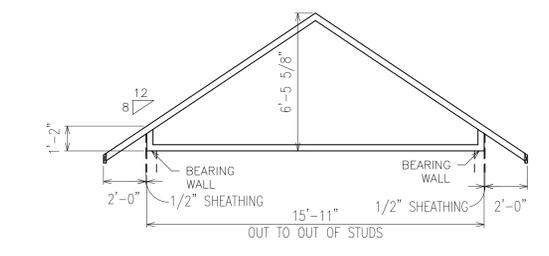
TRUSS TYPE "B2"

1/4" = 1'-0"



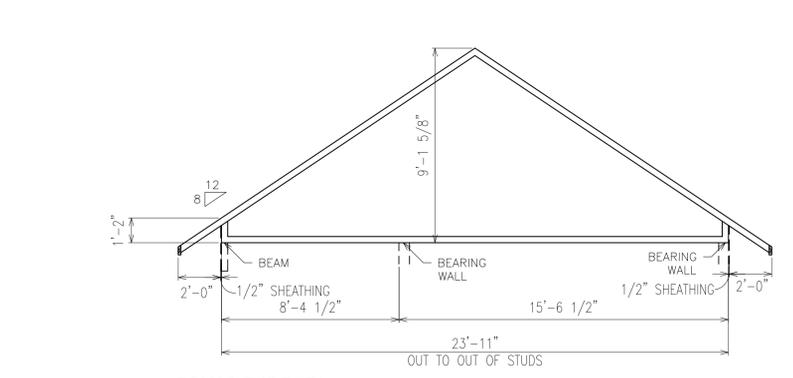
TRUSS TYPE "C"

1/4" = 1'-0"



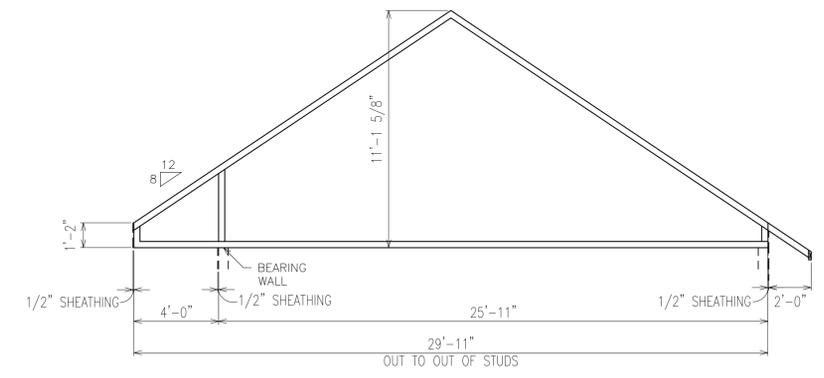
TRUSS TYPE "D"

1/4" = 1'-0"



TRUSS TYPE "E"

1/4" = 1'-0"



TRUSS TYPE "A1"

1/4" = 1'-0"

TRUSS NOTE:
2x4 TOP & BOTTOM CHORDS TYPICAL
UNLESS NOTED OTHERWISE

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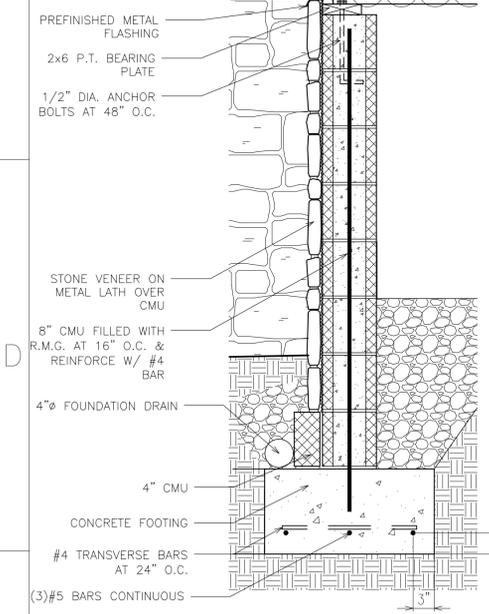
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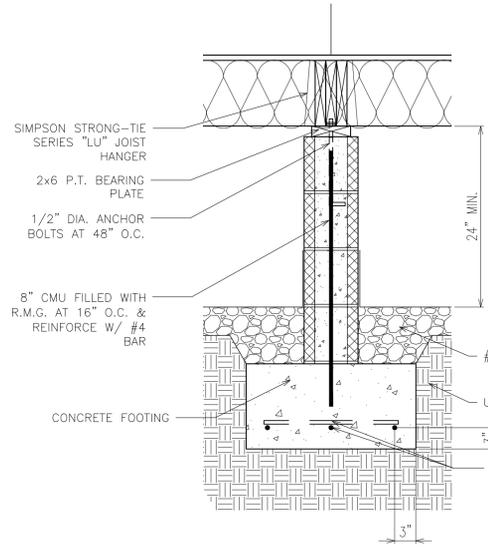
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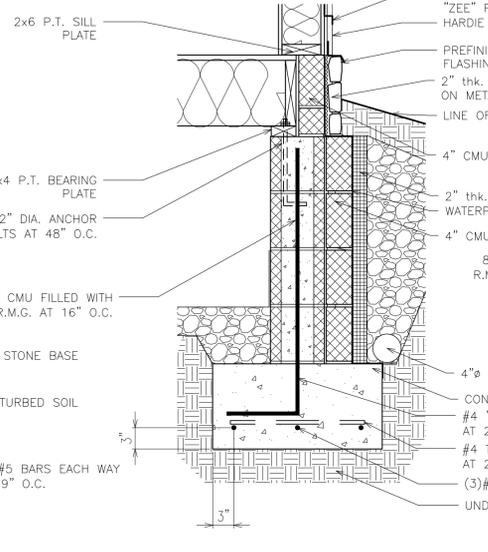
E



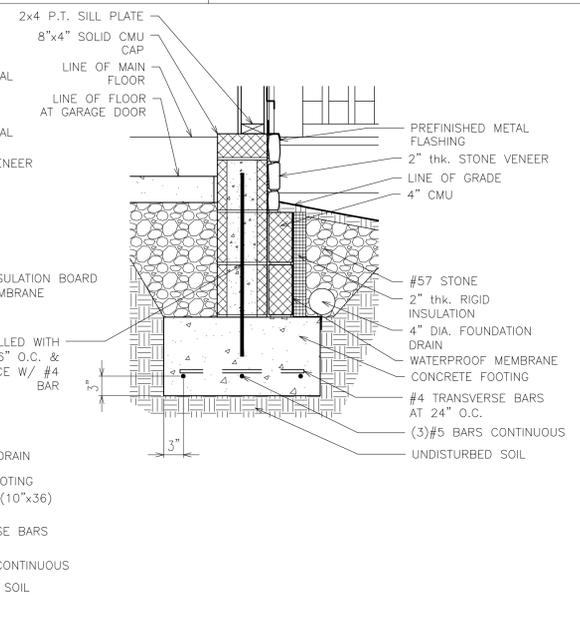
C1 FOOTING DETAIL
1" = 1'-0"



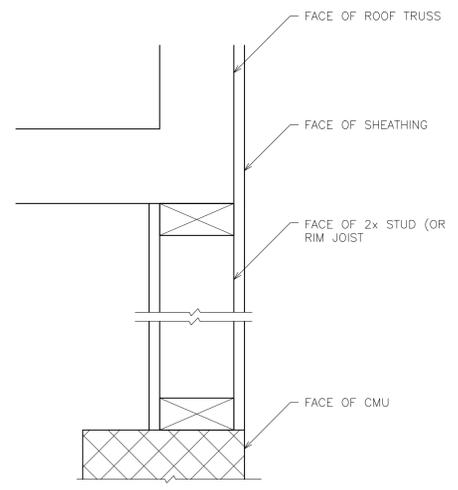
C2 FOOTING DETAIL
1" = 1'-0"



C3 FOOTING DETAIL
1" = 1'-0"

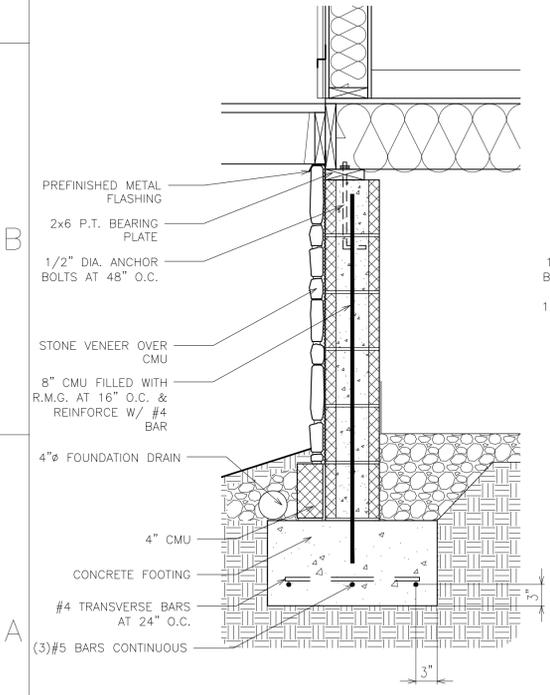


C4 FOOTING DETAIL
1" = 1'-0"

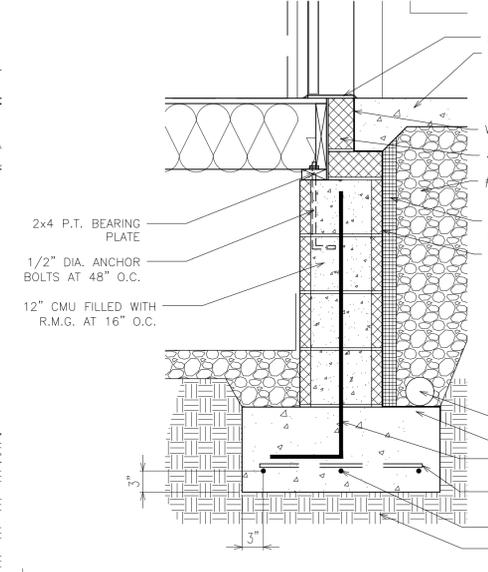


C4 WALL/FOUNDATION ALIGNMENT DETAIL
3" = 1'-0"

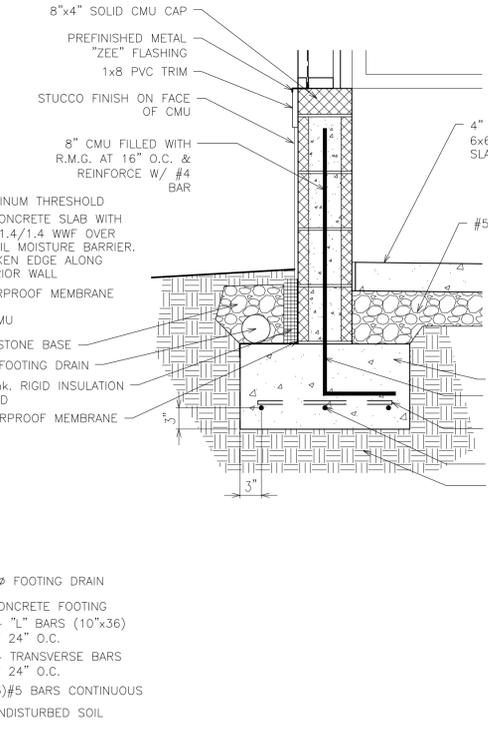
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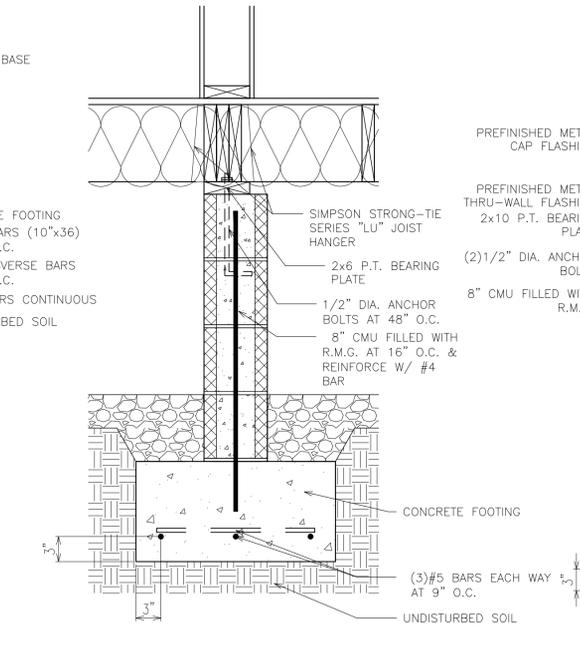
A1 FOOTING DETAIL
1" = 1'-0"



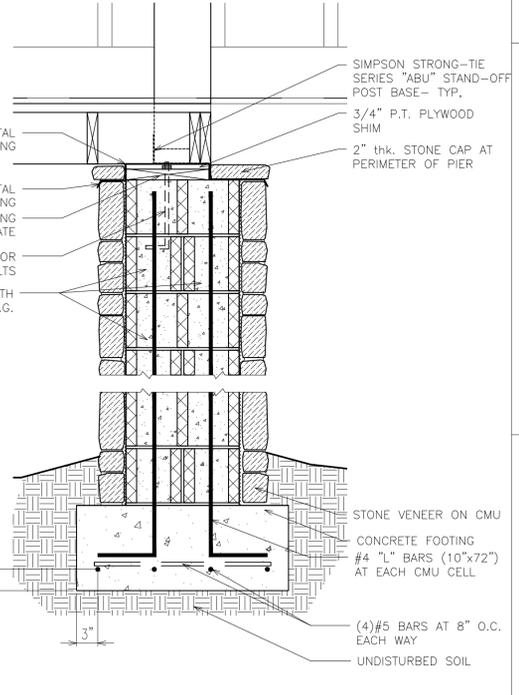
A2 FOOTING DETAIL
1" = 1'-0"



A3 FOOTING DETAIL
1" = 1'-0"



A4 FOOTING DETAIL
1" = 1'-0"



A5 FOOTING DETAIL
1" = 1'-0"

NOTE:
SEE FOOTING SCHEDULE ON
SHEET S-100 FOR FOOTING
SIZE, REINFORCING, AND
DIMENSIONS

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S-140

- ### DOOR NOTES
- DESIGNATIONS ON DOORS ARE IN JELD-WEN WINDOWS. IF ANOTHER WINDOW MANUFACTURER IS TO BE SUBSTITUTED, CONTRACTOR TO VERIFY THAT SUBSTITUTE WINDOWS MEET ALL APPLICABLE EGRESS REQUIREMENTS.
 - "3068" INDICATES 3'-0"x6'-8".
 - DOORS BETWEEN GARAGES AND HABITABLE SPACES ARE TO BE METAL, INSULATED CORE, 20min FIRE RESISTANCE RATED WITH SELF-CLOSING DEVICE.
 - EXTERIOR DOORS TO BE METAL WITH INSULATED CORES UNLESS NOTED OTHERWISE.

- ### WINDOW NOTES
- WINDOW SIZES ARE BASED ON JELD-WEN WINDOWS. IF ANOTHER WINDOW MANUFACTURER IS TO BE SUBSTITUTED, CONTRACTOR TO VERIFY THAT SUBSTITUTE WINDOWS MEET ALL APPLICABLE EGRESS REQUIREMENTS.
 - OWNER AND CONTRACTOR ARE TO REVIEW AND VERIFY WINDOW SIZES AND PLACEMENT BEFORE ORDERING WINDOWS.
 - WINDOWS MARKED WITH A (T) ARE TO HAVE TEMPERED GLASS.
 - WINDOWS MARKED WITH AN (E) ARE TO MEET EGRESS REQUIREMENTS. SEE WINDOW EGRESS NOTES THIS SHEET.
 - WINDOW ENERGY CRITERIA [JELD-WEN]: LOW-E 270 DUAL GLASS + ARGON
 U: 0.28 (0.32 MIN)
 SHGC: 0.23 (0.40 MIN)
 VT: 0.42
 (0.60 MIN. CLEAR)
 (0.30 MIN TINTED)

- ### WINDOW EGRESS NOTES
- THESE NOTES ARE BASED ON THE [2018] INTERNATIONAL RESIDENTIAL CODE FOR SLEEPING ROOM EGRESS.
- MINIMUM CLEAR EGRESS AREAS:
 GROUND FLOOR= 5.0 SQ.FT.
 UPPER FLOORS= 5.7 SQ.FT.
- MINIMUM SASH CLEARANCES:
 WIDTH = 20"
 HEIGHT= 24"
- MAXIMUM SILL HEIGHT ABOVE FINISHED FLOOR= 44"

- ### GARAGE SEPARATION NOTES:
- WALLS SEPARATING GARAGES FROM HABITABLE SPACES SHALL HAVE A MINIMUM OF (1) LAYER 1/2" GYP.BD. CLADDING ON THE GARAGE SIDE (IRC R302.6 AND TABLE R302.6). EXTEND TO UNDERSIDE OF ROOF DECK AT GARAGE.
 - REINFORCED CONCRETE MASONRY WALLS BETWEEN GARAGES AND HABITABLE SPACES ARE ACCEPTABLE.
 - CEILINGS OF GARAGES BELOW ATTICS ABOVE SHALL HAVE A MINIMUM OF (1) LAYER OF 5/8" GYP.BD. ON THE GARAGE SIDE (IRC R302.6 AND TABLE R302.6).
 - CEILINGS OF GARAGES BELOW HABITABLE SPACES ABOVE SHALL HAVE A MINIMUM OF (1) LAYER OF 5/8" TYPE "X" GYP.BD. ON GARAGE SIDE (IRC R302.6 AND TABLE R302.6).
 - SPACES UNDER STAIRS ACCESSED FROM A GARAGE SHALL HAVE UNDER-STAIR SURFACES, CEILINGS AND SOFFITS PROTECTED BY A MINIMUM OF (1) LAYER OF 1/2" GYP.BD. ON THE GARAGE SIDE (R302.7).
 - DOORS (IRC 302.5.1) BETWEEN GARAGES AND HABITABLE SPACES SHALL BE:
 - METAL CLAD INSULATED, SOLID WOOD, OR 20min FIRE RESISTANCE LABELED.
 - EQUIPPED WITH A SELF-CLOSING DEVICE (WHERE REQUIRED BY LOCAL JURISDICTION).
 - DOORS ARE NOT PERMITTED BETWEEN GARAGES AND SLEEPING ROOMS.

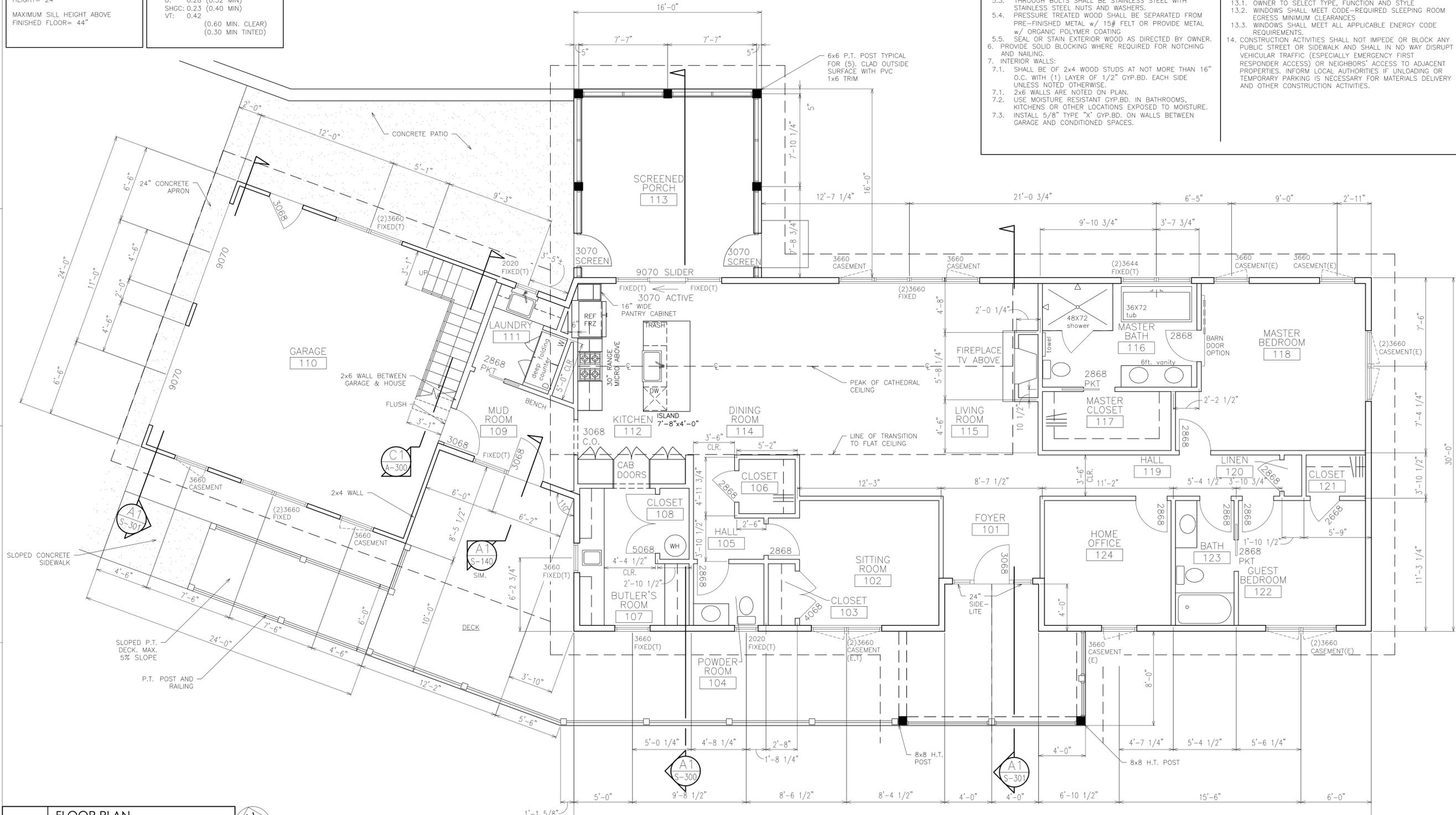
GRAPHIC LEGEND

A4
A-101
INDICATES DETAIL REFERENCE. TOP NUMBER IS DETAIL NUMBER. LOWER NUMBER IS SHEET ON WHICH DETAIL MAY BE FOUND.

A1
A-303
INDICATES SECTION/ELEVATION REFERENCE. TOP NUMBER IS DETAIL NUMBER. LOWER NUMBER IS SHEET ON WHICH DETAIL MAY BE FOUND.

FOYER
101
INDICATES ROOM NAME AND NUMBER.

- ### GENERAL NOTES
- OWNER & GENERAL CONTRACTOR ARE RESPONSIBLE FOR ALL BUILDING PERMITS AND INSPECTIONS. CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE AS ENFORCED BY KNOXVILLE INCLUDING ALL LOCAL AMENDMENTS.
 - OCCUPANCY GROUP: SINGLE FAMILY RESIDENTIAL
 - CONSTRUCTION: V-B, UNSPRINKLERED
 - ALL WOOD IN CONTACT W/ CONCRETE OR CONCRETE MASONRY SHALL BE PRESSURE TREATED.
 - ALL WOOD TO WOOD CONNECTORS SHALL BE BY SIMPSON STRONG-TIE. UBS CONNECTORS ARE AN ACCEPTABLE ALTERNATIVE IF LOADING SPECIFICATIONS MEET OR EXCEED SIMPSON STRONG-TIE. ALL WOOD TO WOOD CONNECTORS SHALL BE GALVANIZED.
 - EXTERIOR FINISHES: OWNER TO SELECT EXTERIOR COLORS AND FINISHES INCLUDING:
 - STONE
 - SIDING
 - PAINT AND TRIM COLORS
 - EXTERIOR WOOD:
 - ALL EXTERIOR WOOD SHALL BE PRESSURE TREATED.
 - ALL SCREWS SHALL BE GALVANIZED OR STAINLESS STEEL OR SHALL HAVE POLYMER ORGANIC COATING TO PREVENT CORROSION.
 - THROUGH BOLTS SHALL BE STAINLESS STEEL WITH STAINLESS STEEL NUTS AND WASHERS.
 - PRESSURE TREATED WOOD SHALL BE SEPARATED FROM PRE-FINISHED METAL w/ 15# FELT OR PROVIDE METAL w/ ORGANIC POLYMER COATING.
 - SEAL OR STAIN EXTERIOR WOOD AS DIRECTED BY OWNER.
 - INTERIOR WALLS:
 - SHALL BE OF 2x4 WOOD STUDS AT NOT MORE THAN 16" O.C. WITH (1) LAYER OF 1/2" GYP.BD. EACH SIDE UNLESS NOTED OTHERWISE.
 - 2x6 WALLS ARE NOTED ON PLAN.
 - USE MOISTURE RESISTANT GYP.BD. IN BATHROOMS, KITCHENS OR OTHER LOCATIONS EXPOSED TO MOISTURE.
 - INSTALL 5/8" TYPE "X" GYP.BD. ON WALLS BETWEEN GARAGE AND CONDITIONED SPACES.
 - EXTERIOR WALLS:
 - SHALL BE OF 2x6 WOOD STUDS (2x4 AT GARAGE) NOT MORE THAN 16" O.C. w/ (1) LAYER OF 1/2" APA PLYWOOD EXTERIOR SHEATHING AND 1/2" GYPSUM BOARD INTERIOR SHEATHING
 - INSULATE WITH R-21 KRAFT FACED BATT INSULATION.
 - ELECTRICAL:
 - OWNER TO LOCATE:
 - NEW ELECTRICAL OUTLETS
 - LIGHT SWITCHES
 - COMMUNICATIONS OUTLETS
 - OWNER TO SELECT ALL LIGHT FIXTURES, STYLES AND COLORS.
 - CONSULT WITH OWNER ABOUT I.T./COMMUNICATIONS & SECURITY REQUIREMENTS PRIOR TO COMPLETION OF FRAMING.
 - INTERIOR FINISHES, PAINT COLORS, AND TRIMS SHALL BE SELECTED BY OWNER.
 - PLUMBING FIXTURES, FAUCETS AND TRIMS SHALL BE SELECTED BY OWNER. CONSULT WITH OWNER TO ENSURE CORRECT FRAMING DIMENSIONS, ESPECIALLY AT SHOWER UNITS.
 - KITCHEN CABINETS AND MILLWORK TO BE SELECTED BY OWNER.
 - WINDOWS:
 - OWNER TO SELECT TYPE, FUNCTION AND STYLE
 - WINDOWS SHALL MEET CODE-REQUIRED SLEEPING ROOM EGRESS MINIMUM CLEARANCES
 - WINDOWS SHALL MEET ALL APPLICABLE ENERGY CODE REQUIREMENTS.
 - CONSTRUCTION ACTIVITIES SHALL NOT IMPEDE OR BLOCK ANY PUBLIC STREET OR SIDEWALK AND SHALL IN NO WAY DISRUPT VEHICULAR TRAFFIC (ESPECIALLY EMERGENCY FIRST RESPONDER ACCESS) OR NEIGHBORS' ACCESS TO ADJACENT PROPERTIES. INFORM LOCAL AUTHORITIES IF UNLOADING OR TEMPORARY PARKING IS NECESSARY FOR MATERIALS DELIVERY AND OTHER CONSTRUCTION ACTIVITIES.



A1 FLOOR PLAN
 1/4" = 1'-0"

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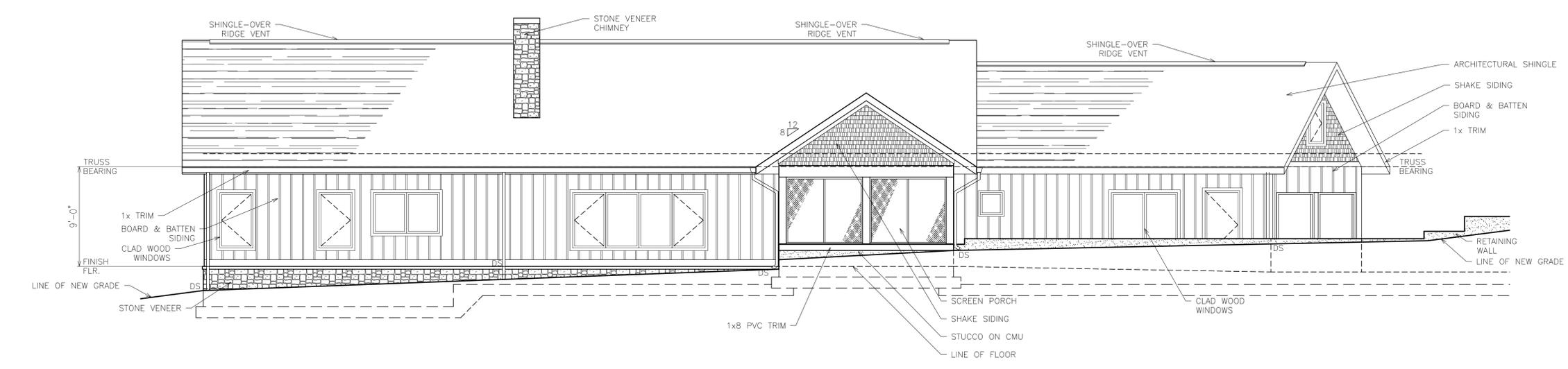
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EXTERIOR ELEVATIONS

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A1 NORTH (REAR) ELEVATION
3/16" = 1'-0"

