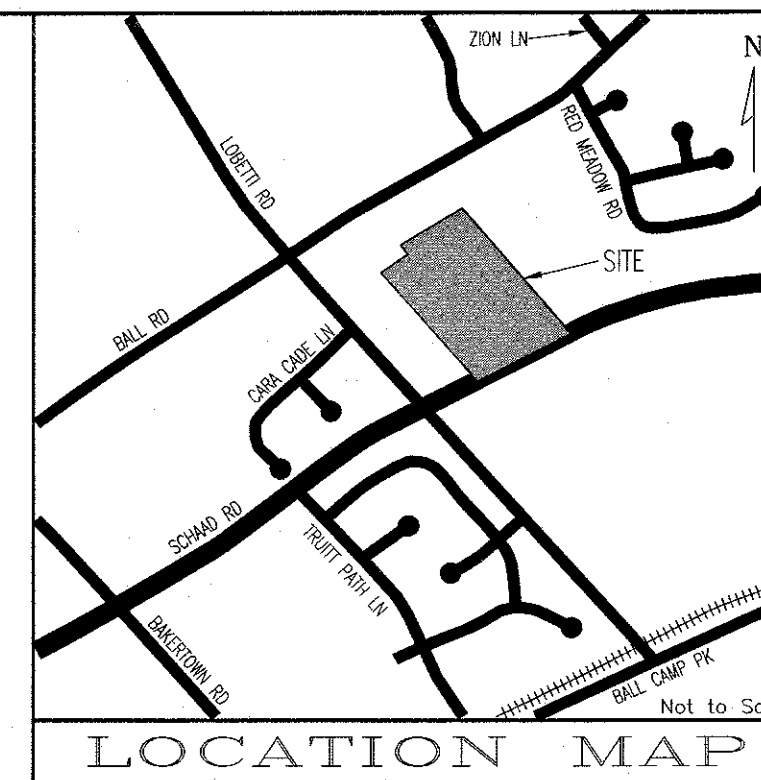
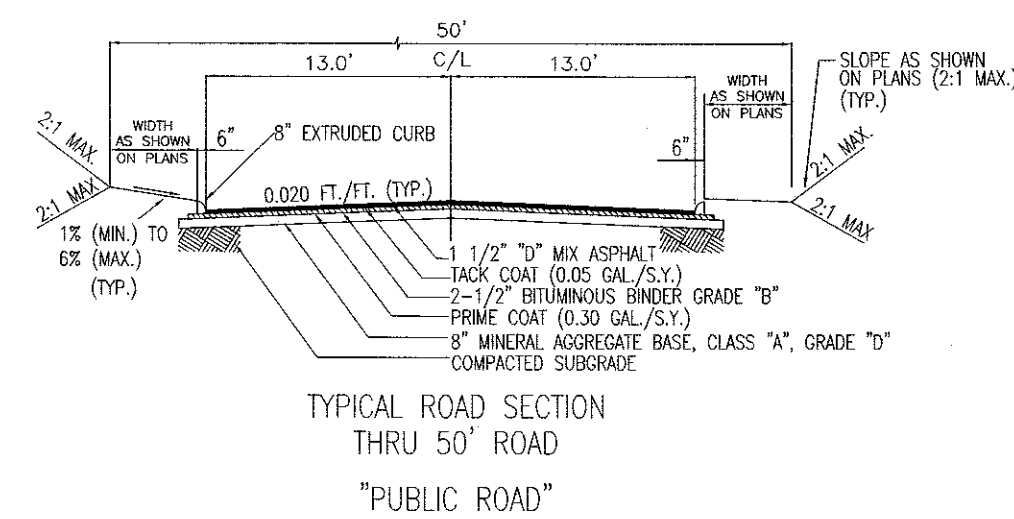




- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS ALONG ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 7.357 ACRES SUBDIVIDED INTO 33 SINGLE FAMILY ATTACHED LOTS AND 4 COMMON AREAS.
 5. THIS PROPERTY IS ZONED PR
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. VARIANCES APPROVED BY KNOXVILLE PLANNING ARE AS FOLLOWS:
a) VERTICAL CURVE LENGTH FROM 325' TO 195' STA. 1+60 ROAD "A" (K VALUE FROM 25 TO 15)
b) ROADWAY GRADE FROM 1/2% TO 15%, STA. 1+60 TO STA. 5+10 ROAD "A"
c) INTERSECTION SPACING FROM 400' TO 377' FROM LOBBETT ROAD TO ROAD "A".
d) INTERSECTING PROPERTY LINE RADIUS FROM 25' TO 15' ON EAST SIDE OF ROAD "A".
 10. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:
a) ALTERNATE DESIGN STANDARDS FROM 1% TO 2% STA. 0+00 TO STA. 1+35 ROAD "A"
b) GRADE AT AN INTERSECTION FROM 1% TO 2% STA. 0+13 TO STA. 1+00 ROAD "B"
 11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 101265 DATE: 8/28/23

OWNER/DEVELOPER
IGOR CHEBAN
6939 CLINTON HWY
KNOXVILLE, TN 37921
PHONE: (865) 816-4

Revised: 8/27/2023

9-SB-23-C 9-A-23-DP

SITE PLAN FOR
IGOR CHEBAN-SCHAAD ROAD
TAX MAP 91 PARCEL 161.01
DISTRICT 6, KNOX COUNTY, TENNESSEE

25402-C6

SHEET 1 OF 1 SHEET(S)

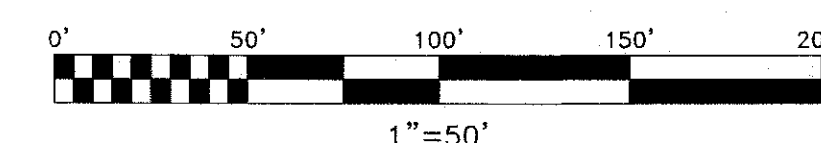
Q:\25402\25402-C6.DWG

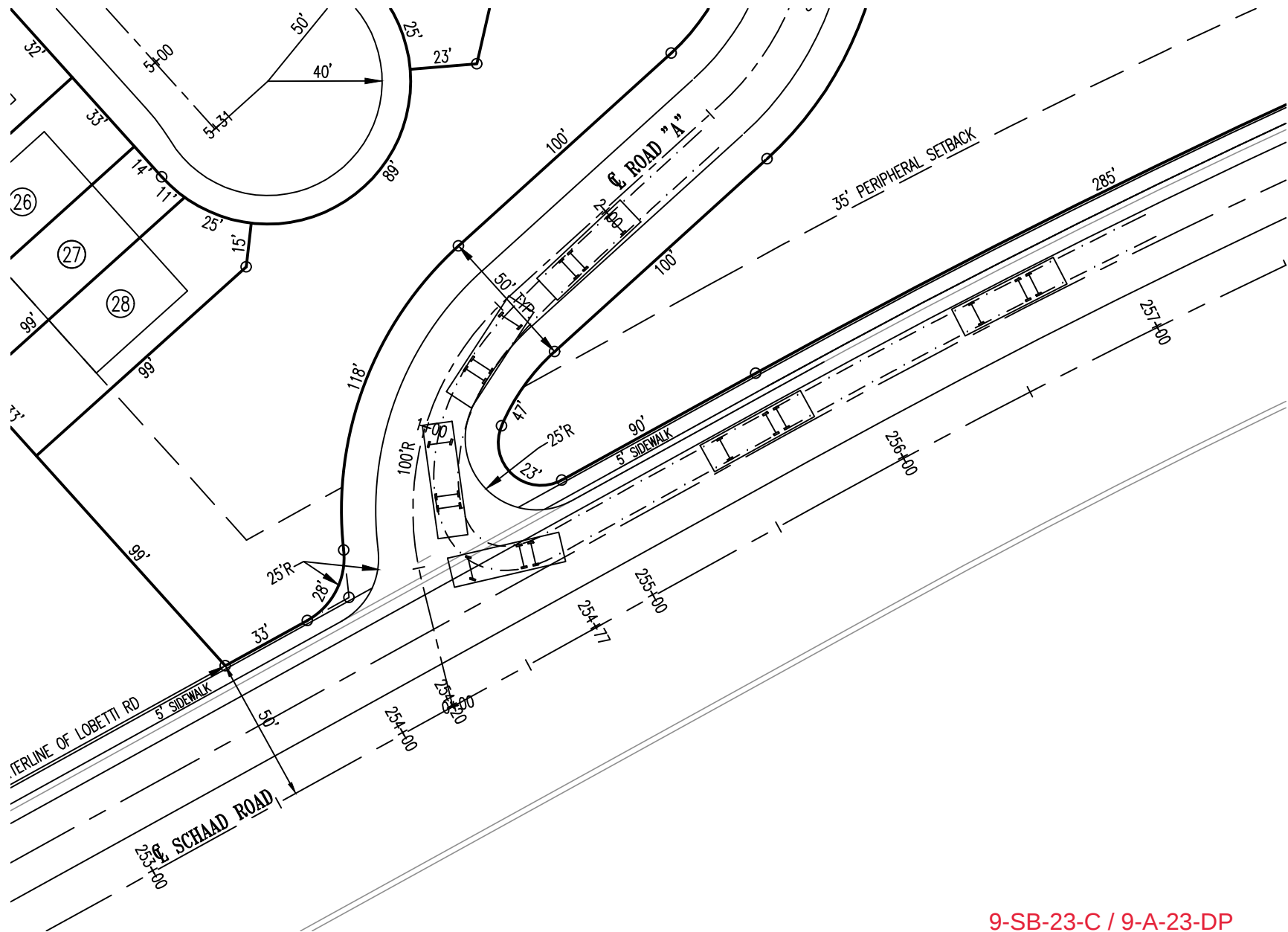
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

[illegible]

SCALE
1" = 50'

DATE
7/17/23







3-Unit Rear Elevation Layout

© www.houseplans.pro

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



3-Unit Front Elevation Layout

© www.houseplans.pro

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

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

These plans are limited to one construction only by the purchaser. The resale, or reproduction, of these plans for any other construction is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

©

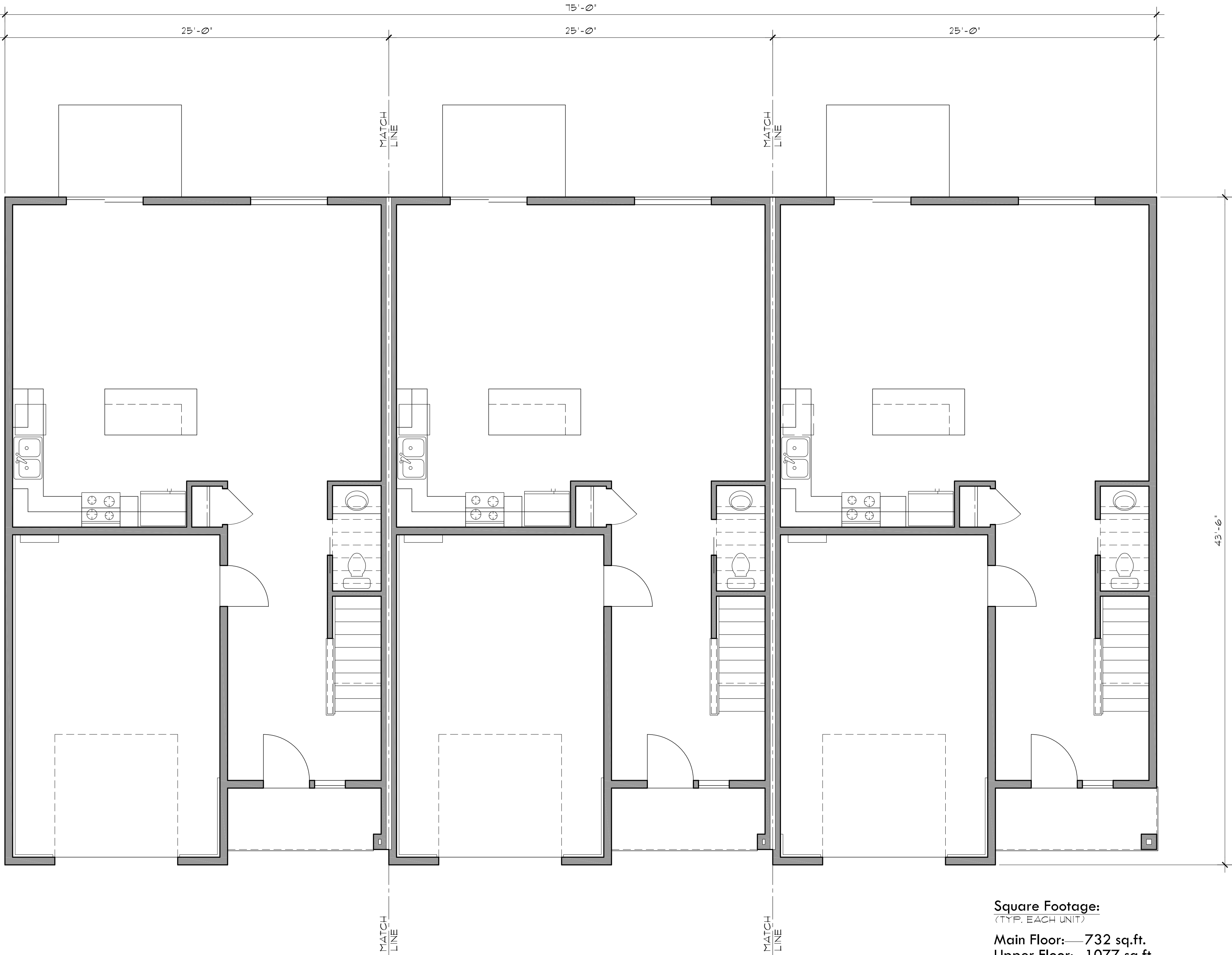
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITERS OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	
U336 / MONO / 2x6	D-536
DRAWN BY: CFB	
CHECKED BY: DAW	
DATE:	

SHEET	
L3-1	3
PLAN NUMBER: Chekhovskyy	



Square Footage:
(TYP. EACH UNIT)
Main Floor: — 732 sq.ft.
Upper Floor: — 1077 sq.ft.
Total Living: — 1809 sq.ft.
Garage: — 303 sq.ft.

3-Unit Main Floor Layout Plan

© www.houseplans.pro

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

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

These plans are limited to one construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of the designer is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL BE THE BASIS FOR CONSTRUCTION. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

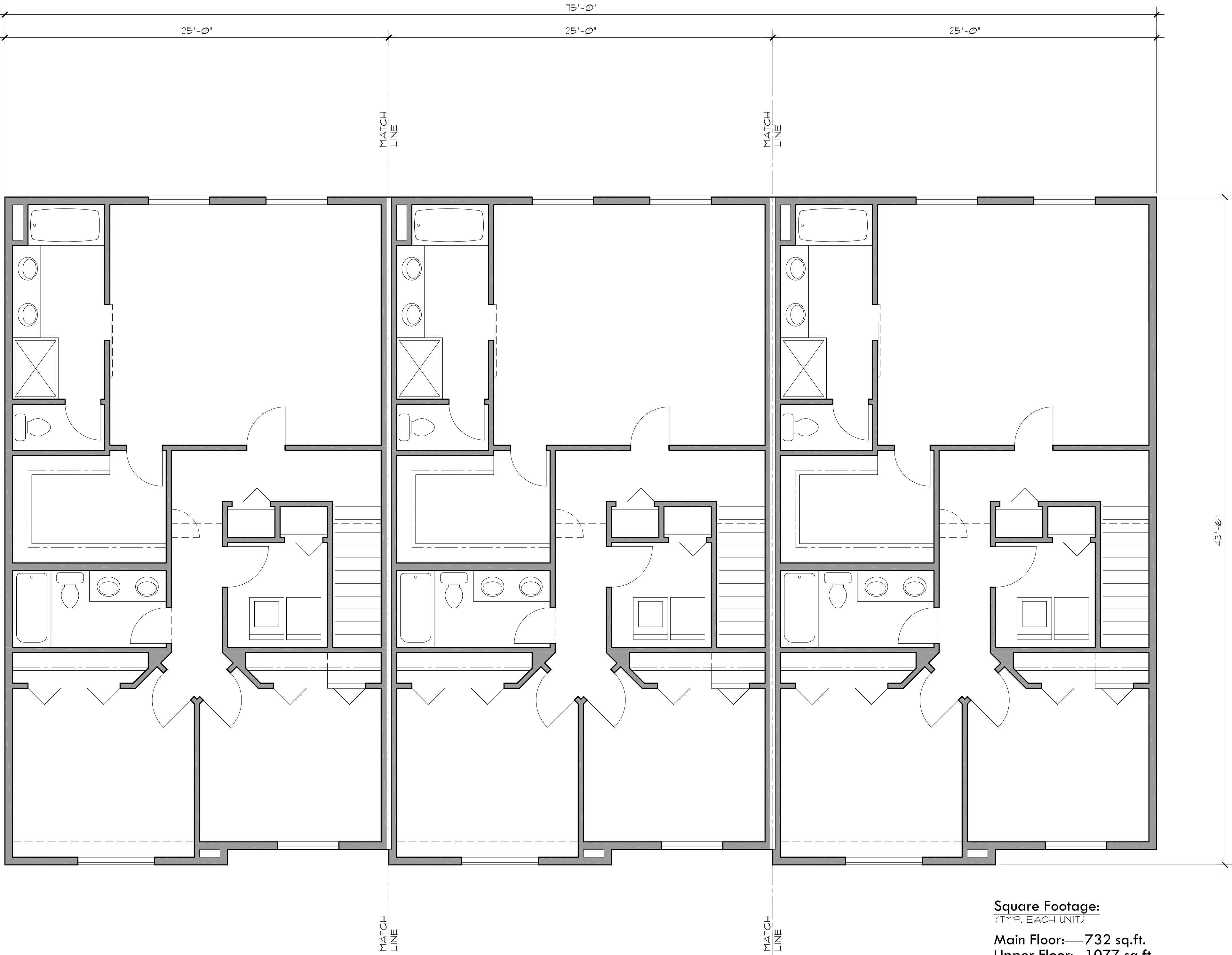
STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

U336 / MONO / 2x6	REVISIONS
DRAWN BY: CFB	D-536
CHECKED BY: DAU	
DATE:	

PLAN NUMBER
13-2
Chekhovskyy

3 OF 3



Square Footage:
(TYP. EACH UNIT)
Main Floor:— 732 sq.ft.
Upper Floor:— 1077 sq.ft.
Total Living:— 1809 sq.ft.
Garage:— 303 sq.ft.

3-Unit Upper Floor Layout Plan

© www.houseplans.pro

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

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

These plans are limited to one construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of the designer is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE TWO SHALL BE RESOLVED BY REFERENCE TO THE WRITTEN DIMENSIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruhier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

U336 / MONO / 2x6	REVISIONS
DRAWN BY: CFB	D-536
CHECKED BY: DAJ	
DATE:	

PLAN NUMBER
L3-3
OF
3

Chekhovskyy



4-Unit Rear Elevation Layout

© www.houseplans.pro

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



4-Unit Front Elevation Layout

© www.houseplans.pro

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

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

These plans are limited to one construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of the designer is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE TWO SHALL BE NOTICED BY THE PURCHASER. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

STUDY SET NOT FOR CONSTRUCTION

COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	
D-536	
U336 / MONO / 2x6	
DRAWN BY: CFB	
CHECKED BY: DAW	
DATE:	

SHEET
L4-1
OF
3
PLAN NUMBER
Chekhovskyy



Square Footage:
(TYP. EACH UNIT)
Main Floor: — 732 sq.ft.
Upper Floor: — 1077 sq.ft.
Total Living: — 1809 sq.ft.
Garage: — 303 sq.ft.

4-Unit Main Floor Layout Plan

© www.houseplans.pro

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

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

These plans are limited to one construction only by the purchaser. The resale, or reproduction, of these plans for any other construction is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.
©
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE TWO SHALL BE NOTICED BY THE PURCHASER. ANY VARIATIONS FROM THE CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTICED BY THE PURCHASER. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	U336 / MONO / 2x6	DATE
D-536	CFB	
	CHECKED BY: DAW	

PLAN NUMBER	DATE
L4-2	8/27/2023
3	



Square Footage:
(TYP. EACH UNIT)
Main Floor: — 732 sq.ft.
Upper Floor: — 1077 sq.ft.
Total Living: — 1809 sq.ft.
Garage: — 303 sq.ft.

4-Unit Upper Floor Layout Plan

© www.houseplans.pro

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

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

These plans are limited to one construction only by the purchaser. The resale, or reproduction, of these plans for any other purpose without the express written consent of the publisher is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

©

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN THE TWO SHALL BE RESOLVED BY REFERENCE TO THE WRITTEN DIMENSIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	DATE	BY	DESCRIPTION
D-536		CFB	U336 / MONO / 2x6
		DAW	CHECKED BY:

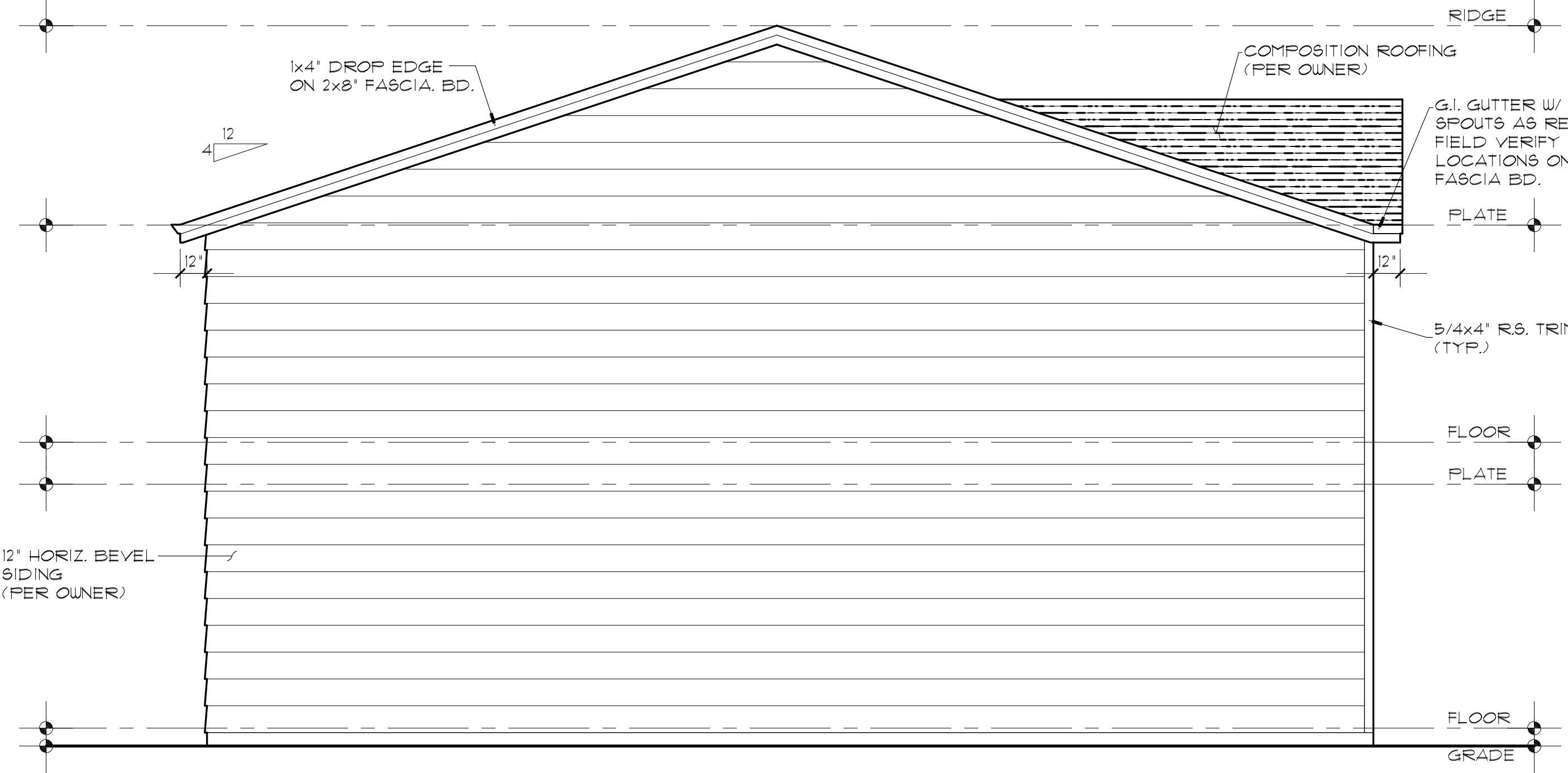
PLAN NUMBER	SHEET
Chekhovskyy	L4-3
	3 OF 3



Rear Elevation

© www.houseplans.pro

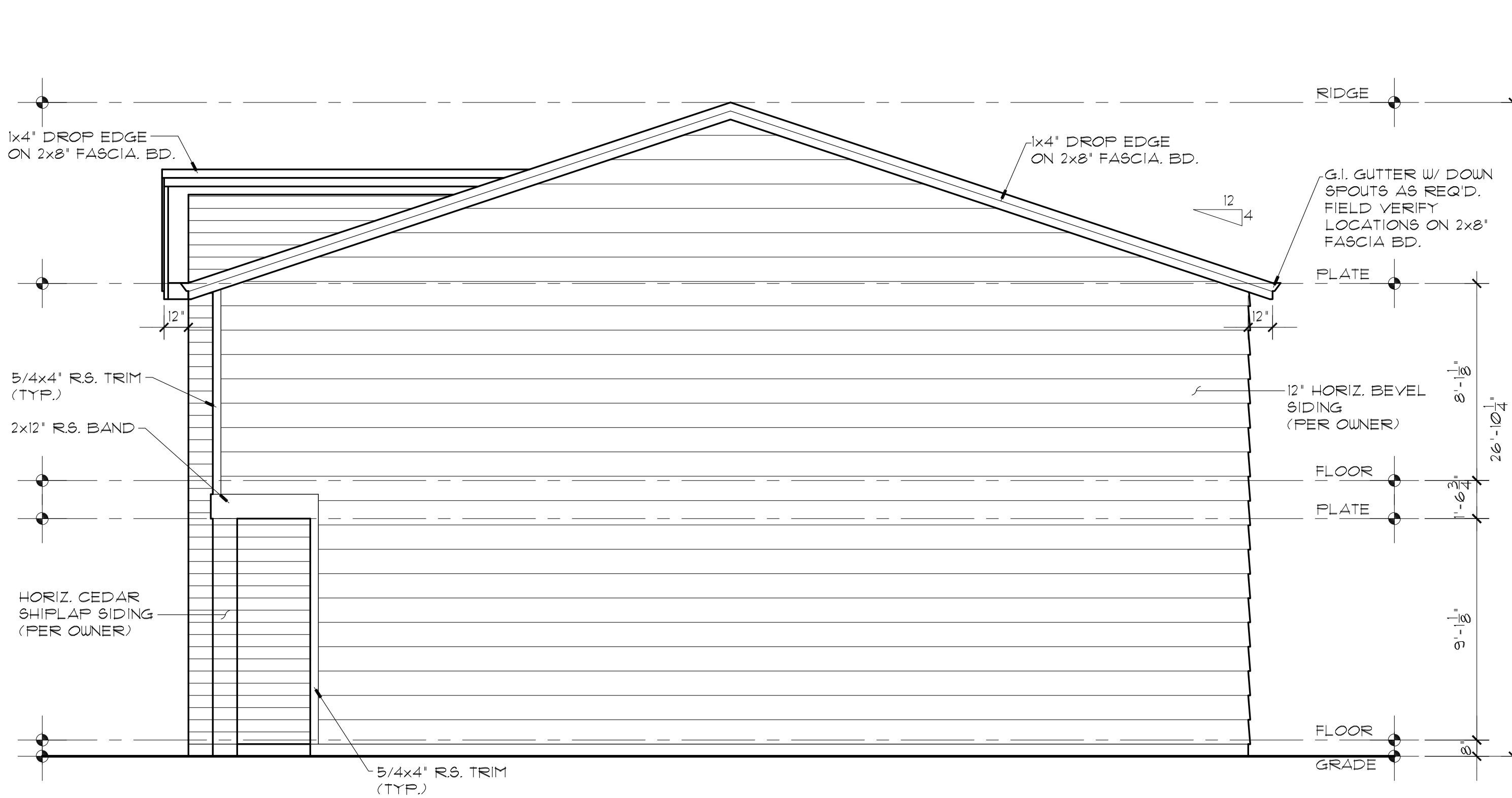
SCALE: 1/4"=1'-0"



Left Side Elevation

© www.houseplans.pro

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



Right Side Elevation

© www.houseplans.pro

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



Front Elevation

© www.houseplans.pro

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

These plans are limited to one construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of the designer is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

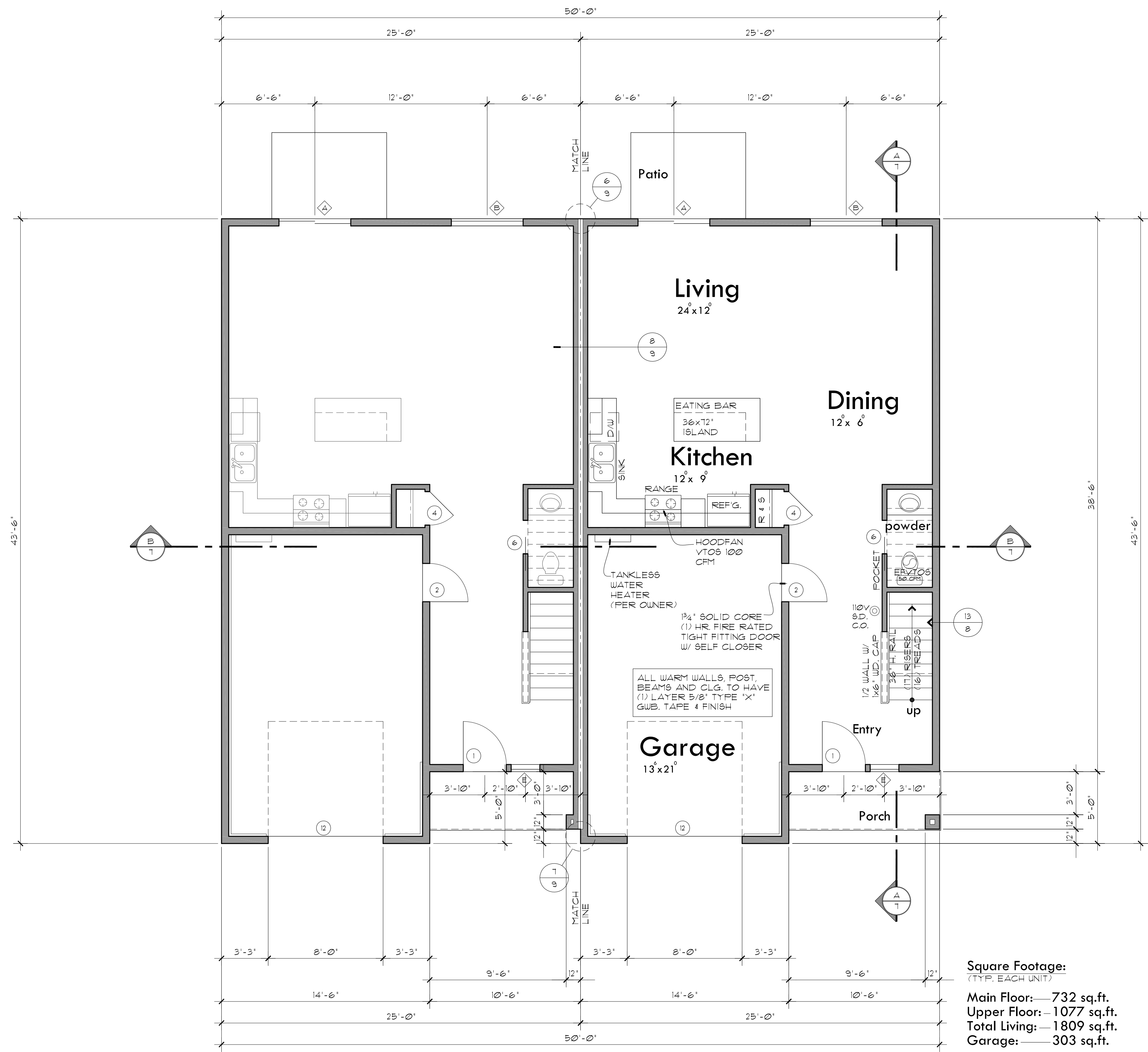
STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	DATE	BY	CHKD
D-536		CFB	DAW

U336 / MONO / 2x6	1	9
PLAN NUMBER	Chekhovskyy	

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023



Main Floor Plan

© www.houseplans.pro

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

Square Footage:

(TYP. EACH UNIT)

Main Floor:— 732 sq.ft.
Upper Floor:— 1077 sq.ft.
Total Living:— 1809 sq.ft.
Garage:— 303 sq.ft.

9-SB-23-C / 9-A-23-DP
Revised: 8/27/2023

110V/60Hz smoke/carbon monoxide detector
CO
Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

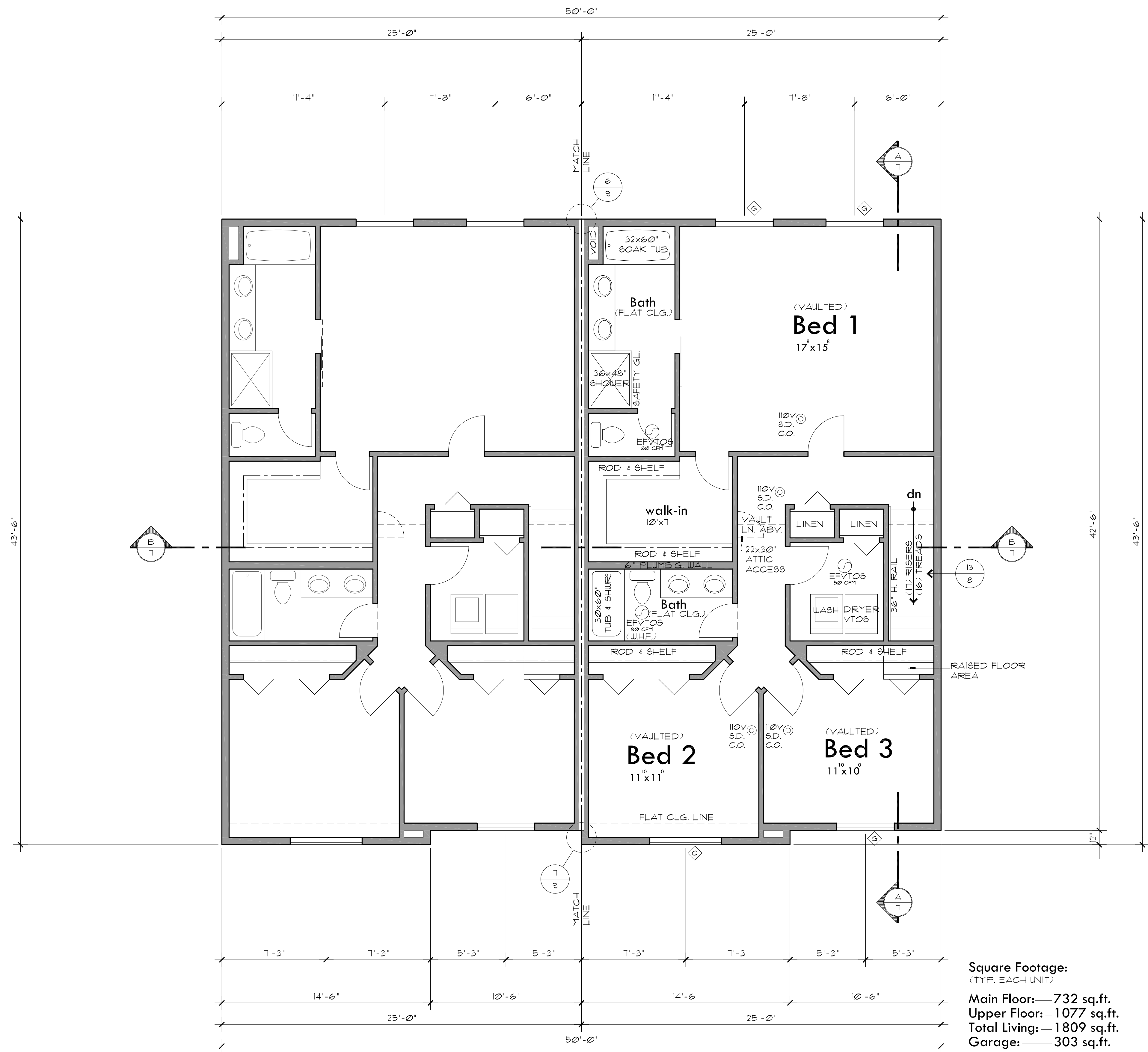
houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	D-536
U336 / MONO / 2x6	CFB
DRAWN BY:	DAW
CHECKED BY:	DAW
DATE:	

SHEET	3	OF	9
PLAN NUMBER	Chekhovskyy		

These plans are limited to one construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of the designer is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHOWN ON THESE DRAWINGS SHALL BE THE BASIS FOR CONSTRUCTION. CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.



Upper Floor Plan

© www.houseplans.pro

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

Square Footage:
(TYP. EACH UNIT)

Main Floor:— 732 sq.ft.
Upper Floor:— 1077 sq.ft.
Total Living:— 1809 sq.ft.
Garage:— 303 sq.ft.

NOTE:
REFER TO DOOR / WINDOW SCHEDULE FOR
CALLOUT REFERENCE SHEET #7 OF #3

○ DOOR
◇ WINDOW

EXHAUST FAN NOTE	
LOCATION	
KITCHEN FAN	100 CFM
1/2 BATHROOM FAN	50 CFM
BATHROOM FAN	80 CFM
LAUNDRY FAN	50 CFM
(W.H.F.) ● 20 CFM (1-3) BEDROOMS	
WHOLE HOUSE FAN (choose one)	○ 100 CFM (4) BEDROOMS
	○ 120 CFM (5) BEDROOMS
NOTE: WHOLE HOUSE FAN TO HAVE 24 HOUR TIMER SWITCH HOT WIRED AND UNDERCUT DOOR FOR AIR PASSAGE (TYP.)	

110V◎ smoke/carbon monoxide detector
CO
Provide one smoke/carbon monoxide detector (min.) per floor and one in each corridor accessing bedrooms & in bedrooms. All detectors located outside sleeping rooms shall be interconnected so that when one is tripped the all will sound. Provide battery backup for all units.

STUDY SET NOT FOR CONSTRUCTION
COPYRIGHT WWW.HOUSEPLANS.PRO

houseplans.pro by
Bruinier & associates, inc.
building designers 503-246-3022
1304 SW BERTHA BLVD. PORTLAND OREGON 97219

REVISIONS	
U336 / MONO / 2x6	D-536
DRAWN BY: CFB	
CHECKED BY: DAW	
DATE:	
SHEET 5	OF 9
PLAN NUMBER: Chekhovskyy	

These plans are limited to one construction only by the purchaser. The reuse, or reproduction, of these plans for any other project without the express written consent of the designer is strictly prohibited by law, under the FEDERAL COPYRIGHT ACT TITLE XVII.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS SHOWN ON THESE DRAWINGS SHALL BE THE BASIS FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.