

Norma Crow  
1002 West Trinity Lane  
Nashville, TN 37209

CODES DATA

APPLICABLE CODES:

- 2012 International Residential Code (except Chapter 11)
- 2012 International Plumbing Code
- 2012 International Mechanical Code
- 2012 International Fuel Gas Code
- 2012 International Property Maintenance Code
- 2012 International Fire Code
- 2009 International Energy Conservation Code
- 2008 National Electrical Code
- ICC A117.1-2009 Accessible and Usable Buildings and Facilities

OCCUPANCY: RESIDENTIAL TOWNHOMES UNDER IRC CODE - 26 UNITS  
SINGLE FAMILY WITH 2 HR SEPARATION WALLS

CONSTRUCTION: TYPE 5B, UNSPRINKLED

TOTAL AREA:  
A UNITS 4 X 1772 SF EACH = 7088 SF  
B1 1 X 2416 SF  
B2 1 X 2601 SF  
C UNITS 20 X 1766 SF EACH = 35520 SF

TOTAL = 47625 SF

STORIES: THREE  
MAXIMUM HEIGHT:  
ALLOWABLE: 45'  
PROVIDED - 45'

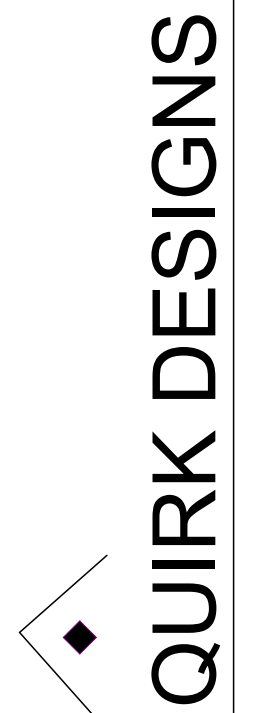
NO ACCESSIBLE UNITS REQD. PER IBC SECTION 1107.7.2  
(Multi-story units, no elevators in units).

# Townhomes

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2831 BERRY HILL DRIVE  
SUITE 200  
NASHVILLE, TN 37204  
PHONE: (615) 289-9248 FAX: (615) 627-1298  
email: quirkdsgns@comcast.net



Townhomes  
Norma Crow  
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TITLE SHT

T1

ARCHITECT:



2831 BERRY HILL DRIVE SUITE 200  
NASHVILLE, TENNESSEE 37204  
PH 615-289-9248 FAX 615-627-1298  
EMAIL - quirkdsgns@comcast.net

SITE DESIGN  
DALE & ASSOC.  
516 HEATHER PLACE  
NASHVILLE, TN 37204

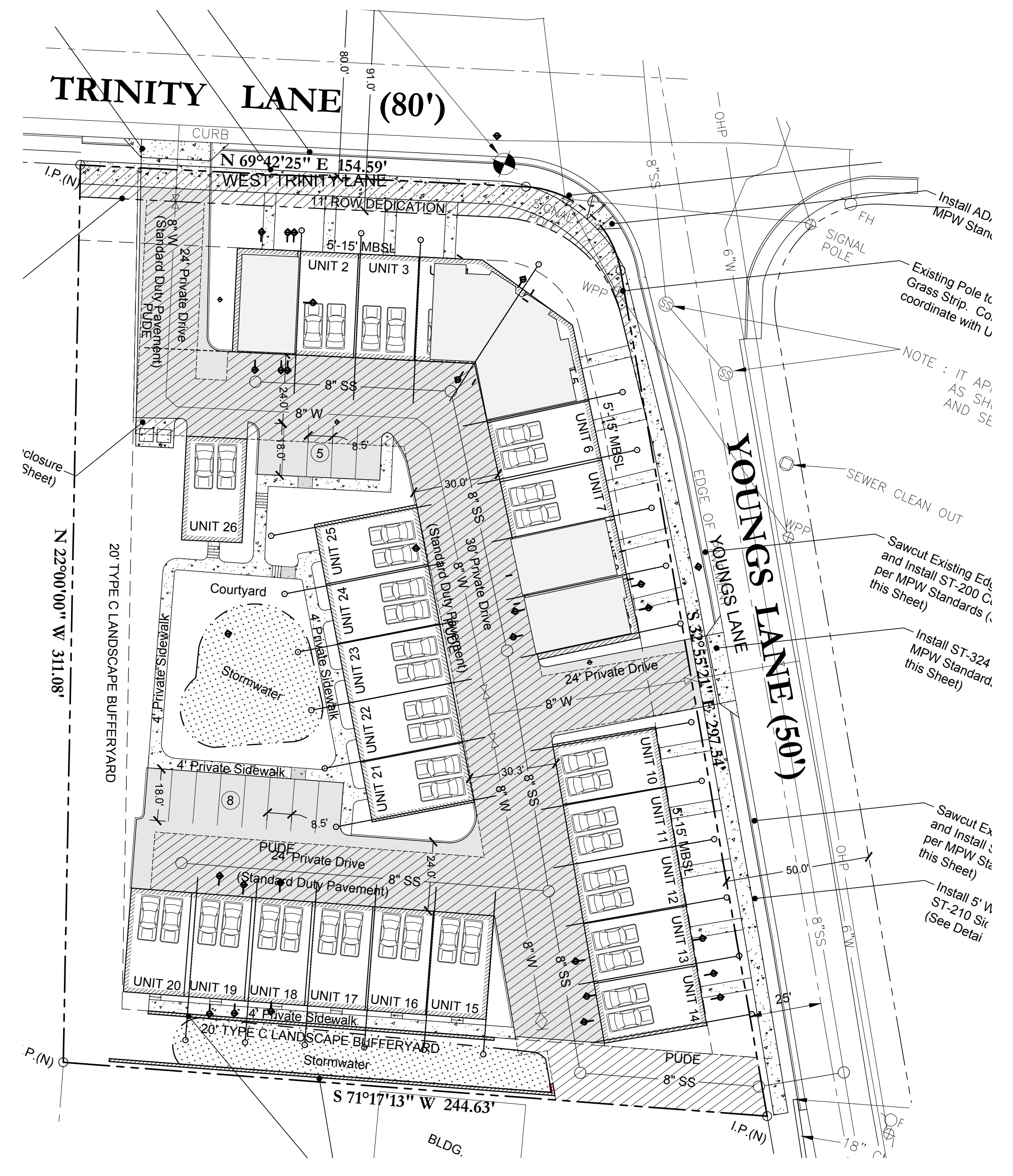
INDEX TO DRAWINGS:

SHEET ID	TITLE SHT	Name
T1		
AC1	SITE PLAN - UNIT LAYOUTS	
A1	TYPICAL 'A' UNIT PLAN	
A2	B UNIT PLAN - FLRS 1, 2	
A3	B UNIT FLRS 3, ROOF DECK	
A4	TYPICAL C UNIT PLAN	
A5	FOUNDATIONS - A, C	
A6	FOUNDATIONS - B,E	
A7	FOUNDATION - D	
A8	ELEV - BLDG A, N, E	
A9	ELEV - BLDG A- S, W	
A10	END ELEVATIONS	
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1	3d view	

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3 1st FLOOR  
SCALE: 1" = 20'



2 SITE PLAN  
SCALE: 1" = 30'

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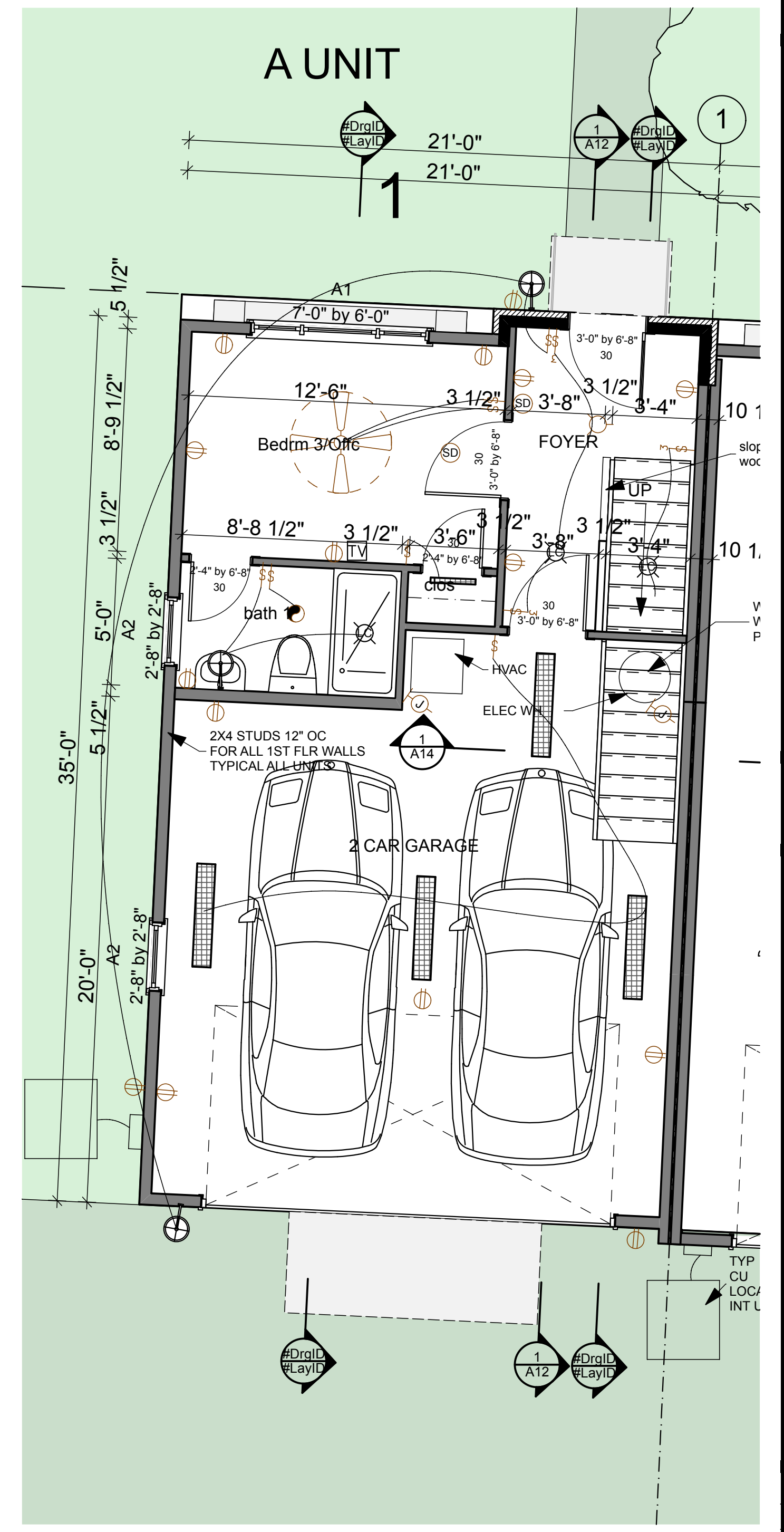
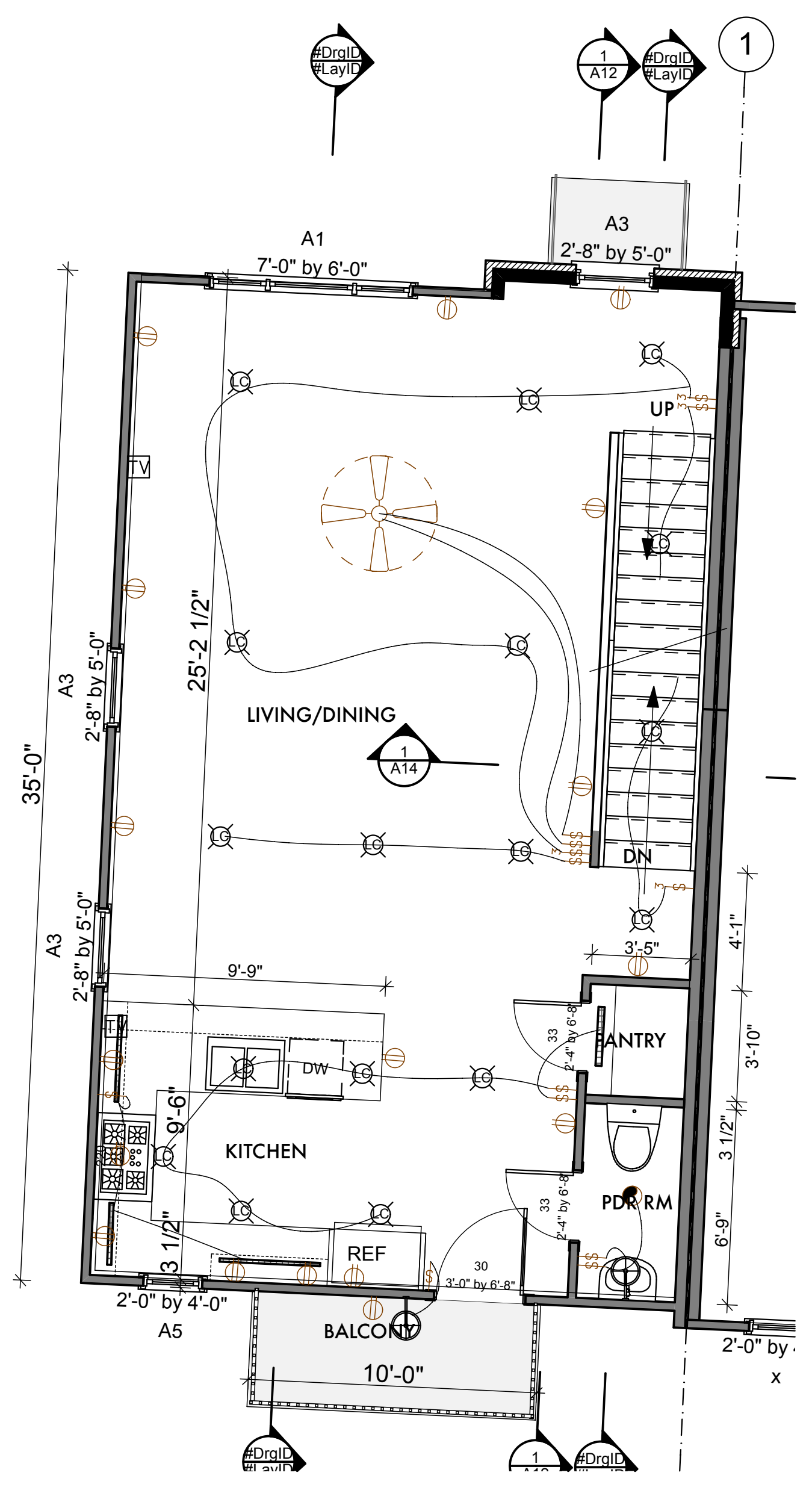
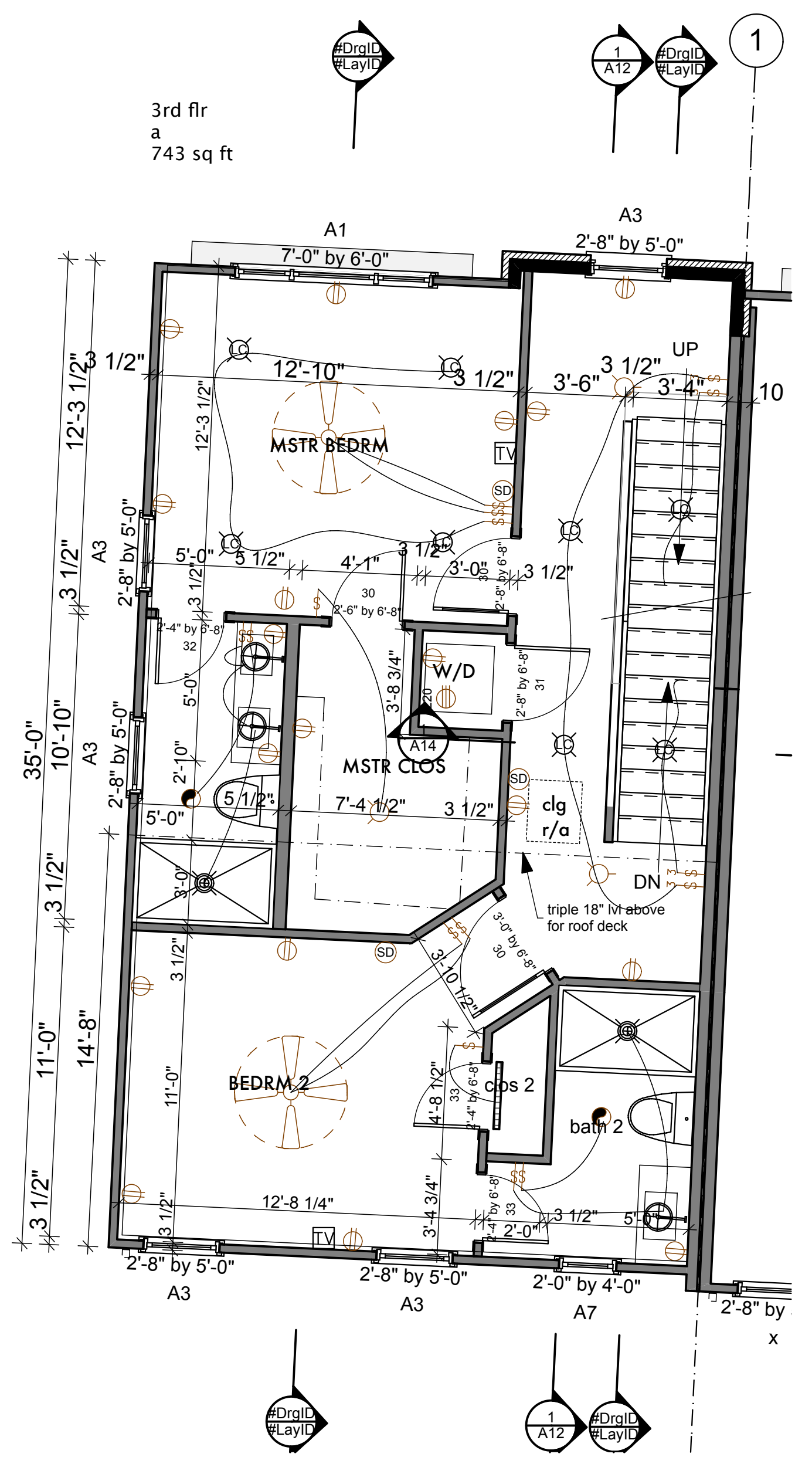
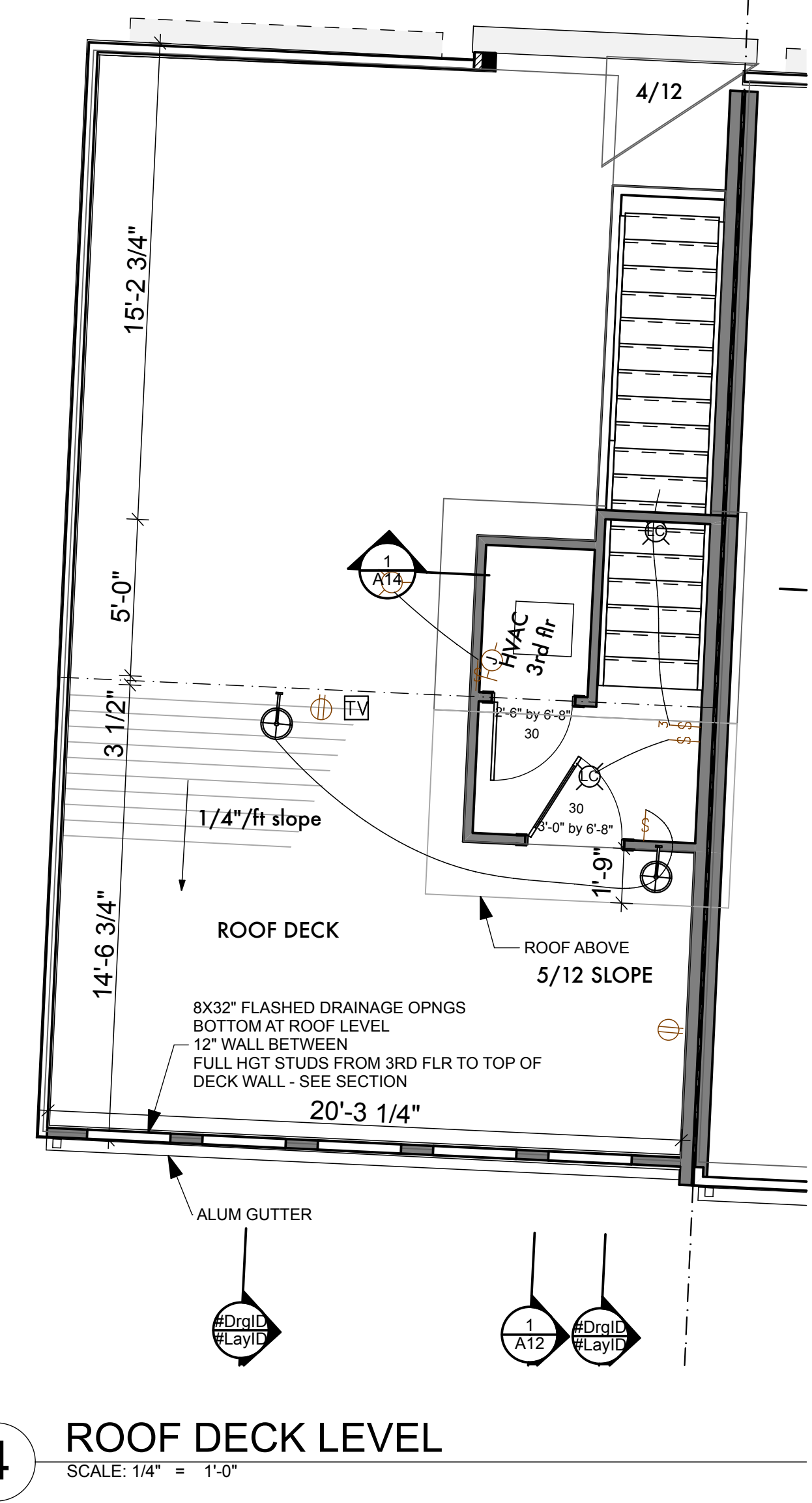
SITE PLAN - UNIT LAYOUTS

AC1

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### ELECTRICAL LEGEND

- CEILING FAN W/LT
- WALL SCONCE FIXT.
- FLUORESCENT LTS
- CHANDELIER
- CLG MT LIGHT
- STEP LIGHTS
- TLT EXHAUST FAN
- JUNCTION BOX
- TELEPHONE JACK - CAT 5
- CABLE TV JACK
- LG 6" RECESSED LIGHT
- SMALL 4" RECESSED LIGHT
- DUPLEX 110V RECEPTACLE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- 220V OUTLET
- SMOKE DETECTOR
- HVAC DISCONNECT
- ELEC PANEL
- EXT. FLOODLTS



**A UNIT - ROOF DECK ON REAR**

FLOOR AREA UNIT A	
Zone Name	Calculated Area
1st flr	286
2nd flr	743
3rd flr	743
	1,772 sq ft



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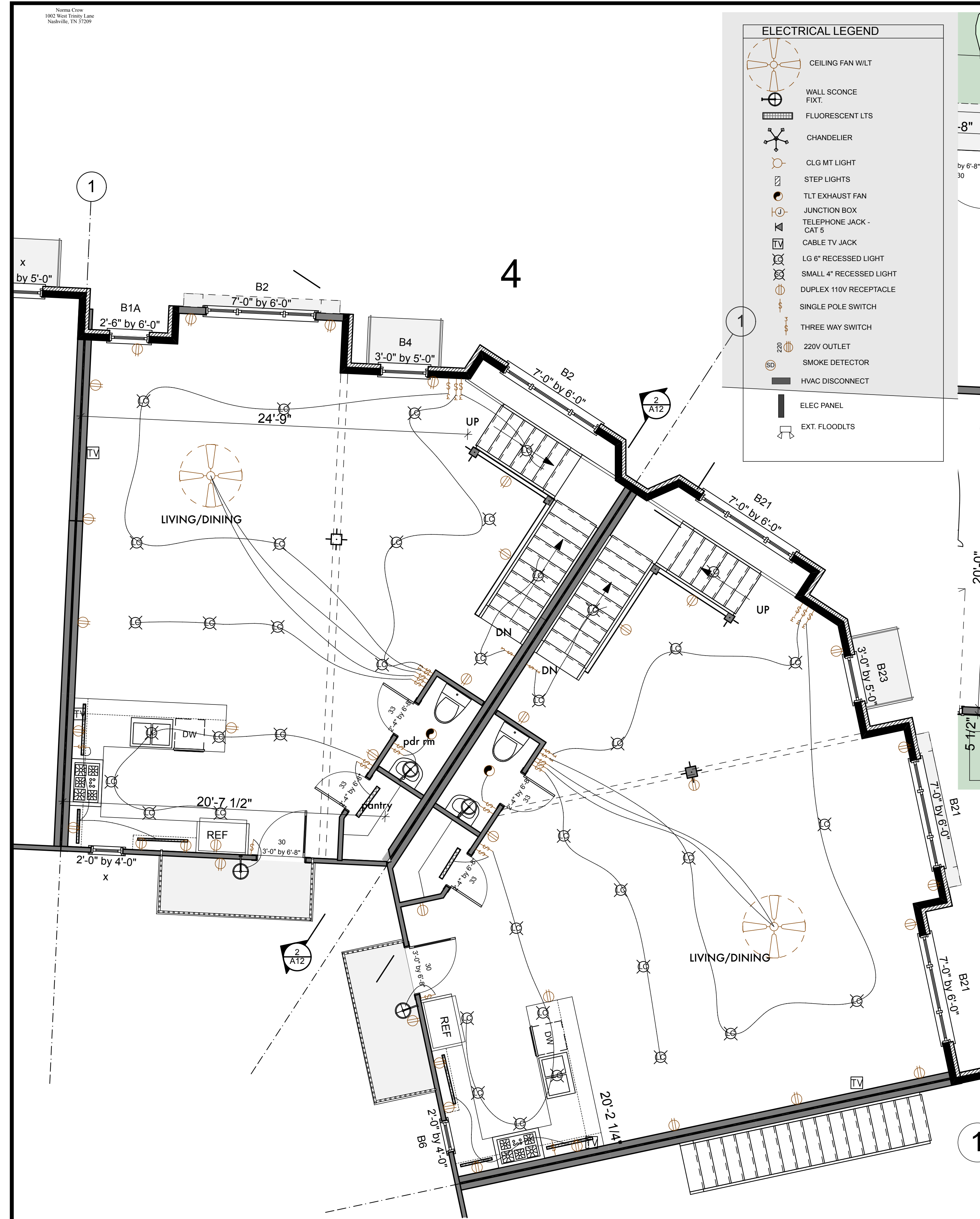
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TYPICAL 'A' UNIT PLAN

A1

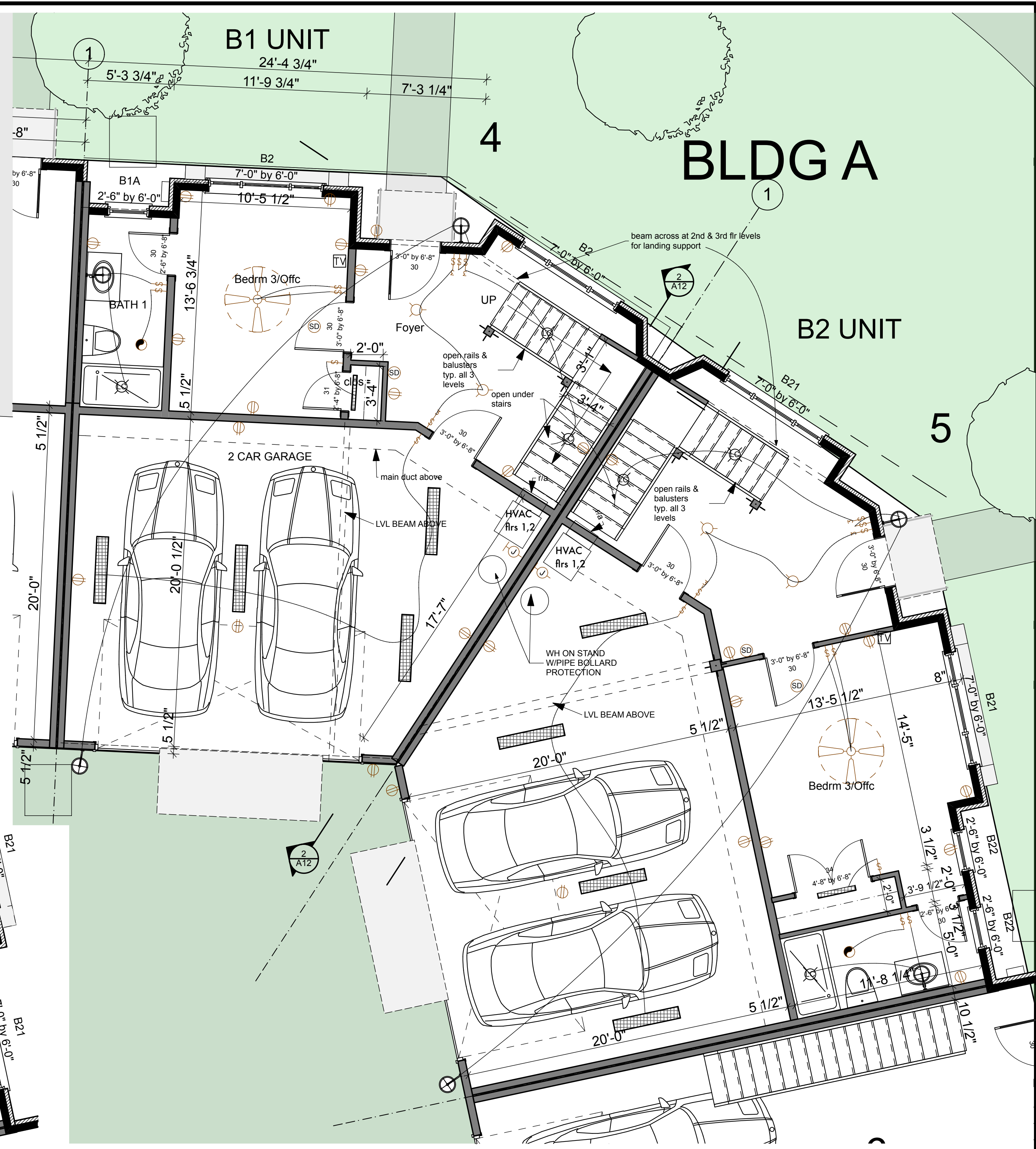
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**2** 2ND FLR PLAN  
SCALE: 1/4" = 1'-0"

CAD FILES\WORK\2016\Crow\1002\_w\_trinity\_16-01-1002\_e\_fla.rvt

ELECTRICAL LEGEND	
	CEILING FAN W/ILT
	WALL SCONCE FIXT.
	FLUORESCENT LTS
	CHANDELIER
	CLG MT LIGHT
	STEP LIGHTS
	TLT EXHAUST FAN
	JUNCTION BOX
	TELEPHONE JACK - CAT 5
	CABLE TV JACK
	LG 6" RECESSED LIGHT
	SMALL 4" RECESSED LIGHT
	DUPLEX 110V RECEPTACLE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	220V OUTLET
	SMOKE DETECTOR
	HVAC DISCONNECT
	ELEC PANEL
	EXT. FLOODLTS



**1** 1ST FLR PLAN  
SCALE: 1/4" = 1'-0"

**B UNITS - AT CORNER/REAR ROOF DECK**

FLOOR AREA B1 UNIT	
Zone Name	Calculated Area
1st flr	464
2nd flr	976
3rd flr	976
	2,416 sq ft

FLOOR AREA B2 UNIT	
Zone Name	Calculated Area
1st flr	551
2ND FLR	1,025
3RD FLR	1,025
	2,601 sq ft



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B UNIT PLAN - FLRS 1, 2



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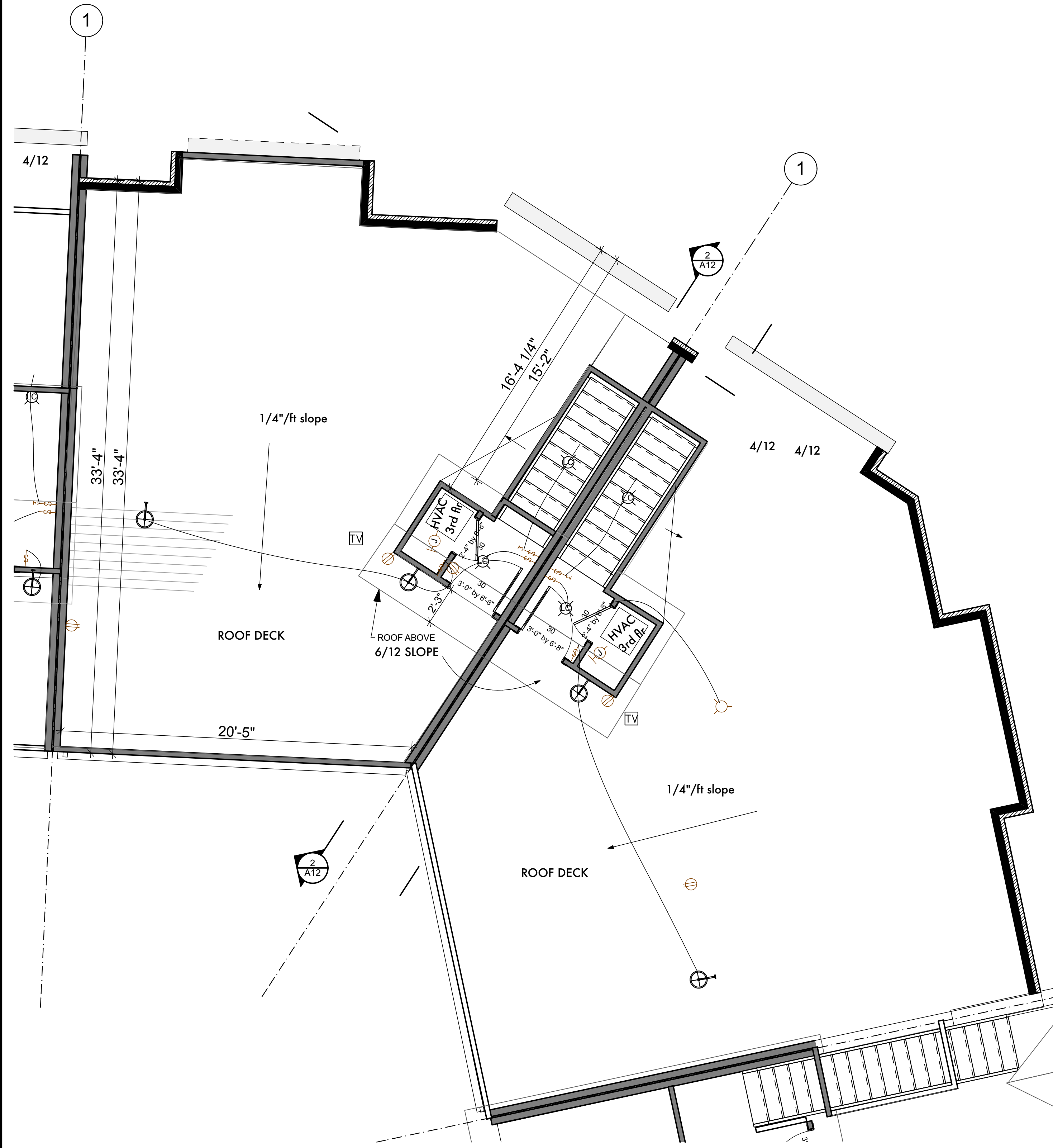
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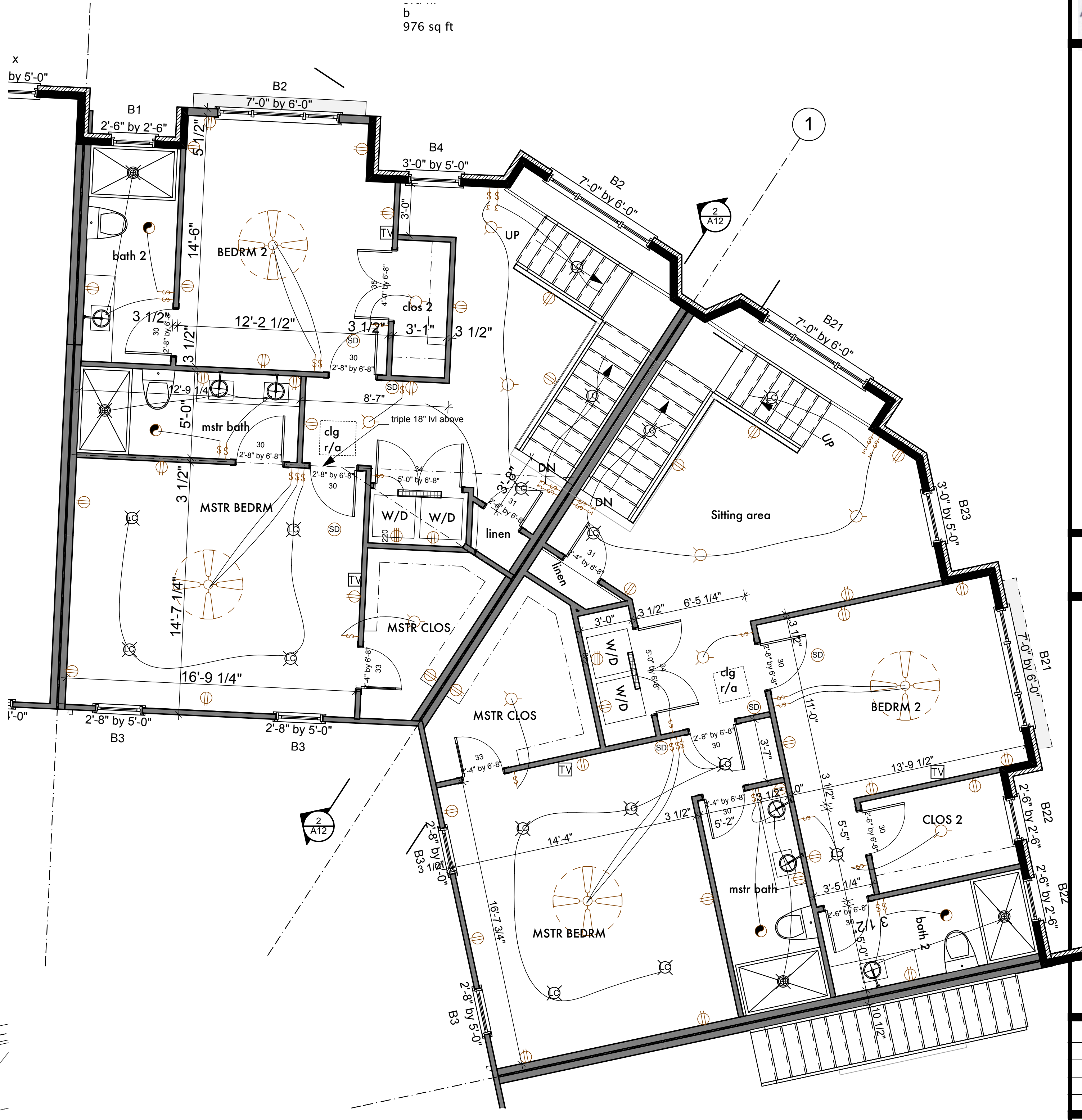
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B UNIT FLRS 3, ROOF DECK

A3

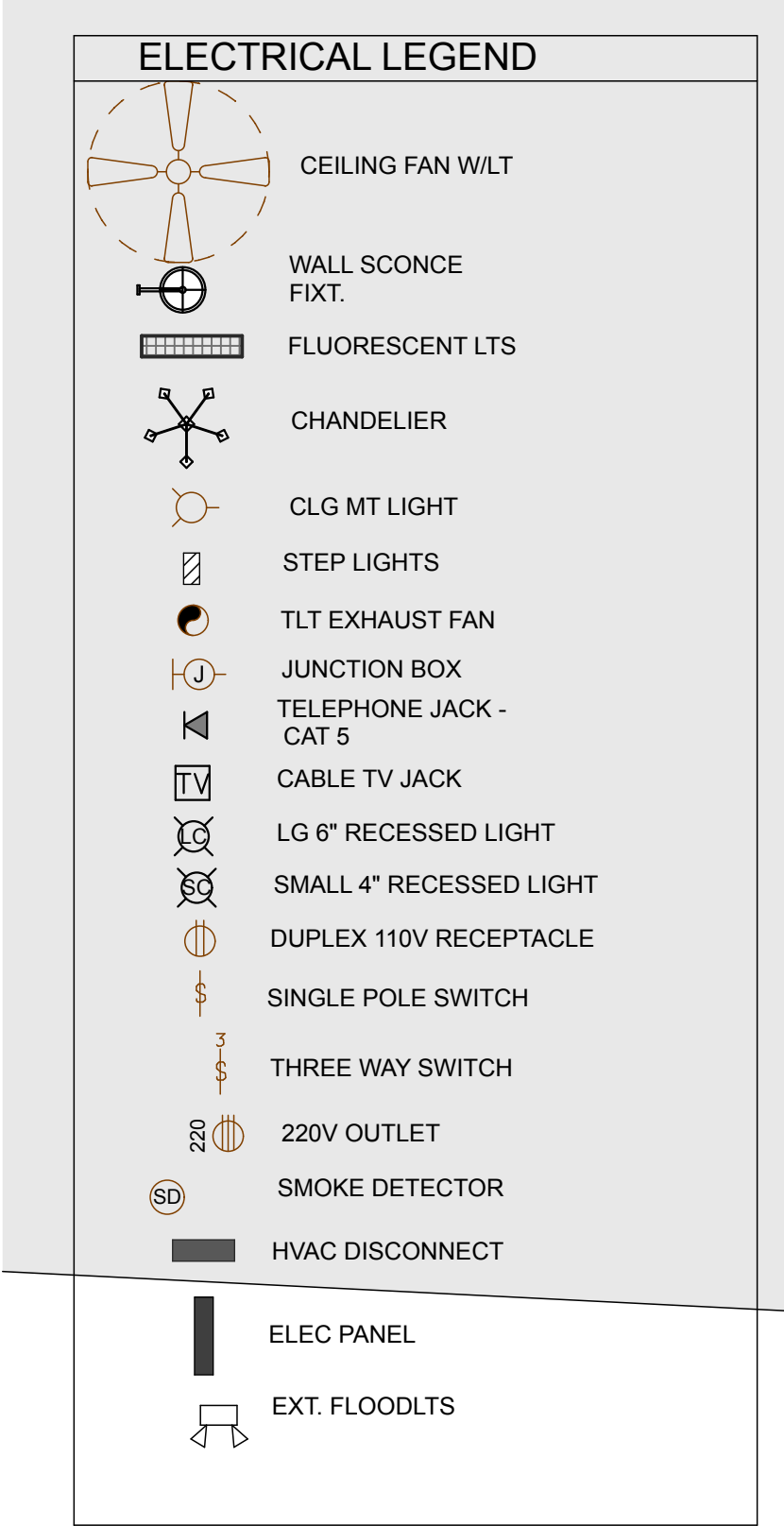
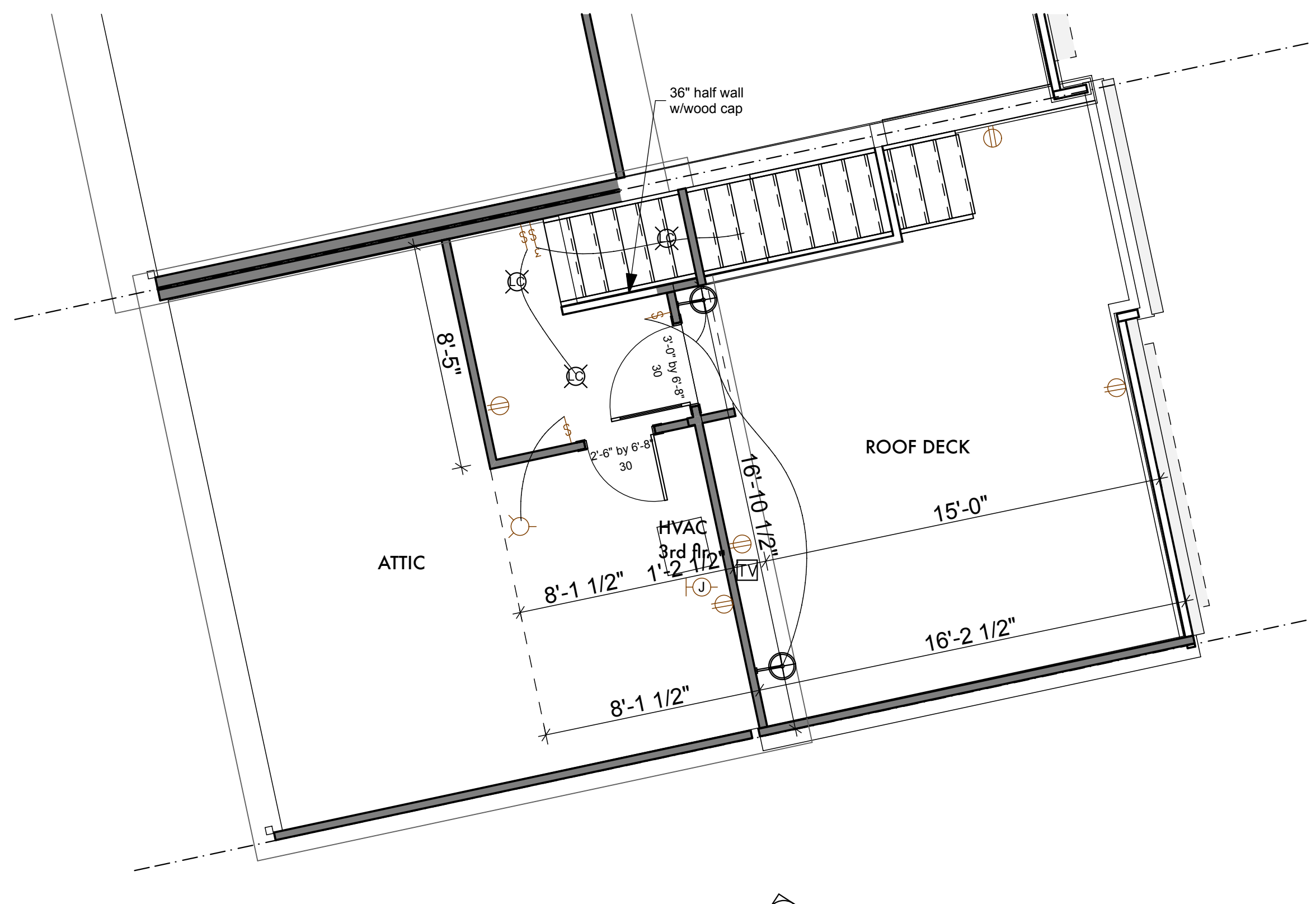


**2** ROOF DECK LEVEL  
SCALE: 1/4" = 1'-0"

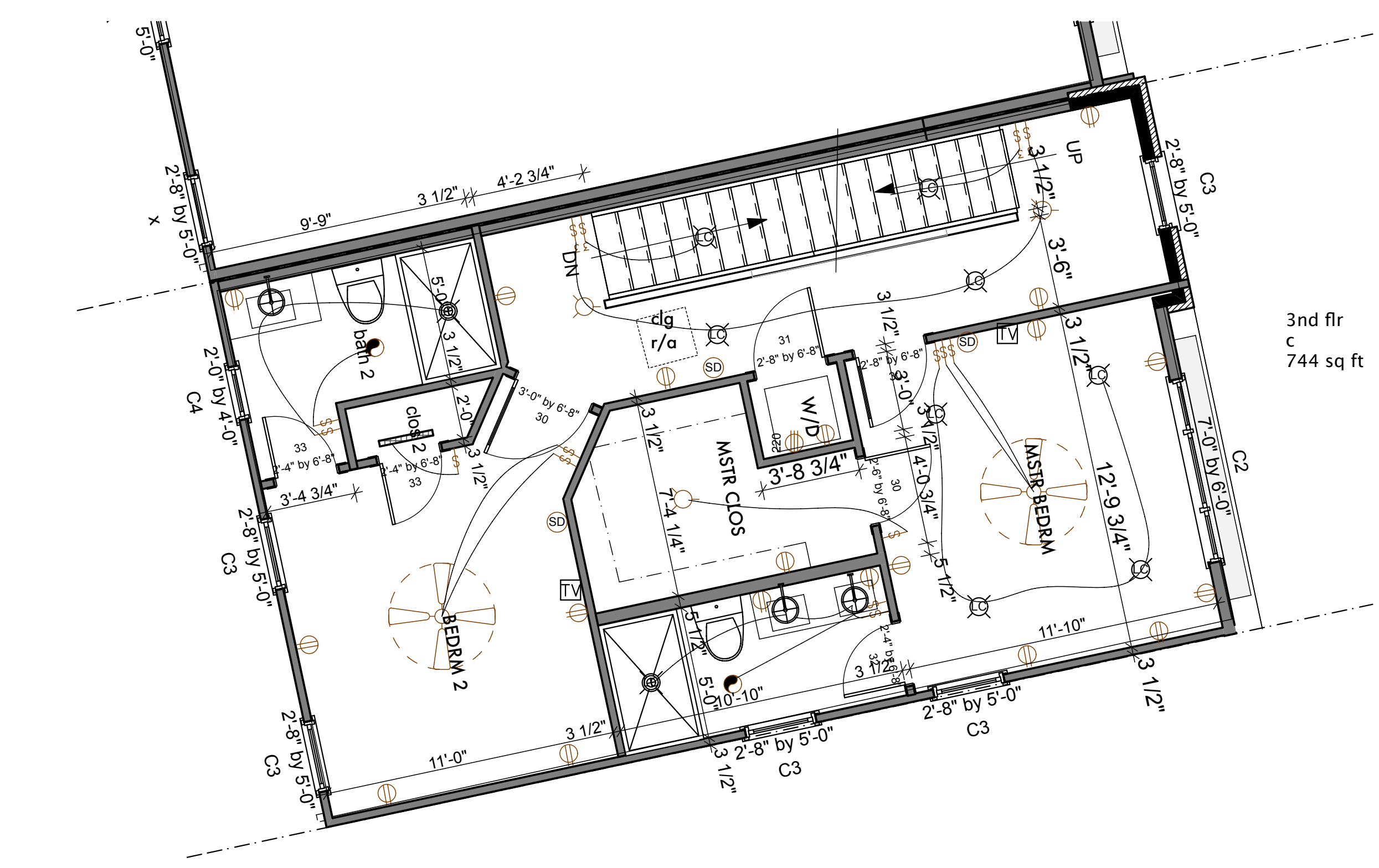


**1** 3RD FLR PLAN  
SCALE: 1/4" = 1'-0"

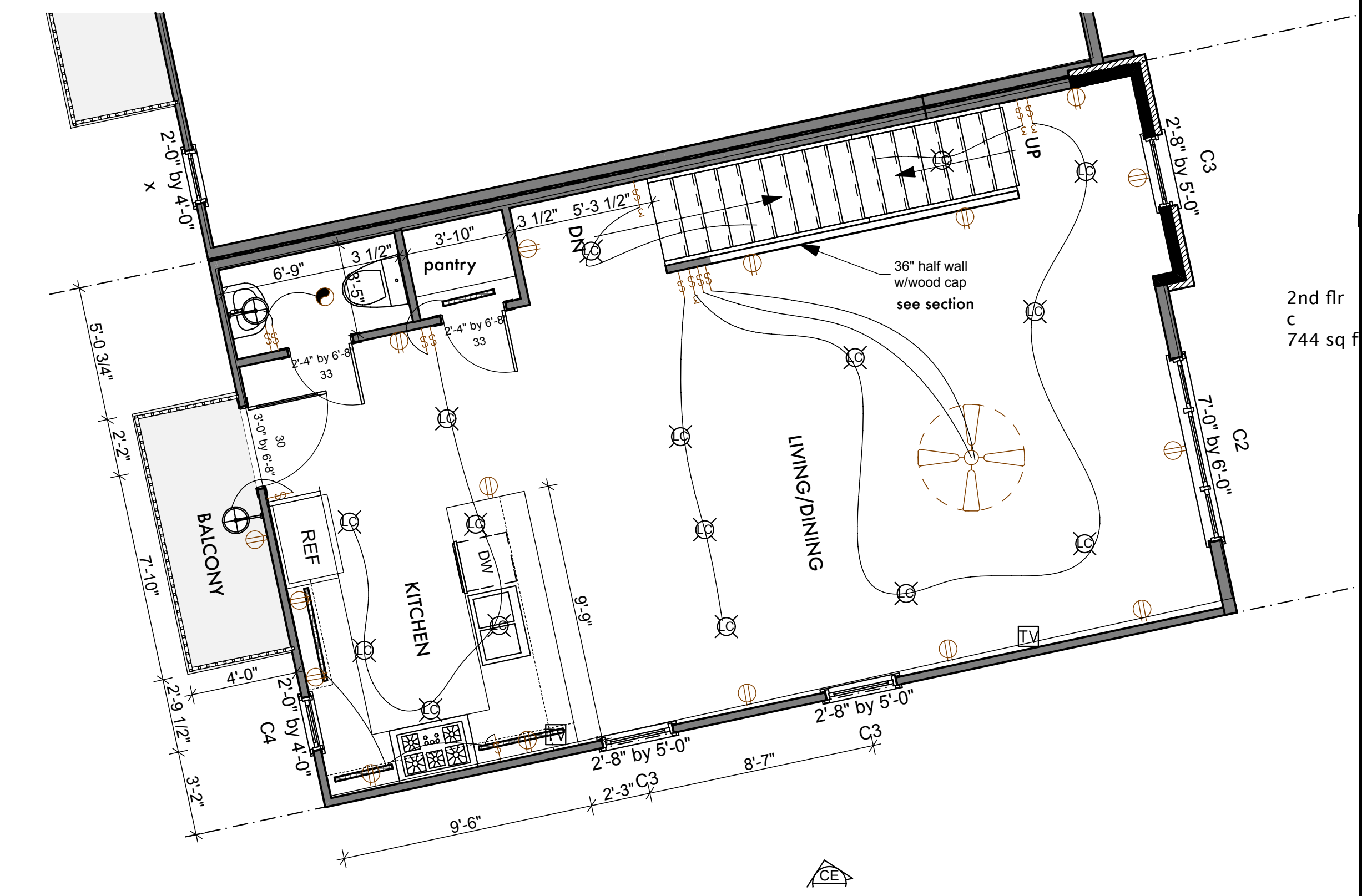
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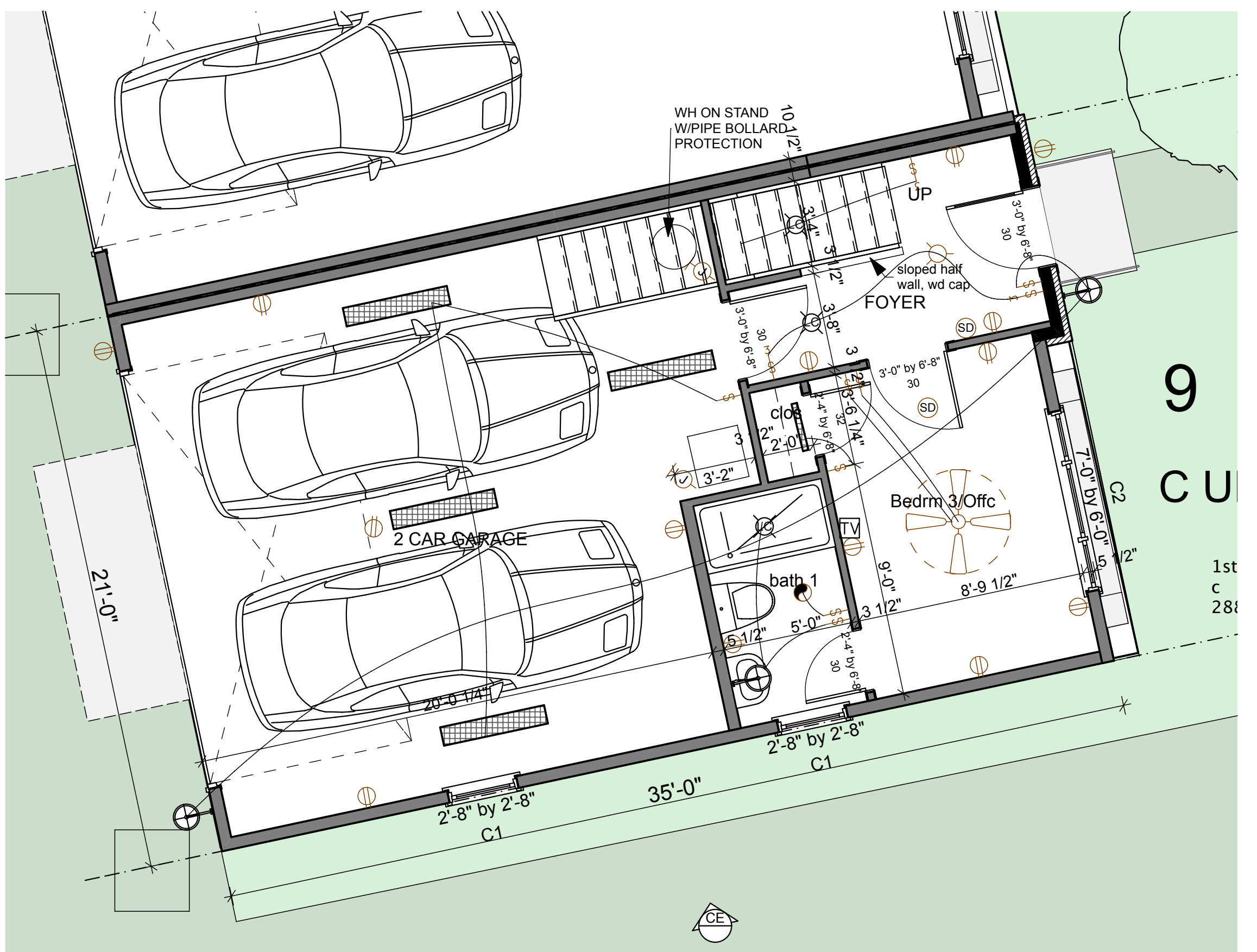
**5 ROOF DECK LEVEL**  
SCALE: 1/4" = 1'-0"



**3 3RD FLR PLAN**  
SCALE: 1/4" = 1'-0"



**2 2ND FLR PLAN**  
SCALE: 1/4" = 1'-0"



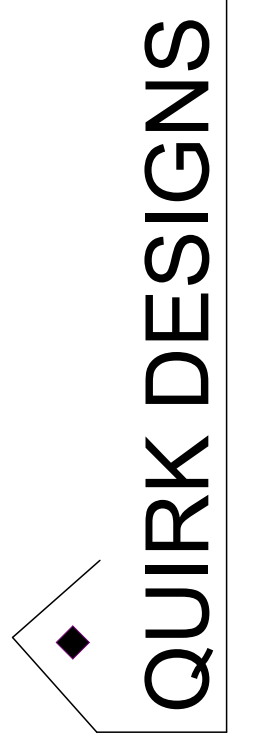
**1 1st FLOOR**  
SCALE: 1/4" = 1'-0"

**C UNIT - FRONT ROOF DECK**

FLOOR AREA C UNIT	
Zone Name	Calculated Area
1st flr	288
2nd flr	744
3rd flr	744
	1,776 sq ft



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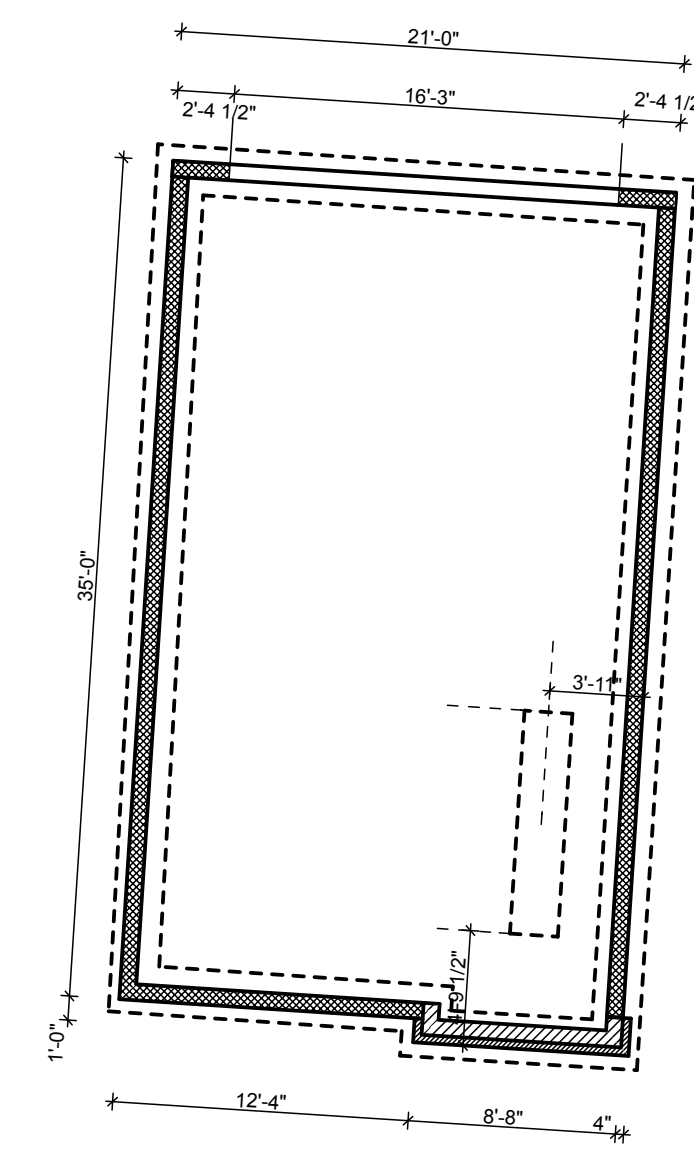
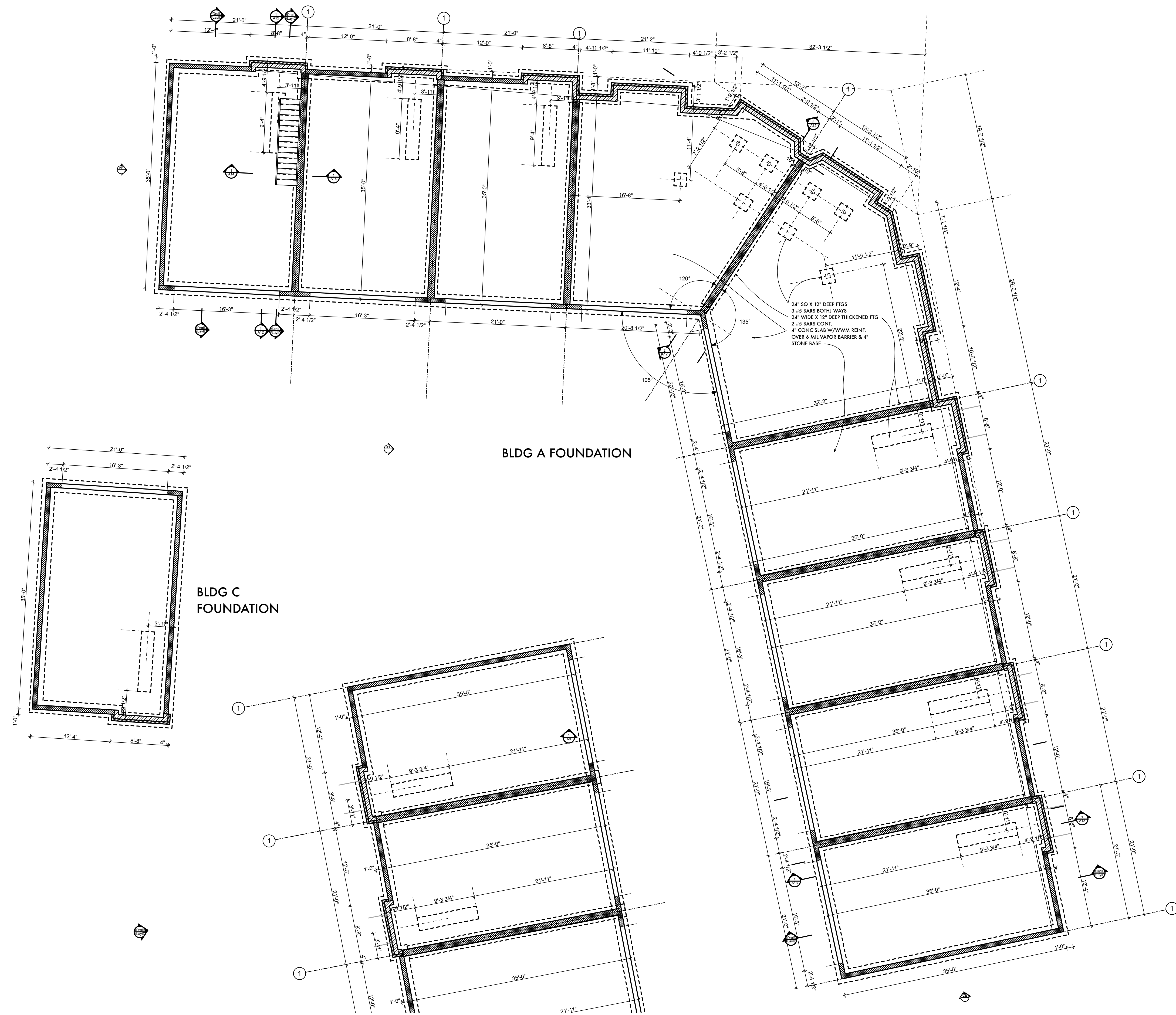
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TYPICAL C UNIT PLAN

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BLDG C  
FOUNDATION

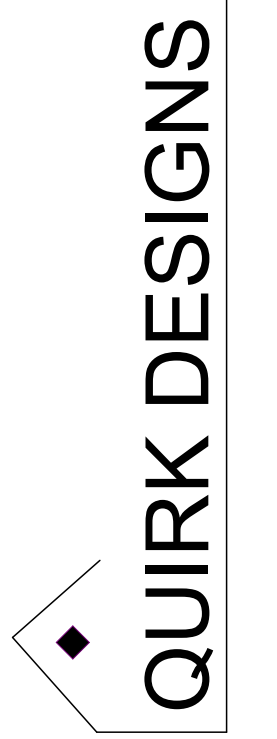
BLDG A FOUNDATION

**1** FOUNDATION PLAN - BLDG A  
SCALE: 1/8" = 1'-0"

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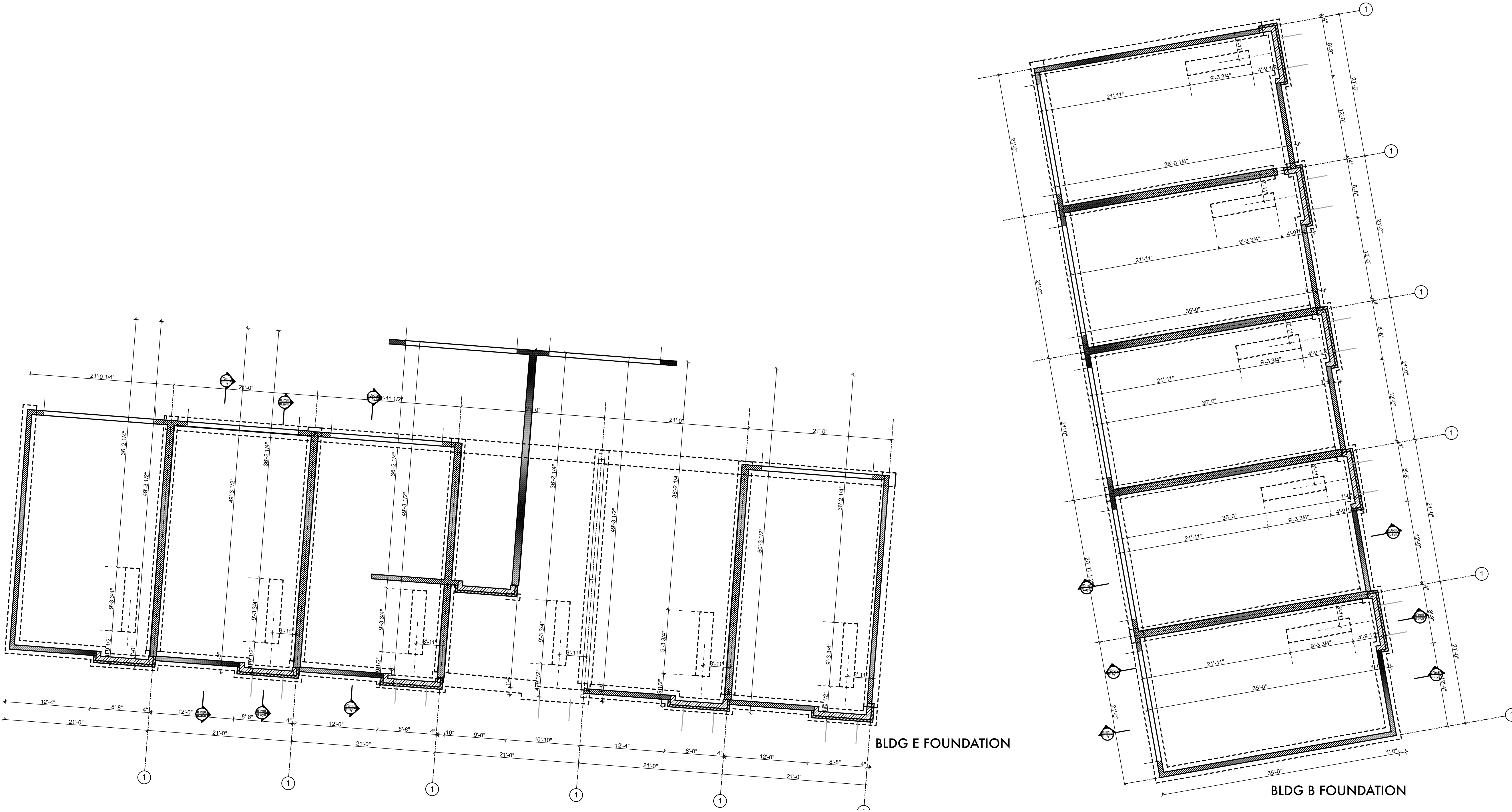
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FOUNDATIONS - A, C

A5

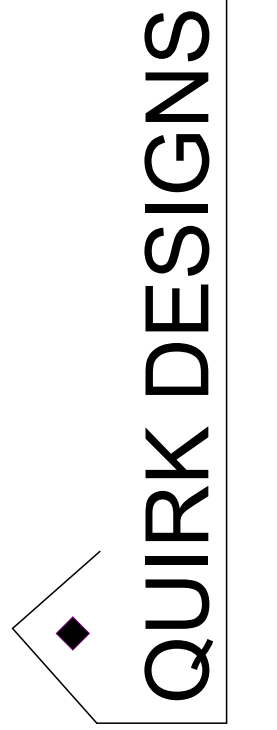


**1 FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

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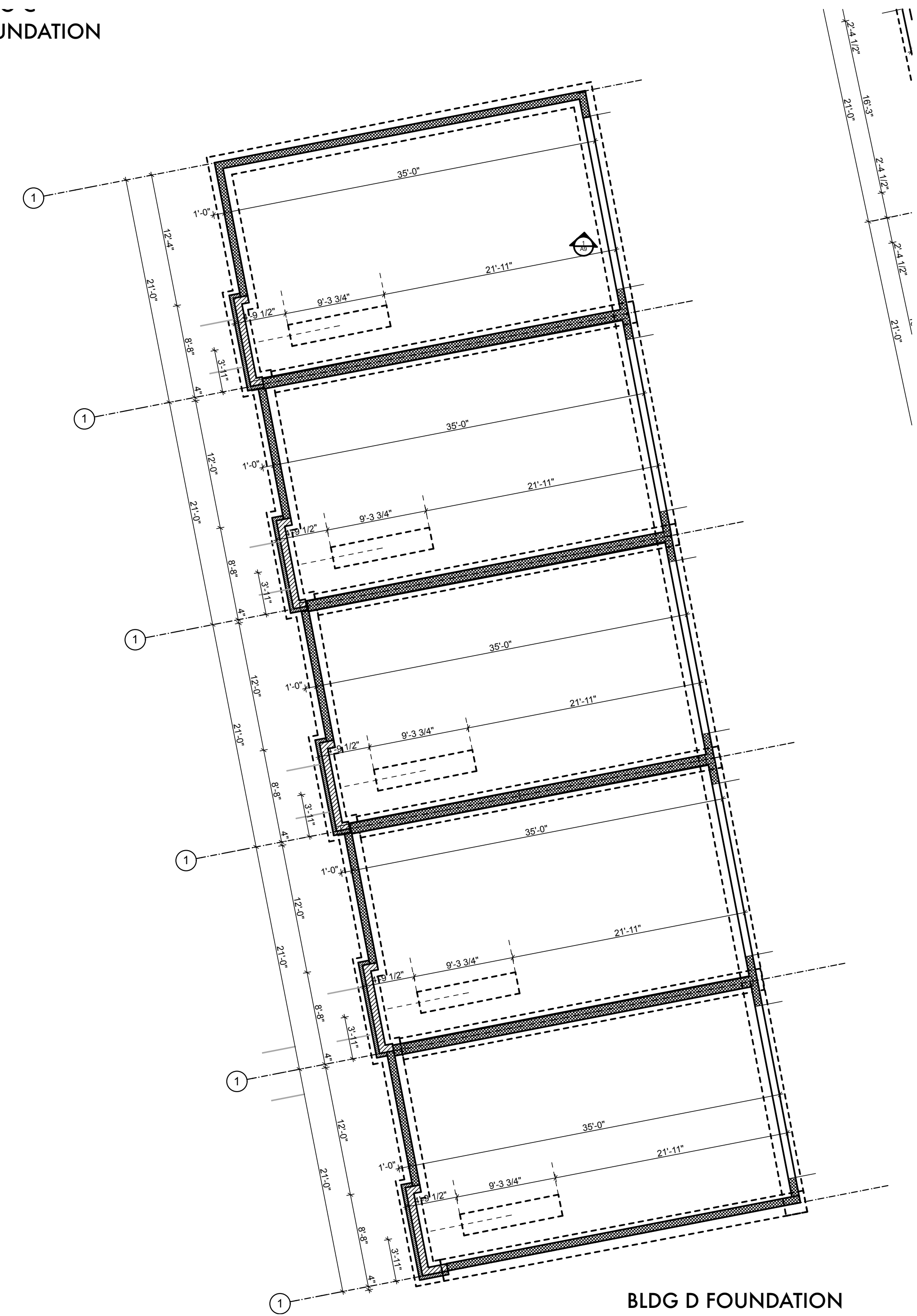
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FOUNDATIONS - B, E



FOUNDATION

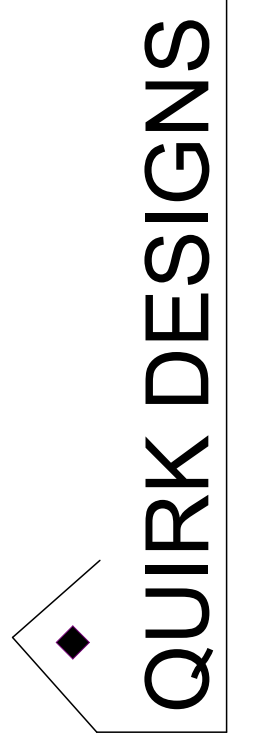


BLDG D FOUNDATION

**1** FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"



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FOUNDATION - D



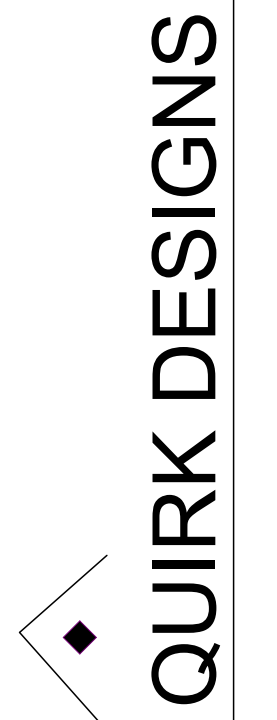
**2 EAST ELEVATION - BLDG A**  
SCALE: 1/8" = 1'-0"



**1 NORTH ELEVATION 1 - BLDG A**  
SCALE: 1/8" = 1'-0"



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ELEV - BLDG A, N, E

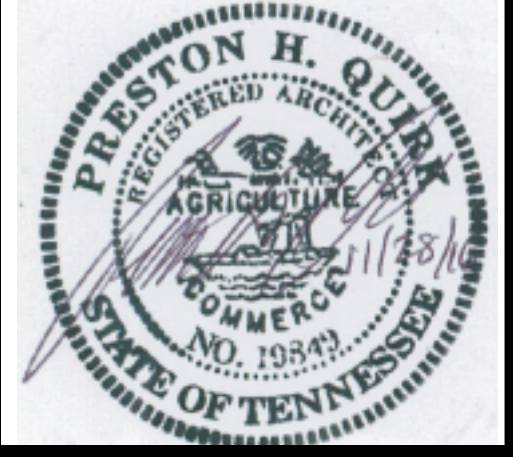
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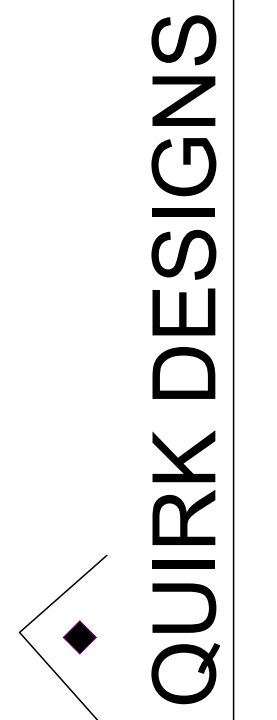
2 WEST ELEVATION 1  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEV - BLDG A  
SCALE: 1/8" = 1'-0"



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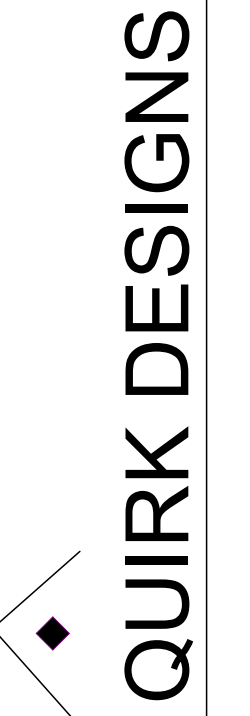
ELEV - BLDG A- S, W

A9

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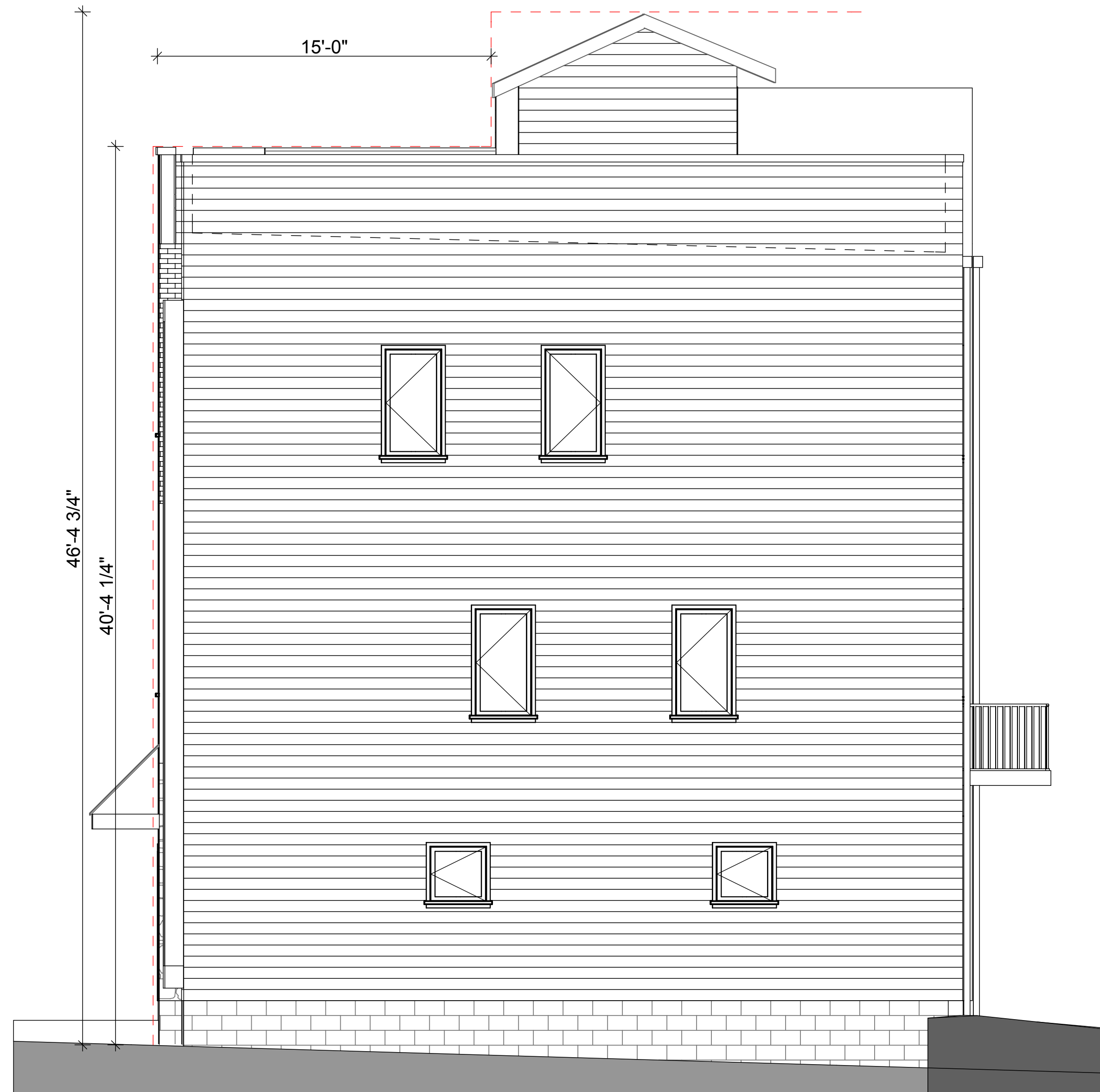
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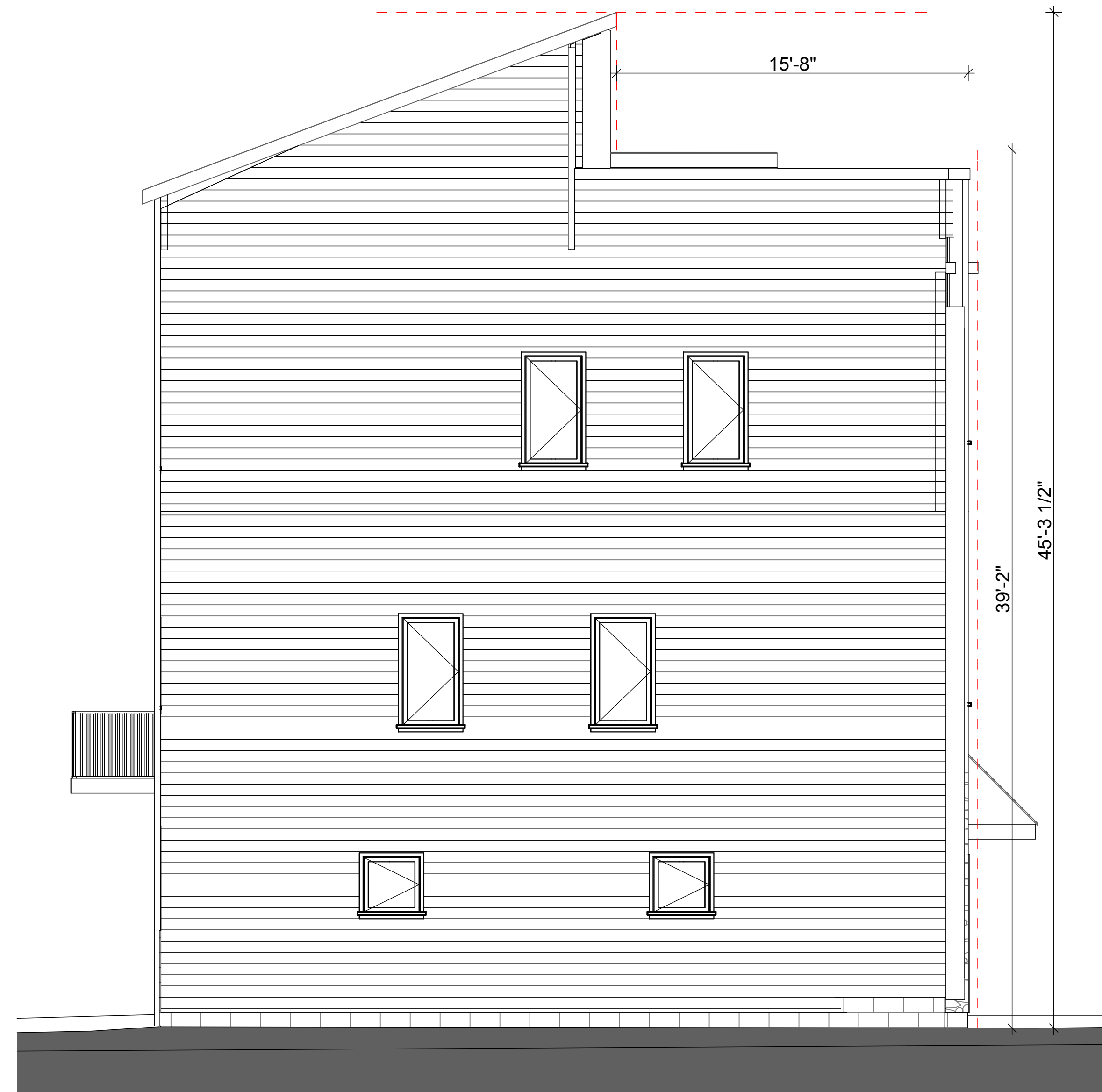
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END ELEVATIONS

A10



**1** END ELEVATION, A UNIT  
SCALE: 1/4" = 1'-0"



**2** END ELEVATION, C UNIT  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE																			
MARK	A1	A2	A3	A5	A7	B1	B1A	B2	B3	B4	B6	B21	B22	B22	B23	C1	C2	C3	C4
SIZE	WIDTH	7'-0"	2'-8"	2'-8"	2'-0"	2'-0"	2'-6"	2'-6"	7'-0"	2'-8"	3'-0"	2'-0"	7'-0"	2'-6"	2'-6"	3'-0"	2'-8"	7'-0"	2'-8"
	HEIG...	6'-0"	2'-8"	5'-0"	4'-0"	4'-0"	2'-6"	6'-0"	6'-0"	5'-0"	5'-0"	4'-0"	6'-0"	2'-6"	6'-0"	5'-0"	2'-8"	6'-0"	5'-0"
TYPE																			
NOTES																			
3D Front View																			
Quantity	3	2	8	1	1	1	2	6	4	2	1	7	2	2	2	2	6	8	2

NOTE - 2 - A2 WDWS & 4 - A3 WDWS ARE FOR END UNITS ONLY  
INTERIOR UNITS HAVE 0-A2 WDWS AND ONLY 4-A3 WDWS

TYPICAL A UNIT WDWS

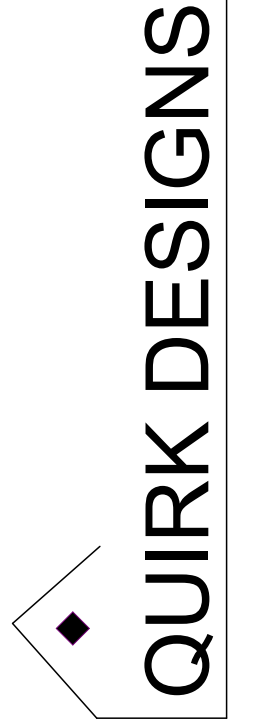
B UNIT WDWS

B2 UNIT WDWS

C UNIT WDWS



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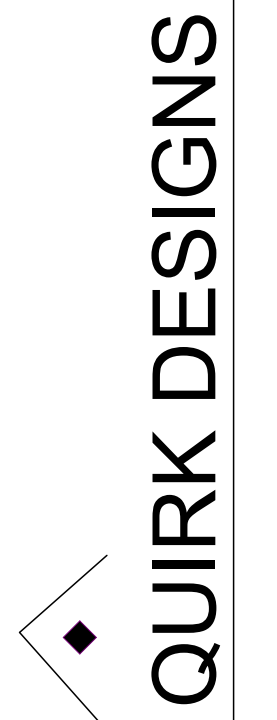
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WDW SCHEDULES



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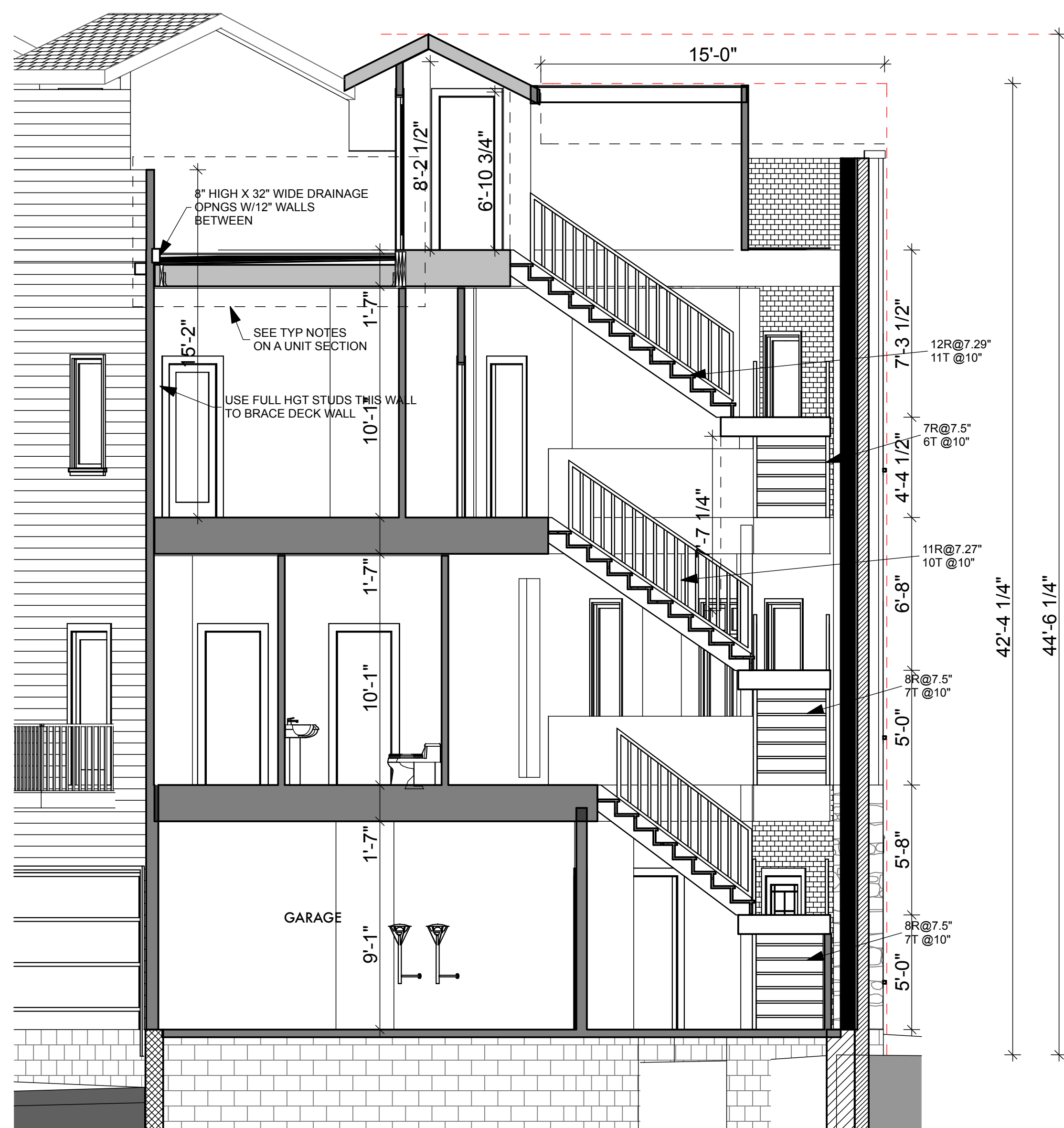
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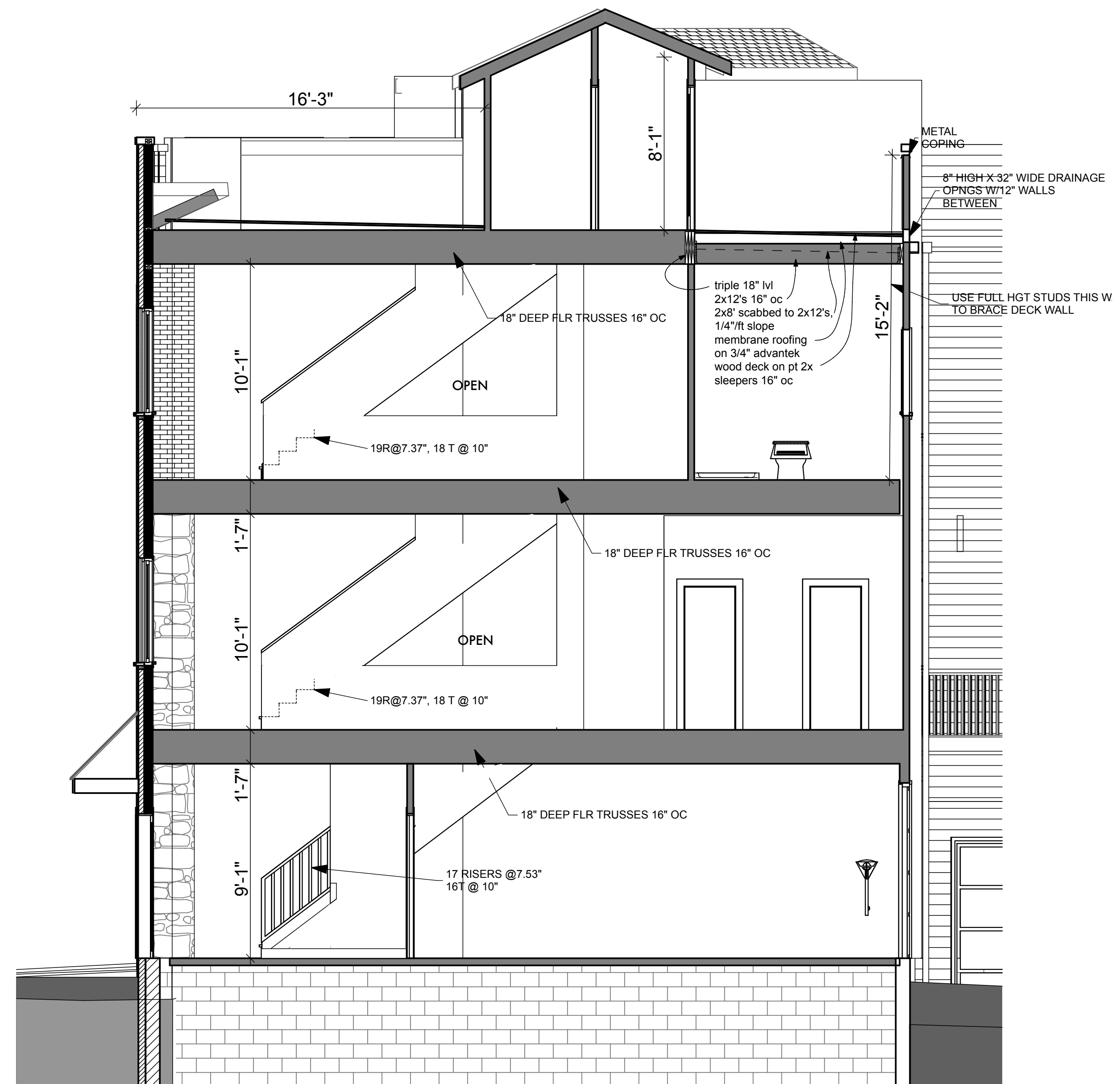
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BLDG SECTIONS

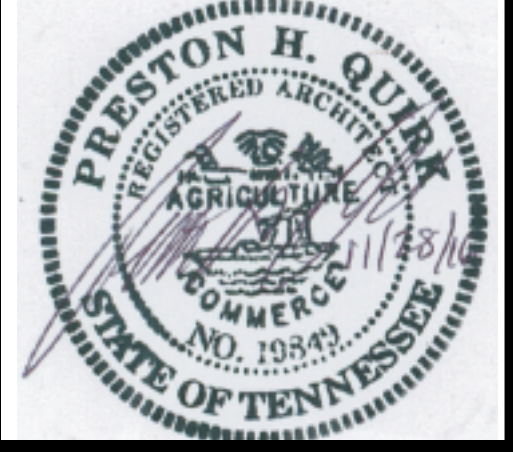
A12



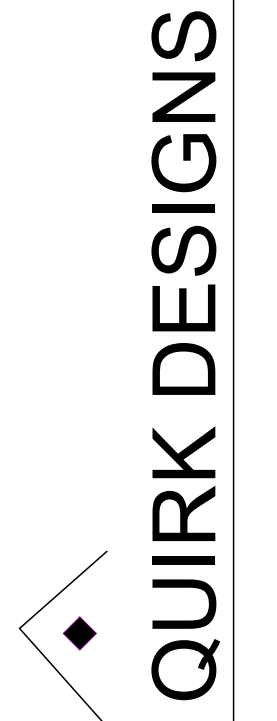
**2** SECTION - B STAIR  
SCALE: 1/4" = 1'-0"



**1** SECTION - TYP A UNIT  
SCALE: 1/4" = 1'-0"



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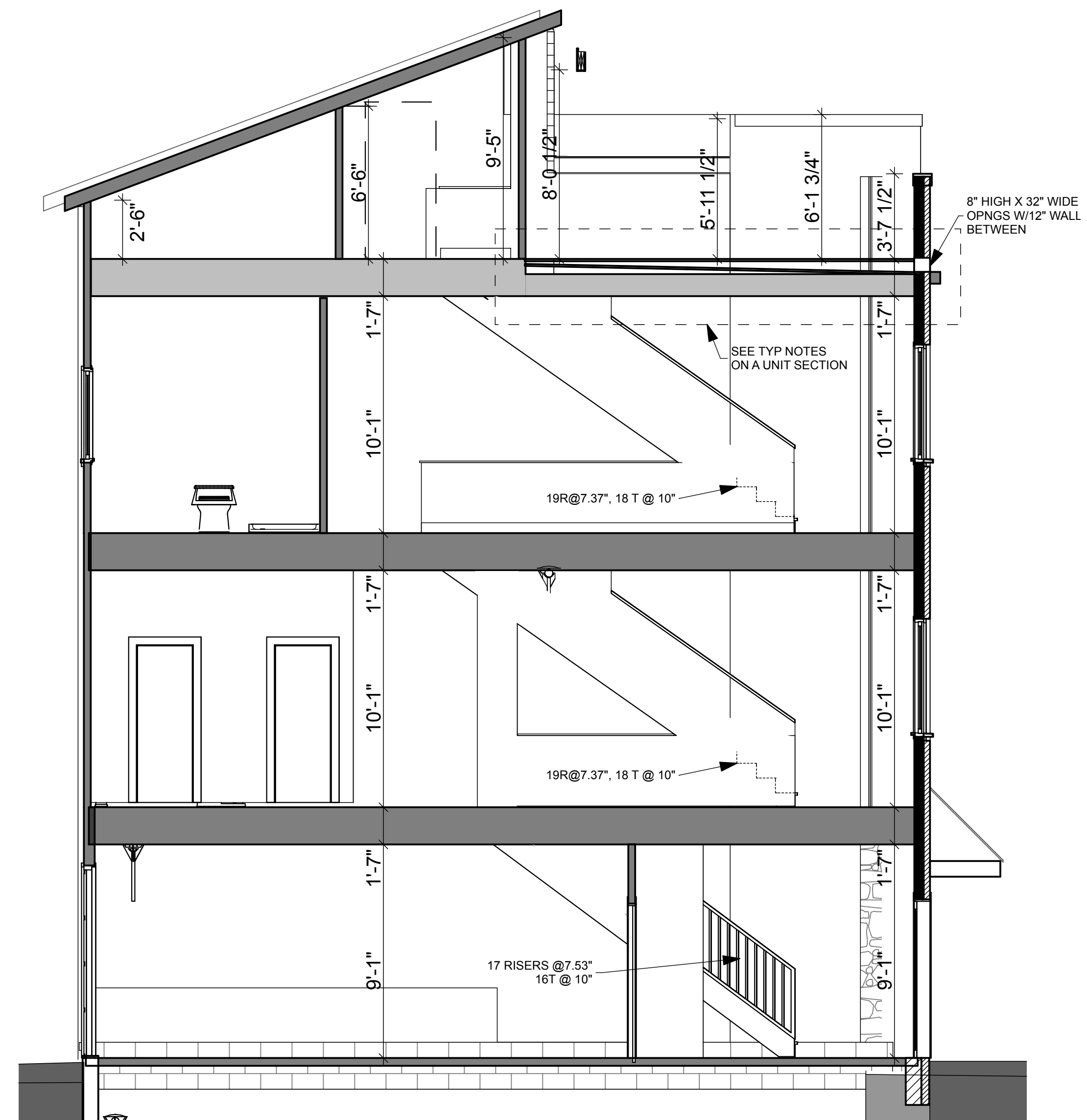
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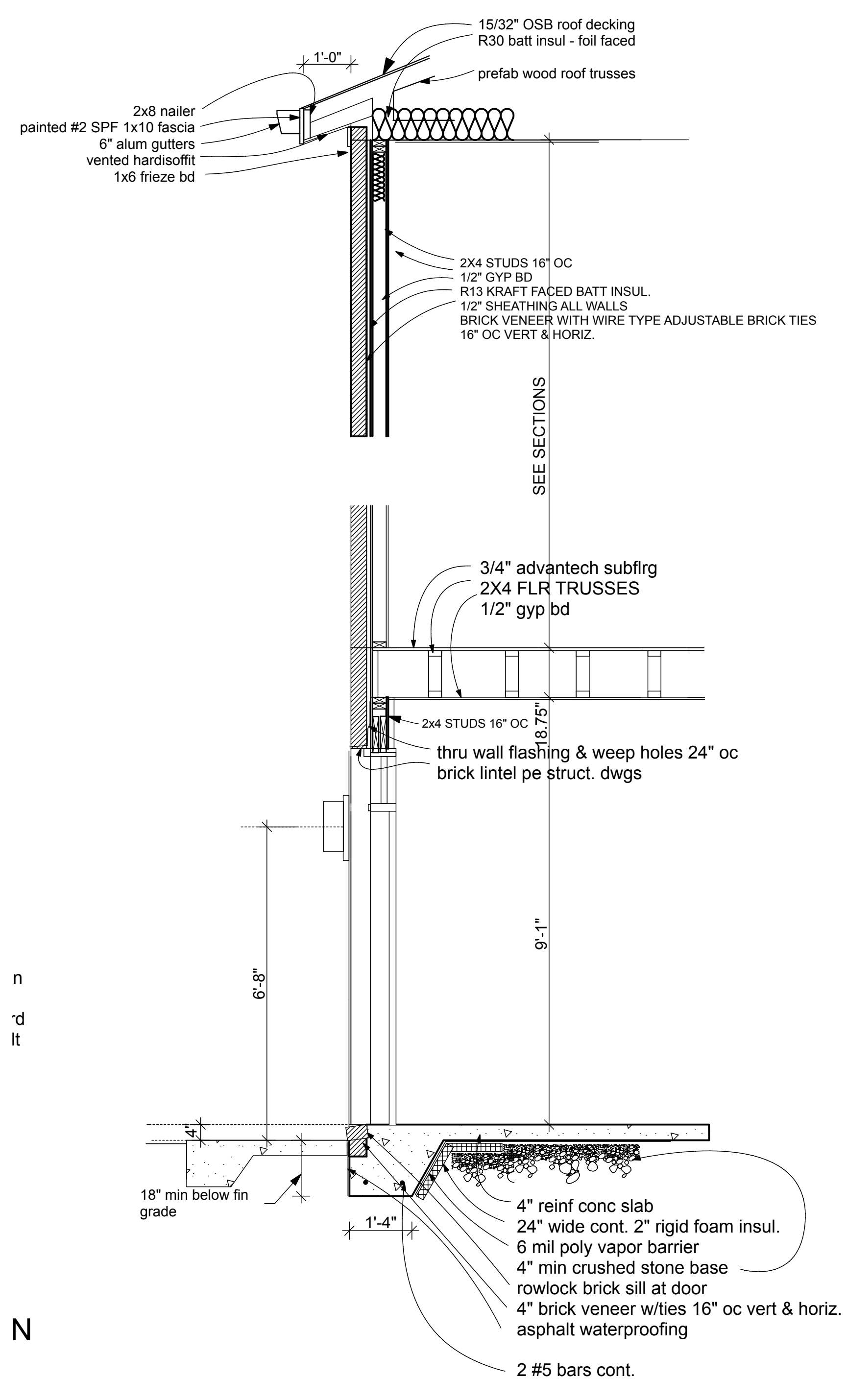
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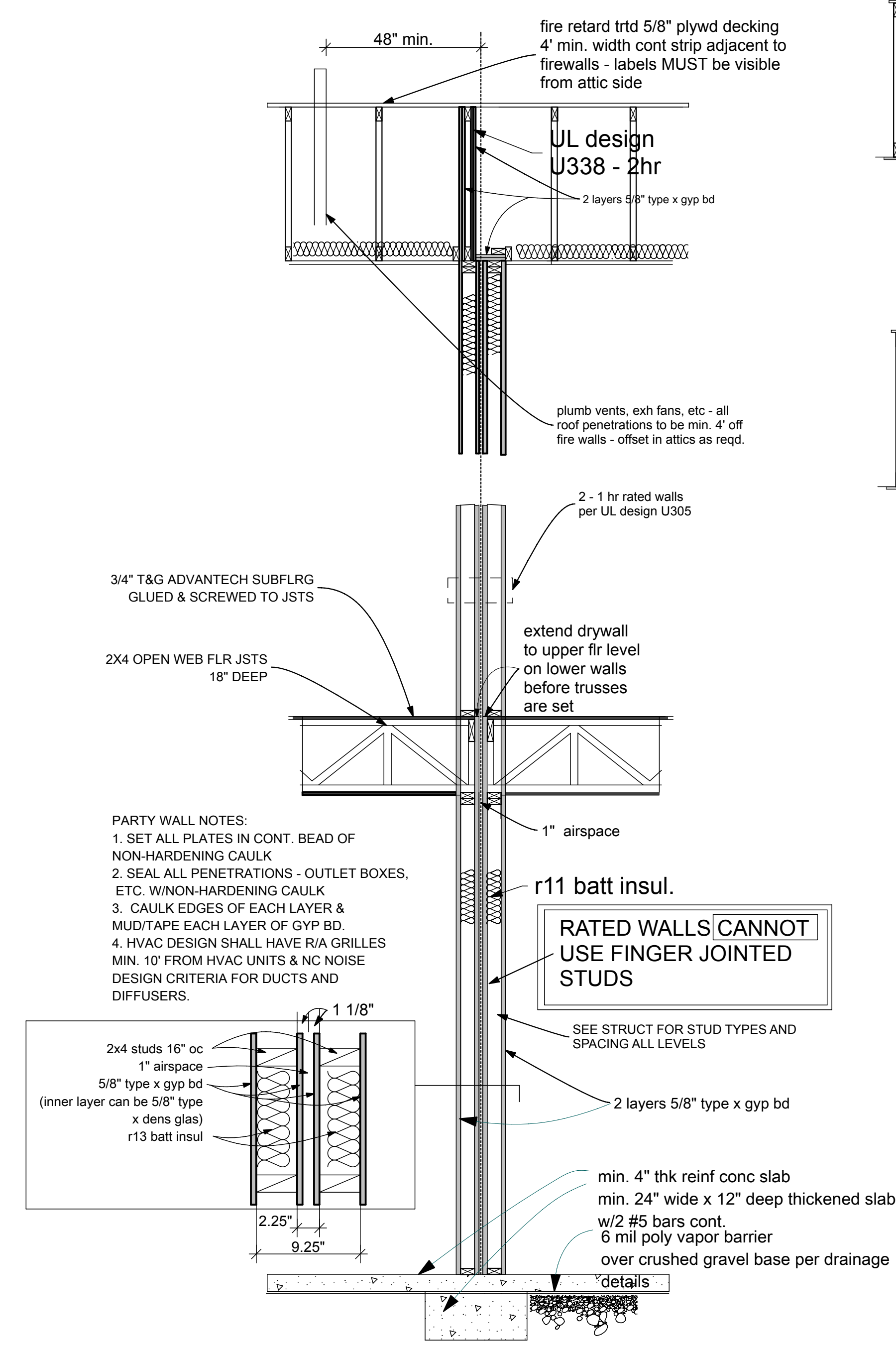
A13



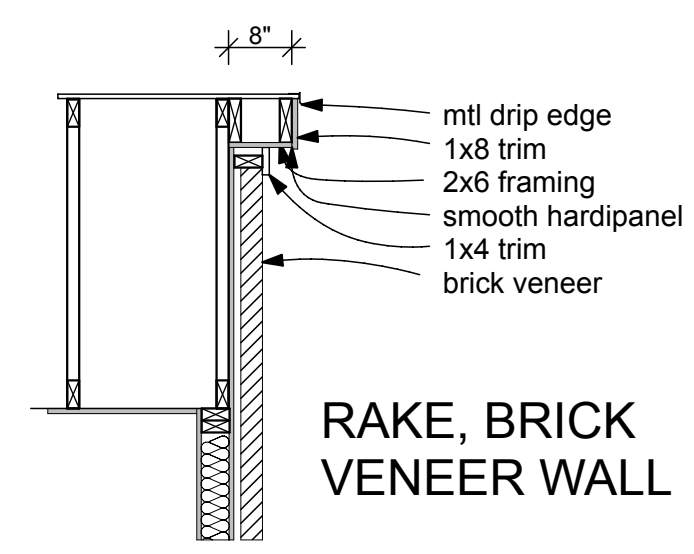
**1 SECTION - C UNIT**  
SCALE: 1/4" = 1'-0"



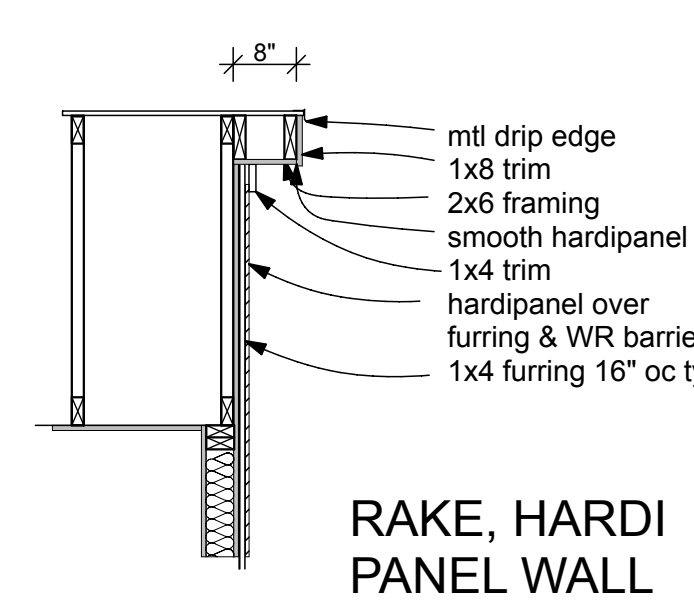
**2 TYP WALL SECTION**  
SCALE: 1/2" = 1' - 0"



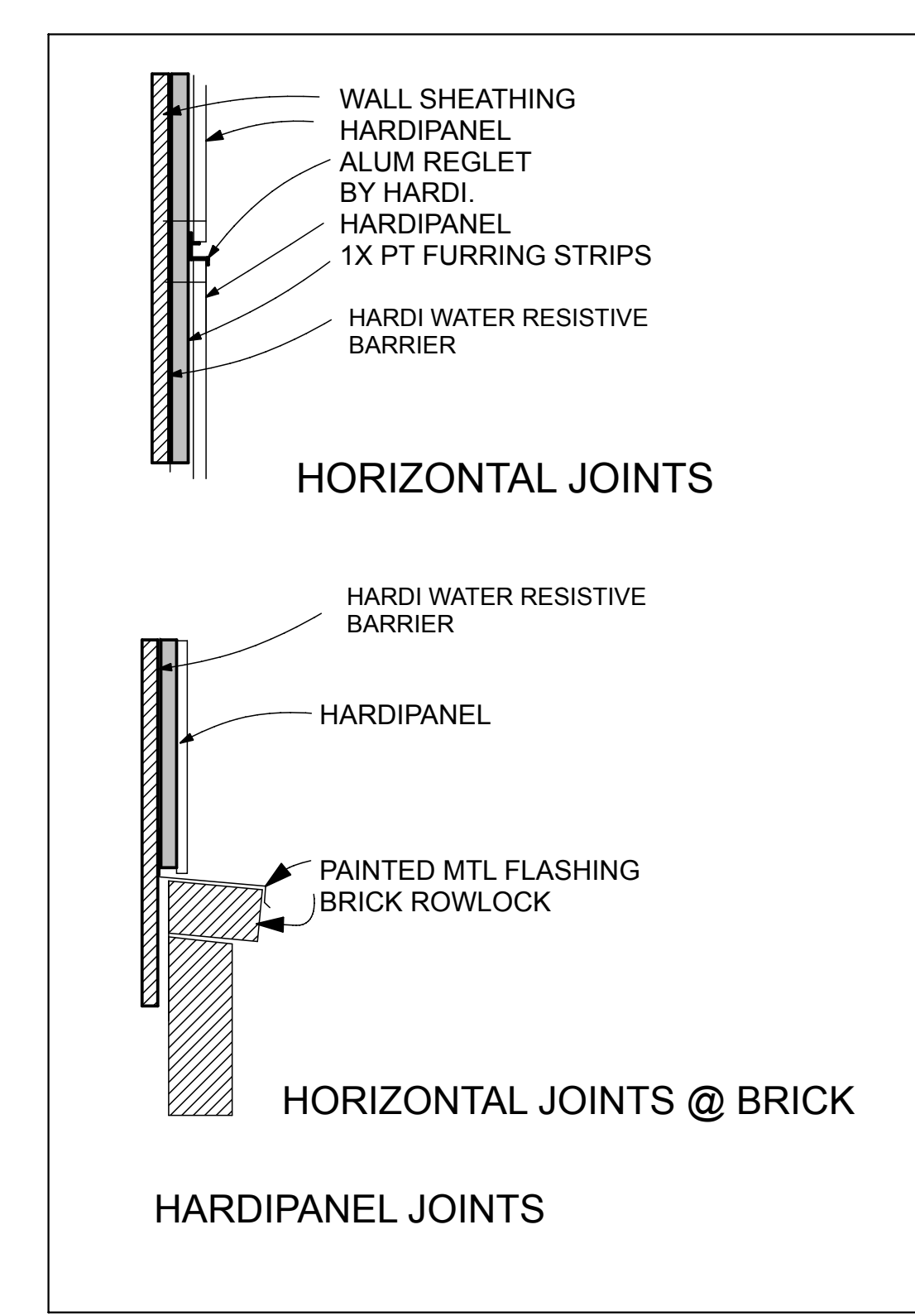
**1 2 HR WALL DETAIL**  
SCALE: 1/2" = 1' - 0"



**RAKE, BRICK VENEER WALL**



**RAKE, HARDI PANEL WALL**



**HORIZONTAL JOINTS**

**HORIZONTAL JOINTS @ BRICK**

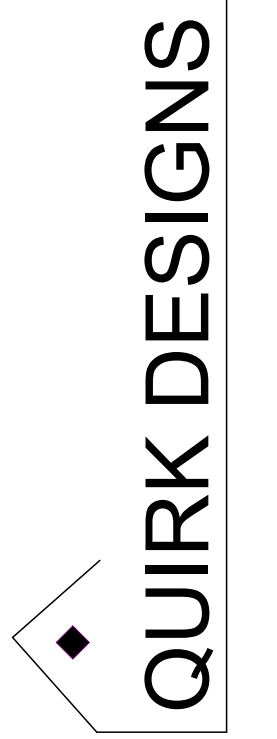
**HARDIPANEL JOINTS**

- PARTY WALL NOTES:**
1. SET ALL PLATES IN CONT. BEAD OF NON-HARDENING CAULK
  2. SEAL ALL PENETRATIONS - OUTLET BOXES, ETC. W/NON-HARDENING CAULK
  3. CAULK EDGES OF EACH LAYER & MUD/TAPE EACH LAYER OF GYP BD.
  4. HVAC DESIGN SHALL HAVE R/A GRILLES MIN. 10" FROM HVAC UNITS & NC NOISE DESIGN CRITERIA FOR DUCTS AND DIFFUSERS.

**RATED WALLS CANNOT USE FINGER JOINTED STUDS**



2831 BERRY HILL DRIVE  
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NASHVILLE, TN 37204  
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email: quirksdesigns@comcast.net



**Townhomes**  
Norma Crow  
1002 West Trinity Lane  
Nashville, TN 37209

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QUIRK DESIGNS

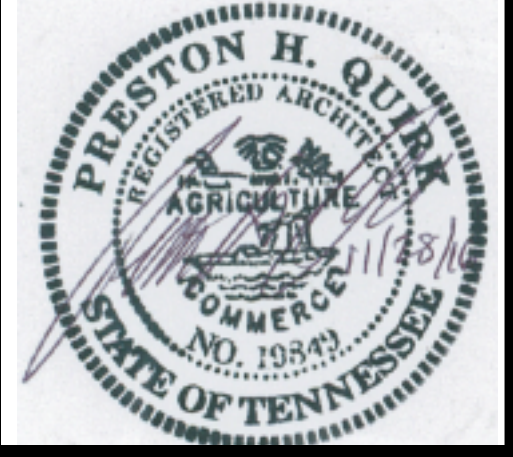
WALL SECTIONS



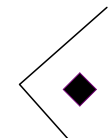
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CAD FILES\WORK 2016\Crow 1002 w Trinity 16-01002 e flat.rvt



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3D VIEWS

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