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December 11, 2020

Shelley DeHart, Planning Director
Planning & Zoning
P.O. Box 431
Belmont, NC 28012

Re: 402 Ferrell Avenue, Special Use Permit Application
Applicant: Southern Home Group Realty, LLC / Cynthia Hegler

Dear Shelley:

Per our previous correspondence and conversations with respect to the above matter, please allow this letter to confirm that I will be assisting Southern Home Group Realty, LLC and its managing member, Cynthia Hegler, with regard to a Special Use Permit Application seeking approval for subdivision and redevelopment of the property known as 402 Ferrell Avenue, Belmont. Enclosed with this letter is our completed Application, including the following documents:

1. Completed Special Use Permit Application form;
2. Findings of Fact worksheet containing the Applicant's proposed answers or findings with respect to the showing required;
3. A copy of the Commissioner's Deed confirming that Southern Home Group Realty, LLC is the fee simple owner of the property;
4. Tables showing average frontage or lot widths for lots within a 300-foot radius and 1 block of subject parcel;
5. A 100-foot radius map and list of property owners within the radius;
6. A survey and site plan for the property completed by Franklin E. Tanner with Tanner & McConnaughey PA surveyors in Gastonia; and
7. A completed floor plan and building elevations for the planned homes to be constructed on the subject property.

Thank you in advance for your time and review of this matter, and please do not hesitate to contact me with questions or need for additional documentation. I understand that Ms. Hegler has had some discussion with you about having this matter placed on the January Council agenda, and

we would again make that request, provided there is time permitting. She is planning to deliver additional copies of the Application and pay the application fee in person on Monday.

As always, I appreciate your assistance with this request and will look forward to working with you in the review and public hearing process.

Best regards,

MULLEN HOLLAND & COOPER P.A.



John H. Russell, Jr.
N.C. State Bar No. 20115

JHRjr/sw
Enclosures
cc: Cynthia Hegler



CITY OF BELMONT

PLANNING & ZONING

Special Use Permit Application

Application Date: Click or tap to enter a date. Application Number SUP

City Council Hearing Date: Click or tap to enter a date.

Project Description: *Please describe the project and purpose of this SUP request below.*

Zoning of Property (circle one)	R-R	<u>G-R</u>	NC-R	INF-R	MH-R	HP-O
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Property Address:		402 Ferrell Avenue, Belmont, NC 28012	
Physical Location:		Residential lot on north side of Ferrell Avenue across from Lee Street intersection containing 1.52 acres and 180 foot road frontage	
Tax Parcel Number:	Book	Map	Parcel
125687	51801795		125687
Property Owner: Southern Home Group Realty, LLC.			
Owner's Address: 100 Lee Street			
City: Belmont		State: NC	Zip: 28012
Contact Phone: 970-275-1977		Email Address: Cynthia.hegler@gmail.com	
Applicant Name: Cynthia Hegler			
Applicant's Address: 100 Lee Street			
City: Belmont		State: NC	
Home Phone: n/a		Work Phone: 970-275-1977	
Email Address: Cynthia.hegler@gmail.com			

PROCEDURES FOR APPROVAL OF SPECIAL USE PERMITS (SUP)

Special Use Permits are reviewed by the City Council in a quasi-judicial proceeding. During the public hearing, all parties presenting testimony and evidence shall be duly sworn. Testimony both in favor and against the Special Use Permit application shall be presented and will be considered towards formulating Findings-of-Fact. The applicant shall provide legal representation at the meeting.

Findings of Fact, each of the findings below must be found in the affirmative by the City Council in order to approve a special use permit:

- A. The use meets all required principles and specifications of the Code and any adopted land use plans; and,
- B. The proposed use, if developed according to the plan submitted and approved, will be visually and functionally compatible to the surrounding area; and,
- C. The use will not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where proposed.

In approving an application for a special use permit, the City Council may attach fair and reasonable ad hoc conditions which tend to support the required Findings of Fact as listed herein. The applicant shall have up to 60 calendar days to consider and respond to any additional requirements prior to approval or denial by the City Council. The applicant shall provide written consent to conditions on approval. The City Council may not require the landowner to waive a vested right as a condition of the special use permit approval.

The burden of proof of producing evidence to support these findings (and to overcome any challenges that approval of the plan would be contrary to one or more of these findings) shall rest entirely with the applicant or landowner.

Complete Application: The project will be scheduled for a public hearing once the following has been submitted and reviewed by the city:

1. Application and process fee.
2. Site plan and building elevations. (4 initial sets- additional sets will be requested for public hearing.)
3. Finding of fact worksheet. Please provide support for each finding listed above and submit on a separate sheet of paper.

Contact the planning & zoning department if you have questions at 704.901.2610.

**City of Belmont
Attachment to Application for Special Use Permit**

**402 Ferrell Avenue, Belmont, NC,
Cynthia Hegler, property owner**

Owner-applicant hereby answers the required questions as follows:

A. The proposed use meets all required principles and specifications of the Land Development Code.

The proposed use of the property is consistent with the current General Residential (G-R) zoning classification. The Applicant proposes to subdivide the property into 3 equal lots with 60 feet of road frontage on Ferrell Ave and to develop the subdivided lots with 3 modest single family homes consisting of approximately 1300-1579 square feet. The "use" will thus remain General Residential (G-R) as provided by Section 5.4(2) of the Land Development Code and therefore meets all principles and specifications under the Code.

The proposed subdivision and development plan requires a Special Use Permit because the width of the subdivided lots is slightly less than the averages for the block and the 300 foot radius. These averages are 87.79 feet for the block and 90.15 for the 300-foot radius. The Land Development Code, however, specifically allows lot width below these averages if the Applicant submits a Special Use Permit which is approved by the City Council.

It should be noted that with the exception of lot width, the proposed plan will meet all other requirements and specifications of the Code, including setback, building height, water and sewer connections, as well as other requirements. With respect to width, the proposed 60 foot lots will equal or exceed the width of half properties within the immediate vicinity (6 out of 12), including the two neighboring properties, the properties across the street on Ferrell Ave., and the closest properties along the two side streets of Lee Street and Burns Mitchell Dr. All but 2 of the closest properties are less than 70 feet in width. In addition, due to the substantial depth of the Applicant's property (which is in excess of 300 feet), the total lot size, even after the proposed subdivision, will still exceed the lot size of the two adjoining properties as well as most other properties along Ferrell Avenue and the nearby side streets of Lee and Burns Mitchell Drive.

Based on these facts, the development plan presented by the Applicant is consistent with the Land Development Code as well as the Comprehensive Land Use Plan.

B. The proposed use if developed according to the plan submitted and approved, will be visually and functionally compatible to the surrounding area.

The surrounding neighborhood on Ferrell Avenue, and along the neighboring side streets of Lee Street and Burns Mitchell Drive consists of detached, single family homes of traditional design. Building materials include brick, wood, and vinyl siding. The homes are neatly landscaped, with attractive, though not expansive front lawns.

The design and floor plans for the proposed homes will complement the built environment of the neighborhood, with the scale and size of the proposed homes appropriate to the lot size and traditional building materials used or emphasized in construction, such as brick foundations, architectural shingles on upper stories, and exposed porch support beams. The proposed homes will also include covered front porches to which will also promote a neighborhood atmosphere.

As indicated in the prior section, the lot width, size, and overall character conform to the twelve or so homes closest to the subject property, with the overall averages skewed somewhat by the properties further down Ferrell Avenue or even across the railroad tracks on Sue Street. The site plans include side driveways and adequate parking behind the houses. Landscaping appropriate for each home is included in the development plan, and each home will have adequate yards and storage space incorporated into the site plan.

It is anticipated that construction would begin two of the three homes upon approval of a Conditional Use Permit (provided that the Application is approved by Council), with construction of the third deferred until completion and/or sale of one of the initial homes, and it is hoped that the schedule will help minimize traffic or disruption in the neighborhood during the construction period.

Based on the above, the site plan and improvements are consistent with and complement the other homes in the neighborhood. The proposed plan is therefore visually and functionally compatible to the surrounding area.

C. The use will not materially endanger the public health or safety and will not substantially injure the value of the adjoining property if located where proposed.

As previously noted, the site plans for the proposed houses will meet all required setbacks and development specifications. Adequate water and sewer facilities and hook ups are already in place. No additional City police or fire services are expected to be created by this request. The proposed plans include paved or concrete driveways and sufficient onsite parking. No on-street parking will be necessary, and the proposed plan will not create any significant increase in traffic on Ferrell Avenue or any adjoining side street.

The proposed development plan includes demolition and removal of the existing wood home, which suffered significant fire damage in recent years and has not been repaired. Removal of the deteriorate and uninhabitable structure will certainly improve the overall appearance of the neighborhood. The size and price points for the homes will be set to attract middle class buyers, including teachers and/or front-line workers. These improvements, together with the construction and site plan previously described are all reasonably expected to have a positive impact on the value of surrounding properties.

Conditional Use Permits have been approved under similar circumstances around the City, particularly on Julia Ave and the side streets of Greenwood and Willerene, where approved lot widths around 60 feet have resulted in attractive infill development for existing neighborhoods and new opportunities for families looking for detached single family homes close to town. These approvals did not result in any adverse impact to the value of surrounding properties.

Time 9:38:50
Book 5180
Page 795
Filed 12/8/20

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: 370.00

Parcel Identifier No. 125687 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee, 110 Lee St., Belmont, NC 28012

This instrument was prepared by: Morris W. Keeter (#100-15552) (Deed Preparation Only - No Title Examination)
Brief description for the Index: _____

THIS DEED made this 4th day of December, 2020, by and between

GRANTOR

Morris W. Keeter, Commissioner

P.O. Box 1575
Gastonia, NC 28053-1575

GRANTEE

Southern Home Group Realty, LLC

110 Lee St.
Belmont, NC 28012

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Southpoint Township, Gaston County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5135 page 2306.

A map showing the above described property is recorded in Plat Book 7 page 11.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

(Entity Name)

By: _____
Title: _____

By: _____
Title: _____

By: _____
Title: _____

USE BLACK INK ONLY

M. W. Keeter (SEAL)
Morris W. Keeter, Commissioner

(SEAL)

(SEAL)

(SEAL)

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of Gaston

I, the undersigned Notary Public of the County and State aforesaid, certify that Morris W. Keeter, Commissioner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8th day of December, 2020

My Commission Expires: 1/14/2023

JANET S. BRANAM
Notary Public
Gaston County, NC

Janet S. Branam
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

BEING the full contents of Lots Nos. 39, 40, 41, 42, 43, 44 and part of Lot No. 45 of the D. W. Wright Property located in Belmont, North Carolina, as shown on that plat recorded in the Office of the Register of Deeds for Gaston County in Book 7 at Page 11, and more particularly described as follows:

BEGINNING at an iron stake at the edge of Ferrell Avenue corner of Lots Nos. 38 and 39 as shown on the above-referred to plat; and running thence with the northern margin of Ferrell Avenue, North 88 West 253.3 feet to a point; thence a new line, North 2 East 225 feet to a point, the joint corner of Lots Nos. 73 and 74; thence North 7-40 East 150 feet to a stake; thence along the telegraph line, South 80 East 222 feet to a stake at the corner of Lots 38 and 39; thence along the line of Lots 38 and 39, South 2 West 339 feet to the point of Beginning. Less any property previously conveyed by the Grantors.

Less and excepting that portion conveyed in Book 2178 at Page 419.

(Deed Reference: Book 5135 at Page 2306) (Pid#125687)

This Commissioner's Deed being extended pursuant to Orders of Sale and Confirmation in the Special Proceeding filed in 20-SP-287 in the Office of the Clerk of Superior Court of Gaston County, North Carolina.

City of Belmont
Attachment 2, Application for Special Use Permit
Lot width averages for 1 block length and 300 feet

402 Ferrell Avenue, Belmont, NC,
Cynthia Hegler, property owner

1 Block (in feet)

506 Ferrell Ave.	70
504 Ferrell Ave.	62.5
502 Ferrell Ave.	75
414 Ferrell Ave.	134
410 Ferrell Ave.	100
406 Ferrell Ave	75
402 Ferrell Ave.	180
505 Ferrell Ave.	126
501 Ferrell Ave.	75
413 Ferrell Ave	42.9
411 Ferrell Ave.	62
409 Ferrell Ave.	<u>51</u>
TOTAL	87.78

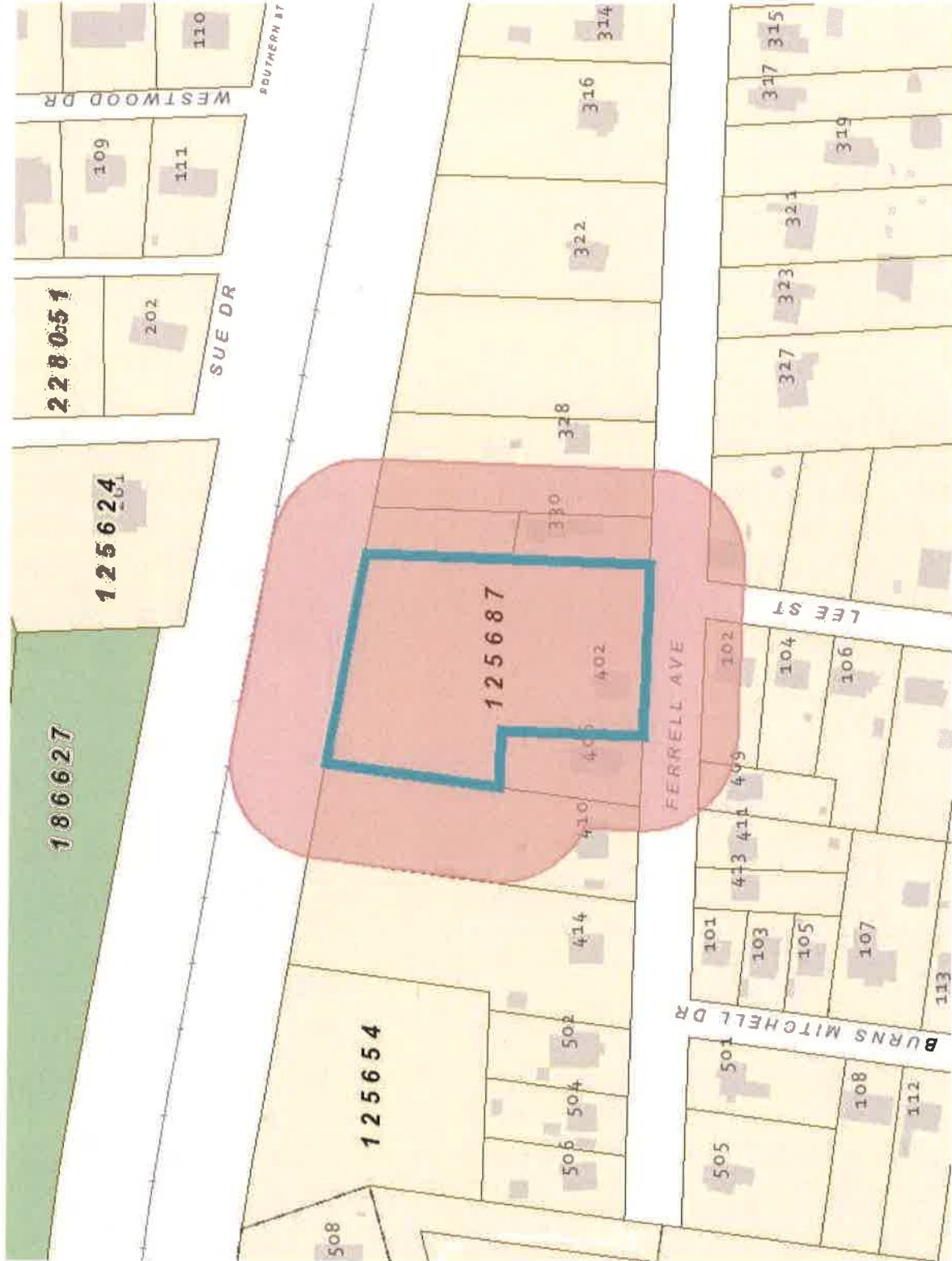
300' Radius

502 Ferrell Ave.	75
414 Ferrell Ave.	134
410 Ferrell Ave.	100
406 Ferrell Ave	75
402 Ferrell Ave.	180

101 Burns Mitchell Dr.	49.4
103 Burns Mitchell Dr.	50
105 Burns Mitchell Dr.	48
107 Burns Mitchell Dr.	107
413 Ferrell Ave	42.9
411 Ferrell Ave.	62
409 Ferrell Ave.	51
102 Lee St.	63.1
104 Lee St.	69.1
106 Lee St.	69.4
108 Lee St.	75
101 Lee St.	75
103 Lee St.	75
107 Lee St.	125
327 Ferrell Ave.	125
323 Ferrell Ave.	75
330 Ferrell Ave.	50
328 Ferrell Ave.	100
Ferrell Ave. (no assigned Address)	125
322 Ferrell Ave.	125
201 Sue St.	213.2
202 Sue St.	<u>95</u>
TOTAL	90.15



Printed On: 12/10/2020

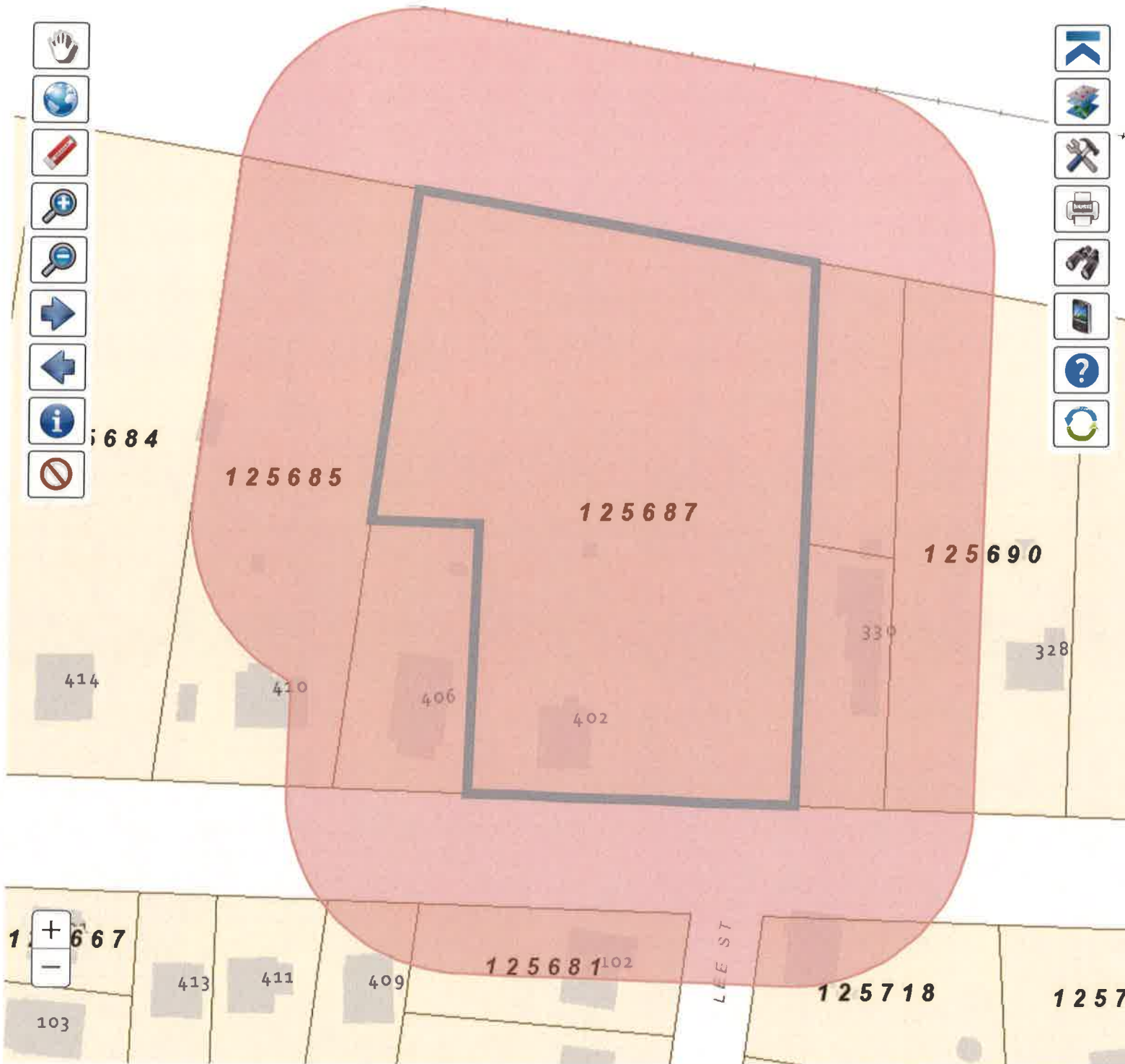


Disclaimer: The information provided is not to be considered as a Legal Document or Description. The Map & Parcel Data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2019.



Search By Parcel Number

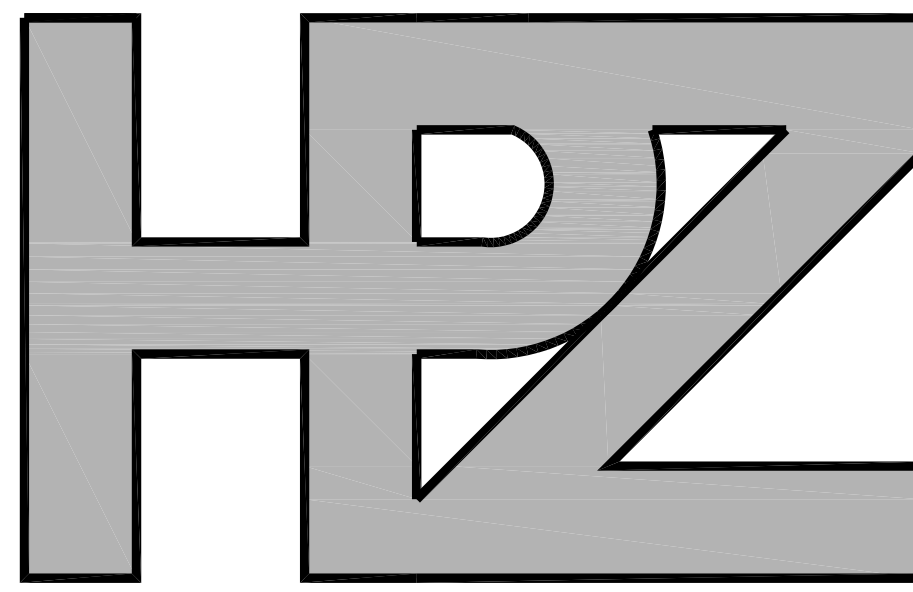
125687



103

20m

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage	Property Use	Taxable Value
125685	KELLY SARAH MELENDEZ GUZMAN NOE ISAAC MELENDEZ	410 FERRELL AVE , BELMONT, NC 28012	410 FERRELL AVE	5016	0911	12/18/2018	007	011	0.79	RESIDENTIAL	\$187,870.00
125681	HERBIN RYAN HERBIN CHRISTINA	102 LEE ST , BELMONT, NC 28012	102 LEE ST	5051	2057	7/2/2019	007	011	0.22	RESIDENTIAL	\$194,110.00
125689	EDGE PAMELA COOPER	330 FERRELL AVE , BELMONT, NC 280120000	330 FERRELL AVE	3321	0219	10/10/2001	007	011	0.17	RESIDENTIAL	\$176,870.00
125683	HERBIN RYAN HERBIN CHRISTINA	409 FERRELL AVE , BELMONT, NC 28012	409 FERRELL AVE	5017	0251	12/21/2018	007	011	0.16	RESIDENTIAL	\$138,680.00
125687	SOUTHERN HOME GROUP REALTY LLC SIGMON BILLY RAY SR 1/14 INTEREST	110 LEE ST , BELMONT, NC 28012	402 FERRELL AVE	5135	2306	7/2/2020	007	011	1.52	RESIDENTIAL	\$46,180.00
199147	CHEATHAM ANNETTE	328 FERRELL AVE , BELMONT, NC 280120000	NO ASSIGNED ADDRESS	3277	0714	7/20/2001	007	011	0.18	RESIDENTIAL	\$1,510.00
125665	ROBINSON EDITH SHELTON	411 FERRELL AVE , BELMONT, NC 280123639	411 FERRELL AVE	1346	0194	10/14/1980	007	011	0.2	RESIDENTIAL	\$100,650.00
125690	JONES CONSTRUCTION INC	1750 CHARLES RAPER JONES HWY , MOUNT HOLLY, NC 281200000	328 FERRELL AVE	5161	2157	10/5/2020	007	011	0.67	RESIDENTIAL	\$30,000.00
125686	KNIGHT MICHAEL C	406 FERRELL AVE , BELMONT, NC 280123640	406 FERRELL AVE	2178	0419	5/1/1992	007	011	0.23	RESIDENTIAL	\$143,710.00
125718	ANGELETTE MARCIA	101 LEE ST , BELMONT, NC 280123646	101 LEE ST	4436	1443	11/10/2008	007	011	0.28	RESIDENTIAL	\$169,450.00



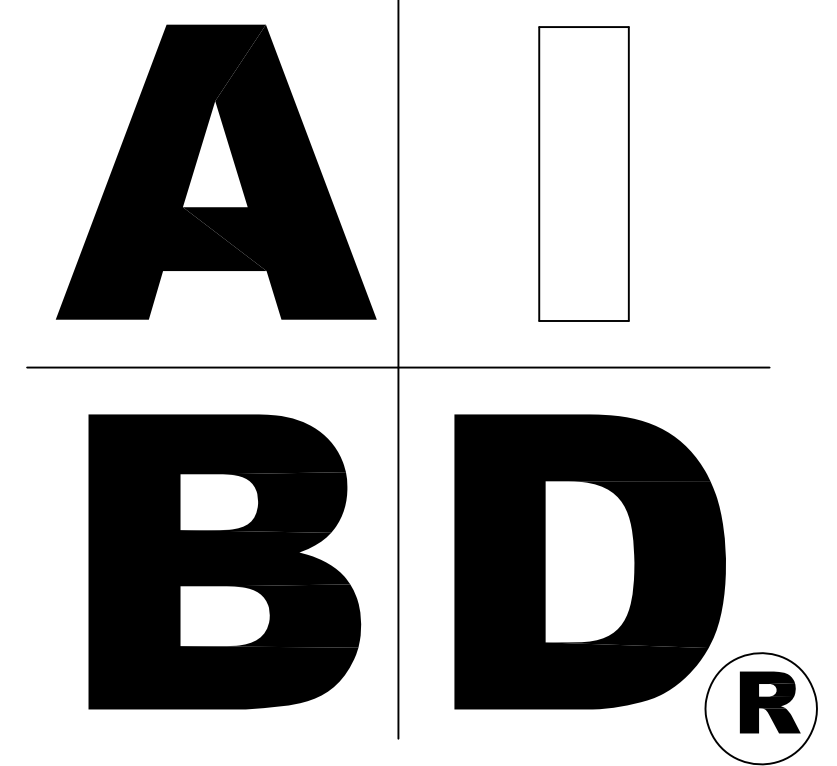
House Plan Zone, LLC

House Plan Zone, LLC.

www.HPZplans.com

Email: HPZplans@comcast.net

Fax: 1-800-574-1387



STANDARD ABBREVIATIONS

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



SHEET INDEX:

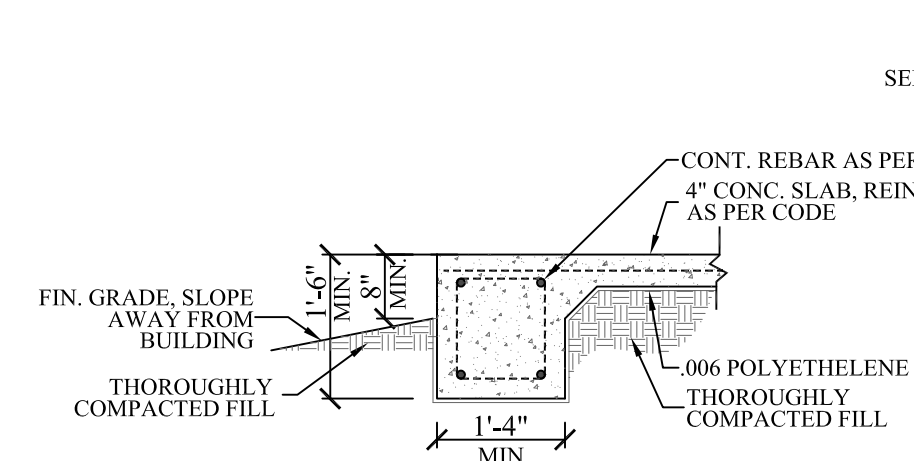
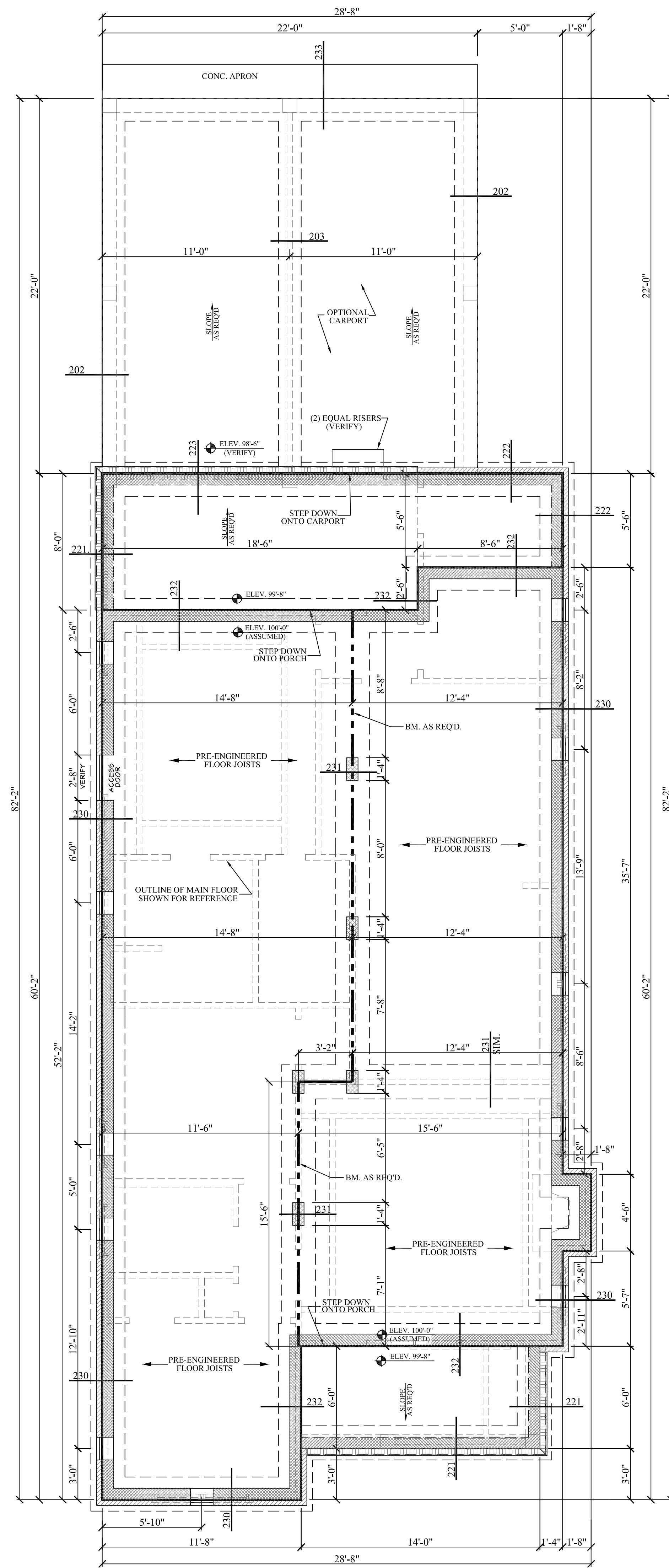
- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR PLAN & ELECTRICAL PLAN
- 4 EXTERIOR ELEVATIONS
- 5 ROOF PLANS
- 6 CROSS SECTION & CABINETS

BB-1300

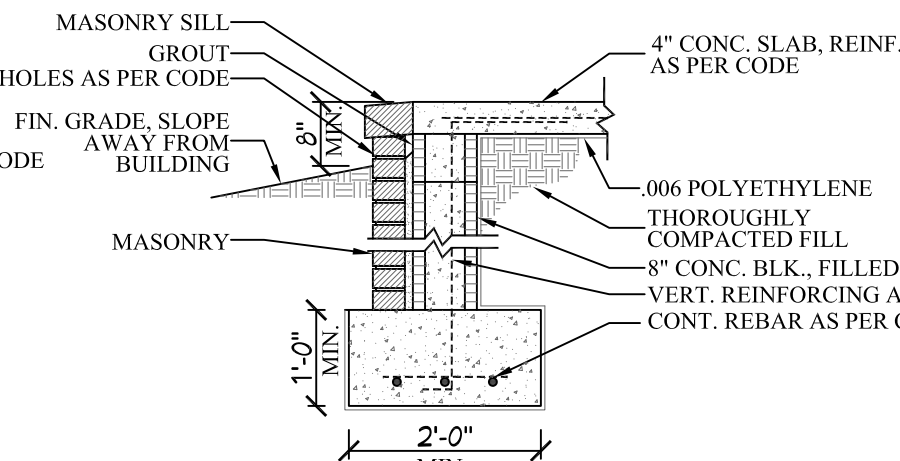
CODE DISCLAIMER:
 1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
 3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
 4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
 5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

Date: 05/02/07
 Drawn By: J.L.B.

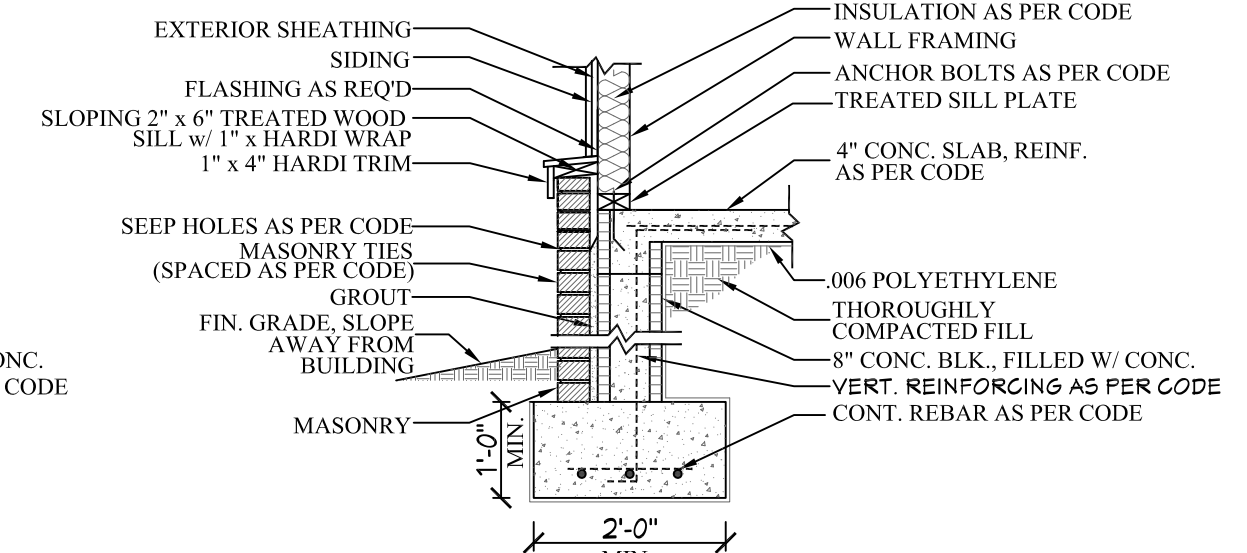
SHEET NUMBER
1



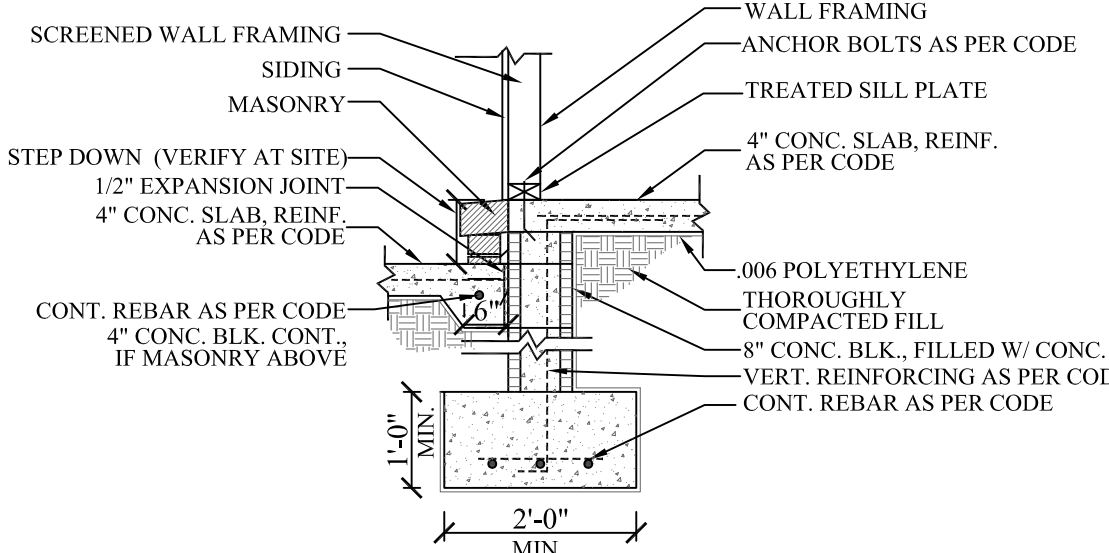
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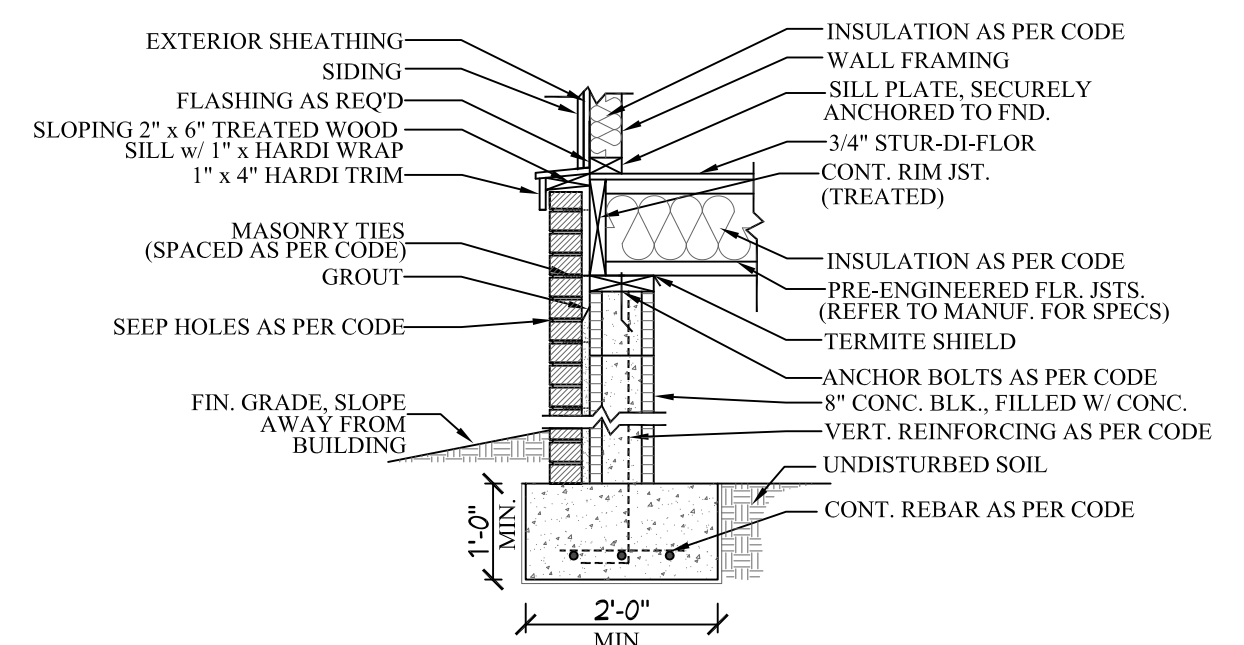
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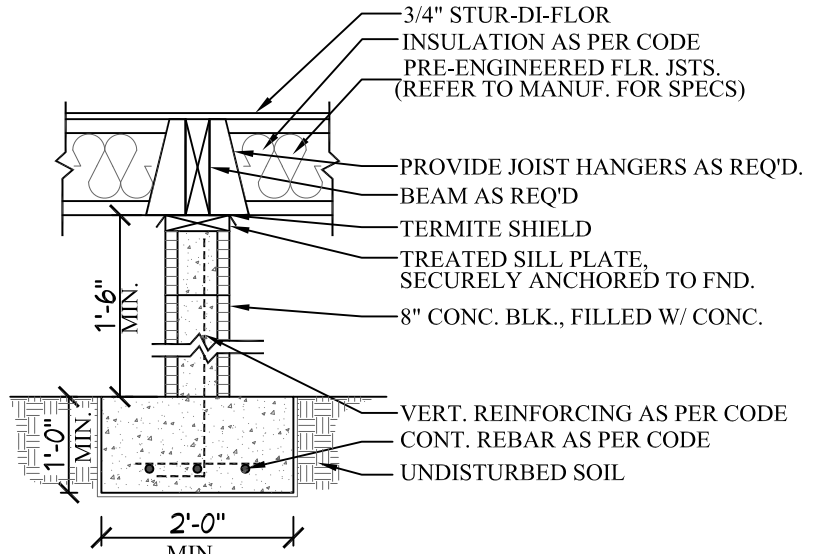
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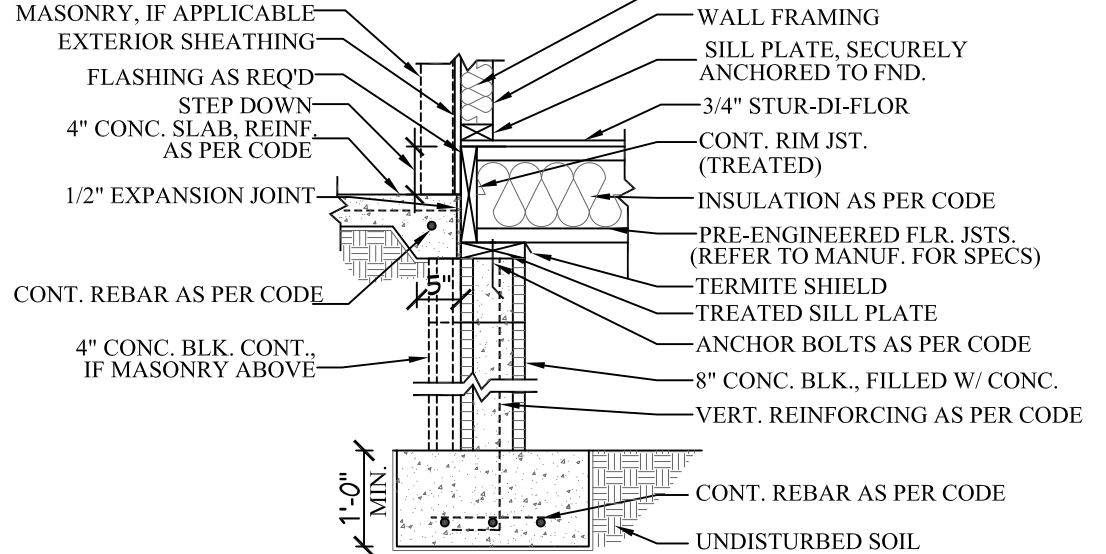
223 FTG. DET.



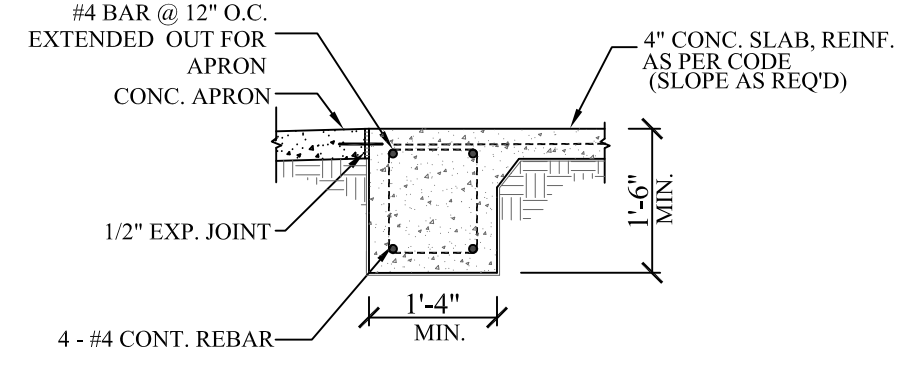
230 FTG. DET.



231 FTG. DET.



232 FTG. DET.



233 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.

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

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



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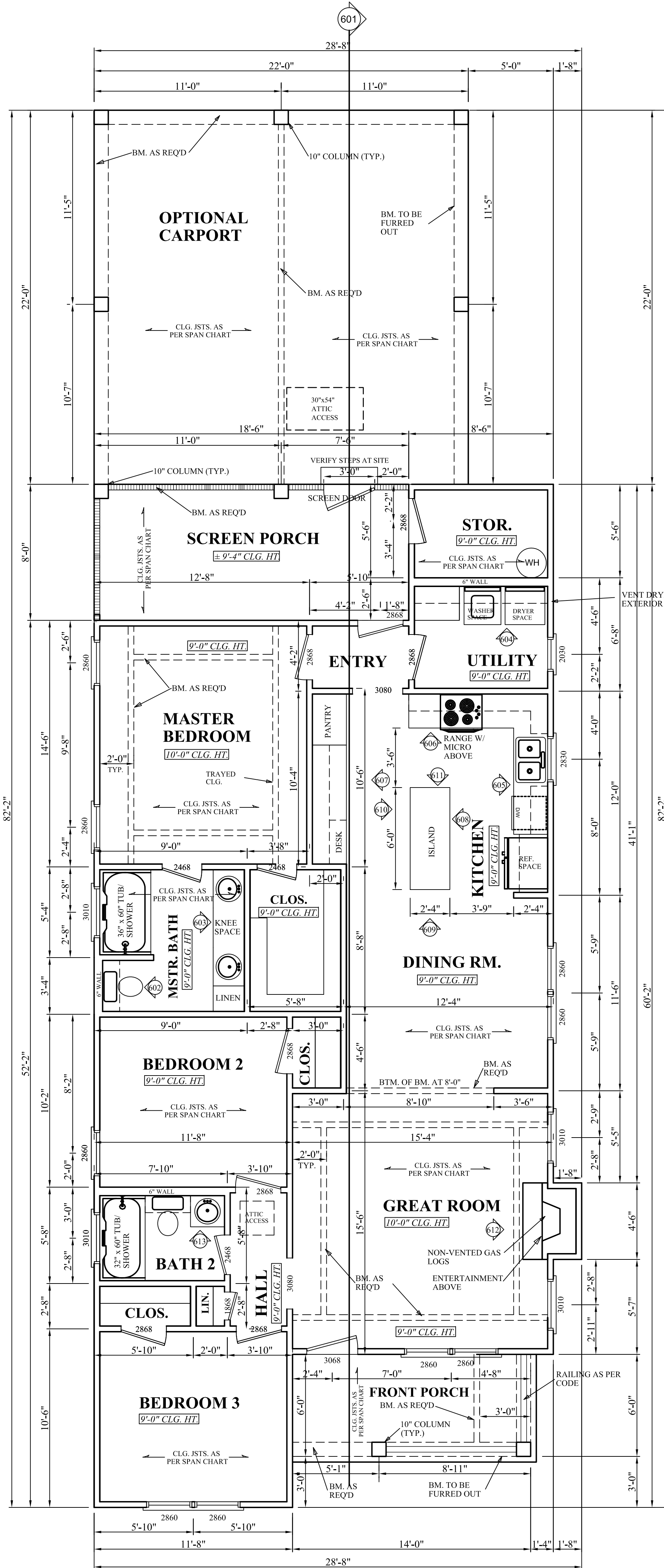


Plan ID:
BB-1300

Date: 05/02/07
Drawn By: C.T.B.

SHEET NUMBER
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, the user of these plans assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. Foundation plan shall be verified by a licensed engineer prior to construction.



NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2015, R312.1.1 & R312.1.2
8. M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
EXCEPTIONS:
a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
9. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
M1305.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17.
EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2015.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2015 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2015, M1507.2

NOTE: HVAC UNIT TO BE LOCATED IN ATTIC SPACE.

FLOOR PLAN

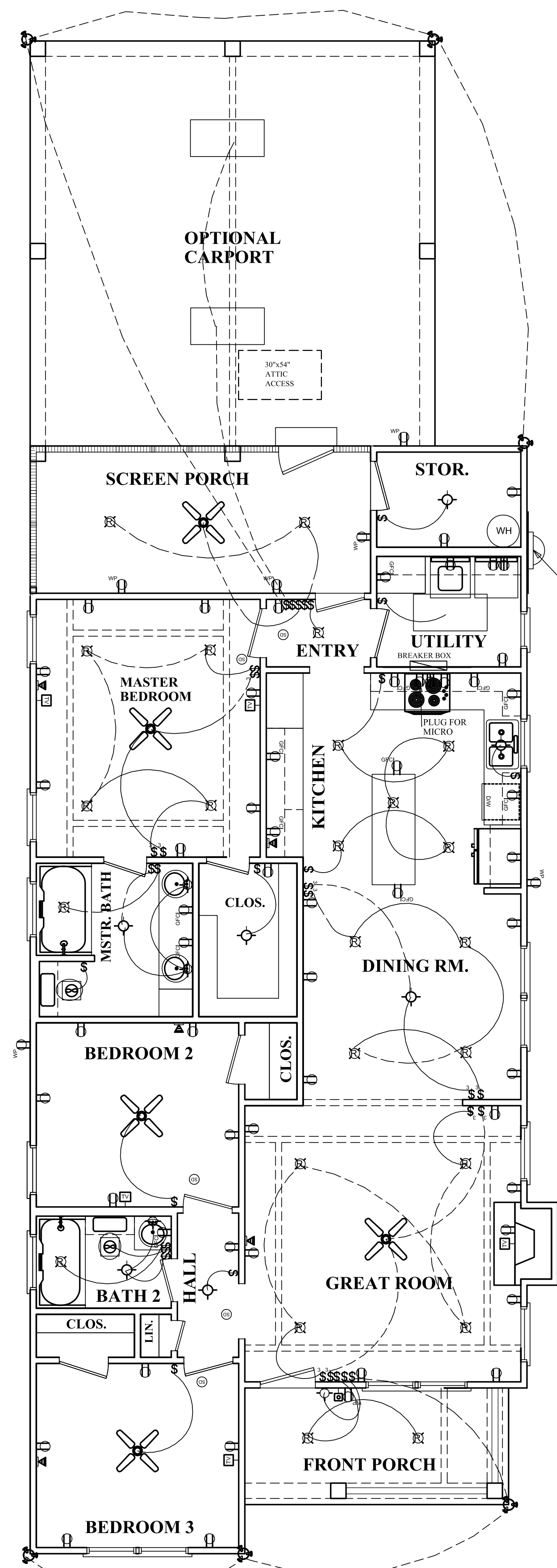
SCALE: 1/4" = 1'-0"

AREAS:	S.F. HEATED
148	S.F. UNHEATED - SCREEN PORCH
47	S.F. UNHEATED - STORAGE
84	S.F. UNHEATED - FRONT PORCH
279	S.F. UNHEATED - TOTAL
1579	S.F. TOTAL
484	S.F. OPTIONAL CARPORT

ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	110 VOLT OUTLET
[Symbol]	GROUND FAULT PROTECTED OUTLET
[Symbol]	WEATHERPROOF OUTLET
[Symbol]	220 VOLT RECEPTACLE
[Symbol]	FLOOR OUTLET (OWNER TO LOCATE)
[Symbol]	CEILING HUNG FIXTURE
[Symbol]	OVERHANG MOUNTED FLOODLIGHTS
[Symbol]	WALL MOUNTED FLOODLIGHTS
[Symbol]	RECESSED CEILING FIXTURE
[Symbol]	FLUORESCENT LIGHT
[Symbol]	CARBON MONOXIDE DETECTOR
[Symbol]	SMOKE DETECTOR
[Symbol]	SWITCH
[Symbol]	THREE WAY SWITCH
[Symbol]	FOUR WAY SWITCH
[Symbol]	DIMMER SWITCH (OWNER TO LOCATE)
[Symbol]	DOOR ACTIVATED SWITCH
[Symbol]	CATS NETWORKING JACK (OWNER TO LOCATE)
[Symbol]	TELEPHONE OUTLET (OWNER TO LOCATE)
[Symbol]	TELEVISION OUTLET (OWNER TO LOCATE)
[Symbol]	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
[Symbol]	THERMOSTAT (CONTRACTOR TO LOCATE)
[Symbol]	CEILING EXHAUST FAN, VENT TO EXTERIOR
[Symbol]	CEILING EXHAUST FAN w/LIGHT, VENT TO EXT.
[Symbol]	AUDIO SPEAKERS
[Symbol]	CEILING FAN w/LIGHT
[Symbol]	TRACK LIGHTING (OWNER TO LOCATE)
[Symbol]	WALL SCONCE (OWNER TO LOCATE)
[Symbol]	CHANDELIER
[Symbol]	UNDER COUNTER LIGHTING
[Symbol]	EMERGENCY LIGHTING/EXIT SIGN

ELECTRICAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IN 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.



ELECTRICAL PLAN



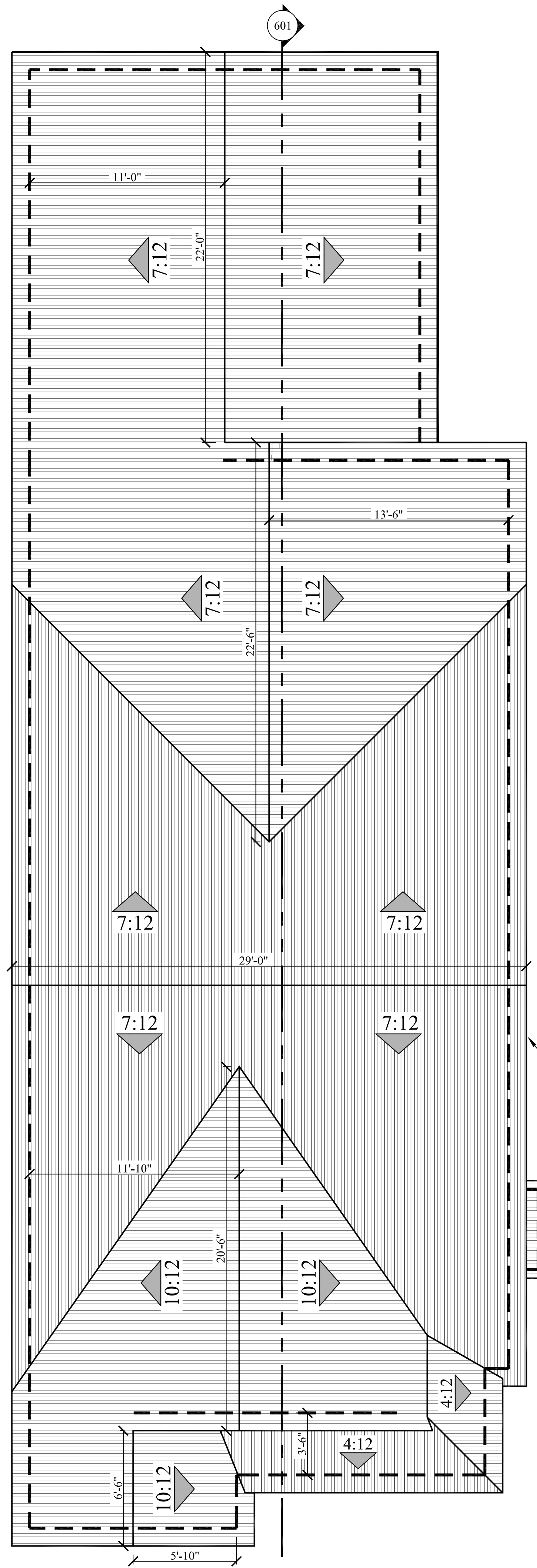
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Plan ID:
BB-1300

Date: 05.02.07
 Drawn By: C.T.B.

SHEET NUMBER
3



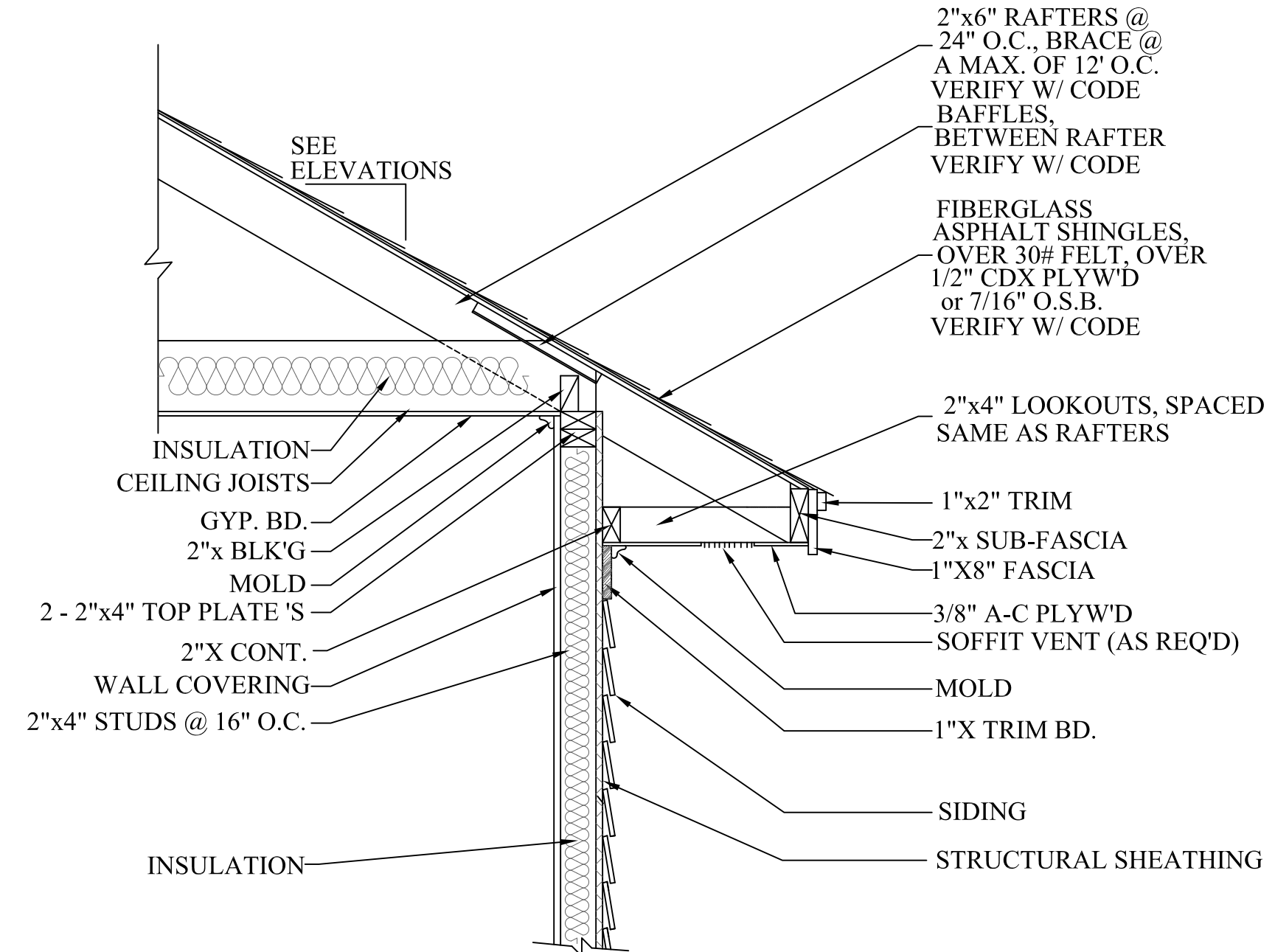
501 **ROOF PLAN**
 SCALE: 1/4" = 1'-0"

RAFTER SPANS		
RAFTER SPANS FOR SOUTHERN PINE SPECIES LIVE LOAD=30psf, L _A =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 2015 TABLE R802.5.1(3)

CEILING JOIST SPANS		
CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20psf, L _A =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

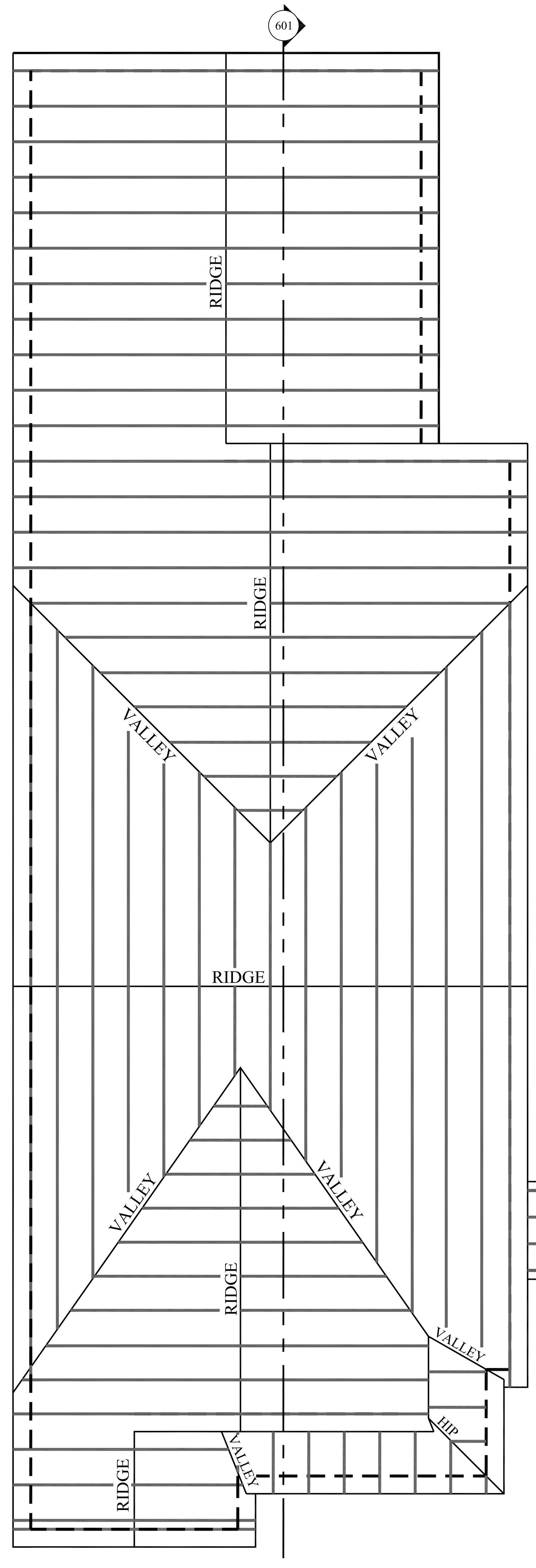
NOTES:
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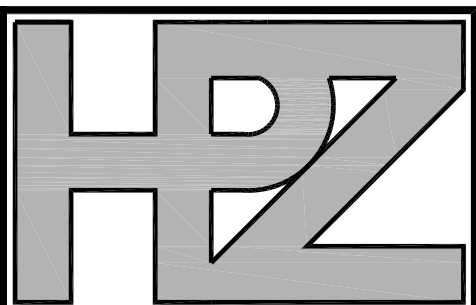
503 **TYP. CORNICE DETAIL**
 SCALE: 3/4" = 1'-0"

ROOF PLAN NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. REFER TO EXTERIOR ELEVATION FOR OVERHANG LENGTHS.
5. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
6. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.



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



House Plan Zone, LLC

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A
BD

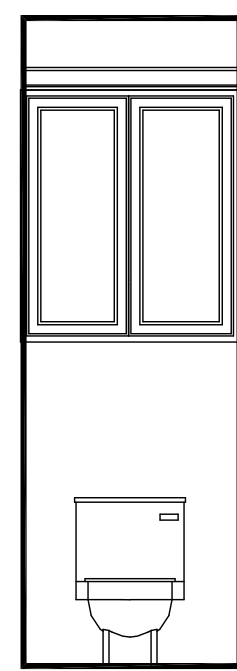
Plan ID:

BB-1300

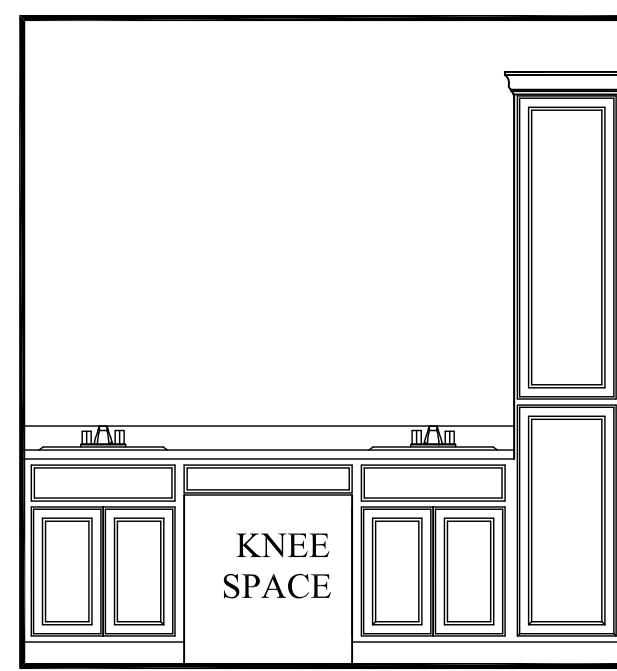
Date: 05/02/07
Drawn By: C.T.B.

SHEET NUMBER

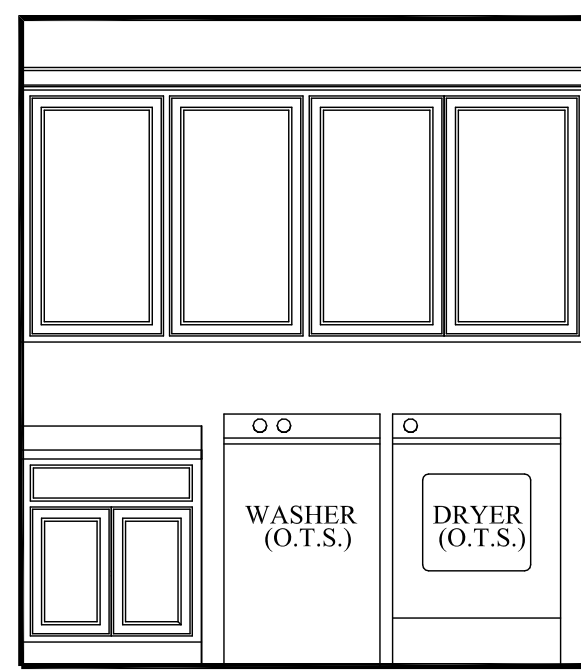
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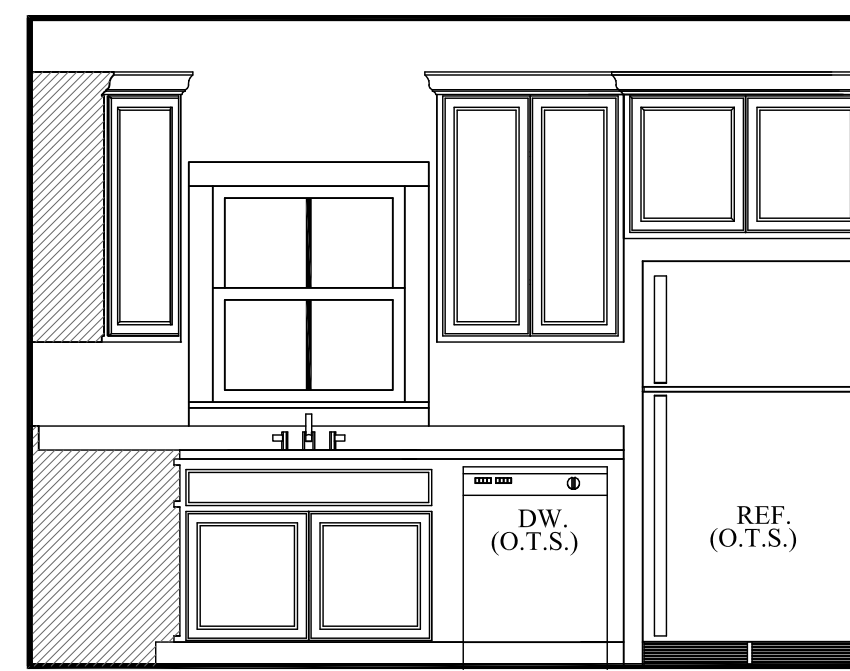
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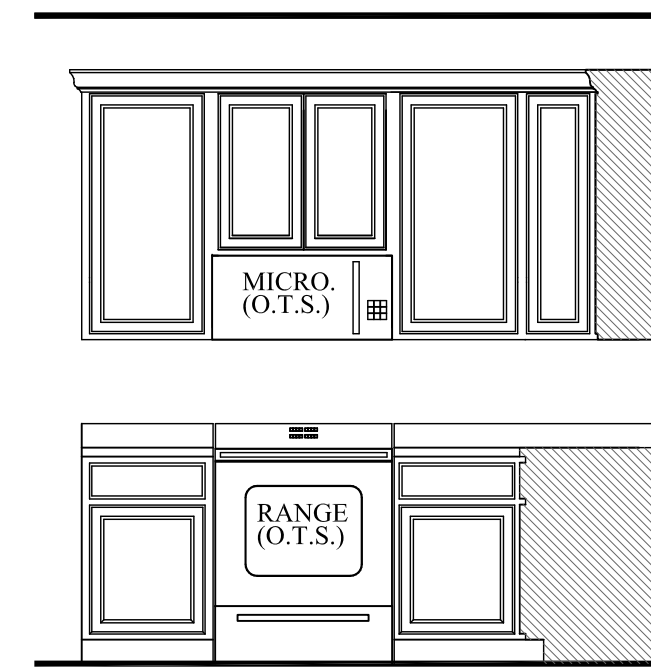
603 MSTR BATH
SCALE: 3/8" = 1'-0"



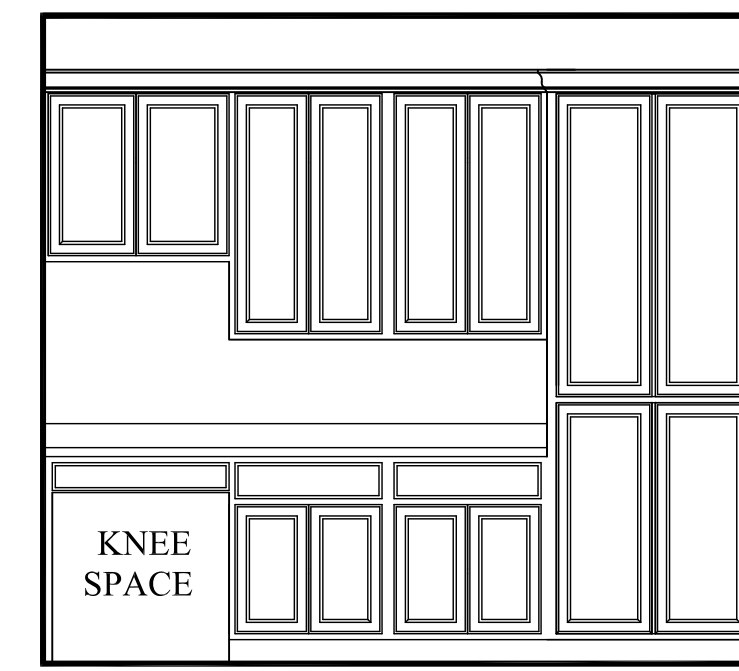
604 UTILITY
SCALE: 3/8" = 1'-0"



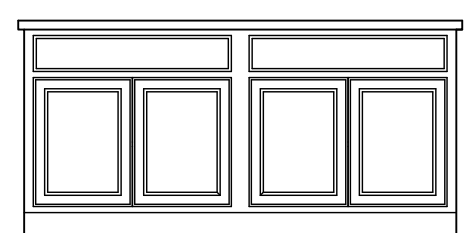
605 KITCHEN
SCALE: 3/8" = 1'-0"



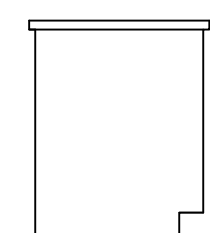
606 KITCHEN
SCALE: 3/8" = 1'-0"



607 KITCHEN
SCALE: 3/8" = 1'-0"



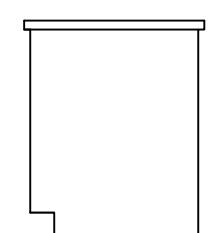
608 KITCHEN
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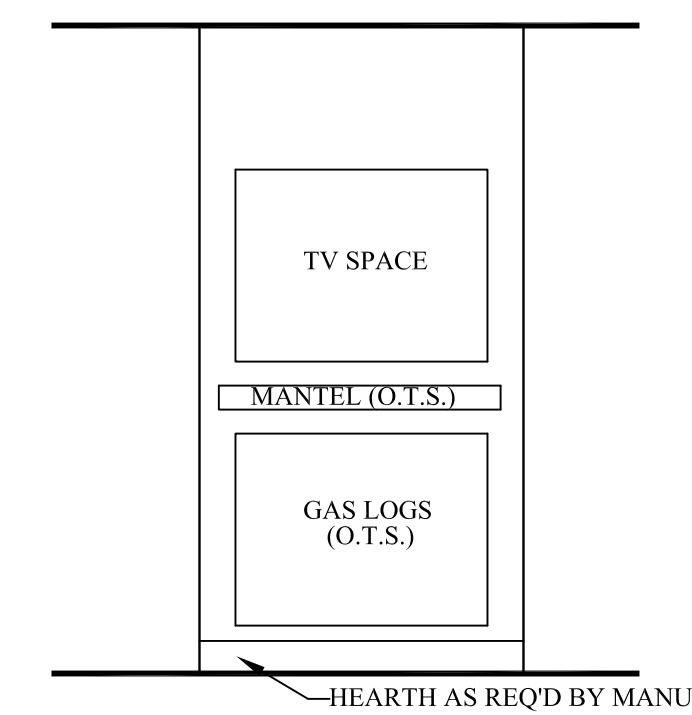
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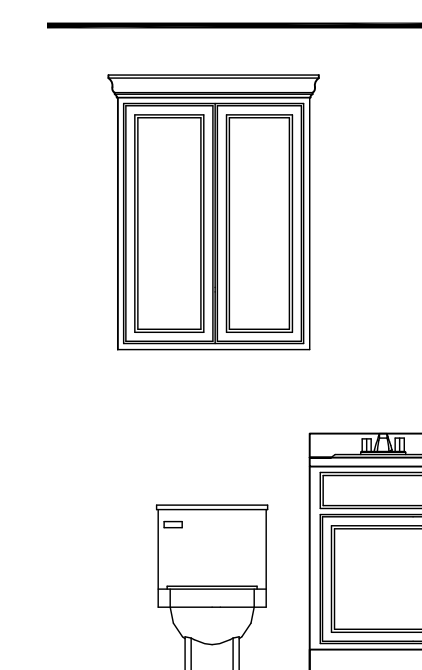
610 KITCHEN
SCALE: 3/8" = 1'-0"



611 KITCHEN
SCALE: 3/8" = 1'-0"



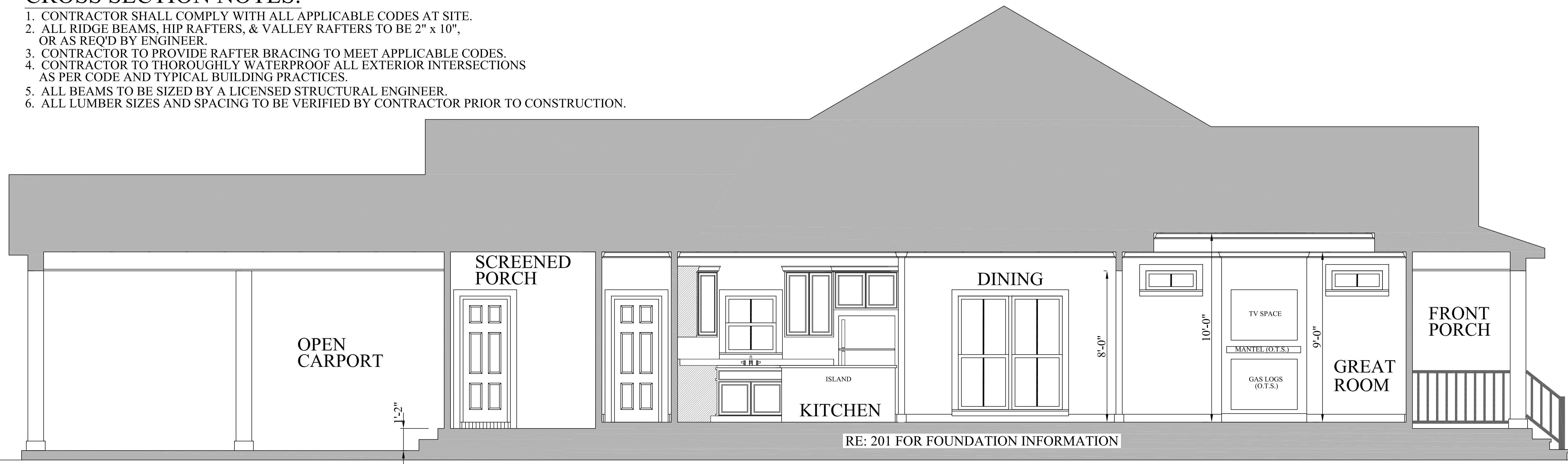
612 GREAT ROOM
SCALE: 3/8" = 1'-0"



613 BATH 2
SCALE: 3/8" = 1'-0"

CROSS SECTION NOTES:

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



RE: 201 FOR FOUNDATION INFORMATION

601 CROSS SECTION
SCALE: 3/8" = 1'-0"