

LOCATION MAP

08.00

SCOPE OF WORK & BUILDING SIZE:

3826 SF ONE LEVEL W/ UPPER STORAGE NEW STAFF HOUSE CONSTRUCTION TO BE BUILT WITH PERIMETER WALL W/ PIER & BEAM FOUNDATION, TYPICAL 2X WOODFRAME CONSTRUCTION, ROOF TRUSSES, ROOF RAFTERS SYSTEM AND FINISHES BY OWNER.

ZONING & REQUIREMENTS

PARCEL: 101 080.02 DISTRICT: 07 ZONING: R-1 UTILITIES: INDIVIDUAL / PUBLIC OCCUPANCY CLASSIFICATION: R-1 CONGREGATE LIVING FACILITIES (TRANSIENT) W/ MORE THAN 10 OCCUPANTS

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

CLIMATE ZONE: 4 ROOF SNOW LOAD: 10 PSF WIND SPEED: 90 MPH SEISMIC DESIGN CATEGORY: C WEATHERING: SEVERE FROST LINE: 12 INCHES TERMITE: MODERATE TO HEAVY

APPLICABLE CODES 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL ENERGY CODE 2010 ADA ACCESSIBILITY CODE 2018 INTERNATIONAL FIRE CODE





GENERAL CONTRACTOR **Bob Hearon Construction** 732 Calderwood Hwy Maryville, TN 37801 (865) 336-2920

HVAC CONTRACTOR ROGER L NEWMAN CO 1100 MONTVALE RD MARYVILLE, TN 37803 865-982-5446

ARCHITECT Canuto Architecture + Design 837 Ford St Alcoa, TN 37701 (865) 219-3608

ELECTRICAL CONTRACTOR CDE ELECTRIC TIM LIGHTHEAD 305 SOUTHDOWNE DR MARYVILLE, TN 37801 865-379-2949



MIN SIDE SET MIN REAR SET

BUILDING SIZE

(CONDITIONED AREAS) 2,573 SF (GROSS MAIN LEVEL) + 1,253 SF (GROSS UPPER LEVEL) 3.826 SF TOTAL

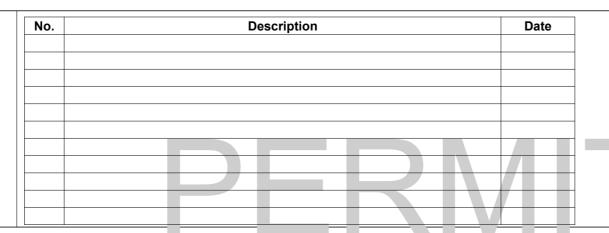
(OUTDOOR AREAS) 744SF (MAIN LEVEL FRONT PORCH) + 744SF (MAIN LEVEL BACK DECK) 1,488SF TOTAL

MULT-USE HOUSE CAMP TIPTON 933 Walker School Rd Maryville, TN 37803

DIMENSIONAL STANDARDS & SETBACKS

	ZONE REQD	PROVIDED
MIN LOT SIZE	30,000 SF	2,944,790 SF
MAX BLDG HT	35'-0"	22'-0"
X BLDG COVERAGE	1.2 RESIDENTIAL UNIT PER ACRE	0.13 RESIDENTIAL UNIT PER ACRE
N FRONT SETBACK	30'-0"	842'-11"
IIN SIDE SETBACK	10'-0"	149'-5"
IIN REAR SETBACK	20'-0"	519'-3"

79.04 81.00 105.03 80.02 05.04 66.01 118.00



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X 74.00 30 72.14 72.13 72.00 72.04 69.01 66.00

129.08

29.00

<u>SHEET LIST</u>					
NO.	SHEET NAME	SHEET ISSUE	CURRENT REV	REVISION DATE	
01 GENE	ERAL				
G100	COVER SHEET	03/27/2025			
G101	GENERAL NOTES	03/27/2025			
G102	ABBREVIATIONS & BUILDING ANALYSIS	03/27/2025			
G103	MAIN LEVEL - LIFE SAFETY PLAN	03/27/2025			
G104	UPPER LEVEL - LIFE SAFETY PLAN	03/27/2025			
G105	ADA DETAIL	03/27/2025			
02 CIVIL				I	
C100	EXISTING SITE PLAN	03/27/2025			
C101	SITE PLAN	03/27/2025			
03 STRL	ICTURAL				
S100	STRUCTURAL COVER	03/27/2025			
S101	FOUNDATION PLAN	03/27/2025			
S102	FOUNDATION PLAN	03/27/2025			
S103	FLOOR FRAMMING PLAN	03/27/2025			
S104	FLOOR FRAMMING PLAN	03/27/2025			
S105	ROOF FRAMING PLAN	03/27/2025			
S106	ROOF FRAMING PLAN	03/27/2025			
04 ARCH	ITECTURAL				
A100	MAIN LEVEL FLOOR PLAN	03/27/2025			
A101	UPPER LEVEL FLOOR PLAN	03/27/2025			
A102	ROOF PLAN	03/27/2025			
A103	MAIN LEVEL REFLECTED CEILING PLAN	03/27/2025			
A104	UPPER LEVEL REFLECTED CEILING PLAN	03/27/2025			
A106	SCHEDULES	03/27/2025			
A200	BUILDING ELEVATIONS	03/27/2025			
A201	BUILDING ELEVATIONS	03/27/2025			
A300	BUILDING SECTIONS	03/27/2025			
A301	BUILDING SECTIONS	03/27/2025			
A302	WALL SECTIONS	03/27/2025			
A400	3D VIEWS	03/27/2025			
	HANICAL	00/21/2020			
M100	MEP COVER	03/27/2025			
M101	MECHANICAL PLAN	03/27/2025			
-		00/21/2020			
E100	MAIN LEVEL LIGHTING PLAN	03/27/2025			
E100	MAIN LEVEL - POWER PLAN	03/27/2025			
E101	UPPER LEVEL - LIGHTING PLAN	03/27/2025			
E102	UPPER LEVEL - POWER PLAN	03/27/2025			
E103	BRANCH PANEL	03/27/2025			
07 PLUN		00/21/2020			
P100	MAIN LEVEL - PLUMBING PLAN	03/27/2025			
P100	UPPER LEVEL PLUMBING PLAN	03/27/2025			
-	PROTECTION	00/21/2020			
FP100	FIRE PROTECTION PLAN	03/27/2025			
11100		0012112020			

COVER SHEET		
Project number	224013	
Date	03/27/2025	
Drawn by	GC	G100
Checked by	JGR	0100
		Scale