

Meeting: 12/15/2021
Applicant: Meghann Gregory
Owner: George Daws

Property Information

Location: 2621 Barton St. **Parcel ID** 81 D D 033
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Edgewood Park Infill Housing Overlay District

Description of Work

Level II Additions Visible from the Primary Street

New side and rear addition to existing house. Irregularly-shaped, 1.5-story addition measures 1582 sq. ft. and features a cross gable-roof with gables extending to the side (south) and rear (west). Addition features an 8/12 pitch roof clad in asphalt shingles, vinyl lap siding to match existing, and one-over-one windows.

From the façade (east), the addition will present as a side-gable roof massing extending from the rear of the house, with three evenly-spaced one-over-one windows. On the left side, the 1.5-story addition features two upper-level windows in the gable field and two garage doors, located to the right of the building. The rear elevation features a lower, 1.5-story cross-gable projecting to the rear, featuring two secondary entries and a set of three adjoining one-over-one windows.

The project also includes the installation of a new concrete driveway extending off Barton Street, to the left of the new house and the removal of the existing gravel driveway.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

9. Additions

- In making an addition, exterior covering and roof materials, doors, and windows should be selected that are like those original to the house.
- If replacement is necessary, new windows and doors should be in keeping with the style and openings of the original design.
- Additions should be made to the rear or side of the house. Taller additions should be made to the rear of the house to keep the original scale of the front façade consistent with original houses on the block.
- The roofline and roofing materials should complement the original house.
- The open appearance of front porches should be maintained.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.

- Brick, wood shingle, and other less common material may be appropriate in some older neighborhoods, particularly those with a mix of architectural styles.
 - Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.
-

Comments

1. The proposed addition is located on the rear and rear left side of the house; the placement meets design guidelines. While the proposed addition is large in massing, it's recessed from the primary façade and only a three-bay, side-gable roof massing will present from the primary street, reducing the overall visibility of the addition.
 2. The existing house is two stories, featuring a hipped roof with a full-length, front-gable roof porch, an exterior of vinyl siding, and an asphalt shingle roof. The proposed addition is 1.5-stories tall and will be differentiated from the primary house by height and placement.
 3. The addition incorporates materials to match the existing house; while Infill Housing reviews regularly discourage the use of Dutch lap vinyl siding, the proposed siding matches the primary house. The roof materials, 8/12 roof pitch, and one-over-one windows are compatible with the primary house. Window placement on the façade and left side elevation meet the design guidelines.
 4. Removing the gravel driveway and replacing with a new concrete driveway meets the design guidelines for streets without alleys; parking will be recessed behind the house's façade and limited to one lane
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Recommendation

Staff recommends approval of Certificate 12-C-21-IH as submitted.



12-C-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

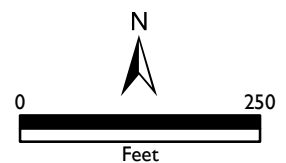
Applicant: Meghann Gregory

**INFILL
HOUSING
REVIEW
BOARD**



2621 Barton St.
Edgewood Park Infill Housing Overlay District

Original Print Date: 12/2/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

George Daws

Applicant

11/24/2021

12/15/2021

12-C-21-IH

Date Filed

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

Name: MEGHANN GREGORY Company: OYSK3 architects
 Address: 1545 WESTERN AVE #100 City: KNOXVILLE State: TN Zip: 37921
 Phone: (865) 523-8200 Email: meghann@oysk3architects.com

CURRENT PROPERTY INFO

George Daws 2621 Barton Street 865-776-0778
 Owner Name (if different from applicant) Owner Address Owner Phone
 2621 Barton Street 81 D D 033
 Property Address Parcel ID
 Edgewood Park RN-2 (Single-Family Residential Neighborhood)
 Neighborhood Zoning

AUTHORIZATION

Staff Signature: [Signature] Please Print: MEGHANN GREGORY Date: 11-23-2021
 Applicant Signature: [Signature] Please Print: George Daws Date: 11/23/2021

REQUEST

DOWNTOWN DESIGN

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: _____

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: Master bedroom and garage addition to existing residence.

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:	TOTAL:
FEE 2:	
FEE 3:	

New Home Addition for George and Suzanne Daws

2621 Barton Street, Knoxville, TN 37917



OWNER

George and Suzanne Daws
2621 Barton Street
Knoxville, Tennessee 37917
Sad311@gmail.com
(865) 712-0621 c

ARCHITECT

oysk³ architects
1545 Western Avenue, Suite 100
Knoxville, TN 37921
CONTACT: Cara Knapp
CELL PHONE: 865-523-8266
EMAIL: Cara@oysk3architects.com

DETAIL CALLOUT

— Drawing Number
— Sheet Number

ELEVATION KEY

— Direction of View

SECTION KEY

— Extent/ Direction of Section

INTERIOR ELEVATION KEY

— Direction of View
— Sheet Number
— Elevation Number

NORTH INDICATOR



ELEVATION MARKER

— XX.XX' A.F.F.

SPOT ELEVATION

—

F.F.E. = FINISH FLOOR ELEVATION

— Identifier
— Keynote Number

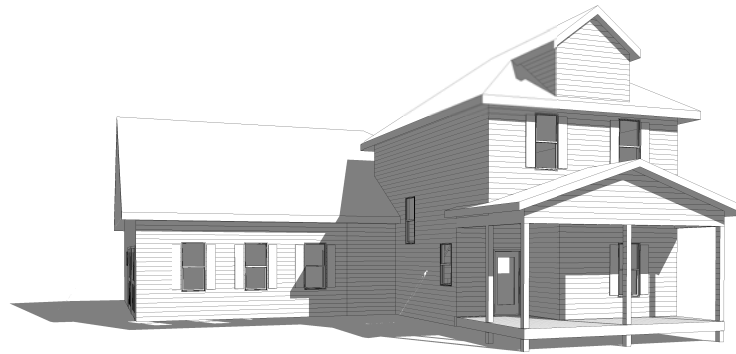
— Identifier
— Window Type

ROOM NAME — Room Name
— Identifier
— Room Number

— Identifier
— Door Number

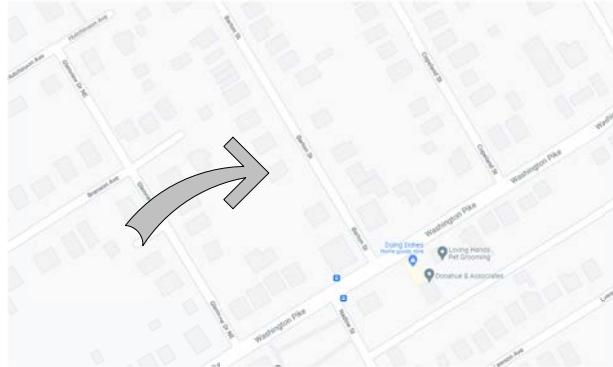
— Identifier
— Partition Type

— Identifier
— Revision Number



SHEET NUMBER	SHEET NAME	Sheet Issue Date	Current Revision Description	Current Revision Date
01 - GENERAL				
G000	COVER	11/23/2021		
G001	GENERAL	11/23/2021		
G002	GENERAL	11/23/2021		
05 - ARCHITECTURAL				
A101	ARCHITECTURAL SITE PLAN	11/23/2021		
A102	FIRST FLOOR PLAN	11/23/2021		
A103	SECOND FLOOR PLAN	11/23/2021		
A104	ROOF PLAN	11/23/2021		
A301	EXTERIOR ELEVATIONS	11/23/2021		

FACILITY AND CODE COMPLIANCE INFO		BUILDING STANDARDS
PARCEL DESCRIPTION		SCOPE OF WORK:
SUBDIVISION	EDGEWOOD HEIGHTS	1500 SF CUSTOM HOME ADDITION TO AN EXISTING 1000 SF HOME IN EDGEWOOD PARK.
PROPERTY ZONE	RN-2 - 081D0033	ADOPTED CODES:
PROPERTY SIZE	99.81 x 165.24 +/- RR	ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.
BUILDING SQUARE FOOTAGE	MAIN FLOOR: 2562 BASEMENT:## BONUS:## GARAGE:##	COVENANTS:
CONSTRUCTION CLASSIFICATION	V-B, UNPROTECTED, UNSPRINKLERED	2015 INTL. RESIDENTIAL CODE 2015 INTL. MECHANICAL CODE 2015 INTL. PLUMBING CODE 2015 INTL. FIRE CODE 2015 INTL. ENERGY CONSERVATION CODE 2015 INTL. FUEL GAS CODE 2010 ADA STANDARD FOR ACCESSIBLE DESIGN
OCCUPANCY CLASSIFICATION	RESIDENTIAL	ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS.
RATED WALLS	NONE	FIRE RESISTANCE:
DETECTION AND ALARM SYSTEMS	LINE VOLTAGE, INTERCONNECTED, SMOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM WITH BATTERY BACKUP. SMOKE ALARM TO BE PLACED NO LESS THAN 30 HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER.	EXTERIOR WALLS: 0 HR. INTERIOR WALLS: 0 HR. ROOF CONSTRUCTION: 0 HR. FLOOR CONSTRUCTION: 0 HR.
EMERGENCY ILLUMINATION	NOT REQUIRED	DESIGN LOADS:
MAX TRAVEL DISTANCE TO EXITS	< 75'	FLOOR: 1st: 40 PSF LIVE + 10 PSF DEAD FLOOR: 2nd: 40 PSF LIVE + 10 PSF DEAD ROOF: 30 PSF LIVE + 17 PSF DEAD SLEEPING AREAS: 30 PSF LIVE + 10 PSF DEAD INTERIOR STAIRS: 40 PSF LIVE + 10 PSF DEAD EXTERIOR DECKS: 60 PSF LIVE + 10 PSF DEAD
FIRE EXTINGUISHERS	PROVIDED BY OWNER	*REFER TO SNOW LOAD & WIND LOAD PER SECTION R301 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC). SEISMIC LOADING TO BE BASED ON REQUIREMENTS OF SECTION R301 OF THE IRC.



New Home Addition for
George and Suzanne Daws
2621 Barton Street, Knoxville, TN 37917



Drawn: MSG
COVER

G000

DATE : 11/23/2021
PROJECT : 21248

G. GENERAL NOTES

- 1. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS... 2. THE ARCHITECT'S INTENT IS TO ENTIRELY SURVEY THE PROJECT... 3. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES...

S. SITE NOTES

- 1. GENERAL CONTRACTOR TO VERIFY THE EXISTING TOPOGRAPHIC LEVELS... 2. THE CONTRACTOR SHALL VERIFY THE PROPOSED HOUSE LOCATION... 3. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC LEVELS...

C. CONSTRUCTION NOTES

- 1. THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE... 2. THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SERVICES... 3. THE CONTRACTOR SHALL VERIFY CODE ENFORCEMENT THAT ALL WORK...

P. PLUMBING NOTES

- 1. PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REGULATIONS... 2. THE CONTRACTOR SHALL VERIFY CODE ENFORCEMENT THAT ALL WORK...

FN. FOUNDATION NOTES

- 1. GENERAL CONTRACTOR TO INSPECT THE JOB SITE AND THE ENTIRETY OF THE STARTING CONSTRUCTION... 2. GENERAL CONTRACTOR TO REVIEW PLANS... 3. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL...

H. H.V. AC NOTES

- 1. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REGULATIONS... 2. THE CONTRACTOR SHALL VERIFY CODE ENFORCEMENT THAT ALL WORK...

FP. FLOOR PLAN NOTES

- 1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS AND DIMENSION LINES IN ASSOCIATED DETAILS AND OTHER DRAWINGS... 2. ALL DIMENSIONS ARE CALCULATED FROM THE CENTERLINE OF THE WALL...

FN. FRAMING NOTES

- 1. LUMBER: ALL STUD WALLS ARE DIMENSIONED AT 1 1/2" AND 9 1/2" UNLESS NOTED OTHERWISE... 2. ALL STUD WALLS SHALL BE DIMENSIONED AT 1 1/2" UNLESS NOTED OTHERWISE...

R. ROOFING, SEALING & FLASHING

- 1. UNDERLAYMENT SHALL BE A WATER-RESISTANT, VAPOR-PERMEABLE, WOVEN POLYMER MEMBRANE... 2. THE CONTRACTOR SHALL VERIFY CODE ENFORCEMENT THAT ALL WORK...

IN. INSULATION NOTES

- 1. PROVIDE R-4 RIGID INSULATION AT SLAB EDGE... 2. PROVIDE R-19 BATT INSULATION IN 2x6 WALLS... 3. INSTALL SLAB AND CEILING INSULATION IN CONTINUOUS BLANKET WITHOUT HOLES FOR ELECTRICAL BOXES...



2621 Barton Street, Knoxville, TN 37917

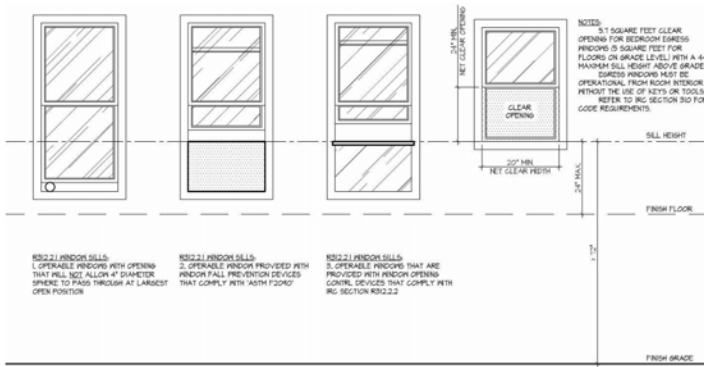
New Home Addition for George and Suzanne Dawds

Drawn: MSG GENERAL

G001

DATE: 11/23/2021 PROJECT: 121248

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E. ELEVATION NOTES

- EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
- GENERAL CONTRACTOR TO PROVIDE ADEQUATE ATTIC VENTILATION AND ROOF VENTS PER LOCAL CODES. PROVIDE INSTALL CONTINUOUS RIDGE VENTILATION, AND PRIME & PAINT TO CLOSELY MATCH ROOF COLOR IF APPLICABLE. PROVIDE APPROPRIATE SOFFIT VENTILATION AT OVERHANGS.
- ALL PLUMBING AND MECHANICAL VENTS TO BE LOCATED EXTERIOR WITHIN THE ATTIC SPACE WHEN POSSIBLE TO MINIMIZE THE NUMBER OF 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 PENETRATIONS TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR. (VERIFY WITH OWNER)
- 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.
- GUTTERS AND DOWNSPOUTS ARE NOT INCLUDED ON THE ELEVATION DRAWINGS. 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 MATCH TRIM THROUGHOUT THE HOUSE, OR, IF APPROPRIATE, DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.
- PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS, AND GUTTER GUARDS ON ALL GUTTERS.

M. MASONRY NOTES

- STONE A MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.7.
- BRICKS**
PROVIDE UNIFORMLY SIZED UNITS CONFORMING TO TYPE FBS, AND LIME-CEMENT MORTAR CONFORMING TO TYPE S. INSTALL GALVANIZED ANCHORS @ 16" O.C. EACH WAY, WITH CADMIUM-PLATED STEEL FASTENERS, OR WITH ADJACENT MASONRY VENEER ANCHORS TO BE EMBEDDED INTO THE FRAMING JOIST OF THE VENEER AT LEAST 1 1/2 INCHES AND AT 24" ON CENTER. PROVIDE ANCHORS PER THE ANCHOR TO THE EXTERIOR AS PER I.R.C. SECTION R703.4.
- EXTERIOR WALL COVERINGS & BACKING MATERIALS TO MEET WIND LOADS AS PER I.R.C. SECTION R703.
- THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF A NOMINAL (1) INCH, BUT NO MORE THAN 1/2".
- 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, & ETC. WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH I.R.C. SECTION R703.7.
- WEEPHOLES SHALL BE PROVIDED IN THE EXTERIOR WALLS. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING, AS PER I.R.C. SECTION R703.7.4.

EXTERIOR PLASTER

- EXTERIOR PLASTER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.6.
- PLASTER SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL WOVEN FABRIC OR CORROSION-RESISTANT MATERIAL. EXPANDED METAL WOVEN FABRIC SHALL BE 1/2" THICK. WIGG STAPLES, SPACED AT NO MORE THAN 6" ON CENTER, SHALL BE USED TO ATTACH PLASTER TO THE SUBSTRATE. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN 5/8" THICK. WHEN APPLIED OVER METAL LATH OR WIRE, AND SHALL BE NOT LESS THAN 2 1/2" COATS WHEN APPLIED OVER MASONRY. CONCRETE, PRESSURE-TREATED WOOD, OR DECAY-RESISTANT WOOD AS SPECIFIED IN IRC SECTION R703.11.
- WEEP SCREEDS:
A. A MINIMUM 0.019-INCH (25p GALVANIZED SHEET), CORROSION-RESISTANT WEEP SCREED, OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/4"; SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C-208.
B. THE WEEP SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS, AND SHALL BE OF A TYPE THAT WILL ALLOW TRICKLE WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
C. THE WEATHER-RESISTANT BARRIER SHALL LAP THE WEEP SCREED ATTACHMENT FLANGE & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
- WATER RESISTIVE BARRIERS**
WATER-RESISTIVE BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER APPLIED BETWEEN WOOD-BASED SHEATHING AND STUCCO SHALL BE OF A DRAINAGE TYPE.

L. LINTEL SCHEDULE

- STEEL LINTELS TO BE SHOP-COATED WITH RUST-INHIBITIVE PAINT, UNLESS MADE OF CORROSION-RESISTANT STEEL, OR TREATED WITH A CORROSION-RESISTANT COATING. PAINTING THE EXPOSED SURFACES OF THE LINTEL AFTER INSTALLATION DOES NOT ADEQUATELY PREVENT CORROSION.

SPAN	LINTEL	MIN. BEAM REFER.
4'-0" & LESS	L 3x12x12@16"	#1 NOTE 1
6'-0"	L 4x12x12@16"	#1 NOTE 1
8'-0"	L 5x12x12@16"	#1 NOTE 1
10'-0"	L 6x12x12@16"	#1 NOTE 1
12'-0" TO 12'-6"	L 7x12@16"	#1 NOTE 2
12'-6" TO 14'-0"	L 7x12@16"	#1 NOTE 2
14'-0" TO 16'-0"	L 8x12@16"	#1 NOTE 2
16'-0"	L 9x12@16"	#1 NOTE 3

- DESIGNED FOR BROOKDALE WHERE WIDTH OF OPENING EQUALS HEIGHT OF BRICK.
- DESIGNED FOR A MAXIMUM OF TWENTY (20) BRICK COURSES OVER LINTEL AT GARAGE DOOR.
- DESIGNED FOR GARAGE DOOR WITH BRICK GABLE OVER LINTEL.

DESIGN DATA

BRICK: 2500 PSI
MORTAR: TYPE N
STEEL: A36

EL. ELECTRICAL NOTES

- ELECTRICAL PLANS ILLUSTRATE BASIC DESIGN INTENT ONLY. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS. VERIFY FIXTURE SELECTION AND LOCATION WITH OWNER.
- LIGHT FIXTURES TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE LOCATION SHOWN ON THE ELECTRICAL PLANS. LIGHT FIXTURES TO ALIGN WITH OTHER LIGHT FIXTURES, OR WITH ADJACENT HVAC CAS'S AND RAQS.
- GENERAL CONTRACTOR AND ELECTRICAL SUBCONTRACTOR TO REVIEW THE PLANS AND WALK THROUGH THE JOB TO VERIFY THAT THE DESIGN INTENT IS MAINTAINED. GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT IF ANY ITEMS ARE DIFFERENT FROM THE ELECTRICAL PLANS BEFORE THE INSTALLATION OF FIXTURES, SWITCHES, ETC.
- APPLIANCES AND EQUIPMENT SUCH AS REFRIGERATORS, FREEZER, DISHWASHER, DISPOSAL, COOKTOP, OVEN, WASHER, DRYER, HVAC EQUIPMENT, ALARM PANEL, ETC. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
- ALL OUTLETS LOCATED NEAR ANY WATER CONDITION TO BE G.F.I. TYPE SWITCHES AND LETS TO BE COORDINATED WITH THE OWNER, AND LOCATED WITH INTERIOR TRIM.
- PROVIDE WATERPROOF OUTLETS AS PER PLANS.
- 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.
- GENERAL CONTRACTOR TO VERIFY WITH THE OWNER, THE LOCATIONS OF CABLE TV OUTLETS.
- DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS SELECTED. SLIDE TYPE DIMMERS ARE PREFERRED.
- VERIFY TRIM SIZE FOR ALL DOORS AND WINDOWS. VERIFY TRIM SIZE FOR ALL DOORS AND WINDOWS TO TRIM AND ALIGN WITH EACH OTHER IF THERE ARE MULTIPLE SWITCHES.
- BLOCK AND PREWIRE SEPARATE SWITCHES TO EACH LIGHT AND CEILING FAN.
- GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT AND/OR LANDSCAPE ARCHITECT, ALL LANDSCAPE AND EXTERIOR LIGHTING CIRCUITS AND SWITCHES.
- 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.
- GENERAL CONTRACTOR TO COORDINATE ALL THE REQUIREMENTS OF AN ALARM SYSTEM, IF ONE IS DESIRED. PROVIDE HARDWIRED SMOKE DETECTORS, WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM. PROVIDE WITH LOCAL CODE REQUIREMENTS.
- PROVIDE FOR HVAC UNITS), NUMBER OF UNITS TO BE DETERMINED BY THE LOCAL MECHANICAL CONTRACTOR.
- HVAC UNITS ARE NOT TO BE WIRE LOCATED NEXT TO MASTER BEDROOM OR PATIO/DECK AREAS.
- LOCAL VENTILATION:
A. PROVIDE 50 CFM VENTILATION FAN AT EACH BATHROOM & LAVATORY.
B. PROVIDE 100 CFM VENTILATION FAN AT KITCHEN RANGE HOOD.
- EXISTING PANEL BOX MAY REQUIRE RELOCATION. PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS, AND PROVIDE FOR A MINIMUM OF EIGHT (8) SPACES.
- DECORATIVE LIGHT FIXTURES TO BE SELECTED BY THE OWNER, AND COORDINATED WITH THE GENERAL CONTRACTOR. THE OWNER TO APPROVE ALL SUBSTITUTIONS.
- GENERAL CONTRACTOR TO COORDINATE THE LAMP SELECTION, RECESSED CAN SIZE AND TRIM WITH THE OWNER. ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. (VERIFY WITH LOCAL UTILITY).

W. WOOD DECK NOTES

- ALL CONSTRUCTION SHALL BE PER INTERNATIONAL RESIDENTIAL BUILDING CODE.
- DECK LOADS ARE 40 LB/LIVE LOAD AND 15 LB DEAD LOAD. ANY SPECIAL LOADS SHOULD BE CONSIDERED AS WELL.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY. CONTRACTOR SHALL USE SAMPSON "NOTIFIED-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 1.86 oz/sq ft OF ZINC (G-186 COATING) OR STAINLESS STEEL. ALL HARDWARE AND FASTENERS (JOIST HANGERS, POST ANCHORS, MECHANICAL FASTENERS, NAILS, SCREWS, BOLTS, ETC.) SHALL BE GALVANIZED WITH 1.86 oz/sq ft OF ZINC (G-186 COATING) OR SHALL BE STAINLESS STEEL. LOOK FOR PRODUCTS SUCH AS ZMAX FROM SIMPSON-STRONG-TIE OR TRIPLE ZINC FROM USF.
- UNLESS NOTED OTHERWISE IN THESE DETAILS, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED ACCORD TO C-A-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.
- ALL DECKING MATERIAL SHALL BE 2x6 OR 5x4 FINE QUARTER BOUND. ATTACH TO EACH JOIST WITH A MINIMUM OF 15 RING SHANK 8D NAILS OR 2x12 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 FOR STAIRS & GUARDRAILS. SEE: STAIRS & RAILINGS; WITHIN FRAMING NOTES.
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FASTENING SCHEDULE

CONNECTION	FASTENER	LOCATION
JOIST TO SILL OR GORER	4-10D COMMON	TOE NAIL PER JOIST
BRIDGING TO JOIST	2-4D 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 SPURCE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	2-10D COMMON	TOE NAIL EACH END
RM JOIST TO TOP PLATE	3-16D @ 12" O.C.	TOE NAIL
TOP PLATES, LAPS, & INTERSECTIONS	5-16D COMMON	BAND JOIST TO JOIST (END NAILS): 4-10D PER JOIST BAND JOIST TO SILL OR TOP PLATE (TOE NAILS): 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	4-10D COMMON	TOE NAIL
CEILING JOISTS - HPS 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	3-16D COMMON @ 24" O.C.	FACE NAIL
BUILT-UP GORER & BEAMS	20D COMMON @ 32" O.C.	FACE NAIL AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
	2-20D COMMON	FACE NAIL AT ENDS & AT EACH SPLICE
COLLAR TIE TO RAFTER	5-10D COMMON	FACE NAIL
JACK RAFTER TO HP	3-10D COMMON	TOE NAIL
ROOF RAFTER TO 2x12 BEAM	2-16D COMMON	TOE NAIL
	2-16D COMMON	FACE NAIL
ROOF RAFTER TO 2x12 BEAM	2-16D COMMON	TOE NAIL
JOIST TO BAND JOIST	4-16D COMMON	TOE NAIL
LEADER STRIP	3-16D COMMON PER FOOT	FACE NAIL
WOOD STRUCTURAL PANELS & PARTICLE BOARD:		
SUBFLOOR, ROOF, & WALL SHEATHING (TO FRAMING)	1/2" & LESS	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPACING
SINGLE FLOOR COMBINATION SUBFLOOR/UNDERLAMENT TO FRAMING	1/2" & LESS	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPACING
PANEL SIDING TO FRAMING	1/2" & LESS	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPACING
FIBERBOARD SHEATHING	1/2"	8D ROOFING: 3" O.C. EDGE SPACING 6" O.C. FIELD SPACING

ENERGY CODE

ATTC ACCESS HATCHES & DOORS MUST BE WEATHER STRIPPED & INSULATED TO THE SAME LEVEL AS THE SURROUNDING SURFACES.

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.

IECC PRESCRIPTIVE REQUIREMENTS	ZONE 4
WINDOWS (U-FACTOR)	0.40
SIGHTLIGHTS (U-FACTOR)	0.55
CEILING - OPEN ATTIC (R-VALUE)	44
CEILING - CATHEDRAL (R-VALUE)	30
WOOD FRAME WALL (R-VALUE)	20 / 13+5
FLOOR (R-VALUE)	8 / 13
BASEMENT WALL (R-VALUE)	19
BASEMENT FLOOR (R-VALUE)	10 / 13
SLAB (R-VALUE + DEPTH)	10 / 2 FT.
GRAN. SPACE WALL (R-VALUE)	10 / 13

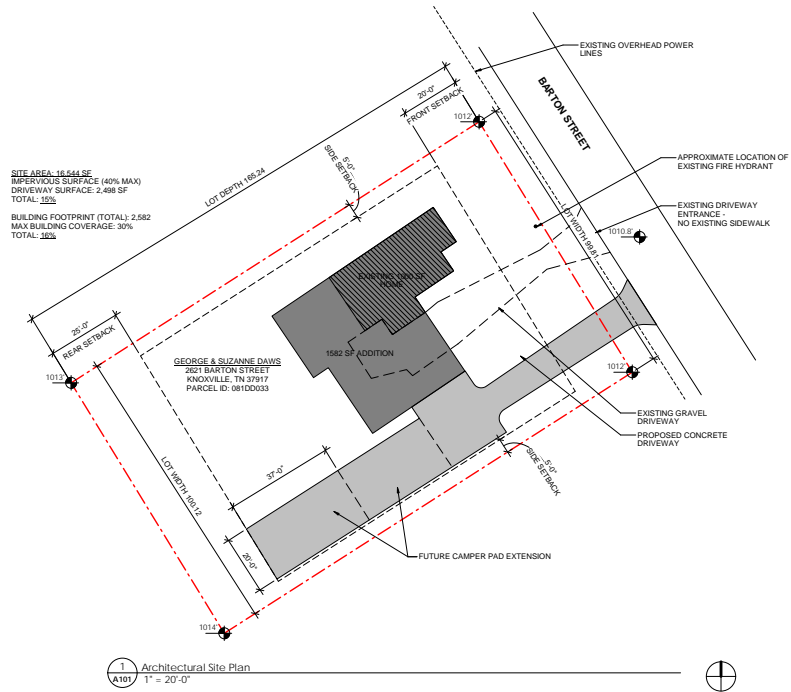


New Home Addition for
George and Suzanne Daws
2621 Barton Street, Knoxville, TN 37917

DATE:	11/23/2021
PROJECT:	21248
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CHECKED BY:	GENERAL

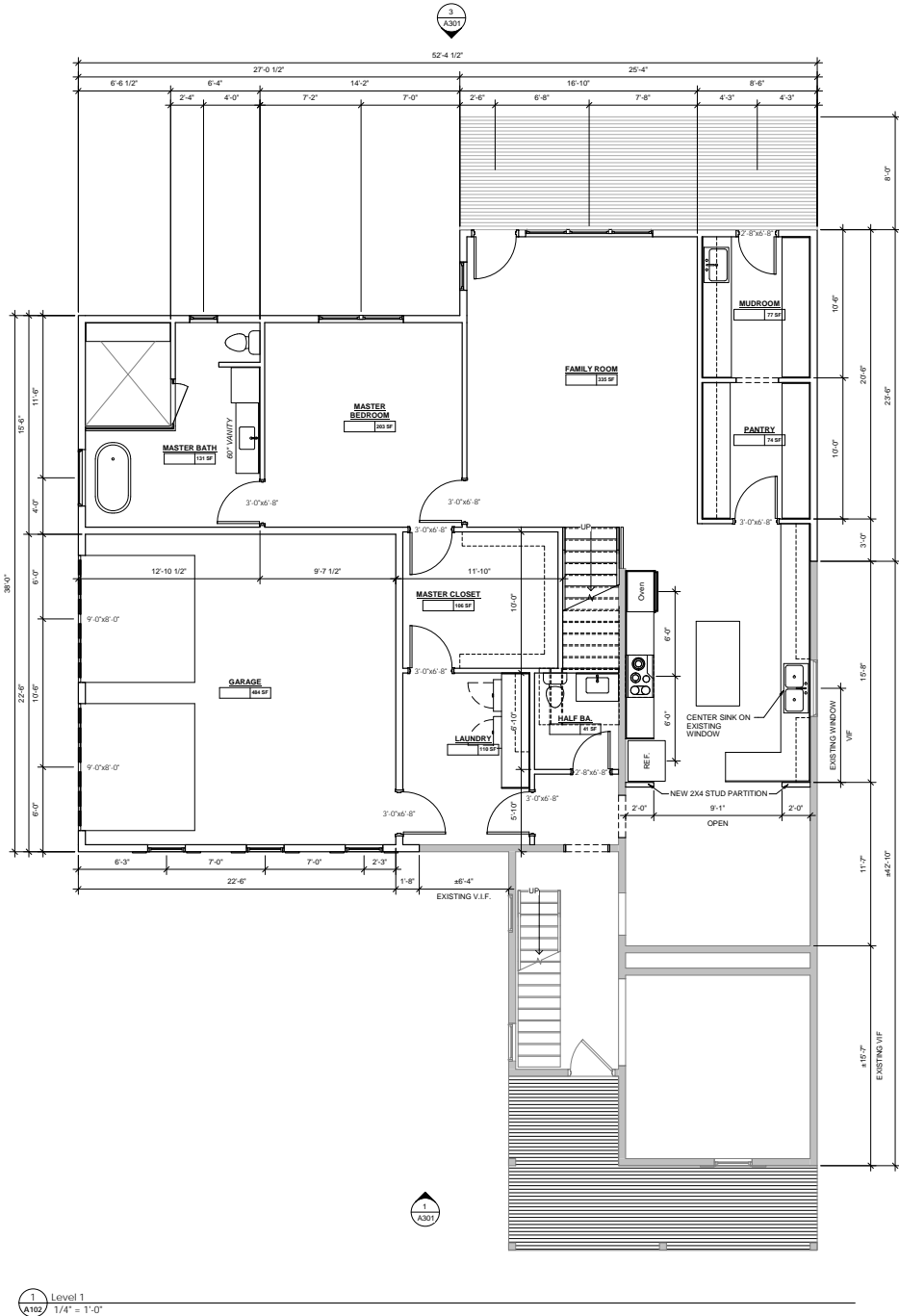
G002
DATE: 11/23/2021
PROJECT: 21248
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DESIGN GUIDELINES CHECKLIST	
Front Yards Section 1, page 5	Setback and front door are in line and consistent with original houses on the block. <ul style="list-style-type: none"> PROJECT IS AN ADDITION AND NOT AFFECTING CURRENT HOME FRONT PORCH SETBACK Porch and habitable portion of house is offset from street equal to neighboring houses. ADDITION IS BEHIND ADJACENT HOME(S) Walkway is proposed from sidewalk (when available) to front door, perpendicular to street. NO EXISTING SIDEWALK Fencing is constructed of traditional materials and excludes chain link, masonry, wide boards, and other contemporary materials. NO EXISTING FENCE Healthy trees are marked for preservation. NO TREES IN CONSTRUCTION AREA.
House Orientation and Side Yards Section 2, page 6	Proposed infill is proportional to dimensions of lot and original houses on the block. <ul style="list-style-type: none"> CORRECT Proposed infill on corner lots has applied for any necessary zoning variance to locate closer to side street. N/A Proposed infill keeps the spacing between houses consistent with original houses on the block. CORRECT
Alleys, Parking, and Services Section 3, page 7	Proposed parking avoids the front yard. <ul style="list-style-type: none"> PARKING AND EXISTING CURB CUT TO BE RELOCATED. DRIVEWAY TO BE IMPROVED WITH CONCRETE. Proposed infill house has access from alley only (where available) for garage or parking pad. (If no alley access exists, proposed garage or parking pad extends 20 feet beyond the front facade of proposed infill house.) NO EXISTING ALLEY ACCESS Proposed garages accessed by alley are setback at least 18 feet from centerline of alley pavement. N/A Proposed parking pads, utility boxes, and waste collection points are visually screened by landscaping and/or fencing. REFERENCE SITE PLAN FOR PROPOSED PARKING LAYOUT
Scale, Mass, and Foundation Height Section 4, page 8	Proposed infill elevation is proportional in scale to the original houses on the block. <ul style="list-style-type: none"> PROPORTIONS ARE APPROXIMATE TO EXISTING HOUSE Proposed infill facade respects width of older houses on the block. ADDITION IS NOT OF PROMINENT VIEW TO BARTON STREET Proposed infill attempts to incorporate historic elements of the block into the design. ADDITION WILL MATCH EXISTING HOME FINISHES & EXTERIOR ELEMENTS Foundation height is consistent with original houses on the block. CORRECT Additions that cannot conform to scale and height of streetscape are located to the side or rear of infill lot. ADDITION IS TO SIDE AND REAR OF LOT. SEE PLANS.
Porches and Stoops Section 5, page 9	Proposed infill includes plans for a porch in a neighborhood where porches are dominant. <ul style="list-style-type: none"> N/A Proposed porch is proportional to existing porches on block. N/A Proposed porch maintains consistency with existing porches in setback along the street. N/A Proposed porch materials and details complement the historic character and style of neighborhood (refer to Appendix C). N/A
Windows and Doors Section 6, page 10	Proposed window and door styles complement historic character and style of block (refer to appendix). <ul style="list-style-type: none"> CORRECT Proposed window or door positioning does not violate the privacy of neighboring homes. CORRECT Proposed infill excludes contemporary window styles in pre-1940 areas. CURRENT WINDOWS ARE LESS THAN 20 YEARS OLD. NEW WINDOWS IN ADDITION TO MATCH CURRENT STYLE AND COLOR. Proposed infill respects window and door placement of older houses on the block. CORRECT
Roof Shapes and Materials Section 7, page 12	Proposed infill specifies similar pitch to existing houses on block. <ul style="list-style-type: none"> NEW ADDITION WILL MATCH OR COMPLIMENT EXISTING ROOF SLOPE AND FINISH. Proposed infill respects complex roof forms of historic blocks (refer to appendix). Proposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing. N/A - ADDITION ROOFING TO MATCH EXISTING
Siding Materials Section 8, page 13	In a neighborhood dominated by painted wood siding, the proposed infill specifies cladboard or similar substitutes. <ul style="list-style-type: none"> N/A - EXISTING IS VINYL SIDING In a neighborhood with mixed architectural styles, the proposed infill specifies appropriate material and detail. CORRECT The proposed infill excludes faced stone, vertical siding, and other materials. CORRECT
Additions Section 9, page 14	Proposed additions to existing houses respect siding and roof materials, as well as door and window styles original to the house. <ul style="list-style-type: none"> CORRECT Proposed window or door replacements should respect original style (refer to Appendix C). CORRECT Proposed additions are located to the side or rear of original house. CORRECT Proposed additions which require additional height are located to the rear of the house. NO ADDITIONAL HEIGHT - EXISTING HOME TO REMAIN DOMINANT STRUCTURE, VISUALLY Specified roof line and roofing materials for proposed addition respect original house. CORRECT Proposed addition does not violate openness or character of front porch. CORRECT
Multi-unit Housing - NA	
Landscape and Other Considerations - NA	
Small Lot 1930-1950 Era Houses - NA	



1 Architectural Site Plan
 A101 1" = 20'0"

DATE	11/23/2021
PROJECT	21248
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CHECKED	
APPROVED	



PLAN NOTES:

- IF THE FINISHED FLOOR HEIGHT OF THE PATIO IS 30" ABOVE GRADE, STAIRS AND RAILINGS TO GRADE MUST BE ADDED. RAILINGS TO BE 42" TALL WITH A MINIMUM OF 4" TOP AND BOTTOM RAILS WITH 2" PICKETS SPACED AT NO MORE THAN 3 7/8".
- TYPICAL DECKS, PATIOS, AND PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. CABINETRY AND FURNITURE IS SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNER.

WALL LEGEND

	WOOD STUD WALL
	WOOD STUD WALL WITH MASONRY FINISH (SEE ELEVATIONS)
	CMU WALL WITH MASONRY FINISH (SEE ELEVATIONS)
	EXISTING WALL
	NEW WALL

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 (866) 523-8400
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PRELIMINARY FOR APPROVAL
 NOT FOR CONSTRUCTION
 11/23/2021

**New Home Addition for
 George and Suzanne Daws**
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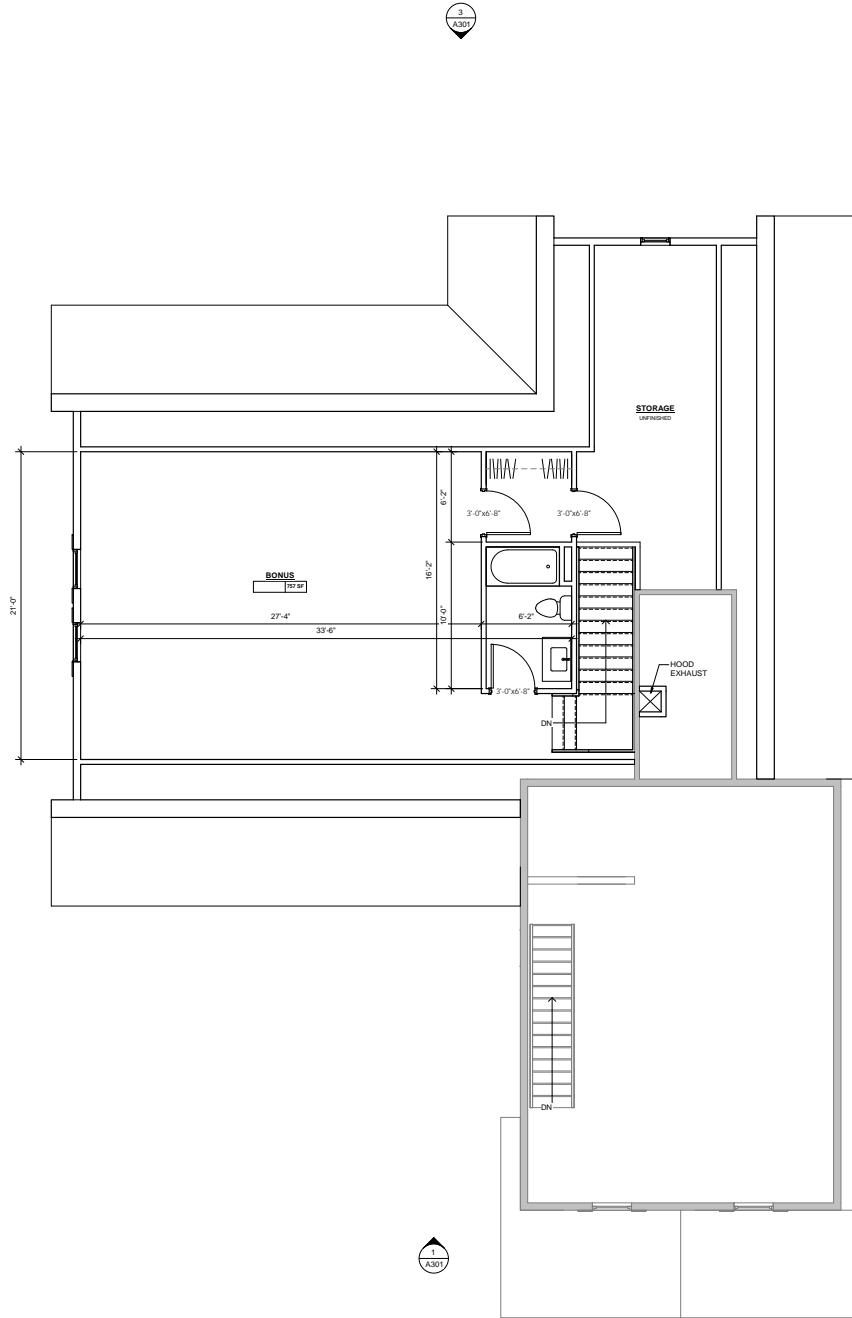
Drawn: MSG
 FIRST FLOOR PLAN

A102

DATE: 11/23/2021
 PROJECT: 21248

1 Level 1
 A102 1/4" = 1'-0"

2
A301



PLAN NOTES:
 1. IF THE FINISHED FLOOR HEIGHT OF THE PATIO IS 30" ABOVE GRADE, STAIRS AND RAILINGS TO GRADE MUST BE ADDED. RAILINGS TO BE 42" TALL WITH A MINIMUM OF 4" TOP AND BOTTOM RAILS WITH 2" PICKETS SPACED AT NO MORE THAN 3 7/8".
 2. TYPICAL DECKS, PATIOS, AND PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. CABINETS AND FURNITURE IS SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR TO COORDINATE WITH OWNER.
 3.

WALL LEGEND

	WOOD STUD WALL
	WOOD STUD WALL WITH MASONRY FINISH (SEE ELEVATIONS)
	CMU WALL WITH MASONRY FINISH (SEE ELEVATIONS)
	EXISTING WALL
	NEW WALL

4
A301



New Home Addition for George and Suzanne Daws

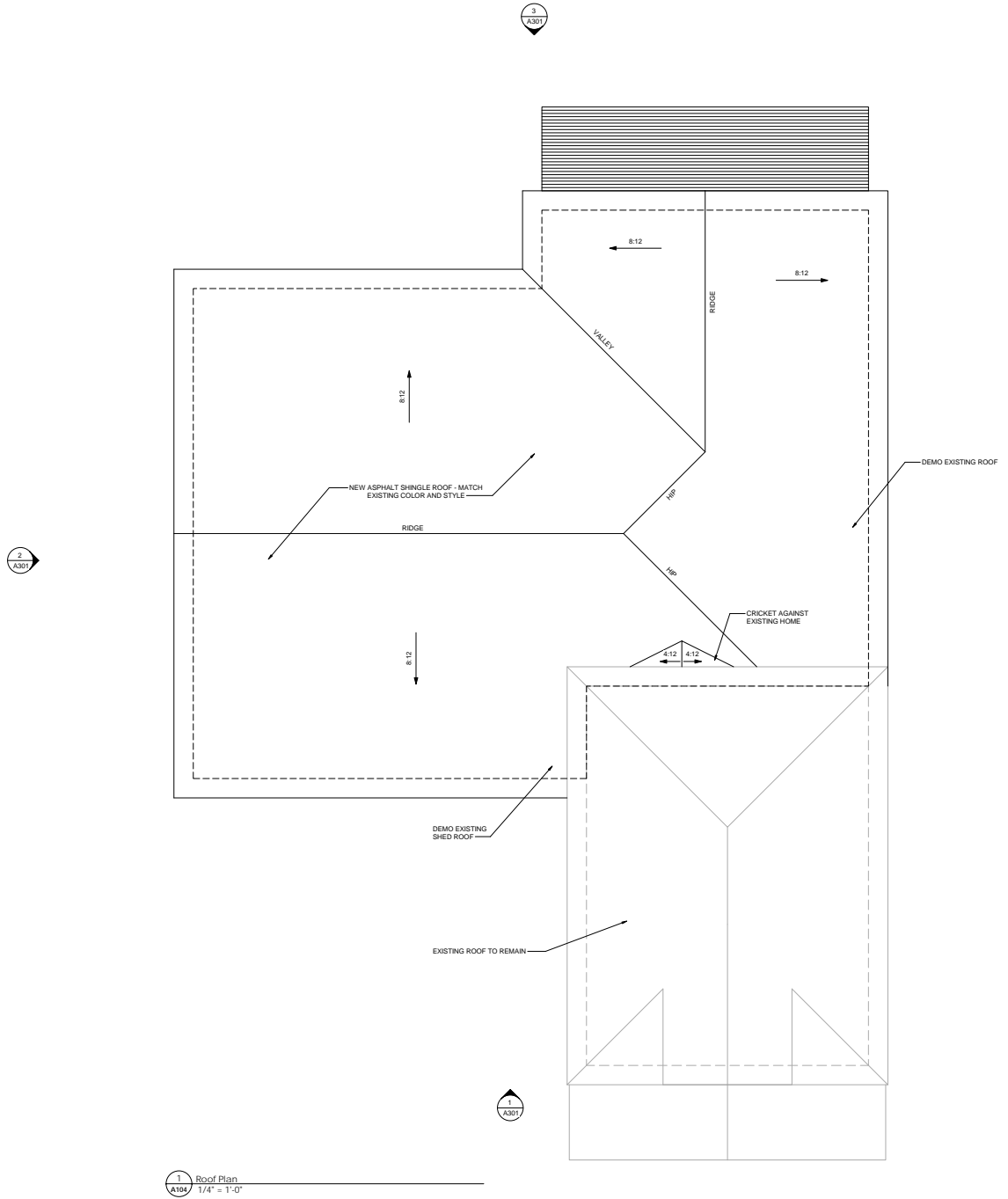
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 SECOND FLOOR PLAN

A103

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1 Roof Plan
A104 1/4" = 1'-0"

**New Home Addition for
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DATE	DESCRIPTION

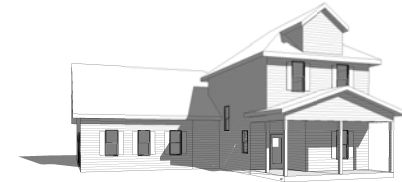
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ROOF PLAN

A104

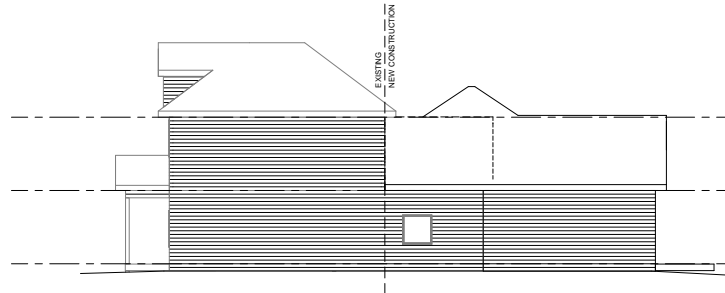
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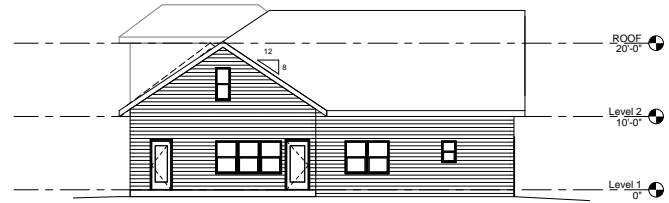
6 Rear Perspective
 A301



5 Front Perspective
 A301



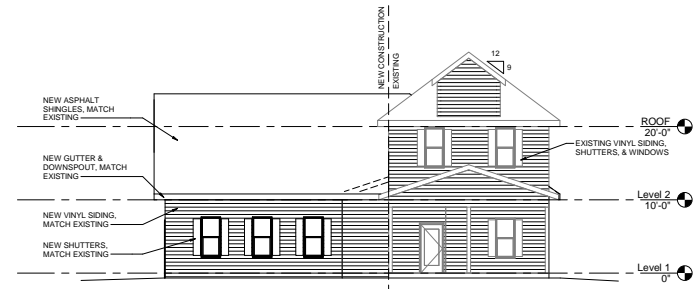
4 Right Elevation
 A301 1/8" = 1'-0"



3 Rear Elevation
 A301 1/8" = 1'-0"



2 Left Elevation
 A301 1/8" = 1'-0"



1 Front Elevation
 A301 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A301

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