

File Number: 8-K-26-IH

Meeting: 8/19/2026
Applicant: Amber Culpepper Lafayette Properties
Owner: Amber Culpepper Lafayette Properties
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 909 Minnesota Ave. **Parcel ID:** 81 H F 011
Zoning: RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Description: New primary structure

Staff Recommendation

Staff recommends approval of Certificate 8-K-26-IH, subject to the following conditions:

- 1) the tree in the rear yard to be an existing healthy tree, as possible, with documentation submitted to staff;
 - 2) revising the walkway in the front yard to connect to the street;
 - 3) the final site plan to meet City Engineering standards, with minor revisions to be approved by staff;
 - 4) major changes to the foundation height to return to the Board for review;
 - 5) final guardrail materials to meet Infill Housing design guidelines.
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Description of Work

Level III

New Primary Structure

New primary structure fronting Minnesota Avenue. One-story house features a front-gable roof (6/12) clad in shingles with eave overhangs, vertical vinyl siding on gable front, an exterior of vinyl lap siding, and a block foundation clad in stucco or parge-coated that measures 2' tall at the front entrance. The house measures 28' wide by 36' deep (44' with porch) and will be set 28' from the front property line (20' to porch). Parking is a driveway from the street that extends 26' past the façade. The site plan features a walkway to the driveway, a new shade tree in the front yard, and existing trees in the rear yard.

The house features a 16' wide by 8' deep front porch on the right side with a 6/12 roof supported by two 6" wooden columns and enclosed by guardrails of an unspecified material. The two-bay façade (east) includes a half-lite paneled door and a pair of windows under the porch, and a pair of similarly sized windows to the left. The right (north) elevation features one window, and the left (south) elevation features two smaller windows. The rear elevation includes a half-lite paneled door and two windows. All windows are double-hung, 1/1, and feature trims.

Comments

Front Yards: Setback is consistent with the blockface's average front setback (approximately 20'). The walkway in the

front yard should be revised to connect to the street.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: The existing alley right-of-way along the rear side of the property is unbuilt. Location of the proposed driveway is appropriate. Revisions to the site plan may be necessary to meet City Engineering standards.

Scale, Mass, and Foundation Height: The proposed scale and height is consistent with other one-story and one-and-half-story structures on the blockface. Major changes to the foundation height must return to the Board for review.

Porches and Stoops: Appropriate. The applicant should specify guardrail materials, which should not be metal per the design guidelines.

Windows and Doors: Appropriate.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate. The applicant is proposing similar new construction on two adjacent properties to the south, which are differentiated by their front porch designs. The houses could be further differentiated by using unique siding colors, at the preference of the Board.

Landscape: Appropriate. Applicant indicates the existing vegetation along the rear side of the property will be retained. Documentation should be provided to staff if it is not feasible to retain existing, healthy trees in the rear yard, and a new shade tree should be planted.

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 are sited, 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 Lots

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- 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.
- On those streets which have alleys, driveways should not be permitted from the front of the 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.

- 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 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, antebellum columns and other materials that were not used in the early 1900's should not be used.

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 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 Heart of Knoxville neighborhoods.

8. Siding Materials

- 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 materials 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 should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.



**DESIGN
REVIEW
BOARD**

8-K-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Lonsdale Infill Housing Overlay District

Original Print Date: 7/30/2026

Revised:

Knoxville - Knox County Planning · Design Review Board

Petitioner: Amber Culpepper Lafayette Properties

N

0 160

Feet

NEW RESIDENCE

LAFAYETTE INVESTMENTS

909 MINNESOTA AVE, KNOXVILLE, TN 37921

06.25.2026

Revision Number	Revision Description	Revision Date
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SHEET NUMBER	SHEET NAME
G000	COVER SHEET
G001	GENERAL NOTES
G002	GENERAL NOTES
A000	CONCEPT SITE PLAN
A101	FOUNDATION PLAN FLOOR PLAN
A102	ROOF PLAN & TYP. BUILDING SECTION
A200	EXTERIOR ELEVATIONS
A300	FRAMING PLANS

LAFAYETTE
INVESTMENTS

NEW RESIDENCE

909 MINNESOTA AVE, KNOXVILLE, TN 37921

COVER SHEET

G000

FOUNDATIONS:

- PERIMETER WALL FOUNDATIONS: CONTINUOUS SPREAD FOOTINGS OF STEEL REINFORCED PORTLAND CEMENT CONCRETE, EXTENDING AT LEAST 36" TO BELOW FROST LINE AND SIZED AS SHOWN ON DRAWINGS.
- COLUMN FOUNDATIONS: SPREAD FOOTINGS OF STEEL REINFORCED PORTLAND CEMENT CONCRETE, LOCATED AND SIZED AS SHOWN ON DRAWINGS.
- MINIMUM COMPRESSIVE STRENGTH FOR FOOTINGS TO BE 3000 PSI.

SLABS ON GRADE:

- AGGREGATE BASE: COMPACTED CRUSHED STONE, MINIMUM 4" DEEP.
- MOISTURE RETARDER: 6 MIL POLYETHYLENE SHEET, COMPLYING WITH ASTM E 1745, CLASS A PERMEANCE AND CLASS B PUNCTURE RESISTANCE.
- CONCRETE FLOOR SLAB: PORTLAND CEMENT CONCRETE, 4" THICK, FOR FOOT TRAFFIC, WITH MINIMUM #4 STEEL REINFORCING BARS FORMING A UNIFORM GRID AT 12" OR 16" O.C. UNLESS NOTED OTHERWISE.
- CONCRETE FLOOR SLAB: PORTLAND CEMENT CONCRETE, 6" THICK, FOR VEHICLE TRAFFIC, WITH MINIMUM #4 STEEL REINFORCING BARS FORMING A UNIFORM GRID AT 12" OR 16" O.C. UNLESS NOTED OTHERWISE.

FLOOR CONSTRUCTION:

- FLOOR STRUCTURAL FRAME: STRUCTURAL STEEL BEAMS AND/OR LVL BEAMS AND COLUMNS OR BEARING WALL SUPPORTED.
 - TYPICAL WIDE FLANGE MEMBERS: ASTM A 572, GRADE 50
 - STRUCTURAL STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S.
 - LVL: GLUE LAMINATED BEAM - SOUTHERN PINE
- FLOOR FRAMING SYSTEM: TJI JOISTS - ENGINEERED WOOD JOISTS AT 12" OR 16" O.C. AS REQUIRED; NO. 2 OR BETTER DOUGLAS FIR OR DOUGLAS FIR-LARCH, UNLESS NOTED OTHERWISE.
- FLOOR DECK: SUB-FLOOR 3/4" PLYWOOD OR 3/4" OSB APA PERFORMANCE-RATED PANELS, GLUED AND MECHANICAL FASTEN. FASTEN @ 6" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS. PROVIDE BLOCKING UNDER EDGES OR USE TONGUE AND GROOVE PANEL EDGES.
- FRAMING ANCHORS AND CONNECTORS: SIMPSON STRONG-TIE CO., PLEASANTON, CA OR EQUAL.

ROOF CONSTRUCTION:

- ROOF STRUCTURE: 2 X WOOD RAFTERS AND JOISTS, OR TJI JOISTS AT 12" OR 16" O.C.
 - NO. 2 OR BETTER DOUGLAS FIR OR DOUGLAS FIR-LARCH, UNLESS NOTED OTHERWISE. PRE-ENGINEERED MANUFACTURED ROOF TRUSSED RAFTERS, MEMBERS SIZED AS DETERMINED BY MANUFACTURER.
- ROOF SHEATHING: DOUGLAS FIR, STRUCTURAL I, APA RATED SHEATHING. EXPOSURE DURABILITY CLASSIFICATION: EXTERIOR
- ROOFING: COMPOSITE FIBERGLASS SHINGLES, UL CLASS A FIRE RESISTANCE OVER 15 POUND FIBERGLASS FELT MINIMUM. STAINLESS STEEL FLASHING.
- FRAMING ANCHORS AND CONNECTORS: SIMPSON STRONG-TIE CO., PLEASANTON, CA OR EQUAL.

EXTERIOR WALLS:

- EXTERIOR WALL FRAMING: 2 X 4 NO. 1 GRADE DOUGLAS FIR-LARCH @ 16" O.C. PROVIDE ADDITIONAL BLOCKING AS REQUIRED FOR PROPER DOOR INSTALLATION. DOUBLE STUDS AT OVERHEAD DOOR LOCATIONS AND PROVIDE ANY LATERAL BRACING AS REQUIRED.
- WALL SHEATHING: MINIMUM 1/2" DOUGLAS FIR, STRUCTURAL I, APA RATED SHEATHING. EXPOSURE DURABILITY CLASSIFICATION: EXTERIOR
- WALL FINISH: TO BE SELECTED BY OWNER.
- AIR INFILTRATION BARRIERS: TYPAR HOUSE WRAP AS MANUFACTURED BY REEMAY, INC. COMPLYING WITH ASTM E 1677, TYPE I AIR BARRIER, OR EQUAL.
- SHEET METAL FLASHING: STAINLESS STEEL.
- INSULATION: FIBERGLASS BATT, R-19, FLEXIBLE, RESILIENT, NONCOMBUSTIBLE BLANKETS OR MINERAL OR GLASS FIBER.
 - FRICTION FIT WITH CONTINUOUS POLYETHYLENE VAPOR RETARDER, OR
 - STAPLED WITH PAPER FACED VAPOR RETARDER.
- IF PROVIDING INSULATED WALLS W/ GYP. BD., PROVIDE BATT INSULATION WITHIN TRUSSES AND INSULATED OVERHEAD DOORS FOR FULLY INSULATED SPACE.

EXTERIOR WINDOWS:

- BASIS OF DESIGN: ANDERSEN 400 SERIES TILT-WASH DOUBLE-HUNG WINDOW OR EQUAL.
- GLASS: DUAL-PANE INSULATING GLASS WITH ARGON GAS AND LOW-E COATING.
- GRILLE PATTERN: COLONIAL (TOP SASH ONLY)
- COLOR: FINISH COLORS TO BE SELECTED BY OWNER.
- TRIM: COLOR TO MATCH WINDOW COLOR. STYLE TO BE SELECTED BY OWNER.
- PROVIDE INSECT SCREENING.
- HARDWARE STYLE AND FINISH TO BE SELECTED BY OWNER
- CAULK AND SEAL ALL PERIMETER GAPS

EXTERIOR DOORS:

- ENTRY:
- BASIS OF DESIGN: ANDERSEN RESIDENTIAL ENTRY DOORS
 - STEEL INSULATED DOOR - TBS BY OWNER
- PATIO:
- BASIS OF DESIGN: ANDERSEN HINGED PATIO DOORS
 - 200 SERIES, CONFIRM COLOR, STYLE, FINISHES WITH OWNER
- GARAGE:
- BASIS OF DESIGN: OVERHEAD DOOR COMPANY
 - INSULATED OR UNINSULATED DOOR - TBD BY OWNER
 - COLOR AND STYLE TO BE SELECTED BY OWNER

INTERIOR PARTITIONS:

- STUDS: 2 X 4 NO.1 DOUGLAS FIR-LARCH AT 12" OR 16" O.C. PROVIDE PRESSURE TREATED , DOUGLAS-FIR, NO. 1 GRADE OR BETTER FOR SOLE PLATES IN CONTACT WITH CONCRETE.
- GYPSUM BOARD: 1/2" A. JOINT TREATMENT MATERIALS, GENERAL: ASTM C 475 B. FINISHING COMPOUND: FACTORY MIXED COMPOUND SPECIFICALLY FORMULATED AND MANUFACTURED FOR USE AS FILLING AND FINISHING COMPOUND. C. CORNERBEAD: USG NO. 800 OR EQUAL D. EDGE TRIM: USG NO. 200-B OR EQUAL E. CASING BEAD: USG NO. 66. SQUARE EDGE OR EQUAL. F. INSTALLATION AND FINISHING: COMPLY WITH GA-201 AND GA 216. MOISTURE RESISTANT IN ALL BATHROOMS.
- ACOUSTICAL INSULATION: ACOUSTICAL BATTS, FRICTION FIT. INSTALL IN BATHROOM WALLS.

INTERIOR DOORS:

- WOOD DOORS: SOLID WOOD - SIX PANEL, PRE-FINISHED, 1 3/8" THICK, SPECIES, STAIN/PAINT, HARDWARE TO BE COORDINATED WITH THE OWNER.
 - BASIS OF DESIGN: MASONITE LOGAN PRIMED WHITE 2-PANEL SQUARE SOLID CORE MOLDED COMPOSITE SLAB DOOR
 - DOOR SIZES LISTED ON FLOOR PLANS AND SCHEDULE

STAIR CONSTRUCTION:

- WOOD STAIRS: 2 X 12 NO. 2 DOUGLAS FIR-LARCH FOR STRINGERS.
- TREADS: NO. 2 MINIMUM DOUGLAS FIR-LARCH IF TO BE CARPETED. SEE DRAWINGS FOR TREAD DEPTH. IF EXPOSED USE 1" RED OAK. COORDINATE STAIN/PAINT WITH OWNER.
- RISERS: NO. 2 MINIMUM DOUGLAS FIR-LARCH IF TO BE CARPETED SEE DRAWINGS FOR RISER HEIGHT. IF EXPOSED USE 1" RED OAK. COORDINATE STAIN/PAINT WITH OWNER.

INTERIOR FINISHES:

- WALLS: PAINTING: TYPICALLY PRIMER PLUS TWO FINISHED COATS. COORDINATE FINISH AND COLOR WITH OWNER.
- FLOORS: COORDINATE WITH OWNER.
- CEILING: TEXTURED GYPSUM FINISH. COORDINATE WITH OWNER FOR TEXTURE TYPE AND LOCATION.

INTERIOR FINISH CARPENTRY:

- SOFTWOOD LUMBER AND MDF MOULDINGS: FOR OPAQUE, PAINTED FINISH, AWI CUSTOM GRADE, WWPA GRADING RULES. C-SELECT.
- HARDWOOD LUMBER AND MOULDINGS: FOR TRANSPARENT FINISH, AWI CUSTOM GRADE, RED OAK.
- COORDINATE PAINT/STAIN WITH OWNER.

PLUMBING:

- PLANNING, ROUTING AND LOCATION FOR GAGES, PLUMBING PIPING, VALVES, HANGERS AND SUPPORTS AND EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- FIXTURES LISTED IN THE "PLUMBING SCHEDULE" IS USED FOR QUANTITY AND TYPE. COORDINATE WITH THE OWNER FOR SPECIFIC FIXTURES, MATERIALS AND FINISHES OF FIXTURES. FAUCETS AND ACCESSORIES.

HEATING, VENTILATION, AND AIR CONDITIONING:

- PLANNING, ROUTING AND LOCATION OF COMMON HVAC EQUIPMENT, CONTROLS, DUCTS, DUCT INSULATION, EXPANSION FITTINGS, LOOPS, METERS, GAUGES, HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- COORDINATE WITH THE OWNER FOR HVAC EQUIPMENT AND CONTROL TYPE AND LOCATION.

ELECTRICAL:

- PLANNING, ROUTING AND LOCATION FOR ELECTRICAL EQUIPMENT, PANELS, CABLES, RACEWAYS, BOXES, RECEPTICALS, SWITCHES, METERS, LIGHTING FIXTURES, ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR.
- COORDINATE LOCATION OF CONVENIENCE OUTLETS, LIGHT SWITCHES, LIGHTING FIXTURES, AND TYPE, COLOR AND FINISHES FOR LIGHT FIXTURES. CONTROL DEVICES AND COVER PLATES WITH THE OWNER.

DETAIL CALLOUT



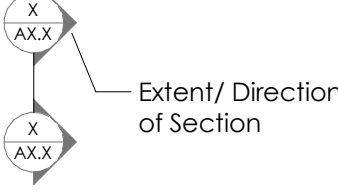
ELEVATION MARKER



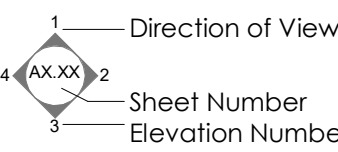
DETAIL SECTION MARKER



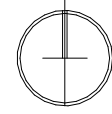
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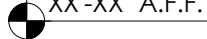
INTERIOR ELEVATION MARKER



NORTH INDICATOR



ELEVATION MARKER

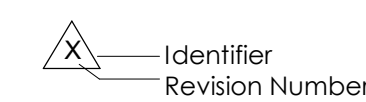
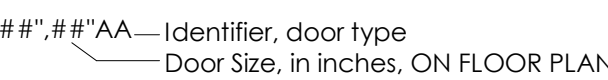
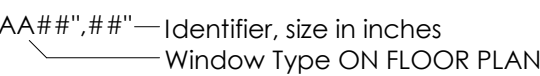
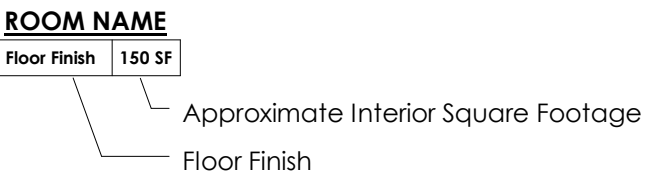
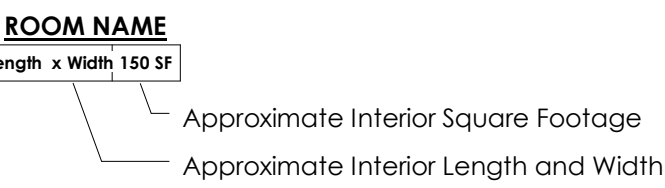


SPOT ELEVATION



F.F.E. = FINISH FLOOR ELEVATION

FLOOR PLAN TAGS



FACILITY AND CODE COMPLIANCE

PARCEL ID:	081-HF-001
PROPERTY ZONE:	RN-2
PROPERTY SIZE:	50' X 144'
NEIGHBORHOOD:	LONSDALE
BUILDING SQUARE FOOTAGE	MAIN FLOOR: 1,008 SF
FLOOR LEVELS	ONE STORY
CONSTRUCTION CLASSIFICATION	V-B, UNPROTECTED, UNSPRINKLERED
OCCUPANCY CLASSIFICATION	RESIDENTIAL
OCCUPANT LOAD	THREE BEDROOMS = 6 OCCUPANTS
RATED WALLS	NONE
MAX BUILDING HEIGHT	35'-0"
ACTUAL HEIGHT	~19'-5" ABOVE ADJACENT GRADE
MAX BUILDING COVERAGE:	30%
MAXIMUM IMPERVIOUS SURFACE	40%
SETBACKS	FRONT: 20' INT. SIDE: 5' OR 15% OF 50' (7.5') CORNER SIDE: 12' REAR: 25'
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

PROJECT STANDARDS

SCOPE OF WORK:

CUSTOM HOME DESIGN FOR A 1,000 SQUARE FOOT, SINGLE-STORY HOME ON CRAWL SPACE. HOME CONTAINS THREE BEDROOMS, TWO FULL BATHS.

ADOPTED CODES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.

COVENANTS:

2024 INT'L. RESIDENTIAL CODE
2018 INT'L. ENERGY CONSERVATION CODE

ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.

FIRE RESISTANCE:

EXTERIOR WALLS: 0 HR.
INTERIOR WALLS: 0 HR.
ROOF CONSTRUCTION: 0 HR.
FLOOR CONSTRUCTION: 0 HR.

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

*REFER TO SNOW LOAD & WIND LOAD PER SECTION R301 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC).

SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE IRC.

R-VALUES:

CLIMATE ZONE: 4A
CRAWL SPACE: 10/13
FLOORS: R-19
WALLS: R-20
ATTIC: R-49 (SEE SECTION R402.2.1)
FENESTRATIONS
U-FACTOR: 0.32
GLAZED: 0.40

SOIL TYPES:

SbC - Salacoa-Apison Complex, 5 to 12 percent slopes
SeC - Salacoa-Udorthents-Urban Land Complex, 2 to 12 percent slopes

NOTE: This item has been digitally signed and sealed. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.

06.25.2026

Revision Number	Revision Description	Revision Date
2	Planning Comments 2	08.08.26

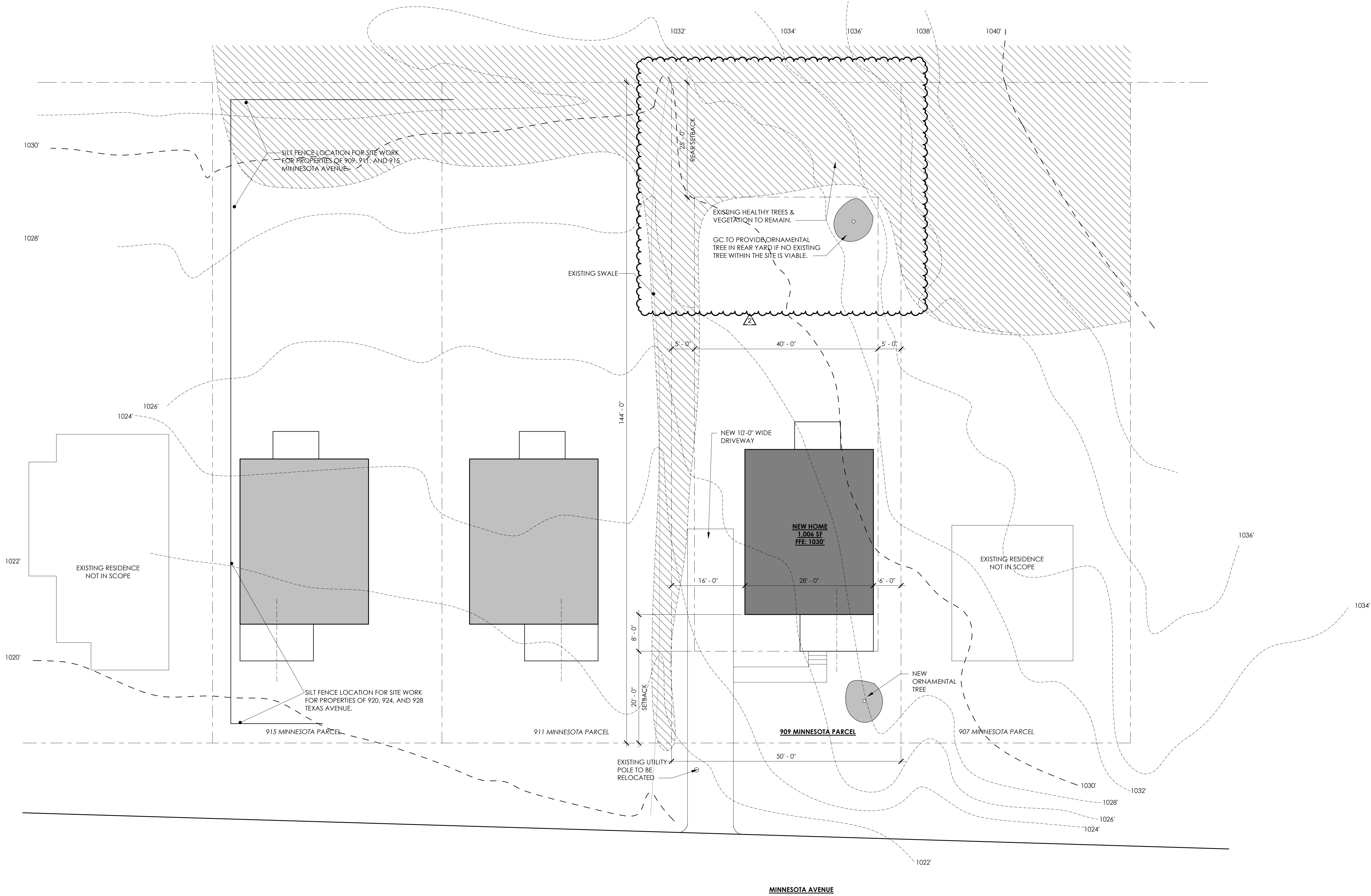
LAFAYETTE
INVESTMENTS

NEW RESIDENCE

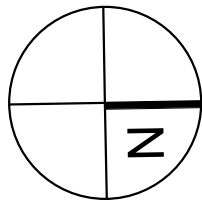
909 MINNESOTA AVE, KNOXVILLE, TN 37921

CONCEPT SITE PLAN

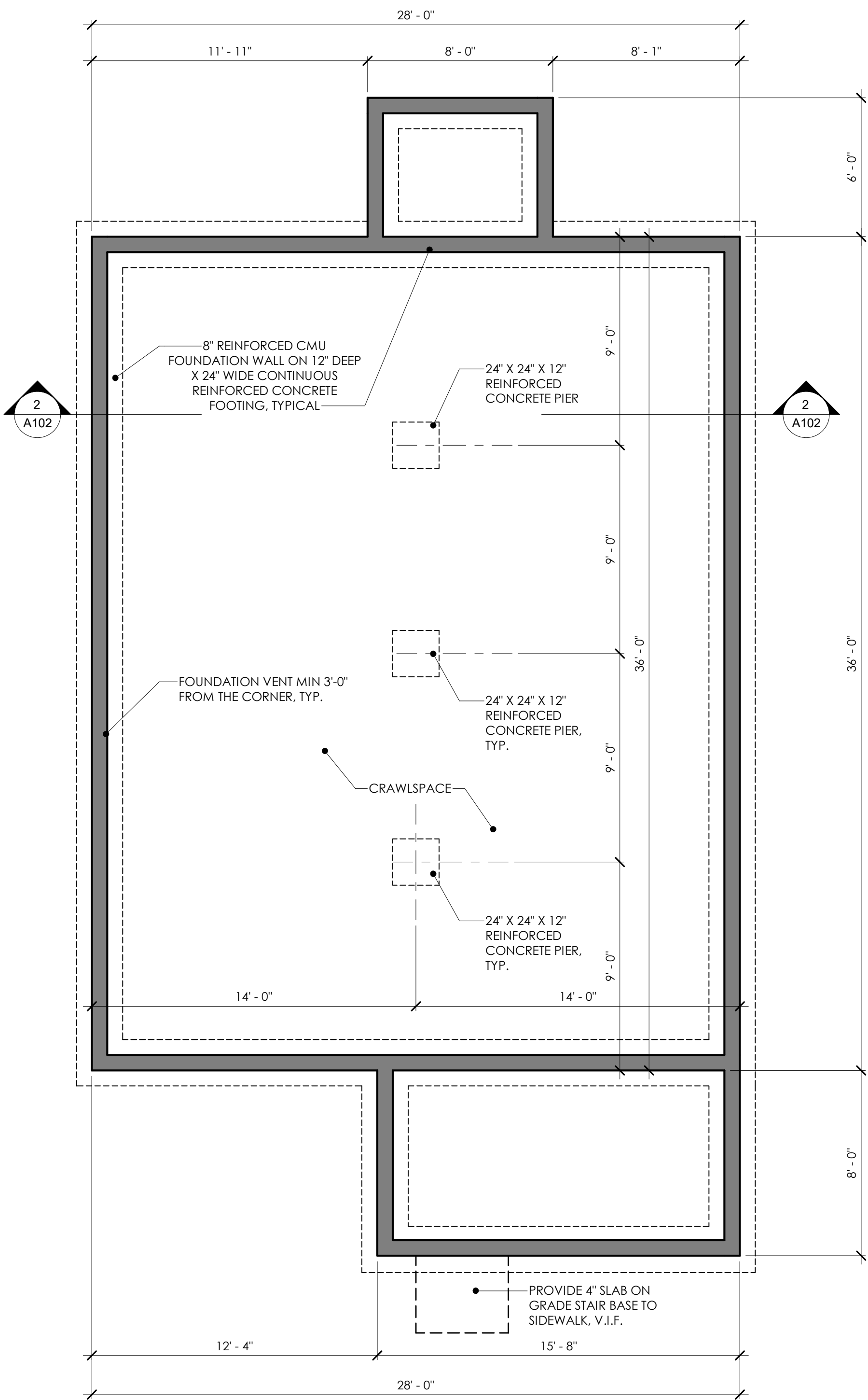
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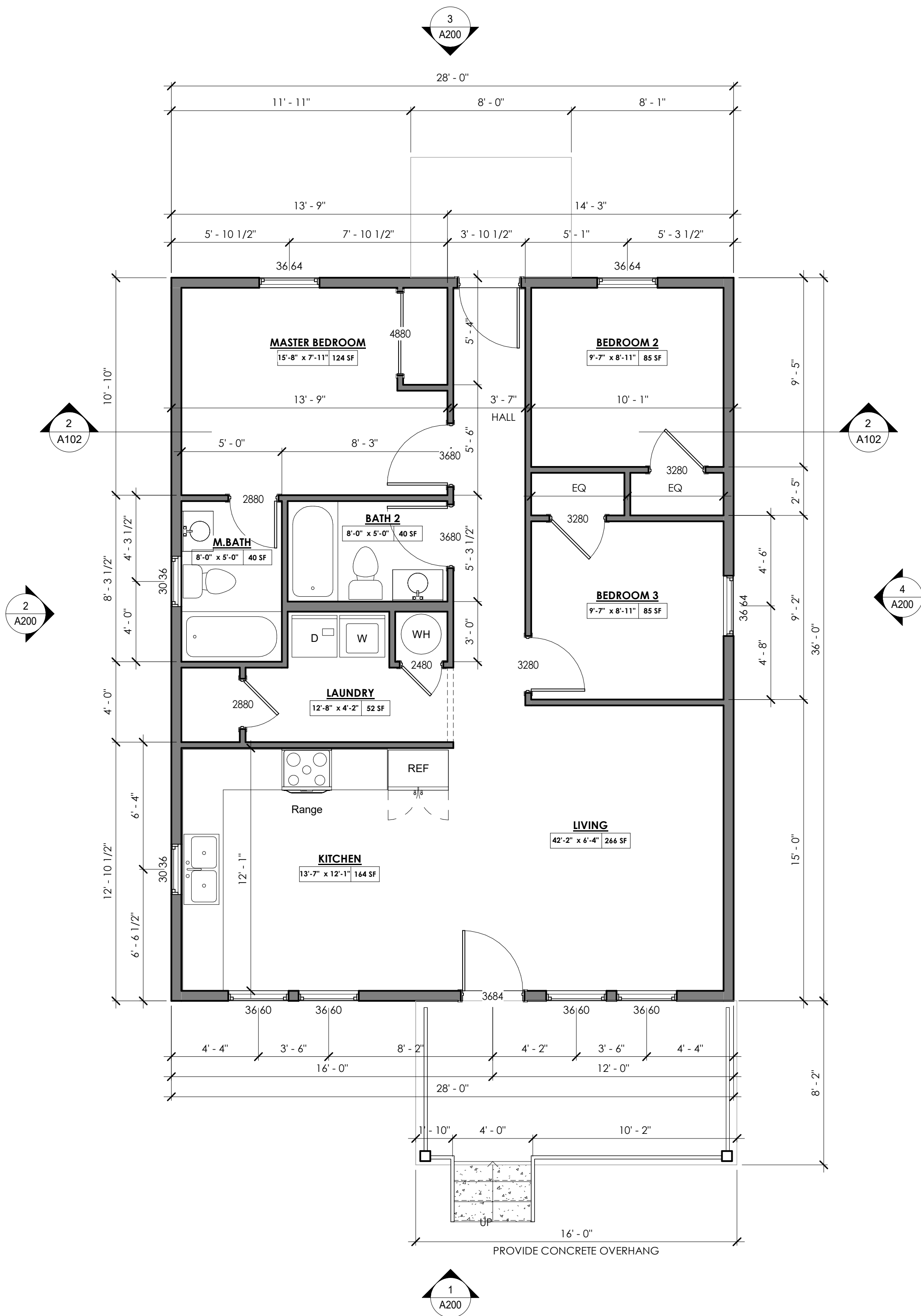
1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"



WINFREY STREET



2 FOUNDATION PLAN
1/4" = 1'-0"



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

GENERAL NOTES:

- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING CONSTRUCTION AND THE USE OF FACILITIES AS SET BY THE FEDERAL, STATE AND LOCAL CODES, AND BUILDING DEPARTMENT AGENCIES.
- THESE DRAWINGS ARE NOT TO BE SCALED.
- ALL DIMENSIONS ON MASONRY ARE FROM THE FINISHED FACE TO THE FINISHED FACE OF THE WALLS. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ON EXTERIOR FRAMING ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. UNLESS NOTED OTHERWISE.
- INTERIOR DIMENSIONS ORIGINATE FROM THE INTERIOR FACE OF STUD OF THE EXTERIOR WALL TO THE CENTER LINE OF THE INTERIOR PARTITIONS.
- INTERIOR PARTITIONS ARE DIMENSIONED FROM THE CENTER OF WALL TO CENTER OF WALL. UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES. WHERE ENCOUNTERED, MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, REROUTE OR UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE LOCAL OR PRIVATE UTILITY COMPANIES.
- CONTRACTOR AND SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND EXISTING UTILITIES AND UNDERGROUND LINES.
- AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE, INCLUDING SAFETY OF PERSONS AND PROPERTY.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, LESS THAN 8" FROM THE GROUND SHALL BE PRESSURE TREATED OR REDWOOD.

DISCLAIMER:
THESE DRAWINGS ARE FOR GENERAL CONSTRUCTION OF THE BUILDING ENVELOPE AND PARTITIONING OF INTERIOR SPACES. SITE, ELECTRICAL, MECHANICAL, AND PLUMBING PLANS ARE NOT INCLUDED IN THIS DRAWINGS SET AND ARE THE RESPONSIBILITY OF THE APPROPRIATE DISCIPLINES IN COORDINATION WITH THE OWNER. LOCATIONS OF PLUMBING FIXTURES ARE APPROXIMATES, SPECIFIC LOCATION SHOULD COMPLY WITH CURRENT BUILDING CODES AND REGULATIONS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL FRAMING NOTES:

- PRESSURE TREATED SILL PLATE ATTACHED WITH 1/2" ANCHOR BOLTS AS PER CODE, WITH SPACING 6'-0" O.C. & 1'-0" FROM END OF PLATE & FROM CORNERS.
- INSTALL TJI JOISTS AS PER MANUFACTURER INSTRUCTIONS.
- HOLES TO BE DRILLED IN TJI JOISTS AS PER MANUFACTURER. REFER TO TJI INSTALLATION DETAILS.
- ALL BLOCKING, HANGERS, RIM BOARDS AND RIM JOISTS AT THE END SUPPORTS OF TJI JOISTS MUST BE COMPLETELY INSTALLED AND NAILED PROPERLY.
- SHEATHING MUST BE COMPLETELY ATTACHED TO EACH TJI JOIST BEFORE ADDITIONAL LOADS CAN BE PLACED ON THE SYSTEM.
- CONCRETE SLABS TO HAVE CONTROL JOINTS WITH A DEPTH OF AT LEAST 1/4 THE SLAB THICKNESS AND BE SPACED AT INTERVALS NO MORE THAN 30' IN EACH DIRECTION. OFFSETS EXCEEDING 10' TO HAVE JOINT AT POINT OF OFFSET.
- PIERS SHALL BE CENTERED BENEATH THE BEAM AND BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL. MINIMUM PIER DIMENSIONS SHALL BE 24" X 24" X 12" DEEP (OR AS REQUIRED BY STRUCTURAL DESIGN), WITH A MINIMUM 12" DIAMETER FOOTING IF ROUND. TOP OF PIER SHALL BE LEVEL AND ALIGNED TO PROPERLY SUPPORT THE BEAM WITH APPROVED METAL POST BASE OR COLUMN ANCHOR.

NOTE: This item has been digitally signed and sealed. Digital signatures must be verified on electronic files. Reproduced copies of digitally signed, dated, and sealed documents are not considered signed and sealed.

06.25.2026		
Revision Number	Revision Description	Revision Date

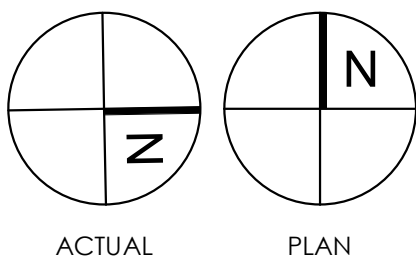
LAFAYETTE
INVESTMENTS

NEW RESIDENCE

909 MINNESOTA AVE, KNOXVILLE, TN 37921

FOUNDATION PLAN
FLOOR PLAN

A101



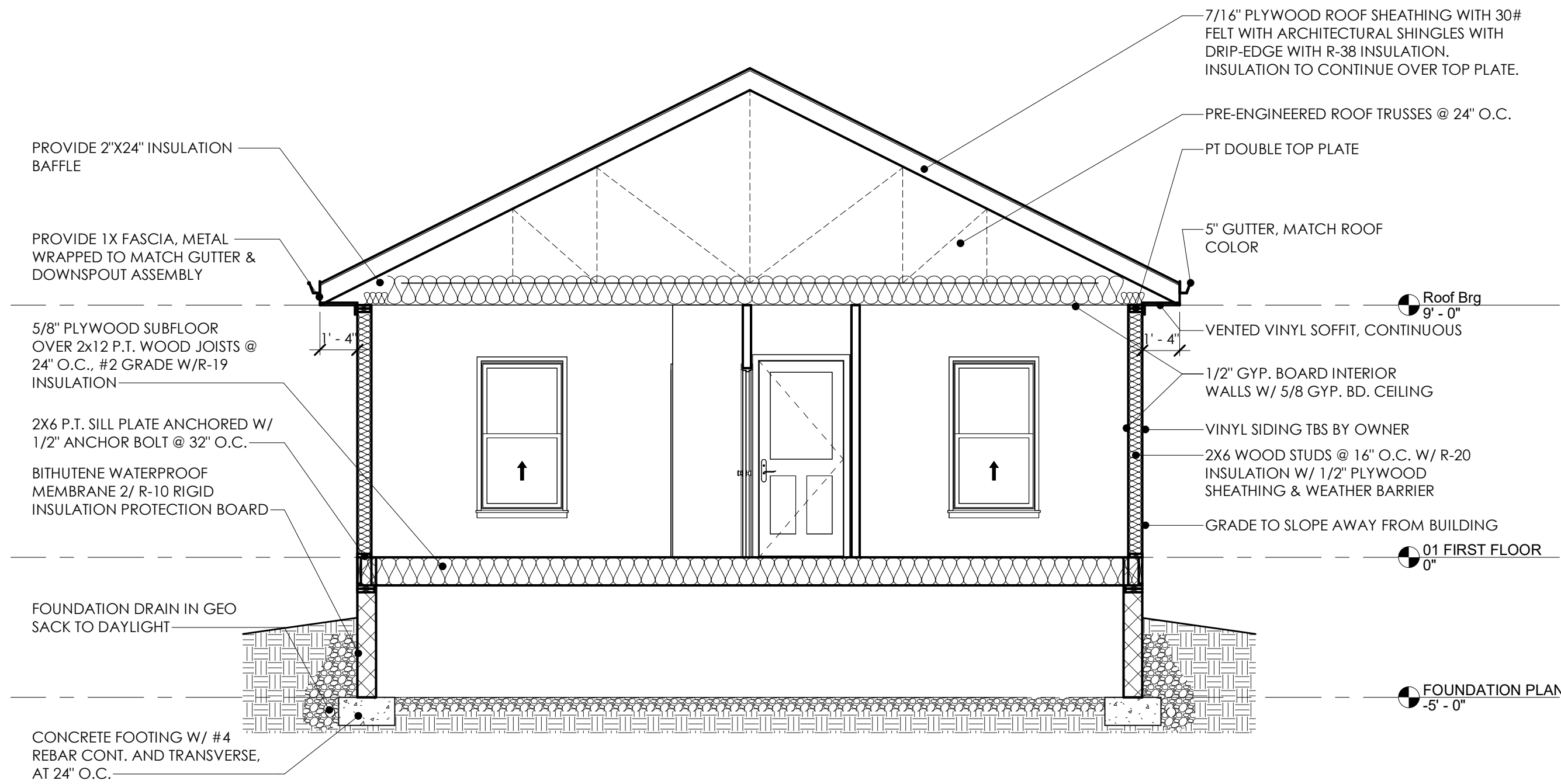
LAFAYETTE
INVESTMENTS

NEW RESIDENCE

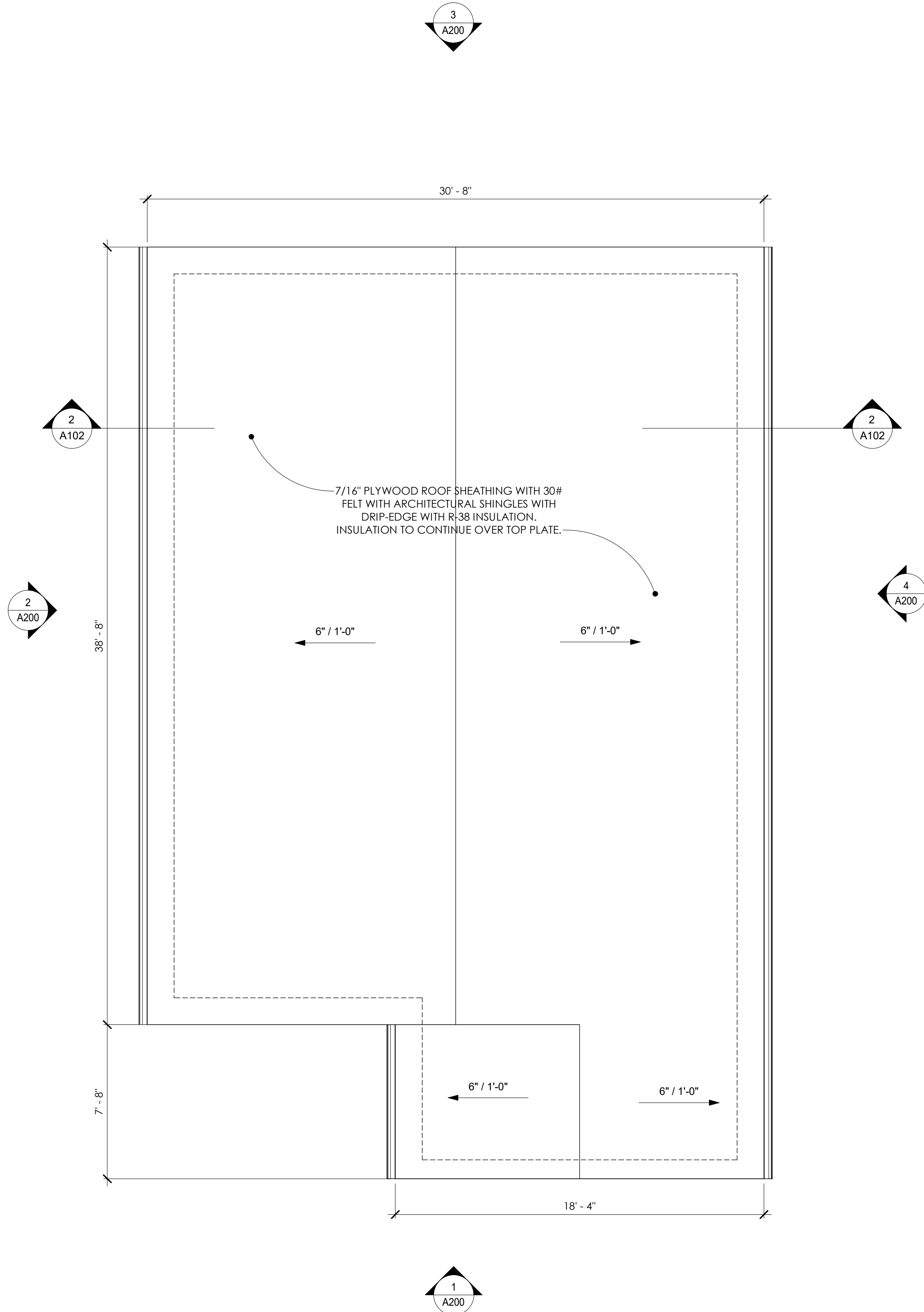
909 MINNESOTA AVE, KNOXVILLE, TN 37921

ROOF PLAN & TYP.
BUILDING SECTION

A102



2 TYP. BUILDING SECTION
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



06.25.2026		
Revision Number	Revision Description	Revision Date
1	Planning Comments 1	07.21.26
2	Planning Comments 2	08.08.26

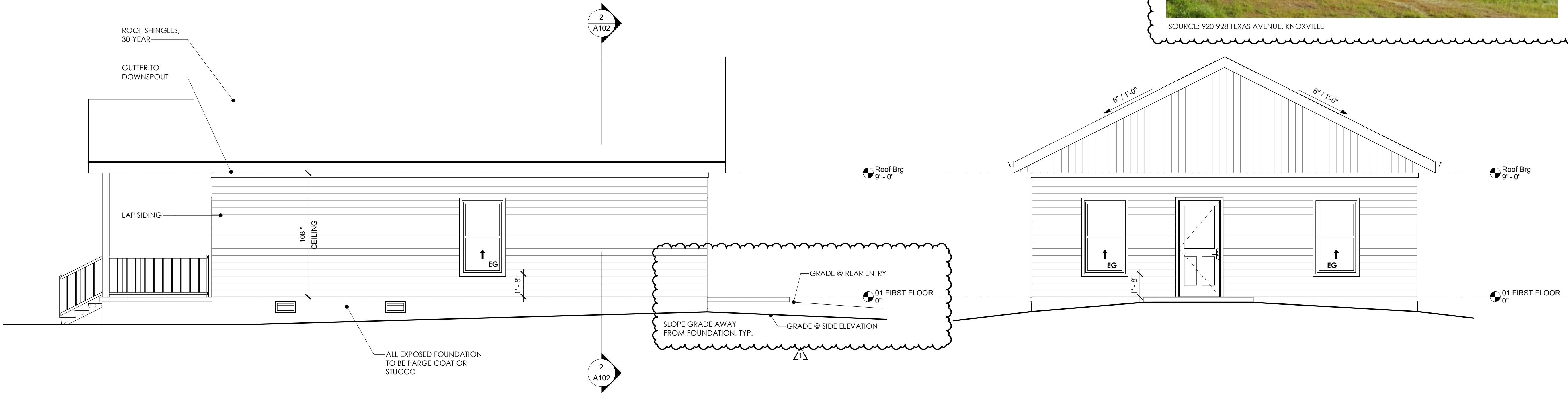
LAFAYETTE
INVESTMENTS

NEW RESIDENCE

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EXTERIOR
ELEVATIONS

A200



NORTH
EAST ELEVATION

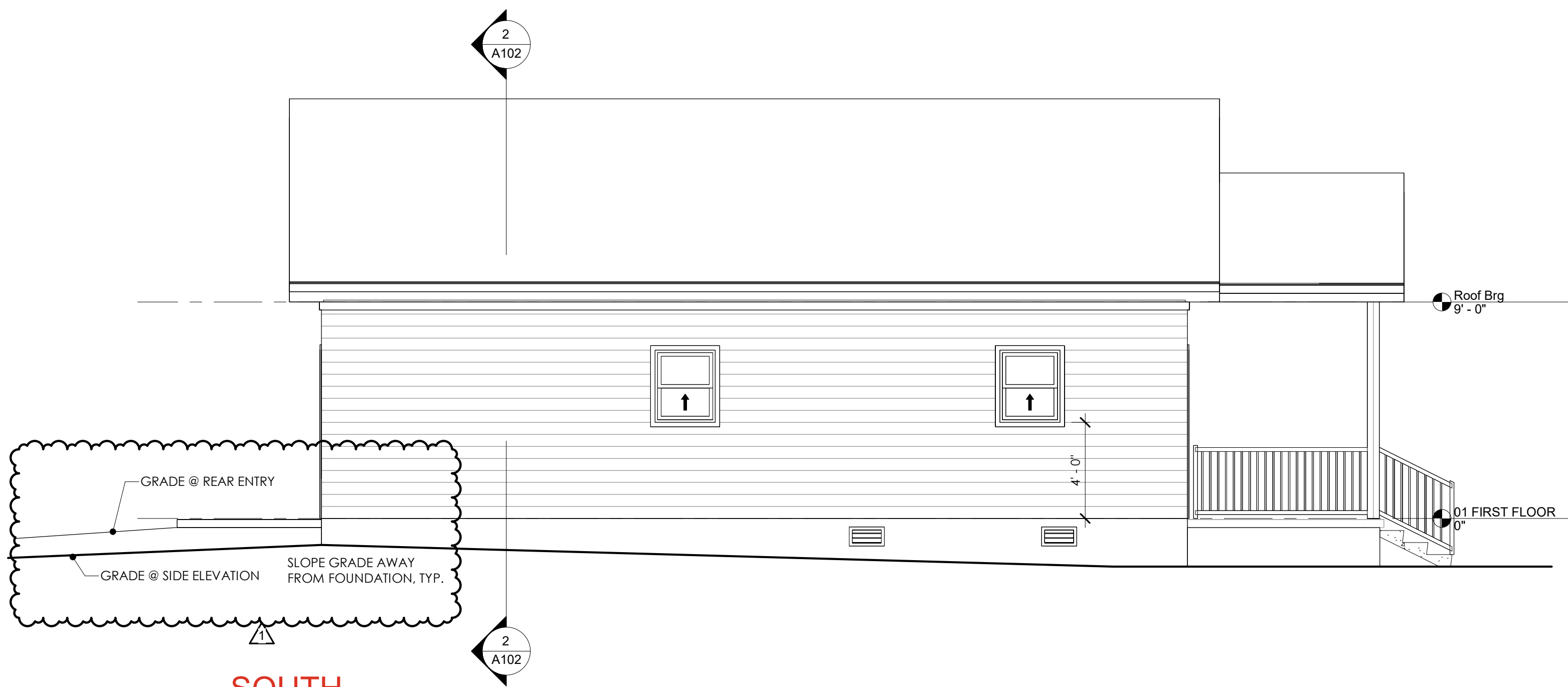
4

1/4" = 1'-0"

REAR ELEVATION

3

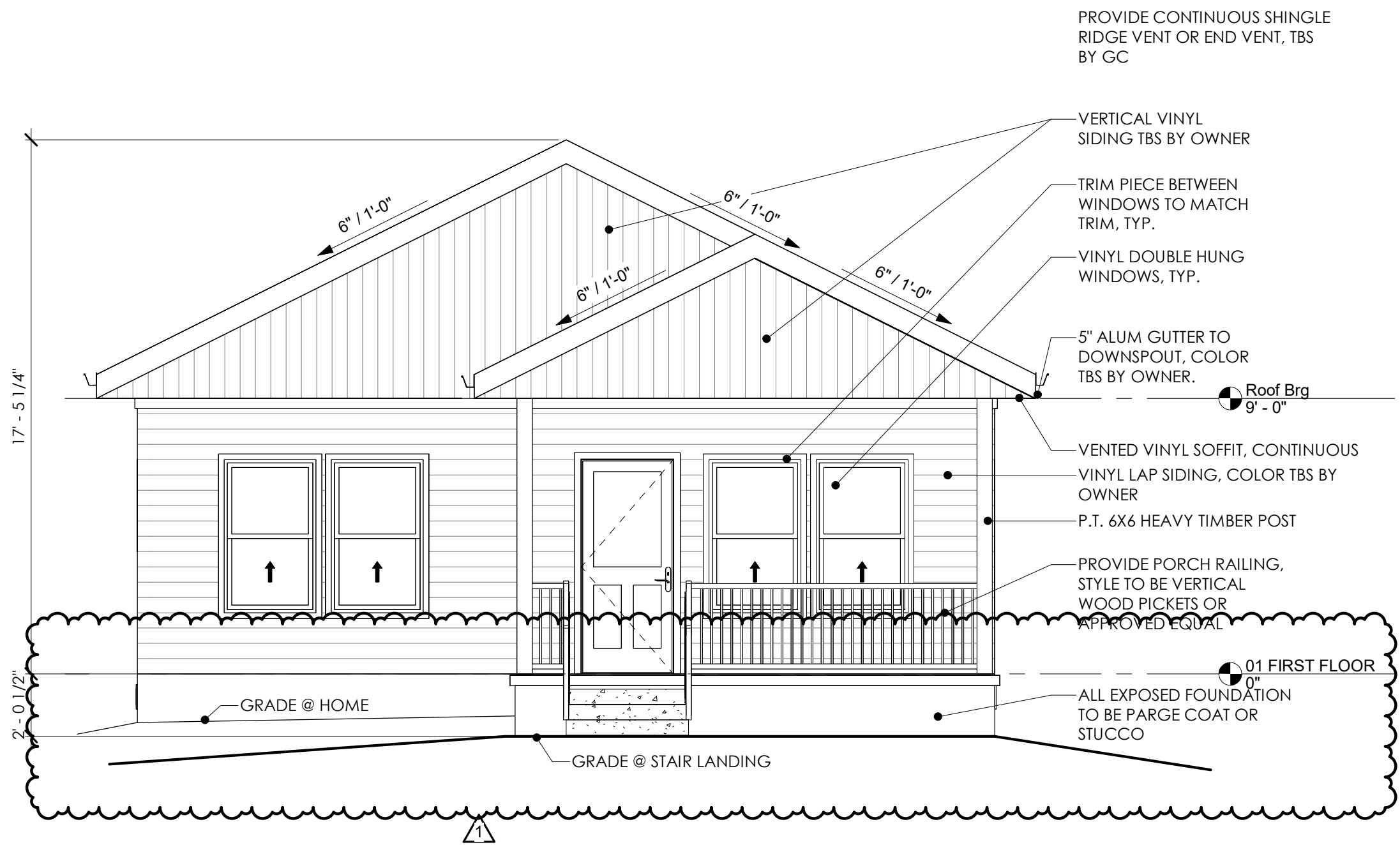
1/4" = 1'-0"



SOUTH
WEST ELEVATION

2

1/4" = 1'-0"



FRONT ELEVATION

1

1/4" = 1'-0"

Revision Number	Revision Description	Revision Date
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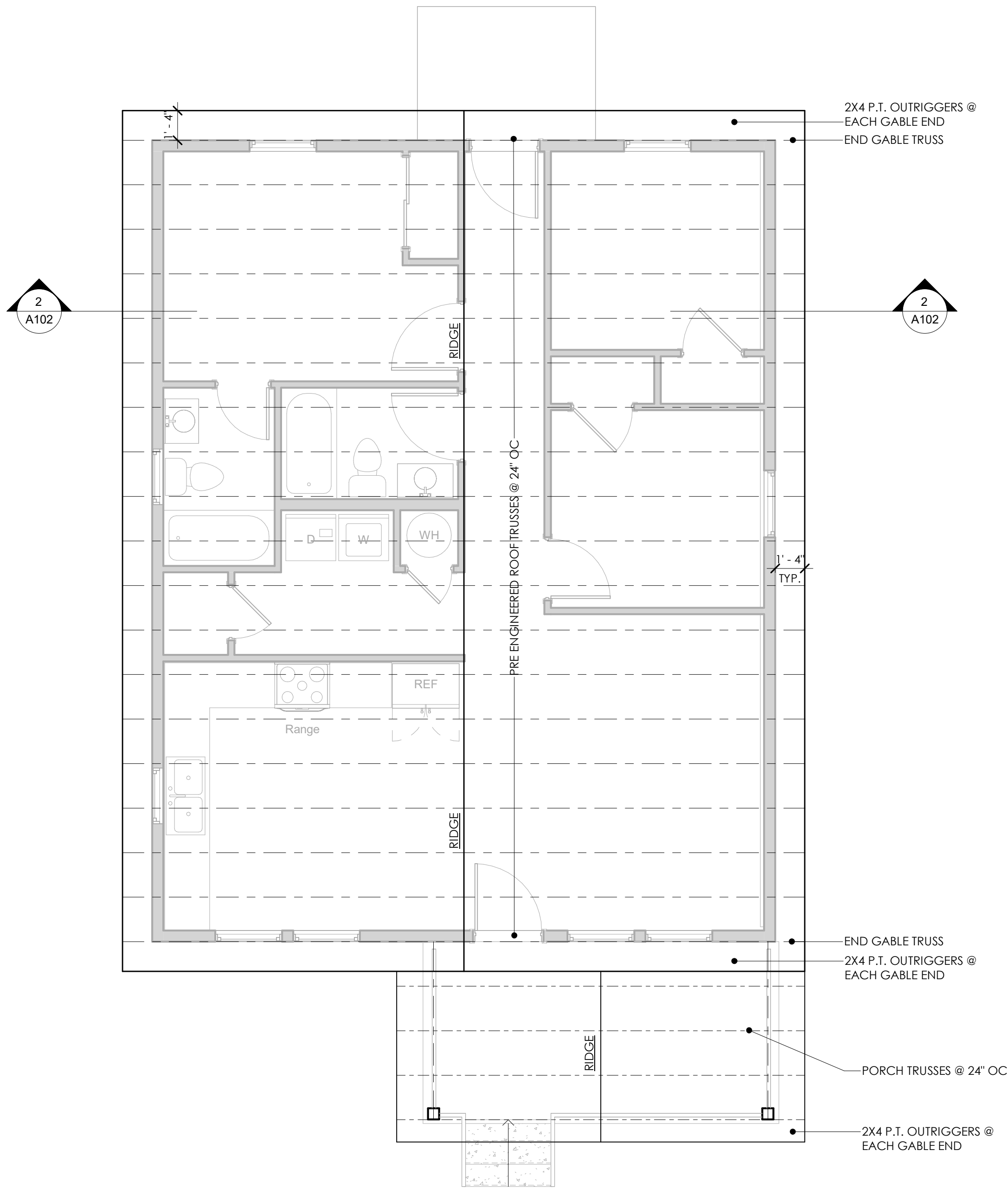
LAFAYETTE
INVESTMENTS

NEW RESIDENCE

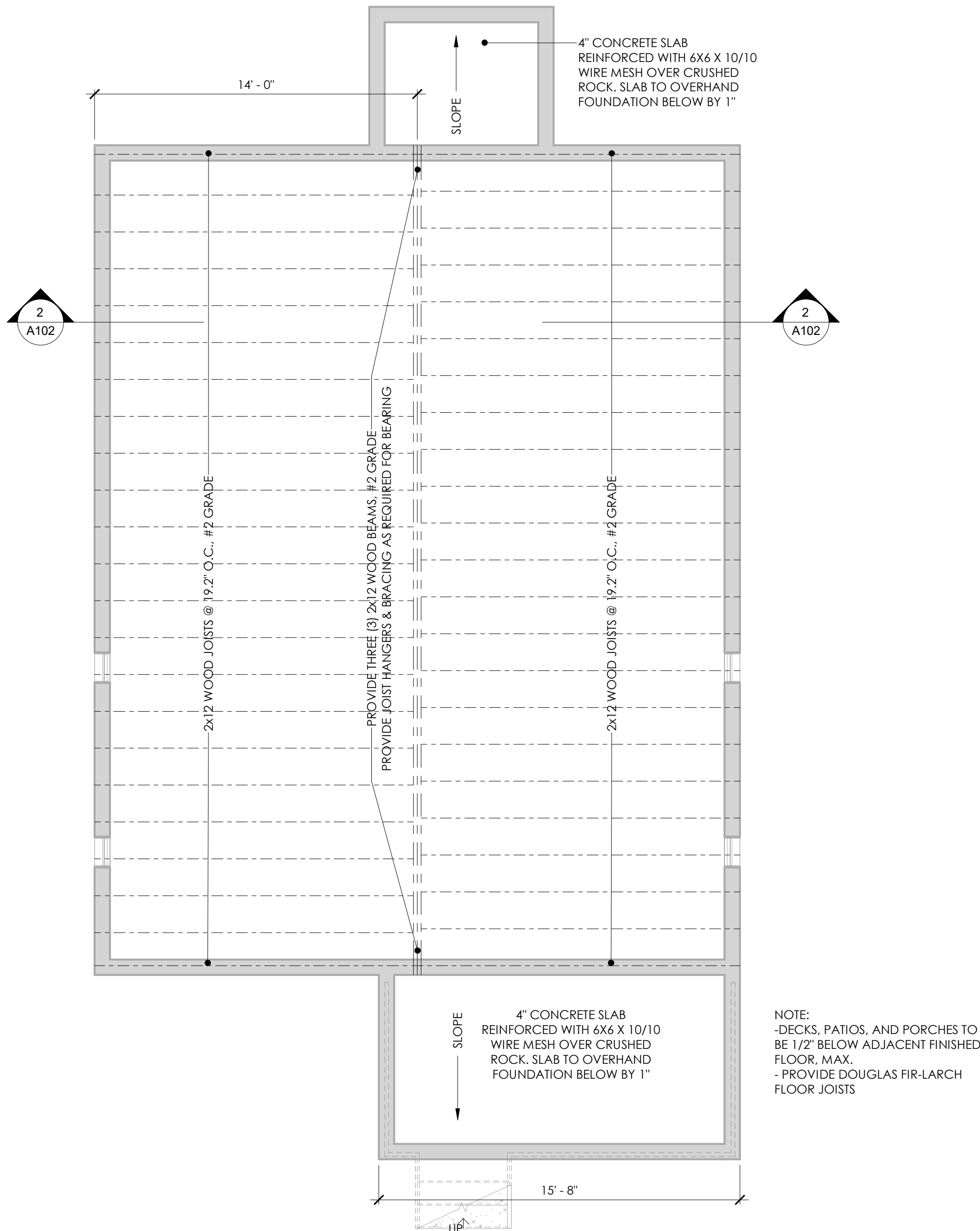
909 MINNESOTA AVE, KNOXVILLE, TN 37921

FRAMING PLANS

A300



2 FRAMING PLAN - ROOF
1/4" = 1'-0"



1 FRAMING PLAN - FIRST FLOOR
1/4" = 1'-0"