

Staff Report

Infill Housing Design Review Committee

File Number: 12-C-21-IH

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

Recommendation

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

Page 2 of 2



INFILL HOUSING REVIEW BOARD

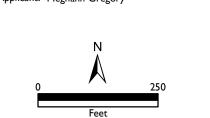
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



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





George Daws

Applicant 11/24/2021

Date Filed

George Daws

Neighborhood

Applicant Signature

DESIGN REVIEW REQUEST

DOWNTOWN DESIGN (DK)

HISTORIC ZONING (H)

INFILL HOUSING (IH) 12/15/2021 12-C-21-IH 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 oysk3 ardnitects 1545 WESTERN AVE \$100 KNDXVILLE TN 37921
Address City State Zip

865) 523-8200 Meghann@DUSK-Sarchitects.com

Email () **CURRENT PROPERTY INFO** 2621 Barton Street 865-776-0778 Owner Address Owner Phone Owner Name (if different from applicant) 81 D D 033 2621 Barton Street **Property Address** Parcel ID RN-2 (Single-Family Residential Neighborhood **Edgewood Park** Zoning **AUTHORIZATION** 11-23-2021 Date 11/23/2021

George Daws

Please Print

Date

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, 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 feature Level 2: Major repair, removal, or replacement of architectural elements or Level 3: Construction of a new primary building Level 4: Relocation of a contributing structure Demolition of a contri See required Historic Zoning attachment for more details. Brief description of work:	materials	
INFILL HOUSING	Level 1: Driveways, parking pads, access point, garages or similar facilities Level 2: Additions visible from the primary street Changes to porches 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	visible from the primary street	
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: FEE 2: FEE 3:	TOTAL:

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



ELEVATION KEY



SECTION KEY



INTERIOR ELEVATION KEY



NORTH INDICATOR



ELEVATION MARKER



SPOT ELEVATION



. = FINISH FLOOR /ATION









A Identifier



	and the state of
Total Parish	

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 C	OMPLIANCE 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 - 081DD033	ADOPTED CODES:	
PROPERTY SIZE	99.81 x 165.24 x IRR	ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.	
BUILDING SQUARE FOOTAGE	MAIN FLOOR: 2582 BASEMENT: ### BONUS: ### GARAGE: ###	COVENANTS: 2015 INTL. RESIDENTIAL CODE 2015 INTL. MECHANICAL CODE	
CONSTRUCTION	V-B, UNPROTECTED, UNSPRINKLERED	2015 INTL. PLUMBING CODE 2015 INTL. FIRE CODE 2015 INTL. ENERGY CONSERVATION CODE	
DCCUPANCY CLASSIFICATION	RESIDENTIAL	2015 INTL. FUEL GAS CODE 2010 ADA STANDARD FOR ACCESSIBLE DESIGN	
RATED WALLS	NONE	ALL MATERIALS USED ARE TO BE INSTALLED WITH STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED DETAILS & INSTRUCTIONS	
DETECTION AND ALARM SYSTEMS	LINE VOLTAGE, INTERCONNECTED, SMOKE DETECTORS IN EACH BEDROOM AND OUTSIDE EACH BEDROOM WITH BATTERY BACKUP, SAMOKE ALARM TO BE PLACED NO LESS THAN 30 HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A BATH TUBISHOWER.	FIRE RESISTANCE: EXTERIOR WALLS: 0 HR. INTERIOR WALLS: 0 HR. ROOP CONSTRUCTION: 0 HR. FLOOR CONSTRUCTION: 0 HR.	
EMERGENCY ILLUMINATION	NOT REQUIRED	DESIGN LOADS: FLOOR, 1st: 40 PSF LIVE + 10 PSF DEAD FLOOR, 2nd: 40 PSF LIVE + 10 PSF DEAD	
MAX TRAVEL DISTANCE TO EXITS	< 75'	ROOF: 30 PSF LIVE + 17 PSF DEAD SLEEPING AREAS: 30 PSF LIVE + 10 PSF DEAD INTERIOR STAIRS: 40 PSF LIVE + 10 PSF DEAD	
FIRE EXTINGUISHERS	PROVIDED BY OWNER	EXTERIOR DECKS: 60 PSF LIVE + 10 PSF DEAD	
		*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

NOT FOR CONSTRUCTION

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COVER

G000

DATE: 11/23/2021
PROJECT: 21248
© COPYRIGHT 2021

G: GENERAL NOTES

- EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER
- OR ARCHITECT.
 THE CONTRACTOR AND SUB-CONTRACTO
- SHALL VERIEV ALL DMENSONS PRIOR TO STARTING WORK, AND ANY DISCREPANCIES SHALL BE REPORTED TO MEDICAL TRANSPORT TRANS
- BE ESTABLISHED BY OTHERS.
 THE ARCHITECT TAKES NO
 RESPONSIBILITY FOR MODIFICATIONS TO
 THESE DRAWINGS THAT ARE NOT
 REVIEWED & APPROVED BY THE
 ARCHITECT
- ARCHITECT. THE OWNER OR CONTRACTOR SHALL PAY
- OCCUPANCY. ALL DESIGNS AND/OR PLANS ARE NOT TO
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- ALL ITEMS SPECIFIED G...
 DRAWINGS.
 STRUCTURAL DRAWINGS SHALL BE
 WORKED TOGETHER WITH THE
 ARCHITECTURAL, MECHANICAL, &
 FLECTRICAL DRAWINGS TO LOCATE ELECTRICAL DRAWINGS TO LOCATE
 DEPRESSED SLABS, SLOPES, DRAINS,
 REGLETS, BOLT SETTINGS, ETC. ANY
 DISCREPANCIES SHALL BE CALLED TO THE
 ATTENTION OF THE ARCHITECT BEFORE
 DROCEEDING WITH LINE MODIFY. ATTENTION OF THE WORK.
 DESIGN LOADS DO NOT INCLUDE
 SUPERIMPOSED LOADS SUCH AS AC
 UNITS AND OTHER MECHANICA.
 COUPMENT: SHOP DRAWINGS OF
 EQUIPMENT AND PROPOSED SUPPORT
 FRAMING SHALL BE SUBMITTED TO THE
 ARCHITECT FOR APPROVAL.

S: SITE NOTES

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- GENERAL CONTRACTOR TO VERIFY THE EXSTRACT OFFORMANCE LEVELS. EXSTRACT OFFORMANCE LEVELS. EXECUTION CONTRACTOR OF TO COMMANICATE COMMANICAT
- ISSUES.
 NO EXCAVATION SHALL BE MADE
 MAKE DEPTH BELOW THE FOOTING IS THAT FUOTING.
 ALL BACKFILL AT STRUCTURES, SLABS,
 STEPS. & PAVEMENTS SHALL RECTEAN

GENERAL CONTRACTOR TO COORDINATE FINISH TOPOGRAPHIC GRADING AND PAVING OF WALKS, DRIVEWAYS, PATIOS, ETC. AS REQUIRED FOR POSITIVE DRAINAGE AWAY FROM THE MOVIES.

THE HOUSE. DRIVEWAY SHALL BE ON UNDISTURBED

ASPHALT BASE WITH 1' FINISH ASPHALT. 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.

- BE DRY SO THAT EROSIGN WILL NOT OCCUR IN THE FOUNDATION. 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 SUFFICIENT STRENGTH AND HAS BE SUFFICIENTLY BRACED TO PREVEN' DAMAGE BY THE BACKFILL. GENERAL CONTRACTOR TO

- C: CONSTRUCTION NOTES
- THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE, LOCA ORDINANCES, AND REGULATIONS, ETC.; THESE ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING OF THE SPECIFICATIONS OF THIS BUILDING CONTRACTOR SHALL VERIFY REQUIREMENTS WITH THE LOCAL CODES ENFORCEMENT OFFICER & TO AMEND THE
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- THE ARCHITECT HAS NOT BEEN ENGRED FOR CONSTRUCTION SERVICES OF ANY KIND. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK. ALL DIMENSIONS ARE CALCULATED FROM THE OUTSIDE FACE OF STUD WALL TO OUTSIDE FACE OF STUD WALL TO
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 (3-1/2*) CONSTRUCTION.
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 ARE NOTED BY GENERIC SASH SIZES.
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 OPENING REQUIREMENTS WITH THE
 WINDOWS SPECIFIED.
- WINDOWS SPECIFIED.
 REFER TO FLOOR PLAN & EXTERIOR
 ELEVATIONS FOR THE TYPES OF
 WINDOWS.
 CONTRACTOR TO ENSURE THAT ANY/ALL
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 MEETS OR EXCEEDS ALL APPLICABLE
 CODES. FLUE HEIGHT TO MEET HEIGHT
 SHOWN ON BE EVATIONS. POPULIFIER. CODES. FLUE HEIGHT TO MEET HEIGHT SHOWN ON ELEVATIONS, PROVIDE COMBUSTION AIR YENTS, WITH SCREEN & BACKDRAFT DAMPER, FOR FIREPLACES, WOOD STOVES & ANY APPLIANCE WITH APPEN FLUE ALL FIREPLACE CHASE WALLS TO BE CONSTRUCTED WITH FIREFETARDANT-TIREATED WOOD FRAMING & INSULATED (INTERIOR & EXTERIOR) WITH MINERAL WOOL BATTS. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH
- HORIZONTAL TURNET TO CONTRACTOR TO COORDINATE GAS SERVICE REQUIREMENTS WITH THE OWNER & GAS SUPPLIER.
 CONTRACTOR TO CONSULT & COORDINATE COORDI
- CONTRACTOR TO CONSULT & COORDINAT WITH THE OWNER & PLANS FOR ALL BUILT. IN REQUIREMENTS, INCLUDING SHELVING, CLOSETS, PANTRY, BOOKCASES, ETC. CONTRACTOR TO CONSULT & COORDINAT WITH THE OWNERS CONCERNING. LILT & COOPDINAT UNIT HIGH OWNER CONCERNING
 WITH THE OWNER CONCERNING
 REQUIREMENTS FOR SECURITY SYSTEMS,
 CENTRAL VACUUM & ANY AUDIO,
 COMPUTER & TELEVISION (INCLUDING
 SATELLITE) SYSTEMS.
 PROVIDE FLASHING ABOVE ALL WINDOWS,
 DOORS & OTHER OPENINGS TO THE
- EXTERIOR, PROVIDE WEEPS AT MASONRY CAVITY FLASHING, SPACED AT 16" O.C. PROVIDE TYVEK 'HOUSE WRAP' MOISTURE BARRIER OVER ALL EXTERIOR WALLS. FLASH ALL WINDOW & OTHER OPENINGS IN EXTERIOR WALLS WITH TYVEK FLEXIBLE
- PROVIDE TRANSITION TRIM AT CHANGE OF FLOOR FINISHES FLOOR FINISHES.
 WATERPROOF ALL BASEMENT WALLS
 BELOW GRADE WITH GRACE "BITUTHENE"
 WATERPROOFING (SELF-ADHERING,
 PLASTICIZED BITUMEN WITH
 POLYETHYLENE SCRIML PROVIDE MIN. 1" EXTRUDED POLYSTYRENE INSULATION WITH DRAINAGE GROOVES AGAINST WITH DRAINAGE GROOVES AGAINST MEMBRANE, OR MIN. 1" EXTRUDED POLYSTYRENE INSULATION AGAINST MEMBRANE WITH DRAINAGE MAT. DO NOT BACKFILL DIRECTLY AGAINST MEMBRANE WITHOUT INSULATION & DRAINAGE
- THE WINDOW ROUGH OPENING HEAD HEIGHT AT THE FIRST FLOOR IS NOTED ON DRAWINGS

P: PLUMBING NOTES

- PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY
- REQUIREMENTS.
 PROVIDE GAS SERVICE TO ALL WATER
 HEATERS AND HVAC EQUIPMENT AS
- HEATERS AND HYAC EQUIPMENT AS REQUIRED.

 F WALL PLATES OR JOISTS ARE CUT DURING THE INSTALLATION OF PLUMBING FIXTURES OR EQUIPMENT, PROVIDE BRACING TO THE FRAMING BACK TOGETHER. LOCATE WATER HEATERS IN WATER-RETAINING PANS. PROVIDE AUXILLARY DRAIN TO OUTSIDE FOR POSSIBLE VICERI (JUN)
- DRAIN TO OUTSIDE FOR POSSIBLE

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 AND PERST FLOOR PLAN LOCATIONS

 GENERAL COMTRACTOR TO COORDINATION

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 AND PERST ROSE MAIN WATER CUTTOF

 AND PERSURE REDUCTOR VALVE AT AN

 EASELY ACCESSED EN AMM WATER CUTTOF

 AND PERSURE REDUCTOR VALVE AT AN

 EASELY ACCESSED LOCATION.

FN: FOUNDATION NOTES

- GENERAL CONTRACTOR TO INSPECT THE JOB SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR TO COMMUNICATE TO THE CONNECT AND ADDRESS OF CONDITIONS
- BY A LICENSED STRUCTURAL ENGINEER, GRIEFAR LOOSTRACTOR TO REVIEW PLANS, ELEVATIONS, AND DEFAULS 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, SECTION TO SIMPLY OF THE ARCHITECT OF THE ARCHITECT OF THE ARCHITECT ANY SITE CONDITIONS THAT REQUIRE MODIFICATION TO DIMENSIONS INDICATED ON PLANS, SECTION TO MAKE THE ARCHITECT OF THE
- AND SOIL CONDITIONS.
 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.
- U.N.O.
 ALL CONCRETE TO BE PLACE 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 & POSITION WITHOUT SEGREDATION A
 REHANDLING.
 PROVIDE PERFORATED DRAINS IN GEO-SOCK
 PROWIDE PERFORATED DRAINS IN GEO-SOCK
 PROM FOUNDATION TO GRADE.
 GENERAL CONTRACTOR TO COORDINATE WITH
 A LICENSED, BONDED INSTALLER TO PROVIDE
 TERMITE TREATMENT WHICH COMPLIES WITH
 THE TREATMENT WHICH COMPLIES WITH
- TERMINE REAL BUILDING CODES.

 DIMENSION FROM CRAWL SPACE SOIL.

 SURFACE TO BOTTOM OF FLOOR JOISTS TO 24*

 MINIMUM. PROVIDE CRAWL SPACE

 VENTILATION PER LOCAL CODE
- VENTILATION PER LOCAL CODE
 REQUIREMENTS.
 REQ
- FOUNDATION STEEL NOTES
 ALL STRUCTURAL STEEL SHALL BE OF
 DOMESTIC MANUFACTURING CONFORMING TO
 ASTM A-36 & STANDARD AISC SPECIFICATIONS.
 REINFORCING STEEL SHALL BE OF NEW BILLET
 HIGH-STRENGTH STEEL OF DOMESTIC.
- HIGH-STRENGTH STEEL OF DOMESTIC
 MANUFACTURING CONFORMING TO THE
 LATEST ASTM A615 GRADE 60 FABRICATED IN
 ACCORDANCE WITH MANULA OF STANDARD OF
 PRACTICE OF THE CRSI UNLESS NOTED
 OTHERWISE. AND PLACING OF REINFORCING
 SHALL BE IN ACCORDANCE WITH ACI BUILDING
 CODE, MANULA, OF STANDARD OF PRACTICE, AND
 THE CURRENT INTERNATIONAL RESIDENTIAL
 COOPE CODE.
 REINFORCING SHALL HAVE 3' COVER IN
 FOOTINGS, AND 2' COVER ON MAIN REINFORCEMENT IN STEM WALLS.
- REINFORCIMENT IN STEM WALLS.

 REINFORCIME BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP MESH 12' AT SPLICES. LAP STEM WALL BARS (32 BAR DIAMETERS) AT SPLICES, MINIMUM.

 AT OUTSIDE CORNERS OF CONCRETE FOOTINGS & STEM WALLS, PROVIDE #4 X 4'-0' FOOTINGS & STEM WALLS, PROVIDE # CORNER BARS IN EACH FACE AT SAMI SPACING AS HORIZONTAL REINFORCEMENT. ALL WELDING TO BE PER 'CODE FOR ARC AND
- ALL WELDING TO BE PER 'CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION,' LATEST EDITION, AND PER AWS 01.1 STRUCTURAL WELDING CODE, SECTION 2207, BY AMERICAN WELDING SOCIETY. PROVIDES 69'S 7-712'X X7-12' WELD PLATE FOR BEARING STEEL BEAM IN CMU WALL WITH ONE 69'S X5 HS, ANCHOR STLD. PROVIDE 69'S THEFENER PLATE ON EACH SIDE OF BEAM ATTHE BEARNING PLATE.
- CONCRETE FOOTING NOTES
 ALL FOOTINGS TO REST ON UNDISTURBED OR ALL FOOTINGS TO REST ON DOISTORNEED 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.
 GENERAL CONTRACTOR TO VERIFY FOOTING
 DEPTHS WITH LOCAL FROST REQUIREMENTS
- OR EXISTING SOIL CONDITIONS, WHICHEVER MORE RESTRICTIVE. MOSE RESTRICTIVE.

 (A) TOPS OF FOOTINGS ARE AT SAME
 ELEVATION AT JUNCTURE OF WALL FOOTING
 AND COLUMN FOOTING: (B) WALL FOOTING
 REINFORCEMENT TO RUN CONTINUOUS
 REINFORCEMENT TO RUN CONTINUOUS
 THROUGH COLUMN FOOTING REINFORCEMENT
 TO RUN CONTINUOUS THROUGH COLUMN
 FOOTING: (C) BOTTOM OF FOOTING OF HICHORY
 FOOTING: (C) BOTTOM OF FOOTING OF HICHORY
 FOOTING TO STEP TO BOTTOM OF LOWER
 FOOTING TO SUDJE OF 1 "HERTIFICAL TO 2-
- FROMTIAG AT SLOPE OF 1-WERTCAL TO 2-WORKDATA.

 WHITE COMPRESSIVE STRENGTH OF THE STRENGTH OF T
- FOUNDATION CMI NOTES
 FROST PROTECTION ALL BS
 FINAN 48 HOURS AFTER INSTALLATION,
 AND SHALL NOT BE CONSTRUCTED BELOW 28
 DEGREES F LOS BS
 ELOW 38 DEGREES F LL
 SAM DAPARTIONS
 HALL BS SEQUELY ANCHORED OR BONDED
 AT POINTS WHERE THEY INTERSECT BY ONE
 AT POINTS WHERE THEY INTERSECT BY ONE HUNDING: MASONRY WALLS AND PARTITIONS SHALL BE SECURELY MANDRED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE POLLOWING METHODS: AND YELLOW AT LEAST 90% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEARING OF NOT 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 APPOVED ANCHORAGE.

- BEARING: BEAM, GIRDER, & OTHER CONCENTRATED LOADS SHALL BEAR PROVIDED WITH A BEARING OF SOLID MASONRY, OR HOLLOW-UNIT MASONRY FILLED SOLID WITH MINUMUM 2,500 PSI COMPRESISIVE STRENGTH CONCRETE FULL COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER: ANY CMU BASEMENT AND/OR FOUNDATION WALL WITH MROE THAN 3-0" OF EARTH AGAINST IT, TO BE REINFORCED WITH #4 REBAR VERTICAL IN GROUT-FILLED CMU
- REBAR VERTICAL IN GROUT-FILLED CMU
 CELLS AT 49 O. CORE THAN SIX (9)
 COURSES IN HEIGHT. TO BE RINN-FOX (9)
 COURSES IN HEIGHT. TO BE RINN-FOX (9)
 HORIZONTAL MORTHAR JOINTS AT 16" O.C.
 THE ALL CAMU WALLS TO CONCRETE
 CAMU CELLS AT 48" O.C.
 THE ALL CAMU WALLS TO CONCRETE
 OF THE ALL CAMU WALLS TO CONCRETE THE ALL CAMU WALLS TO CAMU WA
- PROVIDE CONT INDUOUS BOIND BEAM AT 10P
 OF CMU WALLS, FILL WITH STRUCTURAL
 GROUT OR CONCRETE, COVERING ONE
 CONTINUOUS 44 REBAR, PROVIDE A BOND
 BEAM LINTEL OVER EACH OPENING IN CMU
 WALL, BEARING 16" ON EACH SIDE.
 REINFORCE OPENINGS IN CMU WALLS WITH
 ONE 44 REBAR IN ONE GROUT-FILLED CELL-ONE #4 KEBAR IN ONE GROUT-HILLED CELL-COLUMN ON EACH SIDE OF OPENING, CONTINUOUS FROM CONCRETE FOOTING, THROUGH LINTEL TO BOND BEAM AT TOP OF
- WALL.
 REINFORCE CORNERS OF CMU STRUCTURE
 WITH ONE (1) #4 RERAR IN FACH OF THREE ADJACENT, GROUT-FILLED CELL-COLUMNS AT CORNERS, CONTINUOUS FROM CONCRETE FOOTING TO BOND BEAM AT TOP OF WALL.

 OVERLAP ALL REBAR SPLICES 24" MINIMUM.

 COVERAGE OF ALL REBAR TO BE 3"

 MINI MILI
- MINIMMUM.
 ALL MASONRY AND/OR CONCRETE WALLS
 BELOW GRADE SHALL BE DAMPPROOFED
 AND WATERPROOFED AS REQUIRED BY IRC
 SECTION R406.
- CONCRETE SLAR NOTES
 UNLESS OTHERWISE OF STORE, ALL SLABS ON
 GRADE TO BE 3,500 PSI CONCRETE (28-DAY
 COMPRESSIVE STRENGTH) ON 4" SAND OR
 GRAVEL FILL, WIMMUM, MITERIOR SLABS TO
 BE PLACED ON 6 ML STABILIZED
 POLYETHYLENE VAPOR BARRIES RALL HAVE
 MINIMALM THICKNES OF 6" THICKNES OF 6"
 MINIMALM THICKNES OF 6" THICKNES OF 6"
- AT LOAD-BEARING WALLS; (B) SLAB SPAN: 6'-0' TO 7'-0'; (C) TYPE OF REINFORCEMEN! 6x8-10/10 WWW; (D) PROVIDE PRE-MOLDED 6x8-10/10 WWM; (D) PROVIDE PRE-MOLDED JOINT FILE REXPANSION JOINTS AT PERIMETER OF EACH SLAB.
 PATIOS AND PORCHES TO BE 3,500 PSI, AIR-ENTRAINED, AND SLOPED ½" PER 1'-0' IN DIRECTION INDICATED ON THE FOUNDATION
- DIRECTION INDIGNATED 3...
 PLAN.
 GARAGE SLABS TO BE 3,500 PSI, AIRENTRAINED, AND SLOPED ½" PER 11-0"
 TOWARD EXTERIOR GARAGE DOOR
 CORNINGS
- OPENINGS. WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN BASEMENTS, CONTRACTION JOINTS AT APPROXIMATELY 20'-0" INTERVALS SHOULD BE PROVIDED. CONTRACTION JOINTS SHOULD BE PROVIDED AT PARTITIONS. SHOULD BE PROVIDED AT PARTITIONS. PROVIDE % EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
- INTERIOR AREAS.
 PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS.
- FOUNDATION ANCHORAGE
 WALL SILL PLATES (MINIMUM 2X4 MEMBER,
 PRESSURE TREATED) SHALL BE SIZED &
 ANCHORED TO FOUNDATION WALLS ON
 PIERS AND AT ALL INTERMEDIATE INTERVALS AS REQUIRED TO RESIST WIND UPLIFT. ALL ANCHOR BOLTS TO BE ASTM GRADE 36, ALL ANCHOR BOLTS TO BE ASTM GRADE 36, MINIMUM 36' DOMMETER WITH 33' 35' LIA! WASHER PLATE. THESE BOLTS SHALL BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 15' IN LINIT MASONRY, AND 8' IN POURED CONCRETE. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER SECTION OF PLATE, AND ANCHOR BOLTS SHALL BE PLACED WITHIN 12' OF EACH END OF EACH. PLACED WITHIN 12' OF EACH END OF EACH PLATE SECTION, WITH INTERMEDIATE BOLTS SPACED AT 42' O.C. MAXIMUM. ANCHOR BOLTS, WASHER PLATES, & NUTS TO BE HOT-DIPPED GALVANIZED. PROVIDE ANCHOR BOLTS ON EACH SIDE OF GARAGE DOORS TO MEET WIND BRACING R403.1.6.

H- H V A C NOTES

- MECHANIZAL SECONTRACTOR IS

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 REQUISION AND SEFET

- A GAS-FIRED APPLIANCE. DO NOT LOCATE UNIT(S) OVER AREAS WITH A
- SPAN MORE THAN 10'-0'.

 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 PROMINENT VIEW.
 ALL VENT STACKS AND FLUES TO BE PRIMED
 & PAINTED TO CLOSELY MATCH THE ROOF
 COLOR

- FP: FLOOR PLAN NOTES DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. REFERENCE DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS. REPORT DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
- AKCHII ECT FOR RESOLUTION.
 ALL DIMENSIONS ARE CALCULATED FROM
 OUTSIDE FACE OF STUD WALL TO OUTSIDE
 FACE OF STUD WALL, UNLESS OTHERWISE
 NOTED. STUD WALLS NOT DIMENSIONED ARE
 TYPICALLY OF 2X4 (3-1/2") CONSTRUCTION.
- DRYWALL INSTALLATION SHALL BE
- DRYWALL INSTALLATION SHALL BE INCONFORMACE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, STUD SPACING, NAILING, & TAPING, MILD, E, ALSO AS FOLLOWS. UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS TO BE COVERED WITH 12" GYPSUM BOARD, WITH METAL OR PLASTER CORNER.
- WALLS COMMON TO GARAGE AND HOUSE TO HAVE ONE LAYER OF 5/8" TYPE X 14-10.
- WALLS COMMON TO GRANCE AND HOUSE IN ANY COMMON TO GRANCE AND HOUSE IN ANY COMMON ON EACH SIDE.

 ALL BATH AND TOLET AREA WALLS AND MAYE WATER ARESS THAN OF THE AREA TO ANY COMMON OF THE AREA WATER ARESS THAN OF THE AREA TO ANY COMMON OF THE AREA AND THE AREA THAN THE AREA AND THE AREA AND THE AREA AND THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THAN THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THAN THE AREA AND THE AREA AND THAN THE AREA AND THE AREA
- A MINIMUM NET CLEAR OPENABLE HEIGHT
 OF 24*, AND HAVE A MAXIMUM FINISH SILL
 HEIGHT OF 44* ABOVE FINISH FLOOR.
 ALL TRANSPARENT OR TRANSLUCENT PANELS
- ALL IRANSPARENT OR TRANSLUCENT PAPELS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR, OR 60" OF FLOOR AT BATHTUBS, SHOWERS, WINIFLOOLS, SAUNAS, STEAM ROOMS, OR HOT TUBS TO BE TEMPERED GLASS OR OTHER SAFETY GLAZING. BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH 30 CFM FAN (MINIMUM), RANGE HOODS TO BE VENTED TO THE OUTSIDE WITH 30 CFM FAN (MINIMUM), RANGE HOODS TO BE VENTED TO CUTSION.
- CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRANING TO ENSURE EXACT PIT. THE CABINETS SHALL MATCH FLANS & ELEVATIONS NOTIFY ARCHITECTOR ANY DISCREPANCIES, AND WHIRLPOOL TUB PER OWNERS SELECTIONS. CARPET SHALL BE INSTALLED AS PER THE "STANDARD FOR INSTALLATION OF RESIDENTIAL CARPET" BY THE CARPET AND RUG INSTITULATION OF

EN: FRAMING NOTES

- TREATED. ALL WOOD FRAMING IN CONT.
 WITH OR WITHIN 8" OF GRADE, SHALL BE
 BORATE-PRESSURE TREATED.
 SIZES OF STRUCTURAL MEMBERS: ALL LUMBER SIZES SPECIFIED ARE NOMINA ACTUAL SIZES ARE SHOWN ON THE FLO

- 2X8s AT 16" O.C., AND RECEIVE ROWS OF 2X8 BLOCKING AT 1/3 POINTS OF HEIGHT (2 ROWS). ALL STUDS TO BE FRAMED AT 16" O.C. AXIMUM. LL ANGLED WALLS TO BE FRAMED AT 45
- TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS & SOLID BLOCKING AT
- POINTS.
- - MANUAL*. BRACE EXTERIOR STUD WALLS AT CORNERS
- WITH METAL T-BRACE LET INTO ST AT 45 DEGREES, FROM PLATE TO PLATE, OR: ALL SHEATHING WITHIN 4'-0' OF CORNERS TO BE SPAN RATED 1/2" PLYWOOD, GLUED & SCREWED TO EDAME
- WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCTWORK. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS WHICH ARE PARALLEL TO FLOOR JOIST
- SPAN DIRECTION. PROVIDE "X" BRACING OR SOLID BLOCKING AT
- (MINIMUM). RANGE HUGGS ...
 OUTSIDE.
 CABINET SUPPLIER TO FIELD MEASURE AREA
 OUTSIDE ROUGH FRAMING TO

 - R SHEATHING:
 APA STURDI-FLOOR 34" TONGUE &
 GROOVE, INTERIOR GRADES: PROVIDE
 ADDITIONAL 38" PLYWOOD A
 DOTTONAL 38" PLYWOOD A
 T CERAMIC TILE LOCATIONS; EXTERIOR
 GRADE SHALL BE LUSED WHEN
 EXPOSED TO WEATHER.
 MAXIMUM JOIST SPACING 82 4" O.C.
 EDGES SHALL BE LOCKED WITH
 LUMBER OR OTHER APPROVED TYPE
 OF EDGE SUPPORT: FACE GRAIN
 PARALLEL TO SUPPORTS.

 - PANELS. EDGES SHALL BE BLOCKED WITH
 - LOCATIONS.
 PROVIDE DOUBLE 2X6 STRONGBACK BRACING AT CENTERLINE OF CEILING JOIST SPANS OVER 10'-0".

- LUMBER
 ALL STUD WALLS ARE DIMENSIONED AT 3-1/2"
 AND 5-1/2" UNLESS NOTED OTHERWISE.
 ALL WOOD FRAMING IN CONTACT WITH
 CONCRETE OR MASONRY TO BE PRESSURE
 TREATED. ALL WOOD FRAMING IN CONTACT
- PLANS. STRUCTURAL POSTS:
- ALL SOLATED STRUCTURAL POSTS BIALL VIEW ANNIHALD MERISCON OF F. WITH SURF ANNIHALD MERISCON OF F. WITH SURF ANNIHALD MERISCON OF F. WITH SURF ANNIHALD AND POSTS F. CID 2445 NALED AND POSTS F. CID 2445 NALED ANNIHALD STRUCTURAL FRANKO, ALL FRANKO,
- JETHINGS / TELMURENS: DH. CUR SYP #2 OR PSIL/SL. ALL WOOD FRAMING AT BEARING WALLS SHALL BE AS FOLLOWS:

 141 FLOOR: 2246 B 16' O.C.
 241 FLOOR: 2246 B 16' O.C.
 ALL JL ARC TOO BE SENIES 230 UNLESS NOTED OTHERWISE.
- FRAMING
 ATT ERAME WALLS OVER 10'-0' HIGH TO BE
- ALL ANGLED WALLS TO BE FRAMED AT 45
 DEGREE ANGLE UNLESS OTHERWISE NOTED.
 ALL BEAMS, JOISTS, & HEADERS TO BE
 MOUNTED IN METAL HANGERS, SAMPSON
 STRONG-TIE OR EQUIVALENT, WITH
 GALVANZED FASTEWERS FOR NITERIOR
 APPLICATIONS, AND Z-MAN FASTEWERS FOR
 EXTEROIR APPLICATIONS OR WHERE IN MERCE
 CONTINUOUS BEARSOLD FROM THE OF LOAD
 TO FOUNDATION SHALL BE PROVIDED BY
 TO FOUNDATION SHALL BE PROVIDED BY
- EACH FLOOR LEVEL.
 PROVIDE FULL SOLID BEARING OR TRIPLESTUD BEARING UNDER ALL BEAM BEARING
- - BY ONE OF THE FOLLOWING METHODS:

 A. WITH METAL T-BRACE LET INTO STUDS

 AT AS DEGREES FROM PLATE TO
- FRAME. FRAMING LAYOUT TO BE COORDINATED THE GENERAL AND HVAC CONTRACTORS
- JOISTS. ALL HEADERS TO BE FREE OF SPLITS AND
- CHECKS.
 MINIMUM HEADER SIZE AT OPENINGS IN NON-LOAD BEARNING WALLS TO BE TWO 2X6s V 1/2" PLYWOOD GLUED & NAILED BETWEEN. MINIMUM HEADER SIZE IN LOAD-BEARING
- MINIMUM HEADER SIZE IN LOAD BEARING WALLS TO BE TWO 2212 WITH 12°P ENWOOD GLUED A MALED BETWEEN PROVIDE DOUBLE HEADER JOSTS AND TRIBINIERS AT ALL ELGO OPENINGS.
 TRIBINIERS AT ALL ELGO OPENINGS. WITH ASTM SPECIFICATION A-36. COMPONE WITH ASTM SPECIFICATION A-36. COMPONE WITH ASTM SPECIFICATION A-36. COMPONE A WOOD 22°P LIFE BOT LIFE DIT THE TOP FLANGE OF ALL STELL BEARD SET LIFE DIT THE TOP THANGE OF ALL STELL BEARD SET LIFE STANDERS BOTTOMETER.
- SHEATHING FLOOR SHEATHING:
- OF EDGE SUPPLANT IT PLACE WORKS.

 PARALLEL TO SUPPORTE AT THE WORKS.

 D. GLUE & SCREW PLYWOOD DECKING TO FLOOR JOIST TO ROSUIGE A WORKFLOOR JOIST TO ROSUIGE A WORKEXTERIOR WALL SHEATHING: TYPICAL
 EXTERIOR WALL SHEATHING: TYPICAL
 EXTERIOR WALD AND 20% STUD WALLS TO BE
 SHEATHING THE WALLS TO BE
 SHEATHING SHEATHING TO SPAN OVER ALL
 PLATES AND HEADERS. SEE ALSO "WALL
 PLATES AND HEADERS. SEE ALSO "WALL
 PARES AND HEADERS. SEE ALSO "WALL
 PARES AND HEADERS. SEE ALSO "WALL
 PRACENG" NOTE.
- PLATES AND HEADERS. SEE ALSO "WALL BRACKING" NOTE. ROOF SHEATHING: A. APA SPAIN RATED 5/8" EXTERIOR GRADE PLYWOOD; B. MAXIMUM SPAN TO BE 24" O.C. WITH H-CLIPS: MAINTAIN 1/8" GAP BETWEEN

R: ROOFING SEALING & FLASHING ALL RAFTERS TO BE 2X8% AT 16" O.C. UNLESS NOTED OTHERWISE ON PLANS (VERIFY SIZE AND SPACING PER LOCAL BUILDING CODE).
ALL TRUSS OR RAFTER & TOP PLATE INTERSECTIONS TO RECEIVE

ALL TRUSS OR RAFTER & TOP PLATE

ALL TRUSS OR RAFTER & TOP PLATE

ALL VANCED WINDESSEMON TES

PROVINE DAY RAFTER TES AT ALL

PERCENDICULAR TO APPERE

BOANDS TO APPERE

BOANDS TO BE ONE SEE HARDE

BO

TENNESSEE: STAMPED APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.
STRESSED-SKIN ROOF PANIS.
STRESSED-SKIN ROOF PANIS.
ON STRESSED SHOP STANDARD ON STRESSED SHOP SHOW ON SHOP SHALL AND GOVERNMENT OF SHALL AND GOVERNMENT OF SHALL AND GOVERN HOLD AND SHALL AND SHALL S

STAIRS & RAILINGS
STAIR CONSTRUCTION TO CONSIST OF

THREE 2X12 STRINGERS, 5/4* OR 2X THICK TREADS, AND 3/4* THICK RISERS, OR MATERIALS FABRICATED BY A

B. TREADS: MINIMUM 10" VIDE,
INCLIDING 34" TO 1-14" MOSING
PRISERS ARE SOLD.
PRISERS

HORIZONTAL CROSS-SECTION OF 2-5/8* MINIMUM 1-1/2* CLEAR SPACE BEHIND RAIL.

MINIMUM THE CLEAR OF MALE BEHIND RAIL SAT STAIRS:
GUARDS AT STAIRS:
A REQUIRED ON OPEN SIDE OF STAIRS: MINIMUM HEIGHT TO BE STAIRS: MINIMUM HEIGHT THAN OPEN THE STAIR OF THE STAI

SPHERE, EXCEPT AT THE TRIANGULAR OPENING FORMED BY THE BOTTOM RAIL, TREAD, AND RISER, WHICH SHALL NOT ALLOW PASSAGE OF A 6' SPHERE, OTHER GUARDS. A. GUARDS ARE REQUIRED AT ALL WALKING SURFACES, THAT ARE

A. GUMDS ARE REQUEST AT A GOVERNMENT OF THE PROPERTY OF THE PARTY OF T

GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH CODE OFFICIALS PRIOR TO

IN LOCAL CODES AND GEOLOGICAL CONDITIONS, REVISIONS TO THESE PLANS MAY

DS AND RISERS:
ALL TREADS AND RISERS TO BE
EQUAL.
TREADS: MINIMUM 10' WIDE.

COMPONENT MANUFACTURER TREADS AND RISERS:

- ROOFING: UNDERLAYMENT UNDERLAYMENT SHALL BE A WATER-RESISTANT
- UNDERLAYMENT SHALL BE A WATER-RESISTANT, VAPOR-RESISTANT, VAPOR-RESISTANT, VAPOR-RESISTANT, VAPOR-RESISTANT, VAPOR-RESISTANT, VARIABLE WITH CAP MAILS OR CAP STANEES IN ACCORDANCE WITH THE SLEWES, AN ICE BARRER THAT CONSISTS OF AT LEAST AN ICE BARRER THAT CONSISTS OF AT LEAST CONTINUE OF A SLEW ADDRESS OF A OF A
- BUILDING.
 UNDERLAYMENT APPLIED IN AREAS SUBJECT TO
 HIGH WINDS (ABOVE 110 MPH) SHALL BE APPLIED
 WITH CORROSION RESISTANT FASTENERS IN
 ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES.
 FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN
- 12 UNITS HORIZONTAL (33% OR GREATER), UNDERLAYMENT SHALL BE ONE LAYER APPLIED
- KLAYMEN I SHALL BE ONE LAYER APPLIED LLOWS:
 LOWS:
 APPLY SHINGLE-STYLE, PARALLEL TO
 APPLY SHINGLE-STYLE, PARALLEL TO
 COURSE LAYER & FOOL LAPS FER
 MANUFACTURER'S GUIDELING.
 DISTORTIONS IN THE UNDERLAYMENT
 SHALL NOT INTERFERE WITH THE ABILITY
 OF THE SHINGLES TO SEAL:
 END LAYS SHALL BE OFFSET BY SIX FEET.

- WIGH SHORE IS A SUPE EXCEEDS 21 UNITS VERTICA IN 12 UNITS HORDONTAL, C1112, -170% SLODE, IN 12 UNITS HORDONTAL, C1112, -170% SLODE, IN 12 UNITS HORDONTAL EXPONENTIAL EXPONENTIAL ASPHALT SHINGLES SHALL BE TESTED IN ASPHALT SHINGLES SHALL BE TESTED IN EXPONENTIAL SHAPPING SHAPPING OF TABLE RISEC 24/11 FOR WIND SPEEDS UP TO 120 MPH. STETEMER'S FOR ASPHALT SHANGES SHALL ACMANUACED STEEL, STANLESS STEEL ALMANUACED STEEL STEEL ALM
- A GALVANZED STEELS, STAMELED SO TECH.
 ALMINIUM, OR COPPER DOONE NAILS.
 ALMINIUM, OR COPPER DOONE NAILS.
 END STAME STAME

EXTERIOR JOINTS AROUND WINDOWS & DOOR EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAMES, BETWEEN WALL & FOUNDATIONS, TUTLITY SERVICES PENETRATIONS, AT UTILITY SERVICES PENETRATIONS THOUGH WALLS, FLOORS, & ROOF; AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.

FLASHING:

- CORROSION RESISTANT FLASHING IS REQUIRED ATTHE TOP & SIDES OF ALL WINDOWS & ROOF OPENINGS, AND ATTHE INTERSECTION OF CHIMNEYS, MASONRY, ANDIOR WOOD CONSTRUCTION AND FRAME WALLS, OR ADDROLLED MATER DESISTANT SUBSTRAINCS.
- CONSTRUCTION AND FRAME WALLS, OR APPROVISE WATER RESISTANT SHEATHING & CALLWAR TO BE USED AT TOP & SIDES TO CALLWAR TO BE USED AT TOP & SIDES TO THE STEP ALSHING AGAINST A VERTICAL SIDES WALL SHALL BE BY THE STEP FLASHING METHOD. FOUR FLASHING SHALL BE ANNIMALING THE STEP SHALL SHALL BE THE SHALL BE THE WALL AND WHITE THE STEP SHALL BE TURNED UT IN A MANDER THAT DRECTS WATER AWAY FROM THE WALL AND ONTO THE BOOK AND FOR CHITCH THE STEP SHALL BE THE SHALL BE THE STEP SHALL BE THE STEP SHALL BE THE STEP SHALL BE THE SHA

IN: INSULATION NOTES

- PROVIDE R-4 RIGID INSULATION AT SLAB EDGE. GENERAL CONTRACTOR TO VERIFY WITH LOCAL GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.
 PROVIDE R-19 BATT INSULATION IN 2:6 WALLS, R-13 IN 2:4 WALLS, R-20 IN VAILTED CELLINGS, AND R-20 IN VAILTED CELLINGS, ALLO WITH AND INSULATION WITH AND INSULATION WITH AND INSULATION WITH AND INSULATION INSULATION IN CONTRACTOR OF THE WISE.
 INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKET WITHOUT HOLES FOR THE OFFICE AND INSULATION IN CONTINUOUS BLANKET WITHOUT HOLES FOR
- INSTALL SIDE WALL AND CEILING INSUAL ION IN CONTINUOUS BLANKET WITHOUT HOLES FOR ELECTRICAL BOXES, LIGHT FIXTURES, OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION. FLOORS OVER UNHEATED SPACE TO HAVE R-19
- FLOORS OVER UNHEATED SPACE TO HAVE R-19 INSULATION BETWEEN JOISTS. HVAC DUCTS LOCATED IN UNHEATED SPACES TO BE INSULATION BY THE STATE OF THE STATE



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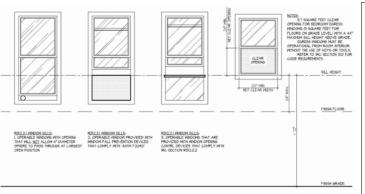
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FASTENING SCHEDULE			
CONNECTION	FASTENER	LOCATION	
JOIST TO SILL OR GIRDER	4 - 10D COMMON	TOE NAIL PER JOIST	
BRIDGING TO JOIST	2 - 8D COMMON	TOE NAIL EACH END	
SOLE PLATE TO JOIST OR BLOCKING	3 - 16D @12" O.C.	TYPICAL FACE NAIL	
TOP PLATE TO STUD	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 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 (TOE-NAILED): 4 - 16D EACH BLOCK	
		BAND JOIST TO JOIST (END NAILED): 4 - 16D 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 (832" 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 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:	1/1 & LESS	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPACING	
SUBFLOOR, ROOF, & WALL SHEATHING (TO FRAMING):		12 O.C. PIELD SPINGING	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING			
PANEL SIDING TO FRAMING	\1' & LESS \5''	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPACING	
FIBERBOARD SHEATHING	5"	80 ROOFING: 3" O.C. EDGE SPACING 8" O.C. FIELD SPACING	

F: FI EVATION NOTES

- EXTERIOR FLASHING TO BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMMEYS, PROJECTIONS, AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTIO
- REQUIRED BY APPROVED CONSTRUCTION PRACTICES. 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 OVERHAMOS.

AND PRIME & PININT TO CLOSELY MATTON
FROM COLOR & PREVIOUNDE FOR PROVIDE FOR P

ENERGY CODE

ATTIC 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.

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 REGUIREMENTS	ZONE 4
WINDOMS (U-FACTOR)	0.40
SKYLIGHTS (U-FACTOR)	0.55
CEILING - OPEN ATTIC (R-VALUE)	49
CELING - CATHEDRAL (R-VALUE)	30
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 & DEPTH)	IO, 2 FT.
CRANL SPACE WALL	10 / 13

M: MASONRY NOTES

- STONE & MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.7.
- BRICKS
 PROVIDE UNIFORMLY SIZED UNITS
 COMPLYING WITH ASTM C216, GRADE SW
 TYPE FBS, AND LIMBICEMENT MORTAR
 CONFORMING TO ASTM C720, TYPE S.
 INSTALL GALVANIZED ANCHORS @16* O.C.
 EACH WAY, WITH CADMIUM-PLATED

NESTILL GALVANCEO ANCIONOS EN FO C.
EACH WAY. WITH CAMILLAND, THE CAMILLAND, THE

EXTERIOR PLASTER
EXTERIOR PLASTER SHALL BE INSTALLED
IN ACCORDANCE WITH IRC SECTION
RY03.6.
LATH: PROVIDE ALL LATH & LATH
ATTACHMENTS SHALL BR OF CORDINGION.

LATTH PROVIDE ALL LATH ALTH ATTACHMENTS SHALL BE OF CORROSION-RESENTANT MATERIAL, EDVINGED METAL ATTACHMENTS SHALL BE OF CORROSION-RESENTANT MATERIAL, EDVINGED METAL MATERIAL EDVINGED METAL MATERIAL EDVINGED METAL MATERIAL EDVINGED METAL MATERIAL EDVINGED METAL LATHOR WIRELAND SHALL BE NOT HAND SHAL

B. HE WEEF SUBTEMPE SHALL HOWE THE EARTH OR Z ABOVE PAYED AREAS, AND SHALL BE OF A TYPE WATER TO DEANN TO THE WITE TO DEANN TO THE C. THE WEET AND THE SHALL FOUR SCREED ATTACHMENT FLANGE SCREED ATTACHMENT FLANGE ATTACHMENT SHALL COVER ATTACHMENT SHALL COVER ATTACHMENT SHALL COVER ATTACHMENT SHALL COVER WEEP SCREED. WATER RESISTIVE BARNETES WATER RESISTIVE BARNETES SHALL SEE HERTALLED HER SHALL SEE HERTALLED HER SHALL FOR S

WATER-RESISTIVE BARRIERS
SHALL BE INSTALLED IN
ACCORDANCE WITH SECTION
R703.2, AND, WHERE APPLIED
OVER WOOD-BASED SHEATHING,
SHALL NCLUDE A WATERRESISTIVE VAPOR-PERMEABLE
BARRIER.
A WATER-RESISTIVE VAPORPERMEABLE BARRIER APPLIED
BETWEFN WOOD-BASES

BETWEEN WOOD-BASED SHEATHING AND STUCCO SHALL BE OF A 'DRAINAGE TYPE'.

14. LINTEL SCHEDULE
FOR 4' BRICK VENEER WITH NO SUPERIMPOSED

STEEL LINTELS TO BE SHOP-COATED WITH RUSTINHIBITIVE PAINT, UNLESS MADE OF CORROSION
RESIDTANT 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. BEAR.	REFER.
4-0" OR LESS	L 3-1/2"x3-1/2"x5/16"	6°	NOTE 1
6-0"	L 4"x3-1/2"x5/16"	6°	NOTE 1
8-0"	L 5"x3-1/2"x5/16"	6"	NOTE 1
10'-0"	L 6'x3-1/2'x3/8"	8"	NOTE 1
10'-0" TO 12'-0"	L 6"x4"x3/8"	8"	NOTE 2
12'-0" TO 14'-0"	L 7"x4"x3/8"	8"	NOTE 2
16'-0"	L 8"x4"x7/16"	8"	NOTE 2
16'-0"	L 9'x4'x1/2'	10"	NOTE 3

- DESIGNED FOR BRICKLOAD 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: 2,500 PSI MORTAR: TYPE STEEL: A36

FI - FI FCTRICAL NOTES

ELECTRICAL PLAN(S) 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

FIXTURE SELECTION AND LOCATION WITH LOCATION WITH LOCATION WITH LOCATION WITH LOCATION WITH LOCATION SHOWN OF THE ELECTRICAL PLANS.

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EXTEROR LIGHTING CIRCLITS AND

SWITCHES. SWITCHES. GENERAL CONTRACTOR TO VERIFY WITH

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

GENERAL CONTRACTOR TO COORDINATE
GENERAL CONTRACTOR TO COORDINATE
ALL THE REQUIREMENTS OF AN ALARM
STREET, AND COMMISSION OF THE STREET OF THE

W: WOOD DECK NOTES

- ALL CONSTRUCTION SHALL BE PER INTERNATIONAL RESIDENTIAL BUILDING
- CODE.
 DECK LOADS ARE 40 Ib LIVE LOAD AND 15 Ib
 DEAD LOAD, ANY SPECIAL LOADS SHOULD
- DEGRES AND ASSESSED AND AND 15 BE DECLORADOR OF THE CONTROLLED AND AND 15 BE CONSIGNED AS WILLIAM SHOULD BE ADDRESSED AS WIL

Daw Suzanne TN 37917 Addition Knoxville, and Home Barton Street, Φ eorge e≷ 'n

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DESIGN GUIDELINES CHECKLIST

From Yards
Section 1, page 6
Section 2, page 6
Section 3, page 6
Section

House Orientation and Side Yards.
Section 3, page 6
Proposed riffle its proprisonal to dimensions of lot and original house on the confidence of the confide

CORRECT
Whyp. Parking and Services
Section 3, page 7
Proposed parking savoids the front yeard.
Proposed parking savoids the front yeard.
DRIVEN AND TO BE MEROVIED WITH CONCRETE.
Proposed will have been as access from algory of where an enableby for gange or parking pad. (If no alley access exists, proposed parage or an extra part of the parking pad. (If no alley access exists, proposed parage or in the part of the paraged paraged or in though a consecution of the paraged paraged or in the found.

NO EXISTING ALLEY ACCESS
Proposed gargings accessed by alley as estimate at least 16 feet from controlling and paraged para

Scale, Mass, and Foundation Height
Section 4, Jappe 8
Proposed infel elevation is proportional in scale to the original houses on
Proposed infel elevation is proportional in scale to the original houses on
Proposed infel

Proposed infill attempts to incorporate historic elements of the block of design. The design of the

Porches and Stoops
Section 5, ages 9
Section 5, ages 9
Section 5, ages 9
Porches and Control of the Stoop Section 5, ages 9
Porches are dominate.
Proposed porch is proportional to existing porches on block.
Proposed porch is proportional to existing porches on block.
Proposed porch is proportional to existing porches in settlack along the steel.
Proposed porch inartisation consistency with existing porches in settlack along the steel.
Proposed porch inartisation consistency with existing porches in settlack along the steel.
Proposed porch inartisation and details complement the historic character and style of neighborhood (rafer to Appendix C.)

Windows and Doors
Section 6, page 10
Proposed window and door styles complement historic character and style of block (refer to appendix).
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 AND AIDTO TO MACH CURRENT STYLE AND COLOR.

- COLOR.

- Proposed infill respects window and door placement of older houses on the blook.

- CORRECT

Roof Shapes and Materials
Section 7, page 12
Proposed riffl specifies similar pitch to existing houses on block.
NEW ADDITION WILL MATCH OR COMPLIMENT EXISTING
ROOF SLOPE AND FINSH.
Proposed riffl respects complex roof forms of historic blocks (refer to

CORRECT roposed infill for a pre-1940 neighborhood specifies darker shades of shingle roofing.

• N/A - ADDITION ROOFING TO MATCH EXISTING

Siding Materials
Section 8, page
Section 8, pa

Additions
Section 9, page 14
Section 9, page 14
Section 9, page 14
Section 9, each set of the section because respect siding and roof materials, as well as door and window styles original to the house.

OCRRECT
CORRECT
CORRECT or Appendix C).

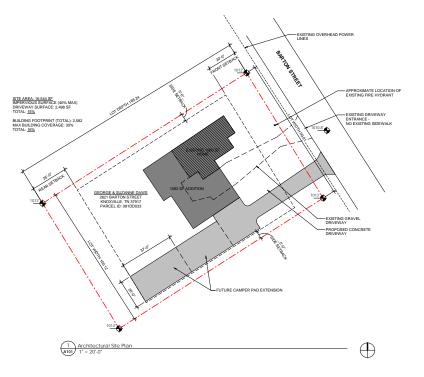
CORRECT or CORRECT O

CORRECT
Proposed additions are located to the side or rear of original house.
CORRECT

Multi-unit Housing - N/A

Small Lot 1930-1950 Era Houses - N/A





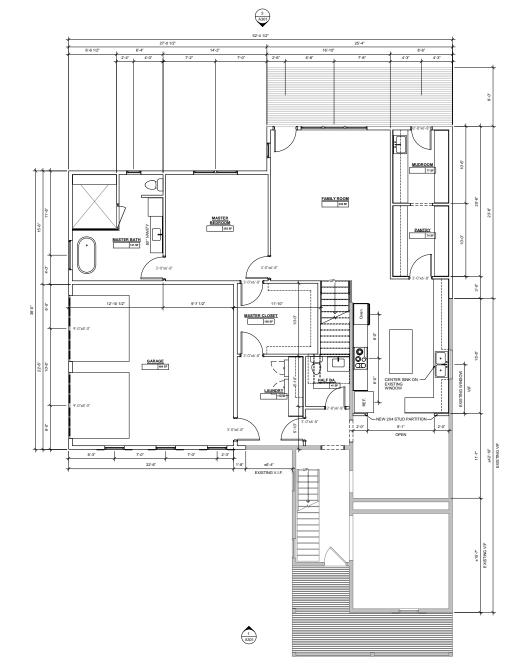
Suzanne Daws New Home Addition for George and Suzanne Da

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ARCHITECTURAL SITE PLAN

A101

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PLAN NOTES:

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WALL LEGEND

WOOD STUD WALL

WOOD STUD WALL WITH MASONRY
FRIEND (SEE ELEVATIONS)

CALL WALL WITH MASONRY
FRIEND (SEE ELEVATIONS)

EXAMPLE OF THE WALL

NEW WALL

4 A301 New Home Addition for George and Suzanne Daws 2621 Barton Street, Knoxville, TN 37917

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FIRST FLOOR PLAN

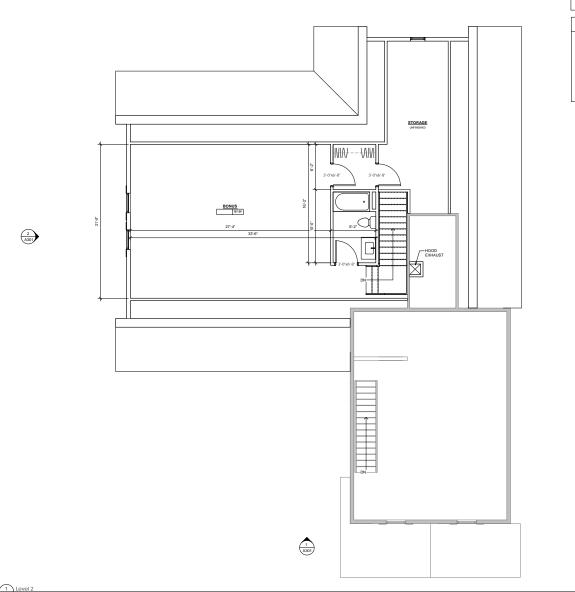
A102

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1 Level 1

2 A301





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WALL LEGEND

WOOD STUD WALL

WOOD STUD WALL WITH MASONNY
FINSH ISEE LEWATOONS!

CMU WALL WITH MASONRY FINISH (SEE ELEVATIONS)

EXISTING WALL

PRELIMINARY FOR APPROVAL NOT FOR

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4 A301 New Home Addition for George and Suzanne Daws
2621 Barton Street, Knoxville, TN 37917

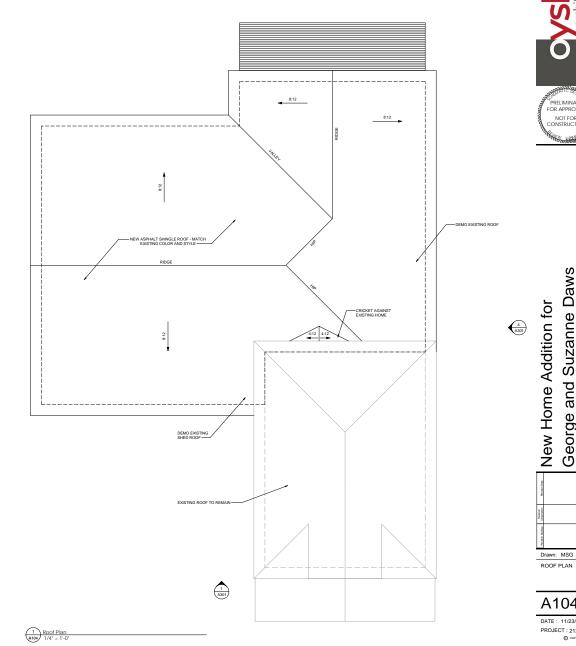
State of the state

SECOND FLOOR PLAN

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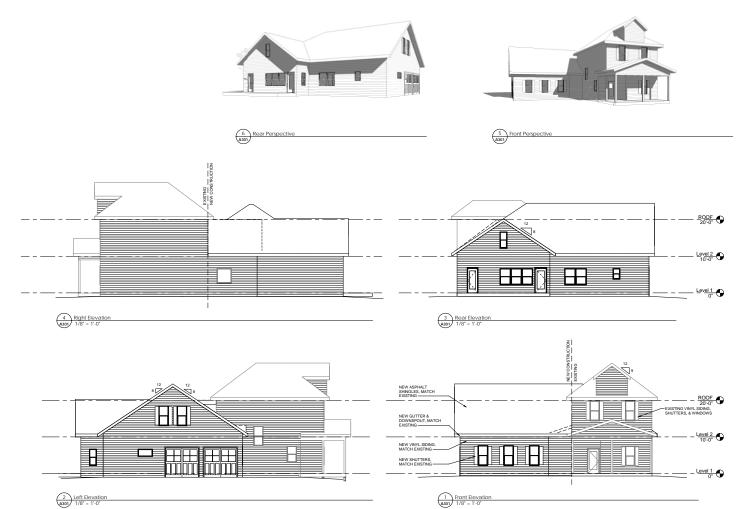
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A104

ROOF PLAN

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

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A301

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