

**CONTACT INFORMATION:**

GENERAL CONTRACTOR: MIKE STEVENS HOMES  
 9515 BLUEGRASS RD.  
 KNOXVILLE, TN 37922  
 CONTACT: PAIGE BRUMMET  
 (865) 368-8333  
 paigeb@mikestevenshomes.com

DESIGNER: BUCK BAILEY DESIGN, LLC.  
 1008 SAINT JOHNS DR.  
 MARYVILLE, TN 37801  
 (971) 227-2628  
 buck@buckbaileydesign.com

**REVISION INFORMATION:**

MASTER SET  
 revisions as per PB

**DRAWING INDEX:**

- A1 PROJECT INFO, SITE PLAN
- A2 PERSPECTIVES
- A3 ELEVATIONS
- A4.1-4.4 SIDE ELEVATIONS, SECTIONS  
 LOTS 182,183,18,19
- A5 SECTIONS, DETAILS
- B1.1 FOUNDATION PLAN, DETAILS
- B1.2 LOWER FLOOR PLAN
- B2 MAIN FLOOR PLAN
- B3 SECOND FLOOR PLAN
- B4 THIRD FLOOR PLAN
- B5 GENERAL NOTES, GARAGE DOOR DETAIL

> SEE TRUSS MANUFACTURER'S DRAWINGS FOR FLOOR AND ROOF TRUSSES AND FRAMING

> TO PRINT PAGES IN SCALE:  
 BEFORE BATCH PRINTING CHECK PRINT ON 24x36 D-SIZE PAPER @ 1:1 RATIO, NO SCALING OR "PRINT TO FIT MARGINS". VERIFY DIMENSIONS ARE IN SCALE USING ARCHITECT SCALE AND ADJUST PRINT SETTINGS AS NEEDED.

**AREA TABULATION:**

LOT #	182	183	18	19
GARAGE	623	556	592	745
DRIVEWAY ON LOT*	210	207	185	781
DRIVEWAY TO STREET	302	301	279	965
PATIO, RET.G. WALL	346	347	301	600
LOWER FLR. HTD.	614	535	585	752
MAIN FLOOR HTD.	1237	1087	1162	1496
SECOND FLOOR HTD.	1237	1087	1162	1496
THIRD FLOOR HTD.	440	416	416	584
TOTAL HTD. AREA	3528	3125	3325	4328
UPPER ROOF AREA	743	713	713	954
LOWER ROOF AREA	1219	1067	1145	1449
UPPER : LOWER RATIO	61%	67%	62%	66%
LOT AREA	2115	1692	1692	2935
BUILDING FOOTPRINT	1276	1110	1183	1542
BUILDING COVERAGE	60%	66%	70%	53%
IMPERVIOUS AREA	1583	1438	1478	2097
IMPERVIOUS COVERAGE*	75%	85%	87%	71%

\* DRIVEWAYS TO BE PERVIOUS CONC.

**SITE PLAN NOTES:**

LAND USE: TOWNHOMES

CONNECT DOWNSPOUTS TO CONT'S DRAIN TILE (PERF PIPE) AROUND BUILDING AT FOOTINGS. LOCATE DRAIN TILE OUTLETS SUCH THAT WATER FLOWS ARE DIRECTED TO PROPER CATCH FACILITIES OR NATURAL AREAS.

CONTRACTOR TO ESTABLISH TEMPORARY ANNUAL RYE GRASS DURING CONSTRUCTION, AND PERMANENT PERENNIAL TURFGRASS AFTER CONSTRUCTION IN DISTURBED AREAS.

CONTRACTOR TO PROVIDE SILT FENCING, SWAYLES, AND OTHER CATCHMENTS AS PER LOCAL CODE.

CONTRACTOR TO MARK CONSTRUCTION ACTIVITY BOUNDARY AND PERFORM REGULAR CLEANUP OF BLOWN DEBRIS, ETC.

CONTRACTOR TO PROVIDE GRAVEL CONSTRUCTION DRIVEWAY, MATERIAL AND VEHICLE STAGING AREAS AS PER LOCAL CODE.

**RADON MITIGATION VENTING:**

TO VENT SLABS :

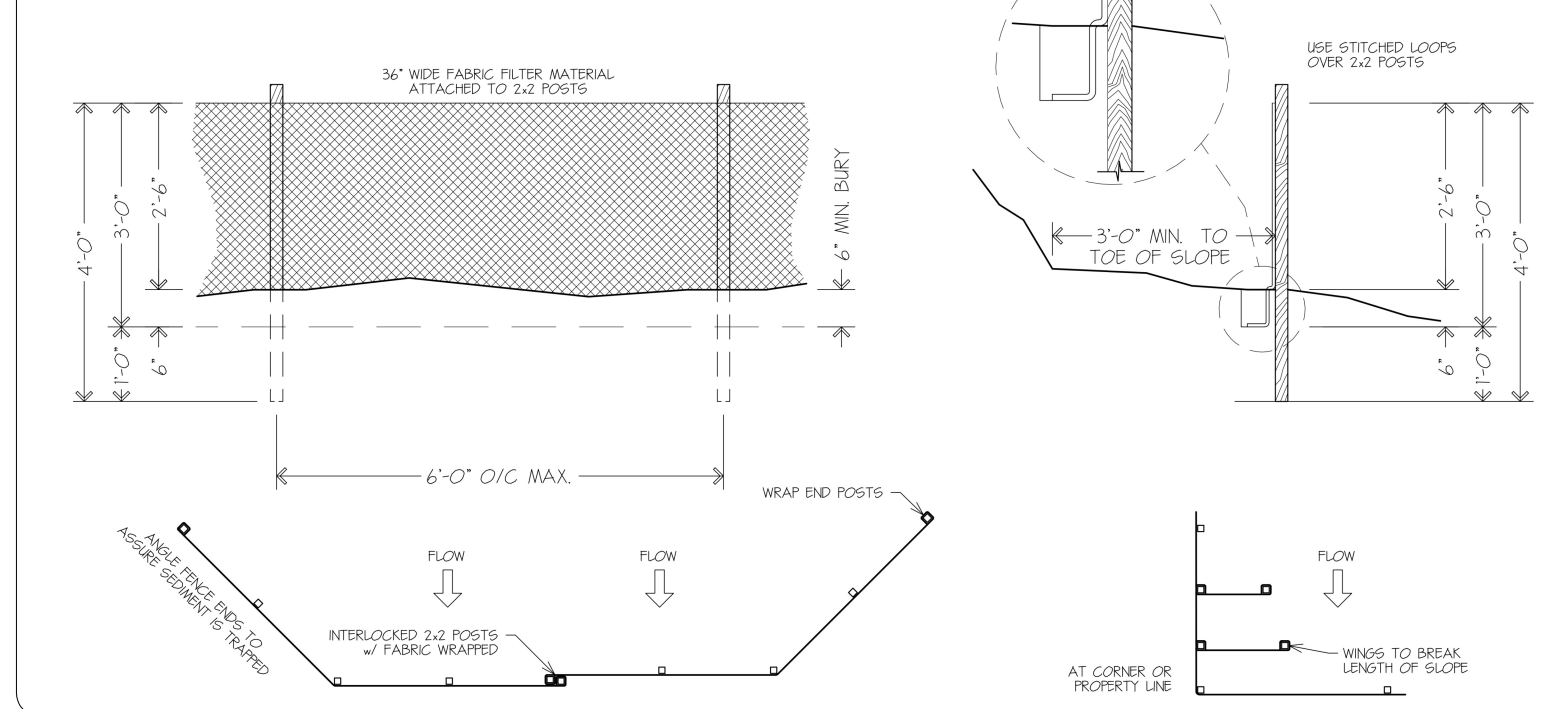
INSTALL 4" PVC SCHED 40 PIPE SWEEP INTO STEMWALL WITH 90 DEGREE TURN TO 10' PERF PIPE EXTENDING INTO GRAVEL BED.

EXTEND VENT THROUGH HEATED WALL TO ROOF TOWARDS REAR OF BLDG. TERMINATE MIN 12" ABOVE ROOF AND 10' HORIZ FROM OPERABLE WINDOWS.

PROVIDE ONE VENT FOR EVERY SEPERATE SLAB AND ONE VENT FOR EVERY 2000 SF OF SLAB OR SEALED CRAWL SPACE AREA.

ADD FAN IN ATTIC IF TESTING YEILDS MORE THAN 4 PCI/L CONTINUAL CONCENTRATION.

**SILT FENCE DETAIL**



This site plan is intended as a design drawing, not a technical or certified drawing. Additional information not appearing shall be provided by others.

Designer provides site plans per client instructions. Client will be responsible for obtaining all applicable current site planning information (see below).

Designer is not responsible for verifying site planning information obtained from client or any source, and does not guarantee site plan to be permissible.

Site planning information includes zoning, setbacks, easements, overlays, utility locations, accessibility requirements, fire department access, etc.

Site planning information also includes topographics, drainage and water retention requirements, silt fence details, construction site requirements, etc.

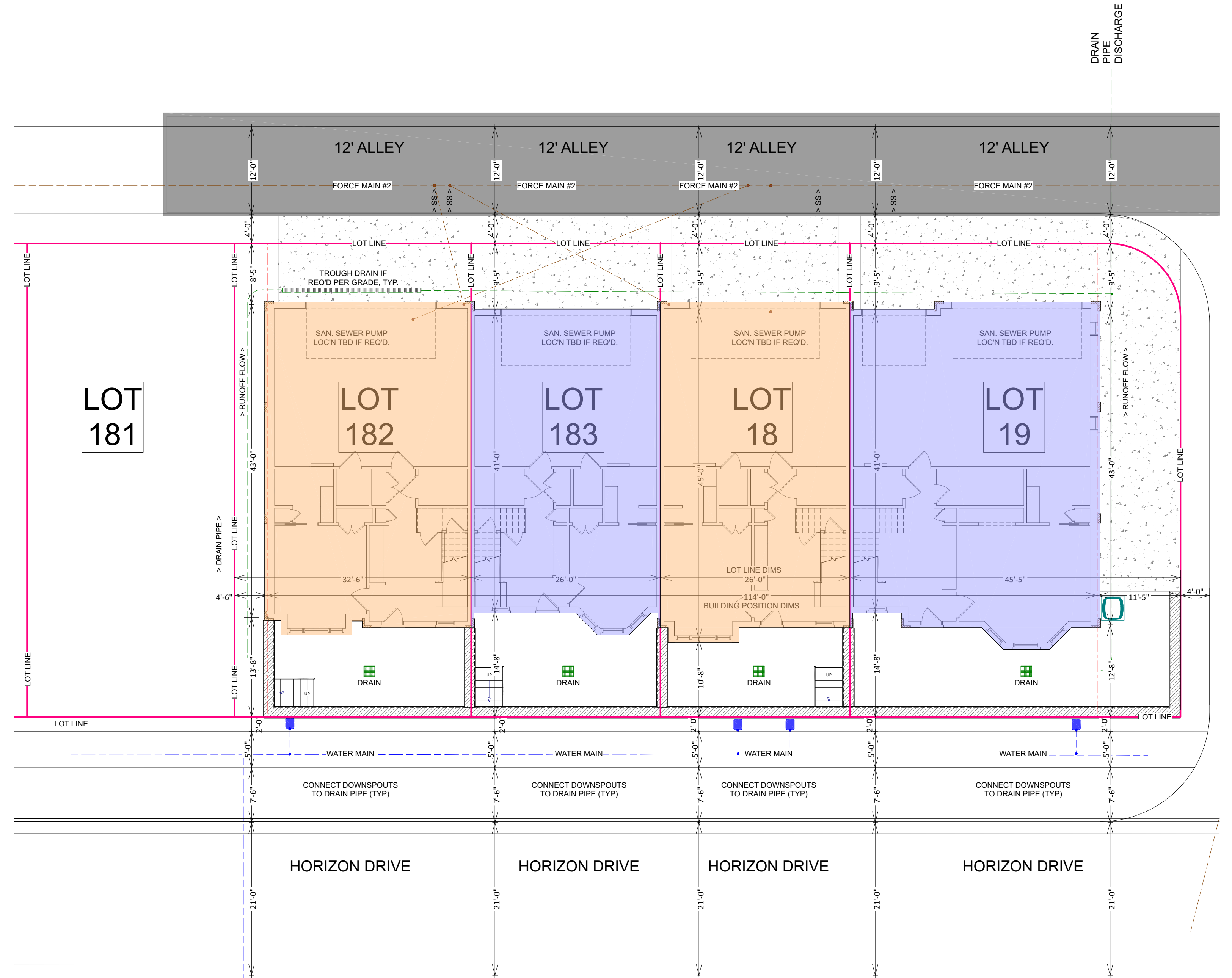
Client is advised hire a registered surveyor, civil engineer, and geotech to verify all site plan information and advise client and designer of changes needed for permitting.

**CODE and ZONING COMPLIANCE, PERMITABILITY, and E/O POLICIES**

Buck Bailey, designer, is practicing as a "building designer", not as an "architect" or "engineer". Service scope is limited to providing design drawings. Designer does not carry a professional stamp, and therefore cannot certify building or site plans to be fully compliant with zoning or building codes.

Compliance is to be achieved via information gathered from various sources, and will be included in the plans as provided to the designer. Any non-compliance issues shall be reported to the designer.

By using these design plans for construction, client, builder, and subcontractors acknowledge and accept that Buck Bailey dba Buck Bailey Design will not be held responsible for any costs associated with remediating zoning or code compliance issues, or any issues resulting from errors and omissions.



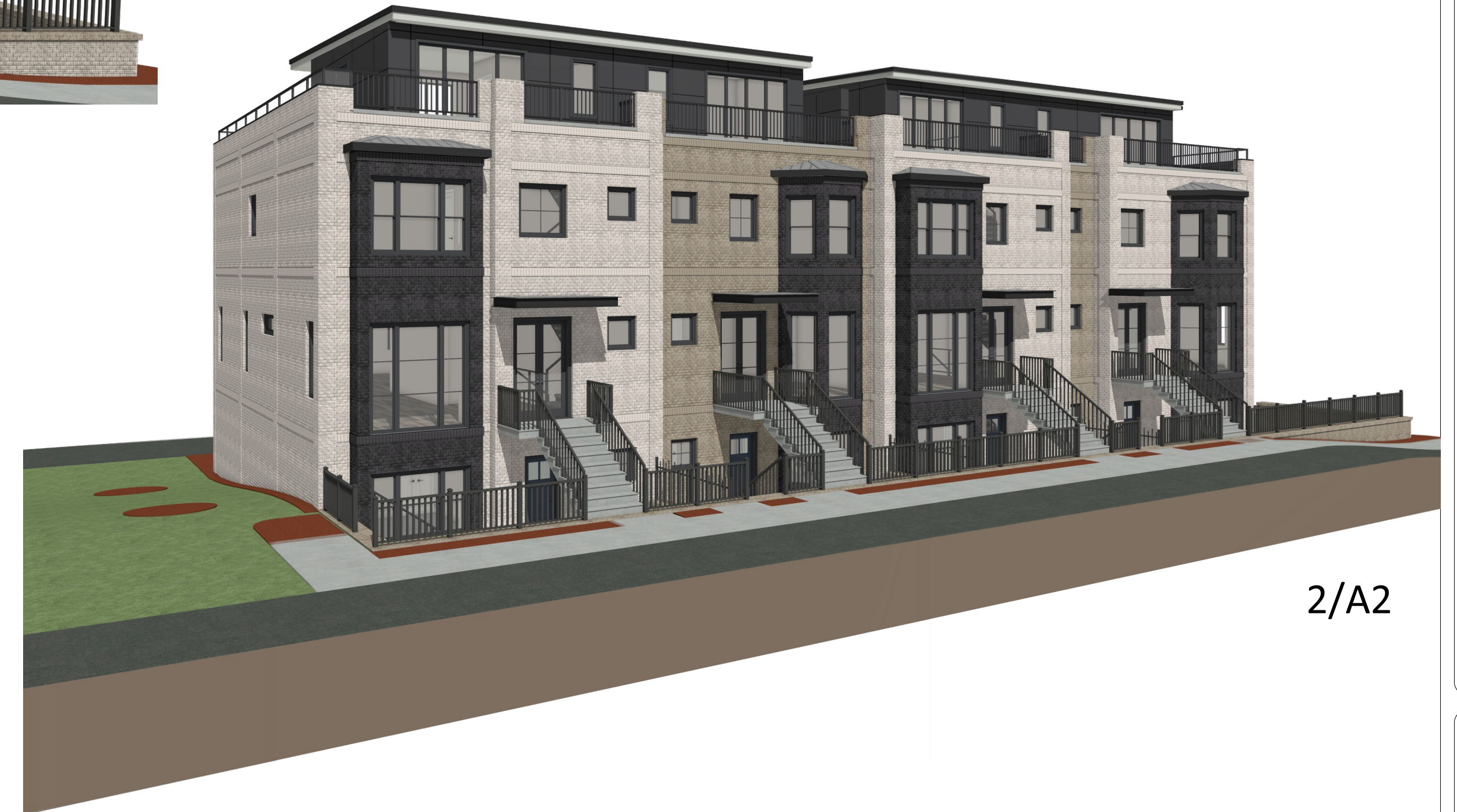
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**SITE PLAN**

SCALE: 1" = 10'



1/A2



2/A2



3/A2



4/A2

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- 30'-0" TOP OF ROOF
- 14'-4" MAIN F.F.L. TO D.O.L.
- 9'-0" BACK WALL HT.
- 8'-0" FRONT WALL HT.
- 8'-0" RAILING, PARAPET WALL HT.
- 12'-0" 2nd F.F.L.
- 9'-0" 1st F.F.L. JOISTS
- 20" OPEN WEB FLOOR TRUSSES BY OTHERS
- 9'-0" CEILING HT.
- 7'-0" HEADER HT.
- 7'-0" OPENING HT.
- 11'-8 3/4" 2nd F.F.L.
- 20" OPEN WEB FLOOR TRUSSES BY OTHERS
- 10'-0" CEILING HT.
- 8'-0" HEADER HT.
- 8'-0" OPENING HT.
- 0'-0" MAIN F.F.L.
- 20" OPEN WEB FLOOR TRUSSES BY OTHERS
- 8'-0" CEILING HT.
- 9'-0" RAILING
- 5'-0" RETAINING WALL TOP
- 0'-0 3/4" TOP OF SLAB

1/A3

**FRONT ELEVATION**

SCALE: 3/16" = 1'-0"



- 30'-0" TOP OF ROOF
- 14'-4" MAIN F.F.L. TO D.O.L.
- 9'-0" BACK WALL HT.
- 8'-0" FRONT WALL HT.
- 8'-0" RAILING, PARAPET WALL HT.
- 12'-0" 2nd F.F.L.
- 9'-0" 1st F.F.L. JOISTS
- 20" OPEN WEB FLOOR TRUSSES BY OTHERS
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- 7'-0" OPENING HT.
- 11'-8 3/4" 2nd F.F.L.
- 20" OPEN WEB FLOOR TRUSSES BY OTHERS
- 10'-0" CEILING HT.
- 8'-0" HEADER HT.
- 8'-0" OPENING HT.
- 0'-0" MAIN F.F.L.
- 20" OPEN WEB FLOOR TRUSSES BY OTHERS
- 8'-0" CEILING HT.

2/A3

**REAR ELEVATION**

SCALE: 3/16" = 1'-0"

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**LEFT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

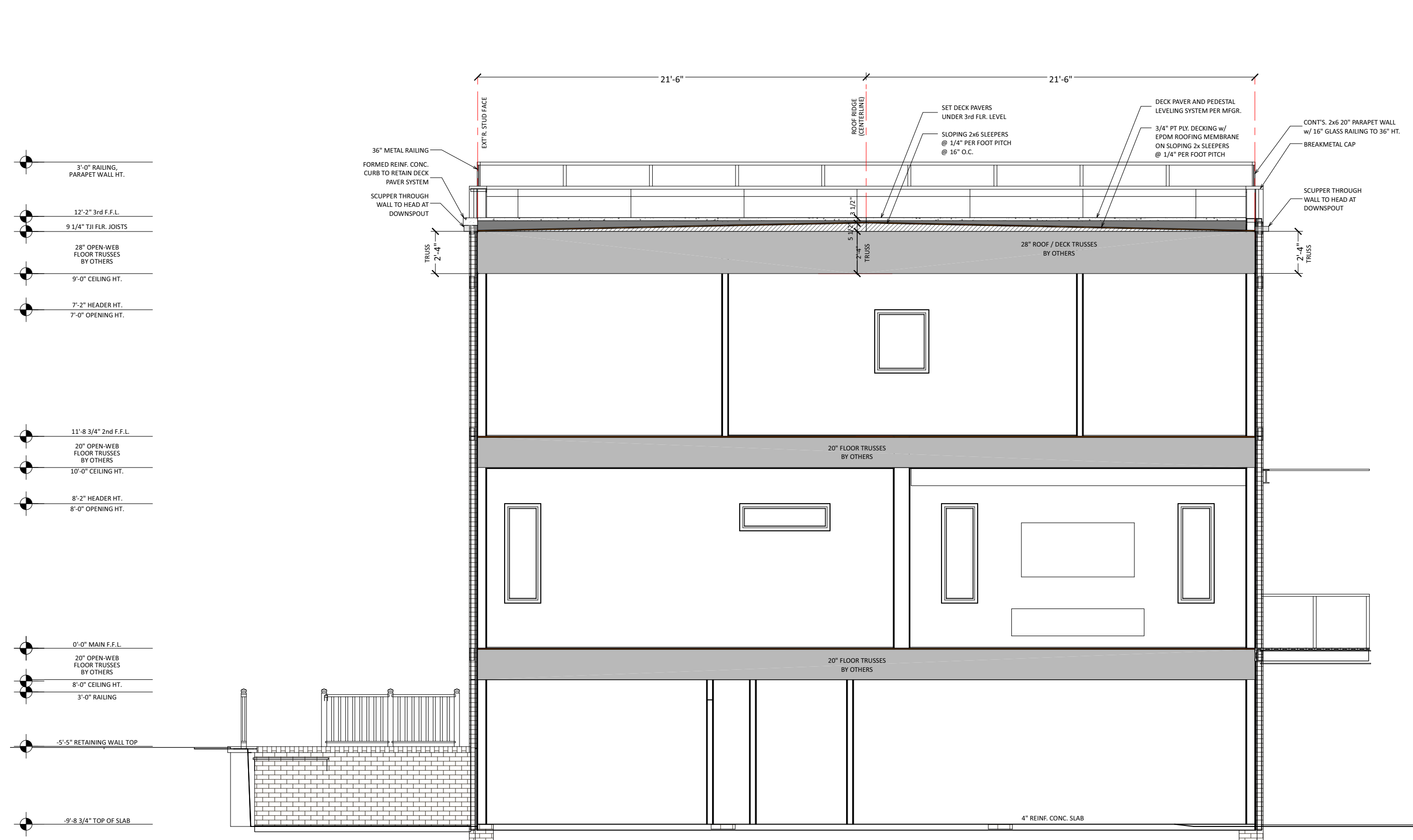


**RIGHT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

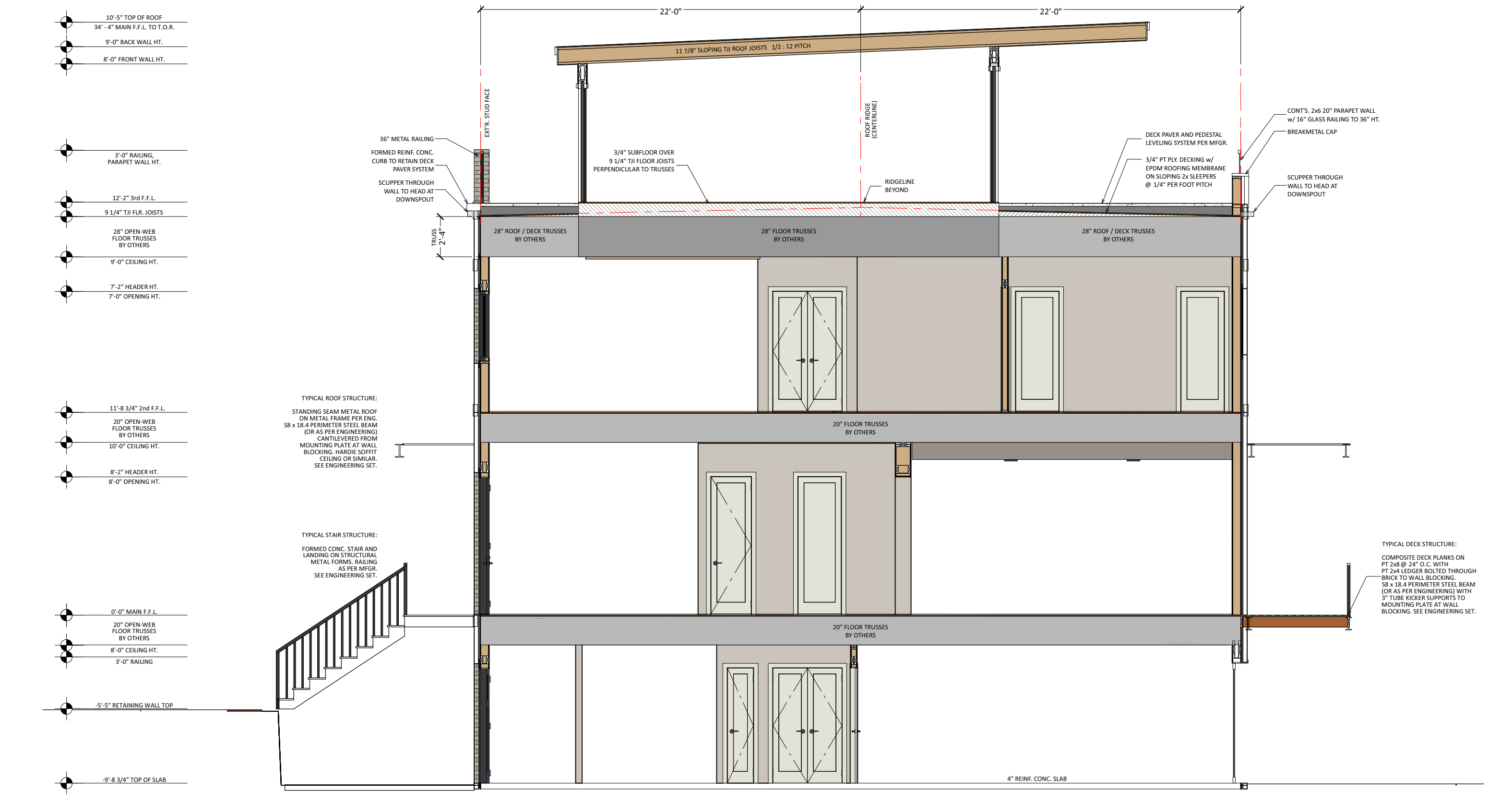
1/A4

2/A4



**SECTION AT PARAPET WALL**

SCALE: 3/16" = 1'-0"



**SECTION AT INTERIOR**

SCALE: 3/16" = 1'-0"

3/A4 - Lot 182

4/A4 - Lot 182

**SHEET METAL FLASHING NOTE:**  
 THE SHEET METAL ASSEMBLIES PROVIDED SHALL BE WARRANTED AS A COMPLETE WEATHER BARRIER SYSTEM INCLUDING MOISTURE PENETRATION. SHEET METAL REPRESENTATIONS ON THESE DOCUMENTS ARE FOR LOCATION AND AESTHETIC EFFECT ONLY AND ARE NOT INTENDED AS APPLICATION DETAILS.  
 FABRICATOR AND INSTALLER ARE RESPONSIBLE FOR JOINT CAULKING, FLASHING CONNECTIONS TO SIMILAR MATERIALS, COMPATIBILITY WITH DISSIMILAR MATERIALS, AND ALL OTHER APPLICATION AND CONNECTION DETAILS NEEDED FOR PRODUCT PERFORMANCE AS A COMPLETE WEATHER BARRIER WITH NO SUBSTRATE DAMAGE SYSTEM. ALL SHEET METAL COPINGS, FLASHING, AND TRIMS ARE TO BE FABRICATED AS RECOMMENDED BY THE ARCHITECTURAL SHEET METAL MANUAL, 7TH EDITION.  
 IT WILL BE THE RESPONSIBILITY OF THE FABRICATOR/INSTALLER TO SUBMIT SHOP DRAWINGS FOR ALL SHEET METAL WORK TO OWNER AND DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

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1/A4

**LEFT SIDE ELEVATION**

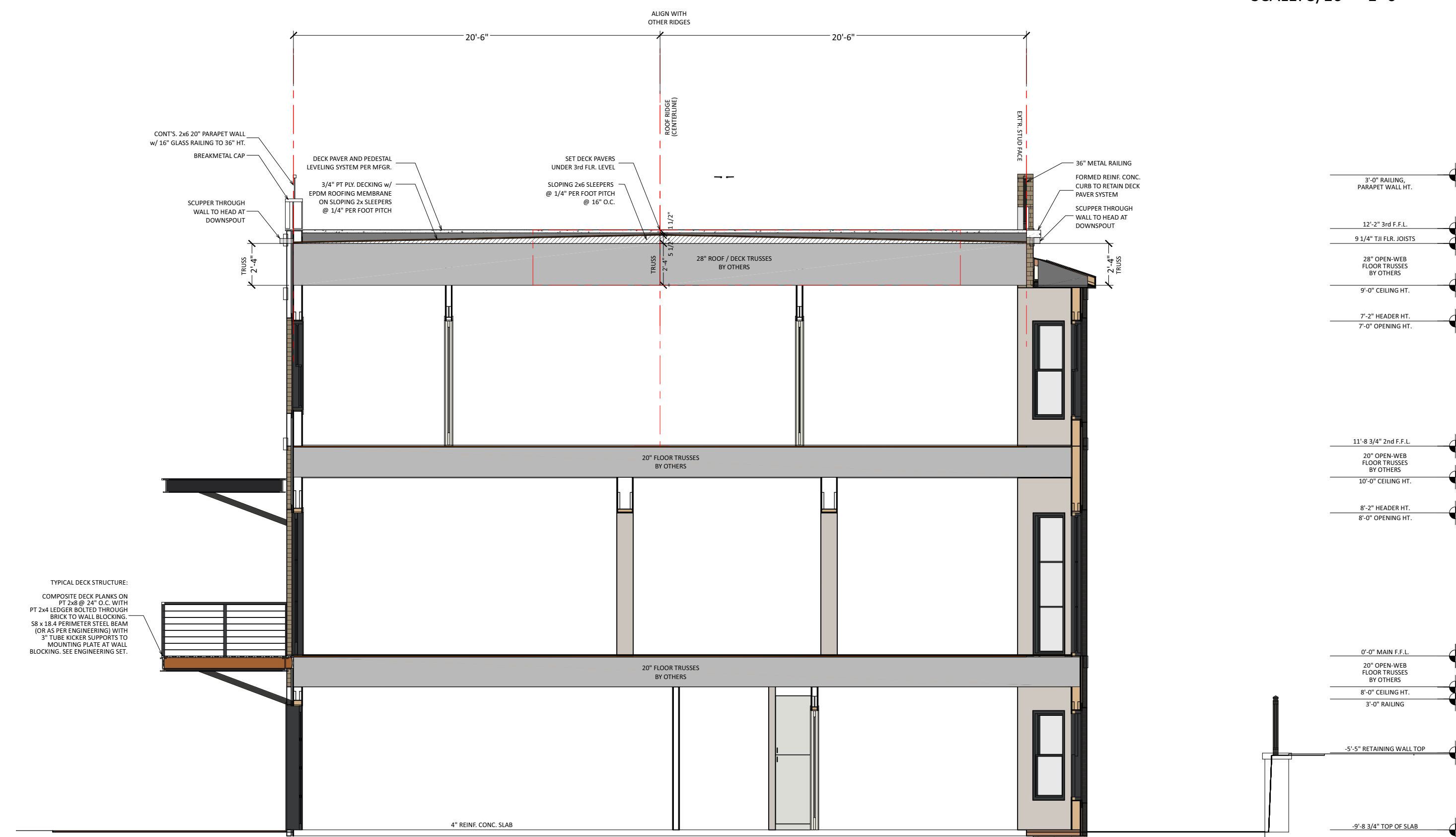
SCALE: 3/16" = 1'-0"



2/A4

**RIGHT SIDE ELEVATION**

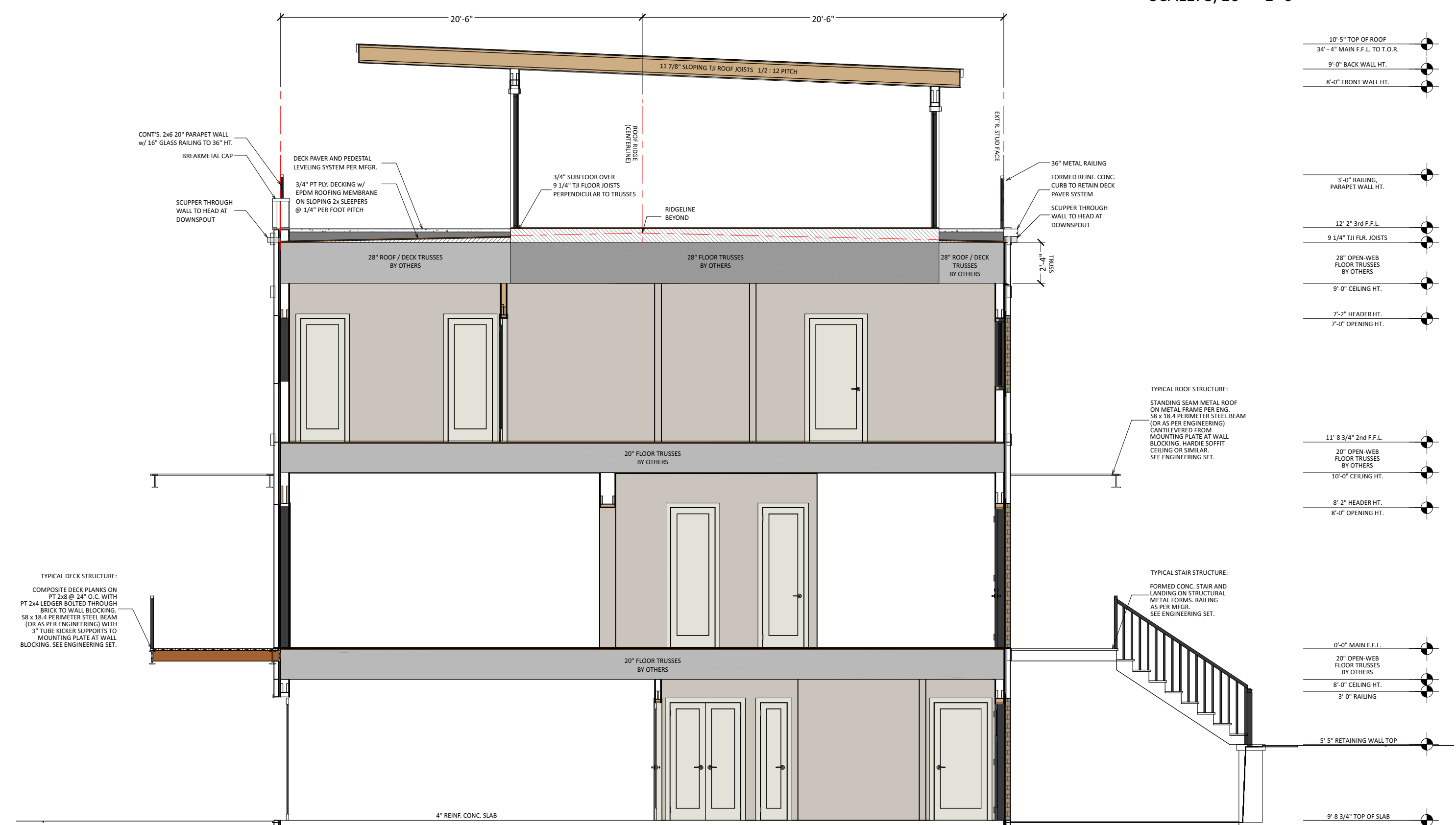
SCALE: 3/16" = 1'-0"



3/A4 - Lot 183

**SECTION AT PARAPET WALL**

SCALE: 3/16" = 1'-0"



4/A4 - Lot 183

**SECTION AT INTERIOR**

SCALE: 3/16" = 1'-0"

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1/A4

**LEFT SIDE ELEVATION**

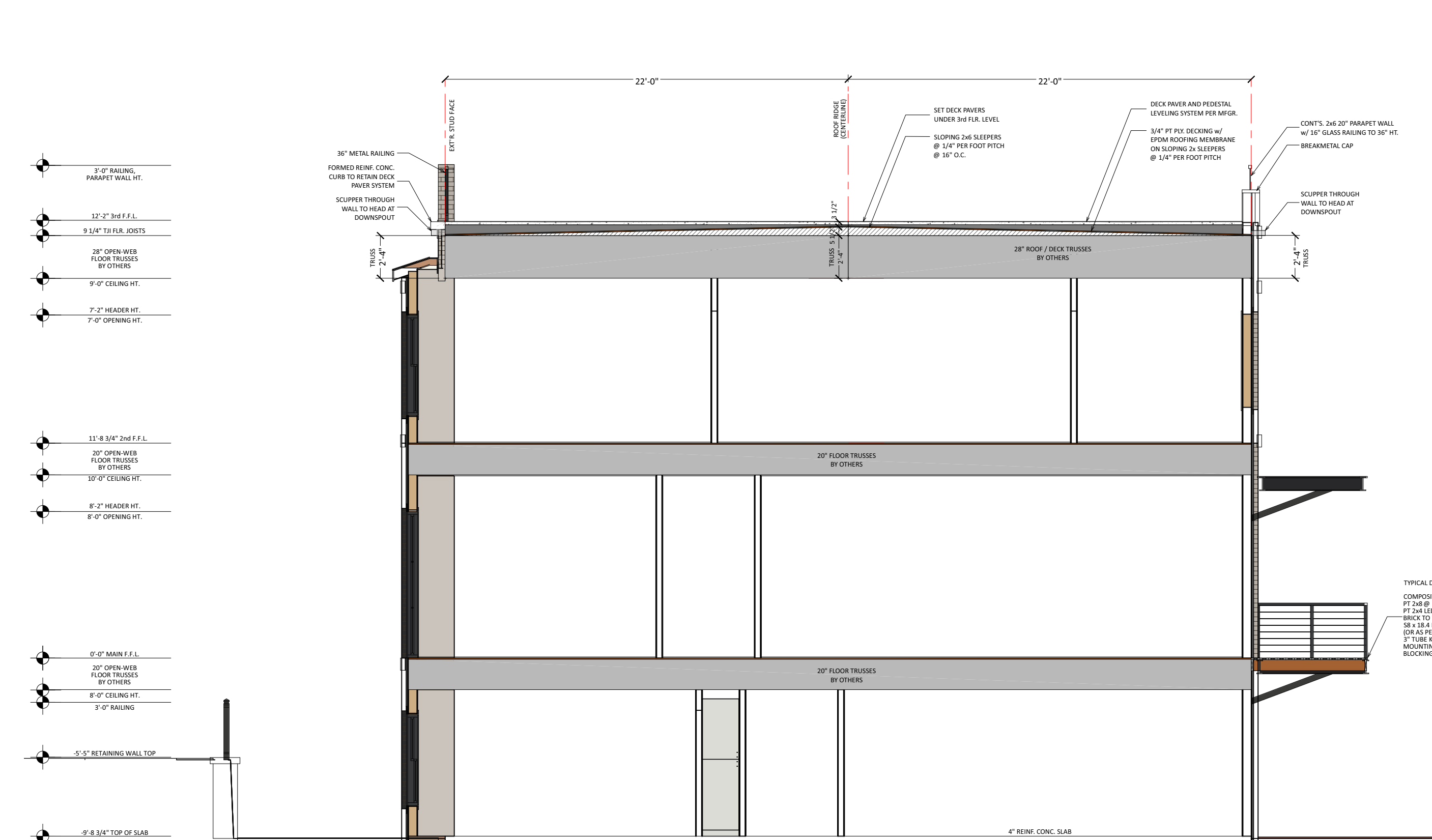
SCALE: 3/16" = 1'-0"



2/A4

**RIGHT SIDE ELEVATION**

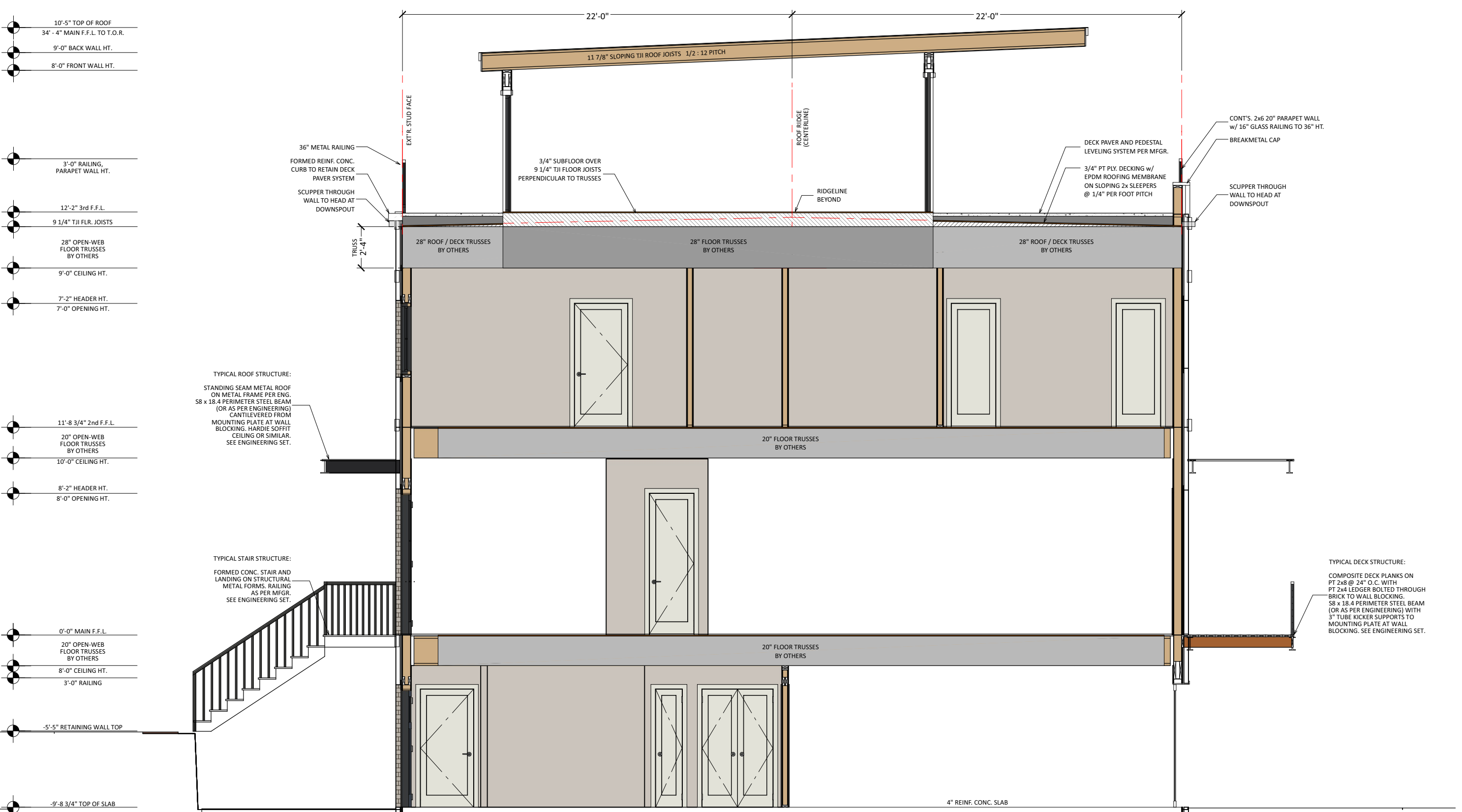
SCALE: 3/16" = 1'-0"



3/A4 - Lot 18

**SECTION AT PARAPET WALL**

SCALE: 3/16" = 1'-0"



4/A4 - Lot 18

**SECTION AT INTERIOR**

SCALE: 3/16" = 1'-0"

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**LEFT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

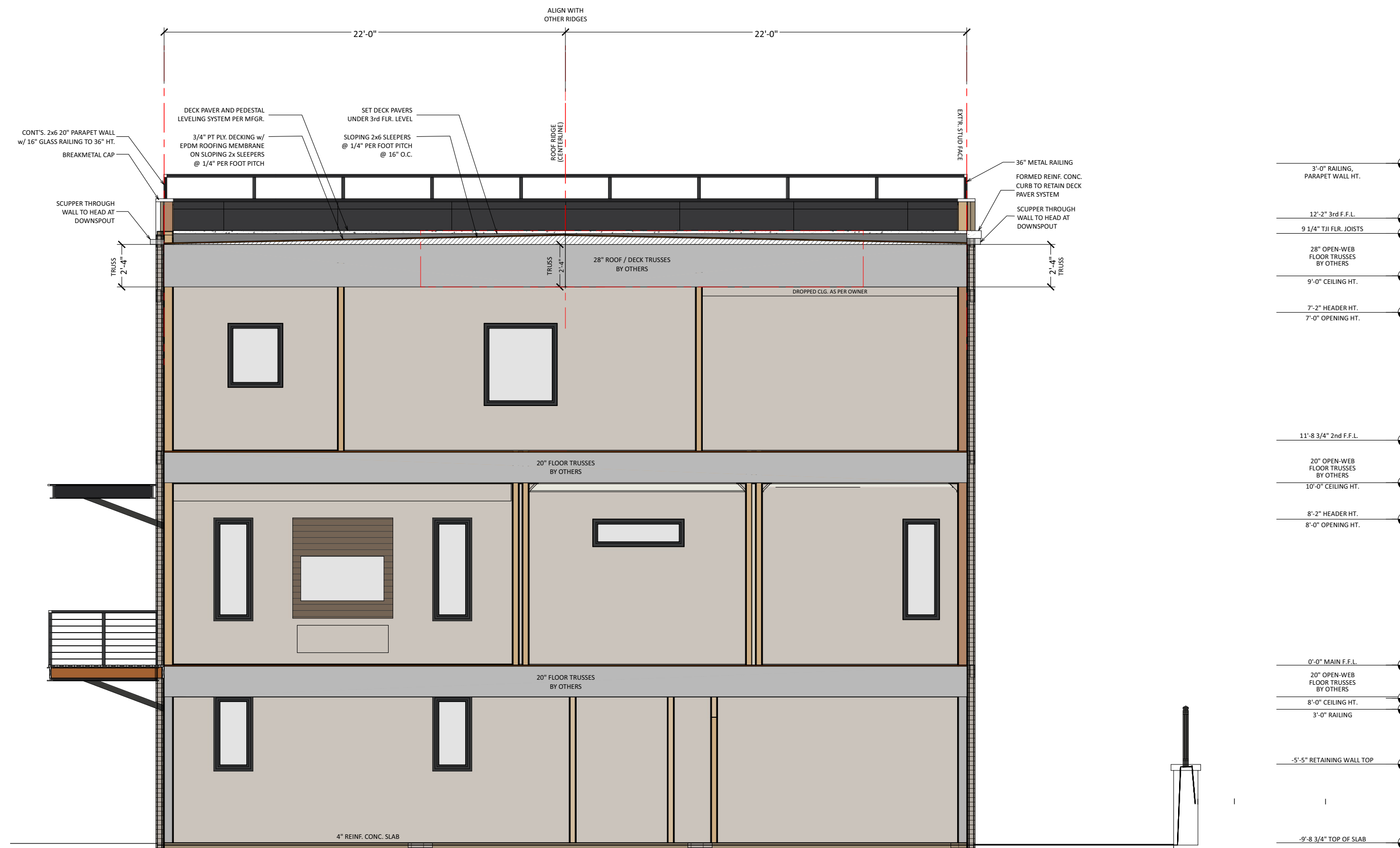


**RIGHT SIDE ELEVATION**

SCALE: 3/16" = 1'-0"

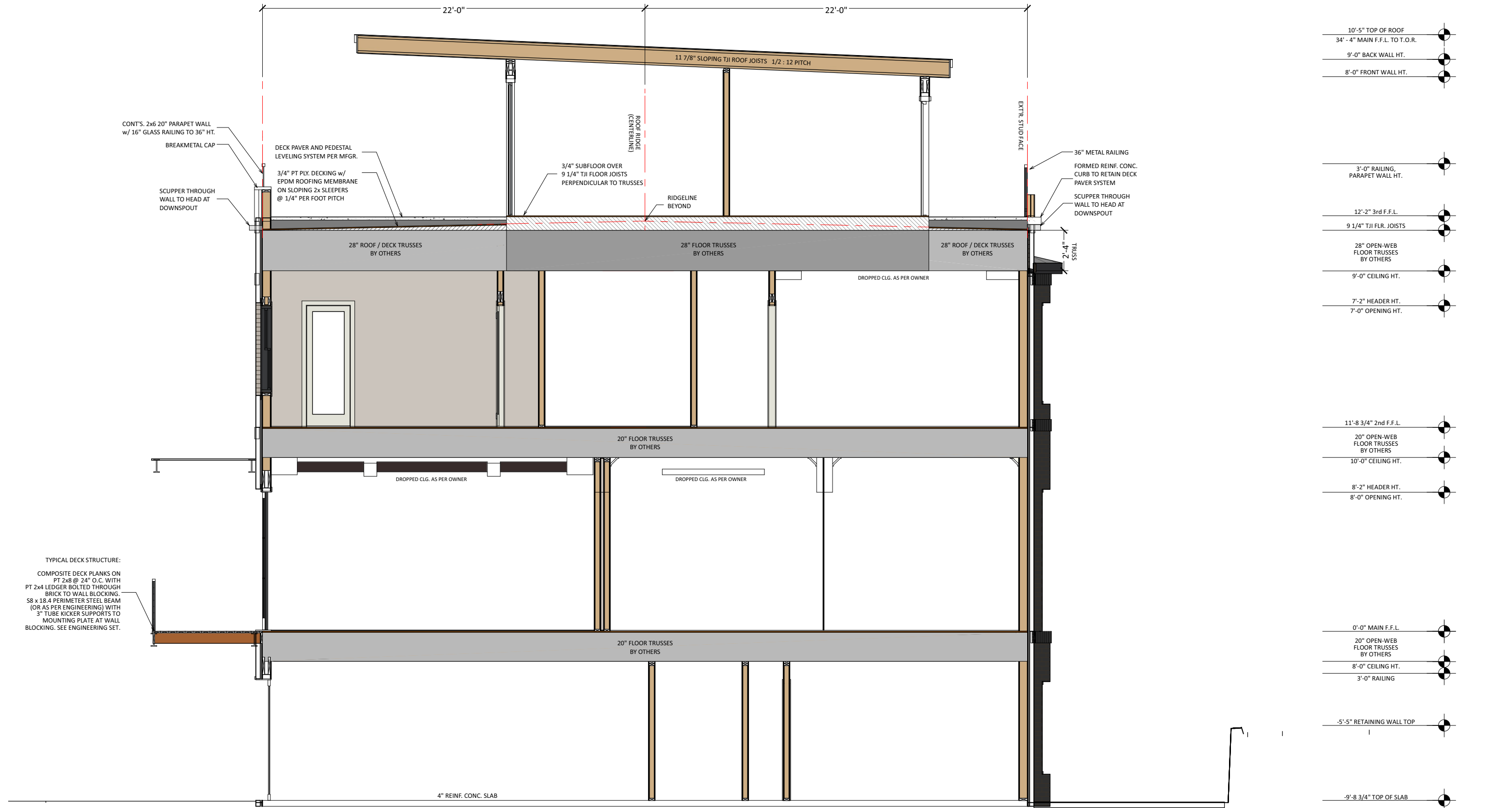
1/A4

2/A4



**SECTION AT PARAPET WALL**

SCALE: 3/16" = 1'-0"



**SECTION AT INTERIOR**

SCALE: 3/16" = 1'-0"

3/A4 - Lot 19

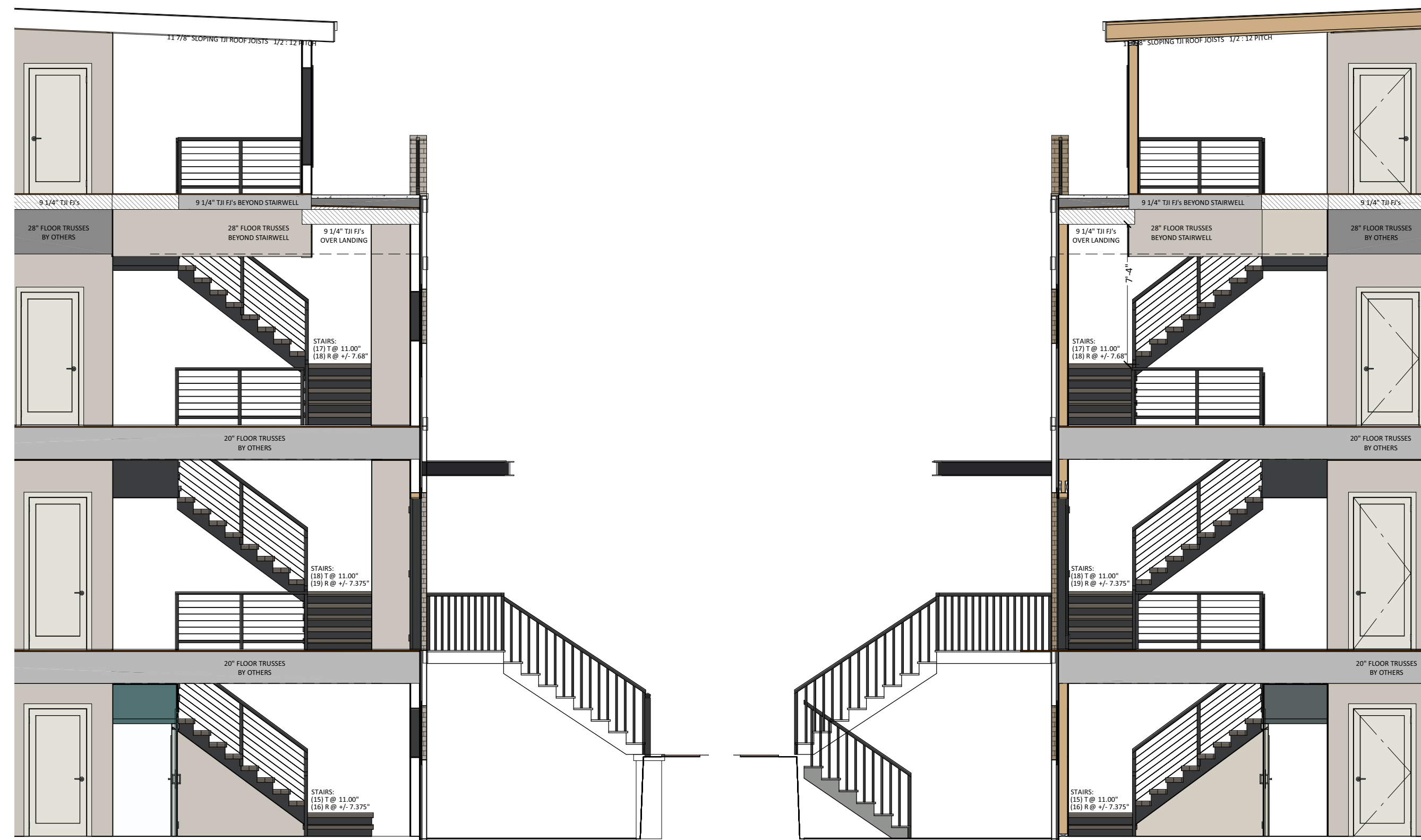
4/A4 - Lot 19

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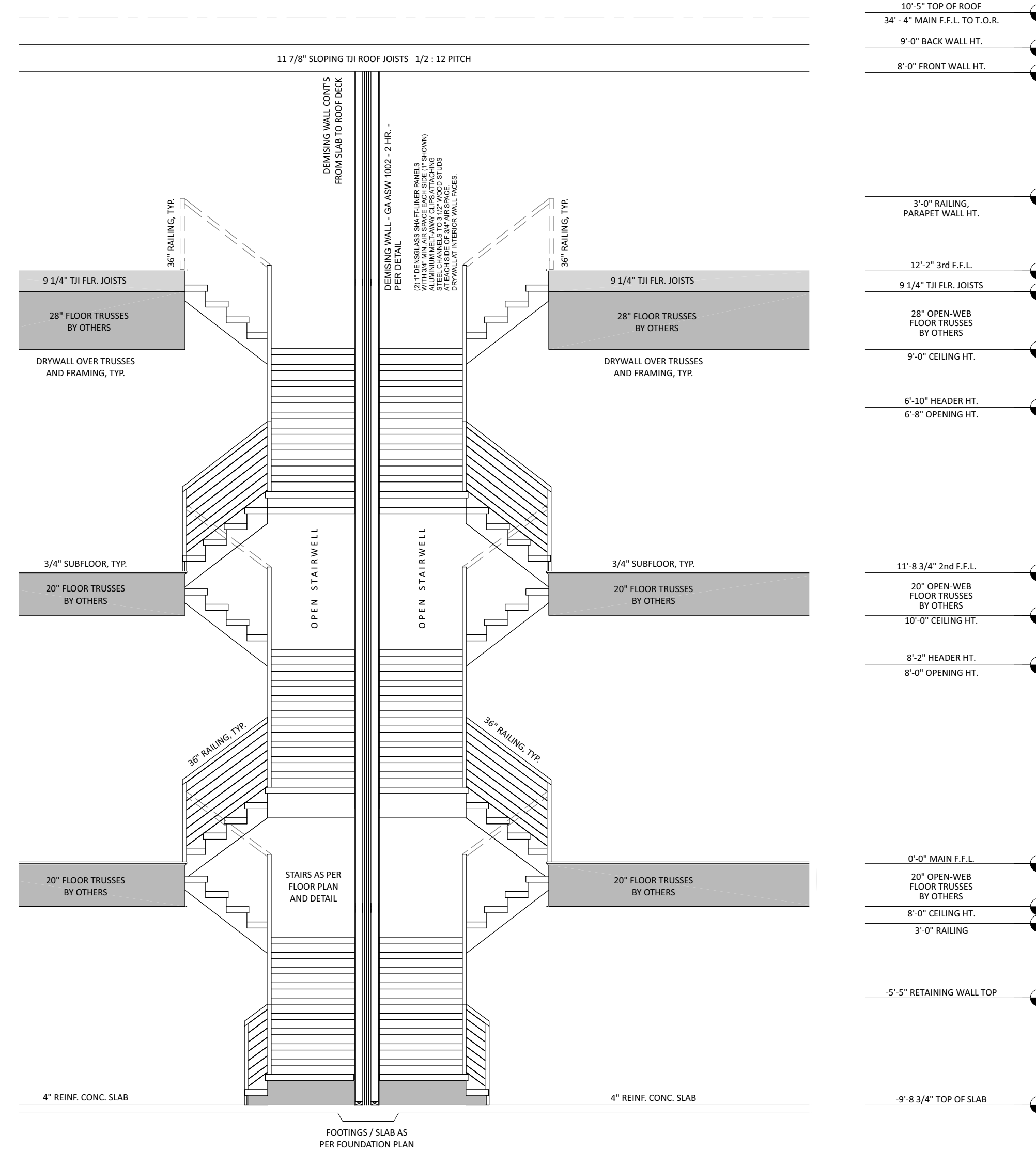


1/A5 - Lots 182,18

1/A5 - Lots 183,19

**SECTION AT INT'R STAIRS, TYP.**

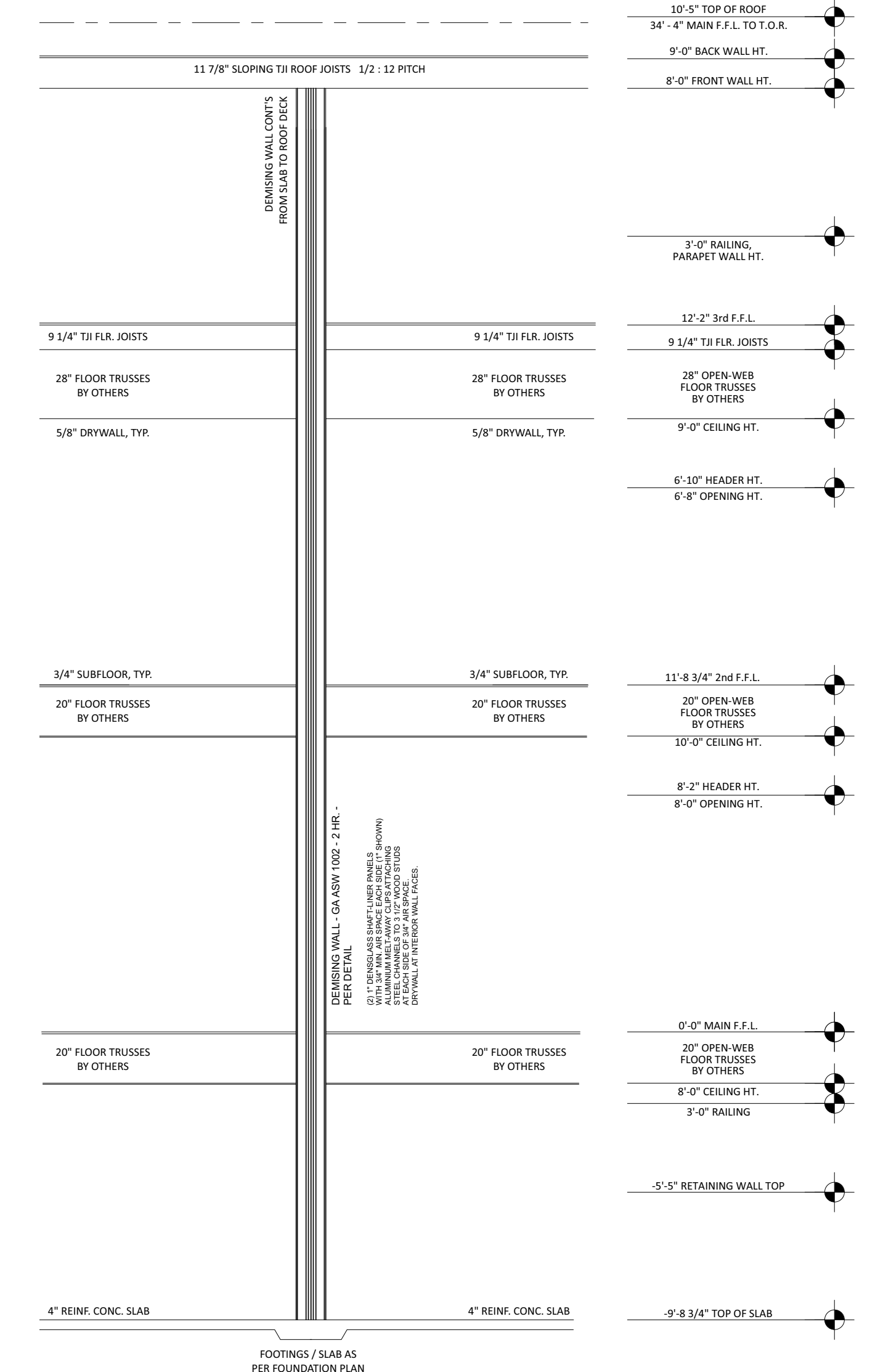
SCALE: 3/16" = 1'-0"



3/A5

**SECTION AT STAIRWELL DEMISING WALL**

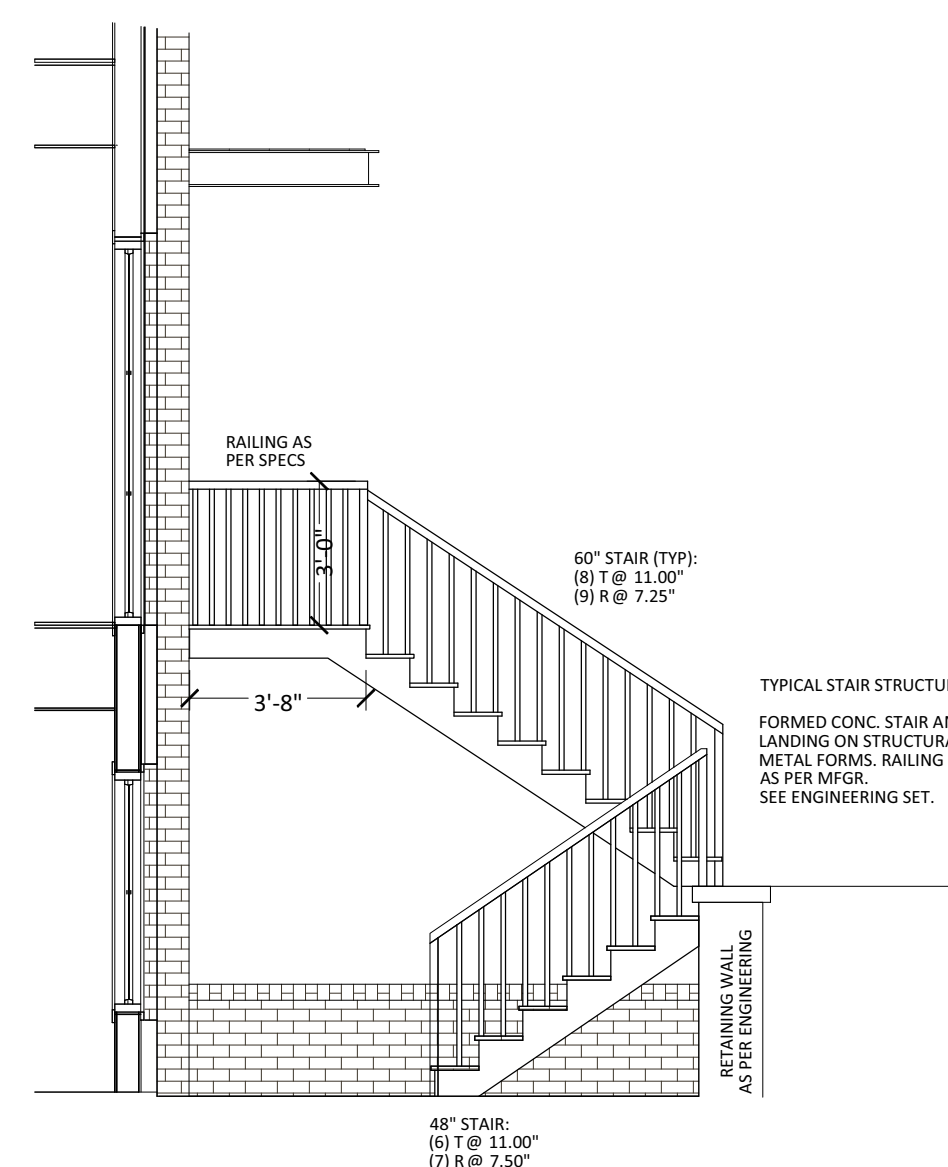
SCALE: 1/4" = 1'-0"



4/A5

**SECTION AT DEMISING WALL**

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



2/A5

**SECTION AT EXT'R STAIRS, TYP.**

SCALE: 3/16" = 1'-0"

**STRUCTURAL SECTION NOTES:**

STRUCTURES AND TRUSSES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

REFER TO ENGINEERING DRAWINGS FOR STRUCTURAL DETAILS.

REFER TO TRUSS VENDOR'S DRAWINGS FOR TRUSS DETAILS.

ACTUAL TRUSSES MAY BE ORIENTED DIFFERENTLY THAN SHOWN.

REFER TO ENGINEERING DRAWINGS FOR FOUNDATION DETAILS.