Staff Report

Infill Housing Design Review

File Number: 8-B-25-IH

Meeting: 8/20/2025
Applicant: Jesse Alarcon Onyx Excavation LLC
Owner: Jesse Alarcon Onyx Excavation LLC
District: Oakwood/Lincoln Park Infill Housing Overlay District

Property Information

Location: 205 Chickamauga Ave. **Parcel ID:** 81 B G 039
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:
New primary structure.

Description of Work

Level III New Primary Structure

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.

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.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- 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 average front setback of the blockface is 29.4', with the adjacent house at 12'. The proposed 25' front setback is appropriate. The final site plan should include a walkway that connects from the porch to the street.

2. Parking is a two-car front-entry garage accessed via Chickamauga Avenue. Guidelines discourage front yard parking and state that "garages…should be at least 20 feet behind the front façade;" there are no houses on the block with front-entry garages. The front-entry garage should be omitted and replaced with a single lane driveway extending at least 20' behind the façade, or the garage should be revised in placement to the rear of the house, with access from the rear of the house. The final site plan should meet City Engineering standards.

3. The final site plan should include a native or naturalized shade tree in the front and rear yards. There are existing trees on the lot that could be retained to meet this condition.

4. The block to receive new construction is characterized by Minimal Traditionals, modified Queen Anne cottages, Craftsman bungalows, and infill construction. The design features details like eave overhangs, horizontal headers, and 2/2 windows that reflect the context. The 29'-6" wide by 59'-10" deep house is proportionate in width to the lot and other houses on the block. However, the house is approximately 10'-25' deeper than all other houses on the block, with the exception of an 85' deep townhouse development. The Board should discuss whether the depth of the proposed house is appropriate for the context.

5. The three-bay, one-story façade is similar in height and scale to the context of the block, which primarily features one-story houses.

6. The design features a 4'-6" deep, half-length front-porch recessed under the primary roofline and supported by two 10" posts. The depth should be revised to at least 8' to meet the design guidelines.

7. Guidelines recommend window and door styles be similar to historic houses on the block with a similar ratio of solid to void. The 2/2 single-hung windows and half-lite paneled door match the context. The front, rear, and left elevations feature sufficient transparency, but an additional window should be added to the right elevation to avoid large swaths of blank siding.

8. The 7/12 pitch front-gable roof meets the design guidelines, and the design benefits from the eave overhangs, horizontal headers, and trim, which should be retained in final construction.

9. The asphalt shingles meet the design guidelines, and the slab foundation should be parge-coated or clad in stucco. The elevations depict board-and-batten siding on all sides of the house, but a note states that board-and-batten will only be used on the façade, with horizontal siding on the rest of the house. Guidelines discourage the use of vertical siding and multiple primary siding materials, and board-and-batten is typically only approved as an accent. Clapboard-style lap siding with an overlap should be used as a primary siding material on all elevations, with board-and-batten used as an accent in the gable fields and on the projecting front-gable massing, if desired.

Recommendation

The Board should discuss the depth of the proposed house. If deemed appropriate, staff recommends approval of Certificate 8-B-25-IH, subject to the following conditions: 1) final site plan to include a walkway from the front porch to the street; 2) final site plan to meet City Engineering standards; 3) parking to avoid the front yard and the garage to be either omitted or revised in placement to the rear of the house, with a revised façade elevation to be submitted to staff showing windows and siding in place of the garage door; 4) final site plan to include a tree in the

front and rear yards; 5) the porch depth be revised to at least 8’; 6) an additional window be added to the right elevation, to be approved by staff; 7) final construction to retain the eave overhangs, horizontal headers, and trim as depicted on the elevations; 8) foundation be parge-coated or clad in stucco; and 9) clapboard-style lap siding be used as the primary siding material on all elevations with board-and-batten as an accent only.

DESIGN REVIEW BOARD

8-B-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

205 Chickamauga Ave.

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 8/6/2025 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Jesse Alarcon Onyx Excavation LLC

N

0 160

Feet

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Jesse Alarcon
Applicant

7-29-2025	8-20-25	8-B-25-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

Jesse Alarcon	Onyx Excavation LLC		
Name	Company		
4124 Oakland Dr	Knoxville	TN	37918
Address	City	State	Zip
865-236-3219	Onyx.excavationtn@gmail.com		
Phone	Email		

CURRENT PROPERTY INFO

Jesse Alarcon	4124 Oakland Dr	865-236-3219
Owner Name (if different from applicant)	Owner Address	Owner Phone
205 Chickamauga ave	081BG039	
Property Address	Parcel ID	
BRAINE & LEES 1ST ADD PT 6	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

Malynda Wollert	Malynda Wollert	7-29-25
Staff Signature	Please Print	Date
Jesse Alarcon	Jesse Alarcon	7-29-2025
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: _____

_____

_____

STAFF USE ONLY

ATTACHMENTS

☐ Downtown Design Checklist

☐ Historic Zoning Design Checklist

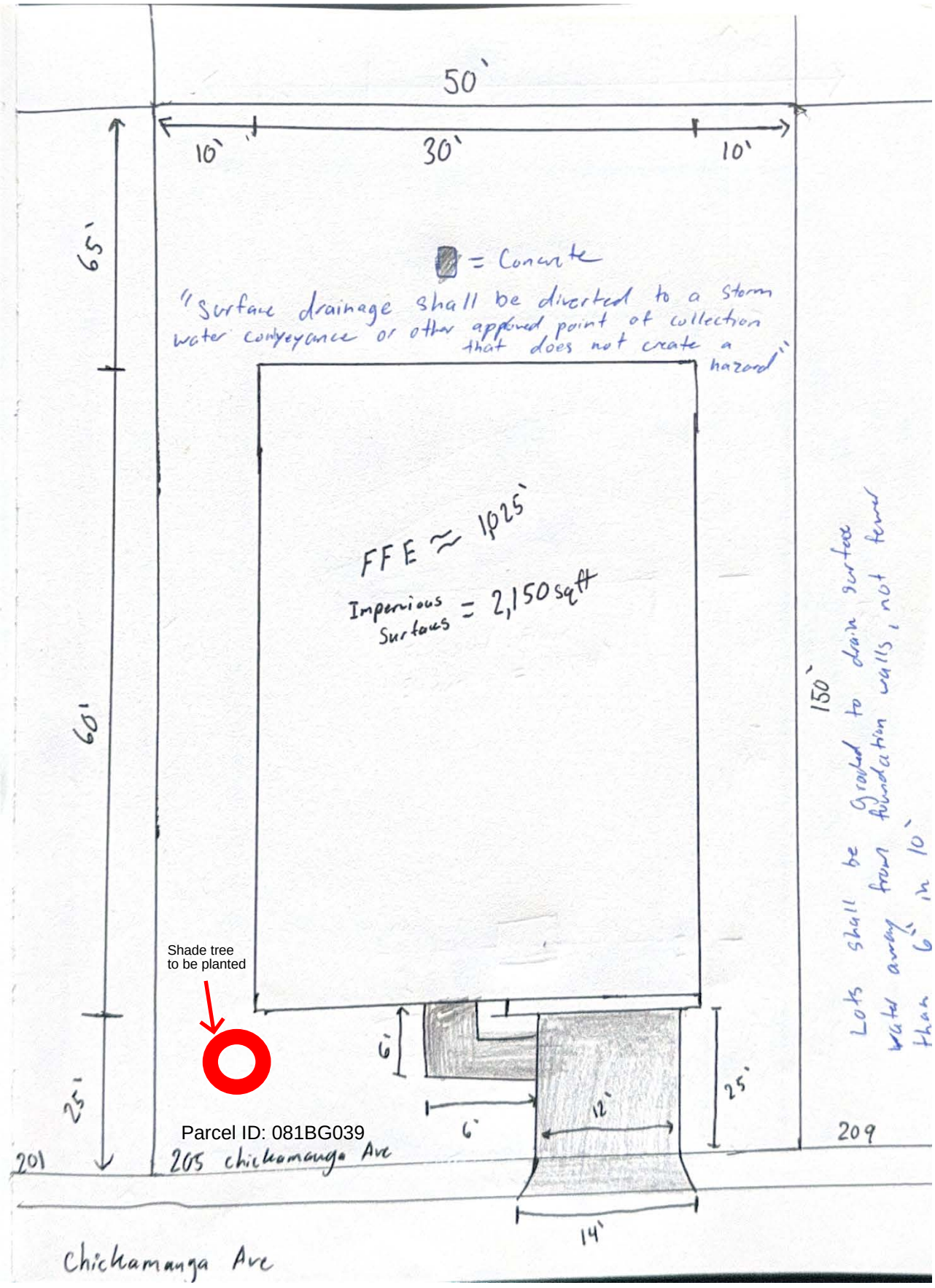
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

FEE 1:	TOTAL:
1003	250.00 Paid DD 8/4/25
FEE 2:	
FEE 3:	


50'
10'
30'
10'
65'
60'
25'
= Concrete
"Surface drainage shall be diverted to a storm water conveyance or other approved point of collection that does not create a hazard"
FFE ≈ 1025'
Impervious Surfaces = 2,150 sqft
150'
Lots shall be Graded to drain surface water away from foundation walls, not less than 6" in 10'
Shade tree to be planted
6'
6'
12'
25'
14'
Parcel ID: 081BG039
205 Chickamauga Ave
201
209
Chickamauga Ave

House Plan Zone, LLC.

www.HPZplans.com

Phone: 601.336.3254

Email: sales@hpzplans.com

Fax: 1-800-574-1387

STANDARD ABBREVIATIONS

@	AT
#	POUND(S)
APPROX.	APPROXIMATELY
BASE.	BASEMENT
B/T	BETWEEN
BLK.	BLOCK
BLK'G	BLOCKING
BD.	BOARD
BRD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CLR.	CLEAR
CLOS.	CLOSET
COL.	COLUMN
COLS.	COLUMNS
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
C.U.	CONDENSOR UNIT
CONN.	CONNECTION
CONT.	CONTINUOUS
COVER'G	COVERING
CS	CRAWL SPACE
DECO.	DECORATIVE
DET.	DETAIL
DIA.	DIAMETER
DW	DISHWASHER
DBL.	DOUBLE
DF	DOUGLAS FIR
D	DRYER
EA.	EACH
ELEV.	ELEVATION
ENG.	ENGINEER
FT.	FEET
F.F.L.	FINISHED FLOOR LINE
FIN.	FINISH
F.C.	FIRE CODE
FLR.	FLOOR
FTG.	FOOTING
FOUND.	FOUNDATION
FND.	FOUNDATION
FR.	FREEZER
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
HDR.	HEADER
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT.	HEIGHT
HTS.	HEIGHTS
HORIZ.	HORIZONTAL
IN.	INCHES
INCL.	INCLUDE
INSUL.	INSULATION
JT.	JOINT
JST.	JOIST
JSTS.	JOISTS
LT.	LIGHT
LIN.	LINEN
MANUF.	MANUFACTURER
MAS.	MASONRY
MAX.	MAXIMUM
MTL.	METAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O/C	ON CENTER
OPT.	OPTIONAL
O.S.B.	ORIENTED STRAND BOARD
OTS	OWNER TO SELECT
O.T.S	OWNER TO SELECT
PG.	PAGE
PAN.	PANTRY
PL.	PLATE
P	PLATE
PLYWD	PLYWOOD
PLY'D	PLYWOOD
POLY.	POLYETHYLENE
PSI	POUNDS PER SQUARE INCH
PRE-FAB	PREFABRICATED
RE:	REFERENCE
REF	REFRIGERATOR
REINF.	REINFORCED
R	RESISTANCE
R.A.	RETURN AIR
R.A.G.	RETURN AIR GRILLE
REQ'D	REQUIRED
SCR.	SCREEN
SHLVS.	SHELVES
SHR.	SHOWER
SHWR.	SHOWER
SST.	SIMPSON STRONG TIE
SP	SOUTHERN PINE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.F.	SQUARE FOOTAGE
STL.	STEEL
THK.	THICK
THK.	THICKNESS
TBD	TO BE DETERMINED
TR.	TRANSOM
TYP.	TYPICAL
U.T.C.	UNDER THE COUNTER
UTIL.	UTILITY
VAN.	VANITY
VERT.	VERTICAL
WH	WATER HEATER
W	WASHER
WT.	WEIGHT
WIN.	WINDOW
W.M.	WIRE MESH
W/	WITH
WD.	WOOD
WFCM	WOOD FRAME CONSTRUCTION MANUAL

BB-1292R

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2018 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2018 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

SHEET INDEX:

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

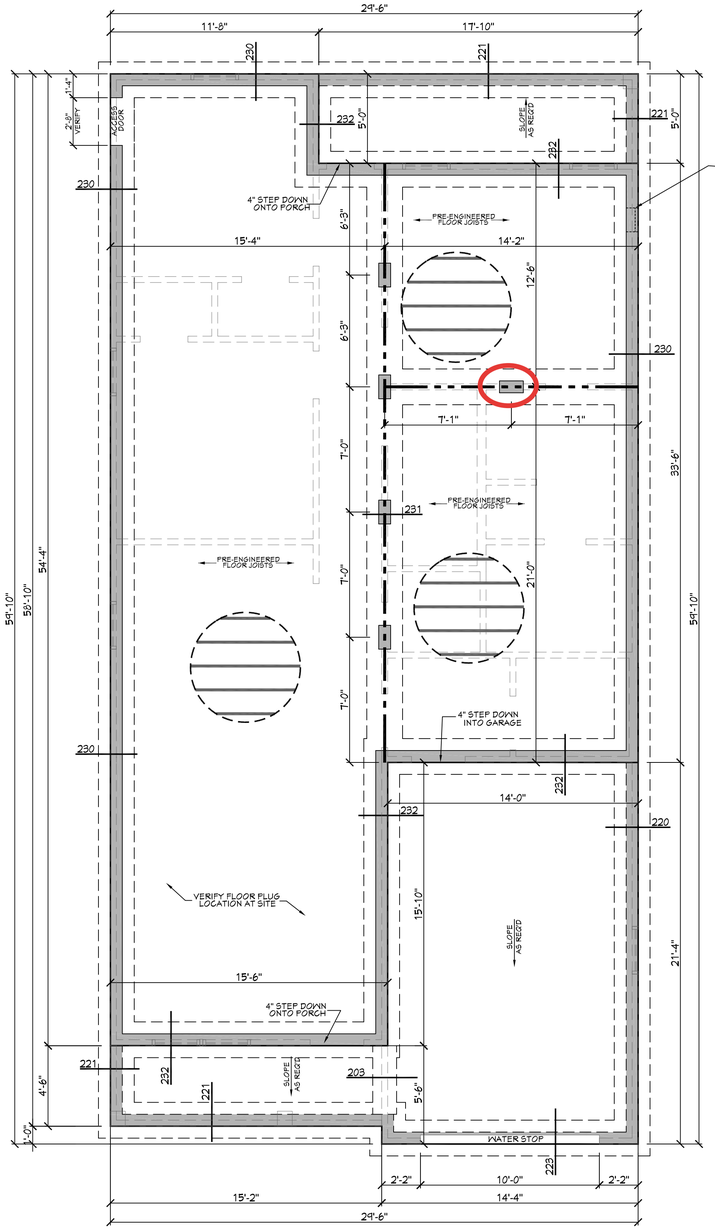
Date: 10/07/19

Drawn By: R.B.W.

Plan Number:

SHEET NUMBER 1

Will not be using standalone pier on right side of plans. Beams will span long enough to not require extra pier.



201 FOUNDATION PLAN

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

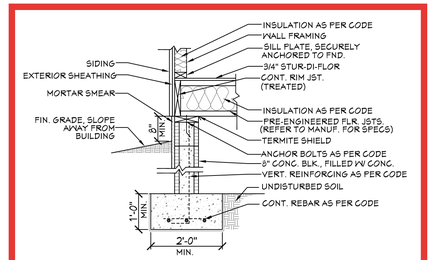
NOTE: PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING, SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.

Footings:

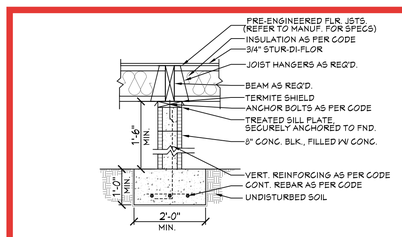
-Footings to be 24" wide x 12" deep
-2 continuous pieces of #4 rebar throughout footing overlapped 20" and tied at seams

- Electrical grounding shall be Concrete encased and tied into footing reinforcement specified in sections E3608.1.1, E3608.1.3, E3608.1.4, E3608.1.5, and E3608.1.6

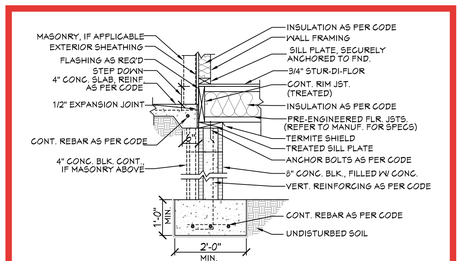
Concrete-Encased Electrode-- Aconcrete encased electrode consisting of not less than 20 feet (6096 mm) of either of the following shall be considered as a grounding electrode: 1 One or more bare or zinc- galvanized or other electrically conductive coated steel reinforcing bars or rods not less than 1/2 inch (13 mm) in diameter, installed in one continuous 20- foot (6096 mm) length, or if in multiple pieces connected together by the usual steel tie wires, exothermic welding, welding, or other effective means to create a 20-foot (6096 mm) or greater length. (IRC 2018 E3608.1.2)



230 FTG. DET.



231 FTG. DET.



232 FTG. DET.

CRAWLSPACE FOUNDATION NOTES:

1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY A LICENSED STRUCTURAL ENGINEER.
2. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQ'D TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICES.
5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE OR AS DETERMINED BY LICENSED ENGINEER.
6. CONTRACTOR TO PROVIDE ADEQUATE DRAINAGE BASED ON EXISTING SITE CONDITIONS. VERIFY w/LOCAL CODES.
7. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING AND SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.
8. VERIFY THE QUANTITY AND LOCATION OF BRICK VENTS WITH ALL APPLICABLE CODES AT SITE.

HOUSE PLAN ZONE
Designing Homes Building Relationships

Website:
www.HPZplans.com
Email:
sales@hpzplans.com
Phone:
601.336.3254
Fax:
1.800.574.1387

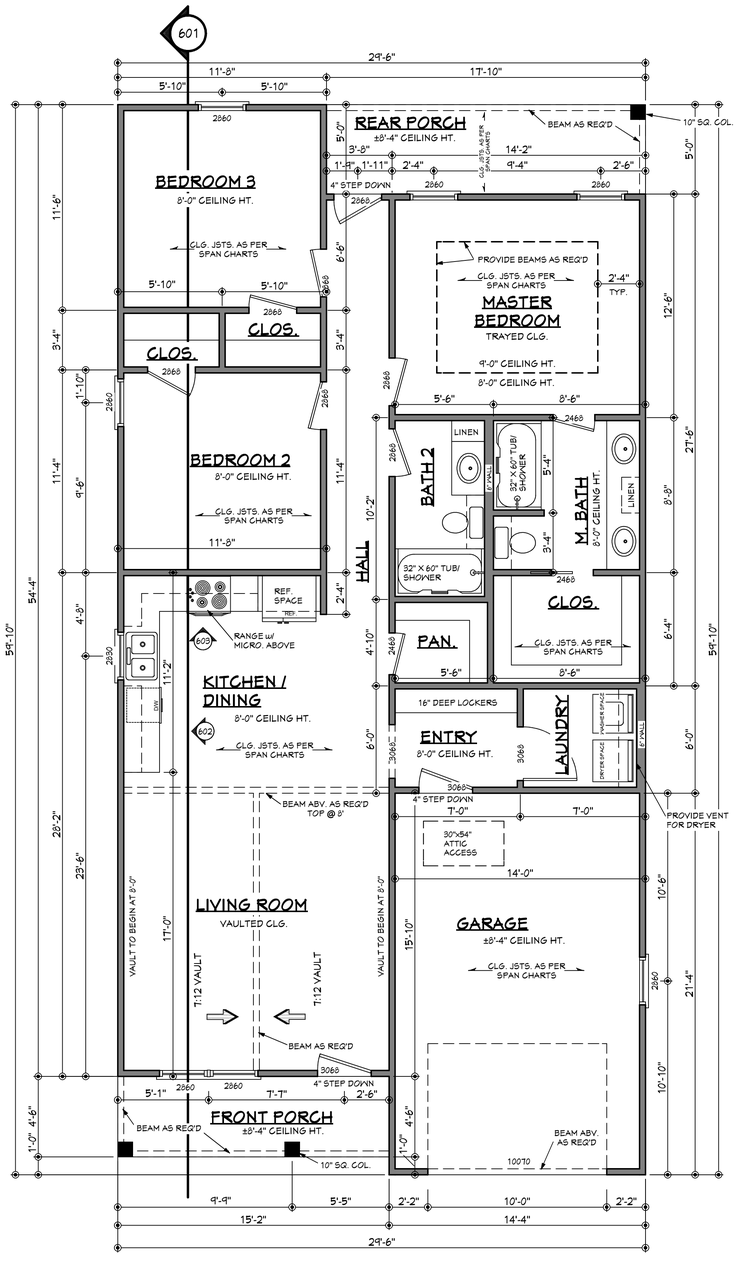
N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
BB-1292R

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for errors, omissions or discrepancies contained in these plans. Building codes vary greatly from location to location. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. It is also recommended that these plans be reviewed by a licensed surveyor to verify that the plans will conform to the topography of the site. Any special conditions resulting from local building codes must be verified by the builder prior to construction. It is the builder's responsibility to verify that all dimensions on the foundation plan has been included in these plans. If it is general in nature and shall be verified by a licensed engineer prior to construction.

Date: 10/07/19
Drawn By: R.B.W.

SHEET NUMBER
2



NOTE: WATER HEATER & HVAC UNIT TO BE LOCATED IN ATTIC SPACE.

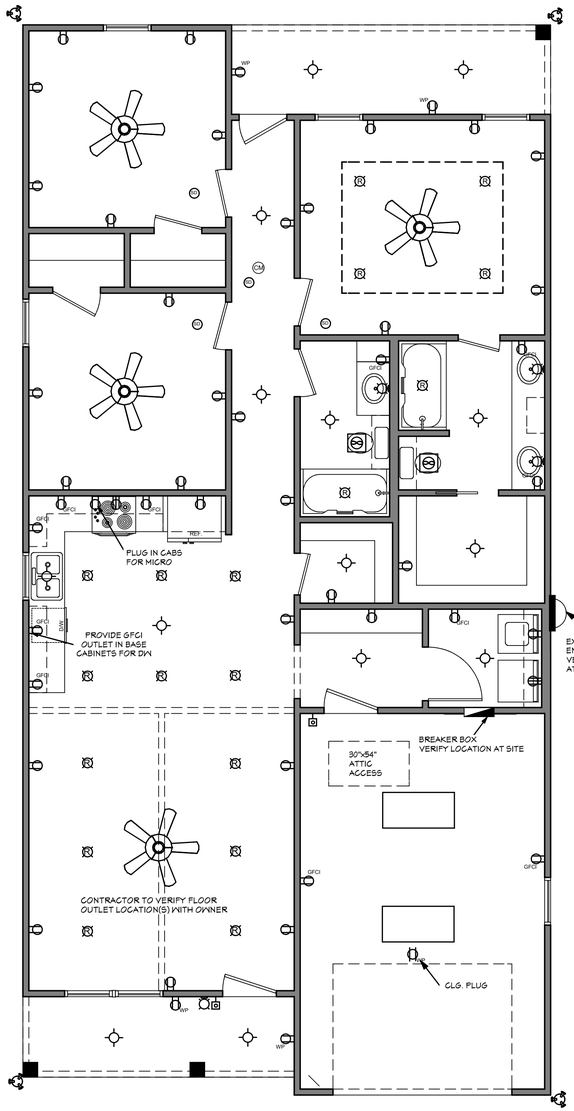
FLOOR PLAN

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

AREAS:	1292	S.F. HEATED
	68	S.F. UNHEATED - FRONT PORCH
	300	S.F. UNHEATED -GARAGE
	89	S.F. UNHEATED - REAR PORCH
	457	S.F. TOTAL UNHEATED
	1749	S.F. TOTAL UNDER ROOF

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 STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT 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 AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 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 NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
8. M1305.1.2 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 LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
EXCEPTIONS:
a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
9. APPLIANCE 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 PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. 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 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2



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
	110 VOLT OUTLET
GFCI	GROUND FAULT PROTECTED OUTLET
WP	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
CM	CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR
$	SWITCH
$3	THREE WAY SWITCH
	WALL MOUNTED LIGHT
$DM	DIMMER SWITCH (OWNER TO LOCATE)
$D	DOOR ACTIVATED SWITCH
WP	WEATHERPROOF OUTLET
CAT5	CAT5 NETWORKING JACK (OWNER TO LOCATE)
	TELEPHONE OUTLET (OWNER TO LOCATE)
	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR
	TV SPEAKER
	RADIO SPEAKER
	CEILING FAN ONLY, NO LIGHT KIT
	CEILING FAN WITH LIGHT KIT
	TRACK LIGHTING (OWNER TO LOCATE)
	WALL SCONCE (OWNER TO LOCATE)
	CHANDELIER 1 (O.T.S.)
	CHANDELIER 2 (O.T.S.)
	UNDER COUNTER LIGHTING
	EMERGENCY LIGHTING/ EXIT SIGN

ELECTRICAL NOTES:
1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IS SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

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JONATHAN L. BOONE
CERTIFICATION NO. 25-137

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for errors or omissions in these plans. Building codes vary greatly from area to area and it is the responsibility of the owner and/or builder to comply with all applicable codes in the area of construction. In addition to your local building officials prior to construction. Additional engineering may be required to comply to seismic and wind requirements in your area. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction prior to construction. Additional engineering may be required to comply to seismic, wind and snow load requirements. Any modification to these plans must be approved by House Plan Zone, LLC. Any modification to these plans that has been included in these plans, if it is general in nature and shall be verified by a licensed engineer prior to construction.

Pre-Drawn Plan ID: BB-1292R

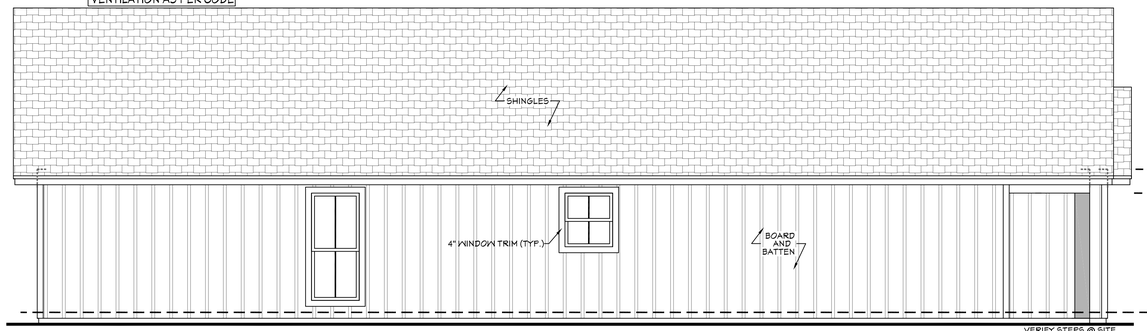
Date: 10/07/19

Drawn By: R.B.W.

Project Name:

SHEET NUMBER 3

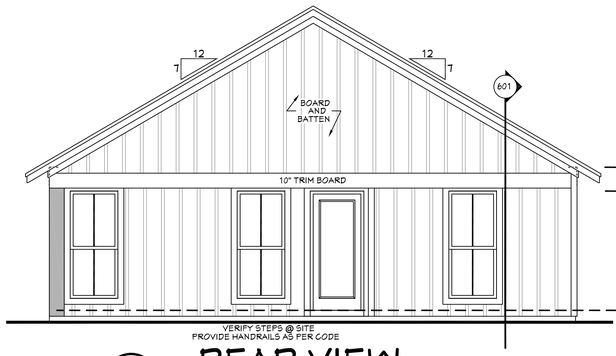
NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE



402 LEFT VIEW
SCALE---------- 1/4" = 1'-0"

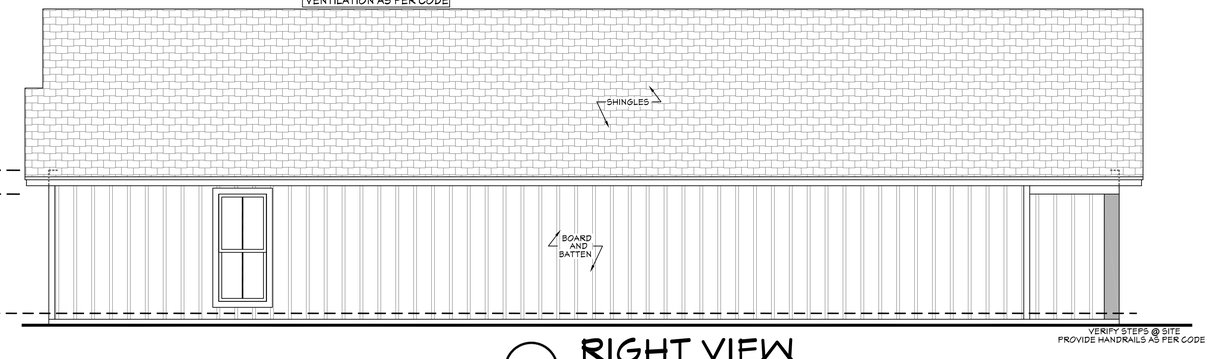
Will not be installing top gable window

401 FRONT VIEW
SCALE---------- 1/4" = 1'-0"



403 REAR VIEW
SCALE---------- 1/4" = 1'-0"

NOTE: CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE



404 RIGHT VIEW
SCALE---------- 1/4" = 1'-0"

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.

Insulation Detail:
Attic will be R-38 Blow-in, R-13 exterior walls, and R-19 Floors

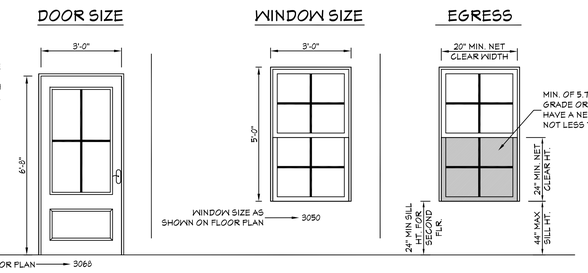
Siding: Front will be Board and batten style siding. Sides and rear will be horizontal siding

3068 (DOOR LABEL ON FLOOR PLAN) IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.

3050 (WINDOW LABEL ON FLOOR PLAN) IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.



OPENING SIZES/ EGRESS

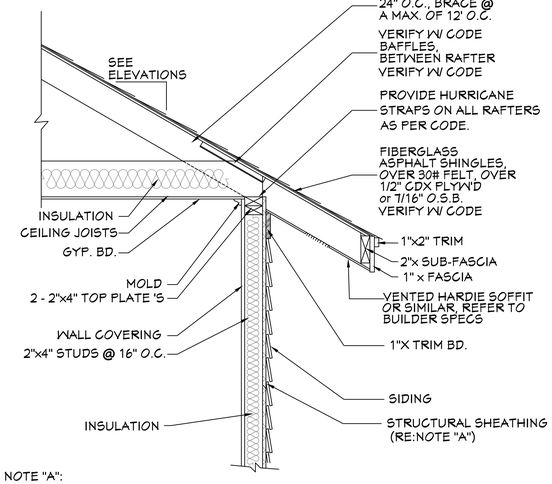
SCALE---------- NTS

R311.1 Means of egress. Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m2). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m2).
R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.
R310.2.3 Window wells. The horizontal area of the window well shall be not less than 9 square feet (0.9 m2), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.
R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.
R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1824 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.



NOTE "A":
PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.

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

405 TYP. CORNICE DETAIL
SCALE----------3/4"=1'-0"

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CERTIFICATION NO. 25-137

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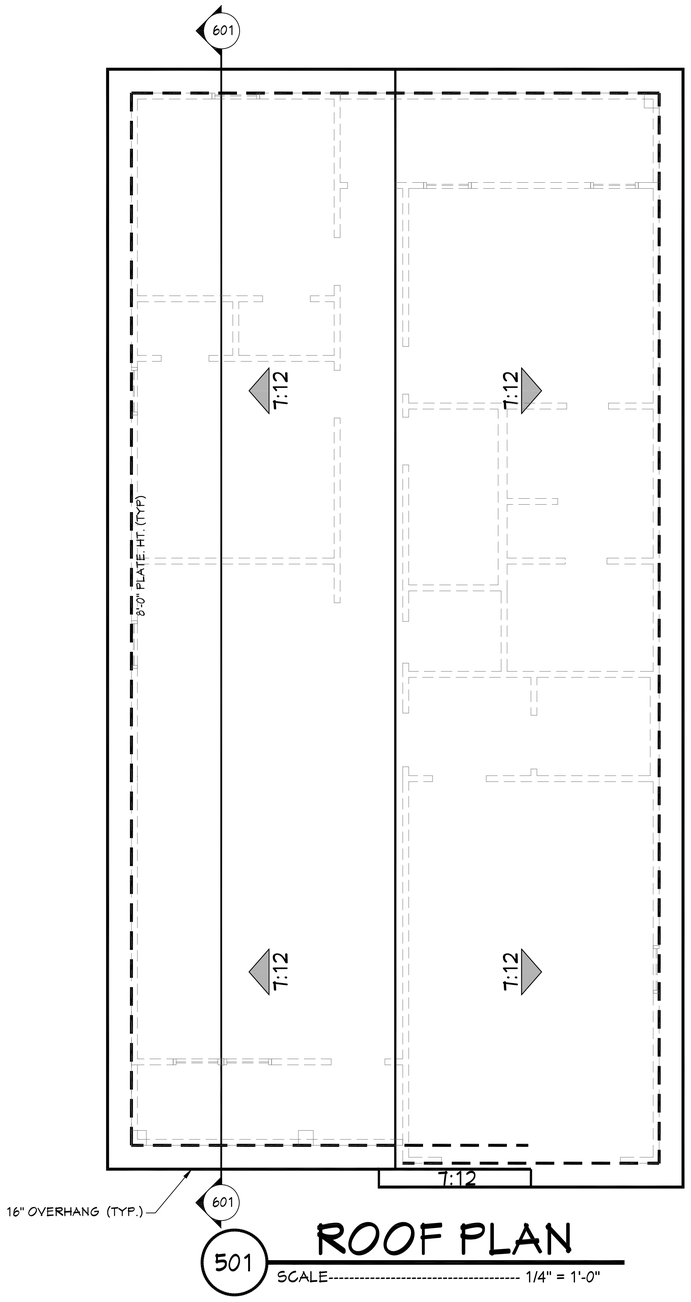
Pre-Drawn Plan ID: BB-1292R

Date: 10/07/19
Drawn By: R.B.W.

SHEET NUMBER 4



ROOF PLAN

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

ROOF PLAN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.
7. ALL ROOF PENETRATIONS TO BE ON SIDES OR REAR OF RESIDENCE. ALL PVC VENTS SHALL BE PAINTED BLACK OR TO MATCH ROOFING.

RAFTER LENGTH CHART

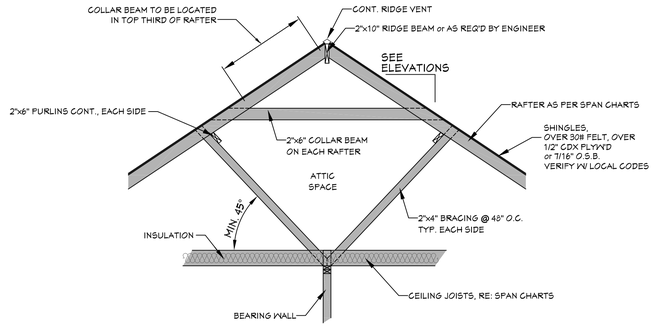
ROOF PITCH		FACTOR
3/12		1.05
4/12		1.07
5/12		1.10
6/12		1.14
7/12		1.17
8/12		1.20
9/12		1.25
10/12		1.30
11/12		1.35
12/12		1.40
14/12		1.54
16/12		1.70

MULTIFY HORIZONTAL SPAN OF MEMBER BY FACTOR. CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.

HIP/ VALLEY CONVERSION

IF COMMON RAFTER ROOF PITCH IS...			THEN HIP/ VALLEY RAFTER ROOF PITCH BECOMES...	
RISE/ RUN	SLOPE		RISE/ RUN	SLOPE
1/12	5°		1/17	3°
2/12	10°		2/17	7°
3/12	14°		3/17	10°
4/12	18°		4/17	13°
5/12	23°		5/17	16°
6/12	27°		6/17	19°
7/12	30°		7/17	22°
8/12	34°		8/17	25°
9/12	37°		9/17	28°
10/12	40°		10/17	30°
11/12	42°		11/17	33°
12/12	45°		12/17	35°

CONVERSION CHART FOR SIMPLE ROOFS ONLY. CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.



TYP. ROOF BRACING

502 SCALE---------- N.T.S.

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20psf, L/Δ=240) DEAD LOAD = 10psf)

IF HABITABLE ATTIC SPACE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 × 4	12.0	9-3
	16.0	8-0
	19.2	7-4
	24.0	6-7
2 × 6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2 × 8	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2 × 10	12.0	20-11
	16.0	18-1
	19.2	16-6
	24.0	14-9

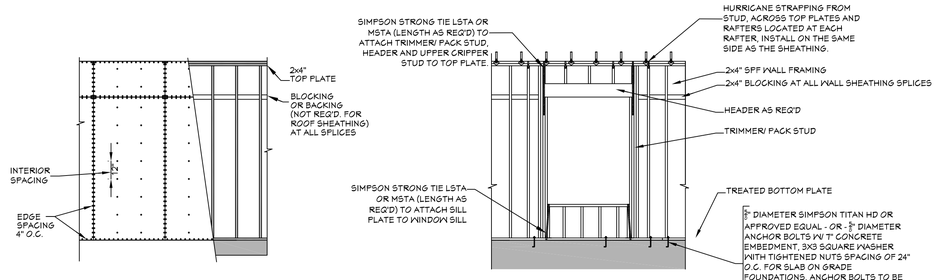
NOTES:
The above tables are based on the IRC 2018 TABLE R802.5.1(2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=30psf , L/Δ=180 DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 × 6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2 × 8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2 × 10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2 × 12	12.0	22-10
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTES:
The above tables are based on the IRC 2018 TABLE R802.4.1(3)



WALL/ROOF FASTENING DETAILS

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

NAIL SIZE SPACING FOR WALL SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 12" O.C.

NAIL SIZE SPACING FOR ROOF SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 4" O.C.

NOTES:
1. ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP OF THE TOP PLATES.
2. PROVIDE 2X4 OR GREATER COLLAR TIES ON EACH RAFTER IN THE UPPER THIRD OF ATTIC AND ATTACHED TO RAFTERS WITH 5 - 10d NAILS ON EACH SIDE
3. SHINGLES OR OTHER ROOF MATERIALS TO BE FASTENED AS PER MANUFACTURERS INSTRUCTIONS FOR HIGH WIND APPLICATIONS.
4. EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS BASED ON HIGH WIND APPLICATIONS.

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JONATHAN L. BOONE
CERTIFICATION NO. 25-137
TM

Pre-Drawn Plan ID:
BB-1292R

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Date:
10/07/19
Drawn By:
R.B.W.

SHEET NUMBER
5

CROSS SECTION NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.

601 CROSS SECTION

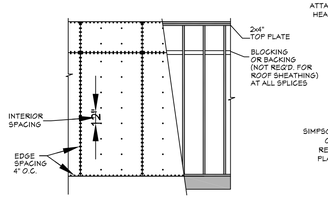
SCALE----------3/8"=1'-0"

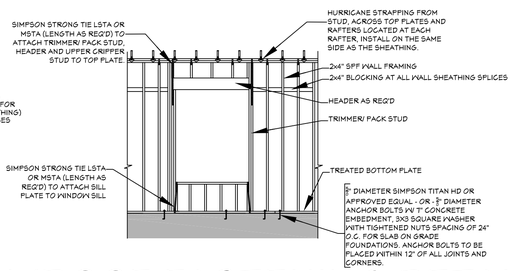
602 KITCHEN

SCALE----------3/8"=1'-0"

603 KITCHEN

SCALE----------3/8"=1'-0"





NAIL SIZE SPACING FOR WALL SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 12" O.C.

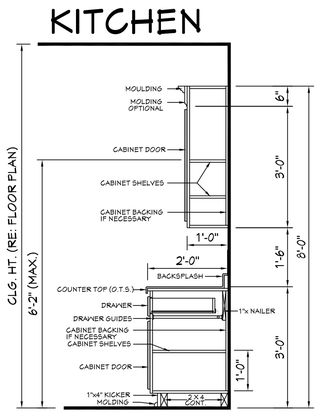
NAIL SIZE SPACING FOR ROOF SHEATHING
8d NAILS MIN. OF 7/16" O.S.B. EDGE SPACING = 4" O.C. INTERIOR SPACING = 4" O.C.

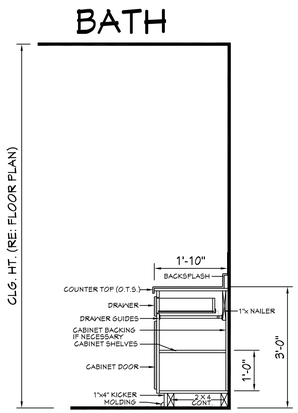
NOTES:

1. ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP OF THE TOP PLATES.
2. PROVIDE 2X4 OR GREATER COLLAR TIES ON EACH RAFTER IN THE UPPER THIRD OF ATTIC AND ATTACHED TO RAFTERS WITH 5 - 10d NAILS ON EACH SIDE.
3. SHINGLES OR OTHER ROOF MATERIALS TO BE FASTENED AS PER MANUFACTURERS INSTRUCTIONS FOR HIGH WIND APPLICATIONS.
4. EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS BASED ON HIGH WIND APPLICATIONS.

604 WALL/ROOF FASTENING DETAILS

SCALE---------- N.T.S.





605 TYP. CAB. SECTIONS

SCALE----------N.T.S.

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N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137
TM

Pre-Drawn Plan ID:
BB-1292R

House Plan Zone, LLC. has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC. assumes no responsibility for any discrepancies found within these documents. Any errors, omissions or conflicts should be brought to the attention of House Plan Zone, LLC. prior to construction. It is highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and that all necessary modifications be made to meet all applicable codes and site specific conditions. House Plan Zone, LLC. assumes no responsibility for any building errors found within these plans. It is the responsibility of the owner and contractor to verify all dimensions and conditions prior to construction. It is the owner's and contractor's responsibility to notify House Plan Zone, LLC. of any discrepancies found within these plans before construction has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date:
10/07/19

Drawn By:
R.B.W.

SHEET NUMBER
6