
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 1700 Heathcliff Street

SUMMARY OF REQUEST: New Construction

APPLICANT: Daimean Fludd

A single family house was approved by the HDC in 2014 (2014-070). The project did not begin and the COA has expired. The applicant is requesting approval of the previous plans.

Details of Proposed Request

Existing Conditions

The site is a triangular vacant lot at the end of a street and at the edge of the District. The site is approximately 10 feet above West 4th Street. There are mature trees on the site. There is not an established front setback on the street. The site has an unimproved alley on one side. The adjacent properties within the District are two story quadruplex buildings that are on a lower elevation. The adjacent single family house is not in the District.

Proposal – August 13, 2014

The proposal is a new two story single family home with a continuous gable roof from front to rear. Primary exterior materials are wood siding, brick and standing seam metal roof (front elevation). The height from grade is approximately 30'-8".

Policy & Design Guidelines

New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

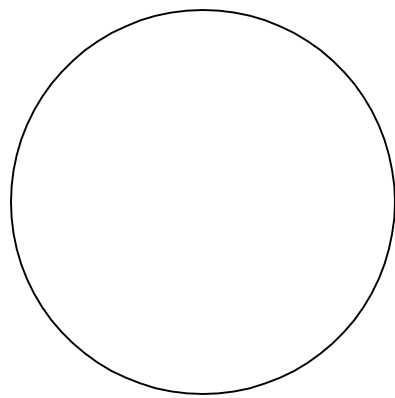
Charlotte Historic District Commission Case 2017-167
HISTORIC DISTRICT: Wesley Heights
NEW CONSTRUCTION



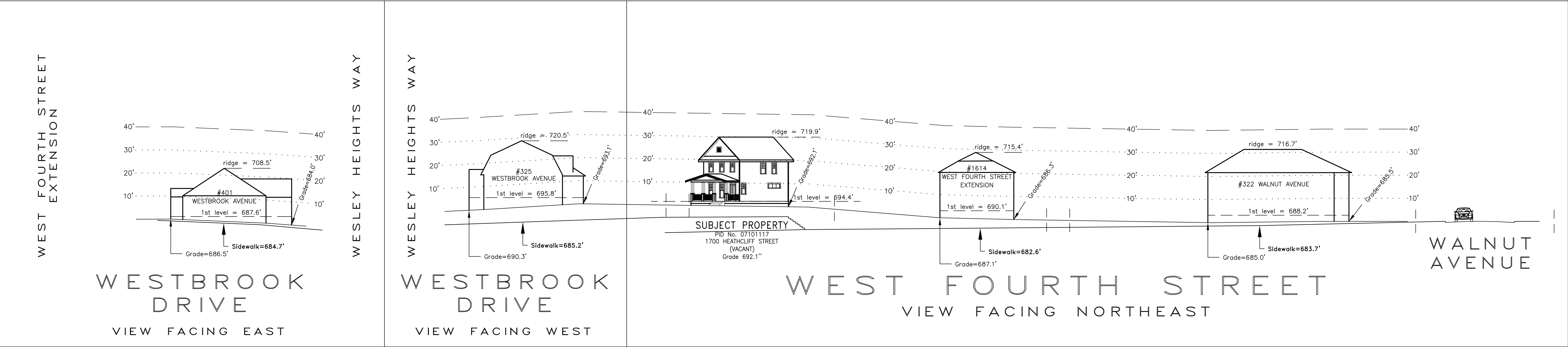


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of _____, 2014.

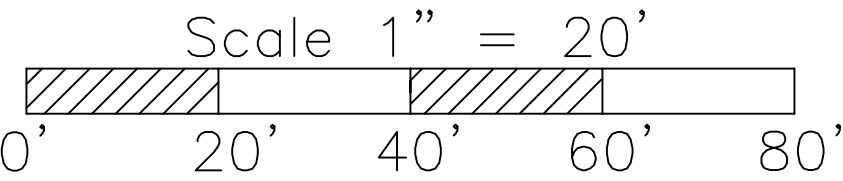


NON-CERTIFIED
REFER TO PDF DATED MAY 16, 2014
Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

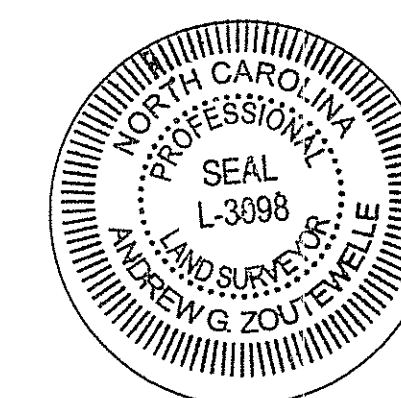
Copyright 2014
Building Heights Sketch of
WESTBROOK DRIVE & WEST FOURTH STREET
at **HEATHCLIFF STREET**
FACING MULTIPLE DIRECTIONS AS NOTED
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
May 07, 2014



General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

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This 16th day of May, 2014.

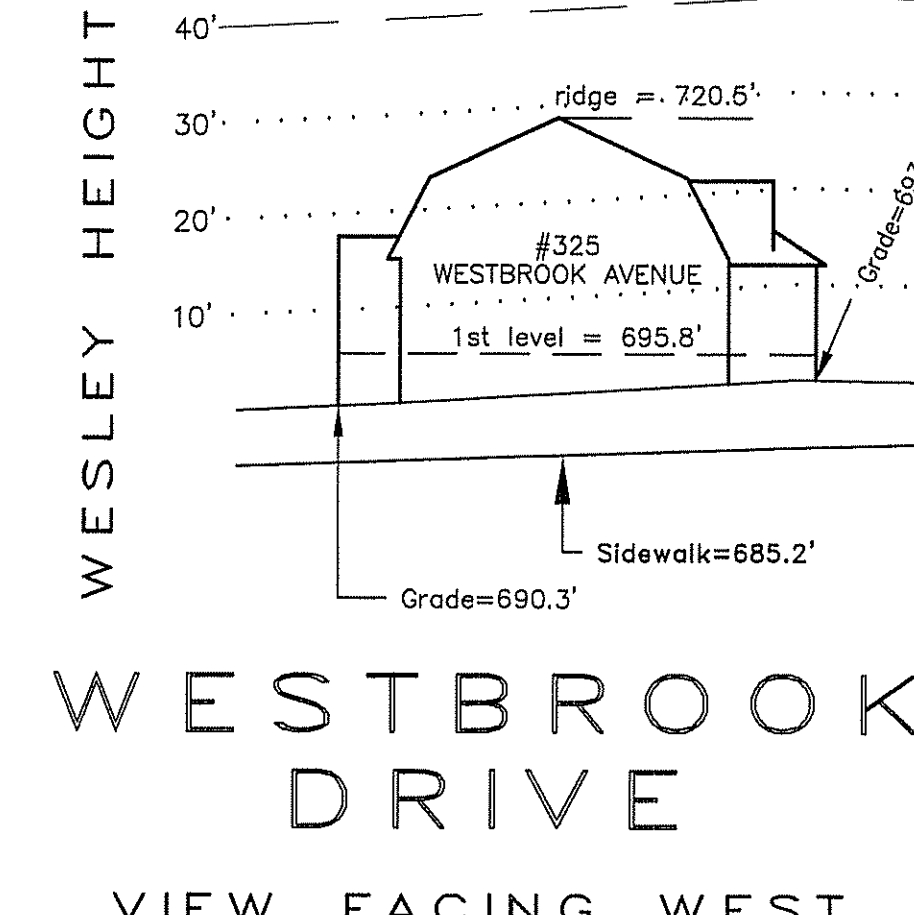
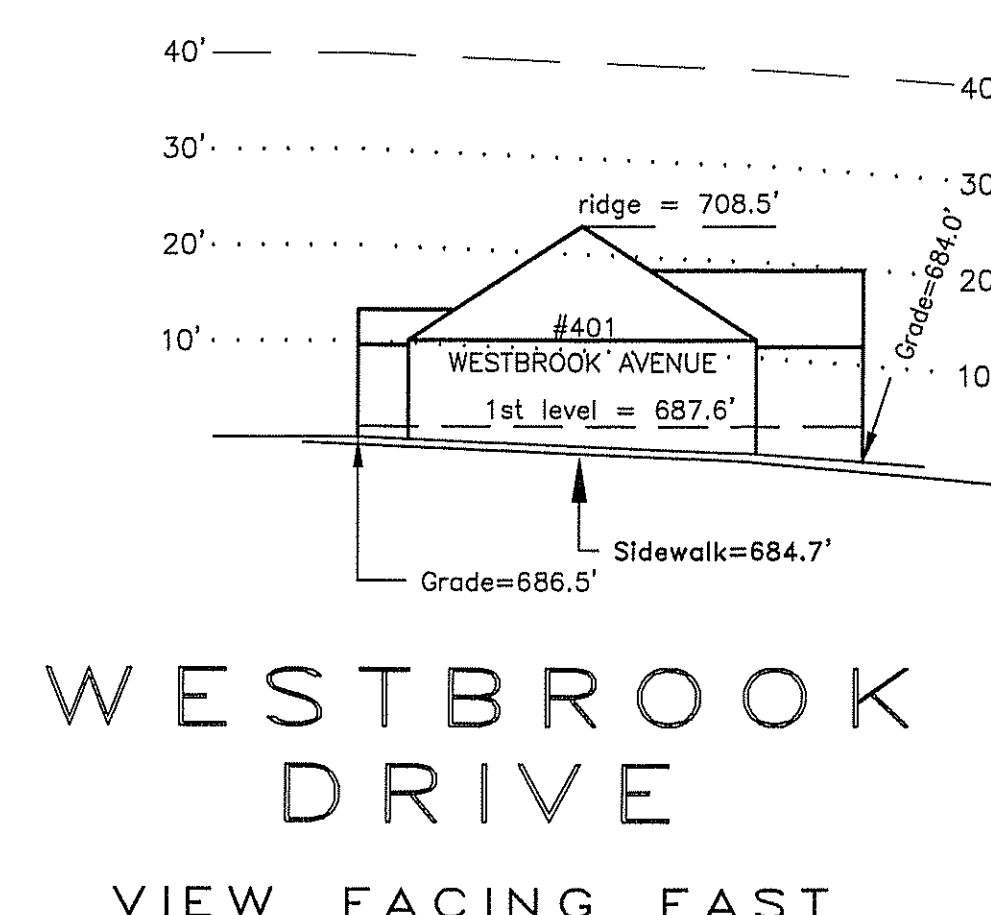


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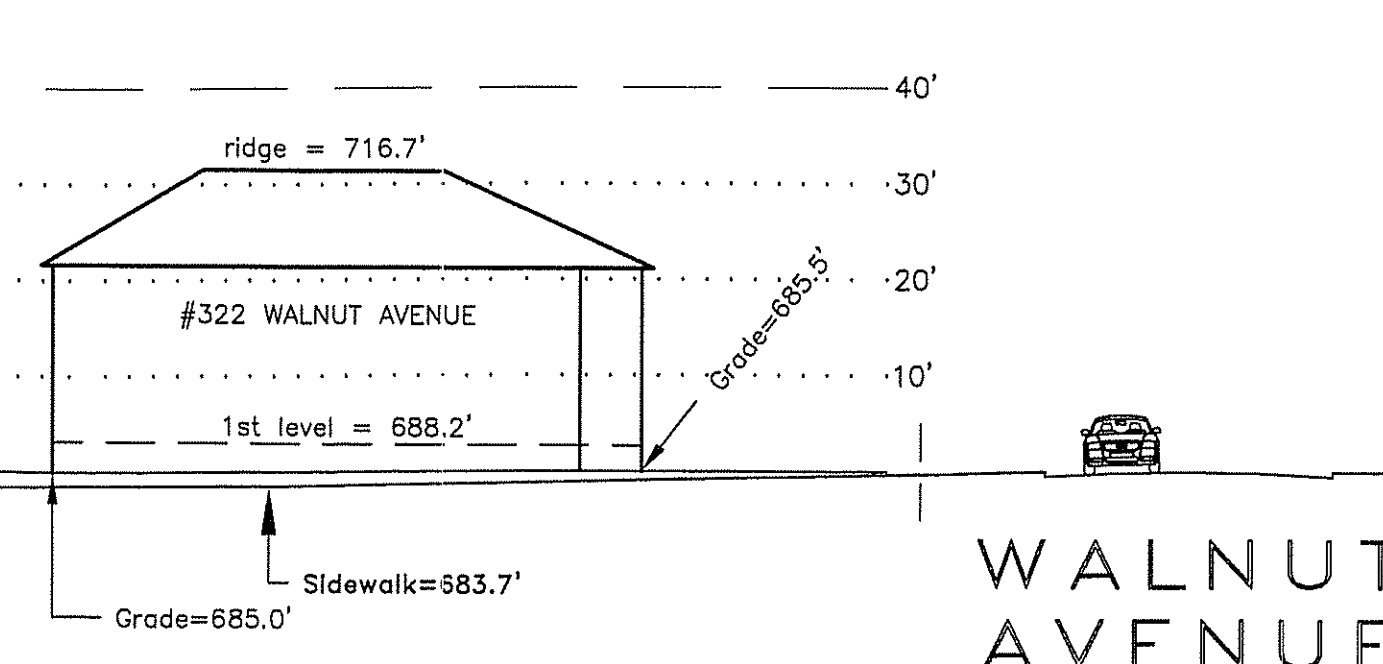
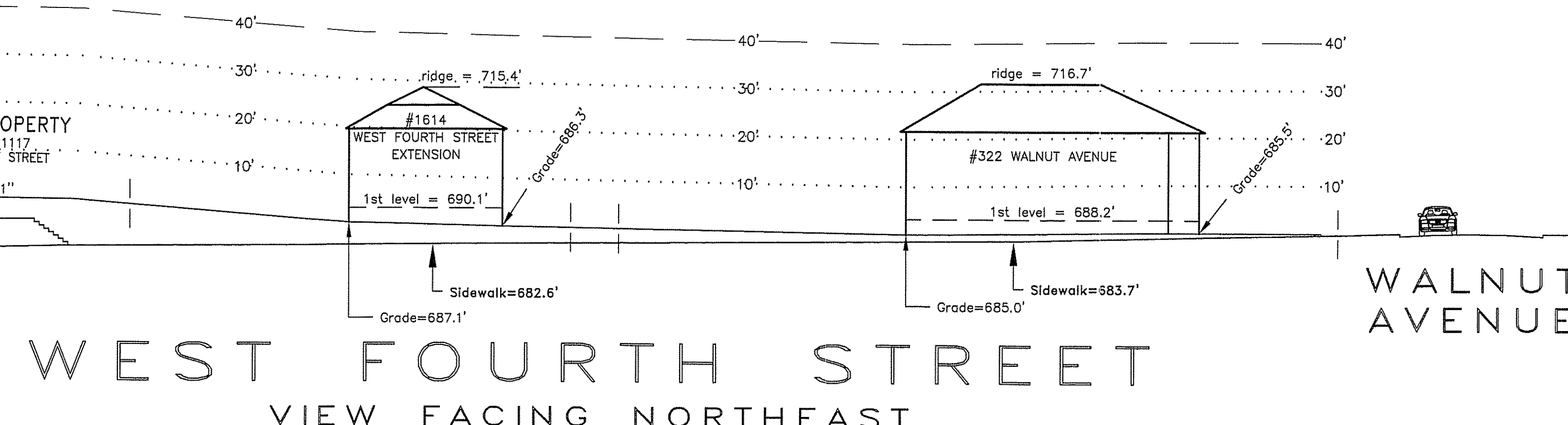
WEST FOURTH STREET
EXTENSION

WESLEY HEIGHTS WAY

WESLEY HEIGHTS WAY



SUBJECT PROPERTY
PID. No. 07101117
1700 HEATHCLIFF STREET
(VACANT)
Grade 692.1'

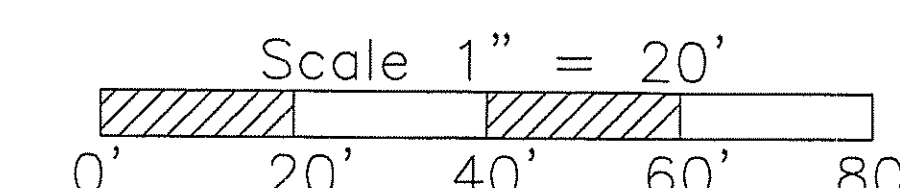


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CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2014-070

DATE: November 13, 2014

ADDRESS OF PROPERTY: 1700 Heathcliff Street (Westbrook Avenue)

HISTORIC DISTRICT: Wesley Heights

TAX PARCEL NUMBER: 07101117

OWNER(S): Daimean Fludd

DETAILS OF APPROVED PROJECT: The project is the construction of a new two story single family house. The front setback is approximately 32' from the back of curb, the left side yard is a minimum 5' from the alleyway. The right side yard is a minimum 5' and the rear setback is a minimum 35'. The front porch is 8' in depth. Primary façade materials include wood siding and brick foundation. Windows are wood clad with wood trim. Overall height from ground to ridge is approximately 30'-8". See attached plans.

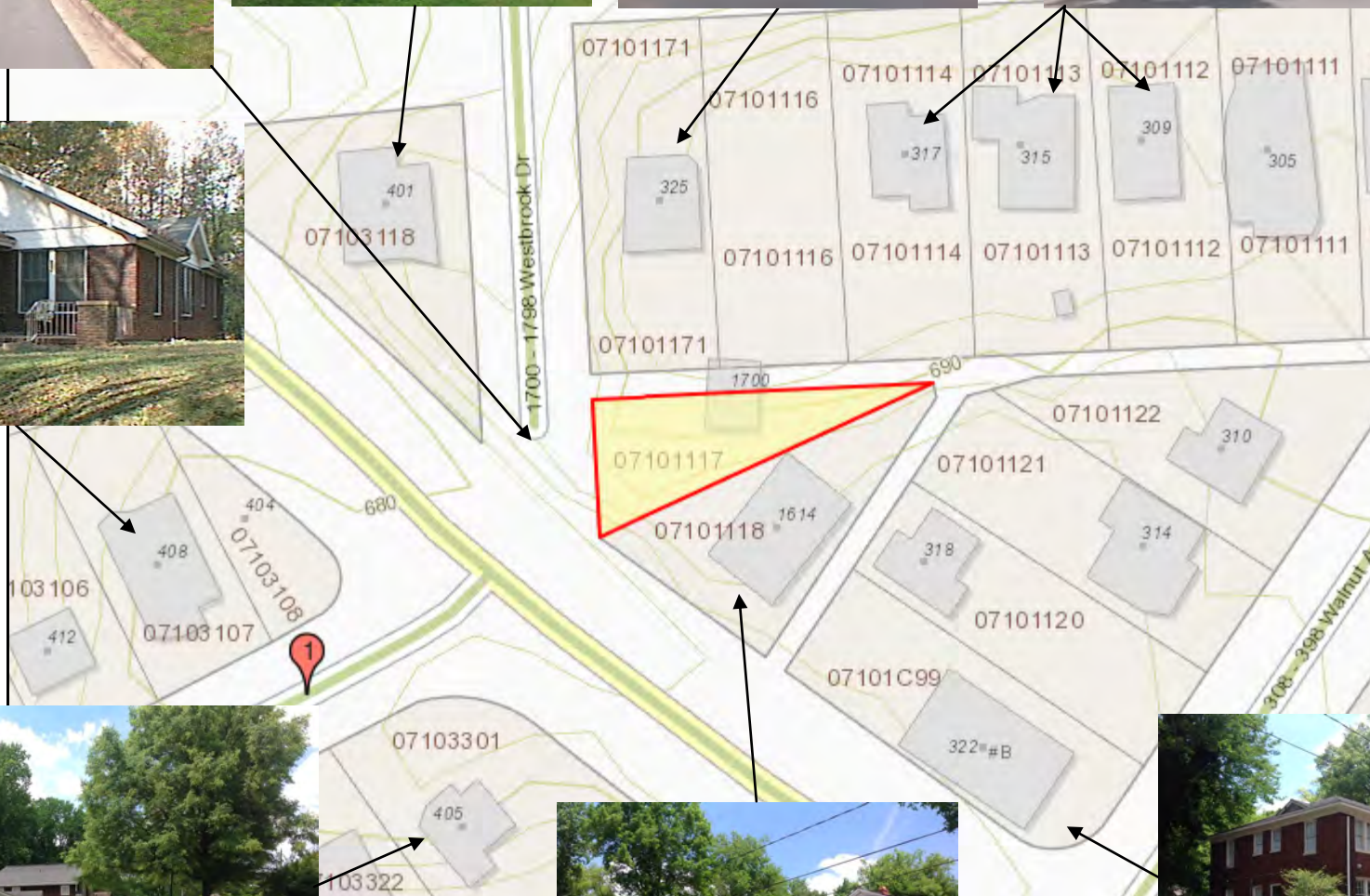
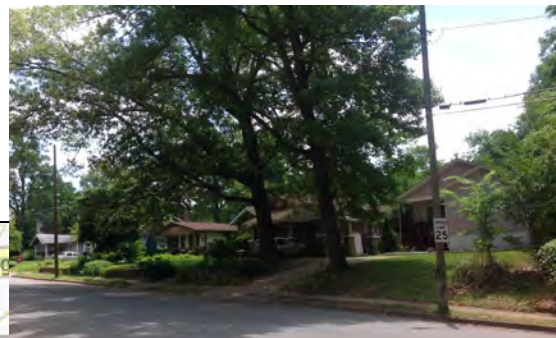
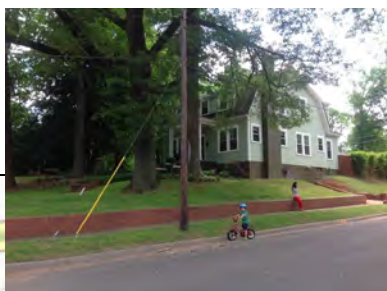
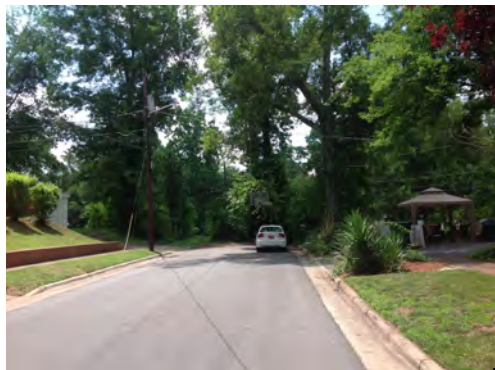
The project was approved by the HDC November 12, 2014.

- This Certificate of Appropriateness indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of Issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

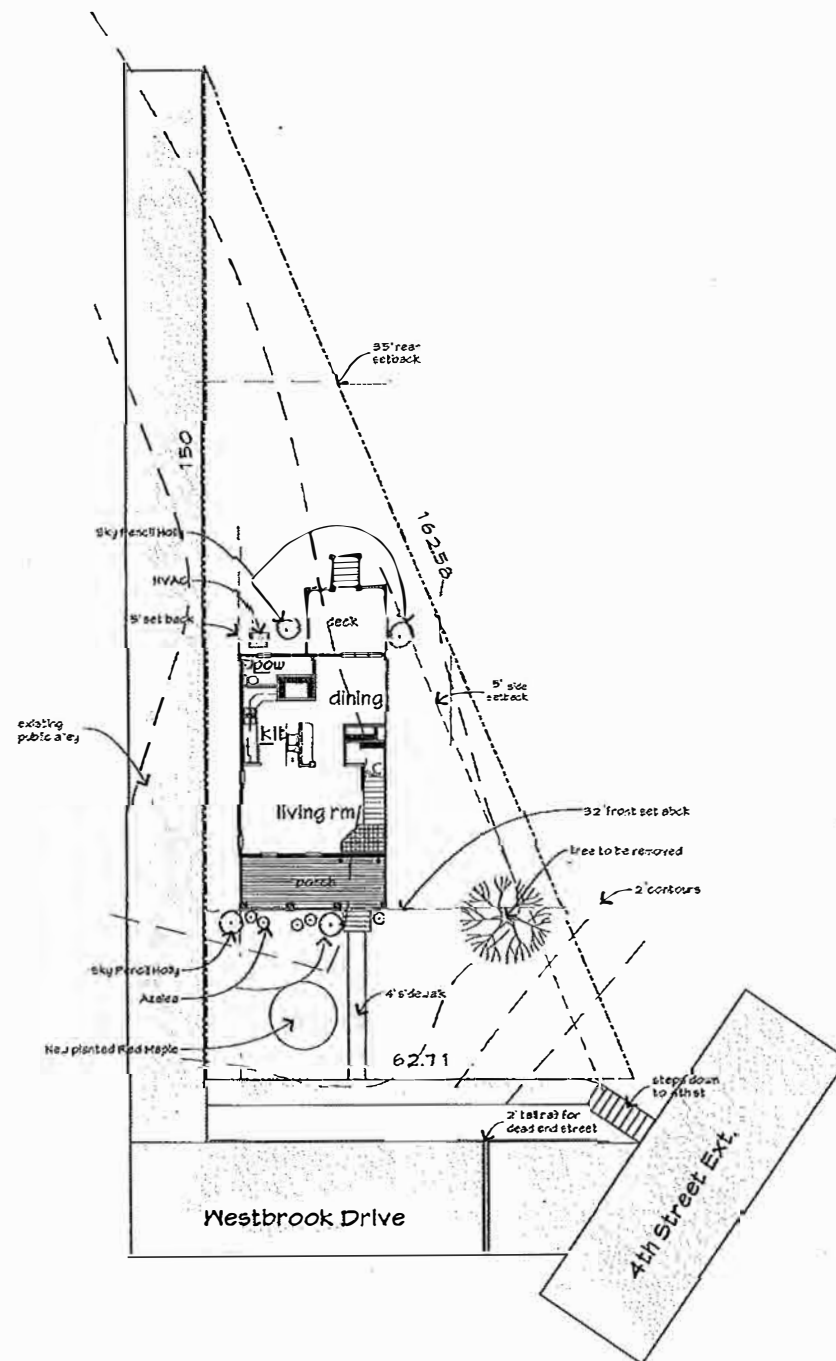
Chairman

Staff





214-070

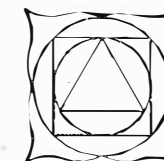


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Rick Thompson - Architect

828-734-2553



original print date
11/13/14

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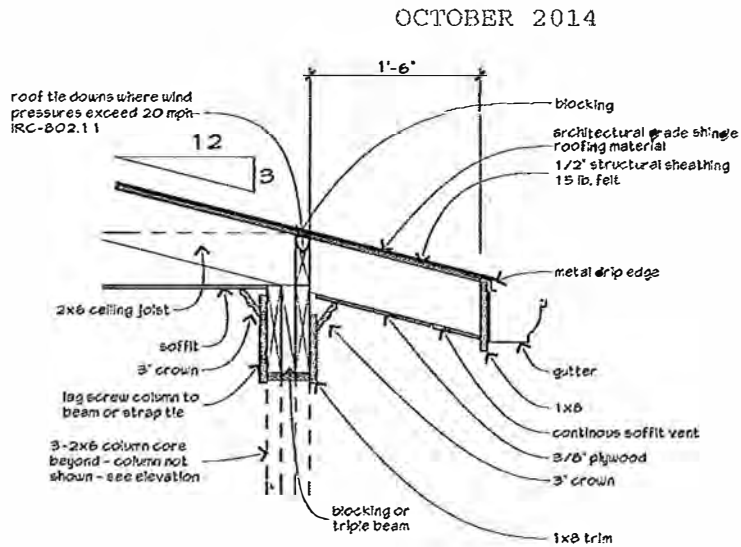


2014-070

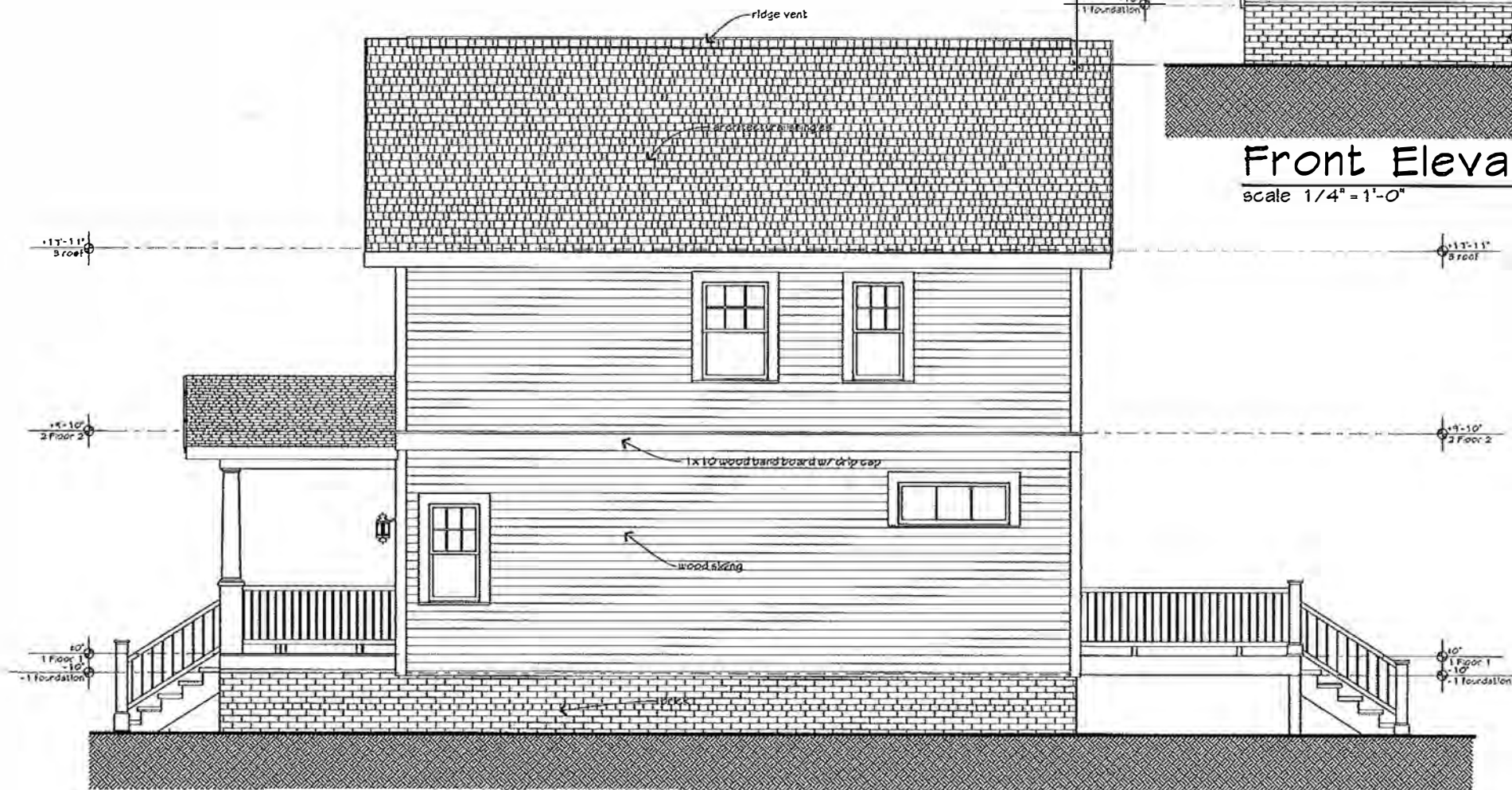
APPROVED

Charlotte
Historic District
Commission

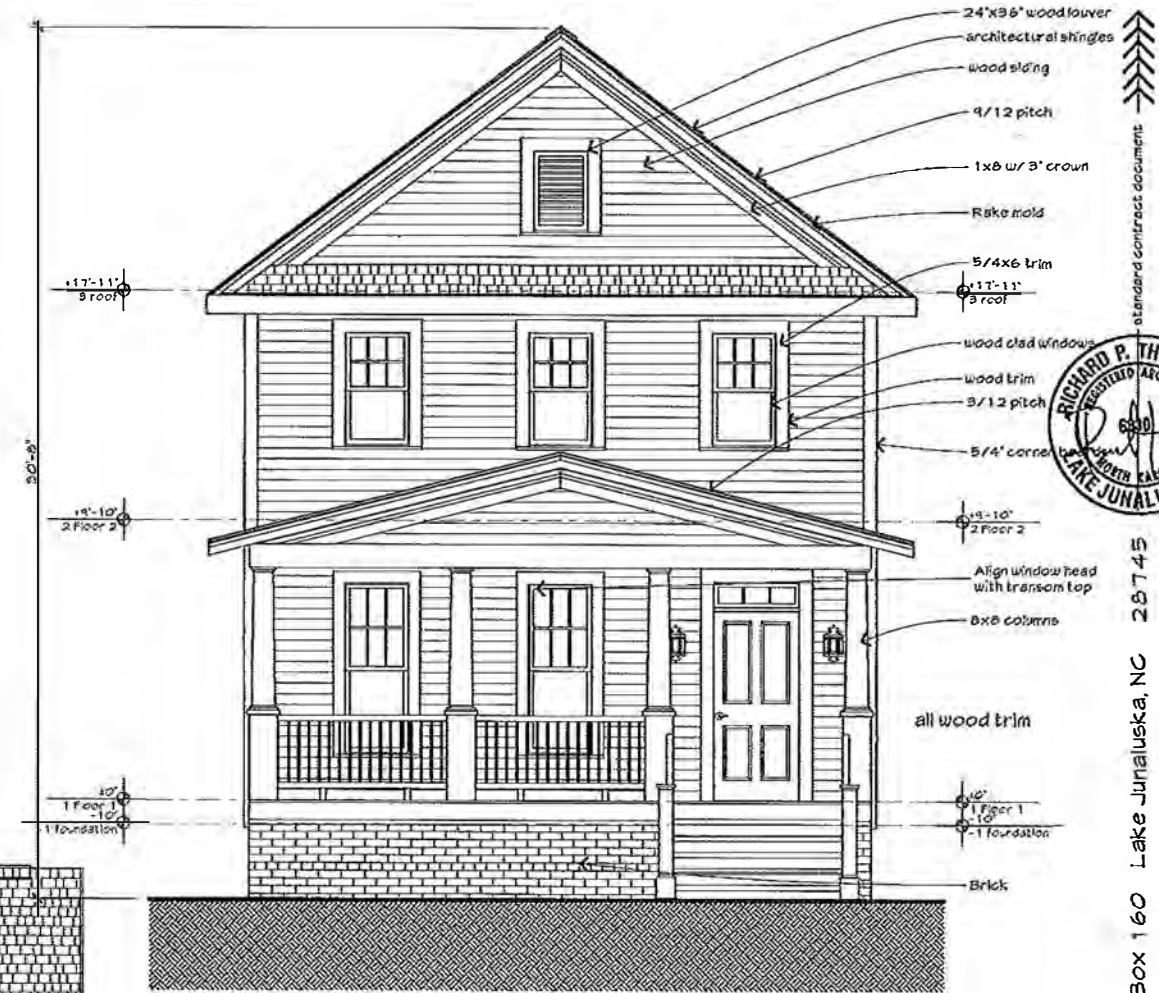
roof tie downs where wind
pressures exceed 20 mph
IRC-602.11



PE2 Typical Porch Boxed Eave
scale 1" = 1'-0"



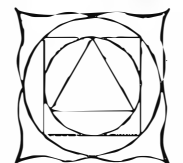
Right Side Elevation
scale 1/4" = 1'-0"



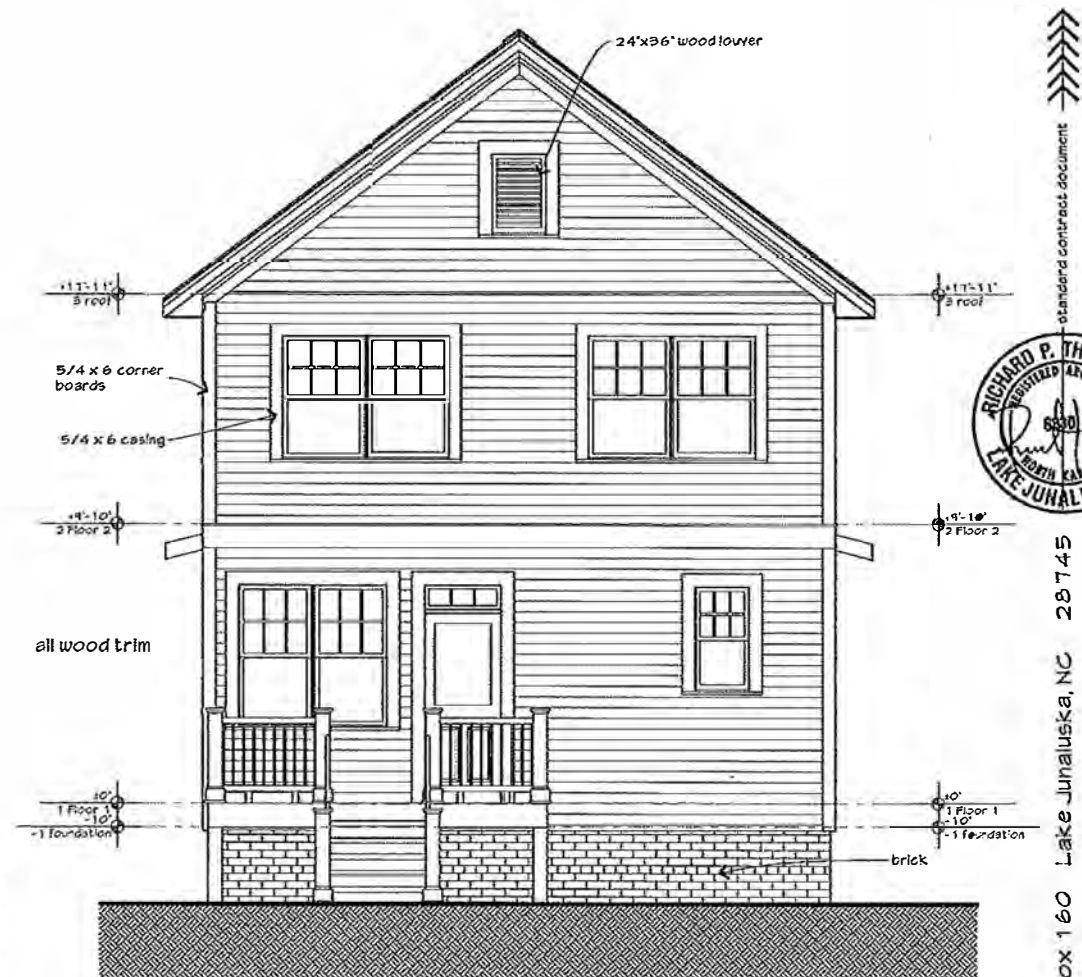
Front Elevation
scale 1/4" = 1'-0"



standard contract document
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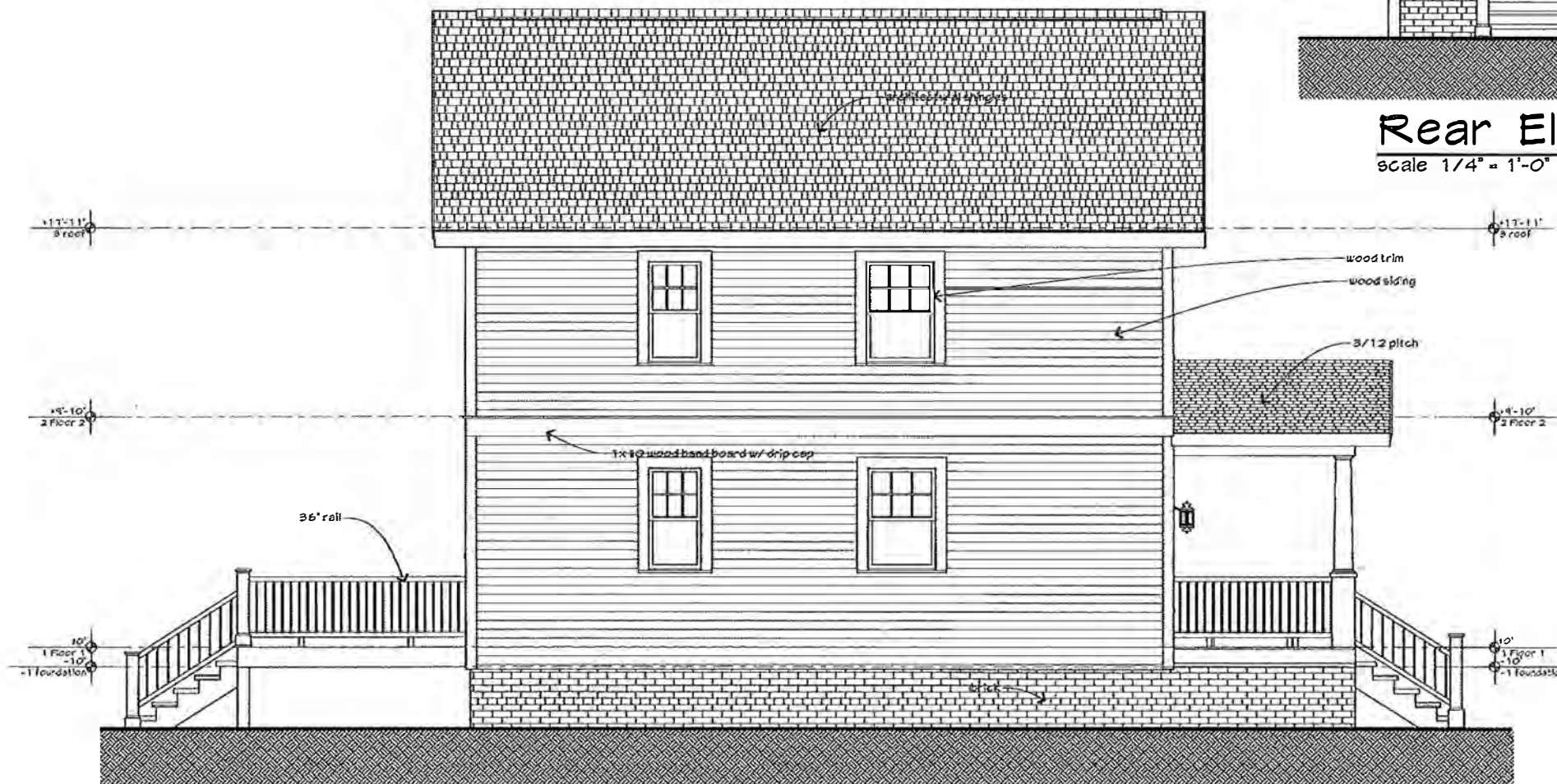


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Rear Elevation

scale 1/4" = 1'-0"

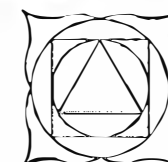


Left Side Elevation

scale 1/4" = 1'-0"



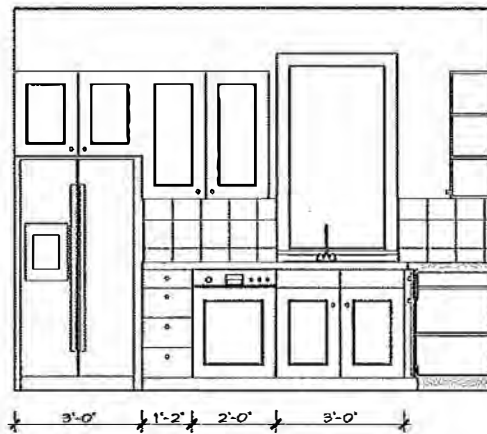
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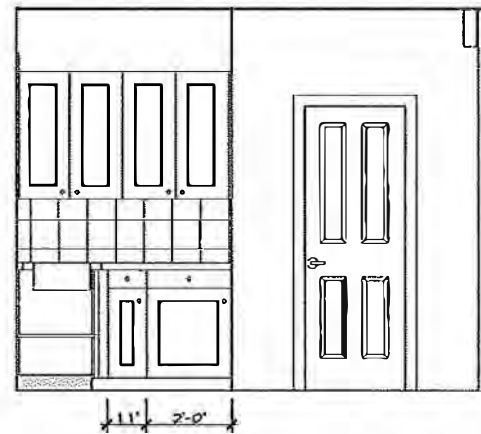
original print date
 11/5/14

Footings sizes and reinforcement are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

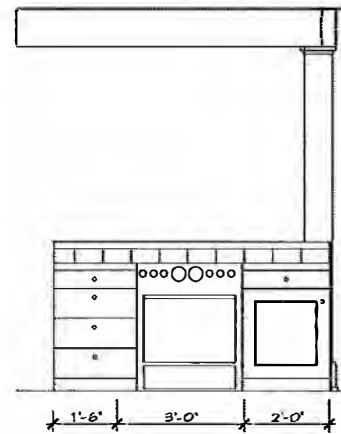
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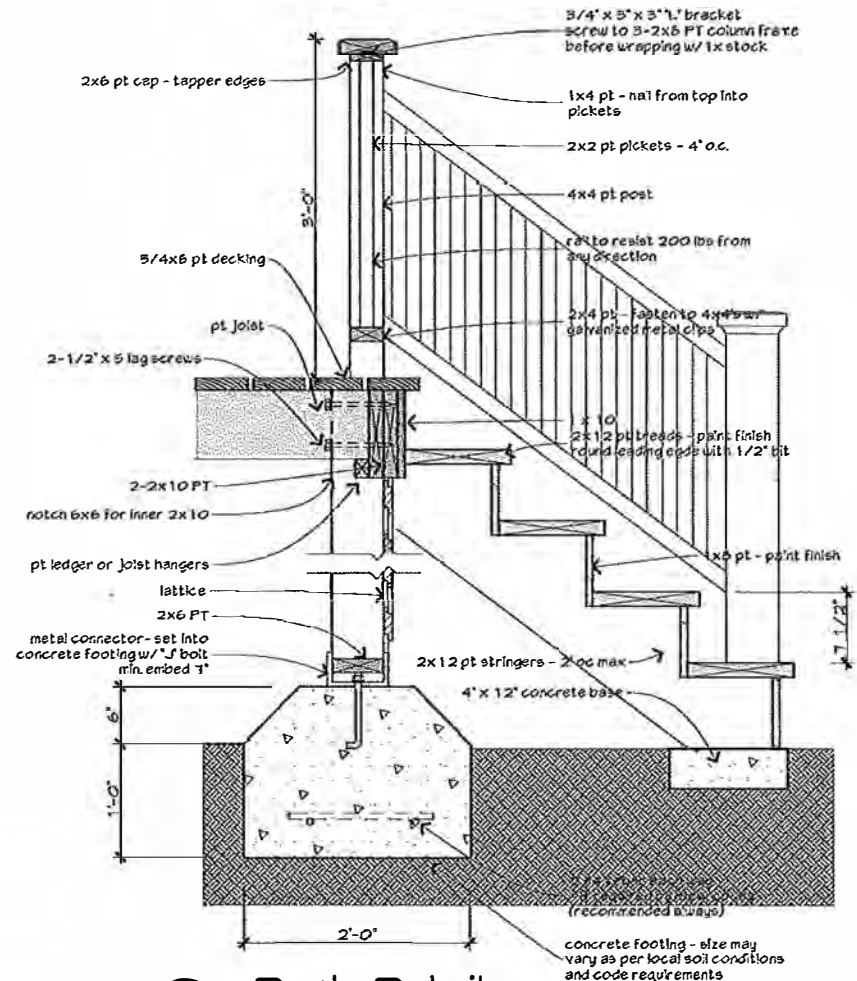
1 - Kitchen Cabinet
Scale 3/8" = 1'-0"



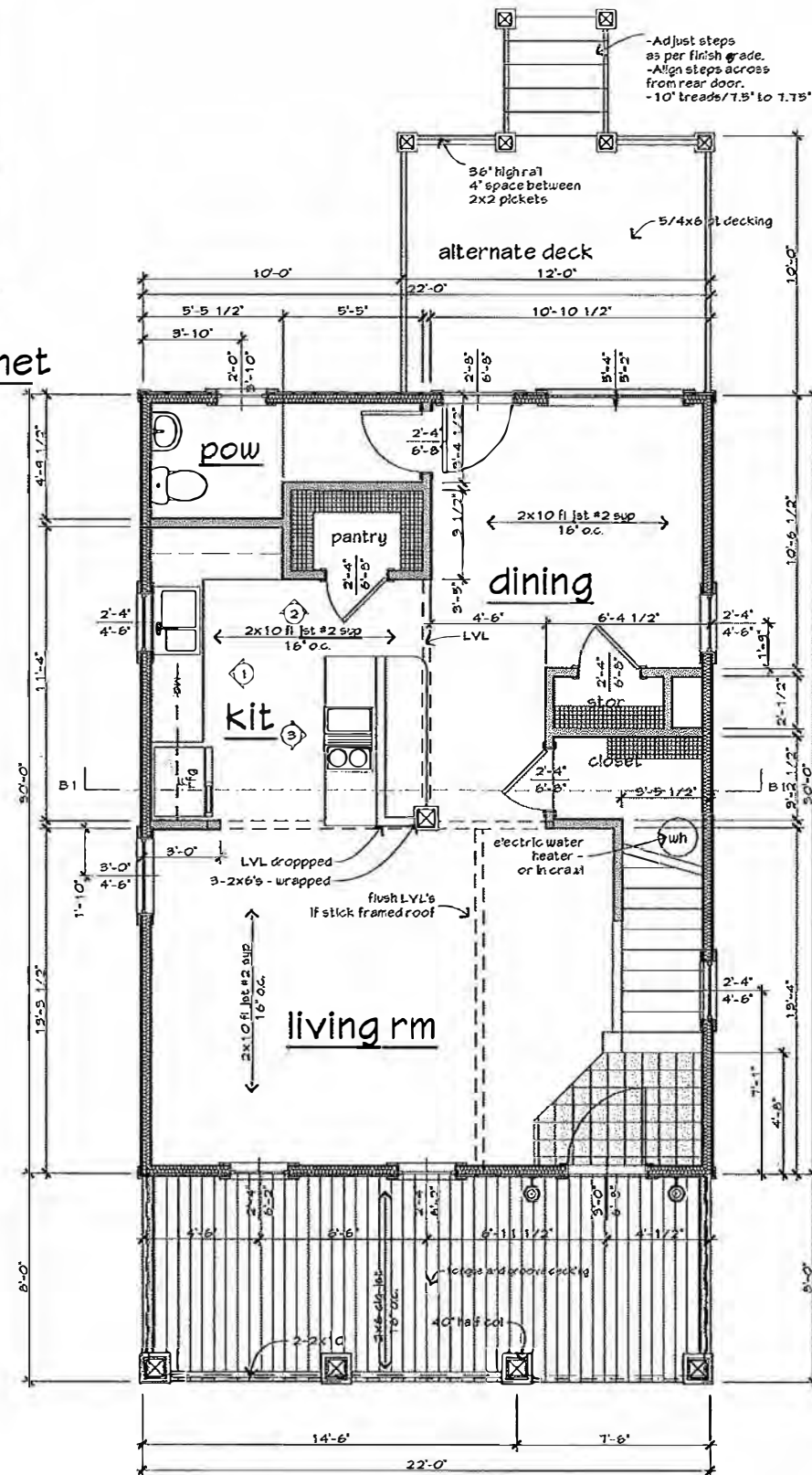
2 - Kitchen Cabinet
Scale 3/8" = 1'-0"



3 - Kitchen Cabinet
Scale 3/8" = 1'-0"



F7 Deck Detail
scale 1" = 1'-0"



Floor 1 plan
scale 1/4" = 1'-0"

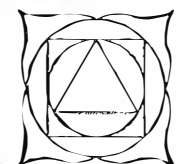
Floor 1 plan 660 sq.ft.
Floor 2 plan 617 sq.ft.
total 1277 sq.ft.

Lot size = 4356 sf
building coverage = 836 sf

plan # 1209A



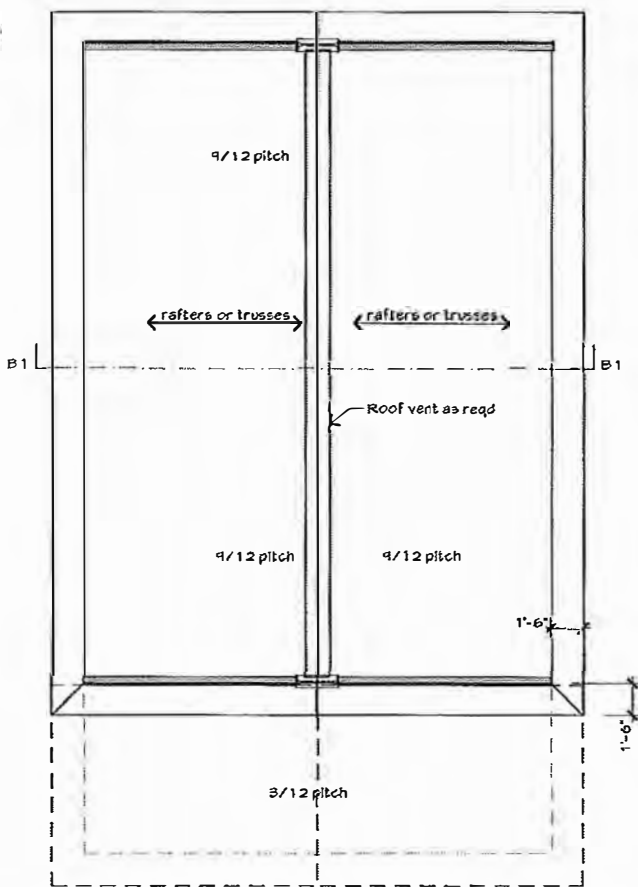
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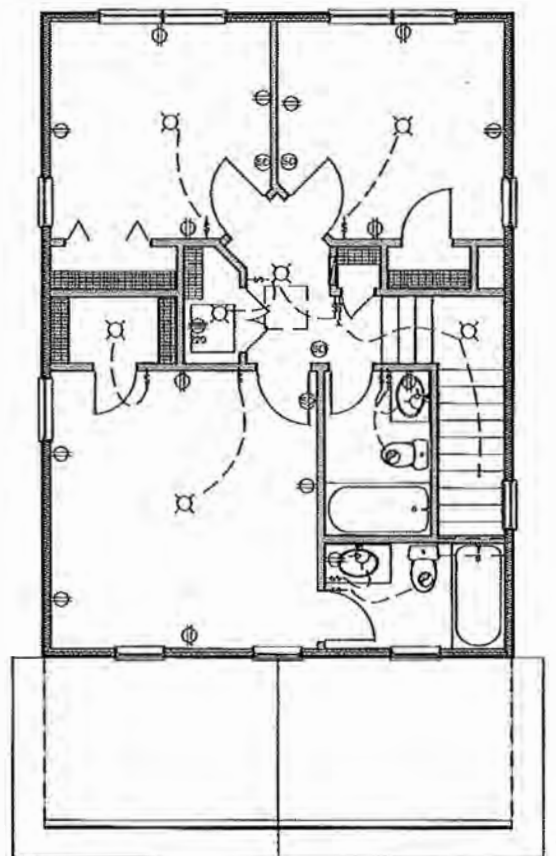
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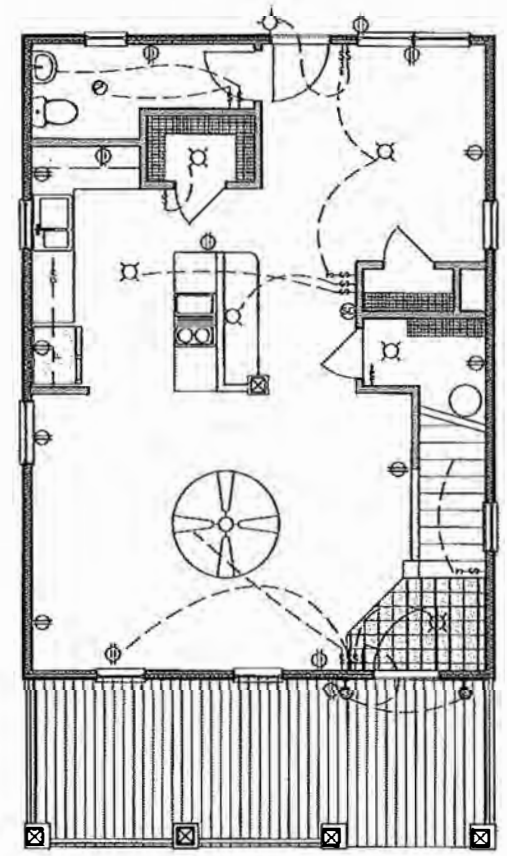




Roof plan
scale 3/16" = 1'-0"



Electrical - Floor 2 Plan
scale 3/16" = 1'-0"

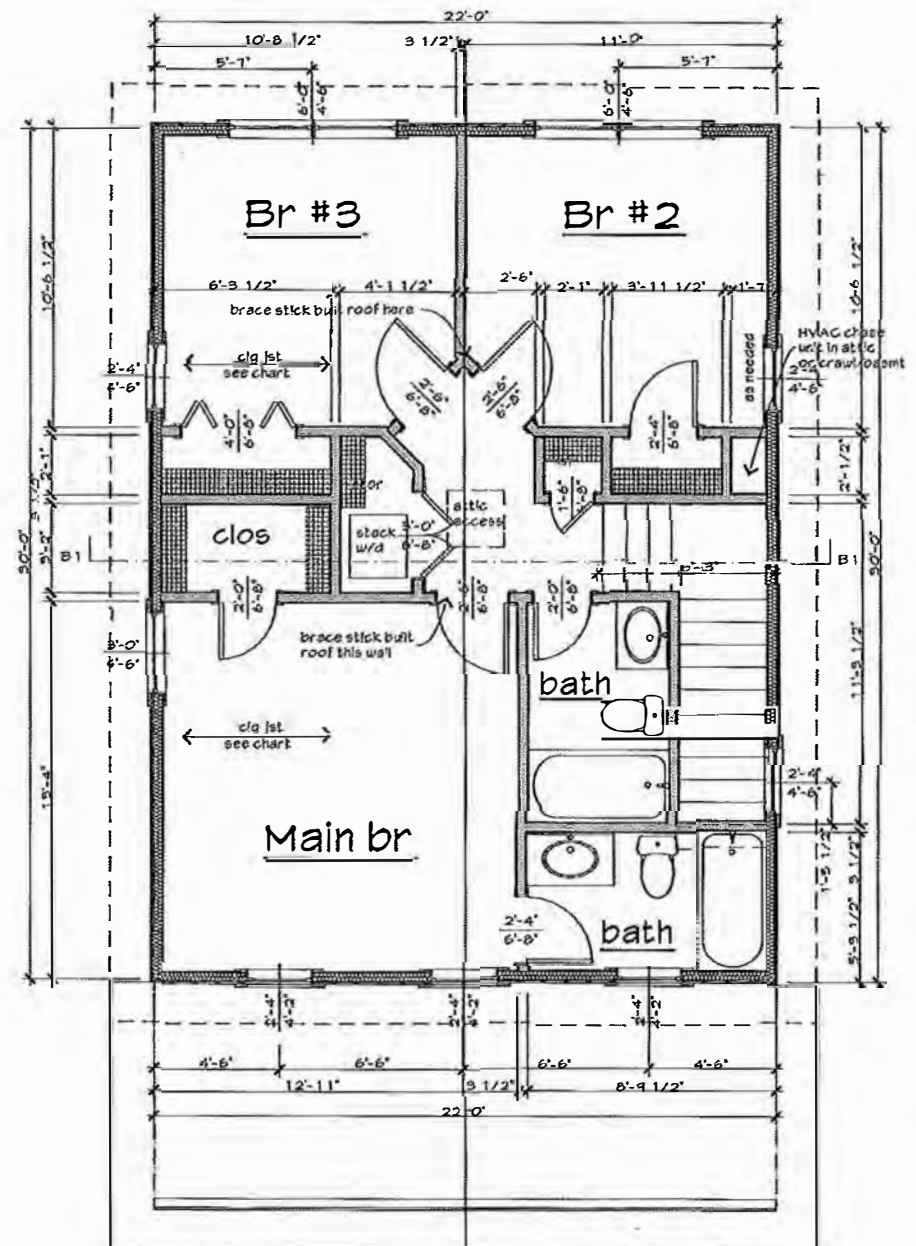


Electrical - Floor 1 Plan
scale 3/16" = 1'-0"

Door List				
Quantity	Width	Height	Type	Name
1	1'-6"	6'-8"	Interior	RD02 Swing
1	2'-8"	6'-8"	Exterior Wood	RD01 Door ST
1	3'-0"	6'-8"	Exterior Wood	RD01 Door ST
1	3'-0"	6'-8"	Interior	RD02 Swing
1	4'-0"	6'-8"	Interior	RD05 Bifold
2	2'-0"	6'-8"	Interior	RD02 Swing
3	2'-6"	6'-8"	Interior	RD02 Swing
6	2'-4"	6'-8"	Interior	RD02 Swing
16				

Window List			
Quantity	W x H Size	Units	Wood Clad
1	2'-0"x3'-10"	Single	RN1-4 Doublehung
1	5'-4"x5'-2"	Triple	RN1-4 Doublehung
2	2'-0"x3'-0"	Louver	RN1-1 Stationary
2	2'-4"x4'-6"	Twin	RN1-4 Doublehung
2	2'-4"x6'-2"	Single	RN1-4 Doublehung
2	3'-0"x4'-6"	Single	RN1-4 Doublehung
2	6'-0"x4'-6"	Twin	RN1-4 Doublehung
3	2'-4"x4'-2"	Single	RN1-4 Doublehung
4	2'-4"x4'-6"	Single	RN1-4 Doublehung
19			

All windows to be wood windows



Floor 2 plan
scale 1/4" = 1'-0"

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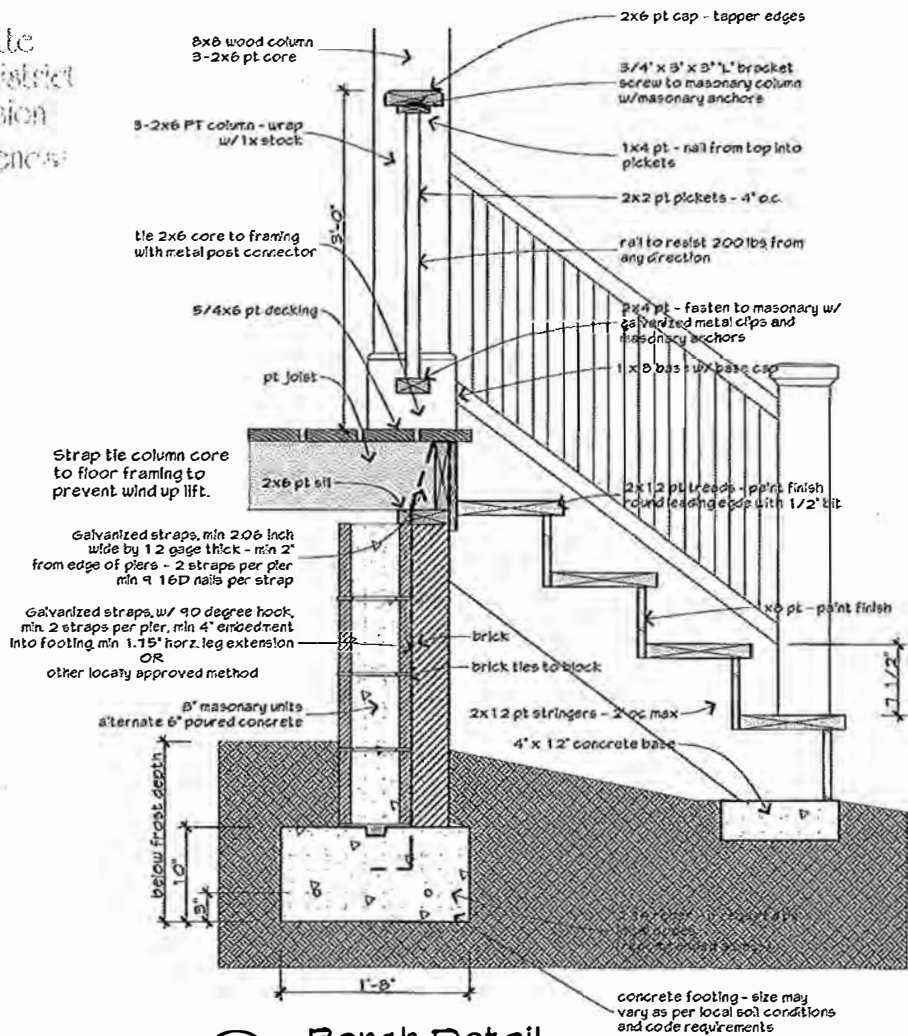
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4



244-070



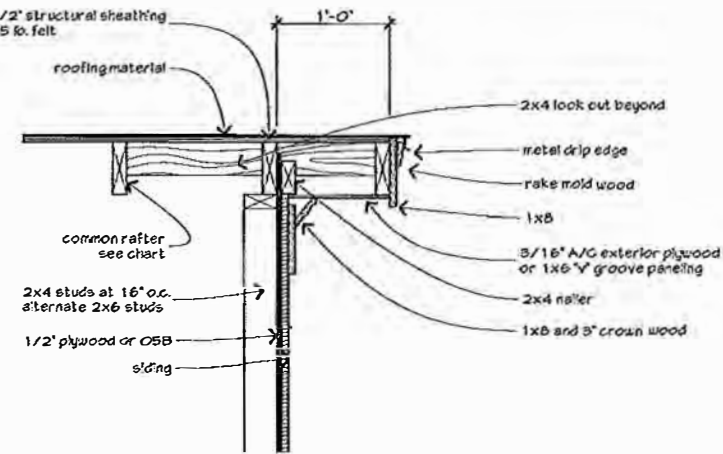
F6 Porch Detail
scale 1" = 1'-0"

Minimum Insulation Chart

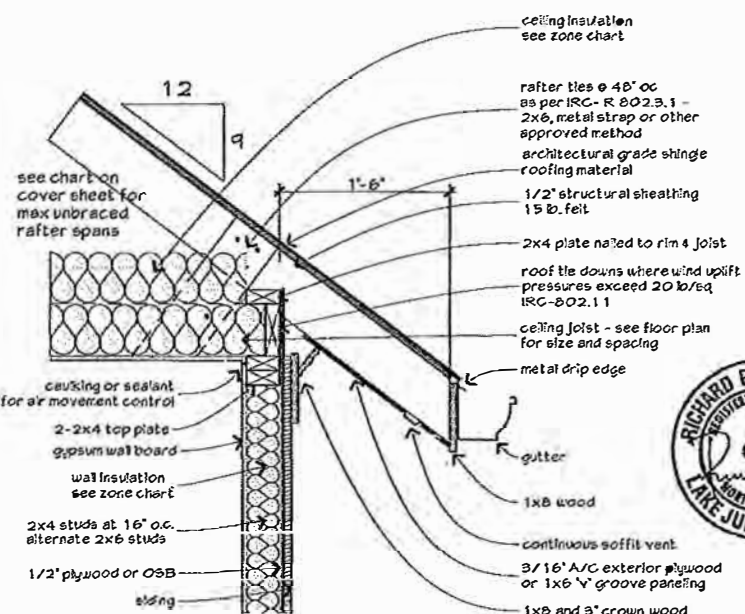
Table N1102.1 - International Residential Code 2009
Insulation and fenestration requirements by component

Climate Zone	Glazing U-factor ShGC ^a	Ceilings R-value	Wood frame wall R-value	Floor R-value	Basement walls R-value	Slab ^b perimeter R-value and depth	Crawl space ^c wall R-value
1	1.2	30	13	13	0	0	0
2	0.9	30	13	13	0	0	0
3	0.9	30	13	13	5/13 ^d	0	5/13
4	0.9	NR	13	13	10/13	10, 2'	10/13
5	0.9	NR	13	13	10/13	10, 2'	10/13
6	0.9	NR	13	13	15/13	10, 2'	10/13
7	0.9	NR	13	13	15/13	10, 4'	10/13
8	0.9	NR	13	13	15/13	10, 4'	10/13

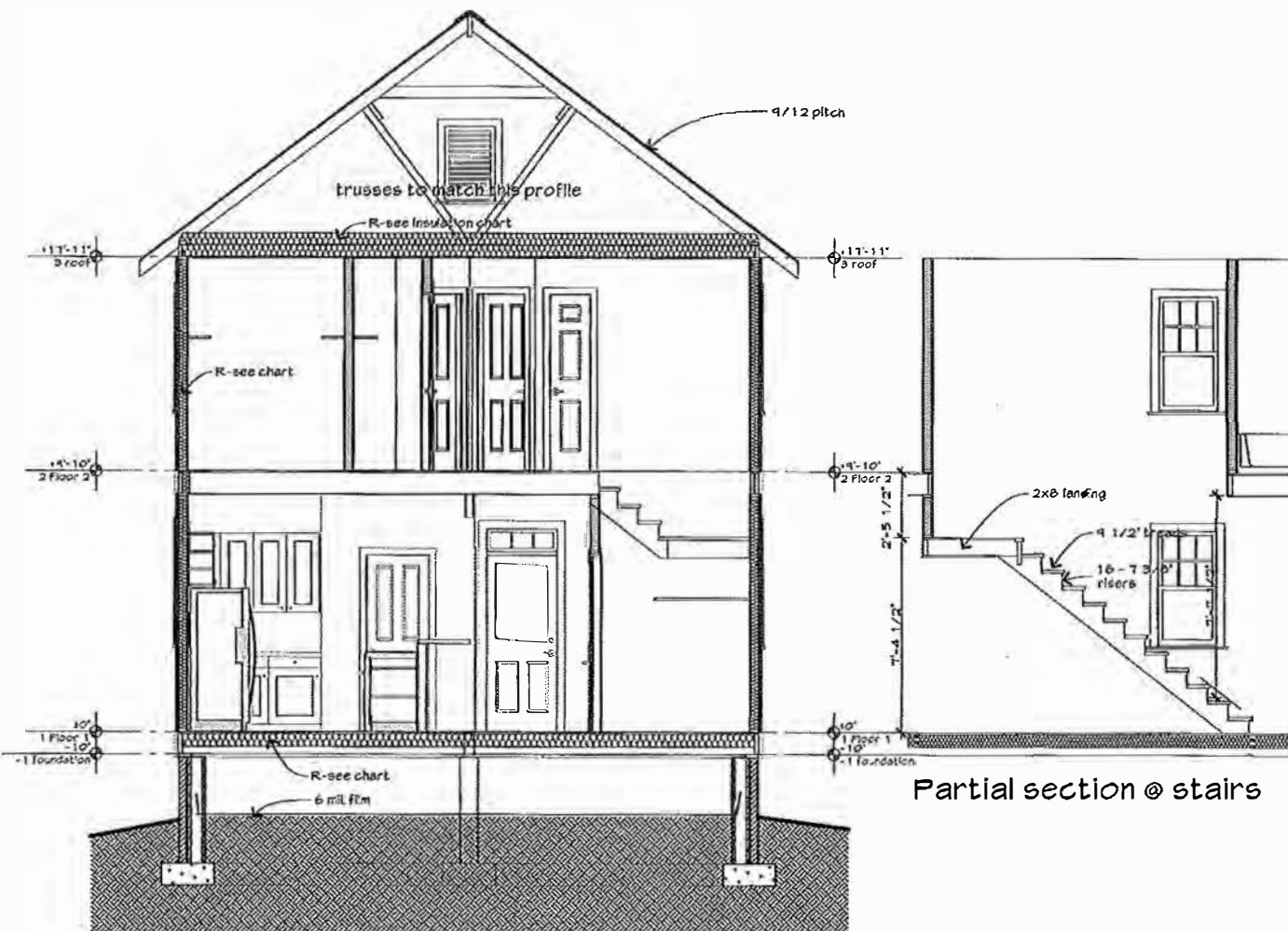
a. R-values are minimum U-factors and SHGC are maximum R-values compressed into areas at 2 x 6 framing center such that the R-value is reduced by R-1 or more shall be marked with the compressed R-value with addition to the minimum R-value.
b. The R-value for exterior walls excludes the R-value for the exterior finish. The R-value for exterior walls shall be 15/13 means R-15 continuous insulated sheathing on the exterior or exterior of the home. 10/13 means R-10 continuous insulated sheathing on the exterior or exterior of the home or R-10 cavity insulation at the exterior of the basement wall.
c. R-15 cavity insulation on the exterior of the basement wall plus R-5 continuous insulated sheathing on the exterior or exterior of the home. 10/13 means R-10 continuous insulated sheathing on the exterior or exterior of the home or R-10 cavity insulation at the exterior of the basement wall.
d. R-5 shall be added to the required R-value for exterior walls. Insulation depth shall be 2' depth of the footing or 2 feet, whichever is less. R-values 1 through 3 for basements.
e. There are no solar heat gain coefficients (SHGC) required for the exterior walls.
f. Basement wall insulation is not required if a basement is located as defined by Figure 901.1 and Table 901.1.
g. Insulation sufficient to the framing cavity R-15.
h. 15/13 means R-15 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25% or less of the exterior, insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be 5/8\"/>



E4 Typical Rake - boxed soffit
scale 1" = 1'-0"
All wood siding and trim



E1 Alternate roof trusses to be raised chord trusses
Typical Boxed Eave - rafters on joist
scale 1" = 1'-0"
All wood siding and trim



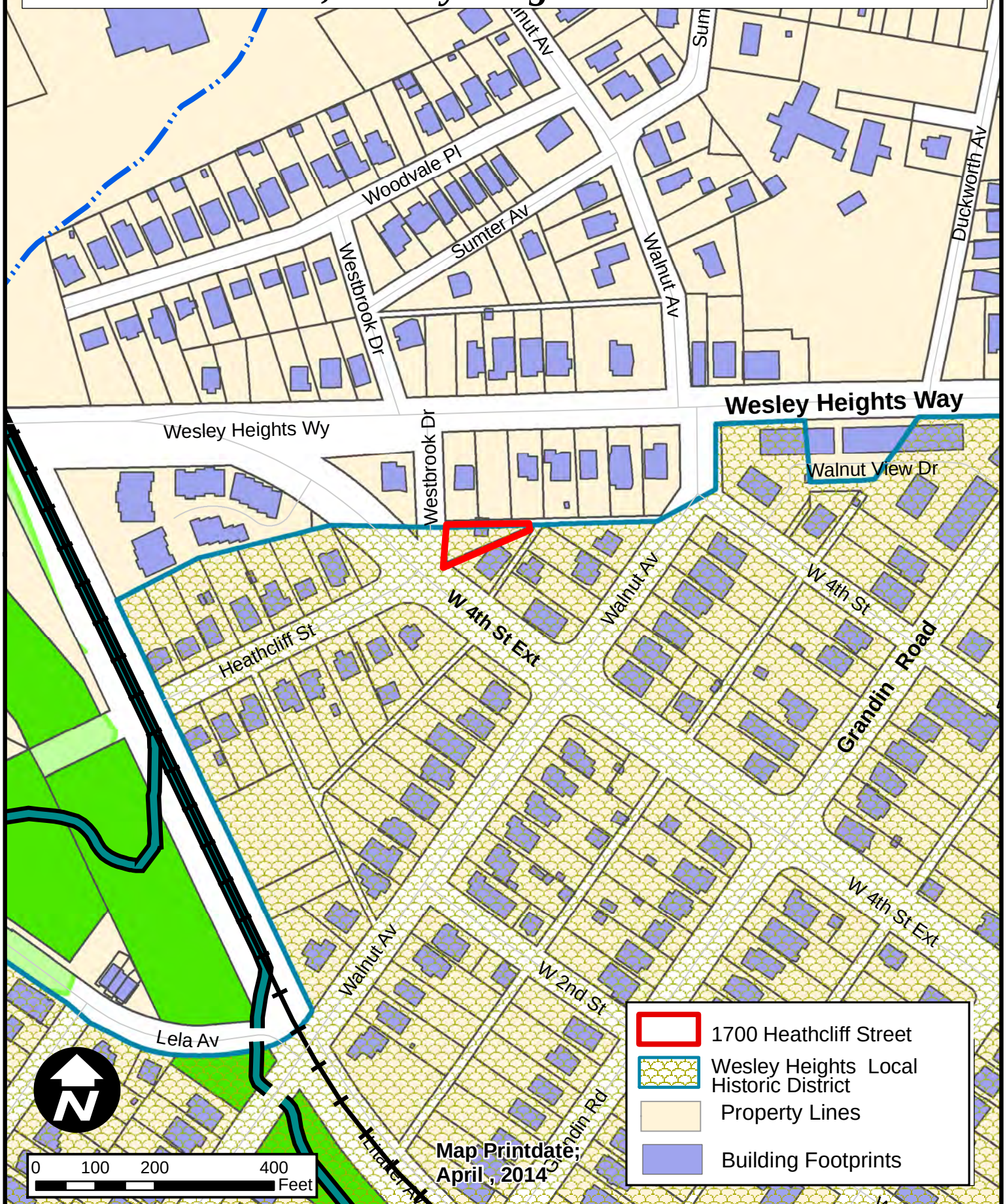
Building section
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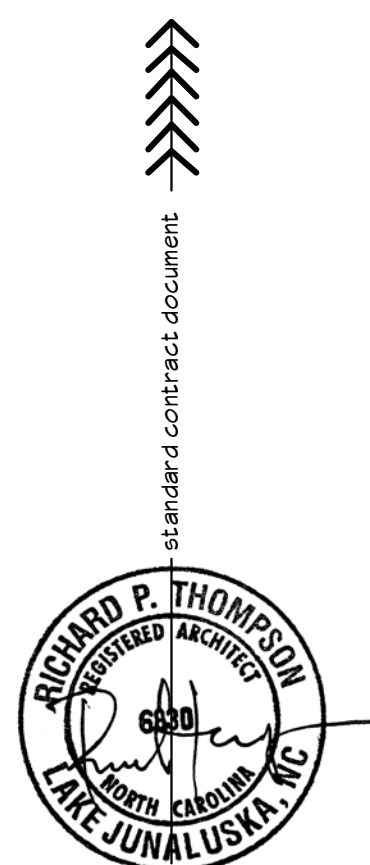
Partial section @ stairs



Charlotte Historic District Commission - Case 2014-070

Historic District ; Wesley Heights





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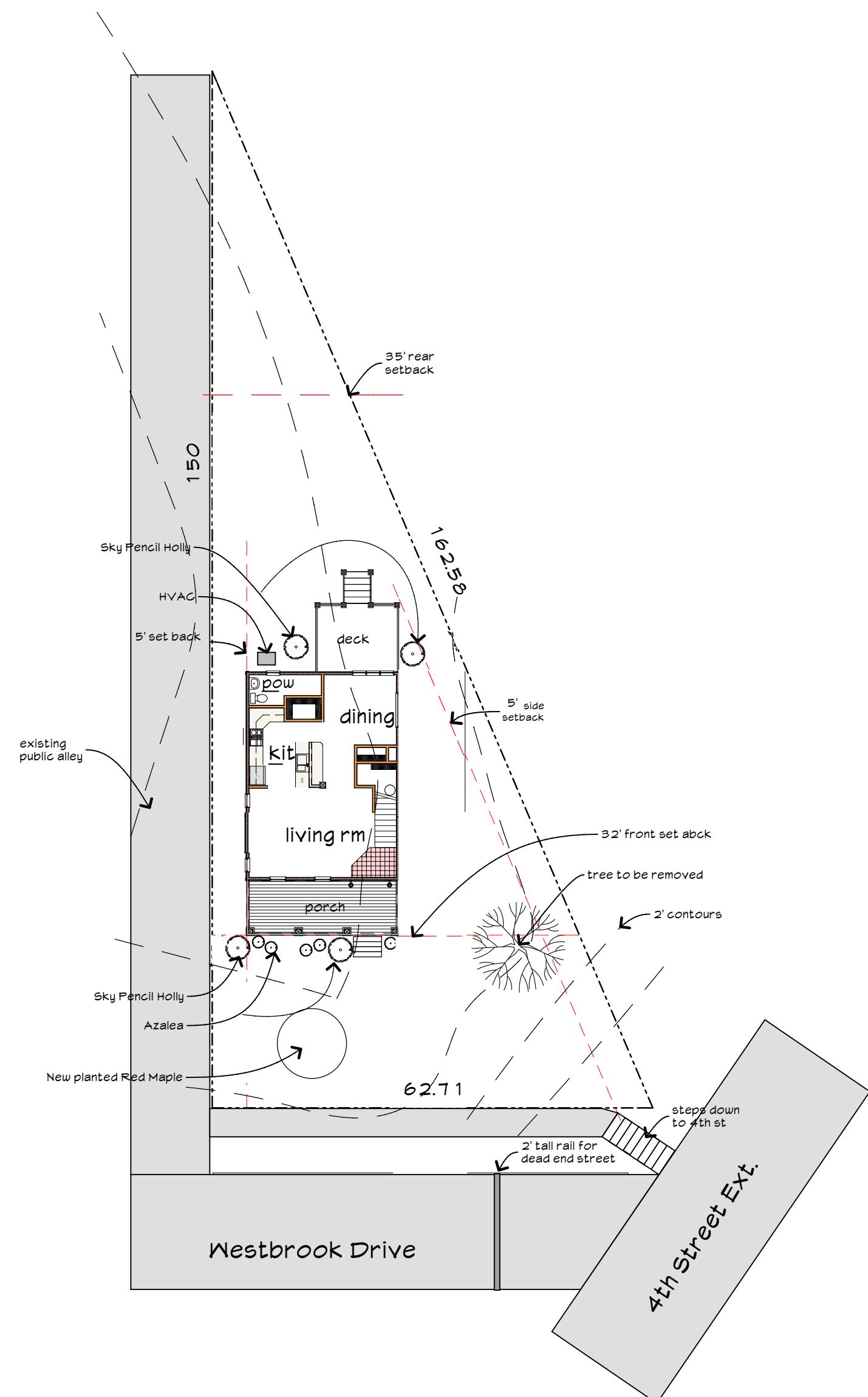
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8

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plan # 1209A



342

W. 4TH ST.

336

335

W. 2ND ST.

503



338

TUCKASEEGEE RD.

WESTBROOK DR.

328SW (18)



WESTBROOK DR.

344SW (18)

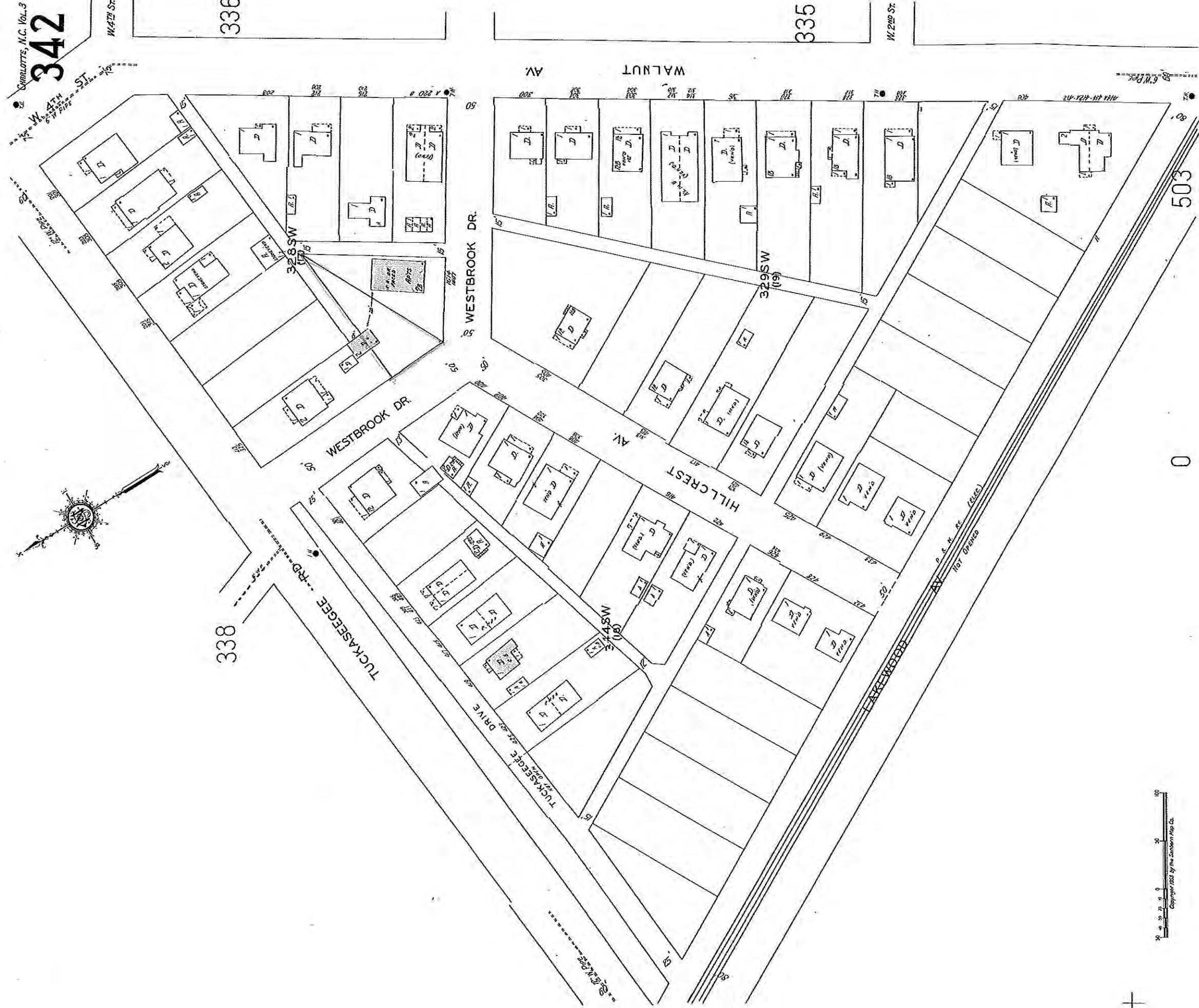
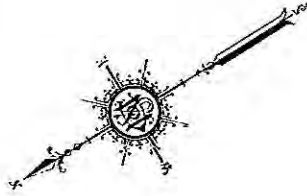
HILLCREST AV.

329SW (19)

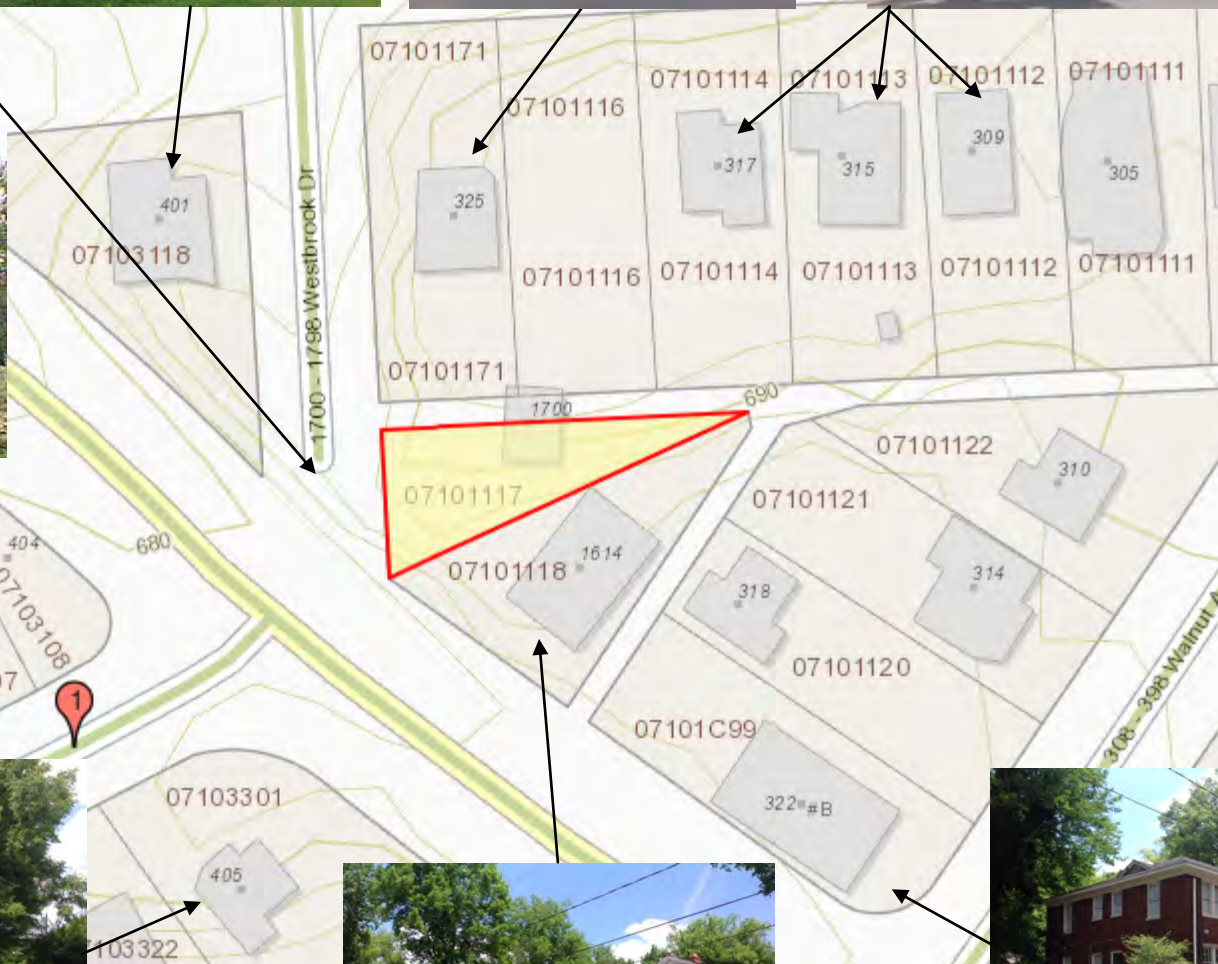
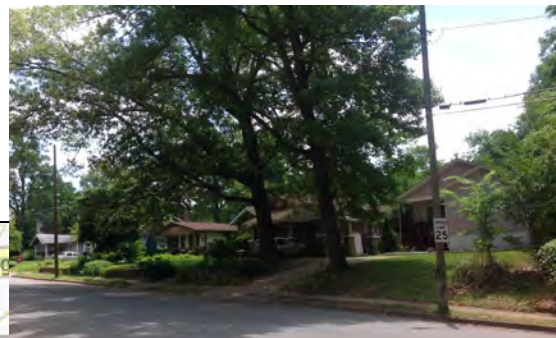
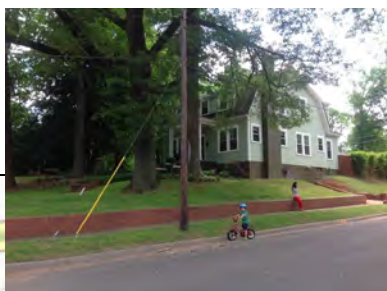
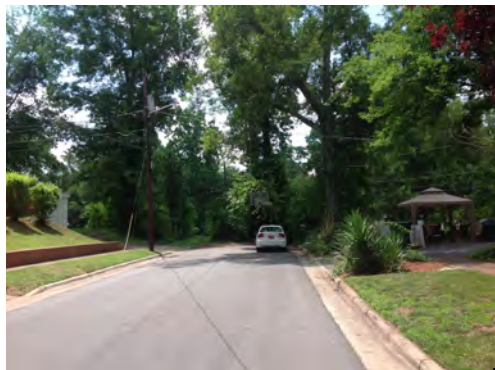
WALNUT AV.



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0 25 50 75 100
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Existing Conditions



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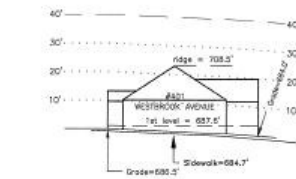
This 16th day of July, 2014.



A.G.Z.
Andrew G. Zoutewelle
Professional Land Surveyor
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WEST FOURTH STREET
EXTENSION

WESLEY HEIGHTS WAY



WESTBROOK
DRIVE
VIEW FACING EAST

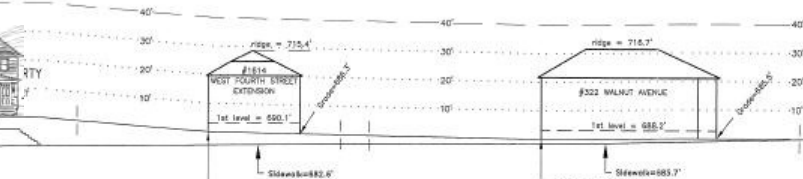
WESLEY HEIGHTS WAY



WESTBROOK
DRIVE
VIEW FACING WEST



SUB
RTY



WEST FOURTH STREET
VIEW FACING NORTHEAST

WALNUT
AVENUE

A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

#2 southern yellow pine floor joist				
		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x8 2x10	14'-2" 18'-0"	12'-10" 16'-1"	11'-0" 13'-2"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x8 2x10	15'-7" 19'-10"	14'-2" 18'-0"	12'-4" 14'-8"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	15'-6" 20'-1" 24'-0"	13'-6" 17'-5" 20'-9"	11'-0" 14'-2" 17'-0"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	17'-0" 22'-5"	15'-2" 19'-8"	12'-5" 16'-1"
30 psf live load 7 psf dead load	2x6 2x8	14'-10" 19'-5"	13'-0" 16'-10"	10'-7" 13'-9"
40 psf live load 7 psf dead load (slope over 3/12 & no finished ceiling @ L/180)	2x6 2x8	13'-4" 17'-3"	11'-6" 14'-11"	9'-5" 12'-2"
#2 S-P-F (spruce-pine-fir)				
floor joist				
		12" o.c.	16"o.c.	24"o.c.
40 psf live load 10 psf dead load (all rooms except sleeping)	2x8 2x10	13'-6" 17'-3"	12'-3" 15'-5"	10'-3" 12'-7"
30 psf live load 10 psf dead load (sleeping rooms @ L/360)	2x8 2x10	14'-11" 19'-0"	13'-6" 17'-2"	11'-6" 14'-1"
ceiling joist				
20 psf live load 5 psf dead load (drywall ceiling @ L/240)	2x6 2x8 2x10	14'-9" 18'-9" 22'-11"	12'-10" 16'-3" 19'-10"	10'-6" 13'-3" 16'-3"
rafters				
20 psf live load 7 psf dead load	2x6 2x8	16'-3" 21'-3"	14'-6" 18'-5"	11'-10" 15'-0"
30 psf live load 7 psf dead load	2x6 2x8	14'-3" 18'-2"	12'-5" 15'-8"	10'-1" 12'-10"
40 psf live load 7 psf dead load (slope over 3/12 & no finished ceiling @ L/180)	2x6 2x8	12'-8" 16'-1"	11'-0" 13'-11"	9'-0" 11'-5"

abbreviations

c.j	ceiling joist
clg.	ceiling
CMU	concrete masonry unit
C.O	cased opening
conc.	concrete
CT.	ceramic tile
dbl.	double
dj	double joist
ew.	each way
f.j	floor joist
ftg.	footing
HVAC	heating/ventilating/air conditioning
jst.	joist
LVL	laminated veneer lumber - ie. Parallam
mech.	mechanical
mil	.001 inch
min.	minimum
N.T.S.	not to scale
oc	on center
pc	pull cord
pt.	pressure treated
psf	pounds per square foot
R/A	return air
reqd.	required
reinf.	reinforcing
Rm.	room
ro.	rough opening
sf	square feet
syp	southern yellow pine
shw.	shower
T&G	tongue and groove
W.H.	water heater
WWM	welded wire mesh
w/	with
yp	yellow pine

Thank you for your purchase of these house plans.

These plans are designed to conform to the 2014 International Residential Code for One and Two Family Dwellings. National and local building codes vary with location and change from time to time. Therefore it is impossible to warrant compliance to your specific location. It is the responsibility of the purchaser and/or the builder to adapt these plans to the requirements of the individual locale.

Structural Notes

These plans are designed for roof loads of 20 psf live load and 10 psi dead load. The chart to the left can be used to adjust for different requirements. All beams are labeled "LVL" and should be sized locally. Roof loads can vary and have a big impact on the beams carrying accumulated loads. Most lumber suppliers can have this done at no charge, however having a registered engineer is recommended.

General Notes

- Square footages are for heated floor areas. This does not include fireplace projection or vaulted space. Stairs are counted on the main floor only.
- Dimensions are from the face of the stud wall. Contractor to verify all dimensions and please contact us if an error is present..
- All footings shall be on firm undisturbed soil of no less than 2000 psf and be below frost depth. The exact size and reinforcement of concrete footings must be determined by local soil conditions. Verify design with local engineer.
- HVAC design to be sized according to the local climate conditions including compass direction.

Energy Notes

- Caulk all exterior toe plates with latex caulk.
- Caulk all wire and pipe holes where they penetrate all upper and lower exterior plates.
- Use blown-in wall insulation if at all possible. If batt insulation is used pack behind all electrical boxes.
- Seal all joints in HVAC ducts, with leakage no more than 3%. Three inch fiber mesh tape should be used on all collar to plenum connections and all gaps that are 1/4" or wider. Insulate ducts with R-6.5 or greater.
- Foam insulate between all exterior window and door edges and rough opening frame. Use non-expanding foam.
- Provide back draft damper on kitchen hood vent, dryer vent, and bathroom vents.
- Insulate all hot water pipes.
- Install wrap kit on water heater.

Builder's Guide from EEBA.org

This one book, available from The Energy and Environmental Building Association, if followed, will do more to insure a well built home than any material I know of. It is very clearly written and contains many useful details to build an energy efficient home. Phone 952-881-1092 or order online at eeba.org. There are 4 different versions based on a climate zone map.

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Lake Junaluska, NC 28745
828-734-2553

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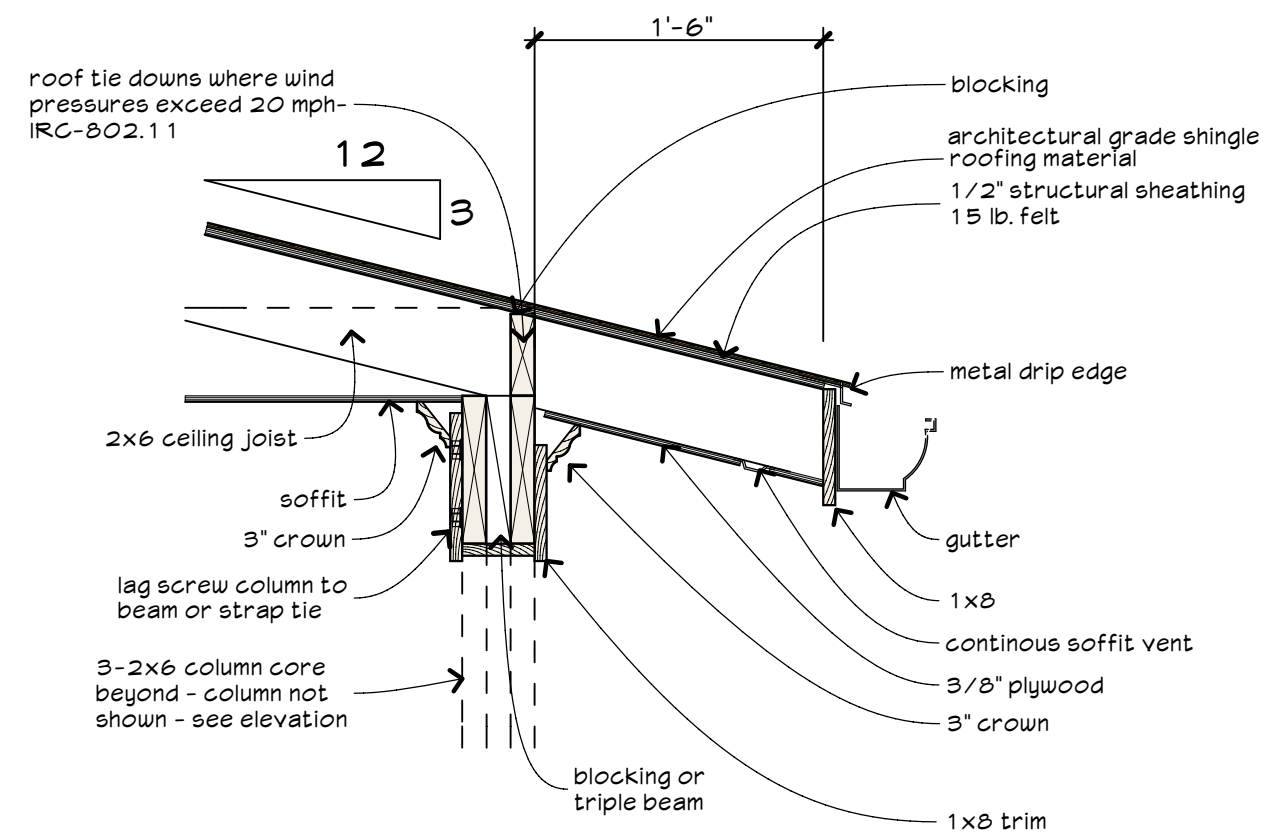
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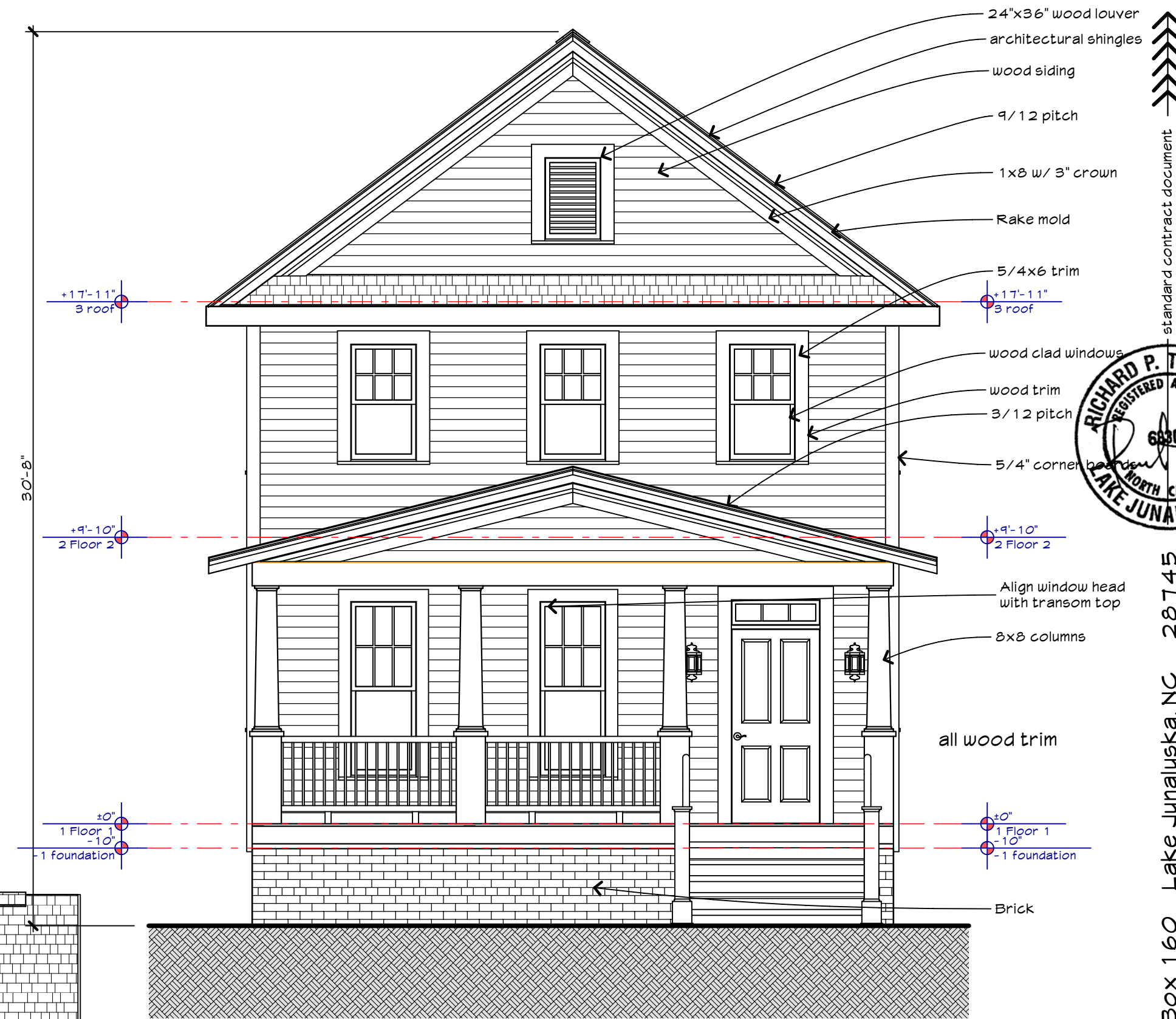
Plan 1209A



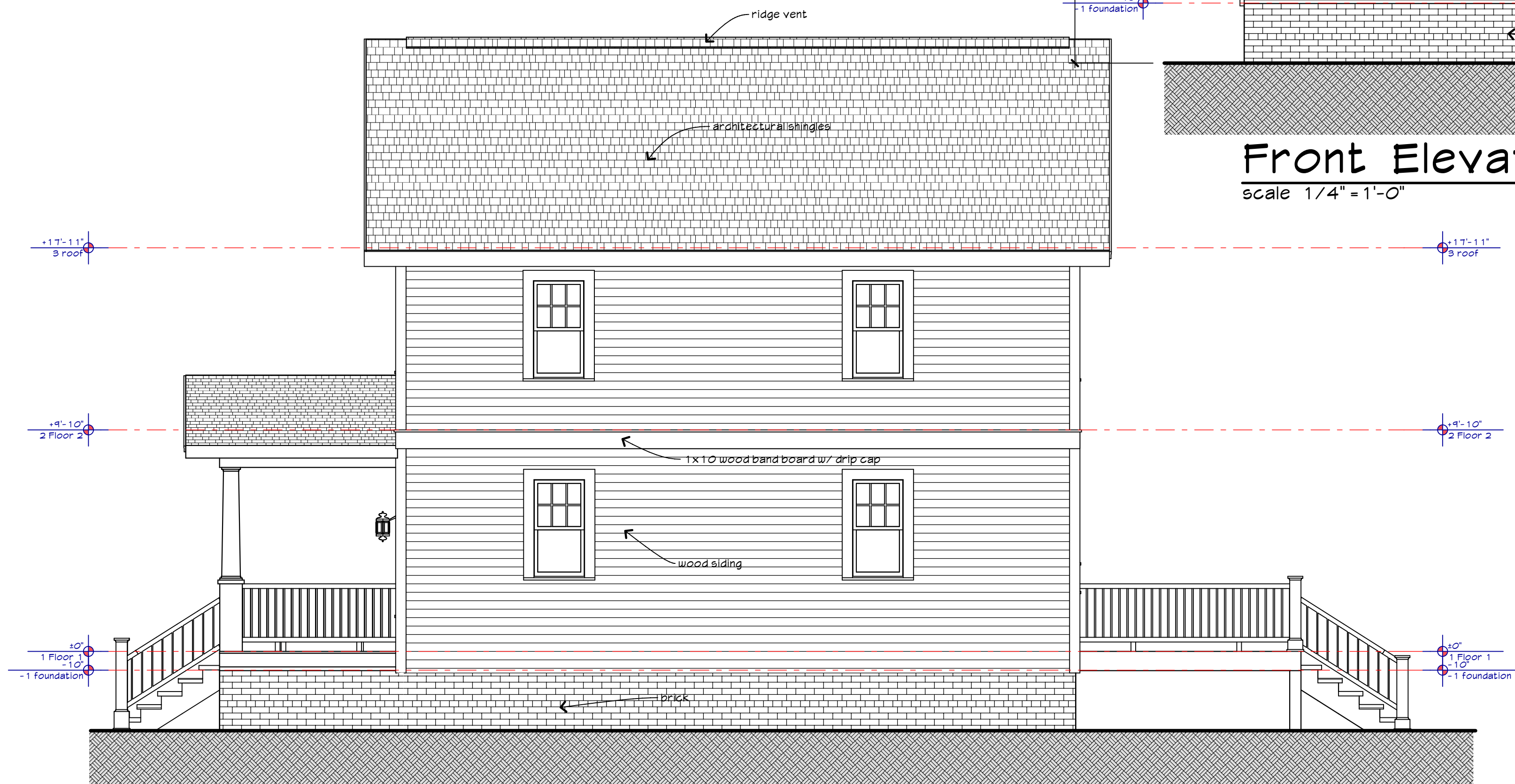
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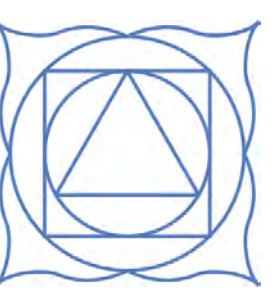
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scale 1" = 1'-0"

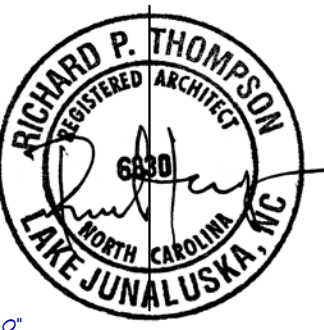
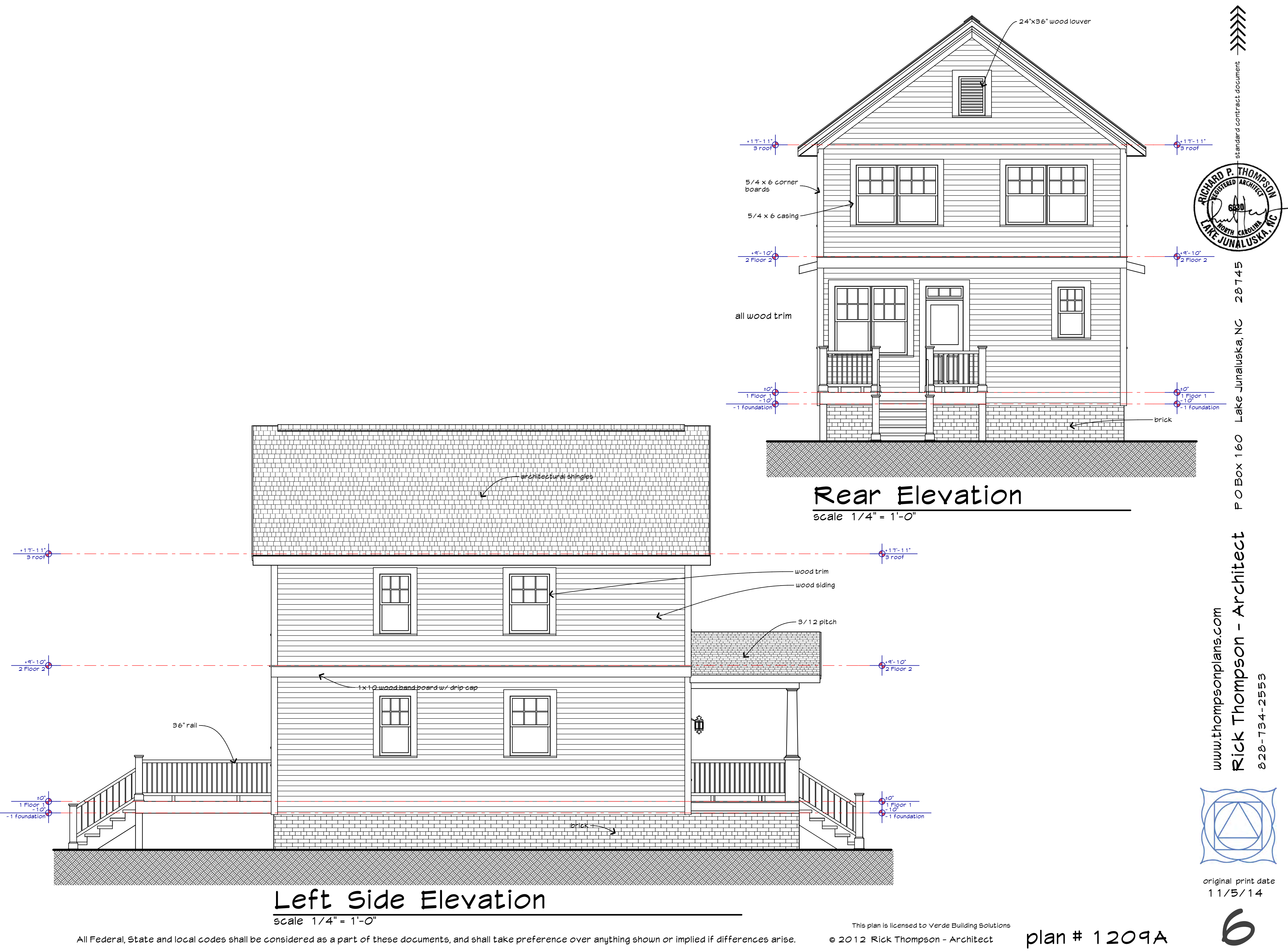


Front Elevation
scale 1/4" = 1'-0"



Right Side Elevation
scale 1/4" = 1'-0"





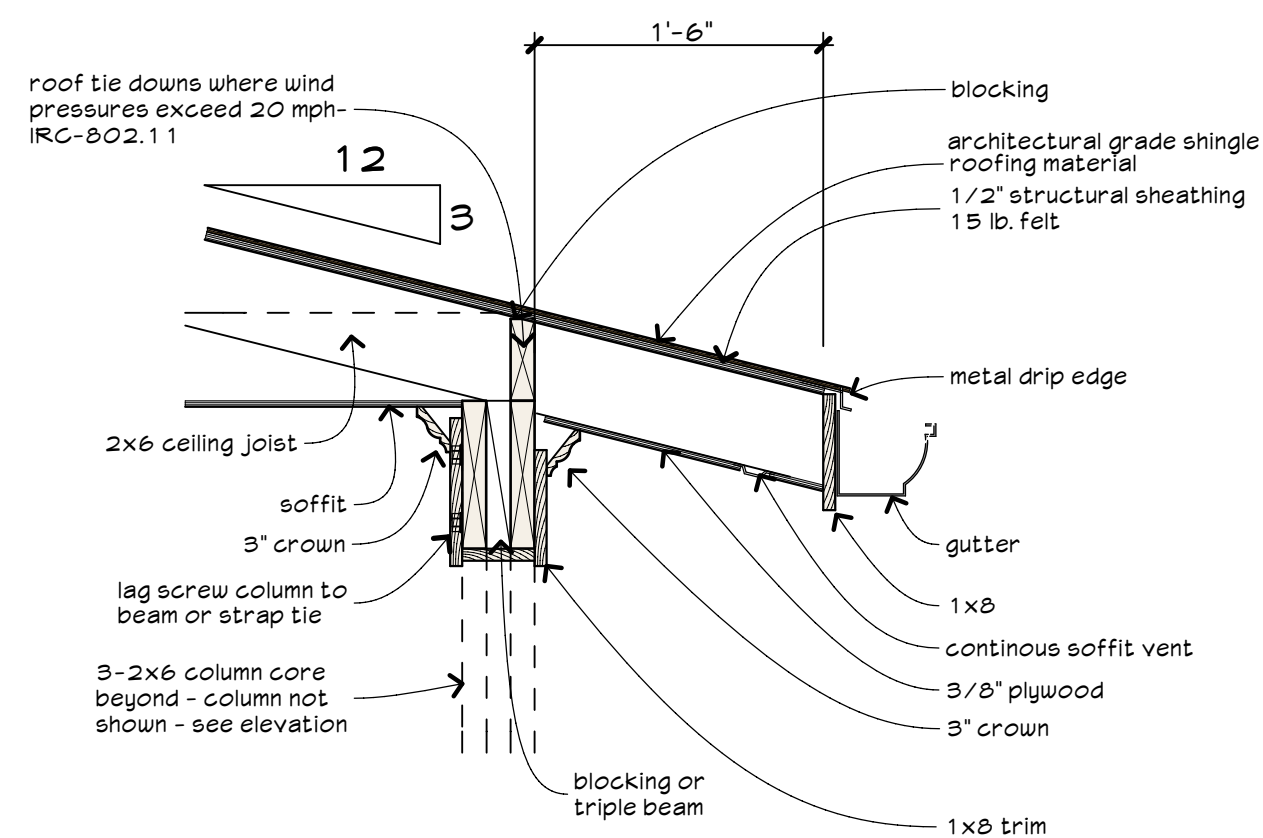
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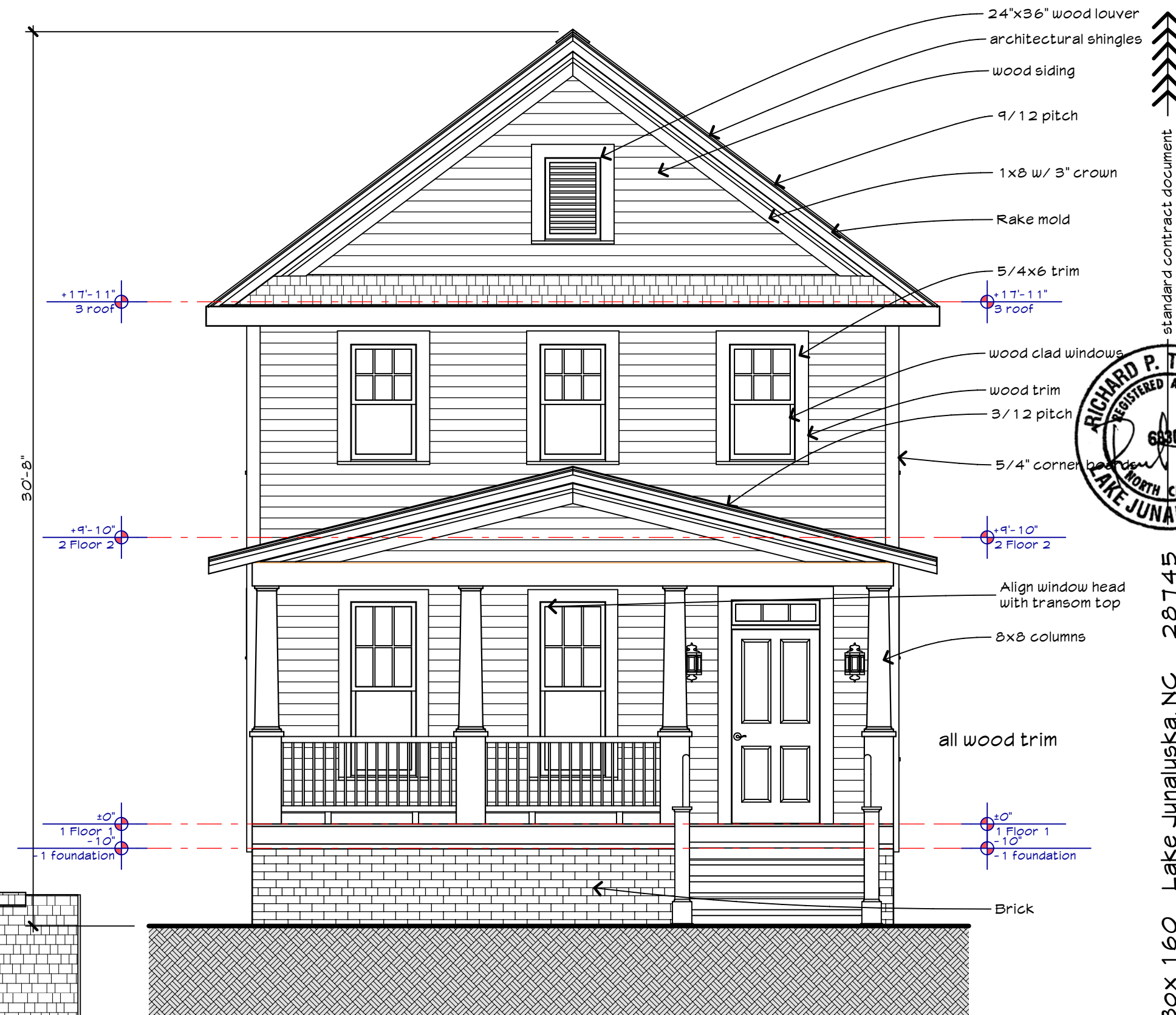
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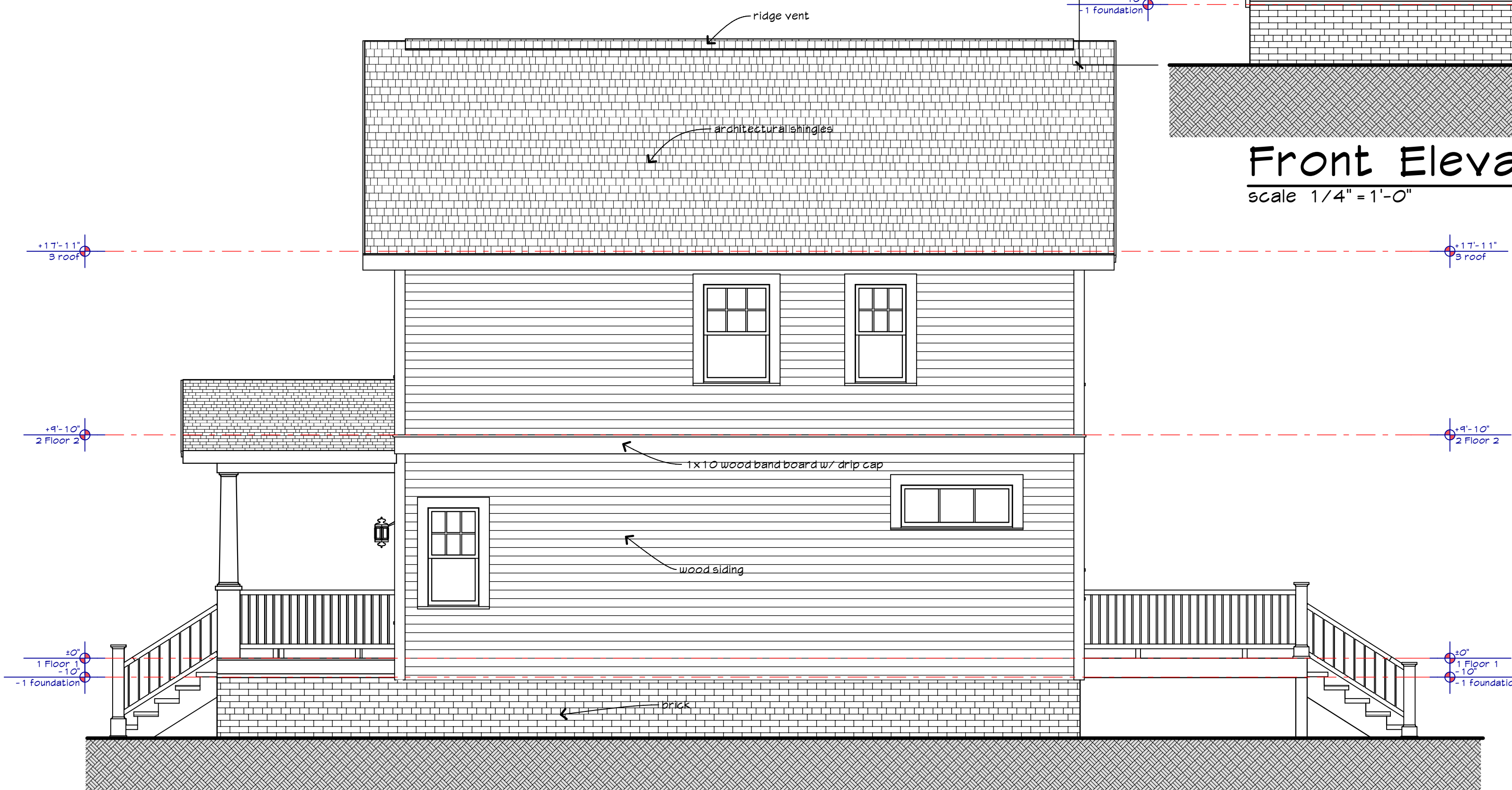
OCTOBER 2014



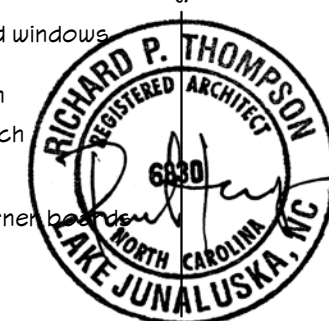
PE2 Typical Porch Boxed Eave
scale 1" = 1'-0"



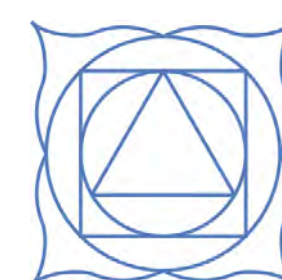
Front Elevation
scale 1/4" = 1'-0"



Right Side Elevation
scale 1/4" = 1'-0"



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Provide 18"x24" min. access door.
Location as per field conditions - side preferred.

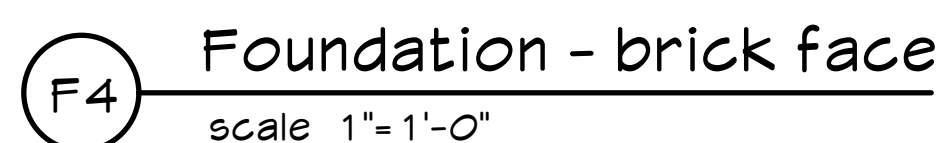
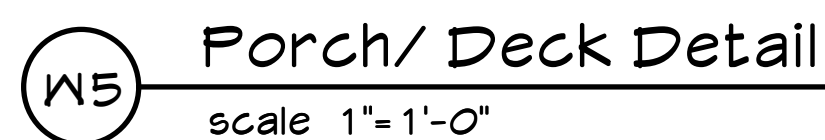
Provide foundation vents not less than 1 sqft per 150 sqft under floor space. One vent within 3 feet of each corner. IRC - R408.1

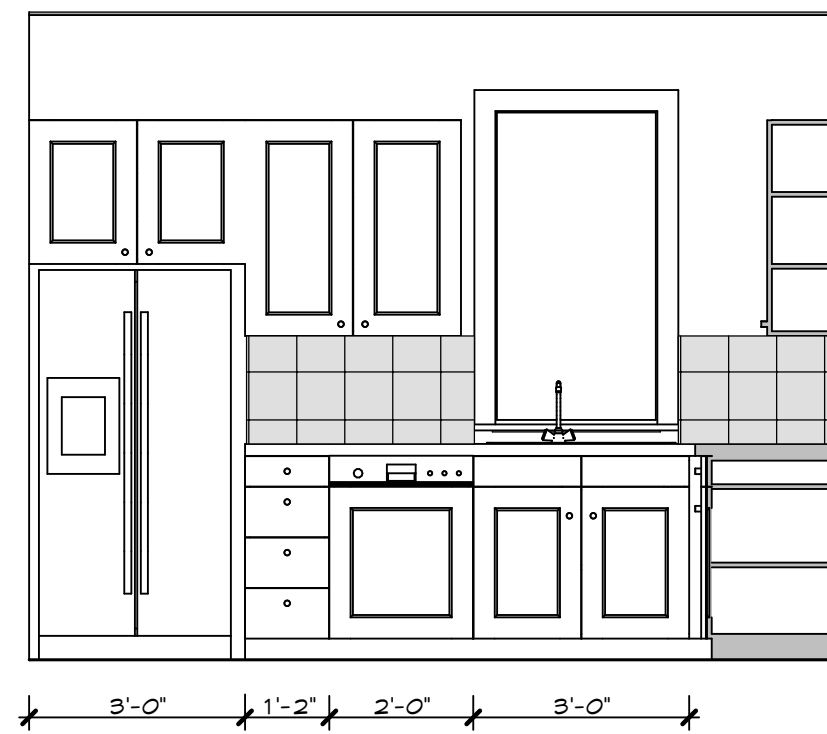
Unvented where exposed earth is covered and
and air supplied as per IRC - R408.3

Fill piers solid with grout. Pier block size shown is minimum. May vary as per foundation height.

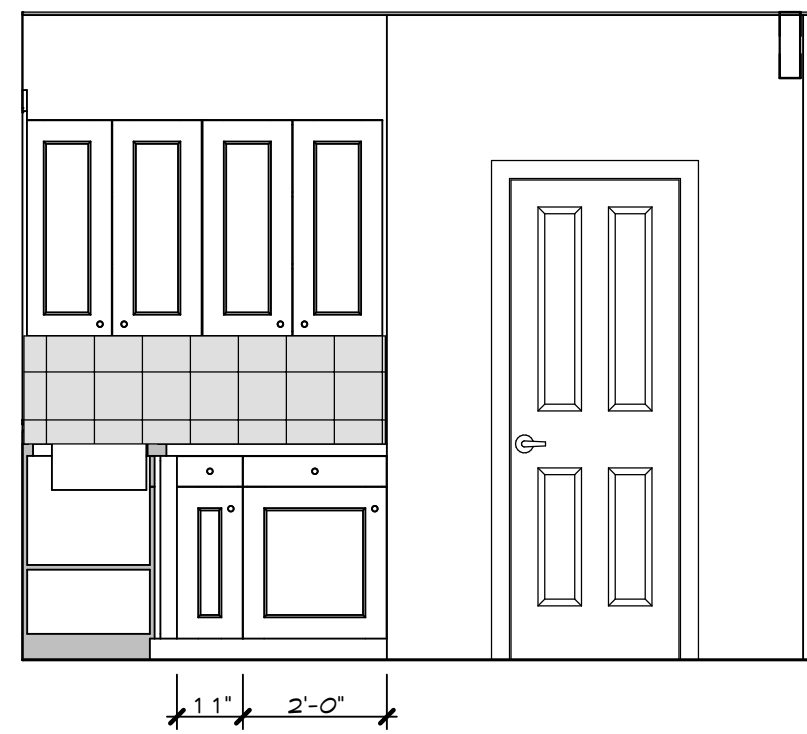
Pier spacing may vary dependant on local snow loads, soli bearing capacity and the use of roof trusses.

Footings sizes and reinforcement are assumed. Soil conditions vary and must be taken into account. Inspectors can allow builders to adjust the use of rebar and footing sizes as per local conditions.

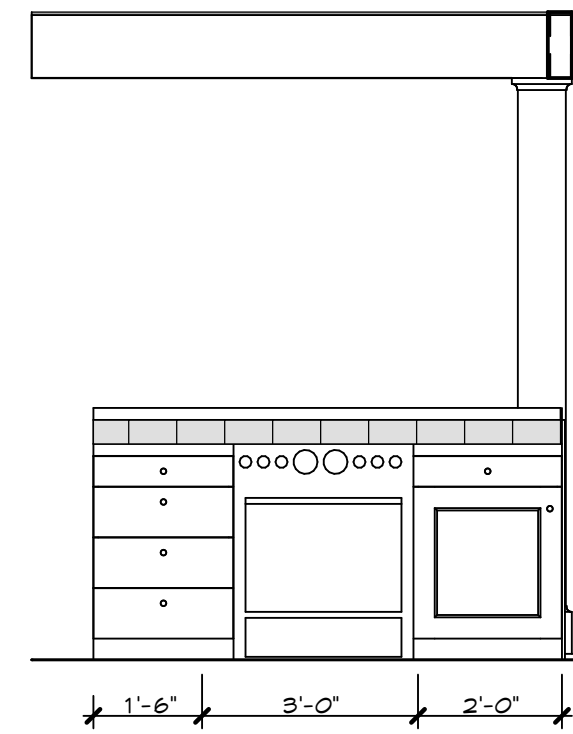




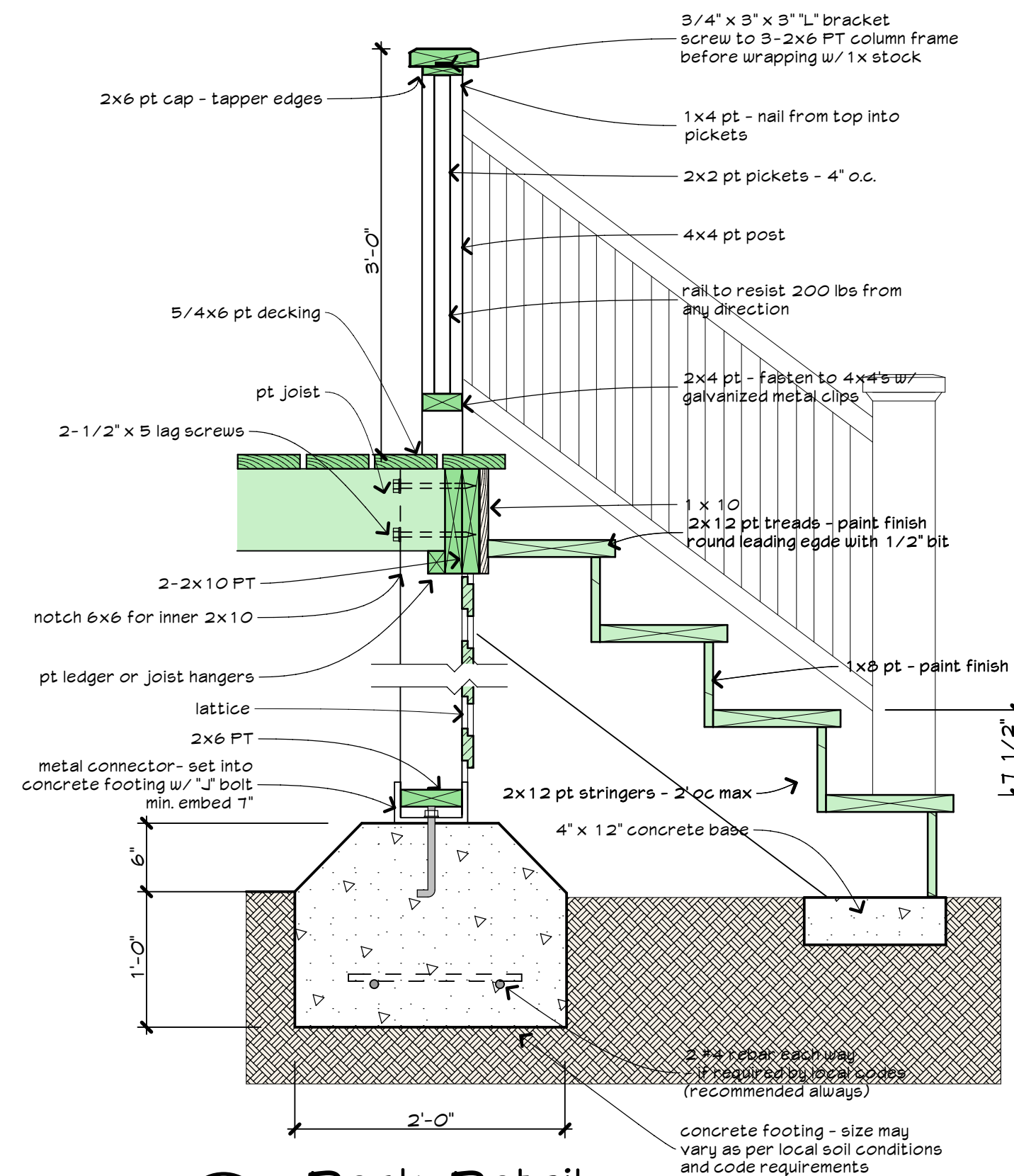
1 - Kitchen Cabinet
Scale 3/8" = 1'-0"



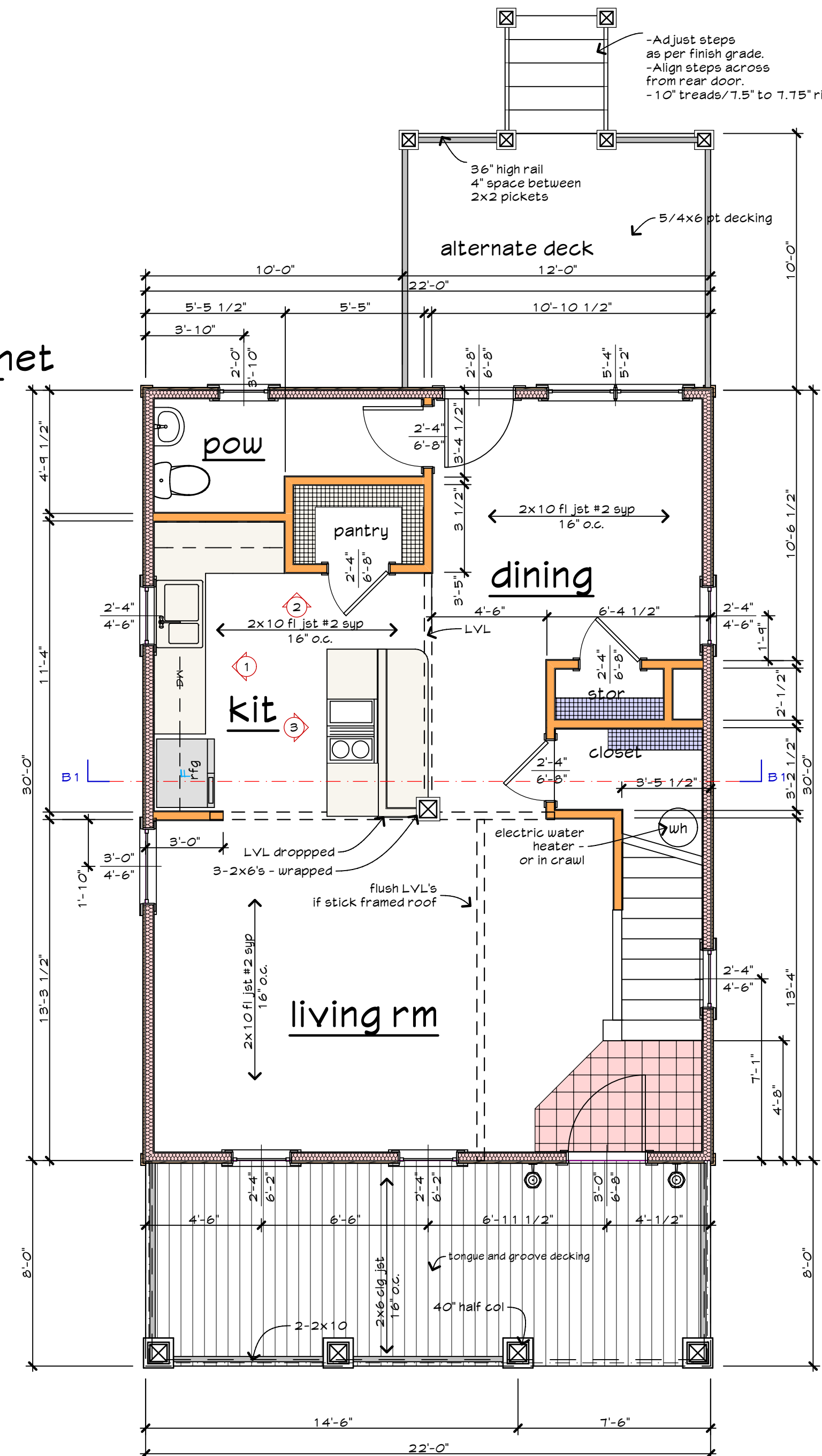
2 - Kitchen Cabinet
Scale 3/8" = 1'-0"



3 - Kitchen Cabinet
Scale 3/8" = 1'-0"



F7 Deck Detail
scale 1"=1'-0"

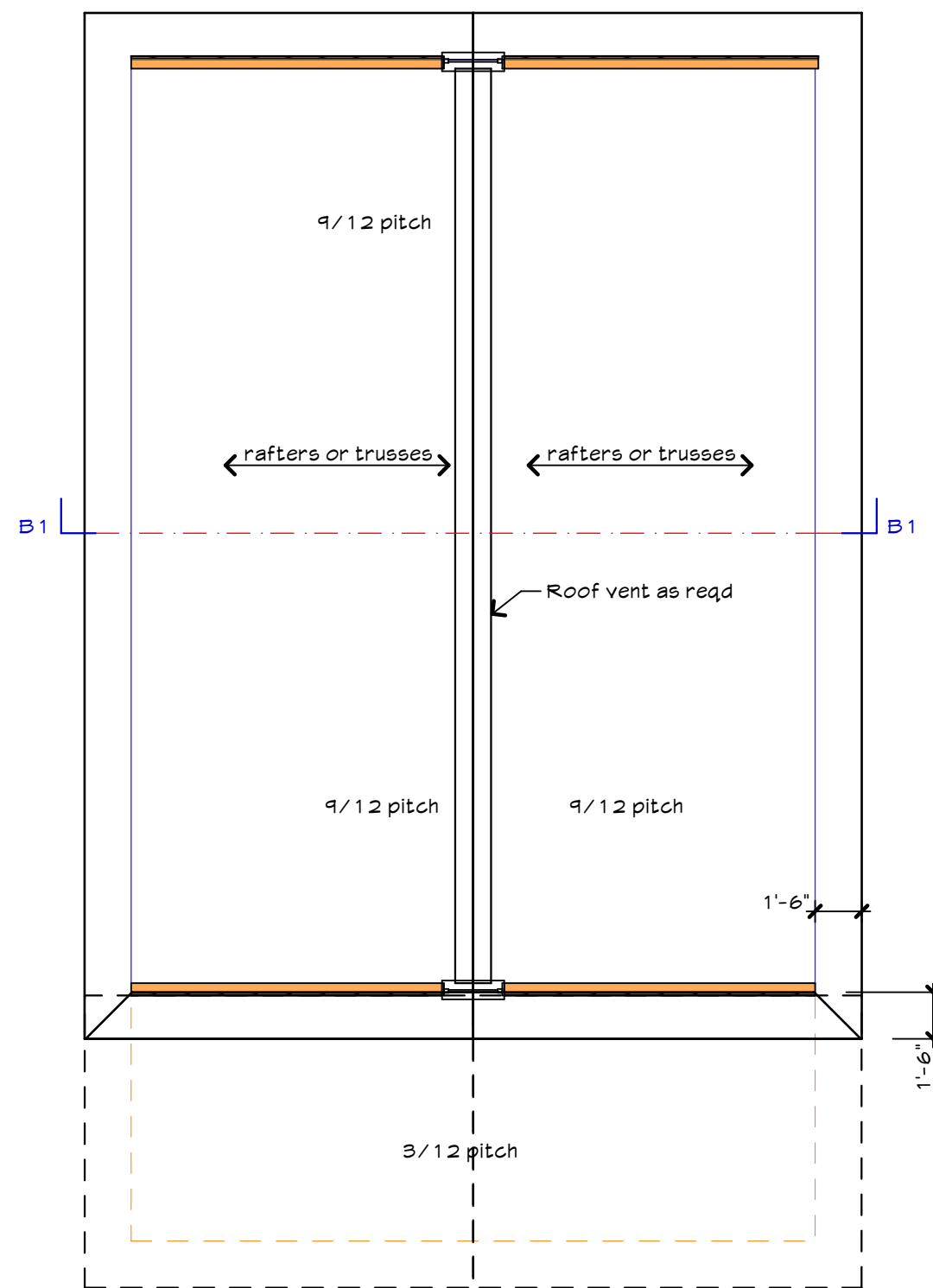


Floor 1 plan
scale 1/4"=1'-0"

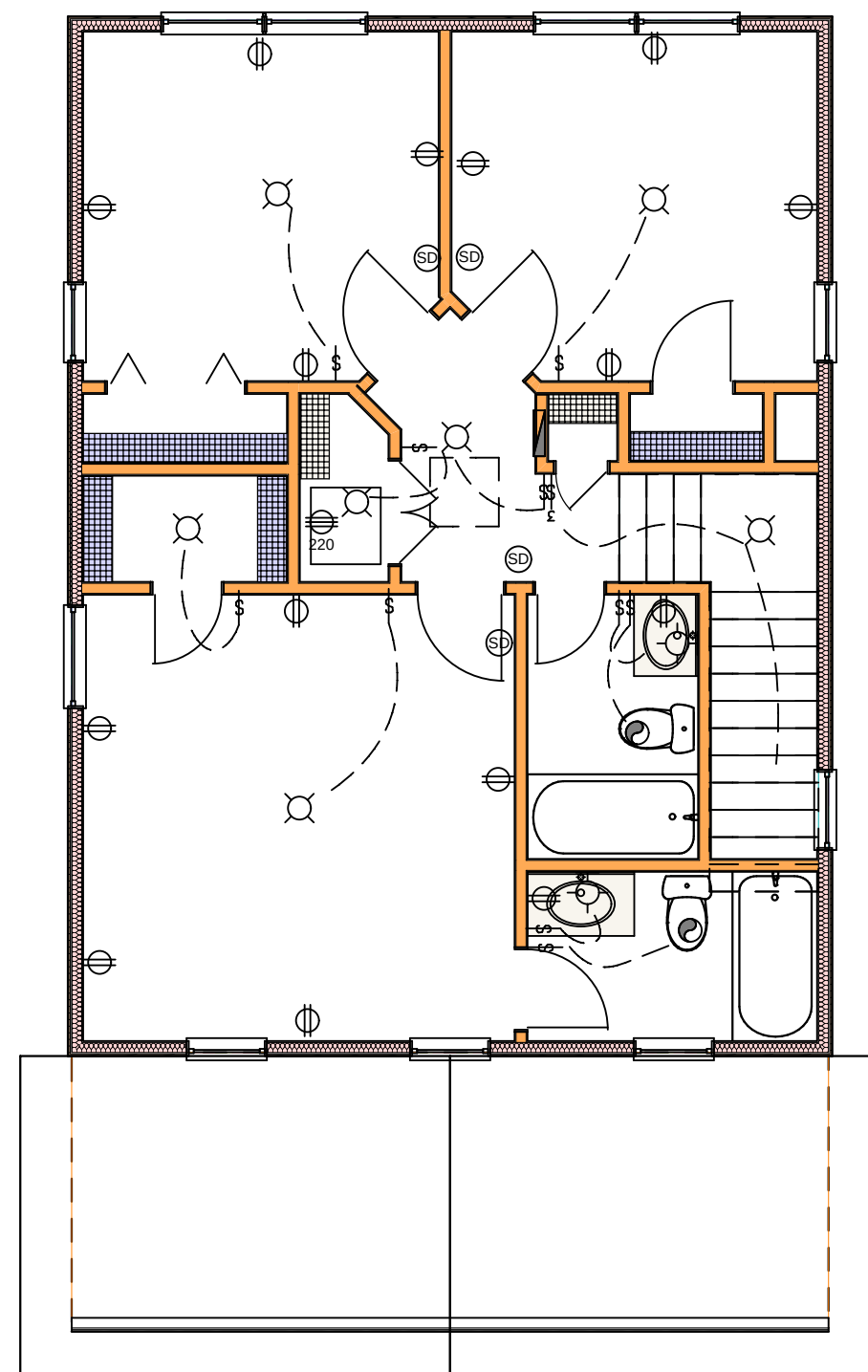
Floor 1 plan	660 sq.ft.
Floor 2 plan	617 sq.ft.
total	1277 sq.ft.

Lot size = 4356 sf
building coverage = 836 sf

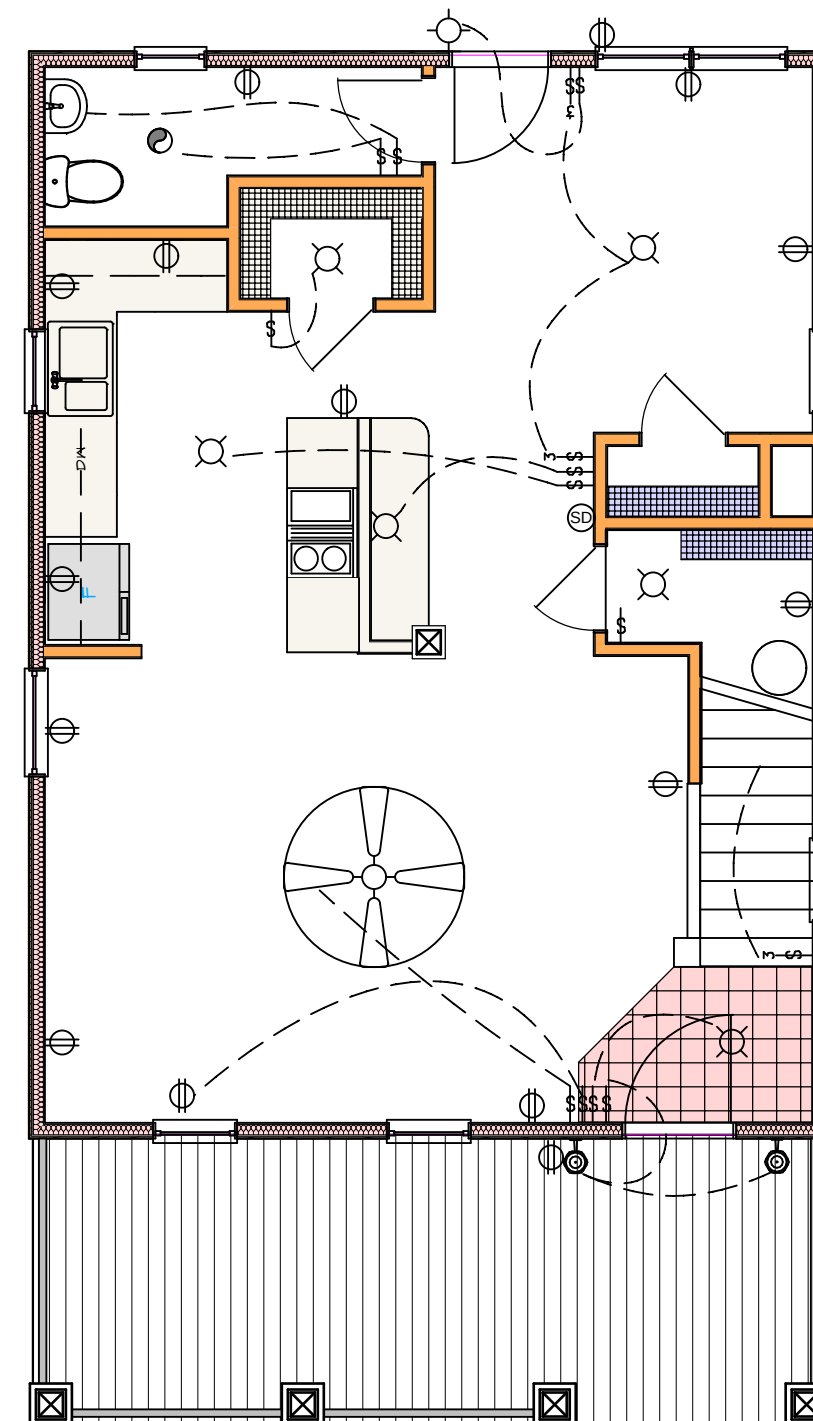




Roof plan
scale 3/16"=1'-0"



Electrical - Floor 2 Plan
scale 3/16" = 1'-0"

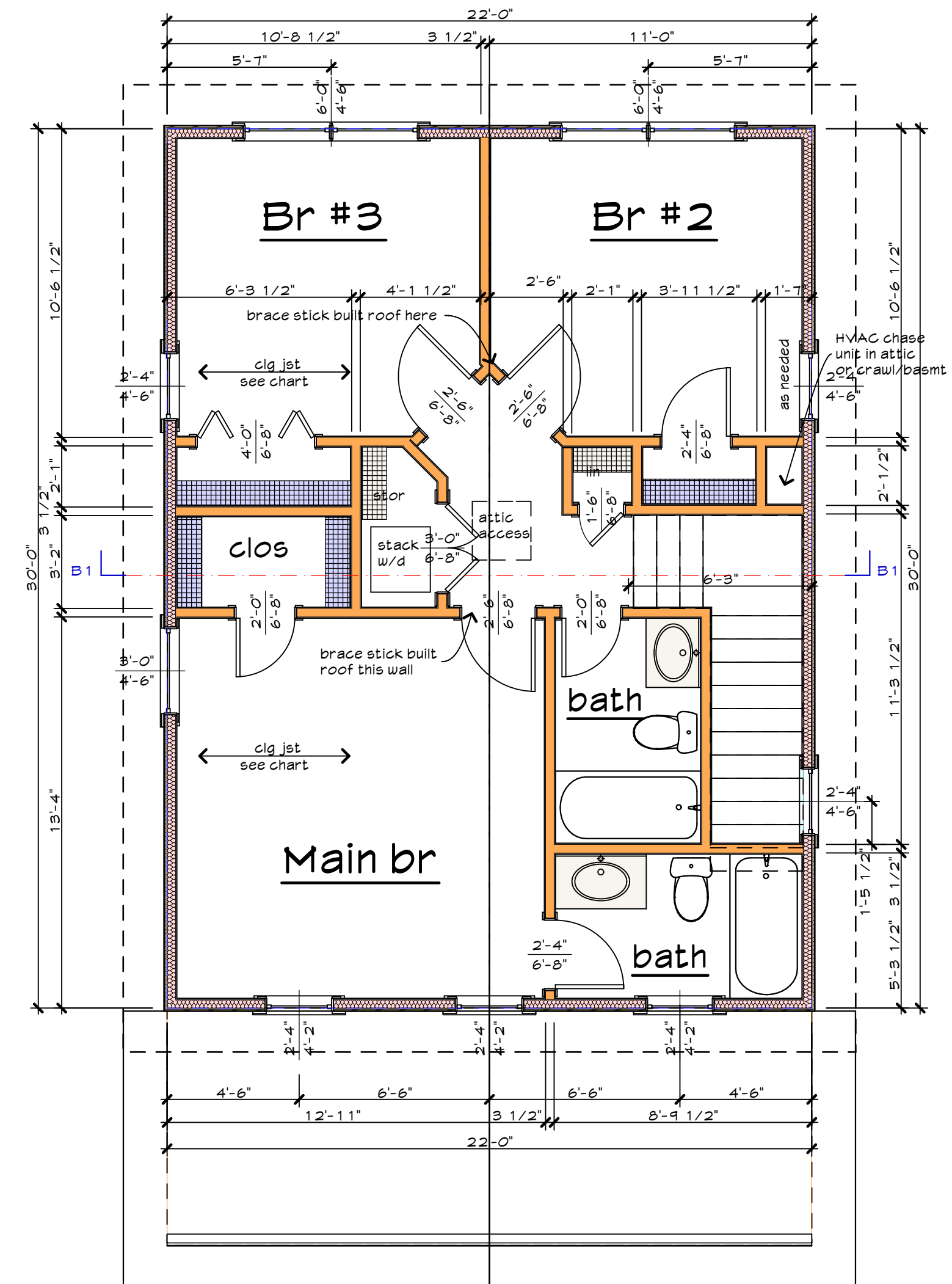


Electrical - Floor 1 Plan
scale 3/16" = 1'-0"

Door List				
Quantity	Width	Height	Type	Name
1	1'-6"	6'-8"	Interior	RDO2 Swing
1	2'-8"	6'-8"	Exterior Wood	RDO1 Door ST
1	3'-0"	6'-8"	Exterior Wood	RDO1 Door ST
1	3'-0"	6'-8"	Interior	RDO2 Swing
1	4'-0"	6'-8"	Interior	RDO5 Bifold
2	2'-0"	6'-8"	Interior	RDO2 Swing
3	2'-6"	6'-8"	Interior	RDO2 Swing
6	2'-4"	6'-8"	Interior	RDO2 Swing
16				

Window List			
Quantity	W x H Size	Units	Wood Clad
1	2'-0"x3'-10"	Single	RN1-4 Doublehung
1	5'-4"x5'-2"	Triple	RN1-4 Doublehung
2	2'-0"x3'-0"	Louver	RN1-1 Stationary
2	2'-4"x4'-6"	Twin	RN1-4 Doublehung
2	2'-4"x6'-2"	Single	RN1-4 Doublehung
2	3'-0"x4'-6"	Single	RN1-4 Doublehung
2	6'-0"x4'-6"	Twin	RN1-4 Doublehung
3	2'-4"x4'-2"	Single	RN1-4 Doublehung
4	2'-4"x4'-6"	Single	RN1-4 Doublehung
19			

All windows to be wood windows



Floor 2 plan
scale 1/4"=1'-0"

