



Staff Report

Infill Housing Design Review Committee

File Number: 10-C-24-IH

Meeting: 10/16/2024
Applicant: Raj Paul Cheema
Owner: Raj Paul Cheema

Property Information

Location: 1219 New York Ave. **Parcel ID** 81 O B 015
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 New York Ave. New duplex will measure 35'-4" wide by 50' deep and will be set 22.8' from the front property line. The duplex features a side gable roof (pitch not clarified) with a projecting double front-gable massing and one-story gable-roof entry stoops on the outside bays on the façade. The building will feature an asphalt shingle roof, an exterior of lap siding, and a concrete block foundation that measures approximately 3' tall.

The façade (southeast) is four bays wide, featuring recessed full-light doors below entry stoops on the outside bays, and two bays of double-hung windows on the central projecting front-gable roof massings. The side elevations feature three windows on the first story and two on the second.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

10. Multi-Unit Housing

- Multi-unit housing (where permitted by zoning) should have similar front yard space to that of the traditional single-family houses along the street.
- In zoning districts where multi-unit housing is permitted, the height of the new housing should be similar to the original houses along the street.
- Multi-unit housing should be designed to continue the architectural rhythm of the block. In addition to the same build-to line, porches, bays and breaks in the front façade should be created to mimic the look of older homes when looking down the block. This should be done by dividing the building into separate sections that are proportionally similar to original houses on the block.
- Parking should be provided behind apartments with access from the alley.
- Landscaping, including shade trees, should be planted in both front and back yards.

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.

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 applicant intends to use Section 4.6 of the zoning code, the Middle Housing standards, which are "intended to promote the development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area," and "may allow more flexible development of land than is possible under the base district zoning regulations," subject to additional dimensional, design, and parking standards. Middle Housing review occurs separately through Planning staff; the DRB review focuses on how the project meets the Infill Housing design guidelines. However, some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the DRB.
2. The building is proposed to be set 22.8' from the front property line. The average front setback of the blockface is 21'. The proposed front setback will maintain a consistent streetscape with the block.
3. The guidelines for multi-unit housing recommend that "new multi-family buildings be designed in scale and context with the early architectural features of the neighborhood." The block to receive new construction is characterized by one-story Craftsman houses, modified Queen Anne cottages, and some infill construction. The house is proportional to the dimensions of the lot and features consistent side setbacks. It does not incorporate many details which align with the architectural context. Additional design elements are also required by the Middle Housing standards.
4. The proposed parking meets the Infill Housing design guidelines as it is located behind the primary structure and accessed from the alley. Revisions may be necessary to the site plan to meet City Engineering standards.
5. The 35'-4" wide duplex is compatible in façade width with original houses on the street and meets the maximum building width requirements in Article 4.6, Middle Housing standards, for a side-by-side duplex. Guidelines also recommend that multi-unit housing be similar in height to original houses on the street. The two-story building is taller than most of the historic houses on the block. The designs include a 3' tall foundation, which is significantly taller than the context, and reducing the foundation height would allow the duplex to be more aligned with the context. The side elevations are large in scale with little architectural variation. The building is within the maximum depth for a side-by-side duplex in the Middle Housing Standards.
6. While the proposed entry stoops are not 8' deep per the guidelines, similarly-designed entry stoops have been approved for multi-unit buildings in the Infill Housing overlay. The entry stoops are relatively small in scale and would benefit from additional architectural detail to connect with historic houses in the neighborhood.

7. At least a 6/12 roof pitch is required in the Middle Housing standards to fill the "steep" category of roofline; 6/12 is also the minimum pitch approved by the Infill Housing guidelines. The applicant should confirm the roof pitch. The large building may also benefit from additional variations in roofline, particularly on the larger side elevations.

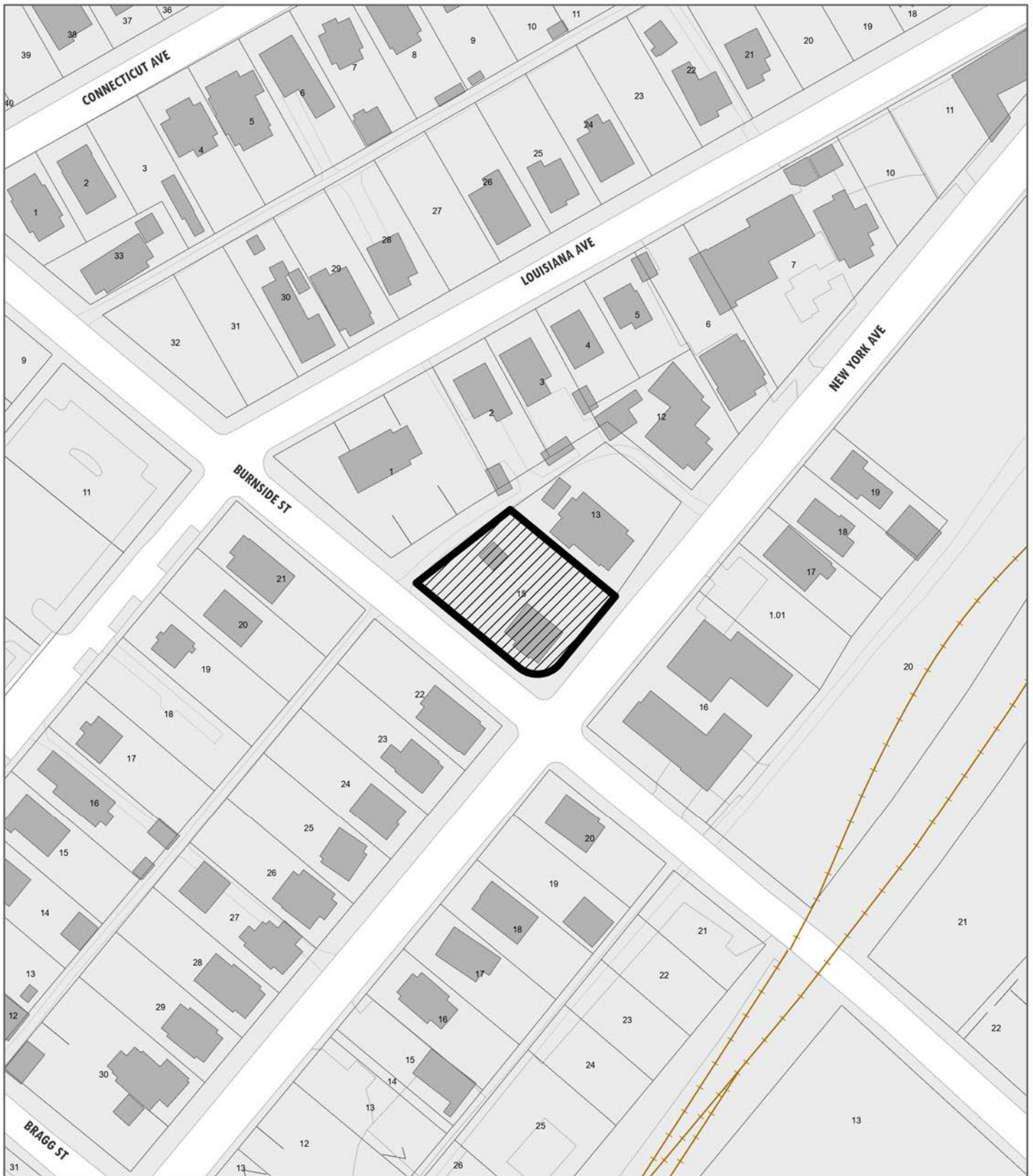
8. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. While all four elevations feature sufficient transparency for the historic context, some revisions may be necessary to better align the buildings with the historic context (including the irregular placement of windows on the side elevation and the paired window on the second-story, rightmost bay).

9. The elevation drawings feature horizontal siding (no materials provided) and an exposed CMU foundation. The siding should feature a horizontal overlap similar to wood siding instead of Dutch lap or flush panels, and the CMU foundation should be reduced in height and clad in stucco or parge-coated.

10. The final site plan should incorporate native or naturalized shade trees in the front and rear yards.

Recommendation

Staff recommends approval of Certificate 10-C-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards; 2) incorporation of additional design elements to meet Middle Housing standards; 3) reduction of foundation height to be comparable to historic houses on the block and reduce overall building height; 4) revision to façade and side elevation window placement; 5) meeting all relevant standards of Article 4.6.



**INFILL
HOUSING
REVIEW
BOARD**

10-C-24-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



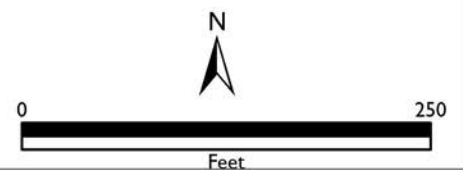
1219 New York Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 10/2/2024
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Raj Paul Cheema





DESIGN REVIEW REQUEST

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

Steven W. Abbott Jr.

Applicant

9/25/24

10/16/24

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

Raj Paul Cheema

Name

Company

1219 New York Ave

Knoxville

TN

37917

Address

City

State

Zip

865.466.7240

rajpaulcheema@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Raj Paul Cheema

1219 New York Ave

865.466.7240

Owner Name (if different from applicant)

Owner Address

Owner Phone

1219 New York Ave

081B015

Property Address

Parcel ID

Lonsdale Neighborhood Association

RN-2

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Please Print

Date

Authentisign
Raj Cheema

Raj Paul Cheema

9/25/24

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

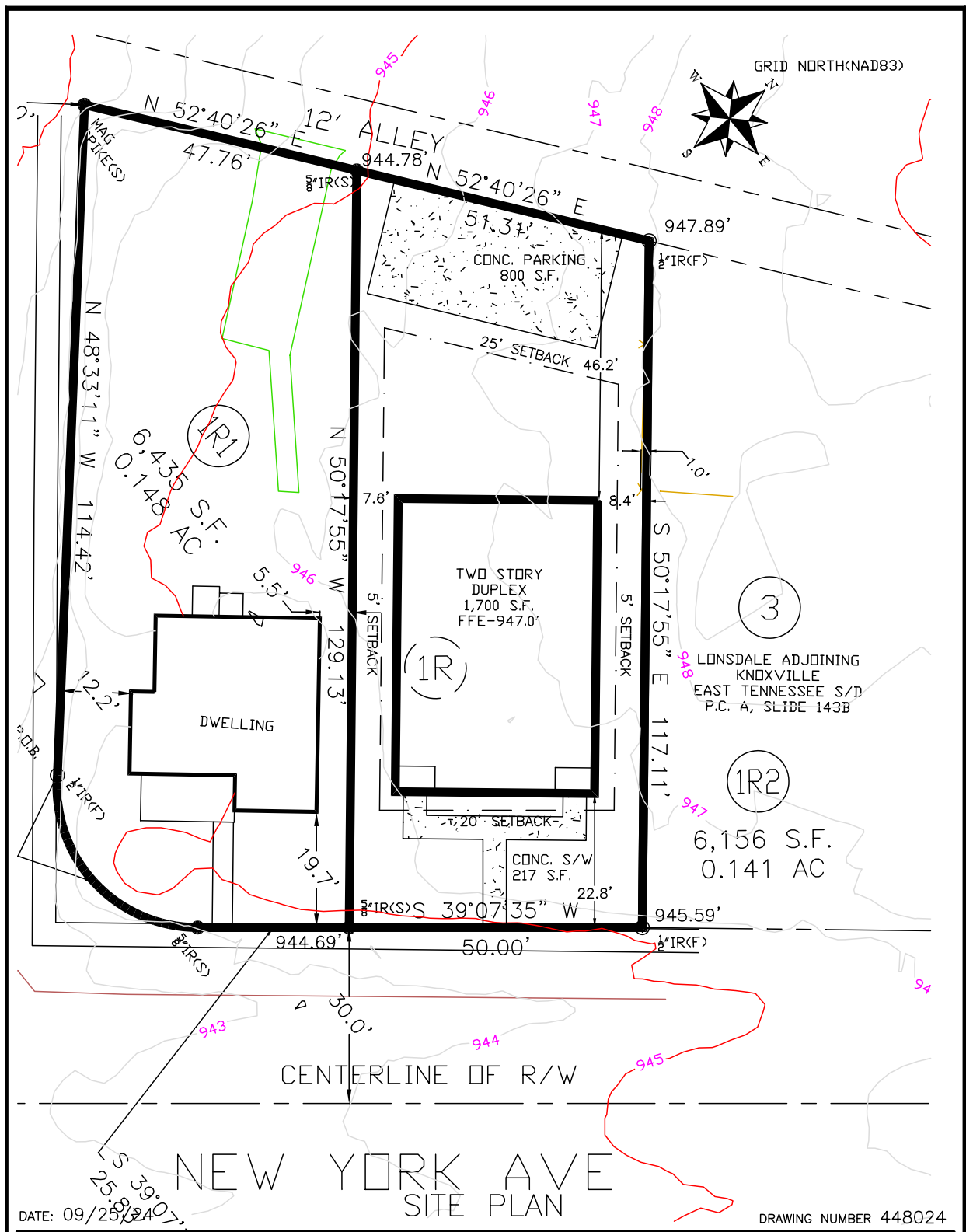
Level 2:
 Additions visible from the primary street Changes to porches visible from the primary street

Level 3:
 New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: Plans for new duplex _____

STAFF USE ONLY	ATTACHMENTS	FEE 1:	TOTAL: 250.00
	<input type="checkbox"/> Downtown Design Checklist	250.00	
	<input type="checkbox"/> Historic Zoning Design Checklist	FEE 2:	
<input checked="" type="checkbox"/> Infill Housing Design Checklist			
ADDITIONAL REQUIREMENTS		FEE 3:	
<input type="checkbox"/> Property Owners / Option Holders			
Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500			

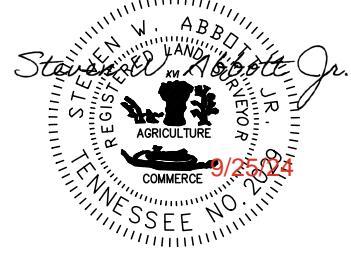


DATE: 09/25/2024

DRAWING NUMBER 448024

FOR **RAJ PAUL CHEEMA**
 ADDRESS NEW YORK AVE
 DISTRICT 5 COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37921
 LOT NO. P/O 1R LONSDALE ADD. RESUB. S/D
 WARD 19th CITY BLOCK 19563 DRAWN BY SWA
 MAP CAB. 200711050036821
 TAX MAP 0810 GROUP B PARCEL 015.00
 WARRANTY DEED BK. 202406260065311
 MORTGAGE CO.
 TITLE CO.

SCALE 1" = 20'
 ABBOTT LAND SURVEYING LLC
 STEVEN W. ABBOTT JR, RLS
 1109 E. WOODSHIRE DRIVE
 KNOXVILLE, TN 37922
 OFFICE: (865) 671-1149
 EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: RajPaul Cheema, Signature(s): _____

Date: _____

State of _____, County of _____

On this _____ day of _____, 20____

Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the day and year above

Written, _____ Notary

My Commission expires _____ "Seal"

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivisions Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____ Tennessee License No. 2029 Date: _____

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor _____ Tennessee License No. 2029 Date: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____

Authorized Signature for Utility Date _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations. It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____

Authorized Signature for Utility Date _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(I, We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name RajPaul Cheema, Signature(s): _____

Date: _____

Zoning

Zoning Shown on Official Map _____ Date: _____ By _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____ Date: _____

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the _____ day of _____, 20____

Engineering Director _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

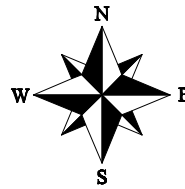
Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee: Signed: _____ Date: _____

GRID NORTH(NAD83)2011

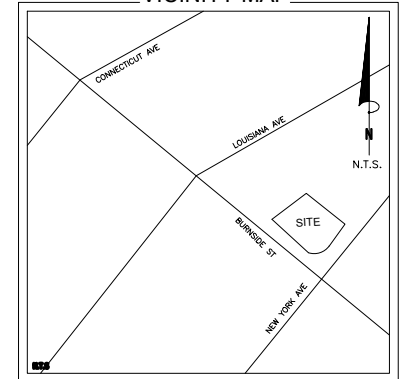


LEGEND

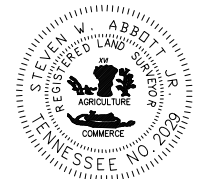
These standard symbols will be found in the drawing.

- OVERHEAD ELECTRIC LINE
- SEWER LINE
- SEWER MANHOLE
- UTILITY POLE

VICINITY MAP



FILE#



SURVEYOR'S STATEMENT:

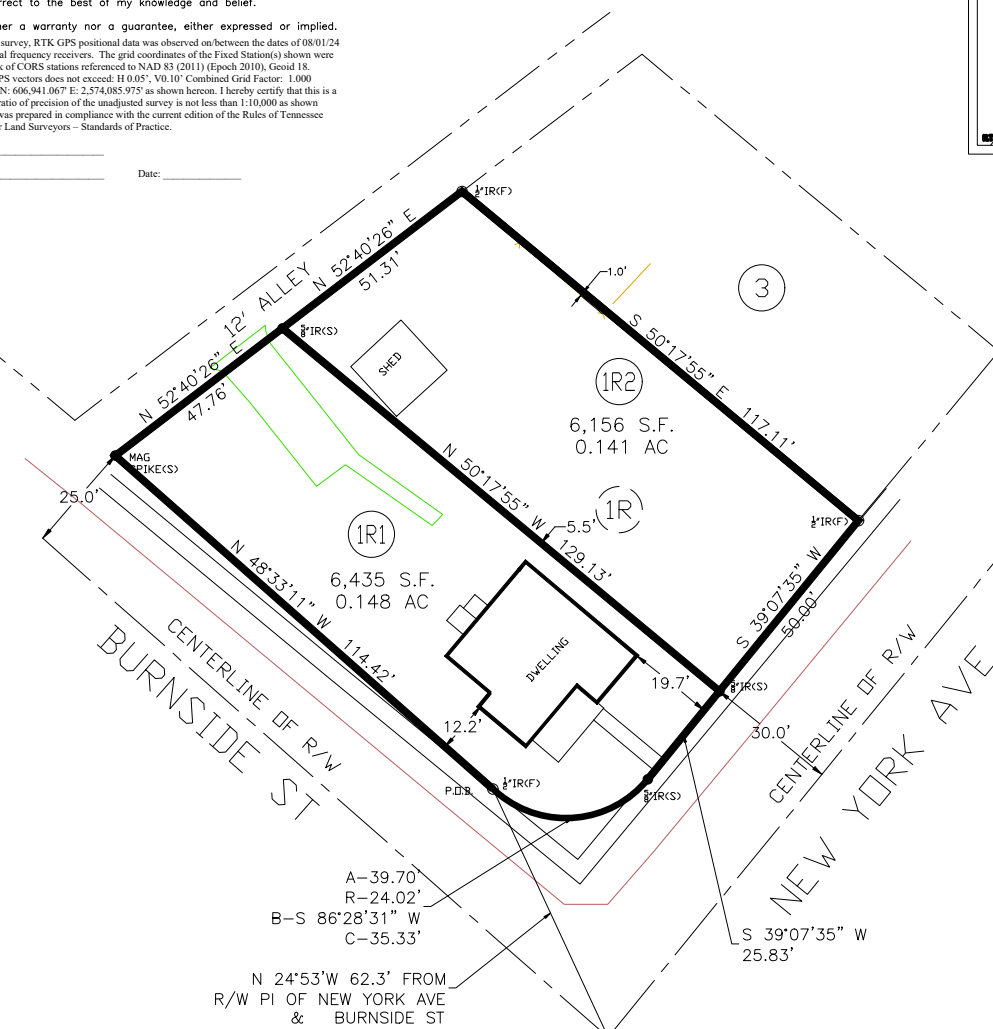
On the basis of my knowledge, information and belief, I hereby state and declare that this drawing was prepared under my direct supervision to the standard of care of surveyors practicing in the State of Tennessee and that the information shown hereon is true and correct to the best of my knowledge and belief.

This statement is neither a warranty nor a guarantee, either expressed or implied.

For boundary aspects of this survey, RTK GPS positional data was observed on/between the dates of 08/01/24 utilizing a Carlson BRX7 dual frequency receivers. The grid coordinates of the Fixed Station(s) shown were derived using a VRS network of CORS stations referenced to NAD 83 (2011) (Epoch 2010), Geoid 18. Positional accuracy of the GPS vectors does not exceed: H 0.05", V 0.10" Combined Grid Factor: 1.000 centered on Fixed Station 1 N: 6063941.067 E: 2,574,085.975 as shown hereon. I hereby certify that this is a Category IV survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor _____

Tennessee License No. _____ Date: _____



NOTES:

- PURPOSE OF THIS PLAT IS TO SUBDIVIDE INTO TWO LOTS OF RECORD.
- IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- TOTAL NUMBER OF 2 LOTS, TOTAL ACREAGE 12,699 SQUARE FEET OR 0.29 ACRES.
- PROPERTY IS ZONED RN-2 SEE CITY OF KNOXVILLE FOR SETBACKS AND USE.
- THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEMA SPECIAL FLOOD HAZARD RATE MAP 1709342770P AND FOUND THAT THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA(S) X EFFECTIVE DATE AUGUST 5th, 2013.
- REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN(10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAY(INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE(5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

OWNER
RAJPAUL CHEEMA
1219 NEW YORK AVE
KNOXVILLE, TN 37921
PHONE: (865) 466-7240

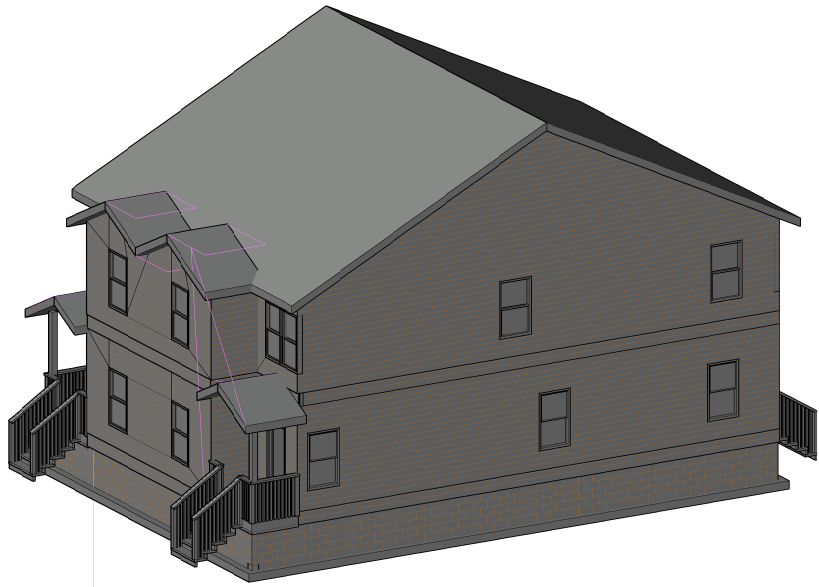
FINAL PLAT OF:
**RESUB. OF LOT 1R OF BLOCK 35 OF
LONSDALE ADJOINING KNOXVILLE S/D**

ADDRESS NEW YORK AVENUE
DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37921
LOT NO. _____

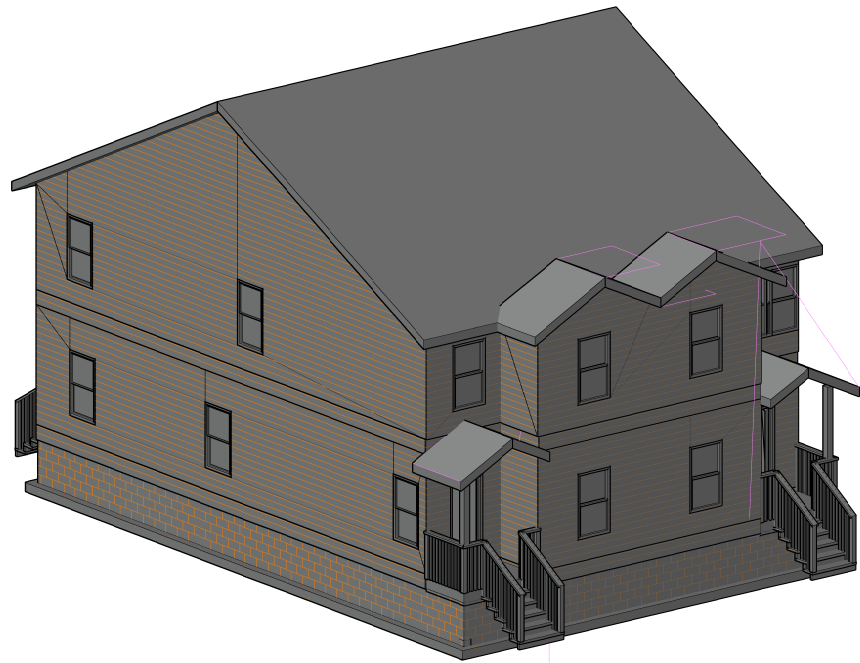
WARD 19th CITY BLOCK 19563
MAP CAB. 200711050036821
TAX MAP ID 0810B015
WARRANTY DEED BK.202406260065311
DATE PREPARED 08/03/24 DRAWN BY SWA SCALE 1" = 20' FILE NO. 448024



ABBOTT LAND SURVEYING LLC
STEVEN W. ABBOTT JR., RLS
1109 E. WOODSHIRE DRIVE
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
EMAIL: survm@tds.net

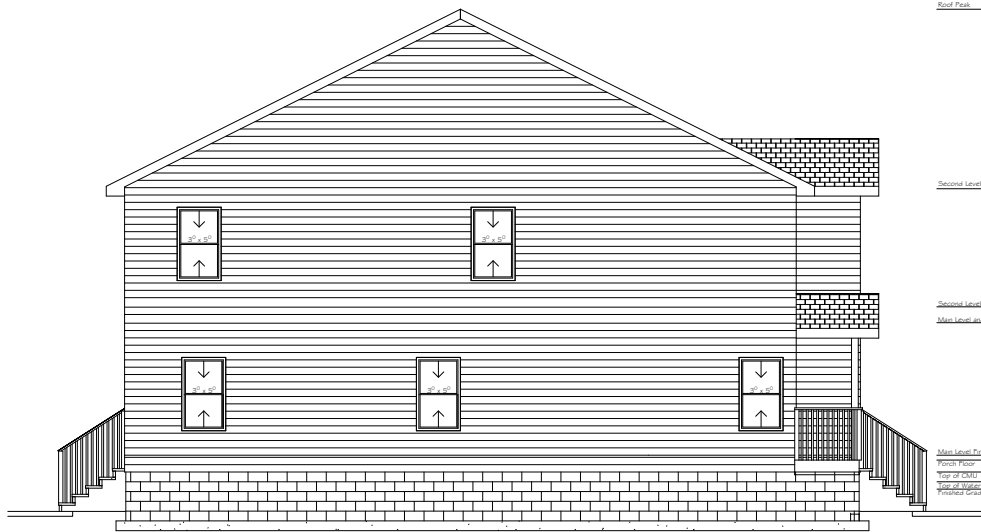


ISO View
Scale: NTS



ISO View
Scale: NTS

Project Name and Address	Project Number
New Dublin 18441 North York Drive	2024-0001
Architect	Client: New Dublin City of New Dublin
Contractor	Site: 18441 North York Drive New Dublin, OH 43055
Builder/Property Owner and Owner	Architect: Robert D. Hess, Inc.
Sheet ID	Notes: See notes on plans for details of work not shown.
Issued Date	May 1, 2024
Revision 1 Date	
Revision 2 Date	
Revision 3 Date	
A1-01	
Notes: See notes on plans for details of work not shown.	



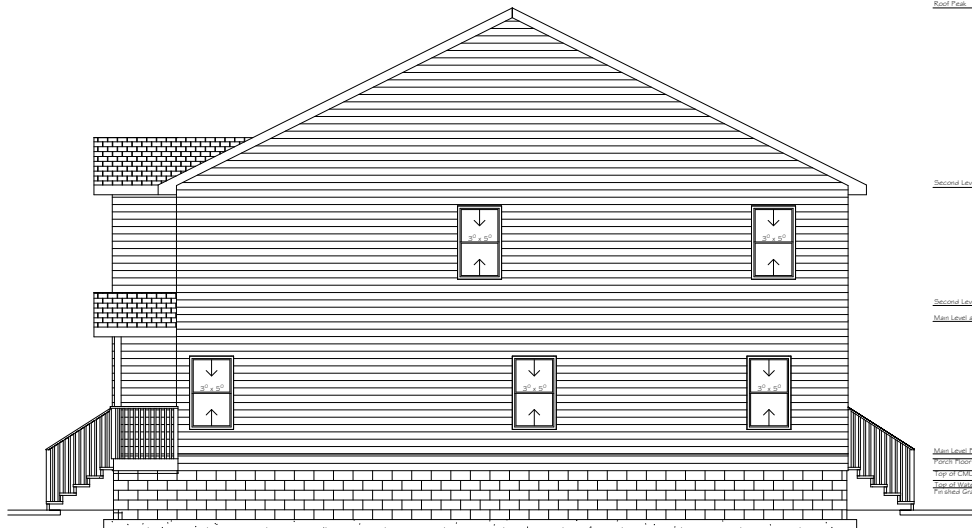
Left Exterior Elevation
Scale: 1/4" = 1'-0"

Roof Peak 348'-5in
Second Level Finished Ceiling 228'-2in
Second Level Finished Floor 148'-1 3/8in
Main Level and Porch Ceiling 138'-0 3/8in
Main Level Finished Floor 48'-0in
Porch Floor 38'-6in
Top of CMU 28'-1 0 1/4in
Top of Water Protection 28'-2 1/4in
Finished Grade 18'-1 0 1/4in



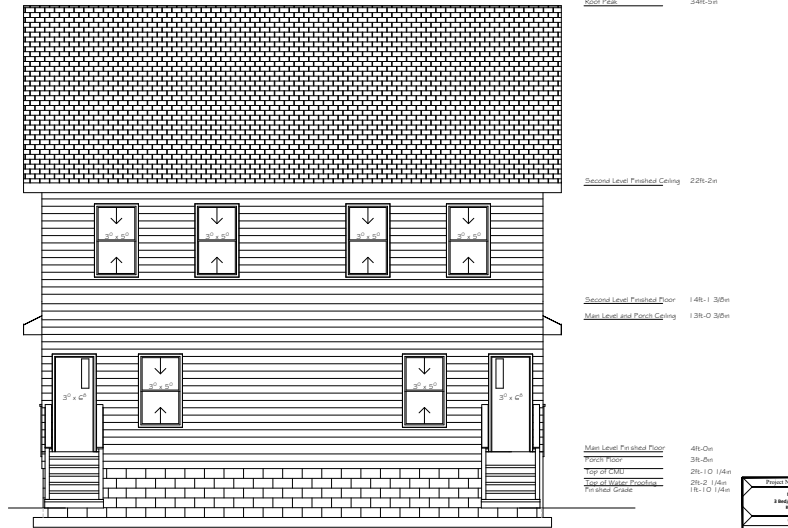
Front Exterior Elevation
Scale: 1/4" = 1'-0"

Roof Peak 348'-5in
Second Level Finished Ceiling 228'-2in
Second Level Finished Floor 148'-1 3/8in
Main Level and Porch Ceiling 138'-0 3/8in
Main Level Finished Floor 48'-0in
Porch Floor 38'-6in
Top of CMU 28'-1 0 1/4in
Top of Water Protection 28'-2 1/4in
Finished Grade 18'-1 0 1/4in



Right Exterior Elevation
Scale: 1/4" = 1'-0"

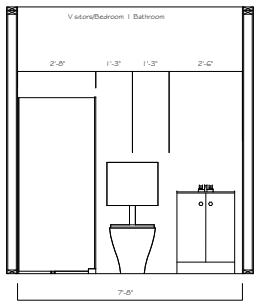
Roof Peak 348'-5in
Second Level Finished Ceiling 228'-2in
Second Level Finished Floor 148'-1 3/8in
Main Level and Porch Ceiling 138'-0 3/8in
Main Level Finished Floor 48'-0in
Porch Floor 38'-6in
Top of CMU 28'-1 0 1/4in
Top of Water Protection 28'-2 1/4in
Finished Grade 18'-1 0 1/4in



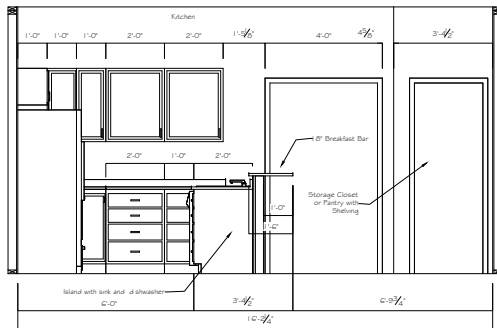
Rear Exterior Elevation
Scale: 1/4" = 1'-0"

Roof Peak 348'-5in
Second Level Finished Ceiling 228'-2in
Second Level Finished Floor 148'-1 3/8in
Main Level and Porch Ceiling 138'-0 3/8in
Main Level Finished Floor 48'-0in
Porch Floor 38'-6in
Top of CMU 28'-1 0 1/4in
Top of Water Protection 28'-2 1/4in
Finished Grade 18'-1 0 1/4in

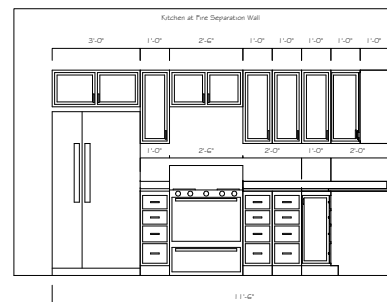
Project Name and Address		Project Number
New Dublin 14841 North Hill Drive Dublin, OH		224-0001
Contractor		Client Site Drawing
Builder/Property Owner and Owner		This drawing is intended for use only on the project as indicated on the title block. It is the responsibility of the contractor to refer back to approved and current specifications for all details.
Sheet ID	Sheet Name	Sheet Number
01-01	May 1, 2024	A1-02
Revision 1 Date	Revision 2 Date	Revision 3 Date
Notes		



Visitor/Bedroom 1 Bathroom
Scale: 1/2" = 1'-0"

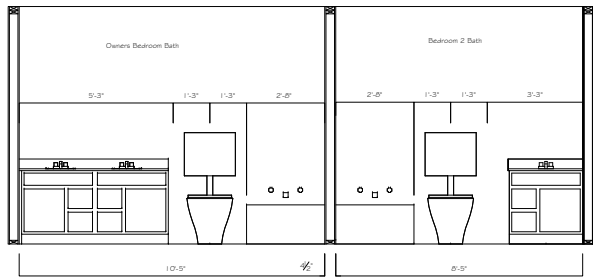


Kitchen Elevation 1
Scale: 1/2" = 1'-0"



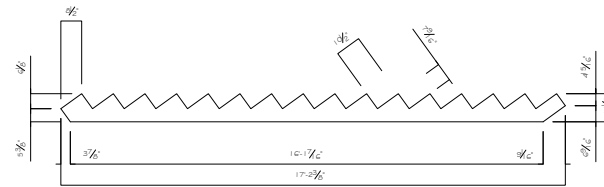
Kitchen Elevation 2
Scale: 1/2" = 1'-0"

Stair Stringer Detail
Scale: 1/2" = 1'-0"

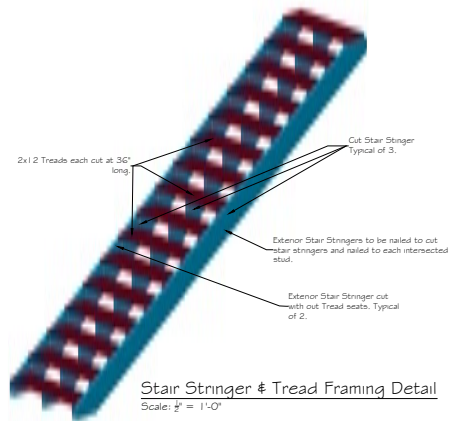


Owners Bathroom
Scale: 1/2" = 1'-0"

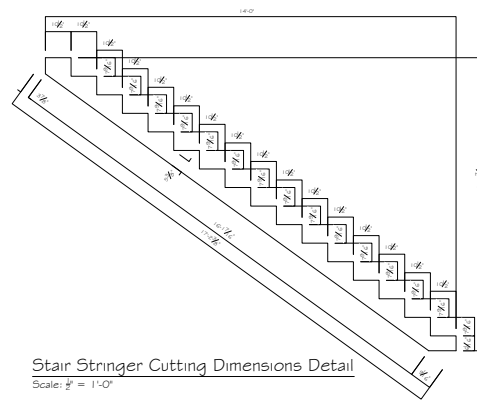
Bedroom 2 Bathroom
Scale: 1/2" = 1'-0"



Stair Stringer Cut layout Detail
Scale: 1/2" = 1'-0"



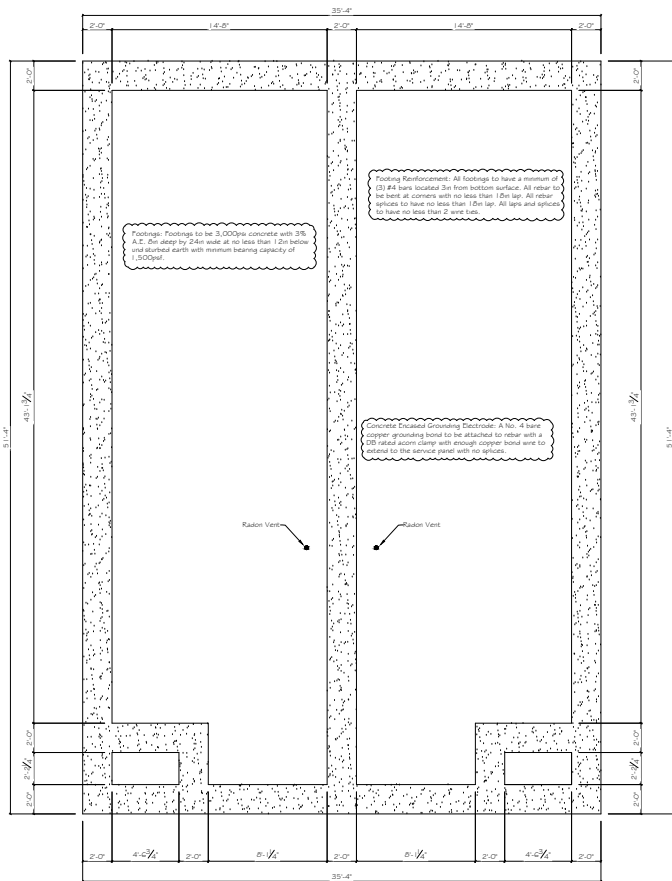
Stair Stringer & Tread Framing Detail
Scale: 1/2" = 1'-0"



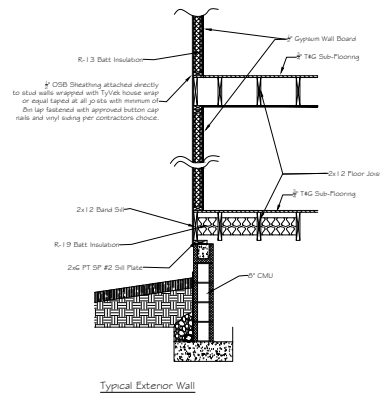
Stair Stringer Cutting Dimensions Detail
Scale: 1/2" = 1'-0"

Stair Stringer Detail B / D1-03
Scale: 1/2" = 1'-0"

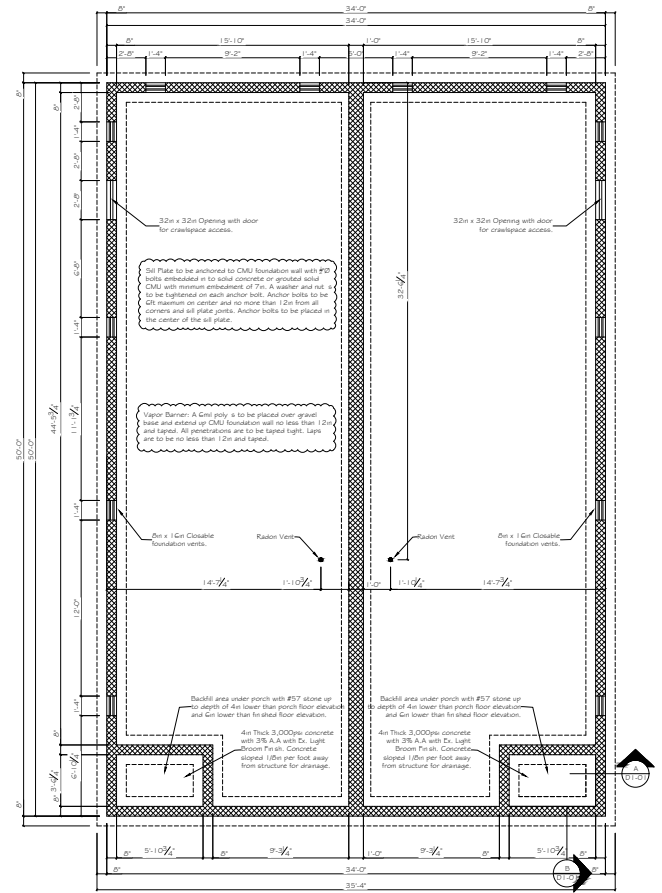
Project Name and Address	Project Number
New Duplex 1844 South 1st Street	2024-0001
Architect	Client: See Listing
Contractor	Site: See Listing
Builder/Property Owner and Seller	Use: Single-Family Residential
	Prepared as: See Listing
	As published: Whether or not the contractor or other party is responsible for the accuracy of the information is not stated.
Sheet ID	Sheet Number
Printing Date: May 1, 2024	A1-03
Revision 1 Date:	
Revision 2 Date:	
Revision 3 Date:	
Notes: See 4002.005	



FOOTING PLAN
Scale: $\frac{1}{4}'' = 1'-0''$

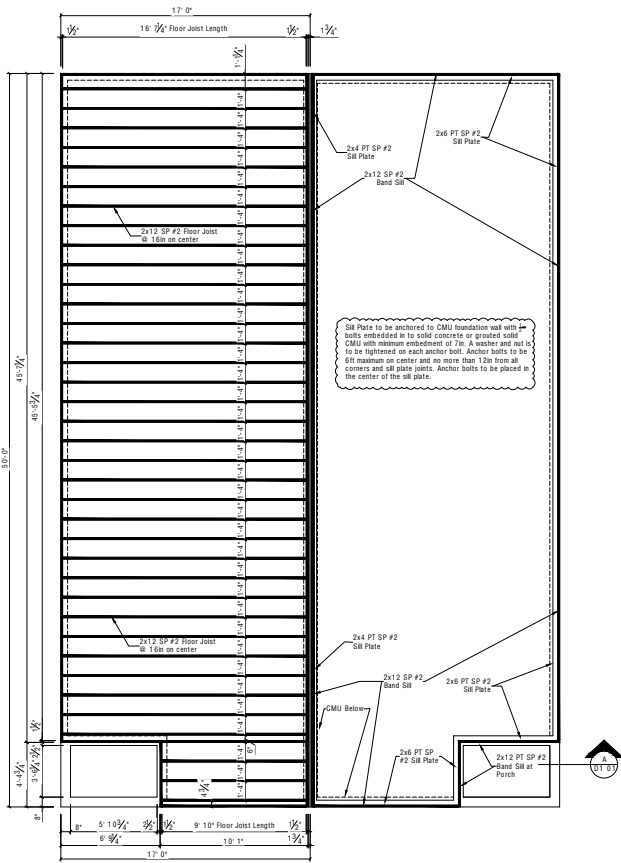


Typical Exterior Wall

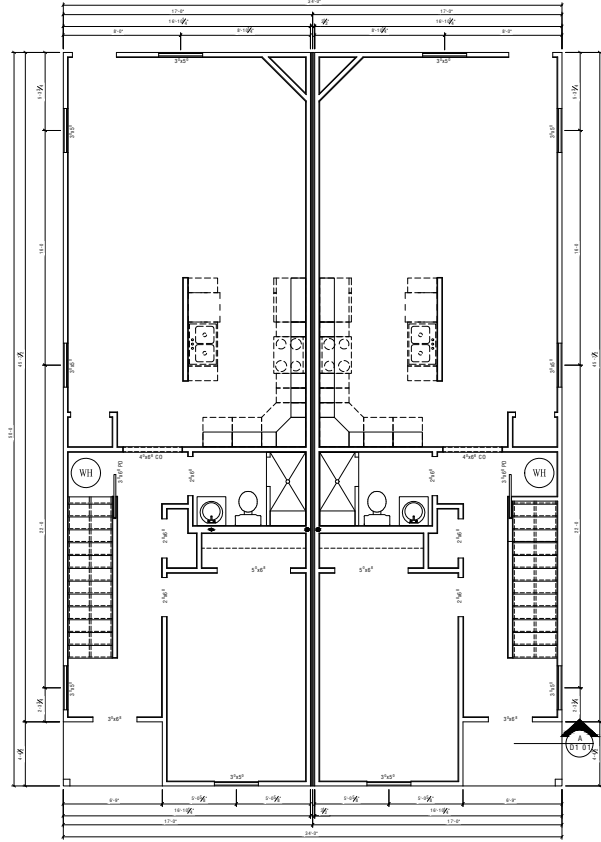


FOUNDATION/CMU PLAN
Scale: $\frac{1}{4}'' = 1'-0''$

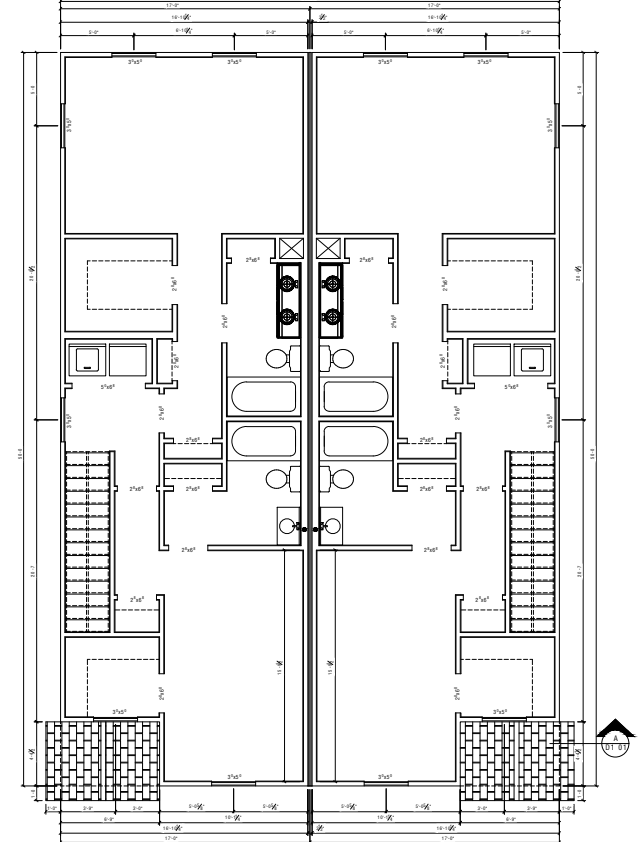
Project Name and Address	Project Number
New Dublin 1840 South The Oaks Avenue SW	2242-0001
Contractor	Client Site Location
Builder/Property Owner and Owner	Site Location (if not the same as above)
Issue Date: May 1, 2024	Site Location (if not the same as above)
Revision 1 Date: -	Site Location (if not the same as above)
Revision 2 Date: -	Site Location (if not the same as above)
Revision 3 Date: -	Site Location (if not the same as above)
Drawn By: A2-01	Sheet Number



STRUCTURAL FLOOR PLAN
Scale: $\frac{1}{4}'' = 1'-0''$



FIRST FLOOR PLAN
Scale: $\frac{1}{4}'' = 1'-0''$



SECOND FLOOR PLAN
Scale: $\frac{1}{4}'' = 1'-0''$

Project Name and Address	Project Number
Blue Dolphin 1000 Bridge Way Annapolis, MD 21403	2024-0001
Contractor	Client: See Contract
Bill For Construction 2024 Building, Inc. Annapolis, MD 21403 Ann For (410) 291-0001	This drawing is intended to be used for approval only as shown. It is not to be used for construction without the written consent of the contractor for other than the original project. The contractor is solely responsible for any errors and omissions on this drawing.
Sheet ID	Sheet Name
Issued Date: March 26, 2024	
Revision 1 Date: -	A2-02
Revision 2 Date: -	
Revision 3 Date: -	
Project No. 2024-0001	