



PLAN #30558

DEAR CUSTOMER

We would like to thank you for your trust in selecting a Planimage original design for the construction of your new home. We understand that this project is dear to you and we are convinced that this plan will satisfy all your selection criteria. Please check your order to verify that it has been completely fulfilled, that you have received the right plan and the appropriate number of copies. Any discrepancies should be reported immediately to our order desk at 1 800 752-6744. Additional copies of this plan may also be ordered at this same number.

Great care and attention have been put into the preparation of these drawings, in order to provide you with the most complete construction package possible. They are the starting point for the construction of your home, and, as such, will serve as a technical guide for your professional builder or general contractor and sub-contractors. These drawings contain all the necessary information required by these professionals in order to build the house. However, they must not be perceived as a "how to" guide on residential construction. Today's homes are a complex amalgamation of building materials, construction techniques and diverse trades and, as such, require a certain level of skill and knowledge in order to properly achieve the final result. If you choose to build the home yourself, without the services of a licensed professional contractor, Planimage suggests that you consider hiring a building consultant to guide you throughout the entire building process.

SUPPLEMENTAL DOCUMENTS

Stack home plans, like the one you have purchased contain all the necessary information required for the construction of the residence, while providing considerable savings in custom design architectural fees. However, in addition to these drawings, you may be required to submit any or all of the following documents, in order to meet city, county or state / provincial requirements, as well as local building codes and architectural review boards governing your build area. Planimage suggest that you contact your local building department and / or architectural review board to obtain all the requirements necessary for the issuance of a construction permit. Ask for particulars such as maximum / minimum building heights, exterior finish requirements, setbacks, etc. that may be mandatory in your particular build area. Please note that Planimage may request all these information on your behalf for additional fees.

Site Plan: Your permit department and lending institution will probably require you to submit a site plan along with your construction drawings. A site plan is a drawing that shows your property lines and the location of the house and other topographical features located on the property. A site plan is usually prepared by a local land surveyor or engineer. If you are building in a subdivision, try contacting the surveyor that prepared the subdivision plot plans. He will have all the required information concerning setbacks and municipal requirements. You can also use the services of a landscape architect to prepare your site plan. He can incorporate landscaping features such as driveways, pools, storage sheds, etc., that may be required by the permit department.

Floor Plans Layout: You may be asked to submit a plan or diagram showing the various mechanical systems that will be installed in your new residence. Or you may want to analyse on plan the various possibilities relating to interior design. At the end of the plan book, you will find a page showing all the floor levels presented on a small scale, which may be quite helpful for you.

Structural Engineer: The structural components shown in plans signed by Planimage are designed by our team of professional technologists. On some occasions when certain structural elements require a more complex design, these components are calculated and sealed by a licensed professional structural engineer. However, this seal is only valid in the province of Quebec. You may be asked to provide an engineer's seal, valid in your particular province or state. If required, consult a local structural engineer that will be familiar with the conditions in your area, and thereby verify that the structural components indicated on the plans meet local codes.

Professional Stamp: All plans designed and drawn by Planimage are signed and sealed by a licensed professional architectural technologist, member of the O.T.Sc.A.Q., valid in the province of Quebec. Some of our plans are also signed by an architect, member of the O.A.Q.. Although valid in most municipalities throughout Quebec, some municipalities might not acknowledge the technologist's seal, and require that construction drawings be signed and stamped by an architect. If you are building in such a municipality, please contact the permits department for further instructions on compliance. You may be required to consult a local architect to review and stamp the drawings.

COMPLEMENTARY SERVICES

Modification Service: Plans designed and drawn by Planimage can be modified or altered to suit your specific needs. Minor or more extensive modifications usually require modifying the construction drawings. Planimage offers this service to its clients, in order to avoid errors during construction and to streamline the entire building process, from permit approval to final inspection. For more information and a quotation for the cost of modifying this plan, simply contact one of our architectural technologist at 1 800 752-6744.

List of Materials: You can purchase a list of materials, prepared specifically for your plan. The list contains the complete quantities of materials and hardware that you or your contractor will need to purchase in order to build the house.

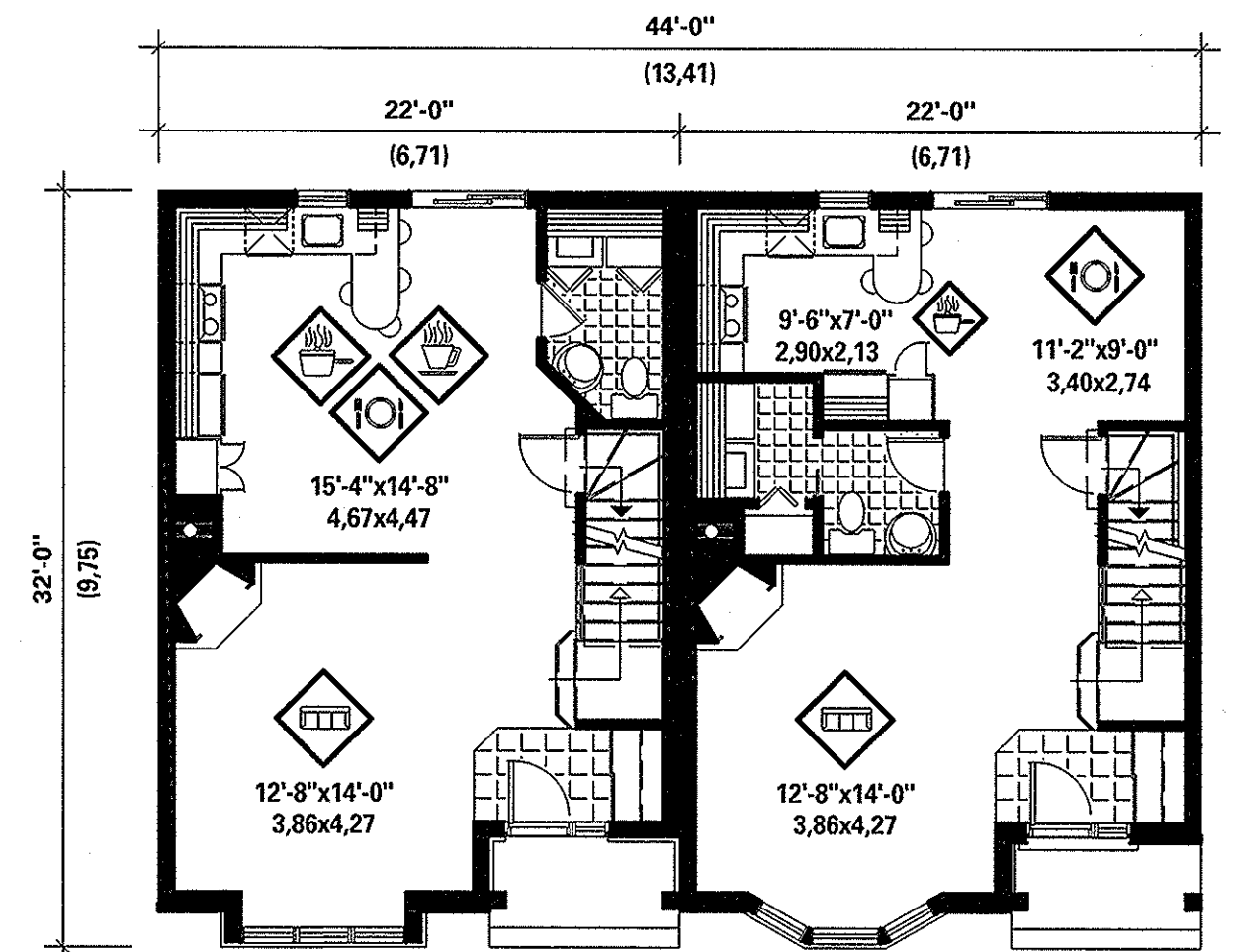
Interior Design: Planimage colors your dream with its interior design service. Our imaginative approach will provide you or your contractor with innovative interior design options, suited to your personal lifestyle as well as your budget.

3D Animation: Using 3D images created by computer, Planimage gives them a life of their own by producing animations. Available on CR-Rom or VHS tapes, they are an ideal way to showcase a residential or real-estate development, whether it be the inside of the house or even the outdoors environment.

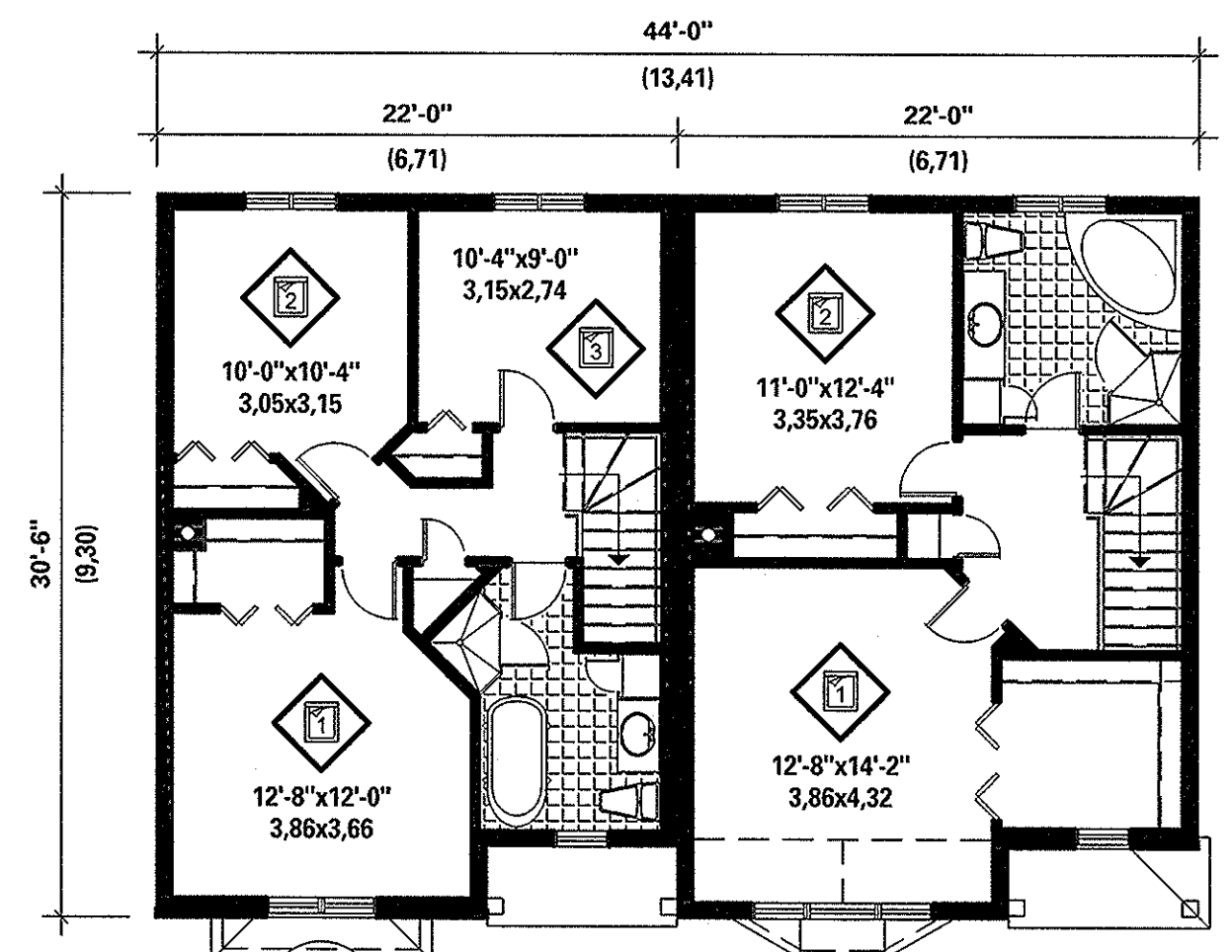
Virtual Visits: Wandering through different rooms of a house while taking a virtual tour is just like visiting the house in person. By reproducing each room in minute detail, Planimage allows you to stroll around and observe the different rooms from every possible angle simply by using your computer mouse.

Photographs: We are always delighted to see one of our designs become reality. Send us exterior and interior pictures of your new home; we'd like to see them. They could even be chosen for publication in an upcoming magazine in our "Dream come true" article. You can use the online form or the form which is enclosed in this shipment box.

We invite you to contact our order desk for any relevant information or prices on the above services.



GROUND FLOOR PLAN



SECOND FLOOR PLAN

10-SA-21-C
10-C-21-UR
8/30/2021

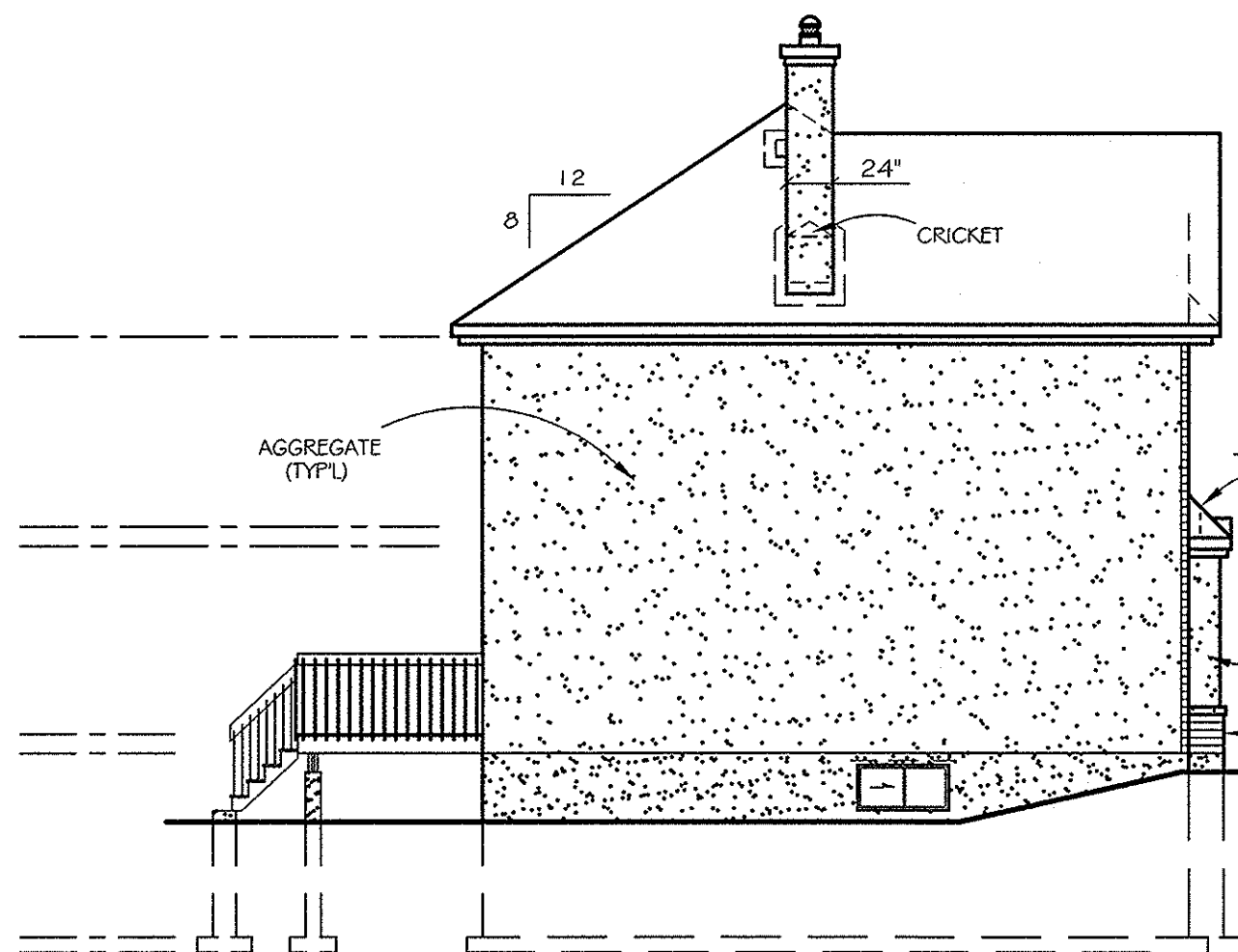
LIVING AREA

GROUND FLOOR	1318 Sq.Ft. 122,44 Sq.M.
SECOND FLOOR	1294 Sq.Ft. 120,21 Sq.M.

We are honoured that you have chosen a Planimage original design. We wish you good building and long life in your new home.

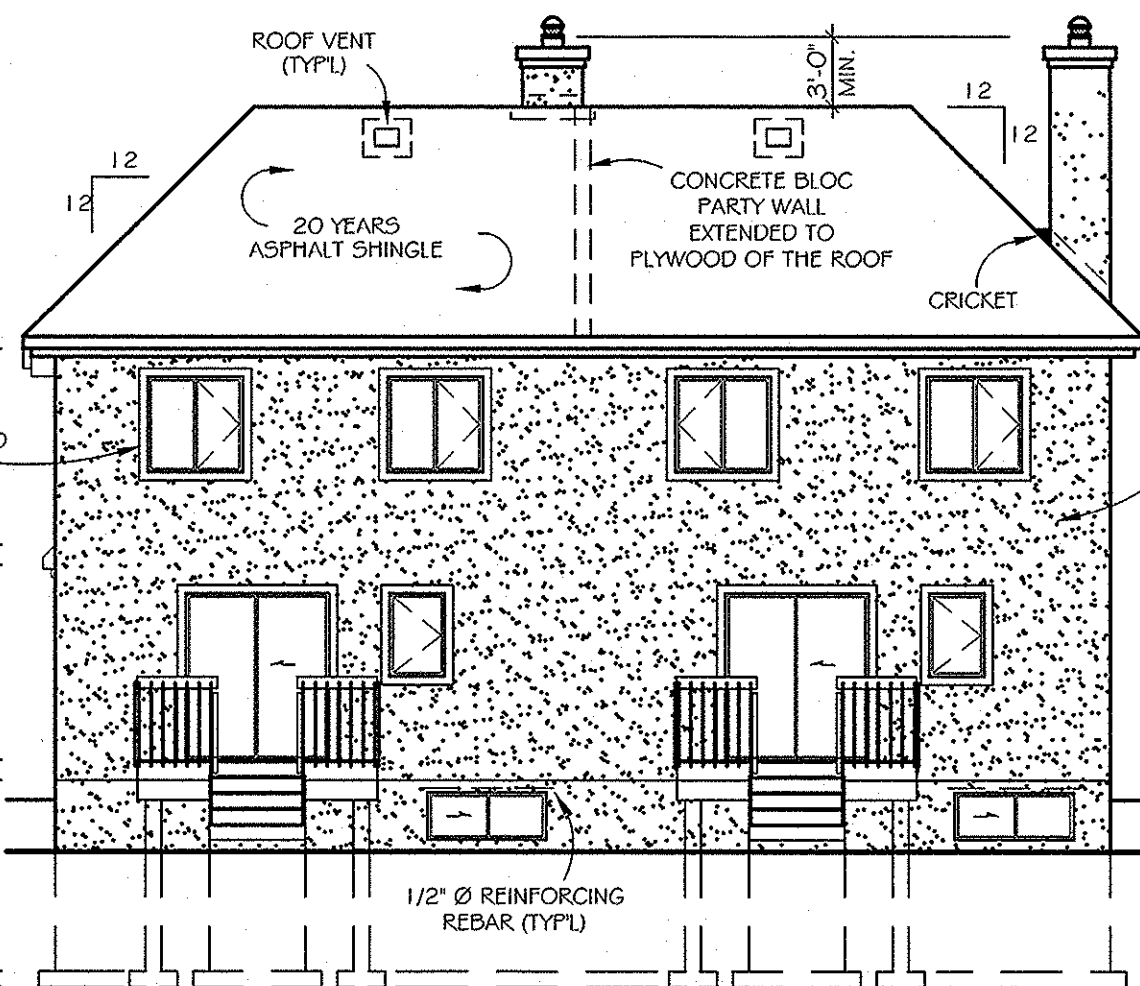


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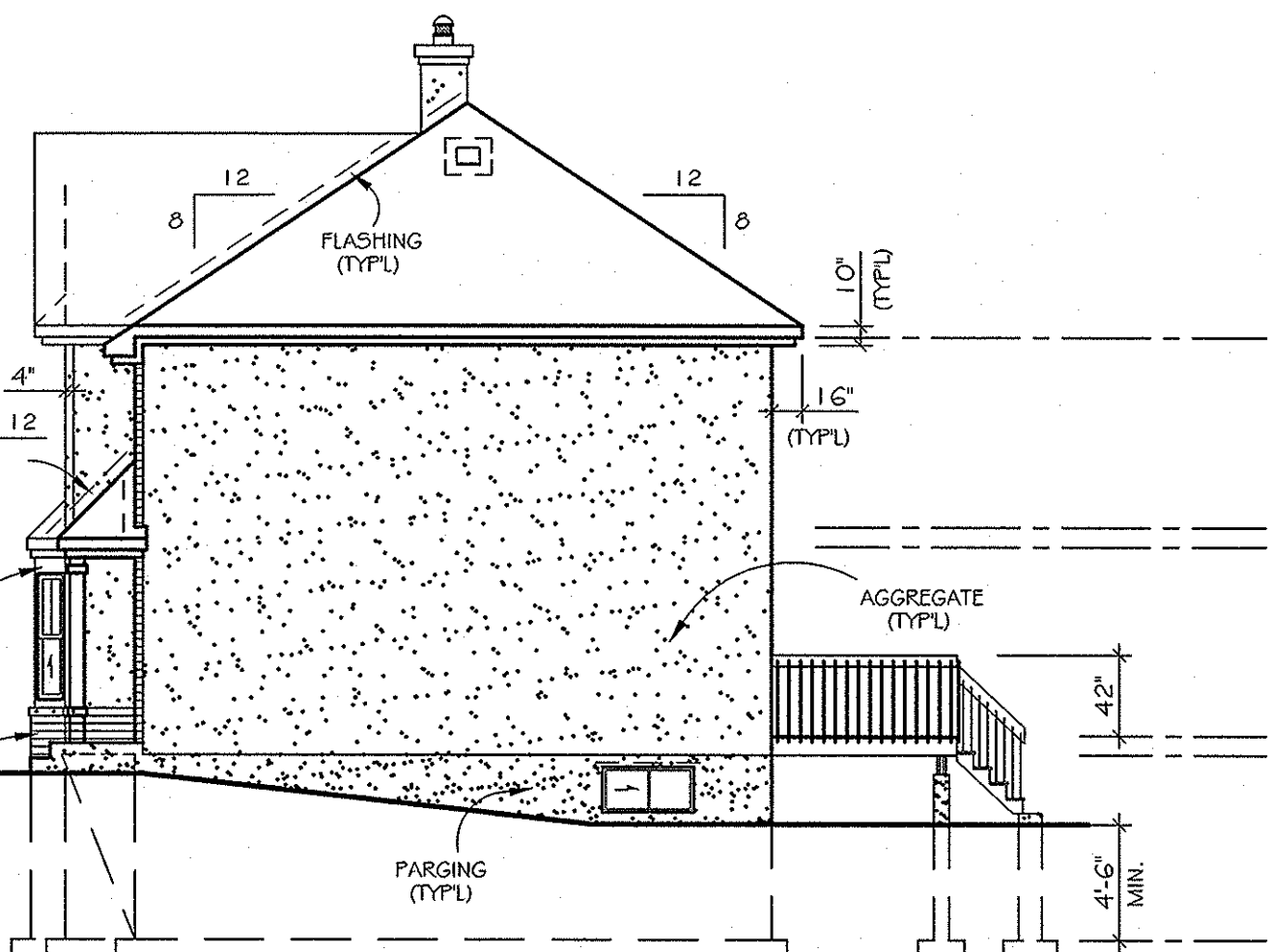
LEFT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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THESE DOCUMENTS CANNOT BE USED FOR ANOTHER PROJECT WITHOUT THE WRITTEN CONSENT OF "PLANIMAGE INC."

THESE DRAWINGS HAVE BEEN PREPARED SPECIFICALLY FOR THE BENEFIT OF:

PROJECT: _____

FOR THE CONSTRUCTION OF ONE BUILDING ON LOT NUMBER: _____

LOT / ADDRESS: _____

IN: _____

APPROVED ON: _____

SIGNED BY: _____

Project manager: _____ for PLANIMAGE INC.

NOTE: The authors of these plans assume no responsibility for the realization of this project.

Under its own responsibility, the contractor will have to check all the measurements and sizes of every opening before starting the work. Please notify Planimage Inc. for any mistake or omission with regard to this matter.

All steel structures are of the G-40.21.350W type and must be checked by an qualified engineer.

The wood called for is of grade #1 or better.

All structural elements of the roof must be approved by the manufacturer's engineer.

These plans were drawn for a load capacity on the ground at 2000 lb./sq.ft., a deflection at 1/360, a total load (dead and live) for floors at 50 lb./sq.ft. (at 74 lb./sq.ft. with 1 1/2" lightweight concrete slab), for roofs at 50 lb./sq.ft., and balconies at 100 lb./sq.ft. Consult the designer before making any changes and/or modifications.

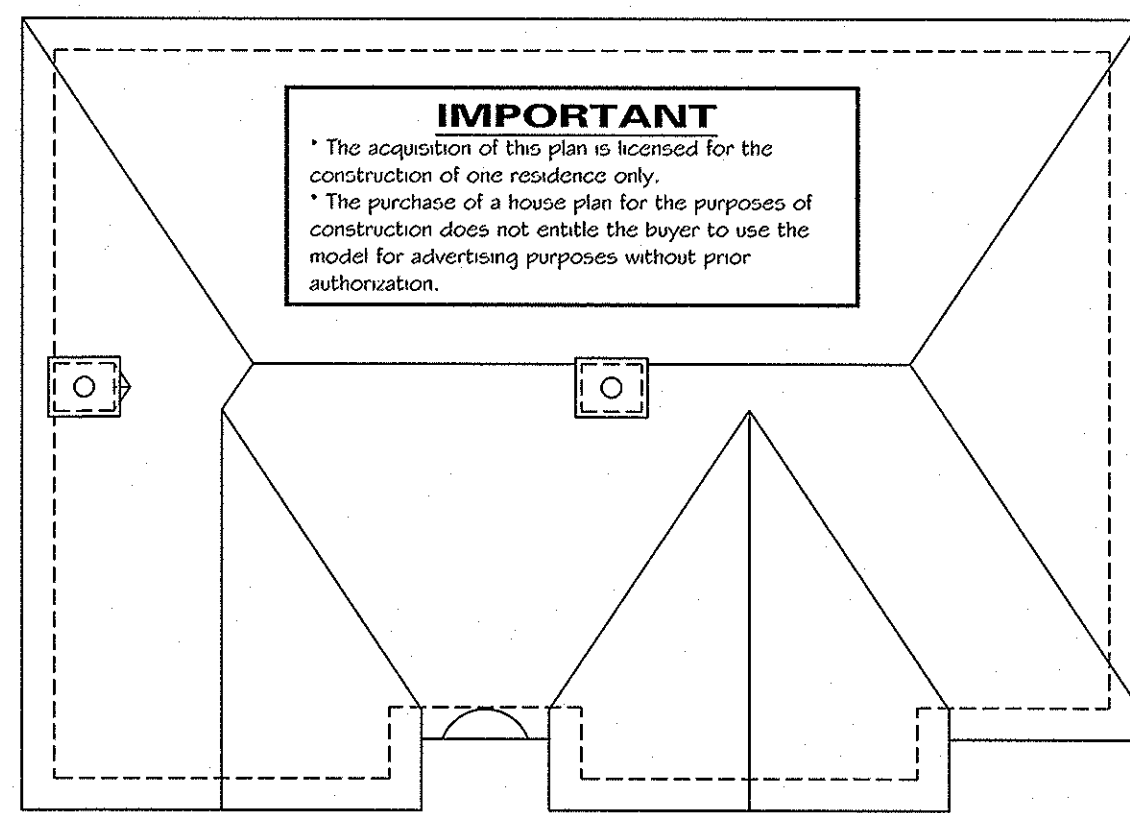
Dimensions of doors and windows must be adjusted to the specific dimensions of models as per manufacturer's specifications.

These plans have been drawn by an architectural technologist, member of the O.T.S.C.A.O.

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IMPORTANT

- The acquisition of this plan is licensed for the construction of one residence only.
- The purchase of a house plan for the purposes of construction does not entitle the buyer to use the model for advertising purposes without prior authorization.



ROOF PLAN

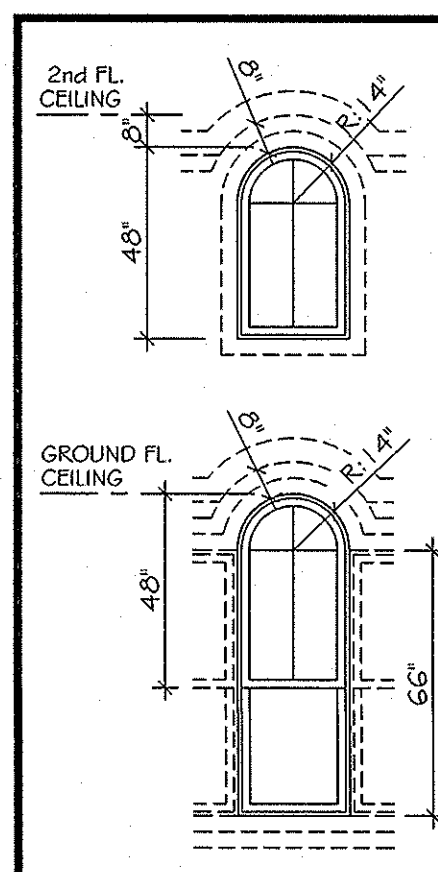
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NO	REVISIONS	DATE

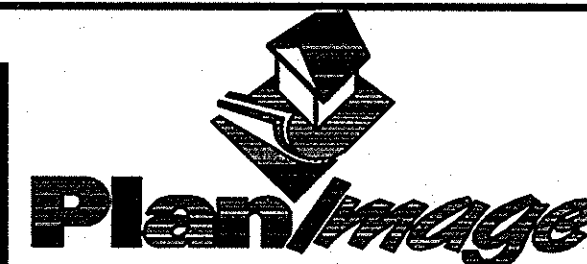


FRONT ELEVATION

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



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owner's name

draft title
ELEVATIONS

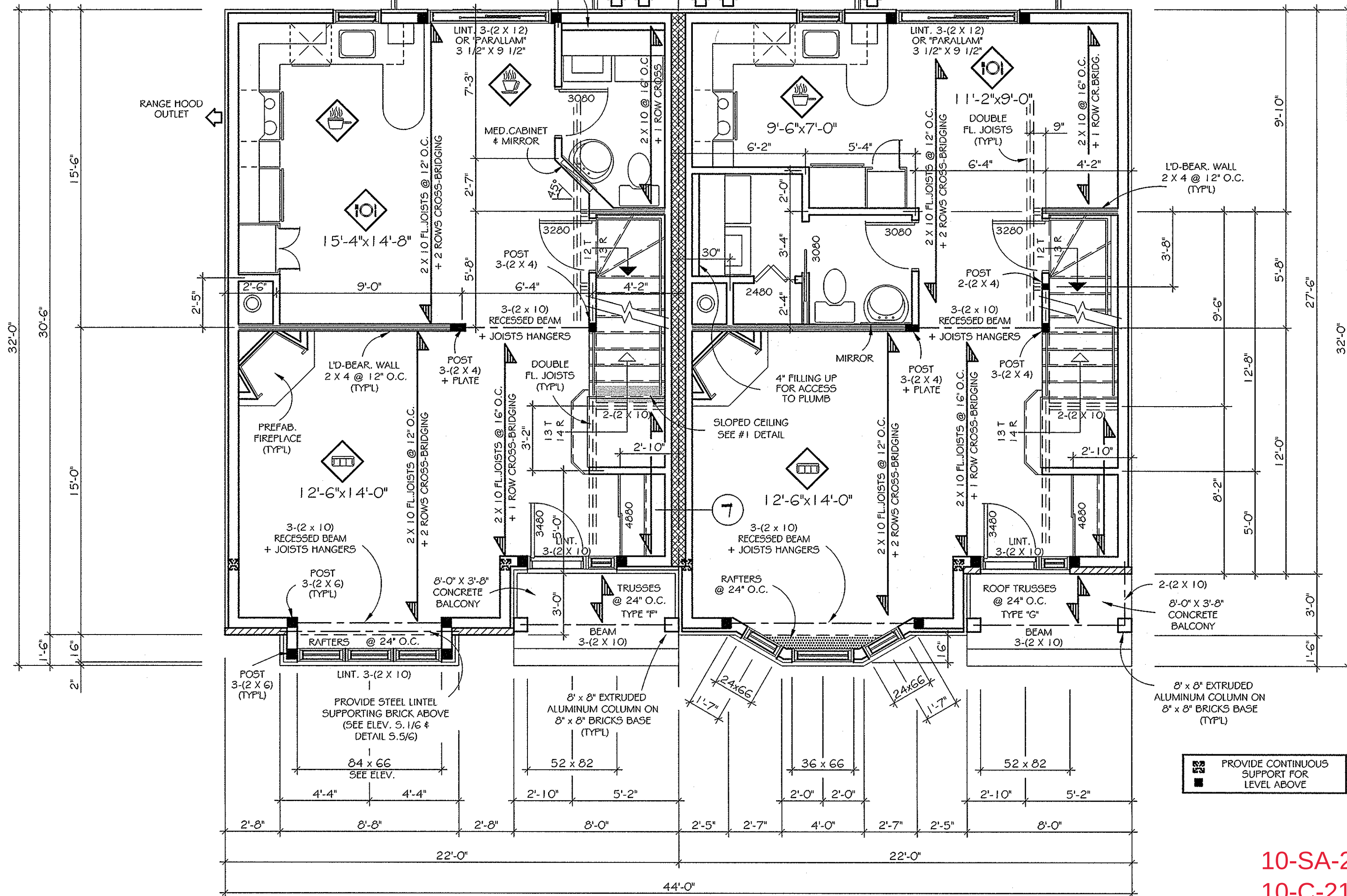
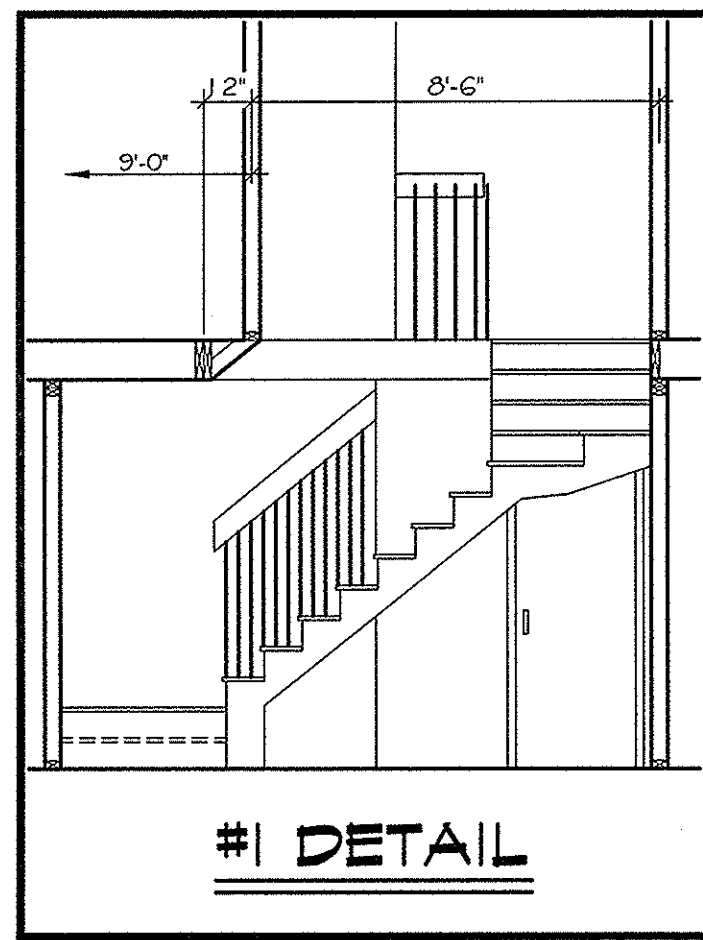
scale: AS SHOWN

drawn by: C.D./R.H. date: 1997/08

verified by: N.D. date: 2005/11

plan no: #30558 ref. no:





↑ - HOUSE # 1 -

- HOUSE # 2 - ↑

GENERAL INFORMATION

- All measurements to take priority.
- Construction must meet National Building Code of Canada standards, last edition.
- Footings must be latest to type and condition of soil.
- Footings for load-bearing walls must be 24" x 12" (or according to type and condition of soil).
- Plan for waterproof finish around tubs and showers.
- Double the joists under parallel partitions and staircases. (Add 4" if problems with plumbing.)
- Lintels over openings will be of 2-(2 x 10) except if specified otherwise.
- Mechanical ventilators and range hood must exit air outside.
- Plan to install required air exchanger system.
- Plan for:
 - Water inlet(s).
 - Water meter.
 - Exterior faucets.
 - Sump pump according to municipal laws in effect.
 - Electric inlet.
 - 110 v interconnected electric smoke detector. (1 per level.)
 - 110 v electric carbon monoxide detector (1 per level, if garage or fireplace.) connected to smoke detectors.
 - 110 v electric heat detector (1 per garage.)
 - Telephone outlets.
 - Cable outlets.
 - Central vacuum cleaner outlets in walls.

NOTE: REFER TO THE ROOF PLAN PROVIDED BY THE TRUSS MANUFACTURER FOR THE EXACT LOCATION OF THE ATTACHMENT POINTS, BEAMS AND/OR MAIN TRUSSES.

NO	REVISIONS	DATE

IMPORTANT

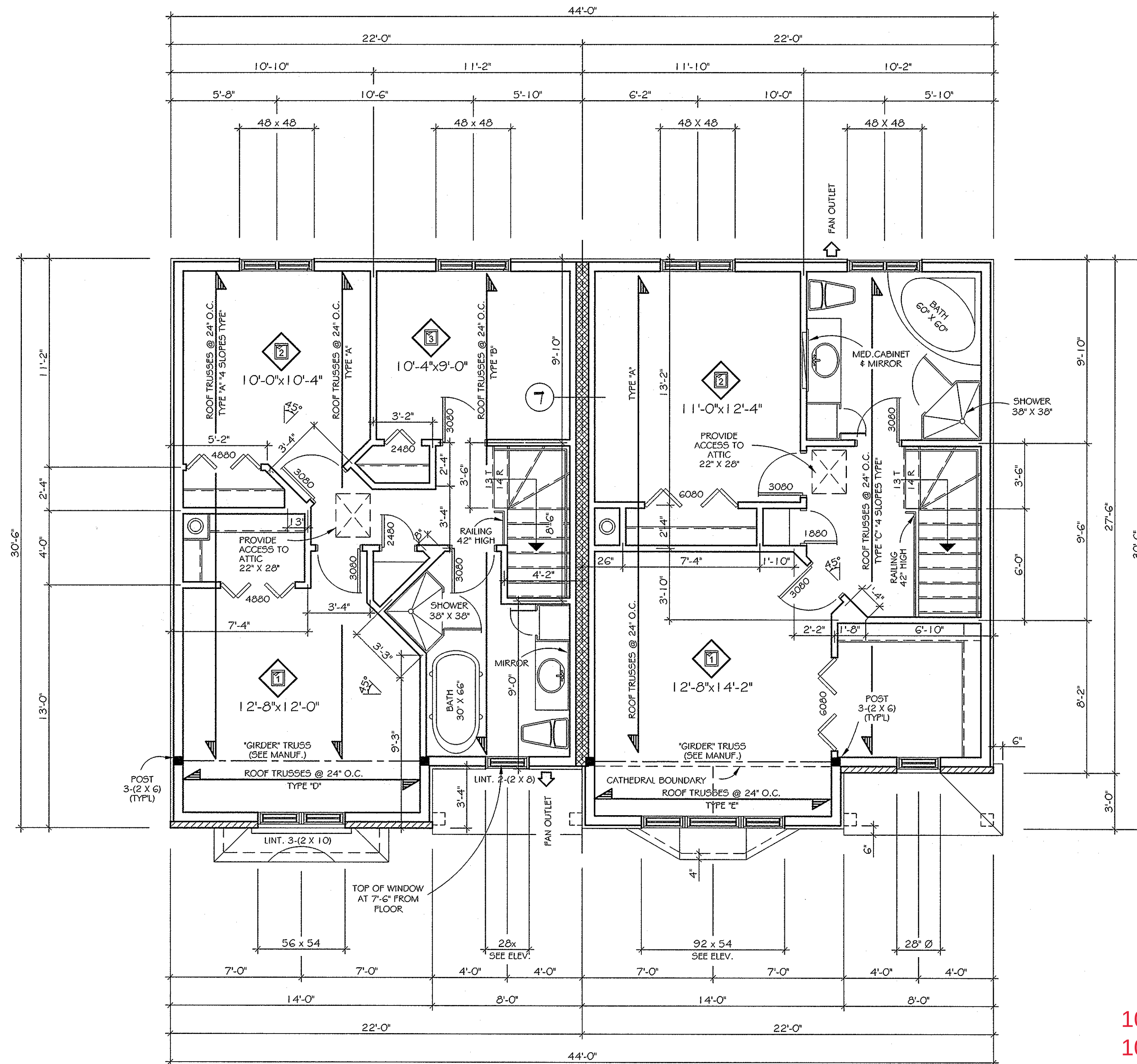
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owner's name	
draft title	
GROUND FLOOR PLAN	
scale : 1/4" = 1'-0"	
drawn by : C.D. / R.H.	date : 1997/08
verified by : N.D.	date : 2005/11
plan no : #30558	ref. no :

10-SA-21-C
10-C-21-UR
8/30/2021

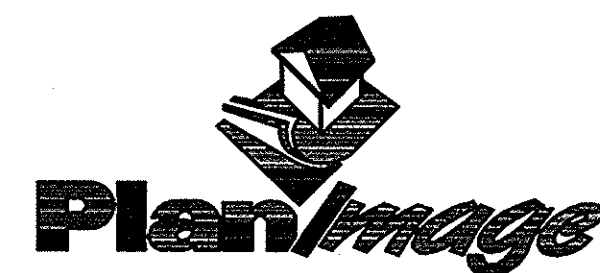


NOTE: REFER TO THE ROOF PLAN PROVIDED BY THE TRUSS MANUFACTURER FOR THE EXACT LOCATION OF THE ATTACHMENT POINTS, BEAMS AND/OR MAIN TRUSSES.

NO	REVISIONS	DATE

IMPORTANT

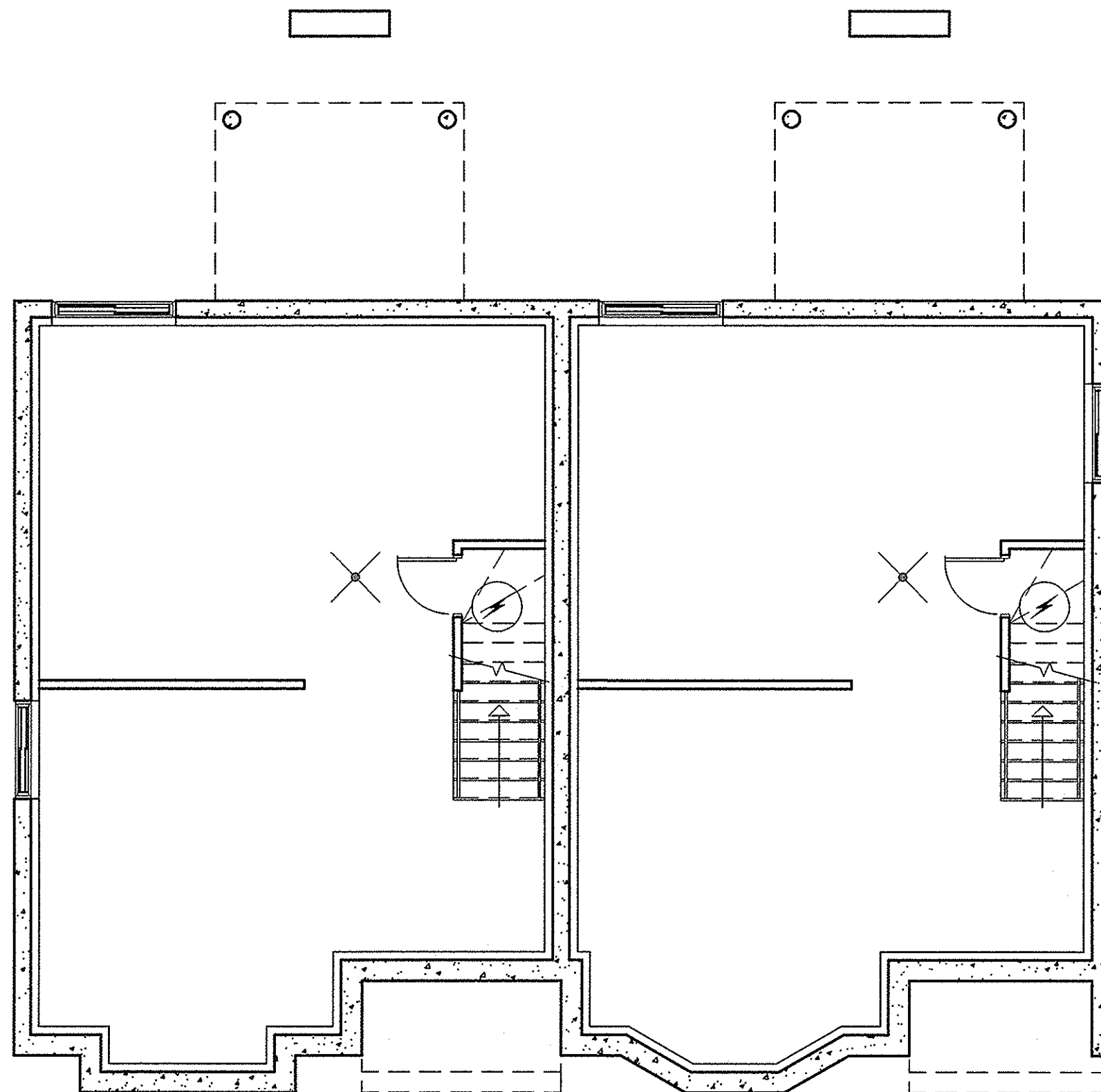
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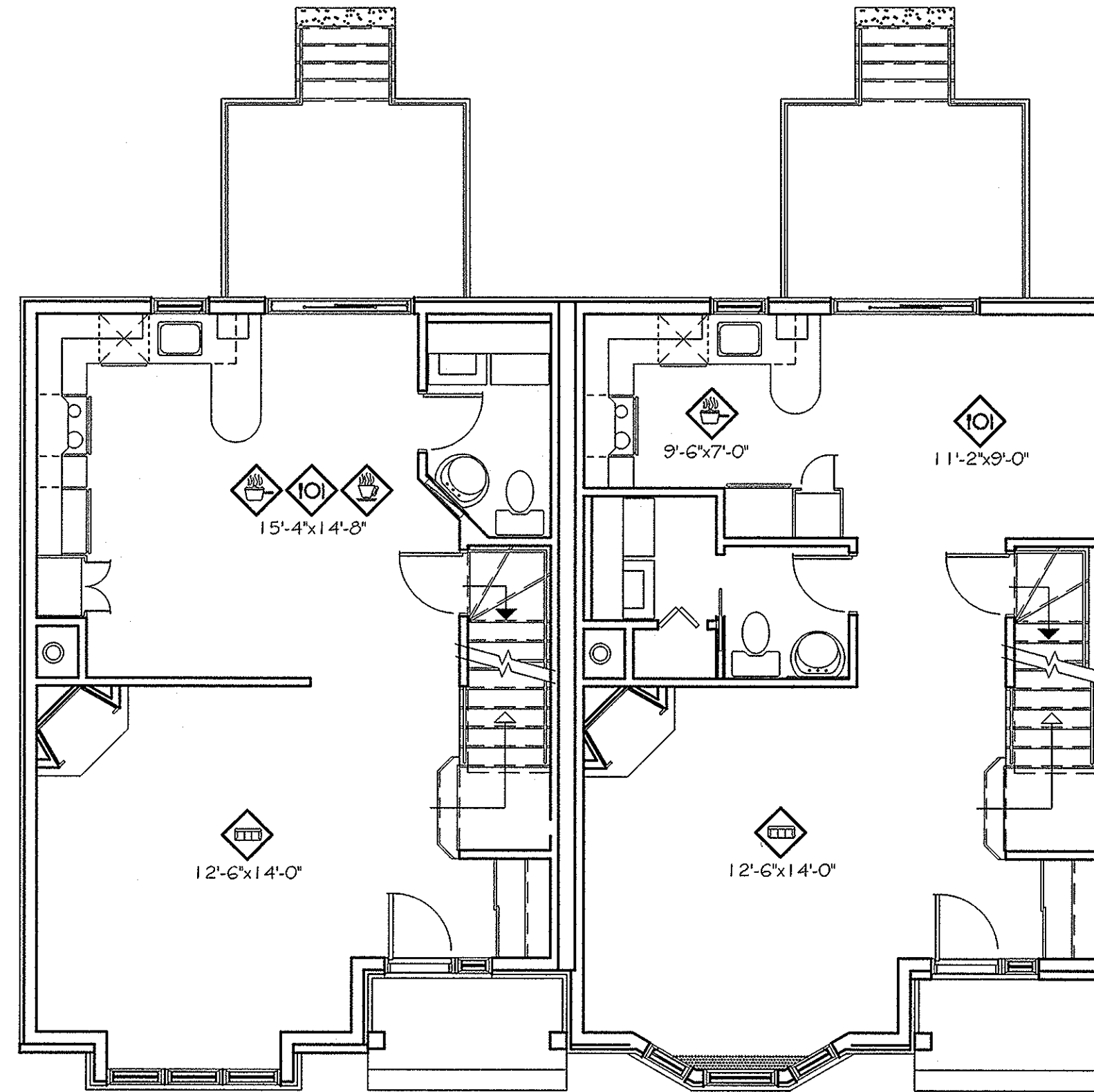
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owner's name	
draft title 2nd FLOOR PLAN	
scale : 1/4" = 1'-0"	
drawn by : C.D. / R.H.	date 1997/08
verified by : N.D.	date 2005/11
plan no : #30558	ref. no :

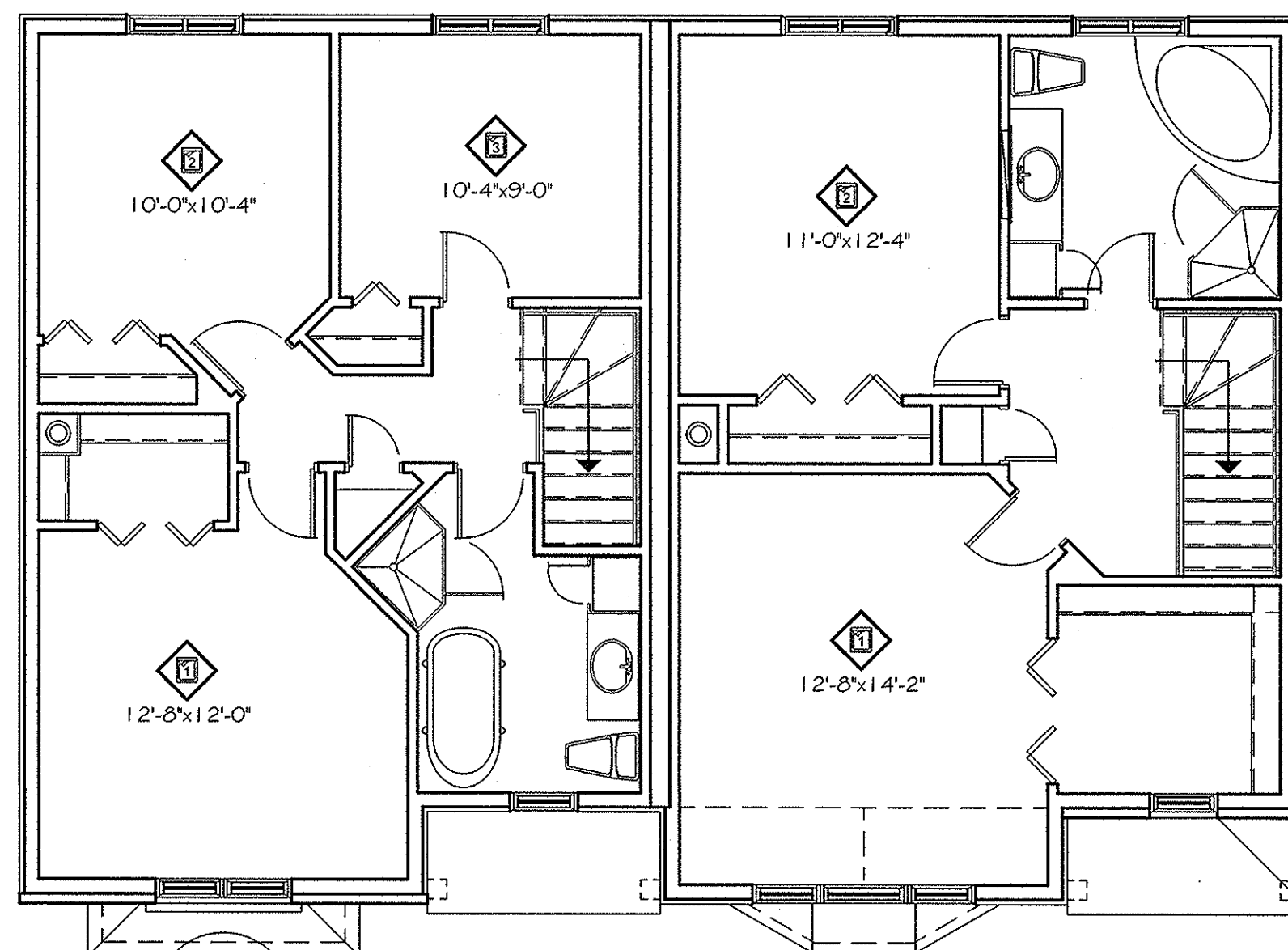
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10-C-21-UR
8/30/2021



FOUNDATION PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN

	HOSE BIB
	VALVE
	ACCESS PANEL FOR PLUMBING
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	LIGHTING OUTLET
	LIGHTING OUTLET WITH CHAIN
	WALL MOUNTED LIGHTING FIXTURE
	LIGHTING OUTLET ON TIMER
	CEILING FAN
	RECESSED POT LIGHT
	110 V REGULAR OUTLET
	RAZOR OUTLET
	COUNTER OUTLET
	WEATHERPROOF OUTLET
	220 V OUTLET
	BATHROOM FAN
	THERMOSTAT
	BASEBOARD HEATER
	110 V SMOKE DETECTOR
	110 V CARBON MONOXIDE DETECTOR
	ELECTRICAL PANEL
	HEAT DETECTOR
	"EXIT" INDICATOR
	PORTABLE FIRE EXT.
	EMERGENCY LIGHTING FIXTURE
	EMERGENCY BELL RING
	DOOR BELL PANEL
	MANUAL FIRE ALARM

KEY

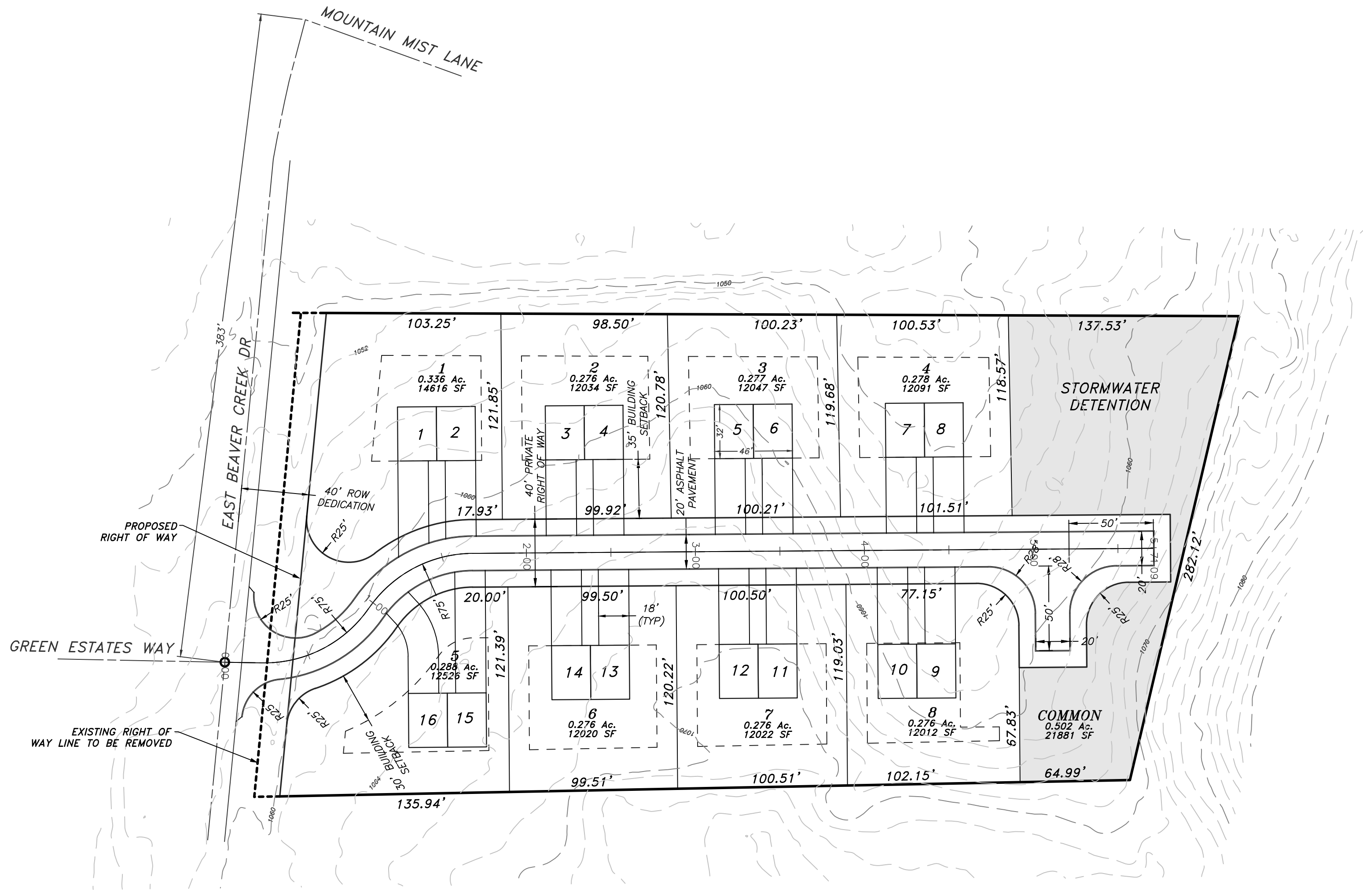


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8/30/2021

owner's name	
draft title	
scale : 3/16" = 1'-0"	
drawn by : C.D./R.H.	date 1997/08
verified by : N.D.	date 2005/11
plan no : #30558	ref. no :



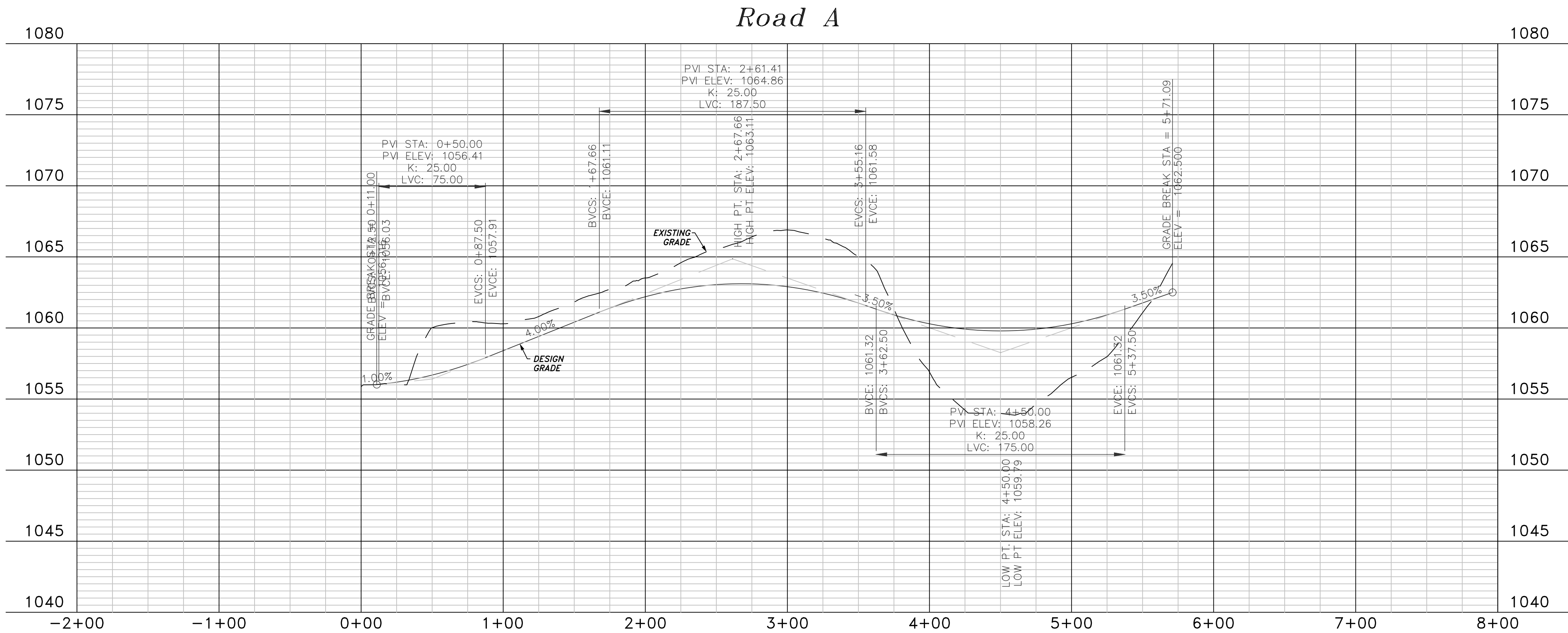
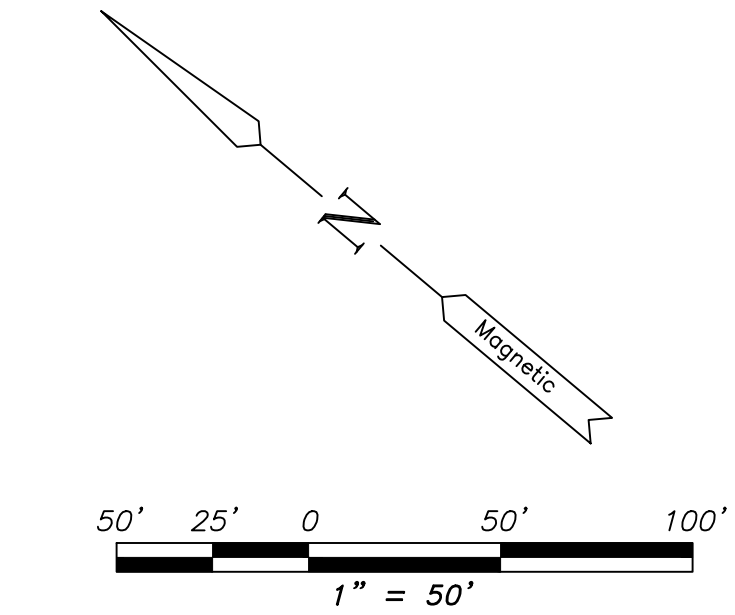
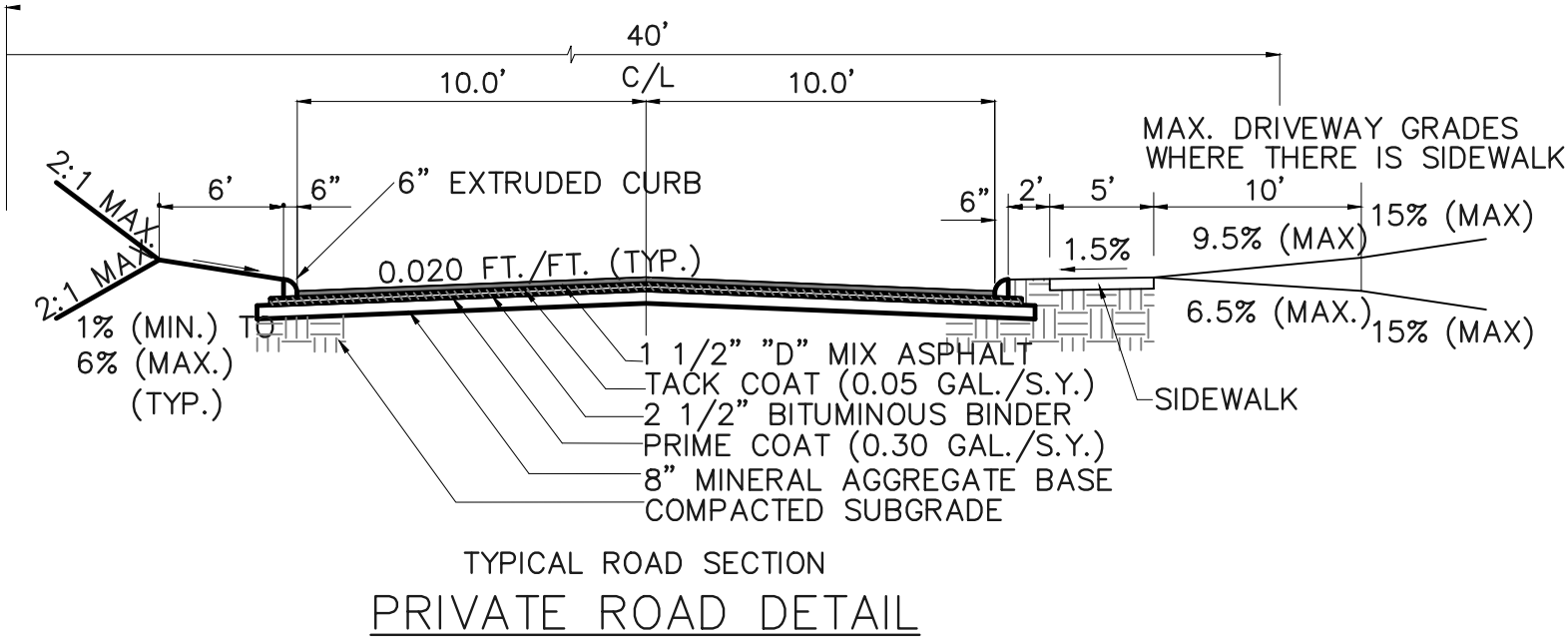


- NOTES:**
1. CLT Map 47, Parcel 192.
 2. Number of Lots - 8 + Common Area
 3. Area Subdivided - 3.50 Acres
 4. This property is zoned RA.
 5. All lots on this plat will have access from internal streets only.
 6. 10' Utility and Drainage Easement inside Right-of-Way lines, 5' along all other property lines.
 7. Typical lot layout consists of 12' side setback, 25' rear setback, and 35' front setback.
 8. This proposed development is to be served by public utilities.

OWNER:
ROBERT AND JOAN ROBERTS
634 EAST BEAVER CREEK DRIVE
KNOXVILLE, TN 37918

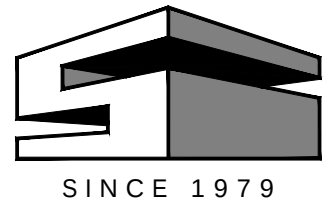
DEVELOPER:
HODGE CONSTRUCTION
RON HODGE
2019 MONTVALE ROAD
MARYVILLE, TN 37803
PH: 865-755-3287

- VARIANCE REQUESTS AND ALTERNATIVE DESIGN STANDARDS:**
1. Reduction of the private right of way from 50 feet to 40 feet.
 2. Reduction of pavement width from 26 feet to 20 feet.
 3. Variance request to reduce Lot 5 building setback from 35 feet to 30 feet to align road intersection with Green Estates Way.
 4. Variance request to decrease horizontal curves to 75 feet to align road intersection with Green Estates Way.
 5. Variance request to decrease tangent between horizontal curves to 0 to align road intersection with Green Estates Way.



File No.: 10-SA-21-C / 10-C-21-UR
Date submitted: 9/29/2021

These plans have not been reviewed by
Planning Staff and may not be finalized.

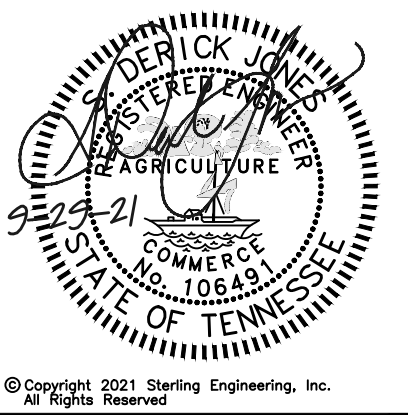


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CONCEPT PLAN
BEAVER CREEK DRIVE
TOWNHOMES
HODGE CONSTRUCTION
10-SA-21-C/10-C-21-UR
KNOX COUNTY, TN

DATE	BY	REVISIONS
9/29/21	SDJ	Revise per Concept Review Comments



SHEET	C1
DESIGNED:	SDJ
DRAWN:	SDJ
CHECKED:	
DATE:	9/27/21
SCALE:	1" = 50'
DRAWING:	7312-Concept
PROJECT NO:	SEI#7312