



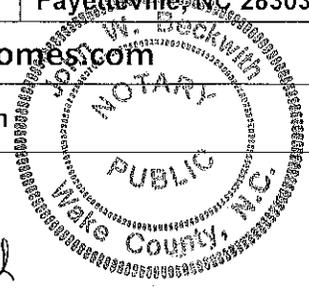
Planning & Development

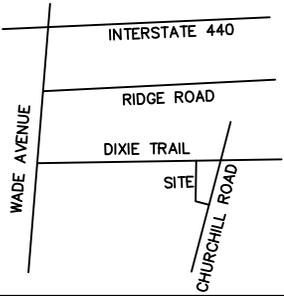
Development Services Customer Service Center
 One Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<p>Section(s) of UDO affected:</p> <p>Zoning code 2.2.7.C</p> <p>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</p> <p>Current house at 1326 Dixie Trail, Raleigh, 27607, has 38 feet of setback in front. We are requesting to demo and build a new house with the same front setback of 38 feet from Dixie Trail. 43 JWB</p> <p>Provide all associated case plan numbers including zoning and site plan:</p> <p>Zoning code 2.2.7.C</p> <p>Site plan attached</p>	<p>Transaction Number</p>

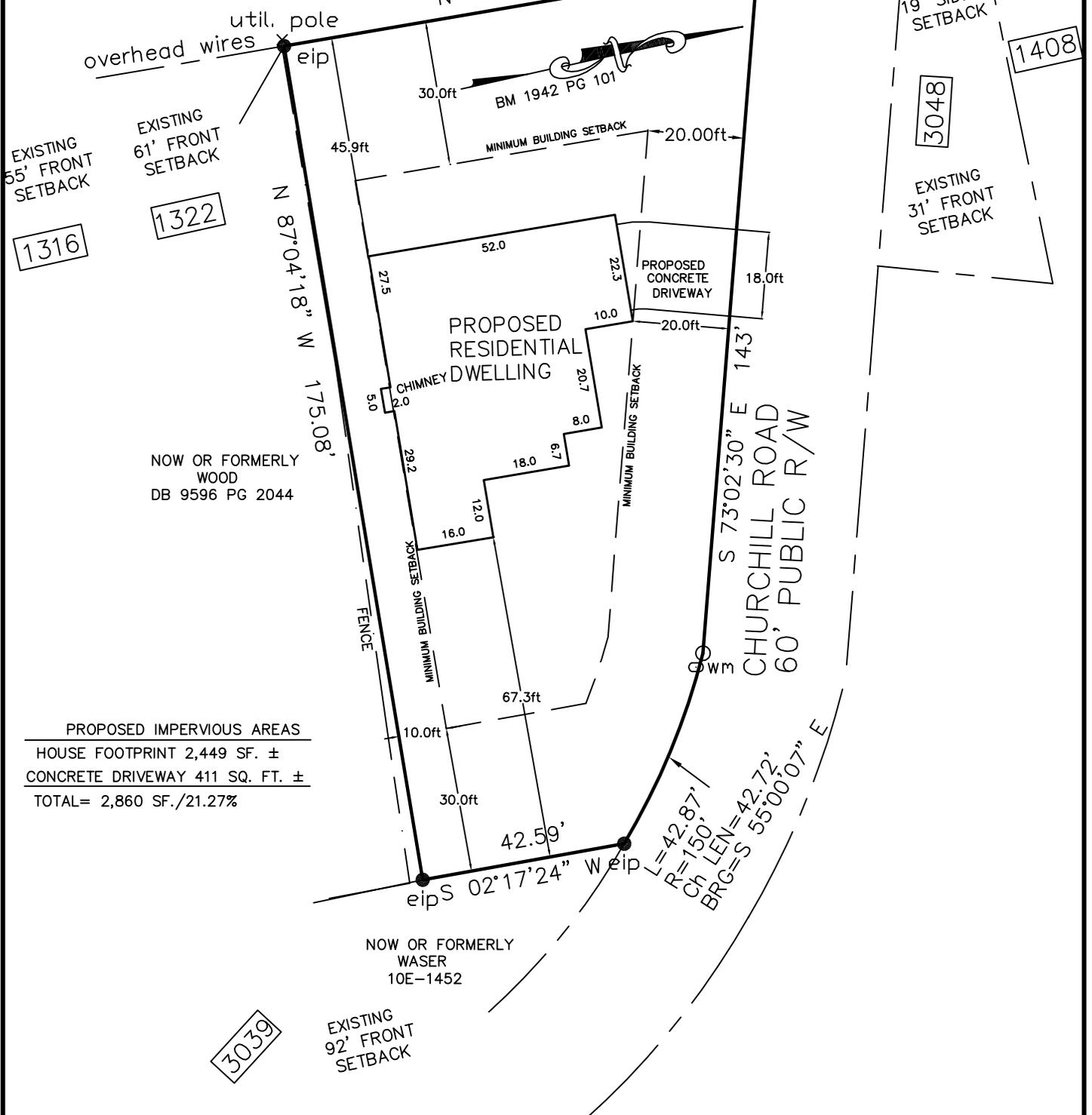
GENERAL INFORMATION		
Property Address 1326 Dixie Trail, Raleigh, NC 27607	Date 10/05/2015	
Property PIN 0794585450	Current Zoning R-4	
Nearest Intersection Dixie & Churchill	Property size (in acres) .27	
Property Owner Steve Jabali	Phone 559-790-3911	Mail: 109 Oak Chase Lane Raleigh, NC 27604
	Email Jabali27@gmail.com	
Project Contact Person Greg West	Phone 910-818-9378	Mail : 2905 Breezewood Ave. Suite 101 Fayetteville, NC 28303
	Email Greg@westonhomes.com	
Property Owner Signature <i>Steve Jabali</i>	Email jabali27@gmail.com	
Notary	Notary Signature and Seal <i>John W Beckwith</i>	





VICINITY MAP NO SCALE

DIXIE TRAIL 70' PUBLIC R/W



PROPOSED IMPERVIOUS AREAS
 HOUSE FOOTPRINT 2,449 SF. ±
 CONCRETE DRIVEWAY 411 SQ. FT. ±
 TOTAL= 2,860 SF./21.27%

" ALL CONSTRUCTION TO BE DONE TO CITY OF RALEIGH SPECIFICATIONS "

PLOT PLAN

JABALI

PREPARED BY

JOHN S. COLLIER, PLS, L-3879
 PROFESSIONAL LAND SURVEYOR
 3407 BAUGH ST., RALEIGH, NC.
 27604, 919-876-8727

SITE INFORMATION:

1326 DIXIE TRAIL
 RALEIGH, NC. 27607
 PIN 0794585450, REID 0056015
 ZONED: R-4
 LOT AREA 13449 SF. ± 0.31 AC. ±

OWNER INFORMATION:

STEVE N. JABALI
 109 OAK CHASE LN.
 RALEIGH, NC. 27604-5983

0' 30' 60' 90'



Scale: 1"=30'

Date: 9/29/15

LT:

Drawn: JSC

Checked: JSC

1326 DIXIE TRL

PURCHASER MUST VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.
 HAYNES HOME PLANS, INC. ASSUMES NO LIABILITY FOR CONTRACTORS PRACTICES AND PROCEDURES.
 CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION.
 THESE DRAWING ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.



FRONT ELEVATION

SCALE 1/8" = 1'-0"

ROOF VENTILATION

SECTION R806

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

Exceptions:
 1. Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m²) of ventilation may be vented with continuous soffit ventilation only.
 2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

SQUARE FOOTAGE OF ROOF TO BE VENTED = 2,448 SQ.FT.

NET FREE CROSS VENTILATION NEEDED:

WITHOUT 50% TO 80% OF VENTING 3'-0" ABOVE EAVE = 16.32 SQ.FT.

WITH 50% TO 80% OF VENTING 3'-0" ABOVE EAVE; OR WITH CLASS I OR II VAPOR RETARDER ON WARM-IN-WINTER SIDE OF CEILING = 8.16 SQ.FT.

GUARD RAIL NOTES

SECTION R312

R312.1 Where required. Guards shall be located along open-sided walking surfaces, including 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.

R312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

Exceptions:

1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.

2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

1. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.

2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 43/8 inches (111 mm) in diameter.

PLANS DESIGNED TO THE 2012 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

CLIMATE ZONE	ZONE 3	ZONE 4	ZONE 5
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.65	0.60	0.60
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	30	38	38
WALL R-VALUE	13	15	19
FLOOR R-VALUE	19	19	30
* BASEMENT WALL R-VALUE	10/13	10/13	10/13
** SLAB R-VALUE	0	10	10
* CRAWL SPACE WALL R-VALUE	5/13	10/13	10/13

* 10/13 MEANS R-10 SHEATHING INSULATION OR R-13 CAVITY INSULATION
 ** INSULATION DEPTH WITH MONOLITHIC SLAB 18" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEM WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL
 DESIGNED FOR WIND SPEED OF 100 MPH, 3 SECOND GUST (85 FASTEST MILE) EXPOSURE "B"

VELOCITY (MPH)	DESIGN PRESSURES FOR DOORS AND WINDOWS POSITIVE AND NEGATIVE IN PSF		
	MEAN ROOF HEIGHT (FT)		
	15	25	35
90	15	17	19
100	20	23	25

ASSUMED MEAN ROOF HEIGHT 28'-10"

SQUARE FOOTAGE

HEATED
 FIRST FLOOR 1624 SQ.FT.
 SECOND FLOOR 1233 SQ.FT.
 PLAYROOM 524 SQ.FT.
 TOTAL 3381 SQ.FT.

UNHEATED
 GARAGE 480 SQ.FT.
 SIDE PORCH 96 SQ.FT.
 SCREENED PORCH 192 SQ.FT.
 FRONT PORCH 36 SQ.FT.
 TOTAL 804 SQ.FT.

FRONT ELEVATION
Kingsford - Jabali Residence

Westan HOMES

HAYNES
 HOME PLANS, INC.
 P.O. BOX 702, WAKE FOREST, NC 27588 919-485-6180 FAX: +866-491-0396

SQUARE FOOTAGE
HEATED
 FIRST FLOOR 1624 SQ.FT.
 SECOND FLOOR 1233 SQ.FT.
 PLAYROOM 524 SQ.FT.
 TOTAL 3381 SQ.FT.
UNHEATED
 GARAGE 480 SQ.FT.
 SIDE PORCH 96 SQ.FT.
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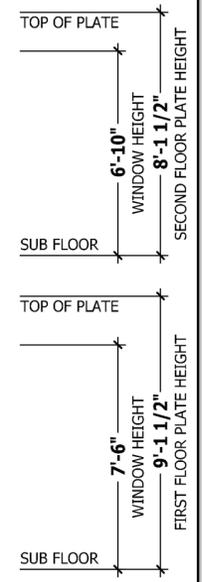
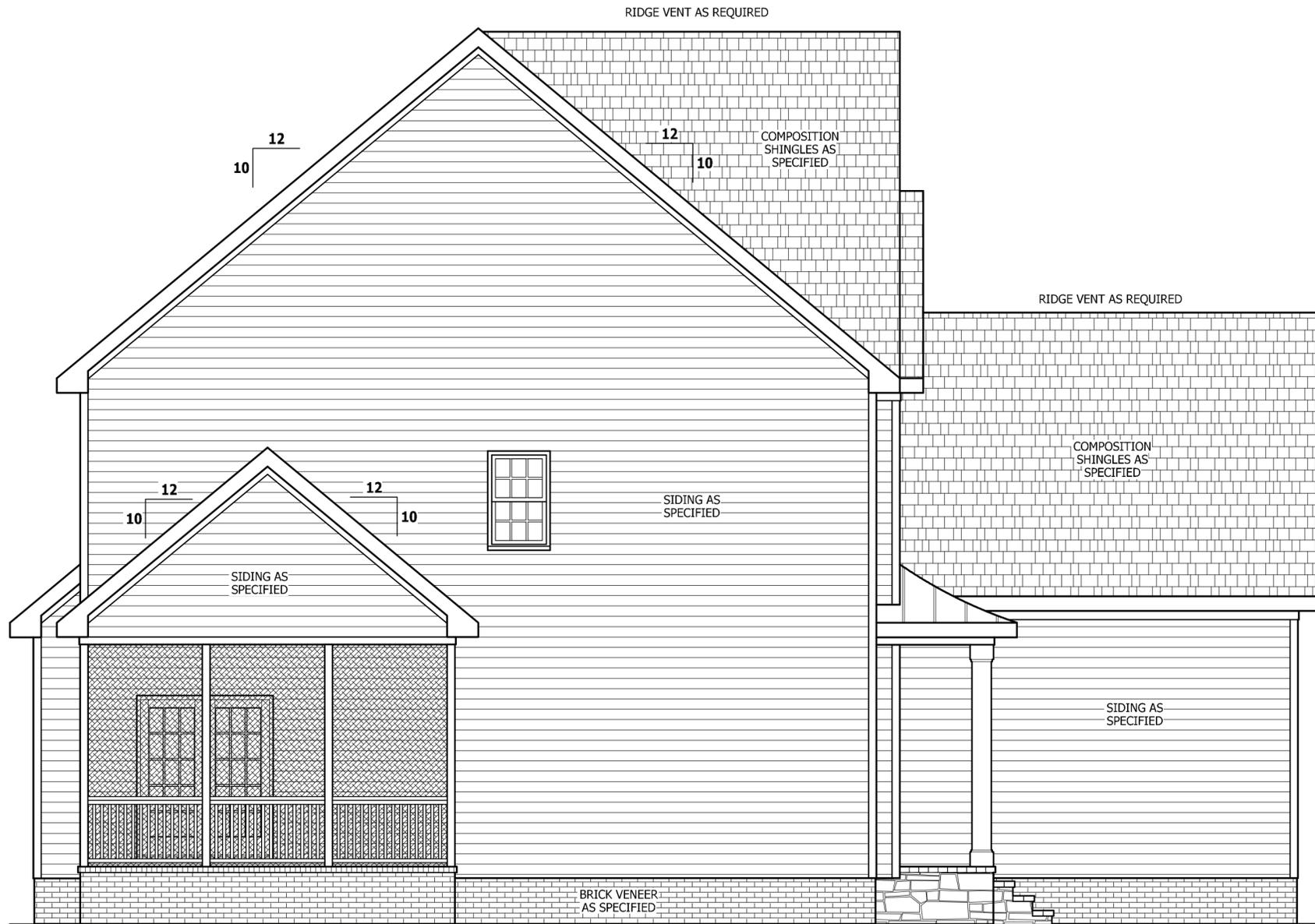
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 Haynes Home Plans, Inc.

10/21/2015

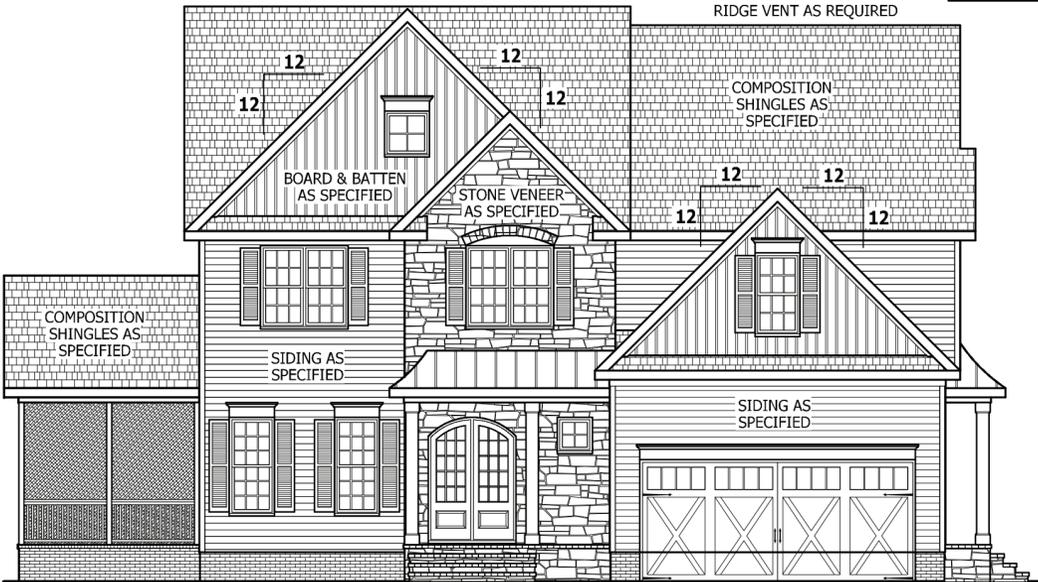
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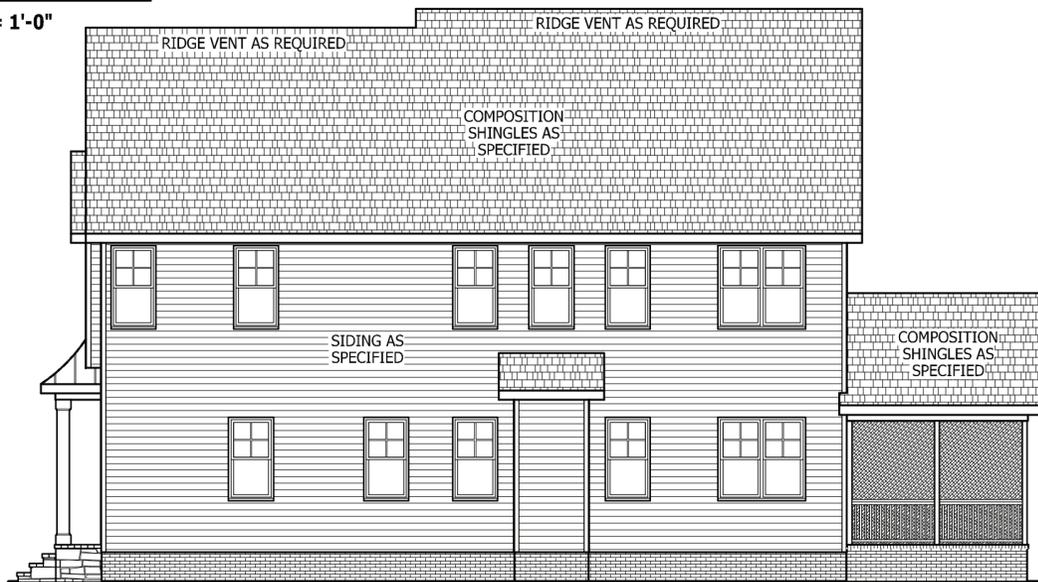


REAR ELEVATION



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

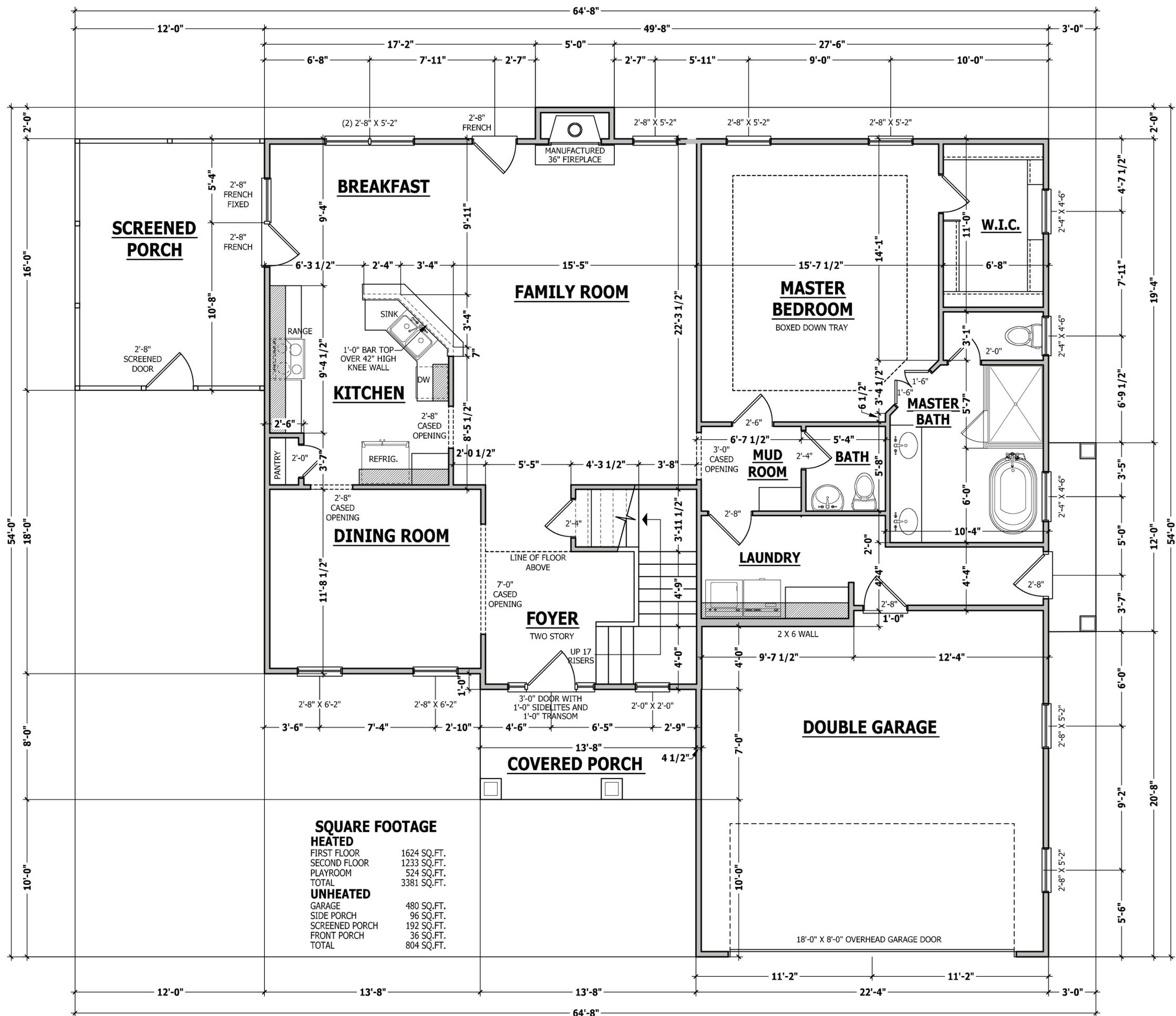
SCALE 1/8" = 1'-0"

REAR & SIDE ELEVATIONS
Kingsford - Jabali Residence

Westan HOMES

HAYNES HOME PLANS, INC.
 P.O. BOX 702, WAKE FOREST, NC 27788 919-485-6180 FAX 1-866-491-0396

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1624 SQ.FT.
SECOND FLOOR	1233 SQ.FT.
PLAYROOM	134 SQ.FT.
TOTAL	3381 SQ.FT.
UNHEATED	
GARAGE	480 SQ.FT.
SIDE PORCH	96 SQ.FT.
SCREENED PORCH	192 SQ.FT.
FRONT PORCH	36 SQ.FT.
TOTAL	804 SQ.FT.



SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1624 SQ.FT.
SECOND FLOOR	1233 SQ.FT.
PLAYROOM	524 SQ.FT.
TOTAL	3381 SQ.FT.
UNHEATED	
GARAGE	480 SQ.FT.
SIDE PORCH	96 SQ.FT.
SCREENED PORCH	192 SQ.FT.
FRONT PORCH	36 SQ.FT.
TOTAL	804 SQ.FT.

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

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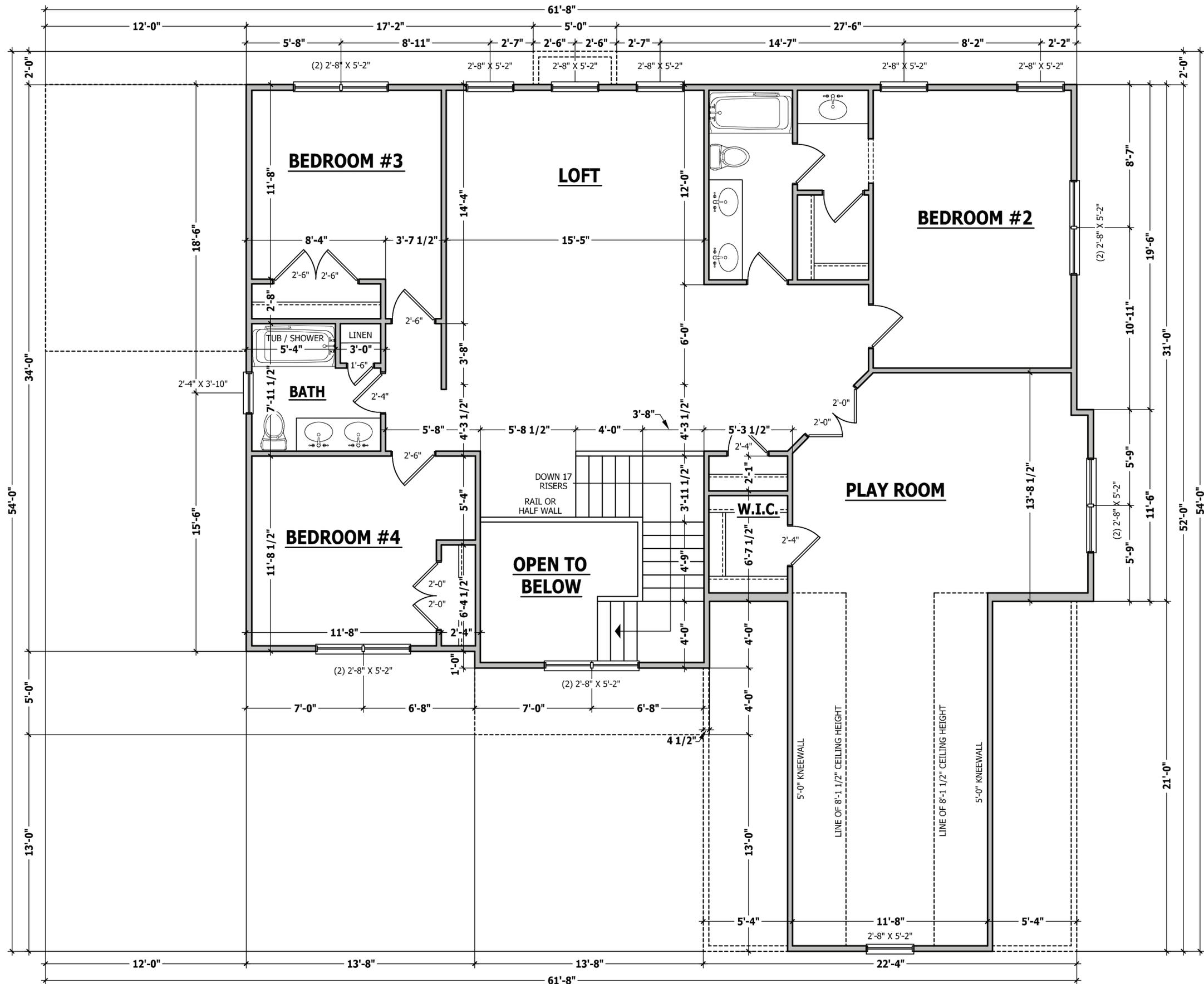
FIRST FLOOR PLAN
Kingsford - Jabali Residence

Westan HOMES

HAYNES
HOME PLANS, INC.
P.O. BOX 702, WAKE FOREST, NC 27588 919-485-6180 FAX 1-866-491-0396

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1624 SQ.FT.
SECOND FLOOR	1233 SQ.FT.
PLAYROOM	524 SQ.FT.
TOTAL	3381 SQ.FT.
UNHEATED	
GARAGE	480 SQ.FT.
SIDE PORCH	96 SQ.FT.
SCREENED PORCH	192 SQ.FT.
FRONT PORCH	36 SQ.FT.
TOTAL	804 SQ.FT.

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

SECOND FLOOR PLAN
Kingsford - Jabali Residence



SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1624 SQ.FT.
SECOND FLOOR	1233 SQ.FT.
PLAYROOM	334 SQ.FT.
TOTAL	3381 SQ.FT.
UNHEATED	
GARAGE	480 SQ.FT.
SIDE PORCH	36 SQ.FT.
SCREENED PORCH	192 SQ.FT.
FRONT PORCH	36 SQ.FT.
TOTAL	804 SQ.FT.

From: [Laurel, Anna](#)
To: [Alley, Elizabeth](#)
Subject: Google earth pics of Dixie Trail
Date: Monday, October 12, 2015 12:46:12 AM

Here are pics of other new construction lots just down the street from us. Plus Google Earth pics that show other homes under construction right now that have setbacks closer than the older homes on the street.

