



# Staff Report

Infill Housing Design Review Committee

File Number: 11-A-24-IH

**Meeting:** 1/15/2025  
**Applicant:** Greg Smith MES Development  
**Owner:** Greg Smith MES Development

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## Property Information

**Location:** 1102 Raleigh Ave. **Parcel ID** 69 N D 004  
**Zoning:** RN-2 (Single-Family Residential Neighborhood)  
**District:** Oakwood/Lincoln Park Infill Housing Overlay District

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## Description of Work

Level III New Primary Structure

New primary structure fronting Raleigh Avenue. Two story residence features a side-gable roof (8/12 pitch) clad in asphalt shingles, with two front-gable massings projecting from the façade, an exterior of horizontal lap siding, and a foundation clad in brick veneer. The building measures 27' wide by 60' deep, including an 8' deep full-length front porch with a partial hipped roof supported by 10" square wood columns. The building is proposed to be set 25' from the front lot line, with the main massing of the house at 32' from the front lot line. Parking is via a 10' wide concrete driveway in the front yard and is accessed via Raleigh Avenue.

The façade is four bays wide, featuring a pair of double-hung windows on the left bay and a door flanked by sidelights on the right bay. The façade features two projecting front-gable massings, one with faux cedar shakes in the gable field and the other with a pair of single-hung windows. The right elevation features four double-hung windows on the first story and two on the second story. The left elevation features three double-hung windows and a trio of windows on the first story and three windows on the second story. The rear elevation features a secondary entrance with a porch and a transom window. Elevation drawings show window and door trim on all elevations

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## 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

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## Comments

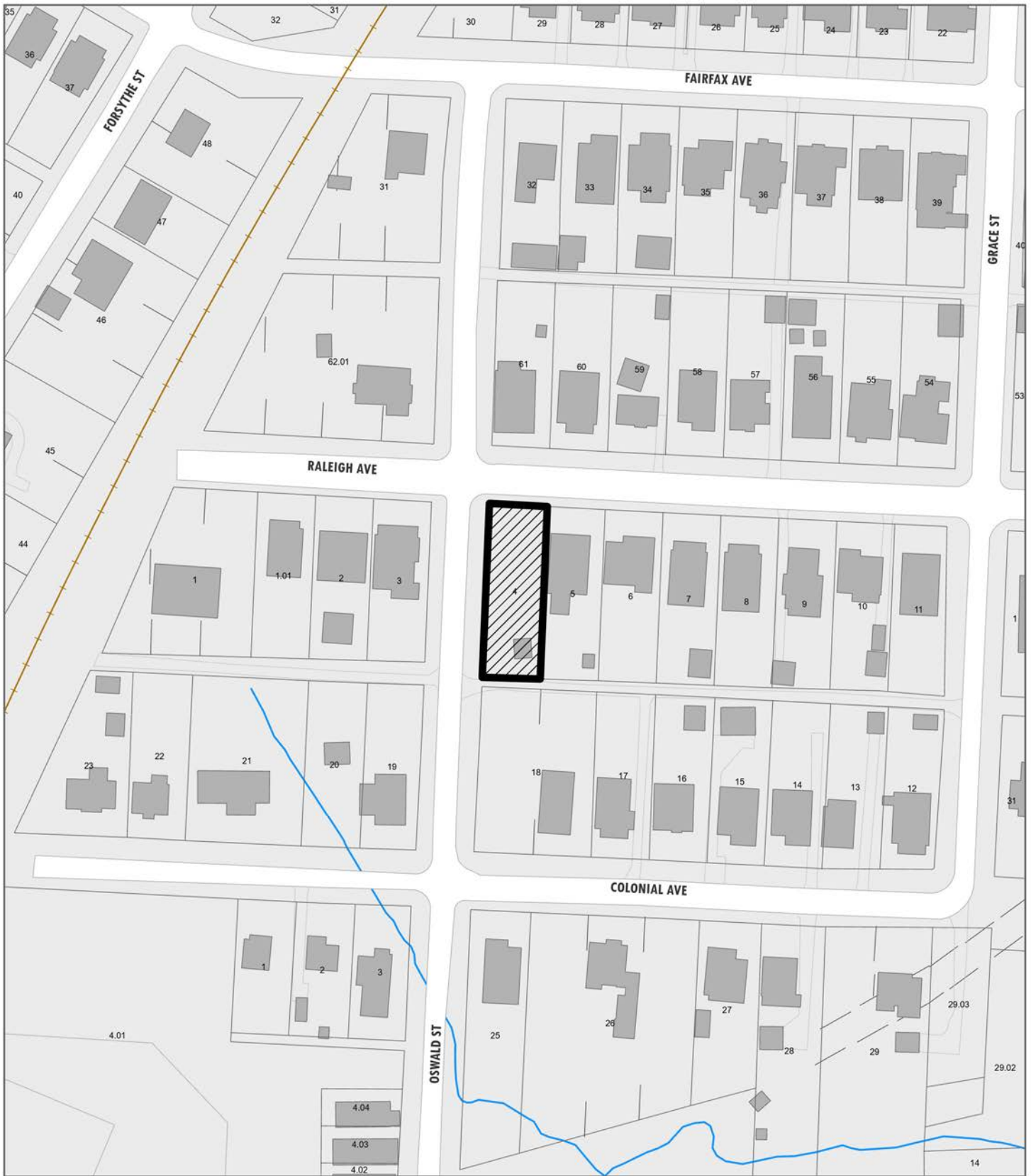
1. The house is proposed to be set 25' from the front property line. The average front setback of the block is 26.8', with the adjacent house set 23' from the front property line. The proposed front setback will be consistent with the blockface. The final site plan should include a walkway to the sidewalk.
2. The block to receive new construction is characterized by Craftsman houses and Queen Anne cottages. The application was postponed in November to allow the applicant the opportunity to submit a plan that was more compatible with the building width and depth of houses on the block. The 27' wide by 60' deep house is more proportionate to other houses on the block and the dimensions of the lot.
3. Guidelines state that parking should not be in front yards and should be accessed from the alley. The zoning code requires new houses in the Infill Housing overlay to use the alley for access and egress, if one exists. The proposed parking is a concrete pad in the front yard and accessed from Raleigh Avenue and should be revised to meet guidelines. The final site plan should meet City Engineering standards.
4. The plans indicate an elevated foundation clad in brick veneer. Guidelines recommend a front elevation similar in scale with other houses on the street, and a façade with "about the same width as original houses on the block," along with a foundation the same height as original houses in the neighborhood. The house will be approximately 28'-8" at its peak, which is somewhat taller than the context, which primarily features 1-1.5 story houses. The Board should discuss the height of the house.
5. The design includes an 8' deep full-length front porch with a partial hipped roof, which meets the guidelines.
6. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. The house primarily features 1/1 double-hung windows with trim and projecting sills which are appropriate for the context, and all elevations feature sufficient transparency. The window details depicted on the elevation drawings should be included in final construction.
7. The 8/12 roof pitch meets the neighborhood context, and the eave overhangs and flashing benefit the design.
8. The proposed materials meet the guidelines. The proposed brick clad foundation, horizontal lap siding, and trim details should all be constructed as shown on the elevation drawings.
9. The final site plan should incorporate one native or naturalized shade tree in the front and rear yards.

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## Recommendation

Staff recommends approval of Certificate 11-A-24-IH, subject to the following conditions: 1) the final site plan to include a walkway from the front door to the sidewalk; 2) parking to be revised to be accessed from the alley; 3)

final site plan to meet City Engineering standards; 4) final site plan to include a tree in the front and rear yards; and allowing for Board discussion of the height of the house.



**INFILL  
HOUSING  
REVIEW  
BOARD**

**11-A-24-IH  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**



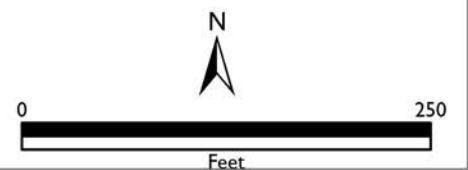
**1102 Raleigh Ave.**

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 11/6/2024  
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Revised:

Applicant: Greg Smith MES Development







# 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: *2 story 1/2 bed bath New construction build with attached rear garage*

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








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<b>FEE 2:</b>		
<b>FEE 3:</b>		
		Pd. 10/16/2024, SG

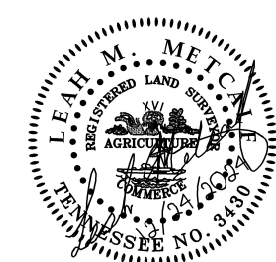
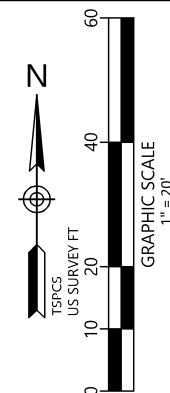
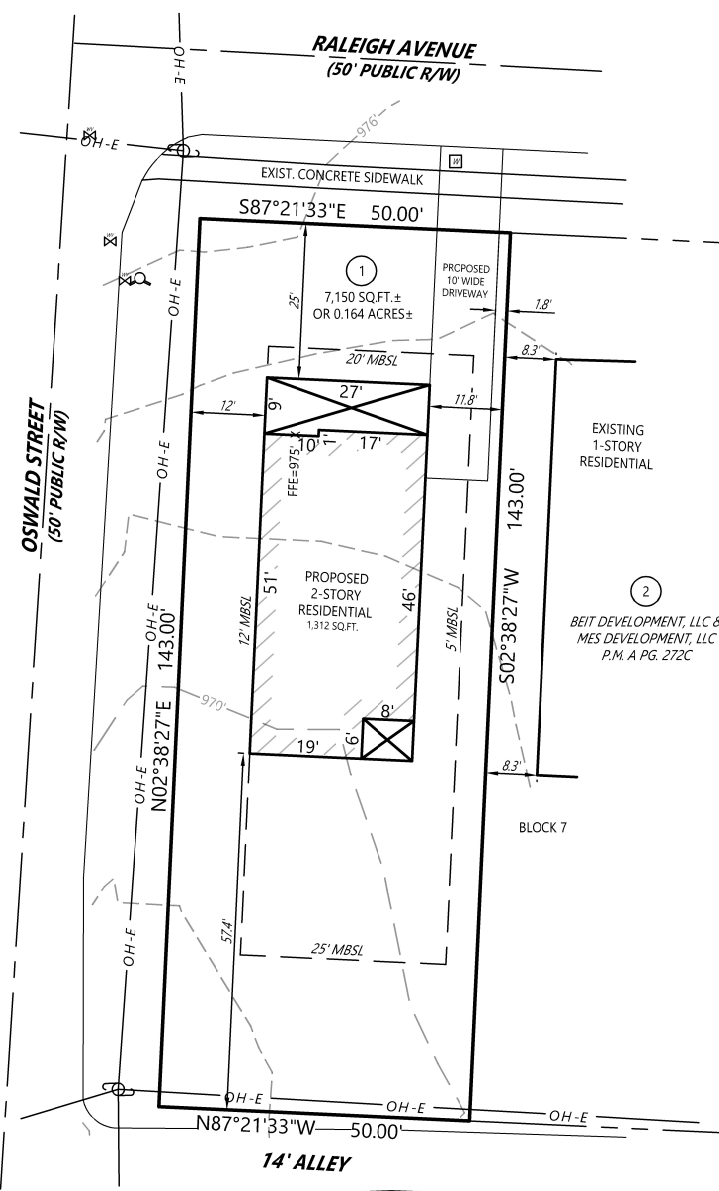
**NOTES**

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. THIS SITE PLAN DOES NOT CONSTITUTE AN OFFICIAL PLAT OR BOUNDARY SURVEY.
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/BETWEEN SEPTEMBER 5, 2024, UTILIZING TOPCON HI PER VR GNSS RECEIVERS. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A VRS NETWORK OF TDOF CORS STATIONS REFERENCED TO NAD83(2011), GEOID 18.
4. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
5. 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 47093C0143G, DATED 08/05/2013.
6. 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.
7. 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.
8. TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS TWO (2) FOOT. DATUM BASED ON NAVD 88
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE (ROCK).
  - 9.1. DEED REFERENCE(S): INSTRUMENT NUMBER 202405220058409
  - 9.2. PLAT REFERENCE(S): FLAT MAP A, PAGE 272C
10. SURVEY FIELD DATA COLLECTED ON SEPTEMBER 5, 2024.
11. SUBJECT PROPERTY IS CURRENTLY ZONED "RN-2": SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD. FOR ACCURATE INFORMATION CONCERNING ZONING REQUIREMENTS & RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES: 365-215-2500.

NOTE: 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 NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

**LEGEND**

- ADJOINER PROPERTY LINE 
- PROPERTY LINE 
- OVERHEAD POWER LINE 
- UTILITY POLE 
- WATER METER 
- WATER VALVE 
- FIRE HYDRANT 



BET DEVELOPMENT, LLC  
 903 LUTRELL STREET, UNIT A  
 KNOXVILLE, TN 37917

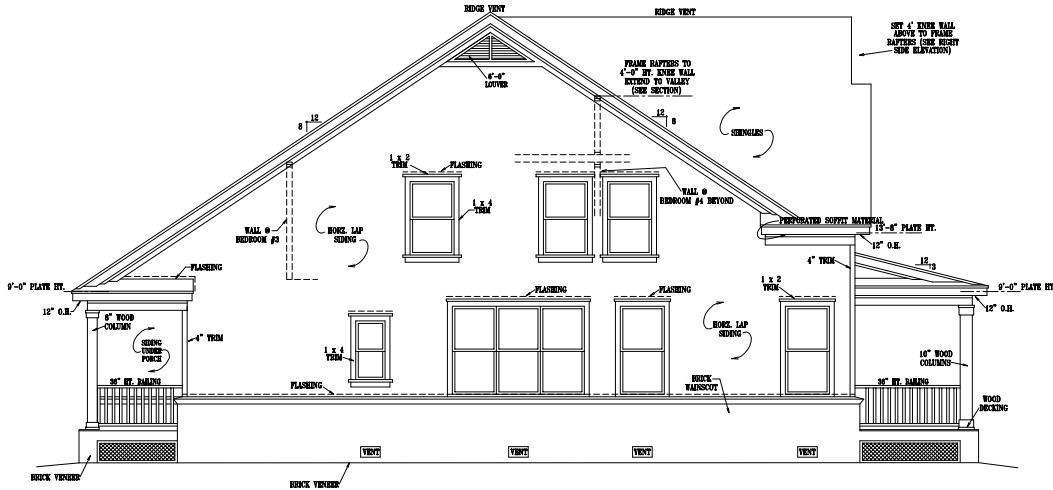
NO.	DATE	DESCRIPTION
1	12/26/2024	REVISED DIBBLE PLAN
2	12/26/2024	REVISED TOPOGRAPHIC DATA
3	12/26/2024	REVISED FINISH ELEV.

**SITE PLAN**  
 1102 RALEIGH AVENUE  
 TAX MAP 069, INSERT 'N, GROUP 'D, PARCEL 004-00  
 CITY BLOCK: 18222, 18TH WARD  
 7TH CIVIL DISTRICT OF KNOX COUNTY, KNOXVILLE, TENNESSEE

<b>DATE</b>	DECEMBER 24, 2024
<b>PROJECT NUMBER</b>	241114
<b>SHEET NUMBER</b>	1 OF 1



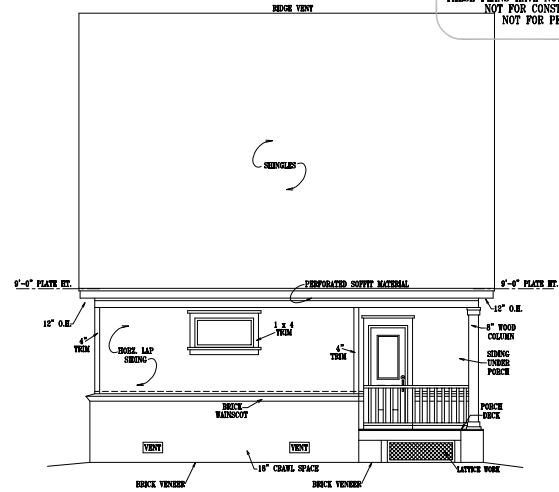




LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE:  
ROOF IS TO BE CONTINUOUSLY  
SHEATED PER 2018 IRC

NOTE TO FRAMER:  
IF RAFTERS SPAN OVER 17'-1", PROVIDE  
SUPPORTS TO SUPPORT RAFTERS.



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

**REVIEW SET ONLY!**  
THESE PLANS HAVE NOT BEEN CHECKED  
NOT FOR CONSTRUCTION  
NOT FOR PERMIT

**BEFORE CONSTRUCTION**

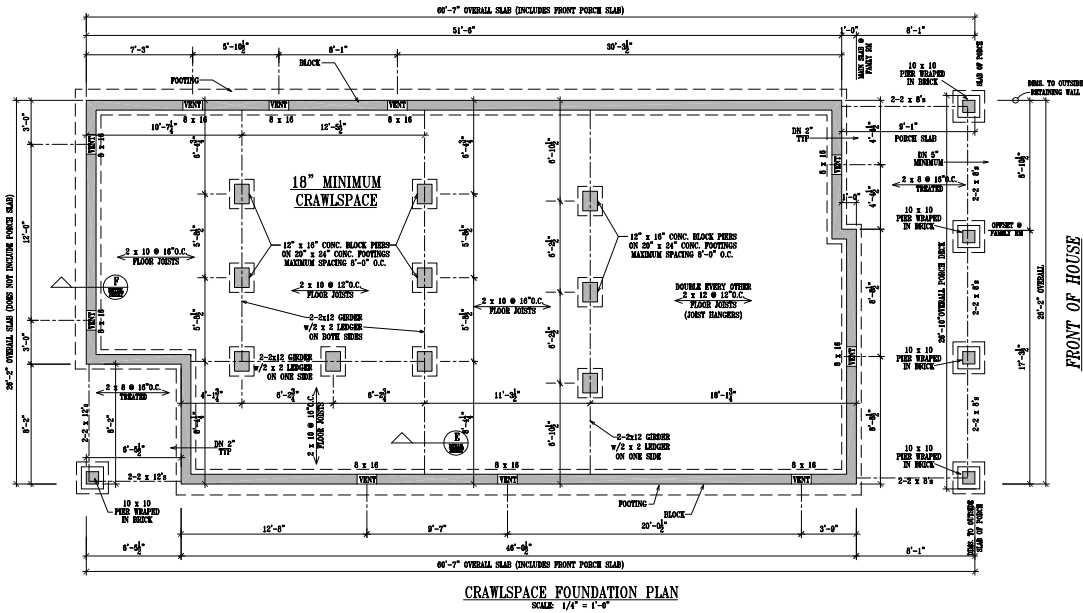
THE HOME PLANS YOU PURCHASED WERE DESIGNED TO MEET MINIMUM CODES IN THE WEST TENNESSEE AREA. WE STRONGLY RECOMMEND THAT YOU CONSULT WITH A QUALIFIED PROFESSIONAL CONSTRUCTION SOIL CONDITIONS, WIND LOADS, EARTHQUAKE LOADS AND TEMPERATURE CHANGES ARE JUST A FEW OF THE FACTORS THAT COULD CHANGE THE WAY THESE PLANS SHOULD BE ENGINEERED FOR YOUR AREA.

**GENERAL NOTES & SPECIFICATIONS**

- Provide approved vapor barrier on top of gables and under footings at ground level.
- Use 1/2" x 4" x 1/2" galvanized steel nails for all framing connections.
- Use 1/2" x 4" x 1/2" galvanized steel nails for all framing connections.
- All "man" load bearing walls supported by wood floor joist systems to have at least one floor joist centered under and parallel to them.
- All load bearing walls supported by wood floor joist systems to have multiple joists centered under and parallel to them.
- All exterior exterior walls supported by foundation systems to be adhered to by qualified foundation, masonry, trim, and drywall contractors.

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FEDERAL OFFENSE TO COPY, REPRODUCE OR USE THIS DESIGN ON LOCATIONS OTHER THAN FEE PAID LOCATIONS.  
DESIGNED FOR: Dawn Iron

PLAN NO.	1324-840-276-CR
SHEET	5
DESIGNED FOR:	Dawn Iron
CUSTOMER:	HOME PLANS
ADDRESS:	220 Commerce West Circle Cordova, Tennessee 38018 Tel: (901) 250-0600 www.HomePlans.com
DATE:	12-24
PROJECT MANAGER:	BRADLEY J. BASKFIELD
PROJECT ARCHITECT:	WILLIAM H. RAFF
PROJECT ENGINEER:	BRADLEY J. BASKFIELD
PROJECT CHECKER:	BRADLEY J. BASKFIELD



CRAWLSPACE FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

**REVIEW SET ONLY!**  
THESE PLANS HAVE NOT BEEN CHECKED  
NOT FOR CONSTRUCTION  
NOT FOR PERMIT

**BEFORE CONSTRUCTION**  
THESE HOME PLANS YOU PURCHASED WERE DESIGNED TO MEET MINIMUM CODES IN THE WEST TENNESSEE AREA. WE STRONGLY RECOMMEND THAT YOU CONSULT A LOCAL ENGINEER BEFORE CONSTRUCTION. SOIL CONDITIONS, WIND LOADS, EARTHQUAKE LOADS AND TEMPERATURE CHANGES ARE JUST A FEW OF THE FACTORS THAT COULD CHANGE THE WAY THESE PLANS SHOULD BE ENGINEERED FOR YOUR AREA.

**GENERAL NOTES & SPECIFICATIONS**  
 1. Check all materials for quality and quantity. All work shall be done in accordance with the specifications and details shown on these plans. All work shall be done in accordance with the specifications and details shown on these plans. All work shall be done in accordance with the specifications and details shown on these plans.  
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 DESIGNED FOR: Dawn Iron  
 PLAN NO. 1324-840-276-CR  
 SHEET 1

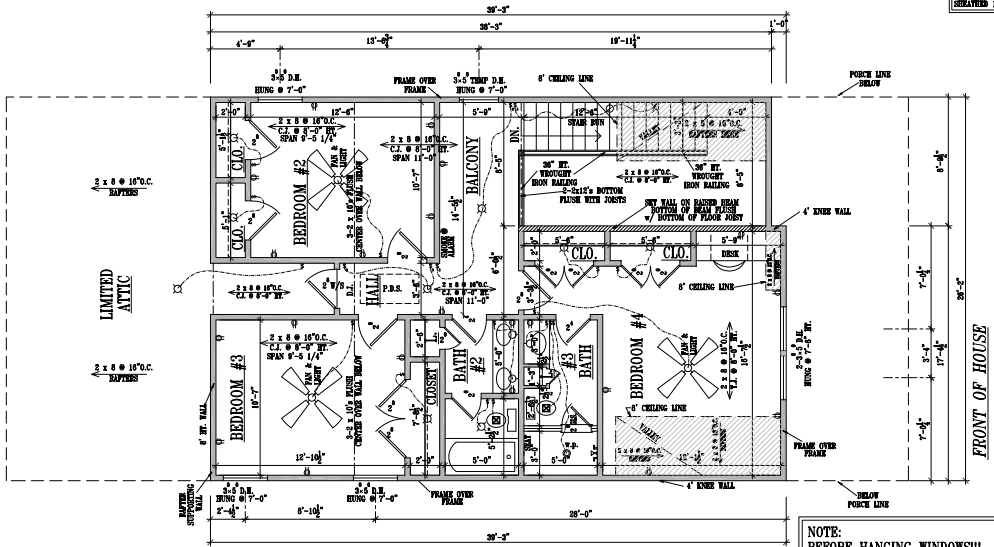
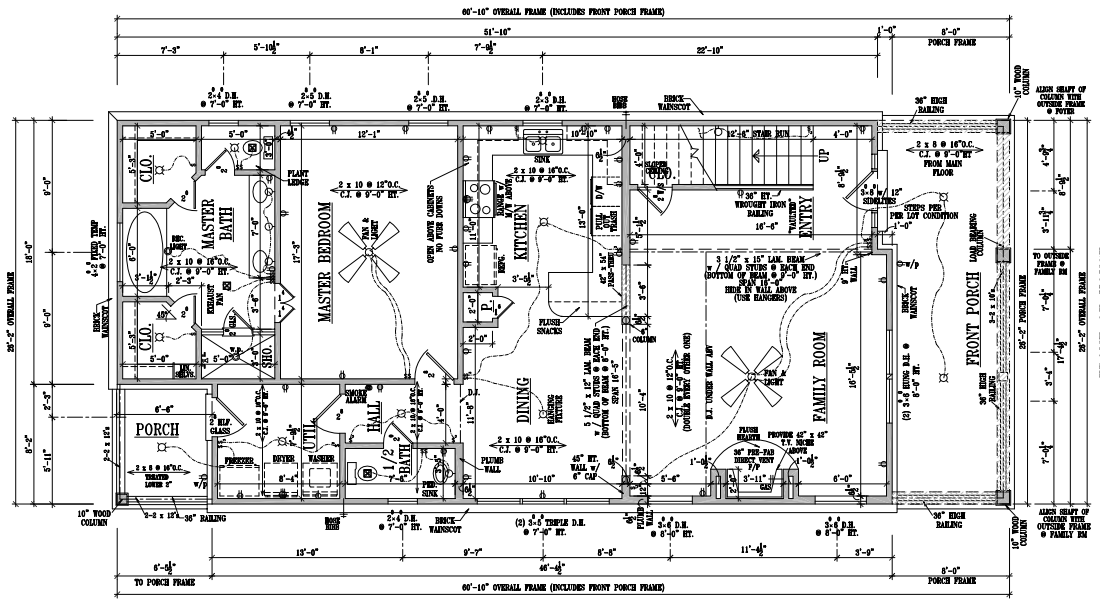
200 Generation Road One  
 Memphis, Tennessee 38108  
 Tel: (901) 750-6600  
 www.sullivanandassociates.com

REGISTERED ARCHITECT  
 REGISTERED ENGINEER  
 REGISTERED DESIGNER

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 REGISTERED ENGINEER  
 REGISTERED DESIGNER

REGISTERED ARCHITECT  
 REGISTERED ENGINEER  
 REGISTERED DESIGNER

HIGH POINT / DENOX / WILLIAM M. RAFF / MAEJER, WILLIAM / BARFIELD / WELLS / HORN



**GENERAL NOTES & SPECIFICATIONS**

1. Check all dimensions and notes on this plan. Verify all dimensions and notes on the site. Verify all dimensions and notes on the site. Verify all dimensions and notes on the site.

2. All work shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

3. All work shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

4. All work shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

5. All work shall be in accordance with the latest editions of the International Building Code and the International Residential Code.

**BEFORE CONSTRUCTION**

THESE PLANS FOR THE HOME YOU PURCHASED WERE DESIGNED FOR THE HOME AS SHOWN. YOU MUST VERIFY THE LOCAL CODES AND REQUIREMENTS BEFORE CONSTRUCTION. SOIL CONDITIONS, WIND LOADS, SEISMIC LOADS AND TEMPERATURE CHANGES ARE JUST A FEW OF THE FACTORS THAT COULD CHANGE THE WAY THESE PLANS SHOULD BE ENGINEERED FOR YOUR AREA.

**SQUARE FOOTAGE**

1374 HEATED DOWN  
840 HEATED UP  
276 FRONT, BALCONY & REAR PORCHES

2214 TOTAL HEATED AREA  
2490 TOTAL UNDER ROOF

ROOF  
SHOULD BE CONTINUOUSLY  
CREATED PER 2021 IRC

NOTE  
ALL WALLS ARE 4-1/2" THICK  
UNLESS NOTED OTHERWISE  
THIS DRAWING INCLUDES  
SERVICED ALL DIMENSIONS  
ARE SUBJECT TO SURVEY

9'-0" HIGH CEILING DOWN  
6'-0" HIGH CEILING UP  
EXCEPT WHERE NOTED ON PLAN

PROVIDE & LOCATE SMOKE DETECTORS  
IN HALLWAYS ADJACENT TO  
BEDROOMS & IN EVERY BEDROOM

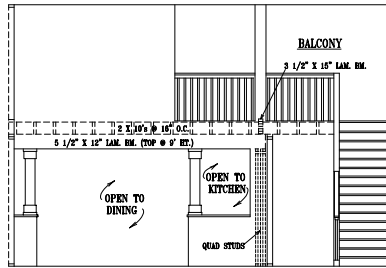
**NOTE:**  
BEFORE HANGING WINDOWS!!  
IF THE BOTTOM OF WINDOWS ON 2ND FLOOR OR  
SLOPING LOTS ARE HIGHER THAN 72" ABOVE THE  
FINISHED GRADE OR OUTER SURFACE BELOW, THE  
WINDOW SILLS MUST BE A MINIMUM OF 24" ABOVE  
THE FINISHED FLOOR OF THE ROOMS IN WHICH  
THEY ARE LOCATED. THIS MAY REQUIRE HANGING  
THE WINDOWS HIGHER THAN THE NORMAL 6'-0" - 8" HT.

**REVIEW SET ONLY!**  
THESE PLANS HAVE NOT BEEN CHECKED  
NOT FOR CONSTRUCTION  
NOT FOR PERMIT

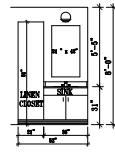
**HOME PLANS**  
CREATING CONCEPTS IN YOUR DREAMS

1324-840-276-CR

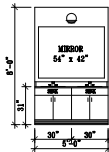
OWNER	DESIGNER
DATE	PROJECT
ADDRESS	CITY
STATE	ZIP
PHONE	FAX
EMAIL	WEBSITE



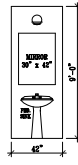
ELEVATION OF  
PASS-THRU WALL  
SCALE 1/4" = 1'-0"



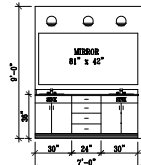
BATH #3  
SCALE 1/4" = 1'-0"



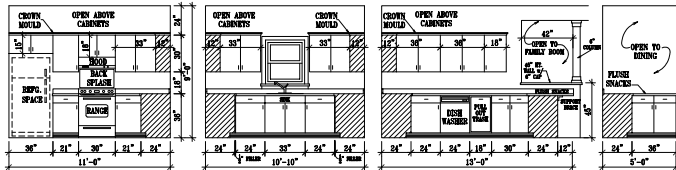
BATH #2  
SCALE 1/4" = 1'-0"



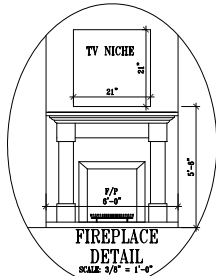
HALF BATH  
SCALE 1/4" = 1'-0"



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

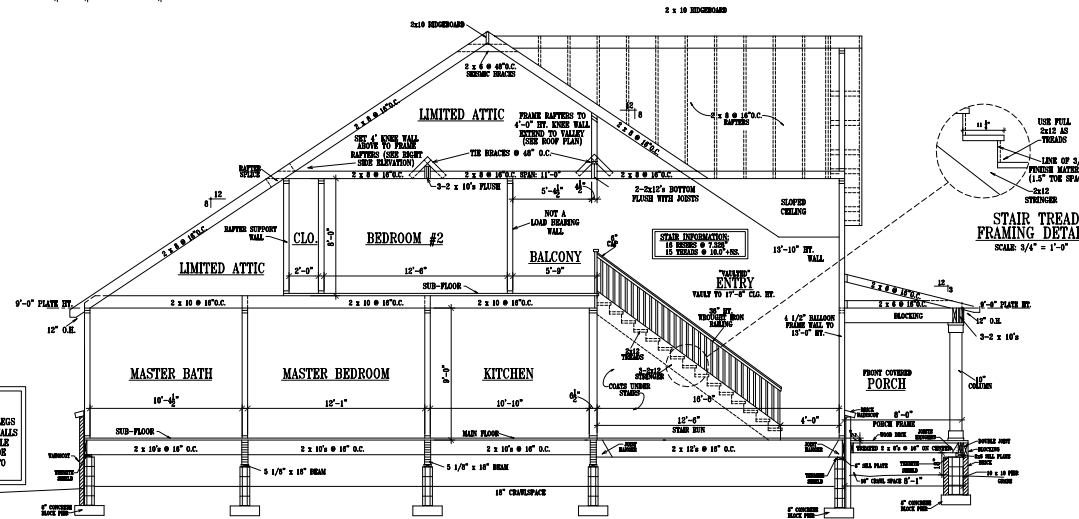


KITCHEN CABINET ELEVATIONS  
SCALE 1/4" = 1'-0"



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

**NOTE 1**  
FRAME ALL TRUSS VALLEYS  
SUPPORT VALLEY ENDS WITH STIFF LEGS  
TO WALLS BELOW IN CASE WHERE WALLS  
BELOW ARE BEYOND A REASONABLE  
DISTANCE TO STIFF LEG. PROVIDE  
2-2x12 BEAM OR TRUSS WALL TO  
BRACE BRACING WALLS BELOW.



SECTION @ MAIN BODY  
SCALE 1/4" = 1'-0"

**NOTE TO FRAMER**  
IF RAFTERS SPAN OVER 17'-1", PROVIDE  
STIFFPIES TO SUPPORT RAFTERS.

**REVIEW SET ONLY!**  
THESE PLANS HAVE NOT BEEN CHECKED  
NOT FOR CONSTRUCTION  
NOT FOR PERMIT

**GENERAL NOTES & SPECIFICATIONS**

- Provide approved vapor barrier on top of grade and under footings at ground level.
- Provide approved exterior finish on exterior walls and roof.
- Use 3/4" lead backing walls supported by wood floor joist systems to have at least one floor joist centered under each parallel to them.
- Use 3/4" lead backing walls supported by wood floor joist systems to have multiple joists under each parallel to them.
- Use 3/4" lead backing walls supported by wood floor joist systems to have multiple joists under each parallel to them.
- All exterior walls to be supported solely to load bearing walls below.
- All structural members with connections and fastening practices are to be adhered to by qualified foundation, framing, trim, and drywall contractors.

**BEFORE CONSTRUCTION**

THE HOME PLANS YOU PURCHASED WERE DESIGNED TO MEET MINIMUM CODES IN THE WEST KENTUCKY AREA. THE STRONGLY RECOMMENDED THAT YOU CONSULT WITH A PROFESSIONAL ENGINEER OR ARCHITECT TO DETERMINE SOIL CONDITIONS, WIND LOADS, SEISMIC LOADS AND TEMPERATURE CHANGES ARE JUST A FEW OF THE FACTORS THAT COULD CHANGE THE WAY THESE PLANS SHOULD BE ENGINEERED FOR YOUR AREA.

BEFORE CONSTRUCTION  
 HOME PLANS  
 2019  
 1324-840-276-CR  
 SHEET 3  
 DESIGNER: Dawn Iron  
 1324-840-276-CR  
 SHEET 3  
 2019