AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD BOARD OF ZONING APPEALS
Monday, September 21, 2026 -- 5:30PM
BRENTWOOD CITY HALL

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

August 17, 2026

Comments from Citizens - *Public comments will be allowed on all agenda items. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed. A sign-in sheet will be provided fifteen (15) minutes prior to the start of the meeting. Anyone wishing to speak may, but are not required to, sign in.*

Regular Agenda

1. **BZA2608-001 Accessory Structure Request — Sneed Manor Subdivision, Lot 6, 500 Stella Vista Court, Zoning AR** - *Applicant: Thomas Constructors, LLC*

2. **BZA2608-002 Accessory Structure Request - Murray Estates Subdivision, Lot 12, 504 Dahlia Drive, Zoning R-2** - *Applicant: The Addison Group*

3. **BZA2608-003 Variance Request - 913 Franklin Road, Zoning AR / R-2** - *Applicant: Jost Architecture*

4. **BZA2608-004 Accessory Structure Request - 913 Franklin Road, Zoning AR / R-2** - *Applicant: Jost Architecture*

5. **BZA2608-005 Revised Accessory Structure Request - Brenthaven Subdivision, Section 1, Lot 10, 1200 Haber Drive, Zoning R-2** - *Applicant: Leatherwood Homes*

6. **BZA2608-006 Accessory Structure Request - Brentwood Estates Subdivision, Section 1, Lot 42, 9027 Forest Lawn Drive, Zoning R-2** - *Applicant: Smith Gee Studio*

Allison Roberts

Allison Roberts
Planner

Anyone requesting accommodations due to disabilities should contact April Curlin, ADA Coordinator, before the meeting at 615-371-0060.

BZA
Meeting Date: 09/21/2026

Information

PROJECT NUMBER
Meeting Minutes - August 17, 2026

PROJECT DESCRIPTION
Approval or correction of minutes from the August 17, 2026 meeting.

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Meeting Minutes -- August 17, 2026

D R A F T

MINUTES OF MEETING OF BRENTWOOD BOARD OF ZONING APPEALS

BRENTWOOD, TENNESSEE

The Brentwood Board of Zoning Appeals met on Monday, August 17, 2026 at 5:30 pm at Brentwood City Hall.

Present: Todd Lockhart; David Carden; Debbie Sheridan; Todd Spillane

Staff Present: Allison Roberts, City Planner

Approval or Correction of Minutes

July 20, 2026

Moved by David Carden for approval of the minutes as written, seconded by Todd Spillane

Vote: 4 - 0 Approved - Unanimously

Regular Agenda

BZA2607-001 Accessory Structure Request - Crockett Hills Subdivision, Section 3, Lot 54, 8300 Alamo Road, Zoning R-2 - *Applicant: Mark Van Atta*

Mark Van Atta requested approval of a 708 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted to match the existing house. It will have a shingle roof and be approximately 17.5 feet tall. The height of the house is approximately 27 feet tall.

The department recommended that the following **5** requirements be attached to the approval of the request:

1. An as-built survey will be required prior to final inspection and issuance of a Certificate of Completion.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Staff recommended approval of the detached accessory structure, subject to all building codes and staff notes.

Moved by Debbie Sheridan for approval, seconded by Todd Spillane

Vote: 4 - 0 Approved - Unanimously

Citizen Comments

8303 James Robertson Court
8304 James Robertson Court

With no further business, the meeting adjourned at 5:43pm.

Allison Roberts

APPROVED _____ Allison Roberts, City Planner

Meeting Date: 09/21/2026
Current Zoning: AR - AGRICULTURAL RESIDENTIAL ESTATE

Information

Subject

BZA2608-001 Accessory Structure Request — Sneed Manor Subdivision, Lot 6, 500 Stella Vista Court, Zoning AR - *Applicant: Thomas Constructors, LLC*

General Information

Thomas Constructors, LLC requests approval of a 610 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted to match the house when it is built. The house is currently under permit review. It will have a shingle roof and be approximately 22 feet tall.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

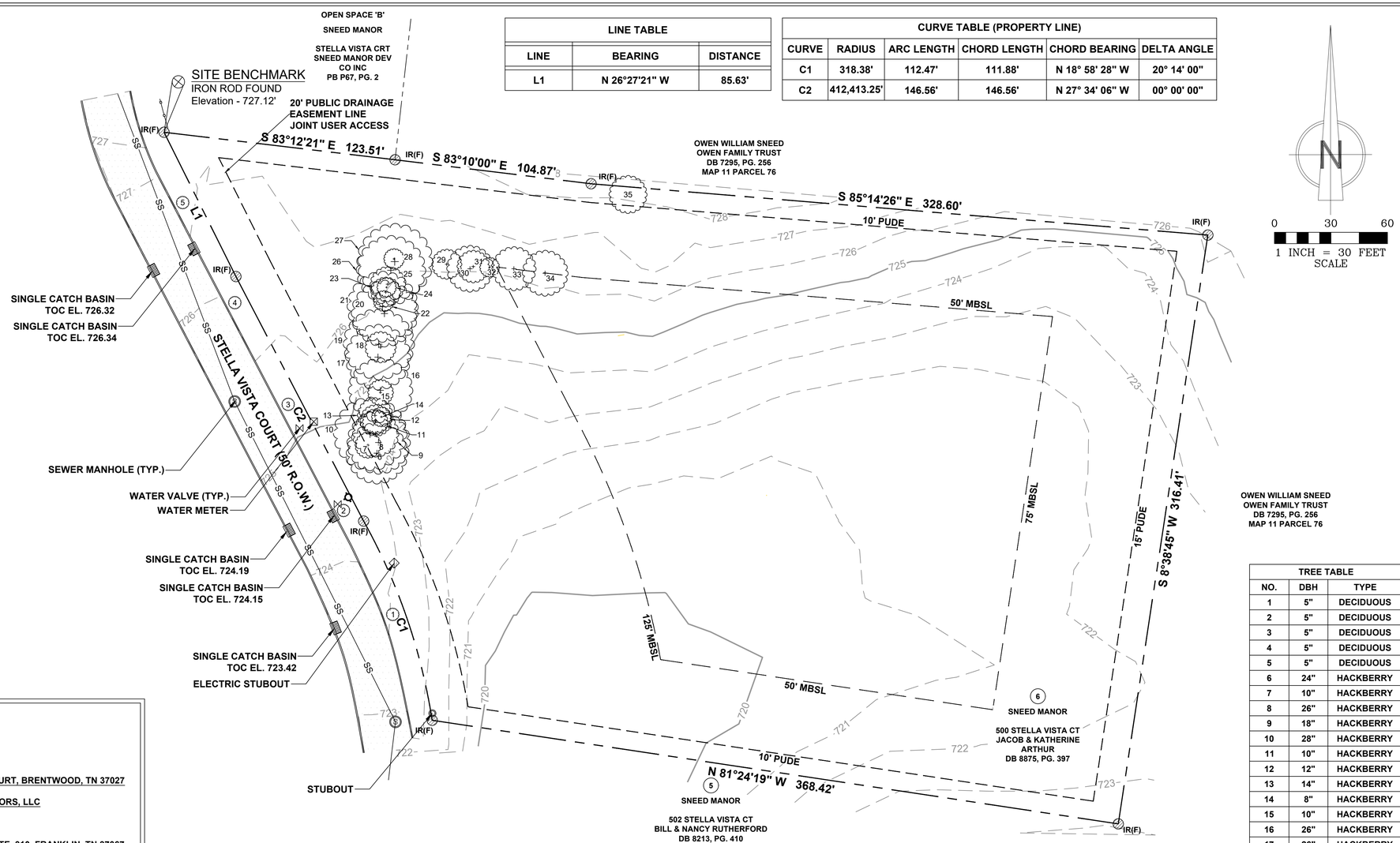
4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan
Proposed Building Elevations
Proposed Rendering of Front of House



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°27'21" W	85.63'

CURVE TABLE (PROPERTY LINE)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	318.38'	112.47'	111.88'	N 18° 58' 28" W	20° 14' 00"
C2	412,413.25'	146.56'	146.56'	N 27° 34' 06" W	00° 00' 00"

0 30 60
1 INCH = 30 FEET
SCALE



GENERAL NOTES:

1. THIS PROPERTY IS LOCATED AT 500 STELLA VISTA COURT, WILLIAMSON COUNTY, BRENTWOOD, TENNESSEE.
2. BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
4. IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
5. NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0094G ON FLOOD INSURANCE RATE MAP IN WILLIAMSON COUNTY, TN, EFFECTIVE DATE DECEMBER 22, 2016.
6. ALL CONSTRUCTION TO CONFORM WITH CITY OF BRENTWOOD BUILDING AND ZONING RULES AND REGULATIONS.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
8. SEE SHEET C4 FOR ADDITIONAL APPLICABLE NOTES.

TREE TABLE		
NO.	DBH	TYPE
1	5"	DECIDUOUS
2	5"	DECIDUOUS
3	5"	DECIDUOUS
4	5"	DECIDUOUS
5	5"	DECIDUOUS
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34	14"	HACKBERRY
35	20"	HACKBERRY

LEGEND

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- SETBACK LINE (MBSL)
- EASEMENT LINE
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- EXT. MINOR CONTOUR (EVERY 1')
- PROP. MAJOR CONTOUR (EVERY 5')
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- TEMPORARY SILT FENCE
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- WATER METER
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- SINGLE CATCH BASIN
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- X' TREE (TO BE REMOVED)
- ROCK OUTLET PROTECTION
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)
- POOL (HATCH)
- RETAINING WALL (HATCH)

SIGNATURE FORM:

HOMEOWNER NAME:	JACOB ARTHUR
HOMEOWNER NUMBER:	615-397-4833
HOMEOWNER ADDRESS:	500 STELLA VISTA COURT, BRENTWOOD, TN 37027
CONTRACTOR NAME:	THOMAS CONSTRUCTORS, LLC
CONTRACTOR NUMBER:	615-475-7050
CONTRACTOR ADDRESS:	206 GOTHIC COURT, STE. 310, FRANKLIN, TN 37067

NOTES:

SITE SURVEY INFORMATION:

FIELD RUN SURVEY PERFORMED BY:

ALLIANCE ENGINEERING
& CONSULTING, LLC
480 DUKE DRIVE, SUITE 120
FRANKLIN, TN 37067
william@formalliances.com

SURVEY LOCATION:

500 STELLA VISTA COURT,
WILLIAMSON COUNTY,
BRENTWOOD, TN 37027

DATE OF SURVEY:

APRIL 28, 2025

CONTRACTOR INFORMATION:

THOMAS CONSTRUCTORS, LLC
206 GOTHIC COURT, STE. 310
FRANKLIN, TN 37067
(615) 475-7050
info@thomasconstructors.com

OWNER INFORMATION:

JACOB ARTHUR
jacob@atstn.com
615-397-4833

ENGINEER INFORMATION:

WILLIAM H. PURSER, P.E.
ALLIANCE ENGINEERING
& CONSULTING, LLC
william@formalliances.com

EXISTING SITE INFORMATION:

ZONING - AR (AGRICULTURAL RESIDENTIAL)

TOTAL SITE AREA:	137,214 S.F. 3.150 ACRES

MAXIMUM LOT COVERAGE:

DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL):	0 S.F.
PATIOS/UNCOVERED PORCHES/DECKS:	0 S.F.
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA:	0 S.F.
ROOFED AREA OF ALL BUILDINGS:	0 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	0 S.F.
TOTAL EXISTING I.A. / TOTAL LOT SF:	0 SF / 137,214 S.F. = 0.00%

SETBACKS:

FRONT = 125' MBSL, SIDE = 50' MBSL, REAR = 75' MBSL

NOTES:

1. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.
2. ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.
4. ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
5. THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%.
6. ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS-SLOPES SHALL BE PROFILED AND SECTIONED BY A TN R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THIS RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 25 CALIPER INCHES OF TREES PER ACRE.

Alliance ENGINEERING & CONSULTING, LLC

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WILLIAM HIRAM PURSER
REGISTERED ENGINEER
AGENT OF RECORD
No. 123456
STATE OF TENNESSEE

William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 07/24/2026

PROJECT: 500 STELLA VISTA COURT
CIVIL SITE PLAN

LOCATION: 500 STELLA VISTA COURT,
WILLIAMSON COUNTY,
BRENTWOOD, TENNESSEE

PLAT BOOK: P67, PAGE: 2
SNEED MANOR
LOT: 6, ZONE: AR

OWNER: JACOB ARTHUR

SHEET CONTENT: EXISTING SITE CONDITIONS

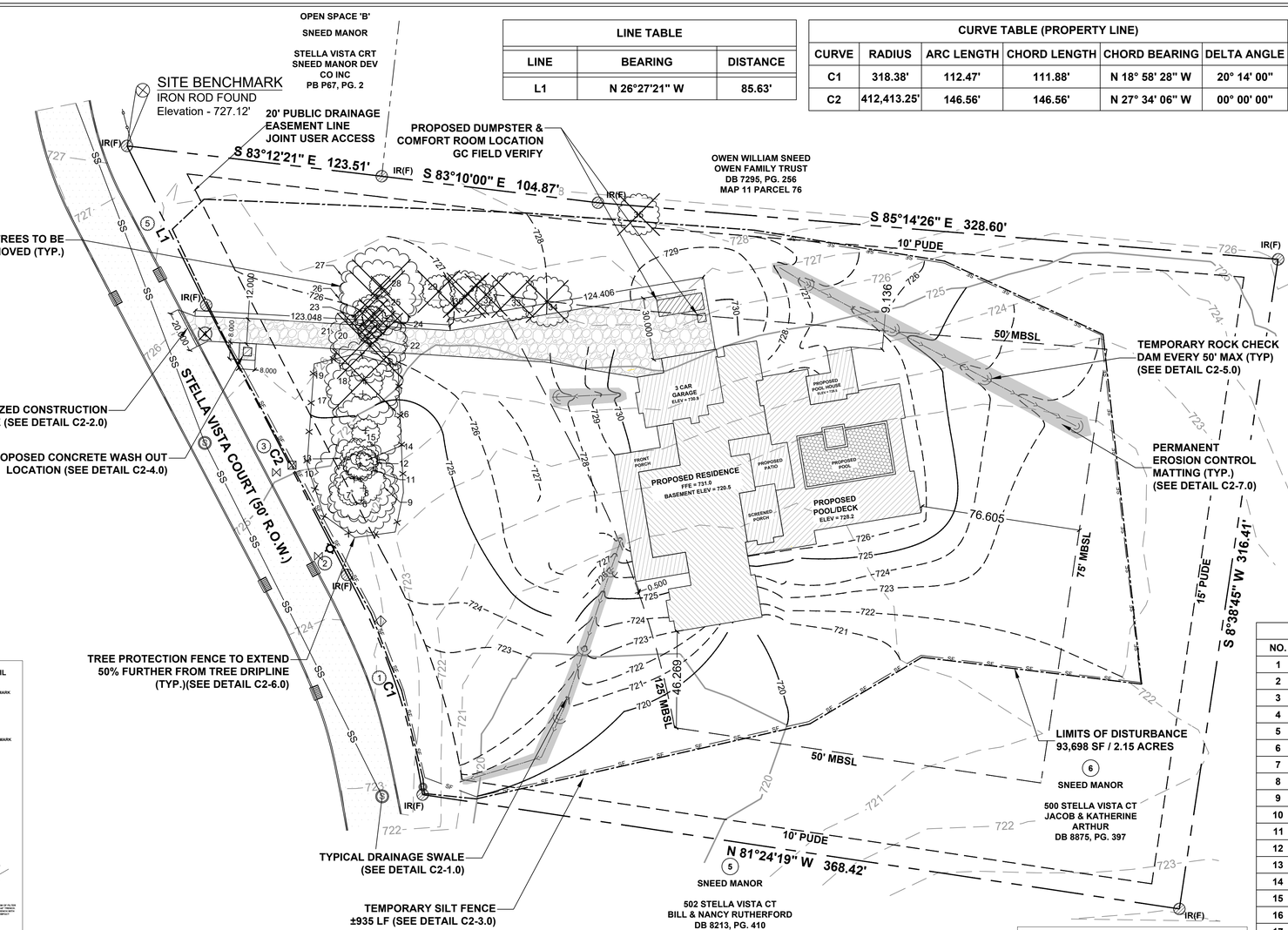
REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	JAAD	12/19/25	LEL	12/19/25
1	EKPC	07/24/26	LEL	07/24/26
2				
3				
4				

REMARKS:

These building plans are available for purchasers for the sole purpose of providing a general understanding of the specifications for the selected scope of project. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET NUMBER: C1

SCALE: 1" : 30'



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OPEN SPACE/BUFFERS TO BE PROTECTED DURING CONSTRUCTION.

EROSION CONTROL NOTES

1. STABILIZATION MEASURES MUST BE PERFORMED WITHIN (3) DAYS IN PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING, OR PRIOR TO FINAL INSPECTION (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY OR PERMANENT SEEDING WITH MULCH, MATTING, OR SOD STABILIZATION).
2. INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST TWICE WEEKLY. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION AND MAJOR OBSERVATIONS.
3. BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, WITHIN ONE DAY AFTER THE NEED IS IDENTIFIED.
4. ALL DISTURBED AREA TO BE TEMPORARILY SEEDED AND STRAWED AT THE END OF THE DAY'S CONSTRUCTION ACTIVITIES.

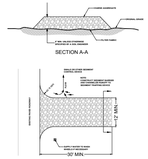
LEGEND

- PROPERTY LINE
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- EXT. MINOR CONTOUR (EVERY 1')
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- WATER VALVE
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- MANHOLE (SEWER)
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- AREA DRAIN
- DOWNSPOUT/RAIN CHAIN
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- GRINDER PUMP
- SINGLE CATCH BASIN
- X' TREE
- X' TREE (TO BE REMOVED)
- ROCK OUTLET PROTECTION
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)
- POOL (HATCH)
- RETAINING WALL (HATCH)

1.0 TYPICAL DRAINAGE SWALE DETAIL



2.0 STABILIZED CONSTRUCTION ENTRANCE DETAIL



3.0 TEMPORARY SILT FENCE DETAIL

4.0 CONCRETE WASHOUT DETAIL

5.0 ROCK CHECK DAM DETAIL

6.0 TREE PROTECTION FENCE DETAILS

7.0 EROSION CONTROL MATTING DETAIL

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPS), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. GRADING AND SHAPING OF SLOPES SHALL BE DONE PRIOR TO INSTALLING RECPS. SLOPES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS SO THAT THE RECPS WILL HAVE GOOD CONTACT WITH THE UNDISTURBED SOIL BELOW. ALL SEED SHALL BE PLANTED BEFORE INSTALLING RECPS.
2. BEGIN INSTALLATION OF RECPS BY ANCHORING THE RECPS IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECPS EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE STAPLES/STAPLE PATTERN AS SHOWN ON THE PLANS AND/OR AS PER MANUFACTURER'S RECOMMENDATIONS. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAPLE PATTERN AS SHOWN ON THE PLANS AND/OR AS PER MANUFACTURER'S RECOMMENDATIONS AT THE BOTTOM OF THE CHANNEL. BEYOND THE TERMINAL END OF THE RECPS, CONSTRUCT A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE SOIL IN THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAPLE PATTERN AS SHOWN ON THE PLANS.
3. ROLL CENTER RECPS IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. UNROLL RECPS DOWN SLOPE IN A MANNER THAT ALLOWS GOOD CONTACT WITH THE SOIL. EVERY EFFORT MUST BE MADE TO AVOID STRETCHING THE RECPS. IF ADDITIONAL RECPS ARE NEEDED, OVERLAP THE EDGES OF THE RECPS APPROXIMATELY 3" (7.5 CM) AND STAPLE TOGETHER AT APPROXIMATELY 5' (1.5 M) INTERVALS. USE A DOUBLE ROW OF STAPLES/STAPLE PATTERN STAGGERED 6" (15 CM) APART TO SECURE EDGES OF ADJACENT RECPS. IN SHALLOW CHANNELS WITH APPROPRIATE SIZE AGAINST THE SOIL SURFACE, ALL RECPS MUST BE SECURED, IF NECESSARY, WITH ADDITIONAL STAPLES/STAPLE PATTERN AS APPROPRIATE. LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. IN CHANNELS WITH FLOWS EXCEEDING 3.5 CFS (.10 CMS) OR SLOPES GREATER THAN 5% AND LESS THAN 40%, INSTALL RECPS IN 4" (10 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH ADDITIONAL ROWS OF STAPLES/STAPLE PATTERN AT 2' (.6 M) INTERVALS. CONSTRUCT ADDITIONAL TRENCHES AT TOP OF SIDE SLOPES RECPS MUST BE ANCHORED WITH A ROW OF STAPLES/STAPLE PATTERN SPACED AT EL. APART IN A 6" (15 CM) DEEP X 6"(15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
5. IN CHANNELS WITH FLOWS EXCEEDING 5.0 CFS (.14 CMS) OR SLOPES GREATER THAN 40%, INSTALL RECPS IN 4" (10 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH ADDITIONAL ROWS OF STAPLES/STAPLE PATTERN AT 2' (.6 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 6" (15 CM) APART TO SECURE EDGES OF ADJACENT RECPS. SPECIFICATIONS FOR INSTALLATION OF CHANNEL RECPS INCLUDING STAPLE PATTERN GUIDE, STAPLE GAUGE, AND STAPLE MATERIALS ARE TO BE PROVIDED BY THE MANUFACTURER. IN SHALLOW CHANNELS WITH APPROPRIATE SIZE AGAINST THE SOIL SURFACE, ALL RECPS MUST BE SECURED, IF NECESSARY, WITH ADDITIONAL STAPLES/STAPLE PATTERN AS APPROPRIATE. LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
6. IN THE TERMINAL END OF THE RECPS MUST BE ANCHORED WITH A ROW OF STAPLES/STAPLE PATTERN SPACED AT EL. APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE SOIL IN THE TRENCH AFTER STAPLING. RECPS IN CHANNELS WITH FLOWS EXCEEDING 10.0 CFS (.28 CMS) OR RECPS WITH A SLOPE LENGTH EXCEEDING 100 FEET (30 M) MAY REQUIRE SPECIAL CONSIDERATIONS INCLUDING PROVIDE A MINIMUM OF TWENTY ROUNDS OF PULLOUT RESISTANCE. ON RECPS 10' (3.0 M) OR LESS IN LENGTH, ENSURE STAPLES ARE TYPICALLY SPACED AT EL. APART IN ALL DIRECTIONS. ON RECPS GREATER THAN 10' (3.0 M) IN LENGTH, ENSURE STAPLES ARE TYPICALLY SPACED AT EL. APART IN ALL DIRECTIONS. STRAIGHT PINS MAY BY USED WHERE STAPLES OR TWIST PINS ARE REFUSED, PROVIDED THE MINIMUM PULLOUT REQUIREMENTS ARE MET. BIO-DEGRADABLE FASTENERS SHALL NOT BE USED WITH VINYL CONCRETE TWIN EDITING MATERIALS.

Alliance ENGINEERING & CONSULTING, LLC

William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

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DATE: 07/24/2026

PROJECT: 500 STELLA VISTA COURT CIVIL SITE PLAN

LOCATION: 500 STELLA VISTA COURT, WILLIAMSON COUNTY, BRENTWOOD, TENNESSEE

PLAT BOOK: P67, PAGE: 2
SNEED MANOR
LOT: 6, ZONE: AR

OWNER: JACOB ARTHUR

SHEET CONTENT: EROSION CONTROL AND CONSTRUCTION PLAN

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	JAAD	12/19/25	LEL	12/19/25
1	EKPC	07/24/26	LEL	07/24/26
2				
3				
4				

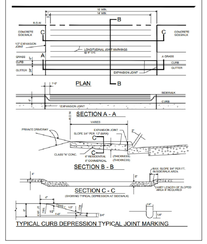
REMARKS:

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SHEET NUMBER: C2

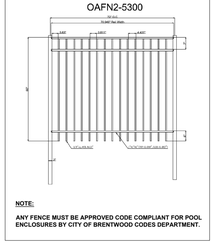
SCALE: 1" : 30'

1.0 NEW CONSTRUCTION DRIVEWAY RAMP DETAIL



TYPICAL CURB DEPRESSION TYPICAL JOINT MARKING

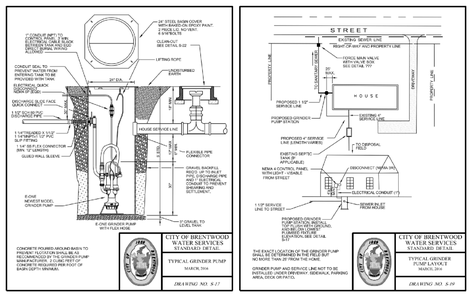
2.0 ALUMINUM FENCE PANEL DETAIL



NOTE:

ANY FENCE MUST BE APPROVED CODE COMPLIANT FOR POOL ENCLOSURES BY CITY OF BRENTWOOD CODES DEPARTMENT.

3.0 GRINDER PUMP DETAIL



PERMIT HOLDER ACKNOWLEDGEMENT (for a pool plan):

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM THE APPROVED SITE PLAN. THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF POOL CONTRACTOR)

_____ _____, 20_____
(SIGNATURE OF POOL CONTRACTOR) (DATE OF SIGNATURE)

I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF HOME OWNER or BUILDER)

_____ _____, 20_____
(SIGNATURE OF HOME OWNER or BUILDER) (DATE OF SIGNATURE)

PERMIT HOLDER ACKNOWLEDGEMENT:

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM THE APPROVED SITE PLAN. THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

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I, _____ HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____ _____, 20_____
(SIGNATURE OF PERMIT HOLDER) (DATE OF SIGNATURE)

MAXIMUM LOT COVERAGE:

PROPOSED:

DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL):	9,454 S.F.
PATIOS/UNCOVERED PORCHES/DECKS:	708 S.F.
POOL/SPA/POOL DECKS:	4,173 S.F.
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA:	61 S.F.
ROOFED AREA OF ALL BUILDINGS:	8,125 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	22,521 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	0 S.F.
NET ADDITIONAL I.A.:	22,521 S.F.
TOTAL EXISTING I.A. / TOTAL LOT SF:	0 SF / 137,214 SF = 0%
TOTAL PROPOSED I.A./TOTAL LOT SF:	22,521 SF / 137,214 SF = 16.41%

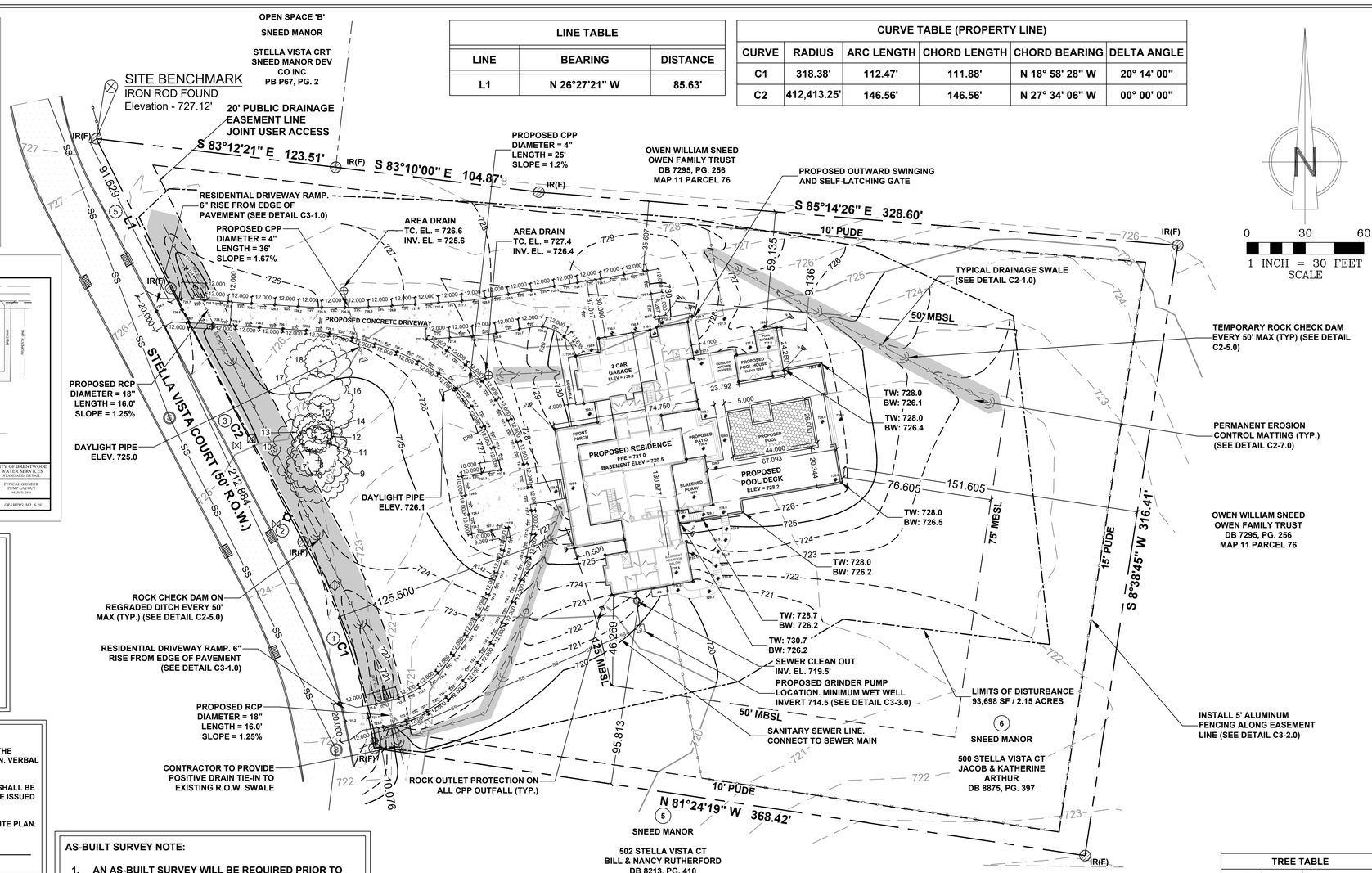
AMOUNT OF GREEN SPACE PROVIDED:
GREEN SPACE PROVIDED = 137,214 SF - 22,521 SF = 114,693 SF (83.59%)

BUILDING COVERAGE:
BUILDING COVERAGE PERCENTAGE = 8,125 SF / 137,214 SF = 5.92%

BASEMENT COVERAGE CALCULATIONS:
PROVIDED ON SHEET C3-A

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°27'21" W	85.63'

CURVE TABLE (PROPERTY LINE)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	318.38'	112.47'	111.88'	N 18° 58' 28" W	20° 14' 00"
C2	412,413.25'	146.56'	146.56'	N 27° 34' 06" W	00° 00' 00"





GENERAL NOTES:

1. THIS PROPERTY IS LOCATED AT 500 STELLA VISTA COURT, WILLIAMSON COUNTY, BRENTWOOD, TENNESSEE.
2. BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
3. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
4. IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
5. NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0094G ON FLOOD INSURANCE RATE MAP IN WILLIAMSON COUNTY, TN, EFFECTIVE DATE DECEMBER 22, 2016.
6. ALL CONSTRUCTION TO CONFORM WITH CITY OF BRENTWOOD BUILDING AND ZONING RULES AND REGULATIONS.
7. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
8. SEE SHEET C4 FOR ADDITIONAL APPLICABLE NOTES.

LEGEND

- PROPERTY LINE
- SETBACK LINE (MBSL)
- EASEMENT LINE
- EXT. MAJOR CONTOUR (EVERY 5')
- EXT. MINOR CONTOUR (EVERY 1')
- PROP. MAJOR CONTOUR (EVERY 5')
- PROP. MINOR CONTOUR (EVERY 1')
- FENCE LINE
- SEWER LINE
- TREE PROTECTION FENCE
- TEMPORARY SILT FENCE
- DRAINAGE DITCH LINE
- CORRUGATED PLASTIC PIPE
- IRON ROD (IR)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MANHOLE (SEWER)
- ELECTRIC STUBOUT
- STUBOUT
- SEWER CLEANOUT
- AREA DRAIN
- DOWNSPOUT/RAIN CHAIN
- ROCK CHECK DAM
- GRINDER PUMP
- SINGLE CATCH BASIN
- X' TREE
- X' TREE (TO BE REMOVED)
- ROCK OUTLET PROTECTION
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)
- POOL (HATCH)
- RETAINING WALL (HATCH)

AS-BUILT SURVEY NOTE:

1. AN AS-BUILT SURVEY WILL BE REQUIRED PRIOR TO FOOTING INSPECTION DUE TO PROXIMITY OF BUILDING TO SETBACKS TO CONFIRM BUILDING IS WITHIN THE REVISED PLAT SETBACKS.

DRIVEWAY AS-BUILT SURVEY NOTES:

1. SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH.
2. SPACING BETWEEN SPOT ELEVATIONS SHALL NOT EXCEED 12'.
3. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS A PERCENTAGE.
4. SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OR LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

DRIVEWAY NOTES:

1. LABEL DRIVEWAY WIDTH (MAX. 20', MIN. 10' UNLESS MORE THAN 500' LONG THEN 12')
2. SLOPE (20% MAX. FOR HARD SURFACE AND 10% MAX. FOR GRAVEL, 5% MAX. CROSS SLOPE).
3. 6" RISE IN DRIVEWAY FROM EDGE OF PAVEMENT TO R.O.W.
4. MINIMUM INSIDE TURNING RADIUS FOR ANY CURVE SECTION OF A DRIVEWAY = 20 FEET, AND THE MINIMUM OVERHEAD CLEARANCE FOR VEHICLES = 14 FEET.
5. GRADE BREAK FROM DRIVE ENTRANCE TO DRIVEWAY MUST BE PASSABLE FOR TYPICAL CAR.
6. 30' DRIVEWAY APRON IN FRONT OF GARAGE AS MEASURED FROM FACE OF BRICK, OR 24' IF A 10'X12' DOVETAIL IS UTILIZED FOR TURNAROUND.
7. SUDDEN CHANGE IN GRADE MUST BE PASSABLE FOR TYPICAL CAR.

ADDITIONAL NOTES:

1. ANY DAMAGE TO THE R.O.W. AND/OR P.U.D.E. SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS

SEE SHEET C5 FOR RETAINING WALL DETAILS

SEE SHEET C3-A FOR BASEMENT COVERAGE CALCULATION

NOTES:

1. BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.
2. ALL RETAINING WALLS GREATER THAN 4' WILL BE DESIGNED AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER AND CERTIFIED IN WRITING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
3. A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES
4. ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" REQUIRE SAFETY RAIL OR BARRIER AS PER BRENTWOOD CODE.
5. THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%
6. ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS-SLOPES SHALL BE PROFILED AND SECTIONED BY A TN R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY
7. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THIS RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 25 CALIPER INCHES OF TREES PER ACRE.

RETAINING WALLS:

1. MAX HEIGHT 10' INSIDE BUILDABLE AREA. 6' OUTSIDE THE BUILDABLE AREA. (MEASURED ON EXPOSED FACE)
2. PROVIDE THE RETAINING WALL DESIGN, STAMPED BY AN ENGINEER, FOR WALLS THAT ARE 4' OR TALLER (PER CODE SEC. 78-14, HEIGHT MEASURED FROM TOP OF THE WALL TO THE FINISHED GRADE AT THE BOTTOM.)
3. SHOW RETAINING WALL DESIGN DETAIL ON PLAN.
4. NOTE ON PLAN THAT WALLS GREATER THAN 4' IN HEIGHT MUST BE INSPECTED BY LICENSED P.E.
5. GUARD RAILS OR FENCING REQ'D FOR ALL WALLS WITH A GRADE CHANGE IN EXCESS OF 30" FOR WALLS ATTACHED TO HOUSE.
6. GUARD RAILS, FENCING OR PLANTED HEDGING REQUIRED FOR ALL WALLS WITH A GRADE CHANGE IN EXCESS OF 30" FOR WALLS DETACHED FROM HOUSE.

TREE TABLE		
NO.	DBH	TYPE
1	5"	DECIDUOUS
2	5"	DECIDUOUS
3	5"	DECIDUOUS
4	5"	DECIDUOUS
5	5"	DECIDUOUS
6	24"	HACKBERRY
7	10"	HACKBERRY
8	26"	HACKBERRY
9	18"	HACKBERRY
10	28"	HACKBERRY
11	10"	HACKBERRY
12	12"	HACKBERRY
13	14"	HACKBERRY
14	8"	HACKBERRY
15	10"	HACKBERRY
16	26"	HACKBERRY
17	26"	HACKBERRY
18	12"	HACKBERRY

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WILLIAM HIRAM PURSER
REGISTERED ENGINEER
No. 122923
STATE OF TENNESSEE
William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 07/24/2026

PROJECT: 500 STELLA VISTA COURT CIVIL SITE PLAN

LOCATION: 500 STELLA VISTA COURT, WILLIAMSON COUNTY, BRENTWOOD, TENNESSEE

PLAT BOOK: P67, PAGE: 2
SNEED MANOR
LOT: 6, ZONE: AR

OWNER: JACOB ARTHUR

SHEET CONTENT: FINAL GRADING PLAN WITH PROPOSED ADDITIONS

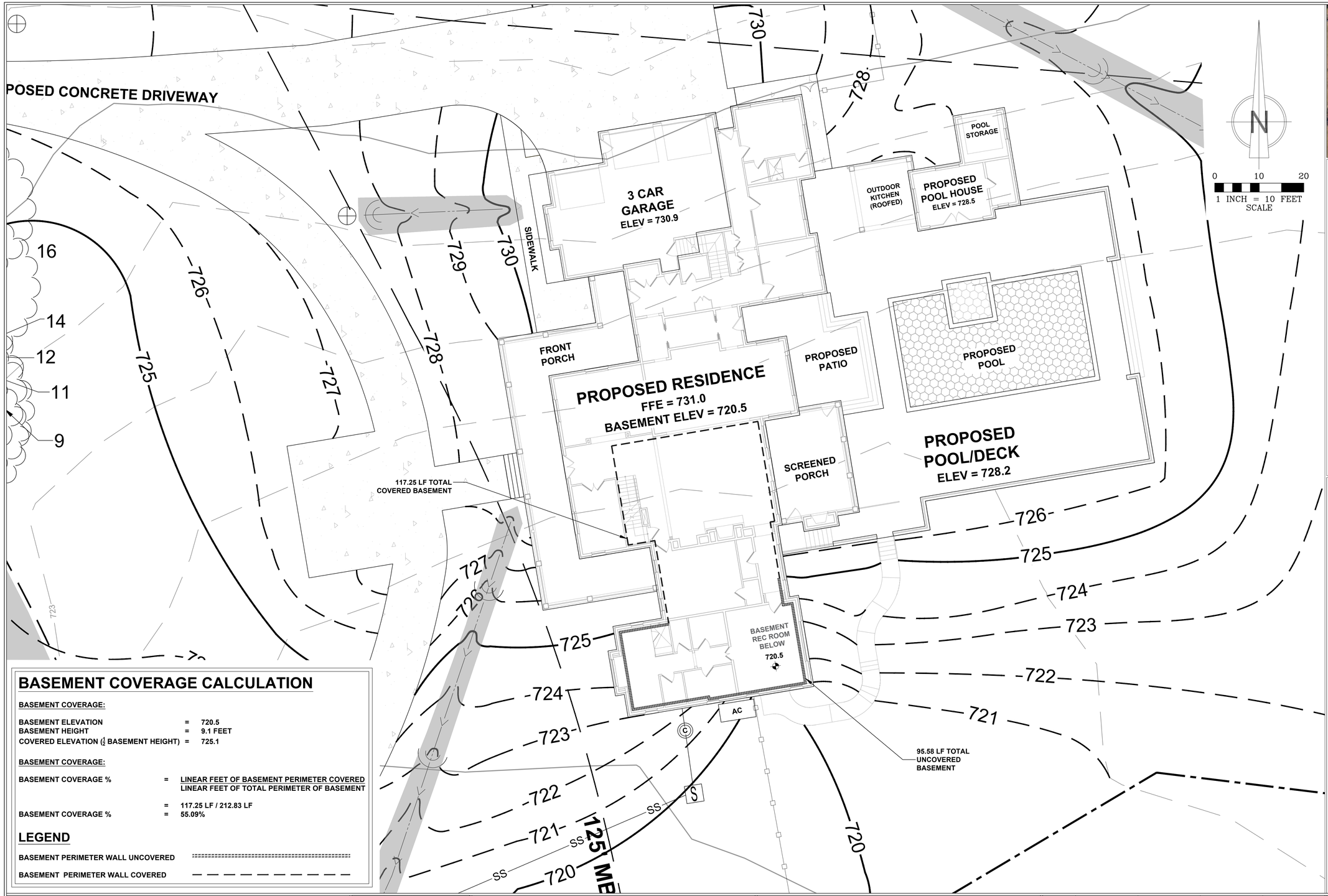
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SHEET NUMBER: C3

SCALE: 1" : 30'





BASEMENT COVERAGE CALCULATION

BASEMENT COVERAGE:

BASEMENT ELEVATION = 720.5
BASEMENT HEIGHT = 9.1 FEET
COVERED ELEVATION (½ BASEMENT HEIGHT) = 725.1

BASEMENT COVERAGE:

BASEMENT COVERAGE % = LINEAR FEET OF BASEMENT PERIMETER COVERED / LINEAR FEET OF TOTAL PERIMETER OF BASEMENT

= 117.25 LF / 212.83 LF

BASEMENT COVERAGE % = 55.09%

LEGEND

BASEMENT PERIMETER WALL UNCOVERED

BASEMENT PERIMETER WALL COVERED

GENERAL NOTES:

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- PAVEMENT (HATCH)
- POOL (HATCH)
- RETAINING WALL (HATCH)

Alliance ENGINEERING & CONSULTING, LLC

WILLIAM HIRAM PURSER — REGISTERED ENGINEER — No. 129357 — STATE OF TENNESSEE

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CIVIL SITE PLAN

LOCATION: 500 STELLA VISTA COURT, WILLIAMSON COUNTY, BRENTWOOD, TENNESSEE

PLAT BOOK: P67, PAGE: 2
SNEED MANOR
LOT: 6, ZONE: AR

OWNER: JACOB ARTHUR

SHEET CONTENT: BASEMENT COVERAGE

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	JAAD	12/19/25	LEL	12/19/25
1	EKPC	07/24/26	LEL	07/24/26
2				
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SHEET NUMBER: **C3-A**

SCALE: **1" : 10'**



Pool house, lawn equip & Outdoor kitchen only on this permit application.

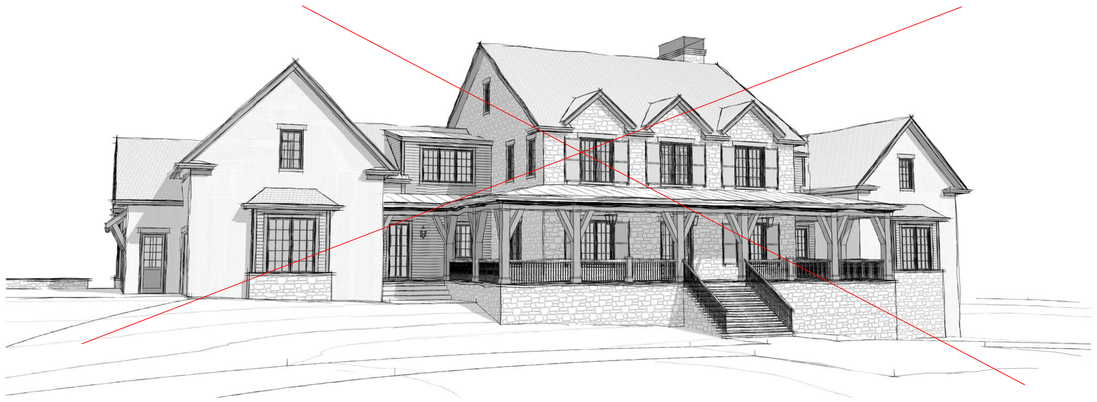
ARTHUR RESIDENCE

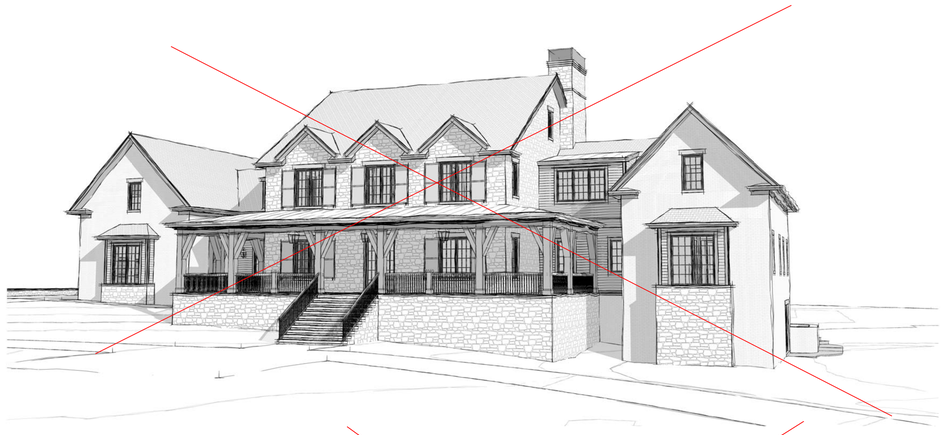
500 STELLA VISTA COURT
BRENTWOOD, TENNESSEE

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05.07.26

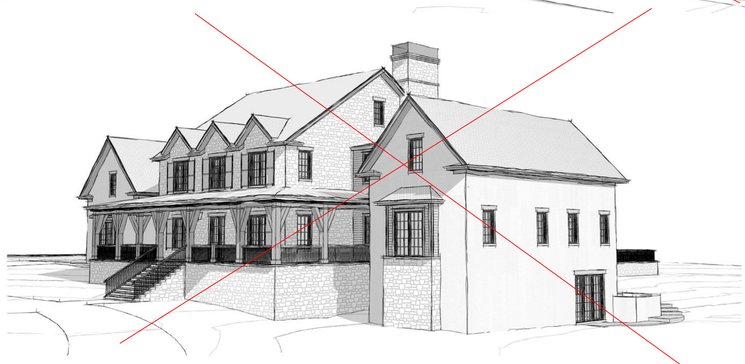
SQUARE FOOTAGE (O.F.S.)	
(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)	
HEATED	
Lawn Equip/Pool Storage	286 SF
	286 SF
UNHEATED	
Lawn Equip/Pool Storage	114 SF
Outdoor Kitch	169 SF
	283SF
TOTAL UNDER ROOF	569 SF

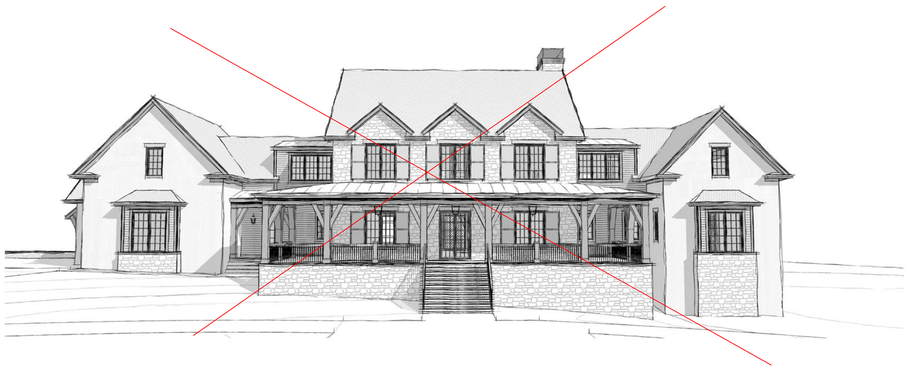


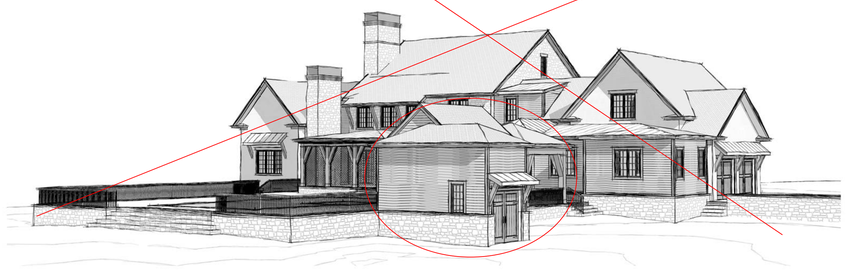


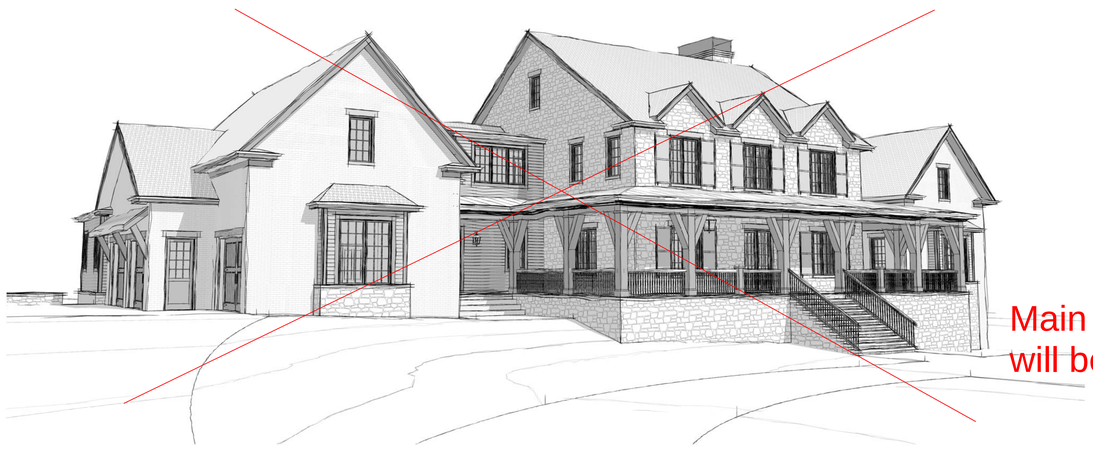


Pool house, lawn equip &
Outdoor kitchen only on
this permit application.

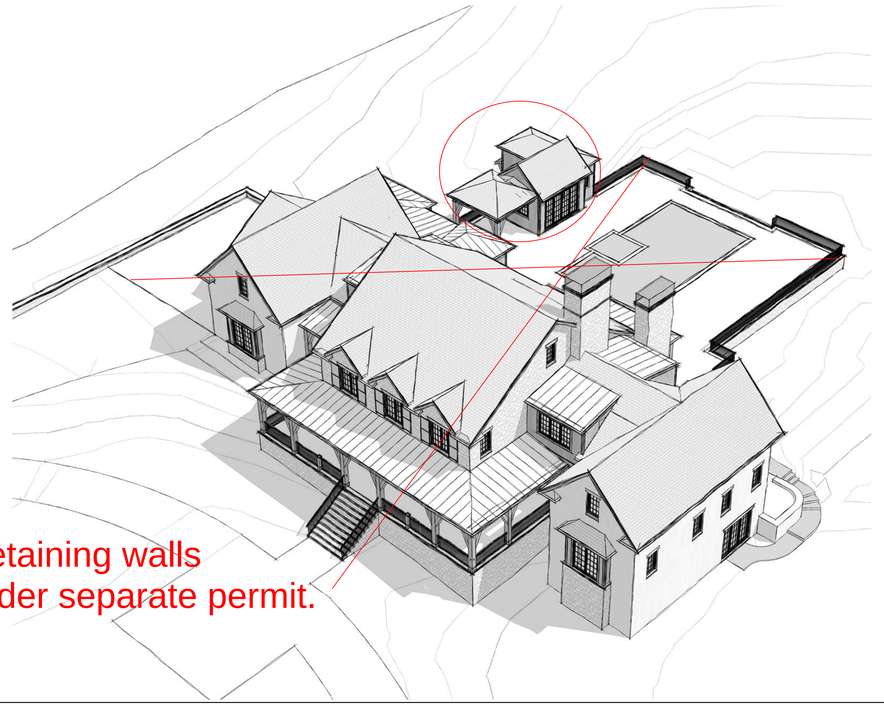








Main house, pool, retaining walls
will be submitted under separate permit.



ak designs
205 Powell Place, Suite 119
Brentwood, TN 37027

CONSTRUCTION
DOCUMENTS
released for construction

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ak designs

ARTHUR RESIDENCE

500 STELLA VISTA COURT
BRENTWOOD, TENNESSEE

Perspectives

Revision Date:

1.	05.07.26 Revised CDs
2.	
3.	
4.	
5.	
6.	

Project Number: A24010
Date: 01.24.26
Scale:

Sheet
G001

Pool house, lawn equip & Outdoor kitchen only on this permit application.

Main house, pool, retaining walls will be submitted under separate permit.

SQUARE FOOTAGE (O.F.S.)

(SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD)

HEATED	
Lawn Equip/Pool Storage	286 SF
	286 SF
UNHEATED	
Lawn Equip/Pool Storage	114 SF
Outdoor Kitch	169 SF
	283SF
TOTAL UNDER ROOF	569 SF

Window & Exterior Door Schedule

Type Mark	# of Door/Window Panels	Width	Height	Window/Door Type	Comments	Count
A	(2)	2' - 6"	8' - 0"	French Doors	See Floor Plans for Door Operation	2
B	(2)	2' - 6"	6' - 0"	Fixed Windows	Factory Mulled	5
B1	(2)	2' - 6"	6' - 0"	Casement Windows	Factory Mulled, Egress Window	1
C	(1)	3' - 0"	6' - 0"	Fixed Window		1
D	(1)	2' - 8"	5' - 0"	Fixed Window		14
D1	(1)	2' - 8"	5' - 0"	Casement Window	Egress Window	1
D2	(1)	2' - 8"	5' - 0"	Fixed Window	Tempered Glazing	1
E	(2)	3' - 0"	7' - 0"	Fixed Windows	Factory Mulled	1
E2	(2)	3' - 0"	7' - 0"	Fixed Windows	Factory Mulled, Tempered Glazing	1
F1	(3)	3' - 0"	6' - 0"	Casement Windows	Factory Mulled, Egress Windows	1
G	(3)	2' - 8"	5' - 0"	Fixed Windows	Factory Mulled	3
H2	(2)	2' - 6"	8' - 0"	Fixed Windows	Fixed Windows, Tempered Glazing	4
I2	(3)	3' - 0"	8' - 0"	Fixed Windows	Factory Mulled, Tempered Glazing	1
J	(1)	3' - 0"	8' - 0"	French Door	See Floor Plans for Door Operation	3
J1	(1)	3' - 0"	8' - 0"	Half Glass Door	See Floor Plans for Door Operation	1
K	(1)	3' - 0"		Fixed Circular Window		1
L	(2)	2' - 8"	5' - 0"	Fixed Windows	Factory Mulled	6
L1	(2)	2' - 8"	5' - 0"	Casement Windows	Factory Mulled, Egress Windows	3
M	(3)	3' - 0"	8' - 0"	French Doors	See Floor Plans for Door Operation	1
N	(1)	2' - 4"	4' - 6"	Fixed Window		4
O	(2)	2' - 6"	5' - 0"	Fixed Windows	Factory Mulled	3
P	(4)	3' - 0"	8' - 0"	French Doors	See Floor Plans for Door Operation	1
Q	(1)	2' - 4"	4' - 0"	Fixed Window	Optional Window, Coord. Size w/ Grade	2

FIRST FLOOR PLAN

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

NOTE:
SEE FRAMING PACKAGE FOR ALL JOIST ORIENTATION AND SPACING, TYPICAL ALL LOCATIONS. SUPPLEMENT AND SIZE BEAMS PER STRUCTURAL ENGINEER.

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First Floor Plan

Revision Date:

1.	05.07.26 Revised CDs
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4.	
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6.	

Project Number: A24010
Date: 01.24.26
Scale: 1/4" = 1'-0"

Sheet
A102

TYPICAL INSULATION LOCATIONS:

1. EXTERIOR WALLS DIRECTLY ADJACENT TO CONDITIONED SPACE
2. ROOF RAFTERS DIRECTLY ADJACENT TO CONDITIONED SPACE
3. INTERIOR WALLS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE
4. FLOOR JOISTS SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SPACE

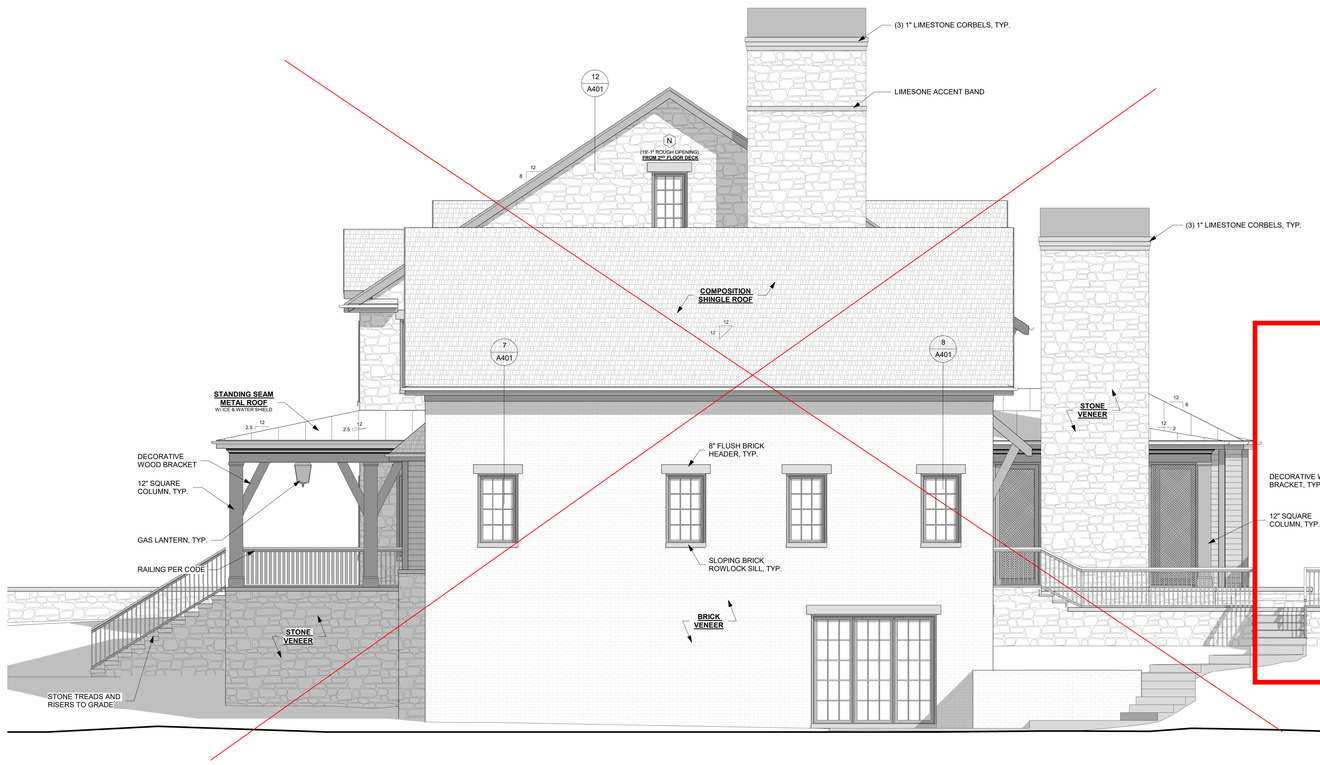
TYPICAL FLASHING APPLICATION:

1. WINDOWS AND DOORS CONTRACTOR TO ENSURE COMPLIANCE OF CONSTRUCTION WITH ALL UPDATED, APPLICABLE BUILDING CODES.
2. ALL HORIZONTAL MATERIAL CHANGES
3. SIDES OF DORMERS
4. SIDES OF WALLS AT INTERSECTING ROOF LINES
5. CHIMNEY/ROOF INTERSECTIONS
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7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

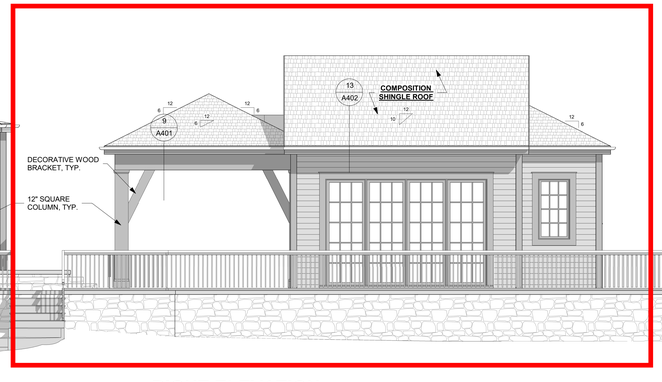


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Main house, pool, retaining walls
will be submitted under separate permit.



Pool house, lawn equip &
Outdoor kitchen only on this
permit application.



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

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Front & Right Elevations

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Date: 01.24.26
Scale: 1/4" = 1'-0"

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A201

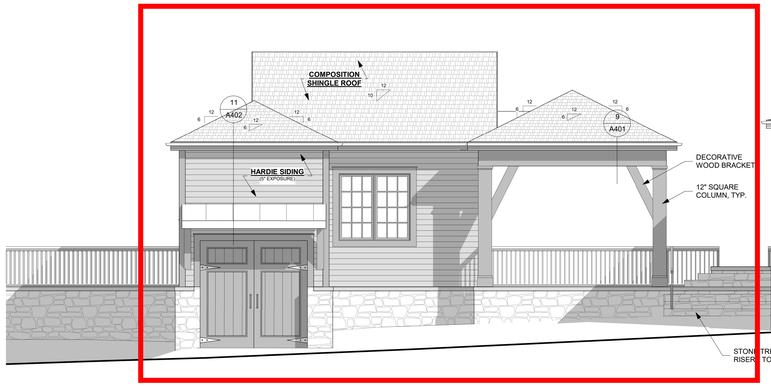
TYPICAL INSULATION LOCATIONS:

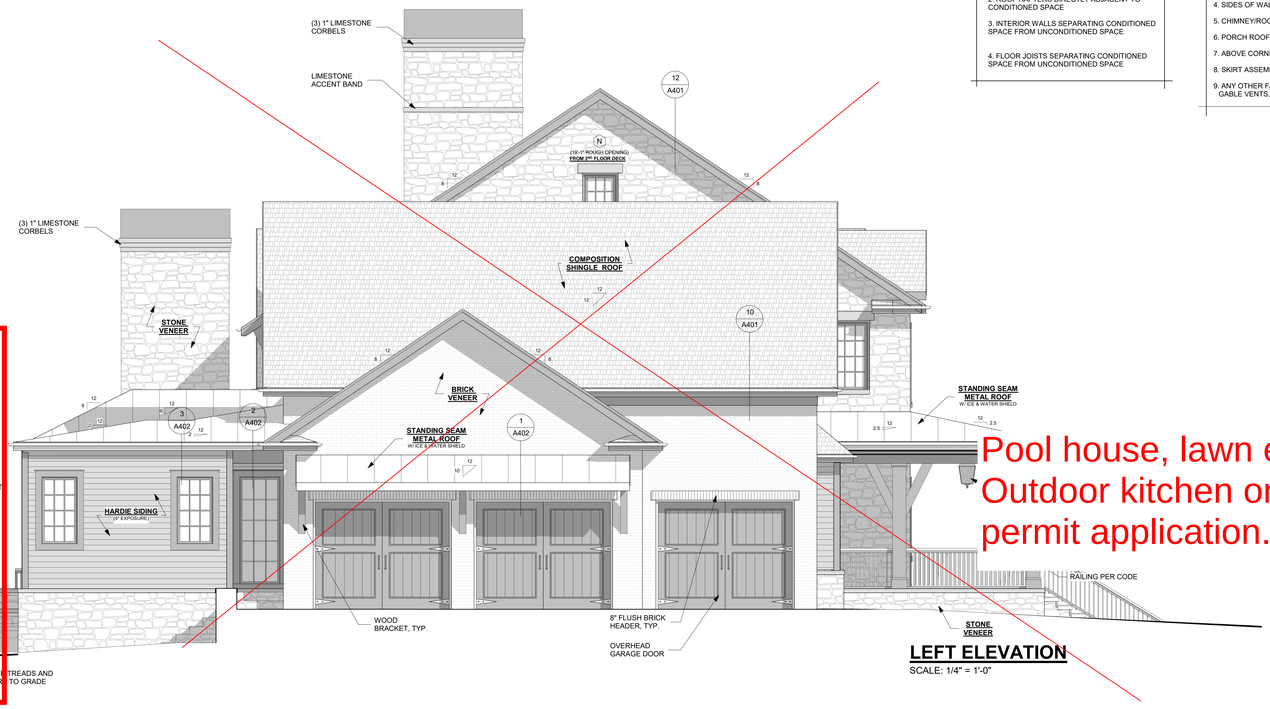
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Pool house, lawn equip & Outdoor kitchen only on this permit application.

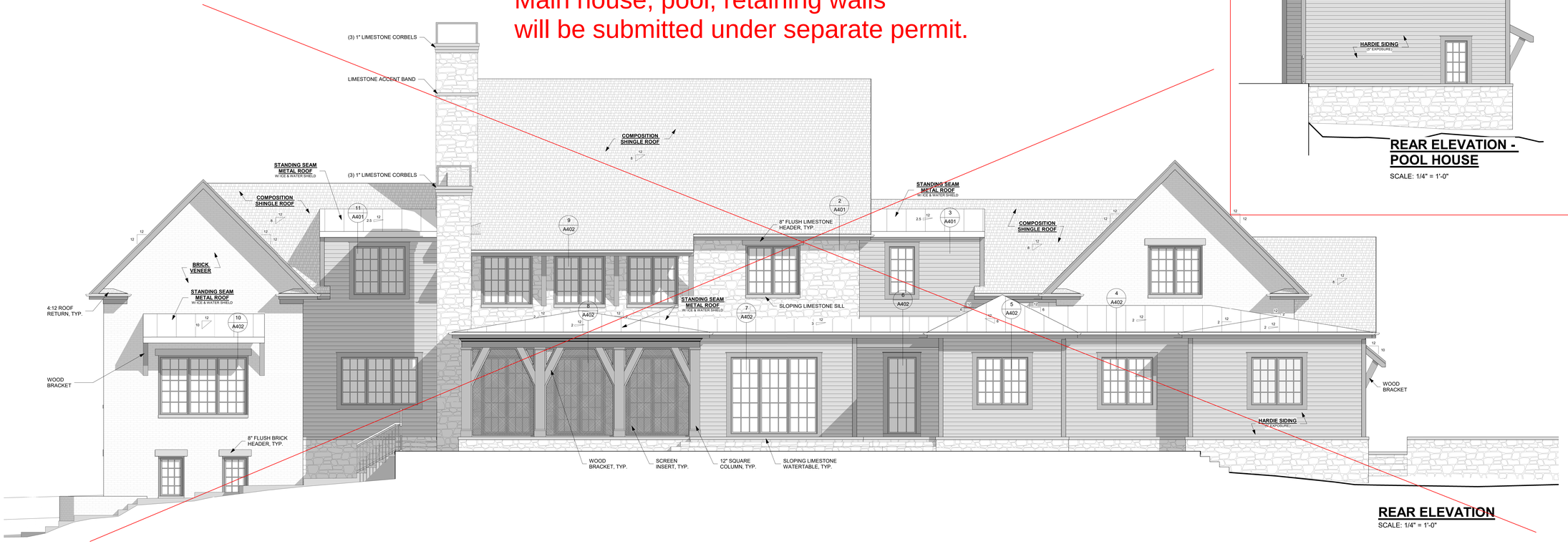




LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Pool house, lawn equip & Outdoor kitchen only on this permit application.

Main house, pool, retaining walls will be submitted under separate permit.



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

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

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Left & Rear Elevations

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Project Number: A24010
Date: 01.24.26
Scale: 1/4" = 1'-0"

Sheet
A202

GENERAL BUILDING SECTION NOTES:

1. CONTRACTOR TO VERIFY DEPTHS OF FOOTINGS MEET OR EXCEED ALL APPLICABLE CODES.
2. CONTRACTOR SHALL CONSULT A LICENSED STRUCTURAL ENGINEER FOR DESIGN OF FOUNDATION SYSTEM, INCLUDING SIZE AND REINFORCING OF CONTINUOUS FOOTERS, PIERS, CONCRETE BLOCK/POURED WALLS, SLABS AND THICKENED SLABS.
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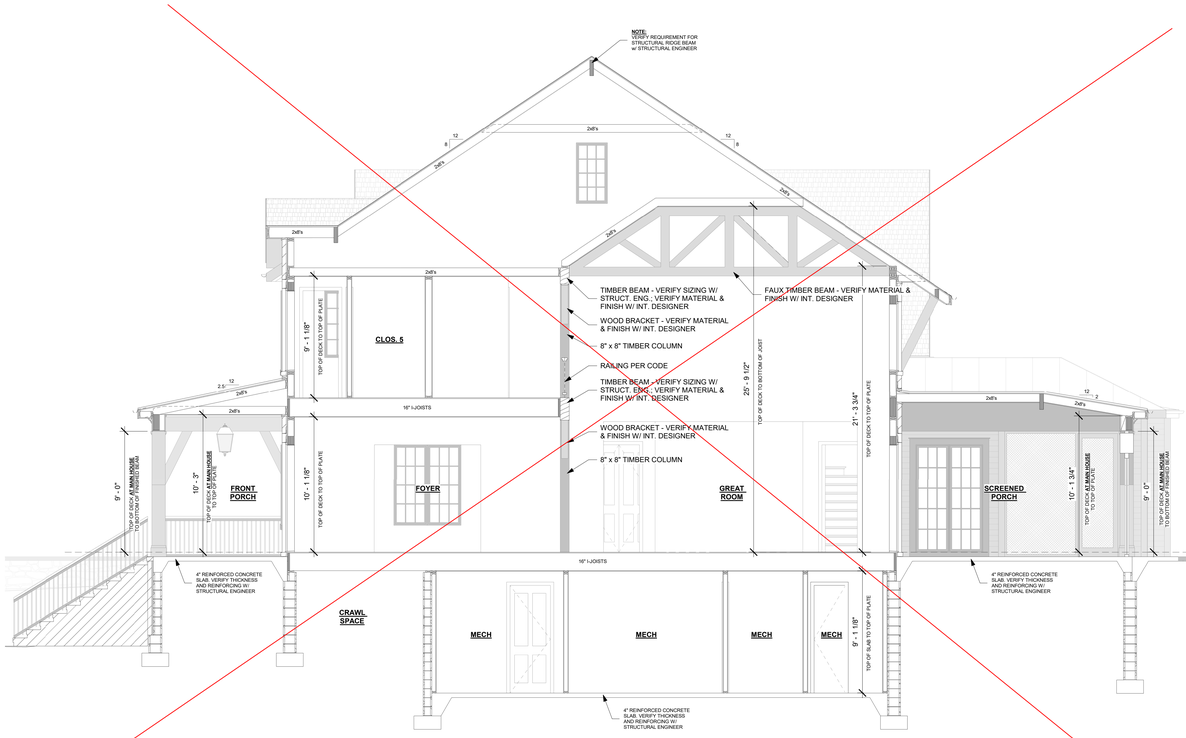
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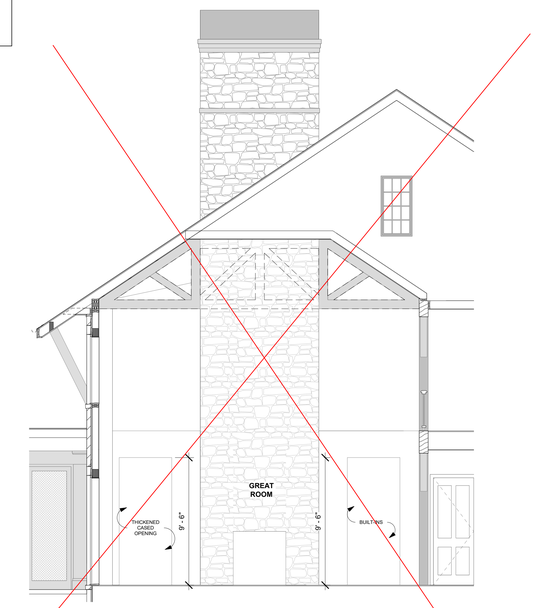
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Pool house, lawn equip &
Outdoor kitchen only on this
permit application.

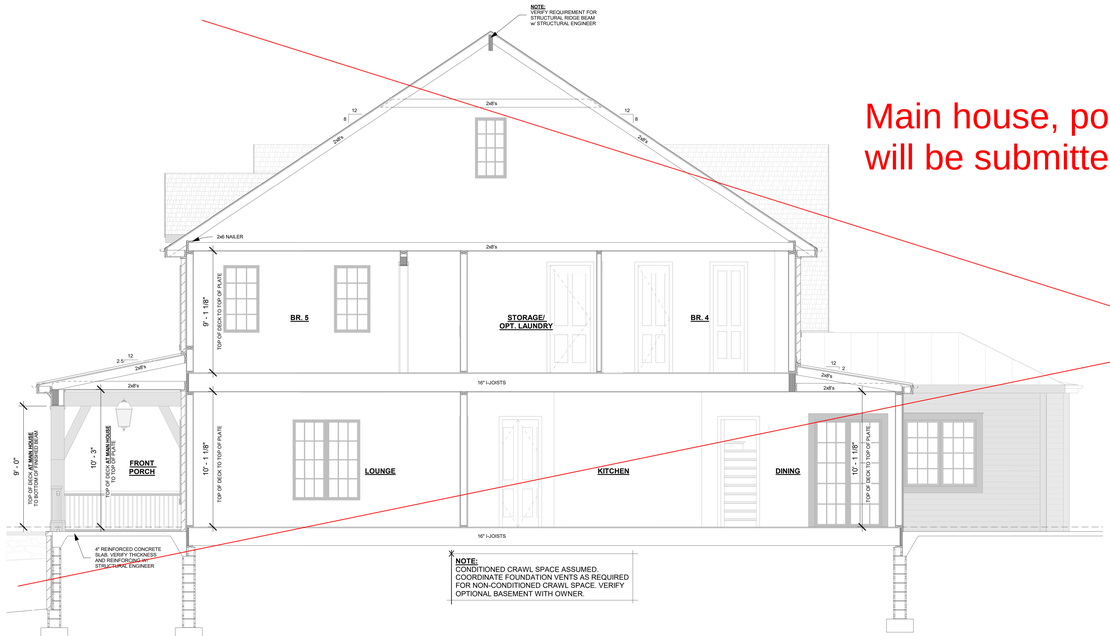


1 Building Section One
1/4" = 1'-0"

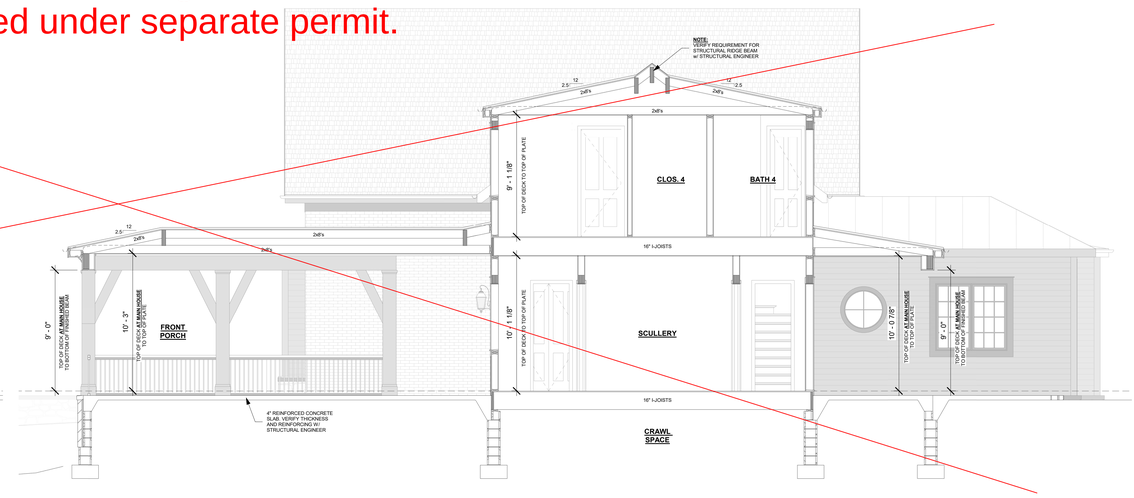


4 Interior Elevation at Great Room
1/4" = 1'-0"

Main house, pool, retaining walls
will be submitted under separate permit.



2 Building Section Two
1/4" = 1'-0"



3 Building Section Three
1/4" = 1'-0"

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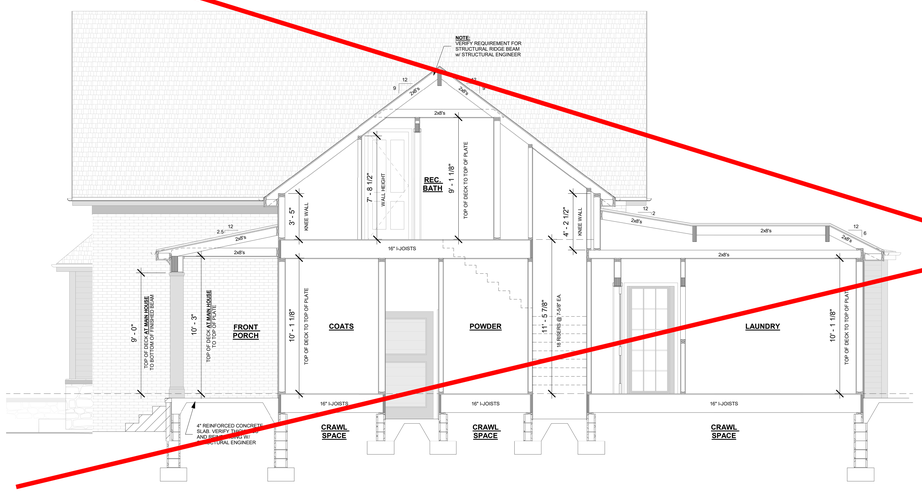
Building Sections

Revision Date:

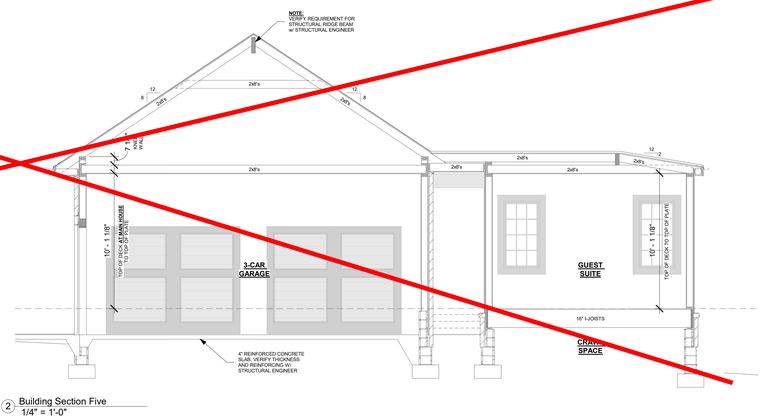
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Project Number: A24010
Date: 01.24.26
Scale: 1/4" = 1'-0"

Sheet
A301

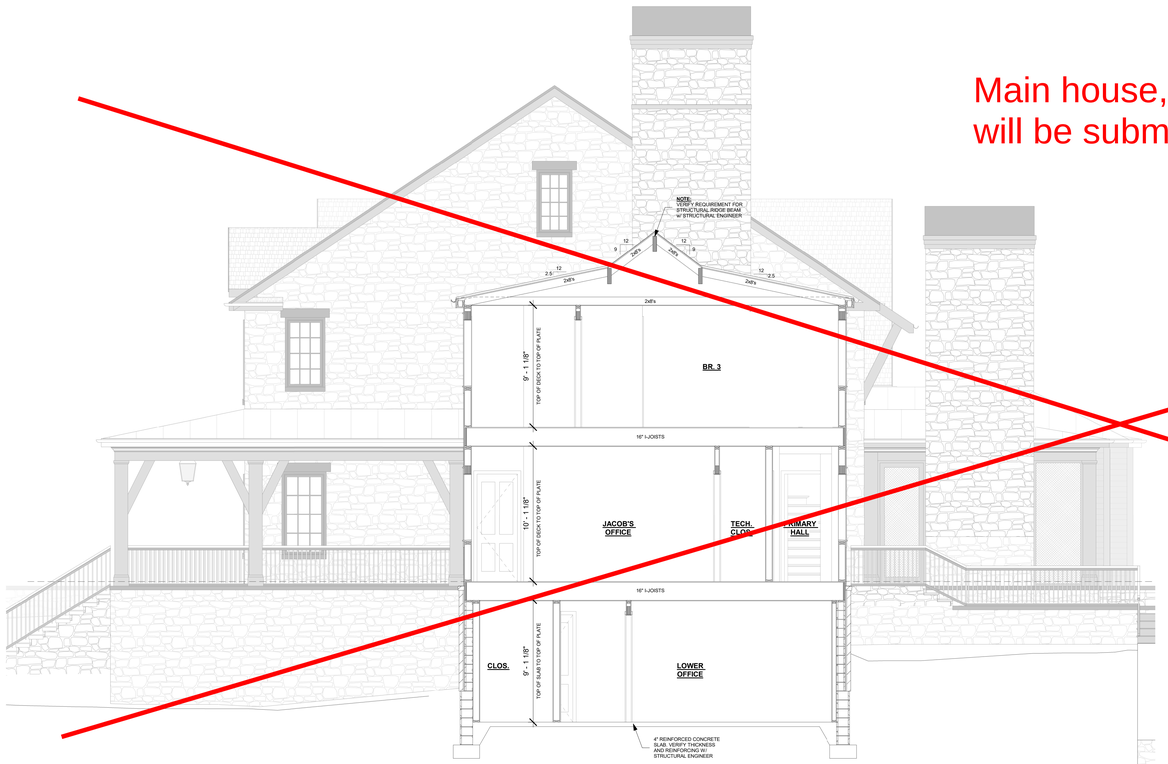


1 Building Section Four
1/4" = 1'-0"

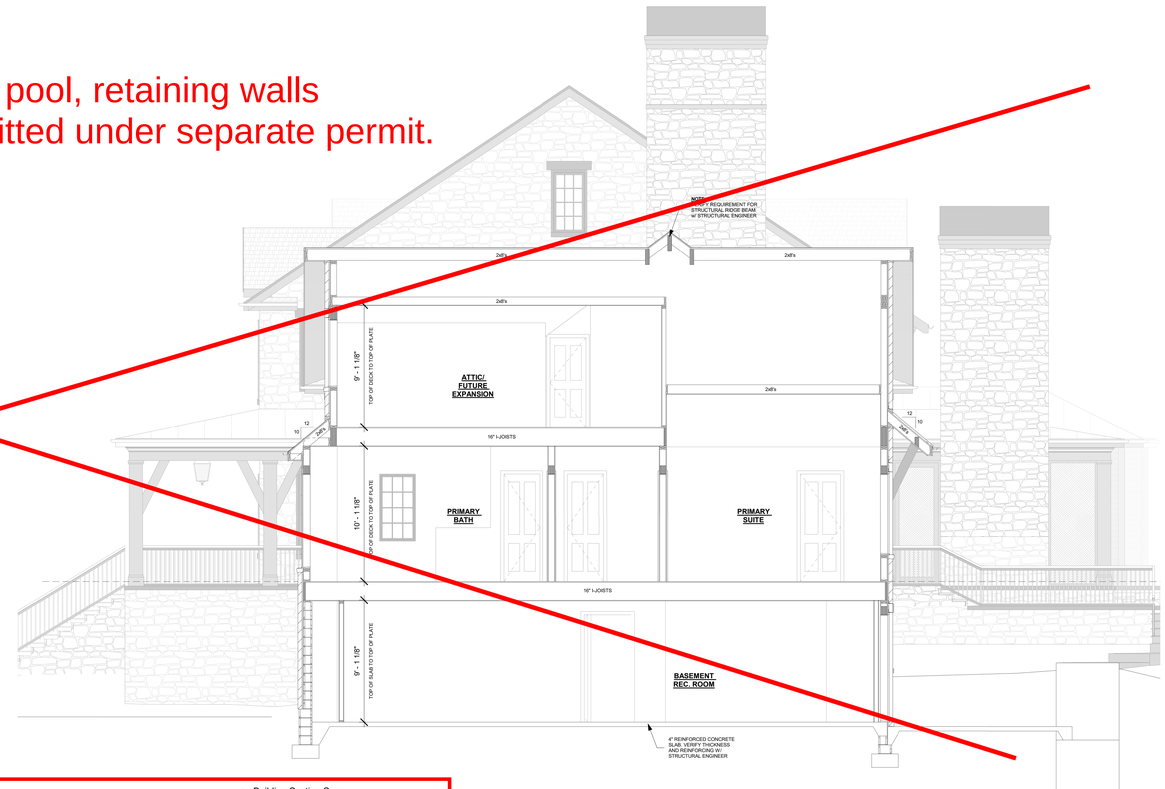


2 Building Section Five
1/4" = 1'-0"

Main house, pool, retaining walls
will be submitted under separate permit.

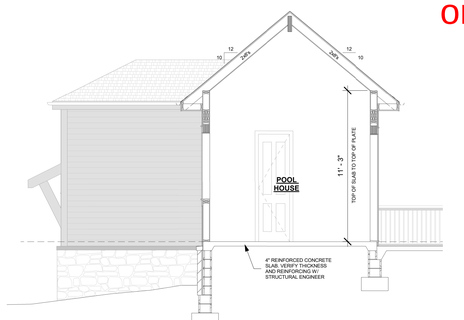


3 Building Section Six
1/4" = 1'-0"

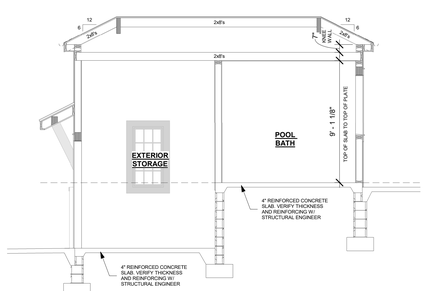


4 Building Section Seven
1/4" = 1'-0"

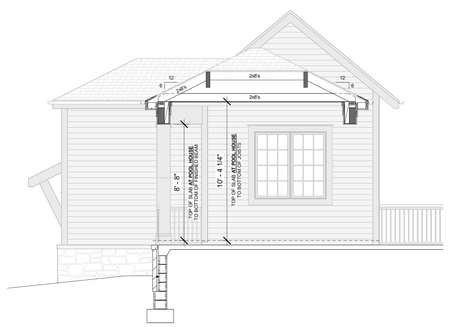
Pool house, lawn equip & Outdoor kitchen only
on this permit application.



5 Pool House Section One
1/4" = 1'-0"



6 Pool House Section Two
1/4" = 1'-0"



7 Pavilion Section One
1/4" = 1'-0"

GENERAL BUILDING SECTION NOTES:

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3. SIDES OF DORMERS
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7. ABOVE CORNICE RETURNS
8. SKIRT ASSEMBLIES
9. ANY OTHER FACADE PENETRATIONS (E.G. FDN. VENTS GABLE VENTS, ETC.)

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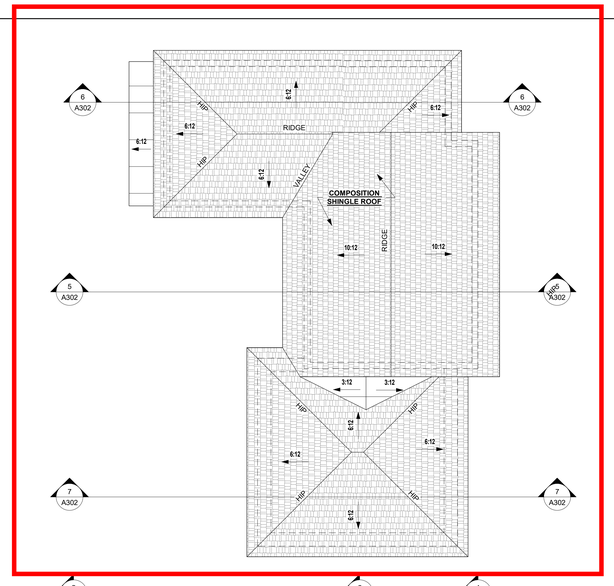
Building Sections

Revision Date:

1.	05.07.26 Revised CDs
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Project Number: A24010
Date: 01.24.26
Scale: 1/4" = 1'-0"

Sheet
A302



Pool house,
lawn equip &
Outdoor
kitchen only
on this permit
application.

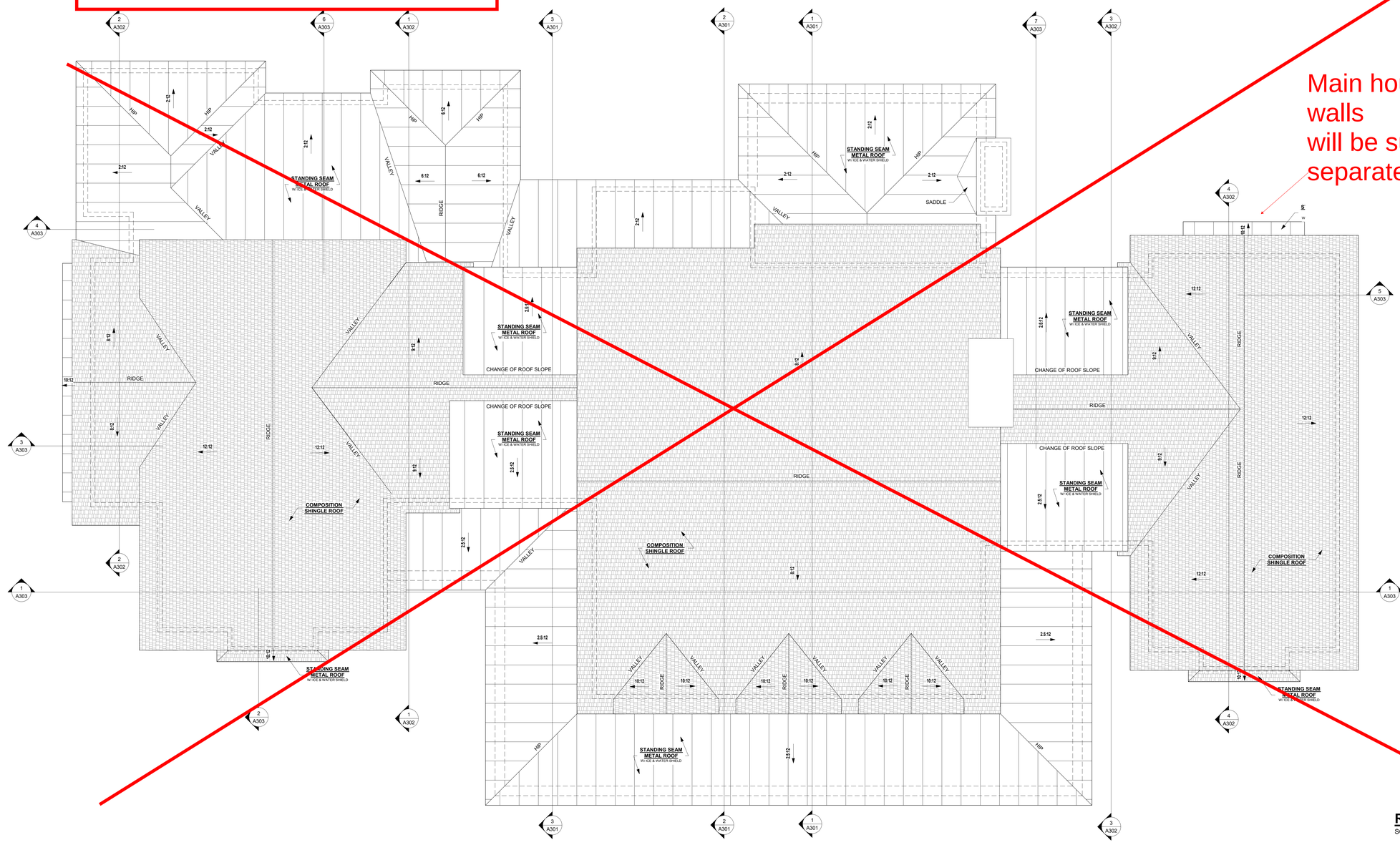
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Main house, pool, retaining
walls
will be submitted under
separate permit.



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

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Roof Plan

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Project Number: A24010
Date: 01.24.26
Scale: 1/4" = 1'-0"

Sheet
A501



BZA **2.**

Meeting Date: 09/21/2026

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BZA2608-002 Accessory Structure Request - Murray Estates Subdivision, Lot 12, 504 Dahlia Drive, Zoning R-2 - *Applicant: The Addison Group*

General Information

The Addison Group requests approval of a 632 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardie-board siding painted to match the existing house. The front of the house will be painted white. It will have a shingle roof and be approximately 13 feet tall.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan

Proposed Building Elevations

Proposed Renderings

Back of House

PERMIT HOLDER'S ACKNOWLEDGEMENT

504 DAHLIA DR
BRENTWOOD, TN. 37027

I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM THE APPROVED SITE PLAN. THE CHANGES SHALL BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN SHALL BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL 100% COMPLETION IS ACHIEVED.

I, _____, HAVE READ AND REVIEWED THIS SITE PLAN.
(PRINT NAME OF PERMIT HOLDER)

_____
(SIGNATURE OF PERMIT HOLDER)

_____, 20 ___
(DATE OF SIGNATURE)

CONTRACTOR
DANNY SHERMAN
7228 OLD FRANKLIN RD
FAIRVIEW TN 37062
(615) 495-3694
DANNYSHERMAN357@GMAIL.COM

_____
CONTRACTOR SIGNATURE

_____
(DATE OF SIGNATURE)

OWNER
RYAN RAFOTH
504 DAHLIA DR
BRENWOOS TN 37027
(615) 613-0483
RYAN@WINDMILLTITLE.COM

_____
OWNER SIGNATURE

_____
(DATE OF SIGNATURE)

LANDSCAPE ARCHITECT
THE ADDISON GROUP
DANIEL WOODS
615(915)4084
dwoods@addison-group.com

(07/30/26)
(DATE OF SURVEY)

LAND SURVEYOR
HOMELAND SURVEYING &MAPPING, LLC
1380 HARDISON RD.
COLUMBIA, TN. 38401
(615) 268-9658

SITE DATA

TOTAL SITE AREA:	56474.00 SF (1.2 AC)
GREEN SPACE CALCULATIONS	
STORAGE BUILDING AND COVERED PAVILION=	631.22 SF
UNCOVERED PATIO =	389.00 SF
HOUSE =	3,894.64 SF
DRIVEWAY/WALKS =	4,246.84 SF
TOTAL IMPERVIOUS =	9,161.7 SF (.21 AC)
TOTAL GREEN SPACE PROVIDED =	47,312.30 SF (1.1 AC)
	83% GREEN SPACE
TOTAL GREEN SPACE REQUIRED = 40%	

BUILDING COVERAGE = 6%

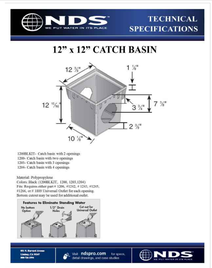
NOT TO EXCEED 25% MAX BUILDING COVERAGE

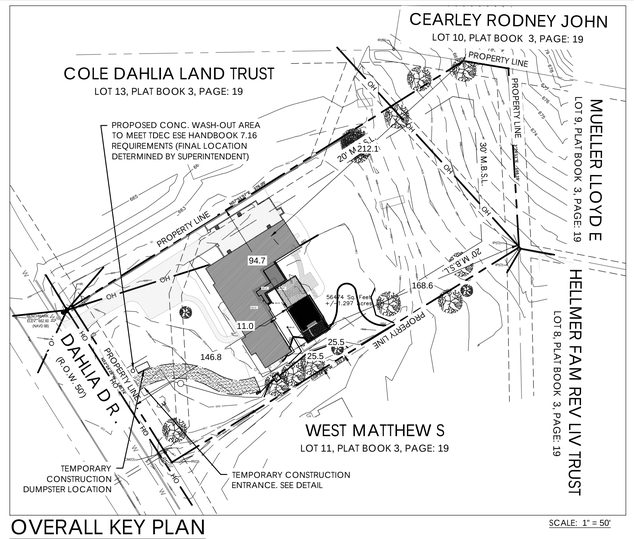


VICINITY MAP, NTS

FLOOD PLAIN NOTE:
LOT IS NOT IN FLOOD PLAIN AREA. EFF ID# 47187C0088G DATE: 12/20/2024

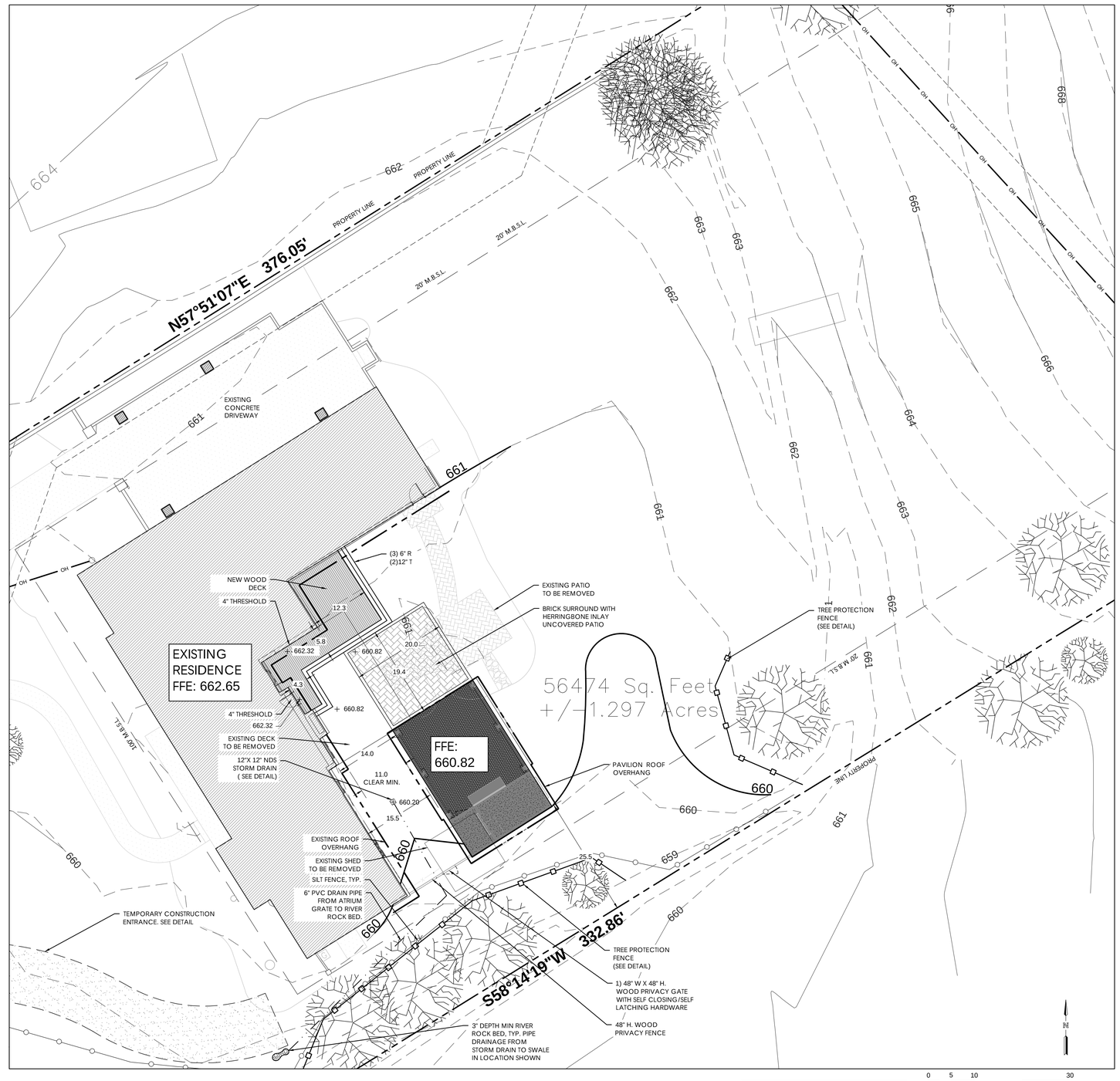
NOTE:
NO TREES ARE TO BE REMOVED





OVERALL KEY PLAN

SCALE: 1" = 50'



SITE AND GRADING PLAN

NOTE: BUILDER TO VERIFY SIDEWALK LOCATIONS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION
NOTE: BUILDER TO VERIFY SPOT ELEVATIONS IN THE FIELD BEFORE PROCEEDING WITH SITE WORK. ANY DISCREPANCIES SHOULD BE RELAYED BACK TO THE LANDSCAPE ARCHITECT FOR COMMENT.

KEY
PROPOSED SPOT ELEV. XX.XX'
EXISTING SPOT ELEV. XX.XX'
SILT FENCE

0 5 10 30
SCALE: 1" = 10'

CONSTRUCTION NOTES:
- Property lines, easements & setbacks have been taken from the final plat by OTHERS. Builder is responsible for location and confirmation of all property lines, easements and building setbacks.
- Builder is responsible for compliance with all applicable codes and ordinances.
- Final staking of house is to be performed by a licensed surveyor.
- Lot corner spot elevations are from field survey by builder. Builder must confirm all elevations prior to construction.
- Builder is responsible for proper grading and drainage. No cut or fill may be performed which will result in damage to any adjoining property.
- Builder is to assure proper drainage from crawl space area.
- Architectural plans have been provided by owner. All architectural dimensions must be confirmed prior to construction. Do not scale from this plan.
- Builder is responsible for compliance with all community restrictive covenants and architectural review committee comments.
- Any discrepancy found in these plans must be reported to the The Addison Group, LLC. Should discrepancies be found, continuation of work without review of The Addison Group, LLC will be at risk.
- Structural integrity of all elements shown is the responsibility of the builder.
- Builder shall be responsible for verifying all subsurface conditions, soil compaction, and soil bearing capacity. Builder shall be responsible for mitigating all deficient soil conditions prior to commencement of construction operations.
- All FFE are calculated based upon field run survey data and should not be raised or lowered without consulting The Addison Group, LLC first. Deviations from this plan may result in unexpected expense which will be the responsibility of the builder. All built deviations are subject to approval DRC of the Developer.
- It is the responsibility of the builder to maintain accessibility to the rear yard of all homes, for equipment and homewner use.
- Top of footing elevation to be min. 12" below spot grades at corner of house.
- Architecture shown for reference only, see Architectural plans.
- Field surveyed/ top of curb elevations in box (typ.)

EROSION CONTROL NOTES
Stormwater Erosion Prevention and Sediment Control Requirements:
- Erosion and sediment control measures shall be designed to control the rainfall and runoff from a 2 year, 24 hour storm, as a minimum.
- Sediment that has escaped the construction site and has collected in the street or drainage structures must immediately be physically removed.
- During non-germinating periods, mulch must be applied at the specified rates. Temporary Stabilization & Permanent Stabilization
- Straw mulch must be applied at 3.0 tons per acre.
- Straw mulch shall be applied in long strands, not chopped or finely broken.
- Excavated topsoil to be reused must be stockpiled and encircled with silt fencing. Stockpile heights must not exceed 35 feet. Stockpile slopes must be 2:1 or flatter. Stockpiles which have not been used for 14 calendar days shall be stabilized through the application of sod, seed and anchored straw mulch, or other approved stabilization measures.
- Off-site spoil or borrow areas must have approved sediment control plans. Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to eliminate the potential for accelerated erosion and/or sediment pollution.

BRENTWOOD GENERAL NOTES:

GENERAL NOTES:
BUILDER TO CALL BRENTWOOD ENGINEERING DEPARTMENT FOR INITIAL EROSION CONTROL INSPECTION (615-371-0080) PRIOR TO ISSUANCE OF A PERMIT.

WALL NOTE: (IF APPLICABLE)
ALL WALLS OVER 4' IN HEIGHT MUST BE DESIGNED AND INSPECTED BY A LICENSED TN P.E. AND CERTIFIED IN WRITING PRIOR OF COMPLETION OF PROJECT. A SEPARATE PROPOSED RETAINING WALL DESIGN PERMIT TO BE INCLUDED ALONG WITH APPROVED SITE PLAN.

GRADING NOTE:
A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES. ALL GRADES ARE 3:1 OR LESS UNLESS OTHERWISE SPECIFIED; GRADES GREATER THAN 3:1 WILL REQUIRE ADDITIONAL EROSION CONTROL AND STABILIZATION AS PER BRENTWOOD CITY CODES.

FENCE NOTE: (IF APPLICABLE)
ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF 30" DROPOFF REQUIRE SAFETY RAILING, BARRIER, OR FENCE AS PER BRENTWOOD CITY CODE. DROP OFF HT BETWEEN 30"-35" MAY USE SOLID EVERGREEN HEDGE.

DRIVEWAY NOTE:
THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%.

DRIVEWAY NOTE:
ALL DRIVEWAYS WITH 15% OR GREATER LONGITUDINAL SLOPES AND/OR 5% OR GREATER CROSS-SLOPES SHALL BE PROFILED AND SECTIONED BY A TN R.L.S. AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

ADDITIONAL STRUCTURE: (IF APPLICABLE)
CONTRACTOR IS TO CONFIRM PROPOSED STRUCTURE/POOL IS BRENTWOOD CODE COMPLIANT, AND MAY REQUIRE A SEPARATE PERMIT.

CONSTRUCTION ENTRANCE NOTE:
THE EXISTING SIDEWALK AND CURB SHALL BE PROTECTED AT ACCESS POINT. THEY MAY BE PROTECTED WITH RUBBER MATS OR OTHER BRENTWOOD APPROVED PROTECTION. THE RUBBER MATS SHALL BE IN PLACE AT THE START OF THE DAY AND REMOVED AT THE END OF DAY UNTIL CONSTRUCTION IS COMPLETE.

CONSTRUCTION ENTRANCE NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGE TO THE EXISTING SWALE, CURB, SIDEWALK, GRASS BUFFER, AND/ OR ROAD.

BRENTWOOD GENERAL NOTE:
A TEMPORARY CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN FOR GRADING AND DRAINAGE RELATED ISSUES.

TREE NOTE:
PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THIS RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 25 CALIPER INCHES OF TREES PER ACRE.

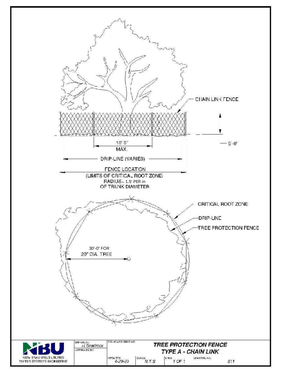
DOWNSPOUT NOTE:
ALL DOWNSPOUTS NOT CONNECTED ON PLAN SHALL BE INSTALLED WITH MINIMUM OF A SPLASH GUARD.

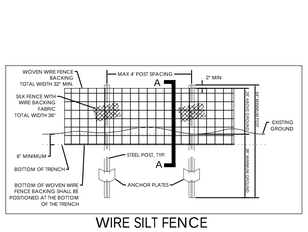
GRADING NOTE:
ALL SLOPES LESS THAN 3:1 SHALL BE STABILIZED WITH A MIN OF SEED AND STRAW, PER CONTRACTORS RECOMMENDATION.

PUDE NOTE:
ANY DAMAGE TO THE ROW AND/OR PUDE SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS.

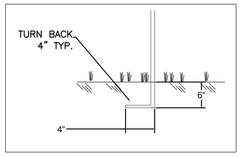
CONSTRUCTION NOTE:
2% MIN SLOPE AWAY FROM HOME A MIN OF 10' IS REQUIRED.

BRENTWOOD CRITICAL EROSION CONTROL NOTES:
1) STABILIZATION MEASURES MUST BE PERFORMED WITHIN THREE(3) DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, WITHIN FIFTEEN (15) DAYS AFTER FINAL GRADING, OR PRIOR TO FINAL INSPECTION (STABILIZATION PRACTICES MAY INCLUDE: TEMPORARY OR PERMANENT SEEDING WITH MULCH, MATTING, OR SOD STABILIZATION.)
2) INSPECTIONS OF ALL CONTROL MEASURES AND DISTURBED AREAS MUST BE PERFORMED AT LEAST TWICE WEEKLY. INSPECTIONS MUST BE DOCUMENTED AND INCLUDE THE DATE OF THE INSPECTION AND MAJOR OBSERVATIONS.
3) BASED ON THE RESULTS OF INSPECTIONS, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR MUST BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, WITHIN ONE DAY AFTER THE NEED IS IDENTIFIED.



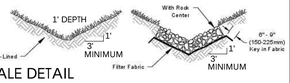


WIRE SILT FENCE

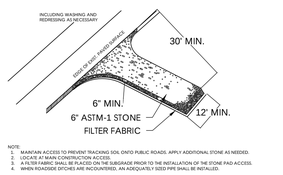


SECTION A-A

Typical V-Shaped Channel Cross-Section



SWALE DETAIL
STAKED SOD GRASS SWALE, UNLESS OTHERWISE DEFINED



TEMPORARY CONSTRUCTION ENTRANCE

theaddisongroup
LANDSCAPE ARCHITECT
Nashville, Tennessee
office 615.647.9986 | http://addison-group.com/

SITE AND GRADING PLAN

RAFOTH RESIDENCE

MURRAY EST, LOT 12/ZONE R-2
PLAT BOOK: 3 PAGE NUMBER:19
504 DAHLIA DR.
BRENTWOOD , TENNESSEE, 37027

Prepared For:
RYAN RAFOTH

DANIEL WOODS REGISTERED LANDSCAPE ARCHITECT 338-A 07-28-26

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DATE: 08-14-26
REVISIONS:

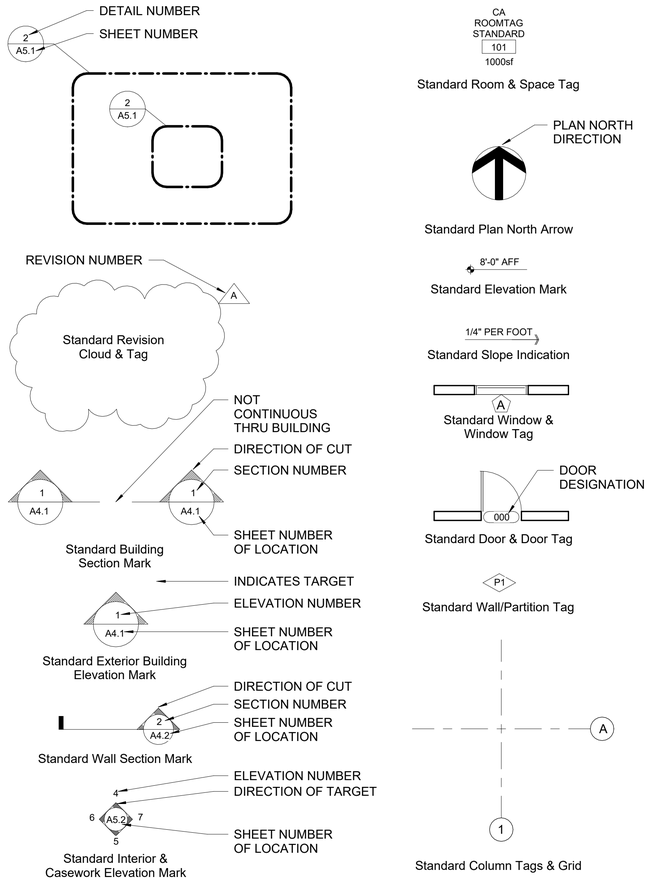
SHEET NO.
SP1.0

The Addison Group, LLC 2026

ABBREVIATIONS

ABV	Above	MH	Manhole
ACT	Acoustical Ceiling Tile	MLDG	Moulding
AFF	Above Finish Floor	MO	Masonry Opening
ALUM	Aluminum	MTL	Metal
		M/R	Moisture Resistant
BD	Board		
BLK	Block	N/A	Not Applicable
BLKG	Blocking	NIC	Not In Contract
BOT	Bottom	NTS	Not To Scale
BRG	Bearing		
		OF	Owner Furnished
CAB	Cabinet	OFE	Owner Furnished Equipment
C-C	Center To Center	OC	On Center
CG	Corner Guard	OD	Outside Diameter
CJ	Control Joint		
CLG	Ceiling	PL	Plate
CLR	Clear	PLYWD	Plywood
CMU	Concrete Masonry Unit	PR	Pair
COL	Column	PT	Pressure Treated
CONC	Concrete	PTD	Painted
CONT	Continuous	PVMT	Pavement
CORR	Corridor		
CPT	Carpet	QT	Quarry Tile
CT	Ceramic Tile		
CW	Clerestory Window	R/A	Return Air
		RCP	Reflected Ceiling Plan
DTL	Detail	RD	Roof Drain
DF	Drinking Fountain	REV	Revise - Revised - Revision
DS	Downspout	RM	Room
DW	Dishwasher	RTU	Rooftop Unit
E/A	Exhaust Air	S/A	Supply Air
EIFS	Exterior Insulation Finish System	SC	Solid Core
EJ	Expansion Joint	SS	Stainless Steel
EOP	Edge of Pavement	STD	Standard
EWC	Electric Water Cooler	STL	Steel
FD	Floor Drain	TLT	Toilet
FE	Fire Extinguisher	TOC	Top of Concrete - Curb
FEC	Fire Extinguisher & Cabinet	TOM	Top of Masonry
FF	Finish Floor	TOP	Top of Pavement
FFE	Finish Floor Elevation	TOS	Top of Steel - Slab
FHC	Fire Hose Cabinet	TOW	Top of Wall
FH	Fire Hydrant		
FOC	Face of Concrete	UNO	Unless Noted Otherwise
FOF	Face of Finish		
FOM	Face of Masonry	VB	Vapor Barrier
FOS	Face of Studs	VCT	Vinyl Composite Tile
FT	Fire Treated	VWC	Vinyl Wall Covering
FV	Field Verify		
		W/	With
GFCI	Ground-Fault Circuit Interrupt	W/O	Without
GYP BD	Gypsum Board	W/R	Water Resistant
		WC	Water Closet
HB	Hose Bib	WD	Wood
HM	Hollow Metal	WH	Water Heater
HR	Handrail	WP	Waterproofing (waterproof)
HT	Height	W-W	Wall to Wall
		WWM	Welded Wire Mesh
ID	Inside Diameter		
	&	&	And
JT	Joint	@	At
	℄	℄	Center Line
KDAT	Kiln Dry After Treating	∅	Diameter
	#	#	Number / Pounds
LF	Linear Foot	±	Plus-or-Minus
	°	°	Degree

ARCHITECTURAL SYMBOLS LEGEND



ARCHITECTURAL MATERIALS LEGEND

- Steel *(Detail & Section)*
- Aluminum *(Section & Detail)*
- Concrete *(Detail & Section)*
  Exposed Concrete Ceiling *(Plan)*
- Concrete Masonry Units/CMU *(Plan, Detail & Section)*
- Concrete Masonry Units/CMU *(Elevation)*
- Brick *(Plan, Detail & Section)*
- Brick *(Elevation)*
- Gypsum Board - Gyp Bd *(Detail & Section)*
  Plaster, Stucco & EIFS *(Plan & Elevation)*
- Gypsum Board - Gyp Bd *(Reflected Ceiling Plan)*
- Grout *(Section & Detail)*
- Asphalt Shingle Roofing *(Plan & Elevation)*
- Asphalt Paving *(Section & Detail)*
- Earth *(Section)*
- Gravel *(Section)*
- Plywood/GLULAM *(Detail & Section)*
- Finish Lumber *(Detail & Section)*
- Structural Lumber *(Detail & Section)*
- Blocking *(Detail & Section)*
- Rigid Insulation *(Detail & Section)*
- Batt Insulation *(Plan, Section & Detail)*
- Glass *(Elevation)*

GENERAL NOTES

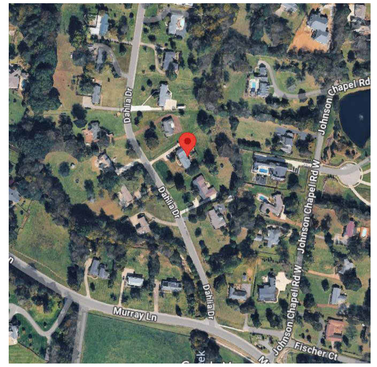
1. DO NOT SCALE DRAWINGS.
2. THE BUILDER MUST FIELD MEASURE & VERIFY EXISTING BUILDING CONDITIONS TO ASSURE THE DIMENSIONS SHOWN ON THE DRAWINGS CAN BE OBTAINED BEFORE STARTING CONSTRUCTION.
3. CLEARANCE DIMENSIONS SHALL BE MAINTAINED. ALIGN NEW CONSTRUCTION WITH EXISTING CONSTRUCTION, UNLESS NOTED OTHERWISE.
4. VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
5. NOTIFY THE OWNER &/OR ARCHITECT OF ANY VARIATION REQUIRED IN THE DIMENSIONS, WHETHER NOTED FOR VERIFICATION FOR THE INSTALLATION OF EQUIPMENT OR NOT, BEFORE CONTINUING WITH THE WORK.
6. IN THE EVENT DISCREPANCIES ARE FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE BUILDER SHALL BE REQUIRED TO NOTIFY THE OWNER &/OR ARCHITECT BEFORE CONTINUING WORK IN QUESTION.
7. REFER TO INDIVIDUAL SHEETS FOR ADDITIONAL DRAWING NOTES.
8. DIMENSIONS ARE FROM FACE OF EXISTING CONSTRUCTION UNLESS OTHERWISE INDICATED.
9. PATCH, REPAIR AND/OR REPLACE EXISTING FINISHES AS REQUIRED TO INTEGRATE NEW CONSTRUCTION TO ADJACENT SURFACES.
10. ALL ABANDONED FLOOR, GROUND, AND/OR WALL PENETRATIONS SHALL BE PATCHED AND REPAIRED TO MAINTAIN ITS INTEGRITY.
11. CONCEAL ALL CONDUIT IN WALLS AND IN CEILING FURR OUT WALLS AS NECESSARY.
12. ALL WOOD USED IN AREAS WHERE EXPOSURE TO MOISTURE IS POSSIBLE AND AT EXTERIOR WALLS SHALL BE TREATED TO RESIST ROT.
13. THE BUILDER SHALL BE RESPONSIBLE FOR PHASING CONSTRUCTION SEQUENCES WITH THE OWNER IN ORDER TO FACILITATE THE OWNER'S CONTINUING USE OF THE HOUSE. THIS SHALL INCLUDE PROVIDING FOR APPROVED ENTRANCES AND EXITS FROM THE HOUSE AND TEMPORARY PROTECTIVE WALLS AND DUST PARTITIONS.
14. THE BUILDING ENVELOPE MUST BE SEALED & SECURED AT THE END OF EACH WORKING DAY. THE BUILDER WILL TAKE THE NECESSARY PRECAUTIONS AND ERECT TEMPORARY BARRIERS AS NECESSARY.
15. THE BUILDER SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE BUILDER'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH THE BUILDER.
16. THE BUILDER SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT AND VERIFY THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF THE EQUIPMENT AND ASSOCIATED WORK ARE PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, & TELEPHONE.
17. DURING DEMOLITION WORK, THE BUILDER IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL STABILITY OF THE HOUSE. IF THERE IS ANY QUESTION REGARDING THE STRUCTURAL NECESSITY OF AN ITEM TO BE REMOVED, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
18. UNLESS APPROVED BY THE OWNER, THE BUILDER, THE BUILDER'S EMPLOYEES, AND SUBCONTRACTORS ARE NOT TO USE THE HOUSE'S TOILET FACILITIES OR ANY OTHER AMENITIES IN THE HOUSE.
19. UNDER NO CIRCUMSTANCES SHALL THE BUILDER, THE BUILDER'S EMPLOYEES, OR SUBCONTRACTORS BE IN ANY PART OF THE HOUSE THAT IS NOT INCLUDED IN THIS SCOPE OF WORK.

RAFOTH RESIDENCE

504 DAHLIA DRIVE
BRENTWOOD, TN 37027

UPDATED PERMIT SET

07.23.2026



1 VICINITY MAP
SCALE: N.T.S.

SHEET LIST	
SHEET NO.	SHEET NAME
A0.0	GENERAL INFORMATION
A0.1	GENERAL NOTES
A0.2	GENERAL NOTES
A1.0	FRONT PORCH PLANS, ELEVATIONS & WALL SECTION
A1.1	SITE PLAN
A1.2	DEMO & SLAB PLAN
A1.3	FLOOR PLAN
A1.4	ROOF PLAN & CEILING PLAN
A2.0	ELEVATIONS & SECTIONS
A2.1	3D VIEWS
A3.0	DETAILS

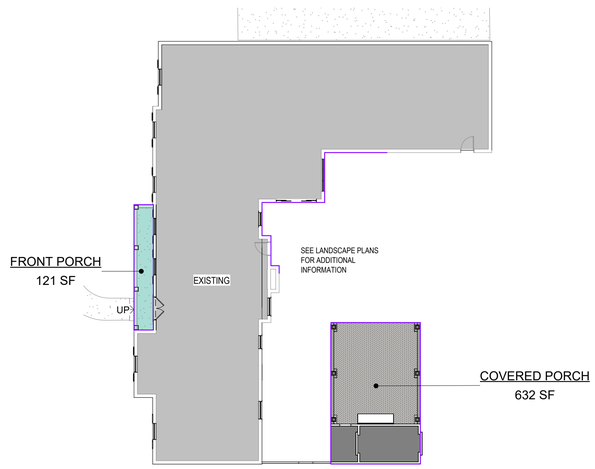
CONTRACTOR TO COORDINATE WITH OWNER ON THE FOLLOWING ITEMS

(SEE DRAWINGS FOR ADDITIONAL ITEMS NOT LISTED):

- MASONRY SIZE & COLOR
- WINDOW STYLES & FINISHES.
- ALL INTERIOR FINISHES, INCLUDING DOOR & WINDOW CASINGS.
- LIGHT FIXTURE STYLES & TYPE.
- OUTLET, DATA & SWITCH LOCATIONS.
- AIR VENT LOCATIONS.
- SIDING STYLE, EXPOSURE, & COLOR
- DOOR & WINDOW STYLES & FINISHES.
- CASEWORK STYLE & FINISH.
- PLUMBING FIXTURE SYTLES & FINISHES
- KITCHEN APPLIANCES

LUMBER PACKAGE NOTE

ALL STRUCTURAL FRAMING & ACCESSORIES ARE TO BE PER THE LUMBER PACKAGE. ANY STRUCTURAL FRAMING MEMBER SHOWN IN THE DRAWINGS IS TO BE VERIFIED BY THE LUMBER PACKAGE. FOR COORDINATION PURPOSES, THE ARCHITECT REQUESTS TO REVIEW THE LUMBER PACKAGE DRAWINGS PRIOR TO PLACING THE ORDER.



2 AREA MAP
SCALE: N.T.S.

JABB ARCHITECTURE & DESIGN
6311 tupper place <> brentwood tn 37027

Paul Butts, RA, LEED AP
pbutts@jabb-arch.com
615-480-5123
Sabrina Butts, LEED AP
sbutts@jabb-arch.com
615-480-7177
www.jabb-arch.com

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BRENTWOOD, TN 37027

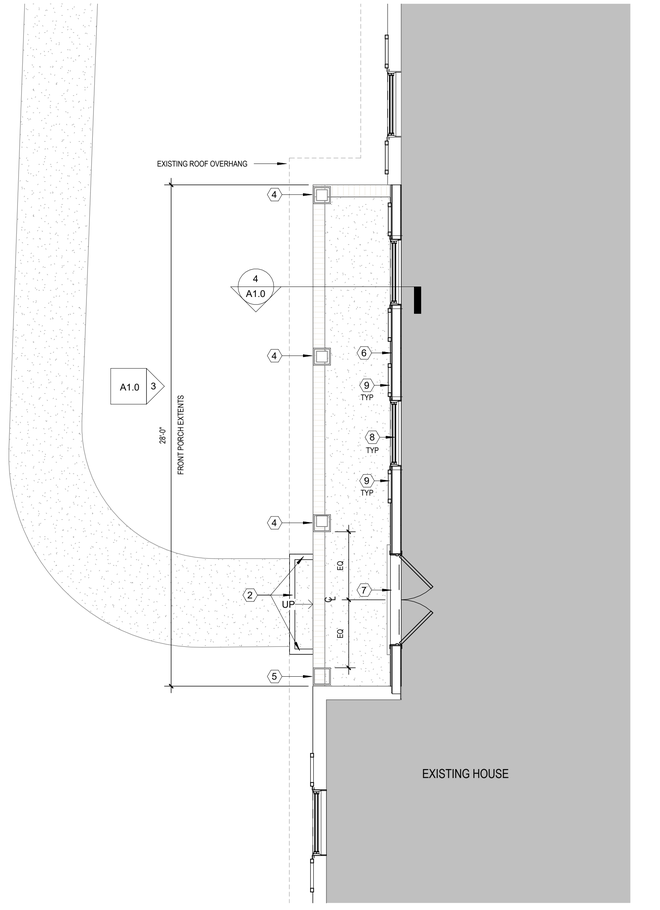
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REVISION DATA

2025-12 07.23.2026

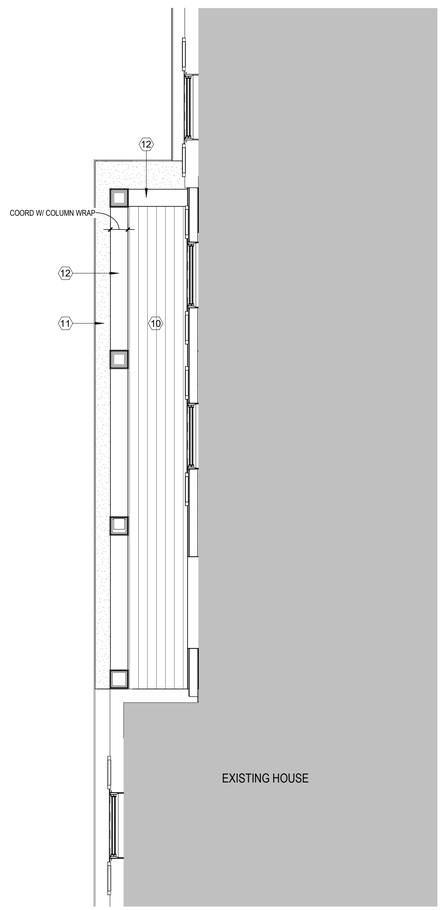
GENERAL INFORMATION

A0.0



1 FRONT PORCH - FLOOR PLAN
1/4" = 1'-0"

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



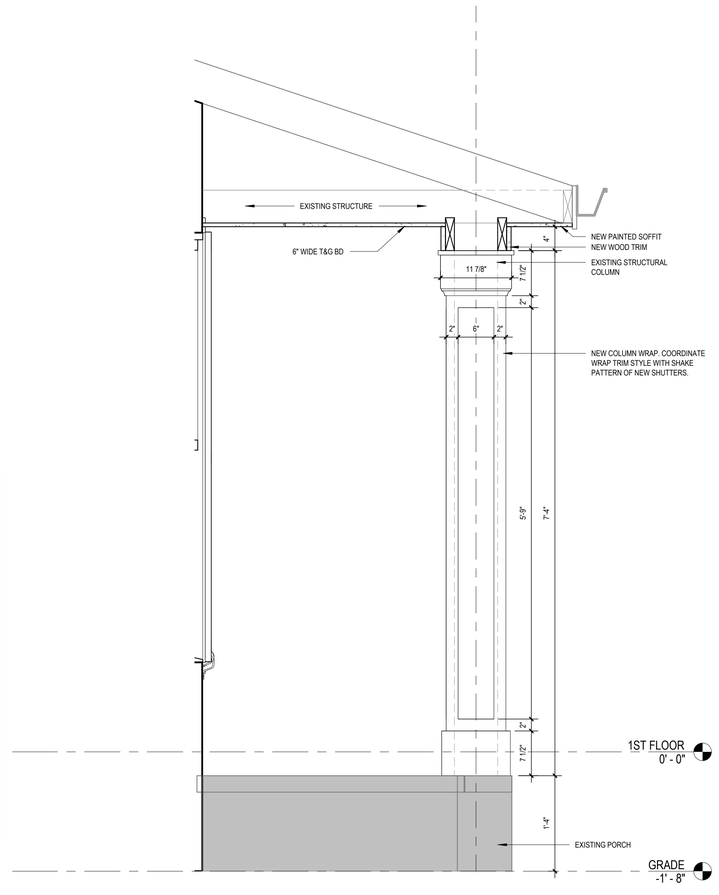
2 CEILING PLAN
1/4" = 1'-0"

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

FRONT PORCH KEYNOTES:

1. NOT USED
2. WRAP EXISTING CONCRETE STEP WITH BRICK TO MATCH PORCH.
3. NOT USED
4. REMOVE AND REPLACE EXISTING COLUMN WRAP. COORDINATE WRAP TRIM STYLE WITH SHAKE PATTERN OF NEW SHUTTERS.
5. ADD NEW COLUMN.
6. REMOVE AND REPLACE EXISTING BATTEN BOARD WITH PAINTED 8" VERTICAL T&G BD
7. REMOVE AND REPLACE EXISTING FRONT DOOR.
8. REMOVE AND REPLACE ALL EXISTING WINDOWS
9. REMOVE AND REPLACE ALL EXISTING SHUTTERS
10. REMOVE AND REPLACE EXISTING CEILING WITH 6" WIDE T&G BD
11. REMOVE AND REPLACE EXISTING SOFFIT WITH FIBER CEMENT BOARD
12. PROVIDE NEW WOOD TRIM AT COLUMN LINE. SEE WALL SECTION.
13. NOT USED
14. LIGHTS: PROVIDE NEW FLOODLIGHTS & NEW FRONT PORCH WALL SCONCE - COORDINATE LOCATION WITH OWNER

* WINDOW CASEMENT TO BE COORDINATED WITH OWNER



4 WALL SECTION THRU FRONT PORCH
1" = 1'-0"



SCALE : 1" = 1'-0"



3 FRONT ELEVATION
1/4" = 1'-0"



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

JABB ARCHITECTURE & DESIGN
6311 tupper place <> brentwood tn 37027

Paul Butts, RA, LEED AP
pbutts@jabb-arch.com
615-480-5123
Sabrina Butts, LEED AP
sbutts@jabb-arch.com
615-480-7177
www.jabb-arch.com
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RAFOTH RESIDENCE

504 DAHLIA DRIVE
BRENTWOOD, TN 37027

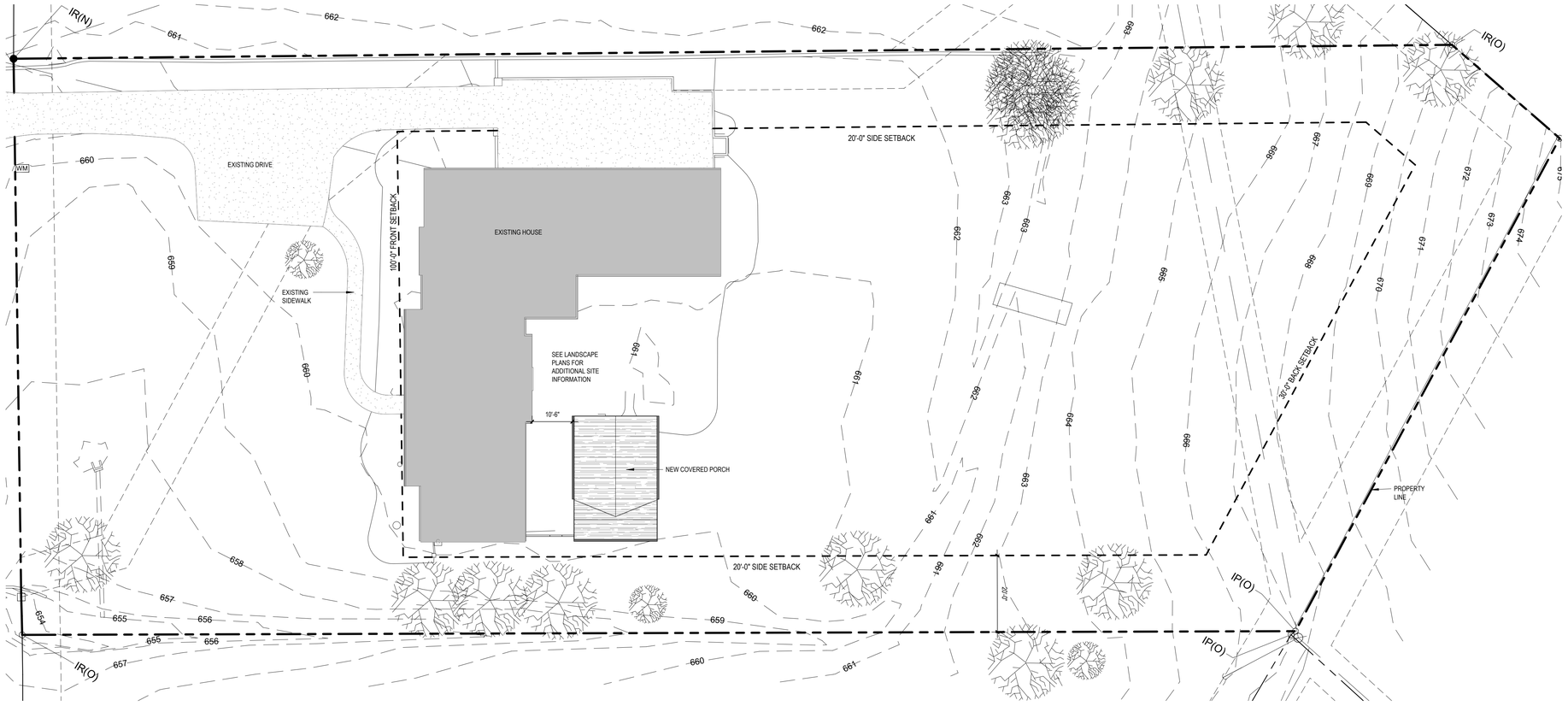
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2025-12 07.23.2026

FRONT PORCH PLANS, ELEVATIONS & WALL SECTION

A1.0



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

SCALE : 1/16" = 1'-0"

32' 16' 0' 8' 16'

JABB
ARCHITECTURE & DESIGN
6311 tupper place <> brentwood tn 37027

Paul Butts, RA, LEED AP
pbutts@jabb-arch.com
615-480-5123
Sabrina Butts, LEED AP
sbutts@jabb-arch.com
615-480-7177
www.jabb-arch.com
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RAFOTH RESIDENCE

504 DAHLIA DRIVE
BRENTWOOD, TN 37027

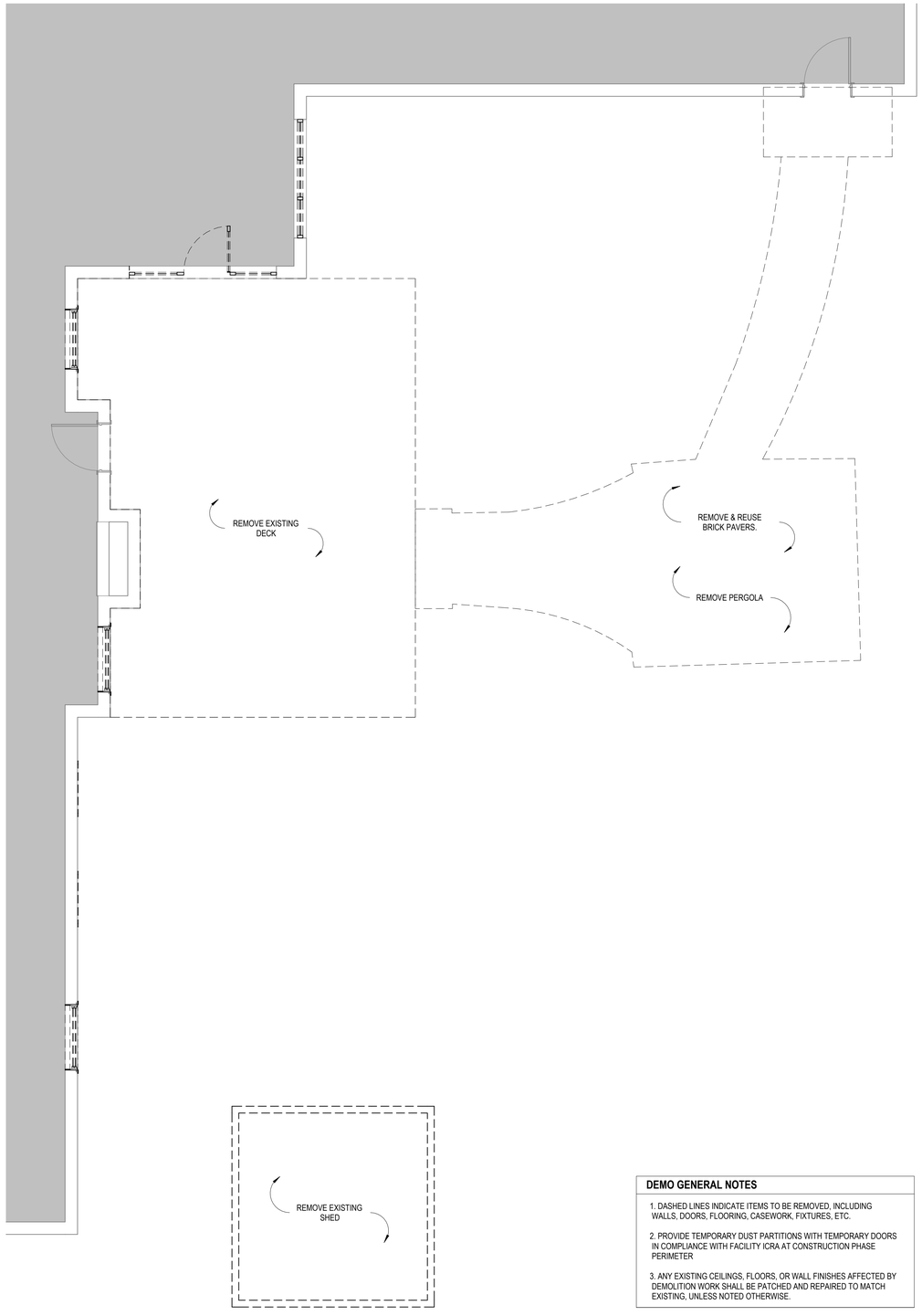
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2025-12 07.23.2026

SITE PLAN

A1.1



DEMO GENERAL NOTES

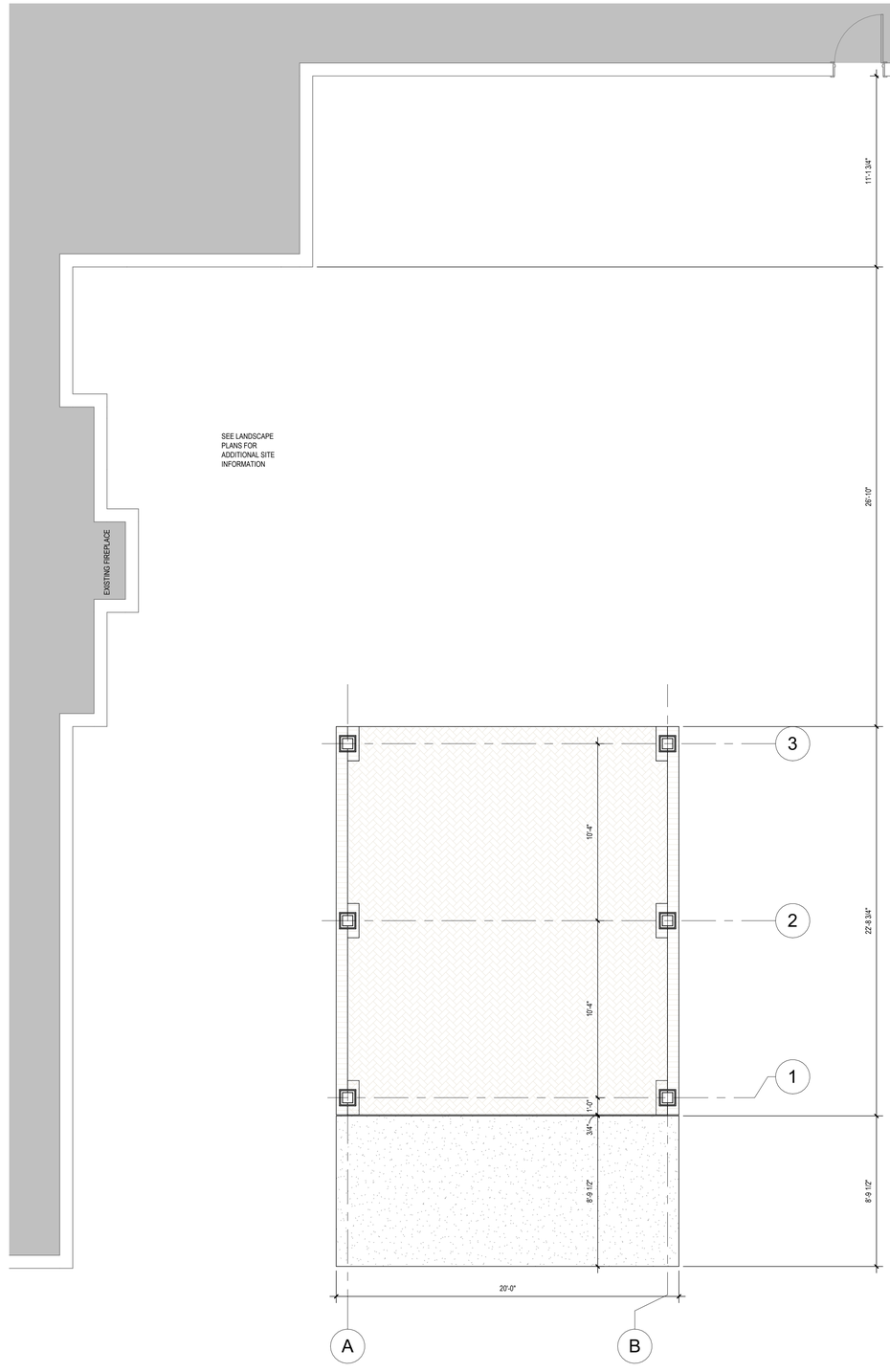
1. DASHED LINES INDICATE ITEMS TO BE REMOVED, INCLUDING WALLS, DOORS, FLOORING, CASEWORK, FIXTURES, ETC.

2. PROVIDE TEMPORARY DUST PARTITIONS WITH TEMPORARY DOORS IN COMPLIANCE WITH FACILITY ICRA AT CONSTRUCTION PHASE PERIMETER

3. ANY EXISTING CEILINGS, FLOORS, OR WALL FINISHES AFFECTED BY DEMOLITION WORK SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING, UNLESS NOTED OTHERWISE.

1 DEMO PLAN
1/4" = 1'-0"

4' 2' 0' 4' 8'
SCALE : 1/4" = 1'-0"



2 SLAB PLAN
1/4" = 1'-0"

4' 2' 0' 4' 8'
SCALE : 1/4" = 1'-0"

JABB
ARCHITECTURE & DESIGN
6311 tupper place <> brentwood tn 37027

Paul Butts, RA, LEED AP
pbutts@jabb-arch.com
615-480-5123
Sabrina Butts, LEED AP
sbutts@jabb-arch.com
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www.jabb-arch.com
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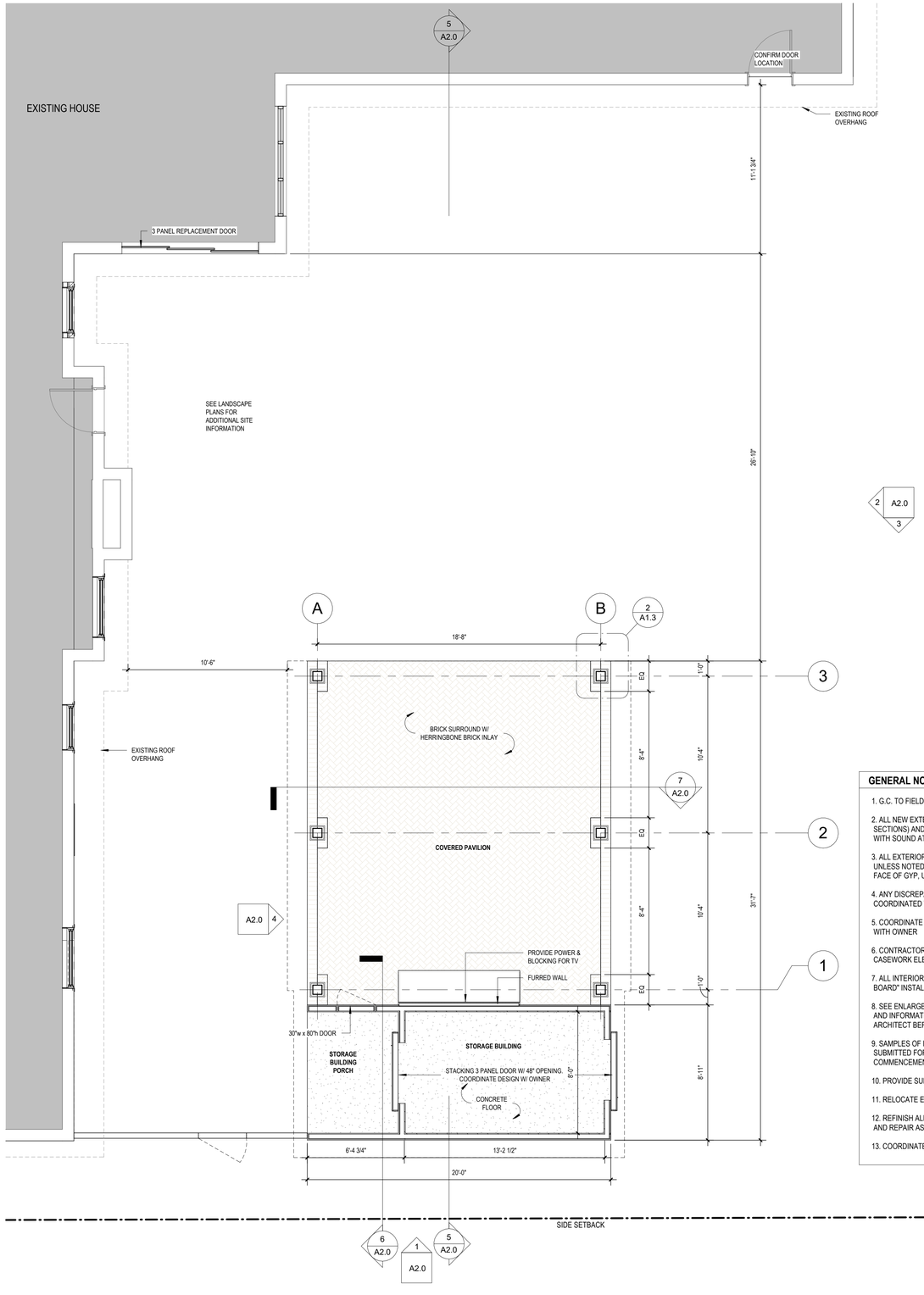
2025-12 07.23.2026

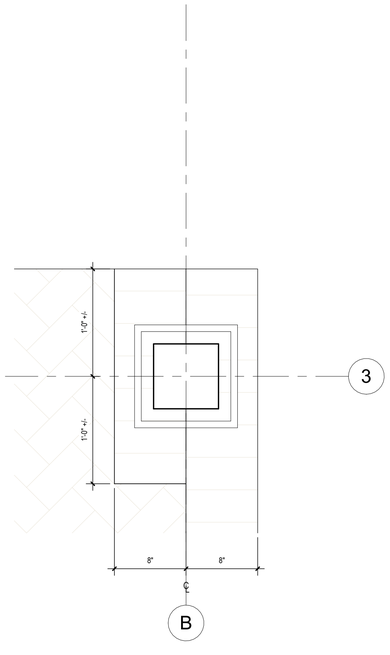
DEMO & SLAB PLAN

A1.2



MATERIAL INSPIRATION IMAGE: BRICK SURROUND W/ HERRINGBONE BRICK INLAY





2 DETAIL @ COLUMNS
1 1/2" = 1'-0"

SCALE : 1 1/2" = 1'-0"

1 FLOOR PLAN
1/4" = 1'-0"

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

GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL DIMENSIONS & COORDINATE WITH OWNER
2. ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS (SEE WALL SECTIONS) AND ALL NEW INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS WITH SOUND ATTENUATION FIBER BATT INSULATION.
3. ALL EXTERIOR DIMENSIONS ARE TO/FROM FACE OF SHEATHING, UNLESS NOTED OTHERWISE & ALL INTERIOR DIMENSIONS ARE TO/FROM FACE OF GYP, UNLESS NOTED OTHERWISE.
4. ANY DISCREPANCY WITH DIMENSIONS AND INFORMATION MUST BE COORDINATED WITH ARCHITECT BEFORE PROCEEDING.
5. COORDINATE LIGHT FIXTURE, SWITCH, OUTLET, AND DATA LOCATIONS WITH OWNER
6. CONTRACTOR TO PROVIDE WOOD BLOCKING WITHIN WALLS BASED ON CASEWORK ELEVATIONS AND OTHER DETAILS.
7. ALL INTERIOR WALLS TO RECEIVE 1/2" GYPSUM BOARD W/ "GREEN BOARD" INSTALLED IN WET LOCATIONS
8. SEE ENLARGED PLANS AND ELEVATIONS FOR ADDITIONAL DIMENSIONS AND INFORMATION ANY DISCREPANCY MUST BE COORDINATED WITH ARCHITECT BEFORE PROCEEDING.
9. SAMPLES OF FINISH COLORS AND MATERIALS SPECIFIED SHALL BE SUBMITTED FOR APPROVAL TO THE ARCHITECT/DESIGNER PRIOR TO COMMENCEMENT OF WORK.
10. PROVIDE SUBMITTALS FOR CABINET HARDWARE AND PULLS.
11. RELOCATE EXISTING RETURNS AND DIFFUSERS AS NEEDED.
12. REFINISH ALL EXISTING HARDWOOD FLOORS IF SALVAGEABLE. PATCH AND REPAIR AS NECESSARY. REPLACE IF NEEDED.
13. COORDINATE ALL FINISHES WITH OWNER

JABB ARCHITECTURE & DESIGN
6311 tupper place <> brentwood tn 37027

Paul Butts, RA, LEED AP
pbutts@jabb-arch.com
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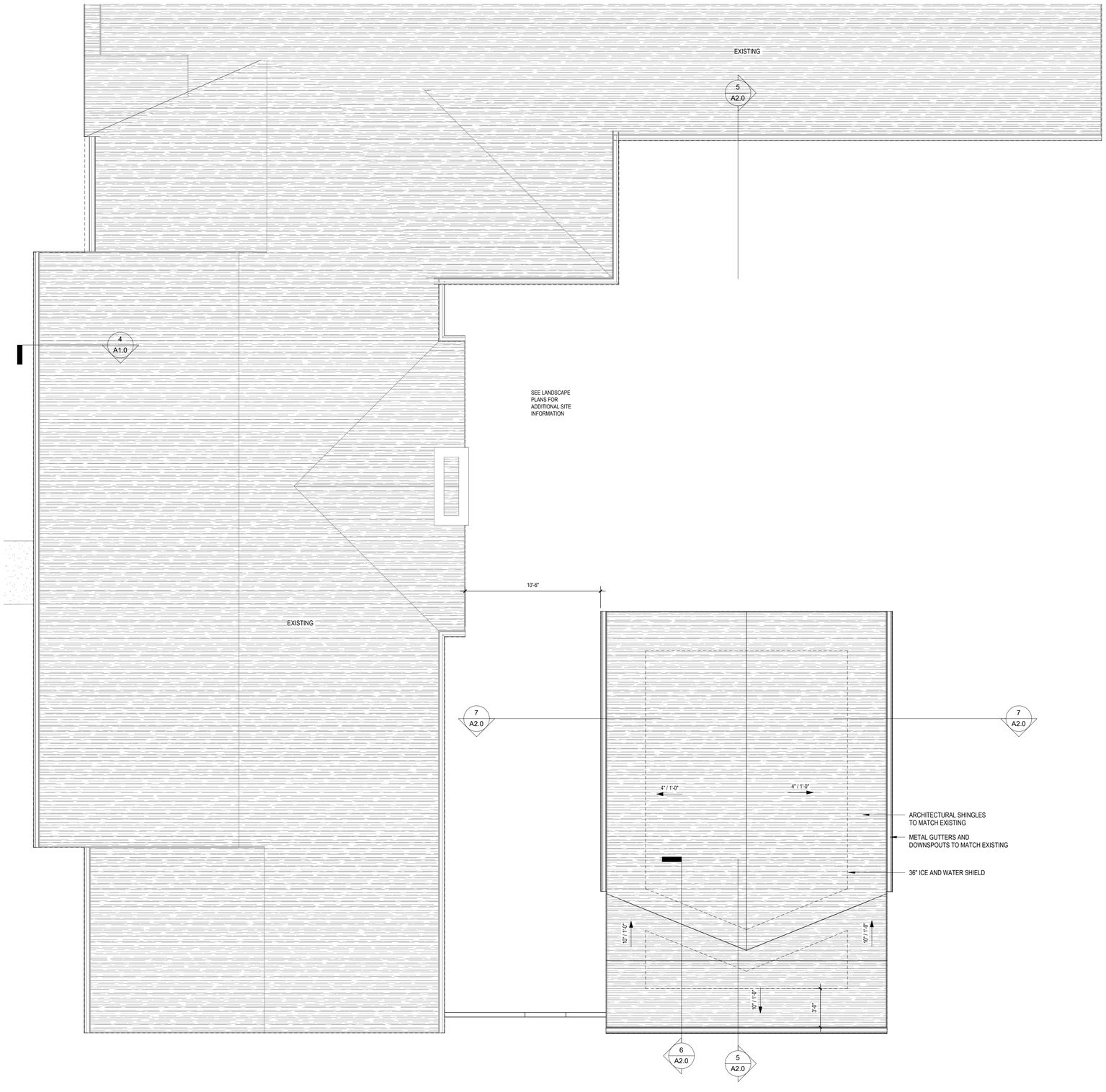
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FLOOR PLAN

A1.3



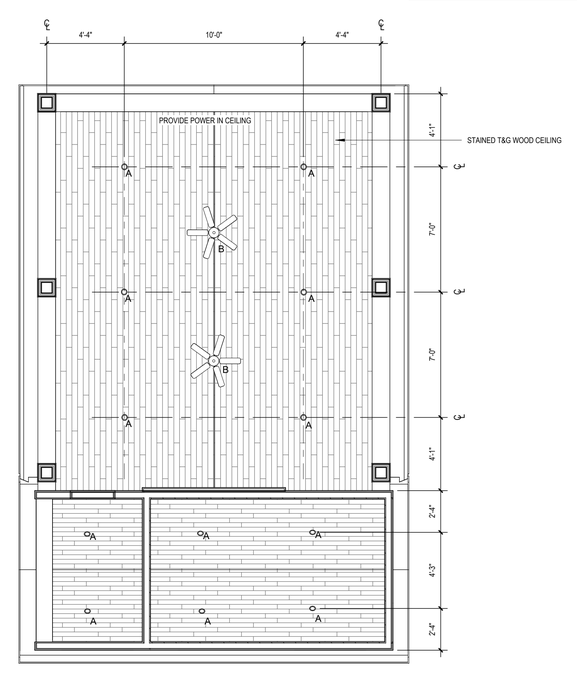
1 ROOF PLAN
1/4" = 1'-0"

4' 2' 0' 4' 8'

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

RCP LEGEND

A. OUTDOOR RECESSED DOWNLIGHT
B. OUTDOOR FAN
C. CEILING MOUNTED HEATERS - LOCATION TBD



2 CEILING PLAN
1/4" = 1'-0"

4' 2' 0' 4' 8'

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

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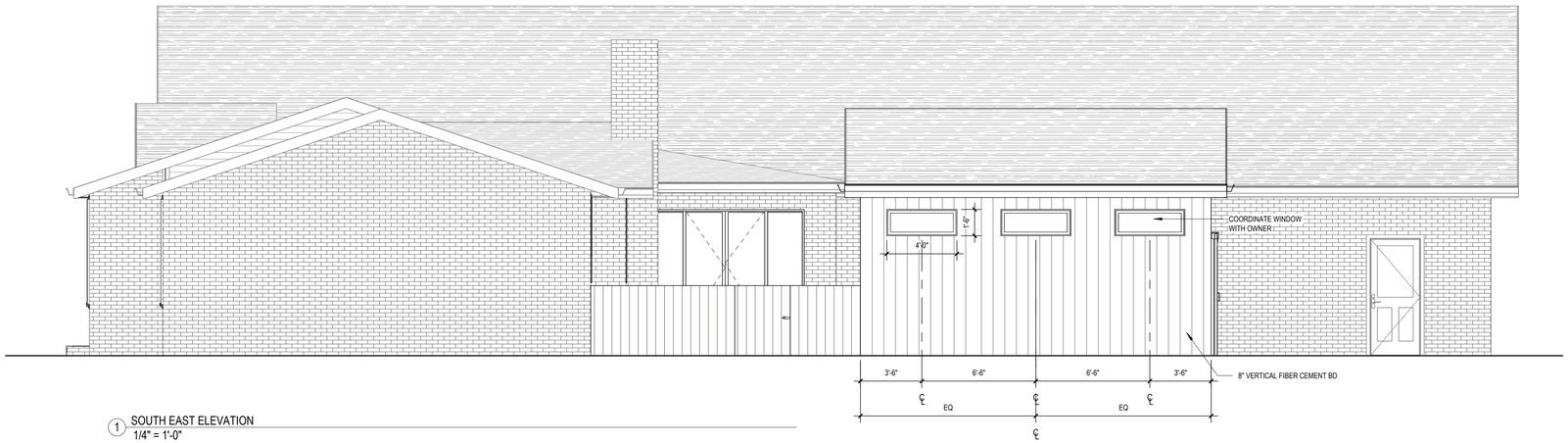
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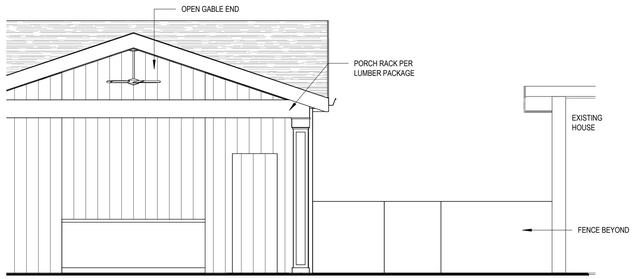
2025-12 07.23.2026

ROOF PLAN & CEILING PLAN

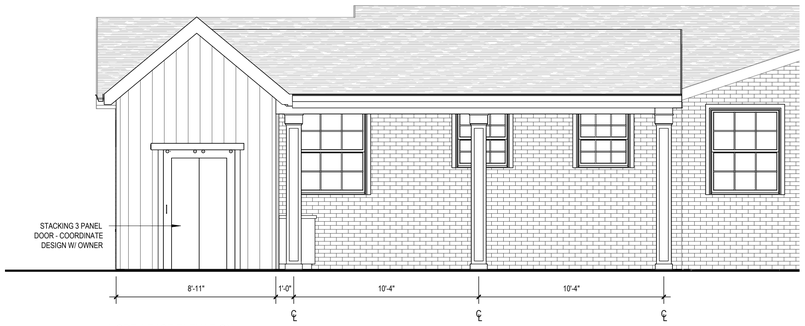
A1.4



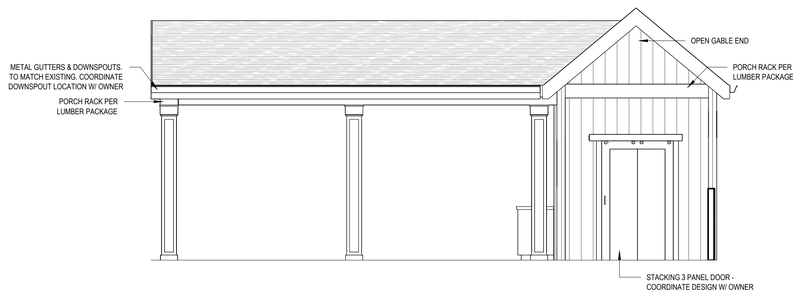
1 SOUTH EAST ELEVATION
1/4" = 1'-0"



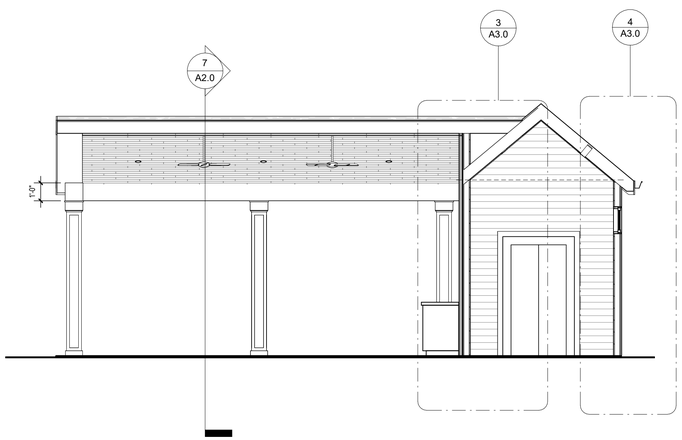
3 NORTH WEST ELEVATION
1/4" = 1'-0"



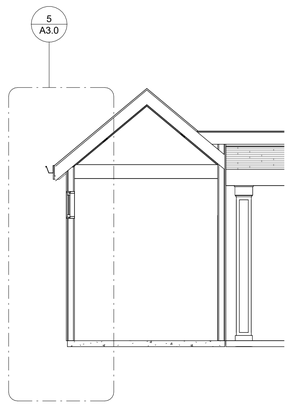
2 NORTH EAST ELEVATION
1/4" = 1'-0"



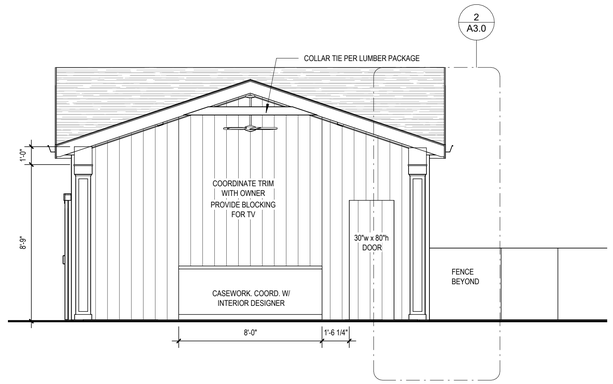
4 SOUTH WEST ELEVATION
1/4" = 1'-0"



5 SECTION THRU STORAGE
1/4" = 1'-0"



6 SECTION THRU STORAGE PORCH
1/4" = 1'-0"



7 SECTION THRU COVERED PORCH
1/4" = 1'-0"

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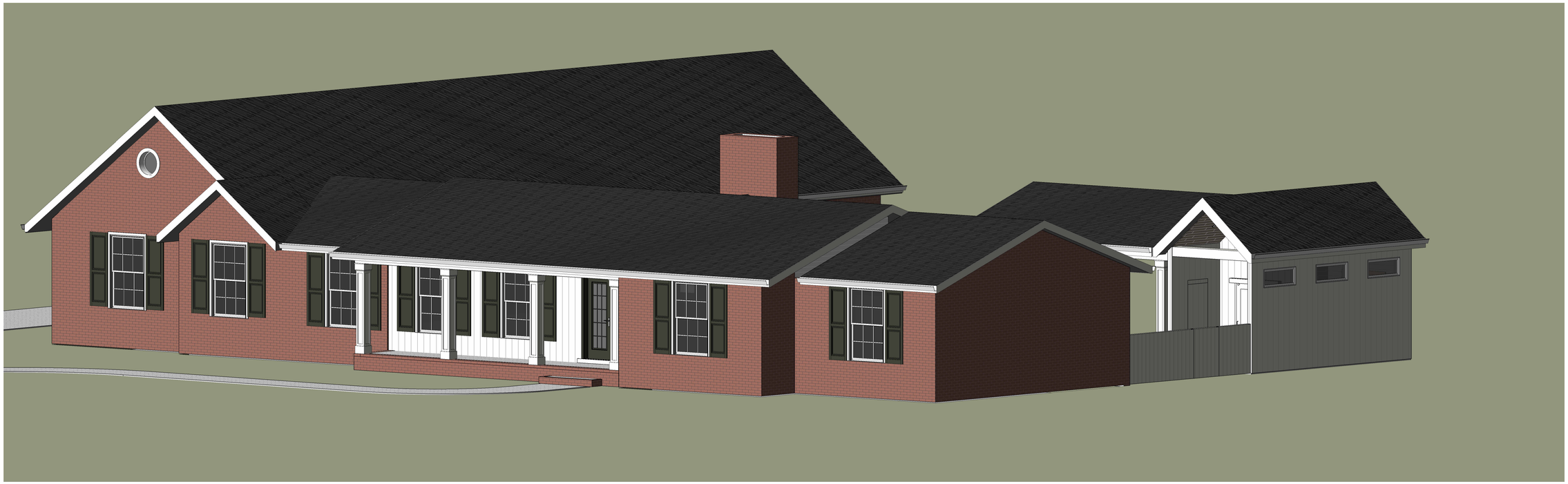
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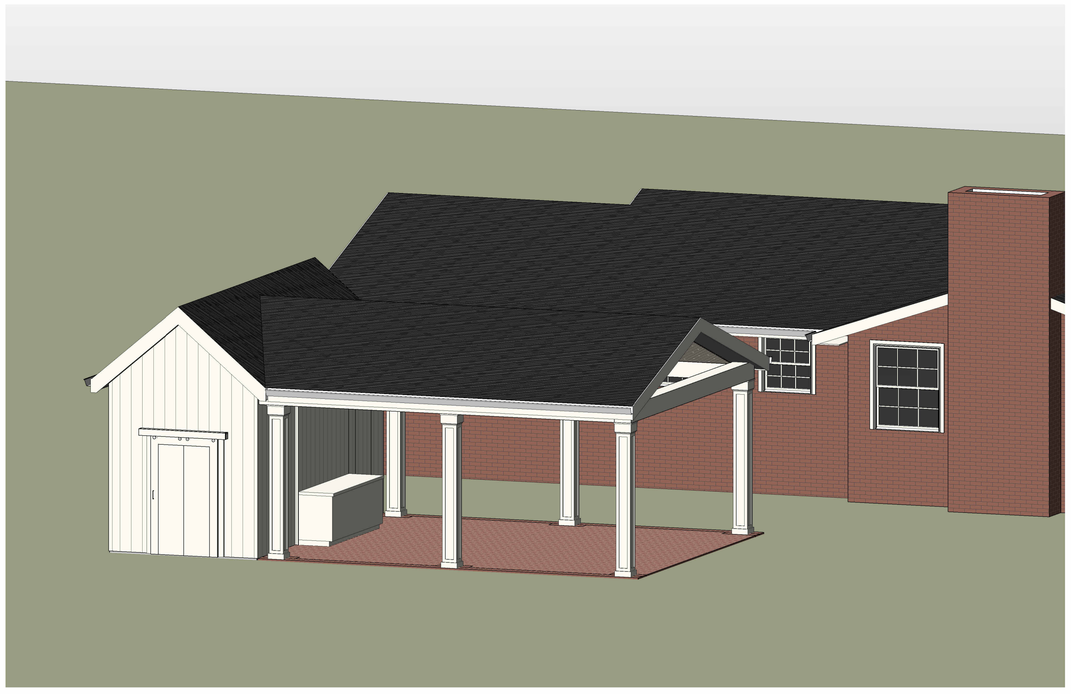
2025-12 07.23.2026

ELEVATIONS & SECTIONS

A2.0



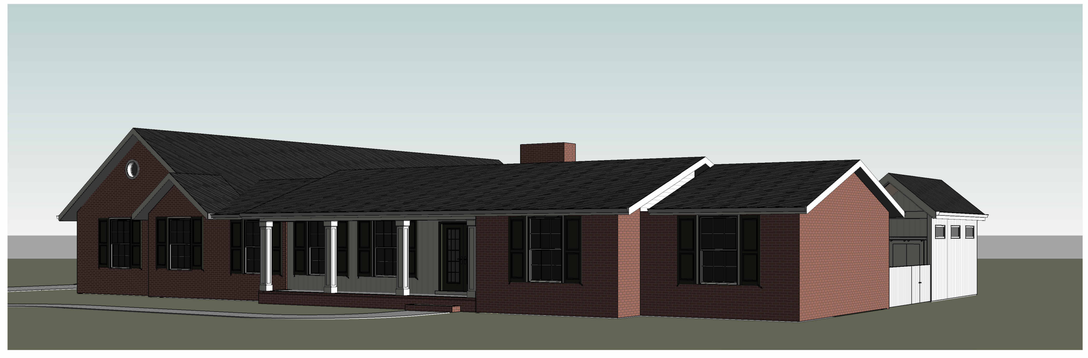
1 3D VIEW A



2 3D VIEW B

EXTERIOR FINISH NOTES:

- ALL EXTERIOR SIDING (LOCATED ON MAIN HOUSE AND ACCESSORY STRUCTURE): PAINTED SHERWIN WILLIAMS - SHOJI WHITE
- ALL EXTERIOR TRIM: PAINTED - SHERWIN WILLIAMS - SHOJI WHITE
- ALL EXTERIOR SHUTTERS: PAINTED SHERWIN WILLIAMS ROCK BOTTOM
- FRONT DOOR: PAINTED SHERWIN WILLIAMS ROCK BOTTOM



3 3D View 4

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REVISION DATA

NO.	DESCRIPTION	DATE
1	CODE RESPONSE	08.24.2026

2025-12 07.23.2026

1 3D VIEWS

A2.1



BZA **3.**

Meeting Date: 09/21/2026

Current Zoning: AR - AGRICULTURAL RESIDENTIAL ESTATE

Information

Subject

BZA2608-003 Variance Request - 913 Franklin Road, Zoning AR / R-2 -
Applicant: Jost Architecture

General Information

Background and Request

The subject property is located at 913 Franklin Road and is designated as a historically significant site known as Mountview. Constructed in 1860, the property was placed on the National Register of Historic Places in 1986 and is also known as the Davis-Rozzell Residence.

The applicant, Jost Architecture, is requesting a variance to allow three (3) accessory structures on the property, rather than the two (2) structures allowed by the Brentwood Municipal Code. Section 78-22(3) states that on parcels of at least three but less than five acres in size,two (2) accessory structures are allowed.

According to the Williamson County Property Assessor, the subject property is currently 4.96 acres. However, prior to the widening of Franklin Road, the property was approximately five (5) acres in size.

Existing Accessory Structures

There are currently four (4) accessory buildings on the property:

- The smokehouse
- The potting shed
- A garage
- A pool house

Directly behind the southwest corner of the house is a small, two-story brick smokehouse on a limestone foundation. South of the house are two small frame outbuildings dating from the turn of the century. One is a narrow, one and a half-story shed with a gable roof known as the potting shed. The second frame outbuilding is a one-story garage and shed structure located west of the frame shed aka the potting shed.

The property includes three outbuilding, two contributing and one non-contributing. The brick smokehouse and frame shed (potting shed) are contributing historic resources, while the frame garage/shed is non-contributing resource. A contributing resource is any building, object, or

structure which adds to the historical integrity or architectural qualities that make the historic district significant. The smokehouse, potting shed, and garage are identified on the National Register listing

In 2025, construction began on the pool house without prior approval from the Board of Zoning Appeals or a building permit from the Planning & Codes Department. A stop work order was subsequently issued, and construction was halted while a permanent solution was explored that would address the existing accessory structures while allowing for the preservation of the proposed pool house.

Proposed Master Plan

The applicant has developed an overall master plan intended to reduce the number of accessory structures on the property by one, while preserving the property's significant historical resources. No changes to the primary residence are proposed. However, the smokehouse is proposed to be incorporated into the primary residence through a kitchen addition and a covered walkway. This would change the classification of the smokehouse from an accessory structure to a semi-detached structure.

Under the proposed master plan, the property would contain three (3) accessory structures: the potting shed, the garage, and the pool house that was started without formal approval. The variance is therefore necessary to allow the three accessory structures to remain while implementing the overall master plan.

On July 17, 2026, Planning & Codes staff presented the master plan proposal to the Historic Commission. The initial proposal contemplated removal of the potting shed in order to achieve compliance with the two accessory structure limitations as required by the Brentwood Municipal Code. Under that proposal, incorporation of the smokehouse into the primary residence and removal of the potting shed would have resulted in only two detached accessory structures - the garage and the pool house.

The Historic Commission recommended preservation of the potting shed due to the historic nature of the property and its significance as a resource identified on the National Register of Historic Places. In response to this recommendation, the applicant revised the master plan to preserve the potting shed and incorporate the smokehouse into the primary residence. This revised plan results in three detached accessory structures and is the basis for the requested variance.

Last year, in 2025, construction began on the pool house without approval by the Board of Zoning Appeals or a permit from the Planning & Codes Department. A stop work order was placed on the property and construction of the pool house was halted until a permanent solution could be found in order to preserve the existing accessory buildings as well as the proposed pool house.

An overall master plan for this property was created in order to reduce the number of accessory structures on the property by one. There are no changes to the primary residence being proposed, however the smokehouse will be incorporated into the primary residence through a proposed kitchen addition and a covered walkway. This will change the classification of the

Smoke House from an accessory structure to a semi-detached structure. This would leave three (3) accessory structures on the property - the potting shed, the garage, and the pool house that is currently under construction.

On July 17, 2026, Planning & Codes staff presented the Master Plan proposal to the Historic Commission. However, the initial proposal included removal of the potting shed instead of preserving the structure. By removing the potting shed and incorporating the Smoke House into the primary residence, this would leave two accessory structures on the property - the garage and the pool house. On the recommendation of the Historic Commission, it was requested to preserve the potting shed, given the nature of the property, and the potting shed being listed on the National Register of Historic Places.

Pursuant to Section 78-59 of the Brentwood Municipal Code, the Board of Zoning Appeals has the authority to hear and decide applications for variances, but only where three criteria are met by state law. Those three criteria are as follows:

Variance Criteria #1

1. **Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance; or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.**

   The subject property is located at 913 Franklin Road and is a historically significant site known as Mountview. Constructed in 1860, the property was placed on the National Register of Historic Places in 1986 and is also known as the Davis-Rozzelle Residence.

   The property contains several historic accessory structures that contribute to the historical significance and integrity of Mountview. Prior to the addition of the pool house, the property contained three (3) accessory structures - the pool house, the potting shed, and the garage - which already exceeded the two accessory structures permitted by Section 78-22(3). The property's existing condition was already unique from properties that contain the maximum number of accessory structures permitted by the Zoning Ordinance.

   The proposed master plan was developed in consideration of the property's historic resources and the recommendation of the Historic Commission to preserve the existing potting shed, which is identified as a contributing historic resource.

   Given the property's designation on the National Register of Historic Places, the presence of contributing historic resources that warrant preservation, and the existing number and configuration of accessory structures, staff finds that the circumstances associated with the property constitute an extraordinary and exceptional situation or condition. Strict application of the accessory structure limitation would require the removal of a historic resource in order to bring the property into compliance, despite the applicant's proposal to reduce the overall number of detached accessory structures and preserve the property's historic character.

   These circumstances are unique to the subject property and are not generally applicable to

other properties within the City. ***Therefore, staff finds that this criteria has been met.***

Variance Criteria #2

2. **The strict application of any provision enacted under the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner of the property.**

   The strict application of Section 78-22 of the Brentwood Municipal Code would result in practical difficulty and undue hardship for the property owner by requiring the removal of an existing historic accessory structure in order to comply with the maximum number of permitted accessory structures.

   As part of the proposed master plan, the applicant initially proposed removing the potting shed to reduce the number of detached accessory structures to two. However, the Historic Commission recommended that the potting shed be preserved due to the historic nature of the property and the structure's significance as a contributing resource associated with Mountview and its National Register listing. The revised master plan instead proposed incorporating the smokehouse into the primary residence, reducing the number of detached accessory structures while allowing the potting shed to remain.

   Strict application of the two accessory structure limitations would therefore require the removal of a historic resource that the Historic Commission has recommended preserving. Staff finds that requiring removal of the potting shed solely to achieve compliance with the accessory structure limitation would create practical difficulty and undue hardship for the property owner. ***Therefore, staff finds that this criteria has been met.***

Variance Criteria #3

3. **The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance.**

   Granting the requested variance would not result in substantial detriment to the public good or substantially impair the intent and purpose of the Zoning Ordinance. The intent of the accessory structure limitation is to regulate the number of accessory structures on a property in order prevent excessive accessory development.

   Prior to the addition of the pool house, the properly already contained three (3) detached accessory structures - the smokehouse, the potting shed, and the garage which exceeded the number of accessory structures currently permitted by Section 78-22(3). Therefore, the requested variance is not creating a new condition in which the property would exceed the permitted number of accessory structures; rather, the proposed master plan seeks to address the existing noncompliant condition while preserving the properties signifiant resources.

   In this case, the requested relief is specific to the unique circumstances of the subject property, which is a historically significant site known as Mountview and is listed on the National Register of Historic Places. The circumstances associated with the subject

property, including its historic designation, contributing historic resources, and preservation considerations, are not generally applicable to other properties within the City. As such, granting the variance would not establish a general precedent on similarly situation properties. Staff finds that the request relief would not be a substantial detriment to the public good and would not substantially impair the intent and purpose of the Zoning Ordinance. ***Therefore, staff finds that this criteria has been met.***

Recommendation

Before a variance is granted, it must be demonstrated that the circumstances associated with the subject property do not generally apply to other properties in the neighborhood.

Staff recommends **approval of the variance request as shown in Exhibit A of the attachments.** The subject property presents an extraordinary and exceptional situation or condition due to its historic significance, designation of on the National Register of Historic Places, and the presence of contributing historic resources that warrant preservation. The strict application of the Zoning Ordinance would result in practical difficulties and undue hardship by requiring the removal of a historic accessory structure in order to comply with the maximum number of permitted accessory structures.

The circumstances associated with the subject property are unique and do not generally apply to other properties in the neighborhood. Staff finds that granting the requested variance would not be a substantial detriment to the public good and would not substantially impair the intent and purpose of the Zoning Ordinance. **Therefore, staff finds that the applicable criteria for granting the variance has been met and recommends approval.**

Attachments

Exhibit A - Proposed Site Plan
Letter of Intent
Master Plan Proposal
Image of the Potting Shed
National Register of Historic Places Inventory - Nomination Form
National Register of Historic Places Inventory - Pictures
Resolution 2000-11 Historically Significant Sites

EXISTING POOL ENCLOSURE TO REMAIN

EXISTING POOL

EXISTING GARDEN

PROPOSED POOL HOUSE LOCATION

SMOKE HOUSE (02)

GRAVEL DRIVE

UG CATV

R2 ZONING DESIGNATION | AR ZONING DESIGNATION

EXISTING 2 STORY BRICK AND WOOD FRAMED HOUSE #913

PRIMARY STRUCTURE (01)

GRAVEL DRIVE

:TBACK

GRAVEL DRIVE

EXISTING GARAGE (03)

R2 ZONING DESIGNATION | AR ZONING DESIGNATION

POTTING SHED (04)

GRAVEL DRIVE

20'-0" R2 SETBACK

50'-0" AR SETBACK

10' P.U.D.E.

N 84°27'06" W 553.90' (C)

N 84°13'54" W 553.90' (R)



EXISTING SITE PLAN

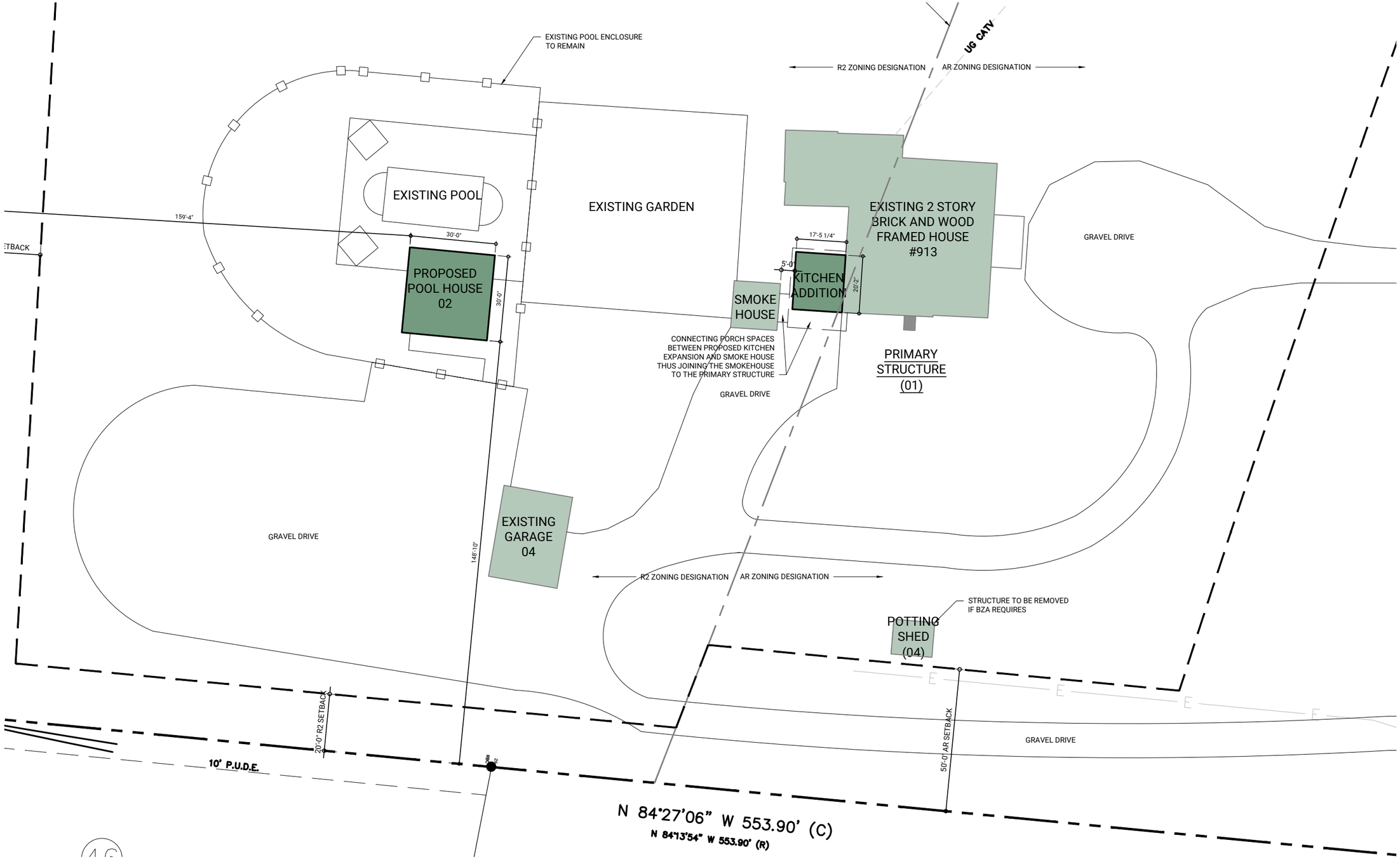
structures in question

JOST ARCHITECTURE
Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

3
AUGUST 17, 2026
BZA SUBMITTAL



PROPOSED SITE PLAN

newly compliant structures

JOST ARCHITECTURE
Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

4
AUGUST 17, 2026
BZA SUBMITTAL



01 ARCHITECTURAL SITE PLAN

0 5' 10' 20'

PROPOSED SITE PLAN

newly compliant structures

JOST ARCHITECTURE
Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

2617 MOUNTVIEW ESTATE
913 FRANKLIN ROAD

A1.00
ARCHITECTURAL SITE F

BZA SUBMITTAL DRAFT

5
AUGUST 17, 2026
BZA SUBMITTAL

JOST ARCHITECTURE

LETTER OF INTENT – VARIANCE REQUEST

Mountview Estate – 913 Franklin Road, Brentwood, Tennessee
Request to Retain Existing Historic Accessory Structure

To the Board of Zoning Appeals for the City of Brentwood:

The owners of Mountview Estate, Rob and Tiffani Day, respectfully request a Variance from the City's limitation on the number of accessory structures permitted on their property. The homeowners wish to preserve the historic accessory structures that remain part of the estate while undertaking proposed improvements to the property. This Variance Request specifically addresses the future of the existing structure commonly referred to as the “Potting Shed.”

Mountview is an exceptional property within the City of Brentwood due to its age, architectural significance, and collection of historic structures. The property is listed on the National Register of Historic Places, and the Potting Shed is identified as a contributing historic resource.

While this collection of historic accessory structures contributes to the character and history of the estate, the structures were constructed for the daily functions of a different time and cannot reasonably accommodate every contemporary functional need of the property today. In particular, none of the existing accessory structures is appropriately located, configured, or suited to serve the existing pool and outdoor living area as the Pool House proposed under a separate application

Strict compliance with current zoning requirements would require the removal of one existing structure in order to construct a detached Pool House. The homeowners are therefore requesting permission to retain one existing accessory structure beyond the number otherwise permitted, specifically with preservation of the historic Potting Shed in mind.

It is important to note that the proposed work as a whole will result in no net increase in the total number of structures on the property. As part of the proposed project, the existing historic Smoke House will be incorporated into the Primary Residence through a proposed kitchen addition and covered walkway, reducing the number of detached structures on the site by one. Construction of the proposed Pool House will restore that number to its existing total rather than increase the overall number of structures currently present on the property.

The homeowners believe that this request is limited in nature and consistent with the intent of the City's zoning regulations. No additional use, dwelling unit, or intensified occupancy is proposed for the Potting Shed. The request is based upon the unique historic circumstances of this particular property and the homeowners' desire to preserve an existing historic resource rather than demolish or substantially alter it.

As part of the broader improvements to Mountview, other existing site conditions will be addressed as follows:

1. **Primary Residence** – No change in classification is proposed.
2. **Historic Smoke House** – The Smoke House will be incorporated into the Primary Residence through a proposed kitchen addition and covered walkway, reducing the number of detached accessory structures on the property by one.
3. **Existing Garage** – No change is proposed.
4. **Historic Potting Shed** – The homeowners respectfully request that this structure be allowed to remain as one additional accessory structure due to its historic significance and relationship to the historic estate.
5. **Proposed Pool House** – The Pool House is the subject of a separate Board of Zoning Appeals request regarding its proposed size and height.

Approval of this Variance would allow the historic Potting Shed to remain while the homeowners otherwise work to bring the property into conformity with current zoning requirements.

Should the Board determine that the requested variance cannot be granted, the homeowners will, with great regret, remove or relocate the Potting Shed as necessary to achieve Zoning compliance prior to completion of the proposed detached Pool House.

The homeowners respectfully request the Board's consideration of the exceptional historic circumstances associated with Mountview and permission to preserve this contributing structure as part of the property's continued stewardship.

Respectfully submitted,



Anne Jost, AIA
Jost Architecture
Submitted on behalf of Rob and Tiffani Day, Owners of Mountview Estate

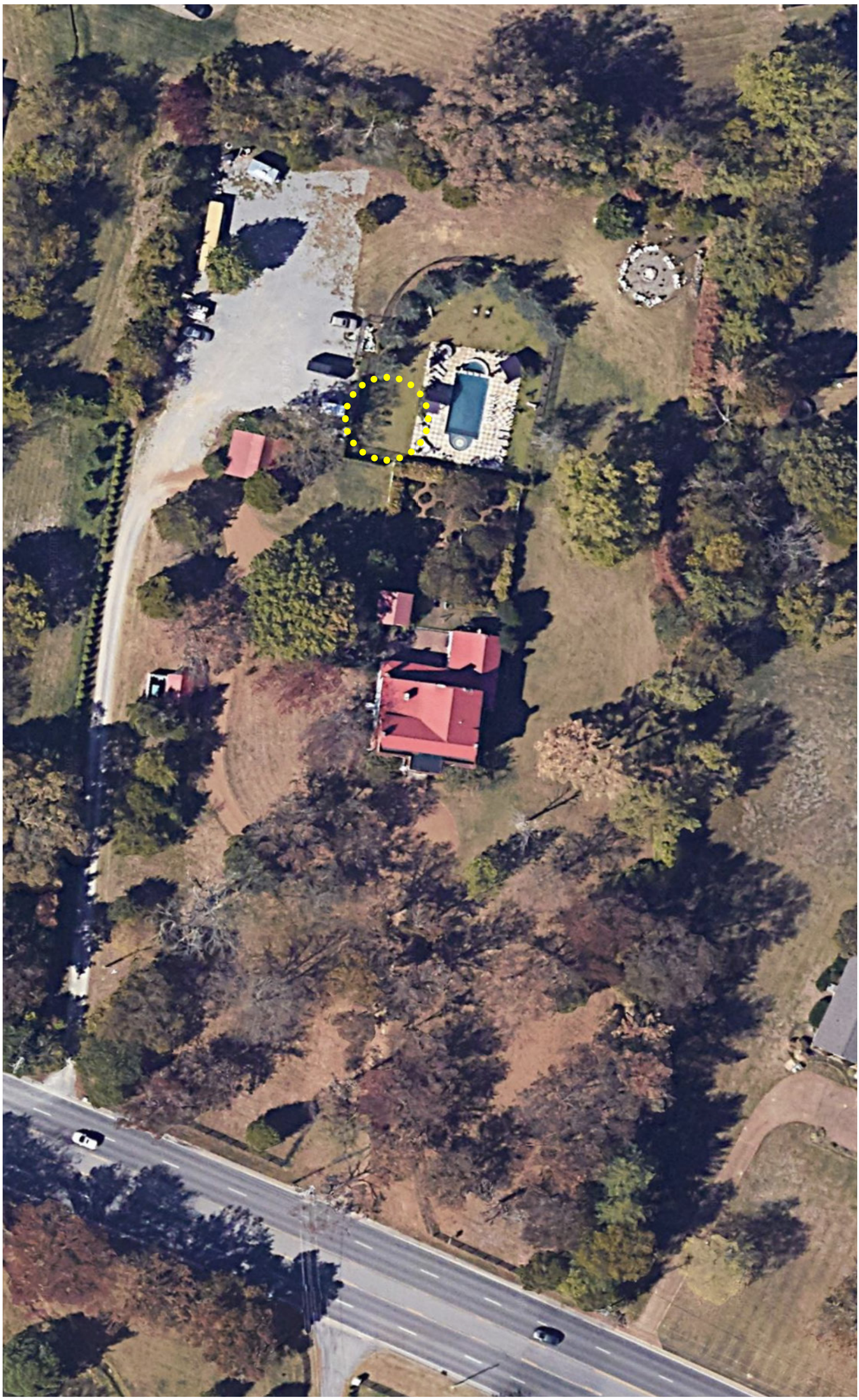
MOUNTVIEW ESTATE

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Anne Jost . Architect . AIA
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A POOL HOUSE AT **913 FRANKLIN ROAD**

1
AUGUST 17, 2026
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AERIAL IMAGE

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A POOL HOUSE AT **913 FRANKLIN ROAD**

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EXISTING POOL ENCLOSURE TO REMAIN

EXISTING POOL

EXISTING GARDEN

PROPOSED POOL HOUSE LOCATION

SMOKE HOUSE (02)

GRAVEL DRIVE

UG CATV

R2 ZONING DESIGNATION | AR ZONING DESIGNATION

EXISTING 2 STORY BRICK AND WOOD FRAMED HOUSE #913

PRIMARY STRUCTURE (01)

GRAVEL DRIVE

:TBACK

GRAVEL DRIVE

EXISTING GARAGE (03)

R2 ZONING DESIGNATION | AR ZONING DESIGNATION

POTTING SHED (04)

GRAVEL DRIVE

20'-0" R2 SETBACK

50'-0" AR SETBACK

10' P.U.D.E.

N 84°27'06" W 553.90' (C)

N 84°13'54" W 553.90' (R)



EXISTING SITE PLAN

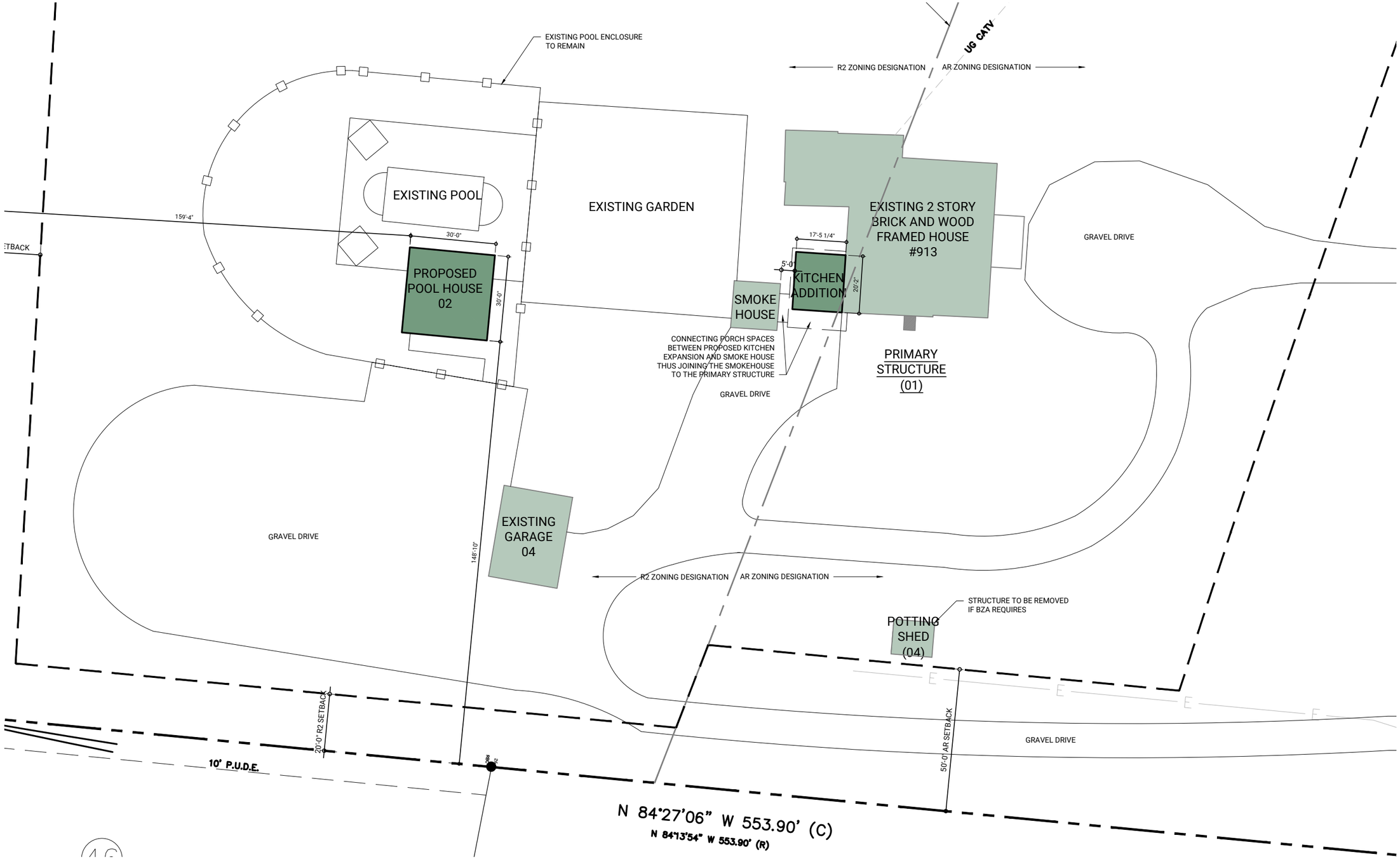
structures in question

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A POOL HOUSE AT **913 FRANKLIN ROAD**

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PROPOSED SITE PLAN

newly compliant structures

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01 ARCHITECTURAL SITE PLAN

0 5' 10' 20'

PROPOSED SITE PLAN

newly compliant structures

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A POOL HOUSE AT **913 FRANKLIN ROAD**

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913 FRANKLIN ROAD

A1.00
ARCHITECTURAL SITE F

BZA SUBMITTAL DRAFT

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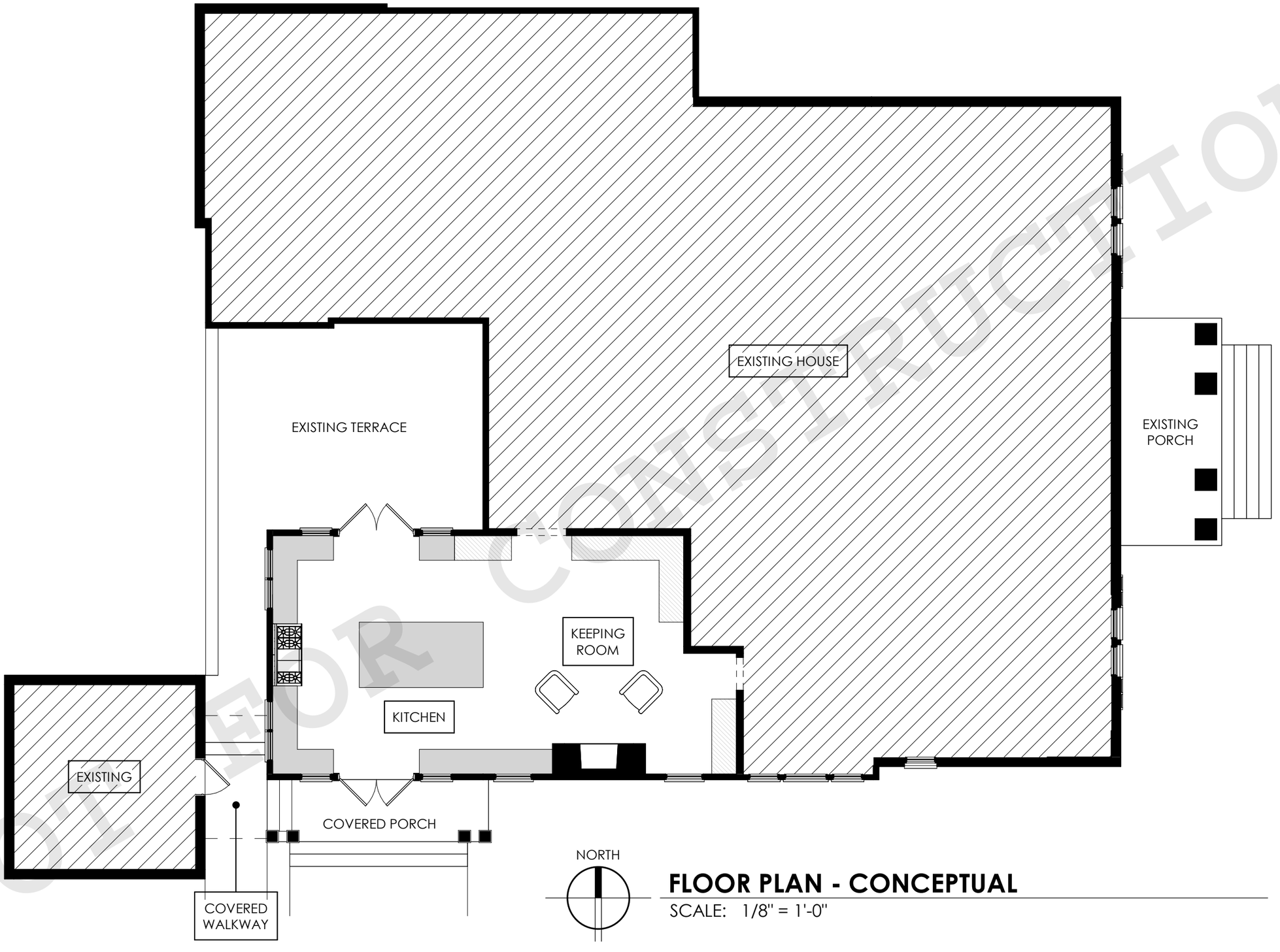
A POOL HOUSE AT **913 FRANKLIN ROAD**

AUGUST 17, 2026
BZA SUBMITTAL

DAY RESIDENCE

JULY 21, 2025

DRAFT



FLOOR PLAN - CONCEPTUAL

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

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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architects

p.o. box 2008
brentwood
tennessee
37024

615.292.4017

DAY RESIDENCE

JULY 21, 2025

DRAFT



EXTERIOR 3D - SIDE / FRONT - EXISTING

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DAY RESIDENCE

JULY 21, 2025

DRAFT



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DAY RESIDENCE

JULY 21, 2025

DRAFT



EXTERIOR 3D - BIRD'S EYE - CONCEPT

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EXISTING POOL ENCLOSURE TO REMAIN

EXISTING POOL

EXISTING GARDEN

30'-0"

PROPOSED POOL HOUSE 02

30'-0"

R2 ZONING DESIGNATION

AR ZONING DESIGNATION

UG CATV

EXISTING 2 STORY BRICK AND WOOD FRAMED HOUSE #913

17'-5 1/4"

5'-0"

KITCHEN ADDITION

20'-2"

SMOKE HOUSE

CONNECTING PORCH SPACES BETWEEN PROPOSED KITCHEN EXPANSION AND SMOKE HOUSE THUS JOINING THE SMOKEHOUSE TO THE PRIMARY STRUCTURE

GRAVEL DRIVE

PRIMARY STRUCTURE (01)

GRAVEL DRIVE

125'-0" AR SETBACK

GRAVEL DRIVE

GRAVEL DRIVE

EXISTING GARAGE 04

148'-10"

R2 ZONING DESIGNATION

AR ZONING DESIGNATION

STRUCTURE TO BE REMOVED IF BZA REQUIRES

POTTING SHED (04)

20'-0" R2 SETBACK

50'-0" AR SETBACK

GRAVEL DRIVE

P.U.D.E.

N 84°27'06" W 553.90' (C)

N 84°13'54" W 553.90' (R)

KLIN ROAD, WIDE

S 18...

PROPOSED SITE PLAN

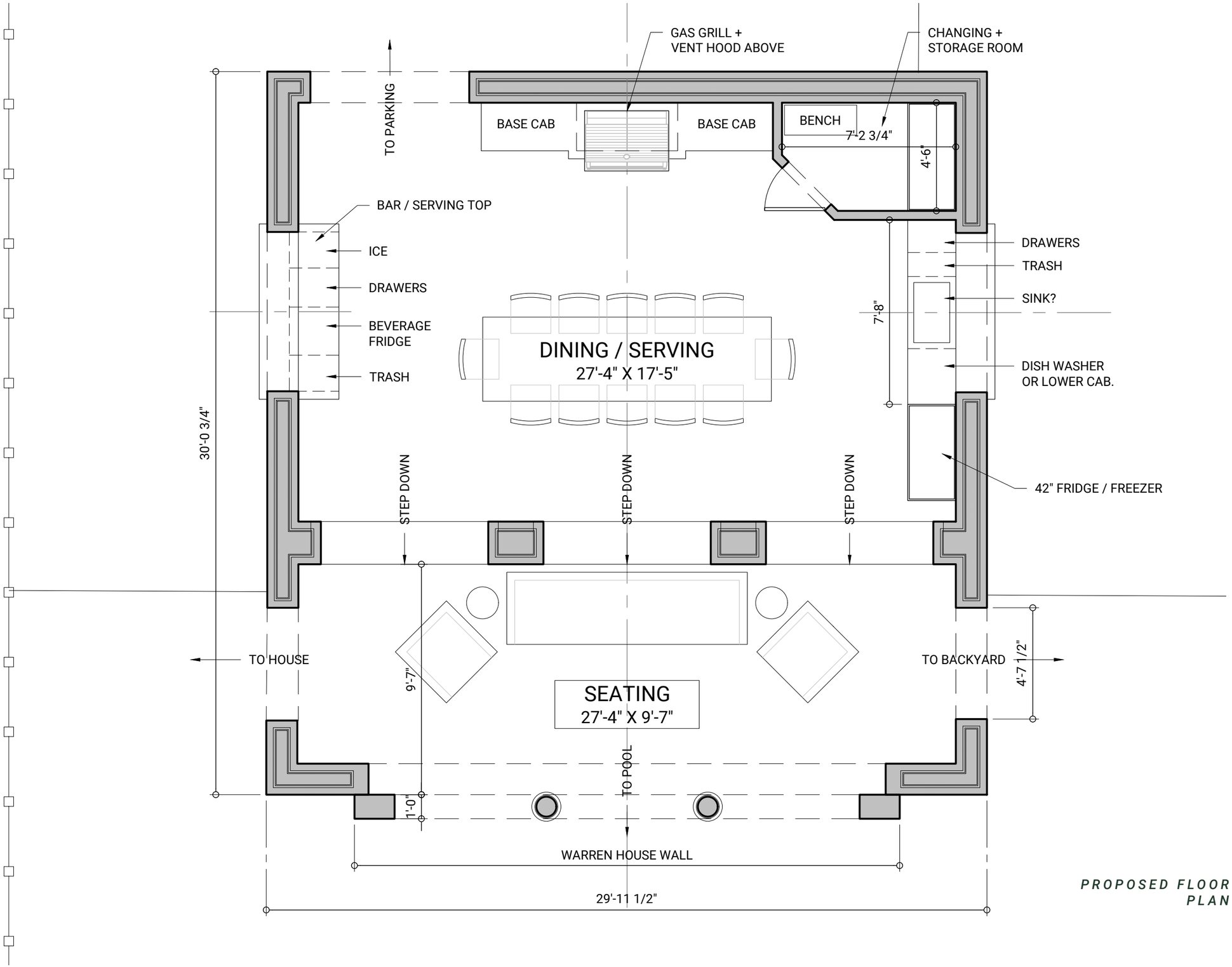
newly compliant structures

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PROPOSED FLOOR PLAN

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SOLD Antique Porch Entry Set, “Warren House” c. 1888

$0.00

Product Code: NEP6-RW / Print This Product

Magnificent antique porch entry, salvaged out of the Albert Samuel Warren house, located in Nashville TN. Built in 1888, this stunning entryway features elegant columns, decorative stone detailing, and the original arched brick and keystone entryways. It measures approximately 24’ wide overall, 15’ tall, 2’10” deep on the left, and 12’8” deep on the right (see picture #2). This set requires a custom shipping quote; please let us know if you have any questions.

Out of stock

Categories: Archived Items, Miscellaneous, Other

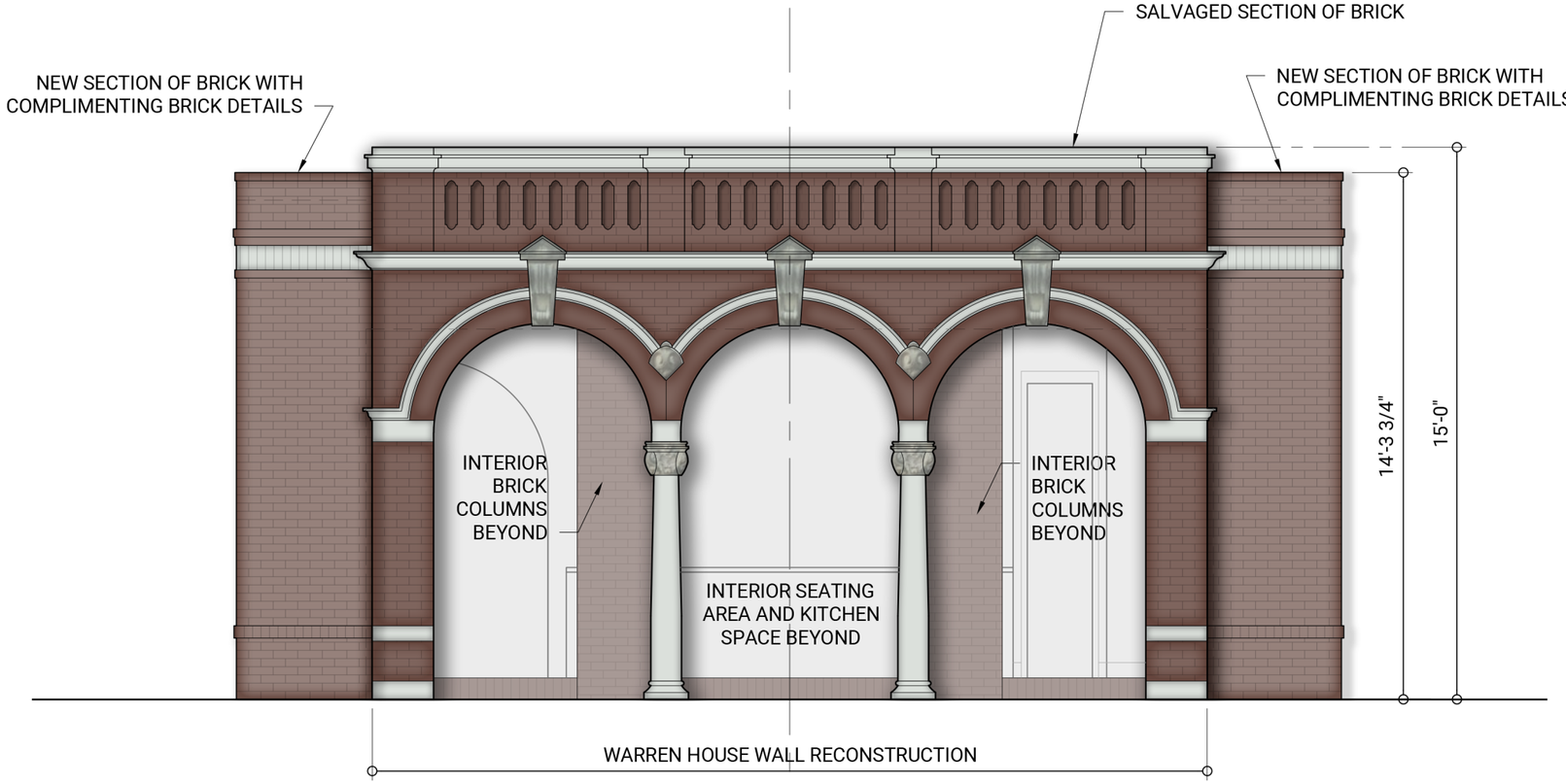
SALVAGED ANTIQUE WALL ASSEMBLY

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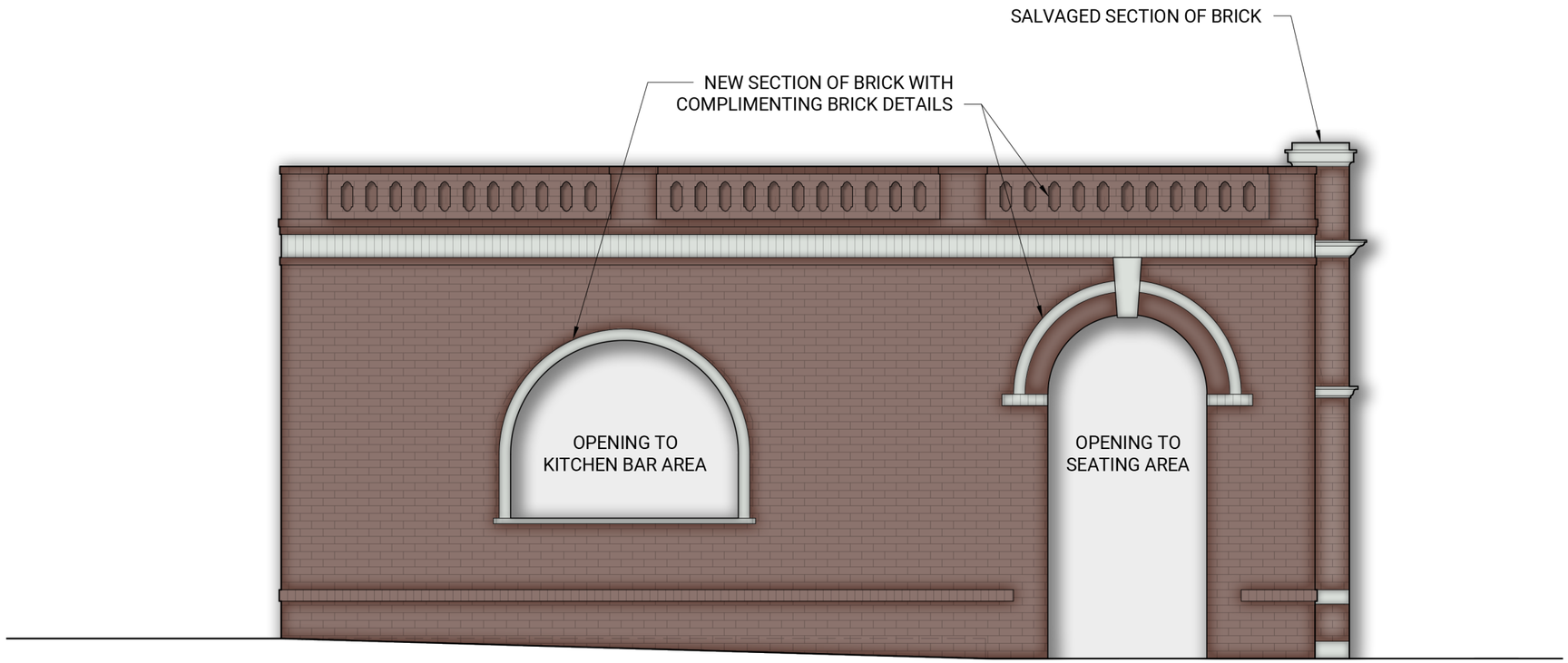
"FRONT" ELEVATION /
VIEW FROM POOL

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VIEW FROM MAIN HOUSE

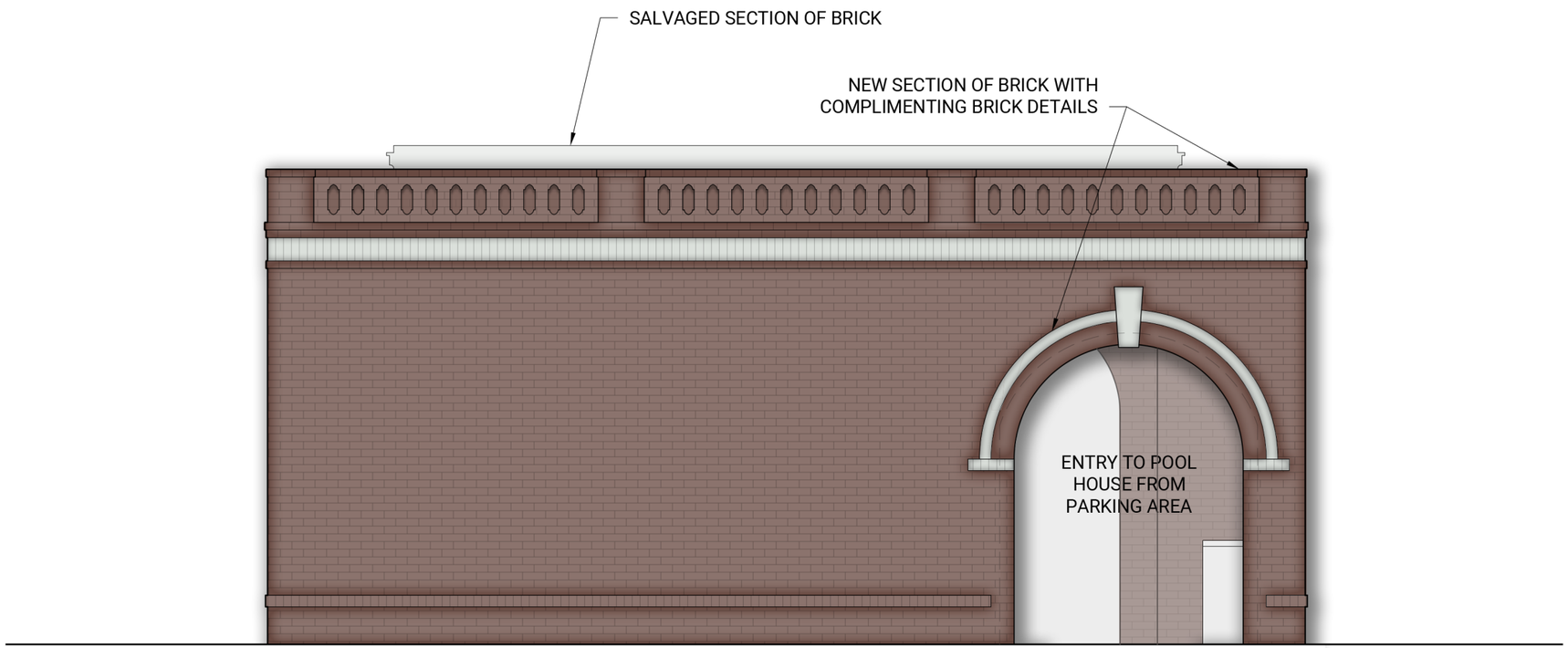
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A POOL HOUSE AT **913 FRANKLIN ROAD**

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VIEW FROM PARKING AREA

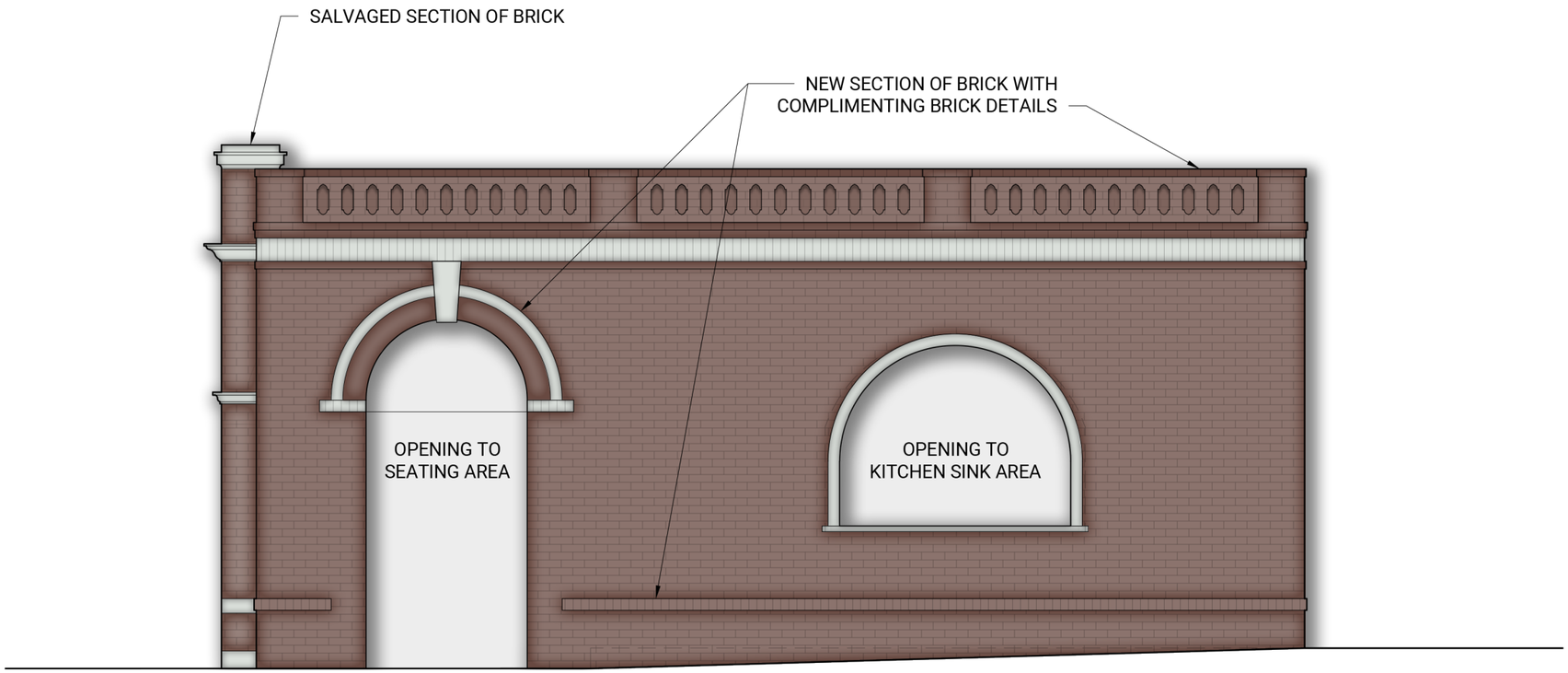
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A POOL HOUSE AT **913 FRANKLIN ROAD**

16

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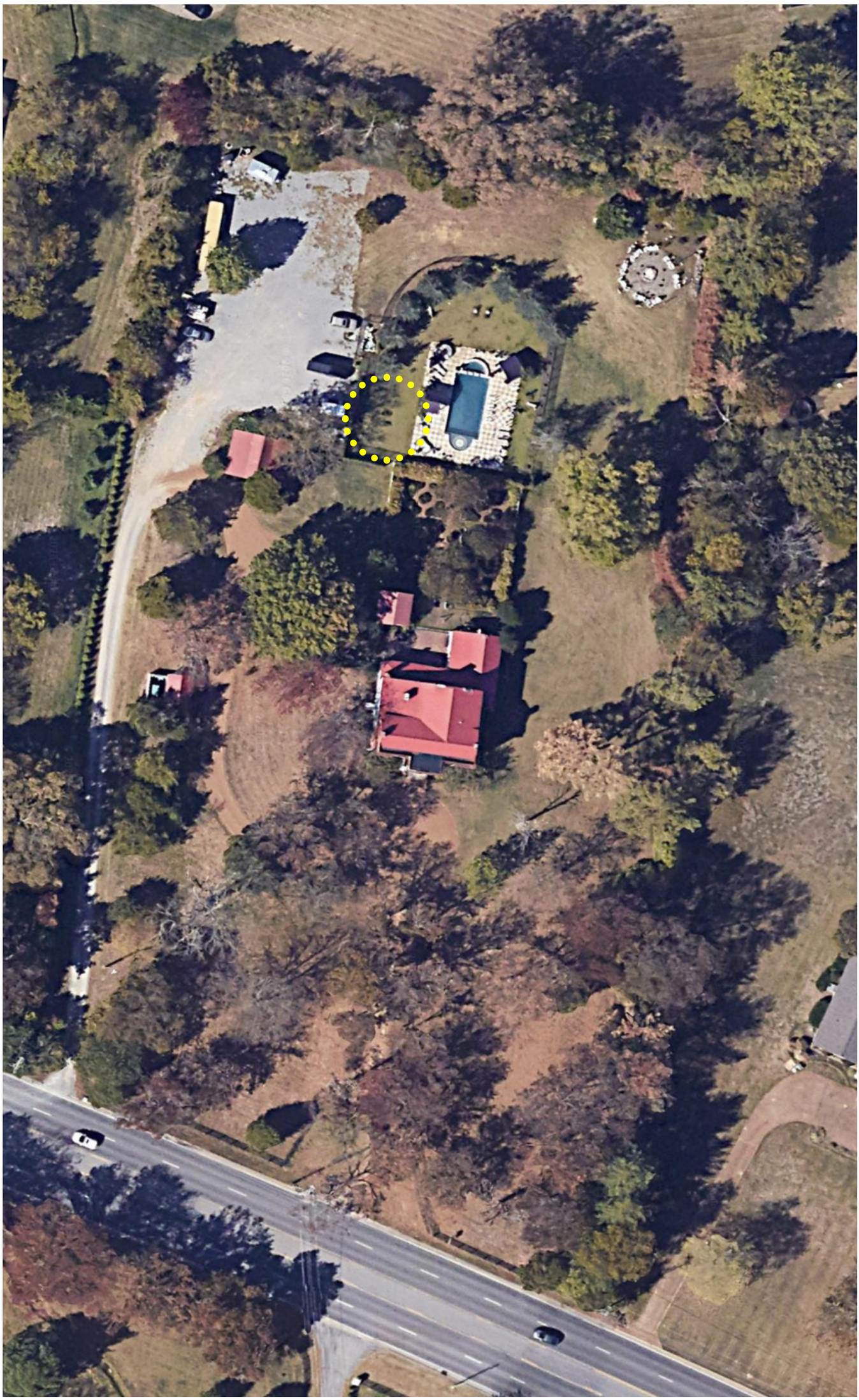
VIEW FROM BACK YARD

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A POOL HOUSE AT **913 FRANKLIN ROAD**

17
AUGUST 17, 2026
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AERIAL IMAGE

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A POOL HOUSE AT **913 FRANKLIN ROAD**

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NPS Form 10-900
(3-82)

OMB No. 1024-0018
Expires 10-31-87

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received OCT 20 1986
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Davis-Rozelle Residence

and/or common Mountview (Preferred)

2. Location

street & number 913 Franklin Road — N/A not for publication

city, town Brentwood — N/A vicinity of

state Tennessee **code** 047 **county** Williamson **code** 187

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	X occupied	___ agriculture	___ museum
X building(s)	X private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	X private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	N/A in process	X yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Charles Ray Bell

street & number 913 Franklin Road

city, town Brentwood — N/A vicinity of — **state** Tennessee 37027

5. Location of Legal Description

courthouse, registry of deeds, etc. Williamson County Courthouse

street & number Courthouse

city, town Franklin **state** Tennessee

6. Representation in Existing Surveys

title Williamson County Survey — See continuation sheet
TDOT Survey Files — **has this property been determined eligible?** X yes ___ no
date 1982
1982 — ___ federal X state ___ county ___ local

depository for survey records Tennessee Historical Commission, 701 Broadway
Tennessee Department of Transportation, 505 Deaderick Street

city, town Nashville — Tennessee 37219
Nashville **state** Tennessee 37203

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	_X_ original site
X good	___ ruins	_X_ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

Mountview, a transitional Greek Revival/Italianate residence, is located on a flat semi-wooded lot in Brentwood, Tennessee in northern Williamson County. The two story, ell-shaped, brick house was built in 1860. The house, which faces Franklin Road (Highway 31) on the east, has woodland and pasture to the south and a modern subdivision on the north and west. A wooden board fence delineates the property's boundaries. Limestone block piers flank the driveway entrance, and the south pier contains a stone tablet inscribed, "Mountview."

The three bay front (east) facade of the house is dominated by a monumental center portico. The two story portico is composed of four square, paneled columns with Corinthian-like capitals, a paneled parapet with a centered, shallow, triangular pediment, and paired brackets. A lattice-work railing surrounds the balcony porch. The recessed entrance is a double leaf, four panel door, flanked by pilasters and sidelights and surmounted with a four light transom. The two top panels of the door and the top lights of the sidelights have round arch moldings. The molded doorframe contains a carved flower on each side, level with the door handle. The windows on the main facade are paired, dougle-hung, 4/4 sash, separated by a decorated paneled mullion and joined by a single wood lintel.

Extending east from the northern end of the main block is a two story brick ell that terminates with two joined, flush, gable chimneys on the west facade. Single flush gable chimneys are located on the north and south gable ends. The north facade of the house contains five 6/6 double hung windows, two small 4/4 double hung windows, and a single leaf entrance. The entrance is located on the west end and is sheltered by a portion of a porch roof that extends to the original detached kitchen. The small brick kitchen contains one 6/6 double hung window.

The south facade of the house contains a single 6/6 double hung window on the first story of the original brick section of the house. A two story frame addition has been added to the west end of the house. The frame addition contains a tripartite window (4/4, 6/6, 4/4) on the first story. There are also two small 6/6 double hung windows, one on each story.

The rear or west facade of the house is composed of a variety of heights and textures. A one and two story frame addition occupies the area formed by the ell of the 1860 brick house. The first story of the frame addition was built in 1924 and the second story in 1976. A screened-in porch extends from the frame addition to a small, shed roof, frame addition on the original detached brick kitchen. A single leaf entrance is located on the southern end of the frame addition.

Mountview contains three rooms and a central hall on the first floor of the brick portion of the house and four bedrooms on the second floor. The frame addition consists of a kitchen/breakfast area on the first floor and a dressing room/bath on the second floor.

The central hall contains a curving staircase that begins along the south wall. The staircase has a tapered, octagon-shaped, newel post, turned balusters, and decorative scroll work applied to the sides of the stairs. A rear entrance of double leaf French doors is located on the west wall under the stairs. Four doors lead from the central hall into adjoining rooms. The doors all have shouldered architrave surrounds, deep paneled reveals, and paired French doors. The French doors probably date from the 1924 alterations.

On the south side of the central hall is the current dining room. The fireplace, located on the south wall, has a brick surround and a shouldered architrave mantel. On the west wall of the dining room is a second doorway. The entrance has paired French doors, surmounted by a seven light transom and flanked by four light sidelights. This doorway may have originally been an exterior entrance, prior to the construction of the frame addition.

There are four bedrooms on the second floor, three of which are directly over the downstairs rooms. All three of these rooms contain identical fireplaces with plain pilaster and entablature mantels. The fourth bedroom is located on the east side of the large landing hall and contains the two-leaf, French door entrance to the portico's balcony. A large bathroom was added between the two bedrooms on the north side in 1924. A modern dressing room/bath was added in 1976 in a frame addition off the south bedroom.

Although changes have been made to the interior of Mountview, the house retains much of its original integrity with its wide board floors, deep baseboards, fireplaces, and wood trim. The majority of changes that have occurred to Mountview were in 1924 and have since gained significance on their own accord.

Directly behind the southwest corner of the house is a narrow, two-story, brick smokehouse on a limestone foundation. The smokehouse, contempory with the house, has a gable roof with a simple boxed cornice. A single leaf door and small window are located on the east side of the building.

South of the house are two small frame outbuildings dating from the turn of the century. One is a narrow, one and a half story shed with a gable roof. The raking eaves of the building are trimmed with pierced bargeboard in a modified fleur-de-lis pattern. A single leaf entrance and a four light window are located on the west gable end. The east end contains two openings filled with lattice-work. The second frame outbuilding is a one story garage and shed structure located west of the frame shed. This simple frame building has decorative bargebroard along the east gable end.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	_X_ architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
_X_ 1800–1899	___ commerce	___ exploration/settlement	___ philosophy	___ transportation	
_X_ 1900–	___ communications	___ industry	___ politics/government	___ other (specify)	
		___ invention			

Specific dates 1860, 1924 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

Mountview is being nominated under National Register criterion C for its architectural significance to Brentwood, Williamson County, Tennessee. The two story, transitional, Greek Revival/Italianate house was built in 1860 by William A. (Buck) and Judith Robertson Owen Davis.

Mountview is an excellent example of the transition from the formal Greek Revival style to the highly decorated Italianate style. The formal symmetry of the central hall plan house and the monumental center portico, composed of classical elements, show the stylistic elements of the Greek Revival period. The bracketed cornice, the paired windows, the embellishment of decoration of the wood surfaces, and the arched moldings of the side-light windows and upper door panels reflect the Italianate details added to the Greek Revival form house.

In 1865, Davis sold the house to Ashley Bascom Rozelle, a retired Methodist minister who reportedly stopped overnight on his way to purchase property in Franklin and, instead, bought the Davis property. The Rozelle family continued to live in the house until it was sold at auction to Charles P. Wilson in 1924. The Wilson family was responsible for many of the modern (1924) changes to the house, including the addition of the bathrooms, the rear frame addition, and the screened-in rear porch that connects the house to the original detached kitchen.

Although there have been alterations and additions to the house, they are, for the most part, minor changes that have acquired their own significance. The additions to the house have occurred at the rear and are of frame construction, easily distinguishable from the original brick structure. Even the original detached kitchen remains, in a sense, detached from the house, due to the openness of the screened-in porch.

The property includes three outbuildings, two contributing and one non-contributing. The brick smokehouse and frame shed contribute to the property, while the frame garage/shed is non-contributing.

9. Major Bibliographical References

Bowman, Virginia McDaniel. Historic Williamson County: Old Homes and Sites. Nashville: Blue and Gray, 1974.
Little, Vance. Historic Brentwood. Brentwood, TN: J.M. Publications, 1985.

10. Geographical Data

Acreage of nominated property 5 acres
Quadrangle name Oak Hill, Tennessee 308SE **Quadrangle scale** 1:24000

UTM References

	Zone	Easting	Northing
A	16	518400	3984360
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification The boundary follows the existing property lines as shown on the enclosed map, less a 17 foot wide strip of land extending 368 feet along Franklin Road. This includes sufficient property to protect the historical integrity of the house.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
state	N/A	code	N/A	county	N/A	code	N/A

11. Form Prepared By

name/title	Janice Nolan, Staff Historian Elizabeth A. Straw, Historic Preservation Specialist
organization	Tennessee Department of Transportation Tennessee Historical Commission
date	July 1986
street & number	505 Deaderick Street 701 Broadway
telephone	(615)741-5363 (615)742-6722
city or town	Nashville Nashville
state	Tennessee 37203 Tennessee 37219

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Deputy Herbert L. Harper

title Executive Director, Tennessee Historical Commission **date** 10/14/86

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Allen Boyer for **Keeper of the National Register** **date** 11-20-86

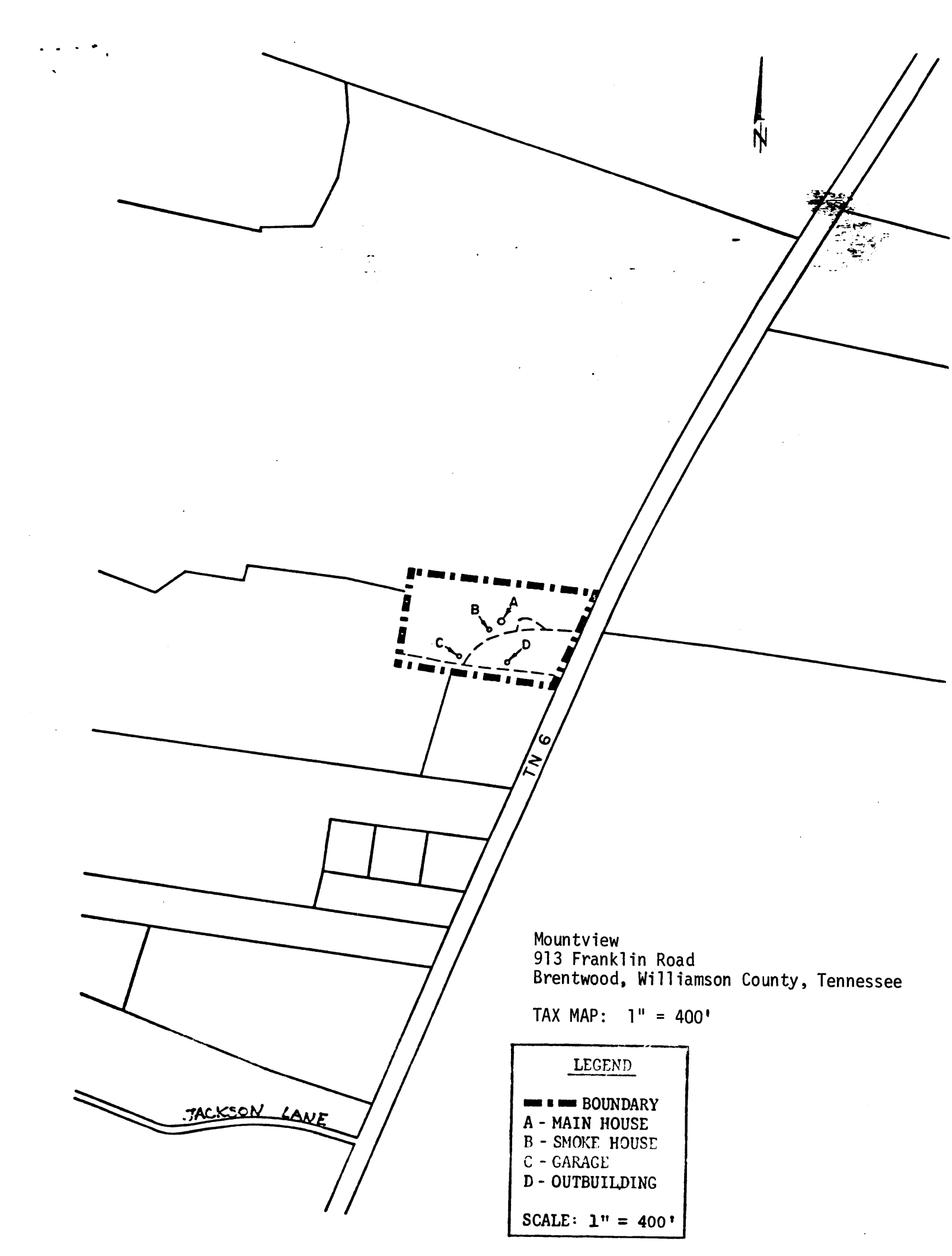
Attest: **date**

Chief of Registration

GPO 911-399

REPRESENTATION IN EXISTING SURVEYS

DOT/FHWA requested a determination of eligibility on Mountview in 1982. The property was determined eligible by the Keeper of the National Register on November 22, 1982.



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee

TAX MAP: 1" = 400'

LEGEND

BOUNDARY
A - MAIN HOUSE
B - SMOKE HOUSE
C - GARAGE
D - OUTBUILDING

SCALE: 1" = 400'



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
East facade, looking west
#1 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
North facade, looking south
#2 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
West facade, looking east
#3 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville,Tennessee
South facade, looking north
#4 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville,Tennessee
Rear of house and smokehouse, looking north-west
#5 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Portico detail, looking west
#6 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Window detail, east facade
#7 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Stairs, central hall, looking west
#8 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Fireplace, dining room
#9 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Fireplace, northeast bedroom
#10 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Smokehouse, looking west
#11 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Outbuilding, looking southwest
#12 of 13



Mountview
913 Franklin Road
Brentwood, Williamson County, Tennessee
Photo by: Elizabeth A. Straw
Date: May 1986
Neg: Tennessee Historical Commission
Nashville, Tennessee
Outbuilding, looking southwest
#13 of 13

RESOLUTION 2000-11

A RESOLUTION OF THE CITY OF BRENTWOOD, TENNESSEE TO DESIGNATE CERTAIN SITES AS HISTORICALLY SIGNIFICANT SITES

WHEREAS, it is the policy of the City of Brentwood to encourage the preservation and maintenance of historically significant sites; and

WHEREAS, the Brentwood 2020 Comprehensive Plan recommends that the City formally identify and address its historic resources through the development of a historic preservation plan; and

WHEREAS, section 2-181 of the Brentwood Municipal Code provides that sites in the City of Brentwood will be designated as historically significant sites by resolution of the Board of Commissioners upon recommendation of the Brentwood Historic Commission; and

WHEREAS, the Brentwood Historic Commission has recommended certain sites for such designation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:

SECTION 1. That the sites identified on the listing which is attached hereto as Attachment A are hereby designated as historically significant sites, said listing being made a part of this resolution by reference.

SECTION 2. That this resolution shall take effect from and after its passage, the general welfare of the City of Brentwood, Williamson County, Tennessee requiring it.

MAYOR Regina R. Smithson

VICE MAYOR Joe Reagan

COMMISSIONER Anne Dunn

COMMISSIONER Robert L. Higgs

COMMISSIONER Brian J. Sweeney

ADOPTED: 3/27/2000

RECORDER Roger A. Horner

CITY MANAGER Michael W. Walker

APPROVED AS TO FORM:

CITY ATTORNEY Robert H. Jennings, Jr.

Attachment A to
Resolution 2000-11

BRENTWOOD HISTORIC SITES

		Map #
1.	**AGNES BENNETT HOUSE** Mr. & Mrs. Barry Harrison (Connie) 1531 Franklin Road 377-6331	22
2.	**ASHLAWN** Mr. & Mrs. David Shamblin (Gwen) 902 Franklin Road 371-1818	13
3.	**BOILING SPRINGS ACADEMY & MOUND** Moores Lane	48
4.	**BOXWOOD HALL/WILLIAM MARTIN HOUSE** Mr. & Mrs. James Fowler (Nell) Meadowlake Subdivision 5214 Seward Road 373-0692	6
5.	**BUCHANAN HOUSE** Brentwood United Methodist Church 309 Franklin Road	4
6.	**CALDWELL HOUSE** Stephen Smith 1749 Wilson Pike	52
7.	**CARPENTER'S STORE** Mr. & Mrs. James Cason Wilson Pike on the grounds of Forge Seat Mailing Address: 2804 Azalea Place, Nashville, TN 37204	43
8.	**CHAMPION PLACE** Jack Cawthron	58
9.	**CONCORD HOUSE** T. Vance Little 9580 Crockett Road 776-2682	33
10.	**COOL SPRINGS HOUSE** City of Brentwood - Crockett Park P O Box 788 Brentwood 37024	41

11. COTTONPORT/JOHN FROST HOME **28**
Mr. & Mrs. Woodard Frost
9308 Old Smyrna Road
373-5815

12. CROCKETT SPRINGS **49**
Nashville Golf & Athletic Club
1703 Moores Lane
370-3346
Mailing address: P. O. Box 1991, Brentwood, TN 37024
Contact: Mrs. Charles Whittemore (Barbara)
152 Rue de Grande
370-3003

13. FLY HOUSE/JOHN BROWN FLY **53**
Dr. & Mrs. Phillip L. Roberts (Heidi)
1752 Wilson Pike
591-4080
C&M Medical (work) 318-684
Mailing Address: P. O. Box 1902, Brentwood, TN 37024

14. FORGE SEAT/SAMUEL CROCKETT HOUSE **44**
Mr. & Mrs. James E. Cason (Peggy)
1502 Wilson Pike
370-3808 (home)
383-8682 (work)
Mailing Address: 2804 Azalea Place, Nashville, TN 37204

15. FOXVIEW **25**
Mr. & Mrs. Moe Lytle
9134 Old Smyrna Road

16. FRANKLIN PIKE TOLL HOUSE **16**
Mr. & Mrs. Lynn Ethridge
1017 Franklin Road
371-8887

17. GRANDVIEW/BOXWOOD HALL **21**
Mr. & Mrs. Elias Attea, Jr.
7050 Wikle Road West
792-6071

18. GREEN HILLS HOME SITE & CEMETERY **32**
Mr. & Mrs. William Kimbro
9400 Glen Ridge Drive Brentwood 37027

19. GREEN PASTURES/HADLEYWOOD **11**
Mr. & Mrs. Cal Turner
615 Franklin Road
Mailing Address: Dollar General Corporation
104 Woodmont Blvd.
Nashville, TN 37205

20. HOLTLAND/WILDWOOD/THOMAS HOLT HOUSE **42**
Charles Witherspoon/Holt Heirs
9305 Crockett Road
371-0290

21. **INGLEHAME/HARPETH** **55**
1808 Wilson Pike
JSP Properties, Inc.
525 Broadway #210, Santa Monica, CA 90401-2452

22. ISOLA BELLA/JAMES JOHNSON HOUSE **18**
Dr. & Mrs. Ralph Benson
1112 Franklin Road
377-3940

23. JOHNSON CHAPEL COMMUNITY CLUB **1**
201 High Lea Road

24. JOHNSON CHAPEL UNITED METHODIST CHURCH **1**
201 High Lea Road
Mailing address: John Eckhardt
508 Mansion Court, Brentwood, TN 37027-5902

25. KNOX-CROCKETT/ANDREW CROCKETT HOUSE **45**
Mr. & Mrs. Robert (Bob) Williams
8230 East Wikle Road
661-6206

26. LIBERTY HILL FARM **34**
Mr. & Mrs. Larry Atema (Carol)
9571 Liberty Church Road
832-6639 (h)
931-486-1200 (w)

27. LIBERTY UNITED METHODIST CHURCH **35**
Tennessee Conference of the United Methodist Church
Liberty Church Road at Stanfield Road

28. FLY/LINEBERGER HOUSE **36**
Robert Lineberger
9589 Liberty Church Road

29. MCDOWELL HOUSE **9**
Dr. & Mrs. Tony Ross (Janet)
6029 Murray Lane
371-5374

30. MAPLE GROVE/SLOAN HOUSE **30**
Mr. & Mrs. Todd Brannon
9205 Weston Drive
373-2325

31. MAPLELAWN/OWEN COX HOUSE **46**
Mr. & Mrs. William J. Donoho Sr.
8220 Moores Lane
370-3994

32. MARYLAND MANOR/WARD HOUSE **2**
5201 Maryland Way
Mailing address: Fairlawn Partnership %David Morgan
P O Box 1869 Brentwood 37024-1869

33. MARYLAND MANOR STABLES **3**

34. THE MAYFIELD HOUSE **23**
Mr. & Mrs. Mark Binkley (Jolene)
402 Wilson Pike
373-5371 (h)

35. MIDWAY **7**
Brentwood Country Club
Franklin Road
373-2552
Mailing Address: P O Box 1466, Brentwood, TN 37024

36. MOORELAND **5**
Koger Center
278 Franklin Road, Suite 100
373-2773

37. MORROW HOUSE **8**
Lyle Morrow
615 Granny White Pike

38. MOUNTVIEW/DAVIS ROZELLE RESIDENCE **14**
Mr. & Mrs. William Byrd
913 Franklin Road
Historic Register

39. OAK HALL/CENTURY OAK **50**
Mr. & Mrs. James Hazard Wilson III
1706 Wilson Pike
370-0583
Mailing Address: P O Box 1651, Brentwood, TN 37024

40. OLD BROOKS PLACE **20**
Mrs. T. A. Clarkson (Alene)
1507 Old Brooks Road
377-6470

41. OWEN CHAPEL CHURCH OF CHRIST **17**
Franklin Road
Mailing address: L. Richardson
1507 Franklin Rd Brentwood 37027

42. OWEN-PRIMM **47**
Primm Estate, Primm Heirs
8318 Moores Lane
370-3926

43. OWEN'S BLACKSMITH SHOP **29**
East Brentwood Presbyterian Church
9000 Concord Road

44. PLEASANT HILL/JOHN M. WINSTEAD **38**
David E. Miller Development Company
David Schwab
101 Westpark Drive, Suite 200
373-4570

45. PRIMM/WARREN HOUSE **37**
Thomas Cartwright
Liberty Church Road

46. RAGSDALE HOUSE **56**
Mattie Sue Ragsdale
1629 Ragsdale Road

47. RAVENSWOOD **54**
Mr. Reese Smith III
1825 Wilson Pike
Mailing address: Haury & Smith
2033 Richard Jones Rd Nashville 37215-2801

48. RICHARDSON HOUSE **15**
Karen Richardson
1005 Franklin Road
Mailing address: 330 East 46th Street Apt 8-0 New York, NY 10017

49. SAYERS/OMAN HOUSE **59**
John Oman Heirs
Split Log Road

50. SHY/REDMOND HOUSE (1895) **19**
Lee Chapman 370-4985
Leslie Clayton 373-3875
771-7101 (w)
1305 Franklin Road

51. SNEED ACRES **27**
Lewis R. Owen Jr
9207 Old Smyrna Road
373-9370

52. SUNTRAP **31**
Concord Road

53. TWENTY FOUR TREES **40**
Paul Harmon
1304 Wilson Pike
371-0004

54. VALLEY VIEW FARM/MARY SNEED JONES **24**
Wilson Pike

55. WALLER HOUSE **57**
Frank Waller
1600 Ragsdale Road

56. WHITE/MCDOWELL HOUSE **10**
Mr. & Mrs. Charles Blackburn
6103 Murray Lane

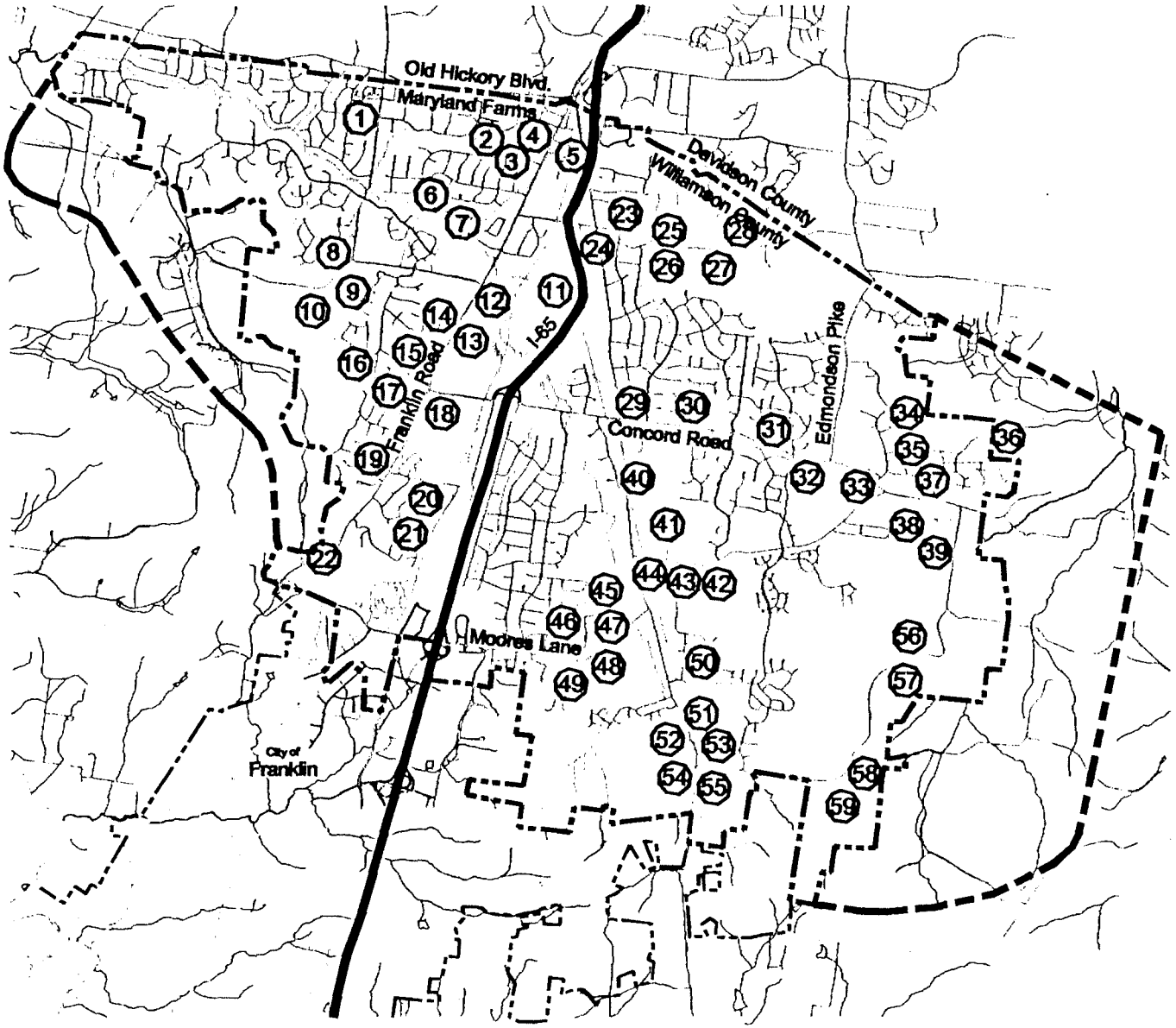
57. WILBURN HOUSE **60**
Wilburn Heirs
Ragsdale Road

58. WILSON PIKE UNDERPASS **51**
Wilson Pike

59. WINDY HILL/CONSTANTINE SNEED HOUSE **26**
Mr. & Mrs. Wilbur Sensing, Jr.
9135 Old Smyrna Road
373-2116

60. WINSTEAD CABINS **39**
David Miller Development Company, Inc.
Governor's Club
101 Westpark Drive #200, Brentwood 37027

61. WOODMERE/LONG VIEW/MURRAY HOUSE **12**
Dr. & Mrs. Elliot Himmelfarb (Cynthia)
802 Franklin Road
370-3024



Legend

(See accompanying text for Resource identification.)

Historic Resources

BRENTWOOD

Tennessee

BZA **4.**

Meeting Date: 09/21/2026

Current Zoning: AR - AGRICULTURAL
RESIDENTIAL ESTATE

Information

Subject

BZA2608-004 Accessory Structure Request - 913 Franklin Road, Zoning AR / R-2 - *Applicant: Jost Architecture*

General Information

Jost Architecture requests approval of a 923 square foot detached structure to be constructed in the rear buildable area of the lot. The proposed structure is approximately 15 feet in height and is designed to complement the existing historic residence. The pool house will be constructed of salvaged brick and limestone materials obtained from an antique porch entry of the Albert Samuel Warren House in Nashville. The salvaged materials will be incorporated into the principal facade of the pool house, while the remaining facades have been designed to complement the historic character and materials of the existing residence.The proposed pool house will utilize a TPO membrane roofing system with a flat roof design screened behind a brick parapet wall.

Section 78-22(4) of the Brentwood Municipal Codes states that, except on parcels of three or more acres in size, no accessory building shall exceed 750 square feet of gross floor area in any other residential zoning district than the R-1 zoning district. The subject property is approximately 4.96 acres and is split zoned AR/R-2. Therefore, the proposed 923 square footage pool house is permitted to exceed the 750 square foot limitation applicable to parcels less than three (3) acres in size.

In 2025, construction began on the pool house without prior approval from the Board of Zoning Appeals or a building permit from the Planning & Codes Department. A stop work order was subsequently issued, and construction was halted while a permanent solution was explored that would address the existing accessory structures while allowing for the preservation of the proposed pool house.

As part of the proposed resolution, the applicant has developed an overall master plan intended to reduce the number of detached accessory structure on the property by one while preserving the property's significant historic resources. No changes to the primary residence are proposed. However, the smokehouse is proposed to be incorporated into the primary residence through a kitchen addition and a covered walkway. This improvement would change the classification of the smokehouse from an accessory structure to a semi-detached structure.

Under the proposed master plan, the property would contain three (3) accessory structures: the potting shed, the garage, and the pool house that is currently under construction. Because

Section 78-22(3) permits a maximum of two (2) accessory structures on parcels between three to five acres, approval of the accompanying variance request is necessary to allow the three (3) detached accessory structures to remain as part of the overall master plan.

Condition of Approval

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

2. Accessory structures cannot be used for home occupation/commercial purposes.

3. Complete plans shall be submitted for review, approval, and issuance of a building permit.

4. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan
Letter of Intent
Master Plan Proposal
Pool House Under Construction
Back of the House

EXISTING POOL ENCLOSURE TO REMAIN

EXISTING POOL

EXISTING GARDEN

PROPOSED POOL HOUSE LOCATION

SMOKE HOUSE (02)

GRAVEL DRIVE

UG CATV

R2 ZONING DESIGNATION | AR ZONING DESIGNATION

EXISTING 2 STORY BRICK AND WOOD FRAMED HOUSE #913

PRIMARY STRUCTURE (01)

GRAVEL DRIVE

:TBACK

GRAVEL DRIVE

EXISTING GARAGE (03)

R2 ZONING DESIGNATION | AR ZONING DESIGNATION

POTTING SHED (04)

GRAVEL DRIVE

20'-0" R2 SETBACK

50'-0" AR SETBACK

10' P.U.D.E.

N 84°27'06" W 553.90' (C)

N 84°13'54" W 553.90' (R)



EXISTING SITE PLAN

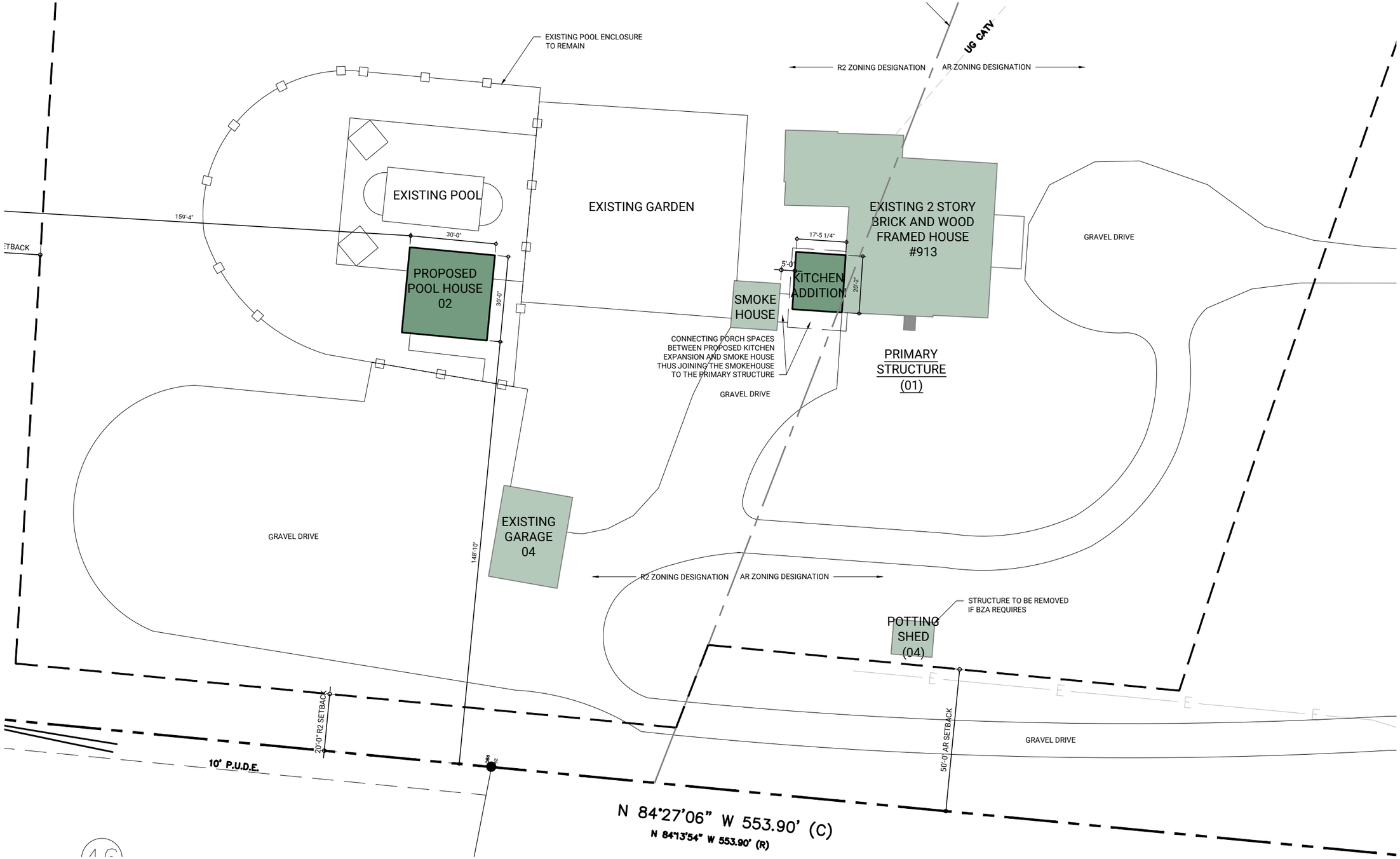
structures in question

JOST ARCHITECTURE
Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

3
AUGUST 17, 2026
BZA SUBMITTAL



PROPOSED SITE PLAN

newly compliant structures

JOST ARCHITECTURE
Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

4
AUGUST 17, 2026
BZA SUBMITTAL



01 ARCHITECTURAL SITE PLAN

0 5' 10' 20'

PROPOSED SITE PLAN

newly compliant structures

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2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

2617 MOUNTVIEW ESTATE
913 FRANKLIN ROAD

A1.00
ARCHITECTURAL SITE F

BZA SUBMITTAL DRAFT

5
AUGUST 17, 2026
BZA SUBMITTAL

JOST ARCHITECTURE

LETTER OF INTENT – VARIANCE REQUEST

Mountview Estate – 913 Franklin Road, Brentwood, Tennessee
Request to Retain Existing Historic Accessory Structure

To the Board of Zoning Appeals for the City of Brentwood:

The owners of Mountview Estate, Rob and Tiffani Day, respectfully request approval of a proposed detached accessory structure exceeding the size and height permitted without special zoning review.

The proposed structure will serve as a Pool House at the rear of the property immediately adjacent to the existing swimming pool. It will provide an outdoor kitchen, dining area, and covered living space for the family's use. **No conditioned interior living space is proposed.**

The Pool House will have a proposed footprint of approximately **923 square feet** and a maximum height of approximately **15'-0"**.

The design has been carefully developed to complement the historic character of Mountview. Exterior walls will be constructed primarily of reclaimed brick selected to match the existing residence as closely as possible.

As a focal point of the design, the homeowners have purchased an antique porch entry salvaged from the Albert Samuel Warren House in Nashville, Tennessee, through Preservation Station. Originally constructed in 1888, the salvaged brick and limestone assembly will be reconstructed within the principal façade of the Pool House. The remaining façades have been designed to complement this historic material and continue its architectural language in a manner appropriate to the existing estate.

The proposed structure is intentionally located at the rear of the property in association with the existing pool and outdoor living area. Its scale and architectural treatment are intended to be compatible with the size and character of the historic estate while remaining clearly subordinate to the Primary Residence. Additionally, the perimeter of the property is well screened with evergreen foliage and additional plantings are planned for this fall and in the spring of 2027 that will only help to further screen the accessory from sight.

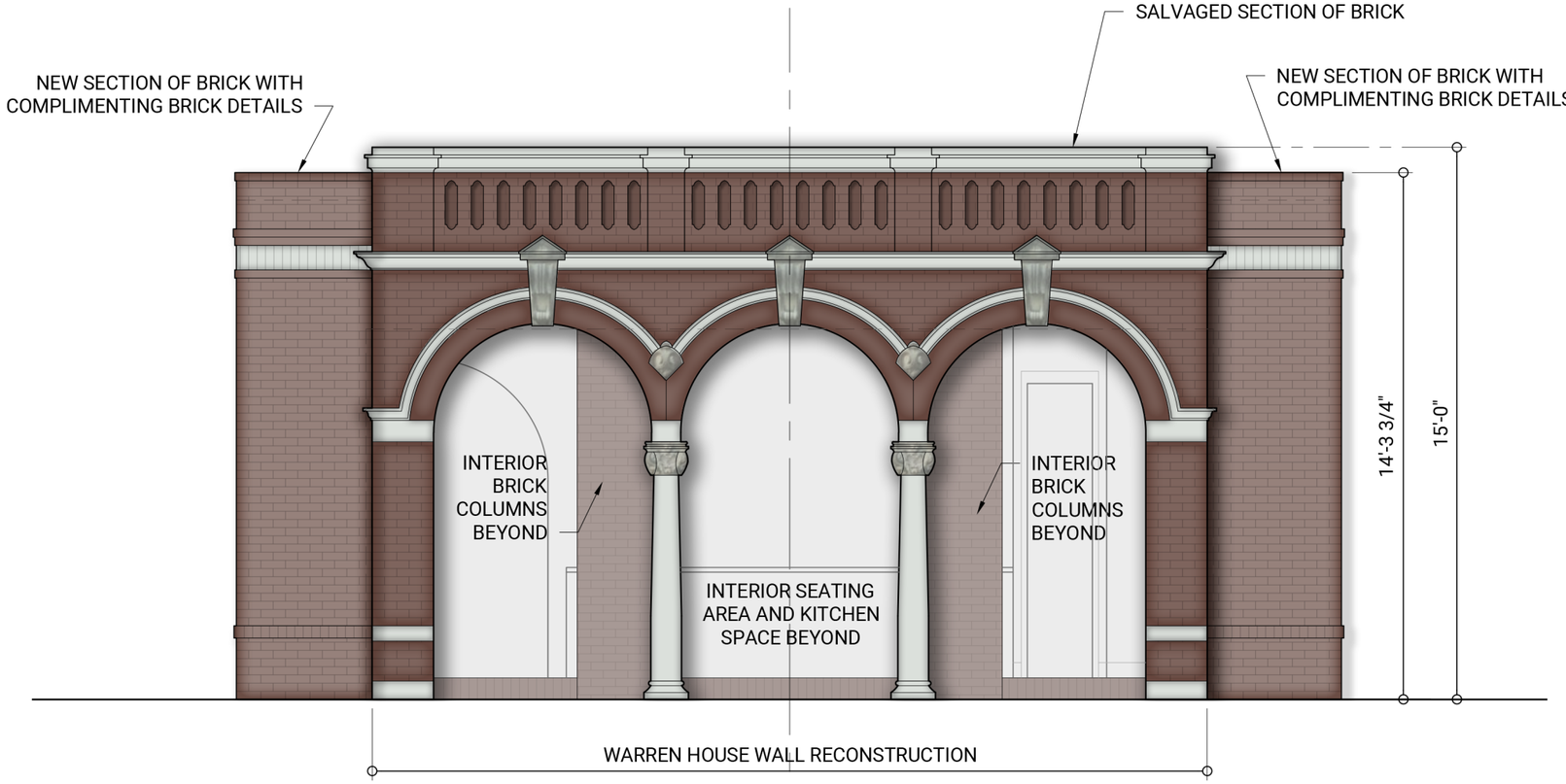
A separate variance application is being submitted concurrently regarding retention of an existing historic Potting Shed. Regardless of the outcome of that request, the homeowners intend to bring the property into compliance with the City's requirements regarding the allowable number of accessory structures before completion of the proposed Pool House.

The homeowners respectfully request the Board's approval of the proposed Pool House based upon its approximately **923-square-foot footprint and 15'-0" height**.

Respectfully submitted,



Anne Jost, AIA
Jost Architecture
Submitted on behalf of Rob and Tiffani Day, Owners of Mountview Estate



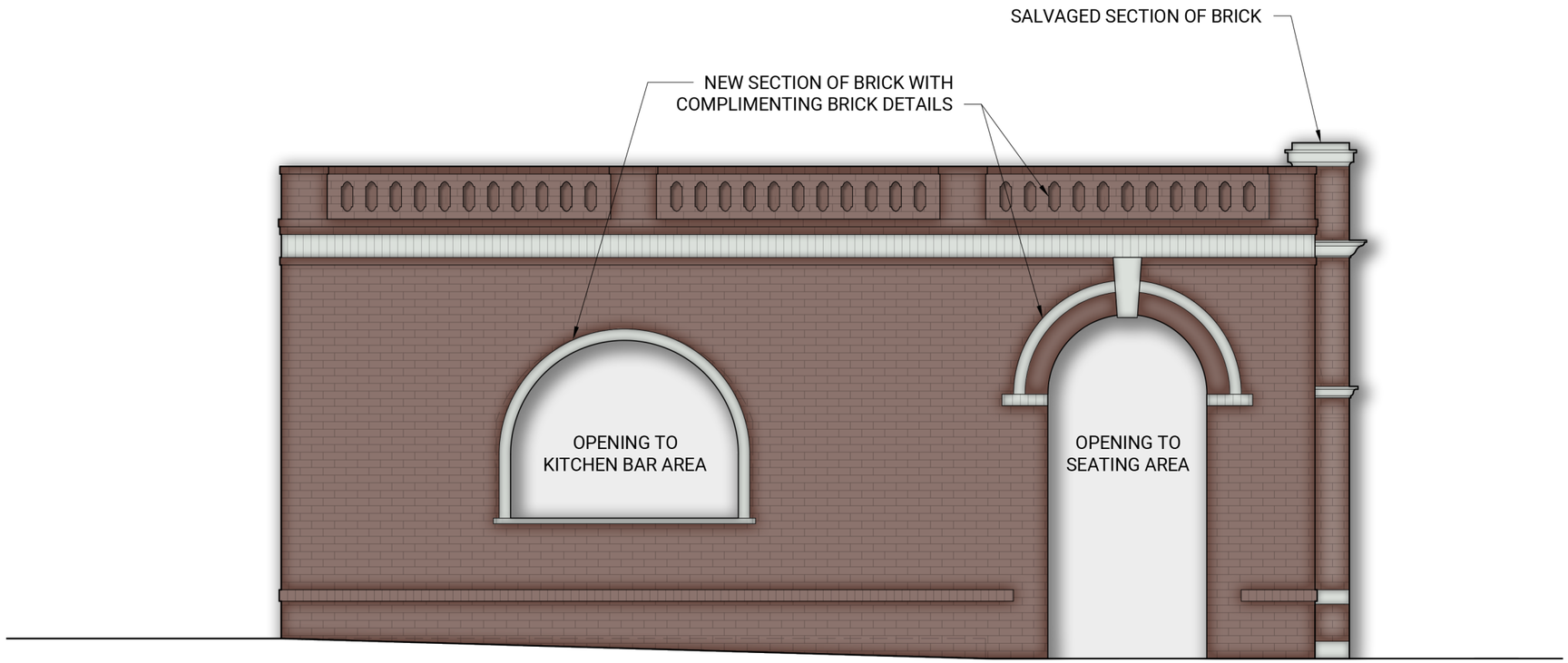
"FRONT" ELEVATION /
VIEW FROM POOL

JOST ARCHITECTURE
Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT 913 FRANKLIN ROAD

AUGUST 17, 2026
BZA SUBMITTAL



VIEW FROM MAIN HOUSE

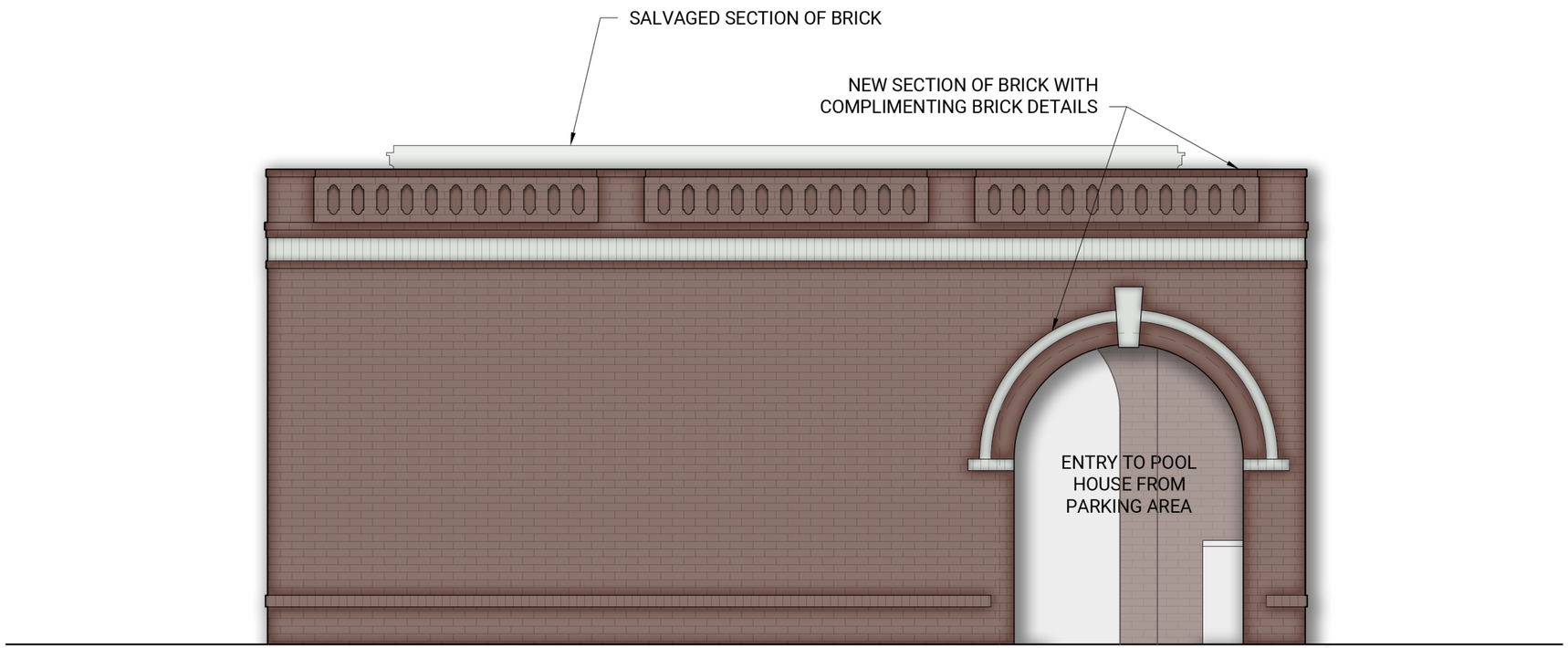
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2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

15

AUGUST 17, 2026
BZA SUBMITTAL



VIEW FROM PARKING AREA

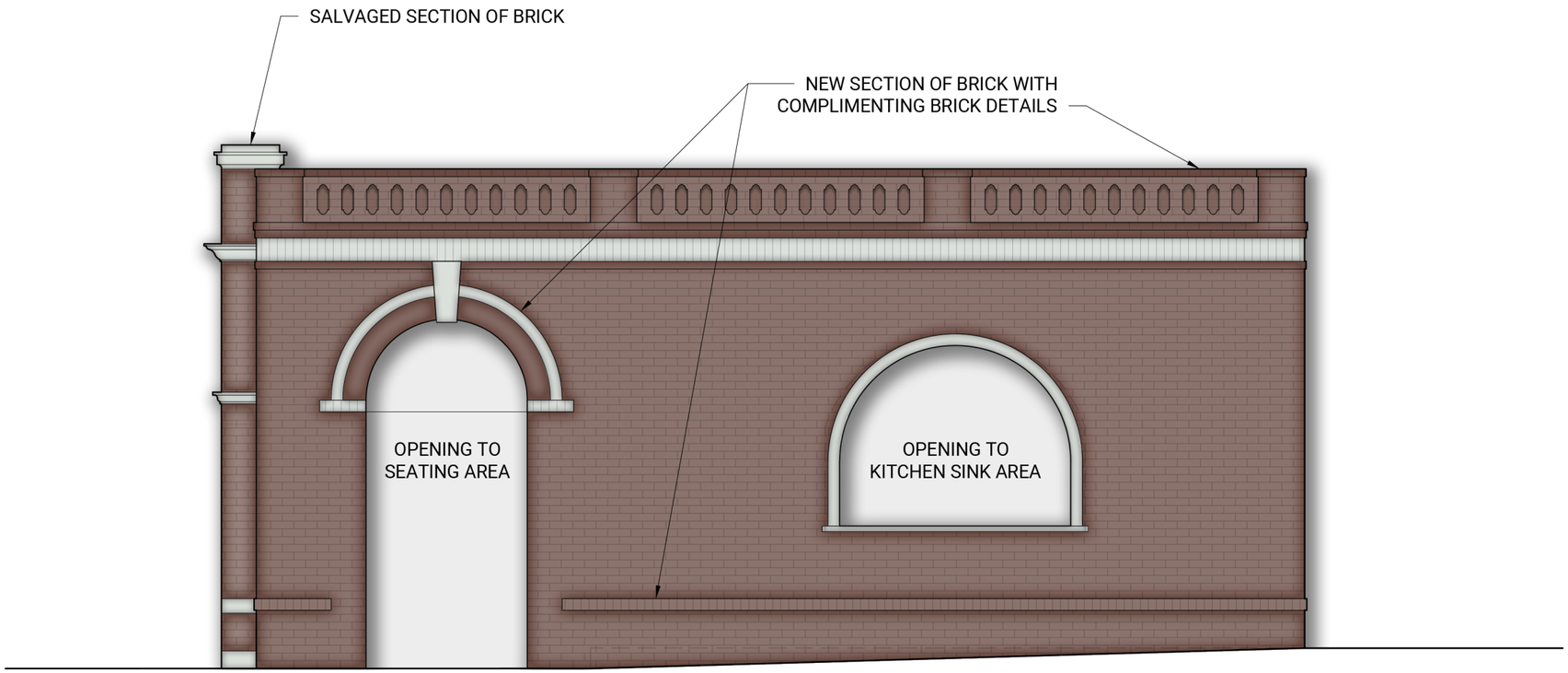
JOST ARCHITECTURE
Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

16

AUGUST 17, 2026
BZA SUBMITTAL



VIEW FROM BACK YARD

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2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

17
AUGUST 17, 2026
BZA SUBMITTAL


LOWE'S
Truss & Building Supply, Inc.
BARRICADE BUILDING WRAP
BARRICADEBP.COM


LOWE'S
EVERBUILT



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Anne Jost . Architect . AIA
www.jostarchitecture.com

2617 | MOUNTVIEW ESTATE

A POOL HOUSE AT **913 FRANKLIN ROAD**

AUGUST 17, 2026
BZA SUBMITTAL

BZA **5.**

Meeting Date: 09/21/2026

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BZA2608-005 Revised Accessory Structure Request - Brenthaven Subdivision, Section 1, Lot 10, 1200 Haber Drive, Zoning R-2 - *Applicant: Leatherwood Homes*

General Information

Leatherwood Homes requests approval of a 747-square-foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of board and batten siding painted to match the existing house with stone accents. It will have a combination of a shingle and metal roof and be approximately 20 feet tall. The Board of Zoning Appeals previously approved a request for a 14-foot-tall, 684-square-foot detached accessory structure at its December 15, 2025 meeting.

Condition of Approval

The department recommends that the following 5 requirements be attached to the approval of the request:

1. An as-built survey will be required prior to final inspection and issuance of a Certificate of Completion.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

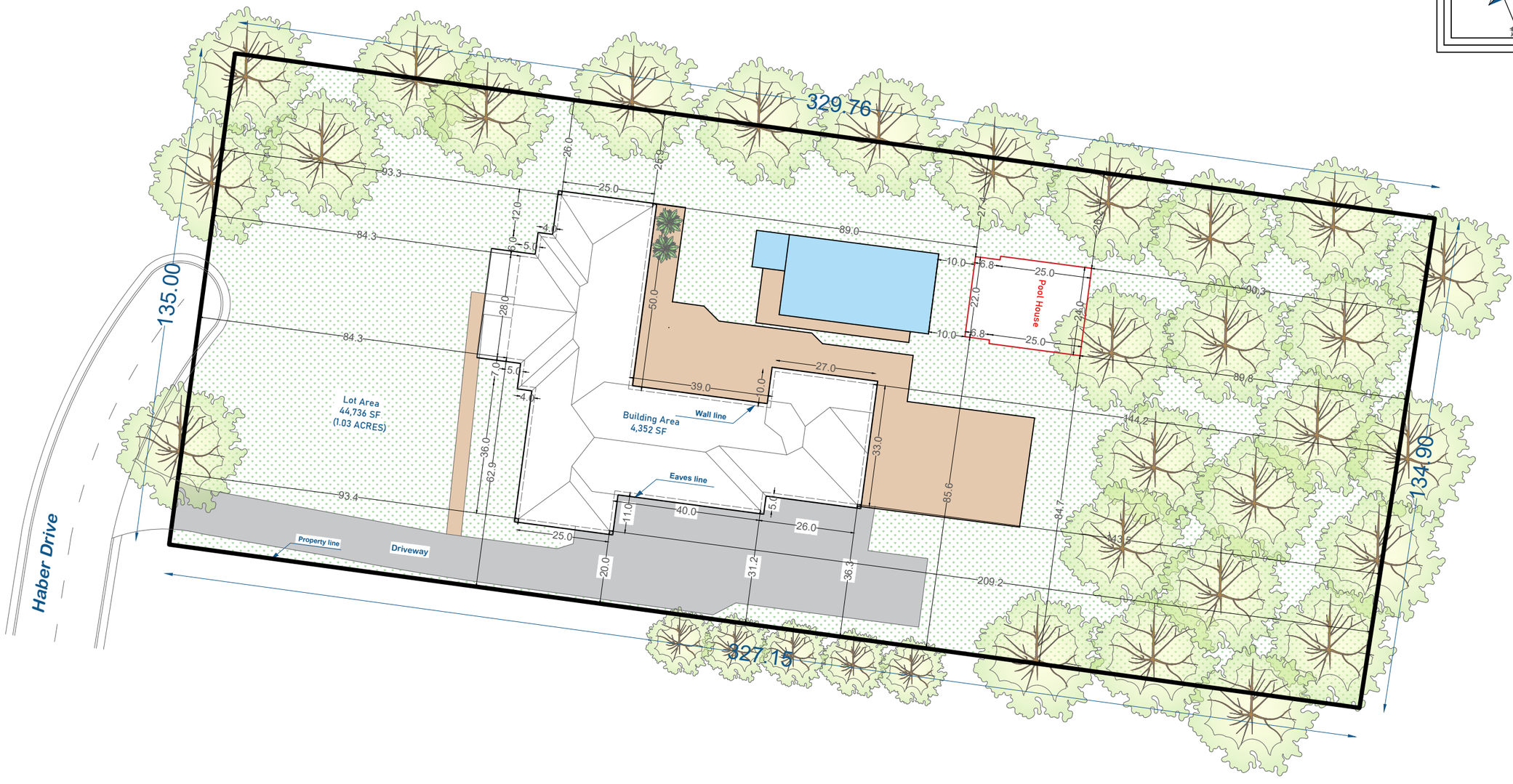
5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached revised accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan
Proposed Building Elevations
Back of House
Previously Approved Site Plan and Elevations



Parcel#: 094035B A 01300 **Address : 1200 Haber Drive** **City, State, ZIP: Brentwood, TN 37027** **Purpose of site plan: Zoning board**	**Owner : KIMSEY, RICHADR LEE & KIMSEY, KELLY N** **Legal Information: SUBD BRENTHAVEN SEC 1 PB 3 PG 9 LOT 0010** **Zoning (Assessor): -** **Land Use Cat: RESIDENTIAL**	**Date: 12th of October 2025** **Scale: 1"=30'** 0' 10' 25' 50'	**Disclaimer** **THIS IS NOT A LEGAL SURVEY , NOR IS IT INTENDED TO BE OR REPLACE ONE. This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.**

IMPORTANT DISCLAIMER
THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE DESIGN AND CREATION OF THE CONSTRUCTION PLANS; HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, HOUSE PLAN ZONE, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION HOUSE PLAN ZONE, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO HOUSE PLAN ZONE, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.

PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS
THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.

OTHER IMPORTANT INFORMATION
MATERIALS LIST DISCLAIMER - IF A MATERIALS LIST WAS ORDERED, IT WILL ONLY CONFORM TO THE PLAN IN ITS ORIGINAL FORMAT. ADDITIONAL OPTIONS SUCH AS 2X6 EXTERIOR WALLS, BASEMENT, OR WALKOUT BASEMENT FOUNDATIONS, THREE CAR GARAGE VERSIONS, ETC. WILL NOT BE REFLECTED IN THE LIST. WHILE IT WILL NOT MATCH THESE OPTIONS, THE LIST IS STILL A GREAT REFERENCE DOCUMENT FOR THE MATERIALS THAT WILL BE REQUIRED TO CONSTRUCT YOUR HOME.
FOUNDATIONS - MOST OF OUR FOUNDATIONS ARE DESIGNED WITH CONCRETE BLOCK STEM WALLS AND NOT POURED-IN-PLACE CONCRETE. ADDITIONALLY, THE MAJORITY OF OUR SLAB FOUNDATIONS ARE DESIGNED WITH A CHAIN WALL (RAISED) SLAB AND NOT MONOLITHIC (SLAB ON GRADE). CONTRACTOR/ LOCAL ENGINEER SHALL ADJUST DESIGN AS NEEDED FOR YOUR SPECIFIC AREA/ NEED.
SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.
DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).

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REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM COPYING AND/OR PREPARATION OF A DERIVATIVE WORKS THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENCE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT, IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PLANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES. COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO $100,000 PER VIOLATION.

GENERAL SITE NOTES
1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTIONS FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.
2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES.
BEFORE DIGGING COMMENCES IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATES UTILITY LOCATOR FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITES SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. FOUNDATION DESIGN TO BE VERFIED BY A LOCAL PROFESSIONAL OR ENGINEER. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

HOUSE PLAN ZONE, LLC.

www.HPZplans.com Phone: 601.336.3254



STANDARD ABBREVIATIONS

@	AT
#	POUND(S)
APPROX.	APPROXIMATELY
BASE.	BASEMENT
BT	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
#	PLATE
PLY'WD	PLYWOOD
PLY.W'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

PLAN #: 1000-2

FOUNDATION TYPE: SLAB
EXTERIOR WALL SIZE: 2x4 EXT. WALLS

*** KIMSEY MODIFICATIONS ***
LIC. NO. 2061-026
REVISED 07/28/2026

SHEET INDEX:

1. COVER SHEET
2. FOUNDATION & ROOF PLAN
3. FLOOR PLAN & ELECTRICAL
4. EXTERIOR VIEWS
N1 I.R.C. CODE SHEET
N2 I.R.C. CODE SHEET
N3 I.R.C. CODE SHEET
N4 I.R.C. ENERGY SHEET

DESIGN DATA

MINIMUM SOIL BEARING CAPACITY = 2000 P.S.F. FOR GROUP II
CONCRETE MINIMUM (28 DAYS) f'c:
FOOTERS = 3000 P.S.I.
SLABS & WALLS = 3000 P.S.I.
REINFORCING STEEL: A.S.T.M. A615-60
ROOF LIVE LOAD (GROUND SNOW LOAD) = 30 P.S.F.
ROOF DEAD LOAD = 10 P.S.F.
FLOOR LIVE LOAD = 40 P.S.F.
30 P.S.F. SLEEPING AREAS
FLOOR DEAD LOAD = 10 P.S.F.
DECK LIVE LOAD = 40 P.S.F.
DECK DEAD LOAD = 10 P.S.F.
NOTE: ALL REQUIRED BRACE WALL PANELS LOCATED BY CONTRACTOR PER LOCAL CODE REQUIREMENTS.

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

Date: 04.17.25
Drawn By: J.L.B.

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SHEET NUMBER
1

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES
LIVE LOAD=30psf , L/△=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 2021 TABLE R802.4.1(3)

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES
(UNINHABITABLE ATTICS WITH LIMITED STORAGE,
LIVE LOAD = 20psf, L/△=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 2021 TABLE R802.5.1(2)

MAXIMUM HEADER SPANS

HEADER SPANS FOR EXTERIOR BEARING WALLS
SOUTHERN PINE #2 OR BETTER LIVE LOAD=30psf

ALL SPANS ARE ASSUMING A MAXIMUM OF 24 FEET OF SUPPORTED ROOF FRAMING.

SUPPORTING ROOF AND CEILING ONLY

SIZE *NUMBER OF PLIES IN ( )*	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS
(2) 2 × 6	4-7	1
(2) 2 × 8	5-9	1
(2) 2 × 10	6-10	2
(2) 2 × 12	8-1	2
(3) 2 × 8	7-3	1
(3) 2 × 10	8-7	1
(3) 2 × 12	10-1	2

SUPPORTING ROOF, CEILING AND ONE CENTER BEARING FLOOR

SIZE *NUMBER OF PLIES IN ( )*	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS
(2) 2 × 10	5-8	2
(2) 2 × 12	6-8	2
(3) 2 × 10	7-2	2
(3) 2 × 12	8-5	2

NOTES:
1. THE ABOVE INFORMATION IS FROM THE 2021 IRC TABLE R602.7(1).
2. PLEASE REFER TO THE IRC 2021 FOR ADDITIONAL LUMBER SPECIES AND HEADER OPTIONS.
3. ALL HEADER SIZES SHALL BE DESIGNED/ VERIFIED BY A LOCAL PROFESSIONAL.

RAFTER LENGTH CHART

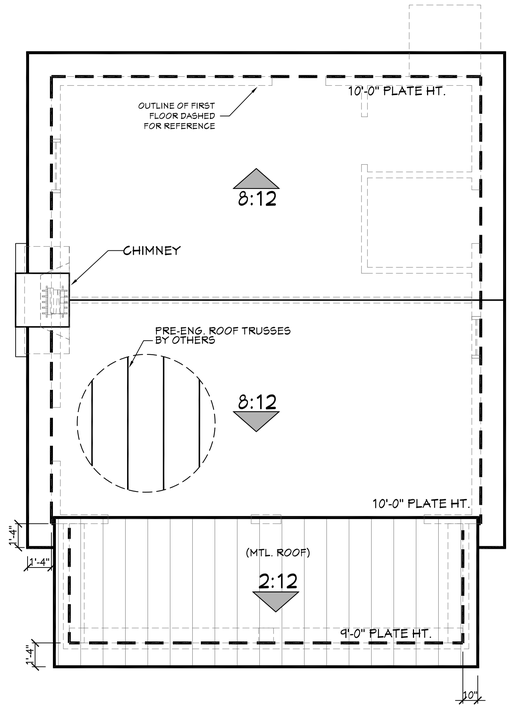
ROOF PITCH		FACTOR
3/12		1.05
4/12		1.07
5/12		1.10
6/12		1.14
7/12		1.17
8/12		1.20
9/12		1.25
10/12		1.30
11/12		1.35
12/12		1.40
14/12		1.54
16/12		1.70

MULTIPY HORIZONTAL SPAN OF MEMBER BY FACTOR.
CHOOSE APPROFRIATE FACTOR BY ROOF PITCH.

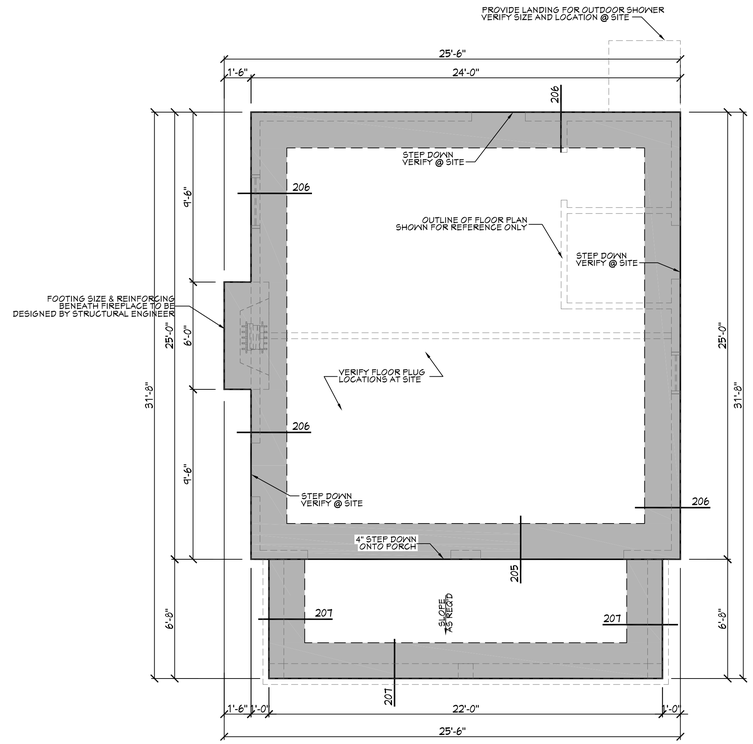
HIP/ VALLEY CONVERSION

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.



202 ROOF PLAN
SCALE---------- 1/4" = 1'-0"

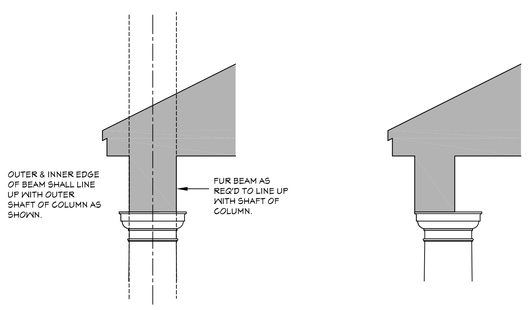


201 FOUNDATION PLAN
SCALE---------- 1/4" = 1'-0"

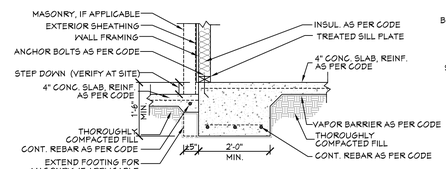
ROOF PLAN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES
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 PER CODE.

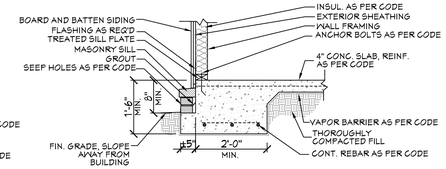
REV. 07.06.22



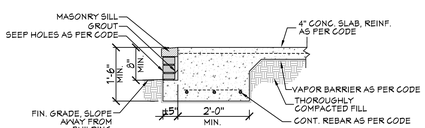
203 COLUMN/ BEAM LOCATIONS
SCALE---------- N.T.S.



205 FTG. DET.



206 FTG. DET.



207 FTG. DET.

SLAB 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. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE OF THE STUDWALL AND DO NOT INCLUDE THE BRICK LEDGE (IF APPLICABLE)

REV. 07.06.22

House Plan Zone
Designing Homes Building Relationships

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

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NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATIONS
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

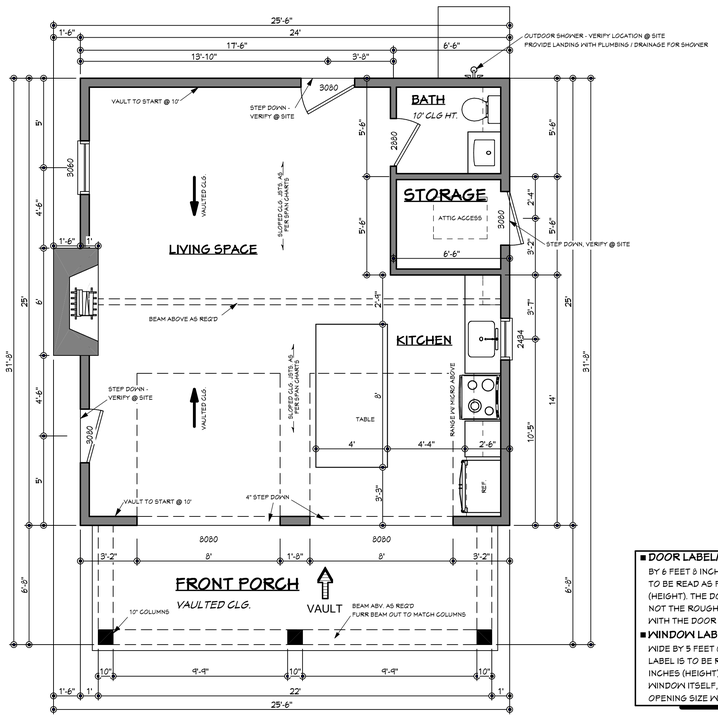
House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC. assumes no responsibility for errors or omissions in these plans. It is the responsibility of the builder and/or owner in the area of construction, to adhere to all applicable building codes and to verify all dimensions and conditions on the job site before construction. It is the builder's responsibility to determine if the structure complies with all applicable codes. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, to adapt these plans to local building codes and site conditions. House Plan Zone, LLC. assumes no responsibility for any structural issues resulting from these plans. All dimensions to be verified at the job site prior to construction. In addition, local soil conditions may require a licensed structural engineer to design the foundation system. If this information has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Pre-Drawn Plan ID: 1000-2

Date: 04.17.25
Drawn By: J.L.B.

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SHEET NUMBER
2



1000-2 FLOOR PLAN

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

AREA:	600	S.F. HEATED - WITHOUT MASONRY
	147	S.F. UNHEATED - FRONT PORCH
	747	S.F. TOTAL UNDER ROOF

■ **DOOR LABEL/ SIZE:** 3068 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.

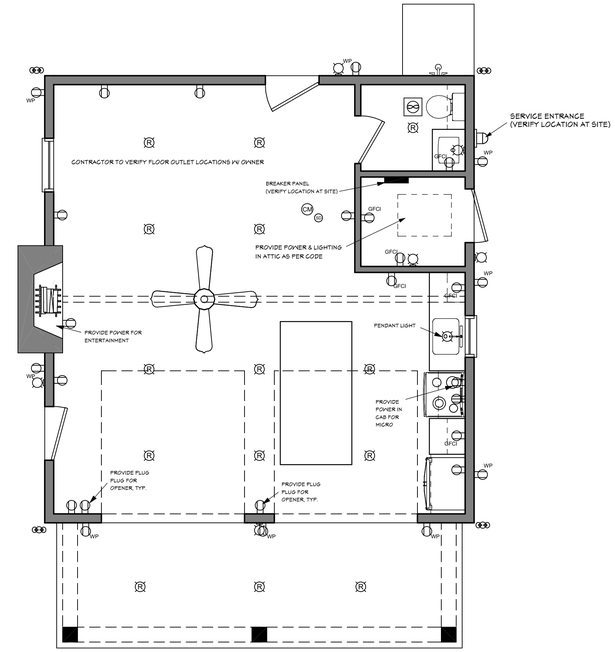
■ **WINDOW LABEL/ SIZE:** 3050 IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT) THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

MECHANICAL NOTE:
WATER HEATER & HVAC UNIT TO BE LOCATED IN ATTIC SPACE ABOVE BATH BY CONTRACTOR.

EXTERIOR WALL FRAMING NOTE:
EXTERIOR WALLS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED.

FLOOR PLAN NOTES: (2021 IRC)

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL EXTERIOR DIMENSIONS ARE TO THE OUTSIDE FACE OF THE STUD AND DO NOT INCLUDE EXTERIOR FINISHES SUCH AS SIDING, BRICK, STUCCO, ETC.
3. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
4. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
5. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
7. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
8. GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING FLOORS, STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS. IRC 2021, R312.1.1 & R312.1.2
9. M1305.1 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.
10. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE LOCATED TO ALLOW FOR ACCESS 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 NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1
11. 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 AND SHALL BE NOT MORE THAN 70 INCHES ABOVE THE FINISHED FLOOR. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. OPENINGS SHALL HAVE A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2021 R310.2. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM HEIGHT TO THE BOTTOM OF THE CLEAR OPENING TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT



NOTE: SWITCHES AND ELECTRICAL CONNECTIONS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.

ELECTRICAL LAYOUT

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

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)
TV	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
T	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR

SYMBOL	DESCRIPTION
	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: (2021 IRC)

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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HOUSE PLAN ZONE
Website: www.HPZplans.com
Email: sales@hpzplans.com
Phone: 601.336.3254
Fax: 1.800.574.1387
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JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID: 1000-2

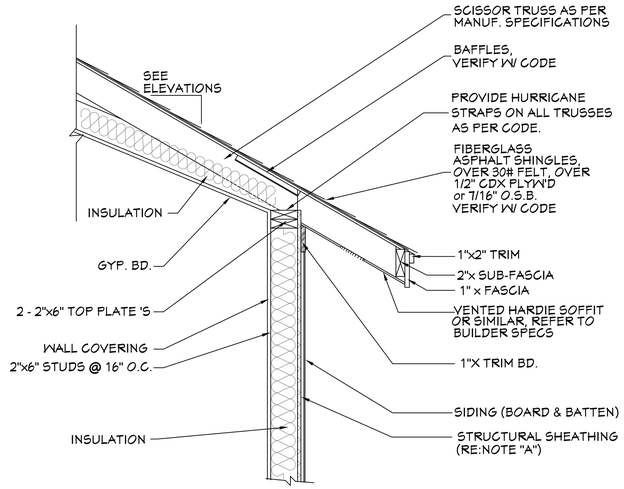
House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no responsibility for errors, omissions, inconsistencies or ambiguities contained in these plans. House Plan Zone, LLC assumes no responsibility for the areas of construction, structural adequacy, loading, design criteria, energy requirements, or any other requirements for compliance with local building officials and codes. All dimensions to be verified in the field by the contractor prior to construction. Any additional construction not specifically detailed in these plans, but is customary in the area of construction, or is required for a complete and proper installation of the items detailed in these plans, shall be provided by the contractor as if it has been included in these plans. If a material or method is specified in these plans which is not customary in the area of construction, or is not suitable for its intended use, the contractor shall notify the designer prior to construction. If a detail is not shown for any condition of construction, the construction shall be of the same character as for similar conditions shown on the plans. Where not otherwise noted, all framing lumber shall be #2 grade or better. Contractor to adapt plans as required to meet all applicable codes at site. All beams to be sized by a licensed structural engineer. Contractor to verify all clearances of all doors, windows and other items that are critical, prior to construction. All exterior dimensions are to the outside face of the stud and do not include exterior finishes such as siding, brick, stucco, etc. All finishes (interior & exterior) to be verified with owner prior to construction. Verify all door and window styles and sizes with owner prior to construction. Manufacturer to supply all rough opening sizes. Contractor to verify all clearances of all doors, windows and other items that are critical, prior to construction. Contractor to adapt plans as required to meet all applicable codes at site. All beams to be sized by a licensed engineer prior to construction.

Date: 04.17.25

Drawn By: J.L.B.

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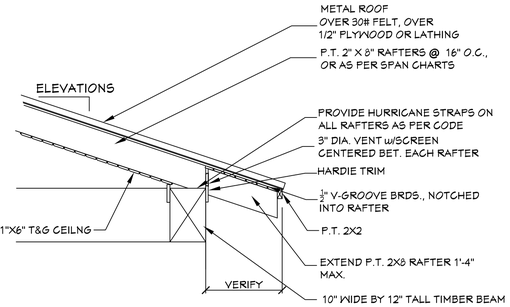
SHEET NUMBER 3



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.

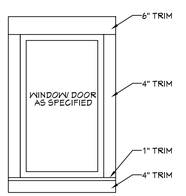
405 TYP. CORNICE DETAIL

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



406 EXPOSED RAFTER DETAIL

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

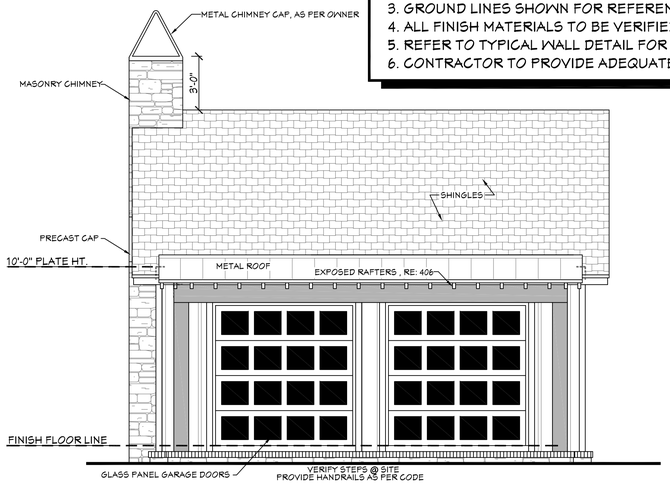


407 TYPICAL TRIM DETAIL

SCALE---------- 1/2" = 1'-0"

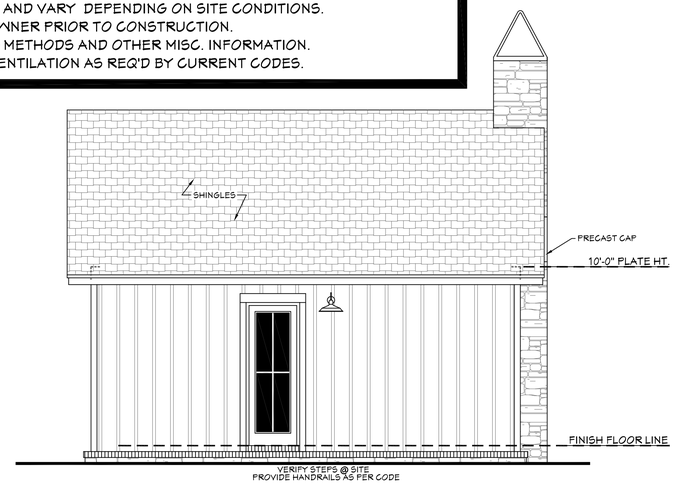
EXTERIOR ELEVATION NOTES:

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.



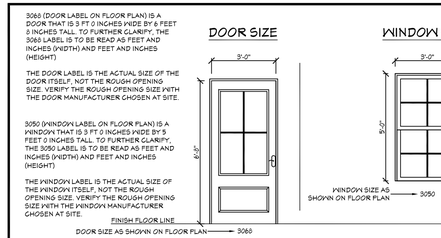
401 FRONT VIEW

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



402 REAR VIEW

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



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.

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 size. Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet.
Exception: The minimum net clear opening for grade floor emergency escape and rescue openings shall be 5 square feet.

R310.2.2 Minimum dimensions. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening.

R310.2.3 Maximum height from floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) above the floor.

R310.2.4 Emergency escape and rescue openings under decks, porches and cantilevers. Emergency escape and rescue openings installed under decks, porches and cantilevers shall be fully penable and provide a path not less than 36 inches (914 mm) in height and 36 inches (914 mm) in width to a yard or court.

R310.4 Area wells. An emergency escape and rescue opening where the bottom of the clear opening is below the adjacent grade shall be provided with an area well in accordance with Sections R310.4.1 through R310.4.4.

R310.4.1 Minimum size. The horizontal area of the area 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 size of the area well shall allow the emergency escape and rescue opening to be fully opened. *Exception:* The ladder or steps required by Section R310.4.2 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the area well.

R310.4.2 Ladder and steps. Area wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with an approved, permanently affixed ladder or steps. The ladder or steps shall not be obstructed by the emergency escape and rescue opening where the window or door is in the open position. Ladders or steps required by this section shall not be required to comply with Section R311.7.

R310.4.2.1 Ladders. Ladders and 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 10 inches (457 mm) on center vertically for the full height of the area well.

R310.4.2.2 Steps. Steps shall have an inside width of not less than 12 inches (305 mm), a minimum tread depth of 5 inches (121 mm) and a maximum riser height of 10 inches (451 mm) for the full height of the area 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 opening height. In dwelling units, where the bottom of the clear opening of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches 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 window openings will not allow a 4-inch-diameter (102 mm) sphere to pass through where the openings are in their largest opened position.*
2. *Operable windows are provided with window opening control devices or fall prevention devices that comply with ASTM F2090.*

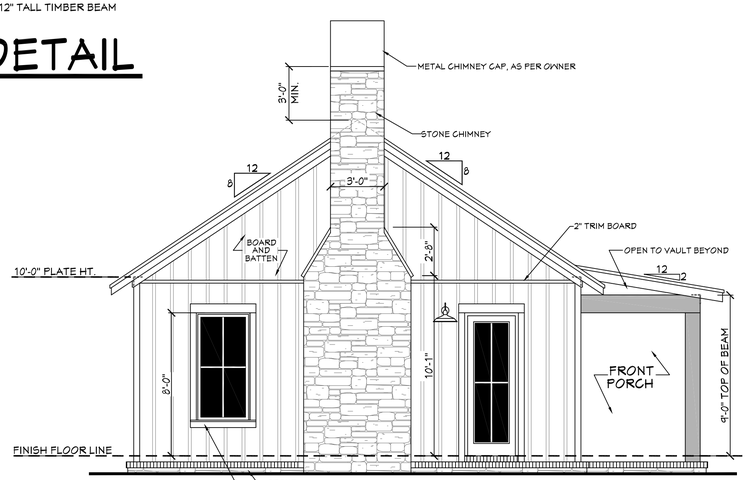
R312.2.2 Emergency escape and rescue openings. *Where an operable window serves as an emergency escape and rescue opening, a window opening control device or fall prevention device, after operation to release the control device or fall prevention device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Sections R310.2.1 and R310.2.2.*

REV. 01.06.22

IRC 2021

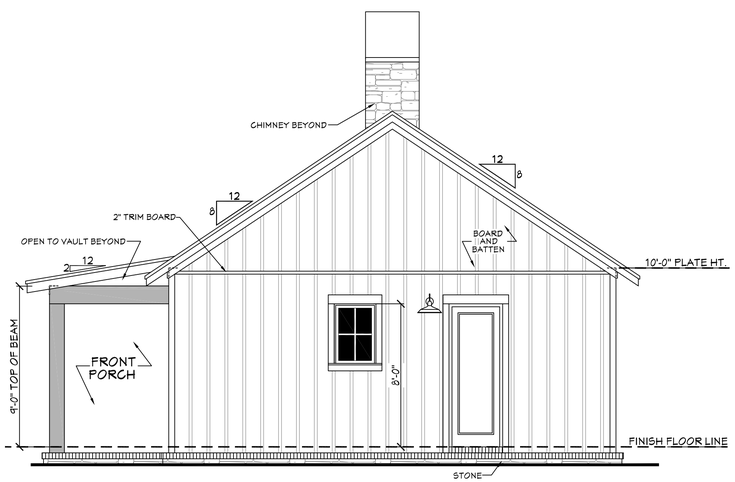
OPENING SIZES/ EGRESS

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



403 LEFT VIEW

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



404 RIGHT VIEW

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

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 DESIGNER CERTIFICATION
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
1000-2

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 building built from these plans. It is the responsibility of the builder to build in accordance with all applicable codes. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, prior to construction. Local building officials may require engineering that is specific to your site. It is the responsibility of the builder to comply with all applicable codes, including structural requirements for lateral bracing, wind uplift, anchorage, and other special conditions required by local building codes. All dimensions to be verified by the builder prior to construction. Any construction based on these plans is done so with the understanding that House Plan Zone, LLC has no liability. Any liability associated with construction based on these plans is hereby transferred to the builder. No implied warranty of fitness for a particular purpose is given. Foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date:
04.17.25

Drawn By:
J.L.B.

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SHEET NUMBER
4

IMPORTANT DISCLAIMER

THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGH THE CONSTRUCTION OF YOUR HOME. YOUR CONSTRUCTION PLANS HAVE BEEN DRAWN TO PRESCRIBE TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAWN AND WHAT INFORMATION THEY INCLUDE. CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS. THEREFORE, IF YOU ARE PLANNING TO BUILD YOUR HOME WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST. GREAT CARE AND EFFORT GOES INTO THE CREATION OF THE DESIGN OF YOUR CONSTRUCTION PLANS. HOWEVER, BECAUSE OF THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR "ON-SITE" CONSULTATION, SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS, HOUSE PLAN ZONE, LLC. NOR THE AGENTS OR EMPLOYEES ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING BUT NOT LIMITED TO, ANY DEFICIENCIES, OMISSIONS, OR ERRORS IN THE DESIGN. IN ANY CASE, ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DIMENSIONS, AND/OR DRAWINGS CONTAINED IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF HOUSE PLAN ZONE, LLC. PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES THE ACCEPTANCE OF THE CONSTRUCTION DOCUMENTS 'AS IS' AND ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS BECOME THE SOLE RESPONSIBILITY OF THE PURCHASER. IF ANY ERRORS ARE DISCOVERED PRIOR TO CONSTRUCTION, HOUSE PLAN ZONE, LLC. WILL BE GIVEN FULL OPPORTUNITY TO CORRECT ANY ERRORS AND/OR OMISSIONS TO THE CONSTRUCTION PLANS. IN ANY OR ALL CIRCUMSTANCES, THE MAXIMUM FINANCIAL LIABILITY TO HOUSE PLAN ZONE, LLC. CAN NOT EXCEED THE TOTAL PLAN PURCHASE.

PROFESSIONAL SEAL/ ADDITIONAL DRAWINGS

THOUGH EVERY EFFORT WAS MADE TO MAKE THE CONSTRUCTION DOCUMENTS FOLLOW THE I.R.C. NATIONAL CODE METHODOLOGIES, A FEW STATES AND CITIES HAVE PASSED BI-LAWS REGARDING CONSTRUCTION PLANS THAT WOULD BE SUBMITTED TO YOUR LOCAL MUNICIPALITY AND USED FOR THE CONSTRUCTION OF YOUR HOME. THESE BI-LAWS REQUIRE THE CONSTRUCTION PLANS TO BE REVIEWED AND/OR PREPARED, INSPECTED, AND SEALED (OR STAMPED) BY A LICENSED ARCHITECT/ ENGINEER IN YOUR STATE. IT IS ADVISED THAT YOU CONTACT YOUR MUNICIPALITY'S BUILDING DEPARTMENT FOR INSTRUCTIONS TO COMPLY WITH THEIR CONSTRUCTION PLANS REVIEW PROCESS. FURTHERMORE, ADDITIONAL ITEMS SUCH AS STRUCTURAL, HVAC, PLUMBING, SITE, ENERGY EFFICIENCY DOCUMENTATION, ETC. MAY BE REQUIRED AND THESE SHALL BE PROVIDED BY A LOCAL PROFESSIONAL THAT IS FAMILIAR WITH THE REQUIREMENTS AND THESE SHALL BE PROVIDED AT THE OWNERS EXPENSE.

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REPRODUCTION OF THESE CONSTRUCTION PLANS, EITHER IN WHOLE OR IN PART, INCLUDING ANY FORM OF COPYING AND/OR PREPARATION OF A DERIVATIVE WORK THEREOF, FOR ANY REASON IS STRICTLY PROHIBITED. THE PURCHASE OF A SET OF CONSTRUCTION PLANS IN NO WAY TRANSFERS ANY COPYRIGHT OR OTHER OWNERSHIP INTEREST IN IT TO THE PURCHASER EXCEPT FOR A LIMITED LICENSING RELEASE TO USE THE SAID PLAN SET FOR CONSTRUCTING ONE AND ONLY ONE DWELLING UNIT. THE PURCHASE OF ADDITIONAL SETS OF THE SAID PLANS AT A REDUCED PRICE FROM THE ORIGINAL SET OR AS PART OF A MULTIPLE SET PACKAGE DOES NOT CONVEY TO THE PURCHASER A LICENSE TO CONSTRUCT MORE THAN ONE DWELLING. SIMILARLY, THE PURCHASE OF REPRODUCIBLE OR DIGITAL CONSTRUCTION PLANS (A.K.A. SEPIAS, MYLARS, PDF, OR VELLUMS) CARRIES THE SAME COPYRIGHT PROTECTION AS MENTIONED ABOVE. IT IS GENERALLY ALLOWED TO MAKE A MAXIMUM OF 10 COPIES FOR THE CONSTRUCTION OF A SINGLE DWELLING ONLY. TO USE ANY PLAN MORE THAN ONCE, AND TO AVOID ANY COPYRIGHT/ LICENSE INFRINGMENT, IT IS NECESSARY TO CONTACT THE ORIGINAL DESIGNER TO RECEIVE A LICENSE FOR ANY EXTENDED USAGE. WHEREAS A PURCHASER OF REPRODUCIBLE'S IS GRANTED A LICENSE TO MAKE COPIES, IT SHOULD BE NOTED THAT AS COPYRIGHTED MATERIALS, MAKING PHOTOCOPIES FROM CONSTRUCTION PANS IS ILLEGAL. COPYRIGHT AND LICENSEE OF CONSTRUCTION PLANS EXISTS TO PROTECT ALL PARTIES. IT RESPECTS AND SUPPORTS THE INTELLECTUAL PROPERTY OF THE ORIGINAL ARCHITECT AND/OR DESIGNER, THEREBY KEEPING IT POSSIBLE TO OFFER PRE-DRAWN PLANS AT AFFORDABLE PRICES. COPYRIGHT LAW FOR PRE-DRAWN CONSTRUCTION PLANS IS NOW BEING VIGOROUSLY ENFORCED. COPYRIGHT INFRINGEMENT COULD LEAD TO FINES OF UP TO $100,000 PER VIOLATION.

GENERAL SITE NOTES

1. CONTRACTOR TO VERIFY LOCATIONS OF SITE UTILITIES, REQUIREMENTS, AND CONNECTION FEES. OWNER, CONTRACTOR AND SUB-CONTACTORS TO PAY ALL OF THEIR RELATED CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.
2. BEFORE EXCAVATION, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND BUILDING SITE TO DETERMINE THE ROUTES OF ALL UNDERGROUND UTILITIES. BEFORE DIGGING COMMENCES, IT IS ADVISED THAT THE OWNER AND OR CONTRACTOR CALL THEIR STATE UTILITY LOCATOR FACILITATOR.
3. IT IS RECOMMENDED THAT THE SITE'S SOIL BE TESTED FOR COMPRESSION RATING TO DETERMINE FOUNDATION AND FOOTING DESIGN. CONCRETE FOUNDATIONS AND FOOTING DESIGN SHALL BE IN ACCORDANCE TO CHAPTER 4 OF THE I.R.C. CODE. SEE FOUNDATION SECTION FOR MORE DETAIL.
4. CONSULT A LOCAL CIVIL ENGINEER FOR SITE PLANS AND SURVEYS OF EXISTING PROPERTY. A LANDSCAPE ARCHITECT SHOULD BE CONSULTED FOR MORE EXTENSIVE LANDSCAPE DESIGNS.

OTHER IMPORTANT INFORMATION

MATERIALS LIST DISCLAIMER - IF A MATERIALS LIST WAS ORDERED, IT WILL ONLY CONFORM TO THE PLAN IN ITS ORIGINAL FORMAT. ADDITIONAL OPTIONS SUCH AS 2X6 EXTERIOR WALLS, BASEMENT, OR WALKOUT BASEMENT FOUNDATIONS, THREE CAR GARAGE VERSIONS, ETC. WILL NOT BE REFLECTED IN THE LIST. WHILE IT WILL NOT MATCH THESE OPTIONS, THE LIST IS STILL A GREAT REFERENCE DOCUMENT FOR THE MATERIALS THAT WILL BE REQUIRED TO CONSTRUCT YOUR HOME.
FOUNDATIONS - MOST OF OUR FOUNDATIONS ARE DESIGNED WITH CONCRETE BLOCK STEM WALLS AND NOT POURED-IN-PLACE CONCRETE. ADDITIONALLY, THE MAJORITY OF OUR SLAB FOUNDATIONS ARE DESIGNED WITH A CHAIN WALL (RAISED) SLAB AND NOT MONOLITHIC (SLAB ON GRADE). CONTRACTOR/ LOCAL ENGINEER SHALL ADJUST DESIGN AS NEEDED FOR YOUR SPECIFIC AREA/ NEED.
SQUARE FOOTAGES - BONUS ROOMS (WHERE APPLICABLE) ARE NOT INCLUDED IN THE HEATED AREA OF THE DESIGN UNLESS SPECIFICALLY NOTED. GARAGE PLANS ARE EXCLUDED. SQUARE FOOTAGES SHOWN ARE CALCULATED TO THE OUTSIDE OF THE STUD WALL AND DO NOT INCLUDE THE EXTERIOR MATERIALS SUCH AS BRICK, STONE, OR SIDING.
DIMENSIONS - OUR PLANS ARE DIMENSIONED TO THE OUTSIDE OF THE STUD WALL ONLY AND NOT TO THE OUTSIDE OF THE BRICK LEDGE (WHERE APPLICABLE).

CHAPTER 3 :: BUILDING PLANNING

SECTION R304 MINIMUM ROOM AREAS

R304.1 MINIMUM AREA.
HABITABLE ROOMS SHALL HAVE A FLOOR
AREA OF NOT LESS THAN 70 SQUARE FEET (6.5 M2).
EXCEPTION: KITCHENS.

R304.2 MINIMUM DIMENSIONS.
HABITABLE ROOMS SHALL BE NOT
LESS THAN 7 FEET (2134 MM) IN ANY HORIZONTAL DIMENSION.

EXCEPTION: KITCHENS.

R304.3 HEIGHT EFFECT ON ROOM AREA.
PORTIONS OF A ROOM WITH A SLOPING CEILING MEASURING LESS THAN 5 FEET (1524 MM) OR A FURRED CEILING MEASURING LESS THAN 7 FEET (2134 MM) FROM THE FINISHED FLOOR TO THE FINISHED CEILING SHALL NOT BE CONSIDERED AS CONTRIBUTING TO THE MINIMUM REQUIRED HABITABLE AREA FOR THAT ROOM.

SECTION R305 CEILING HEIGHT

R305.1 MINIMUM HEIGHT.
HABITABLE SPACE, HALLWAYS AND
PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET (2134 MM). BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

NOTE: SEE SECTION R305.1 FOR EXCEPTIONS

R305.1.1 BASEMENTS.
PORTIONS OF BASEMENTS THAT DO NOT
CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES (2032 MM).

EXCEPTION: AT BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 4 INCHES (1931 MM) FROM THE FINISHED FLOOR.

SECTION R306 SANITATION

R306.1 TOILET FACILITIES.
EVERY DWELLING UNIT SHALL BE PROVIDED WITH A WATER CLOSET, LAVATORY, AND A BATHTUB OR SHOWER.

R306.2 KITCHEN.
EACH DWELLING UNIT SHALL BE PROVIDED WITH A KITCHEN AREA AND EVERY KITCHEN AREA SHALL BE PROVIDED WITH A SINK.

R306.3 SEWAGE DISPOSAL.
PLUMBING FIXTURES SHALL BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM.

R306.4 WATER SUPPLY TO FIXTURES.
PLUMBING FIXTURES SHALL BE CONNECTED TO AN APPROVED WATER SUPPLY. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER.

SECTION R307 TOILET, BATH, AND SHOWER SPACES

R307.1 SPACE REQUIRED. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1, AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.

R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR.

SECTION R308 GLAZING

R308.4 HAZARDOUS LOCATIONS.
THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.1 GLAZING IN DOORS.
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION 308.4.1 FOR EXCEPTIONS

R308.4.2 GLAZING ADJACENT TO DOORS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RADIAN) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

R308.4.3 GLAZING IN WINDOWS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES
4. (914 MM) ABOVE THE FLOOR.
5. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

NOTE: SEE SECTION R308.4.3. FOR EXCEPTIONS

R308.4.4 GLAZING IN GUARDS AND RAILINGS.
GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.4.1 STRUCTURAL GLASS BALUSTER PANELS.
GUARDS WITH STRUCTURAL GLASS BALUSTER PANELS SHALL BE INSTALLED WITH AN ATTACHED TOP RAIL OR HANDRAIL. THE TOP RAIL OR HANDRAIL SHALL BE SUPPORTED BY NOT LESS THAN THREE GLASS BALUSTER PANELS, OR SHALL BE OTHERWISE SUPPORTED TO REMAIN IN PLACE SHOULD ONE GLASS BALUSTER PANEL FAIL.

NOTE: SEE SECTION 308.4.4.1 FOR EXCEPTIONS.

R308.4.5 GLAZING AND WET SURFACES.
GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR ADJACENT TO HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

NOTE: SEE SECTION 308.4.5 FOR EXCEPTIONS.

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

NOTE: SEE SECTION 308.4.6 FOR EXCEPTIONS.

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

SEE SECTION 308.4.7 FOR EXCEPTION

R308.5 SITE-BUILT WINDOWS.
SITE-BUILT WINDOWS SHALL COMPLY
WITH SECTION 2404 OF THE INTERNATIONAL BUILDING CODE.

R308.6 SKYLIGHTS AND SLOPED GLAZING.
SKYLIGHTS AND SLOPED
GLAZING SHALL COMPLY WITH THE FOLLOWING SECTIONS.

R308.6.1 DEFINITIONS. THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2:
-SKYLIGHT, UNIT.
-SKYLIGHTS AND SLOPED GLAZING.
-TUBULAR DAYLIGHTING DEVICE (TDD).

SECTION R309 GARAGES AND CARPORTS

R309.1 FLOOR SURFACE.
GARAGE FLOOR SURFACES SHALL BE OF
APPROVED NONCOMBUSTIBLE MATERIAL. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

R309.2 CARPORTS.
CARPORTS SHALL BE OPEN ON NOT LESS THAN TWO SIDES. CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. CARPORTS NOT OPEN ON TWO OR MORE SIDES SHALL BE CONSIDERED TO BE A GARAGE AND SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION FOR GARAGES. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

EXCEPTION: ASPHALT SURFACES SHALL BE PERMITTED AT GROUND LEVEL IN CARPORTS.

R309.4 AUTOMATIC GARAGE DOOR OPENERS.
AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325.

R309.5 FIRE SPRINKLERS.
PRIVATE GARAGES SHALL BE PROTECTED BY FIRE SPRINKLERS WHERE THE GARAGE WALL HAS BEEN DESIGNED BASED ON TABLE R302.1(2), NOTE A. SPRINKLERS IN GARAGES SHALL BE CONNECTED TO AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH SECTION P2904. GARAGE SPRINKLERS SHALL BE RESIDENTIAL SPRINKLERS OR QUICK-RESPONSE SPRINKLERS, DESIGNED TO PROVIDE A DENSITY OF 0.05 GPM/FT2. GARAGE DOORS SHALL NOT BE CONSIDERED OBSTRUCTIONS WITH RESPECT TO SPRINKLER PLACEMENT.

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT HAVING A MINIMUM WIDTH OF 36 INCHES (914 MM) THAT OPENS TO A PUBLIC WAY.

NOTE: SEE SECTION R310.1 FOR EXCEPTION

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
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 AND FALL PREVENTION DEVICES COMPLY WITH ASMF F2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING AND SHALL BE NOT MORE THAT 70 INCHES (178 CM) ABOVE THE FINISHED FLOOR.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS IN ACCORDANCE WITH SECTIONS R310.2.1 THROUGH R310.2.4.

R310.2.1 MINIMUM SIZE.
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2).

EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE-FLOOR EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE 5 SQUARE FEET (0.465 M2)
HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 MINIMUM DIMENSIONS.
THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE MOMENT.

R310.2.3 MAXIMUM HEIGHT FROM FLOOR.
EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) ABOVE THE FLOOR.

R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND CANTILEVERS.
EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS,PORCHES AND CANTILEVERS SHALL BE FULLY OPENABLE AND PROVIDE A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AND 36 INCHES (914 MM) IN WIDTH TO A YARD OR COURT.

NOTE: SEE SECTION 310.2.4 FOR EXCEPTION

R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND PORCHES.
EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS AND PORCHES SHALL BE FULLY OPENABLE AND PROVIDE A PATH NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT TO A YARD OR COURT.

R310.3 EMERGENCY ESCAPE AND RESCUE DOORS
WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDING DOOR.

R310.4 AREA WELLS.
AN EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE BOTTOM OF THE CLEAR OPENING IS BELOW THE ADJACENT GRADE SHALL BE PROVIDED WITH AN AREA WELL IN ACCORDANCE WITH SECTIONS R310.4.1 THROUGH R310.4.4.

R310.4.1 MINIMUM SIZE.
THE HORIZONTAL AREA OF THE AREA 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 SIZE OF THE AREA WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

NOTE: SEE SECTION 310.4.1 FOR EXCEPTION

R310.4.2 LADDER AND STEPS.
AREA WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH AN APPROVED, PERMANENTLY AFFIXED LADDER OR STEPS. THE LADDER OR STEPS SHALL NOT BE OBSTRUCTED BY THE EMERGENCY ESCAPE AND RESCUE OPENING WHERE THE WINDOW OR DOOR IS IN THE OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7.

R310.4.2.1 LADDER.
LADDERS AND 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 AREA WELL.

R310.4.2.2 STEPS.
STEPS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), A MINIMUM TREAD DEPTH OF 5 INCHES (127 MM) AND A MAXIMUM RISER HEIGHT OF 18 INCHES (457 MM) FOR THE FULL HEIGHT OF THE AREA WELL.

R310.4.3 DRAINAGE.
AREA WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1

NOTE: SEE SECTION 310.4.3 FOR EXCEPTION

R310.4.4 BARS, GRILLES, COVERS AND SCREENS.
WHERE BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES ARE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, AREA WELLS BULKHEAD ENCLOSURES OR AREA WELLS THAT SERVE SUCH OPENINGS, THE MINIMUM NET CLEAR OPENING SIZE SHALL COMPLY WITH SECTIONS R310.2 THROUGH R310.2.2 AND R310.4.1. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, OR TOOL, OR FORCE GREATER THAN THAT REQUIRED FOR THE NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.

R310.5 REPLACEMENT WINDOWS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM SECTIONS R310.2 AND R310.4.4, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:

1. THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW.
2. THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.

R310.6 DWELLING ADDITIONS.
WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.

NOTE: SEE SECTION 310.6 FOR EXCEPTIONS

R310.7 ALTERATIONS OR REPAIRS OF EXISTING BASEMENTS.
NEW SLEEPING ROOMS CREATED IN AN EXISTING BASEMENT SHALL BE PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION R310.1. OTHER THAN NEW SLEEPING ROOMS, WHERE EXISTING BASEMENTS UNDERGO ALTERATIONS OR REPAIRS, AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED.

NOTE: SEE SECTION 310.7 FOR EXCEPTION

SECTION R311 MEANS OF EGRESS

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.

R311.2 EGRESS DOOR.
NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS.
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED.
LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

NOTE: SEE SECTION 311.3. FOR EXCEPTION

R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS.
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.1 FOR EXCEPTION

R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS.
DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

NOTE: SEE SECTION 311.3.2. FOR EXCEPTION

R311.3.3 STORM AND SCREEN DOORS.
STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.

R311.4 VERTICAL EGRESS.
EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTIC AND BASEMENTS THAT ARE NOT PROVIDED WITH AN EGRESS

R311.8.1 MAXIMUM SLOPE.
RAMPS SERVING THE EGRESS DOOR REQUIRED BY SECTION R311.2 SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5 PERCENT).

R311.8.2 LANDINGS REQUIRED.
THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH RAMP, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. THE WIDTH OF THE LANDING PERPENDICULAR TO THE RAMP SLOPE SHALL BE NOT LESS THAN 36 INCHES (914 MM).

R311.8.3 HANDRAILS REQUIRED.
HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF RAMPS EXCEEDING A SLOPE OF ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE).

R311.8.3.1 HEIGHT.
HANDRAIL HEIGHT, MEASURED ABOVE THE FINISHED SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM)AND NOT MORE THAN 38 INCHES (965 MM).

R311.8.3.2 GRIP SIZE.
HANDRAILS ON RAMPS SHALL COMPLY WITH SECTION R311.7.8.5.

R311.8.3.3 CONTINUITY.
HANDRAILS WHERE REQUIRED ON RAMPS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE RAMP. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

SECTION R312
GUARDS AND WINDOW FALL PROTECTION

R312.1 GUARDS.
GUARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.1.1 THROUGH R312.1.4.

R312.1.1 WHERE REQUIRED.
GUARDS SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING FLOORS, STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

R312.1.2 HEIGHT.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.

NOTE: SEE SECTION 312.1.2 FOR EXCEPTIONS

R312.1.3 OPENING LIMITATIONS.
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES (102 mm) IN DIAMETER.

NOTE: SEE SECTION 312.1.3 FOR EXCEPTIONS

R312.1.4 EXTERIOR PLASTIC COMPOSITE GUARDS.
PLASTIC COMPOSITE EXTERIOR GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R317.4.

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 OPENING HEIGHT.
IN DWELLING UNITS, WHERE THE BOTTOM OF THE CLEAR OPENING OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 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 WINDOW OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION.
2. OPERABLE WINDOWS ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES OR FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

R312.2.2 WINDOW OPENING CONTROL DEVICES.
WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F2090. 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.

SECTION R313
AUTOMATIC FIRE SPRINKLER SYSTEMS

313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS.
AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN TOWNHOUSES.

NOTE: SEE SECTION 313.1 FOR EXCEPTION

R313.1.1 DESIGN AND INSTALLATION.
AUTOMATIC SPRINKLER SYSTEMS FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P2904 OR NFPA 13D.

R313.2 ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS.
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS.

NOTE: SEE SECTION 313.2 FOR EXCEPTION

R313.2.1 DESIGN AND INSTALLATION.
AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION P2904 OR NFPA 13D.

SECTION R314 SMOKE ALARMS

R314.1 GENERAL.
SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

R314.1.1 LISTINGS.
SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.2 WHERE REQUIRED.
SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.

R314.2.1 NEW CONSTRUCTION.
SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.
WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.

NOTE: SEE SECTION 314.2.2 FOR EXCEPTIONS

R314.3 LOCATION.
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
5. IN THE HALLWAY AND IN THE ROOM OPEN TO THE HALLWAY IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES (610 MM) OR MORE.

R314.3.1 INSTALLATION NEAR COOKING APPLIANCES.
SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.

1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 mm) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
4. SMOKE ALARMS LISTED AND MARKED "HELPS REDUCE COOKING NUISANCE ALARMS" SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

R314.4 INTERCONNECTION.
WHERE MORE THAN ONE SMOKE ALARM
IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

R314.5 COMBINATION ALARMS.
COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.6 POWER SOURCE.
SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

NOTE: SEE SECTION 314.6 FOR EXCEPTIONS

R314.7 FIRE ALARM SYSTEMS
FIRE ALARM SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS AND SHALL COMPLY WITH SECTIONS R314.7.1 THROUGH R314.7.4.

R314.7.1 GENERAL.
FIRE ALARM SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 268.

R314.7.2 LOCATION.
SMOKE DETECTORS SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION R314.3.

R314.7.3 PERMANENT FIXTURE.
WHERE A HOUSEHOLD FIRE ALARM SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY, OWNED BY THE HOMEOWNER.

R314.7.4 COMBINATION DETECTORS.
COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE PERMITTED TO BE INSTALLED IN FIRE ALARM SYSTEMS IN LIEU OF SMOKE DETECTORS, PROVIDED THAT THEY ARE LISTED IN ACCORDANCE WITH UL 268 AND UL 2075.

SECTION R315 CARBON MONOXIDE ALARMS

R315.1 GENERAL.
CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.

R315.1.1 LISTINGS.
CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.

R315.2 WHERE REQUIRED.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.

R315.2.1 NEW CONSTRUCTION.
FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.

1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. THE DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.

R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.
WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
EXCEPTIONS:

NOTE: SEE SECTION 315.2.2 FOR EXCEPTIONS

R315.3 LOCATION.
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

R315.4 COMBINATION ALARMS.
COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

R315.5 INTERCONNECTIVITY.
WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R315.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF CARBON MONOXIDE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS

R315.6 POWER SOURCE.
CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER-CURRENT PROTECTION.

NOTE: SEE SECTION 315.5 FOR EXCEPTIONS

R315.7 CARBON MONOXIDE DETECTION SYSTEMS.
CARBON MONOXIDE DETECTION SYSTEMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS AND SHALL COMPLY WITH SECTIONS R315.7.1 THROUGH R315.7.4.

R315.7.1 GENERAL.
HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH NFPA 720. CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2075.

R315.7.2 LOCATION.
CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION R315.3. THESE LOCATIONS SUPERSEDE THE LOCATIONS SPECIFIED IN NFPA 720.

R315.7.3 PERMANENT FIXTURE.
WHERE A HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEM IS INSTALLED, IT SHALL BECOME A PERMANENT FIXTURE OF THE OCCUPANCY AND OWNED BY THE HOMEOWNER.

R315.7.4 COMBINATION DETECTORS.
COMBINATION CARBON MONOXIDE AND SMOKE DETECTORS INSTALLED IN CARBON MONOXIDE DETECTION SYSTEMS IN LIEU OF CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 268 AND UL 2075 .

SECTION R321
ELEVATORS AND PLATFORM LIFTS

R321.1 ELEVATORS.
WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED- USE AND LIMITED-APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44.

SECTION R322
FLOOD-RESISTANT CONSTRUCTION

R322.1 GENERAL.
BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS, INCLUDING A OR V ZONES AND COASTAL A ZONES, AS ESTABLISHED IN TABLE R301.2(1), AND SUBSTANTIAL IMPROVEMENT AND REPAIR OF SUBSTANTIAL DAMAGE OF BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION. BUILDINGS AND STRUCTURES THAT ARE LOCATED IN MORE THAN ONE FLOOD HAZARD AREA SHALL COMPLY WITH THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE FLOOD HAZARD AREA. BUILDINGS AND STRUCTURES LOCATED IN WHOLE OR IN PART IN IDENTIFIED FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 24.

R322.1.2 STRUCTURAL SYSTEMS.
STRUCTURAL SYSTEMS OF BUILDINGS AND STRUCTURES SHALL BE DESIGNED, CONNECTED AND ANCHORED TO RESIST FLOTATION, COLLAPSE OR PERMANENT LATERAL MOVEMENT DUE TO STRUCTURAL LOADS AND STRESSES FROM FLOODING EQUAL TO THE DESIGN FLOOD ELEVATION.

R322.1.3 FLOOD-RESISTANT CONSTRUCTION.
BUILDINGS AND STRUCTURES ERECTED IN AREAS PRONE TO FLOODING SHALL BE CONSTRUCTED BY METHODS AND PRACTICES THAT MINIMIZE FLOOD DAMAGE.

R322.1.4 ESTABLISHING THE DESIGN FLOOD ELEVATION.
THE DESIGN FLOOD ELEVATION SHALL BE USED TO DEFINE FLOOD HAZARD AREAS. AT A MINIMUM, THE DESIGN FLOOD ELEVATION SHALL BE THE HIGHER OF THE FOLLOWING:

1. THE BASE FLOOD ELEVATION AT THE DEPTH OF PEAK ELEVATION OF FLOODING, INCLUDING WAVE HEIGHT, THAT HAS A 1 PERCENT (100-YEAR FLOOD) OR GREATER CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR.
2. THE ELEVATION OF THE DESIGN FLOOD ASSOCIATED WITH THE AREA DESIGNATED ON A FLOOD HAZARD MAP ADOPTED BY THE COMMUNITY, OR OTHERWISE LEGALLY DESIGNATED.

FOR DETERMINING DESIGN FLOOD ELEVATIONS AND IMPACTS REFER TO SECTIONS R322.1.4.1 AND R322.1.4.2

R322.1.5 LOWEST FLOOR.
THE LOWEST FLOOR SHALL BE THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA, INCLUDING BASEMENT, AND EXCLUDING ANY UNFINISHED FLOOD-RESISTANT ENCLOSURE THAT IS USEABLE SOLELY FOR VEHICLE PARKING, BUILDING ACCESS OR LIMITED STORAGE PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT SO AS TO RENDER THE BUILDING OR STRUCTURE IN VIOLATION OF THIS SECTION.

R322.1.6 PROTECTION OF MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.
ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3. IF REPLACED AS PART OF A SUBSTANTIAL IMPROVEMENT, ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT SHALL MEET THE REQUIREMENTS OF THIS SECTION. SYSTEMS, FIXTURES, AND EQUIPMENT AND COMPONENTS SHALL NOT BE MOUNTED ON OR PENETRATE THROUGH WALLS INTENDED TO BREAK AWAY UNDER FLOOD LOADS.

NOTE: SEE SECTION 322.1.6 FOR EXCEPTION

R322.1.7 PROTECTION OF WATER SUPPLY AND SANITARY SEWAGE SYSTEMS.
NEW AND REPLACEMENT WATER SUPPLY SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOOD WATERS INTO THE SYSTEMS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE. NEW AND REPLACEMENT SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE INFILTRATION OF FLOODWATERS INTO SYSTEMS AND DISCHARGES FROM SYSTEMS INTO FLOODWATERS IN ACCORDANCE WITH THE PLUMBING PROVISIONS OF THIS CODE AND CHAPTER 3 OF THE INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE.

R322.1.8 FLOOD-RESISTANT MATERIALS.
BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE ELEVATION REQUIRED IN SECTION R322.2 OR R322.3 SHALL BE FLOOD DAMAGE- RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.

SEE SECTION R322.2 FOR FLOOD HAZARD AREAS (INCLUDING A ZONES).

R322.2.2 ENCLOSED AREA BELOW REQUIRED ELEVATION.
ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE ELEVATION REQUIRED IN SECTION R322.2.1 SHALL:
1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.
2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.2.1 SECTIONS 2.1 THROUGH 2.3,
AS WELL AS, SECTIONS:

-R322.2.2.1 FOR INSTALLATION OF OPENINGS.
-R322.2.3 FOUNDATION DESIGN AND CONSTRUCTION.
-R322.2.4 TANKS.

REFER TO SECTION R322.3 FOR COASTAL HIGH-HAZARD AREAS (INCLUDING V ZONES AND COASTAL A ZONES, WHERE DESIGNATED). INCLUDING:

R322.3.1 LOCATION AND SITE PREPARATION
R322.3.2 ELEVATION REQUIREMENTS
R322.3.3 FOUNDATIONS
R322.3.4 CONCRETE SLABS
R322.3.5 WALLS BELOW REQUIRED ELEVATION
R322.3.6 ENCLOSED AREAS BELOW REQUIRED ELEVATION.
R322.3.7 STAIRWAYS AND RAMPS
R322.3.8 DECKS AND PORCHES
R322.3.9 CONSTRUCTION DOCUMENTS
R322.3.10 TANKS

SECTION R323 STORM SHELTERS

R323.1 GENERAL.
THIS SECTION APPLIES TO STORM SHELTERS WHERE CONSTRUCTED AS SEPARATE DETACHED BUILDINGS OR WHERE CONSTRUCTED AS SAFE ROOMS WITHIN BUILDINGS FOR THE PURPOSE OF PROVIDING REFUGE FROM STORMS THAT PRODUCE HIGH WINDS, SUCH AS TORNADOS AND HURRICANES. IN ADDITION TO OTHER APPLICABLE REQUIREMENTS IN THIS CODE, STORM SHELTERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ICC/NSSA-ICC 500.

R323.1.1 SEALED DOCUMENTATION.
THE CONSTRUCTION DOCUMENTS FOR ALL STRUCTURAL COMPONENTS AND IMPACT PROTECTIVE SYSTEMS OF THE STORM SHELTER SHALL BE PREPARED AND SEALED BY A REGISTERED DESIGN PROFESSIONAL INDICATING THAT THE DESIGN MEETS THE CRITERIA OF ICC 500.

EXCEPTION: STORM SHELTERS, STRUCTURAL COMPONENTS AND IMPACT-PROTECTIVE SYSTEMS

SECTION R327 SWIMMING POOLS, SPAS AND HOT TUBS

R327.1 GENERAL.
THE DESIGN AND CONSTRUCTION OF POOLS AND SPAS SHALL COMPLY WITH THE INTERNATIONAL SWIMMING POOL AND SPA CODE.

SECTION R326 HABITABLE ATTICS

R326.1 GENERAL.
HABITABLE ATTICS SHALL COMPLY WITH SECTIONS R326.2 AND R326.3.

R326.2 MINIMUM DIMENSIONS.
A HABITABLE ATTIC SHALL HAVE A FLOOR AREA IN ACCORDANCE WITH SECTION R304 AND A CEILING HEIGHT IN ACCORDANCE WITH SECTION R305.

R326.3 STORY ABOVE GRADE PLANE.
A HABITABLE ATTIC SHALL BE CONSIDERED A STORY ABOVE GRADE PLANE.

NOTE: SEE SECTION 326.3 FOR EXCEPTION

R326.4 MEANS OF EGRESS.
THE MEANS OF EGRESS FOR HABITABLE ATTICS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF SECTION R311.

CHAPTER 4 :: FOUNDATIONS

SECTION R401 GENERAL

R401.1 APPLICATION. THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF THE FOUNDATION AND FOUNDATION SPACES FOR BUILDINGS. IN ADDITION TO THE PROVISIONS OF THIS CHAPTER, THE DESIGN AND CONSTRUCTION OF FOUNDATIONS IN FLOOD HAZARD AREAS AS ESTABLISHED BY TABLE R301.2 SHALL MEET THE PROVISIONS OF SECTION R322. WOOD FOUNDATIONS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH AWC PWF.

NOTE: SEE SECTION R401.1 FOR EXCEPTIONS

R401.2 REQUIREMENTS.
FOUNDATION CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING SOIL. FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

R401.3 DRAINAGE.
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 FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).

NOTE: SEE SECTION R401.3 FOR EXCEPTIONS

R401.4 SOIL TESTS.
WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS, OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

SECTION R402 MATERIALS

R402.1 WOOD FOUNDATIONS.
WOOD FOUNDATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

R402.1.1 FASTENERS.
FASTENERS USED BELOW GRADE TO ATTACH PLYWOOD TO THE EXTERIOR SIDE OF EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS, OR FASTENERS USED IN KNEE WALL CONSTRUCTION, SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL. FASTENERS USED ABOVE GRADE TO ATTACH PLYWOOD AND ALL LUMBER-TO-LUMBER FASTENERS EXCEPT THOSE USED IN KNEE WALL CONSTRUCTION SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED GALVANIZED (ZINC COATED) STEEL NAILS, OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

R402.1.2 WOOD TREATMENT.
LUMBER AND PLYWOOD SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A, SPECIAL REQUIREMENT 4.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY. WHERE LUMBER OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN NOT LESS THAN 2-PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD CANNOT ABSORB MORE PRESERVATIVE.

R402.2 CONCRETE.
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH, AS SHOWN IN TABLE R402.2. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2. THE MAXIMUM WEIGHT OF FLY ASH, OTHER POZZOLANS, SILICA FUME, SLAG OR BLENDED CEMENTS THAT IS INCLUDED IN CONCRETE MIXTURES FOR GARAGE FLOOR SLABS AND FOR EXTERIOR PORCHES, CARPORT SLABS AND STEPS THAT WILL BE EXPOSED TO DEICING CHEMICALS SHALL NOT EXCEED THE PERCENTAGES OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS SPECIFIED IN SECTION 19.3.3.4 OF ACI MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332. R402.2.1

R402.3 PRECAST CONCRETE.
PRECAST CONCRETE FOUNDATIONS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R404.5 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE MANUFACTURER'S INSTRUCTIONS.

R402.4 MASONRY.
MASONRY SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 1,500 PSI (10.3 MPA).

SECTION 403 FOOTINGS

R403.1 GENERAL.
ALL EXTERIOR WALLS SHALL BE SUPPORTED ON CONTINUOUS SOLID OR FULLY GROUTED MASONRY OR CONCRETE FOOTINGS, CRUSHED STONE FOOTINGS, WOOD FOUNDATIONS, OR OTHER APPROVED STRUCTURAL SYSTEMS THAT SHALL BE OF SUFFICIENT DESIGN TO ACCOMMODATE ALL LOADS ACCORDING TO SECTION R301 AND TO TRANSMIT THE RESULTING LOADS TO THE SOIL WITHIN THE LIMITATIONS AS DETERMINED FROM THE CHARACTER OF THE SOIL. FOOTINGS SHALL BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL. CONCRETE FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R403 OR IN ACCORDANCE WITH ACI 332.

**R403.1.1 MINIMU

SECTION 404
FOUNDATION AND RETAINING WALLS

R404.1 CONCRETE AND MASONRY FOUNDATION WALLS.
REFER TO SECTION 404.1 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR CONCRETE AND MASONRY FOUNDATION WALLS.

R404.2 WOOD FOUNDATION WALLS.
REFER TO SECTION 404.2 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WOOD FOUNDATION WALLS.

R404.3 WOOD SILL PLATES.
WOOD SILL PLATES SHALL BE NOT LESS THAN 2-INCH BY 4-INCH (51 MM BY 102 MM) NOMINAL LUMBER. SILL PLATE ANCHORAGE SHALL BE IN ACCORDANCE WITH SECTIONS R403.1.6 AND R602.11.

R404.4 RETAINING WALLS.
RETAINING WALLS THAT ARE NOT LATERALLY SUPPORTED AT THE TOP AND THAT RETAIN IN EXCESS OF 48 INCHES (1219 MM) OF UNBALANCED FILL, OR RETAINING WALLS EXCEEDING 24 INCHES (610 MM) IN HEIGHT THAT RESIST LATERAL LOADS IN ADDITION TO SOIL, SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE TO ENSURE STABILITY AGAINST OVERTURNING, SLIDING, EXCESSIVE FOUNDATION PRESSURE AND WATER UPLIFT. RETAINING WALLS SHALL BE DESIGNED FOR A SAFETY FACTOR OF 1.5 AGAINST LATERAL SLIDING AND OVERTURNING. THIS SECTION SHALL NOT APPLY TO FOUNDATION WALLS SUPPORTING BUILDINGS.

R404.5 PRECAST CONCRETE FOUNDATION WALLS.
REFER TO SECTION 404.5 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION WALLS.

SECTION R405 FOUNDATION DRAINAGE

R405.1 CONCRETE OR MASONRY FOUNDATIONS.
DRAINS SHALL BE PROVIDED AROUND CONCRETE OR MASONRY FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPE OR OTHER APPROVED SYSTEMS OR MATERIALS SHALL BE INSTALLED AT OR BELOW THE TOP OF THE FOOTING OR BELOW THE BOTTOM OF THE SLAB AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM. GRAVEL OR CRUSHED STONE DRAINS SHALL EXTEND NOT LESS THAN 1 FOOT (305 MM) BEYOND THE OUTSIDE EDGE OF THE FOOTING AND 6 INCHES (152 MM) ABOVE THE TOP OF THE FOOTING AND BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. THE TOP OF OPEN JOINTS OF DRAIN TILES SHALL BE PROTECTED WITH STRIPS OF BUILDING PAPER. EXCEPT WHERE OTHERWISE RECOMMENDED BY THE DRAIN MANUFACTURER, PERFORATED DRAINS SHALL BE SURROUNDED WITH AN APPROVED FILTER MEMBRANE OR THE FILTER MEMBRANE SHALL COVER THE WASHED GRAVEL OR CRUSHED ROCK COVERING THE DRAIN. DRAINAGE TILES OR PERFORATED PIPE SHALL BE PLACED ON NOT LESS THAN 2 INCHES (51 MM) OF WASHED GRAVEL OR CRUSHED ROCK NOT LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION AND COVERED WITH NOT LESS THAN 6 INCHES (152 MM) OF THE SAME MATERIAL.

REFER TO SECTION 405 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR PRECAST CONCRETE FOUNDATION WALLS.

SECTION R406
FOUNDATION WATER-PROOFING AND DAMP-PROOFING

REFER TO SECTION 406 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR WATER-PROOFING AND DAMP-PROOFING FOUNDATIONS INCLUDING THE FOLLOWING AREAS:

-R406.1 CONCRETE AND MASONRY FOUNDATION DAMPPROOFING.
-R406.2 CONCRETE AND MASONRY FOUNDATION WATERPROOFING.
-R406.3 DAMPPROOFING FOR WOOD FOUNDATIONS.
-R406.4 PRECAST CONCRETE FOUNDATION SYSTEM DAMPPROOFING.

SECTION R407 COLUMNS

REFER TO SECTION 407 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR COLUMNS INCLUDING THE FOLLOWING AREAS:

-R407.1 WOOD COLUMN PROTECTION.
-R407.2 STEEL COLUMN PROTECTION.
-R407.3 STRUCTURAL REQUIREMENTS.

SECTION R408 UNDER-FLOOR SPACE

REFER TO SECTION 408 FOR FURTHER SPECIFICATIONS, NOTES AND DESIGN CRITERIA FOR UNDER-FLOOR SPACE INCLUDING THE FOLLOWING AREA:

-R408.1 MOISTURE CONTROL.
-R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION.
-R408.3 UN-VENTED CRAWL SPACE.
-R408.4 ACCESS.
-R408.5 REMOVAL OF DEBRIS.
-R408.6 FINISHED GRADE.
-R408.7 FLOOD RESISTANCE.
-R408.8 UNDER-FLOOR VAPOR RETARDER.

CHAPTER 5 :: FLOORS

SECTION R501 GENERAL

R501.1 APPLICATION.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF THE FLOORS FOR BUILDINGS, INCLUDING THE FLOORS OF ATTIC SPACES USED TO HOUSE MECHANICAL OR PLUMBING FIXTURES AND EQUIPMENT.

R501.2 REQUIREMENTS.
FLOOR CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R502 WOOD FLOOR FRAMING

R502.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD-SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 502.1.1 THROUGH 502.1.7 FOR FURTHER SPECIFICATIONS.

R502.2 DESIGN AND CONSTRUCTION.
FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER, FIGURE R502.2 AND SECTIONS R317 AND R318 OR IN ACCORDANCE WITH ANSI AWC NDS. SEE SECTIONS 502.2.1 THROUGH 502.2.2 FOR FURTHER SPECIFICATIONS.

R502.3 ALLOWABLE JOIST SPANS.
SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2). FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO THE AWC STJR. SEE SECTIONS 502.3.1 THROUGH 502.3.3 FOR FURTHER SPECIFICATIONS.

R502.4 JOISTS UNDER BEARING PARTITIONS.
JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD.DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES (51 MM) IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET (1219 MM) ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.

R502.5 ALLOWABLE GIRDER AND HEADER SPANS.
THE ALLOWABLE SPANS OF GIRDERS AND HEADERS FABRICATED OF DIMENSION LUMBER SHALL NOT EXCEED THE VALUES SET FORTH IN TABLES R602.7(1), R602.7(2) AND R602.7(3).

R502.6 BEARING.
THE ENDS OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 1 1/2 INCHES (38 MM) OF BEARING ON WOOD OR METAL, NOT LESS THAN 3 INCHES (76 MM) OF BEARING ON MASONRY OR CONCRETEOR BE SUPPORTED BY APPROVED JOIST HANGERS. ALTERNATIVELY, THE ENDS OF JOISTS SHALL BE SUPPORTED ON A 1-INCH BY 4-INCH (25 MM BY 102 MM) RIBBON STRIP AND SHALL BE NAILED TO THE ADJACENT STUD. THE BEARING ON MASONRY OR CONCRETE SHALL BE DIRECT, OR A SILL PLATE OF 2-INCH-MINIMUM (51 mm) NOMINAL THICKNESS SHALL BE PROVIDED UNDER THE JOIST, BEAM OR GIRDER. THE SILL PLATE SHALL PROVIDE A MINIMUM NOMINAL BEARING AREA OF 48 SQUARE INCHES (30 865 MM2). SEE SECTIONS 502.6.1 THROUGH 502.6.2 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

-R502.7 LATERAL RESTRAINT AT SUPPORTS.
-R502.8 CUTTING, DRILLING AND NOTCHING.
-R502.9 FASTENING.
-R502.10 FRAMING OF OPENINGS.
-R502.11 WOOD TRUSSES.
-R502.12 DRAFTSTOPPING REQUIRED.
-R502.13 FIREBLOCKING REQUIRED.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 503 FLOOR SHEATHING
SECTION 504 PRESSURE PRESERVATIVE TREATED WOOD FLOORS
SECTION 505 COLD-FORMED STEEL FLOOR FRAMING

SECTION R506 CONCRETE FLOORS (ON GROUND)

R506.1 GENERAL.
CONCRETE SLAB-ON-GROUND FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION OR ACI 332. FLOORS SHALL BE A MINIMUM 3 1/2 INCHES (89 MM) THICK (FOR EXPANSIVE SOILS, SEE SECTION R403.1.8). THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE SHALL BE AS SET FORTH IN SECTION R402.2.

R506.2 SITE PREPARATION.
THE AREA WITHIN THE FOUNDATION WALLS SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED.

R506.2.1 FILL.
FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIA. THE FILL SHALL BE COMPACTED TO ENSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24 INCHES (610 MM) FOR CLEAN SAND OR GRAVEL AND 8 INCHES (203 MM) FOR EARTH.

R506.2.2 BASE.
A 4-INCH-THICK (102 MM) BASE COURSE CONSISTING OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2- INCH (51 MM) SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R506.2.3 VAPOR RETARDER.
A 10-MIL (0.010 INCH; 0.254 MM) VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6 INCHES (152 MM) SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE A BASE COURSE DOES NOT EXIST.

NOTE: SEE SECTION R506.2.3 FOR EXCEPTIONS

R506.2.4 REINFORCEMENT SUPPORT.
WHERE PROVIDED IN SLABS-ON-GROUND, REINFORCEMENT SHALL BE SUPPORTED TO REMAIN IN PLACE FROM THE CENTER TO UPPER ONE-THIRD OF THE SLAB FOR THE DURATION OF THE CONCRETE PLACEMENT.

SECTION R507 DECKS

R507.1 DECKS.
WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH THIS SECTION. DECKS SHALL BE DESIGNED FOR THE LIVE LOAD REQUIRED IN SECTION R301.5 OR THE GROUND SNOW LOAD INDICATED IN TABLE R301.2, WHICHEVER IS GREATER. FOR DECKS USING MATERIALS AND CONDITIONS NOT PRESCRIBED IN THIS SECTIONS, REFER TO SECTION R301.

R507.2 MATERIALS.
MATERIALS USED FOR THE CONSTRUCTION OF DECKS SHALL COMPLY WITH THIS SECTION.

R507.2.1 WOOD MATERIALS.
WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER ,PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION R317, OR APPROVED, NATURALLY DURABLE LUMBER, AND TERMITE PROTECTED WHERE REQUIRED IN ACCORDANCE WITH SECTION R318. WHERE DESIGN IN ACCORDANCE WITH SECTION R301 IS PROVIDED, WOOD STRUCTURAL MEMBERS SHALL BE DESIGNED USING THE WET SERVICE FACTOR DEFINED IN AWC NDS. CUTS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD MEMBERS SHALL BE TREATED IN ACCORDANCE WITH SECTION R317.1.1. ALL PRESERVATIVE-TREATED WOOD PRODUCTS IN CONTACT WITH THE GROUND SHALL BE LABELED FOR SUCH USAGE.

R507.2.1.1 ENGINEERED WOOD PRODUCTS.
ENGINEERED WOOD PRODUCTS SHALL BE IN ACCORDANCE WITH SECTION R502.

R507.2.2 PLASTIC COMPOSITE DECK BOARDS, STAIR TREADS, GUARDS, OR HANDRAILS.
PLASTIC COMPOSITE EXTERIOR DECK BOARDS, STAIR TREADS, GUARDS AND HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D7032 AND SECTION R507.3. SEE SECTIONS R507.2.2.1 THROUGH R507.2.2.5 AND SECTIONS R507.2.3 THOUGHT R507.2.5 FOR FURTHER SPECIFICATIONS.

R507.2.3 FASTENERS AND CONNECTORS.
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3.

R507.3 FOOTINGS
DECKS SHALL BE SUPPORTED ON CONCRETE FOOTINGS OR OTHER APPROVED STRUCTURAL SYSTEMS DESIGNED TO ACCOMMODATE ALL LOADS IN ACCORDANCE WITH SECTION R301. DECK FOOTINGS SHALL BE SIZED TO CARRY THE IMPOSED LOADS FROM THE DECK STRUCTURE TO THE GROUND AS SHOWN IN FIGURE R507.3.

NOTE: SEE SECTION R507.3 FOR EXCEPTION

R507.4 DECK POSTS.
FOR SINGLE-LEVEL DECKS, WOOD POST SIZE SHALL BE IN ACCORDANCE WITH TABLE R507.4.

R507.4.1 DECK POST TO FOOTING CONNECTION.
WHERE POSTS BEAR ON CONCRETE FOOTINGS IN ACCORDANCE WITH SECTION R403 AND FIGURE R507.4.1, LATERAL RESTRAINT SHALL BE PROVIDED BY MANUFACTURED CONNECTORS OR A MINIMUM POST EMBEDMENT OF 12 INCHES (305 MM) IN SURROUNDING SOILS OR CONCRETE PIERS. OTHER FOOTING SYSTEMS SHALL BE PERMITTED.

NOTE: SEE SECTION R507.4.1 FOR EXCEPTIONS

R507.5 DECK BEAMS.
MAXIMUM ALLOWABLE SPANS FOR WOOD DECK BEAMS, AS SHOWN IN FIGURE R507.5, SHALL BE IN ACCORDANCE WITH TABLES R507.5(1) THROUGH R507.5(4). BEAM PLIES SHALL BE FASTENED TOGETHER WITH TWO ROWS OF 10D (3-INCH X 0.128-INCH) NAILS MINIMUM AT 16 INCHES (406 MM) ON CENTER ALONG EACH EDGE. BEAMS SHALL BE PERMITTED TO CANTILEVER AT EACH END UP TO ONE-FOURTH OF THE ACTUAL BEAM SPAN. DECK BEAMS OF OTHER MATERIALS SHALL BE PERMITTED WHERE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES.

R507.7 DECKING.
MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING WOOD DECKING, EXCLUDING STAIRWAYS, SHALL BE IN ACCORDANCE WITH TABLE R507.7. WOOD DECKING SHALL BE ATTACHED TO EACH SUPPORTING MEMBER WITH NOT LESS THAN TWO 8D THREADED NAILS OR TWO NO. 8 WOOD SCREWS. MAXIMUM ALLOWABLE SPACING FOR JOISTS SUPPORTING PLASTIC COMPOSITE DECKING SHALL BE IN ACCORDANCE WITH SECTION R507.2. OTHER APPROVED DECKING OR FASTENER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS.

R507.8 VERTICAL AND LATERAL SUPPORTS.
WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. FOR DECKS WITH CANTILEVERED FRAMING MEMBERS, CONNECTION TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE LOAD SPECIFIED IN TABLE R301.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK. WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF-SUPPORTING.

CHAPTER 6 :: WALL CONSTRUCTION

SECTION R601 GENERAL

R601.1 APPLICATION.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF WALLS AND PARTITIONS FOR BUILDINGS.

R601.2 REQUIREMENTS.
WALL CONSTRUCTION SHALL BE CAPABLE OF ACCOMMODATING ALL LOADS IMPOSED IN ACCORDANCE WITH SECTION R301 AND OF TRANSMITTING THE RESULTING LOADS TO THE SUPPORTING STRUCTURAL ELEMENTS.

SECTION R602 WOOD WALL FRAMING

R602.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION. SEE SECTIONS 602.6.1 THROUGH 502.6.11 FOR FURTHER SPECIFICATIONS.

R602.2 GRADE.
STUDS SHALL BE A MINIMUM NO. 3, STANDARD OR STUD GRADE LUMBER.

NOTE: SEE SECTION 506.2.2 FOR EXCEPTION

R602.3 DESIGN AND CONSTRUCTION.
EXTERIOR WALLS OF WOODFRAME CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R602.3(1) AND R602.3(2), OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH TABLES R602.3(1) THROUGH R602.3(4). WALL SHEATHING SHALL BE FASTENED DIRECTLY TO FRAMING MEMBERS AND, WHERE PLACED ON THE EXTERIOR SIDE OF AN EXTERIOR WALL, SHALL BE CAPABLE OF RESISTING THE WIND PRESSURES LISTED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) AND SHALL CONFORM TO THE REQUIREMENTS OF TABLE R602.3(3). WALL SHEATHING USED ONLY FOR EXTERIOR WALL COVERING PURPOSES SHALL COMPLY WITH SECTION R703. STUDS SHALL BE CONTINUOUS FROM SUPPORT AT THE SOLE PLATE TO A SUPPORT AT THE TOP PLATE TO RESIST LOADS PERPENDICULAR TO THE WALL. THE SUPPORT SHALL BE FOUNDATION OR FLOOR, CEILING OR ROOF DIAPHRAGM OR SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

NOTE: SEE SECTION 506.2.3 FOR EXCEPTION

SEE SECTIONS 602.3.1 THROUGH 603.3.5 FOR FURTHER SPECIFICATIONS.

REFER TO THE IRC FOR FURTHER INFORMATION ON THE FOLLOWING AREAS:

R602.4 INTERIOR LOAD-BEARING WALLS.
R602.5 INTERIOR NONBEARING WALLS.
R602.6 DRILLING AND NOTCHING OF STUDS.
R602.7 HEADERS.
R602.8 FIREBLOCKING REQUIRED.
R602.9 CRIPPLE WALLS.

R602.10 WALL BRACING.
BUILDINGS SHALL BE BRACED IN ACCORDANCE WITH THIS SECTION OR, WHEN APPLICABLE, SECTION R602.12. WHERE A BUILDING, OR PORTION THEREOF, DOES NOT COMPLY WITH ONE OR MORE OF THE BRACING REQUIREMENTS IN THIS SECTION, THOSE PORTIONS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION R301.1.

REFER TO SECTIONS 602.10.1 THROUGH 602.10.10 FOR BRACED WALL PANELS, DESIGN AND CRITERIA.

REFER TO THE IRC FOR THE FOLLOWING SECTIONS:

SECTION 603 COLD-FORMED STEEL WALL FRAMING
SECTION 604 WOOD STRUCTURAL PANELS
SECTION 605 PARTICLEBOARD
SECTION 606 GENERAL MASONRY CONSTRUCTION
SECTION 607 GLASS UNIT MASONRY
SECTION 608 EXTERIOR CONC. WALL CONSTRUCTION
SECTION 609 (SEE BELOW)
SECTION R610 STRUCTURAL INSULATED PANEL WALL CONSTRUCTION

SECTION R609 EXTERIOR WINDOWS AND DOORS.

R609.1 GENERAL.
THIS SECTION PRESCRIBES PERFORMANCE AND CONSTRUCTION REQUIREMENTS FOR EXTERIOR WINDOWS AND DOORS INSTALLED IN WALLS. WINDOWS AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FENESTRATION MANUFACTURER'S WRITTEN INSTRUCTIONS. WINDOW AND DOOR OPENINGS SHALL BE FLASHED IN ACCORDANCE WITH SECTION R703.4. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE FENESTRATION MANUFACTURER FOR EACH WINDOW OR DOOR.

R609.2 PERFORMANCE. EXTERIOR WINDOWS AND DOORS SHALL BE CAPABLE OF RESISTING THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3) OR DETERMINED IN ACCORDANCE WITH ASCE 7 USING THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS OF ASCE 7. FOR EXTERIOR WINDOWS AND DOORS TESTED IN ACCORDANCE WITH SECTIONS R609.3 AND R609.5, REQUIRED DESIGN WIND PRESSURES DETERMINED FROM ASCE 7 USING THE ULTIMATE STRENGTH DESIGN (USD) ARE PERMITTED TO BE MULTIPLIED BY 0.6. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE IRC. DESIGN WIND LOADS FOR EXTERIOR GLAZING NOT PART OF A LABELED ASSEMBLY SHALL BE PERMITTED TO BE DETERMINED IN ACCORDANCE WITH CHAPTER 24 OF THE INTERNATIONAL BUILDING CODE.

R609.4 GARAGE DOORS.
GARAGE DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E330 OR ANSI/DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.

CHAPTER 7 :: WALL COVERING

R702.1 GENERAL.
INTERIOR COVERINGS OR WALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THIS CHAPTER AND TABLE R702.1(1), TABLE R702.1(2), TABLE R702.1(3) AND TABLE R702.3.5. INTERIOR MASONRY VENEER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.1 FOR SUPPORT AND SECTION R703.7.4 FOR ANCHORAGE, EXCEPT AN AIRSPACE IS NOT REQUIRED. INTERIOR FINISHES AND MATERIALS SHALL CONFORM TO THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS OF SECTION R302.9.
SEE SECTIONS 702.2 THROUGH 702.7 FOR FURTHER SPECIFICATIONS.

SECTION R703 EXTERIOR COVERING

R703.1 GENERAL.
EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING AS DESCRIBED IN SECTION R703.4.

R703.2 WATER-RESISTIVE BARRIER.
NOT FEWER THAN ONE LAYER OF WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS WITH FLASHING AS INDICATED IN SECTION R703.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. THE WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1. WATER-RESISTIVE BARRIER MATERIALS SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
2. ASTM E2568, TYPE 1 OR 2.
3. ASTM E331 IN ACCORDANCE WITH SECTION R703.1.1.
4. OTHER APPROVED MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
NO.15 ASPHALT FELT AND WATER-RESISTIVE BARRIERS COMPLYING WITH ASTM E2556 SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM), AND WHERE JOINTS OCCUR, SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM).

R703.3.3 FASTENERS.
EXTERIOR WALL COVERINGS AND ROOF OVERHANG SOFFITS SHALL BE SECURELY FASTENED WITH ALUMINUM, GALVANIZED, STAINLESS STEEL OR RUST-PREVENTATIVE COATED NAILS OR STAPLES IN ACCORDANCE WITH TABLE R703.3(1) OR WITH OTHER APPROVED CORROSION- RESISTANT FASTENERS IN ACCORDANCE WITH THE WALL COVERING MANUFACTURER'S INSTALLATION INSTRUCTIONS. NAILS AND STAPLES SHALL COMPLY WITH ASTM F1667. NAILS SHALL BE T-HEAD, MODIFIED ROUND HEAD, OR ROUND HEAD WITH SMOOTH OR DEFORMED SHANKS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH (11.1 MM) OUTSIDE DIAMETER AND BE MANUFACTURED OF MINIMUM 16-GAGE WIRE. WHERE FIBERBOARD, GYPSUM, OR FOAM PLASTIC SHEATHING BACKING IS USED, NAILS OR STAPLES SHALL BE DRIVEN INTO THE STUDS. WHERE WOOD OR WOOD STRUCTURAL PANEL SHEATHING IS USED, FASTENERS SHALL BE DRIVEN INTO STUDS UNLESS OTHERWISE PERMITTED TO BE DRIVEN INTO SHEATHING IN ACCORDANCE WITH EITHER THE SIDING MANUFACTURER'S INSTALLATION INSTRUCTIONS OR TABLE R703.3.2.

R703.4 FLASHING.
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

1. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4.1.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOODFRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
AT BUILT-IN GUTTERS.

-R703.5 WOOD, HARDBOARD AND WOOD STRUCTURAL PANEL SIDING.
-R703.6 WOOD SHAKES AND SHINGLES.
-R703.7 EXTERIOR PLASTER (STUCCO).
-R703.8 ANCHORED STONE AND MASONRY VENEER, GENERAL.
-R703.9 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)/EIFS WITH DRAINAGE.
-R703.10 FIBER CEMENT SIDING.
-R703.11 VINYL SIDING.
-R703.12 ADHERED MASONRY VENEER INSTALLATION.
-R703.13 INSULATED VINYL SIDING.
-R703.14 POLYPROPYLENE SIDING.
-R703.15 CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING.
-R703.16 CLADDING ATTACHMENT OVER FOAM SHEATHING TO COLD-FORMED STEEL FRAMING.
-R703.17 CLADDING ATTACHMENT OVER FOAM SHEATHING TO MASONRY OR CONCRETE WALL CONSTRUCTION.

CHAPTER 8 :: ROOF-CEILING CONSTRUCTION

SECTION 802 WOOD ROOF FRAMING

R802.1 GENERAL.
WOOD AND WOOD-BASED PRODUCTS USED FOR LOAD SUPPORTING PURPOSES SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THIS SECTION.

SEE SECTIONS 802.1.1 THROUGH 802.1.8 FOR FURTHER SPECIFICATIONS.

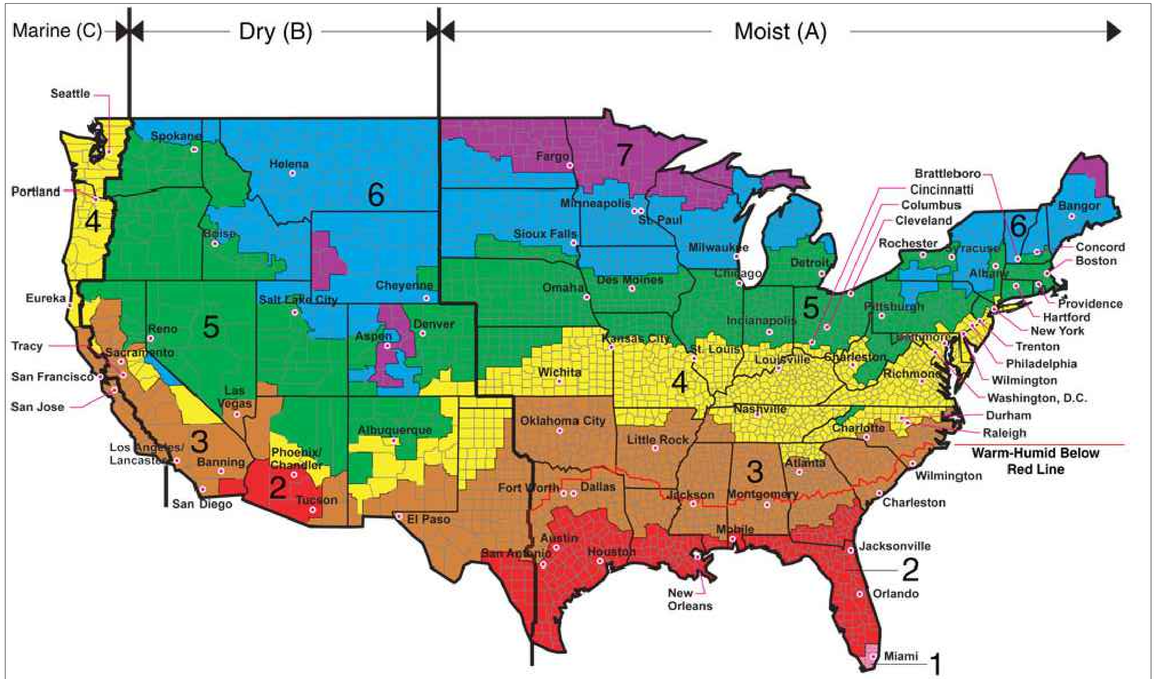
R802.2 DESIGN AND CONSTRUCTION.
THE FRAMING DETAILS REQUIRED IN SECTION R802 APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE UNITS VERTICAL IN 12 UNITS HORIZONTAL (25-PERCENT SLOPE) OR GREATER. ROOF-CEILINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER AND FIGURES R606.11(1), R606.11(2) AND R606.11(3) OR IN ACCORDANCE WITH AWC NDS. COMPONENTS OF ROOF-CEILINGS SHALL BE FASTENED IN ACCORDANCE WITH TABLE R602.3(1).

R802.3 RIDGE.
A RIDGE BOARD USED TO CONNECT OPPOSING RAFTERS SHALL BE NOT LESS THAN 1 INCH (25 MM) NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHERE CEILING JOIST OR RAFTER TIES DO NOT PROVIDE CONTINUOUS TIES ACROSS THE STRUCTURE AS REQUIRED BY SECTION R802.5.2, THE RIDGE SHALL BE SUPPORTED BY A WALL OR RIDGE BEAM DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE AND SUPPORTED ON EACH END BY A WALL OR COLUMN.

R802.4 RAFTERS.
RAFTERS SHALL BE IN ACCORDANCE WITH THIS SECTION.

R802.4.1 RAFTER SIZE.
RAFTERS SHALL BE SIZED BASED ON THE RAFTER SPANS IN TABLES R802.4.1(1) THROUGH R802.4.1(8). RAFTER SPANS SHALL BE MEASURED ALONG THE HORIZONTAL PROJECTION OF THE RAFTER. FOR OTHER GRADES AND SPECIES AND FOR OTHER LOADING CONDITIONS, REFER TO THE AWC STJR.

R802.4.2 FRAMING DETAILS.
RAFTERS SHALL BE FRAMED OPPOSITE FROM EACH OTHER TO A RIDGE BOARD, SHALL NOT BE OFFSET MORE THAN 1 1/2 INCHES (38 MM) FROM EACH OTHER AND SHALL BE CONNECTED WITH A COLLAR TIE OR RIDGE STRAP IN ACCORDANC



All of Alaska in Zone 7 except for the following Boroughs in Zone 8: Bethel, Dellingham, Fairbanks, N. Star, Nome North Slope, Northwest Arctic, Southeast Fairbanks, Wade Hampton, and Yukon-Koyukuk

Zone 1 includes: Hawaii, Guam, Puerto Rico, and the Virgin Islands

TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTa

CLIMATE ZONE	FENESTRATION *U-FACTOR*b	SKYLIGHT b *U-FACTOR*	GLAZED FENESTRATION SHGCb, e	CEILING *R-VALUE*	WOOD FRAME WALL *R-VALUE*	MASS WALL *R-VALUEi*	FLOOR *R-VALUE*	BASEMENTc WALL *R-VALUE*	SLABd *R-VALUE & DEPTH*	CRAWL SPACEc WALL *R-VALUE*
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5h	8/13	19	5/13f	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5h	8/13	19	10 /13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5h	13/17	30g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 or 13 + 10h	15/20	30g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 or 13 + 10h	19/21	38g	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
Exception: Skylights may be excluded from glazed fenestration SHGC requirements in Climate Zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.

d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.

e. There are no SHGC requirements in the Marine Zone.

f. Basement wall insulation is not required in warm-humid locations as defined by Figure N1101.10 and Table N1101.10.

g. Or insulation sufficient to fill the framing cavity, R-19 minimum.

h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

TABLE N1102.1.4 (R402.1.4)
EQUIVALENT U-FACTORSa

CLIMATE ZONE	FENESTRATION *U-FACTOR*	SKYLIGHT *U-FACTOR*	CEILING *U-FACTOR*	FRAME WALL *U-FACTOR*	MASS WALL *U-FACTORb*	FLOOR *U-FACTOR*	BASEMENT WALL *U-FACTOR*	CRAWL SPACE WALL *U-FACTOR*
1	0.50	0.75	0.035	0.084	0.197	0.064	0.360	0.477
2	0.40	0.65	0.030	0.084	0.165	0.064	0.360	0.477
3	0.35	0.55	0.030	0.060	0.098	0.047	0.091c	0.136
4 except Marine	0.35	0.55	0.026	0.060	0.098	0.047	0.059	0.065
5 and Marine 4	0.32	0.55	0.026	0.060	0.082	0.033	0.050	0.055
6	0.32	0.55	0.026	0.045	0.060	0.033	0.050	0.055
7 and 8	0.32	0.55	0.026	0.045	0.057	0.028	0.050	0.055

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.

b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.17 in Zone 1, 0.14 in Zone 2, 0.12 in Zone 3, 0.087 in Zone 4 except Marine, 0.065 in Zone 5 and Marine 4, and 0.057 in Zones 6 through 8.

c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure N1101.10 (R301.1) and Table N1101.10 (R301.1).

TABLE N1102.4.1.1 (R402.4.1.1)
AIR BARRIER AND INSULATION INSTALLATION (a)

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and in continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and framing the jambs of windows and doors, shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors) and floors above garages.	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extending from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation,where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts to be installed in narrow cavities shall be cut to fit, or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing or insulation that on installation, readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

2021 INTERNATIONAL RESIDENTIAL CODE®

MAXIMUM HEADER SPANS

HEADER SPANS FOR EXTERIOR BEARING WALLS
SOUTHERN PINE #2 OR BETTER — LIVE LOAD=30psf

ALL SPANS ARE ASSUMING A MAXIMUM OF 24 FEET OF SUPPORTED ROOF FRAMING.

SUPPORTING ROOF AND CEILING ONLY

SIZE NUMBER OF PLIES IN ( )	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS
(2) 2 x 6	4-7	1
(2) 2 x 8	5-9	1
(2) 2 x 10	6-10	2
(2) 2 x 12	8-1	2
(3) 2 x 8	7-3	1
(3) 2 x 10	8-7	1
(3) 2 x 12	10-1	2

SUPPORTING ROOF, CEILING AND ONE CENTER BEARING FLOOR

SIZE NUMBER OF PLIES IN ( )	MAXIMUM SPAN (FEET AND INCHES)	JACK STUDS
(2) 2 x 10	5-8	2
(2) 2 x 12	6-8	2
(3) 2 x 10	7-2	2
(3) 2 x 12	8-5	2

NOTES:
1. THE ABOVE INFORMATION IS FROM THE 2021 IRC TABLE R602.7(1).
2. PLEASE REFER TO THE IRC 2021 FOR ADDITIONAL LUMBER SPECIES AND HEADER OPTIONS.
3. ALL HEADER SIZES SHALL BE DESIGNED/ VERIFIED BY A LOCAL PROFESSIONAL.

FLOOR JOIST SPANS

FLOOR JOIST SPANS FOR SOUTHERN PINE SPECIES
(RESIDENTIAL LIVING AREAS, LIVE LOAD = 40psf, L/Δ=360)
DEAD LOAD = 20psf

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM FLOOR JOIST SPANS) (FT. - IN.)
2 x 6	12.0	9-10
	16.0	8-6
	19.2	7-9
	24.0	7-0
2 x 8	12.0	12-6
	16.0	10-10
	19.2	9-10
	24.0	8-10
2 x 10	12.0	14-9
	16.0	12-10
	19.2	11-8
	24.0	10-5
2 x 12	12.0	17-5
	16.0	15-1
	19.2	13-9
	24.0	12-4

NOTES:
The above tables are based on the IRC 2021 TABLE R502.3.1(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 x 6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2 x 8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2 x 10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2 x 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 2021 TABLE R802.4.1(3)

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 x 4	12.0	9-3
	16.0	8-0
	19.2	7-4
	24.0	6-7
2 x 6	12.0	13-11
	16.0	12-0
	19.2	11-0
	24.0	9-10
2 x 8	12.0	17-7
	16.0	15-3
	19.2	13-11
	24.0	12-6
2 x 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 2021 TABLE R802.5.1(2)

Designing Homes · Building Relationships
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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 & CERTIFICATIONS
JONATHAN L. BOONE
CERTIFICATION NO. 25-137
TM

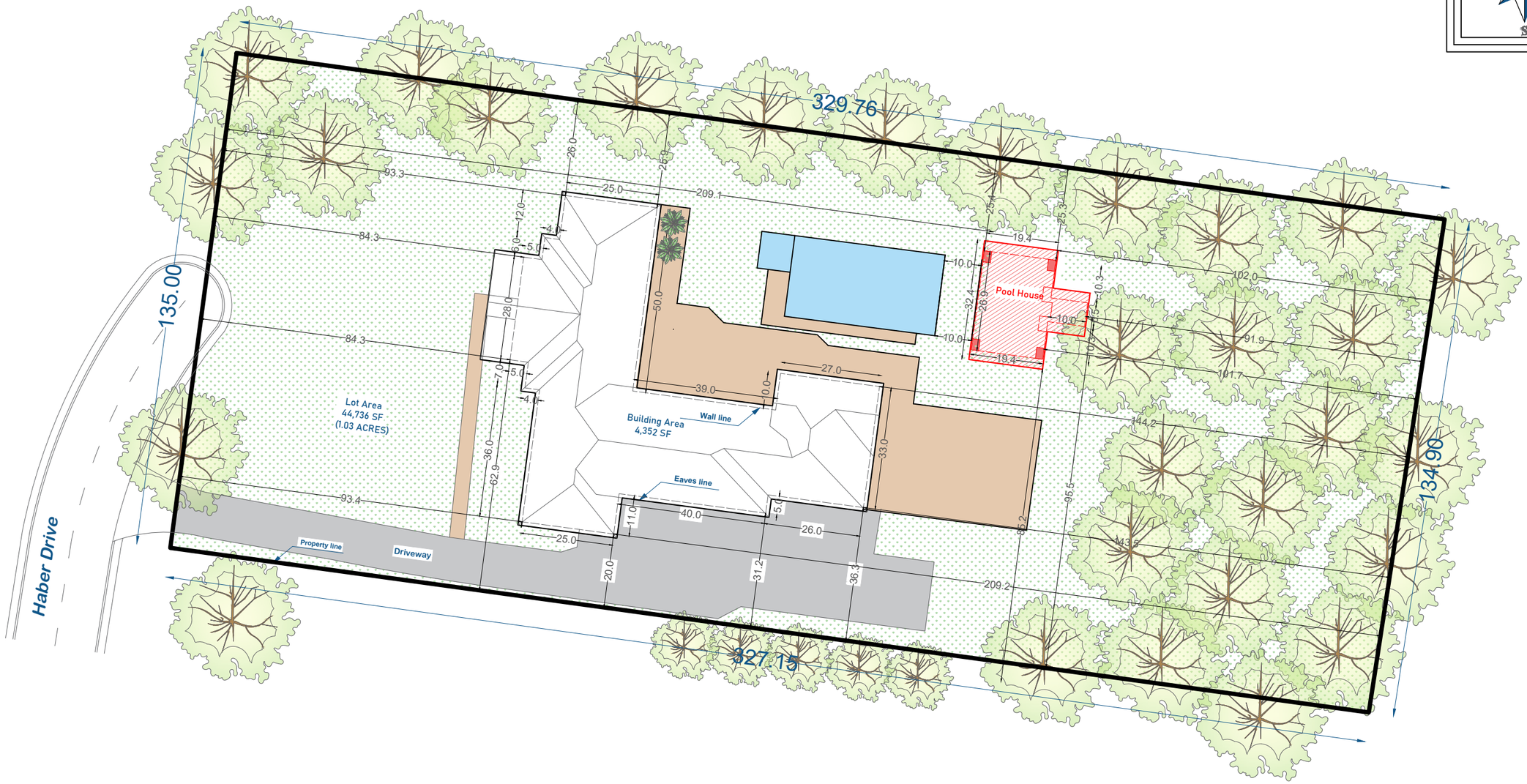
Code Year: 2021
International Residential Code
Construction Specifications and Methodologies

IMPORTANT NOTE: THESE NOTES AND SPECIFICATIONS ARE PROVIDED BY HOUSE PLAN ZONE, LLC. AS A SERVICE TO THEIR CUSTOMERS TO PROVIDE THE MOST POPULAR CODE TOPICS. THE INFORMATION AND METHODOLOGIES PREPARED HEREIN ARE IN ACCORDANCE TO AND REFERENCED TO THE 2021 INTERNATIONAL RESIDENTIAL CODE. THE BUILDER/CONTRACTOR AS WELL AS THE HOMEOWNER IS RESPONSIBLE TO BECOME FAMILIAR WITH AND TO HAVE A FULL EXTENT OF THE ACTUAL CODE. THE NOTES AND SPECIFICATIONS MAY HAVE TO BE AMENDED DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR HOMEOWNER TO MAKE THE NECESSARY MODIFICATIONS TO ENSURE CODE COMPLIANCE AND STRUCTURAL INTEGRITY OF ACTUAL CONSTRUCTION. ADDITIONAL ENGINEERING MAY BE REQUIRED AND IS NOT INCLUDED TO OR IS LIMITED TO THE SCOPE OF ACTUAL CONSTRUCTION. SPECIAL ENGINEERING REQUIREMENTS FOR THESE SPECIFICATIONS CAN BE PROVIDED TO COMPLY WITH SEISMIC, WIND, OR OTHER SPECIAL CONDITIONS AS REQUIRED BY LOCAL CONSTRUCTION METHODOLOGIES AND LOCAL CODES.

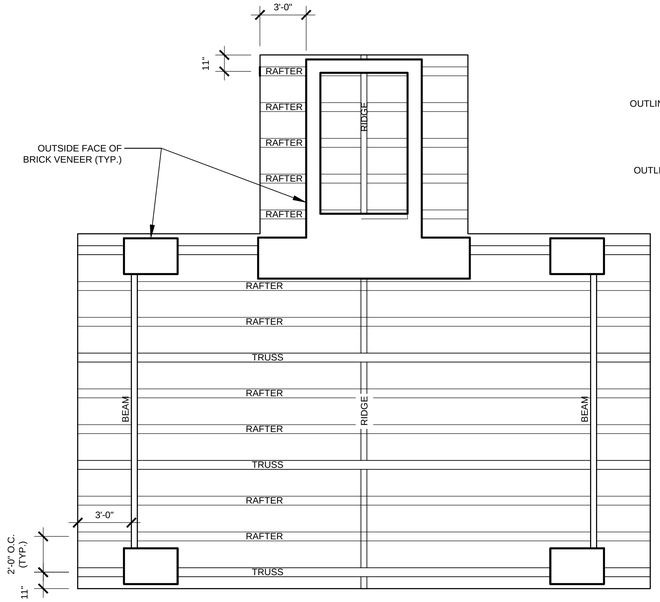
Date: 08.10.22

SHEET NUMBER
N4



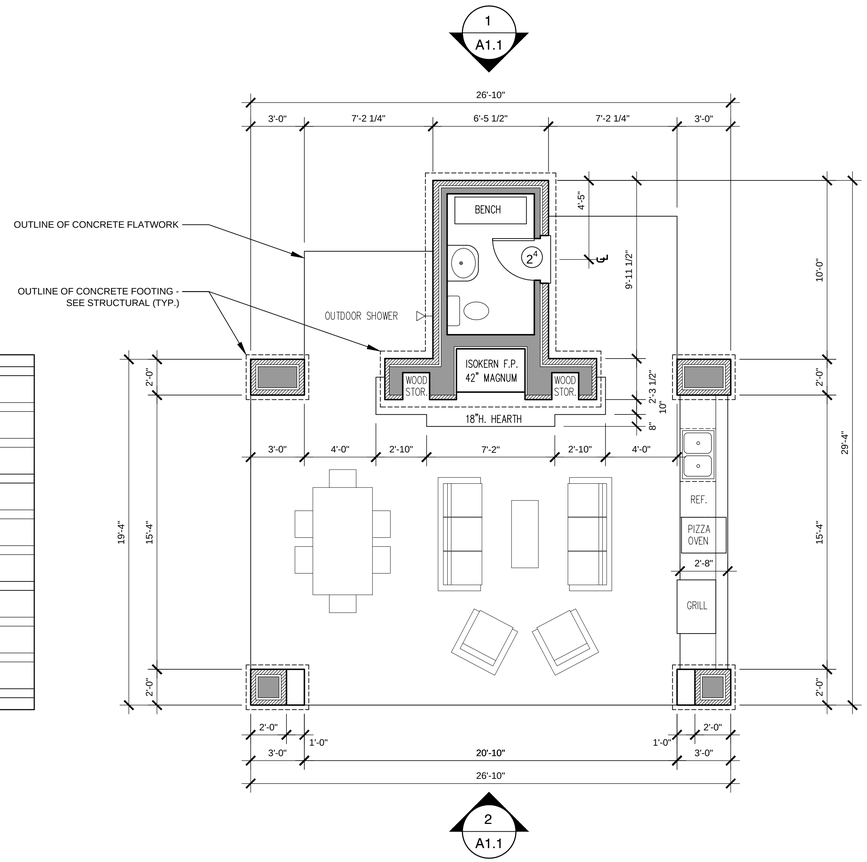


Parcel#: 094035B A 01300 **Address : 1200 Haber Drive** **City, State, ZIP: Brentwood, TN 37027** **Purpose of site plan: Zoning board**	**Owner : KIMSEY, RICHADR LEE & KIMSEY, KELLY N** **Legal Information: SUBD BRENTHAVEN SEC 1 PB 3 PG 9 LOT 0010** **Zoning (Assessor): -** **Land Use Cat: RESIDENTIAL**	**Date: 12th of October 2025** **Scale: 1"=30'** 0' 10' 25' 50'	**Disclaimer** **THIS IS NOT A LEGAL SURVEY , NOR IS IT INTENDED TO BE OR REPLACE ONE. This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.**



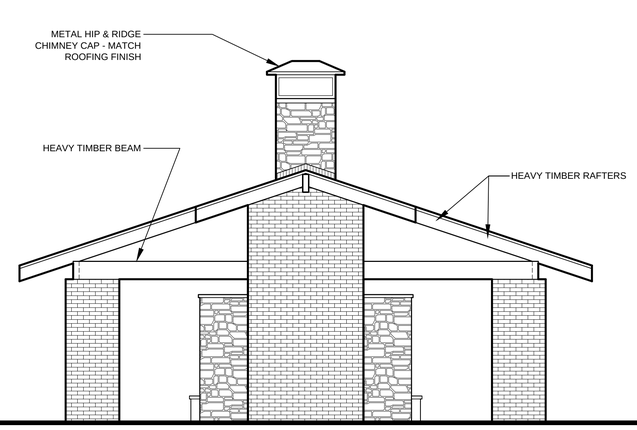
CEILING/FRAMING PLAN - POOL HOUSE

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



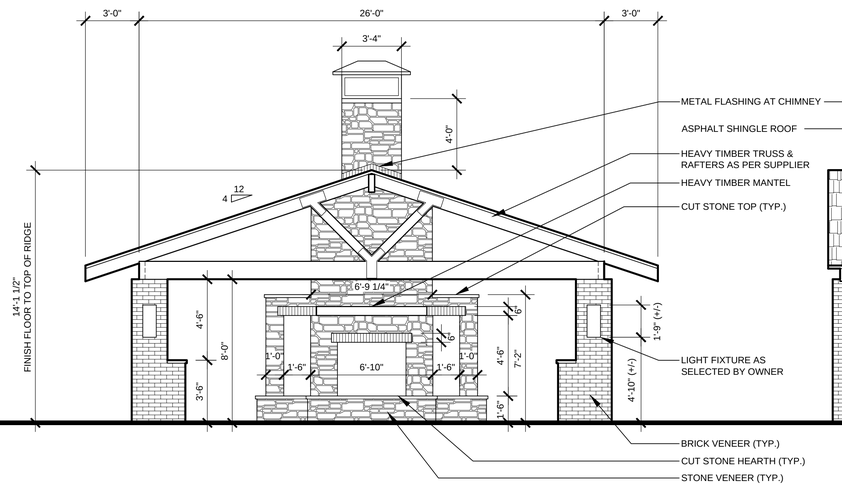
FLOOR PLAN - POOL HOUSE

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



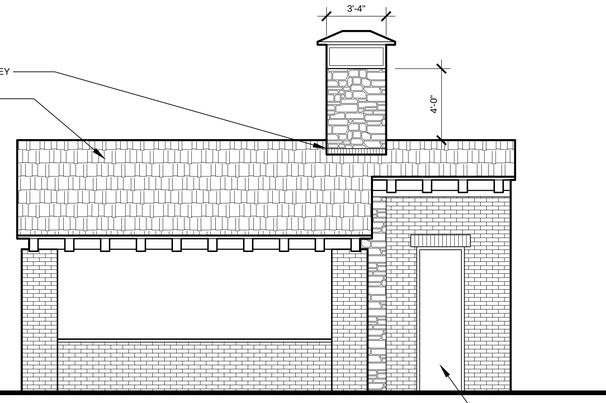
1 REAR ELEVATION

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



2 FRONT ELEVATION

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



3 SIDE ELEVATION

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

MATERIAL LEGEND

- STUD FRAMING
- POURED CONCRETE
- BRICK VENEER
- STONE VENEER
- CMU

GENERAL FLOOR PLAN NOTES

UNLESS OTHERWISE NOTED:

1.DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY VENEER.

2. ALL INTERIOR STUD WALLS ARE 2x4 STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS @ MAIN FLOOR ARE 2x4 STUDS.

TOTAL FOOTPRINT - 684 SQ.FT.

FYK ARCHITECTURE
4811 Trousdale Drive
Nashville, TN 37220
615.315.9223
FYKgroup.com

KIMSEY RESIDENCE

1200 HABER DR. BRENTWOOD, TN

ISSUE DATE:
09.30.2025

REVISIONS:

JOSHUA FYKES
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 103254
STATE OF TENNESSEE

POOL HOUSE

A1.1

© F Y K A R C H I T E C T U R E 2 0 2 5

BZA **6.**

Meeting Date: 09/21/2026

Current Zoning: R-2 - SUBURBAN RESIDENTIAL

Information

Subject

BZA2608-006 Accessory Structure Request - Brentwood Estates Subdivision, Section 1, Lot 42, 9027 Forest Lawn Drive, Zoning R-2 - *Applicant: Smith Gee Studio*

General Information

Smith Gee Studio requests approval of a 710 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of brick painted to match the existing house with shake and corbel accents. It will have a shingle roof and be approximately 25 feet tall.

Condition of Approval

The department recommends that the following **5** requirements be attached to the approval of the request:

1. An as-built survey will be required prior to final inspection and issuance of a Certificate of Completion.

2. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.

3. Accessory structures cannot be used for home occupation/commercial purposes.

4. Complete plans shall be submitted for review, approval, and issuance of a building permit.

5. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.

Recommendation

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

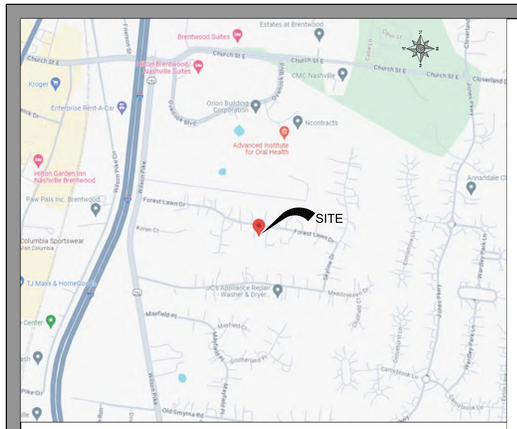
Attachments

Proposed Site Plan and Building Elevations

GALLERY 697

MINIMUM BUILDING SETBACKS

FRONT YARD..... 75'
SIDE YARD..... 20'
REAR YARD..... 30'



VICINITY MAP (NOT TO SCALE)

GRAPHIC SCALE 1"= 20'

20' 0 20'

BUILDER - DREES PREMIER HOMES, INC.

PHONE - (615) 346-2172

EMAIL: BGONZALEZ@DREESHOMES.COM

CERTIFICATION:

1. I ACKNOWLEDGE THAT THE CITY ENGINEER MUST APPROVE ANY DEVIATIONS FROM APPROVED SITE PLAN. THE CHANGES MUST BE SUBMITTED ON A REVISED SITE PLAN. VERBAL APPROVAL MAY NOT BE GIVEN.

2. I ACKNOWLEDGE THAT ALL GRADING AND DRAINAGE AS PER APPROVED SITE PLAN MUST BE 100% COMPLETE UPON FINAL INSPECTION. CERTIFICATE OF OCCUPANCY WILL NOT BE GIVEN UNTIL 100% COMPLETION IS ACHIEVED.

I HAVE PREPARED AND REVIEWED SITE PLAN.

DATE: 04-11-24

(SITE PLAN WILL NOT BE APPROVED WITHOUT SIGNATURE AND DATE)

HOUSE - RUTLEDGE/ B/ RHSE/ 4-CAR/ CRAWL

LEGEND

- ..... SANITARY SEWER MANHOLE
- ..... POWER POLE
- ..... WATER METER
- ..... GUY WIRE
- 000 ..... LOT NUMBER
- 000.0' DESIGN GRADE ELEVATION
- 000.0' EXISTING ELEVATION
- CENTERLINE
- BOTTOM OF BANK
- TOP OF BANK
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING GRADE
- 800' GRADING PLAN



EROSION CONTROL PLAN
LOT 42, BRENTWOOD ESTATES, INC.

PLAT BOOK 2, PAGE 25, R.O.W.C.T., ZONED R-2
9027 FOREST LAWN DRIVE
BRENTWOOD, WILLIAMSON COUNTY, TN
APRIL 11, 2024

TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY BSI ON APRIL 4, 2024. THE ELEVATIONS OR CONTOURS SHOWN HEREON ARE BASED ON THE NAVD88 VERTICAL DATUM WHICH WAS DERIVED FROM GPS OBSERVATIONS CONDUCTED ON 04-04-2024 ON THE T.D.O.T. RTK NETWORK ADJUSTED SOLUTION. THIS PLAN IS NOT TO BE USED AS A BOUNDARY SURVEY, OR STAKING PLAN.

NOTE: CONTRACTOR TO GRADE LOT TO KEEP WATER FROM HOUSE

NOTE: CONTRACTOR TO USE AND INSTALL ALL EROSION CONTROL METHODS PER T.D.E.C. GUIDELINES AND REGULATIONS.

NOTE: ALL F.F.E. SHOWN ARE PROPOSED. ACTUAL F.F.E. MAY VARY AFTER CONSTRUCTION

811 Know what's **below** **Call** before you dig. 811 www.call811.com

Approved by Mike 4/12/24 BG

HOME SQUARE FOOTAGE TABLE:

9027 FOREST LAWN DRIVE LOT 42, BRENTWOOD ESTATES, INC.	
LOT AREA (SF)	61,987 SQ. FT.±
TOTAL AREA OF HOME (SF)	6,938 SQ. FT.±
HEATED AREA (SF)	5,173 SQ. FT.±
HOUSE FOOTPRINT (SF)	4,751 SQ. FT.±
COVERAGE PERCENTAGE	7.7%
HOUSE HEIGHT	37.4'
LOWEST ADJACENT GRADE	739.0'

GREEN SPACE CALCULATIONS (MIN. 40%)

PROPOSED IMPERVIOUS AREA: INCLUDING HOUSE, DRIVE, SIDEWALK, HVAC PAD	7,427 SQ. FT.±
LOT AREA (SF):	61,987 SQ. FT. ±
PROPOSED GREEN SPACE:	54,560 SQ. FT.±
GREEN SPACE/ LOT AREA:	88.0%

DRIVEWAY AS-BUILT SURVEY GUIDELINES:

SURVEY SHALL SHOW SPOT ELEVATIONS ALONG BOTH SIDES OF THE DRIVEWAY AT LOCATIONS PERPENDICULAR TO THE TRAVEL PATH. SPACING BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL NOT EXCEED 12'. DISTANCE BETWEEN SPOT ELEVATIONS ALONG THE TRAVEL PATH SHALL BE SHOWN AS WELL AS SLOPE BETWEEN SPOTS SHOWN AS A PERCENTAGE (LONGITUDINAL AND CROSS SLOPE). SURVEY SHALL BE TO A STANDARD SCALE AND SEALED BY A REGISTERED LAND SURVEYOR OF LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TENNESSEE.

CITY OF BRENTWOOD NOTES:

1. THE TOTAL AREA OF THE LIMIT OF GRADING/DISTURBANCE FOR THE PROPOSED PLAN IS 15,567 SQ. FT. ±, OR 0.36 ACRES ±.
2. ANY RETAINING WALLS SHALL BE CONSTRUCTED OF STRUCTURALLY SOUND AND DURABLE MATERIALS IN COLORS THAT BLEND INTO THE NATURAL TERRAIN.
3. ALL STRUCTURES DESIGNED FOR HUMAN USE AND OCCUPANCY, INCLUDING RESIDENTIAL DWELLING UNITS AND GARAGES, SHALL BE PROTECTED THROUGH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS AND REQUIREMENTS, AND APPROVED BY THE FIRE CHIEF OR HIS DESIGNEE.
4. PER BRENTWOOD CODE SECTION 78-343, (5): THE CONCRETE DRIVE SHOULD BE CONSTRUCTED OF MATERIALS AND COLORS THAT BLEND INTO THE NATURAL TERRAIN.
5. THE MAXIMUM GRADE OF ANY PORTION OF A DRIVEWAY SHALL NOT EXCEED 20% FOR PAVED SURFACES AND 10% FOR UNPAVED SURFACES, WITH A MAXIMUM CROSS SLOPE OF 5%.
6. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, THIS RESIDENTIAL LOT SHALL HAVE A MINIMUM OF 25 CALIPER INCHES OF TREES PER ACRE.
7. THE HEIGHT OF THE HOUSE FROM THE GROUND LINE AT THE RIGHT REAR CORNER OF THE HOUSE TO THE HIGHEST POINT ON THE ROOF IS 37.4'. THE LOWEST ADJACENT GRADE IS 739.0'.

EXISTING SITE LAYOUT
FROM PREVIOUS SURVEY

SHEET 1 OF 3

LOT AREA: 61,987 SQ. FT. ±
HOUSE FOOT PRINT: 4,751 SQ. FT. ±
LOT AREA/ HOUSE AREA RATIO: 1:13.0

BYRD SURVEYING, INC.
WWW.byrdsurveying.com
230 WEST DUNBAR CAVE RD.
CLARKSVILLE, TN 37040
PHONE: 931-906-0040
FAX: 931-553-0070
NASHVILLE: 615-733-3131
SERVING: TN, KY, AL, FL, NC, SC & VA

N W E S

BASIS OF BEARING:
BRENTWOOD ESTATES, INC.
UNIT NO. 1
PLAT BOOK 2, PAGE 25
R.O.W.C.T.

VERTICAL DATUM: NAVD 88

THE ENGINEER'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE ENGINEER WHOSE NAME APPEARS UPON THIS PLAN.

TIMOTHY J. HOWARD
REGISTERED ENGINEER
TENNESSEE NO. 103182

TIMOTHY J. HOWARD
TN PE No. 103182, thoward@byrdsurveying.com

NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF BRENTWOOD ESTATES, INC., UNIT No. 1, AS RECORDED IN PLAT BOOK 2, PAGE 25, R.O.W.C.T., AND TO ALL RESTRICTIONS OF RECORD. BUILDER TO VERIFY BEFORE CONSTRUCTION ON THIS LOT.
2. THIS PLAN WAS COMPLETED UNDER THE AUTHORITY OF T.C.A. 62-18-126, AND DOES NOT CONSTITUTE A GENERAL PROPERTY SURVEY AS DEFINED UNDER CHAPTER 0820-03-.07 (1).
3. THE DISTANCES SHOWN HEREON HAVE BEEN TAKEN FROM THE RECORDED PLAT.
4. THE LOCATION OF THE HOUSE AND OTHER IMPROVEMENTS SHOWN HEREON ARE PROPOSED AND DO NOT REPRESENT THE FINAL, AS CONSTRUCTED POSITIONS. THE DIMENSIONS SHOWN HEREON SHOULD NOT BE RELIED UPON TO BUILD FENCES, ADDITIONS OR OTHER IMPROVEMENTS.
5. THE LOCATION OF THE UTILITIES, CENTERLINE, BOTTOM OF BANK, TOP OF BANK, EXISTING DRIVEWAY, GRASS STRIP AND EDGE OF PAVEMENT WERE FIELD LOCATED BY BYRD SURVEYING, INC. ON APRIL 4, 2024. BUILDER TO VERIFY PRIOR TO CONSTRUCTION.
6. NO SIDEWALK IS SHOWN ON THE RECORDED PLAT; HOWEVER, ONE MAY BE REQUIRED. BUILDER TO VERIFY PRIOR TO CONSTRUCTION.

FOR: DREES HOMES

HEREON DEPICTION IS SUBJECT TO "FEDERAL COPYRIGHT LAWS" ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF BYRD SURVEYING INC. IS PROHIBITED

REVISION TABLE

1.		
2.		
3.		
4.		
5.		
6.		
7.		

ORDERED BY: BETH GONZALEZ (DREES HOMES, INC.) (615) 346-2172

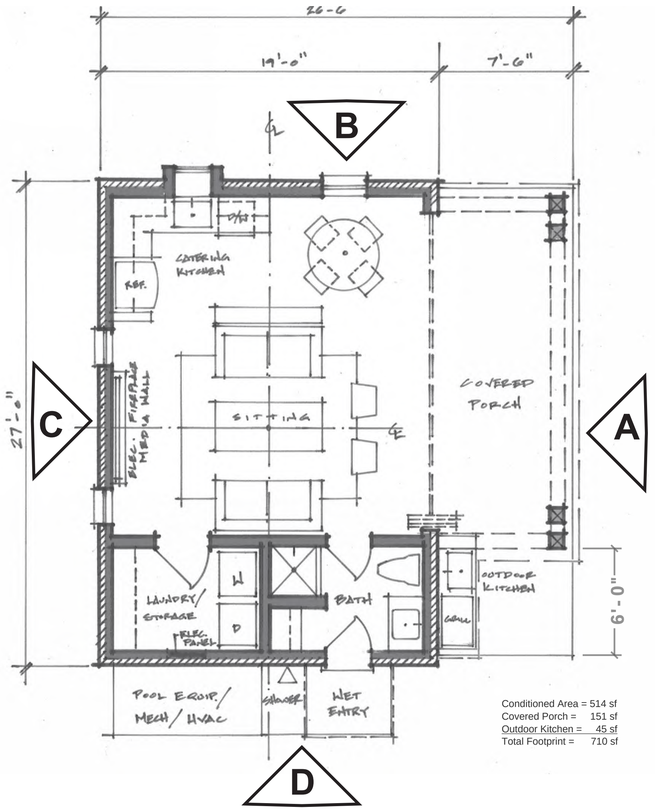
PROPERTY ADDRESS: 9072 FOREST LAWN DRIVE BRENTWOOD, TENNESSEE WILLIAMSON COUNTY

OWNER: RIFT VALLEY CAPITAL, LLC (PER WARRANTY DEED) 7006 PERSIMMON TREE ROAD BETHESDA, MD 20817

PLAT REFERENCE: LOT 42, BRENTWOOD ESTATES, INC. PLAT BOOK 2, PAGE 25, R.O.W.C.T.
TAX MAP: 011F GROUP: A PARCEL: 005.00
WILLIAMSON COUNTY, TN

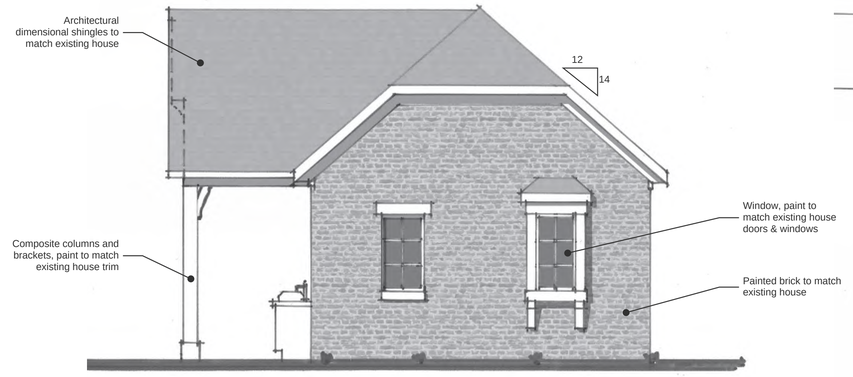
DRAWING SCALE: 1" = 20'	PROJECT NO.: B23714-24
DRAWN BY: T.J.H.	DATE: APRIL 11, 2024
CHECKED BY: T.J.H.	DATE: APRIL 11, 2024
FIELD CREW: M.A.S./K.F.	DATE: APRIL 4, 2024

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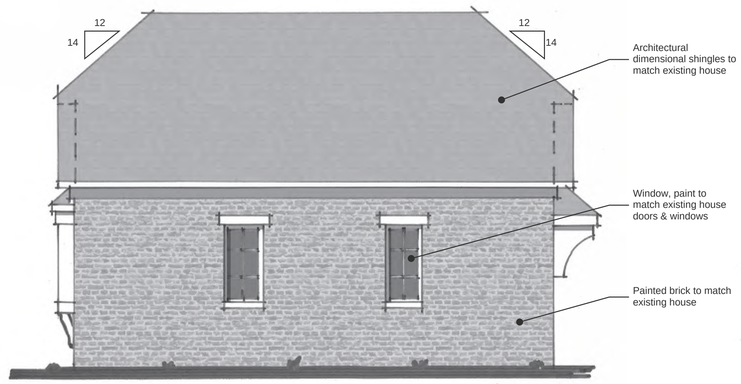
FLOOR PLAN

0' 1' 2' 4'



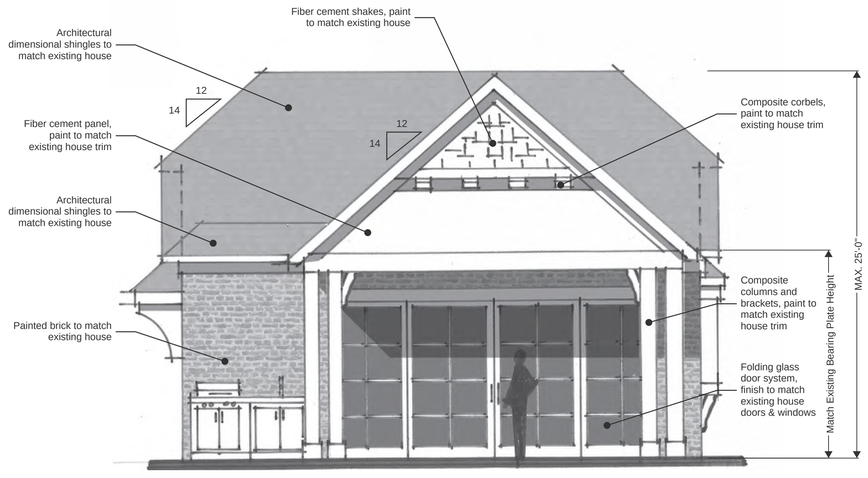
B - NORTH ELEVATION

0' 1' 2' 4'



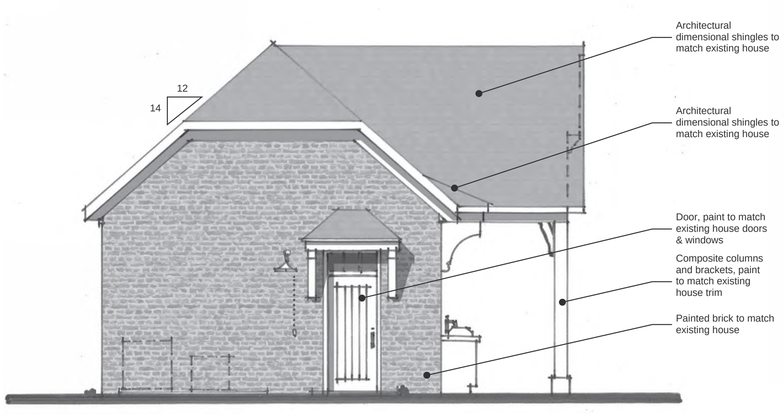
C - WEST ELEVATION

0' 1' 2' 4'



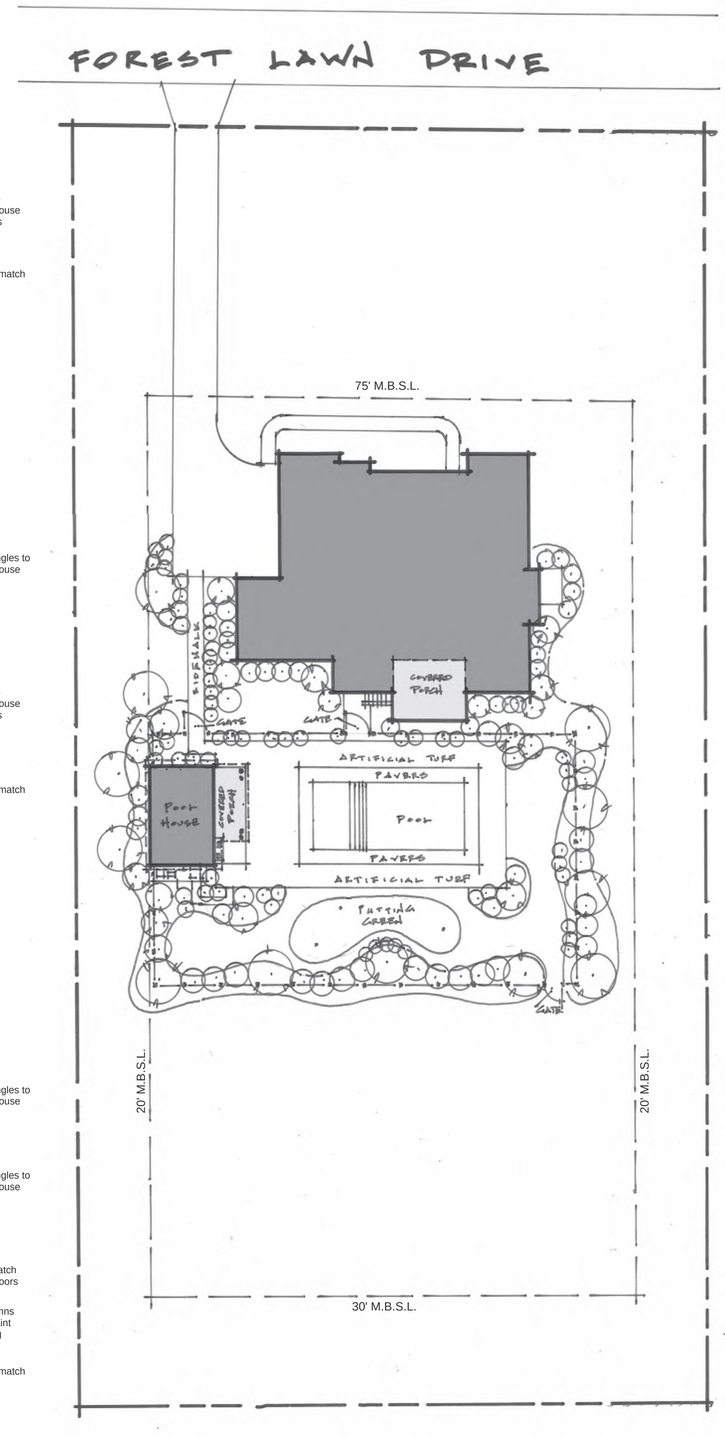
A - EAST ELEVATION

0' 1' 2' 4'



D - SOUTH ELEVATION

0' 1' 2' 4'



CONCEPT SITE PLAN

0' 10' 20' 40'

SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

9027 FOREST LAWN DRIVE - POOL HOUSE

BRENTWOOD, TN

CONCEPT FLOOR PLANS & ELEVATIONS

AUGUST 17, 2026

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