



Staff Report

Infill Housing Design Review Committee

File Number: 5-E-24-IH

Meeting: 5/15/2024
Applicant: Dawn Irion Beit Development LLC
Owner: Dawn Irion Beit Development LLC

Property Information

Location: 3500 Gap Rd. **Parcel ID** 81 I S 028
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary structure fronting Gap Road. The house is proposed to be set 25' from the front property line. One-story residence features a front-gable roof (7/12 pitch), an exterior of board-and-batten siding (no material specified), and a slab foundation. A lower front-gable massing projects from the left side of the façade. A 4'-5" entry stoop is recessed below the primary roofline, on the right half of the façade. Parking is proposed for a 20' wide concrete driveway in front of the house.

The façade (west) features paired double-hung windows on the projecting front-gable massing, with a door and another bay of paired windows recessed under the stoop. A fixed window is located in the gable field. The right side (south) elevation features two bays of windows, with one window on the left (north) elevation. A secondary entry and three windows are located on the rear elevation.

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. Housing Orientation

- 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.
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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.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- 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.
- 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.

6. Windows and Doors

- When constructing new houses, the window and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front facade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Heart of Knoxville neighborhoods.

8. Siding Material

- Clapboard-like materials (such as cement fiberboard) should be used in constructing new housing where painted wood siding was traditionally used.
- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.

- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

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.

Comments

1. The house is proposed to be set 25' from the front property line. The block to receive new construction is relatively undeveloped; however, the existing houses on the block are set 15' and 18' from the front property line. The four proposed new houses have proposed front setbacks which vary from 47' to 25'. Front setbacks should be revised to align with each other as much as possible and meet the base zoning.
2. The block to receive new construction is characterized by modified Craftsman bungalows and is primarily vacant. The proposed one-story residence is proportional to the dimensions of the lot and the other houses on the block. The site plan features large side setbacks.
3. The application proposes a concrete driveway in the front of the house. Infill Housing guidelines recommend that on streets without alleys, parking areas should be at least 20' behind the front façade of the house with access limited to one lane between the street and the front façade. The parking should be revised to meet the guidelines. Final site plans should meet City Engineering standards.
4. Overall, the one-story, three-bay façade is similar in scale and width to the context. The house is proposed for a concrete slab foundation; the foundation should be elevated to at least 12" to be compatible with the broader neighborhood. Topography of the site may also affect the house's foundation; the applicant should submit a revised foundation drawing to staff for approval.
5. The application includes a 4'-5" entry stoop. The design should be revised to include a front porch proportional to the block, measuring at least 8' deep.
6. Guidelines recommend window and door styles be similar, with similar proportions and ratio of solid to void, to historic houses on the block and in the neighborhood. Additional windows are needed on the right and left side elevations to avoid large swaths of siding with no transparency.
7. The proposed roof pitch (7/12) meets the design guidelines.
8. The application does not include information on siding materials. Guidelines recommend that clapboard-like materials be used in new houses and discourages vertical siding; the houses should feature horizontal lap siding instead of board-and-batten.
9. Final site plans should include one native or naturalized shade tree in the front and rear yards. The lots currently feature a substantial amount of trees and other vegetation; existing trees should be retained if at all possible.
10. The proposed new construction should be differentiated in design from the three other new houses proposed on Gap Road at the same time. Design tactics can include roofline modifications, different porch designs, or other methods.

Recommendation

Staff recommends approval of Certificate 5-E-24-IH, subject to the following conditions:

- 1) revisions to the front setback to align with adjacent new construction and create a consistent streetscape pattern;

- 2) revisions to parking placement to meet the Infill Housing guidelines;
- 3) foundation to be elevated at least 12 inches to reflect historic houses in the neighborhood, with a revised foundation profile submitted to staff;
- 4) revised front porch design to measure at least 8 feet deep;
- 5) one window each to be added to right and left elevations;
- 6) siding to be horizontal lap siding instead of board-and-batten;
- 7) design be revised to differentiate from other adjacent new construction on Gap Road, with approval by staff.



5-E-24-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

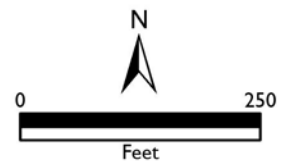


3500 Gap Rd.
Lonsdale Infill Housing Overlay District

Original Print Date: 5/6/2024
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Dawn Iron Bit Development LLC

**INFILL
HOUSING
REVIEW
BOARD**





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

Beit Development LLC / Javonte Cotner (contractor)

Applicant

4/19/24

5/15/24

5-E-24-IH

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Dawn Irion

Beit Development LLC

Name

Company

800 S Gay St, Suite 700

Knoxville

TN

37929

Address

City

State

Zip

865-809-1504

dawn@beit.llc

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3500 GAP RD

081IS028

Property Address

Parcel ID

Lonsdale Infill Housing Overlay District

RN 2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

4.29.24

Please Print

Date

Dawn Irion
Digitally signed by Dawn Irion
Date: 2024.04.19 10:53:54 -04'00'

Dawn Irion

4/19/24

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: construction of a 3 bedroom 2 bath single family home with a bonus room

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL: 250.00
250.00		
FEE 2:		
FEE 3:		

NOTES

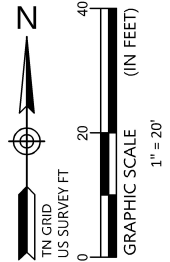
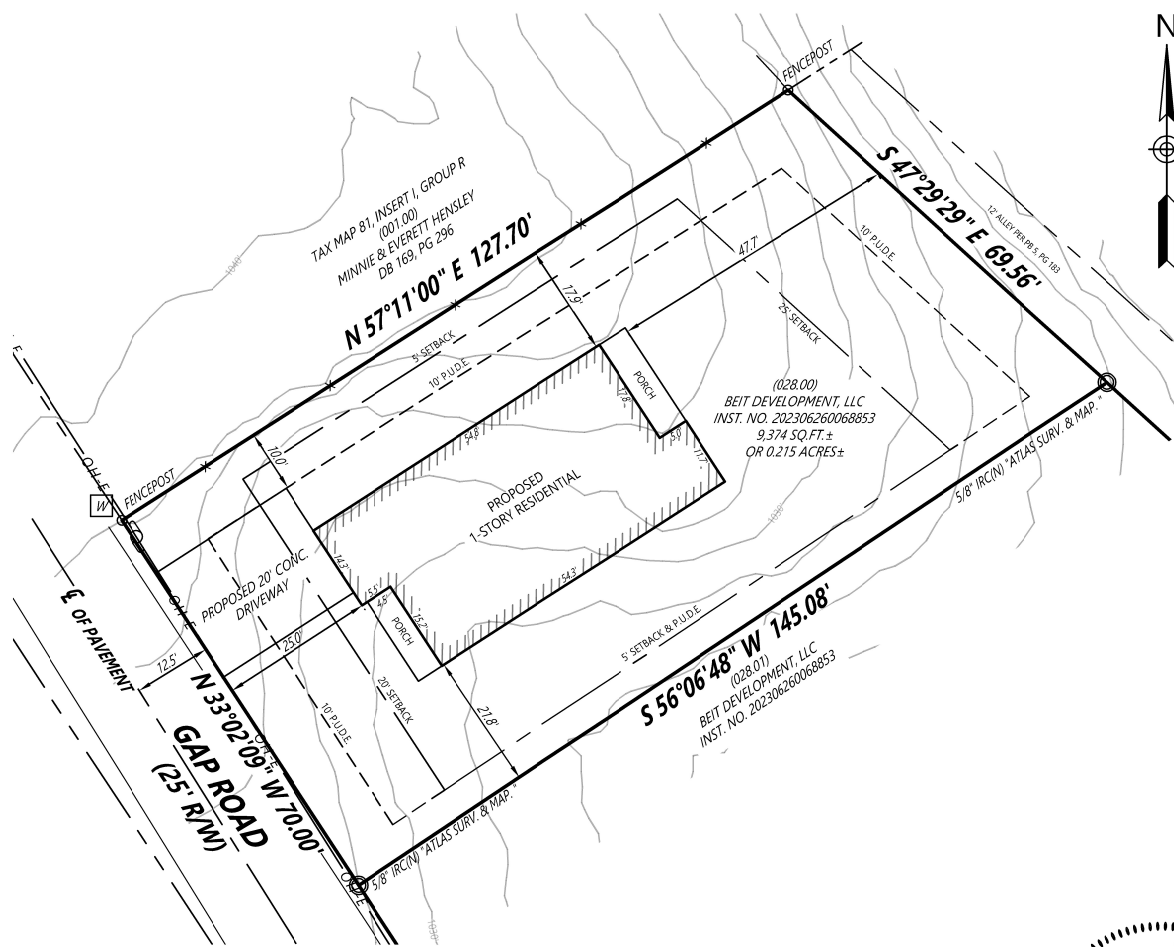
1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.
2. PARCELS NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 81, INSERT I, GROUP 5, KNOX COUNTY, TN.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3.1. FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GNSS POSITIONAL DATA WAS OBSERVED ON/BEWEEN NOVEMBER 3, 2023 UTILIZING TOPCON HIP6 VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATIONS WERE DERIVED USING A VRS NETWORK OF TDOT CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47093C0277G, DATED 08/05/2013.
5. 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 NO FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.
6. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
7. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
8. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
9. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY AND AVAILABLE TN STATE LIDAR DATA; CONTOUR INTERVAL IS TWO (2) FOOT. DATUM BASED ON NAVD 88.
10. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TN (ROCK).
 - 10.1. SURVEY FIELD DATA COLLECTED ON NOVEMBER 3, 2023.
11. PROPOSED AREA TO CLEAR: 2,520 SQ.FT. ±
12. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD AND "HP": HILLSIDE PROTECTION OVERLAY. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 865-215-2500.

LEGEND

PARCEL NO.	(xx)
PUBLIC UTILITY & DRAINAGE EASEMENT	P.U.D.E.
IRON ROD CAPPED (NEW)	5/8" IRC(N) "ATLAS SURV. & MAP."
CONTOUR LINE	1000'
PROPERTY ADJOINER LINE	---
PROPERTY LINE	---
FENCE LINE	x---
OVERHEAD POWER LINE	OH-E
ELECTRIC METER	⊞
UTILITY POLE	⊞
WATER METER	⊞

ZONING RESTRICTIONS

ZONING: RN-2: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
 FRONT YARD SETBACKS: 20 FEET
 SIDE YARD SETBACKS: 5 FEET
 REAR YARD SETBACKS: 25 FEET
 MIN. LOT AREA: 5,000 SQ. FEET
 MAX. BUILDING HEIGHT: 35 FEET



SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the heron shown Boundary & Topographic Survey represents a Category "IV" survey and as shown hereon and that the survey has been performed to the minimum standards for Land Surveying in the State of Tennessee.

By: Leah Metcalf Date: 04/19/2024
 LEAH M. METCALF TN Registered Surveyor No. 3430



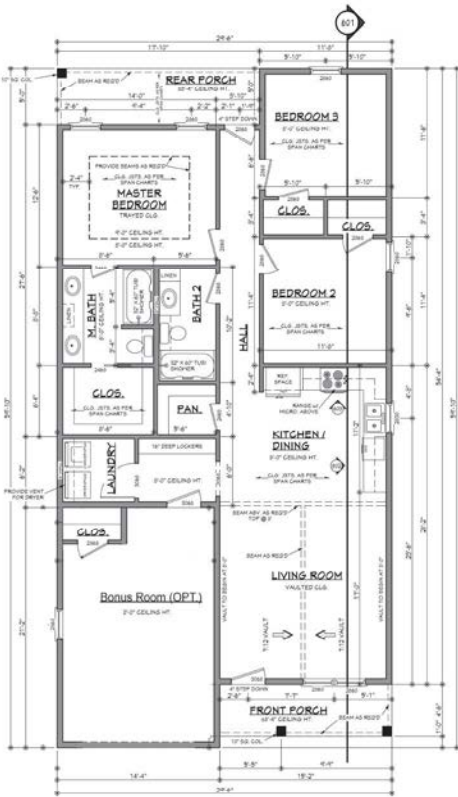
BET DEVELOPMENT, LLC
 800 S GAY ST. SUITE 700
 KNOXVILLE, TN 37929

NO.	DATE	DESCRIPTION	BY
1		BOUNDARY SURVEY	
2		PROPOSED EASEMENT	

SITE PLAN

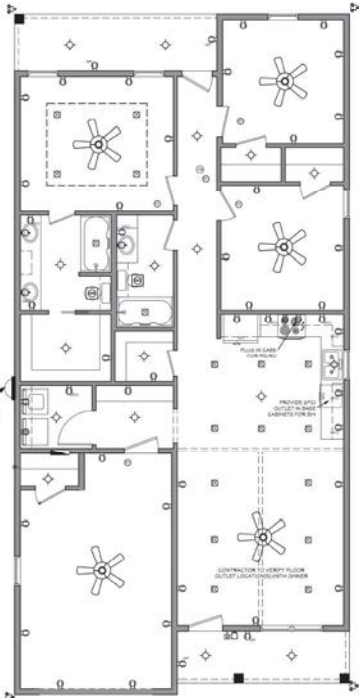
3500 GAP ROAD
 KNOXVILLE KNOX COUNTY, TN
 CIVIL DISTRICT 12TH, 19TH WARD, CITY BLOCK 19100
 TAX MAP 81, INSERT I, GROUP 5, PARCEL 028.00

DATE	APRIL 19, 2024
PROJECT NUMBER	231017
SHEET NUMBER	



NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW SIZES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROOM OPENINGS.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADJUST PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW ANY POINT MUST BE INGRASS. INGRASS SHALL HAVE A MINIMUM FINISH 48 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE INSIDE OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
8. MISER 1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT MORE THAN 20 FEET LONG MEASURED ALONG THE LENGTH OF THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTROLS TO BE PROVIDED IN ACCORDANCE WITH CHAPTER 9 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED ALONG ALL SIDES OF THE APPLIANCE OPENING ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 20 INCHES AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
9. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVED AND REMOVED THROUGH THE REQUIRED OPENING.
10. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 8 FEET HIGH AND 20 INCHES WIDE FOR ITS ENTIRE LENGTH THE PASSAGEWAY SHALL BE NOT MORE THAN 16 FEET LONG.
11. ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION. OTHER APPLIANCES OR ANY OTHER PERMANENT CONSTRUCTION OF-OR-ON THE ATTIC SHALL BE REMOVED OR RELOCATED TO PROVIDE ACCESS TO THE APPLIANCE. THE SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. MISER 1.1
12. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. PENING, OPENING CONTROL DEVICES COMPLIANT WITH IRC 201.2 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS EMERGENCY ESCAPE AND RESCUE OPENINGS. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 201.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. HANDING SHALL BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 20 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
13. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION 909.2 OF THE IRC 2015.
14. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED PERMITS OR BUILDING.
15. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED IF REQUIRED BY LOCAL CODES AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
16. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, MISER 2.



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"
 NOTE: SWITCHES AND ARCS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
(1)	110 VOLT OUTLET
(2)	GROUND FAULT PROTECTED OUTLET
(3)	WEATHERPROOF OUTLET
(4)	FLOOR OUTLET (OWNER TO LOCATE)
(5)	220 VOLT RECEPTACLE
(6)	CEILING HANG FIXTURE
(7)	OVERHEAD MOUNTED FLOODLIGHTS
(8)	WALL MOUNTED FLOODLIGHTS
(9)	RECESSED CEILING FIXTURE
(10)	FLUORESCENT LIGHT
(11)	GARCON MONITOR DETECTOR
(12)	SMOKE DETECTOR
(13)	SWITCH
(14)	THREE WAY SWITCH
(15)	WALL MOUNTED LIGHT
(16)	SWITCH (OWNER TO LOCATE)
(17)	BOOK ACTIVATED SWITCH
(18)	WEATHERPROOF OUTLET
(19)	CABLE NETWORKING JACK (OWNER TO LOCATE)
(20)	TELEPHONE OUTLET (OWNER TO LOCATE)
(21)	TELEVISION OUTLET (OWNER TO LOCATE)
(22)	DISCONNECT SWITCH (CONTRACTOR TO LOCATE)
(23)	THERMOSTAT (CONTRACTOR TO LOCATE)
(24)	CEILING EXHAUST FAN, VENT TO EXTERIOR
(25)	TV SPEAKER
(26)	RADIO SPEAKER
(27)	CEILING FAN ONLY, NO LIGHT KIT
(28)	CEILING FAN WITH LIGHT KIT
(29)	TRACK LIGHTING (OWNER TO LOCATE)
(30)	WALL SCENE (OWNER TO LOCATE)
(31)	HANDSHELF 1 (2 FT.)
(32)	HANDSHELF 2 (2 FT.)
(33)	UNDER COUNTER LIGHTING
(34)	EMERGENCY LIGHTING/EXIT SIGN

NOTES:

1. 2 X 8 EXTERIOR WALLS ARE SHOWN.
2. CONTRACTOR TO LOCATE WATER HEATER AND HVAC UNITS AT SITE.

FLOOR PLAN

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

AREAS	S.F.	HEATED
80	S.F.	UNHEATED - FRONT PORCH
219	S.F.	UNHEATED - GARAGE
64	S.F.	UNHEATED - REAR PORCH
452	S.F.	TOTAL UNHEATED
1744	S.F.	TOTAL UNDER ROOF

HOUSE PLAN ZONE
Empowering Homeowners Building Relationships

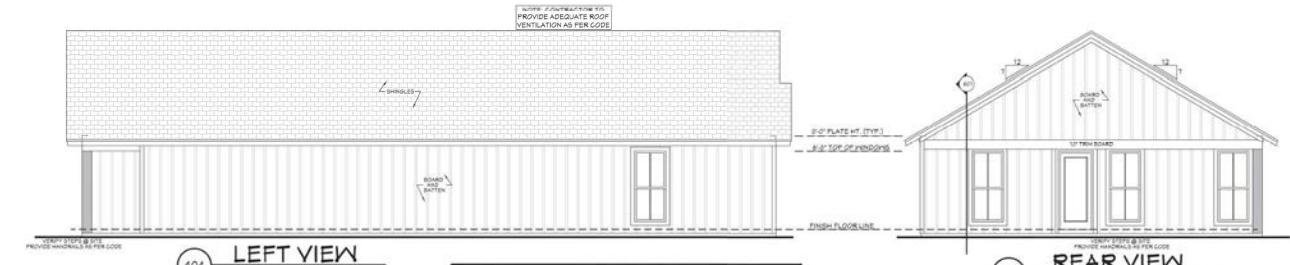
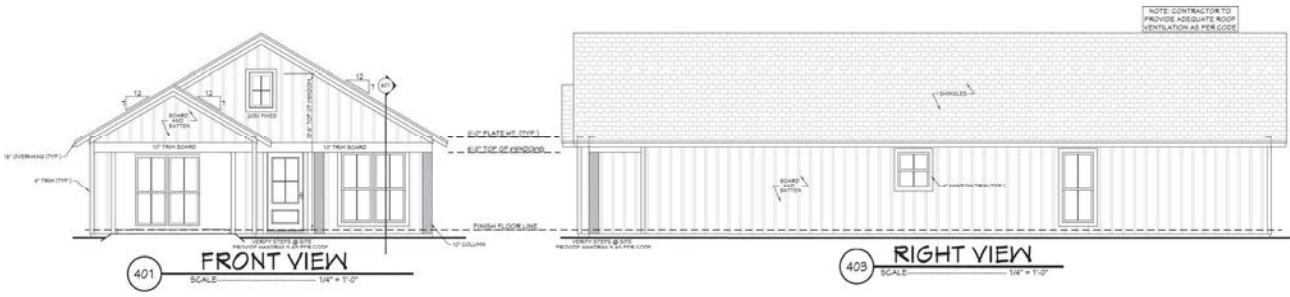
Website: www.HPZplans.com
 Email: sales@hpzplans.com
 Phone: 601.336.3254
 Fax: 1.800.574.1307

N · C · B · D · C

BB-1292

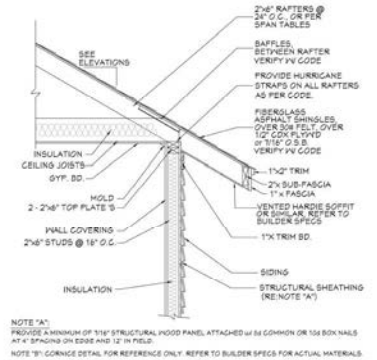
Pre-Drawn Plan ID: BB-1292

Date: 10/07/19
 Drawn By: R.B.V.
 Project Name:
 SHEET NUMBER: **3**



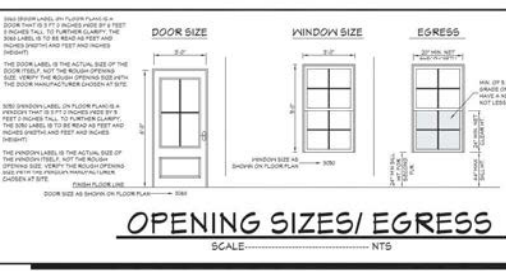
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



NOTE 'A': PROVIDE A MINIMUM OF 1/4\"/>

NOTE 'B': CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.



DOOR SIZE: MIN. CLEAR WIDTH SHALL BE 36\"/>

WINDOW SIZE: MIN. CLEAR WIDTH SHALL BE 20\"/>

EGRESS: MIN. NET AREA SHALL BE 5.7 SQUARE FEET. MIN. CLEAR HEIGHT SHALL BE 80\"/>

405 TYP. CORNICE DETAIL

 SCALE: 1/4\"/>

406 OPENING SIZES/EGRESS

 SCALE: NTS