

Basic Design & Building Requirements for DreamMaker-3 Houses

Site Plan, House Design, Working Drawings, Material Package Review Required.
150 SF Min Living/Dining Area with Min Dimension 12’.
110 SF Min Master Bedroom with Min Dimension 10’ plus Min 2’x5’ Closet
80 SF Min Secondary Bedrooms with Min Dimension 8’ plus Min 2’x4’ Closet
3’ Minimum Hallway Widths
9’ Min Ceiling Heights in 2-Story Houses and 8’ Min Ceiling Heights in 1-Story Houses
Finish Floor Height and Building Features Similar to Historical Pattern in Neighborhood.
Finished First Floor Elevation no less than 16” above finished grade at lowest point <u>or</u> if property is located in a flood hazard area the finished floor elevation shall be no less than 16” above grade and must be at least 12” higher than the required finished floor elevation.
Foundation Walls to have Smooth Coat Stucco Finish unless Otherwise Approved
Front Porch Minimum 6’ Deep, least ½ Width of House, and Finished Porch Floor to be no more than 4” Below Finished Floor Height of Adjoining House. HB&G or Approved Equivalent Fiberglass, Brick Porch, or Wood Columns. Porch Flooring & Details Approval Required.
Hardie Siding/Trim; Brick Veneer with Hardie Siding/Trim; Stucco with Hardie Siding/Trim or approved equal. Smooth Finish Hardie Siding & Accent Siding May Be Required.
3’ Wide Exterior Front Doors
Windsor Legend Series or MW Unity Series or Approved Equal Cellular PVC Windows with Integrated 1”x4” Exterior Casing required in some neighborhoods
Exterior Paint Color Approval May be Required
30 Year Architectural Shingles or Metal Roof
Rain Diverters or Gutters/Downspouts on “Shed” Roofs Above Entry Stairs
Smooth Finish Sheetrock Ceilings & Walls
Hardwood, Vinyl Plank Flooring or PET Fiber Carpet Floor Covering Approval Required
Trim, Window & Door Casing Approval Required
3’ Wide Interior Doors into Bedrooms, Bathrooms and other rooms where possible unless otherwise approved by the Housing Department
Door Lockset Approval may be Required
Plumbing Fixture Approval may be Required
White Aluminum Mini-Blinds or Plantation Blinds
Energy Star Appliances and Products
Heat pump and/or other HVAC systems/components must comply with energy and other related codes. This anticipates Seer2 Heat Pumps sized and designed according ACCA approved Manual J software or stamp from professional engineer
Refrigerator-Energy Star Required
Dishwasher-Energy Star if Installed
Range Hood & Bathroom Exhaust Fan
Sod In Front and Side Yards
Seed & Straw in Back Yard
Fenced Rear Yard with Walk Gate and, where applicable, Drive Gates. Stockade Fence with Solid Color Stain and Plastic Coated Chain Link May Be Required.
Min 8’x 8’ Storage Shed with 6-Panel Insulated Metal Door and Entry Lockset may be required. Slab on grade with 4/12 pitch. Hardie siding & trim. Exterior and interior light fixture with switch for each.
Concrete or Other Approved Driveway & Sidewalk Paving

This is not an all inclusive list. Construction must include all components and comply with all locally adopted building codes. Housing Services Department may approve alternative materials where appropriate. Subject to change from time to time. Rev 010125