

Meeting: 3/16/2022
Applicant: Amber Culpepper Lafayette Investments LLC
Owner: Amber Culpepper Lafayette Investments LLC

Property Information

Location: 3421 Gap Rd. **Parcel ID** 81 | T 008
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Gap Road. Two-story, front-gable roof residence measures 22' wide by 32' long, with a 4' deep entry stoop on the left half of the façade. The façade features a lower, two-story, front-gable roof massing projecting from the right half of the façade, adjacent to the one-story shed-roof stoop on the left. The house is proposed to be set approximately 24' from the front property line. The parking extends off Gap Road on the right side of the house, with a 10' wide driveway which leads to a parking pad at the rear of the house.

The two-story house features a 6/12 pitch, front-gable roof clad in asphalt shingles, a first story clad in fiber cement lap siding and a second story clad in vertical siding, and a CMU foundation. The partial-width, one-story entry stoop features a 3/12 pitch, pre-finished metal roof supported by square 6 by 6 wood posts. On the façade (northeast) a recessed entry door is followed by three adjoining 4/1 single-hung vinyl windows on the projecting massing. The second story features a rectangular fixed window followed by three adjoining 4/1 single-hung vinyl windows. The left side (west) elevation features two smaller-sized windows on the first story and two on the second. On the rear elevation, a secondary entry accesses a rear deck.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
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- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.

5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

Comments

1. The proposed front setback is 24' from the front property line. There are only three other houses on the block. 3401 Gap Road is located 42' from the front property line, and the new construction houses at 3405 and 3409 Gap Road are also set 42' from the front property line. The subject property is one of seven new houses to be constructed on the block, so the front setbacks will effectively create a new street pattern. The submitted site plans do not specifically call out the front setback measurement. Overall, the proposed front setbacks should be confirmed to create consistent front yard spaces along the block.

The seven adjacent new houses will demonstrate consistent side yard setbacks while accommodating the necessary side driveways. The applicant should confirm the left side exterior walls of all 7 houses will stay within the 5' side setback required allow windows on side elevation walls.

2. The subject block lacks historic context, which is reflected in recent Infill Housing reviews for 3405 and 3409 Gap Road (3-B-19-IH and 8-B-19-IH). Older houses nearby are transitional Ranch houses and modified Craftsmans. Existing side setbacks and lot sizes are relatively inconsistent. While two-story houses would often be disproportionately tall and large in massing on an established block in Lonsdale, the existing block is primarily vacant and two new two-story houses are located at 3405 and 3409 Gap Road.

3. There is no operable alley on the block. The proposed parking meets Infill Housing design guidelines by limiting access to one lane between the street and the façade, and the design benefits from the parking pads being placed behind the house. As proposed, the site plans meet City Engineering standards, but any modifications in permitting should meet Engineering standards and Infill Housing design guidelines.

4. The proposed front elevation is similar in scale to other houses along the street, especially the adjacent infill construction. The 22' wide, three-bay façade is comparable to historic houses' façade widths. The lower front-gable roof massing and porch roof contribute additional roofline complexity. The applicant should provide foundation heights for the proposed houses.

5. Design "C" proposes a 3' wide entry stoop instead of a porch. The new house should incorporate a porch to meet design guidelines, measuring 8' deep and with a roof proportionate to the overall design.

6. Guidelines note that "window and door styles should be similar to original or historic houses" in the surrounding context. 1/1 windows instead of the proposed 4/1 would be more appropriate for the surrounding context. The façade generally shows "similar proportion and position as original houses on the block," though the single fixed window is disproportionately small to the façade. The side elevations show multiple sizes of windows with somewhat irregular placement. The left side elevation would benefit from an additional bay of windows closer to the façade, as the large swath of wall with no transparency will be significantly visible from the street.

7. At 6/12, the roof has a similar pitch to original houses in the neighborhood. The 3/12 pitch, shed roof will be somewhat shallow in proportion to the rest of the house.

8. The proposed materials meet the design guidelines. While vertical siding is often discouraged as a primary siding material for new houses, it will add detail between the first and second stories.

9. Final site plans should incorporate one native or naturalized shade tree in the front and rear yards.

10. Three design variations are proposed for seven vacant lots. The proposed designs are sufficiently differentiated from each other via porch design, façade window placement, projecting front-gable roof massings, and some siding

details.

Recommendation

Staff recommends approval of Certificate 3-K-22-IH, subject to the following conditions:

- 1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
- 2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
- 3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
- 4) Revise design of front porch to meet design guidelines, with approval by staff;
- 5) Add one bay of windows on the left side elevation, with approval by staff;
- 6) Final site plan to show one tree in front and one tree in rear yard.



3-K-22-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

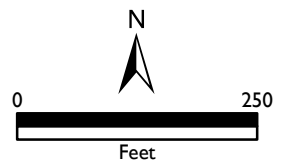
Applicant: Amber Culpepper Lafayette Investments LLC

INFILL HOUSING REVIEW BOARD



3421 Gap Rd.
Lonsdale Infill Housing Overlay District

Original Print Date: 3/7/2022
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Applicant

3-K-22-IH

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner Contractor Engineer Architect/Landscape Architect

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Lindsay Crockett

2.25.22

Staff Signature

Please Print

Date

Amber Culpepper

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	TOTAL:
250.00	
FEE 2:	
FEE 3:	

GAP ROAD HOUSES - HOME OPTIONS

LAFAYETTE INVESTMENTS

3421 GAP ROAD, KNOXVILLE, TN

OWNER

Lafayette Construction & Development
 P.O. Box 32454
 Knoxville, Tennessee 37930
 CONTACT: Amber Culppepper
 EMAIL: amber@lafayette-investments.com

ARCHITECT

oysk³ architects
 1545 Western Avenue, Suite 100
 Knoxville, TN 37921
 CONTACT: Cara Knapp
 CELL PHONE: 865-523-8266
 EMAIL: Cara@oysk3architects.com



NOTE:
 SEE R101 ARCHITECTURAL
 SITE PLAN FOR HOME TYPE
 AND ASSOCIATED PLAT
 LOCATION

SHEET NUMBER	SHEET NAME	Sheet Issue Date	Current Revision Description	Current Revision Date
01 - GENERAL				
G000	COVER	02/24/22	CODE REVISIONS	02.21.22
G001	GENERAL	02/24/22	CODE REVISIONS	02.21.22
G002	GENERAL	02/24/22	CODE REVISIONS	02.21.22
05 - ARCHITECTURAL				
C-103	HOME OPTION C - FLOOR PLANS	11/19/21	CODE REVISIONS	02.21.22
C-201	HOME OPTION C - FLOOR FRAMING	11/19/21	CODE REVISIONS	02.21.22
C-301	HOME OPTION C - EXTERIOR ELEVATIONS	11/19/21	CODE REVISIONS	02.21.22

FACILITY AND CODE COMPLIANCE INFO		BUILDING STANDARDS
PROPERTY ZONE	RN-2 LONSDALE NEIGHBORHOOD ASSOCIATION	SCOPE OF WORK: CUSTOM HOME DESIGNS FOR APPROX. 1,700-1,800 SQ FT. 2-STORY HOMES ON CRAWL SPACE.
PROPERTY SIZE	SEVEN (7) 40'X150' LOTS = 6,000SF EACH	ADOPTED CODES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.
BUILDING SQUARE FOOTAGE	HOME A: MAIN FLOOR: 704SF SECOND FLOOR: 765SF TOTAL: 1469SF	COVENANTS: 2018 INTL. RESIDENTIAL CODE 2018 INTL. ENERGY CONSERVATION CODE
HOME B:	MAIN FLOOR: 704SF SECOND FLOOR: 765SF TOTAL: 1,469SF	ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.
HOME C:	MAIN FLOOR: 743SF SECOND FLOOR: 743SF TOTAL: 1,486SF	FIRE RESISTANCE: EXTERIOR WALLS: 0 HR. INTERIOR WALLS: 0 HR. ROOF CONSTRUCTION: 0 HR. FLOOR CONSTRUCTION: 0 HR.
CONSTRUCTION CLASSIFICATION	V-8, UNPROTECTED, UNSPRINKLERED	DESIGN LOADS: FLOOR, 1st: 40 PSF LIVE + 10 PSF DEAD FLOOR, 2nd: 40 PSF LIVE + 10 PSF DEAD ROOF: 30 PSF LIVE + 17 PSF DEAD SLEEPING AREAS: 30 PSF LIVE + 10 PSF DEAD INTERIOR STAIRS: 40 PSF LIVE + 10 PSF DEAD EXTERIOR DECKS: 60 PSF LIVE + 10 PSF DEAD
OCCUPANCY CLASSIFICATION	RESIDENTIAL	*REFER TO SNOW LOAD & WIND LOAD PER SECTION R301 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).
OCCUPANT LOAD	6 OCCUPANTS	SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE IRC.
RATED WALLS	NONE	
DETECTION AND ALARM SYSTEMS	LINE VOLTAGE, INTERCONNECTED, SMOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM WITH BATTERY BACKUP. SMOKE ALARM TO BE PLACED NO LESS THAN 30' HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER.	
EMERGENCY ILLUMINATION	NOT REQUIRED	
MAX TRAVEL DISTANCE TO EXITS	< 75'	
FIRE EXTINGUISHERS	PROVIDED BY OWNER	
LOCAL ORDINANCES	2018-21 International Domestic Dimensional Standards	
MAXIMUM BUILDING COVERAGE:	30% OF SITE	
MAXIMUM IMPERVIOUS SURFACE:	40% OF SITE	

DETAIL CALLOUT



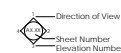
ELEVATION KEY



SECTION KEY



INTERIOR ELEVATION KEY



NORTH INDICATOR



ELEVATION MARKER



SPOT ELEVATION



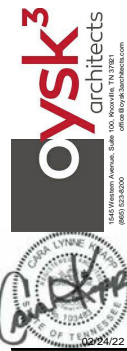
ROOM



ROOM



ROOM



GAP ROAD HOUSES - HOME OPTIONS
 LAFAYETTE INVESTMENTS
 3421 GAP ROAD, KNOXVILLE, TN

DATE PLOTTED	02/21/22
DATE PRINTED	02/21/22
DATE CHECKED	
DATE APPROVED	

Drawn: MSG
 COVER

G000

DATE : 02/24/22
 PROJECT : 21217

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G. GENERAL NOTES

- 1. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND REQUIREMENTS. DETERMINE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A REASONABLE KNOWLEDGE OF ALL WORK & MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY IN THE CONTRACT MATERIAL OR PRODUCT IS TO BE USED UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT OR ARCHITECT.
- 2. THE CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- 3. CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER OR INTERIOR DESIGNER/DECORATOR.
- 4. UNLESS SHOWN IN THESE DRAWINGS, ALL MECHANICAL WORK, SUCH AS BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, ETC., ARE TO BE ESTABLISHED BY OTHERS.
- 5. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR MODIFICATIONS TO THESE DRAWINGS THAT HAVE NOT BEEN REVIEWED & APPROVED BY THE ARCHITECT.
- 6. THE OWNER OR CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY PERMITS, TAP FEES, AND CERTIFICATES OF OCCUPANCY.
- 7. ALL SIGNAGE AND PLANS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND OWNER.
- 8. THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLING ANY SIGNAGE OR MATERIALS. DIGITAL COPIES IN PDF FORMAT MAY BE SUBMITTED TO THE MANAGER IN THE ARCHITECTS OFFICE. CONTRACTOR MUST CHECK ALL SHOP DRAWINGS, INCLUDING ANY APPLIANCE WITHIN 10 DAYS PRIOR TO ARCHITECT APPROVAL. 10 DAYS PRIOR TO INSTALLATION OF NECESSARY TRADE TO OWNERS ALTERNATE MANUFACTURERS OF ALL ITEMS SPECIFIED ON THESE DRAWINGS.
- 9. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, & ELECTRICAL DRAWINGS TO LOCATE DEEPRESSED SLABS, SLOPES, DRAINAGE, ETC. DISCREPANCIES SHALL BE CALLED TO THE ARCHITECT IMMEDIATELY.
- 10. DESIGN LOADS SHALL BE IN ACCORDANCE WITH THE DESIGN LOADS AND OTHER MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT AND PROPOSED SUPPORT SYSTEMS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

S. SITE NOTES

- 1. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC LEVELS, LOCATIONS OF TREES, AND THE PROPOSED HOUSE LOCATION. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER AND ARCHITECT RECOMMENDED CHANGES BEFORE THE START OF ANY WORK.
- 2. GENERAL CONTRACTOR TO VERIFY THE SURVEYOR STAKE OUT OR HAVE A LICENSED ENGINEER OR LICENSED HOUSE DOES NOT ENDOCRON ON ANY SETBACKS OR EASEMENTS, UNLESS THE ENCROACHMENT IS ALLOWED BY ZONING AND BUILDING CODES.
- 3. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER AND ARCHITECT ANY ENCROACHMENT ISSUES.
- 4. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 12" THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.
- 5. ALL BACKFILL AT STRUCTURES, SLABS, STEPS, & PAVEMENTS SHALL BE CLEAN FILL COMPACTED TO 95% MAX DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D 1557. ALL BACKFILL SHALL BE DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATION.
- 6. BACKFILL SHALL BE BROUGHT UP TO EQUAL ON EACH SIDE OF WALLS.
- 7. BACKFILL ADJACENT TO FOUNDATION BASEMENT/RETAINING WALL SHALL NOT BE PLACED UNTIL THE RETAINING WALL HAS SUFFICIENT STRENGTH AND HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL.
- 8. THE CONTRACTOR SHALL COORDINATE FINISH TOPOGRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC. AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE HOUSE.
- 9. DRIVEWAY SHALL BE ON UNDISTURBED COMPACTED 4" MATCH ROCK OR EQUIV. SUBSOIL, WITH EITHER MINIMUM 4" CRUSHED BRICK GRANITE OR 1" FIBER MESH REINFORCED CONCRETE, OR 1" ASPHALT BASE WITH 1" FINISH ASPHALT.
- 10. GENERAL CONTRACTOR TO COORDINATE ALL LANDSCAPING WITH THE OWNER, AND DETERMINE WHETHER THE LANDSCAPING PACKAGE IS TO BE PROVIDED BY THE CONTRACTOR OR BY OTHERS.

C. CONSTRUCTION NOTES

- 1. THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE. LOCAL CODES AND REGULATIONS, IF ANY, ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING.
- 2. CONTRACTOR SHALL VERIFY ALL WORK & REQUIREMENTS WITH THE LOCAL CODES AND REGULATIONS. ANY DISCREPANCY AND/OR UNCERTAINTY IN THE PROPOSED CONSTRUCTION AS REQUIRED BY THE ARCHITECT SHALL BE CALLED TO THE ARCHITECT IMMEDIATELY.
- 3. GENERAL CONTRACTOR TO VERIFY THE CONSTRUCTION DETAILS & PROCEDURES. GENERAL CONTRACTOR SHALL VERIFY TO WEATHERPROOF FINISHED PRODUCT TO CONTRACTOR TO NOTIFY THE OWNER & ARCHITECT IMMEDIATELY.
- 4. CONTRACTOR SHALL VERIFY TO WEATHERPROOF FINISHED PRODUCT TO CONTRACTOR TO NOTIFY THE OWNER & ARCHITECT IMMEDIATELY.
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- 18. CONTRACTOR SHALL VERIFY TO WEATHERPROOF FINISHED PRODUCT TO CONTRACTOR TO NOTIFY THE OWNER & ARCHITECT IMMEDIATELY.
- 19. CONTRACTOR SHALL VERIFY TO WEATHERPROOF FINISHED PRODUCT TO CONTRACTOR TO NOTIFY THE OWNER & ARCHITECT IMMEDIATELY.
- 20. CONTRACTOR SHALL VERIFY TO WEATHERPROOF FINISHED PRODUCT TO CONTRACTOR TO NOTIFY THE OWNER & ARCHITECT IMMEDIATELY.

P. PLUMBING NOTES

- 1. PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- 2. PLUMBING SERVICE TO ALL WATER SUPPLIES SHALL NOT BE PROVIDED AS REQUIRED.
- 3. IF WALL PLATES OR JOISTS ARE OUT DURING THE INSTALLATION OF FIXTURES OR EQUIPMENT, PROVIDE BACKFILL ADJACENT TO THE FRAMING BACK TOGETHER. LOCATE WATER HEATERS IN WATER-RESISTANT WALLS.
- 4. LOCATE WATER HEATERS IN WATER-RESISTANT WALLS.
- 5. ALL PLUMBING AND MECHANICAL VENT STACKS TO BE LOCATED TO EITHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE, AWAY FROM PROMINENT VENTS. VENT STACKS TO BE REAR & PAINTED TO MATCH ROOF OR GABLE GRADE.
- 6. PROVIDE ROSE BIBBS AS PER FOUNDATION AND FOOTING PLANS.
- 7. GENERAL CONTRACTOR TO COORDINATE THESE LOCATIONS WITH WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS: (A) LAYING AT LEAST 50% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 4" UPON THE UNIT BEING BOND. JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 24" OR (C) BY OTHER EQUIVALENT APPROVED ANCHORAGE.

FN. FOUNDATION NOTES

- 1. GENERAL CONTRACTOR TO INSPECT THE JOB SITE AND VERIFY ALL CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR SHALL VERIFY ALL FOUNDATION REQUIREMENTS AND/OR ARCHITECT ANY CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER CONDITIONS THAT MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN BY A LICENSED PROFESSIONAL ENGINEER.
- 2. GENERAL CONTRACTOR TO REVIEW PLANS, SPECIFICATIONS, AND REGULATIONS FOR FINISHED FLOOR ABOVE TYPICAL GRADE. GENERAL CONTRACTOR SHALL VERIFY TO THE ARCHITECT ANY SITE CONDITIONS THAT REQUIRE MODIFICATION TO DIMENSIONS INDICATED ON ANY PLANS, SECTIONS, OR EXTERIOR ELEVATIONS.
- 3. GENERAL CONTRACTOR TO REVIEW THE FOUNDATION PLAN TO MEET LOCAL CODES AND REGULATIONS.
- 4. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL TO OUTSIDE FACE OF BLOCK PERS. UNLESS NOTED OTHERWISE.
- 5. ALL CONCRETE TO BE PLACED IN THE FRESH. NO CONCRETE SHALL BE PLACED LATER THAN NINETY (90) MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION & REMAINING.
- 6. PROVIDE PERFORATED DRAIN IN GEO-SOCK FROM FOUNDATION TO EXTERIOR.
- 7. GENERAL CONTRACTOR TO COORDINATE WITH A LICENSED, BONDED INSTALLER TO PROVIDE TREATMENT WHICH CORRECTS ALL LOCAL BUILDING CODES.
- 8. DIMENSION FROM GRAVEL TO FINISH FLOOR SURFACE TO BOTTOM OF FLOOR JOISTS TO 24" MINIMUM. PROVIDE GRAVEL UNDER GEOSOCK OVERLAP ALL REBAR SPICES 24" MINIMUM.
- 9. GENERAL CONTRACTOR TO REVIEW ALL FINISH FLOOR MATERIALS. ALL FINISH FLOORS TO BE INSTALLED ABOVE TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST THE FOUNDATION AS REQUIRED TO LEVEL THAT ALL FLOORS ARE FLUSH AND LEVEL.
- 10. FOUNDATION STEEL NOTES: ALL STRUCTURAL STEEL SHALL BE OF DOMESTIC MANUFACTURE CONFORMING TO ASTM A-36 STANDARD AISI SPECIFICATIONS.
- 11. ALL STEEL SHALL BE CONSTRUCTED WITH HIGH-STRENGTH STEEL OF DOMESTIC MANUFACTURE CONFORMING TO ASTM A-572 GRADE 50 OR LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH THE STANDARD OF PRACTICE OF THE CRSI UNLESS NOTED OTHERWISE.
- 12. ALL PLACING AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH THE BUILDING CODE, MANUAL OF STANDARD PRACTICE, AND THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
- 13. REINFORCING SHALL HAVE 5' COVER IN PLAN AND 2" COVER ON ALL VERTICAL SURFACES.
- 14. REINFORCING BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP MESH 12" AT SPICES.
- 15. 1/4" STEEL WALL BARS OR BAR DIMENSIONS SHALL BE SPICES MINIMUM.
- 16. OUTSIDE CORNERS OF CONCRETE FOOTINGS & STEM WALLS, PROVIDE 4x 4" REINFORCING BARS AT EACH CORNER AT SAME SPACING AS HORIZONTAL REINFORCEMENT.
- 17. ALL WELDS TO BE PERFORMED BY AMERICAN WELDING SOCIETY.
- 18. PROVIDE 1/4" X 1/2" WELD PLATE FOR BEARING STEEL BARS IN CMU WALL WITH ONE FOOTING END AND ANCHOR BOLTS.
- 19. PROVIDE 3/8" STEFFNER PLATE ON EACH SIDE OF CMU AT THE BEARING PLATE.
- 20. CONCRETE FOOTING NOTES: ALL FOOTINGS TO REST ON UNDISTURBED OR COMPACTED SOIL OR GRAVEL, WITH A MINIMUM BEARING CAPACITY OF 2,000 LBS PER SQUARE FOOT. EXCAVATE SOFT SOILS WHERE NECESSARY AND FILL WITH 3,000 PSI CONCRETE. FORM SIZES OF FOOTINGS WITH WORK WHERE REQUIRED.
- 21. GENERAL CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL CODES AND REGULATIONS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
- 22. (A) TOP OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTURE OF WALL FOOTING AND COLUMN FOOTING. (B) WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING. (C) BOTTOM OF FOOTING OF HIGHER FOOTING TO STEP TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1" VERTICAL TO 2" HORIZONTAL.
- 23. REINFORCEMENT IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS. CONCRETE TO BE PLACED IN THE FRESH. PROVIDE WATER AND SHALL BE PROTECTED FROM FREEZING DURING STORAGE. CURE PERIOD NOT LESS THAN FIVE (5) DAYS THEREAFTER.
- 24. ALL FOOTINGS SHALL BE CENTERED UNDER WALL OR COLUMN, UNLESS OTHERWISE NOTED ON PLANS.
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- 26. FOUNDATION CMU NOTES: PROTECT ALL FOUNDATION ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR AT LEAST 48 HOURS AFTER INSTALLATION, AND SHALL NOT BE CONSTRUCTED BELOW 28 DEGREE F BELOW ZERO TEMPERATURES. GENERAL CONTRACTOR TO COORDINATE THESE LOCATIONS WITH WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS: (A) LAYING AT LEAST 50% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 4" UPON THE UNIT BEING BOND. JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 24" OR (C) BY OTHER EQUIVALENT APPROVED ANCHORAGE.

H. H.V.A.C. NOTES

- 1. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- 2. HVAC SUBCONTRACTOR TO FULLY COORDINATE ALL SYSTEM DATA AND REQUIREMENTS WITH THE EQUIPMENT SUPPLIER. HVAC SUBCONTRACTOR TO PROVIDE ALL NECESSARY DUCTWORK AND SUBMIT IT TO THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL.
- 3. ALL DUCTWORK SHALL BE SUPPLIED BY THE SUPPLIER FOR REVIEW AND APPROVAL. ALL LAYERS AND BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO EXTRACT AIR AT THE RATE OF 10 CFM PER SQUIRT BATHROOM DOOR, (B) ALL KITCHEN RANGE HOODS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO EXTRACT AIR AT THE RATE OF 100 CFM. SEE IRR SECTION M167, TABLE M107.4.
- 4. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL TO OUTSIDE FACE OF BLOCK PERS. UNLESS NOTED OTHERWISE.
- 5. ALL CONCRETE TO BE PLACED IN THE FRESH. NO CONCRETE SHALL BE PLACED LATER THAN NINETY (90) MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION & REMAINING.
- 6. PROVIDE PERFORATED DRAIN IN GEO-SOCK FROM FOUNDATION TO EXTERIOR.
- 7. GENERAL CONTRACTOR TO COORDINATE WITH A LICENSED, BONDED INSTALLER TO PROVIDE TREATMENT WHICH CORRECTS ALL LOCAL BUILDING CODES.
- 8. DIMENSION FROM GRAVEL TO FINISH FLOOR SURFACE TO BOTTOM OF FLOOR JOISTS TO 24" MINIMUM. PROVIDE GRAVEL UNDER GEOSOCK OVERLAP ALL REBAR SPICES 24" MINIMUM.
- 9. GENERAL CONTRACTOR TO REVIEW ALL FINISH FLOOR MATERIALS. ALL FINISH FLOORS TO BE INSTALLED ABOVE TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST THE FOUNDATION AS REQUIRED TO LEVEL THAT ALL FLOORS ARE FLUSH AND LEVEL.
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EP. FLOOR PLAN NOTES

- 1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS AND DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS. REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- 2. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF STUD WALL UNLESS OTHERWISE NOTED ON PLANS.
- 3. PROVIDE FLOOR FINISH UNDER ALL BEARING PARTS.
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FN. FRAMING NOTES

- 1. ALL WALLS ARE DIMENSIONED AT 3 1/2" AND 5 1/2" UNLESS NOTED OTHERWISE. ALL WALLS SHALL BE CONSTRUCTED WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. ALL WOOD FRAMING IN CONTACT WITH OR WITHIN 6" OF GRADE SHALL BE BORER-PRESUR TREATED.
- 2. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF STUD WALL UNLESS OTHERWISE NOTED ON PLANS.
- 3. PROVIDE FLOOR FINISH UNDER ALL BEARING PARTS.
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R. ROOFING, SEALING, & FLASHING

- 1. UNDERLAMENT SHALL BE A WATER-RESISTANT, VAPOR-PERMEABLE, WOVEN POLYMER MEMBRANE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES.
- 2. TWO LAYERS OF UNDERLAMENT CEMENTED TOGETHER, OR OF A SELF-ADHERING POLYMER-MEMBRANE BUTLITE MEMBRANE, AND EXTEND FROM THE LOWEST EDGE OF THE ROOF TO THE SURFACE OF A POINT AT LEAST 2 INCHES BELOW THE EXTERIOR WALL OF THE ROOF.
- 3. UNDERLAMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (ABOVE 10 MPH) SHALL BE APPLIED WITH CORROSION RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES.
- 4. ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% OR GREATER), UNDERLAMENT SHALL BE ONE LAYER APPLIED AS FOLLOWS: A. APPLY SINGLE STYLE, PARALLEL TO AND STARTING FROM THE EAVE, WITH COURSE LAPS 8" TO 10" OVERLAP. B. DISTORTIONS IN THE UNDERLAMENT OF THE SHINGLES TO SEAL. C. END LAPS SHALL BE OFFSET BY SIX FEET.
- 5. WHERE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL, 21:12 (175% SLOPE), SHINGLES SHALL BE INSTALLED AS REQUIRED BY MANUFACTURER'S INSTALLATION GUIDELINES.
- 6. ASPHALT SHINGLES SHALL BE TESTED IN ACCORDANCE WITH THE MANUFACTURER'S CLASSIFICATION REQUIREMENTS OF TABLE R080.2(41) FOR WIND SPEEDS UP TO 120 MPH.
- 7. COMPLY WITH ASTM F1917, AND SHALL BE: A. GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM, OR COPPER ROOFING PANELS. B. MINIMUM 1/2" THICK DECKING WITH A MINIMUM 1/4" NODD DECKER HEAD. C. FLASHING SHALL BE INSTALLED THROUGH THE ROOFING MATERIALS AND A MINIMUM 1/2" THICK DECKING WITH A MINIMUM 1/4" NODD DECKER HEAD. D. FLASHING SHALL BE INSTALLED THROUGH THE ROOFING MATERIALS AND A MINIMUM 1/2" THICK DECKING WITH A MINIMUM 1/4" NODD DECKER HEAD.
- 8. ASPHALT SHINGLES SHALL HAVE THE MINIMUM FASTENERS PER STRIP SHINGLES OR TWO FASTENERS PER INDIVIDUAL SHINGLE.
- 9. EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAMES: BETWEEN WALL & FOUNDATION, BETWEEN WALL PANELS & PENETRATIONS AT UTILITY SERVICES PENETRATIONS THROUGH WALLS, FLOORS, & ROOF, AND ALL OTHER PENETRATIONS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.
- 10. CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP SIDES OF ALL WINDOWS & DOOR OPENINGS AND AT THE INTERSECTION OF CHIMNEYS, MASONRY, AND/OR WOOD CONSTRUCTION AND FRAME WALLS, OR APPROVED WATER RESISTANT SHEATHING & FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF FOUR INCHES HIGH AND FOUR INCHES WIDE AT THE END OF THE VERTICAL SIDEWALL. THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL AND ONTO THE ROOF AND/OR GUTTER.
- 11. PROVIDE R-8 RIGID INSULATION AT SLAB EDGE. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODES.
- 12. PROVIDE R-19 BATT INSULATION IN 2x6 WALLS, R-13 IN 2x4 WALLS, MINIMUM R-30 IN FILL CELINGS, AND R-30 IN VAULTED CEILINGS. ALLOW 1" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION. INSTALL INSULATION WITH BARRIER TO WARM SIDE. NO BARRIERS IN ATTIC UNLESS NOTED OTHERWISE.
- 13. INSTALL SLAB EDGE AND CEILING INSULATION IN CONTINUOUS BARRIER WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES, OR OTHER PENETRATIONS. PROVIDE WEATHER RESISTANT EXTERIOR WALL CONSTRUCTION.
- 14. PROVIDE WEATHER RESISTANT EXTERIOR WALL CONSTRUCTION TO HAVE R-19 INSULATION BETWEEN JOISTS.
- 15. INSULATE ALL PENETRATED SPACES TO BE INSULATED WITH R-8 GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.
- 16. ALL PROPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25, AND A SMOKE DENSITY RATING OF LESS THAN 45.
- 17. FILL ALL UNPROFITED CMU CELLS WITH GERMITE, OR CMU-FORM INSULATION IN BASEMENT WALLS.

IN. INSULATION NOTES

- 1. PROVIDE R-8 RIGID INSULATION AT SLAB EDGE. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODES.
- 2. PROVIDE R-19 BATT INSULATION IN 2x6 WALLS, R-13 IN 2x4 WALLS, MINIMUM R-30 IN FILL CELINGS, AND R-30 IN VAULTED CEILINGS. ALLOW 1" MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION. INSTALL INSULATION WITH BARRIER TO WARM SIDE. NO BARRIERS IN ATTIC UNLESS NOTED OTHERWISE.
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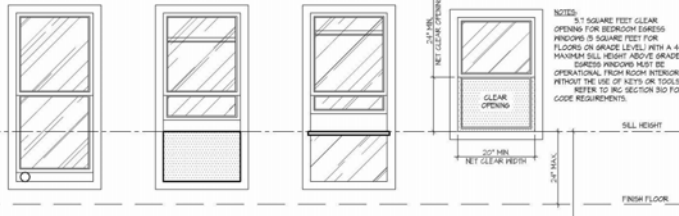


GAP ROAD HOUSES HOME OPTIONS
LAFAYETTE INVESTMENTS
3421 GAP ROAD, KNOXVILLE, TN

Drawn: MSG
GENERAL

G001
DATE: 02/24/22
PROJECT: 21217

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SECTION 1 WINDOW SILL
 1. OPERABLE WINDOW WITH OPENING THAT WILL NOT ALLOW 4" DIAMETER SPHERE TO PASS THROUGH AT LARGEST OPEN POSITION

SECTION 2 WINDOW SILL
 2. OPERABLE WINDOW PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F3042

SECTION 3 WINDOW SILL
 3. OPERABLE WINDOW THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH IRC SECTION R602.2.2

SECTION 4 DOOR SILL
 4. OPERABLE WINDOW PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH IRC SECTION R602.2.2

E. ELEVATION NOTES

- EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- PROVIDE CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION AND ROOF CENTERS PER LA SCHEDERING CODE. INSTALL CONTINUOUS RIDGE VENTILATION AND PRIME & PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
- ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED TO CLEAR EITHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND 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 VENTS TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR. (VERIFY WITH OWNER)
- 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.
- GUTTERS AND DOWNSPOUTS ARE NOT INCLUDED ON THE ELEVATION DRAWINGS. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADES, AND LOCATE DOWNSPOUTS TOWARDS FRONT AND 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 AND DOWNSPOUTS TO BE LOCATED WITH COLOR OF HOUSE OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIALS. PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, AND GUTTER GUARDS ON ALL GUTTERS.

M. MASONRY NOTES

- STONE & MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.7.
- BLOCKS**
 PROVIDE UNIFORMLY SIZED UNITS CONFORMING TO ASTM SPECIFICATIONS SW. TYPE FBS, AND LIMECEMENT MORTAR COMPLYING WITH ASTM SPECIFICATION C77. TYPE S. INSTALL GALVANIZED ANCHORS @ 16" O.C. EACH WAY, WITH CADMIUM-PLATED SCREWS @ 16" O.C. EACH WAY.
- MASONRY VENEER ANCHORS TO BE GROUTED INTO THE GROUT OF THE VENEER AT LEAST 1.5 INCHES AND AT LEAST 16" GROUT COVERAGE BEYOND THE ANCHOR TO THE EXTERIOR AS PER I.R.C. SECTION R703.7.4.
- EXTERIOR WALL COVERINGS AND BACKING MATERIALS TO MEET WIND LOADS AS PER I.R.C. SECTION R702.
- THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF A NOMINAL (1) INCH, BUT NO MORE THAN 1 1/2".
- FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES & LINTELS, AS PER I.R.C. SECTION R703.7.6.
- WEEPHOLES SHALL BE PROVIDED IN THE COURSE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEPHOLES SHALL NOT BE LESS THAN 3/4" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING AS PER I.R.C. SECTION R703.7.6.

EXTERIOR PLASTER

- EXTERIOR PLASTER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.6.
- LATH PROVIDE ALL LATH & LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL WOVEN WIRE CORROSION-RESISTANT MATERIAL. EXPANDED METAL WOVEN WIRE CORROSION-RESISTANT MATERIAL. UNPAINTED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN IRC SECTION R703.6.1.
- WEEP SCREEDS
 A. A MINIMUM 0.19-INCH (26oz GALVANIZED SHEET), CORROSION-RESISTANT WEEP SCREED, OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 2 1/2". SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C-926.
 B. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 2" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS, AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPING WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
 C. THE WEATHER-RESISTANT BARRIER SHALL LAP THE WEEP SCREED ATTACHMENT FLANGE, THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- WATER RESISTIVE BARRIERS:**
 WATER RESISTIVE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHINGS, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER.
 B. A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER APPLIED BETWEEN WOOD-BASED SHEATHINGS AND STUDS SHALL BE OF A DRAINAGE TYPE.

- LINTEL SCREENS**
 FOR 4" BRICK VENEER WITH NO SUPERIMPOSED LOADING.

STEEL LINTELS TO BE SHOP-COATED WITH RUST-INHIBITIVE PAINT, UNLESS MADE OF CORROSION-RESISTANT STEEL OR TREATED WITH A CORROSION-RESISTANT COATING. PAINTING THE EXPOSED SURFACES OF THE LINTEL AFTER INSTALLATION DOES NOT ADEQUATELY PREVENT CORROSION.

SPAN	LINTEL	MIN. BEAR.	REFER.
4" or LESS	L3-12"x12"x16"	0"	NOTE 1
6"	L4-12"x16"x16"	0"	NOTE 1
8"	L4-12"x16"x16"	0"	NOTE 1
10"	L4-12"x16"	0"	NOTE 1
12" to 12' 0"	L6"x24"x16"	0"	NOTE 2
12' 0" to 14'	L6"x24"x16"	0"	NOTE 2
14'	L6"x24"x16"	0"	NOTE 2
16'	L6"x24"x16"	10"	NOTE 3

- DESIGNED FOR BRICK LOAD WHERE WIDTH OF OPENING EQUALS HEIGHT OF BRICK.
- DESIGNED FOR A MAXIMUM OF TWENTY (20) BRICK COURSES OVER LINTEL AT GARAGE DOOR.
- DESIGNED FOR GARAGE DOOR WITH BRICK GABLE OVER LINTEL.

DESIGN DATA:
 BRCK 2500 PSI
 MORTAR TYPE N
 STEEL#6

EL. ELECTRICAL NOTES

- ELECTRICAL PLANS) ILLUSTRATE BASIC DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS. VERIFY FUTURE SELECTION AND LOCATION WITH OWNER.
- LIGHT FIXTURES TO BE INSTALLED AS SHOWN ON THE ELECTRICAL PLANS). LIGHT FIXTURES TO ALIGN WITH OTHER LIGHT FIXTURES, OR WITH ADJACENT HYAC SARK AND RAGS.
- GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO REVIEW THE PLANS AND VERIFY THE LOCATION OF THE FIXTURES THAT THE DESIGN INTENT IS MAINTAINED. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT IF ANY ITEMS ARE DIFFERENT FROM THE ELECTRICAL PLANS) BEFORE THE INSTALLATION OF FIXTURES.
- CONCRETE ANCHORS AND POST BASE CONNECTORS SHALL BE GALVANIZED WITH 1.85 oz/sq OF ZINC (G-185 COATING) OR STAINLESS STEEL. ALL HARDWARE AND FASTENERS (NUTS, WASHERS, POST ANCHORS, MECHANICAL FASTENERS, NAILS, SCREWS, BOLTS, ETC.) SHALL BE GALVANIZED WITH 1.85 oz/sq OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. LOOK FOR PRODUCTS SUCH AS ZMAV FROM SIMPSON-STRONG-TIE OR "TRIPLE ZINC" FROM US.
- UNLESS NOTED OTHERWISE IN THESE DETAILS, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESURE TREATED ACC OR C4-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS. ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND CONTACT". PLEASE NOTE THAT NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
- ALL DECKING MATERIAL SHALL BE 2x6 OR 5/4 FIVE-QUARTER BUCKING ATTACH DECKING TO EACH JOIST WITH A MINIMUM OF (2) RING SHANK NAILS OR 2-1/2" WOOD SCREWS. DECKING MAY BE APPLIED DIAGONALLY AT A 45 DEGREE ANGLE PERPENDICULAR TO THE JOISTS. DECKING COMPOSED OF FOREIGN LUMBER COMPOSITE OR MANUFACTURED MATERIALS MAY BE SUBSTITUTED ONLY WHEN THE PRODUCT HAS AN APPROVED EVALUATION REPORT FROM AN ACCREDITED TESTING LABORATORY CHECK WITH YOUR LOCAL BUILDING DEPARTMENT FOR APPROVED MATERIALS OR REFER TO THE LIST OF APPROVED DECKING PRODUCTS. FOR STAIRS & GUARDRAILS, SEE "STAIRS & RAILINGS," WITHIN FRAMING NOTES.
- GENERAL CONTRACTOR TO VERIFY WITH THE OWNER WHETHER EXTERIOR SECURITY LIGHTS ARE DESIRED. IF SO, GENERAL CONTRACTOR TO VERIFY THE TYPE OF FIXTURE, LOCATION, AND REQUIRED SWITCHING.
- GENERAL CONTRACTOR TO COORDINATE ALL THE REQUIREMENTS OF AN ALARM SYSTEM, IF ONE IS DESIRED. PROVIDE HARROWED SMOKE DETECTORS, WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM. VERIFY WITH LOCAL CODE REQUIREMENTS.
- PROVIDE FOR HVAC UNITS); NUMBER OF UNITS TO BE DETERMINED BY THE LOCAL MECHANICAL CONTRACTOR.
- HVAC UNITS ARE NOT TO BE WIRE-CATED NEXT TO MASTER BEDROOM OR PATIO/DECK AREAS.
- LOCAL VENTILATION
 A. PROVIDE 60 CFM VENTILATION FAN (MINIMUM FOR EACH BATHROOM & LAVATORY)
 B. PROVIDE 100 CFM VENTILATION FAN AT KITCHEN RANGE HOOD
- EXISTING PANEL BOX MAY REQUIRE RELOCATION; PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS, AND PROVIDE FOR A MINIMUM OF EIGHT (8) SPACES.
- DECORATIVE LIGHT FIXTURES TO BE SELECTED BY THE OWNER, AND COORDINATED WITH THE GENERAL CONTRACTOR. THE OWNER TO APPROVE ALL SUBSTITUTIONS.
- GENERAL CONTRACTOR TO COORDINATE THE LAMP SELECTION (RECESSED CAN SIZE AND TRIM) WITH THE OWNER. ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. VERIFY WITH LOCAL UTILITY.

W. WOOD DECK NOTES

- ALL CONSTRUCTION SHALL BE PER INTERNATIONAL RESIDENTIAL BUILDING CODE.
- DECK LOADS ARE 40 LB LIVE LOAD AND 10 LB DEAD LOAD. ANY SPECIAL LOADS SHOULD BE CONSIDERED AS WELL.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. CONTRACTOR SHALL USE SHIMRON ("STRONG-TIE" (OR APPROVED EQUAL)) WOOD FRAMING ANCHORS, HANGERS, HOLD-DOWNS, ETC. FOR ALL WOOD-TO-WOOD CONNECTIONS. ALL ANCHORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BEAMS AND PURLINS SHALL BE CONNECTED WITH METAL CONNECTORS. CONCRETE ANCHORS AND POST BASE CONNECTORS SHALL BE GALVANIZED WITH 1.85 oz/sq OF ZINC (G-185 COATING) OR STAINLESS STEEL. ALL HARDWARE AND FASTENERS (NUTS, WASHERS, POST ANCHORS, MECHANICAL FASTENERS, NAILS, SCREWS, BOLTS, ETC.) SHALL BE GALVANIZED WITH 1.85 oz/sq OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. LOOK FOR PRODUCTS SUCH AS ZMAV FROM SIMPSON-STRONG-TIE OR "TRIPLE ZINC" FROM US.
- UNLESS NOTED OTHERWISE IN THESE DETAILS, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESURE TREATED ACC OR C4-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS ASSOCIATION STANDARDS. ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND CONTACT". PLEASE NOTE THAT NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
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FASTENING SCHEDULE

CONNECTION	FASTENER	LOCATION
JOIST TO SILL OR GIRDER	4-1/8 COMMON	TOE NAIL PER JOIST
BRIDGING TO JOIST	2-8D COMMON	TOE NAIL EACH END
SOLE PLATE TO JOIST OR BLOCKING	3-1/8 812" O.C.	TYPICAL FACE NAIL
TOP PLATE TO STUD	2-1/8D COMMON	END NAIL
STUD TO SOLE PLATE	4-8D COMMON	TOE NAIL
	2-1/8D COMMON	END NAIL
DOUBLE STUDS	2-1/8 812" O.C.	FACE NAIL
DOUBLE TOP PLATES	2-1/8 24" O.C.	TYPICAL FACE NAIL
DOUBLE TOP PLATES	8-1/8D COMMON	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	2-1/8D COMMON	TOE NAIL EACH END
RM JOIST TO TOP PLATE	3-1/8 812" O.C.	TOE NAIL
TOP PLATES, LAPS & INTERSECTIONS	5-1/8D COMMON	BLOCKING TO SILL OR TOP PLATE TOE NAIL; 4-1/8D COMMON BLOCK
		BAND JOIST TO JOIST (END NAILED): 4-1/8D PER JOIST
		BAND JOIST TO SILL OR TOP PLATE (TOE NAILED): 1/8D PER JOIST
CONTINUOUS HEADER, TWO PIECES	1/8D COMMON @ 16" O.C.	ALONG EDGE
CEILING JOISTS TO PLATE	4-1/8D COMMON	TOE NAIL
CONTINUOUS HEADER TO STUD	4-8D COMMON	TOE NAIL
CEILING JOISTS, HPS OVER PARTITIONS	4-1/8D COMMON MINIMUM	FACE NAIL
CEILING JOISTS, PARALLEL TO RAFTERS	4-1/8D COMMON MINIMUM	FACE NAIL
RAFTER TO PLATE, HURDING CLIPS	3-1/8D COMMON	TOE NAIL
BUILT-UP CORNER STUDS	2-1/8D COMMON @ 24" O.C.	FACE NAIL
BUILT-UP GIRDER & BEAMS	2/8D COMMON @ 32" O.C.	FACE NAIL AT TOP & BOTTOM, STAGGERED ON OPPOSITE SIDES
	2-2/8D COMMON	FACE NAIL AT ENDS & AT EACH SPLICE
COLLAR TIE TO RAFTER	5-1/8D COMMON	FACE NAIL
JACK RAFTER TO HP	3-1/8D COMMON	TOE NAIL
ROOF RAFTER TO 2x RIDGE BEAM	2-1/8D COMMON	TOE NAIL
JOIST TO BAND JOIST	4-1/8D COMMON	FACE NAIL
LEDGER STRIP	3-1/8D COMMON PER FOOT	FACE NAIL
WOOD STRUCTURAL PANELS & PARTICLE BOARD	1/8 LESS	1/8D COMMON @ O.C. EDGE SPACING 12" O.C. FIELD SPACING
SUBFLOOR, ROOF, & WALL SHEATHING (TO FRAMING)		
SINGLE FLOOR (COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING)		
PANEL BONDING TO FRAMING	1/8 LESS	1/8D COMMON @ O.C. EDGE SPACING 12" O.C. FIELD SPACING
FIBERBOARD SHEATHING	1/8	1/8D ROOFING @ O.C. EDGE SPACING 16" O.C. FIELD SPACING

ENERGY CODE

ATTIC ACCESS HATCHES & DOORS MUST BE WEATHER STRIPPED & INSULATED TO THE SAME LEVEL AS THE SURROUNDING SURFACES.

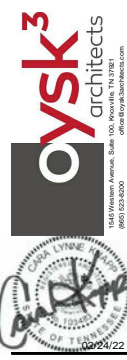
FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.

PROGRAMMABLE THERMOSTATS WITH DAILY SETBACK CAPABILITY REQUIRED WHERE PRIMARY HEATING SYSTEM IS FORCED AIR WITH AN INITIAL SETTING NOT HIGHER THAN 70° FAHRENHEIT FOR HEATING, AND NOT LOWER THAN 78° FAHRENHEIT FOR COOLING.

SUPPLY DUCTS IN ATTICS RETAIN R-4 INSULATION REQUIREMENT REQUIREMENTS FOR ALL OTHER DUCTS IN UNCONDITIONED SPACE REDUCED TO R-6.

THE ENTIRE DUCT SYSTEM MUST BE SEALED

ICC PRESCRIPTIVE REQUIREMENTS	ZONE 4
WINDOWS (U-FACTOR)	0.40
SKYLIGHTS (U-FACTOR)	0.55
CEILING - OPEN ATTIC (R-VALUE)	44
CEILING - CATHEDRAL (R-VALUE)	30
WOOD FRAME WALL (R-VALUE)	20 / 13/5
MASS WALL (R-VALUE)	8 / 13
FLOOR (R-VALUE)	18
BASEMENT WALL (R-VALUE)	10 / 13
SLAB (R-VALUE) 1' DEPTH	10, 2 FT.
GRAVEL SPACE WALL (R-VALUE)	10 / 13



GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
 3421 GAP ROAD, KNOXVILLE, TN

DATE PLOTTED	02/24/22
DATE PRINTED	02/24/22
DATE CHECKED	
DATE APPROVED	

Drawn: MSG
 GENERAL

G002

DATE: 02/24/22
 PROJECT: 21217

INFILL CHECKLIST
FRONT YARDS - SECTION 1, PAGE 6

- N/A SETBACK AND FRONT DOOR ARE IN LINE AND CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.
- X PORCH AND HABITABLE PORTION OF THE HOUSE IS OFFSET FROM STREET EQUAL TO NEIGHBORING HOUSES.
- N/A WALKWAY IS PROPOSED FROM SIDEWALK WHEN AVAILABLE TO FRONT DOOR, PERPENDICULAR TO STREET.
- N/A FENCING IS CONSTRUCTED OF TRADITIONAL MATERIALS AND EXCLUDES CHAIN LINK, MASONRY, WIDE BOARDS, AND OTHER CONTEMPORARY MATERIALS.
- X HEALTHY TREES ARE MARKED FOR PRESERVATION.

HOUSE ORIENTATION AND SIDE YARDS - SECTION 2, PAGE 6

- N/A PROPOSED INFILL IS PROPORTIONAL TO DIMENSION OF LOT AND ORIGINAL HOUSES ON THE BLOCK.
- N/A PROPOSED INFILL ON CORNER LOTS HAS APPLIED FOR ANY NECESSARY ZONING VARIANCE TO LOCATE CLOSER TO SIDE STREET.
- N/A PROPOSED INFILL KEEPS THE SPACING BETWEEN HOUSES CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.

ALLEYS, PARKING AND SERVICES - SECTION 3, PAGE 7

- X PROPOSED PARKING AVOIDS THE FRONT YARD.
- N/A PROPOSED INFILL HOUSE HAS ACCESS FROM ALLEY ONLY (WHERE AVAILABLE) FOR GARAGE OR PARKING PAD. IF NO ALLEY EXISTS, PROPOSED GARAGE OR PARKING PAD EXTENDS 20' BEYOND THE FRONT FACADE OF PROPOSED INFILL HOUSE.
- N/A PROPOSED GARAGES ACCESSED BY ALLEY ARE SETBACK AT LEAST 18' FROM CENTERLINE OF ALLEY PAVEMENT.
- X PROPOSED PARKING PADS, UTILITY BOXES, AND WASTE COLLECTION POINTS ARE VISUALLY SCREENED BY LANDSCAPING AND/OR FENCING.

SCALE, MASS & FOUNDATION HEIGHT - SECTION 4, PAGE 8

- N/A PROPOSED INFILL ELEVATION IS PROPORTIONAL IN SCALE TO THE ORIGINAL HOUSES ON THE BLOCK.
- N/A PROPOSED INFILL FACADE RESPECTS THE WIDTHS OF OLDER HOUSES ON THE BLOCK.
- N/A PROPOSED INFILL ATTEMPTS TO INCORPORATE HISTORIC ELEMENTS OF THE BLOCK INTO THE DESIGN.
- N/A FOUNDATION HEIGHT IS CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.
- N/A ADDITIONS THAT CANNOT CONFORM TO SCALE AND HEIGHT OF STREETSIDE ARE LOCATED TO THE SIDE OR REAR OF INFILL LOT.

PORCHES AND STOOPS - SECTION 5, PAGE 9

- X PROPOSED INFILL INCLUDES PLANS FOR A PORCH IN A NEIGHBORHOOD WHERE PORCHES ARE DOMINANT.
- X PROPOSED PORCH IS PROPORTIONAL TO EXISTING PORCHES ON BLOCK.
- X PROPOSED PORCH MAINTAINS CONSISTENCY WITH EXISTING PORCHES IN SETBACK ALONG THE STREET.
- X PROPOSED PORCH MATERIALS AND DETAILS COMPLEMENT THE HISTORIC CHARACTER AND STYLE OF NEIGHBORHOOD (APPENDIX C).

WINDOWS & DOORS - SECTION 6, PAGE 10

- X PROPOSED WINDOW AND DOOR STYLES COMPLEMENT HISTORIC CHARACTER AND STYLE OF BLOCK (REFER TO APPENDIX).
- X PROPOSED WINDOW OR DOOR POSITIONING DOES NOT VIOLATE THE PRIVACY OF NEIGHBORING HOMES.
- N/A PROPOSED INFILL EXCLUDES CONTEMPORARY WINDOW STYLES IN PRE-1940 AREAS.
- N/A PROPOSED INFILL RESPECTS WINDOW AND DOOR PLACEMENT OF OLDER HOUSES ON THE BLOCK.

ROOF SHAPES & MATERIALS - SECTION 7, PAGE 12

- X PROPOSED INFILL SPECIFICS SIMILAR PITCH TO EXISTING HOUSES ON BLOCK.
- N/A PROPOSED INFILL RESPECTS COMPLEX ROOF FORMS OF HISTORIC BLOCKS.
- N/A PROPOSED INFILL FOR A PRE-1940 NEIGHBORHOOD SPECIFICS DARKER SHADES OF SINGLE ROOFING.

SIDING MATERIALS - SECTION 8, PAGE 13

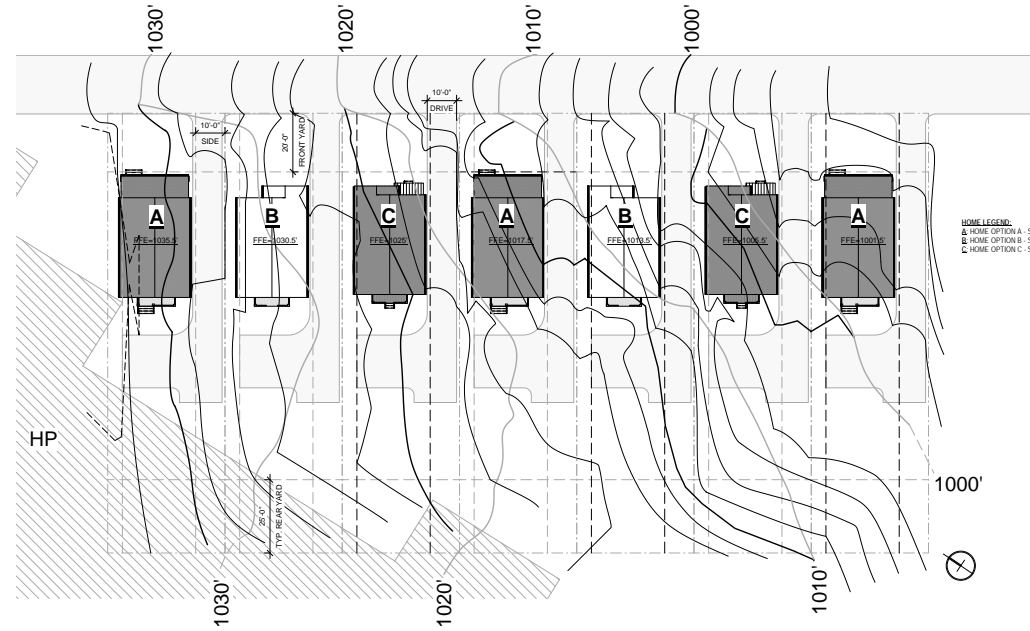
- N/A IN A NEIGHBORHOOD DOMINATED BY PAINTED WOOD SIDING, THE PROPOSED INFILL SPECIFICS CLAPBOARD OR SIMILAR SUBSTITUTES.
- X IN A NEIGHBORHOOD WITH MIXED ARCHITECTURAL STYLES, THE PROPOSED INFILL SPECIFICS APPROPRIATE MATERIAL AND DETAIL.
- X THE PROPOSED INFILL EXCLUDES FACED STONE, VERTICAL SIDING, AND OTHER NON-HISTORIC MATERIALS.

ADDITIONS - N/A

MULTIUNIT HOUSING - N/A

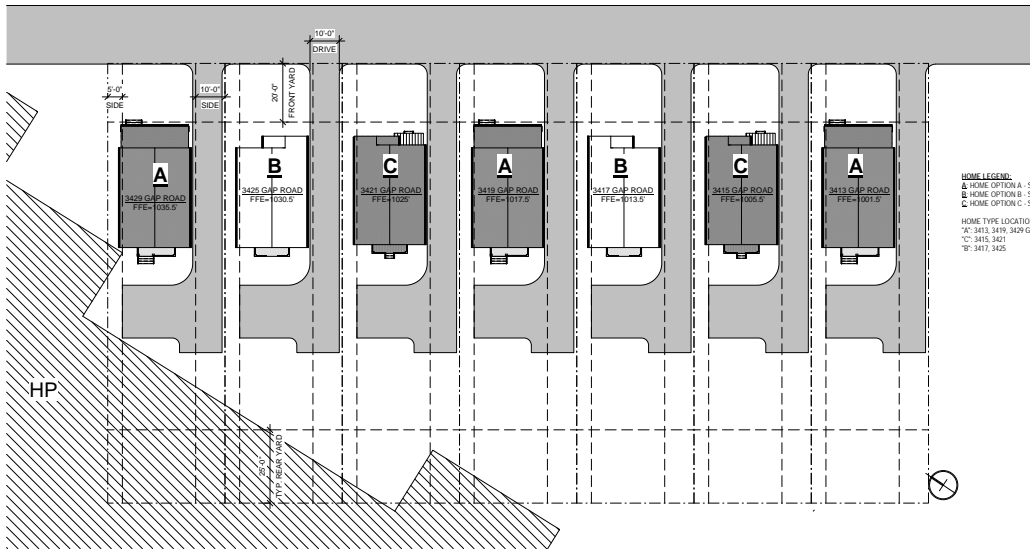
LANDSCAPE & OTHER CONSIDERATIONS - N/A

3 Architectural Site Plan
 A100 1" = 20'-0"



HOME LEGEND:
 A HOME OPTION A - SEE 'X' SHEETS
 B HOME OPTION B - SEE 'B' SHEETS
 C HOME OPTION C - SEE 'C' SHEETS

1 Site Setbacks & Layout
 A100 1" = 20'-0"



FRONT YARD: 20' SETBACK
 SIDE YARD: 10' TOTAL, MIN. ONE SIDE 5'
 REAR YARD: 20' SETBACK

HOME TYPE A
 TOTAL LOT: 6,000 SF
 PAVED: 1,457 SF
 HOME: 708 SF
 36% HARD SURFACE
 64% PERMEABLE

HOME TYPE B
 TOTAL LOT: 6,000 SF
 PAVED: 1,457 SF
 HOME: 701 SF
 37% HARD SURFACE
 63% PERMEABLE

HOME TYPE C
 TOTAL LOT: 6,000 SF
 PAVED: 1,457 SF
 HOME: 770 SF
 37% HARD SURFACE
 63% PERMEABLE

HOME LEGEND:
 A HOME OPTION A - SEE 'X' SHEETS
 B HOME OPTION B - SEE 'B' SHEETS
 C HOME OPTION C - SEE 'C' SHEETS

HOME TYPE LOCATIONS:
 * 3413, 3419, 3429 GAP ROAD
 † 3415, 3421
 ‡ 3417, 3425



GAP ROAD HOUSES
LAFAYETTE INVESTMENTS
 GAP ROAD, KNOXVILLE, TN

DATE	11/22/2021
PROJECT	21217
SCALE	1" = 20'-0"
DESIGNER	MSG
REVISION	001/21/2022

Drawn: MSG
 ARCHITECTURAL SITE PLAN

A100

DATE : 11/22/2021
 PROJECT : 21217
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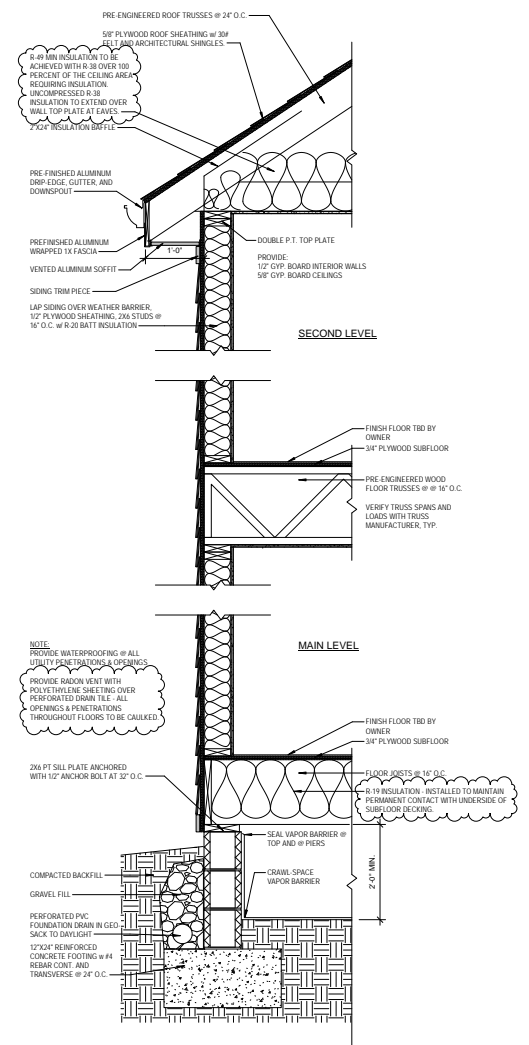
GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
 3421 GAP ROAD, KNOXVILLE, TN

DATE	11/19/21
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DRAWN	MSG
CHECKED	
DATE	11/19/21

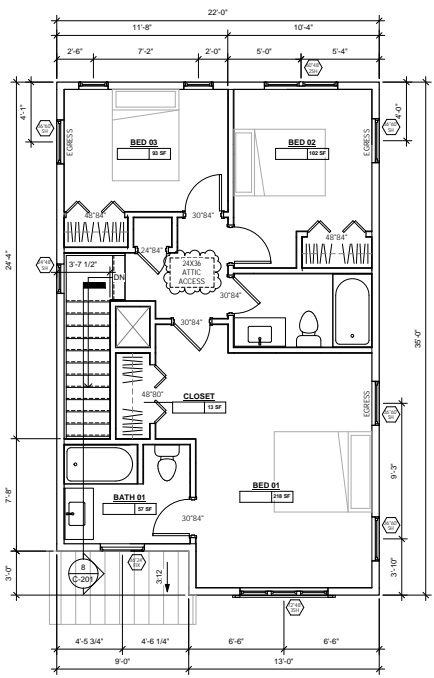
Drawn: MSG
 HOME OPTION C - FLOOR PLANS

C-103

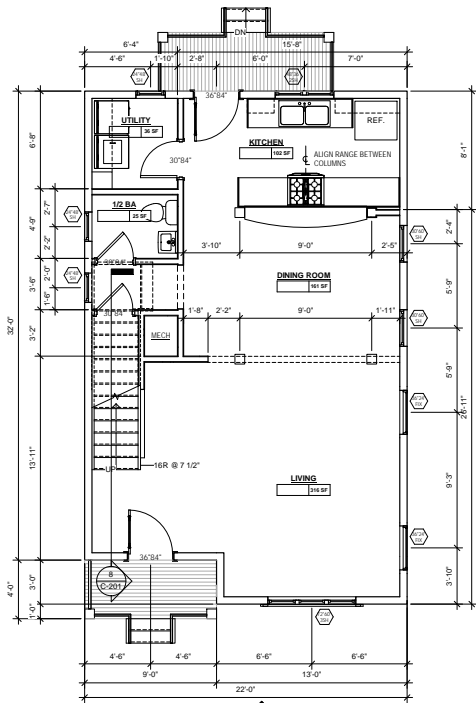
DATE : 11/19/21
 PROJECT : 21217
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3 Typ. Wall Section
 C-103 1" = 1'-0"



2 02 - Second Level
 C-103 1/4" = 1'-0"



1 01 - Main Level
 C-103 1/4" = 1'-0"



GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
 3421 GAP ROAD, KNOXVILLE, TN

DATE	11/19/21
PROJECT	21217
DESIGNED BY	MSG
CHECKED BY	MSG
DATE	11/19/21

Drawn: MSG
 HOME OPTION C -
 EXTERIOR
 ELEVATIONS

C-301

DATE : 11/19/21
 PROJECT : 21217
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GENERAL NOTE:
 APPROXIMATE SITE LOCATION AND TOPOGRAPHY SHOWN. G.C. TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATIONS, RETAINING REQUIREMENTS, AND F.F.E. OF EACH HOME BASED ON THE PROPOSED ARCHITECTURAL SITE. CONFIRM ANY HOME ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITH SETBACK REQUIREMENTS, AND ANY CITY, CODE, OR SEPTIC REQUIREMENTS PRIOR TO ANY REVISION SUBMISSION.

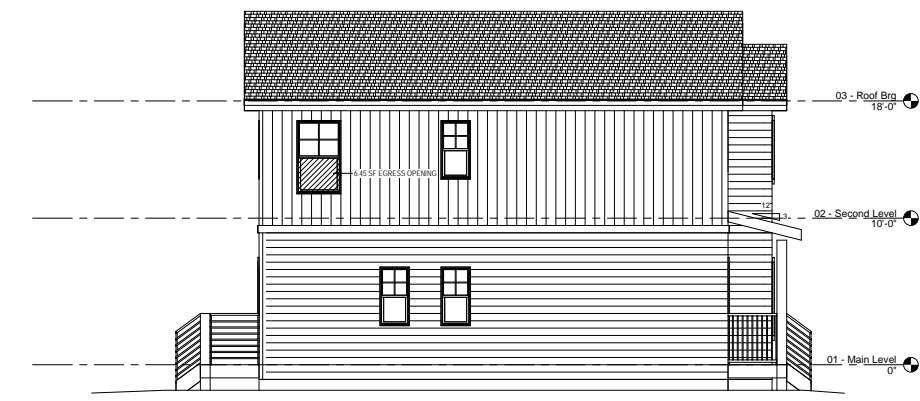
WOOD SIDING, SHEATHING, FRAMING, WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 (BB17.1).



4 East
 1/4" = 1'-0"



3 North
 1/4" = 1'-0"



2 West
 1/4" = 1'-0"



1 South
 1/4" = 1'-0"