



Staff Report

Infill Housing Design Review Committee

File Number: 5-A-21-IH

Meeting: 5/19/2021
Applicant: David Kerns
Owner: Monty Fairchild

Property Information

Location: 2504 Harvey St. **Parcel ID** 81 F B 044
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Oakwood/Lincoln Park Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Harvey Street. One-story, front-gable roof residence measuring 26' wide by 44' long, featuring a partial-width front-gable roof porch. The primary massing is proposed to be set 25' from the front property line (16' from the front porch to the front property line). The proposed parking pad is accessed by the alley and located at the rear of the property, measuring 18' deep by 20' wide.

The house features a 7/12 front-gable roof, clad in architectural shingles, with an exterior of vinyl lap siding and a stuccoed foundation. A front-gable roof porch projects 8' from the right half of the façade, supported by square 6 by 6 wood columns. The proposal includes vinyl vertical siding on the porch gable field and vinyl shake siding on the primary gable. The three-by-façade features paired double-hung vinyl windows with non-operable shutters, flanking a centrally-located half-light door. Two double-hung windows are located on the right elevation, with three on the left elevation. A secondary entry on the left elevation opens to a wood deck.

Applicable Design Guidelines

Heart of Knoxville Infill Housing Design Guidelines

1. Front Yards

- Consistent front yard space should be created along the street with the setback of a new house matching the older houses on the block.
- When several infill houses, porches and the habitable portion of each house should be about the same distance from the street as the original houses.
- A walkway should be provided from the sidewalk or street to the front door. Along grid streets, the walk should be perpendicular to the street.
- Healthy trees that are outside the building footprint should be preserved. The root area should be marked and protected during construction.

2. House Orientation and Side Yards

- New housing should be proportional to the dimensions of the lot and other houses on the block.
 - Side yard setbacks should be similar to older houses on the block, keeping the rhythm of spacing between houses consistent.
-

3. Alleys, Parking, and Services

- Parking should not be in front yards.
- Alley access should be used for garage or parking pad locations.
- On streets without alleys, garages or parking pads should be at least 20' behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- Alley oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.

4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to the other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- If extensions or bays were typically part of the neighborhood's historic house design, such elements should be incorporated into infill housing.
- New foundations should be about the same height as the original houses in the neighborhood.

5. Porches and Stoops

- Porches should be part of the housing design in those neighborhoods where porches were commonplace.
- Porches should be proportional to original porches on the block, extending about 8-12' toward the street from the habitable portion of the house.
- Porches should extend into the front yard setback, if necessary, to maintain consistency with similarly sited porches along the street.
- Porch posts and railings should be like those used in the historic era of the neighborhood's development.

6. Windows and Doors

- When constructing new houses, the windows and door styles should be similar to the original or historic houses on the block.
- To respect the privacy of adjacent properties, consider the placement of side windows and doors.
- The windows and doors on the front façade of an infill house should be located in similar proportion and position as the original houses on the block.
- Attention should be paid to window placement and the ratio of solid (the wall) to void (the window and door openings).
- Contemporary windows such as "picture windows" should not be used in pre-World War II neighborhoods.

7. Roof Shapes and Materials

- New roofs should be designed to have a similar pitch to original housing on the block.
- More complex roofs, such as hipped roofs and dormers, should be part of new housing designs when such forms were historically used on the block.
- Darker shades of shingle were often used and should be chosen in roofing houses in Infill neighborhoods.

8. Siding Materials

- Clapboard-like materials should be used in constructing new housing where painted wood siding was traditionally used.
- Faced stone, vertical siding, and other non-historic materials should not be used in building new houses.

Comments

1. The house is proposed to be located 25' from the front property line (17' from the front porch to the front property line). The average front setback of the blockface is 19'. The adjacent properties feature recessed front porches and are set 12' and 15' from the front property line. The house's main massing should be set slightly closer to the front property line to maintain consistent front yard space with the block (between 20' and 23' from the

front property line). The site plan should reflect accurate porch proportions (8' deep on site plan, 6' deep on elevation drawings). A walkway should extend from the front door to the sidewalk.

2. The block is characterized by one- to 1.5-story Queen Anne cottages (most with later-added Craftsman-style porches) and a few Craftsman houses. The proposed one-story Craftsman-style house is proportional to the dimensions of the lot and the other houses on the block. The proposed side yard setbacks, set slightly closer to the right (southeast) side of the lots, are relatively consistent with the dimensions of the lot and other houses on the block.

3. The proposed parking meets Infill Housing design guidelines as it extends from an operable alley and will be located behind the primary residence. City Engineering has noted the location of a catch basin and a pipe on the back yard of the property, which will remain physically located on the property and should be shown on the site plan. The parking area should be moved to the west side of the lot to avoid issues and driveway material should be provided on the final site plan. Parking should meet City Engineering requirements (and overall site plan should remain below impervious surface limits).

4. Overall, the one-story, three-bay façade is similar in scale and width to the context. The foundation height should be verified to be consistent with the adjacent houses.

5. The site plan depicts an 8' front porch, while floor plan drawings show a 6' deep porch; this discrepancy should be addressed. A wood deck is shown on drawings, but not on the site plan. Final site plan should reflect what will be built. The half-width, front-gable roof porch will be consistent with the similarly-sized, projecting, front-gable roof porches on the remainder of the block.

6. Guidelines recommend window and door styles to be comparable to original houses on the block, and maintain a consistent ratio of solid to void. An additional window is needed on the right elevation to create additional transparency. Infill Housing review generally recommends designs omit non-operable shutters that don't appropriately fit the windows.

7. The proposed 7/12 pitch roof meets the design guidelines.

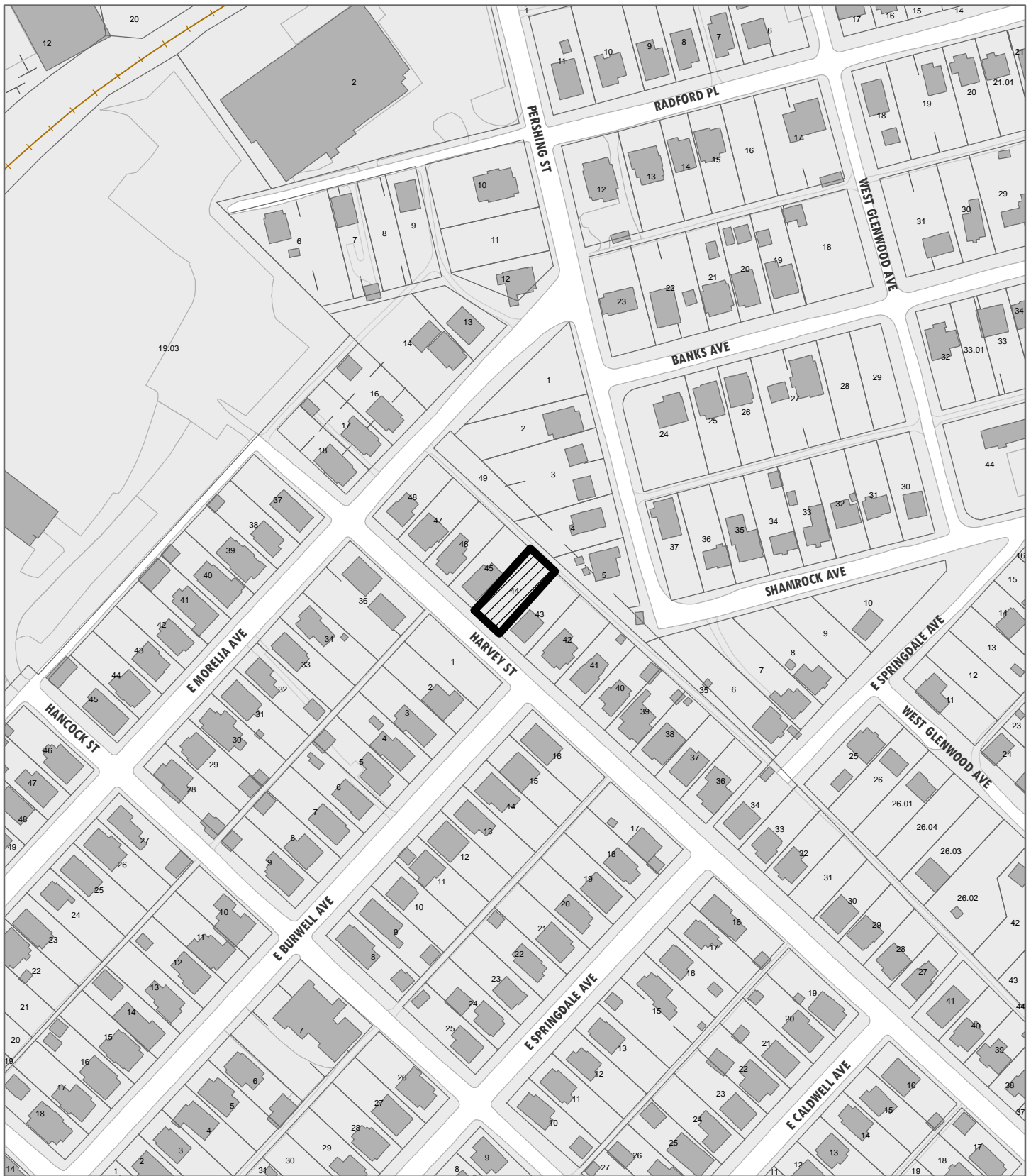
8. Overall materials are appropriate. The siding material should use lap siding with an overlap instead of Dutch lap or flush panel siding. Selecting one accent siding (whether shake or board-and-batten) on the gable fields will help the design better meet the design guidelines.

9. The site plan should incorporate one native or naturalized tree to be planted in the front yard, and one in the rear yard.

Recommendation

Staff recommends approval of Certificate 5-A-21-IH, with the following conditions:

- 1) Modify front setback to be more consistent with adjacent properties;
- 2) Add a walkway from the front door to the sidewalk;
- 3) Parking to meet City Engineering requirements (including modified placement on west side of lot);
- 4) Verify foundation height to be consistent with historic properties;
- 5) Locate an additional window on the right elevation and omit non-operable façade shutters;
- 6) Exterior siding to be lap siding with an overlap instead of Dutch lap or flush panels;
- 7) Incorporate one native or naturalized tree in both front and rear yards.



5-A-21-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

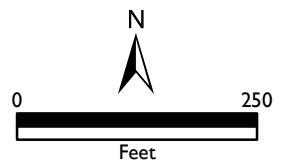
**INFILL
HOUSING
REVIEW
BOARD**



2504 Harvey St.
Oakwood/Lincoln Park Infill Housing Overlay
District

Original Print Date: 5/5/2021
Revised:
Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: David Kerns





DESIGN REVIEW REQUEST

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

Applicant DAVID KERNS

Date Filed 4-28-21 Meeting Date (if applicable) 5-19-21 File Number(s) 5-A-21-IH

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name DAVID C KERNS Company KERNS CONSTRUCTION INC

Address 410 LOCUST HILL LANE City KNOXVILLE State TN Zip 37920

Phone 865-556-2446 Email CLANCY.KERNS@YAHOO.COM

CURRENT PROPERTY INFO

Owner Name (if different from applicant) MONTY FAIRCHILD Owner Address 6815 WASHINGTON PIKE Owner Phone 865-740-6370

Property Address 2504 HARVEY ST Parcel ID LOT 9 BLOCK 26

Neighborhood OAKWOOD Zoning

AUTHORIZATION

Staff Signature Lindsay Crockett Please Print Lindsay Crockett Date 4/28/21

Applicant Signature [Signature] Please Print DAVID C KERNS Date 4-28-21

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: NEW SINGLE FAMILY 1 LEVEL
NEW HOME IN CRAFTSMAN STYLE.

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:

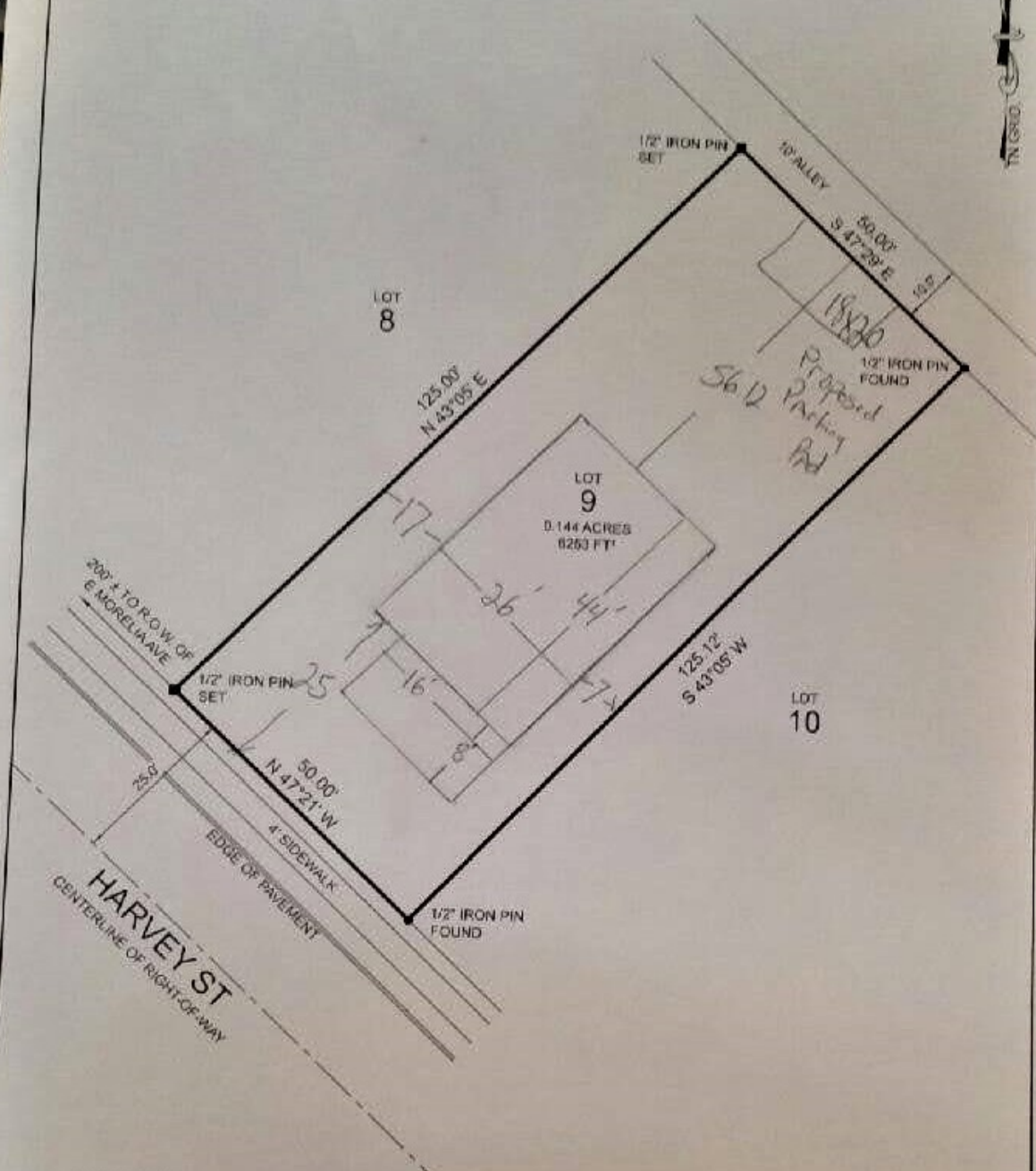
250.00

FEE 2:

FEE 3:

TOTAL:

THIS SURVEY WAS PREPARED USING A COMBINATION OF
 TOTAL STATION AND RTK G.P.S. DATA COLLECTION
 G.P.S. RECEIVER INFO: BOKKA MESA BN 14387, TOPCON
 ANTENNA: PD-51 TOTAL STATION: TOPCON GHT-306A
 VERTICAL DATUM IS NAVD83, GEDD12



CLASSIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON

SURVEYOR: STANLEY E. HINDS
 TN REG. NO. 967

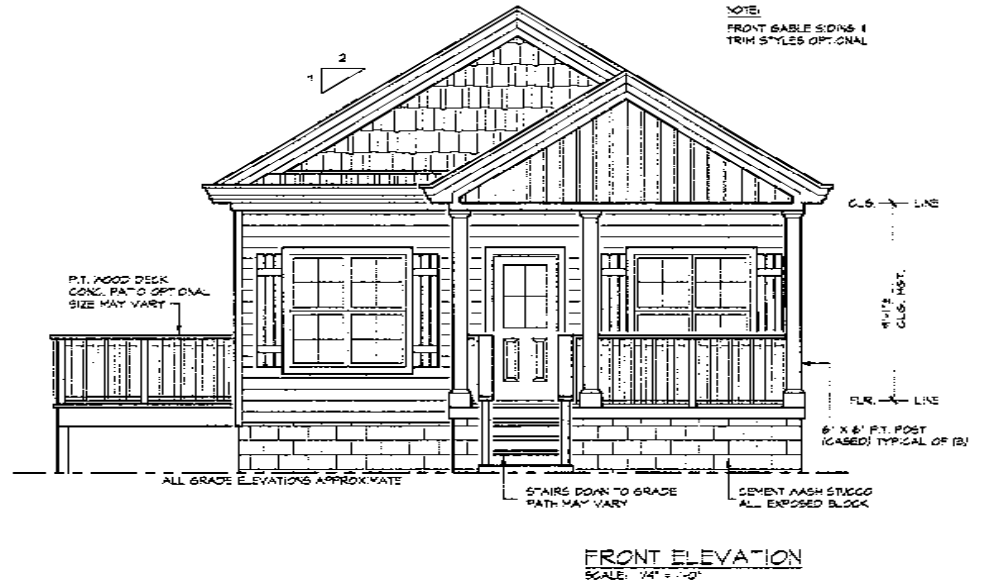
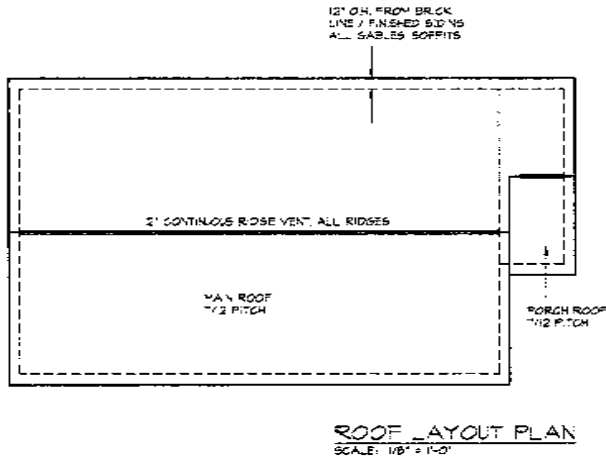
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE APPLICANT AND THAT THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



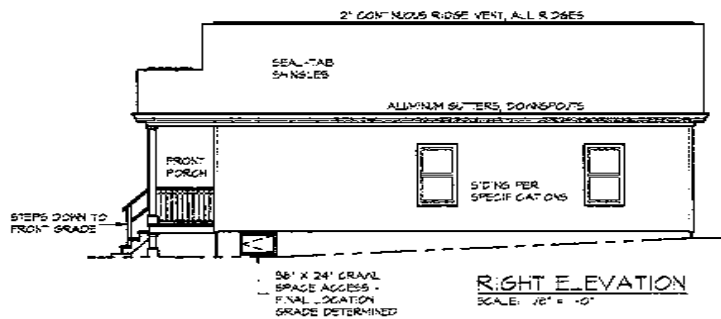
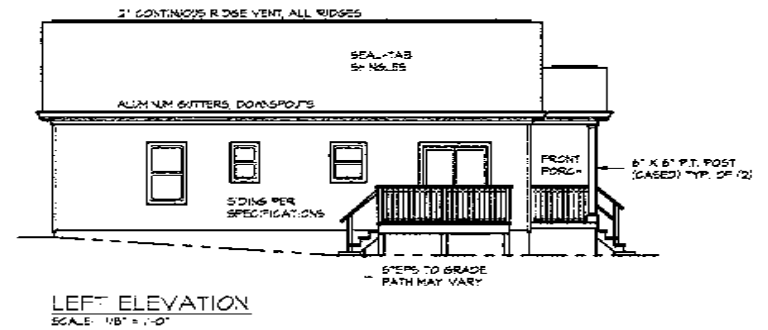
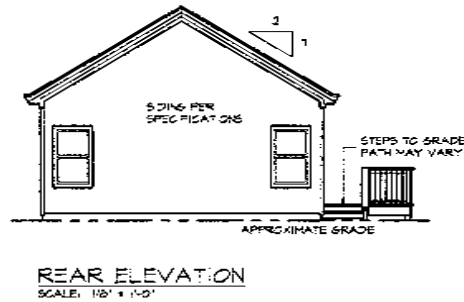
SURVEY FOR: MONTY H. & BARBIE G. FAIRCHILD
 DIST. 7 WARD 17 CITY OF KNOXVILLE COUNTY KNOX
 ADDRESS 2504 HARVEY ST
 LOT NO. 9 BLOCK 26 UNIT _____
 S/D OAKWOOD (C.B. ATKIN ADDITION)
 INSTR. PLAT 19040525000000 (A-144B) SCALE 1" = 20' DATE 02/25 2021
 JOB NO. 2102033 ORDERED BY: INDEP.

HINDS SURVEYING CO.
 3555 WINDY J FARMS DR. LOUISVILLE, TN 37777
 865-588-9799 TNSURVEY@GMAIL.COM
 WWW.HINDSSURVEYING.COM

© COPYRIGHT 2012 HINDS SURVEYING CO. ALL RIGHTS RESERVED. THIS SURVEY IS INTENDED TO BE USED FOR THE PURPOSES OF RECORDING AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF HINDS SURVEYING CO.



NOTE:
ALL A DOOR ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR. ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES



NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE, NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL, SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-CAST COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGNOSTIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.

Designed To 2018 IRC

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37938
Telephone: 865-947-8551

PLAN NO. **19-1203**
DATE: 12/16/2019
DATE: 12/16/2019

EGRESS WINDOWS:

BEDROOMS MUST HAVE (1) WINDOW RATED FOR EMERGENCY EGRESS WHICH PROVIDES A CLEAR OPENING OF 5.0 SQ. FT. (2) 2ND FLOOR: 1.44' MAX. SILL - 5.1' - MIN. NET CLEAR OPENING SHALL BE 20" W/ DE - MIN. 5.1' 24"

NOTE:

WINDOWS LOCATED IN STAIRS, LANDINGS, BATHS & SMOOT TRAPP & AREAS WHERE THE SILL IS LESS THAN 18" FROM FINISHED FLOOR & WITH A SASH SIZE GREATER THAN 9.0 SQ.FT. SHALL REQUIRE USE OF TEMPERED GLASS

NOTE:

WINDOW & DOOR SIZES NOTED ON FLOOR PLANS ARE GENERIC & ARE TO BE READ AS FEET & INCHES WITH BY FEET & INCHES NOT. (EX. 3052 D/H = 3'-0" WIDE X 5'-0" HIGH - D/H = DOUBLE HANG)

NOTE:

ALL MAIN FLOOR WINDOWS & DOORS SHALL BE ROUGHED IN @ 82-1/2" HEADER HEIGHT. UNLESS NOTED OTHERWISE

B'LDG. VENTILATION:

EXHAUST AIR (2018 IRC R308.4.1)

3" V. BATH VENTS MUST BE 30-CFM MIN - DUCTED DIRECT TO THE EXTERIOR BUILDING TOTAL MUST BE 60 CFM MIN.

SUPPLY AIR (2018 IRC R308.4.2)

MVAC SYSTEM MUST PROVIDE 60-CFM MIN FRESH AIR INTAKE TO RETURN AIR FLOWN EQUAL TO CAPACITY OF BATH EXHAUST VENTS

2X2 LEAK TEST (2018 IRC R308.5)

MANDATORY PRESSURE TEST FOR AIR LEAKAGE AT AIR-TEN REPORT MADE

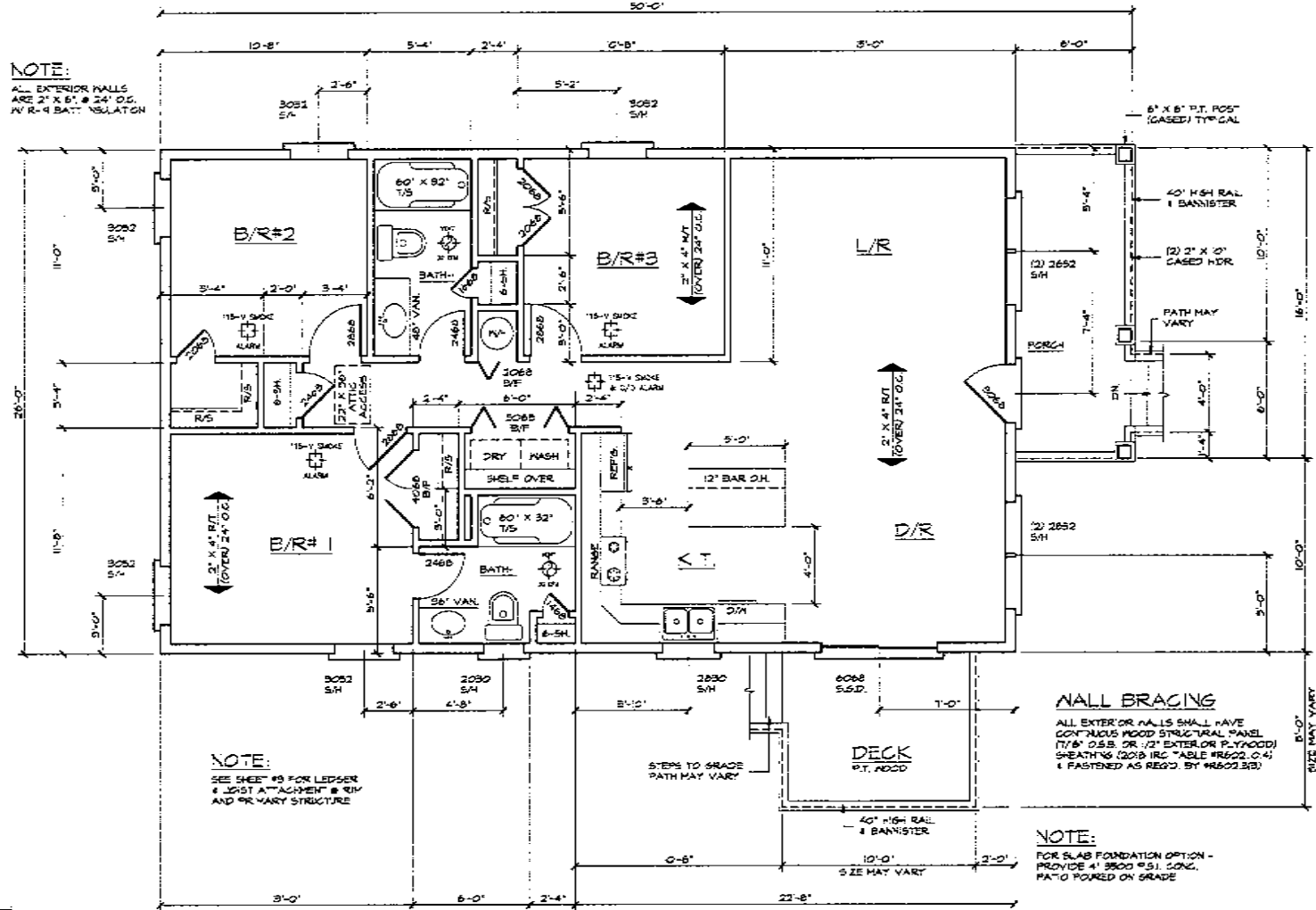
THERMAL ENVELOPE LEAK TEST

MANDATORY BLOWER DOOR LEAKAGE TEST (2018 IRC R302.4.1-2) MUST NOT EXCEED 3 AIR CHANGES - WRITTEN REPORT MADE TO INSPECTORS

MANUFACTURER TYPE MODEL NO. & SIZE OF ALL MECHANICAL MVAC, KITCHEN & WATER HEATER MUST BE ENTERED ON THE DESCRIPTION OF MATERIALS LIST - THE LAST SHEET OF EACH BLUEPRINT SET.

NOTE:

ALL EXTERIOR WALLS ARE 2" X 6" @ 24" O.C. W/ R-4 BATT INSULATION



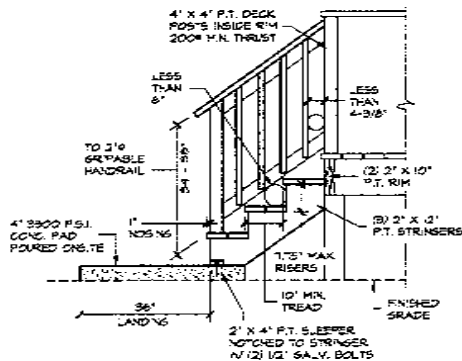
NOTE: SEE SHEET #3 FOR LEDGER & JOIST ATTACHMENT @ R/W AND PERMANY STRUCTURE

WALL BRACING

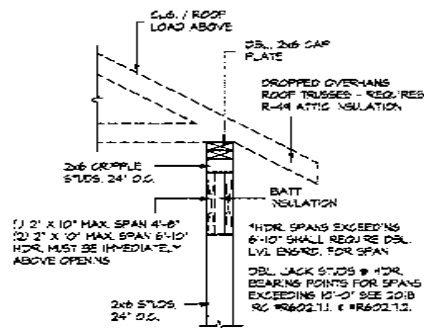
ALL EXTERIOR WALLS SHALL HAVE CON'GUS WOOD STRUCTURAL PANEL (7/8" O.S.B. OR 1/2" EXTERIOR PLYWOOD) SHEATHING (2018 IRC TABLE R602.6.4) & FASTENED AS REQ'D. BY #R602.6.3

NOTE:

FOR SLAB FOUNDATION OPTION - PROVIDE 4" 3500 P.S.I. CONC. PATIO POURED ON GRADE



DECK STAIR DETAIL
NO SCALE 2018 IRC #R602.1.1



WINDOW & DOOR HEADERS
NO SCALE 2018 IRC #R602.1.1 & 2

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

4'-10" FINISHED CEILING HEIGHT

144 SQ. FT. MAIN FLOOR LIVING AREA

98 SQ. FT. FRONT PORCH AREA

NOTE:

AREA CALCULATIONS ARE MEASURED FROM OUTSIDE FRAMING LINES EXCLUSIVE OF BRICK OR STUCCO VENEER. VERIFY ON-SITE BY ACTUAL CONSTRUCTION DIMENSIONS

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-CAST COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE

FRAMING DIMENSIONS:

WALL & PARTITION FRAMING DIMENSIONS ARE MEASURED FROM OUTSIDE FRAMING LINE TO FACE OF INTERIOR STUDWALLS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER LINES VERY CAREFULLY

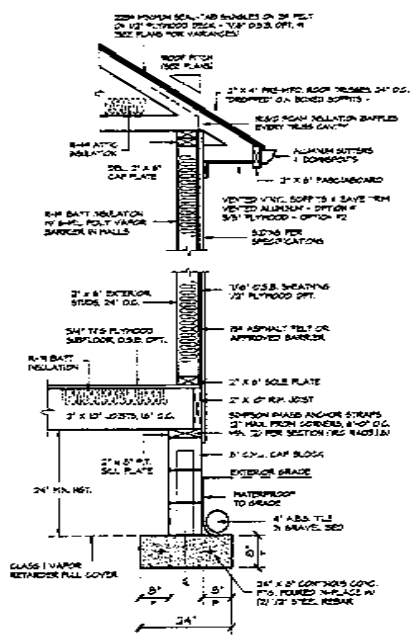
Designed To 2018 IRC

2

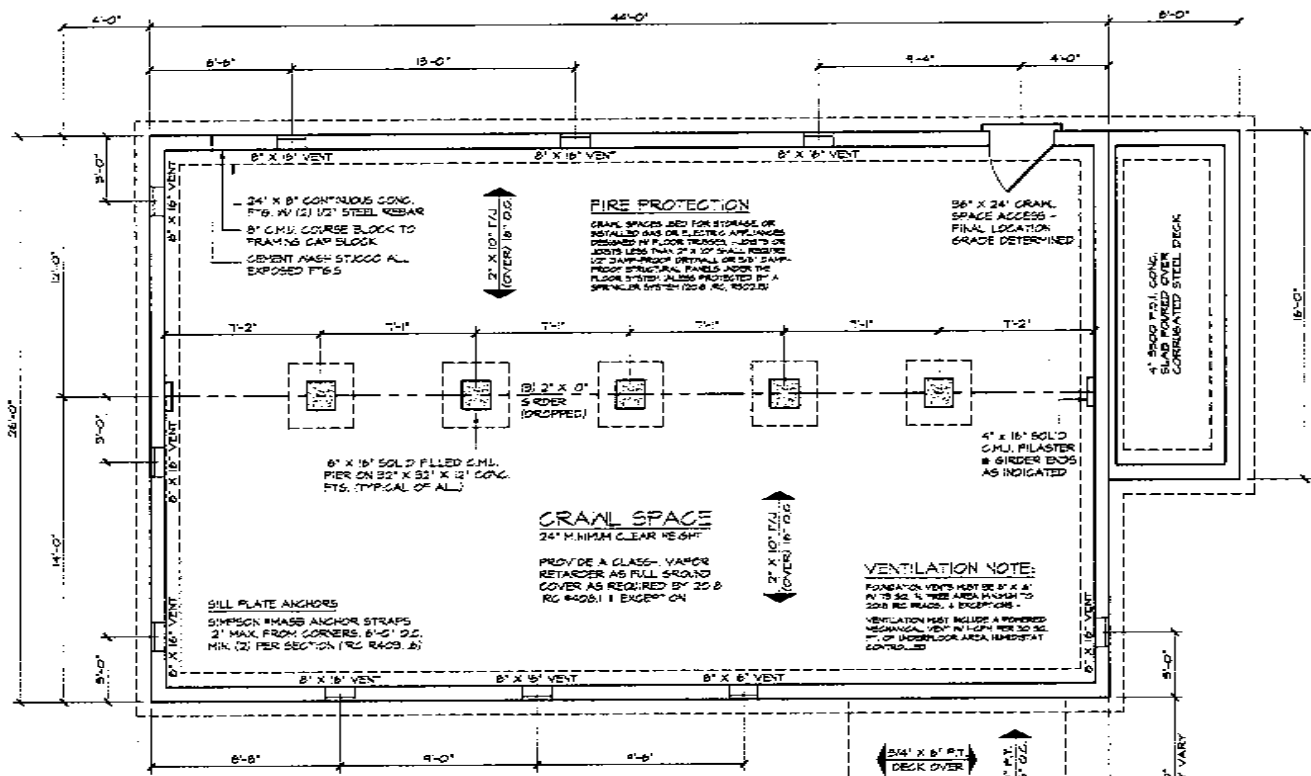
Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
131 Greenway Drive, Knoxville, TN 37658
Telephone 865-947-8951

DATE: 01/06/2020
DWG. NO.: 19-1203

PLAN: MAIN FLOOR PLAN

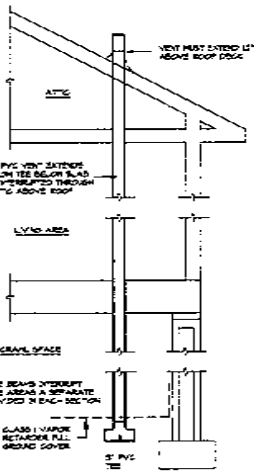


TYPICAL WALL SECTION
NO SCALE 20 B RC



CRAWL SPACE FTG. PLAN
SCALE: 1/4" = 1'-0"

SEE FOUNDATION CONSTRUCTION DETAIL IN TYPICAL WALL SECT ON 9 LEFT



RADON VENTING DETAILS
NO SCALE 20 B RC 14F 033.3

PRE-MFD. TRUSSES

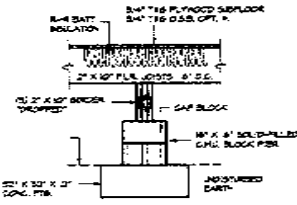
PRE-MFD. TRUSS COMPONENTS SHALL BE DESIGNED AND FABRICATED TO ACCOMMODATE ACTUAL ON-SITE REQUIREMENTS. THE MANUFACTURER SHALL NOTIFY THE TRUSS SYSTEM AS NECESSARY.

ALL ENGINEERED TRUSS COMPONENTS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR AND SHALL BE ATTACHED TO THESE PLANS. THE TRUSS SPECIFICATIONS SHALL SUPERSEDE THE GENERAL CONTRACTOR'S AND THESE DRAWINGS.

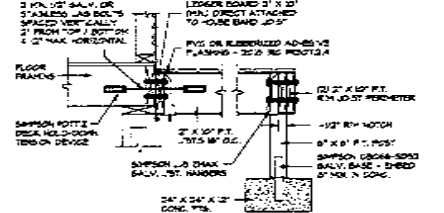
PRE-MFD. COMPONENTS

THE TIE, SPAN & LOAD-BEARING CAPACITIES OF PRE-MFD. STRUCTURAL COMPONENTS SHALL BE ENGINEERED BY THE MANUFACTURER OR AUTHORIZED SITE REPRESENTATIVE TO ACCOMMODATE ACTUAL ON-SITE REQUIREMENTS.

THE ENGINEER SUPPLIER SHALL PROVIDE ALL NECESSARY INSTALLATION DOCUMENTS TO THE GENERAL CONTRACTOR & THESE DOCUMENTS SHALL BE ATTACHED TO THESE DRAWINGS.



GIRDER @ PIER SECTION
NO SCALE



DECK LEDGER/POST SECTION
NO SCALE 20 B RC 1003.13 (2) & 1003.13.7

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. FULL STRUCTURAL, SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-MFD COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXPERTS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF TRUSS MEMBERS USED INSTEAD. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.

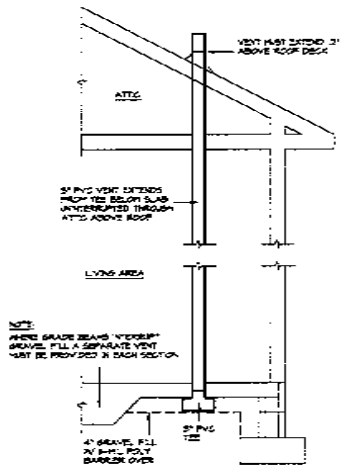
FTG. DIMENSIONS

ALL FOUNDATION DIMENSIONS ARE MEASURED FROM OUTSIDE EDGE OF SILL PLATES TO E. OF GIRDERS, WALLS, VENTS & OPENINGS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER - LINES CAREFULLY

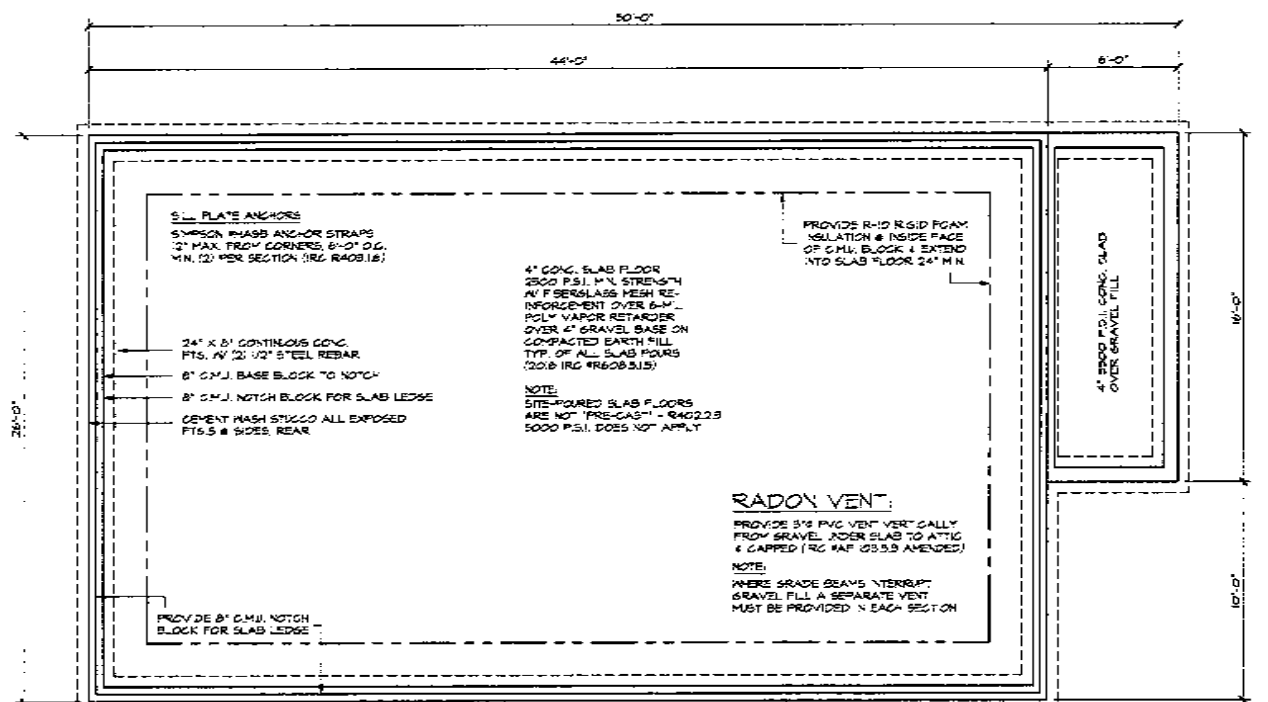
Designed To 2018 IRC

Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwell Drive, Knoxville, TN 37939
Phone: 605-947-8851

PLAN NO 19-1203
DATE: 03/08/2018
DWN: 12/27/2018



RADON VENTING DETAILS
NO SCALE 2018 IRC 409.3.3



CONC. SLAB FTG. PLAN
SCALE: 1/4" = 1'-0"

SEE FOUNDATION CONSTRUCTION DETAIL IN TYPICAL WALL SECTION # LEFT

FTG. DIMENSIONS

ALL FOUNDATION DIMENSIONS ARE MEASURED FROM OUTSIDE EDGE OF SLL PLATES TO E. OF SILLERS, WALLS, VENTS & OPENINGS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER - CAREFULLY

***NOTE:**

EXTERIOR FOUNDATION WALLS IN EXPOSURE ABOVE GRADE OF 4'-0" OR GREATER SHALL HAVE SOLID-FILLED CELLS W/ #4 STEEL REBAR FROM FTS. UP THROUGH WALL & INTO SLAB 4'-0" MINIMUM - SPACED 4'-0" O.C.

PRE-MFD. COMPONENTS

THE SIZE SPAN & LOAD-BEARING CAPACITIES OF PRE-MFD. STRUCTURAL COMPONENTS SHALL BE ENGINEERED BY THE MANUFACTURER OR AUTHORIZED SUPPLIER & FABRICATED TO ACCOMMODATE ACTUAL ON-SITE MEASUREMENTS.

THE ENGINEERING SUPPLIER SHALL PROVIDE ALL NECESSARY INSTALLATION DOCUMENTS TO THE GENERAL CONTRACTOR & THESE DOCUMENTS SHALL BE ATTACHED TO THESE DRAWINGS.

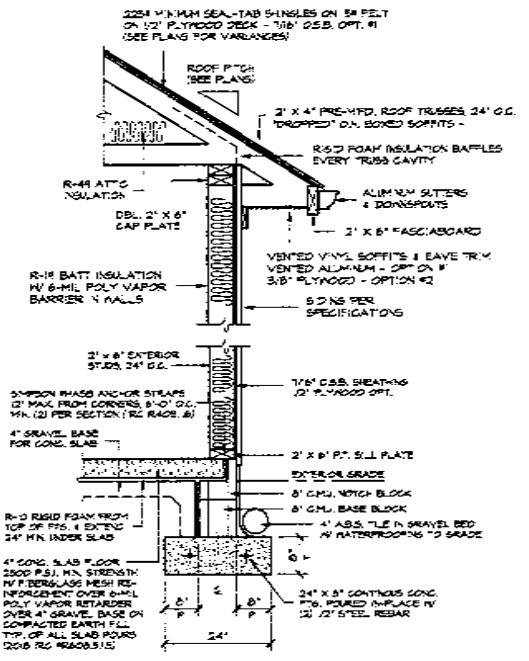
PRE-MFD. TRUSSES

PRE-MFD. TRUSS COMPONENTS SHALL BE DESIGNED AND FABRICATED TO ACCOMMODATE ACTUAL ON-SITE MEASUREMENTS. THE MANUFACTURER SHALL MODIFY THE TRUSS SYSTEM AS NECESSARY.

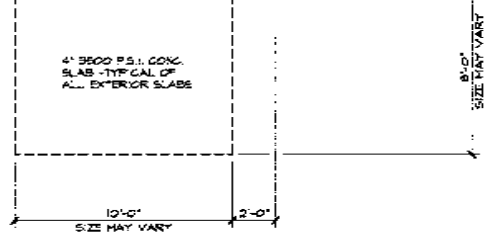
ALL ENGINEERED TRUSS DOCUMENTS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR AND SHALL BE ATTACHED TO THESE PLANS. THE MFR'S SPECIFICATIONS SHALL SUPERSEDE THE GENERAL EXHIBITS INCLUDED IN THESE DRAWINGS.

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BUILDING SITE NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEERED AND PRE-MFD COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGRAMMATIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT QUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED. THE USER IS RESPONSIBLE TO A.T.A. FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.




TYPICAL WALL SECTION
NO SCALE 2018 IRC



4\"/>

Designed To 2018 IRC



Sam R. Ensor
RESIDENTIAL DRAFTING SERVICE
1311 Greenwood Drive, Knoxville, TN 37938
Telephone 855-347-3951

PLAN NO. **19-1203**
DATE: 12/18/2019
BY: S.R.E.