DESIGN REVIEW BOARD

Staff Report

Infill Housing Design Review

File Number: 11-A-26-IH

Meeting: 11/18/2026
Applicant: Kenny Lockhart Lockhart Properties
Owner: Kenny Lockhart Lockhart Properties
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 3103 Galbraith St. **Parcel ID:** 81 I H 011
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description: 50' wide by 140' deep corner lot with frontage on Galbraith Street and Ambrose Street

Staff Recommendation

Staff recommends approval of Certificate 11-A-26-IH, subject to the following conditions:
1) the final site plan to meet City Engineering standards and accurately reflect the front porch footprint, with minor revisions to be approved by staff;
2) meeting all applicable standards of Article 4.6 and 9.3.I, with minor revisions to be approved by staff;
3) the foundation be clad in stucco or brick veneer and major changes in foundation height to return to the Board for review;
4) using a different primary siding color from the adjacent duplex.

Description of Work

Level I - Board Review

New Primary Structure

New primary structure fronting Galbraith Street. Duplex measures 27’ wide by 55’ deep and is proposed to be set 33.5’ from the front lot line. Parking is a pad with four spaces at the rear of the property and is accessed via the alley. There is a walkway from the front porch to the street and a new shade tree in the front and rear yards.

The two-story building features an exterior of lap siding with board-and-batten in the gable fields, a front-gable roof (6/12), and a block foundation (appx. 4’ tall at the façade) that will be clad in stucco or brick or parge-coated. The façade features a 5’ deep front porch recessed under the primary roofline that is supported by four posts, and the porch extends to 8’ deep (5/12) below front-gable projection on the right side of the façade.

The front elevation (east) features two sets of paired windows followed by a quarter-lite paneled door with a sidelite on the first story, and the second story features two sets of paired windows with a decorative gable vent and gable brackets. The right elevation features two windows on each story, and the left elevation features four windows on the first story, and six windows on the second story. The rear elevation features a similar, 5’ deep porch to the front elevation, a quarter-lite paneled door (primary entrance to the rear unit) and two windows on the first story, and two windows on the second story. Two-story wall projections are proposed on both side elevations. Windows are predominantly 6/6 and single hung and feature projecting trim and sills on the front and left elevation.

There is trim dividing the stories, at the bottom of the gable fields, and at the corners.

Comments

This proposal is a reivison a duplex the Board recently approved (9-D-26-IH), intending to use the Middle Housing standards (Article 4.6). The plan addresses condition 4 (6” by 6” porch posts and retaining the gable vent and brackets), 6 (second-storty window alignment on the front elevation), and 7 (fascia on front gable to align with the central fascia trim) of the previous approved plan. A duplex with an identical design is proposed for the adjacent parcel to the north.

Front Yards: Middle Housing standards require the front setback to be within 5’ of average setback of the blockface (approximately 23.5’), with a minimum of 18.5' and a maximum of 28.5'. The applicant request an increased front setback of 33.5’. The DRB should discuss the front setback and whether it should reduced to better align with the blockface.

House Orientation and Side Yards: Appropriate.

Alleys, Parking, and Services: Appropriate.

Landscape: Appropriate.

Scale, Mass, and Foundation Height: The block features modified Queen Anne cottages and Craftsman bungalows, all of which are one story, so the two adjacent duplexes would be the only two-story structures on the block. The visual scale is mitigated by the trim dividing the stories and the projecting front-gable massing. The 4’ tall foundation height is appropriate, but it should be clad in stucco or brick instead of parge-coated due to its size. Major changes to the foundation height should return to the DRB for review. The Board should discuss the two-story wall projections proposed on both side elevations.

Porches and Stoops: The site plan indicates an 8’ deep front porch, but the floor plan shows a 5’ deep front porch that extends to 8’ deep under the front-gable projection. The site plan should be revised to accurately reflect the porch footprint.

Windows and Doors: Appropriate. The lot is a corner lot, and the left elevation fronts Ambrose Street, which features additional windows and projecting trim.

Roof Shapes and Materials: Appropriate.

Siding Materials: Appropriate.

Multi-Unit Housing: The duplex appears as a single-family house from the street, with the primary entrances on the front and rear elevations, and it is sufficiently divided into smaller sections by the trim and projections on the side elevations. The decorative gable vent and gable brackets reflect the historic context and should be retained. The two adjacent duplexes are differentiated using different accent siding in the gable fields. Different primary siding colors should be used on the two duplexes.

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.
- 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.

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.

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.



DESIGN REVIEW BOARD

11-A-26-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

3103 Galbraith St.

Lonsdale Infill Housing Overlay District

Original Print Date: 10/29/2026 Revised:

Knoxville - Knox County Planning · Design Review Board

Petitioner: Kenny Lockhart Lockhart Properties

N

0 160

Feet

~SITE PLAN for~

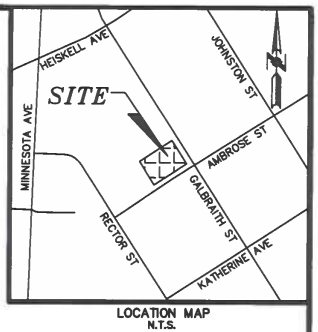
KENNY LOCKHART

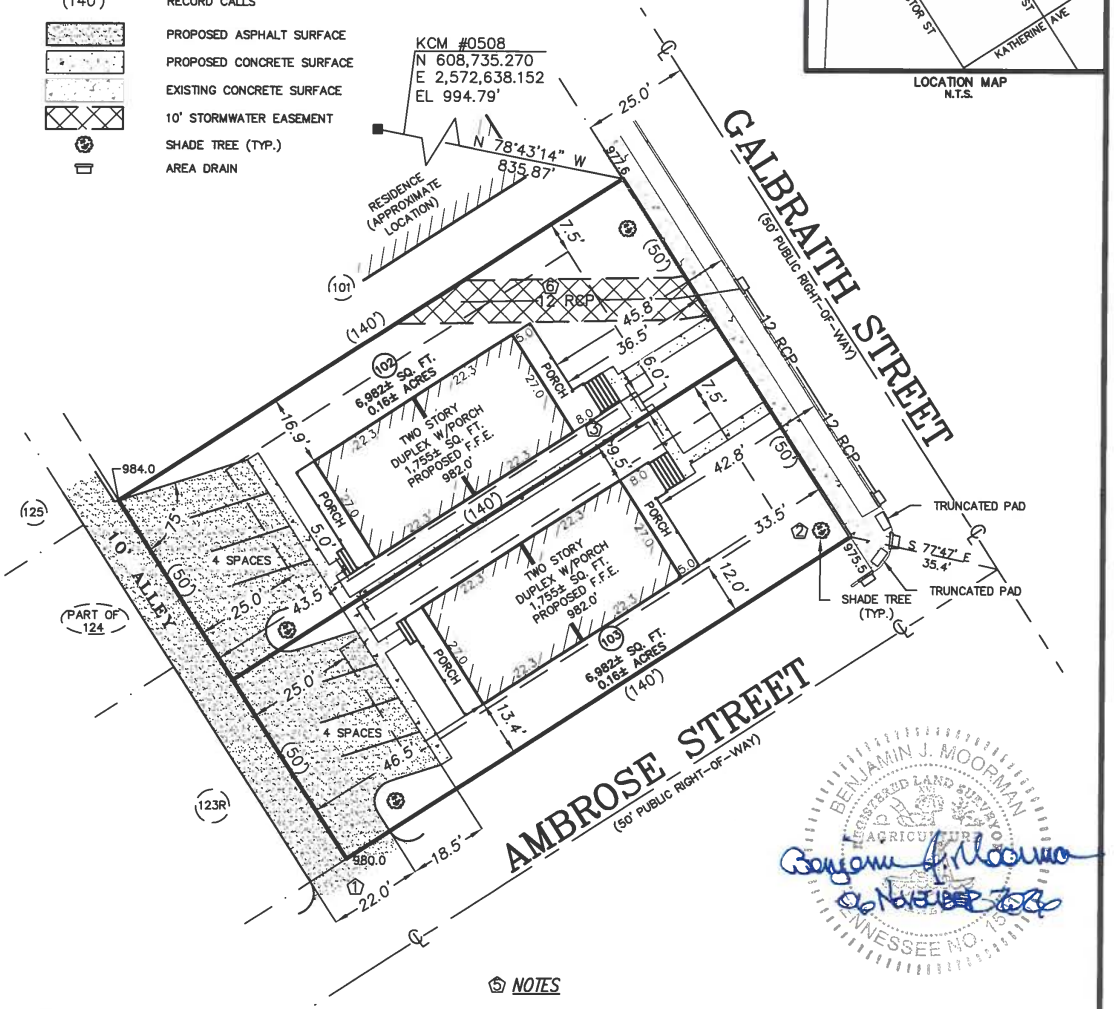
LOTS 102 & 103 OF THE AMBROSE & GALBRAITH'S ADDITION TO THE CITY OF KNOXVILLE PROPERTY

KNOXVILLE CITY GRID NORTH

LEGEND

- (22) LOT NUMBERS
- (140') RECORD CALLS
- PROPOSED ASPHALT SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE SURFACE
- 10' STORMWATER EASEMENT
- SHADE TREE (TYP.)
- AREA DRAIN





BENJAMIN J. MOORMAN
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 15

Benjamin J. Moorman
06 November 2026

NOTES

1. THIS SITE PLAN WAS PREPARED BY BENCHMARK ASSOCIATES, INC. THIS IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820.03-7, NOR IS IT INTENDED TO REPRESENT ONE.
2. "KNOXVILLE CITY GRID" NORTH BASED ON A BEARING OF S 83°56'13" E BETWEEN CITY OF KNOXVILLE STATION 0508 AND 0269, MAINTAINING COORDINATES OF N 608,735.270, E 2,572,638.152 AND N 608,476.979, E 2,575,069.930 RESPECTIVELY. DISTANCES HAVE NOT BEEN REDUCED TO GRID DISTANCES.
3. SUBJECT PROPERTY IS ZONED "RN-2" WITH THE FOLLOWING SETBACKS:
   FRONT- 20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS; IN NO CASE LESS THAN 10'
   SIDE- 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
   CORNER SIDE-12'
   REAR- 25'
4. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

REVISIONS		
#	DATE	REVISION
1	9/1/2026	UPDATE AISLE WIDTH AND PARKING ANGLES
2	9/2/2026	UPDATE PORCH DEPTH, EXTEND SIDEWALK, AND ADD SHADE TREES
3	9/28/2026	UPDATE PORCH DEPTH
5	10/13/2026	ADD NOTE #4
6	11/6/2026	ADD STORMWATER LINE AND ADJUST DUPLEX AND SIDEWALK LOCATIONS

SITE PLAN

SITE PLAN FOR Kenny Lockhart

LOCATION 3103 & 3107 Galbraith Street, Knoxville, TN 37931

Within the 19th Ward of the City of Knoxville, TN

LOT NUMBER 102 & 103 CITY BLOCK 19461 SCALE 1"=30'

BM# 25244-SITE-DC2 DATE 30 March 2026

RECORD DEED-INSTRUMENT #200508260018767

PLAT-Map Book 4, Page 136

PARCEL INFO CLT Map 081, Insert I, Group H, Parcel 011

BENCHMARK ASSOCIATES, INC.

Land Planners ◆ Land Surveyors

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (865) 692-4090
Facsimile (865) 692-4091
benchmark@bma-ls.com

Member Tennessee Association of Professional Surveyors

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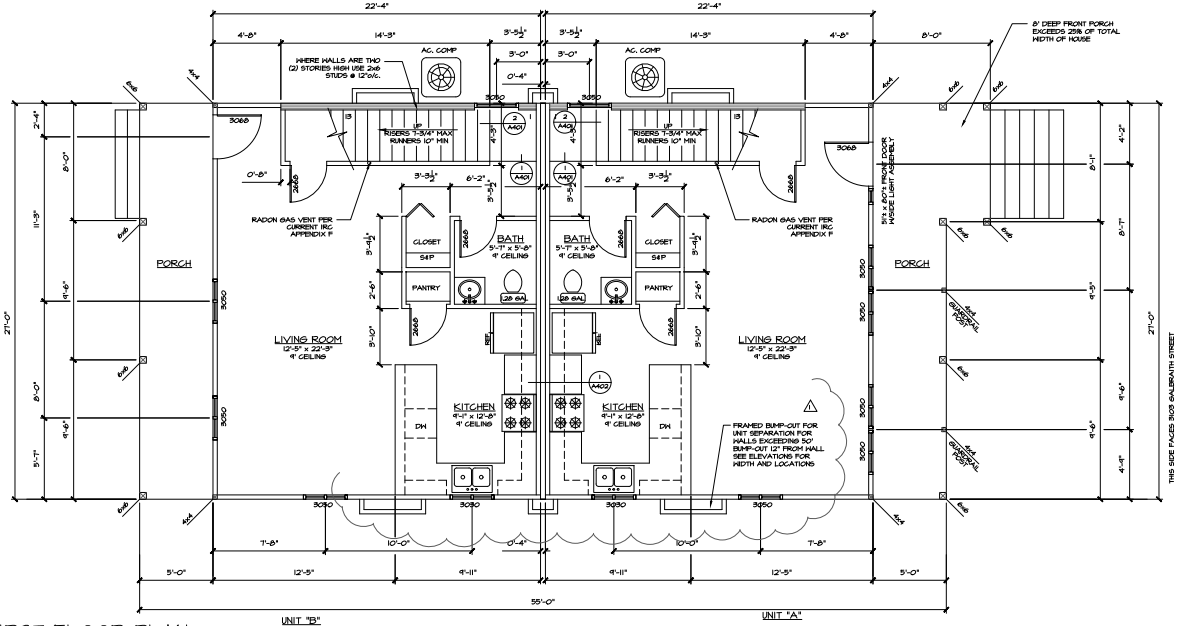
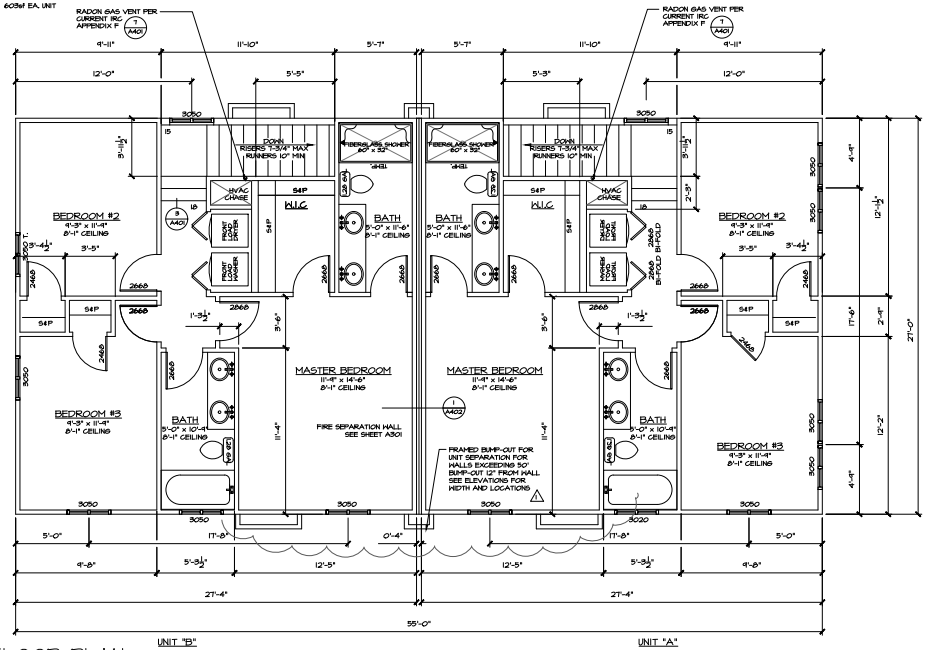
SITE PLAN



FIRST FLOOR PLAN

603sf EA. UNIT



SECOND FLOOR PLAN

686sf EA. UNIT

FLOOR PLAN NOTES:

1. 2 X 4 STUDS DF #2 @ 16" O.C. @ ALL EXTERIOR WALLS WITH R-13 INSULATION, U.N.O.
2. 2 X 4 STUDS DF #2 @ 16" O.C. @ ALL INTERIOR WALLS U.O.N.
3. 2 X 6 STUDS DF #2 @ 24" O.C. @ ALL PLUMBING WALLS.
4. ALL HARDWARE (DOOR, WINDOWS, HINGES ETC.) AS SELECTED BY OWNER.
5. WINDOWS TO BE DUAL GLAZED. SEE EXTERIOR ELEVATIONS & FLOOR PLAN FOR WINDOW TYPES & SIZES.
6. ALL GLASS W/ SINGLE PANEL GREATER THAN 9sf, AND OR WITHIN 18" OF FINISHED FLOOR IN GUARD AND HAND RAILS, AT BASE OF STAIRS, ADJACENT TO SHOWER AND TUBS (WITHIN 60" OF DRAIN & WITHIN 24" OF DOORS AND IN DOORS SHALL BE TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC SHEET. CURRENT IRC, SECT 2406.4 SAFETY GLASS SHALL BE LOCATED AS PER INDICATED ON DRAWINGS AND AS PER CURRENT IRC
7. ALL LANDINGS SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE THRESHOLD AT OUTWARD SWING DOORS, OR NOT TO BE MORE THANC 7-3/4" AT INWARD SWING DOORS.
8. WIDTH OF LANDINGS SHALL NOT BE LESS THAN WIDTH OF DOOR MIN. OR 3' WHICH EVER IS GREATER
9. THE LANDING SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 36" MIN.
10. SLOPE ALL LANDINGS AWAY FROM HOUSE 1/8" PER FOOT MIN. AND 1/4" PER FOOT MAX.
11. KITCHEN APPLIANCES, MICROWAVE OVEN, CONVENTIONAL OVENS, RANGE TOP, DISHWASHER, GARBAGE DISPOSAL, FREE STANDING REFRIGERATOR, SINK(S) ETC. APPLIANCE COLOR AND STYLE TO BE DETERMINED BY OWNER.
12. KITCHEN CABINETS: CENTER ISLAND TO HAVE UNDER CABINETS. ALL CABINET CONFIGURATION TO BE DETERMINED BY OWNER PRIOR TO FABRICATION AND INSTALLATION CABINET COLOR AND STYLE TO BE DETERMINED BY OWNER.
13. WINDOWS IN BATHROOMS TO HAVE A MINIMUM NET OPENABLE AREA OF 1.5 s.f. FOR VENTILATION AND MECHANICALLY VENTED PER CURRENT IHC
14. WINDOWS IN SLEEPING ROOMS SHALL HAVE A NET CLEAR OPENABLE AREA OF 5.7 s.f., THE MINIMUM NET OPENABLE WIDTH DIMENSION SHALL BE 20" AND THE MINIMUM NET OPENABLE HEIGHT DIMENSION SHALL BE 24", THE FINISHED OPENING HEIGHT SHALL NOT BE MORE THAN 44" A.F.F. PER CURRENT IRC
15. ALL FIRE BLOCKING MATERIALS SHALL BE 2x4 OR 2x6 OR 5/8" TYPE "X" GYPSUM BOARD PANELS
16. PROVIDE DRAFT STOPPING AROUND OPENINGS, VENTS, PIPES, CHIMNEY, FIREPLACES, DUCTS OR SIMILAR OPENINGS THAT AFFORD PASSAGE OF FIRE AT CEILING AND FLOOR LEVELS @ BETWEEN ATTIC SPACES @ CHIMNEY CHASES FOR FACTORY BUILT CHIMNEYS.
17. FIRE BLOCKS & DRAFT STOPS TO BE INSTALLED AT THE FOLLOWING LOCATIONS: (2x SAME MATERIAL AS WALL FRAMING)
    A. OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, W/ NONCOMBUSTIBLE MATERIALS.
    B. CONCEALED SPACE OF A FLOOR CEILING ASSEMBLY. DRAFT STOPS SHALL BE INSTALLED SO THAT THE SPACE DOES NOT EXCEED 1000 SQ FT.. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROX. STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APROX. EQUAL AREAS. DRAFT STOPPING MATLS SHOULD NOT BE LESS THEN 1/2" GYP BD, 3/8" PLYWD, 3/8" TYPE 2-M PARTICLE BD., OR OTHER MATLS APPROVED BY THE BUILDING DEPT. AND CURRENT IRC
    C. AT SOFFITS AND 10' MAX VERTICAL IN HALLS
    D. SEAL ALL DUCT AND PIPE PENETRATIONS THROUGH THE GARAGE FIRE WALL WITH AN APPROVED NON-COMBUSTIBLE MATERIAL
18. ALL PENETRATION OF THE FIRE RATED WALLS MUST COMPLY WITH IRC SECTION 714 IF THE PENETRATION CANNOT COMPLY WITH THE EXCEPTIONS THAN SUBMIT A LISTED PENETRATION FIRE STOP SYSTEM AS SPECIFIED IN IC SECTIONS 714 TO THE GOVERNING MUNICIPALITY FOR APPROVAL PRIOR TO INSTALLATION.
19. TYPICAL ANGLE IS 45° UNLESS NOTED OTHERWISE.
20. WINDOW FRAMES TO BE NON-METALLIC
21. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
22. SPECIAL INSPECTION AS PER IRC 1705 IS REQUIRED FOR THE FOLLOWING.
    A. BOLTS INSTALLED IN CONCRETE WITH ASSIMED STRESS INCREASES.
    B. SHOP AND FIELD STRUCTURAL WELDING.
    C. INSTALLATION OF EPOXY INSTALLED ANCHOR BOLTS.
    D. INSTALLATION OF HIGH-STRENGTH BOLTS.

ENERGY EFFIGIENCY CERTIFICATE

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSTALLED INSULATION, U-FACTORS OF FENESTRATION. THE CERTIFICATE SHALL ALSO LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATER EQUIPMENT.

NOTE:

WINDOW FALL PROTECTION - IN DWELLINGS UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" A.F.F., AND GREATER THAN 72" A.F.F. OR OTHER SURFACES BELOW, ON THE EXTERIOR OF THE BUILDING, THE OPENABLE WINDOW SHALL BE PROVIDED WITH A WINDOW FALL PROTECTION DEVICES WHICH COMPLIES WITH ASTM F2090 AND LIMITS THE OPERABLE WINDOW OPENING SO AS TO NOT ALLOW PASSAGE OF A 4" SPHERE. THE WINDOW OPENING CONTROL DEVISE, AFTER OPENING TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1

MECHANICAL VENTILATION

PROVIDE CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION THAT COMPLIES TO CURRENT IRC N1103.5 SECTION M1505 (1856sf HOUSE WITH 5 BEDROOMS = 75CFM. SYSTEM TO BE EQUIPPED WITH A MANUAL SHUT-OFF SWITCH. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPENERS THAT CLOSE WHEN THE SYSTEM IS NOT OPERATING.

AIR LEAKAGE:

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH THE COMPONENTS MANUFACTURES INSTALLATION INSTRUCTIONS AND THE CRITERIA INDICATED IN TABLE N1102.4.1.1

THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES/HOUR. A WRITTEN REPORT OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

HVAC DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE AND A WRITTEN REPORT OF THE RESULTS OF THE RESULTS OF THE TESTS SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE BUILDING OFFICIAL. REPORT MUST BE PROVIDED PRIOR TO FINAL INSPECTION/ISSUANCE OF A CERTIFICATE.

THE TOTAL LEAKAGE OF THE HVAC DUCTS, WHERE MEASURED IN ACCORDANCE WITH SECTION RA03.3.3 SHALL BE AS FOLLOWS:
1. ROUGH-IN-TEST: THE TOTAL LEAKAGE SHALL SHALL BE LESS THAN OR EQUAL TO 4cu.ft./min PER 100sq.ft. OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS INSTALLED AT THE TIME OF THE TEST AND 3cu.ft/min. PER 100sq.ft OF CONDITIONED FLOOR AREA WHERE THE AIR HANDLER IS NOT INSTALLED
2. POST CONSTRUCTION TEST: THE TOTAL LEAKAGE SHALL SHALL BE LESS OR EQUAL TO 4cu.ft./min PER 100sq.ft. OF CONDITIONED FLOOR AREA

HVAC SIZING:

HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH "ACCA" MANUAL "S" BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH "ACCA" MANUAL "J" OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. NEW OR REPLACED HEATING AND COOLING EQUIPMENT SHALL HAVE AN EFFICIENCY RATING EQUAL TO OR GREATER THAN THE MINI-MUM REQUIRED BY FEDERAL LAW FOR THE GEOGRAPHIC LOCATION WHERE THE EQUIPMENT IS INSTALLED

BUILDING INSPECTOR TO FIELD VERIFY ACTUAL FENESTRATION U-VALUES

ALL EXTERIOR WALLS SHALL HAVE A R-20 INSULATION.
ALL ATTIC AREAS TO HAVE R-49 INSULATION.
ALL SLAB FOUNDATION SHALL HAVE R-10 INSULATION, 24" MIN.

ALL WINDOWS SHALL HAVE A FENESTRATION U-FACTOR OF 0.32 MAXIMUM. GLAZED FENESTRATION SHGC OF 0.40 MAXIMUM

ALL POSTS, BEAMS, AND WALL SUPPORTING THE FLOOR/CEILING SHALL BE PROTECTED BY ONE-HOUR CONSTRUCTION

WALL LEGEND

- 2 X 4 STUDS @ 16"o/c.
- 2 X 6 STUDS @ 16"o/c.
- BRICK/STONE VENEER
- POUR IN PLACE CONCRETE WALL
- BLOCK WALL

STAIR NOTES

STAIRS RISE TO BE 7-3/4" MAX AND RUN TO BE 10" MIN. TOLERANCE BETWEEN THE RISER DIFFERENCE AND RUN DEPTH SHALL NOT 3/8" IN ANY FLIGHT OF STIRS.

STAIR HANDRAILS AS PER CURRENT IRC HANDRAIL TO BE 34"-38" ABOVE NOSING TREAD AND 1 1/4" TO 2" IN DIA. HANDRAIL TO END INTO A POST OR RETURN TO WALL. BALLARDS TO BE PLACED SUCH THAT A 4" SPHERE CANNOT PASS THRU. HANDRAIL TO BE CONTINOUS WITH NO BREAKS.

GUARDRAILS AS PER CURRENT IRC GUARDRAIL TO BE 42" ABOVE FINISH FLOOR. OPEN GUARDRAIL TO HAVE BALLARDS SUCH THAT A 4" SPHERE CANNOT PASS THRU. GUARDRAIL TO BE CONTINOUS WITH NO BREAKS.

USEABLE AREA UNDER STAIRS SHALL BE WRAPPED IN 1/2 GYP BR

REVISIONS	BY
1 11/6/2026	RJ

LOC26007A_1 31013

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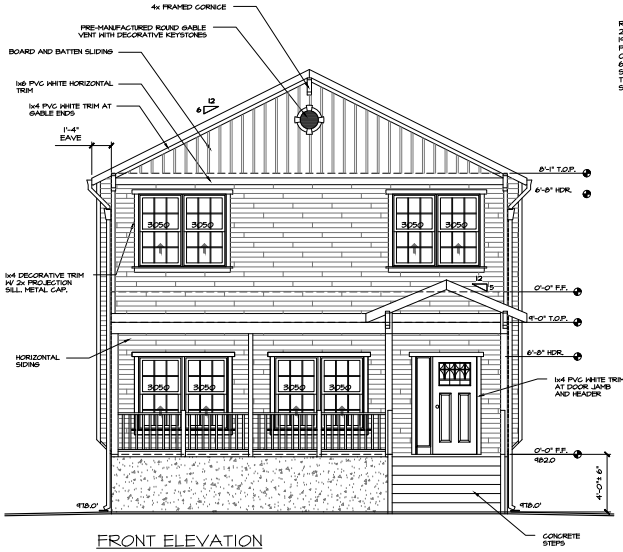
PROJECT

LOCKHART DUPLEX
3103 GALBRAITH STREET
KLNOXVILLE TN

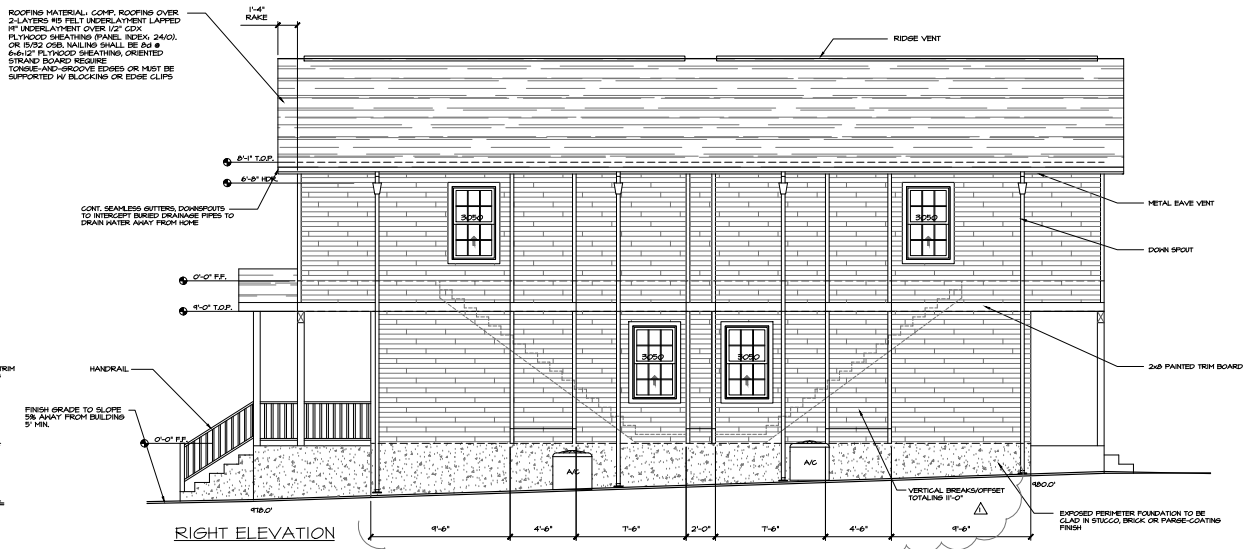
FLOOR PLAN

A&R
DESIGN & DRAFTING SERVICE
3208 CHESTNUT RIDGE CIRCLE
LENOIR CITY, TENNESSEE 37772
(865)-548-8812 ROLETTE@GMAIL.COM

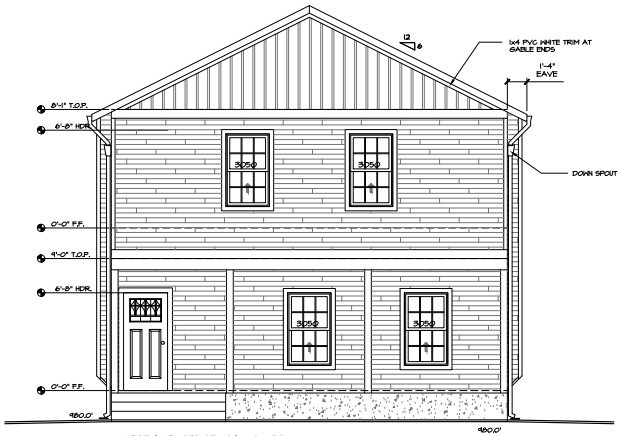
DATE	9/3/2026
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	LOC26007
SHEET	A101



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



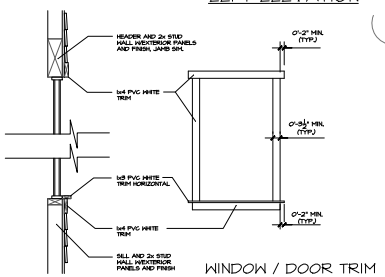
LEFT ELEVATION

NOTE:

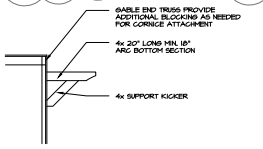
1. BALLOON FRAME ALL EXTERIOR WALLS WHERE APPLICABLE TO UNDERSIDE OF TRUSS.
2. TWO (2) LAYERS OF GRADE 'D' PAPER IS REQUIRED AT WOOD SHEAR PANELS
3. PROVIDE 1x3 WOOD BATTENS WHERE ROOF EXCEEDS 7:12 SEE E.R. #2656
4. EXTERIOR FINISH TO BE VERTICAL AND HORIZONTAL SIDING TO BE DETERMINED BY OWNER
5. GUTTER LOCATION AND MATERIAL AND STYLE TO BE DETERMINED BY OWNER. ALL DOWNSPOUTS TO DRAIN INTO DRAINAGE LINES DISCHARGING AT THE LOWEST SIDE OF THE HOUSE
6. PROVIDE ATTIC VENTILATION AS PER CURRENT IRC SECT. 1203.2 FOR EAVE VENTS PROVIDE 1sf OF VENT FOR EVERY 150sf OF ATTIC.
7. PROVIDE AN APPROVED WATERPROOF BUILDING PAPER UNDER WOOD SIDING

ATTIC VENTS HOUSE

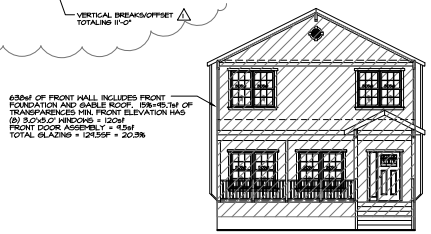
(NOTE FOR 1/300 OF THE AREA OF THE SPACE VENTILATED, PROVIDE A VAPOR RETARDED HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96 IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION AND PROVIDED 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE.)



WINDOW / DOOR TRIM



GABLE CORNICE



FRONT TRANSPARENCY CALCULATIONS

REVISIONS	BY
1 11/6/2026	RJ
LOC26007A_1 31013	

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PROJECT
LOCKHART DUPLEX
3103 GALBRAITH STREET
KNOXVILLE TN

EXTERIOR ELEVATIONS

A&R DESIGN & DRAFTING SERVICE
3707 CHESTNUT CIRCLE
LENOIR CITY TENNESSEE 37772
(865)-591-0812 RDLEITE@GMAIL.COM

DATE	9/21/2026
SCALE	1/4"=1'-0"
DRAWN	RJ
JOB	LOC26007
SHEET	A201