

# **Staff Report**

#### **Knoxville Historic Zoning Commission**

File Number: 10-B-25-HZ

Meeting: 10/16/2025

**Applicant:** R. Bentley Marlow, Marlow Builders Inc.

**Owner:** Jennifer Boyce

#### **Property Information**

**Location:** 1014 McGhee Ave. Parcel ID 94 F J 019

**District:** Mechanicsville H

**Zoning:** RN-2 (Single-Family Residential Neighborhood)

**Description:** N/A

Vacant lot.

#### **Description of Work**

Level III Construction of New Primary Building

New primary structure fronting McGhee Avenue. The two-story duplex measures 17' wide by 55' deep (not including porches), with the second unit behind the first. There is no parking indicated on the site plan. The main massing is proposed to be set 15'-6" from the front lot line, with the front porch at 7'-6", and the building is centered between the side lot lines with a 4' side setback on the right (east) elevation (with encroachments) and a 3' side setback on the left (west) elevation.

The duplex features a 12/12 pitch front-gable roof clad with architectural asphalt shingles with 1' eave overhangs and frieze-board molding. There is a second-story massing with a 4/12 pitch shed roof on the left (west) elevation. The façade features a full-length 8' deep front porch on a block foundation and recessed under a partial hipped roof supported by three 6" square posts made from pressure-treated wood with trim at the base. The porch does not feature any railings, and the steps will be made of concrete. It will have tongue-and-groove wood flooring and a beadboard ceiling. There is an identical front porch on the rear elevation for the other unit.

The building will be clad in fiber cement lap siding (Hardie), with fiber cement cornerboards and trim, and it will rest on a 2'-6" tall parge-coated block foundation, with wood skirtboards. The façade features a quarter-lite paneled door on the left, followed by three paired windows, and the second story features a window centered in the gable. The rear elevation is a mirrored copy of the façade. The left (west) elevation features a 2' wide faux chimney projection clad in siding that terminates at the roofline, six windows on the first-story, and two windows on the second-story projecting shed roof massing. The right (east) elevation features two windows on the first story and a secondary entrance with a quarter-lite paneled door in a 2' wide by 3'-4" deep, two-story recess accessed via a small concrete landing. All windows are "wood clad", 1/1, single-hung, and feature fiber cement trim and projecting sills, and all doors feature fiber cement trim.

#### **Applicable Design Guidelines**

Mechanicsville Design Guidelines, adopted by the Knoxville City Council on September 20, 2011.

A. Rules for Roofs

- 1. The shape of replacement roofs or roofs on new construction shall imitate the shapes of roofs on neighboring existing houses or other houses of the same architectural style. Roof pitch must duplicate the 12/12 pitch most often found in the neighborhood, the roof pitch typical of the style being referenced by a new building, or the pitch of neighboring buildings. Roof shapes must be complex, using a combination of hips with gables, dormers, or where appropriate to the style, turrets, or other features that emphasize the importance of Victorian-era or Craftsman styling.
- 2. The eaves on additions or new buildings must have an overhang that mimics existing buildings near the property. A minimum eave overhang of at least eight inches must be retained or used on new buildings or additions to existing buildings.
- 3. Repair or replace roof details (chimneys, roof cresting, finials, attic vent windows, molding, bargeboards, and other unique roof features). Use some of these details in designing new buildings.

#### C. Rules for Porches

- 2. Design elements to be incorporated in any new porch design must include tongue and groove wood floors, beadboard ceilings, wood posts and/or columns, and sawn and turned wood trim when appropriate. If balustrades are required, they must be designed with spindles set into the top and bottom rails.
- 3. In new construction, the proportion of the porches to the front facades must be consistent with the historic porches in the neighborhood.
- D. Rules for Entrances
- 4. A new entrance or porch must be compatible in size, scale, or material.
- 6. Secondary entrances must be compatible with the original in size, scale, and materials, but clearly secondary in importance.

#### E. Rules for Wood Wall Coverings

- 1. Synthetic siding is inappropriate and is not allowed either as replacement siding on existing buildings or new siding in new construction.
- 4. New construction must incorporate corner and trim boards and appropriate door and window trim to be compatible with the adjacent historic buildings.
- 12. Concrete siding (also called Hardi-board) is allowed on outbuildings and garages for new construction only. The material can be used like board and batten if placed vertically. Batten strips of wood must be used, however, to preserve the look of historic materials. If used like normal siding, it must have a reveal of no more that 4.25 inches.

#### F. Rules for Masonry Wall Coverings

- 8. Split-faced block shall not be used in new construction or as a replacement for deteriorated masonry units. One exception is split-faced block which can be used as a retaining wall.
- 10. Stucco-surfaced masonry can be an appropriate for foundations in new construction. Brick and stone can also be appropriate.

#### Rules for New Building Construction

New buildings constructed in historic areas should be compatible with the existing historic buildings and sensitive to the patterns of the environment where they will be placed. The use of similar materials can help in developing continuity...A new building's form and its placement on its lot help determine the compatibility of the building...The form of the houses is also rectangular or irregular with the narrow sides facing the street. This development pattern should be respected if new buildings are built in the neighborhood. Also, the consistent setbacks of the buildings in the neighborhood create a visual order, help to define public and private space, provide privacy for the residents, and permit landscaping in front of a building.

- O. Setbacks and Placement on the Lot
- 1. Maintain the historic façade lines of streetscapes by locating the front walls of new buildings in the same plane as those of adjacent buildings. If existing setbacks vary, a new building's setback shall respect those of adjacent buildings.

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- 2. Do not violate the existing setback pattern by placing new buildings in front of or behind historic buildings on the street
- 3. Do not place new buildings at odd angles to the street.
- 4. Side yard setbacks for new buildings shall be consistent with those of existing historic buildings, so gaps are not left in the streetscape.

#### P. Scale and Massing

- 1. Relate the size and proportions of new structures to the scale of adjacent buildings.
- 2. Break up uninteresting boxlike forms into smaller varied masses like those found on existing buildings by the use of bays, extended front porches, and roof shapes.
- 3. New buildings must reinforce the scale of the neighborhood by their height, width, and massing.
- 4. New buildings must be designed with a mix of wall areas with door and window elements in the façade like those found on existing buildings.
- 5. Roof shapes must relate to the existing buildings, as must roof coverings.

#### Q. Height of Foundation and Stories

- 1. Avoid new construction that varies in height, so that new buildings are equal to the average height of existing buildings.
- 2. The foundation height of new buildings shall duplicate that of adjacent buildings, or be an average of adjacent building foundation heights.
- 3. For new buildings with more than one story, beltcourses or other suggestions of divisions between stories that suggest the beginnings of additional stories shall be used.
- 4. The eave lines of new buildings shall conform to those of adjacent properties.

#### R. Materials

- 1. The materials used for new building exteriors shall be consistent with materials already found on buildings on the street.
- 2. Artificial siding and split face block are not acceptable materials for use on new buildings.

#### S. Features

- 1. Design new buildings with a strong sense of a front entry.
- 2. Use front porches in new designs, and make the size of those porches useable for sitting. New porches shall be at least eight feet deep, shall contain design features such as columns and balustrades that introduce architectural diversity, and shall extend across more than half of the front façade.

#### **Comments**

#### **Staff Findings**

1. The applicant intends to use Section 4.6 of the zoning code, the Middle Housing standards, which are "intended to promote development of neighborhood-scale housing forms which are compatible with existing housing in the surrounding area," and "may allow more flexible development of land than is possible under the base district zoning regulations," subject to additional dimensional, design, and parking standards. Middle Housing review occurs separately during permitting; the HZC review focuses on how the project meets the design guidelines. Some elements of Middle Housing review may trigger site plan and building elevation revisions, which would require additional review by the HZC.

The HZC does not have the authority to issue variances from the Middle Housing standards, except for dimensional standards. However, Planning staff can issue administrative variations from the Middle Housing design standards in Article 4.6.E during permitting, in accordance with Article 4.6.G.1.a.iii, which permits the variation "provided the project meets all applicable dimensional standards of Section 4.6, and variation from the design standards is

necessary to achieve a creative architectural design which is similar in scale with buildings on the subject block face and the block face directly across the street." If in its deliberation and approval, the HZC determines a standard in Article 4.6.E is not appropriate for the proposed structure based on the recommendations of the design guidelines and the review guidelines in Article 16.8.C., Planning staff will take this into consideration when evaluating the variation request.

- 2. The lot to receive new construction is a 25' wide by 150' deep vacant lot which previously featured a single-story, modest Folk Victorian-style, shotgun house (demolished between 1980-1996) with a width, depth, form, and roofline comparable to the proposed duplex. New construction in the overlay in the last twenty years has been more elaborate in style and detail. The block to receive new construction features modified Queen Anne cottages and Folk Victorian shotguns with a similar, if not exact design, of the previous structure on the property. While the form and proportions of the proposed duplex are appropriate for the relatively modest housing stock along the block, additional architectural details should be added to the façade to meet the design guidelines, which consistently recommend that new construction feature architectural details that align with the context. Recent new construction on Cansler Avenue (3-B-25-HZ, 3-C-25-HZ), a block with similar housing stock, featured additional architectural details that reflected the context, including shingles and decorative vents in the gable fields and faux rafter tails. Additional architectural detail should be added to the façade (on either porch columns, porch steps, roofline, or gable field), with final selection to be approved by staff.
- 3. Guidelines encourage maintaining the historic façade line of the streetscape and aligning new buildings within the existing setback pattern of the street, which is echoed by the Middle Housing standards that require a front setback within 5' of the average of the blockface. The average setback of the blockface is 24'-5", so the HZC would need to issue a variance via COA to approve the proposed 15'-6" front setback, with the front porch at 7'-6". The adjacent house is the closest to the front lot line along the blockface and features a 16' setback, with the front porch at 10'. It should be noted that there is likely a discrepancy in the lot boundaries in KGIS that resulted in a larger average front setback calculation than the actual measurements, which can be rectified during permitting. The front setback should meet Middle Housing standards and align with the block.
- 4. The duplex is proposed to be centered between the side lot lines with a 4' side setback on the right (east) elevation and a 3' side setback on the left (west) elevation, as the faux chimney is not a permitted encroachment. The Middle Housing standards allow Planning staff to administratively approve a variation for the proposed 4' side setbacks during permitting, with the support of City Engineering, but the 3' side setback on the left (west) elevation would require a variance from the Board of Zoning Appeals or the Historic Zoning Commission (Article 4.6.G.1.a.ii, Article 8.5.C, Article 16.3). The HZC has the authority to issue variances to dimensional standards via COA if alternative standards are specifically recommended in the design guidelines.

The design guidelines for new construction emphasize that the historic development pattern and consistent setbacks of the neighborhood be respected, and they recommend that "side yard setbacks for new buildings shall be consistent with those of existing historic buildings." The shotgun houses along the blockface on 25' wide lots do not meet modern side setback requirements, with some buildings touching the side lot lines, and the historic structure on the lot also featured small side setbacks. The left (west) lot line is shared with Olde Mechanicsville Park, which reduces concern about the effect of a smaller side setback but makes this elevation highly visible. In the opinion of staff, variances for 4' and 3' side setbacks, on the right (east) and left (west) elevation respectively, are supported by the design guidelines. In the opinion of City Engineering and Zoning, the setback variances would not pose a safety issue, although a higher-rated fire wall may be required to meet building codes.

However, in the opinion of staff, it is not appropriate to issue a variance for a 3' side setback to allow for the faux chimney on the highly-visible left (west) elevation, as that feature does not approximate historic chimneys and is thus not supported by the design guidelines. This is further discussed in comment 7. The Commission should discuss whether approval of the variance for the 4' side setbacks should be delegated to Planning staff during permitting or approved by the HZC via COA.

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- 5. Overall, the scale and proportions of the new duplex are similar to other shotguns houses on the block and in the broader neighborhood. The building is compatible with the neighborhood's scale, width, and massing.
- 6. Guidelines recommend "avoid[ing] new construction that varies in height, so that new buildings are equal to the average height of existing buildings." The block only features one-story houses, so the duplex would be the only two-story building on the block. However, the lot is adjacent to the Olde Mechanicsville Park and is in clear view of two-story buildings on Arthur Avenue that are larger in scale, and the second-story employs a vaulted ceiling to allow for a 5' tall floor, making it shorter than a typical two-story building. In the opinion of staff, the two-story height is appropriate for the context. The 2'-6" tall foundation is similar in height to the other houses on the block. Guidelines recommend that "beltcourses or other suggestions of between stories that suggest the beginnings of additional stories shall be used" on new construction, and such an element is not present in the design. The Board should discuss the height of the proposed duplex and whether details indicating the separate stories should be introduced.
- 7. Guidelines recommend "break[ing] up uninteresting box-like forms into smaller varied massings...by the use of bays, extended front porches, and roof shapes." The proposed duplex uses front and rear porches, the shed roof massing and faux chimney on the left (west) elevation, and the recessed entry on the right (east) elevation to break up the long massing. The siding-clad faux chimney on the left (west) elevation does not meet the design guidelines' recommendations for material or form, is not compatible with historic chimneys, is highly visible from the street, and would require a side setback variance from either the HZC or BZA, as previously discussed. It is included in the design to meet Middle Housing standards which require a recess or projection on building planes over 50' (4.6.E.4.b).

The proposed faux chimney should be removed. The other shotgun houses on the block, which have a similar depth, feature some side elevations without a projecting feature. The shed roof massing sufficiently breaks up the side elevation to meet the recommendations of the design guidelines but does not fulfill Article 4.6.E.4.b. The HZC should discuss whether the proposed structure is consistent with the design guidelines and the neighborhood context without a recess or projection on the left (west) elevation.

If the Commission deems that an alternative feature should be present on the left (west) elevation to meet Middle Housing standards, such as making the shed roof massing a two-story projection, a variance for a 3' side setback via COA could be appropriate, and the requested feature should be identified in a condition.

- 8. The block features houses with full-length and partial-length front porches. The proposed 8' deep porch is similar in form to those found on other houses on the block, meets the recommended depth and width, and includes the beadboard ceiling and tongue-and-groove flooring recommended by the design guidelines. However, design guidelines recommend that porches on new construction "contain design features such as columns and balustrades that introduce architectural diversity." The overall design lacks architectural elements that reflect the context, and the 6" square porch columns are simpler than the others present on the blockface, which all feature decorative brackets. The National Register nomination states that the previous structure had "flared columns on brick piers." It would be ideal if the porch design was revised to include supports that reflect the context or the previous structure, but the supports should be at least 8" by 8".
- 9. The proposed 12/12 pitch front-gable roof clad in architectural shingles meets design guidelines for pitch and materials, and it benefits from the eave overhangs and frieze board molding. However, additional architectural elements could be added to the façade roofline to reflect the context.
- 10. Guidelines discourage split-face block. The proposed block foundation will be parge-coated, which will help it align with the materials present on the block.

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11. The guidelines note that "synthetic siding is inappropriate and not allowed...as new siding in new construction," limiting "concrete siding (also called Hardi-board) allowed on outbuildings and garages for new construction only."

Fiber cement siding (typically with a smooth finish, 4-5" exposure) has been approved in new construction in all of the other historic zoning overlays in the City (both H and NC districts) through the design review process and with the general consent of the neighborhood.

The Commission extensively discussed the use of fiber cement siding on new construction in Mechanicsville in May where wood was required instead (3-C-25-HZ) and in July (3-B-25-HZ) where wood was required, allowing for fiber cement if staff is "provided official determination of support of the material from the neighborhood organization." Such documentation has not been provided to staff, and staff has reached out but has not received any updates from the neighborhood representative regarding the ongoing discussion at the time of writing this report. The neighborhood representative communicated that the neighborhood wanted to maintain their stance against fiber cement siding on new construction at the May and July meetings.

In the opinion of staff, fiber cement siding and trim does not meet the Mechanicsville design guidelines, but it can be appropriate with an official determination of support of the material from the neighborhood organization. All exterior trim and siding details should feature the same material, and the wood skirt boards should be revised to fiber cement if that material is supported by the neighborhood.

12. Guidelines recommend that new buildings use materials and placement for windows and doors that are consistent with the street and the surrounding neighborhood. The "wood clad" 1/1 single-hung windows with trim and projecting sills are appropriate, but final specifications should be for aluminum-clad wood windows (instead of vinyl-clad wood) and sent to staff for review. The three grouped windows on the façade and rear elevation could be revised to two. The quarter-lite paneled door on the front porch achieves the "strong sense of entry" recommended by the guidelines, but final specifications should be sent to staff for review.

#### Staff Recommendation

The Board should discuss the faux chimney and left (west) elevation, side setbacks, whether details indicating the separate stories should be introduced, the fiber cement siding, and the architectural detail of the building within its context.

Along with any necessary revisions or conditions, staff recommends approval of Certificate 10-B-25-HZ, subject to the following conditions:

- 1) the final site plan to meet City Engineering standards;
- 2) meeting all applicable standards of the City Zoning code, including Article 4.6 and Article 9.3.J, with minor revisions to be approved by staff;
- 3) front setback to meet Middle Housing standards, with final approval by staff;
- 4) removal of the faux chimney on the left (west) elevation, encouraging Planning staff to approve a variation from Article 4.6.E.b. on the left (west) elevation during permitting;
- 5) granting variances for a 4' side setbacks, contingent on meeting condition 4 and any applicable building code requirements;
- 6) the porch supports to be at least 8" by 8";
- 7) additional architectural detail to reflect the context be added to the façade, to be approved by staff;
- 8) final window and door selections to be sent to staff for approval; and
- 9) all siding and trim materials to be wood, allowing for fiber cement (smooth finish with 4-5" exposure) instead if official determination of support of the material on new construction from the neighborhood organization is submitted to staff.

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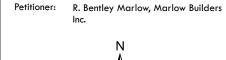
#### 10-B-25-HZ APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



1014 McGhee Ave. 37921

Mechanicsville H

Original Print Date: 10/7/2025 Knoxville/Knox County Planning -- Historic Zoning Commission







R. Bentley Marlow

4 September 2025

R. Bentley Marlow

322 Douglas Avenue

**Applicant** 

Date Filed

Name

Address

Phone

865-607-4357

Jennifer Boyce

**Property Address** 

Neighborhood

1014 McGhee Avenue

**AUTHORIZATION** 

#### DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK) HISTORIC ZONING (H) INFILL HOUSING (IH) 16 October 2025 10-B-25-HZ Meeting Date (if applicable) File Number(s) CORRESPONDENCE All correspondence related to this application should be directed to the approved contact listed below. ☐ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect Marlow Builders, Inc. Company Knoxville ΤN 37921 City State Zip rbentleymarlow@gmail.com Email **CURRENT PROPERTY INFO** 6800 Ottinger Drive, Knoxville, Tenn. 37920 865-660-6324 Owner Name (if different from applicant) Owner Address Owner Phone 094FJ019 Parcel ID Deaderick's / Old Mechanicsville TDR/RN2 Zoning Malynda Wollert
Staff Signature 9-4-25 Malynda Wollert Please Print Date R. Bentley Marlow 4 September 2025

Date

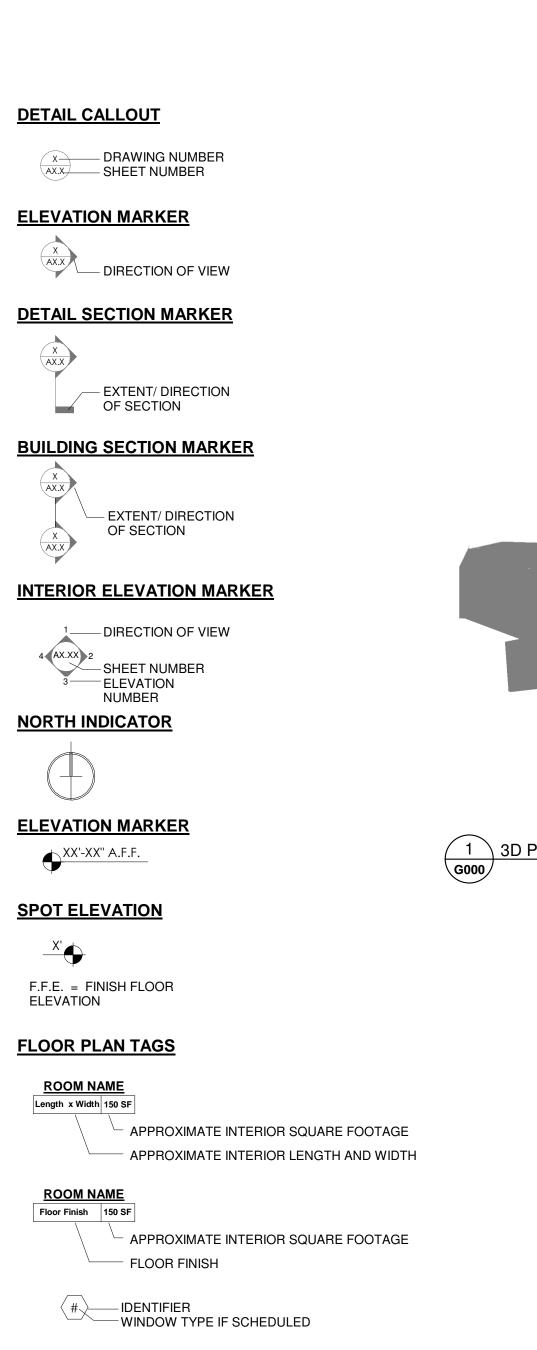
Please Print

### **REQUEST**

| Level 1:  Signs Alteration of an existing building/structure  Level 2:  Addition to an existing building/structure  Level 3:  Construction of new building/structure Site design, parking, plazas, landscape  See required Downtown Design attachment for more details.  Brief description of work: |  |                        |                        |                        |  |  |
|---|--|------------------------|------------------------|------------------------|--|--|
| D   | Level 1:  Signs Routine repair of siding, windows, roof, or other features, in-kin   | nd: Installatio        | n of gutters, storm wi | ndows/doors            |  |  |
| HISTORIC ZONING   | Level 2:   |                        |                        |                        |  |  |
| INFILL HOUSING  |  |                        |                        |                        |  |  |
| STAFF USE ONLY  | ATTACHMENTS  Downtown Design Checklist  Historic Zoning Design Checklist  Infill Housing Design Checklist  ADDITIONAL REQUIREMENTS  Property Owners / Option Holders | FEE 1:  FEE 2:  FEE 3: | 250                    | <b>TOTAL:</b> \$250.00 |  |  |
|   | <b>Level 1:</b> \$50 • <b>Level 2:</b> \$100 • <b>Level 3:</b> \$250 • <b>Level 4:</b> \$500   |                        | Pd.                    | , 09/05/2025, SG       |  |  |

# MCGHEE AVE DUPLEX NEW RESIDENTIAL CONSTRUCTION

094FJ019, McGhee Ave, Knoxville, Tennessee



X IDENTIFIER

DOOR TYPE IF SCHEDULED

- WINDOW TYPE ON FLOOR PLAN

— DOOR SIZE, IN INCHES, ON FLOOR PLAN

AA##",##"— IDENTIFIER, SIZE IN INCHES

##",##"AA\_\_IDENTIFIER, DOOR TYPE

-IDENTIFIER -PARTITION TYPE

REVISION NUMBER

X —— IDENTIFIER

| 1 3D PERSPECTIVE<br>G000 |
|--------------------------|

| ve      |            | Arthur St                     |                |        |
|---------|------------|-------------------------------|----------------|--------|
| ROFA SE | McGhee Ave |                               | McGhee Ave     | ark st |
|         | No. St.    | Old<br>Mechanicsville<br>Park | Milee Ave      |        |
| Deade   | et Was     | Cinderella Ave                | Cinderella Ave |        |
|         | Oak Ave    |                               | Clark SR       |        |
|         |            |                               | Oak Ave        |        |

| SHEET NUMBER       | SHEET NAME                                | Sheet Issue<br>Date | Current Revision Description | Current Revision<br>Date |
|--------------------|---|---------------------|------------------------------|--------------------------|
| )1 - GENERAL       |   |                     |                              | ,                        |
| G000               | PROJECT INFORMATION                       | 7/31/2025           | Code R1                      | 8/29/2025                |
| G001               | CONSTRUCTION NOTES                        | 7/31/2025           |                              |                          |
| G002               | CONSTRUCTION NOTES                        | 7/31/2025           |                              |                          |
| G003               | UL ASSEMBLIES                             | 7/31/2025           |                              |                          |
| 05 - ARCHITECTURAL |   |                     |                              | ·                        |
| A100               | SITE PLAN                                 | 7/31/2025           | Code R1                      | 8/29/2025                |
| A101               | FIRST & SECOND FLOOR PLAN, & ROOF PLAN    | 7/31/2025           | Code R1                      | 8/29/2025                |
| A102               | FOUNDATION PLAN & SCHEMATIC FRAMING PLANS | 7/31/2025           | Code R1                      | 8/29/2025                |
| A201               | EXTERIOR ELEVATIONS                       | 7/31/2025           | Code R1                      | 8/29/2025                |
| A301               | DETAILS                                   | 7/31/2025           | Code R1                      | 8/29/2025                |
| A304               | AIR SEALING DETAILS                       | 7/31/2025           |                              |                          |

The Cardinal Standard, LLC 6800 Ottinger Drive Knoxville, TN 37920 **CONTACT:** Jennifer Cooper CELL PHONE: (865) 660-6324 EMAIL: thecardinalstandard@gmail.com

### FACILITY AND CODE COMPLIANCE

PARCEL DESCRIPTION 094FJ019 SUBDIVISION **DEADRICKS PT 67** PROPERTY ZONE RN-2 PROPERTY SIZE 0.08 ACRES **BUILDING SQUARE FOOTAGE** MAIN FL.: 935 SF SECOND FL.: 935 SF FLOOR LEVELS TWO STORY CONSTRUCTION V-B, UNPROTECTED, UNSPRINKLERED CLASSIFICATION OCCUPANCY CLASSIFICATION RESIDENTIAL OCCUPANT LOAD 1870/200 = 9 OCCUPANTS RATED WALLS NONE **DETECTION AND ALARM SYSTEMS** LINE VOLTAGE, INTERCONNECTED, SMOKE DETECTORS IN EACH BEDROOM AND

OUTSIDE EACH BEDROOM IN CLOSE PROXIMITY, WITH BATTERY BACKUP. SMOKE ALARM TO BE PLACED NO LESS THAN 3'0 HORIZONTALLY FROM THE OUTSIDE OF A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER.

EMERGENCY ILLUMINATION NOT REQUIRED

MAX TRAVEL DISTANCE TO EXITS

FIRE EXTINGUISHERS

< 75' OR < 100' IF SPRINKLERED PROVIDED BY OWNER

ovsk<sup>3</sup> architects 1545 Western Avenue, Suite 100 Knoxville, TN 37921 CONTACT: Cara Knapp OFFICE PHONE: (865) 523-8200 EMAIL: office@oysk3architects.com

### **BUILDING STANDARDS**

## **SCOPE OF WORK:**

2-STORY DUPLEX. WOOD FRAME ON CMU FOUNDATION, WITH TYPICAL UTILITIES; SITE GRADING AS REQUIRED.

### ALL WORK SHALL BE PERFORMED IN ACCORDANCE

WITH LOCAL CODES. 2024 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL ENERGY CONSERVATION

ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.

# FIRE RESISTANCE:

(WHEN <5'-0" FROM PROPERTY LINE) INTERIOR WALLS: ROOF CONSTRUCTION: 0 HR. FLOOR CONSTRUCTION: 0 HR.

0 HR. + 1 HR.

### DESIGN LOADS:

| DESIGN LUADS:          |                           |
|------------------------|---------------------------|
| FLOOR, 1st:            | 40 PSF LIVE + 10 PSF DEAD |
| FLOOR, 2nd:            | 40 PSF LIVE + 10 PSF DEAD |
| ROOF:                  | 20 PSF LIVE + 10 PSF DEAD |
| SLEEPING AREAS:        | 30 PSF LIVE + 10 PSF DEAD |
| INTERIOR STAIRS:       | 40 PSF LIVE + 10 PSF DEAD |
| <b>EXTERIOR DECKS:</b> | 60 PSF LIVE + 10 PSF DEAD |
|                        |                           |

\*REFER TO SNOW LOAD & WIND LOAD PER SECTION R301 OF THE INTERNATIONAL RESIDENTIAL CODE

SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE IRC.

DRAWN BY: MB

PROJECT **INFORMATION** 

PROJECT: 25156

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- 2. THE CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- 3. CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES. 4. THESE DRAWINGS DO NOT CONTAIN
- COMPLETE SPECIFICATIONS, DETAILS, OR INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER OR INTERIOR DESIGNER/DECORATOR 5. ALL SITE WORK & LANDSCAPING IS TO BE
- ESTABLISHED & DESIGNED BY OTHERS. UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK, SUCH AS BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, HEATING,
- AIR CONDITIONING, ETC., ARE TO BE ESTABLISHED BY OTHERS 7. THE ARCHITECT IS NOT RESPONSIBLE FOR MODIFICATIONS TO THESE DRAWINGS THAT
- ARE NOT REVIEWED & APPROVED BY THE ARCHITECT 8. THE OWNER OR CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, TAP
- FEES, AND CERTIFICATES OF OCCUPANCY. ALL DESIGNS AND/OR PLANS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND
- 10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL PRIOR TO ORDERING & INSTALLING ANY EQUIPMENT OR MATERIALS.
- 11. THE CONTRACTOR MAY SUBMIT FOR APPROVAL, 10 DAYS PRIOR TO PRESENTATION OF NEGOTIATED PRICE TO OWNER, ALTERNATE MANUFACTURERS OF ALL ITEMS SPECIFIED ON THESE DRAWINGS.
- 12. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL MECHANICAL, & ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 13. DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO THE CONTRACTOR FOR APPROVAL.

## S: SITE NOTES

- 1. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC LEVELS, LOCATIONS OF EXISTING TREES, AND THE PROPOSED HOUSE LOCATION. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER ANY RECOMMENDED CHANGES BEFORE THE START OF ANY WORK.
- 2. GENERAL CONTRACTOR TO HAVE A LICENSED ENGINEER OR LICENSED SURVEYOR STAKE OUT OR VERIFY THE STRUCTURE LOCATION TO ENSURE THAT THE STRUCTURE DOES NOT ENCROACH ON ANY SETBACKS OR EASEMENTS, UNLESS THE ENCROACHMENT IS ALLOWED BY ZONING AND BUILDING CODES. GENERAL CONTRACTOR TO COMMUNICATE TO OWNER ANY ENCROACHMENT ISSUES.
- 3. NO EXCAVATION SHALL BE MADE WHOSE DEPTH BELOW AN EXISTING FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING 4. ALL BACKFILL AT STRUCTURES, SLABS,
- STEPS, & PAVEMENTS SHALL BE CLEAN FILL. COMPACT TO 95% MAX. DRY DENSITY DETERMINED IN ACCORDANCE WITH ASTM D-1557. BUILDING SITE SHALL BE DRY SO THAT EROSION WILL NOT OCCUR IN THE FOUNDATION.
- 5. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS.
- BACKFILL ADJACENT TO BASEMENT/RETAINING WALL SHALL NOT BE PLACED UNTIL THE WALL HAS SUFFICIENT STRENGTH AND HAS BEEN SUFFICIENTLY BRACED TO PREVENT DAMAGE BY THE BACKFILL. 7. GENERAL CONTRACTOR TO COORDINATE
- FINISH TOPOGRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS. ETC. AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE HOUSE. 8. DRIVEWAY SHALL BE ON UNDISTURBED OR
- COMPACTED, NON-ORGANIC SUBSOIL, WITH MINIMUM 4" CRUSHER RUN GRAVEL BASE, & TOPPED WITH EITHER 4" FIBER-MESH REINFORCED CONCRETE, OR 2" MIN. ASPHALT BASE WITH 1" MIN. FINISH **ASPHALT**
- 9. GENERAL CONTRACTOR TO COORDINATE ALL LANDSCAPING WITH THE OWNER, AND DETERMINE WHETHER THE LANDSCAPING PACKAGE IS TO BE PROVIDED BY THE GENERAL CONTRACTOR BY OTHERS.

#### **C: CONSTRUCTION NOTES**

- THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, LOCAL ORDINANCES, AND REGULATIONS, ETC.: THESE ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH THE LOCAL CODES ENFORCEMENT OFFICER & TO AMEND THE PROPOSED CONSTRUCTION AS REQUIRED. CONTRACTOR SHALL USE STANDARD
- CONSTRUCTION DETAILS & PROCEDURES TO **ENSURE A STRUCTURALLY SOUND &** WEATHERPROOFED FINISHED PRODUCT CONTRACTOR SHALL VERIFY WITH CODE **ENFORCEMENT THAT ALL WORK &** CONSTRUCTION MEETS OR EXCEEDS ALL SEISMIC CODES AND/OR SNOW LOADS (IF
- APPLICABLE) AS PER THE LOCAL JURISDICTION. THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SERVICES OF ANY KIND. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. OR FOR SAFETY PRECAUTIONS & PROGRAMS
- IN CONNECTION WITH THE WORK. WINDOW SIZES INDICATED ON THE PLANS ARE NOTED BY GENERIC ROUGH OPENING SIZES. CONTRACTOR TO COORDINATE ROUGH OPENING REQUIREMENTS WITH THE WINDOWS SPECIFIED.
- REFER TO FLOOR PLAN & EXTERIOR **ELEVATIONS FOR THE TYPES OF WINDOWS** CONTRACTOR TO ENSURE THAT ANY/ALL
- PREFAB FIREPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES. FLUE HEIGHT TO MEET HEIGHT SHOWN ON **ELEVATIONS. WOOD-BURNING FIREPLACE** CHIMNEYS SHALL BE PROVIDED WITH A SPARK-ARRESTING CAP. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN & BACKDRAFT DAMPER. FOR FIREPLACES, WOOD STOVES & ANY APPLIANCE WITH AN OPEN FLAME. ALL FIREPLACE CHASE WALLS TO BE CONSTRUCTED WITH FIRE-RETARDANT-TREATED WOOD FRAMING & INSULATED (INTERIOR & EXTERIOR) WITH MINERAL WOOL BATTS. PROVIDE HORIZONTAL "DRAFT STOPS"
- AT EACH FLOOR LEVEL. 8. CONTRACTOR TO CONSULT & COORDINATE WITH THE OWNER & PLANS FOR ALL BUILT-IN REQUIREMENTS, INCLUDING SHELVING, CLOSETS. PANTRY, BOOKCASES, ETC. CONTRACTOR TO CONSULT & COORDINATE WITH THE OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, CENTRAL VACUUM & ANY AUDIO, COMPUTER &
- TELEVISION (INCLUDING SATELLITE) SYSTEMS. 10. PROVIDE FLASHING ABOVE ALL WINDOWS, DOORS & OTHER OPENINGS TO THE EXTERIOR. PROVIDE WEEPS AT MASONRY CAVITY FLASHING, SPACED AT 16" O.C.
- 11. PROVIDE TYVEK "HOUSE WRAP" MOISTURE BARRIER OVER ALL EXTERIOR WALLS. FLASH ALL WINDOW & OTHER OPENINGS IN EXTERIOR WALLS WITH TYVEK FLEXIBLE FLASHINGS. 12. PROVIDE TRANSITION TRIM AT CHANGE OF

13. WATERPROOF ALL BASEMENT WALLS BELOW

GRADE WITH GRACE "BITUTHENE" WATERPROOFING (SELF-ADHERING, PLASTICIZED BITUMEN WITH POLYETHYLENE SCRIM). PROVIDE MIN. 2" EXTRUDED POLYSTYRENE INSULATION WITH DRAINAGE GROOVES AGAINST MEMBRANE. OR MINIMUM 2" EXTRUDED POLYSTYRENE INSULATION AGAINST MEMBRANE WITH DRAINAGE MAT. DO

NOT BACKFILL DIRECTLY AGAINST MEMBRANE

WITHOUT INSULATION & DRAINAGE PROVISIONS. PROVIDE PERFORATED FOUNDATION DRAIN AT BASE OF WALL & DRAIN TO DAYLIGHT 14. THE WINDOW ROUGH OPENING HEAD HEIGHTS

### P: PLUMBING NOTES

ARE NOTED ON DRAWINGS.

FLOOR FINISHES.

- 1. PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- 2. PROVIDE GAS SERVICE TO ALL WATER HEATERS AND HVAC EQUIPMENT AS REQUIRED. CONTRACTOR TO COORDINATE GAS SERVICE
- REQUIREMENTS WITH THE OWNER & GAS SUPPLIER. 4. IF WALL PLATES OR JOISTS ARE CUT DURING THE INSTALLATION OF PLUMBING FIXTURES OR
- EQUIPMENT, PROVIDE BRACING TO TIE FRAMING BACK TOGETHER. LOCATE WATER HEATERS IN WATER-RETAINING PANS. PROVIDE AUXILIARY DRAIN TO OUTSIDE
- FOR POSSIBLE OVERFLOW 6. ALL PLUMBING AND MECHANICAL VENT STACKS TO BE LOCATED CLOSE TOGETHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE, AWAY FROM PROMINENT
- VIEW. ALL VENT STACKS TO BE PRIMED & PAINTED TO CLOSELY MATCH ROOF COLOR. GENERAL CONTRACTOR TO COORDINATE HOSE
- BIB LOCATIONS WITH OWNER. PROVIDE AN INSIDE MAIN WATER CUTOFF AND PRESSURE REDUCING VALVE AT AN EASILY ACCESSED LOCATION.

#### **FN: FOUNDATION NOTES**

- 1. GENERAL CONTRACTOR TO INSPECT THE JOB SITE 26. BEARING: BEAM, GIRDER, & OTHER AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR TO COMMUNICATE TO THE OWNER ANY CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN BY A LICENSED STRUCTURAL ENGINEER. GENERAL CONTRACTOR TO REVIEW PLANS.
- ELEVATIONS, AND DETAILS FOR DIMENSION OF FINISHED FLOOR ABOVE TYPICAL GRADE. GENERAL CONTRACTOR TO COMMUNICATE TO THE ARCHITECT ANY SITE CONDITIONS THAT REQUIRE MODIFICATION TO DIMENSIONS INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS.
- 3. GENERAL CONTRACTOR TO REVIEW THE FOUNDATION PLAN TO MEET LOCAL CODES AND SOIL CONDITIONS. 4. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL TO
- OUTSIDE FACE OF BLOCK OR CONCRETE WALL, AND TO CENTER LINE OF BLOCK PIERS, U.N.O. 5. ALL CONCRETE TO BE PLACED IN THE DRY. NO CONCRETE SHALL BE PLACED LATER THAN NINETY (90) MINUTES AFTER MIXING HAS BEGUN. DEPOSIT CONCRETE IN ITS FINAL POSITION WITHOUT SEGREGATION & REHANDLING.
- GENERAL CONTRACTOR TO COORDINATE WITH A LICENSED, BONDED INSTALLER TO PROVIDE TERMITE TREATMENT WHICH COMPLIES WITH ALL LOCAL BUILDING CODES. 7. BOTTOM OF JOISTS SHALL BE 24" MIN. ABOVE SOIL SURFACE IN A CRAWL SPACE. PROVIDE CRAWL
- SPACE VENTILATION PER LOCAL CODE REQUIREMENTS. 8. ALL FINISH FLOORS TO BE INSTALLED ARE TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST THE FOUNDATION AS REQUIRED TO ENSURE THAT ALL FLOORS ARE FLUSH AND LEVEL.
- FOUNDATION STEEL NOTES 9. ALL STRUCTURAL STEEL SHALL BE OF DOMESTIC MANUFACTURE CONFORMING TO ASTM A-36 & STANDARD AISC SPECIFICATIONS
- 10. REINFORCING STEEL SHALL BE OF NEW BILLET HIGH-STRENGTH STEEL OF DOMESTIC MANUFACTURER CONFORMING TO THE LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD OF PRACTICE OF THE CRSI UNLESS NOTED OTHERWISE, AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE, MANUAL OF STANDARD PRACTICE, AND THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
- 11. REINFORCING SHALL HAVE 3" COVER IN FOOTINGS, AND 2" COVER ON MAIN REINFORCEMENT IN STEM WALLS.
- 12. REINFORCING BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP MESH 12" AT SPLICES. LAP STEM WALL BARS (32 BAR DIAMETERS) AT SPLICES, MINIMUM 13. AT OUTSIDE CORNERS OF CONCRETE FOOTINGS &
- STEM WALLS, PROVIDE #4 X 4'-0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT. 14. PROVIDE 5/8" X 7-1/2" X 7-1/2" WELD PLATE FOR BEARING STEEL BEAM IN CMU WALL WITH ONE 5/8"
- X 5" H.S. ANCHOR STUD. 15. PROVIDE 3/8" STIFFENER PLATE ON EACH SIDE OF BEAM AT THE BEARING PLATE.
- CONCRETE FOOTING NOTES 16. ALL FOOTINGS TO REST ON UNDISTURBED OR COMPACTED SOIL OR GRAVEL WITH A MINIMUM BEARING CAPACITY OF 2,000 LBS PER SQUARE FOOT. EXCAVATE SOFT SOILS WHERE NECESSARY AND FILL WITH 3,000 PSI CONCRETE. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
- 17. GENERAL CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS, WHICHEVER IS MORE RESTRICTIVE. 18. (A) TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTURE OF WALL FOOTING AND COLUMN
- FOOTING: (B) WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING; (C) BOTTOM OF FOOTING OF HIGHER FOOTING TO STEP TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1-VERTICAL TO 2-**HORIZONTAL** 19. CONCRETE IN FOOTINGS SHALL HAVE AN
- ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER, AND SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR A PERIOD NOT LESS THAN FIVE (5) DAYS THEREAFTER.
- 20. ALL FOOTINGS SHALL BE CENTERED UNDER WALL OR COLUMN, UNLESS OTHERWISE NOTED ON 21. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR

STATED SOIL PRESSURES AND CONTINENT

- COMPACTION, WHICHEVER IS MORE RESTRICTIVE. FOUNDATION CMU NOTES FROST PROTECTION: ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION, AND SHALL NOT BE CONSTRUCTED BELOW 28 DEGREES F ON
- RISING TEMPERATURES, OR BELOW 36 DEGREES F ON FALLING TEMPERATURES. 23. BONDING: MASONRY WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS: (A) BY LAYING AT LEAST 50% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 8" UPON THE UNIT BELOW; (B) THEY MAY BE ANCHORED WITH NOT LESS THAN 3/16" CORROSION-RESISTANT METAL WIRE TIES OF JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 24"; OR (C) BY OTHER EQUIVALENT APPROVED ANCHORAGE.

#### H: H.V.A.C. NOTES

CONCENTRATED LOADS SHALL BE PROVIDED

HOLLOW-UNIT MASONRY FILLED SOLID WITH

MINIMUM 2,500 PSI COMPRESSIVE STRENGTH

WALL WITH MORE THAN 3'-0" OF EARTH AGAINST

IT, TO BE REINFORCED WITH #4 REBAR VERTICAL

HEIGHT. TO BE REINFORCED WITH TRUSS-TYPE

CONCRETE FULL HEIGHT OF WALL OR PIER.

27. ANY CMU BASEMENT AND/OR FOUNDATION

IN GROUT-FILLED CMU CELLS AT 48" O.C.

GROUT-FILLED CMU CELLS AT 48" O.C.

28. ALL CMU WALLS MORE THAN SIX (6) COURSES IN

WIRE REINFORCING IN HORIZONTAL MORTAR

29. TIE ALL CMU WALLS TO CONCRETE FOOTINGS AT

EACH VERTICAL REBAR, OR AT 48" O.C. AND AT

EACH CORNER, ON BOTH SIDES OF OPENINGS.

CMU WALLS. FILL WITH STRUCTURAL GROUT OR

30. PROVIDE CONTINUOUS BOND BEAM AT TOP OF

CONCRETE, COVERING ONE CONTINUOUS #4

REBAR. PROVIDE A BOND BEAM LINTEL OVER

EACH OPENING IN CMU WALL, BEARING 16" ON

EACH SIDE. BOND BEAMS ARE REQUIRED AT 8'

31. REINFORCE OPENINGS IN CMU WALLS WITH ONE

CONCRETE FOOTING, THROUGH LINTEL TO

32. REINFORCE CORNERS OF CMU STRUCTURES

WITH ONE (1) #4 REBAR IN EACH OF THREE

CORNERS, CONTINUOUS FROM CONCRETE

FOOTING TO BOND BEAM AT TOP OF WALL.

33. OVERLAP ALL REBAR SPLICES 24" MINIMUM

34. ALL MASONRY AND/OR CONCRETE WALLS

35. UNLESS OTHERWISE NOTED, ALL SLABS ON

GRADE TO BE 3,500 PSI CONCRETE (28-DAY

COMPRESSIVE STRENGTH) ON 4" SAND OR

36. (A) CONCRETE SLAB ON GRADE SHALL HAVE

GRAVEL FILL, MINIMUM. INTERIOR SLABS TO BE

PLACED ON 10 MIL STABILIZED POLYETHYLENE

MINIMUM THICKNESS OF 4" THICKENED TO 8" AT

LOAD-BEARING WALLS: (B) SLAB SPAN: 6'-0" TO

7'-0"; (C) TYPE OF REINFORCEMENT: 6x6-10/10

EXPANSION JOINTS AT PERIMETER OF EACH

ENTRAINED, AND SLOPED 1/8" PER 1'-0" DOWN

38. GARAGE SLABS TO BE 3,500 PSI, AIR-ENTRAINED,

39. WHERE TEMPERATURE REINFORCEMENT IS NOT

BASEMENTS, CONTRACTION JOINTS AT

40. PROVIDE 1/2" EXPANSION JOINT MATERIAL

PROVIDED IN CONCRETE SLABS OTHER THAN

APPROXIMATELY 20'-0" INTERVALS SHOULD BE

PROVIDED. CONTRACTION JOINTS SHOULD BE

BETWEEN ALL CONCRETE SLABS ON ABUTTING

CONCRETE OR MASONRY WALLS OCCURRING IN

EXTERIOR OR UNHEATED INTERIOR AREAS.

CONSTRUCTION, PROVIDE A 4" PERFORATED

THE VAPOR BARRIER. RUN FULL LENGTH OF

SLAB CENTERED OR DIAGONAL TO THE AREA.

PIPE TO ROOF (VTR). EXTENDING 12" ABOVE

ROOF. PROVIDE ROOF VENT BOOT AND

SUCH AS PIPES, DRAINS, CRACKS, ETC.

WALL SILL PLATES (MINIMUM 2X4 MEMBER,

ANCHORED AS REQUIRED TO RESIST UPLIFT:

PROVIDE TERMITE SHIELD BETWEEN TOP OF

FOUNDATION AND PRESSURE TREATED SILL

MINIMUM 5/8" DIAMETER WITH 3"x3"x1/4" WASHER

PLATE. THESE BOLTS SHALL BE EMBEDDED IN

CONCRETE. THERE SHALL BE A MINIMUM OF 2

ANCHOR BOLTS PER SECTION OF PLATE, AND

45. ANCHOR BOLTS, WASHER PLATES, & NUTS TO

46. PROVIDE ANCHOR BOLTS ON EACH SIDE OF

GARAGE DOORS TO MEET WIND BRACING

BE HOT-DIPPED GALVANIZED.

FOUNDATIONS TO A DEPTH OF NOT LESS THAN

PRESSURE TREATED) SHALL BE SIZED &

44. ALL ANCHOR BOLTS TO BE ASTM GRADE 36,

15" IN UNIT MASONRY, AND 8" IN POURED

**FOUNDATION ANCHORAGE** 

VENT THE PERF PIPE WITH A 4" SOLID PVC VENT

FLASHING. PAINT PVC TO MATCH ROOFING. SEAL

VAPOR TIGHT ALL PENETRATIONS OF THE SLAB.

PIPE WITHIN THE GRADED STONE BASE BELOW

41. PROVIDE DEEP SCORE CONTROL JOINTS AT

OCCUPANCIES WITH SLAB-ON-GRADE

MIDPOINTS OF ALL GARAGE SLABS, BOTH

AND SLOPED 1/8" PER 1'-0" TOWARD EXTERIOR

37. PATIOS AND PORCHES TO BE 3,500 PSI, AIR-

AND AWAY FROM STRUCTURE.

GARAGE DOOR OPENINGS.

PROVIDED AT PARTITIONS.

42. RADON VENTING: AT RESIDENTIAL

DIRECTIONS.

PLATE

MAXIMUM

R403.1.6.

WWM: (D) PROVIDE PRE-MOLDED JOINT FILLER

ADJACENT, GROUT-FILLED CELL-COLUMNS AT

COVERAGE OF ALL REBAR TO BE 3" MINIMUM.

BELOW GRADE SHALL BE DAMP-PROOFED OR

VERTICAL INTERVALS ON BASEMENT AND

CRAWL SPACE FOUNDATION WALLS.

BOND BEAM AT TOP OF WALL

**CONCRETE SLAB NOTES** 

VAPOR BARRIER.

JOINTS AT 16" O.C. AND #4 REBAR VERTICAL IN

WITH A BEARING OF SOLID MASONRY, OR

- 1. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS 2. HVAC SUBCONTRACTOR TO FULLY COORDINATE
  - ALL SYSTEM DATA AND REQUIREMENTS WITH THE EQUIPMENT SUPPLIER. HVAC SUBCONTRACTOR TO PROVIDE FINAL SYSTEM LAYOUT DRAWING AND SUBMIT IT TO THE GENERAL CONTRACTOR, OWNER, AND **EQUIPMENT SUPPLIER FOR REVIEW AND** APPROVAL 3. LAVATORY & BATH VENTILATION: (A) ALL
  - LAVATORIES AND BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO PROVIDE & CHANGE AIR AT THE RATE OF 50 CFM; UNDERCUT BATHROOM DOOR. (B) ALL KITCHEN RANGE HOODS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO EXTRACT AIR AT THE RATE OF 100 CFM. SEE IRC SECTION M1507, TABLE M1507.4.
  - 4. PROVIDE DUCTING TO EXTERIOR FOR ALL EXHAUST FANS, KITCHEN COOKTOP HOOD VENT, AND DRYER VENT. 5. SEE THE GENERAL ELECTRICAL NOTES FOR THE LOCATION OF S.A.R.'s AND R.A.G.'s IN RELATION
- #4 REBAR IN ONE GROUT-FILLED CELL-COLUMN 6. ALL THERMOSTATS TO BE LOCATED IN ON EACH SIDE OF OPENING, CONTINUOUS FROM PROXIMITY TO THE RETURN AIR @ 60" AFF. 7. ATTIC HVAC UNIT(S) TO BE LOCATED WITHIN 20' OF THEIR SERVICE OPENING. DO NOT LOCATE RETURN AIR GRILLES WITHIN 10' OF A GAS-FIRED APPLIANCE.

TO THE LIGHT FIXTURES.

- 8. DO NOT LOCATE UNIT(S) OVER AREAS WITH A SPAN MORE THAN 10'-0". 9. ALL MECHANICAL AND PLUMBING VENT STACKS.
- INCLUDING GAS FLUES, TO BE LOCATED TOGETHER IN THE ATTIC TO MINIMIZE ROOF PENETRATIONS. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE, AWAY FROM WATERPROOFED AS REQUIRED BY IRC SECTION PROMINENT VIEW. ALL VENT STACKS AND FLUES TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR.

#### **FP: FLOOR PLAN NOTES**

- 1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS **ONLY.** REFERENCE DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS, REPORT DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- 2. ALL DIMENSIONS ARE CALCULATED FROM THE OUTSIDE FACE OF STUD WALL TO OUTSIDE FACE OF STUD WALL UNLESS NOTED OTHERWISE. STUD WALLS ARE TYPICALLY; (EXTERIOR) 2X6 OR (INTERIOR) 2X4, UNLESS NOTED OTHERWISE
- 3. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1288, C-1325, C-1178 OR C-1278 RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
- 4. ALL TRANSPARENT OR TRANSLUCENT PANELS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR, OR 60" OF FLOOR AT BATHTUBS, SHOWERS. WHIRLPOOLS, SAUNAS, STEAM ROOMS, OR HOT TUBS TO BE TEMPERED GLASS OR OTHER SAFETY
- GLAZING. 5. BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A 50 CFM FAN (MINIMUM). RANGE HOODS TO BE VENTED TO OUTSIDE. 6. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER INSTALLATION OF DRYWALL TO ENSURE EXACT FIT. THE CABINETS SHALL MATCH PLANS & ELEVATIONS. NOTIFY CONTRACTOR OF
- ANY DISCREPANCIES. 7. PROVIDE TOPS, SPLASH, LAVATORIES, AND WHIRLPOOL TUB PER OWNER'S SELECTIONS. 8. CARPET SHALL BE INSTALLED AS PER THE "STANDARD FOR INSTALLATION OF RESIDENTIAL CARPET" BY THE CARPET AND RUG INSTITUTE.

- 9. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, STUD SPACING, NAILING, & TAPING. MUD, FLOAD & SAND (3) COATS MIN. PRIOR TO PAINTING, ALSO AS FOLLOWS
- 10. UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS TO BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL OR PLASTER CORNER BEAD
- 11. WALLS COMMON TO GARAGE AND HOUSE TO HAVE ONE LAYER OF 5/8" TYPE X 1-HR FIRE-RATED GYPSUM BOARD ON EACH SIDE.
- 12. ALL BATH AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS TO HAVE WATER-RESISTANT GYPSUM BOARD. 13. UNLESS NOTED OTHERWISE, FINISH ALL EXPOSED
- ANCHOR BOLTS SHALL BE PLACED WITHIN 12" OF GYPSUM WALLS TO LEVEL 4 FINISH. EACH END OF EACH PLATE SECTION, WITH INTERMEDIATE BOLTS SPACED AT 42" O.C.

#### **FN: FRAMING NOTES**

- 1. STUD WALLS ARE TYPICALLY; (EXTERIOR) 2X6 OR (INTERIOR) 2X4, UNLESS NOTED OTHERWISE. 2. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. ALL WOOD FRAMING IN CONTACT WITH OR WITHIN 8"
- TREATED. 3. SIZES OF STRUCTURAL MEMBERS: ALL LUMBER SIZES SPECIFIED ARE NOMINAL SIZES. ACTUAL SIZES ARE SHOWN ON THE FLOOR PLANS.
- 4. STRUCTURAL POSTS: ALL ISOLATED STRUCTURAL POSTS SHALL HAVE A MINIMUM DIMENSION OF 4", WITH SUBSTITUTIONS AS FOLLOWS:
- 4X4 POSTS = (3) 2X4's NAILED4X6 POSTS = (4) 2X4's NAILED4X8 POSTS = (5) 2X4's NAILED
- TO BE #2 KD MINIMUM. LUMBER SHALL BE DOUGLAS-FIR-LARCH (DFL) WITH fb=1650 AND E=1.7 MINIMUM, OR SOUTHERN-YELLOW-PINE (SYP) WITH Fb=1750 AND E=1.6 MINIMUM, AS FOLLOWS: - STUDS/PLATES: DFL OR TYP STUD GRADE - RAFTER / CEILING JOISTS: DFL OR SYP #2 GRADE

5. STRUCTURAL FRAMING: ALL FRAMING MATERIAL

- BEAMS / HEADERS: DFL OR SYP #2 OR PSL/LSL ALL WOOD FRAMING AT BEARING WALLS SHALL BE
- AS FOLLOWS: 1st FLOOR: 2X4s @ 16" O.C. (IF 3 STORIES, USE 2X6'S @ 16" O.C.) 2nd FLOOR: 2X4s @ 16" O.C.
- 3rd FLOOR: 2X4s @ 16" O.C. ALL TJIs ARE TO BE SERIES 230 UNLESS NOTED OTHERWISE

#### 6. ALL FRAME WALLS OVER 10'-0" HIGH TO BE 2X6s AT

- 16" O.C., AND RECEIVE ROWS OF 2X6 BLOCKING AT 1/3 POINTS OF HEIGHT (2 ROWS). 7. ALL STUDS TO BE FRAMED AT 16" O.C. MAXIMUM. 8. ALL ANGLED WALLS TO BE FRAMED AT 45 DEGREE
- ANGLE UNLESS OTHERWISE NOTED. 9. ALL BEAMS, JOISTS, & HEADERS TO BE MOUNTED IN METAL HANGERS, SIMPSON STRONG-TIE OR EQUIVALENT, WITH GALVANIZED FASTENERS FOR INTERIOR APPLICATIONS, AND Z-MAX FASTENERS FOR EXTERIOR APPLICATIONS OR WHERE IN
- 10. CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS & SOLID BLOCKING AT EACH FLOOR

CONTACT WITH PRESSURE-TREATED LUMBER.

- 11. PROVIDE FULL SOLID BEARING OR TRIPLE-STUD BEARING UNDER ALL BEAM BEARING POINTS. 12. PROVIDE FIRE BLOCKING AT 9'-0" HIGH AS PER IRC SECTION R302.11.1 WITH MATERIALS AS
- PRESCRIBED IN IRC SECTION R302.11.1. 13. ALL EXTERIOR PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE
- 14. PROVIDE 25-1/2" X 54" ATTIC ACCESS WITH CONVENTIONAL FRAMING, AND 22-1/2" X 54" ATTIC ACCESS WITH TRUSS FRAMING 15. WALL BRACING: PLANS ARE DESIGNED TO MEET PRESCRIPTIVE DESIGN REQUIREMENTS IN THE AF & PA "WOOD FRAME CONSTRUCTION MANUAL".
- BRACE EXTERIOR STUD WALLS AT CORNERS BY ONE OF THE FOLLOWING METHODS: A. WITH METAL T-BRACE LET INTO STUDS AT 45 DEGREES, FROM PLATE TO PLATE, OR: B. ALL SHEATHING WITHIN 4'-0" OF CORNERS TO BE SPAN RATED 1/2" PLYWOOD, GLUED &
- SCREWED TO FRAME. 16. FLOOR FRAMING LAYOUT TO BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCTWORK.
- 17. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS WHICH ARE PARALLEL TO FLOOR JOIST SPAN DIRECTION. 18. PROVIDE "X" BRACING OR SOLID BLOCKING AT A
- MAXIMUM OF 6'-0" O.C. AT ALL 1-1/2" FLOOR JOISTS. 19. ALL HEADERS TO BE FREE OF SPLITS AND CHECKS.
- 20. MINIMUM HEADER SIZE AT OPENINGS IN NON-LOAD BEARING WALLS TO BE TWO 2X6s WITH 1/2" PLYWOOD GLUED & NAILED BETWEEN. 21. MINIMUM HEADER SIZE IN LOAD-BEARING WALLS
- TO BE TWO 2X12s WITH 1/2" PLYWOOD GLUED & NAILED BETWEEN. 22. PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS
- 23. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A-36. 24. UNLESS OTHERWISE NOTED, PROVIDE A WOOD 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL

BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED

@ 24" O.C.

- 25. FLOOR SHEATHING: A. APA STURD-I-FLOOR 3/4" TONGUE & GROOVE. INTERIOR GRADES; PROVIDE ADDITIONAL 3/8" PLYWOOD AT CERAMIC TILE LOCATIONS: EXTERIOR GRADE SHALL BE USED WHEN EXPOSED TO WEATHER.
- B. MAXIMUM JOIST SPACING @ 24" O.C. C. EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORT: FACE GRAIN PARALLEL TO SUPPORTS.

D. GLUE & SCREW PLYWOOD DECKING TO FLOOR

- JOISTS TO ENSURE A "NON-SQUEAK" FLOOR SYSTEM. 26. EXTERIOR WALL SHEATHING: TYPICAL EXTERIOR 2X6 STUD WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE SHEATHING. SHEATHING TO SPAN OVER ALL PLATES AND HEADERS. SEE ALSO
- 27. ROOF SHEATHING: A. APA SPAN RATED 5/8" EXTERIOR GRADE

"WALL BRACING" NOTE.

PLYWOOD: B. MAXIMUM SPAN TO BE 24" O.C. WITH H-CLIPS; MAINTAIN 1/8" GAP BETWEEN PANELS.

C. EDGES SHALL BE BLOCKED WITH LUMBER OR

CENTERLINE OF CEILING JOIST SPANS OVER 10'-0".

OTHER APPROVED TYPE OF EDGE SUPPORT: **FACE GRAIN PARALLEL TO SUPPORTS** 28. PROVIDE BLOCKING AT ALL CABINET LOCATIONS. 29. PROVIDE DOUBLE 2X6 STRONGBACK BRACING AT

- 30. ALL RAFTERS TO BE MIN. 2X8's AT 24" O.C. UNLESS NOTED OTHERWISE ON PLANS (VERIFY SIZE AND SPACING PER LOCAL BUILDING CODE). 31. ALL TRUSS OR RAFTER & TOP PLATE
- INTERSECTIONS TO RECEIVE GALVANIZED OF GRADE, SHALL BE BORATE-PRESSURE WIND/SEISMIC TIES
  - 32. HIP/VALLEY RAFTERS AND RIDGE BOARDS TO BE ONE SIZE LARGER THAN TYPICAL RAFTERS.
  - 33. PROVIDE 2X6 COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS @ 48" O.C.
  - UNLESS NOTED OTHERWISE. 34. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS/TRUSSES.
  - 35. MANUFACTURED TRUSSES, BEAMS, AND OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER, WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE; STAMPED, APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.
  - 36. STAIR CONSTRUCTION TO CONSIST OF THREE 2X12 STRINGERS, 5/4" OR 2X THICK TREADS, AND 3/4" THICK RISERS, OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER
  - 37. TREADS AND RISERS A. ALL TREADS AND RISERS TO BE EQUAL B. TREADS: MINIMUM 10" WIDE, INCLUDING 3/4" TO 1-1/4" NOSING IF RISERS ARE

C. RISERS: MAXIMUM RISER HEIGHT NOT

TO EXCEED 7-3/4"; RISERS MUST BE

SOLID, OR GUARDS PROVIDED TO LIMIT

- OPENING TO 4" MAXIMUM. 38. HANDRAILS: REQUIRED ON BOTH SIDES OF STAIRS: MINIMUM HEIGHT OF RAIL TO BE 34" ABOVE NOSE OF TREAD, MAXIMUM HEIGHT 38": MAXIMUM HORIZONTAL CROSS-SECTION
- BEHIND RAIL. 39. GUARDS AT STAIRS: A. REQUIRED ON OPEN SIDE OF STAIRS; MINIMUM HEIGHT TO BE 34" ABOVE NOSE OF TREAD, PER IRC SECTION

OF 2-5/8"; MINIMUM 1-1/2" CLEAR SPACE

- R312.1. B. OPENINGS IN THE GUARD SHALL NOT ALLOW PASSAGE OF A 4" SPHERE, **EXCEPT AT THE TRIANGULAR OPENING** FORMED BY THE BOTTOM RAIL, TREAD, AND RISER, WHICH SHALL NOT ALLOW PASSAGE OF A 6" SPHERE.
- GUARDS ARE REQUIRED AT ALL WALKING SURFACES THAT ARE LOCATED MORE THAN 30" VERTICALLY ABOVE AN ADJACENT FLOOR OR GRADE, SEE ALSO IRC SECTION 312.1. A. MINIMUM HEIGHT TO BE 36" ABOVE
- WALKING SURFACE. B. OPENINGS IN THE GUARD SHALL NOT ALLOW PASSAGE OF A 4" SPHERE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. FRAMING NOTATIONS CONFORM TO THE

40. OTHER GUARDS:

INTERNATIONAL RESIDENTIAL CODE CURRENT AT THE TIME OF SUBMISSION FOR PERMITS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO ENSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY, DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS TO THESE PLANS MAY

### **IN: INSULATION NOTES**

BE REQUIRED.

- PROVIDE R-10 RIGID INSULATION AT SLAB EDGE. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE. REFER TO IECC IEC PRESCRIPTIVE
- REQUIREMENTS CHART ON SHEET G002 UNDER ENERGY CODE NOTES. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKET WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES,
- OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION. 4. FLOORS OVER UNHEATED SPACE TO HAVE R-19 INSULATION BETWEEN JOISTS.
- HVAC DUCTS LOCATED IN UNHEATED SPACES TO BE INSULATED WITH R-8. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.
- 6. ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25, AND A SMOKE DENSITY RATING OF LESS THAN 450. FILL ALL UNGROUTED CMU CELLS WITH

8. REFER TO AIR SEALING DETAILS ON SHEET A

VERMICULITE, OR FOAM-IN-PLACE

INSULATION IN BASEMENT WALLS.

SHINGLES TO SEAL: C. END LAPS SHALL BE OFFSET BY SIX FEET. ROOFING: SHINGLES

SHEATHING.

FOLLOWS:

FOR WIND SPEEDS UP TO 120 MPH. 6. FASTENERS FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM F1667, AND SHALL BE:

5. FIBERGLASS/ASPHALT SHINGLES SHALL BE TESTED IN

CLASSIFICATION REQUIREMENTS OF TABLE R905.2.4(1)

ACCORDANCE WITH ASTM D7158 AND MEET THE

R: ROOFING, SEALING, & FLASHING

1. UNDERLAYMENT SHALL BE A WATER-RESISTANT,

ACCORDANCE WITH THE MANUFACTURER'S

2. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO

TOGETHER, OR OF A SELF-ADHERING POLYMER-

MODIFIED BITUMEN SHEET (ICE AND WATER SHIELD),

UNDERLAYMENT, AND EXTEND FROM THE LOWEST

EDGES OF ALL ROOF SURFACES TO EXTEND OVER

HIGH WINDS (ABOVE 110 MPH) SHALL BE APPLIED

LAYERS OF OF UNDERLAYMENT CEMENTED

3. UNDERLAYMENT APPLIED IN AREAS SUBJECT TO

WITH CORROSION RESISTANT FASTENERS IN

4. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12

A. APPLY SHINGLE-STYLE, PARALLEL TO AND

B. DISTORTIONS IN THE UNDERLAYMENT SHALL

NOT INTERFERE WITH THE ABILITY OF THE

UNDERLAYMENT SHALL BE ONE LAYER APPLIED AS

STARTING FROM THE EAVE, WITH COURSE LAPS

& END LAPS PER MANUFACTURER'S GUIDELINES;

ACCORDANCE WITH MANUFACTURER'S

UNITS HORIZONTAL (33% OR GREATER),

SHALL BE USED IN LIEU OF NORMAL

THE TOP PLATE OF EXTERIOR WALL

VAPOR-PERMEABLE, WOVEN POLYMER MEMBRANE

(SUCH AS DuPont TYVEK PROTEC), AND SHALL BE

INSTALLED WITH CAP NAILS OR CAP STAPLES IN

ROOFING: UNDERLAYMENT

INSTALLATION GUIDELINES.

INSTALLATION GUIDELINES.

- A. GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM, OR COPPER ROOFING NAILS: B. MINIMUM 12ga (0.015 INCH) SHANK, WITH A
- MINIMUM %-INCH DIAMETER HEAD: C. OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4-INCH INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN 3/4-INCH THICK, THE

FASTENERS SHALL PENETRATE THROUGH THE

7. FIBERGLASS/ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE, OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

8. EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAMES; BETWEEN WALL & FOUNDATION; BETWEEN WALL PANELS AT PENETRATIONS; AT UTILITY SERVICES PENETRATIONS THROUGH WALLS. FLOORS, & ROOF; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER. REFER TO AIR SEALING DETAILS ON SHEET A 304

- 9. CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP & SIDES OF ALL WINDOWS & ROOF OPENINGS. AND AT THE INTERSECTION OF CHIMNEYS, MASONRY, AND/OR WOOD CONSTRUCTION AND FRAME WALLS, OR APPROVED WATER RESISTANT SHEATHING & CAULKING TO BE USED AT TOP & SIDES TO GUARANTEE LEAKPROOF.
- 10. FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE CONTINUOUS AT SIDING, OR STEP-FLASHING AT MASONRY OR STONE. THE FLASHING SHALL BE A MINIMUM OF 6 INCHES HIGH AND 6 INCHES WIDE. AT THE END OF THE VERTICAL SIDEWALL, THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL AND ONTO THE ROOF AND/OR GUTTER.

# PN: POOL NOTES

- PROVIDE ADEQUATE VENTILATION FOR POOL AREA. VERIFY POOL SIZE & INSTALLATION REQURIEMENTS 3. PROVIDE POOL ALARM (SEE POOL ALARM NOTES)
- 4. ALL CEILING LIGHTS IN POOL AREA WITHIN 5' HORIZONTALLY OF THE POOL EDGE SHALL BE GFCI PROTECTED AND HAVE ENCLOSED BULBS. OPERATING PROCEDURES / SAFETY MEASURES /
- POOL RULES WILL BE POSTED BY OWNER. PROVIDE WALL BOX FOR EMERGENCY PHONE DECK SURROUNDING POOL SHALL HAVE A SURFACE WITH 0.42 DCOF OR HIGHER (DCOF = DYNCAMIC COEFFICIENT OF FRICTION) (PENDULUM SLIP TESTING)
- COVERS 9. ONE UNIT OF LIFE SAVING EQUIP. TO BE PROVIDED, LOCATED WITHIN 25' OF POOL. SEE "RULES OF TN DEPT. OF HEALTH, BUREAU OF HEALTH SERVICES ADMINISTRATION, DIVISION OF GENERAL

**ENVIRONMENTAL HEALTH" FOR DEFINITIONS** 

8. ALL ELECTRICAL OUTLETS TO HAVE WEATHER-PROOF

- 10. POOL DECK SHALL SLOPE FROM EDGE OF POOL TO DECK DRAIN AT NOT LESS THAN 1/4" PER FOOT, NOR MORE THAN 3/8" PER FOOT 11. ALL PIPING WILL BE SCHEDULE 40 (OR GREATER) PVC
- 12. LIGHT LEVEL WILL BE 15 FOOTCANDLES MIN. AT FLOOR 13. ALL RETURN LINE INLETS WILL BE 12" MINIMUM BELOW THE SURFACE OF THE WATER; BUILT-IN VACUUM OUTLET SHALL NOT BE MORE THAN 8" BELOW THE SURFACE OF THE WATER.

# **PAN: POOL ALARM NOTES**

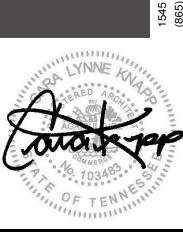
- (ALL POINTS OF ACCESS TO POOL TO BE COVERED) DOORS WITH DIRECT ACCESS TO POOL TO BE **EQUIPPED WITH ALARM PRODUCING AUDIBLE**
- WARNING WHEN DOOR/SCREEN OPENS 2. SOUND SHOULD BE CONTINUOUS FOR 30 SECONDS MINIMUM IMMEDIATELY AFTER DOORS OPEN 3. ALARM TO BE CAPABLE OF BEING HEARD THROUGH

4. ALARM SHOULD AUTOMATICALLY RESET AND

EQUIPPED WITH MEANS TO DEACTIVATE ALARM TEMPORARILY FOR SINGLE OPENING 5. POOL ALARM PER UL 2017 6. ALL DOORS TO POOL ARE SELF CLOSING & LATCHING,

WITH ACCESS ONLY BY KEY OR SWIPE CARD





7/31/2025

DRAWN BY: MB

CONSTRUCTION

NOTES

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PROJECT : 25156

|   | FASTENING SCHEDULE       |   |
|---|--------------------------|---|
| CONNECTION  | FASTENER                 | LOCATION  |
| JOIST TO SILL OR GIRDER   | 4 - 10D COMMON           | TOE NAIL PER JOIST  |
| BRIDGING TO JOIST   | 2 - 8D COMMON            | TOE NAIL EACH END   |
| SOLE PLATE TO JOIST OR BLOCKING                                 | 3 - 16D @12" O.C.        | TYPICAL FACE NAIL   |
| TOP PLATE TO STUD   | 2 - 16D COMMON           | END NAIL  |
| STUD TO SOLE PLATE  | 4 - 8D COMMON            | TOE NAIL  |
|   | 2 - 16D COMMON           | END NAIL  |
| DOUBLE STUDS  | 2 - 16D @24" O.C.        | FACE NAIL   |
| DOUBLE TOP PLATES   | 2 - 16D @ 24" O.C.       | TYPICAL FACE NAIL   |
| DOUBLE TOP PLATES   | 8 - 16D COMMON           | LAP SPLICE  |
| BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP<br>PLATE              | 2 - 10D COMMON           | TOE NAIL EACH END   |
| RIM JOIST TO TOP PLATE  | 3 - 16D @12" O.C.        | TOE NAIL  |
| TOP PLATES, LAPS, & INTERSECTIONS                               | 5 - 16D COMMON           | BLOCKING TO SILL OR TOP PLATE<br>(TOE-NAILED): 4 - 16D EACH BLOCK |
|   |                          | BAND JOIST TO JOIST (END NAILED): 4 - 16D<br>PER JOIST            |
|   |                          | BAND JOIST TO SILL OR TOP PLATE (TOE NAILED): 16D PER FOOT        |
| CONTINUOUS HEADER, TWO PIECES                                   | 16D COMMON @16" O.C.     | ALONG EDGE  |
| CEILING JOISTS TO PLATE   | 4 - 10D COMMON           | TOE NAIL  |
| CONTINUOUS HEADER TO STUD                                       | 4 - 8D COMMON            | TOE NAIL  |
| CEILING JOISTS, HIPS OVER PARTITIONS                            | 4 - 16D COMMON, MINIMUM  | FACE NAIL   |
| CEILING JOISTS, PARALLEL TO RAFTERS                             | 4 - 16D COMMON, MINIMUM  | FACE NAIL   |
| RAFTER TO PLATE, HURRICANE CLIPS                                | 3 - 16D COMMON           | TOE NAIL  |
| BUILT-UP CORNER STUDS   | 2 - 16D COMMON @24" O.C. | FACE NAIL   |
| BUILT-UP GIRDER & BEAMS   | 20D COMMON @32" O.C.     | FACE NAIL AT TOP & BOTTOM,<br>STAGGERED ON<br>OPPOSITE SIDES      |
| COLLAD TIE TO DAETED  | 2 - 20D COMMON           | FACE NAIL AT ENDS & AT EACH SPLICE                                |
| COLLAR TIE TO RAFTER  | 5 - 10D COMMON           | FACE NAIL   |
| JACK RAFTER TO HIP  | 3 -10D COMMON            | TOE NAIL  |
|   | 2 - 16D COMMON           | FACE NAIL   |
| ROOF RAFTER TO 2x RIDGE BEAM                                    | 2 -16D COMMON            | TOE NAIL  |
|   | 2 - 16D COMMON           | FACE NAIL   |
| JOIST TO BAND JOIST   | 4 - 16D COMMON           | TOE NAIL  |
| LEDGER STRIP  | 3 - 16D COMMON PER FOOT  | FACE NAIL   |
| WOOD STRUCTURAL PANELS & PARTICLE BOARD:                        |                          | COMMON: 6" O.C. EDGE SPACING                                      |
| SUBFLOOR, ROOF, & WALL SHEATHING (TO FRAMING):                  | 12" (                    | D.C. FIELD SPACING  |
| SINGLE FLOOR (COMBINATION SUBFLOOR-<br>UNDERLAYMENT TO FRA,MING |                          |   |
| PANEL SIDING TO FRAMING   |                          | COMMON: 6" O.C. EDGE SPACING<br>D.C. FIELD SPACING                |
| FIBERBOARD SHEATHING  | 1/2                      | ROOFING: 3" O.C. EDGE SPACING<br>.C. FIELD SPACING                |

### **ABBREVIATIONS**

| • (0          |   |             | 5,000,000                                   |               |  |             |                                       |
|---------------|---|-------------|---|---------------|--|-------------|---------------------------------------|
| A/C           | AIR CONDITIONING                        | FD          | FLOOR DRAIN                                 | NEO           | NEOPRENE<br>NOT IN CONTRACT                  | TBS         | TO BE SELECTED                        |
| ABV<br>ACOUST | ABOVE<br>ACOUSTICAL                     | FE<br>FEC   | FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET | NIC<br>NO     | NOT IN CONTRACT<br>NUMBER                    | T           | TREAD                                 |
| ACCUST        | ACOUSTICAL CEILING TILE                 | FF          | FINISH FLOOR                                | NTS           | NOT TO SCALE                                 | T&G<br>TEMP | TONGUE AND GROOVE TEMPERED, TEMPORARY |
| AD            | AREA DRAIN                              | FH          | FLAT HEAD                                   | 1110          | NOT TO GOMEE                                 | THK         | THICK(NESS)                           |
| ADJ           | ADJUSTABLE, ADJACENT                    | FHC         | FIRE HOSE CABINET                           | OC            | ON CENTER                                    |             | HTHRESHOLD                            |
| AFF           | ABOVE FINISH FLOOR                      | FIN         | FINISH(ED)                                  | OD            | OUTSIDE DIAMETER                             |             | THREADS                               |
| ALT           | ALTERNATE                               | FLHMS       |   | OH            | OPPOSITE HAND, OVERHEAD                      | TLT         | TOILET                                |
| ALUM          | ALUMINUM                                | FLR         | FLOOR                                       | 0-0           | OUT TO OUT                                   | TOC         | TOP OF CURB                           |
| ARCH          | ARCHITECT(URAL)                         | FRMG        | FRAMING                                     | OPNG          | OPENING                                      | TOW         | TOP OF WALL                           |
| DD            | DOADD                                   | FSTN        | FASTEN(ED)                                  | OPP           | OPPOSITE                                     | TRTD        | TREATED                               |
| BD<br>BET     | BOARD<br>BETWEEN                        | FTG<br>FUR  | FOOTING<br>FURRING                          | PEMB          | DDE ENCINEEDED METAL DI DO                   | TYP         | TYPICAL                               |
| BLDG          | BUILDING                                | FUR         | FURRING                                     | PLIVIB        | PRE- ENGINEERED METAL BLDG.<br>PROPERTY LINE | LINIO       | LINII ECC NICTED                      |
| BLKG          | BLOCKING                                | GA          | GAUGE/ GAGE                                 | PLAM          | PLASTIC LAMINATE                             | UNO         | UNLESS NOTED<br>OTHERWISE             |
| BM            | BENCHMARK, BEAM                         | GALV        | GALVANIZED                                  | PLAS          | PLASTIC, PLASTER                             | UR          | URINAL                                |
| BOC           | BOTTOM OF CURB                          | GL          | GLASS                                       | PLY           | PLYWOOD                                      | Ort         | OTHIVAL                               |
| BOW           | BOTTOM OF WALL                          | GYP         | GYPSUM                                      | POB           | POINT-OF-BEGINNING                           | VB          | VAPOR BARRIER,                        |
| BRG           | BEARING                                 |             |   | PR            | PRESSURE                                     |             | VINYL BASE                            |
| BTM           | BOTTOM                                  | HB          | HOSE BIB                                    |               | PREFABRICATED                                | VCT         | VINYL COMPOSITION TILE                |
| BUR           | BUILT UP ROOF                           | HC          | HOLLOW CORE                                 | PT            | POINT  | VERT        | VERTICAL                              |
|               |   | HDR         | HEADER                                      | P.T.          | PRESSURE TREATED                             |             |                                       |
| CAB           | CABINET                                 | HDW         | HARDWARE                                    | PTD           | PAINTED                                      | W           | WIDE, WIDTH                           |
| CB            | CATCH BASIN                             | HM          | HOLLOW METAL<br>HORIZONTAL                  | PVC           | POLYVINYL CHLORIDE                           | W/          | WITH                                  |
| CEM<br>CHNL   | CEMENT<br>CHANNEL                       | HORIZ       | HIGH POINT                                  |               |  | W/O         | WITHOUT                               |
| CHINE         | CONTROL JOINT                           | HR          | HOUR  | R             | RISER, RADIUS                                | WC<br>WD    | WATER CLOSET<br>WOOD                  |
| CLG           | CEILING                                 | HGT         | HEIGHT                                      | RA            | RETURN AIR                                   | WDW         | WINDOW                                |
| CLR           | CLEAR(ANCE)                             | 1101        | TIEIGITT                                    | RAD           | RADIUS                                       | WH          | WATER HEATER                          |
| CMP           | CORRUGATED METAL PIPE                   | ID          | INSIDE DIAMETER                             | RAG           | RETURN AIR GRILL                             | WR          | WATER RESISTANT                       |
| CMU           | CONCRETE MASONRY UNIT                   |             | INSULATE(D)(ING)(ION)                       | RAR           | RETURN AIR REGISTER                          | WWM         | WELDED WIRE MESH                      |
| COL           | COLUMN                                  | INT         | INTERIOR                                    | RB            | RUBBER BASE                                  |             |                                       |
| CONC          | CONCRETE                                | INV         | INVERT                                      | RCP           | REFLECTED CEILING PLAN                       |             | ANGLE                                 |
| CONST         | CONSTRUCTION                            | IPS         | IRON PIPE SIZE                              | RD            | ROOF DRAIN                                   | _           | 7.1.10.22                             |
| CONT          | CONTINUOUS/ CONTINUE                    | LOT         | IOIOT                                       | REF           | REFRIGERATOR                                 | @           | AT                                    |
| COORD         | COORDINATE                              | JST         | JOIST                                       | REFL          | REFLECTED                                    |             | 051175511115                          |
| CORR<br>CRS   | CORRUGATED, CORRIDOR<br>COURSE(S)       | JT          | JOINT                                       | REINF<br>RET  | REINFORCED<br>RETAINING                      | မှ          | CENTERLINE                            |
| CT            | CERAMIC TILE                            | KIT         | KITCHEN                                     | RH            | ROUND HEAD                                   | φ           | DIAMETER                              |
|               | S COUNTERSUNK                           | KH          | KITCHEN                                     | RM            | ROOM   | Ψ           | DIAMETER                              |
| DA DA         | DOUBLE ACTING                           | L           | LENGTH, LONG                                | RO            | ROUGH OPENING                                | d           | PENNY                                 |
| DF            | DRINKING FOUNTAIN                       | LAM         | LAMINATE(D)                                 | ROW, R/       |  | -           |                                       |
| DIA           | DIAMETER                                | LL          | LIVE LOAD (                                 | RS            | ROUGH SAWN                                   | PL          | PLATE                                 |
| DIM           | DIMENSION                               | LLH         | LONG LEG HORIZONTAL                         | RVL           | REVEAL                                       |             |                                       |
| DL            | DEAD LOAD                               | LLV         | LONG LEG VERTICAL                           | RWL           | RAINWATER LEAD                               |             |                                       |
| DN            | DOWN                                    | LP          | LOW POINT                                   | 000 00        | 0 01151 5 4415 505                           |             |                                       |
| DR            | DOOR                                    | LVR         | LOUVER                                      | S&R, R&<br>SA | S SHELF AND ROD<br>SOUND ATTENUATION         |             |                                       |
| DS<br>DTL     | DOWN SPOUT                              |             |   | SA<br>SAFB    | SOUND ATTENUATION SOUND ATTENUATION FIRE BLA | ∧NI∠ET      |                                       |
| DIL           | DETAIL<br>DISH WASHER                   | MACH        | MACHINE, MACHINERY                          | SAFB          | SUPPLY AIR GRILL                             | TO VINE 1   |                                       |
| DWG           | DRAWING                                 | MAS<br>MATL | MASONRY<br>MATERIAL                         | SAR           | SUPPLY AIR REGISTER                          |             |                                       |
| EF            | EACH FACE                               | MAX         | MAXIMUM                                     | SCH           | SCHEDULE                                     |             |                                       |
| EIFS          | <b>EXTERIOR INSULATION &amp; FINISH</b> | MB          | MACHINE BOLT                                | SCWD          | SOLID CORE WOOD DOOR                         |             |                                       |
|               | SYSTEM                                  | MC          | MEDICINE CABINET                            | SDG           | SIDING                                       |             |                                       |
| EJ            | EXPANSION JOINT                         | MECH        | MECHANIC(AL)                                | SEC           | SECURE                                       |             |                                       |
| ELEC          | ELECTRIC(AL)                            | MFR         | MANUFACTURER ®                              | SECT          | SECTION                                      |             |                                       |
| ELEV          | ELEVATION, ELEVATOR                     | MH          | MANHOLE                                     | SHT           | SHEET  |             |                                       |
| EOC           | END OF CURB                             | MIN         | MINIMUM                                     | SIM           | SIMILAR                                      |             |                                       |
| EQ            | EQUAL                                   | MISC        | MISCELLANEOUS                               | SLNT<br>SPEC  | SEALANT<br>SPECIFICATION(S)                  |             |                                       |
| EQUIP         | EQUIPMENT                               | MO          | MASONRY OPENING                             |               | ` ,  |             |                                       |
| EWC           | EACH WAY                                | MT          | METAL THRESHOLD                             | SS<br>STD     | STAINLESS STEEL<br>STANDARD                  |             |                                       |
| EWC<br>EXH    | ELECTRIC WATER COOLER EXHAUST           | MTL<br>MULL | METAL<br>MULLION                            | STB           | STEEL TUBE                                   |             |                                       |
| EXIST         | EXISTING                                | WIULL       | WOLLION                                     | STL           | STEEL TOBE                                   |             |                                       |
| EXP           | EXPANSION, EXPOSED                      |             |   | STOR          | STORAGE                                      |             |                                       |
| EXT           | EXTERIOR                                |             |   | STRUCT        |  |             |                                       |
|               |   |             |   | CLICD         | SUSPEND/ED)                                  |             |                                       |

SUSP

SUSPEND(ED)

#### **ELECTRICAL NOTES:**

- 1. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS. VERIFY FIXTURE SELECTION AND LOCATION WITH OWNER
- 2. GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO WALK THROUGH THE JOB TO VERIFY THAT THE DESIGN INTENT IS MAINTAINED.
- 3. GAS OR ELECTRICAL SERVICE TO BE PROVIDED AS REQUIRED FOR ALL APPLIANCES AND EQUIPMENT, SUCH AS REFRIGERATOR, FREEZER, DISHWASHER, DISPOSAL, COOKTOP, OVENS, WASHER, DRYER, HVAC EQUIPMENT, ALARM PANEL, ETC. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- 4. ALL OUTLETS LOCATED WITHIN 6 FEET OF ANY WATER CONDITION TO BE G.F.C.I. TYPE
- 5. SWITCHES AND OUTLETS TO BE COORDINATED WITH THE OWNER, AND COLOR-MATCHED WITH INTERIOR
- 6. ALL EXTERIOR-MOUNTED & ACCESSED OUTLETS TO BE
- WEATHER-RESISTANT & GFCI TYPE. 7. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER, ALL LOCATIONS OF PHONE OUTLETS, COMPUTER OUTLETS, AND ELECTRONIC DEVICE OUTLETS. ALL COMPUTER OUTLETS TO BE ON A DEDICATED CIRCUIT.
- 8. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER, THE LOCATIONS OF CABLE TV OUTLETS. 9. DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS SELECTED. SLIDE-TYPE
- DIMMERS ARE PREFERRED. 10. VERIFY TRIM SIZE FOR ALL DOORS AND WINDOWS TO

TRIM, AND ALIGN WITH EACH OTHER IF THERE ARE

MULTIPLE SWITCHES.

- 11. PREWIRE SEPARATE SWITCHES FOR CEILING FAN AND CEILING FAN LIGHT. 12. GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT AND/OR LANDSCAPE ARCHITECT. ALL LANDSCAPE AND EXTERIOR LIGHTING CIRCUITS AND SWITCHES.
- 13. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER WHETHER EXTERIOR SECURITY LIGHTS ARE DESIRED. IF SO. GENERAL CONTRACTOR TO VERIFY THE TYPE OF FIXTURE, LOCATION, AND REQUIRED SWITCHING. 14. GENERAL CONTRACTOR TO COORDINATE ALL THE
- REQUIREMENTS OF AN ALARM SYSTEM, IF ONE IS DESIRED. 15. PROVIDE HARDWIRED MOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM IN CLOSE PROXIMITY, WITH BATTERY BACKUP. SMOKE ALARM TO BE PLACED NO LESS THAN 3'0 HORIZONTALLY FROM THE OUTSIDE OF A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER. VERIFY WITH LOCAL CODE REQUIREMENTS.
- 16. EXISTING PANEL BOX MAY REQUIRE RELOCATION: PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS, AND PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES. 17. DECORATIVE LIGHT FIXTURES TO BE SELECTED BY THE
- OWNER, AND COORDINATED WITH THE GENERAL CONTRACTOR. THE OWNER TO APPROVE ALL SUBSTITUTIONS. 18. GENERAL CONTRACTOR TO COORDINATE THE LAMP
- SELECTION (RECESSED CAN SIZE AND TRIM) WITH THE 19. NUMBER OF HVAC UNITS TO BE DETERMINED BY THE
- LOCAL MECHANICAL CONTRACTOR. 20. HVAC UNITS ARE NOT TO BE WIRED/LOCATED NEXT TO MASTER BEDROOM OR PATIO/DECK AREAS.
- 21. LOCAL VENTILATION: A. PROVIDE 50 CFM VENTILATION FAN (MINIMUM) FOR
- EACH BATHROOM & LAVATORY. B. PROVIDE 100 CFM VENTILATION FAN AT KITCHEN RANGE HOOD.
- 22. ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. (VERIFY WITH LOCAL UTILITY).

#### **E: ELEVATION NOTES**

- 1. EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- 2. GENERAL CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION AND ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL CONTINUOUS RIDGE VENTILATION, AND PRIME & PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
- 3. ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED CLOSE TOGETHER WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH APPEAR ABOVE THE ROOF TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. NO VENTS TO BE ALLOWED ON THE FRONT ROOF. ALL METAL AND PVC VENTS AND PENETRATIONS TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR. (VERIFY WITH OWNER)
- 4. GENERAL CONTRACTOR TO LOCATE UTILITY METERS AWAY FROM ANY PROMINENT VIEW. UTILITY METERS TO BE LOCATED AS CLOSE TO GRADE AS POSSIBLE TO MINIMIZE THE VISUAL IMPACT OF THE METERS.
- 5. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC GRADES, AND LOCATE DOWNSPOUTS TOWARDS FRONT AND REAR OF HOUSE, BASED ON TOPOGRAPHIC CONDITIONS, TO ALLOW POSITIVE DRAINAGE AWAY FROM THE HOUSE. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN OWNER APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE; OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL
- 6. PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, AND GUTTER GUARDS ON ALL GUTTERS.

#### M: MASONRY NOTES

- 1. STONE & MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.7.
- 2. PROVIDE UNIFORMLY SIZED UNITS COMPLYING WITH ASTM C216, GRADE SW, TYPE FBS, AND LIME/CEMENT MORTAR CONFORMING TO ASTM C720, TYPE S.
- 3. INSTALL GALVANIZED ANCHORS @16" O.C. EACH WAY, WITH CADMIUM-PLATED SCREWS. 4. MASONRY VENEER ANCHORS TO BE EMBEDDED INTO THE GROUT OF THE VENEER AT LEAST 1.5 INCHES AND AT LEAST %"
- OF GROUT COVERAGE BEYOND THE ANCHOR TO THE EXTERIOR AS PER I.R.C. SECTION R703.7.4. 5. EXTERIOR WALL COVERINGS & BACKING MATERIALS TO MEET
- WIND LOADS AS PER I.R.C. SECTION R703. 6. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY A MINIMUM/NOMINAL 1" AIR SPACE, BUT NO MORE THAN 4-1/2". 7. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF
- MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, & LINTELS, WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH I.R.C. SECTION R703.7.
- WEEPS SHALL BE PROVIDED IN THE OUTSIDE WYTHES OF MASONRY WALLS AT A MAXIMUM SPACING OF 32" O.C. WEEPS SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING, AS PER I.R.C. SECTION R703.8.6.

#### W: WOOD DECK NOTES

- 1. ALL CONSTRUCTION SHALL BE PER INTERNATIONAL RESIDENTIAL BUILDING CODE.
- 2. DECK LOADS ARE 60 Ib LIVE LOAD AND 10 Ib DEAD LOAD. ANY SPECIAL LOADS (i.e., HOT TUBS, ETC.) SHOULD BE CONSIDERED AS WELL.
- 3. THE GENERAL CONTRACTOR SHALL VERIEY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
- 4. CONTRACTOR SHALL USE SIMPSON "STRONG-TIE" (OR APPROVED EQUAL) WOOD FRAMING ANCHORS, HANGERS, HOLD-DOWNS, ETC., FOR ALL WOOD-TO-WOOD CONNECTIONS. ALL ANCHORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BEAMS AND PURLINS SHALL BE CONNECTED WITH METAL CONNECTORS. CONCRETE ANCHORS AND POST BASE CONNECTORS SHALL BE GALVANIZED WITH 1.85 oz/sf OF ZINC (G-185 COATING) OR STAINLESS STEEL. ALL HARDWARE AND FASTENERS (JOIST HANGERS, POST ANCHORS, MECHANICAL FASTENERS, NAILS, SCREWS, BOLTS, ETC.) SHALL BE GALVANIZED WITH 1.85 oz/sf OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL, LOOK FOR PRODUCTS SUCH AS "ZMAX" FROM SIMPSON-STRONG-TIE OR "TRIPLE ZINC" FROM USP.
- 5. UNLESS NOTED OTHERWISE IN THESE DETAILS, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED ACO OR CA-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCIATION STANDARDS. ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND CONTACT". PLEASE NOTE THAT NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
- 6. ALL DECKING MATERIAL SHALL BE 2x6 OR 5/4 (FIVE-QUARTER) BOARD. ATTACH DECKING TO EACH JOIST WITH A MINIMUM OF (2) RING SHANK 8D NAILS OR 2-1/2" WOOD SCREWS. DECKING MAY BE APPLIED DIAGONALLY AT A 45 DEGREE ANGLE PERPENDICULAR TO THE JOISTS. DECKING COMPOSED OF FOREIGN LUMBER, COMPOSITE, OR MANUFACTURED MATERIALS MAY BE SUBSTITUTED ONLY WHEN THE PRODUCT HAS AN APPROVED EVALUATION REPORT FROM AN ACCREDITED TESTING LABORATORY, CHECK WITH YOUR LOCAL BUILDING DEPARTMENT FOR APPROVED MATERIALS OR REFER TO THE LIST OF APPROVED DECKING PRODUCTS.
- 7. FOR STAIRS & GUARDRAILS, SEE: 'STAIRS & RAILINGS', WITHIN 'FRAMING NOTES'.

#### **ENERGY CODE**

ATTIC ACCESS HATCHES & DOORS MUST BE WEATHER STRIPPED & INSULATED TO THE SAME LEVEL AS THE SURROUNDING SURFACES. SEE AIR SEALING NOTES ON SHEET A304

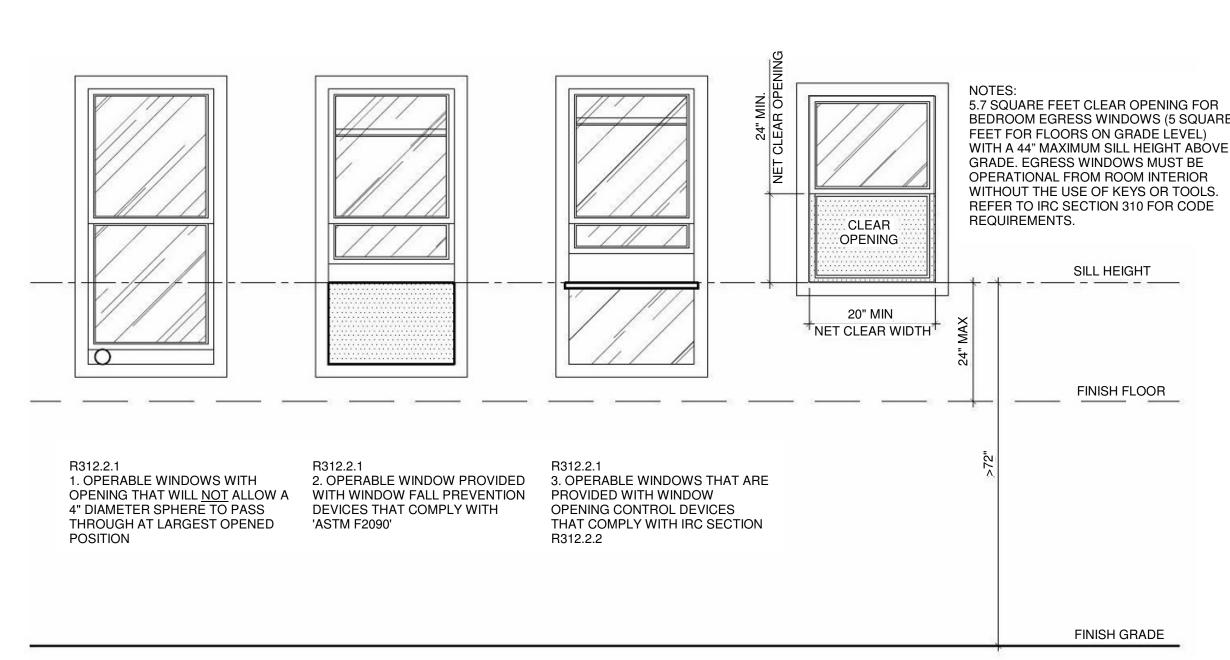
FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.

PROGRAMMABLE THERMOSTATS WITH DAILY SETBACK CAPABILITY REQUIRED WHERE PRIMARY HEATING SYSTEM IS FORCED AIR WITH AN INITIAL SETTING NOT HIGHER THAN 70° FAHRENHEIT FOR HEATING, AND NOT LOWER THAN 78° FAHRENHEIT FOR COOLING.

SUPPLY DUCTS IN ATTICS RETAIN R-8 INSULATION REQUIREMENT. REQUIREMENTS FOR ALL OTHER DUCTS IN UNCONDITIONED SPACE REDUCED TO R-6.

#### THE ENTIRE DUCT SYSTEM MUST BE SEALED.

| EC<br>PRESCRIPTIVE<br>REQUIREMENTS | ZONE 4    |
|------------------------------------|-----------|
| WINDOWS (U-FACTOR)                 | 0.32      |
| SKYLIGHTS (U-FACTOR)               | 0.55      |
| GLAZED FENESTRATION SHGC           | 0.40      |
| CEILING – OPEN ATTIC (R-VALUE)     | 49 / 38   |
| CEILING - CATHEDRAL (R-VALUE)      | 38        |
| WOOD FRAME WALL (R-VALUE)          | 20 / 13+5 |
| MASS WALL (R-VALUE)                | 8 / 13    |
| FLOOR (R-VALUE)                    | 19        |
| BASEMENT WALL (R-VALUE)            | 10 / 13   |
| SLAB (R-VALUE)                     | 10, 2 FT. |
| CRAWL SPACE WALL (R-VALUE)         | 10 / 13   |
|                                    |           |



**EGRESS WINDOW DETAILS** 

7/31/2025

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CONSTRUCTION

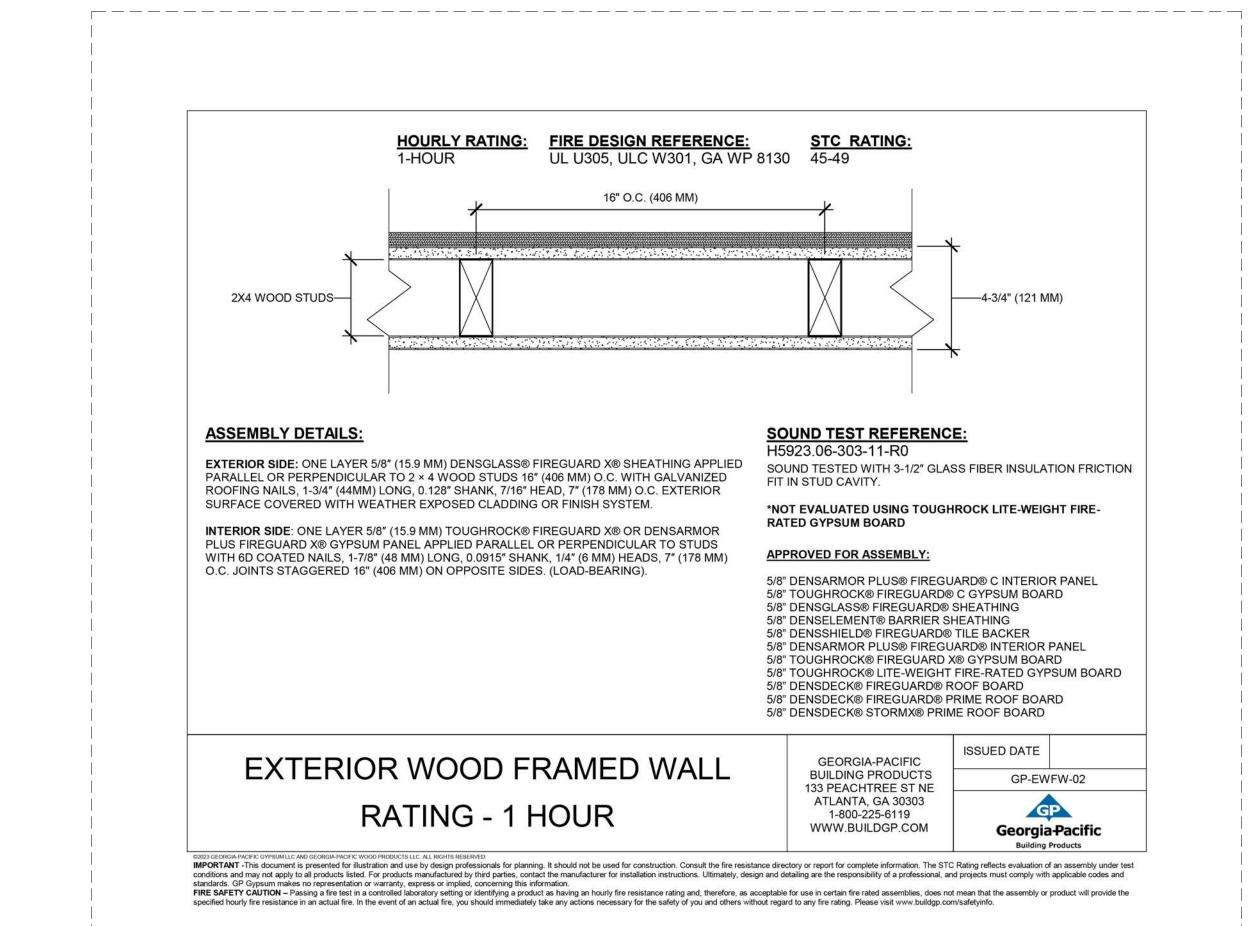
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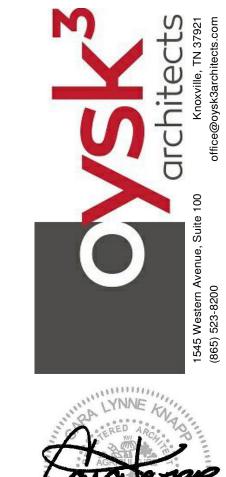
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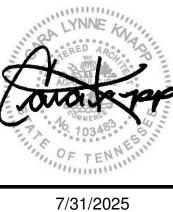
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DESIGN NO. UL U305 FIRE RATING: STC RATING: SOUND TEST: USG-151234 SYSTEM THICKNESS: 4-3/4" [121 MM] LOCATION: INTERIOR FRAMING TYPE: WOOD STUD (LOAD-BEARING) **ASSEMBLY REQUIREMENTS:** GYPSUM PANELS: ONE LAYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™) WOOD STUDS: 2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C. ONE LÂYER 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™) GYPSUM PANELS: GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING. ISSUE RECORD: SHEET INFORMATION: **UL U305** W-P-1-03 Revision Date 550 West Adams Street Chicago, IL 60661 USA www.USG.com T. 800-USG4YOU 10/05/2021 11:54:24 PM







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**UL ASSEMBLIES** 

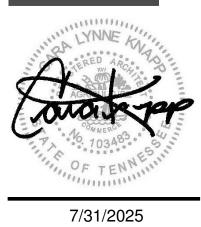
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SURFACE DRAINAGE SHALL BE DIVERTED TO A
STORM SEWER CONVEYANCE OR OTHER
APPROVED POINT OF COLLECTION THAT DOES
NOT CREATE A HAZARD. LOTS SHALL BE
GRADED TO DRAIN SURFACE WATER AWAY
FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. 4'-0" SIDE SETBACK EXISTING FENCE TO REMAIN IN PLACE
DURING CONSTRUCTION, OR ANOTHER
PROTECTIVE BARRIER (FENCING) TO BE
INSTALLED PRIOR TO CONSTRUCTION AND
WILL REMAIN IN PLACE DURING
CONSTRUCTION. ANY CITY OWNED TREES
DAMAGED DURING CONSTRUCTION WILL
NEED TO BE REPLACED. - APPROXIMATE LOCATION OF SEWER LINE PVC SCHEDULE 40
CONDUIT UNDER SLAB
CONNECTING FROM MAST
PRIMARY DISCONNECT
UNDERGROUND TO
INTERIOR PANEL
LOCATIONS. - SINGLE MAST ENTRY WITH 2 PRIMARY DISCONNECTS APPROXIMATE LOCATION OF WATER LINE — 2 METER WELL, UTILITY COMPANY TO DETERMINE FINAL LOCATION

1 ARCHITECTURAL SITE PLAN A100 1/8" = 1'-0"



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SITE PLAN

A100

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7'-4 1/2"

\ A301 /

3'-4"

3'-7 1/2"

T&G WOOD FLOOR —

6x6 P.T. WD POST,

PAINTED, ON GALVANIZED

1 FIRST FLOOR PLAN

A101 1/4" = 1'-0"

SIMPSON STRONG TIE

COLUMN BASE W/ WRAP —

STEPS TO GRADE, FIELD VERIFY # OF TREAD, TYP. -

COLUMN BASE W/ WRAP -

1 HR. SEPARATION WALL - GP-EWFW-02

6x6 P.T. WD POST, PAINTED, ON GALVANIZED SIMPSON STRONG TIE 7'-4 1/2"

— WOOD BEADBOARD CEILING ABOVE —

SH 36"x72" SH 36"x72" SH 36"x72"

KITCHEN/DINING

4'-0"

LIVING ROOM

1 HR. SEPARATION WALL - UL U305

160 SF

KITCHEN/DINING

SH 36"x72" SH 36"x72" SH 36"x72"

3'-4"

7'-4 1/2"

1'-1 1/2"

3'-4"

WOOD BEADBOARD CEILING ABOVE

3'-5"

7'-4 1/2"

RANGĘ EXHAUST

TO BE/RAN IN CHIMNEY —

4-0" 3'-6"

– ELECTRICAL PANEL $^{
angle}$ 

MECH. 12 SF

- ELECTRICAL PANEL

3'-6"

\ A301

— STEPS TO GRADE, FIELD

VERIFY # OF TREAD, TYP.

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FIRST & SECOND FLOOR PLAN, & **ROOF PLAN** 

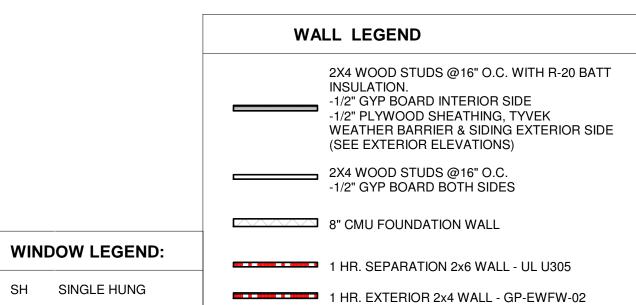
A101

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PROVIDE DOUBLE UNDERLAYMENT -4:12 4:12

#### **FOUNDATION NOTES**

- 1. ASSUME SOIL BEARING PRESSURE OF 2500 PSI. TOPOGRAPHY AND GRADE TO BE DETERMINED BY CIVIL
- 2. IF CRAWL SPACE WALL IS OVER 10'-0" HIGH, 8"X12" CMU TO BE UTILIZED.
- 3. APPROXIMATE SITE LOCATION AND TOPOGRAPHY SHOWN. GENERAL CONTRACTOR TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATION AND RETAINING REQUIREMENTS ON THE PROPOSED SITE BASED ON LOCATION WITHIN SETBACK REQUIREMENTS AND ANY CITY, CODE, OR SEPTIC REQUIREMENTS PRIOR TO SUBMISSION.
- 4. FOUNDATION IS LAID OUT FOR A SITE WITH NO MORE THAN 10% SLOPE. IF THE SLOPE IS GREATER THAN 10%, CONFER WITH A STRUCTURAL ENGINEER.
- 5. PROVIDE 10 MIL POLY VAPOR BARRIER
- 6. PROVIDE FOUNDATION VENTS PER IRC R408.1 (THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.)
- 7. STEP FOUNDATION AS REQUIRED FOR SITE
- 8. FIELD LOCATE A MIN OF 18" X 24" ACCESS DOOR.



# FLOOR PLAN NOTES:

# **TYPICAL BLOCKING NOTE:**

SH SINGLE HUNG

PROVIDE WOOD BLOCKING IN THE WALLS AS REQUIRED TO SUPPORT & CABINETS, BRACKETS, HAND RAILS, GRAB BARS, ETC. THE BLOCKING & ITS ATTACHMENTS SHALL CARRY THE MINIMUM WEIGHT, VERIFY WITH MANUFACTURER.

### TYPICAL WINDOW NOTE:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR THE TOP EDGE OF THE GLAZING IS
- FLOOR ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING

MORE THAN 36 INCHES ABOVE THE

SEE R308.4.3 GLAZING IN WINDOWS FOR EXCEPTIONS (E.G. DECORATIVE GLAZING)

# PLAN NOTE:

#### CABINETRY AND FURNITURE IS SHOWN FOR PLANNING PURPOSES ONLY. ATTACH ALL WALL HUNG ITEMS SUCH AS CONTRACTOR TO COORDINATE WITH OWNER.

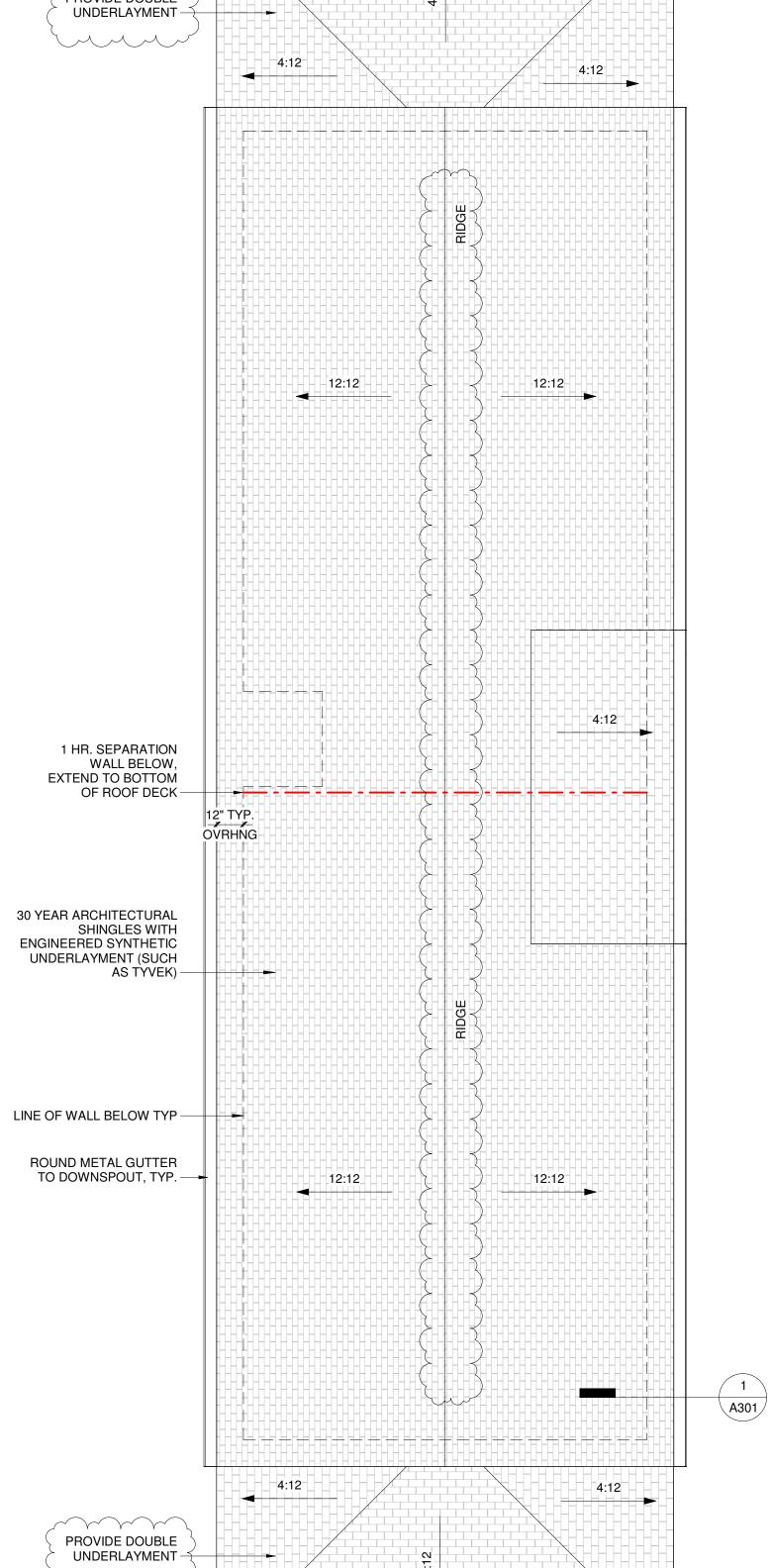
ALL EXTERIOR DOORS TO BE INSULATED, AND HAVE WEATHER STRIPPING (AND APPROPRIATE THRESHOLD)

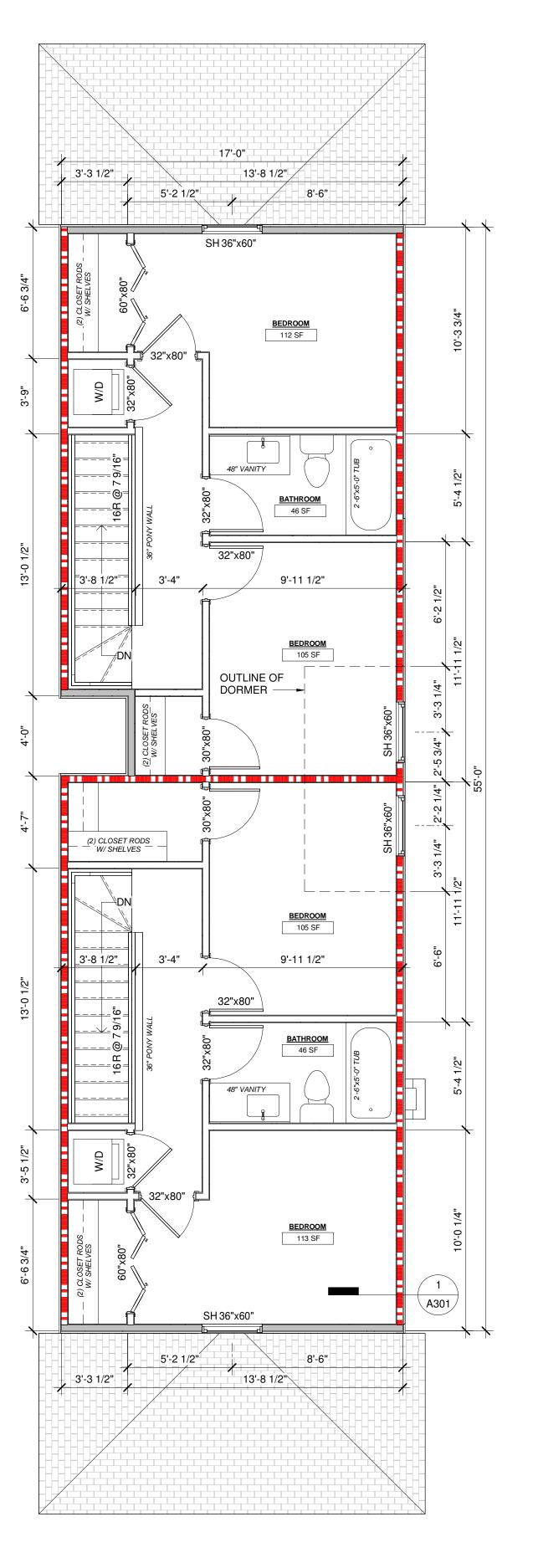
### **TYPICAL DECKS, PATIOS & PORCHES:**

DECKS, PATIOS & PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. PROVIDE FLASHING AT ALL FLOOR TRANSITIONS AT DECK, PATIOS, & PORCHES

IF THE FINISHED FLOOR HEIGHT OF THE DECK IS 30" ABOVE GRADE, STAIRS AND RAILINGS TO GRADE MUST BE ADDED. RAILINGS TO BE 36" TALL WITH A MINIMUM OF 4" TOP AND BOTTOM RAILS WITH 2" PICKETS SPACED AT NO MORE THAN 3 7/8".

IMPERVIOUS SURFACES TO BE SLOPED AWAY FROM STRUCTURE @ 1/8" PER FOOT



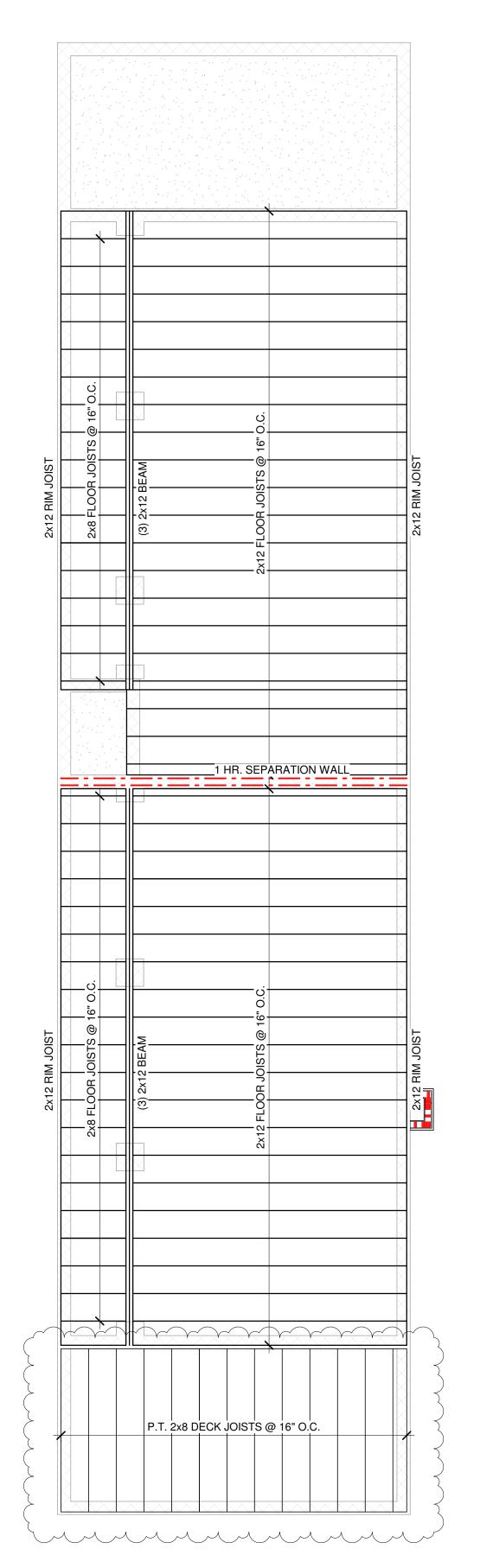


2 SECOND FLOOR PLAN A101 1/4" = 1'-0"

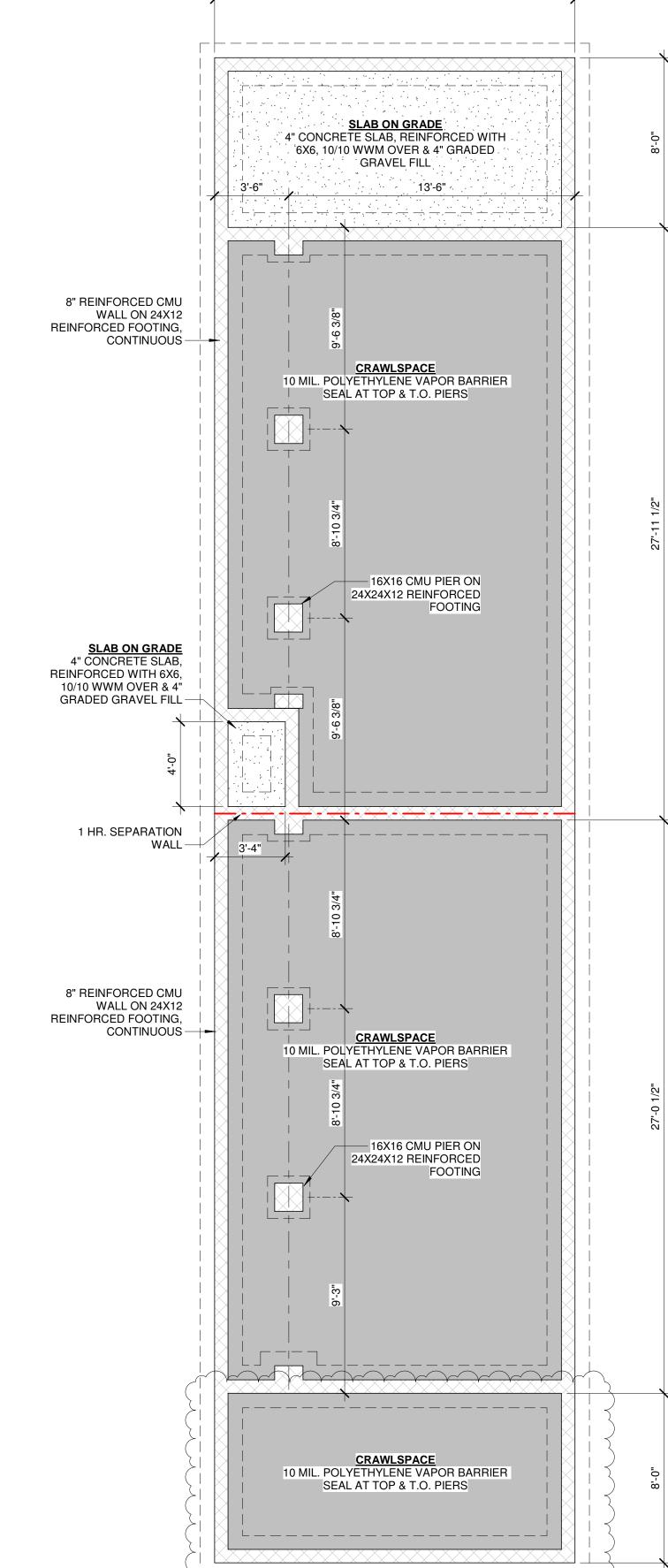
3 ROOF PLAN A101 1/4" = 1'-0"

2x8 RAFTERS @ 24" O.C. P.T. 2x SUB-FASCIA (2) 2x12 BEAM BELOW ⊟2x12 LEĎGER Ŵ/ STAĞGERED [ 2x OUTRIGGERS & LAG BOLTS @ 16" O.C. P.T. 2x SUB-FASCIA AT GABLE ENDS — 2x COLLAR TIES @ EVERY RAFTER 2x COLLAR TIES @ DBL RAFTER -DOUBLE RAFTER (a) II (b) 1 HR. SEPARATION WALL \_1 HR. SEPARATION WALL\_ DOUBLE RAFTER — 2x CΦLLAR TIES @ EVERY RAFTER 2x OUTRIGGERS & P.T. 2x SUB-FASCIA AT GABLE ENDS 2x12 LEDGER W/ \_\_\_\_\_\_ STAGGERED LAG BOLTS \_\_\_\_\_ @ 16" O.C. (2) 2x12 BEAM BELOW P.T. 2x SUB-FASCIA 2x8 RAFTERS @ 24" O.C. 4 SCHEMATIC SECOND FLOOR FRAMING PLAN
A102 1/4" = 1'-0"

2 SCHEMATIC ROOF FRAMING PLAN 1/4" = 1'-0"



1 SCHEMATIC MAIN FLOOR FRAMING PLAN
1/4" = 1'-0"



17'-0"

5 FOUNDATION PLAN 1/4" = 1'-0"

A102

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SCHEMATIC FRAMING PLANS

FOUNDATION PLAN &

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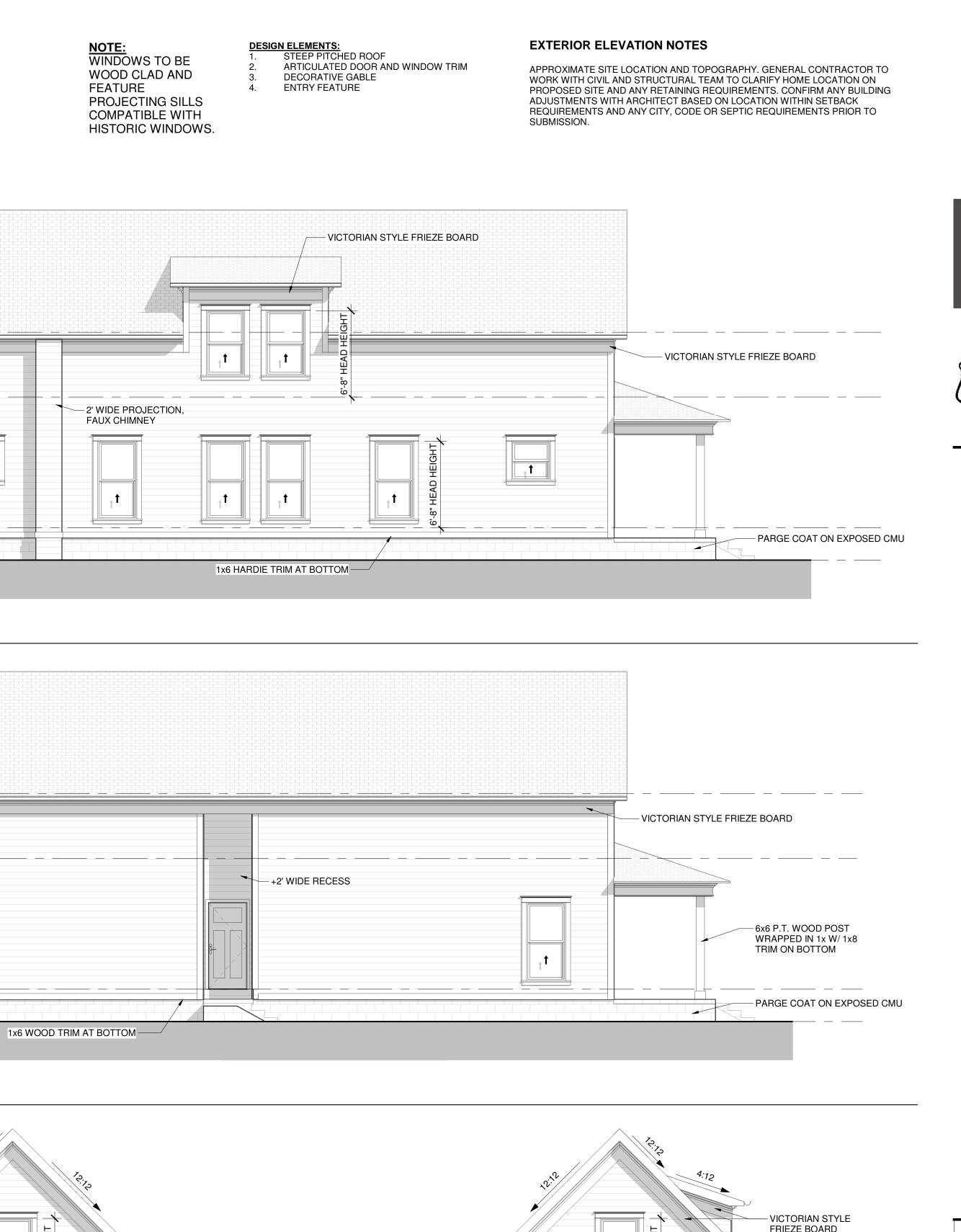
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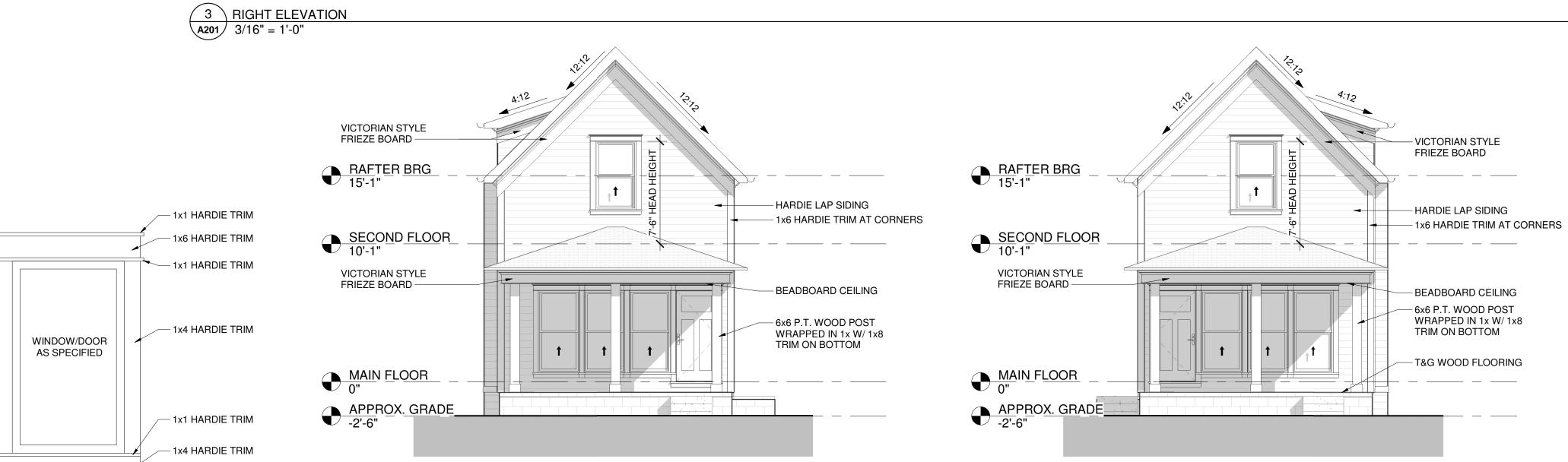
EXTERIOR ELEVATIONS

A201

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1 FRONT ELEVATION A201 3/16" = 1'-0"



6 ARTICULATED WINDOW & DOOR TRIM DETAIL
A201 3/4" = 1'-0"

2 REAR ELEVATION A201 3/16" = 1'-0"

30 YEAR ARCHITECTURAL SHINGLES, COLOR & STYLE

TBS BY OWNER -

HARDIE LAP SIDING -

1x6 HARDIE TRIM AT CORNERS -

SECOND FLOOR 10'-1"

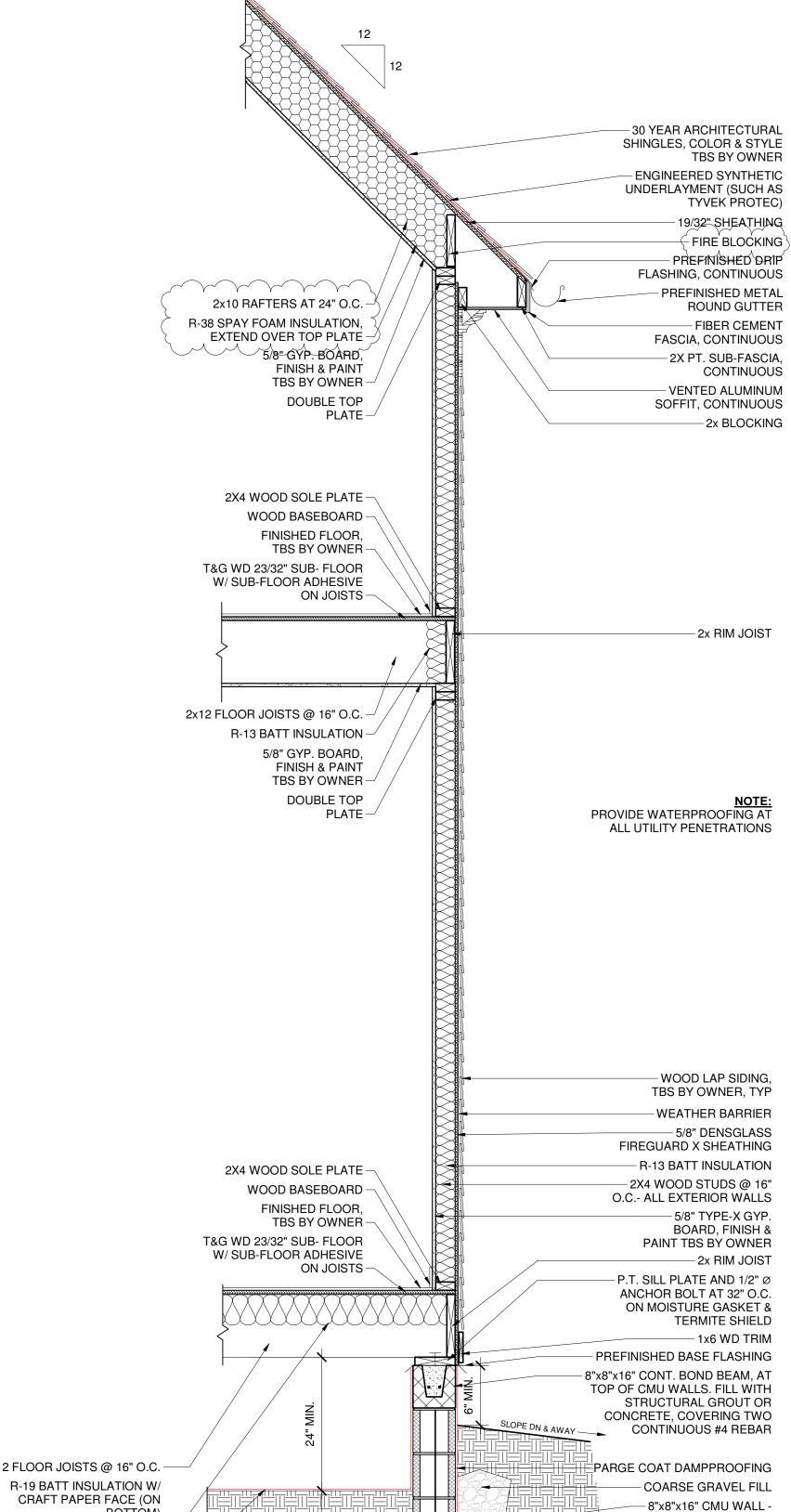
APPROX. GRADE -2'-6"

4 LEFT ELEVATION A201 3/16" = 1'-0"

SECOND FLOOR 10'-1"

MAIN FLOOR
0"

APPROX. GRADE
-2'-6"

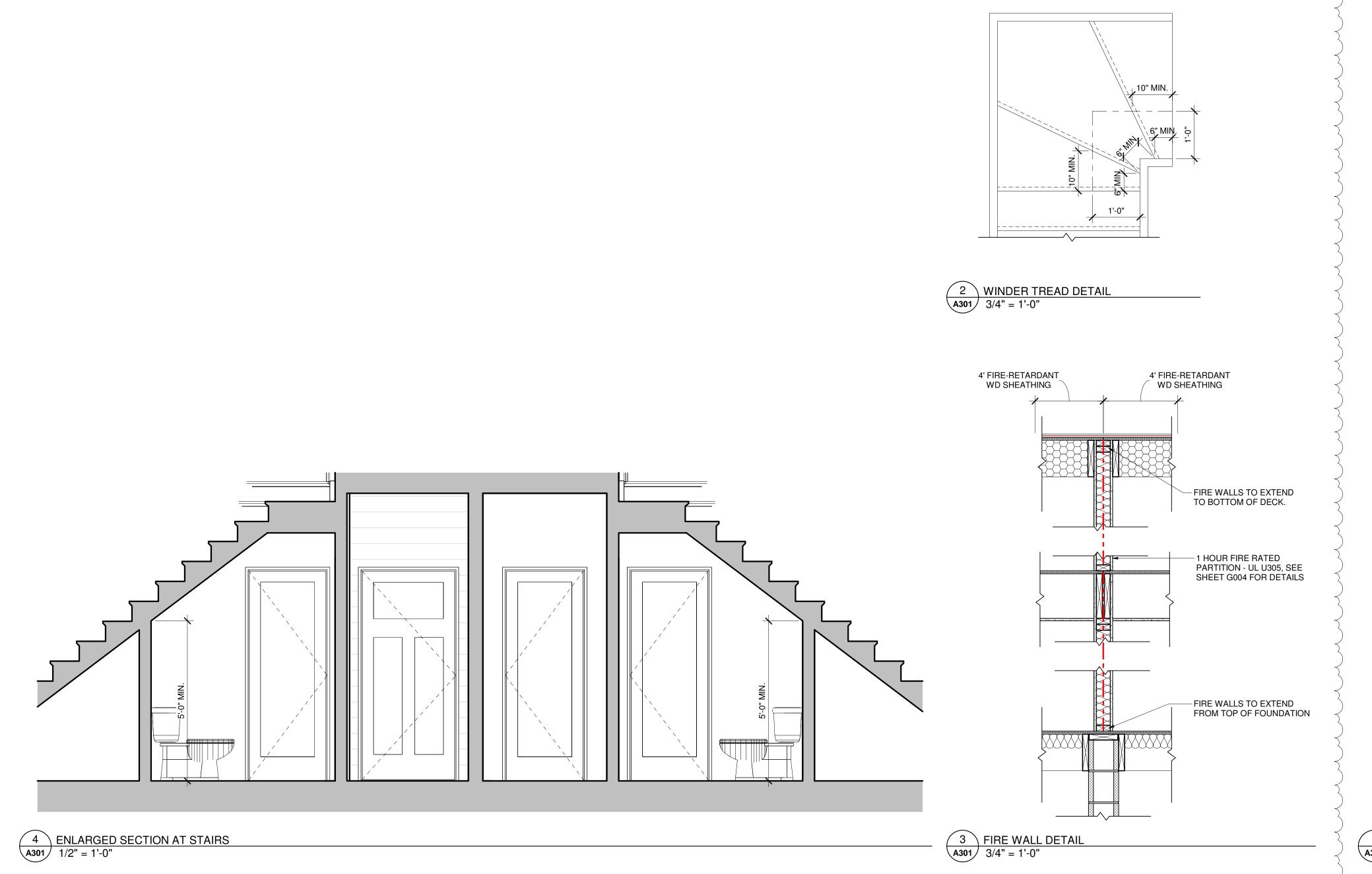




DRAWN BY: MB DETAILS

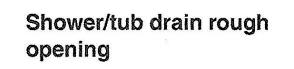
A301

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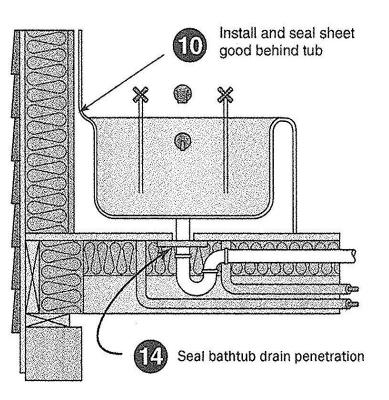
# Air sealing key points continued

# Attic knee-walls Window rough opening Weather-strip door opening and Use backer rod or spray foam (appropriate for

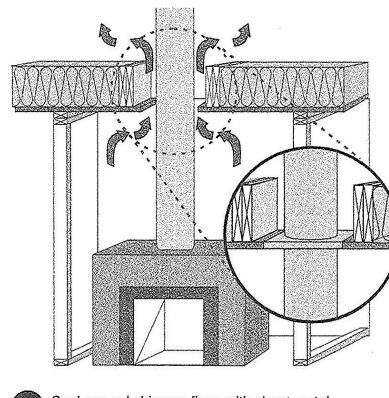


rough opening

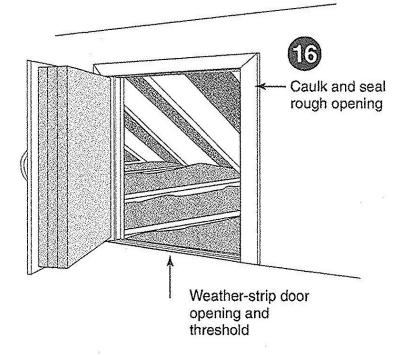
windows) to fill gaps between window/door and

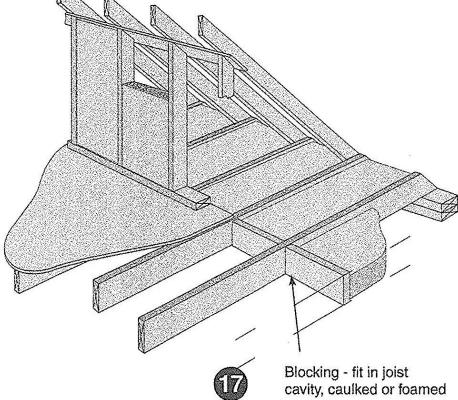


Combustion chase penetrations

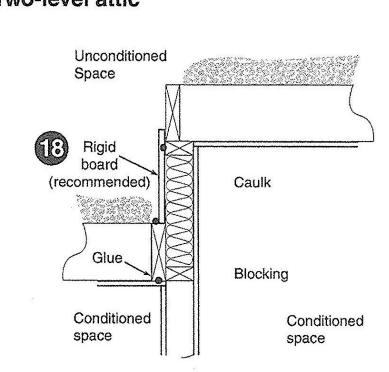


Seal around chimney flues with sheet metal and high temperature caulk

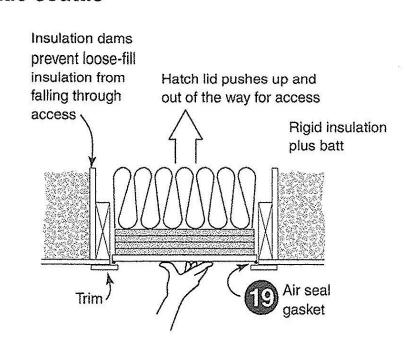




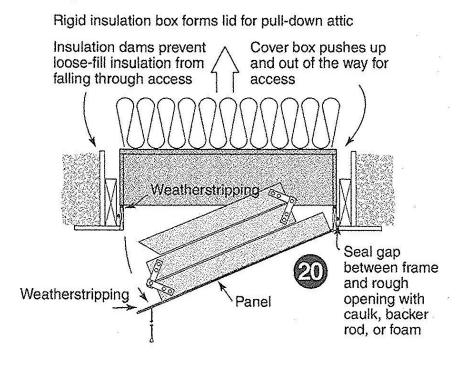
Two-level attic



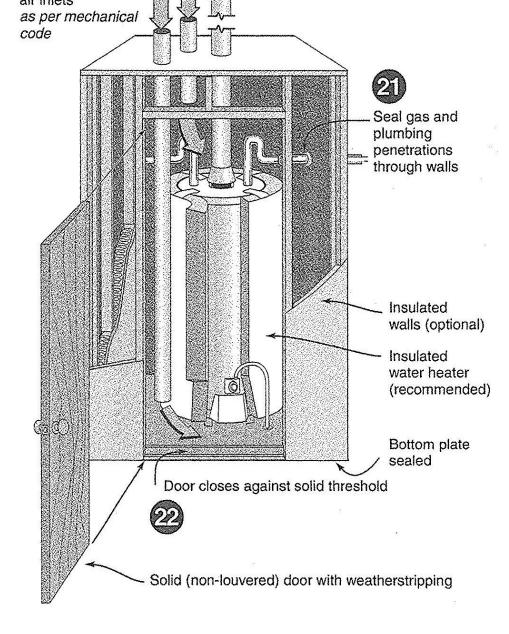
# Attic scuttle



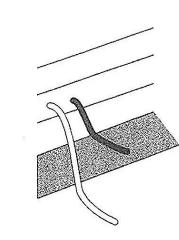
# Attic pull-down stairs



**Combustion closet** 



# **Exterior penetrations**





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AIR SEALING DETAILS

A304

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