Staff Report

Infill Housing Design Review

File Number: 4-B-26-IH

Meeting: 4/15/2026
Applicant: Ben Hudgins Brock Hudgins Architects
Owner: Knoxville Community Development Corporation
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 1914 Huron St. **Parcel ID:** 81 E H 006
Zoning: RN-4 (General Residential Neighborhood)
Description: New primary structures (townhouses)

Staff Recommendation

Staff recommends approval of Certificate 4-B-26-IH, subject to the following conditions:
1) receiving special use approval for 4-C-26-SU and meeting any applicable conditions of approval;
2) meeting City Engineering standards and any applicable Zoning standards, including Article 9.3.I and Article 12, with minor revisions to be approved by staff;
3) the trees in the front yard to be native or naturalized shade trees;
4) any exposed sections of foundation and the retaining walls on the side elevations to be parge-coated, clad in stucco, or clad in brick veneer; and
5) the porch columns to be at least 6” by 6” and the brick veneer cladding on the porch foundations to be retained.

Description of Work

Level III

New Primary Structure

Twenty-one new townhouses fronting E Churchwell Avenue.

Site Plan: The front setbacks vary from appx. 13’-15’ due to the staggered units, with the porches set at appx. 5’ and 7’. The buildings are spaced appx. 28’ apart from each other, and appx. 30’ from the side streets. The site is accessed via a driveway that extends between the side streets, Huron Street and Saint May Street, that leads to a large, shared parking lot behind the buildings. There are new sidewalks along Saint Mary Street and Huron Street, along the edge of the parking lot behind the buildings, and from each porch to E Churchwell Avenue. Landscaping will be planted around the parking lot and in the front yards on either side of the buildings. A dog park and playground are available to residents within the broader development.

Building Design: Each seven-unit, three-story townhouse grouping features alternating patterns of three different unit styles. These feature a 5/12 side gable roof that is staggered upwards along grade with a 10/12 pitch front gable roof for the mixed-siding style units. The foundation heights vary with the finished grade, and the foundation will be minimally visible from the front elevation. The porch foundations will be clad in brick veneer, and the building will be clad in fiber cement siding.

The façade of each unit features two sets of paired windows on the second and third stories and a quarter-lite paneled door with paired windows on the right on the first story. The two-story rear elevations feature one window and a pair on the second story and two windows and a secondary entrance on the first story. The west side elevations of each building feature tripled windows on the third story, tripled windows and one window on the second story, and paired windows on the first story. The east side elevations of each building feature tripled windows on the third story and two sets of tripled windows on the second story.

Lap siding style: All stories are clad in lap siding with trim dividing the second and third stories. It features a half-length, 7.9' deep front porch with a front-gabled roof supported by two round columns.

Board-and-batten style: All stories are clad in board-and-batten, and the second and third story windows feature projecting bay windows with siding panels dividing the stories. It features a half-length, 7.9'-deep front porch with a shed roof supported by two round columns.

Mixed siding style: It features a front-gabled roof with board-and-batten on the third story, and lap siding on the first and second story, with trim dividing the second and third stories. It features a full-length front porch with a shed roof supported by four round columns.

Comments

Background: A special use case for a 21-unit townhouse development in the RN-4 (General Residential Neighborhood) district will be heard at the April 9 Planning Commission meeting (4-C-26-SU).

Front Yards: Appropriate. The lot occupies the entire block face and establishes a new setback pattern, with pedestrian connections to all abutting streets and to community amenities in the broader development.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate. The parking is large in scale but shared with buildings in the broader development.

Landscape: The landscaping placement is appropriate. The trees in the front yard should be native or naturalized shade trees, as opposed to the ornamental trees currently proposed.

Scale, Mass, and Foundation Height: Any exposed sections of the foundation and the retaining walls on the side elevations should be parge-coated, clad in stucco, or clad in brick veneer. While the three-story buildings are taller and at a higher grade than the single family houses on the other side of E Churchwell Avenue, they will provide a transition from the neighboring five-story multifamily buildings in the broader development that are not within the Infill Housing overlay, the existing retaining wall is being removed, and the site graded to bring the buildings lower to the street.

Porches and Stoops: Appropriate. The three porch designs introduce architectural variety to the buildings that align with the context. The columns should be at least 6" by 6," and the brick veneer on the porch foundations should be retained.

Windows and Doors: Appropriate.

Roof Shapes and Materials: While the 5/12 side-gable roof does not meet the 6/12 minimum that is typically approved, the lower pitch reduces the height, and the 10/12 front-gable units align with the context.

Siding Materials: The guidelines discourage board-and-batten siding, which is typically approved as accent material only. Approximately half of the façades are clad in board-and-batten, while the other half are clad in lap siding that is recommended by the guidelines. The variety of siding styles and colors helps break up the large buildings into smaller sections, but the board-and-batten siding emphasizes their height. The Board should discuss whether the use of board-and-batten siding is appropriate.

Multi-Unit Housing: The buildings are differentiated by their pattern of the three unit styles, and the recessed units and siding variety help break up the massing into smaller sections. However, additional architectural features could be added to differentiate the buildings and reflect the historic context, which primarily features Minimal Traditionals and Tudor cottages.

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.
- 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.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
- Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
- On lots greater than 50’ in width, consider re-creating the original lot size

3. Alleys, Parking, and Services
- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations. On level ground, pea gravel or similar material may be used as a parking pad off alleys.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.

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

4. Scale, Mass, and Foundation Height
- The front elevation should be designed to be similar in scale to 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.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

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 feet 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. Wrought iron columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.

6. Windows and Doors
- When constructing new houses, the window 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 facade 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 Heart of Knoxville neighborhoods.

8. Siding Material
- Clapboard-like materials (such as cement fiberboard) 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. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).
- Sheds, garages, and other outbuildings can be constructed of vertical siding or other more economical materials.

10. Multi-Unit Housing
In places where multi-unit housing is permitted by zoning, it is essential to neighborhood stability that new apartment buildings be designed in scale and context with the early architectural features of the neighborhood.
- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when

looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.
- Landscaping, including shade trees, should be planted in both front and back yards.

DESIGN REVIEW BOARD

4-B-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1914 Huron St.

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 3/25/2026 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Ben Hudgins Brock Hudgins Architects

N

0 160

Feet

GRADING PLANS

ST. MARY'S MULTIFAMILY

KNOXVILLE, KNOX COUNTY, TENNESSEE

PLANNING FILE NO. 4-C-26-SU
LAND DEVELOPMENT PERMIT #: XXXXXX
CATALYST PROJECT NO. 20250181
MARCH 13, 2026

SITE DATA (RN-4 PROPERTY)

TAX MAP:	081
PARCEL ID.:	081EH006
SITE ADDRESS:	0 ST. MARY'S STREET KNOXVILLE, TN 37917
SITE ACREAGE:	1.45 AC. (63,186 FT²)
EXISTING ZONING:	RN-4
PROPOSED USE:	TOWNHOMES
PROPOSED UNITS:	
TOWNHOMES:	21
TOTAL UNITS:	21

BULK REGULATIONS:
- MINIMUM LOT AREA REQUIRED: 63,000 SF (3,000 SF/DU)
- MINIMUM LOT AREA PROVIDED: 63,186 SF

- MINIMUM LOT WIDTH REQUIRED: 20'/DU
- MINIMUM LOT WIDTH PROVIDED: 28.6'/DU

- MAXIMUM BUILDING HEIGHT ALLOWED: 35'*
- MAXIMUM BUILDING HEIGHT PROVIDED: 35'*
  - *MEASURED TO THE MIDPOINT OF THE ROOF

- MAXIMUM BUILDING COVERAGE ALLOWED: 50%
- MAXIMUM BUILDING COVERAGE PROVIDED: 32.2%

SETBACKS

MINIMUM FRONT SETBACK (E CHURCHWELL AVE):	10'
MINIMUM CORNER SIDE SETBACK (HURON & ST. MARY'S):	12'
MINIMUM REAR SETBACK:	25'

IMPERVIOUS SURFACE AREA

BUILDINGS:	0.47 AC. (20,392 FT²)
DRIVES/SIDEWALKS:	0.13 AC. (5,601 FT²)
PERVIOUS PAVEMENT:	0.25 AC. (10,774 FT²)*
TOTAL PROPOSED IMPERVIOUS AREA:	0.85 AC. (36,767 FT²)

*INCLUDES 50% REDUCTION FOR PERVIOUS PAVEMENT AREA

PROPOSED ISR:	58.6%
ALLOWED ISR:	60%

PARKING SUMMARY

MIN PARKING REQUIRED:	2.25 SP/DU (2 STANDARD SPACES & 0.25 GUEST SPACES) TH (2.25 SP/UNIT)	48 SPACES 48 SPACES REQUIRED *32 SPACES REQUIRED WITH 30% REDUCTION ACCOUNTING FOR AVAILABLE TRANSIT*

PARKING PROVIDED:

STANDARD SPACES PROVIDED	46
ADA (VAN ACCESSIBLE) SPACES PROVIDED	2
TOTAL SPACES PROVIDED	48

BIKE PARKING REQUIRED: 0.25 SP/DU
TH (0.25 SP/UNIT X 21 UNITS): 5
BIKE PARKING PROVIDED: 6

SITE DATA (RN-6 PROPERTY)

TAX MAP:	081
PARCEL ID.:	081EH01604
SITE ADDRESS:	0 ST. MARY'S STREET KNOXVILLE, TN 37917
SITE ACREAGE:	4.07 AC. (177,134 FT²)
EXISTING ZONING:	RN-6
PROPOSED USE:	MULTIFAMILY
PROPOSED UNITS:	
1-BEDROOM:	45
2-BEDROOM:	49
3-BEDROOM:	55
TOTAL UNITS:	149

BULK REGULATIONS:
- MINIMUM LOT AREA REQUIRED: 146,550 SF (5,000 SF + 950 SF/DU)
- MINIMUM LOT AREA PROVIDED: 177,134 SF

- MINIMUM LOT WIDTH REQUIRED: 60'
- MINIMUM LOT WIDTH PROVIDED: 140'

- MAXIMUM BUILDING HEIGHT ALLOWED: 65*
- MAXIMUM BUILDING HEIGHT PROVIDED: 53.58'*
  - *MEASURED TO THE MIDPOINT OF THE ROOF

- MAXIMUM BUILDING COVERAGE ALLOWED: 50%
- MAXIMUM BUILDING COVERAGE PROVIDED: 26.1%

SETBACKS

MINIMUM FRONT SETBACK (HURON & ST. MARY'S):	12'
MINIMUM SIDE SETBACK:	5'

IMPERVIOUS SURFACE AREA

BUILDINGS:	1.06 AC. (46,154 FT²)
DRIVES/SIDEWALKS:	1.27 AC. (55,233 FT²)
PERVIOUS PAVEMENT:	0.09 AC. (4,047 FT²)*
TOTAL PROPOSED IMPERVIOUS AREA:	2.42 AC. (105,434 FT²)

*INCLUDES 50% REDUCTION FOR PERVIOUS PAVEMENT AREA

PROPOSED ISR:	59.5%
ALLOWED ISR:	70%

PARKING SUMMARY
MIN PARKING REQUIRED:

1-BEDROOM (1.2 SP/UNIT * 45 UNITS)	54 SPACES
2-BEDROOM (1.45 SP/UNIT * 49 UNITS)	72 SPACES
3-BEDROOM (1.7 SP/UNIT * 55 UNITS)	94 SPACES
	220 SPACES REQUIRED
	154 SPACES REQUIRED WITH 30% REDUCTION ACCOUNTING FOR AVAILABLE TRANSIT

MAX PARKING REQUIRED:

1-BEDROOM (1.25 SP/UNIT * 45 UNITS)	56 SPACES
2-BEDROOM (1.75 SP/UNIT * 49 UNITS)	86 SPACES
3-BEDROOM (2.25 SP/UNIT * 55 UNITS)	124 SPACES
	266 SPACES REQUIRED

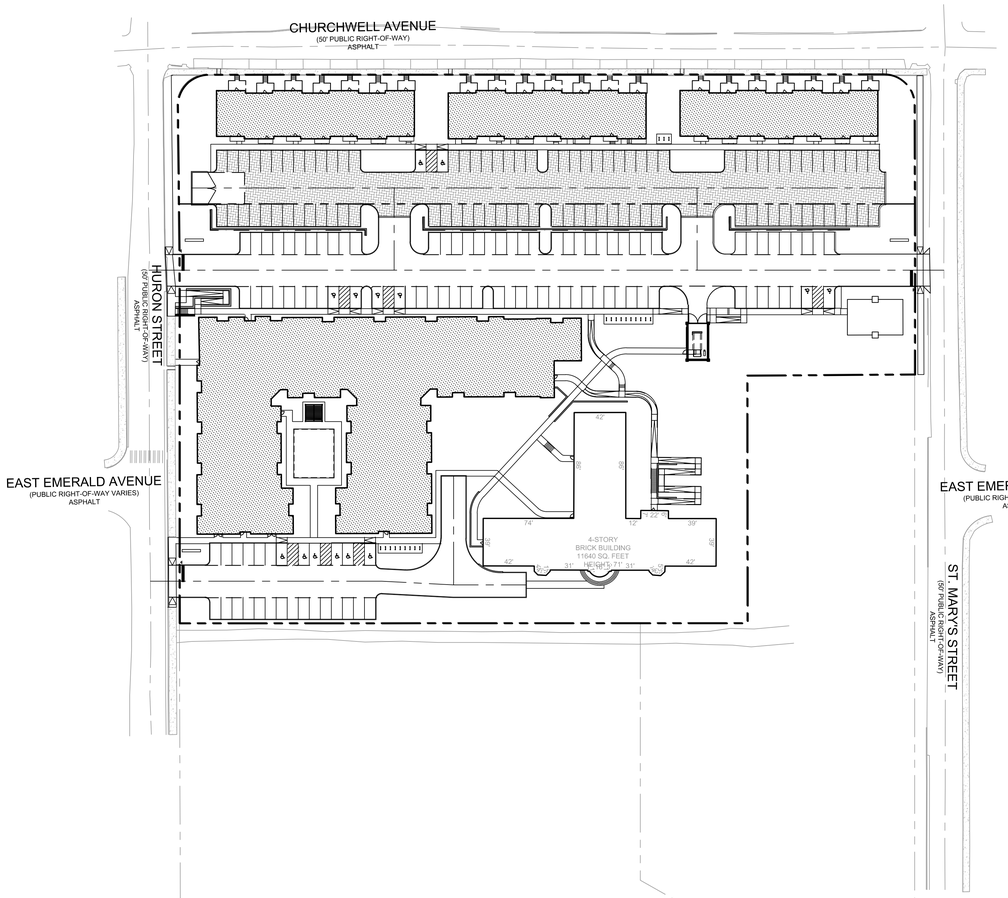
PARKING PROVIDED:

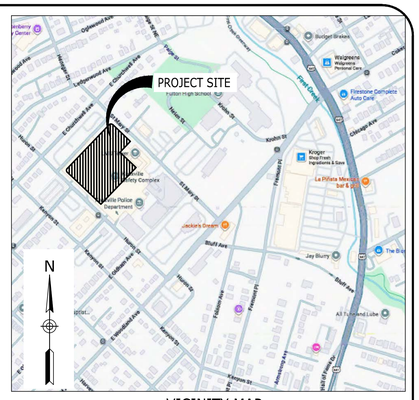
STANDARD SPACES PROVIDED	143
ADA (VAN ACCESSIBLE) SPACES PROVIDED	12
TOTAL PARKING PROVIDED	155

BIKE PARKING REQUIRED: 0.25 SP/DU
TH (0.25 SP/UNIT X 149 UNITS): 37
BIKE PARKING PROVIDED: 38

DEVELOPER:	DOMINION
ADDRESS:	6305 KINGSTON PIKE KNOXVILLE, TN 37919
PHONE NO.:	865.225.6506
CONTACT NAME:	ROB TALBOTT
CONTACT E-MAIL ADDRESS:	robt@dominion.us
PROJECT REPRESENTATIVE:	CATALYST DESIGN GROUP
ADDRESS:	5100 TENNESSEE AVE NASHVILLE, TN 37209
PHONE NO.:	615.622.7200
CONTACT NAME:	CARSON GRIBBLE
CONTACT E-MAIL ADDRESS:	cgribble@catalyst-dg.com

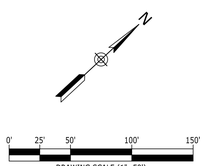
FEMA PANEL:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0281G, 08/05/2013, COMMUNITY NAME: CITY OF KNOXVILLE.





VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	SITE SURVEY
C1.1	SITE SURVEY
C2.0	GENERAL NOTES
C3.0	INITIAL EROSION CONTROL PLAN
C3.1	INTERIM EROSION CONTROL PLAN
C3.2	FINAL EROSION CONTROL PLAN
C3.3	SEDIMENT AND EROSION CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	LAYOUT PLAN
C5.1	STRIPING, SIGNAGE, & COORDINATE PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	DRAINAGE TABLES
C6.2	PAVER UNDERDRAIN PLAN
C7.0	UTILITY PLAN
C8.0	SITE DETAILS
C8.1	SITE DETAILS
C8.2	SITE DETAILS
C8.3	SITE DETAILS
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS



DRAWING SCALE (1"=50')

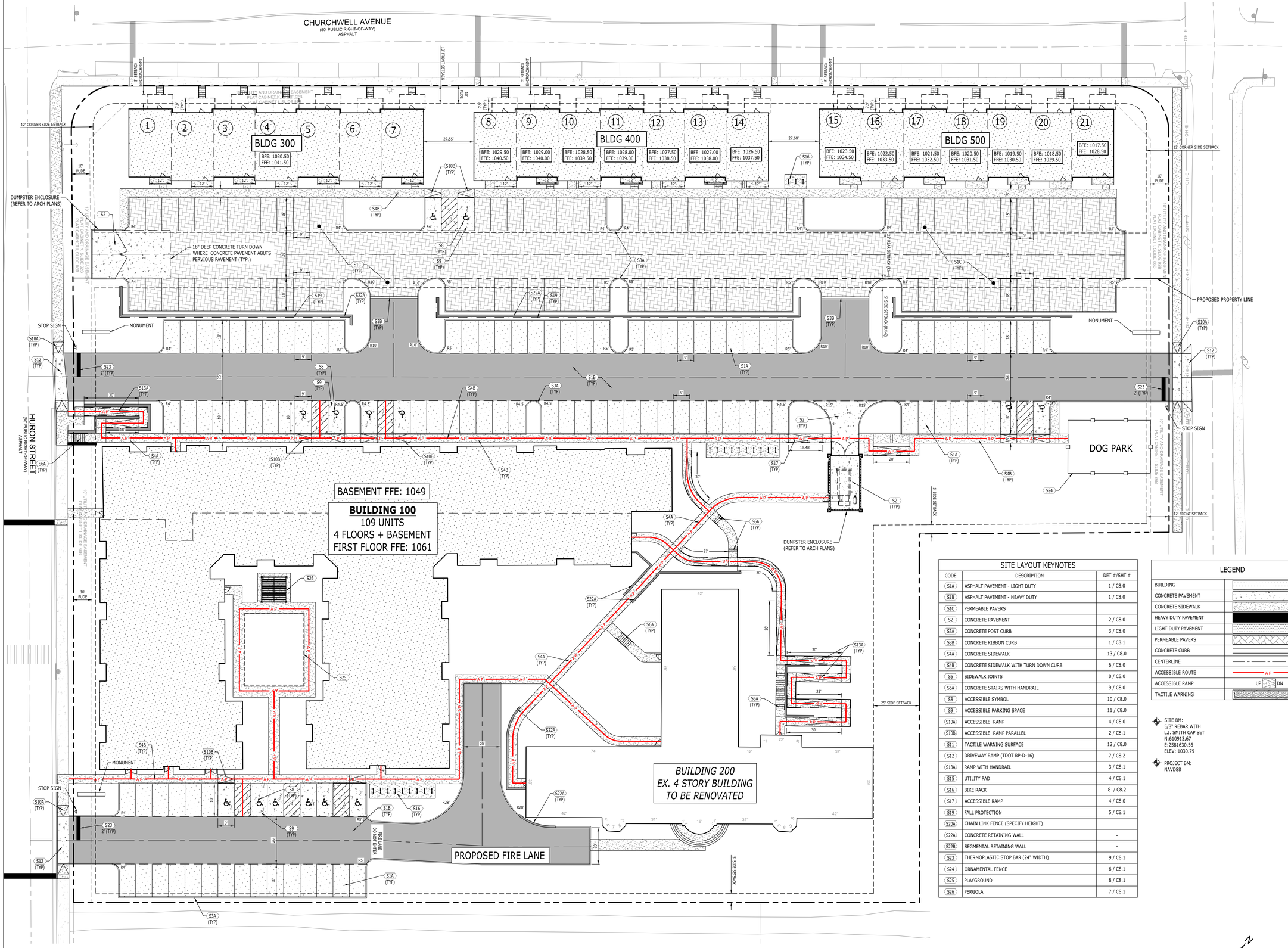
ARCHITECT
BROCK HUDGINS ARCHITECTS
530 MEANS ST. NW
ATLANTA, GA 30318
404.213.5271

PREPARED FOR
DOMINION
6305 KINGSTON PIKE
KNOXVILLE, TN 37919
865.225.6506

CIVIL ENGINEER/LANDSCAPE ARCHITECT
Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

CARSON M. GRIBBLE — REGISTERED ENGINEER — No. 118878 — STATE OF TENNESSEE — 03/13/2026

REBECCA LEAN CUNNINGHAM — REGISTERED LANDSCAPE ARCHITECT — No. 000000 — STATE OF TENNESSEE — 03/13/2026



SITE LAYOUT KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	1 / C8.0
S1B	ASPHALT PAVEMENT - HEAVY DUTY	1 / C8.0
S1C	PERMEABLE PAVERS	
S2	CONCRETE PAVEMENT	2 / C8.0
S3A	CONCRETE POST CURB	3 / C8.0
S3B	CONCRETE RIBBON CURB	1 / C8.1
S4A	CONCRETE SIDEWALK	13 / C8.0
S4B	CONCRETE SIDEWALK WITH TURN DOWN CURB	6 / C8.0
S5	SIDEWALK JOINTS	8 / C8.0
S6A	CONCRETE STAIRS WITH HANDRAIL	9 / C8.0
S8	ACCESSIBLE SYMBOL	10 / C8.0
S9	ACCESSIBLE PARKING SPACE	11 / C8.0
S10A	ACCESSIBLE RAMP	4 / C8.0
S10B	ACCESSIBLE RAMP PARALLEL	2 / C8.1
S11	TACTILE WARNING SURFACE	12 / C8.0
S12	DRIVEWAY RAMP (TDOT RP-D-16)	7 / C8.2
S13A	RAMP WITH HANDRAIL	3 / C8.1
S15	UTILITY PAD	4 / C8.1
S16	BIKE RACK	8 / C8.2
S17	ACCESSIBLE RAMP	4 / C8.0
S19	FALL PROTECTION	5 / C8.1
S20A	CHAIN LINK FENCE (SPECIFY HEIGHT)	
S22A	CONCRETE RETAINING WALL	-
S22B	SEGMENTAL RETAINING WALL	-
S23	THERMOPLASTIC STOP BAR (24" WIDTH)	9 / C8.1
S24	ORNAMENTAL FENCE	6 / C8.1
S25	PLAYGROUND	8 / C8.1
S26	PERGOLA	7 / C8.1

LEGEND

BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PERMEABLE PAVERS	
CONCRETE CURB	
CENTERLINE	
ACCESSIBLE ROUTE	A.P.
ACCESSIBLE RAMP	UP DN
TACTILE WARNING	

SITE BM:
5/8" REBAR WITH
L.I.: SMITH CAP SET
N:610913.67
E:2581630.56
ELEV: 1030.79

PROJECT BM:
NAVD88

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

BROCK HUDGINS ARCHITECTS
530 MEANS ST. NW
SUITE 105
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LAND DEVELOPMENT PERMIT NUMBER: XXXXXXXXX
PLANNING CASE NUMBER: 4-C-26-SU
PROJECT NUMBER: 20250181

Dominion

KCDC
Knoxville's Community Development Corporation

CARSON M. GRIBBLE
REGISTERED ENGINEER
No. 120870
STATE OF TENNESSEE
03/13/2026

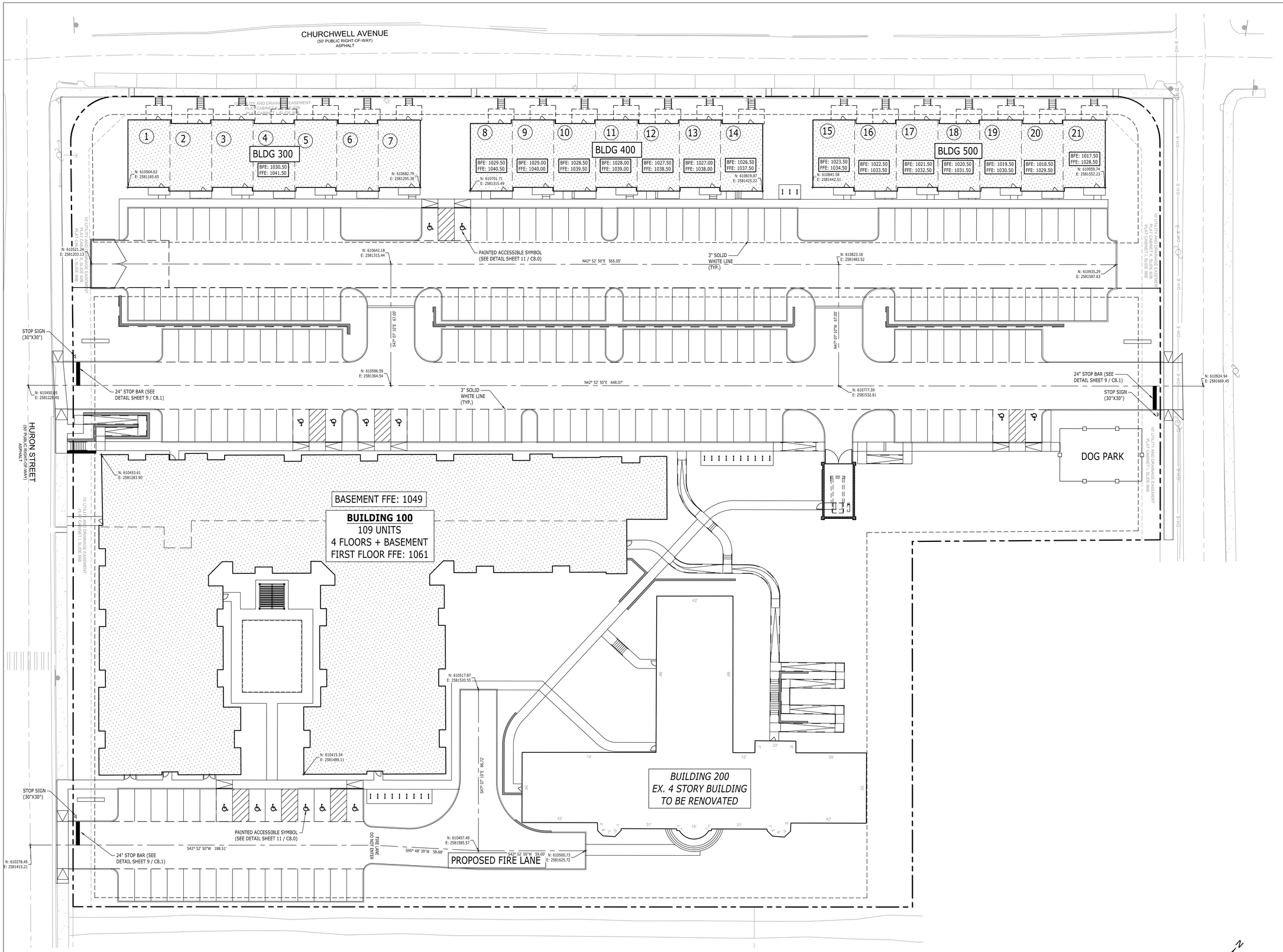
PRINT RECORD

DATE:	ISSUE:
1/15/2026	DESIGN DEVELOPMENT

REVISION

LAYOUT PLAN

C5.0



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LAND DEVELOPMENT PERMIT NUMBER: XXXXXXXXX
PLANNING CASE NUMBER: 4-C-26-SU
PROJECT NUMBER: 20250181

Dominion

KCDC
Knoxville's Community Development Corporation

CARSON M. GRIBBLE
REGISTERED ENGINEER
No. 120496
STATE OF TENNESSEE
03/13/2026

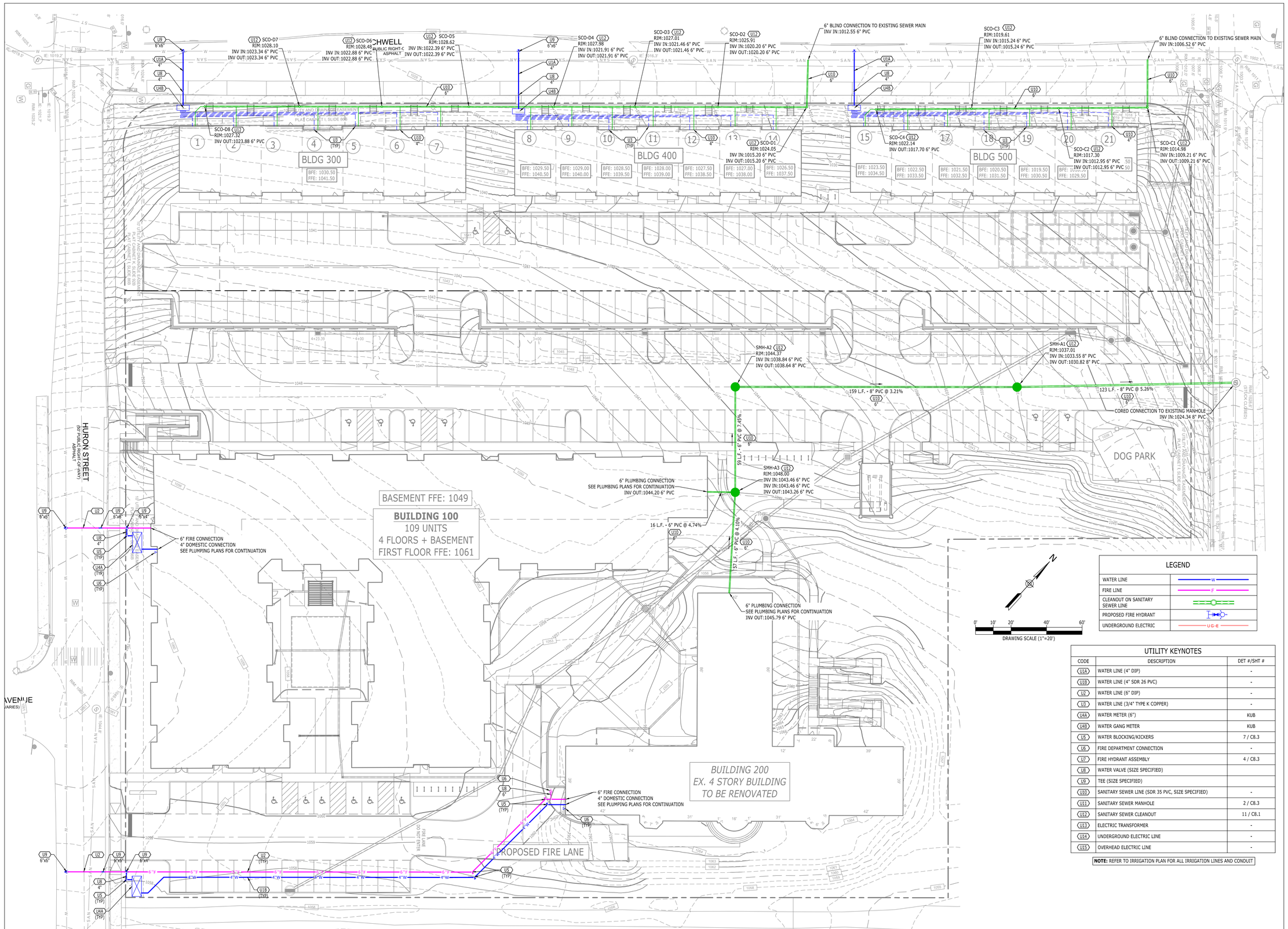
PRINT RECORD

DATE:	ISSUE:
1/15/2026	DESIGN DEVELOPMENT

REVISION

STRIPING, SIGNAGE,
& COORDINATE PLAN

C5.1



UTILITY KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
U1A	WATER LINE (4" DIP)	-
U1B	WATER LINE (4" SDR 26 PVC)	-
U2	WATER LINE (6" DIP)	-
U3	WATER LINE (3/4" TYPE K COPPER)	-
U4A	WATER METER (6")	KUB
U4B	WATER GANG METER	KUB
U5	WATER BLOCKING/KICKERS	7 / C8.3
U6	FIRE DEPARTMENT CONNECTION	-
U7	FIRE HYDRANT ASSEMBLY	4 / C8.3
U8	WATER VALVE (SIZE SPECIFIED)	
U9	TEE (SIZE SPECIFIED)	
U10	SANITARY SEWER LINE (SDR 35 PVC, SIZE SPECIFIED)	-
U11	SANITARY SEWER MANHOLE	2 / C8.3
U12	SANITARY SEWER CLEANOUT	11 / C8.1
U13	ELECTRIC TRANSFORMER	-
U14	UNDERGROUND ELECTRIC LINE	-
U15	OVERHEAD ELECTRIC LINE	-

NOTE: REFER TO IRRIGATION PLAN FOR ALL IRRIGATION LINES AND CONDUIT

NOTE:
REDUCED PRESSURE BACKFLOW PREVENTERS SHALL BE LOCATED INSIDE THE BUILDINGS. SEE PLUMBING PLANS.

SITE ELECTRICAL COORDINATION
THE SITE ELECTRICAL INFORMATION SHOWN ON THE CIVIL DRAWINGS IS INCLUDED AS A REFERENCE ONLY, AND IS NOT PART OF THE CIVIL SCOPE ISSUED FOR CONSTRUCTION IN THESE DOCUMENTS. ALL SITE ELECTRICAL COMPONENTS INCLUDING BUT NOT LIMITED TO TRANSFORMERS, SWITCH GEARS, TERMINATING CABINETS, BLAST/FIRE WALLS, GENERATORS AND PADS, SERVICE RISER POLES, DOWN-GUY WIRES, OVERHEAD SERVICE LINES AND UNDERGROUND ELECTRICAL CONDUITS ARE TO BE CONSTRUCTED PER PLANS DEVELOPED BY KUB AND THE PROJECT ELECTRICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONFORMATION THAT ALL NECESSARY SITE ELECTRICAL COMPONENTS CAN BE INSTALLED IN RELATION TO ALL OTHER REQUIRED SITE FEATURES DEPICTED ON THE PLANS, AND SHALL NOTIFY THE CIVIL AND ELECTRICAL ENGINEER SHOULD A CONFLICT ARISE.

SITE BM:
5/8" REBAR WITH
L.I. SMITH CAP SET
N:610913.67
E:2581630.56
ELEV: 1030.79

PROJECT BM:
NAVD88

BROCK HUDGINS ARCHITECTS
530 MEANS ST. NW
SUITE 105
ATLANTA, GA 30318
WWW.BROCKHUDGINS.COM

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

LAND DEVELOPMENT PERMIT NUMBER: XXXXXXXXX
PLANNING CASE NUMBER: 4-C-26-SU
PROJECT NUMBER: 20250181

Dominion

KCDC Knoxville's Community Development Corporation

CARSON M. GRIBBLE REGISTERED ENGINEER No. 139685 STATE OF TENNESSEE 03/13/2026

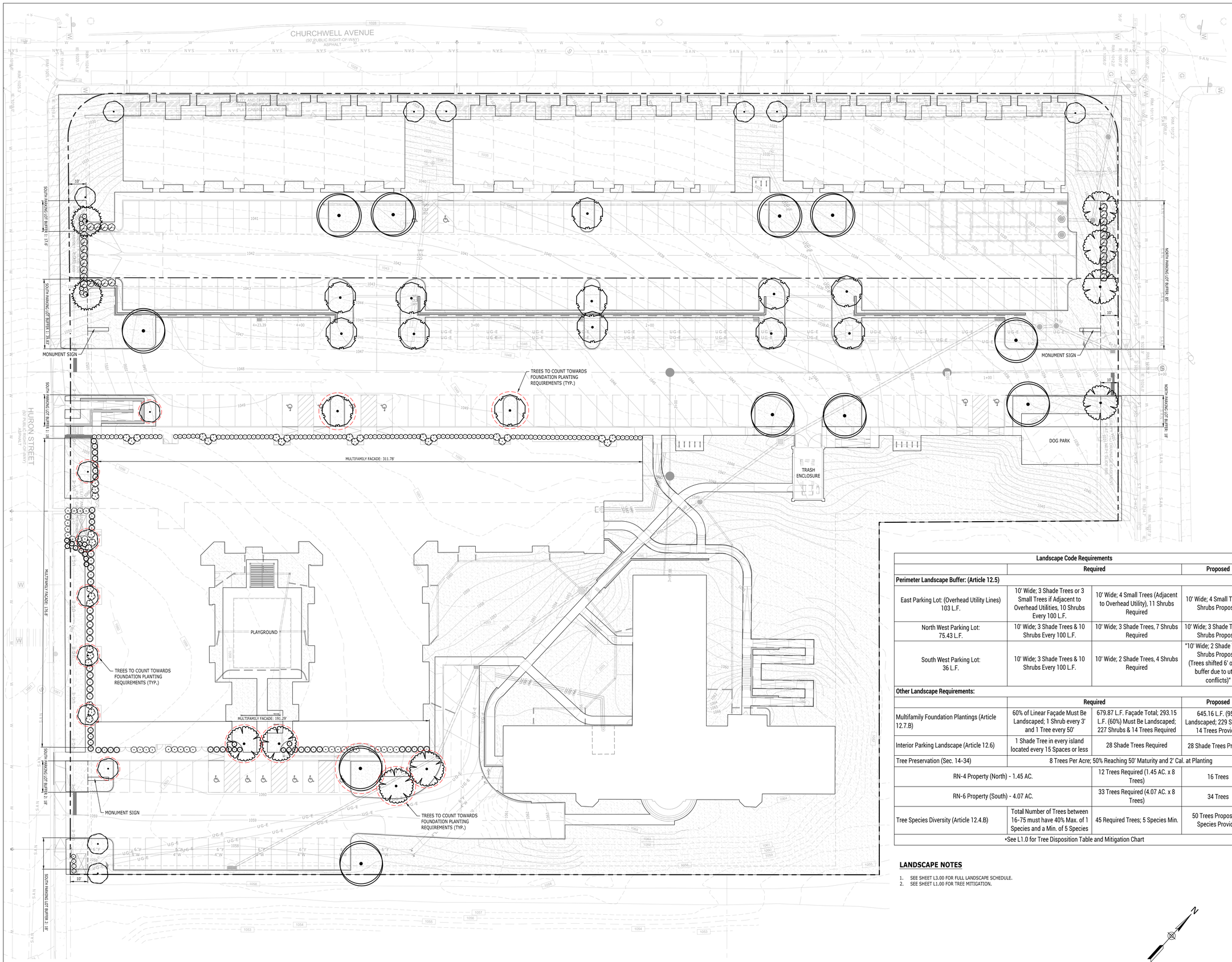
PRINT RECORD

DATE:	ISSUE:
1/15/2026	DESIGN DEVELOPMENT

REVISION

UTILITY PLAN

C7.0



Landscape Code Requirements			
	Required		**Proposed**
Perimeter Landscape Buffer: (Article 12.5)			
East Parking Lot: (Overhead Utility Lines) 103 L.F.	10' Wide; 3 Shade Trees or 3 Small Trees if Adjacent to Overhead Utilities, 10 Shrubs Every 100 L.F.	10' Wide; 4 Small Trees (Adjacent to Overhead Utility), 11 Shrubs Required	10' Wide; 4 Small Trees, 11 Shrubs Proposed
North West Parking Lot: 75.43 L.F.	10' Wide; 3 Shade Trees & 10 Shrubs Every 100 L.F.	10' Wide; 3 Shade Trees, 7 Shrubs Required	10' Wide; 3 Shade Trees, 10 Shrubs Proposed
South West Parking Lot: 36 L.F.	10' Wide; 3 Shade Trees & 10 Shrubs Every 100 L.F.	10' Wide; 2 Shade Trees, 4 Shrubs Required	"10' Wide; 2 Shade Trees, 4 Shrubs Proposed (Trees shifted 6' outside buffer due to utility conflicts)"
Other Landscape Requirements:			
	Required		**Proposed**
Multifamily Foundation Plantings (Article 12.7.B)	60% of Linear Façade Must Be Landscaped; 1 Shrub every 3' and 1 Tree every 50'	679.87 L.F. Façade Total; 293.15 L.F. (60%) Must Be Landscaped; 227 Shrubs & 14 Trees Required	645.16 L.F. (95%) Landscaped; 229 Shrubs & 14 Trees Provided
Interior Parking Landscape (Article 12.6)	1 Shade Tree in every island located every 15 Spaces or less	28 Shade Trees Required	28 Shade Trees Provided
Tree Preservation (Sec. 14-34)	8 Trees Per Acre; 50% Reaching 50' Maturity and 2' Cal. at Planting		
RN-4 Property (North) - 1.45 AC.		12 Trees Required (1.45 AC. x 8 Trees)	16 Trees
RN-6 Property (South) - 4.07 AC.		33 Trees Required (4.07 AC. x 8 Trees)	34 Trees
Tree Species Diversity (Article 12.4.B)	Total Number of Trees between 16-75 must have 40% Max. of 1 Species and a Min. of 5 Species	45 Required Trees; 5 Species Min.	50 Trees Proposed; 5 Species Provided
*See L1.0 for Tree Disposition Table and Mitigation Chart			

LANDSCAPE NOTES

1. SEE SHEET L3.00 FOR FULL LANDSCAPE SCHEDULE.
2. SEE SHEET L1.00 FOR TREE MITIGATION.

0' 10' 20' 40' 60'
DRAWING SCALE (1"=20')

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LAND DEVELOPMENT PERMIT NUMBER: XXXXXXXXX
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KCDC
Knoxville's Community Development Corporation

AARON STEPHEN LEGG
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
04/06/2026

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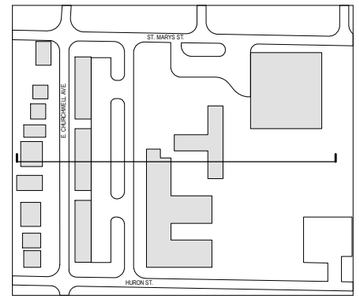
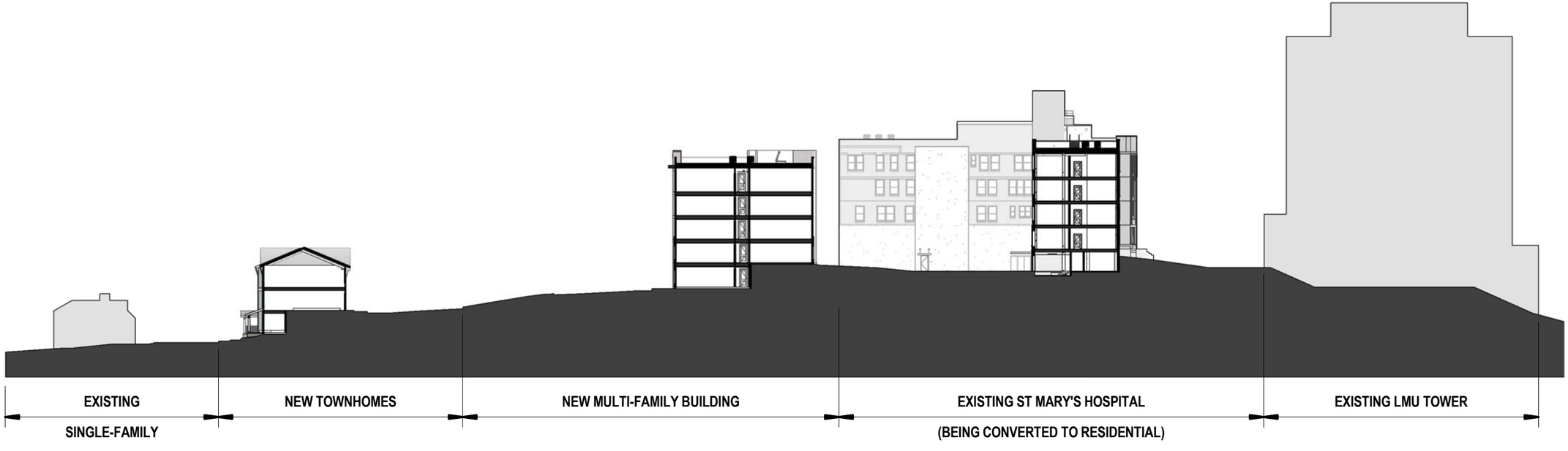
04/06/2026	LAND DEVELOPMENT PLANS

REVISION

LANDSCAPE PLAN

L2.0


ST. MARYS ST.
E. CHEROKEE AVE.
HURON ST.


EXISTING
SINGLE-FAMILY
NEW TOWNHOMES
NEW MULTI-FAMILY BUILDING
EXISTING ST MARY'S HOSPITAL
(BEING CONVERTED TO RESIDENTIAL)
EXISTING LMU TOWER

1 **TOWNHOME ARCHITECTURAL SITE PLAN**
3/64" = 1'-0"

BROCK HUDGINS ARCHITECTS
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ERIC B BROCK
REGISTERED ARCHITECT
No. 104492
STATE OF TENNESSEE

ST. MARY'S RESIDENTIAL

1914 HURON ST.
KNOXVILLE, TN 37917

PROJECT NUMBER: 24017

Dominion

KCDC
Knoxville's Community Development Corporation

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ARCHITECTURAL SITE PLAN

G-020

FLOOR PLAN NOTES

1. VERIFY DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO ARCHITECT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
3. TYPICAL DRAWINGS, DIMENSIONS, NOTES, FINISHES AND FIXTURES INDICATED ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.
4. MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. PROVIDE ACCESS PANELS AT CEILING AND WALLS AS PER MECHANICAL, PLUMBING,ELECTRICAL, AND SPRINKLER DRAWINGS. ACCESS PANELS SHALL HAVE SAME RATING AS WALL OR CEILING IN WHICH THEY ARE LOCATED.
6. GUARD AND RAIL HEIGHTS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.DIMENSIONS INDICATED ON PLANS ARE FACE OF STUDS, TO CONCRETE WALLS AND/OR TOCMU WALLS UNLESS NOTED OTHERWISE.
7. EXTERIOR DIMENSIONS ARE GIVEN TYPICALY TO OUTSIDE FACE OF STOREFRONT, STUD, CONCRETE, OR MASONRY UNLESS NOTED OTHERWISE.
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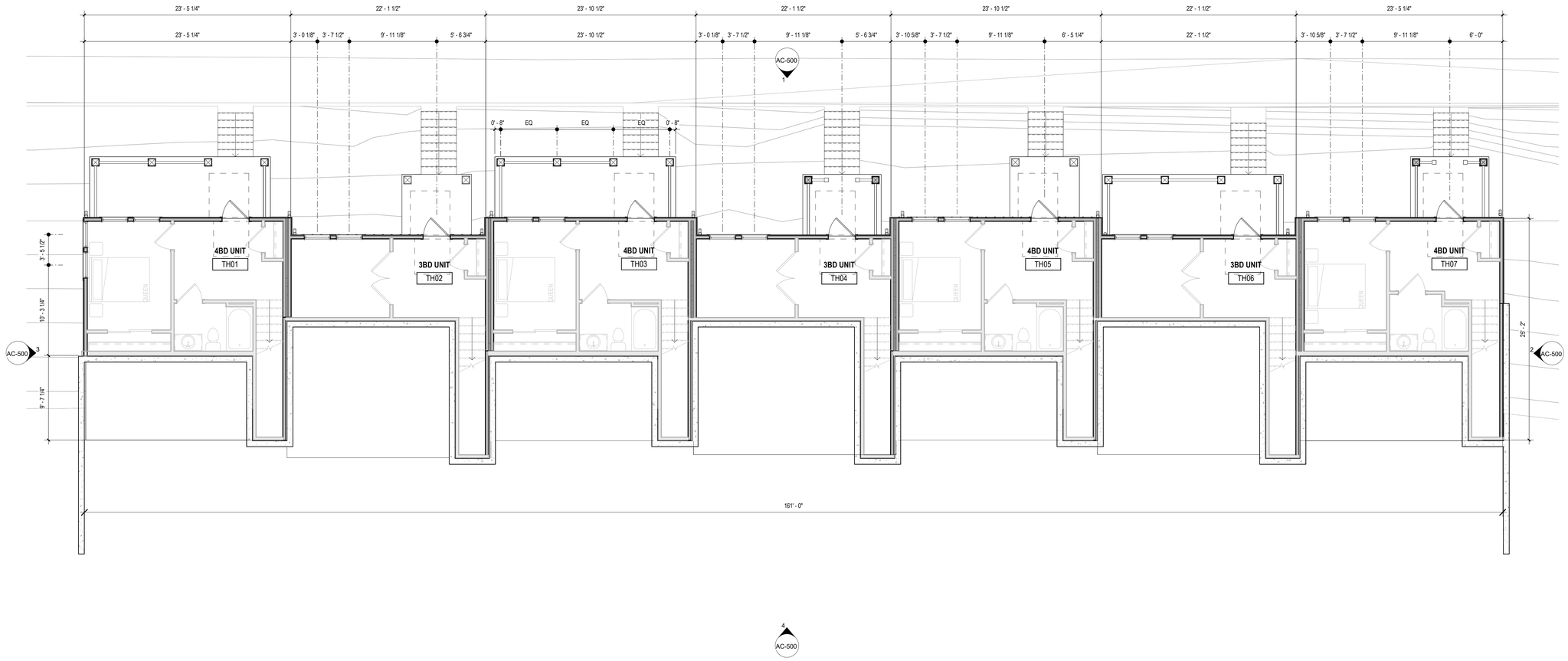
FLOOR PLAN LEGEND

X	WINDOW SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
½	STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.
1i	WALL TAG. SEE SHEET G-004 FOR SPECIFICATIONS.
UNIT __ / R___	UNIT ROOM TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
DS	6" DOWNSPOUT TIED TO CIVIL STORMWATER; REFER TO EXTERIOR ELEVATIONS
SDS	SCUPPER AND DOWNSPOUT



1 WEST TOWNHOME LEVEL 01
3/16" = 1'-0"

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ERIC B BROCK
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 104491

ST. MARY'S RESIDENTIAL

1914 HURON ST.
KNOXVILLE, TN 37917

PROJECT NUMBER: 24017

Dominion

KCDC
Knoxville's Community Development Corporation

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LEVEL 01 - OVERALL FLOOR PLAN

AC-110

FLOOR PLAN NOTES

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FLOOR PLAN LEGEND

X	WINDOW SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
½	STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.
1i	WALL TAG. SEE SHEET G-004 FOR SPECIFICATIONS.
UNIT __ / R___	UNIT ROOM TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
DS	6" DOWNSPOUT TIED TO CIVIL STORMWATER; REFER TO EXTERIOR ELEVATIONS
SDS	SCUPPER AND DOWNSPOUT

1 **WEST TOWNHOME LEVEL 02**
3/16" = 1'-0"

BROCK HUDGINS ARCHITECTS
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LEVEL 02 - OVERALL FLOOR PLAN

AC-120

FLOOR PLAN NOTES

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FLOOR PLAN LEGEND

X	WINDOW SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
ⅰ	STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.
1i	WALL TAG. SEE SHEET G-004 FOR SPECIFICATIONS.
UNIT __ / R___	UNIT ROOM TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
DS	6" DOWNSPOUT TIED TO CIVIL STORMWATER; REFER TO EXTERIOR ELEVATIONS
SDS	SCUPPER AND DOWNSPOUT

1 WEST TOWNHOME LEVEL 03
3/16" = 1'-0"

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LEVEL 03 - OVERALL FLOOR PLAN

AC-130

R302.2.4 PARAPETS FOR TOWNHOUSES

PARAPETS CONSTRUCTED IN ACCORDANCE WITH **SECTION R302.2.5** SHALL BE CONSTRUCTED FOR *TOWNHOUSES* AS AN EXTENSION OF EXTERIOR WALLS OR COMMON WALLS SEPARATING *TOWNHOUSE UNITS* IN ACCORDANCE WITH THE FOLLOWING:

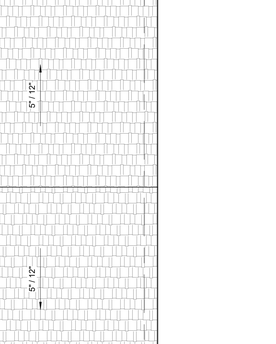
1. WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT THE SAME ELEVATION, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES (762 MM) ABOVE THE ROOF SURFACES.
2. WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS NOT MORE THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF SURFACE.

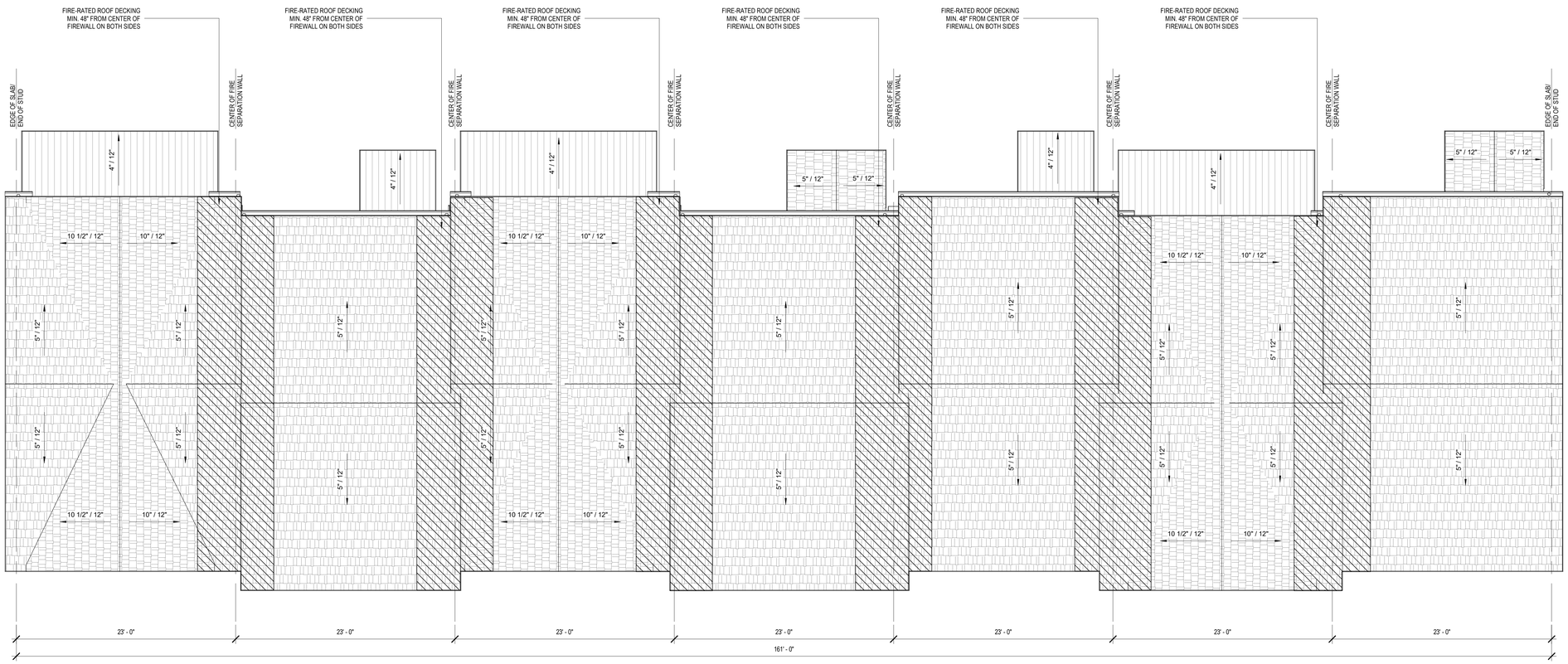
   EXCEPTION: A PARAPET IS NOT REQUIRED IN THE PRECEDING TWO CASES WHERE THE ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING AS TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 AND THE ROOF DECKING OR SHEATHING IS OF *NONCOMBUSTIBLE MATERIALS* OR FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS, OR ONE LATER OF 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING, SUPPORTED BY NOT LESS THAN NOMINAL 2-INCH (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A DISTANCE OF NOT LESS THAN 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS AND ANY OPENINGS OR PENETRATIONS IN THE ROOF ARE NOT WITHIN 4 FEET (1219 MM) OF THE COMMON WALLS. FIRE-RETARDANT-TREATED WOOD SHALL MEET THE REQUIREMENTS OF **SECTIONS R802.1.5** AND **R803.2.1.2.**
3. A PARAPET IS NOT REQUIRED WHERE ROOF SURFACED ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS MORE THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF. THE COMMON WALL CONSTRUCTION FROM THE LOWER ROOF TO THE UNDERSIDE OF THE HIGHER ROOF DECK SHALL HAVE NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING. THE WALL SHALL BE RATED FOR EXPOSURE FROM BOTH SIDES.

ROOF PLAN NOTES

1. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
2. ALL METAL CAPS, COPINGS, FLASHING, SCUPPERS, AND OTHER ROOF ITEMS SHALL BE INSTALLED PER LATEST **SMACNA** STANDARDS.
3. GC TO PROVIDE ALL EQUIPMENT CURBS, PENETRATIONS, MOUTINGS, AND CRICKETS.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF STRUCTURE.
5. GC TO PROVIDE WALK PADS FOR ACCESS TO ROOF EQUIPMENT. STANDARD OF DESIGN: BILTRITE TUFF TRAC ROOF WALKWAYS W/ DIAMOND PLATE NON-SLIP TEXTURE AND YELLOW SAFETY EDGE.

ROOF PLAN LEGEND





1 WEST TOWNHOME ROOF PLAN
3/16" = 1'-0"

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ERIC B BROCK REGISTERED ARCHITECT No. 104492 STATE OF TENNESSEE

ST. MARY'S RESIDENTIAL

1914 HURON ST.
KNOXVILLE, TN 37917

PROJECT NUMBER: 24017

Dominion

KCDC Knoxville's Community Development Corporation

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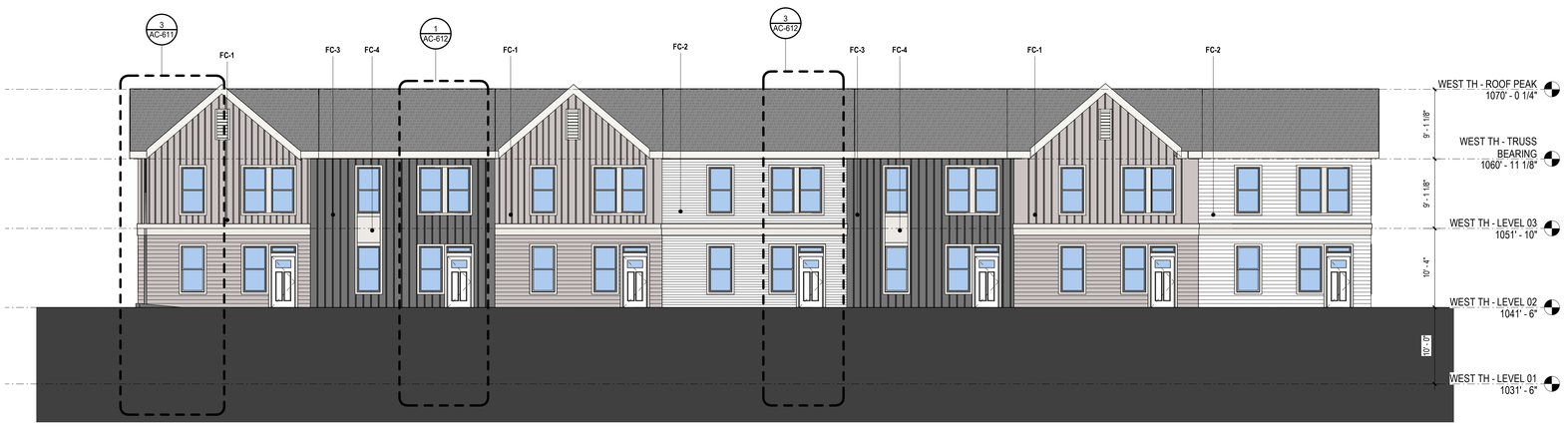
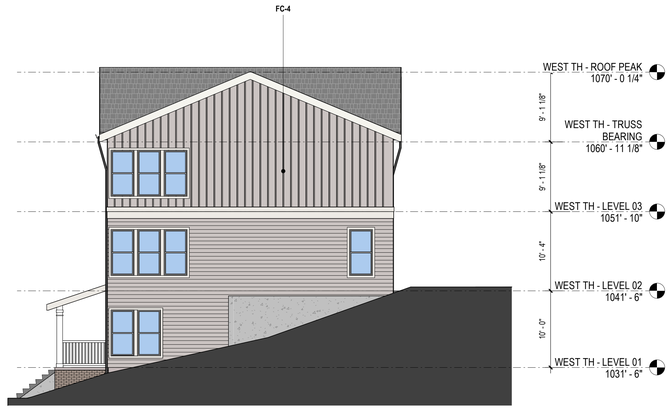
OVERALL ROOF PLAN

AC-140



4 REAR ELEVATION - WEST TOWNHOME
1/8" = 1'-0"



3 WEST SIDE ELEVATION - WEST TOWNHOME
1/8" = 1'-0"

STREET-FACING FACADE TRANSPARENCY REQUIREMENTS	
MIN REQUIRED:	15.0%
PROVIDED:	17.2%

2 EAST SIDE ELEVATION - WEST TOWNHOME
1/8" = 1'-0"

STREET-FACING FACADE TRANSPARENCY REQUIREMENTS	
MIN REQUIRED:	15.0%
PROVIDED:	28.1%

1 FRONT ELEVATION - WEST TOWNHOME
1/8" = 1'-0"

ELEVATION NOTES

1. ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST **SMACNA** REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS W/ OWNER AND ELECTRICAL PRIOR TO FABRICATION.
4. REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

ELEVATION LEGEND

X — WINDOW/STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.

3 — MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

EXTERIOR MATERIAL LEGEND

FC-1
FIBER CEMENT - PANEL & REVEAL
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SW SNOWBOUND 7004

FC-2
FIBER CEMENT - BOARD & BATTEN
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SOFT GREEN

FC-3
FIBER CEMENT - LAP SIDING
EXPOSURE: 6"
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SW CHELSEA GREY 2850

FC-4
FIBER CEMENT - TRIM BOARD
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR:

BR-1
BRICK VENEER
STANDARD OF DESIGN:
COLOR:

EXTERIOR MATERIAL LEGEND

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EXTERIOR ELEVATIONS - OVERALL

AC-500

FLOOR PLAN NOTES

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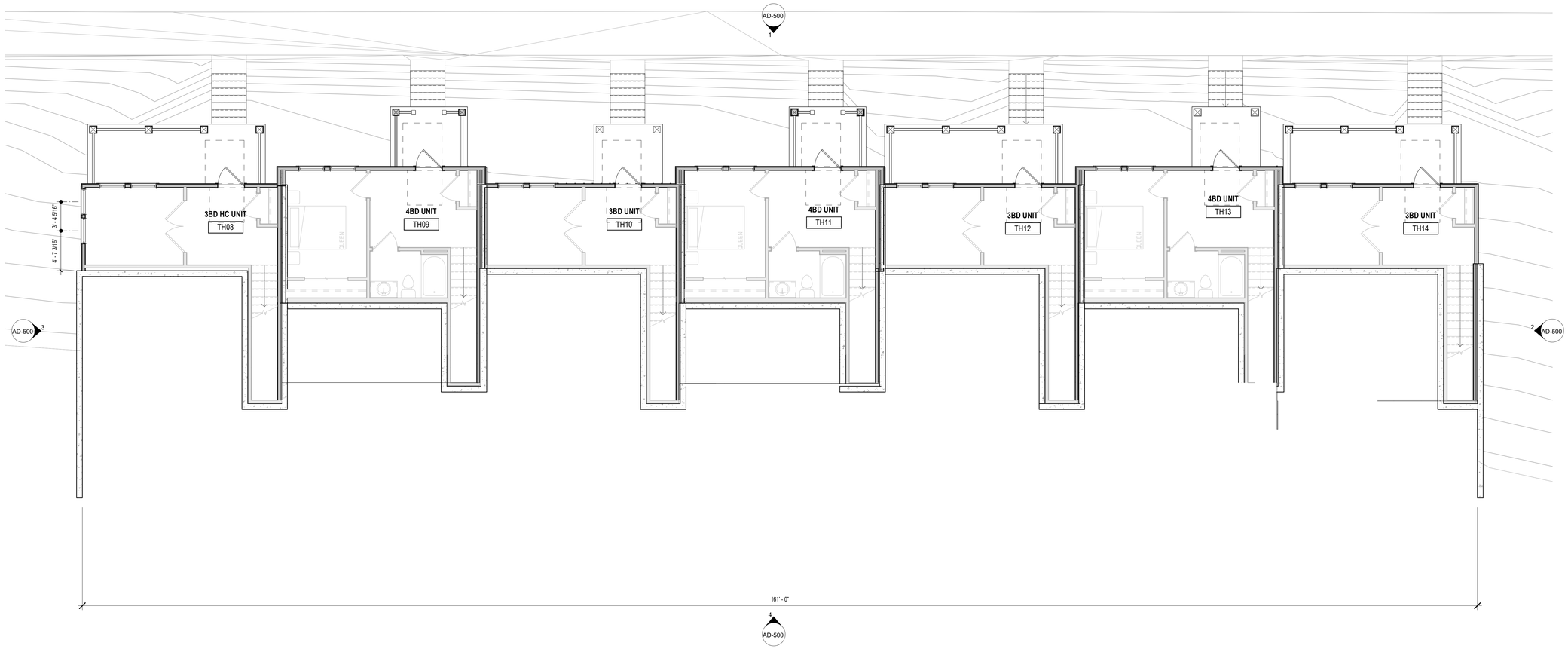
DS	6" DOWNSPOUT TIED TO CIVIL STORMWATER; REFER TO EXTERIOR ELEVATIONS
SDS	SCUPPER AND DOWNSPOUT



1 CENTER TOWNHOME LEVEL 01
3/16" = 1'-0"

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LEVEL 01 - OVERALL FLOOR PLAN

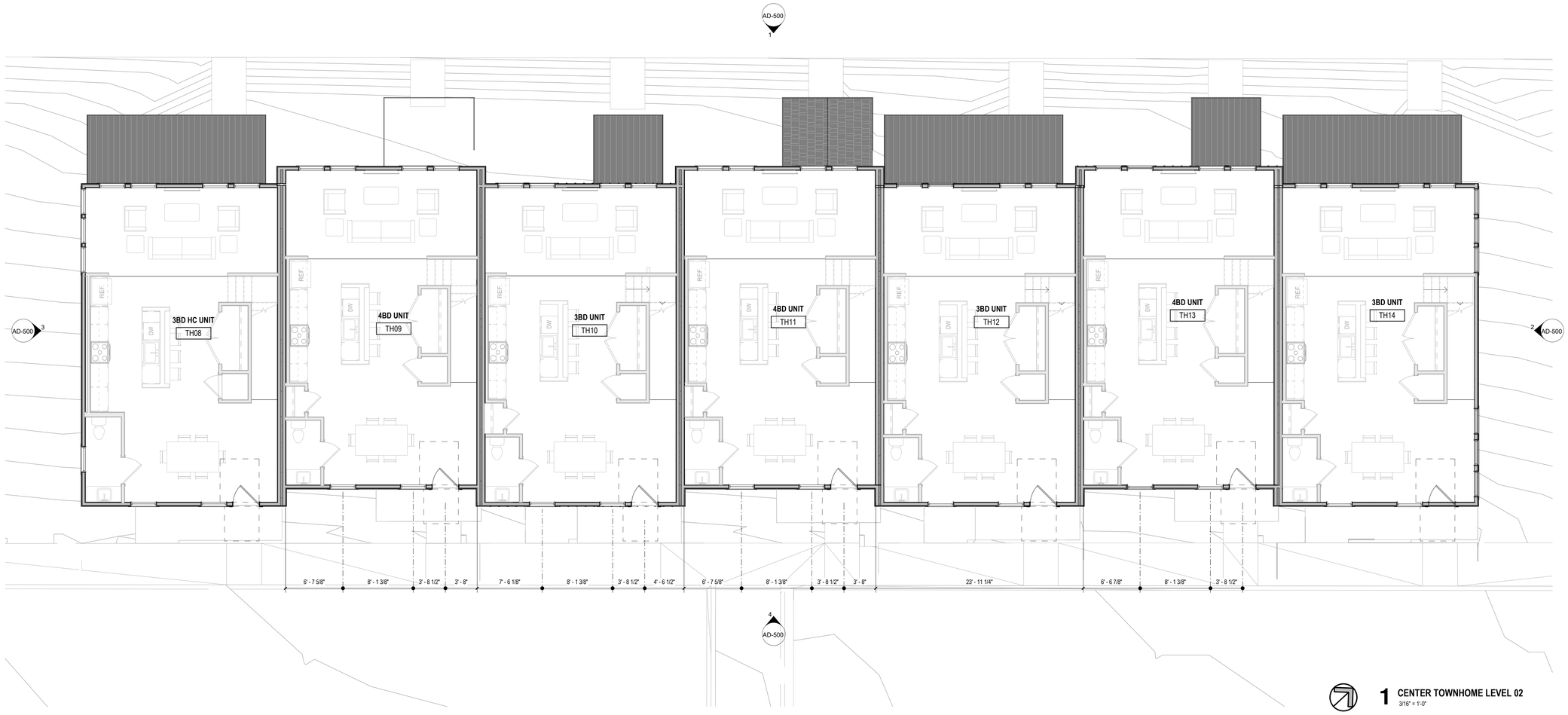
AD-110

FLOOR PLAN NOTES

1. VERIFY DIMENSIONS, GRADES, BOUNDARIES AND CONSTRUCTION BEFORE PROCEEDING WITH CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO ARCHITECT.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS ONLY.
3. TYPICAL DRAWINGS, DIMENSIONS, NOTES, FINISHES AND FIXTURES INDICATED ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO SIMILAR, SYMMETRICAL OR OPPOSITE PLANS, SECTIONS OR DETAILS.
4. MATERIALS AND WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. VERIFY THAT SUBSTITUTIONS COMPLY WITH APPLICABLE CODES AND REGULATIONS.
5. PROVIDE ACCESS PANELS AT CEILING AND WALLS AS PER MECHANICAL, PLUMBING,ELECTRICAL, AND SPRINKLER DRAWINGS. ACCESS PANELS SHALL HAVE SAME RATING AS WALL OR CEILING IN WHICH THEY ARE LOCATED.
6. GUARD AND RAIL HEIGHTS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.DIMENSIONS INDICATED ON PLANS ARE FACE OF STUDS, TO CONCRETE WALLS AND/OR TOCMU WALLS UNLESS NOTED OTHERWISE.
7. EXTERIOR DIMENSIONS ARE GIVEN TYPICALY TO OUTSIDE FACE OF STOREFRONT, STUD, CONCRETE, OR MASONRY UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR REVERSED PLANS, SECTIONS OR DETAILS.

FLOOR PLAN LEGEND

X	WINDOW SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.
½	STOREFRONT SYSTEM. REFER TO STOREFRONT SCHEDULE SHEET FOR SPECIFICATION.
1i	WALL TAG. SEE SHEET G-004 FOR SPECIFICATIONS.
UNIT __ R___	UNIT ROOM TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
DS	6" DOWNSPOUT TIED TO CIVIL STORMWATER; REFER TO EXTERIOR ELEVATIONS
SDS	SCUPPER AND DOWNSPOUT



1 CENTER TOWNHOME LEVEL 02
3/16" = 1'-0"

BROCK HUDGINS ARCHITECTS
530 MEANS ST. NW
SUITE 105
ATLANTA, GA 30318

WWW.BROCKHUDGINS.COM

ERIC B BROCK
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 104492

ST. MARY'S RESIDENTIAL

1914 HURON ST.
KNOXVILLE, TN 37917

PROJECT NUMBER: 24017

Dominion

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LEVEL 02 - OVERALL FLOOR PLAN

AD-120

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FLOOR PLAN LEGEND

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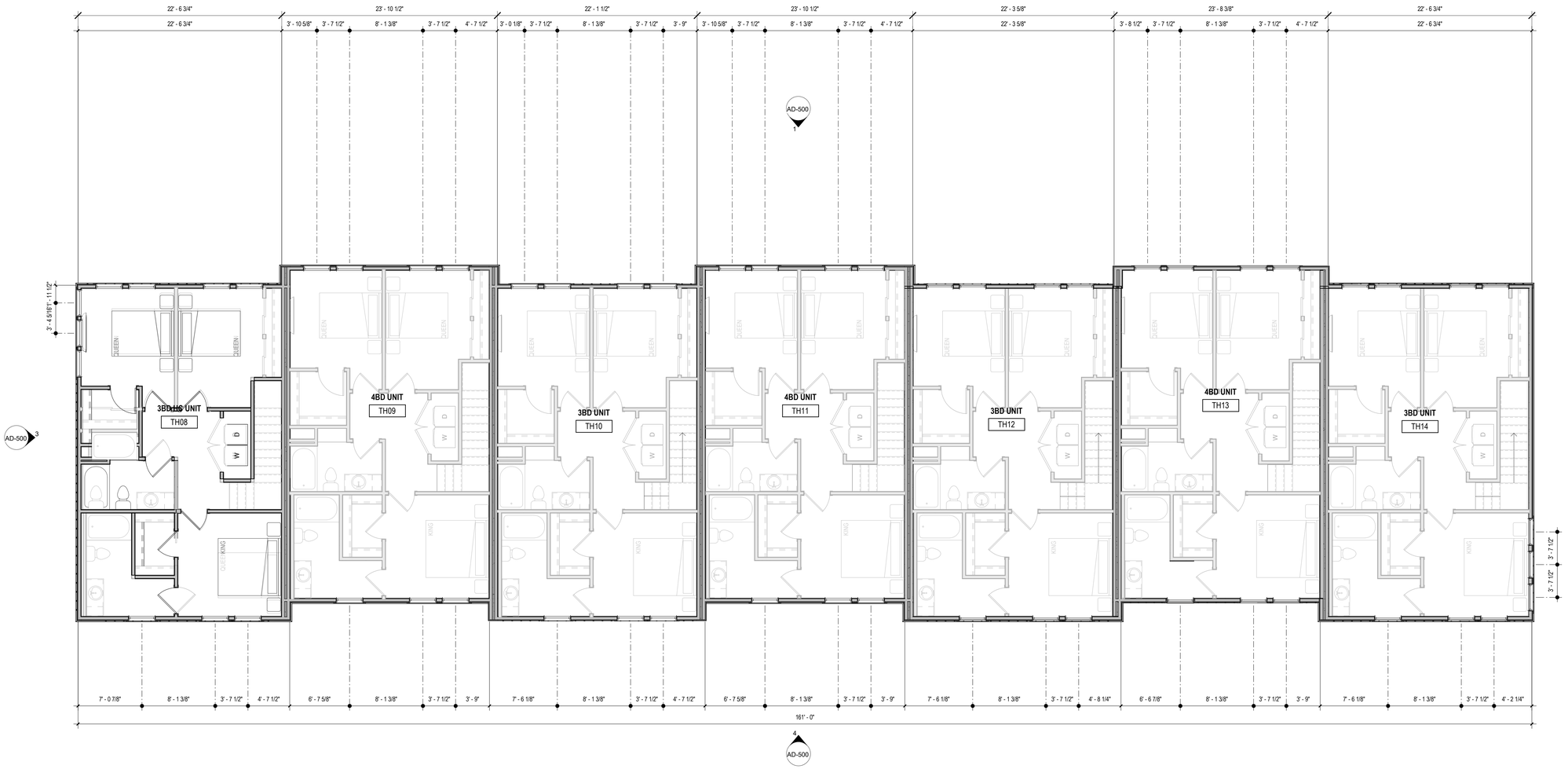
1i	WALL TAG. SEE SHEET G-004 FOR SPECIFICATIONS.
UNIT __ / R___	UNIT ROOM TAG. SEE A400 SERIES FOR UNIT SPECIFICATIONS.
DS	6" DOWNSPOUT TIED TO CIVIL STORMWATER; REFER TO EXTERIOR ELEVATIONS
SDS	SCUPPER AND DOWNSPOUT



1 CENTER TOWNHOME LEVEL 03
3/16" = 1'-0"

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LEVEL 03 - OVERALL FLOOR PLAN

AD-130

R302.2.4 PARAPETS FOR TOWNHOUSES

PARAPETS CONSTRUCTED IN ACCORDANCE WITH **SECTION R302.2.5** SHALL BE CONSTRUCTED FOR *TOWNHOUSES* AS AN EXTENSION OF EXTERIOR WALLS OR COMMON WALLS SEPARATING *TOWNHOUSE UNITS* IN ACCORDANCE WITH THE FOLLOWING:

1. WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT THE SAME ELEVATION, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES (762 MM) ABOVE THE ROOF SURFACES.
2. WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS NOT MORE THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF SURFACE.

   EXCEPTION: A PARAPET IS NOT REQUIRED IN THE PRECEDING TWO CASES WHERE THE ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING AS TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 AND THE ROOF DECKING OR SHEATHING IS OF *NONCOMBUSTIBLE MATERIALS* OR FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS, OR ONE LATER OF 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING, SUPPORTED BY NOT LESS THAN NOMINAL 2-INCH (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A DISTANCE OF NOT LESS THAN 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS AND ANY OPENINGS OR PENETRATIONS IN THE ROOF ARE NOT WITHIN 4 FEET (1219 MM) OF THE COMMON WALLS. FIRE-RETARDANT-TREATED WOOD SHALL MEET THE REQUIREMENTS OF **SECTIONS R802.1.5** AND **R803.2.1.2.**
3. A PARAPET IS NOT REQUIRED WHERE ROOF SURFACED ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS MORE THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF. THE COMMON WALL CONSTRUCTION FROM THE LOWER ROOF TO THE UNDERSIDE OF THE HIGHER ROOF DECK SHALL HAVE NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING. THE WALL SHALL BE RATED FOR EXPOSURE FROM BOTH SIDES.

ROOF PLAN NOTES

1. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
2. ALL METAL CAPS, COPINGS, FLASHING, SCUPPERS, AND OTHER ROOF ITEMS SHALL BE INSTALLED PER LATEST **SMACNA** STANDARDS.
3. GC TO PROVIDE ALL EQUIPMENT CURBS, PENETRATIONS, MOUTINGS, AND CRICKETS.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF STRUCTURE.
5. GC TO PROVIDE WALK PADS FOR ACCESS TO ROOF EQUIPMENT. STANDARD OF DESIGN: BILTRITE TUFF TRAC ROOF WALKWAYS W/ DIAMOND PLATE NON-SLIP TEXTURE AND YELLOW SAFETY EDGE.

ROOF PLAN LEGEND

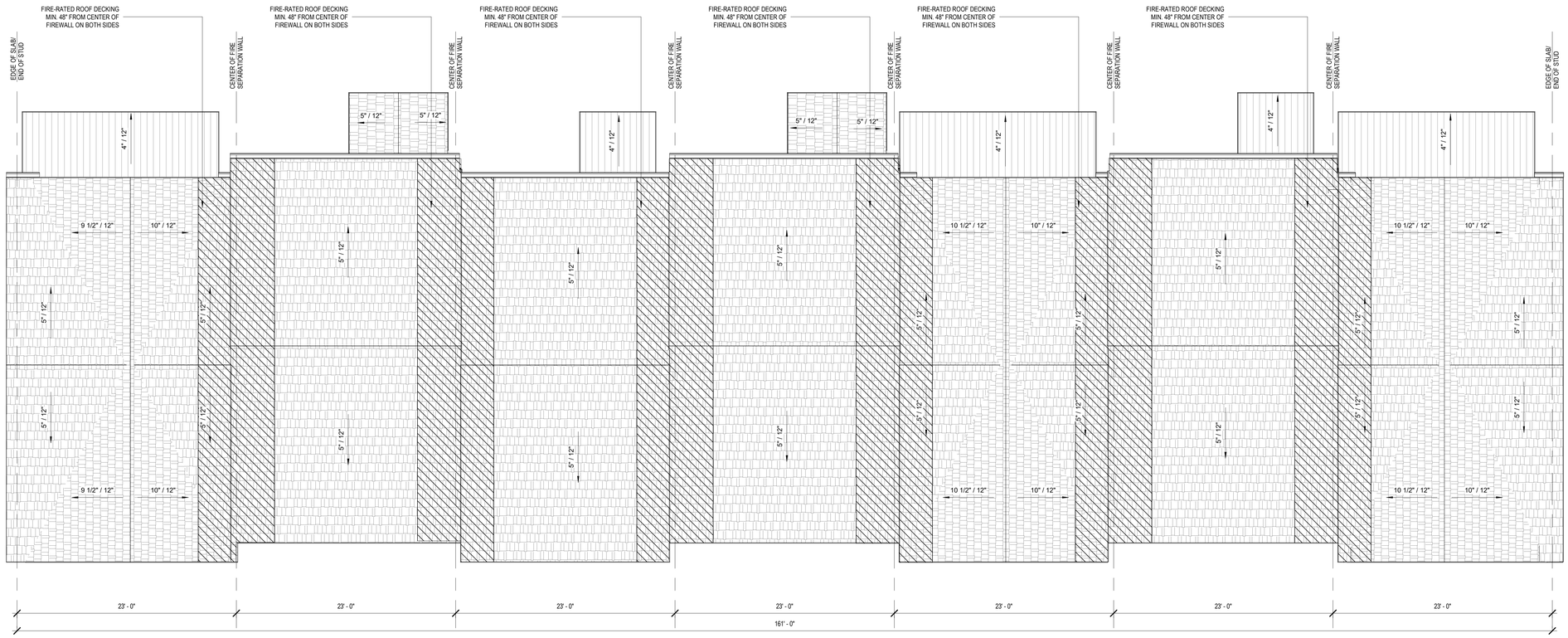
ROOF RISE
ROOF RUN
X" / X'-X"
DIRECTION OF SLOPE

TAPERED INSULATION PER ROOFING MANUFACTURER REQUIREMENTS.
DIRECTION OF SLOPE

RTU WITH REQUIRED CLEARANCE. COORDINATE SIZE AND LOCATION W/ MECHANICAL AND STRUCTURAL DRAWINGS.

TPO MEMBRANE ROOFING SYSTEM.

TPO WALKPAD



1 **CENTER TOWNHOME ROOF PLAN**
3/16" = 1'-0"

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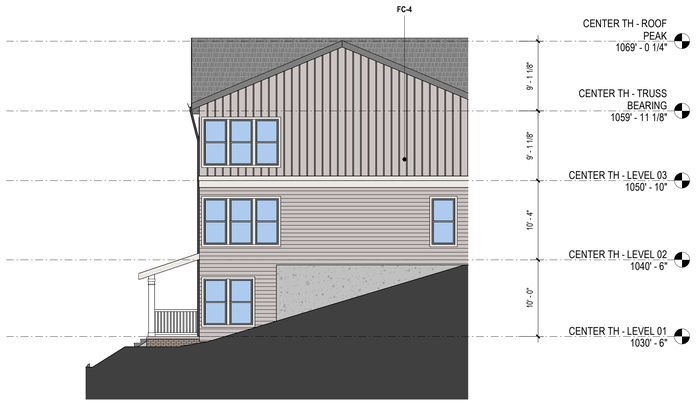
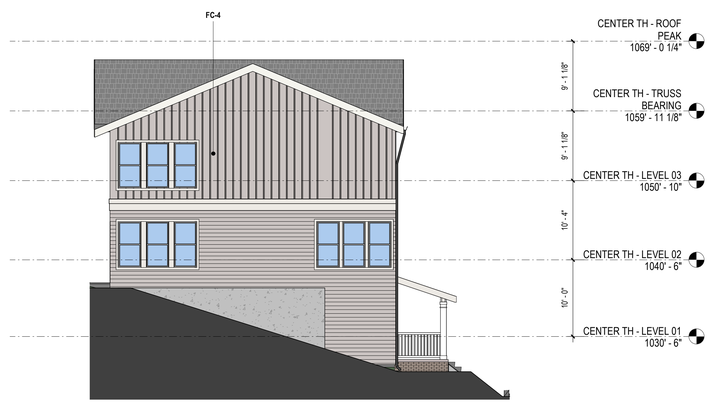
OVERALL ROOF PLAN

AD-140

4 REAR ELEVATION - CENTER TOWNHOME
1/8" = 1'-0"



3 WEST ELEVATION - CENTER TOWNHOME
1/8" = 1'-0"



2 EAST ELEVATION - CENTER TOWNHOME
1/8" = 1'-0"

STREET-FACING FACADE TRANSPARENCY REQUIREMENTS	
MIN REQUIRED:	15.0%
PROVIDED:	28.1%

1 FRONT ELEVATION - CENTER TOWNHOME
1/8" = 1'-0"

ELEVATION NOTES

1. ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST **SMACNA** REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS W/ OWNER AND ELECTRICAL PRIOR TO FABRICATION.
4. REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

ELEVATION LEGEND

X — WINDOW/STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.

3 — MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

EXTERIOR MATERIAL LEGEND

FC-1
FIBER CEMENT - PANEL & REVEAL
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SW SNOWBOUND 7004

FC-2
FIBER CEMENT - BOARD & BATTEN
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SOFT GREEN

FC-3
FIBER CEMENT - LAP SIDING
EXPOSURE: 6"
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SW CHELSEA GREY 2850

FC-4
FIBER CEMENT - TRIM BOARD
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR:

BR-1
BRICK VENEER
STANDARD OF DESIGN:
COLOR:

EXTERIOR MATERIAL LEGEND

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EXTERIOR ELEVATIONS - OVERALL

AD-500

FLOOR PLAN NOTES

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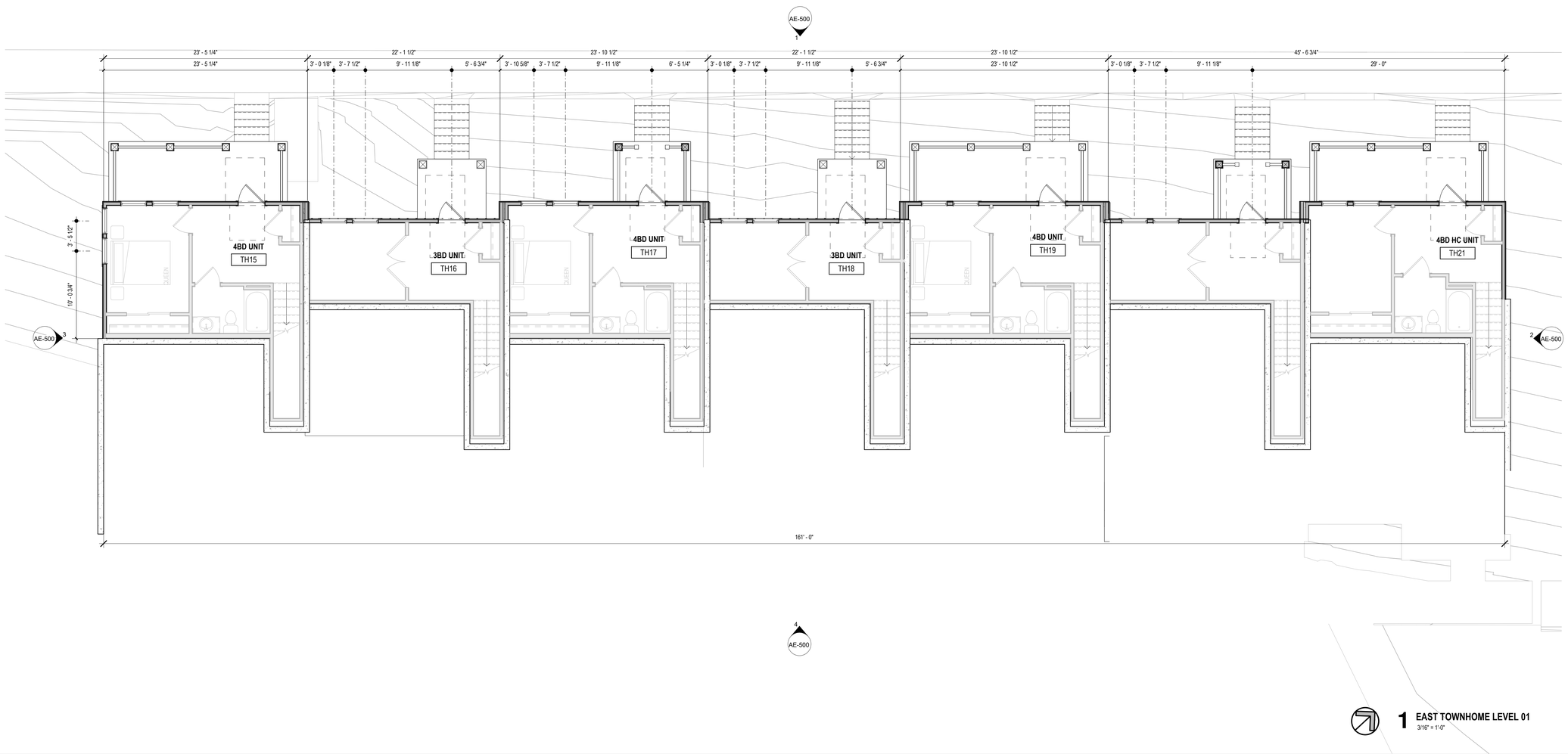

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3/16" = 1'-0"

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LEVEL 01 - OVERALL FLOOR PLAN

AE-110

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LEVEL 02 - OVERALL FLOOR PLAN

AE-120

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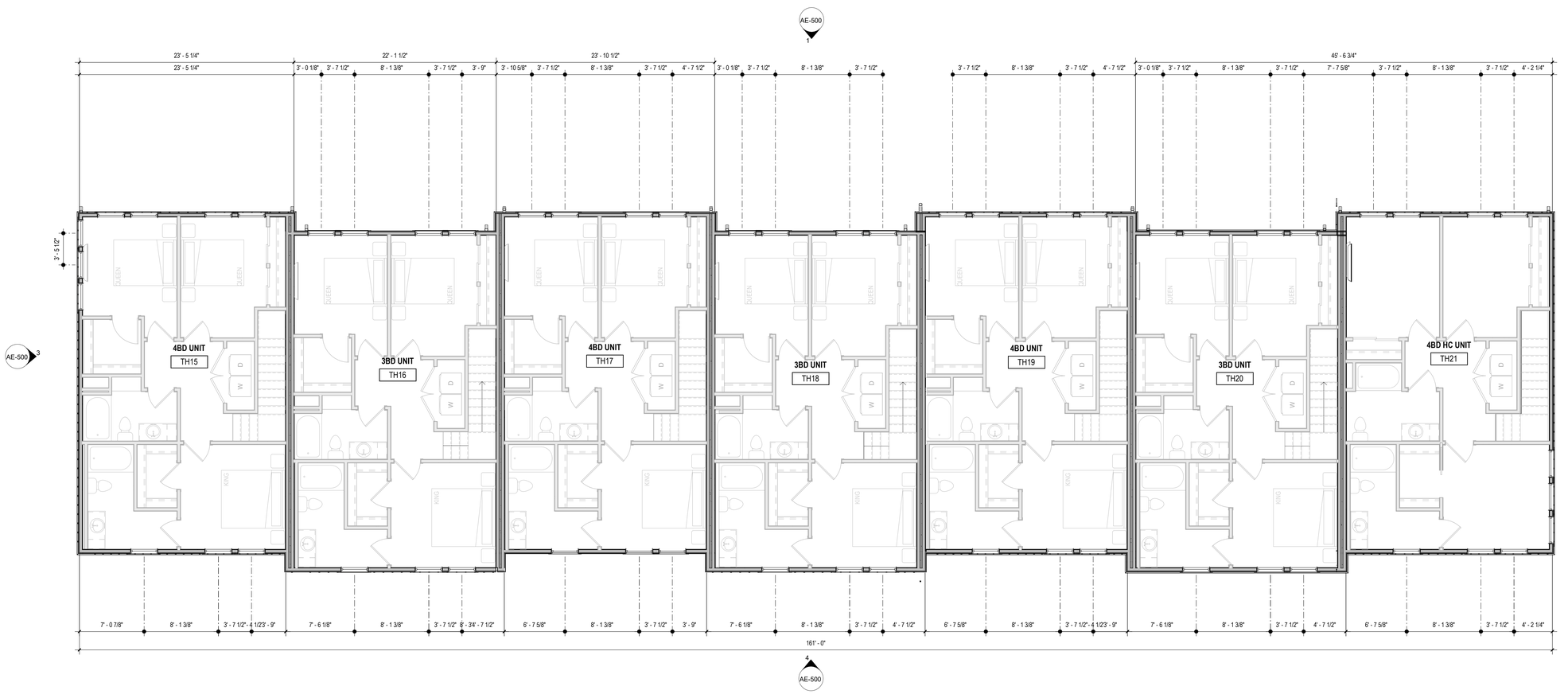

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LEVEL 03 - OVERALL FLOOR PLAN

AE-130

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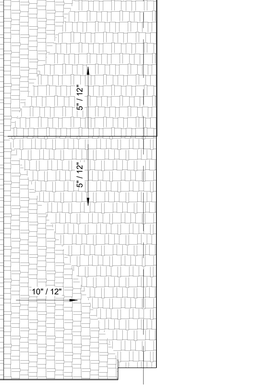
2. WHERE ROOF SURFACES ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS NOT MORE THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF, THE PARAPET SHALL EXTEND NOT LESS THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF SURFACE.

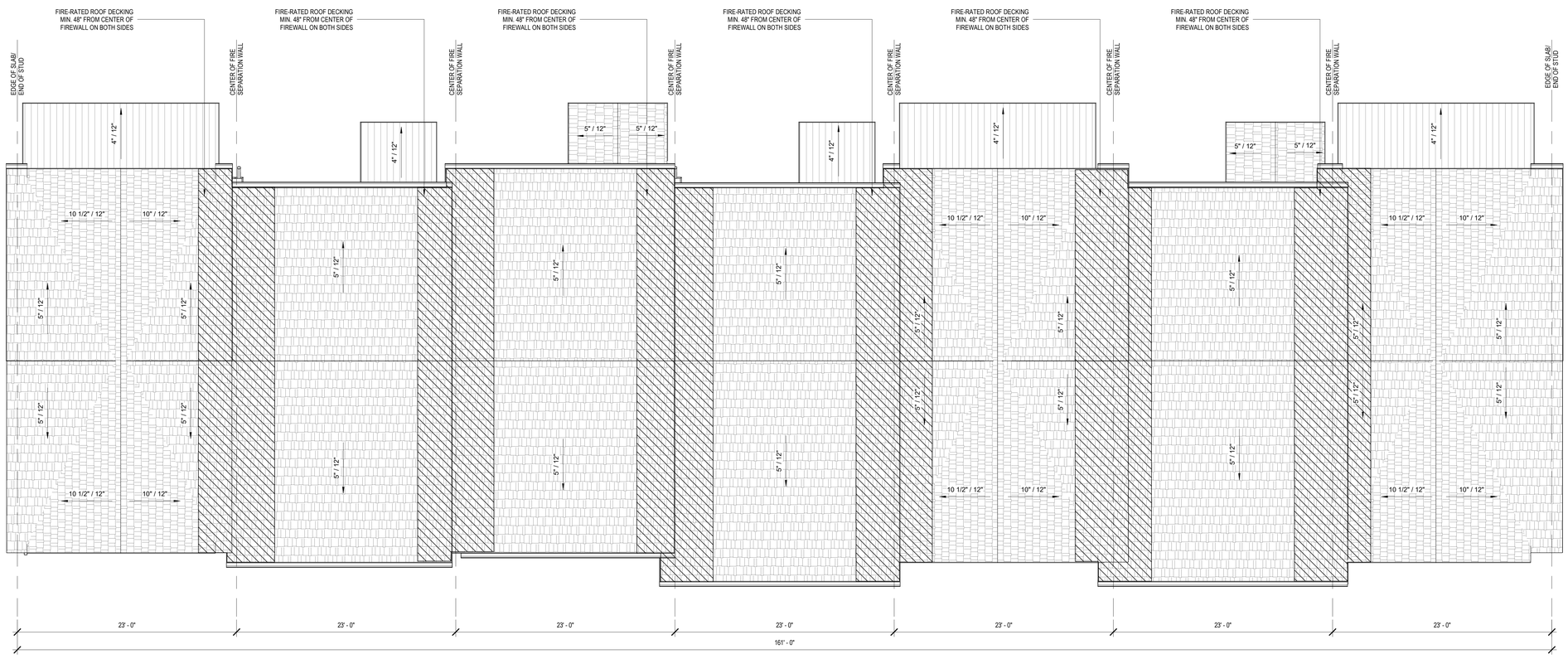
   EXCEPTION: A PARAPET IS NOT REQUIRED IN THE PRECEDING TWO CASES WHERE THE ROOF COVERING COMPLIES WITH A MINIMUM CLASS C RATING AS TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 AND THE ROOF DECKING OR SHEATHING IS OF *NONCOMBUSTIBLE MATERIALS* OR FIRE-RETARDANT-TREATED WOOD FOR A DISTANCE OF 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS, OR ONE LATER OF 5/8-INCH (15.9 MM) TYPE X GYPSUM BOARD IS INSTALLED DIRECTLY BENEATH THE ROOF DECKING OR SHEATHING, SUPPORTED BY NOT LESS THAN NOMINAL 2-INCH (51 MM) LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS, FOR A DISTANCE OF NOT LESS THAN 4 FEET (1219 MM) ON EACH SIDE OF THE WALL OR WALLS AND ANY OPENINGS OR PENETRATIONS IN THE ROOF ARE NOT WITHIN 4 FEET (1219 MM) OF THE COMMON WALLS. FIRE-RETARDANT-TREATED WOOD SHALL MEET THE REQUIREMENTS OF **SECTIONS R802.1.5** AND **R803.2.1.2.**
3. A PARAPET IS NOT REQUIRED WHERE ROOF SURFACED ADJACENT TO THE WALL OR WALLS ARE AT DIFFERENT ELEVATIONS AND THE HIGHER ROOF IS MORE THAN 30 INCHES (762 MM) ABOVE THE LOWER ROOF. THE COMMON WALL CONSTRUCTION FROM THE LOWER ROOF TO THE UNDERSIDE OF THE HIGHER ROOF DECK SHALL HAVE NOT LESS THAN A 1-HOUR FIRE RESISTANCE RATING. THE WALL SHALL BE RATED FOR EXPOSURE FROM BOTH SIDES.

ROOF PLAN NOTES

1. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
2. ALL METAL CAPS, COPINGS, FLASHING, SCUPPERS, AND OTHER ROOF ITEMS SHALL BE INSTALLED PER LATEST **SMACNA** STANDARDS.
3. GC TO PROVIDE ALL EQUIPMENT CURBS, PENETRATIONS, MOUTINGS, AND CRICKETS.
4. REFER TO STRUCTURAL DRAWINGS FOR ROOF STRUCTURE.
5. GC TO PROVIDE WALK PADS FOR ACCESS TO ROOF EQUIPMENT. STANDARD OF DESIGN: BILTRITE TUFF TRAC ROOF WALKWAYS W/ DIAMOND PLATE NON-SLIP TEXTURE AND YELLOW SAFETY EDGE.

ROOF PLAN LEGEND





1 OVERALL ROOF PLAN
3/16" = 1'-0"

BROCK HUDGINS ARCHITECTS
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ERIC B BROCK
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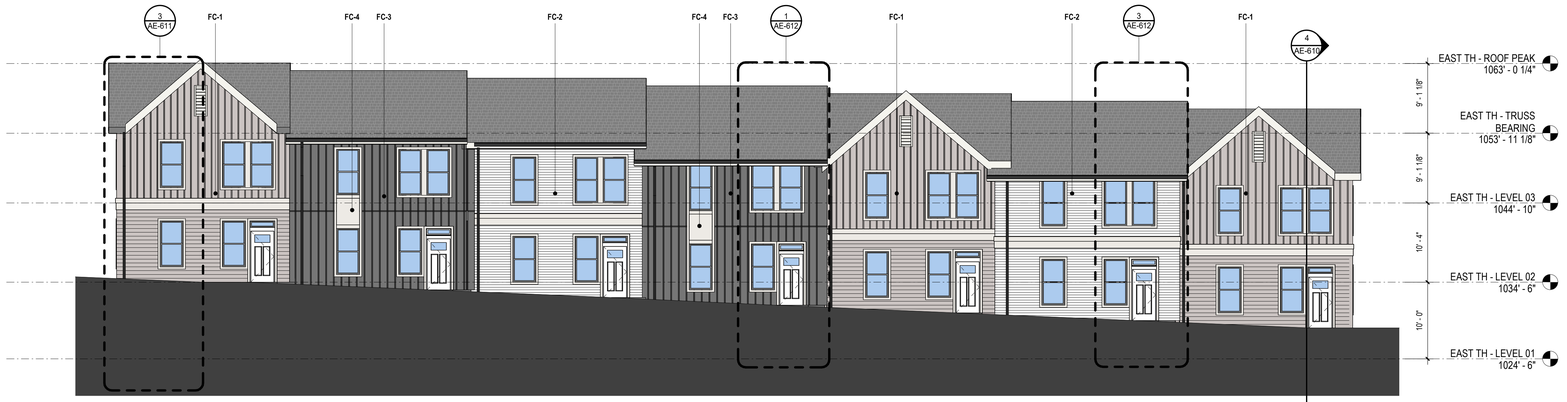
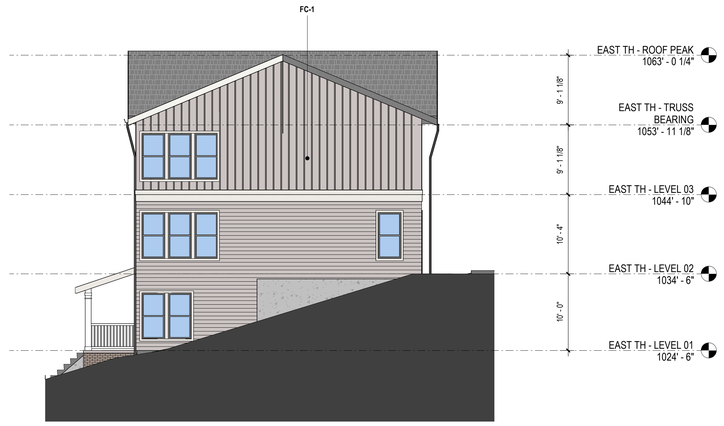
OVERALL ROOF PLAN

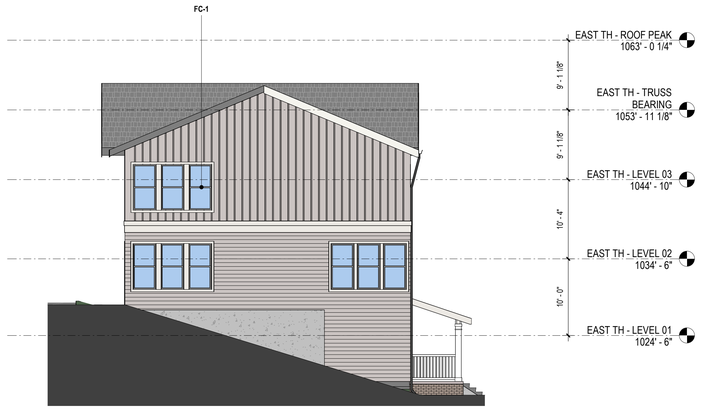
AE-140



4 REAR ELEVATION - EAST TOWNHOME
1/8" = 1'-0"



3 WEST SIDE ELEVATION - EAST TOWNHOME
1/8" = 1'-0"



STREET-FACING FACADE TRANSPARENCY REQUIREMENTS	
MIN REQUIRED:	**15.0%**
PROVIDED:	**17.2%**

2 EAST SIDE ELEVATION - EAST TOWNHOME
1/8" = 1'-0"

STREET-FACING FACADE TRANSPARENCY REQUIREMENTS	
MIN REQUIRED:	**15.0%**
PROVIDED:	**28.1%**

1 FRONT ELEVATION - EAST TOWNHOME
1/8" = 1'-0"

ELEVATION NOTES

1. ALL METAL CAPS, COPING, FLASHING, SCUPPERS, FLASHING, AND OTHER RELATED ROOF ITEMS SHALL BE INSTALLED PER THE LATEST **SMACNA** REGULATION.
2. REFER TO PROJECT MANUAL FOR SPECIFICATIONS.
3. COORDINATE BUILDING SIGNAGE LOCATIONS AND REQUIREMENTS W/ OWNER AND ELECTRICAL PRIOR TO FABRICATION.
4. REFER TO RCP FOR SPECIFICATION OF EXTERIOR LIGHTING.
5. MATERIAL MANUFACTURERS AND COLORS INDICATED ON DRAWINGS ARE SUBJECT TO CHANGE DURING THE CONSTRUCTION PROCESS. ANY DEVIATIONS FROM APPROVED PLANS SHALL FOLLOW ESTABLISHED ADMINISTRATIVE PROCEDURES FOR APPROVAL.

ELEVATION LEGEND

X — WINDOW/STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE SHEET FOR SPECIFICATION.

CJ — MASONRY CONTROL JOINT. FINISH TO MATCH MORTAR.

EXTERIOR MATERIAL LEGEND

FC-1
FIBER CEMENT - PANEL & REVEAL
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SW SNOWBOUND 7004

FC-2
FIBER CEMENT - BOARD & BATTEN
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SOFT GREEN

FC-3
FIBER CEMENT - LAP SIDING
EXPOSURE: 6"
STANDARD OF DESIGN: JAMES HARDIE
COLOR: SW CHELSEA GREY 2850

FC-4
FIBER CEMENT - TRIM BOARD
EXPOSURE: REF ELEV
STANDARD OF DESIGN: JAMES HARDIE
COLOR:

BR-1
BRICK VENEER
STANDARD OF DESIGN:
COLOR:

EXTERIOR MATERIAL LEGEND

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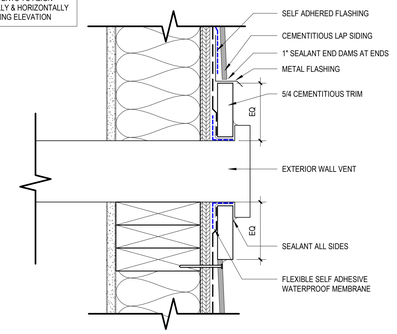
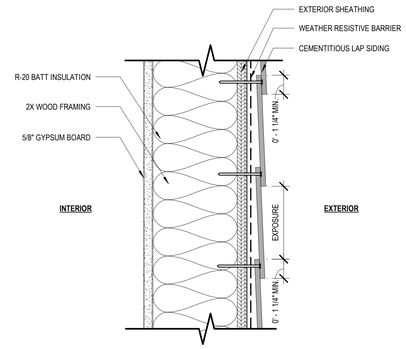
EXTERIOR ELEVATIONS - OVERALL

AE-500

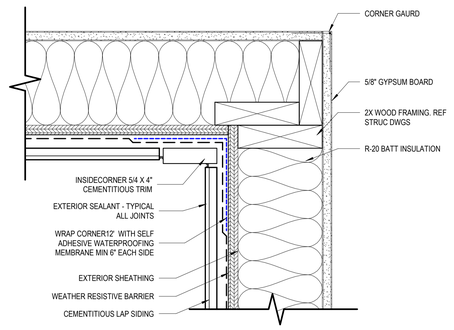
NOTE:
LOCATE VENTS TO ALIGN VERTICALLY & HORIZONTALLY ON BUILDING ELEVATION



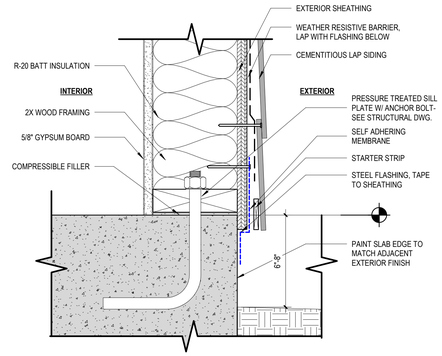
4 TOILET & DRYER VENT (FC LAP SIDING)
3" = 1'-0"



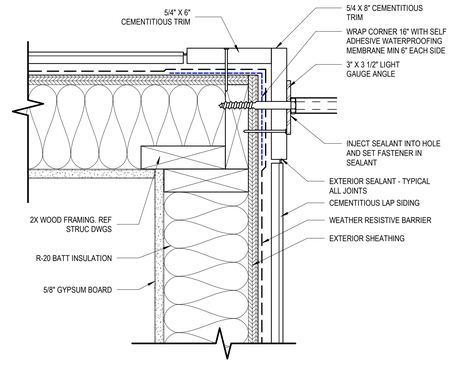
3 TYP. WALL (FC LAP SIDING)
3" = 1'-0"



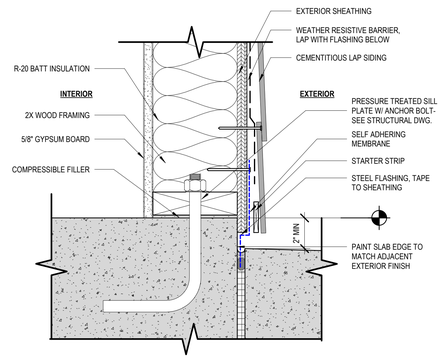
6 TYP. INSIDE CORNER (FC LAP SIDING)
3" = 1'-0"



2 TYP. BASE DETAIL @ GRADE (FC LAP SIDING)
3" = 1'-0"



5 TYP. OUTSIDE CORNER AT BALCONY (FC LAP SIDING)
3" = 1'-0"



1 TYP. BASE DETAIL (FC LAP SIDING)
3" = 1'-0"

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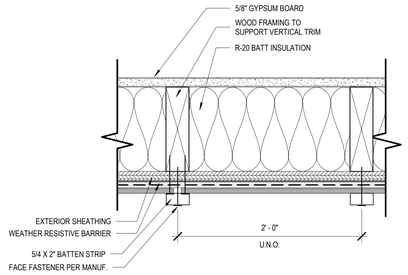
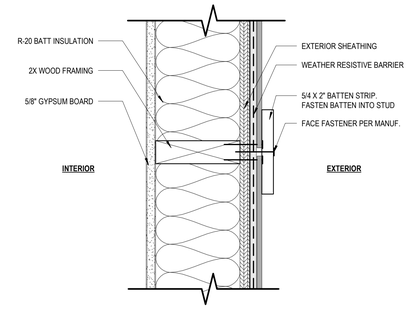
FIBER CEMENT LAP SIDING DETAILS

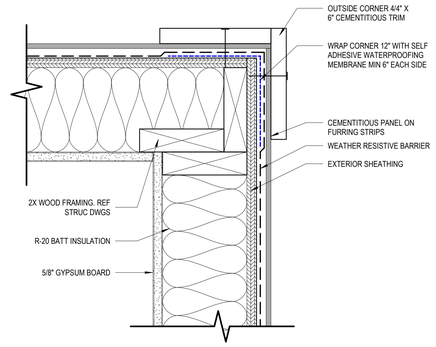
AC-705



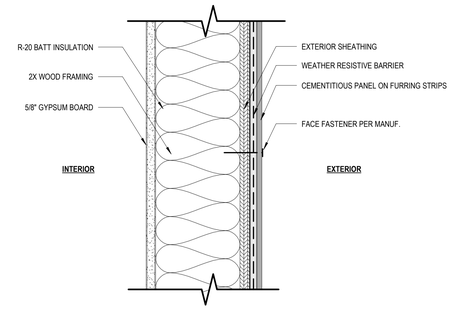
9 TYP. WALL SECTION (VERTICAL BATTEN JOINT)
3" = 1'-0"



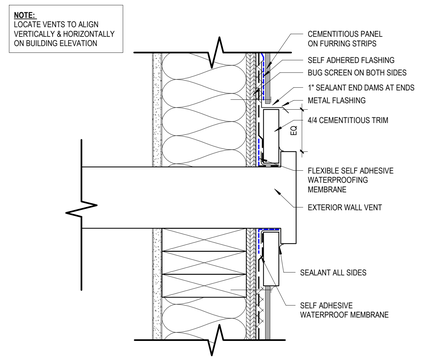
4 TYP. WALL SECTION (BATTEN JOINT)
3" = 1'-0"



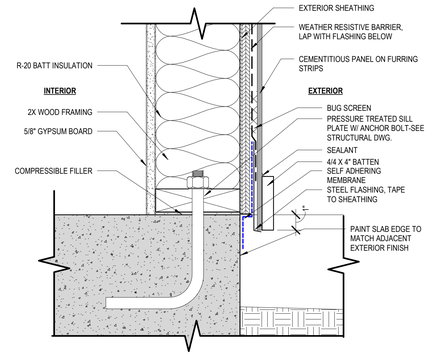
7 TYP. OUTSIDE CORNER (BOARD & BATTEN)
3" = 1'-0"



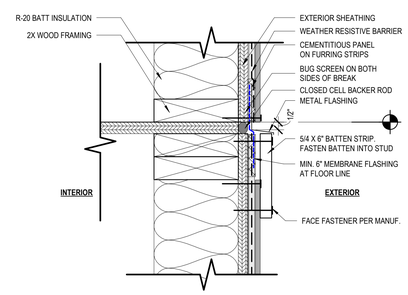
3 TYP. WALL SECTION (BOARD & BATTEN)
3" = 1'-0"



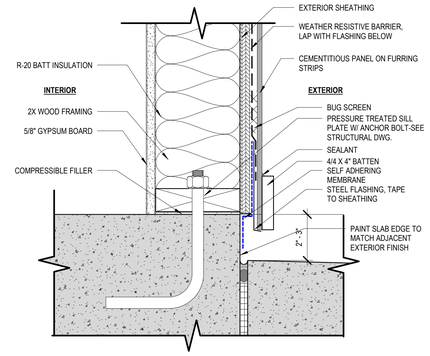
6 TOILET & DRYER VENT (BOARD & BATTEN)
3" = 1'-0"



2 TYP. BASE DETAIL @ GRADE (BOARD & BATTEN)
3" = 1'-0"



5 TYP. WALL SECTION (BATTEN JOINT @ FLOOR LINE)
3" = 1'-0"



1 TYP. BASE DETAIL (BOARD & BATTEN)
3" = 1'-0"

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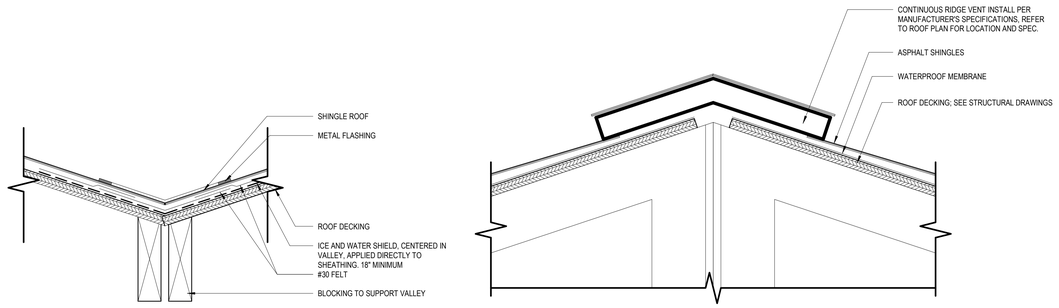
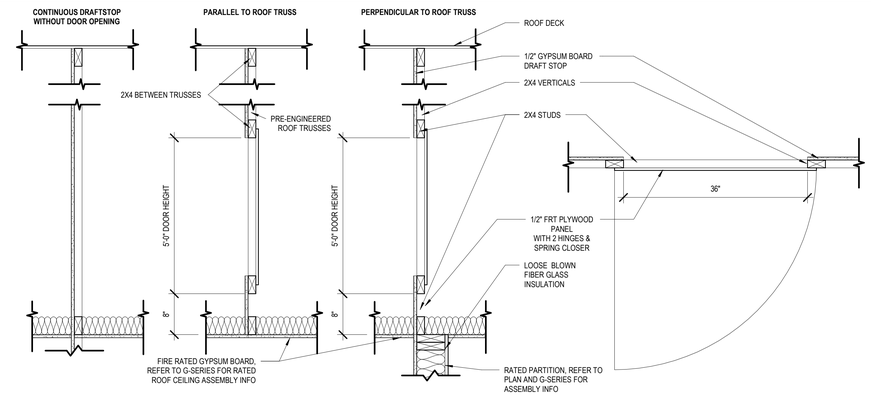
FIBER CEMENT BOARD AND BATTEN DETAILS

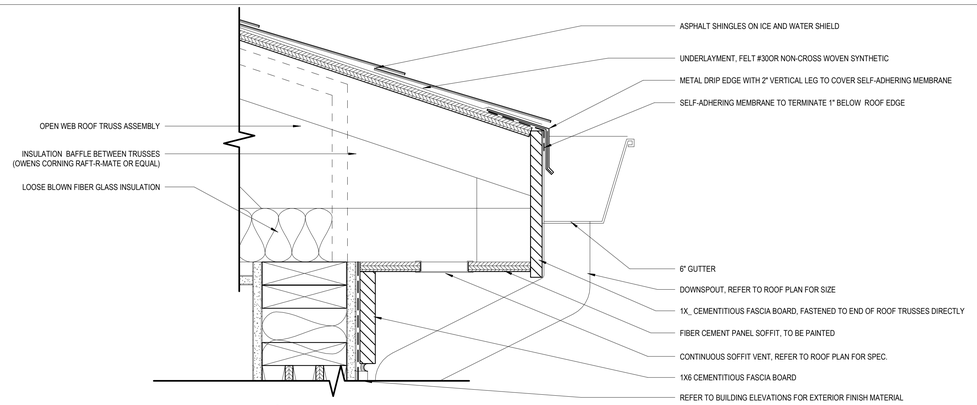
AC-707



3 **TYP. RIDGE VENT & VALLEY DETAILS**
3" = 1'-0"



2 **DRAFTSTOP AND ACCESS DOOR DETAIL**
1" = 1'-0"



1 **TYP. ROOF EAVE DETAIL**
3" = 1'-0"

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ROOF DETAILS (WD FRAMED)

AC-740