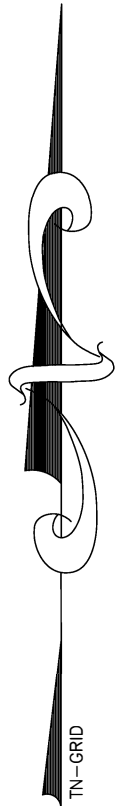
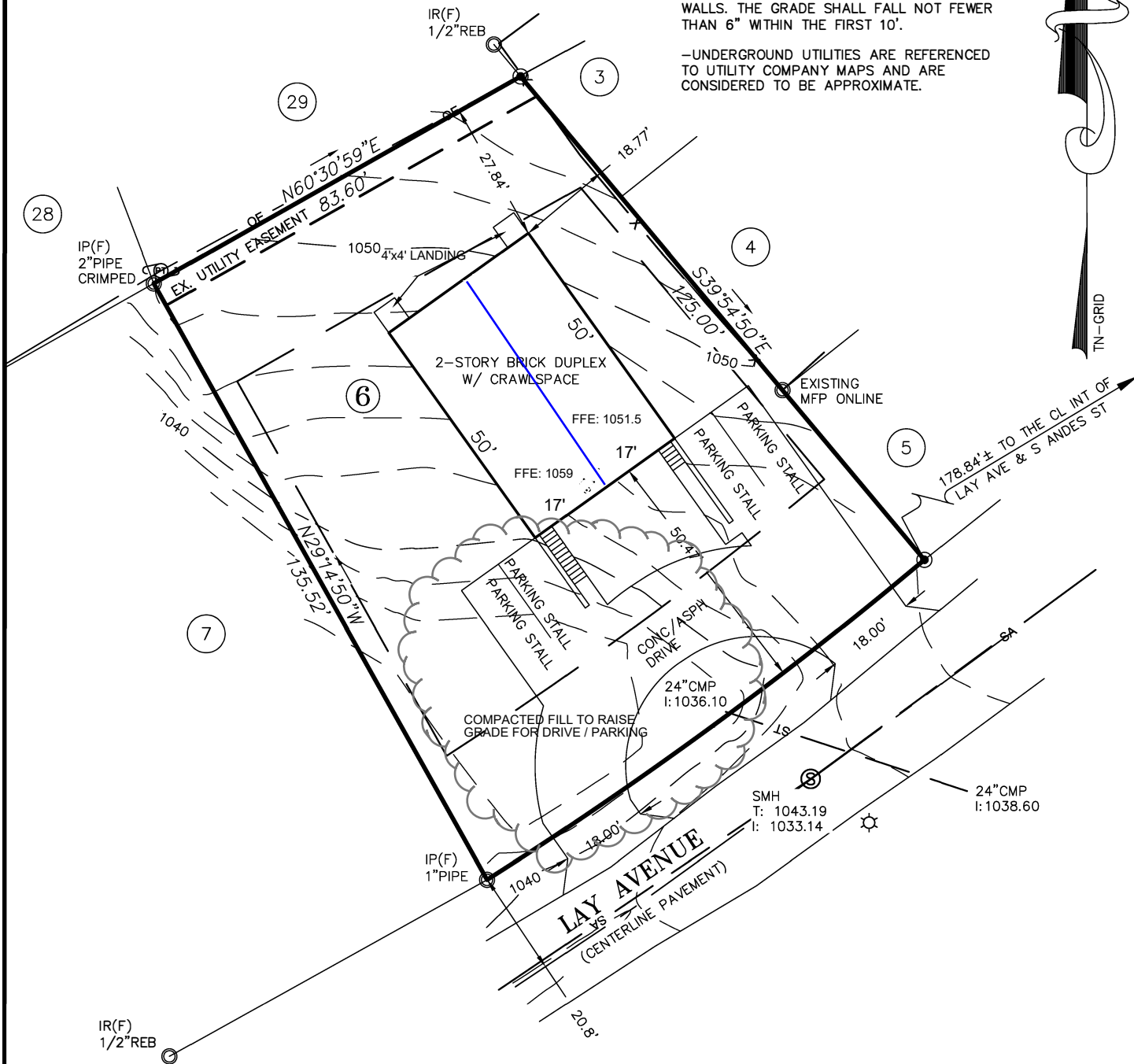


FOR/OWNER:  
 BRADEN FAMILY PROPERTIES LLC  
 7400 N RUGGLES FERRY PK  
 KNOXVILLE, TENNESSEE 37924  
 PHONE: 865-696-7343

NOTES:

- TOTAL LOT AREA: 12,499 SQ. FT.
- HOUSE AREA: 1700 SQ. FT.
- DRIVEWAY AREA: 2740 SQ. FT.
- ZONING: RN-2  
 25' FRONT SETBACK (PLAT B-139D)  
 5' SIDE SETBACKS  
 25' REAR SETBACK
- 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" WITHIN THE FIRST 10'.
- UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANY MAPS AND ARE CONSIDERED TO BE APPROXIMATE.



PLOT PLAN OF:  
**Third Unit, Oakland Park Addition**  
 LOT 6, BLOCK "E"  
**3351 Lay Avenue**  
**Knoxville, Tennessee 37914**

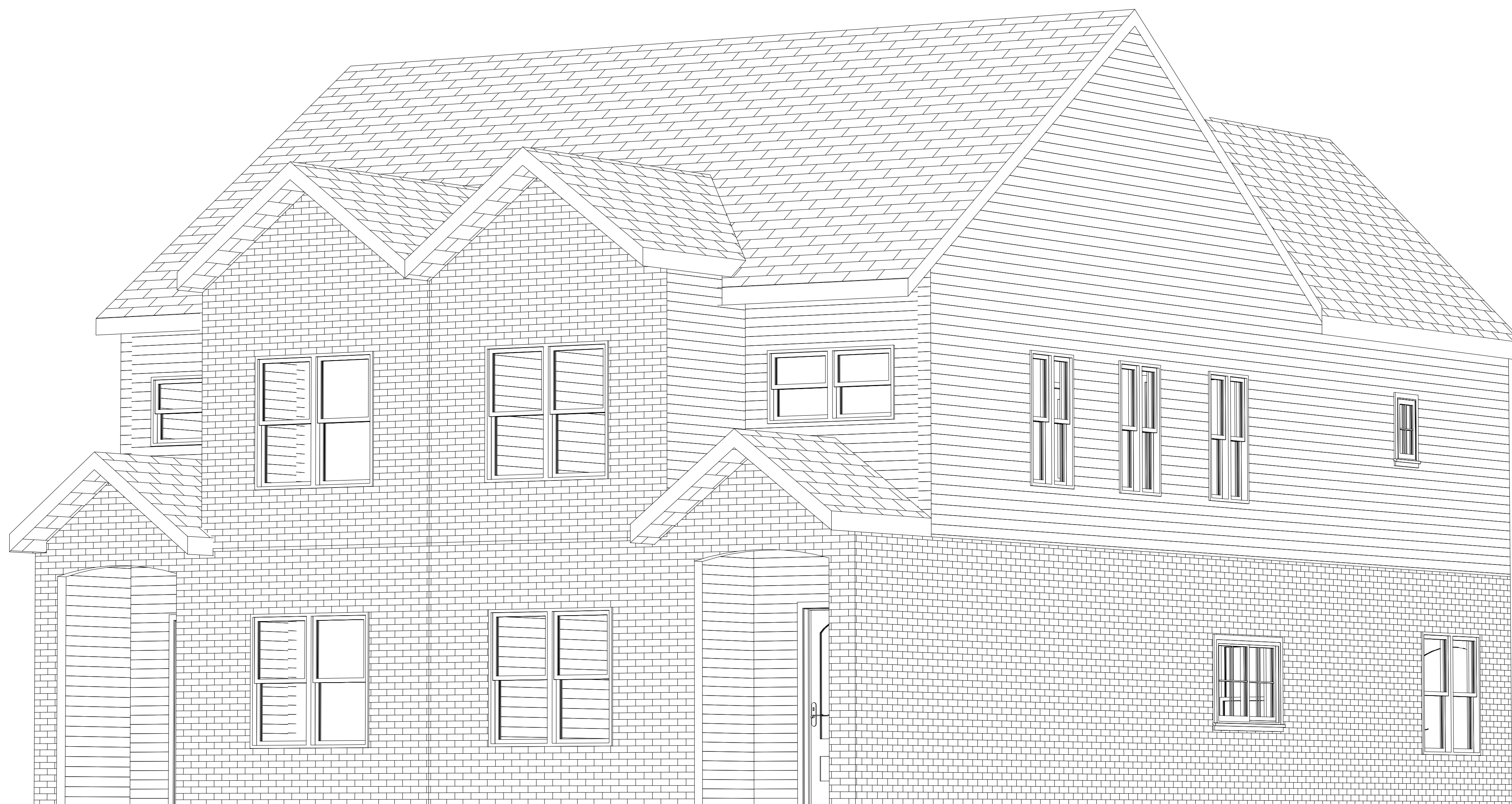
Ward <u>13</u>	City <u>KNOXVILLE</u>
District <u>1</u>	County <u>KNOX</u>
Plat Cab: <u>B</u>	Slide <u>139D</u>
Deed Book <u>202308100007394</u>	Page <u>-</u>
CLT # <u>082 E "K"</u>	Parcel <u>015</u>
Scale <u>1"=30'</u>	Date <u>11/20/2023</u>
Drawn By <u>C. VITKUS</u>	City Block <u>13583</u>
Project # <u>4862</u>	

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

NOTE:  
 NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

**LYNCH SURVEYS LLC**

SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
 4405 COSTER RD. KNOXVILLE, TENN. 37912  
 865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM



① 3D View

PLEASE BE ADVISED THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION BEING A PROFESSIONAL ENGINEER, AND I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS. THE DESIGN SPECIFICATION COMPLY WITH CITY, PARISH, AND STATE BUILDING CODE REQUIREMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS REVIEW DOES NOT ATTEST TO COMPLIANCE WITH ZONING, ENVIRONMENTAL OR SUBSOIL FOUNDATION REQUIREMENTS. I WILL NOT ADMINISTER THE CONSTRUCTION WORK.

No.	Description	Date

FARN

3D

Project number	LEO - 187
Date	MM/DD/YYYY
Drawn by	Numan
Checked by	Checker

A102

Scale

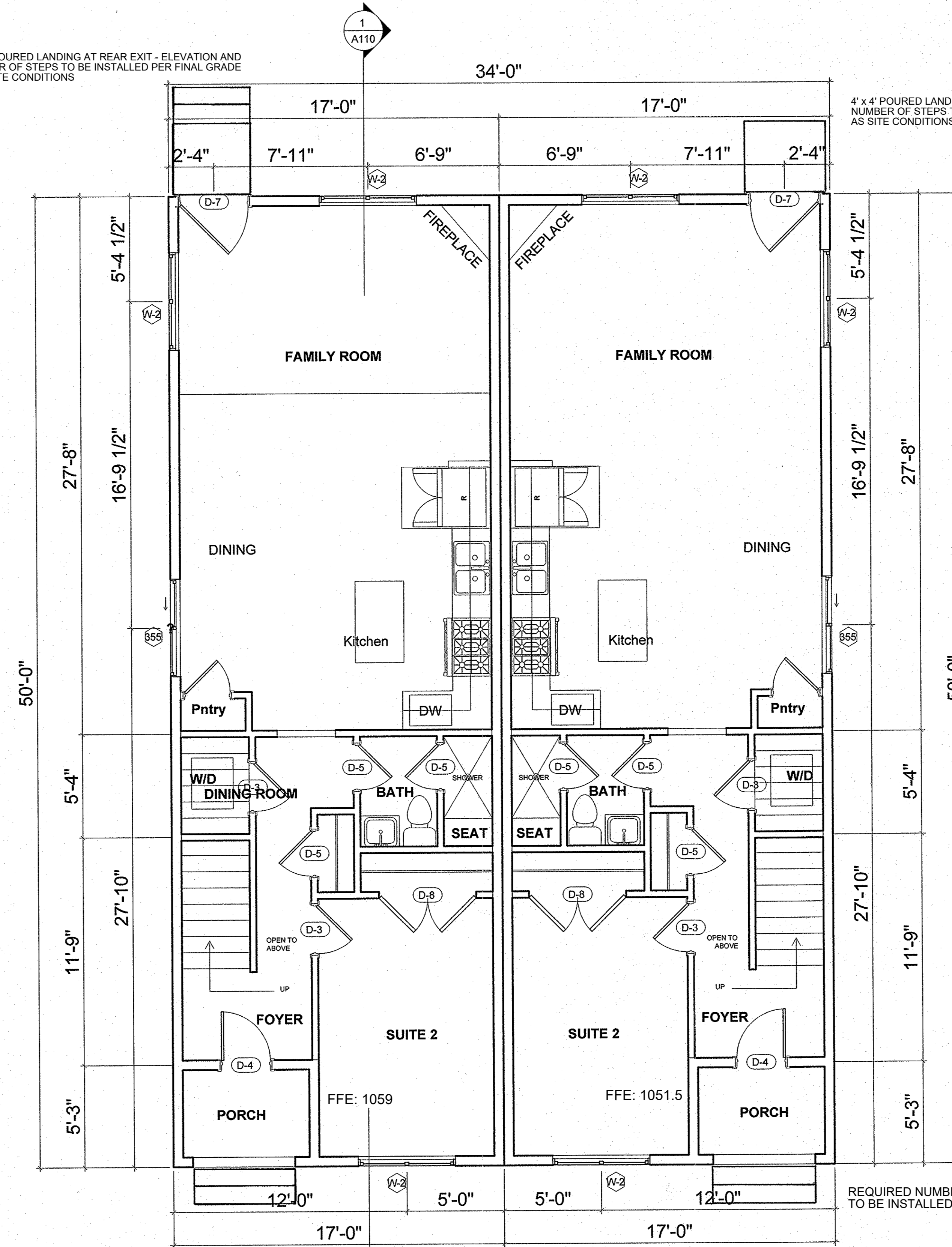
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## FLOOR PLAN NOTES

1. VERIFY ALL DIMENSIONS IN FIELD
2. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN STRICT ACCORDANCE WITH APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS AND APPROVALS.
5. PROVIDE ALL BLOCKING NECESSARY FOR THE CONCEALED ATTACHMENT OF CABINETRY, SHELVING, HANDRAILS, LIGHT FIXTURES, BATH ACCESSORIES, ETC.
6. ALL UTILITY RUNS (HVAC DUCTWORK, ELECTRICAL WIRING, PLUMBING, ETC.) TO BE RUN THROUGH CONCEALED SPACES (I.E. WALLS, DROPPED CEILINGS, ETC.) AND ARE NOT TO BE EXPOSED (I.E. WIRE MOLD).
7. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN.
8. COLORS OF NATIVE STONE, SIDING, ROOFING AND TRIM SHALL BE SELECTED BY OWNER.
9. INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO PAINT, WALL PAPER, CARPETING, VINYL FLOORING, WOOD FLOORING AND TILE SHALL BE AS SELECTED BY OWNER

4' x 4' POURED LANDING AT REAR EXIT - ELEVATION AND NUMBER OF STEPS TO BE INSTALLED PER FINAL GRADE AND SITE CONDITIONS

4' x 4' POURED LANDING AT REAR EXIT - ELEVATION AND NUMBER OF STEPS TO BE INSTALLED PER FINAL GRADE AND AS SITE CONDITIONS REQUIRE



REQUIRED NUMBER OF STEPS AT FRONT ENTRANCE TO BE INSTALLED PER FINAL GRADE ELEVATION

① LEVEL 01 - PROPOSED  
1/4" = 1'-0"

PLEASE BE ADVISED THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION BEING A PROFESSIONAL ENGINEER, AND I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS. THE DESIGN SPECIFICATIONS COMPLY WITH CITY, PARISH, AND STATE BUILDING CODE REQUIREMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS REVIEW DOES NOT ATTEST TO COMPLIANCE WITH ZONING, ENVIRONMENTAL OR SUBSOIL FOUNDATION REQUIREMENTS. I WILL NOT ADMINISTER THE CONSTRUCTION WORK.

No.	Description	Date

### DOOR SCHEDULE 02

TYPE MARK	Family	WIDTH	HEIGHT	Count
D-1	Door-Interior-Single-2_Panel-Wood	2' - 2"	6' - 8"	2
D-2	Door-Interior-Single-2_Panel-Wood	3' - 0"	6' - 8"	6
D-3	Door-Interior-Single-2_Panel-Wood	2' - 6"	6' - 8"	8
D-4	Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad	2' - 6"	6' - 8"	2
D-5	Door-Interior-Single-2_Panel-Wood	2' - 4"	6' - 8"	12
D-6	Door-Double-Flush_Panel	4' - 0"	6' - 8"	4
D-7	Door-Exterior-Single-Entry-Half Arch Glass-Wood_Clad	3' - 6"	6' - 8"	2
D-8	Door-Double-Flush_Panel	5' - 0"	6' - 8"	2

Grand total: 38

### DOOR SCHEDULE NOTES

- 1- PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
- 2- PER CRC R302.5.1, DOORS INSTALLED BETWEEN THE DWELLING AN ATTACHED GARAGE SHALL BE SELF-CLOSING AND SELF-LATCHING. ADDITIONALLY, THEY SHOULD BE ONE OF THE FOLLOWING:
  - A- SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK
  - B- SOLID OR HONEYCOMBED CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK
  - C- A 20-MINUTE FIRE RATED DOOR
- 3- ALL GLASS IN EXTERIOR DOORS MUST HAVE TEMPERED GLASS, AND IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS.
- 4- HEADER HT. @ 8' - 0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS.

**FARN**

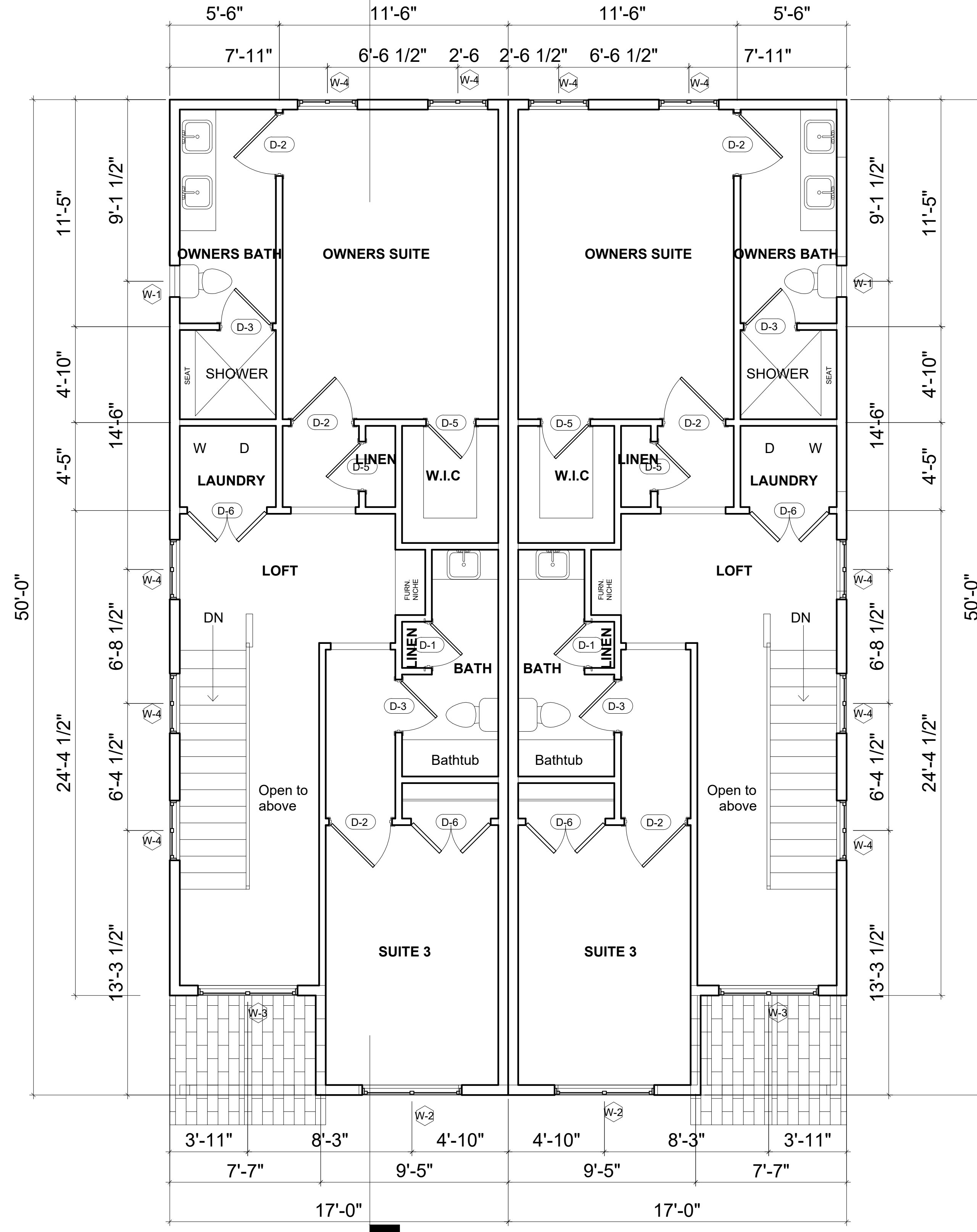
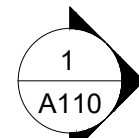
**PROPOSED FLOOR PLAN**

Project number: LEO - 187  
 Date: MM/DD/YYYY  
 Drawn by: Numan  
 Checked by: Numan

**A103**

Scale: 1/4" = 1'-0"





WINDOW SCHEDULE 02					
TYPE MARK	Family	WIDTH	HEIGHT	SILL HEIGHT	Count
355	Window-Sliding-Double	5' - 0"	3' - 0"	3' - 0"	2
W-1	Window-Awning-Single	1' - 7"	2' - 4"		2
W-2	Window-Double-Hung-Double	5' - 0"	4' - 8"	2' - 0"	8
W-3	Window-Double-Hung-Double	5' - 0"	2' - 6"	4' - 0"	2
W-4	Window-Double-Hung-Double	3' - 0"	4' - 8"	2' - 0"	10
Grand total: 24					

### WINDOW SCHEDULE NOTES

- 1- PRIOR TO ORDER, MODEL AND SIZE SHALL BE FIELD VERIFIED AND CONFIRMED BY OWNER AND ARCHITECT.
- 2- ALL GLASS IN EXTERIOR WINDOWS MUST BE TEMPERED GLASS.
- 3- ALL SKYLIGHT UNITS SHALL BE TESTED AND LABELED IN COMPLIANCE WITH AAMA / WDMA / CSA 101 / 1.S.2 / A440 PER CRC SECTION R308.6.9.
- 4-ALL SKYLIGHT UNITS LOCATED ON A ROOF WITH SLOPE LESS THAN 3" / 12" MUST BE INSTALLED ON A 4" MINIMUM HIGH CURB.
- 5-HEADER HT. @ 7' - 0", TYPICAL U.O.N. SEE EXTERIOR ELEVATIONS.

① LEVEL 02 - PROPOSED  
1/4" = 1'-0"

PLEASE BE ADVISED THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION BEING A PROFESSIONAL ENGINEER, AND I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS. THE DESIGN SPECIFICATION COMPLY WITH CITY, PARISH, AND STATE BUILDING CODE REQUIREMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS REVIEW DOES NOT ATTEST TO COMPLIANCE WITH ZONING, ENVIRONMENTAL OR SUBSOIL FOUNDATION REQUIREMENTS. I WILL NOT ADMINISTER THE CONSTRUCTION WORK.

No.	Description	Date

**FARN**

**PROPOSED FLOOR PLAN**

Project number	LEO - 187
Date	MM/DD/YYYY
Drawn by	Author
Checked by	Checker

A104

Scale	1/4" = 1'-0"
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- ### ELEVATION NOTES
- GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
  - WINDOW GRILLS SHOWN ARE TO SCHEMATICALLY EXPRESS DESIGN INTENT. ACTUAL STD. GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY BUILDER.
  - ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE.
  - DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS W/ OWNER.
  - CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'.

**NOTICE:**  
LIVING CONCEPTS HOME PLANNING HAS TAKEN GREAT CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, SINCE CODES ARE SUBJECT TO CHANGE AND INTERPRETATIONS VARY, WE DO NOT GUARANTEE COMPLIANCE WITH ANY SPECIFIC CODES OR ORDINANCES. PURCHASER OR BUILDER IS SOLELY RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL BUILDING CODES AND ORDINANCES AND FOR ANY MODIFICATIONS TO THE PLANS THAT MAY NEED TO BE MADE IN ORDER TO COMPLY. BUILDER IS ALSO RESPONSIBLE FOR VERIFYING SITE AND SOIL CONDITIONS AS WELL AS ALL DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS BEFORE BEGINNING CONSTRUCTION. THESE PLANS SHOULD BE REVIEWED BY A LOCAL ARCHITECT OR ENGINEER TO VERIFY ADAPTATION TO SITE AND LOCAL STRUCTURAL DESIGN REQUIREMENTS. LIVING CONCEPTS HOME PLANNING MAY NOT BE HELD RESPONSIBLE AND ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS.

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NOTE:  
STREET FACING FACADE = 680 SF  
WINDOW AND DOOR GLAZING = 150 SF  
MINIMUM TRANSPARENCY 22 %

No.	Description	Date



# FARN ELEVATIONS

Project number LEO - 187  
Date MM/DD/YYYY  
Drawn by Numan  
Checked by Checker

## A105

Scale 3/8" = 1'-0"





4' x 4' POURED LANDING AT REAR EXIT - ELEVATION AND NUMBER OF STEPS TO BE INSTALLED PER GRADE AND SITE CONDITIONS

STEPS OFF FRONT ENTRANCE TO BE INSTALLED AT ELEVATION PER FINAL GRADE

COMPACTED SOIL TO BE INSTALLED AS NEEDED TO SUPPORT PARKING AREA AND DRIVE

FOOTER DEPTH PER SITE CONDITIONS  
POURED STEPPED FOOTINGS TO UNDISTURBED SOIL

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No.	Description	Date

**FARN  
ELEVATIONS**

Project number: LEO - 187  
 Date: MM/DD/YYYY  
 Drawn by: Numan  
 Checked by: Numan

**A106**

Scale: 3/8" = 1'-0"



PLEASE BE ADVISED THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION BEING A PROFESSIONAL ENGINEER, AND I TAKE FULL RESPONSIBILITY FOR THE CONTENTS OF THESE PLANS. THE DESIGN SPECIFICATION COMPLY WITH CITY, PARISH, AND STATE BUILDING CODE REQUIREMENTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS REVIEW DOES NOT ATTEST TO COMPLIANCE WITH ZONING, ENVIRONMENTAL OR SUBSOIL FOUNDATION REQUIREMENTS. I WILL NOT ADMINISTER THE CONSTRUCTION WORK.

No.	Description	Date

## FARN ELEVATION

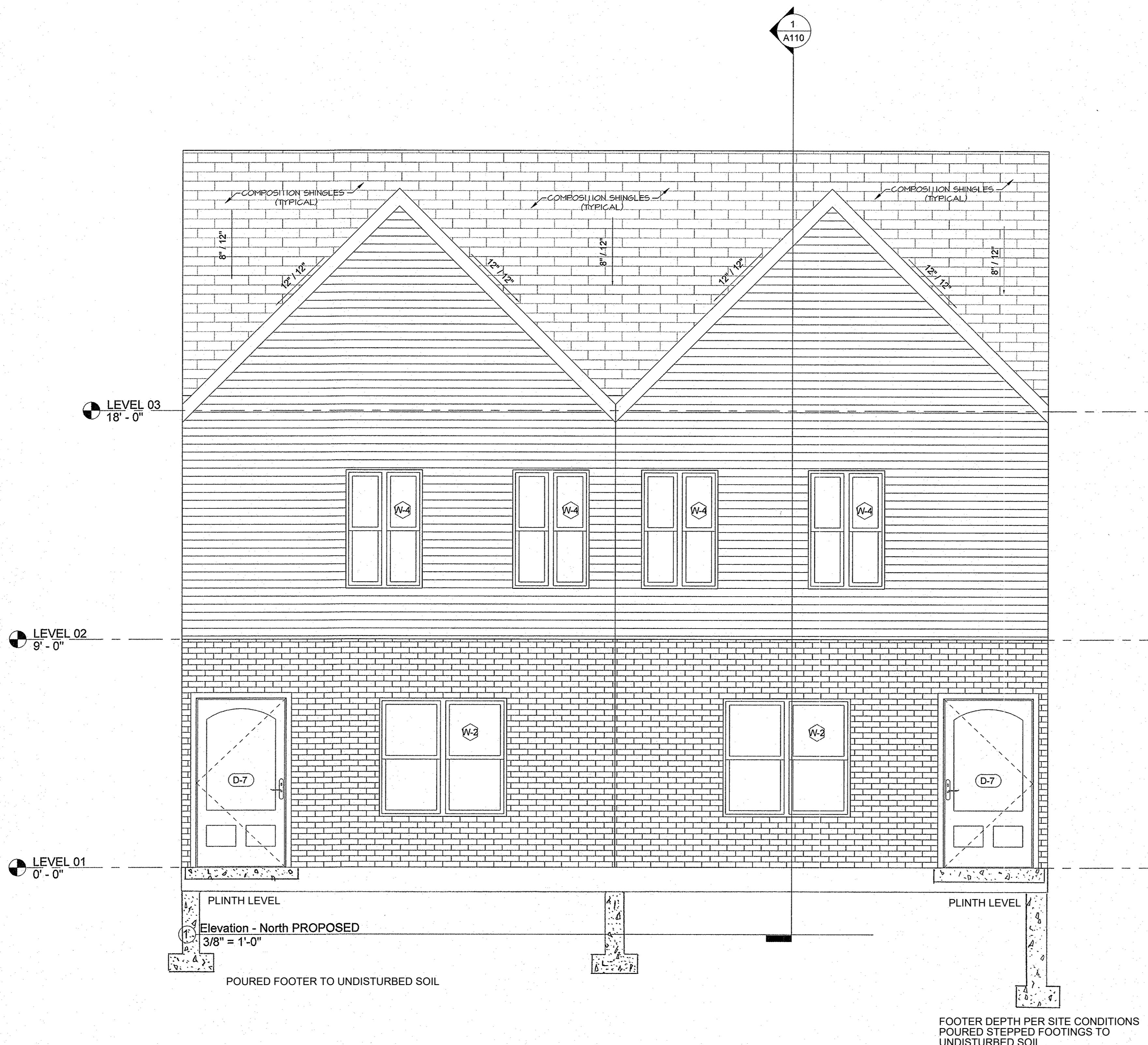
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Date	MM/DD/YYYY
Drawn by	Author
Checked by	Checker

# A107

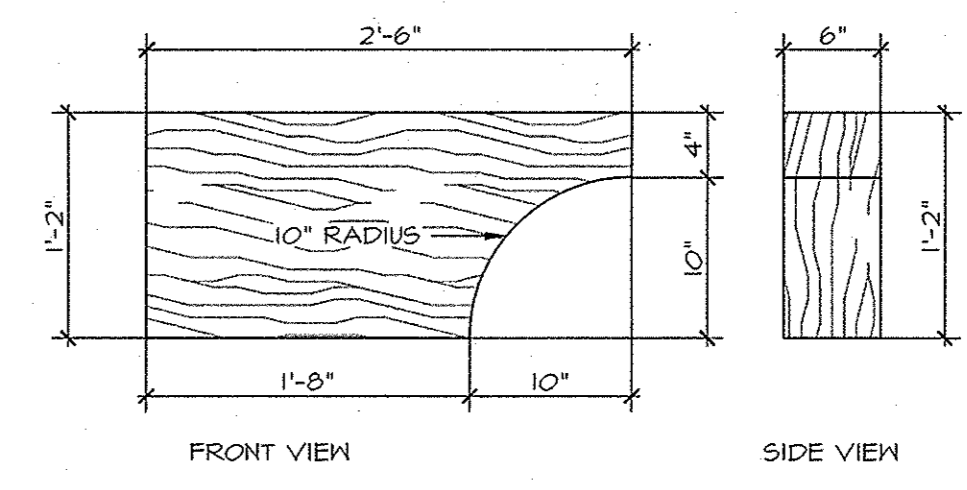
Scale                      3/8" = 1'-0"



1  
A110



- ELEVATION NOTES**
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  - ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE.
  - DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS w/ OWNER.
  - CHIMNEY SHALL EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'.



(R.S.) TIMBER  
OUTLOOKER DETAIL  
SCALE: 1" = 1'-0"

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No.	Description	Date

**FARN  
ELEVATION**

Project number LEO - 187

Date MM/DD/YYYY

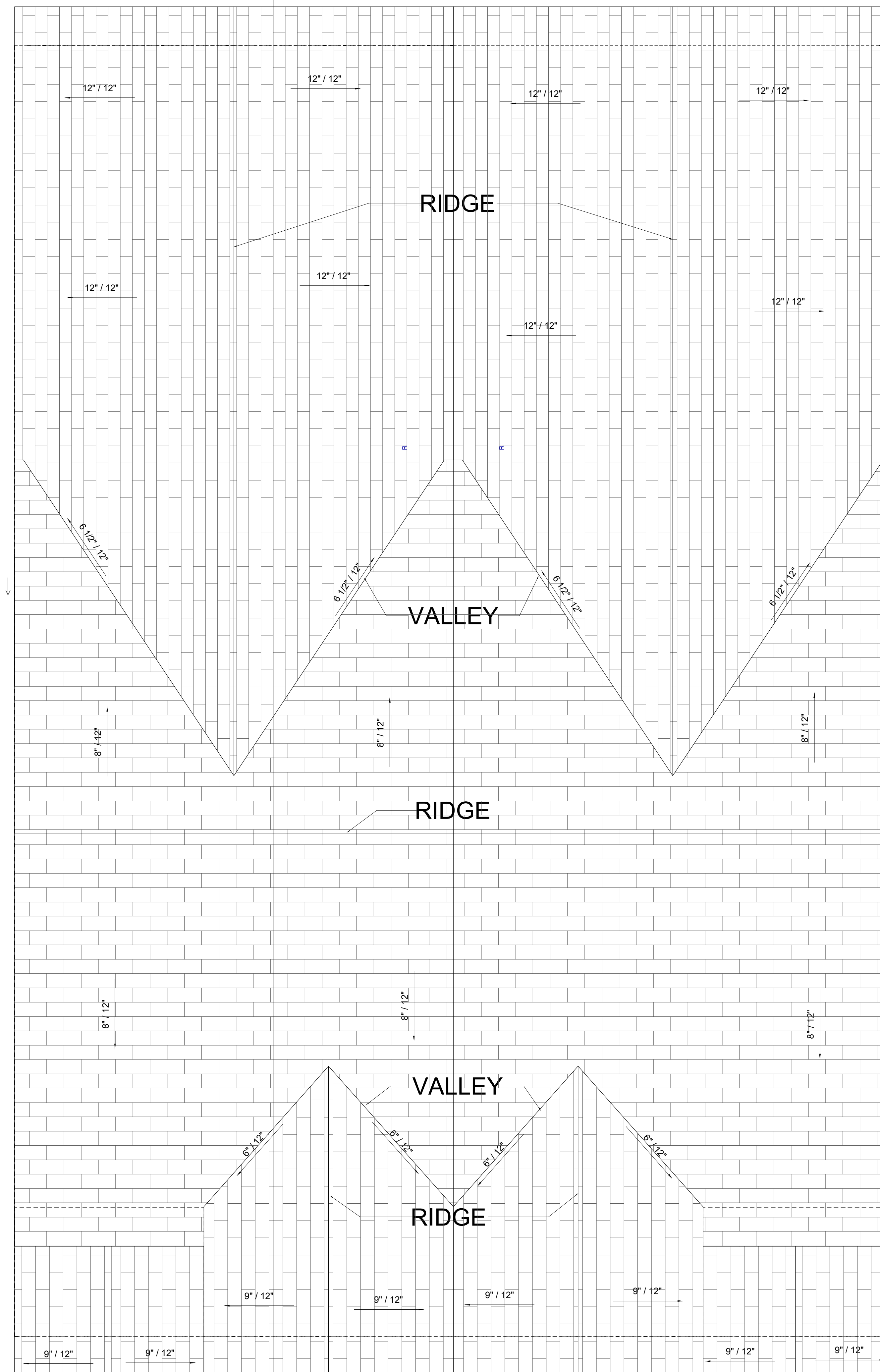
Drawn by Author

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A108

Scale 3/8" = 1'-0"





1 PROPOSED ROOFING PLAN  
 3/8" = 1'-0"

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No.	Description	Date

**FARN**  
**Roof Plan**

Project number LEO - 187

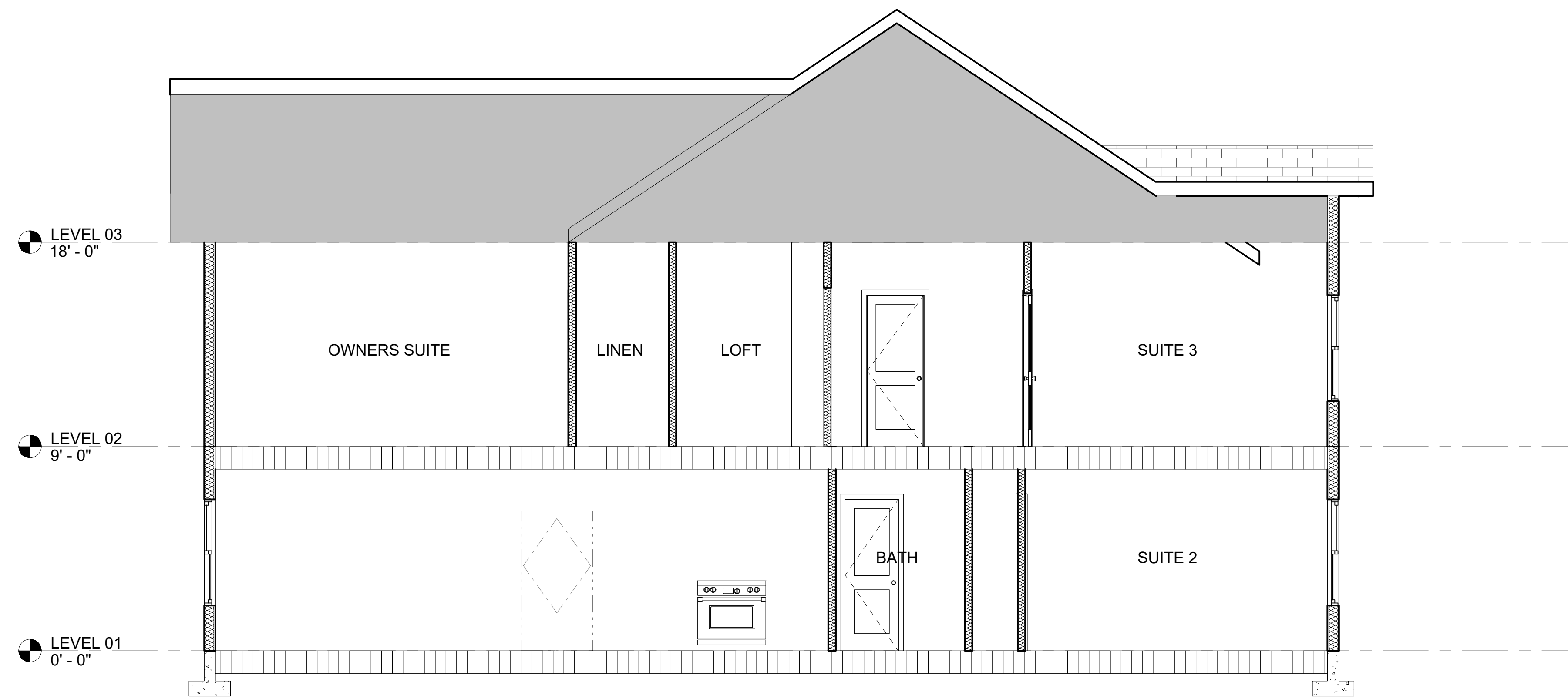
Date MM/DD/YYYY

Drawn by Numan

Checked by Checker

**A109**

Scale 3/8" = 1'-0"



① Section 1  
1/4" = 1'-0"

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No.	Description	Date

**FARN**

**CROSS-SECTIONS**

Project number LEO - 187  
Date MM/DD/YYYY  
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Checked by Checker

**A110**

Scale 1/4" = 1'-0"