Staff Report

Infill Housing Design Review Committee

File Number: 3-H-22-IH

Meeting: 3/16/2022
Applicant: Amber Culpepper Lafayette Investments LLc
Owner: Amber Culpepper Lafayette Investments LLc

Property Information

Location: 3415 Gap Rd. **Parcel ID** 81 I T 011
Zoning: RN-2 (Single-Family Residential Neighborhood)
District: Lonsdale Infill Housing Overlay District

Description of Work

Level III New Primary Structure

New primary residence fronting Gap Road. Two-story, front-gable roof residence measures 22'wide by 32' long, with a 4' deep entry stoop on the left half of the façade. The façade features a lower, two-story, front-gable roof massing projecting from the right half of the façade, adjacent to the one-story shed-roof stoop on the left. The house is proposed to be set approximately 24' from the front property line. The parking extends off Gap Road on the right side of the house, with a 10' wide driveway which leads to a parking pad at the rear of the house.

The two-story house features a 6/12 pitch, front-gable roof clad in asphalt shingles, a first story clad in fiber cement lap siding and a second story clad in vertical siding, and a CMU foundation. The partial-width, one-story entry stoop features a 3/12 pitch, pre-finished metal roof supported by square 6 by 6 wood posts. On the façade (northeast) a recessed entry door is followed by three adjoining 4/1 single-hung vinyl windows on the projecting massing. The second story features a rectangular fixed window followed by three adjoining 4/1 single-hung vinyl windows. The left side (west) elevation features two smaller-sized windows on the first story and two on the second. On the rear elevation, a secondary entry accesses a rear 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.
- 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.

11. Landscape and Other Considerations

- One native or naturalized shade tree should be planted in the front and rear yards of infill lots with 25 feet or more in depth to front of house.

Comments

1. The proposed front setback is 24’ from the front property line. There are only three other houses on the block. 3401 Gap Road is located 42’ from the front property line, and the new construction houses at 3405 and 3409 Gap Road are also set 42’ from the front property line. The subject property is one of seven new houses to be constructed on the block, so the front setbacks will effectively create a new street pattern. The submitted site plans do not specifically call out the front setback measurement. Overall, the proposed front setbacks should be confirmed to create consistent front yard spaces along the block.

The seven adjacent new houses will demonstrate consistent side yard setbacks while accommodating the necessary side driveways. The applicant should confirm the left side exterior walls of all 7 houses will stay within the 5’ side setback required allow windows on side elevation walls.

2. The subject block lacks historic context, which is reflected in recent Infill Housing reviews for 3405 and 3409 Gap Road (3-B-19-IH and 8-B-19-IH). Older houses nearby are transitional Ranch houses and modified Craftsmans. Existing side setbacks and lot sizes are relatively inconsistent. While two-story houses would often be disproportionately tall and large in massing on an established block in Lonsdale, the existing block is primarily vacant and two new two-story houses are located at 3405 and 3409 Gap Road.

3. There is no operable alley on the block. The proposed parking meets Infill Housing design guidelines by limiting access to one lane between the street and the façade, and the design benefits from the parking pads being placed behind the house. As proposed, the site plans meet City Engineering standards, but any modifications in permitting should meet Engineering standards and Infill Housing design guidelines.

4. The proposed front elevation is similar in scale to other houses along the street, especially the adjacent infill construction. The 22’ wide, three-bay façade is comparable to historic houses’ façade widths. The lower front-gable roof massing and porch roof contribute additional roofline complexity. The applicant should provide foundation heights for the proposed houses.

5. Design "C" proposes a 3’ wide entry stoop instead of a porch. The new house should incorporate a porch to meet design guidelines, measuring 8’ deep and with a roof proportionate to the overall design.

6. Guidelines note that "window and door styles should be similar to original or historic houses" in the surrounding context. 1/1 windows instead of the proposed 4/1 would be more appropriate for the surrounding context. The façade generally shows "similar proportion and position as original houses on the block," though the single fixed window is disproportionately small to the façade. The side elevations show multiple sizes of windows with somewhat irregular placement. The left side elevation would benefit from an additional bay of windows closer to the façade, as the large swath of wall with no transparency will be significantly visible from the street.

7. At 6/12, the roof has a similar pitch to original houses in the neighborhood. The 3/12 pitch, shed roof will be somewhat shallow in proportion to the rest of the house.

8. The proposed materials meet the design guidelines. While vertical siding is often discouraged as a primary siding material for new houses, it will add detail between the first and second stories.

9. Final site plans should incorporate one native or naturalized shade tree in the front and rear yards.

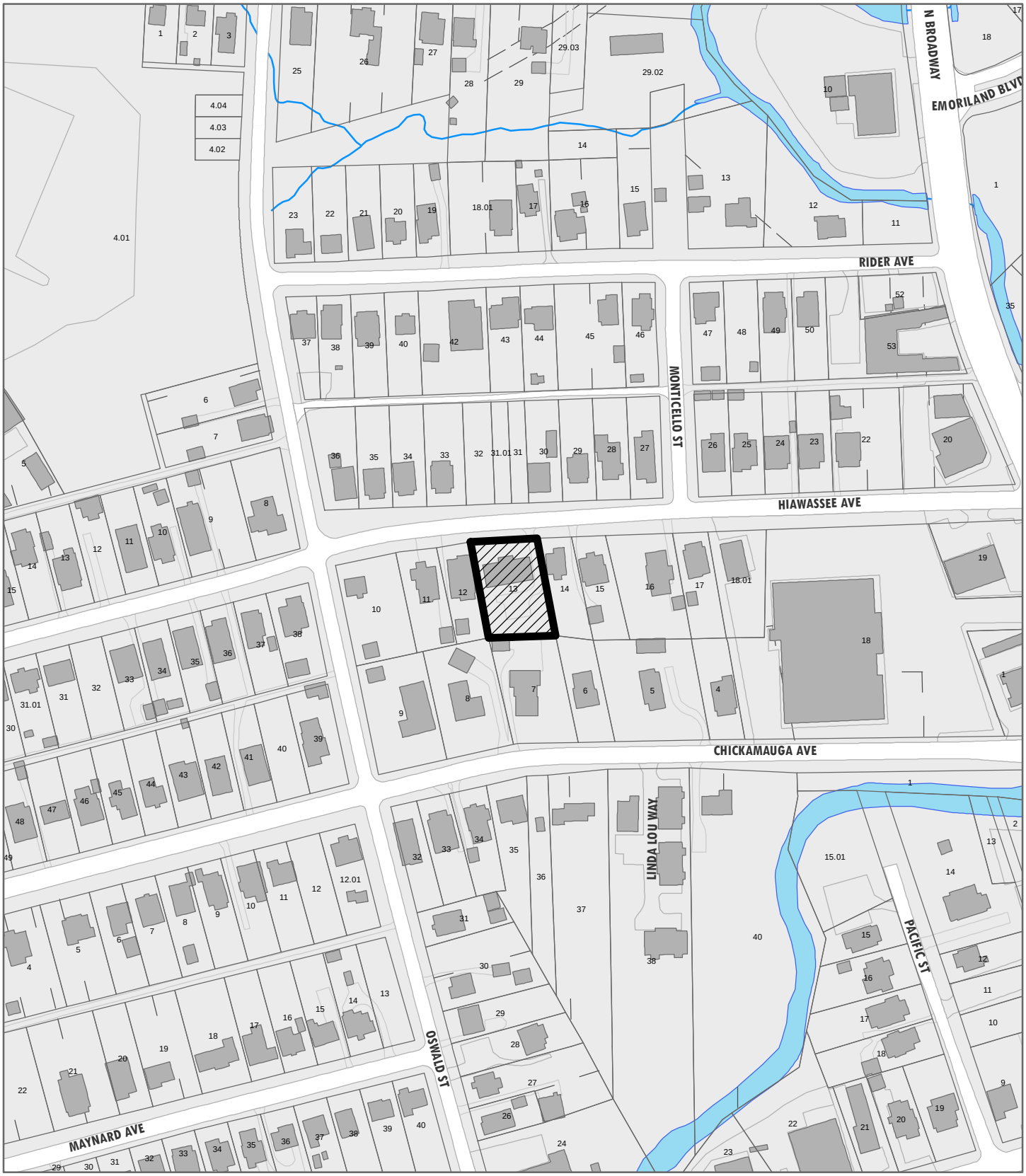
10. Three design variations are proposed for seven vacant lots. The proposed designs are sufficiently differentiated from each other via porch design, façade window placement, projecting front-gable roof massings, and some siding

details.

Recommendation

Staff recommends approval of Certificate 3-H-22-IH, subject to the following conditions:

1) Front setback should be confirmed to create consistent front yard space along the block, with approval of final site plans by staff;
2) Left side setback to be a minimum of 5', so the left side elevations can retain windows;
3) Final site plan to meet City Engineering standards and Infill Housing design guidelines;
4) Revise design of front porch to meet design guidelines, with approval by staff;
5) Add one bay of windows on the left side elevation, with approval by staff;
6) Final site plan to show one tree in front and one tree in rear yard.



INFILL HOUSING REVIEW BOARD

11-A-10-IH
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1120 Hiawassee Ave

Oakwood/Lincoln Park Infill Housing Overlay District

Original Print Date: 3/4/2022 Revised:

Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Mike Leuthke Surveyor

N

0 250

Feet

(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

Reset Form

Planning
KNOXVILLE | KNOX COUNTY

DESIGN REVIEW REQUEST

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

Amber Culpepper, Lafayette Investments, LLC

Applicant

02/25/2022	03/16/2022	3-H-22-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

Amber Culpepper	Lafayette Investments, LLC		
Name	Company		
PO Box 32454	Knoxville	TN	37930
Address	City	State	Zip
865-292-8995	amber@lafayette-investments.com		
Phone	Email		

CURRENT PROPERTY INFO

Owner Name (if different from applicant)	Owner Address	Owner Phone
3415 Gap Road	081-IT-011	
Property Address	Parcel ID	
Lonsdale	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

Lindsay Crockett	Lindsay Crockett	2.25.22
Staff Signature	Please Print	Date
Amber Culpepper	Amber Culpepper	02/25/2022
Applicant Signature	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, 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: Custom 1800 sq ft, two story home. Three different home designs over seven 40'x150' lots.

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	**TOTAL:**
FEE 2:		
FEE 3:		

GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
3415 GAP ROAD, KNOXVILLE, TN

OWNER

Lafayette Construction & Development
P.O. Box 32454
Knoxville, Tennessee 37930
CONTACT: Amber Culpepper
EMAIL: amber@lafayette-investments.com

ARCHITECT

oysk^3 architects
1545 Western Avenue, Suite 100
Knoxville, TN 37921
CONTACT: Cara Knapp
CELL PHONE: 865-523-8266
EMAIL: Cara@oysk3architects.com

SHEET NUMBER	SHEET NAME	Sheet Issue Date	Current Revision Description	Current Revision Date
01 - GENERAL				
G000	COVER	02/24/22	CODE REVISIONS	02.21.22
G001	GENERAL	02/24/22		
G002	GENERAL	02/24/22	CODE REVISIONS	02.21.22
05 - ARCHITECTURAL				
C-103	HOME OPTION C - FLOOR PLANS	11/19/21	CODE REVISIONS	02.21.22
C-201	HOME OPTION C - FLOOR FRAMING	11/19/21	CODE REVISIONS	02.21.22
C-301	HOME OPTION C - EXTERIOR ELEVATIONS	11/19/21	CODE REVISIONS	02.21.22

FACILITY AND CODE COMPLIANCE INFO

PROPERTY ZONE	**RN-2** **LONSDALE NEIGHBORHOOD ASSOCIATION**	
PROPERTY SIZE	**SEVEN (7)** 40'X150' LOTS = 6,000SF EACH	
BUILDING SQUARE FOOTAGE		
HOME A:	MAIN FLOOR:	704SF
	SECOND FLOOR:	704SF
	TOTAL:	1408SF
HOME B:	MAIN FLOOR:	704SF
	SECOND FLOOR:	756SF
	TOTAL:	1,460SF
HOME C:	**MAIN FLOOR:**	**743SF**
	SECOND FLOOR:	**743SF**
	TOTAL:	**1,486SF**
CONSTRUCTION CLASSIFICATION	V-B, UNPROTECTED, UNSPRINKLERED	
OCCUPANCY CLASSIFICATION	RESIDENTIAL	
OCCUPANT LOAD	6 OCCUPANTS	
RATED WALLS	NONE	
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 3'0 HORIZONTALLY FROM A BATHROOM DOOR CONTAINING A BATH TUB/SHOWER.	
EMERGENCY ILLUMINATION	NOT REQUIRED	
MAX TRAVEL DISTANCE TO EXITS	< 75'	
FIRE EXTINGUISHERS	PROVIDED BY OWNER	
LOCAL ORDINANCES	Table 4-1: Residential Districts Dimensional Standards	
MAXIMUM BUILDING COVERAGE:	30% OF SITE	
MAXIMUM IMPERVIOUS SURFACE:	40% OF SITE	

BUILDING STANDARDS

SCOPE OF WORK:

CUSTOM HOME DESIGNS FOR APPROX. 1,700-1,800 SQ FT, 2-STORY HOMES ON CRAWL SPACE.

ADOPTED CODES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.

COVENANTS:

2018 INT'L. RESIDENTIAL CODE
2018 INT'L. ENERGY CONSERVATION CODE

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

FIRE RESISTANCE:
EXTERIOR WALLS: 0 HR.
INTERIOR WALLS: 0 HR.
ROOF CONSTRUCTION: 0 HR.
FLOOR CONSTRUCTION: 0 HR.

DESIGN LOADS:

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

*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.

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
X'
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

oysk^3 architects
1545 Western Avenue, Suite 100, Knoxville, TN 37921
(865) 523-8200
office@oysk3architects.com

02/24/22

GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
3415 GAP ROAD, KNOXVILLE, TN

Description	Date
CODE REVISIONS	02.21.22

Drawn: MSG

COVER

G000

DATE : 02/24/22
PROJECT : 21217

G: GENERAL NOTES

1. EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK & MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. THE CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK, AND ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
3. CONTRACTOR SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES.
4. THESE DRAWINGS DO NOT CONTAIN COMPLETE SPECIFICATIONS, DETAILS, OR INFORMATION REQUIRED FOR THE INTERIOR FINISHES OF THE PROJECT. ADDITIONAL INFORMATION SHALL BE OBTAINED FROM THE OWNER OR INTERIOR DESIGNER/DECORATOR.
5. ALL SITE WORK & LANDSCAPING IS TO BE ESTABLISHED & DESIGNED BY OTHERS.
6. UNLESS SHOWN ON THESE DRAWINGS, ALL MECHANICAL WORK, SUCH AS BUT NOT LIMITED TO, ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING, ETC., ARE TO BE ESTABLISHED BY OTHERS.
7. THE ARCHITECT TAKES NO RESPONSIBILITY FOR MODIFICATIONS TO THESE DRAWINGS THAT ARE NOT REVIEWED & APPROVED BY THE ARCHITECT.
8. THE OWNER OR CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS, TAP FEES, AND CERTIFICATES OF OCCUPANCY.
9. ALL DESIGNS AND/OR PLANS ARE NOT TO BE COPIED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT AND OWNER.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING & INSTALLING ANY EQUIPMENT OR MATERIALS. DIGITAL FILES IN PDF FORMAT MAY BE EMAILED TO PROJECT MANAGER IN THE ARCHITECTS OFFICE. CONTRACTOR MUST CHECK ALL SHOP DRAWINGS, NOTING ANY DISCREPANCIES PRIOR TO SUBMISSION TO ARCHITECT.
11. THE CONTRACTOR SHALL SUBMIT "BEST" FOR APPROVAL, 10 DAYS PRIOR TO PRESENTATION OF NEGOTIATED PRICE TO OWNER, ALTERNATE MANUFACTURERS OF ALL ITEMS SPECIFIED ON THESE DRAWINGS.
12. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, & ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, REGLETS, BOLT SETTINGS, ETC. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
13. DESIGN LOADS DO NOT INCLUDE SUPERIMPOSED LOADS SUCH AS A/C UNITS AND OTHER MECHANICAL EQUIPMENT. SHOP DRAWINGS OF EQUIPMENT AND PROPOSED SUPPORT FRAMING SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

S: SITE NOTES

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

C: CONSTRUCTION NOTES

1. THESE PLANS ARE DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE. LOCAL ORDINANCES, AND REGULATIONS, ETC.; THESE ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS OF THIS BUILDING. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH THE LOCAL CODES ENFORCEMENT OFFICER & TO AMEND THE PROPOSED CONSTRUCTION AS REQUIRED.
2. CONTRACTOR SHALL USE STANDARD CONSTRUCTION DETAILS & PROCEDURES TO ENSURE A STRUCTURALLY SOUND & WEATHERPROOFED FINISHED PRODUCT. CONTRACTOR TO NOTIFY THE OWNER & THE ARCHITECT OF ANY ITEMS WHICH ARE PERCEIVED AS POTENTIAL DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY WITH CODE ENFORCEMENT THAT ALL WORK & CONSTRUCTION MEETS OR EXCEEDS ALL SEISMIC CODES AND/OR SNOW LOADS (IF APPLICABLE) AS PER THE LOCAL JURISDICTION.
4. THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SERVICES OF ANY KIND. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK.
5. ALL DIMENSIONS ARE CALCULATED FROM THE OUTSIDE FACE OF STUD WALL TO OUTSIDE FACE OF STUD WALL UNLESS NOTED OTHERWISE. STUD WALLS NOT DIMENSIONED ARE TYPICALLY OF 2X4 (3-1/2") CONSTRUCTION.
6. WINDOW SIZES INDICATED ON THE PLANS ARE NOTED BY GENERIC SASH SIZES. CONTRACTOR TO COORDINATE ROUGH OPENING REQUIREMENTS WITH THE WINDOWS SPECIFIED.
7. REFER TO FLOOR PLAN & EXTERIOR ELEVATIONS FOR ALL TYPES OF WINDOWS.
8. CONTRACTOR TO ENSURE THAT ANY/ALL PREFAB FIREPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES. FLUE SIZES TO MEET HEIGHT SHOWN ON ELEVATIONS. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN & BACKDRAFT DAMPER, FOR FIREPLACES. WOOD STOVES & ANY APPLIANCE WITH AN OPEN FLAME. ALL FIREPLACE CHASE WALLS TO BE CONSTRUCTED WITH FIRE-RETARDANT-TREATED WOOD FRAMING & INSULATED (FOIL BACKED & EXTERIOR) WITH MINERAL WOOL BATTS. PROVIDE HORIZONTAL "DRAFT STOPS" AT EACH FLOOR LEVEL.
9. CONTRACTOR TO COORDINATE GAS SERVICE REQUIREMENTS WITH THE OWNER & GAS SUPPLIER.
10. CONTRACTOR TO CONSULT & COORDINATE WITH THE OWNER & PLANS FOR ALL BUILT-IN REQUIREMENTS INCLUDING SHELVING, CLOSETS, PANTRY, BOOKCASES, ETC. CONTRACTOR TO CONSULT & COORDINATE WITH THE OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, CENTRAL VACUUM & ANY AUDIO, COMPUTER & TELEVISION (INCLUDING SATELLITE) SYSTEMS.
11. PROVIDE FLASHING ABOVE ALL WINDOWS, DOORS & OTHER OPENINGS TO THE EXTERIOR. PROVIDE WEEPS AT MASONRY CAVITY FLASHING SPACED AT 16" O.C.
12. PROVIDE TYVEK "HOUSE WRAP" MOISTURE BARRIER OVER ALL EXTERIOR WALLS. FLASH ALL WINDOW & OTHER OPENINGS IN EXTERIOR WALLS WITH TYVEK FLEXIBLE FLASHINGS.
13. PROVIDE TRANSITION TRIM AT CHANGE OF FLOOR FINISHES.
14. WATERPROOF ALL BASEMENT WALLS BELOW GRADE WITH GRACE "BITUTHENE" WATERPROOFING (SELF-ADHERING, PLASTICIZED BITUMEN WITH POLYETHYLENE SCRIMI. PROVIDE MIN. 1" EXTRUDED POLYSTYRENE INSULATION 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 PROVISIONS. PROVIDE PERFORATED FOUNDATION DRAIN AT BASE OF WALL & DRAIN TO DAYLIGHT.
15. THE WINDOW ROUGH OPENING HEAD HEIGHT AT THE FIRST FLOOR IS NOTED ON DRAWINGS.

P: PLUMBING NOTES

1. PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR COMPLYING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
2. PROVIDE SERVICE TO ALL WATER HEATERS AND HVAC EQUIPMENT AS REQUIRED.
3. F.W.H. PLATES OR JOISTS ARE CUT DURING THE INSTALLATION OF PLUMBING FIXTURES OR EQUIPMENT, PROVIDE BRACING TO TIE FRAMING BACK TOGETHER.
4. LOCATE WATER HEATERS IN WATER-RETAINING PANS. PROVIDE AUXILLARY DRAIN TO OUTSIDE FOR POSSIBLE OVERFLOW.
5. ALL PLUMBING AND MECHANICAL VENT STACKS TO BE LOCATED CLOSE TOGETHER IN THE ATTIC. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE, AWAY FROM PROMINENT VIEW. ALL VENT STACKS TO BE PRIMED & PAINTED TO CLOSELY MATCH ROOF COLOR.
6. PROVIDE HOSE BIBS AS PER FOUNDATION AND FIRST FLOOR PLAN LOCATIONS. GENERAL CONTRACTOR TO COORDINATE THESE LOCATIONS WITH OWNER.
7. PROVIDE AN INSIDE MAIN WATER CUTOFF AND PRESSURE REDUCING VALVE AT AN EASILY ACCESSED LOCATION.

FN: FOUNDATION NOTES

1. GENERAL CONTRACTOR TO INSPECT THE JOB SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING CONSTRUCTION. GENERAL CONTRACTOR TO COMMUNICATE TO THE OWNER AND/OR ARCHITECT ANY CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN BY A LICENSED STRUCTURAL ENGINEER.
2. GENERAL CONTRACTOR TO REVIEW PLANS, ELEVATIONS, AND DETAILS FOR DIMENSION OF FINISHED FLOOR ABOVE TYPICAL GRADE. GENERAL CONTRACTOR TO COMMUNICATE TO THE ARCHITECT ANY SITE CONDITIONS THAT REQUIRE MODIFICATION TO DIMENSIONS INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS.
3. GENERAL CONTRACTOR TO REVIEW THE FOUNDATION PLAN TO MEET LOCAL CODES AND JURISDICTIONS.
4. ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF BLOCK OR CONCRETE WALL TO OUTSIDE FACE OF BLOCK OR CONCRETE WALL, AND TO CENTER LINE OF BLOCK PIERS, U.N.O.
5. ALL CONCRETE TO BE 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 & REHANDLING.
6. PROVIDE PERFORATED DRAINS IN GEO-SOCK FROM FOUNDATION TO GRADE.
7. GENERAL CONTRACTOR TO COORDINATE WITH A LICENSED, BONDED INSTALLER TO PROVIDE TERMITE TREATMENT WHICH COMPLIES WITH ALL LOCAL BUILDING CODES.
8. DIMENSION FROM CRAWL SPACE SOIL SURFACE TO BOTTOM OF FLOOR JOISTS TO 24" MINIMUM. PROVIDE CRAWL SPACE VENTILATION PER LOCAL CODE REQUIREMENTS.
9. GENERAL CONTRACTOR TO REVIEW ALL FINISH FLOOR MATERIALS. ALL FINISH FLOORS TO BE INSTALLED FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST FOUNDATION AS REQUIRED TO ENSURE THAT ALL FLOORS ARE FLUSH AND LEVEL.

FOUNDATION STEEL NOTES

10. ALL STEEL SHALL BE OF DOMESTIC MANUFACTURING CONFORMING TO ASTM A-36 & STANDARD AISC SPECIFICATIONS.
11. REINFORCING OF SLABS TO BE #4 GRADE BILLET HIGH-STRENGTH STEEL OF DOMESTIC MANUFACTURE, CONFORMING TO THE LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD OF PRACTICE FOR DETAILED DRAWINGS UNLESS OTHERWISE, AND PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI BUILDING CODE, MANUAL OF STANDARD PRACTICE AND THE CURRENT INTERNATIONAL RESIDENTIAL CODE.
12. REINFORCING SHALL HAVE 3" COVER IN FOOTINGS, AND 2" COVER ON MAIN REINFORCEMENT IN WALLS.
13. REINFORCING BARS ARE CONTINUOUS UNLESS NOTED OTHERWISE. LAP MESH 12" AT SPLICES. LAP STEM WALL BARS (32 BAR DIAMETERS) AT SPLICES, MINIMUM.
14. AT OUTSIDE CORNERS OF CONCRETE FOOTINGS & STEM WALLS, PROVIDE #4 X 4'-0" CORNER BARS IN EACH FACE AT SAME SPACING AS HORIZONTAL REINFORCEMENT.
15. ALL WELDING TO BE DONE AS FOLLOWS: GAS WELDING IN BUILDING CONSTRUCTION", LATEST EDITION, AND PER AWS 01.1. STRUCTURAL WELDING CODE, SECTION 2207, BY AMERICAN WELDING SOCIETY.
16. PROVIDE 5/8" X 7" X 7-1/2" WELD PLATE FOR BEARING STEEL BEAM IN CMU WALL WITH ONE 5/8" X 5" H.S. ANCHOR STUD.
17. PROVIDE 3/8" TIFFERAM PLATE ON EACH SIDE OF BEAM AT THE BEARING PLATE.

CONCRETE FOOTING NOTES

18. ALL FOOTINGS TO REST ON UNDISTURBED OR COMPACTED FILL WITH A MIN. OF 1,500 PSF MINIMUM BEARING CAPACITY OF 2,000 LBS PER SQUARE FOOT. EXCAVATE SOFT SOILS WHERE NECESSARY AND FILL WITH 2,000 PSI CONCRETE. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
19. GENERAL CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOILS CONDITIONS, WHICHEVER IS MORE RESTRICTIVE.
20. (A) TOPS OF FOOTINGS ARE AT SAME ELEVATION EACH SIDE OF WALL FOOTING AND COLUMN FOOTING; (B) WALL FOOTIGN REINFORCEMENT TO RUN CONTINUOUS THROUGH; (C) BOTTOM REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING; (C) BOTTOM OF HIGHER FOOTING TO STEP TO BOTTOM OF LOWER FOOTING AT SLOPE OF 1-VERTICAL TO 2-HORIZONTAL.
21. CONCRETE IN FOOTINGS SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI AT 28 DAYS. CONCRETE FOOTINGS SHALL NOT BE POURED THROUGH WATER, AND SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR A PERIOD NOT LESS THAN FIVE (5) DAYS THEREAFTER.
22. ALL FOOTINGS SHALL BE CENTERED UNDER WALL OR COLUMN, UNLESS OTHERWISE NOTED ON PLANS.
23. FOOTING SIZES SHOWN ARE ONLY TYPICAL FOR STATED SOIL PRESSURES AND CONTINENT CONDITION, WHICHEVER IS MORE RESTRICTIVE.

FOUNDATION CMU NOTES

24. FROST PROTECTION: ALL MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION, AND SHALL NOT BE CONSTRUCTED BELOW 28 DEGREES IN RISING TEMPERATURES, OR BELOW 36 DEGREES F.
25. BONDING: MASONRY WALLS AND PARTITIONS SHALL BE SECURELY ANCHORED OR BONDED AT POINTS WHERE THEY INTERSECT BY ONE OF THE FOLLOWING METHODS: (A) BY LAYING AT LEAST 50% OF THE UNITS AT THE INTERSECTION IN TRUE MASONRY BOND, WITH ALTERNATE UNITS HAVING A BEARING OF NOT LESS THAN 8" UPON THE UNIT BELOW; (B) THEY MAY BE ANCHORED WITH NOT LESS THAN 3/16" CORROSION-RESISTANT METAL WIRE TIES OF JOINT REINFORCEMENT AT VERTICAL INTERVALS NOT TO EXCEED 24", OR (C) BY OTHER EQUIVALENT APPROVED ANCHORAGE.
26. 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 COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER.
27. ANY CMU BASEMENT AND/OR FOUNDATION WALL WITH MORE THAN 2'-0" OF EARTH AGAINST IT, TO BE REINFORCED WITH #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.
28. ALL CMU WALLS MORE THAN SIX (6) COURSES IN HEIGHT, TO BE REINFORCED WITH TRUSS-TYPE WIRE REINFORCING IN HORIZONTAL MORTAR JOINTS AT 16" O.C. AND #4 REBAR VERTICAL IN GROUT-FILLED CMU CELLS AT 48" O.C.
29. TIE ALL CMU WALLS TO CONCRETE FOOTINGS AT EACH VERTICAL REBAR, OR AT 48" O.C. AN DAT EACH CORNER, ON BOTH SIDES OF OPENINGS.
30. PROVIDE CONTINUOUS BOND BEAM AT TOP OF CMU WALLS. FILL WITH STRUCTURAL GROUT OR CONCRETE, COVERING ONE CONTINUOUS #4 REBAR. PROVIDE A BOND BEAM LINTEL OVER EACH OPENING IN CMU WALL BEARING ON EACH SIDE.
31. REINFORCE OPENINGS IN CMU WALLS WITH ONE #4 REBAR IN ONE GROUT-FILLED CELL-COLUMN ON EACH SIDE OF OPENING, CONTINUOUS FROM CONCRETE FOOTING, THROUGH LINTEL TO BOND BEAM AT TOP OF WALL.
32. REINFORCE CORNERS OF CMU STRUCTURES WITH ONE (1) #4 REBAR IN EACH OF THREE ADJACENT, GROUT-FILLED CELL-COLUMNS AT CORNERS, CONTINUOUS FROM CONCRETE FOOTING TO BOND BEAM AT TOP OF WALL.
33. OVERLAP ALL REBAR SPLICES 24" MINIMUM. COVERAGE OF ALL REBAR TO BE 3" MINUMUM.
34. ALL MASONRY AND/OR CONCRETE WALLS BELOW GRADE SHALL BE DAMPPROOFED AND WATERPROOFED AS REQUIRED BY IRC SECTION R406.

CONCRETE SLAB NOTES

35. UNLESS OTHERWISE NOTED, ALL SLABS ON GRADE TO BE 3,500 PSI CONCRETE (28-DAY COMPRESSIVE STRENGTH) ON 4" SAND OR GRAVEL FILL. MINIMUM REINFORCER SLABS TO BE PLACED ON 6 MIL STABILIZED POLYETHYLENE VAPOR BARRIER.
36. (A) CONCRETE SLAB ON GRADE SHALL HAVE MINIMUM THICKNESS OF 4" THICKENED TO 8" AT LOAD-BEARING WALLS; (B) SLOPE TO BE 6'-0" TO 7'-0"; (C) TYPE OF REINFORCEMENT: 6x6-10/10 WWM; (D) PROVIDE PRE-MOLDED JOINT FILLER EXPANSION JOINTS AT PERIMETER OF EACH SLAB.
37. PATIOS AND PORCHES TO BE 3,500 PSI, AIR-ENTRAINED, AND SLOPED ¼" PER 1'-0" IN DIRECTION INDICATED ON THE FOUNDATION PLAN.
38. GARAGE SLABS TO BE 3,500 PSI, AIR-ENTRAINED, AND SLOPED ¼" PER 1'-0" TOWARD EXTERIOR GARAGE DOOR OPENINGS.
39. WHERE TEMPERATURE REINFORCEMENT IS NOT PROVIDED IN CONCRETE SLABS OTHER THAN BASEMENTS, CONTRACTION JOINTS AT APPROXIMATELY 20'-0" INTERVALS SHOULD BE PROVIDED. EXPANSION JOINTS SHOULD BE PROVIDED AT PARTITIONS.
40. PROVIDE ½" EXPANSION JOINT MATERIAL AROUND PERIMETER SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURING EXTERIOR OR UNHEATED INTERIOR AREAS. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS, BOTH DIRECTIONS.

FOUNDATION ANCHORAGE

41. WALL SILL PLATES (MINIMUM 2X4 MEMBER, PRESSURE TREATED) SHALL BE BOLTED & ANCHORED TO FOUNDATION WALLS ON PIERS AND AT ALL INTERMEDIATE INTERVALS AS REQUIRED BY THE DESIGN WIND UPLIFT.
42. ALL ANCHOR BOLTS TO BE ASTM GRADE 36, MINIMUM 5/8" DIAMETER WITH 3"x3"x1/4" WASHER PLATE. THESE BOLTS TO BE EMBEDDED IN FOUNDATIONS TO A DEPTH OF NOT LESS THAN 15" IN UNIT 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 PLATE SECTION, WITH INTERMEDIATE BOLTS SPACED AT 42" O.C. MAXIMUM.
43. ANCHOR BOLTS, WASHER PLATES, & NUTS TO BE HOT-DIPPED GALVANIZED.
44. PROVIDE ANCHOR BOLTS ON EACH SIDE OF GARAGE DOORS TO MEET WIND BRACING R403.1.6.

H: H.V.A.C. NOTES

1. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
2. HVAC SUBCONTRACTOR TO FULLY COORDINATE ALL SYSTEM DATA AND REQUIREMENTS WITH THE EQUIPMENT SUPPLIER. HVAC SUBCONTRACTOR TO PROVIDE FINAL SYSTEM LAYOUT DRAWING AND SUBMIT IT TO THE GENERAL CONTRACTOR, OWNER, AND EQUIPMENT SUPPLIER FOR REVIEW AND APPROVAL.
3. LAVATORY & BATH VENTILATION: (A) ALL LAVATORIES AND BATHS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO PROVIDE & CHANGE AIR AT THE RATE OF 50 CFM; UNDERCUT BATHROOM DOOR. (B) ALL KITCHEN RANGE HOODS SHALL BE MECHANICALLY VENTILATED THROUGH NON-COMBUSTIBLE DUCTS TO EXTRACT AIR AT THE RATE OF 100 CFM. SEE IRC SECTION M1507, TABLE M1507.4.
4. PROVIDE DUCTING TO EXTERIOR FOR ALL EXHAUST FANS, KITCHEN COOKTOP HOOD VENT, AND DRYER VENT.
5. SEE THE GENERAL ELECTRICAL NOTES FOR THE LOCATION OF S.A.R.'s AND R.A.G.'s IN RELATION TO THE LIGHT FIXTURES.
6. ALL THERMOSTATS TO BE LOCATED ADJACENT TO LIGHT SWITCHES.
7. ATTIC HVAC UNIT(S) TO BE LOCATED WITHIN 20' OF THEIR SERVICE OPENING. DO NOT LOCATE RETURN AIR GRILLES WITHIN 10' OF A GAS-FIRED APPLIANCE.
8. DO NOT LOCATE UNIT(S) OVER AREAS WITH A SPAN MORE THAN 10'-0".
9. ALL MECHANICAL AND PLUMBING VENT STACKS, INCLUDING GAS FLUES, TO BE LOCATED TOGETHER IN THE ATTIC TO MINIMIZE ROOF PENETRATIONS. VENT STACKS TO BE LOCATED TO THE REAR OF THE HOUSE, AWAY FROM PROMINENT VIEW. ALL VENT STACKS AND FLUES TO BE PRIMED & PAINTED TO CLOSELY MATCH THE ROOF COLOR.

FP: FLOOR PLAN NOTES

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. IMMEDIATE DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR RESOLUTION.
2. 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

3. DRYWALL INSTALLATION SHALL BE INCONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, STUD SPACING, NAILING, & TAPING. MUD, FLOAD & SAND (3) COATS PRIOR TO PAINTING, ALSO AS FOLLOWS:
4. UNLESS OTHERWISE NOTED, ALL INTERIOR WALLS TO BE COVERED WITH 1/2" GYPSUM BOARD, WITH METAL OR PLASTER CORNER BEAD.
5. WALLS COMMON TO GARAGE AND HOUSE TO HAVE ONE LAYER OF 5/8" TYPE X 1-HR FIRE-RATED GYPSUM BOARD ON EACH SIDE.
6. ALL BATH AND TOILET AREA WALLS AND CEILINGS ADJACENT TO WET AREAS TO HAVE WATER-RESISTANT GYPSUM BOARD.
7. FIBER-CEMENT, FIBER-REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C-1288, C-1325, C-1178 OR C-1278 RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.
8. EGRESS WINDOWS: (A) GROUND FLOOR BEDROOM WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT. (B) SECOND FLOOR (AND ABOVE) BEDROOM WINDOWS TO HAVE A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24". (C) ALL BEDROOM WINDOWS TO HAVE A MINIMUM NET CLEAR OPENABLE WIDTH OF 20". A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24", AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 44" ABOVE FINISH FLOOR.
9. ALL TRANSPARENT OR TRANSLUCENT PANELS LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR, OR 60" OF THE FLOOR AT BATHTUBS, SHOWERS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, OR HOT TUBS TO BE TEMPERED GLASS OR OTHER SAFETY GLAZING.
10. BATHROOMS AND UTILITY ROOMS TO BE VENTED TO THE OUTSIDE WITH A 90 CFM FAN (MINIMUM). RANGE HOODS TO BE VENTED TO OUTSIDE.
11. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING TO ENSURE EXACT FIT. THE CABINETS SHALL MATCH PLANS & ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
12. PROVIDE TOPS, SPLASH, LAVATORIES, AND WHIRLPOOL TUB PER OWNER'S SELECTIONS.
13. CARPET SHALL BE INSTALLED AS PER THE "STANDARD FOR INSTALLATION OF RESIDENTIAL CARPET" BY THE CARPET AND RUG INSTITUTE.

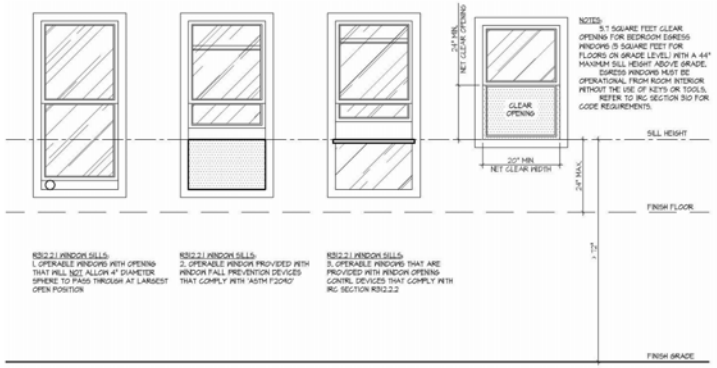
FN: FRAMING NOTES

LUMBER

1. ALL STUD WALLS ARE DIMENSIONED AT 3-1/2" AND 5-1/2" UNLESS NOTED OTHERWISE.
2. ALL WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED. ALL WOOD FRAMING IN CONTACT WITH OR WITHIN 8" OF GRADE, SHALL BE BORATE-PRESSURE TREATED.
3. SIZES OF STRUCTURAL MEMBERS: ALL LUMBER SIZES SPECIFIED ARE NOMINAL SIZES. ACTUAL SIZES ARE SHOWN ON THE FLOOR PLANS.
4. STRUCTURAL POSTS: ALL ISOLATED STRUCTURAL POSTS SHALL HAVE A MINIMUM DIMENSION OF 4", WITH SUBSTITUTIONS AS FOLLOWS:
   4X4 POSTS = (3) 2X4's NAILED
   4X6 POSTS = (4) 2X4's NAILED
   4X8 POSTS = (5) 2X4's NAILED
5. STRUCTURAL FRAMING: ALL FRAMING MATERIAL TO BE #2 KD MINIMUM. LUMBER SHALL BE DOUGLAS-FIR-LARCH (DFL) WITH fb= 1650 AND E=1,700,000 MINIMUM, OR SOUTHERN-YELLOW-PINE (SYP) WITH Fb=1750 AND E=1.6 MINIMUM, AS FOLLOWS:
   - STUDS/PLATES: DFL OR TYP STUD GRADE
   - RAFTER / CEILING JOISTS: DFL OR SYP #2 GRADE OR BETTER
   - BEAMS / HEADERS: DFL OR SYP #2 OR PSL/LSL
   ALL WOOD FRAMING AT BEARING WALLS SHALL BE AS FOLLOWS:
   1st FLOOR: 2X4s @ 16" O.C.
   (IF 3 STORIES, USE 2X6'S @ 16" O.C.)
   2nd FLOOR: 2X4s @ 16" O.C.
   3rd FLOOR: 2X4s @ 16" O.C.
   ALL TJIs ARE TO BE SERIES 230 UNLESS NOTED OTHERWISE

FRAMING

6. ALL FRAME WALLS OVER 10'-0" HIGH TO BE 2X6s AT 16" O.C. AND RECEIVE ROWS OF 2X6 BLOCKING AT 1/3 POINTS OF HEIGHT (2 ROWS).
7. ALL STUDS TO BE FRAMED AT 16" O.C. MAXIMUM.
8. ALL ANGLED WALLS TO BE FRAMED AT 45 DEGREE ANGLE UNLESS OTHERWISE NOTED.
9. ALL BEAMS, LINTELS, & HEADERS TO BE MOUNTED IN METAL HANGERS, SIMPSON STRONG-TIE OR EQUIVALENT, WITH GALVANIZED FASTENERS FOR INTERIOR APPLICATIONS, AND Z-MAX FASTENERS FOR EXTERIOR APPLICATIONS OR WHERE IN CONTACT WITH PRESSURE-TREATED LUMBER.
10. CONTINUOUS BEARING FROM POINT OF LOAD TO FOUNDATION SHALL BE PROVIDED BY MEANS OF COLUMNS & SOLID BLOCKING AT EACH FLOOR LEVEL.
11. PROVIDE FULL SOLID BEARING OR TRIPLE-STUD BEARING UNDER ALL BEAM BEARING POINTS.
12. PROVIDE FIRE BLOCKING AT 9'-0" HIGH AS PER IRC SECTION R302.11.1 WITH MATERIALS AS PRESCRIBED IN IRC SECTION R302.11.1.
13. ALL EXTERIOR PLUMBING WALLS SHALL BE FRAMED WITH 2X6 STUDS. REMAINING INTERIOR STUD WALLS SHALL BE FRAMED WITH 2X4 STUDS UNLESS NOTED OTHERWISE.
14. PROVIDE 2'-0" X 4'-0" ATTIC ACCESS WITH CONVENTIONAL FRAMING, AND 22-1/2" X 54" ATTIC ACCESS WITH TRUSS FRAMING. ALL BRACING, PANELS, ARE DESIGNED TO MEET PRESCRIPTIVE DESIGN REQUIREMENTS IN THE AF & PA "WOOD FRAME CONSTRUCTION MANUAL".
15. BRACE EXTERIOR STUD WALLS AT CORNERS BY ONE OF THE FOLLOWING METHODS:
   A. WITH METAL T-BRACE LET INTO STUDS AT 45 DEGREES, FROM PLATE TO PLATE, OR:



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 2 - 16D COMMON	TOE NAIL 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 @32" O.C. 2 - 20D COMMON	FACE NAIL AT TOP & BOTTOM, STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS & AT EACH SPLICE
COLLAR TIE TO RAFTER	5 - 10D COMMON	FACE NAIL
JACK RAFTER TO HIP	3 -10D COMMON 2 - 16D COMMON	TOE NAIL FACE NAIL
ROOF RAFTER TO 2x RIDGE BEAM	2 -16D COMMON 2 - 16D COMMON	TOE NAIL 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: SUBFLOOR, ROOF, & WALL SHEATHING (TO FRAMING): SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING	⅜" & LESS	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPACING
PANEL SIDING TO FRAMING	½" & LESS ⅝"	8D COMMON: 6" O.C. EDGE SPACING 12" O.C. FIELD SPACING
FIBERBOARD SHEATHING	½"	8D ROOFING: 3" O.C. EDGE SPACING 8" O.C. FIELD SPACING

E: ELEVATION NOTES

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

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.

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
SKYLIGHTS (U-FACTOR)	0.55
CEILING - OPEN ATTIC (R-VALUE)	49
CEILING - 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)	10, 2 FT.
CRAWL SPACE WALL (R-VALUE)	10 / 13

M: MASONRY NOTES

1. STONE & MASONRY VENEER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.7.

BRICKS

2. PROVIDE UNIFORMLY SIZED UNITS COMPLYING WITH ASTM C216, GRADE SW, TYPE FBS, AND LIME/CEMENT MORTAR CONFORMING TO ASTM C720, TYPE S.
3. INSTALL GALVANIZED ANCHORS @16" O.C. EACH WAY, WITH CADMIUM-PLATED SCREWS.
4. MASONRY VENEER ANCHORS TO BE EMBEDDED INTO THE GROUT OF THE VENEER AT LEAST 1.5 INCHES AND AT LEAST ½" OF GROUT COVERAGE BEYOND THE ANCHOR TO THE EXTERIOR AS PER I.R.C. SECTION R703.7.4.
5. EXTERIOR WALL COVERINGS & BACKING MATERIALS TO MEET WIND LOADS AS PER I.R.C. SECTION R703.
6. THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF A NOMINAL (1) INCH, BUT NO MORE THAN 4-½".
7. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB, AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, & LINTELS, WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH I.R.C. SECTION R703.7.
8. WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHES OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEPHOLES SHALL NOT BE LESS THAN 3/16" " IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING, AS PER I.R.C. SECTION R703.7.6.

EXTERIOR PLASTER

9. EXTERIOR PLASTER SHALL BE INSTALLED IN ACCORDANCE WITH IRC SECTION R703.6.
10. LATH: PROVIDE ALL LATH & LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIAL. EXPANDED METAL WOVEN CORROSION-RESISTANT MATERIAL: EXPANDED METAL WOVEN HAVING A 7/16" HEAD, OR 7/8" LONG, 16GA STAPLES, SPACED AT NO MORE THAN 6", OR AS OTHERWISE APPROVED.
11. PLASTER: PLASTERING WITH PORTLAND CEMENT PLASTER SHALL BE NOT LESS THAN (3) COATS WHEN APPLIED OVER METAL LATH OR WIRE, AND SHALL BE NOT LESS THAN (2) COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD, OR DECAY-RESISTANT WOOD AS SPECIFIED IN IRC SECTION R317.1, OR GYPSUM BACKING. IF THE PLASTER SURFACE IS COMPLETELY COVERED BY VENEER OR OTHER FACING MATERIAL OR IS COMPLETELY CONCEALED, PLASTER APPLICATION NEED BE ONLY (2) COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN TABLE R702.1(1).
12. WEEP SCREEDS:
    A. A MINIMUM 0.019-INCH (26ga GALVANIZED SHEET), CORROSION-RESISTANT WEEP SCREED, OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-½", SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C-926.
    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 TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
    C. THE WATHER-RESISTANT BARRIER SHALL LAP THE WEEP SCREED ATTACHMENT FLANGE.
    D. THE EXTERIOR LATH SHALL COVER & TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.
13. **WATER RESISTIVE BARRIERS:**
    A. 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.
    B. A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER APPLIED BETWEEN WOOD-BASED SHEATHING AND STUCCO SHALL BE OF A 'DRAINAGE TYPE'.
14. **LINTEL SCHEDULE**

FOR 4" BRICK VENEER WITH NO SUPERIMPOSED LOADING.

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. 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

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

DESIGN DATA:
BRICK: 2,500 PSI
MORTAR: TYPE 'N'
STEEL: A36

EL: ELECTRICAL NOTES

1. 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 OWNER.
2. LIGHT FIXTURES TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE LOCATION SHOWN ON THE ELECTRICAL PLAN(S). LIGHT FIXTURES TO ALIGN WITH OTHER LIGHT FIXTURES, OR WITH ADJACENT HVAC SAR'S AND RAG's.
3. 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 PLAN(S) BEFORE THE INSTALLATION OF FIXTURES, SWITCHES, ETC.
4. GAS OR ELECTRICAL SERVICE TO BE PROVIDED AS REQUIRED FOR ALL APPLIANCES AND EQUIPMENT, SUCH AS REFRIGERATOR, FREEZER, DISHWASHER, DISPOSAL, COOKTOP, OVENS, WASHER, DRYER, HVAC EQUIPMENT, ALARM PANEL, ETC. PROVIDE OUTLET ABOVE RANGE FOR MICROWAVE OR HOOD VENT IF FINAL KITCHEN LAYOUT REQUIRES.
5. ALL OUTLETS LOCATED NEAR ANY WATER CONDITION TO BE G.F.I. TYPE.
6. SWITCHES AND OUTLETS TO BE COORDINATED WITH THE OWNER, AND COLOR-MATCHED WITH INTERIOR TRIM.
7. PROVIDE WATERPROOF OUTLETS AS PER PLANS.
8. 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.
9. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER, THE LOCATIONS OF CABLE TV OUTLETS.
10. DIMMERS TO BE SIZED FOR THE APPROPRIATE LOAD OF THE FIXTURES AND LAMPS SELECTED. SLIDE-TYPE DIMMERS ARE PREFERRED.
11. 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.
12. BLOCK AND PREWIRE SEPARATE SWITCHES TO EACH LIGHT AND CEILING FAN.
13. GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT AND/OR LANDSCAPE ARCHITECT, ALL LANDSCAPE AND EXTERIOR LIGHTING CIRCUITS AND SWITCHES.
14. 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.
15. GENERAL CONTRACTOR TO COORDINATE ALL THE REQUIREMENTS OF AN ALARM SYSTEM, IF ONE IS DESIRED.
16. PROVIDE HARDWIRED SMOKE DETECTORS, WITH BATTERY BACKUP, ON ALL FLOORS AND IN EACH BEDROOM. VERIFY WITH LOCAL CODE REQUIREMENTS.
17. PROVIDE FOR ___ HVAC UNIT(S). NUMBER OF UNITS TO BE DETERMINED BY THE LOCAL MECHANICAL CONTRACTOR.
18. HVAC UNITS ARE NOT TO BE WIRED/LOCATED NEXT TO MASTER BEDROOM OR PATIO/DECK AREAS.
19. LOCAL VENTILATION:
    A. PROVIDE 50 CFM VENTILATION FAN (MINIMUM) FOR EACH BATHROOM & LAVATORY.
    B. PROVIDE 100 CFM VENTILATION FAN AT KITCHEN RANGE HOOD.
20. EXISTING PANEL BOX MAY REQUIRE RELOCATION; PANEL BOX TO BE SIZED TO ACCOMMODATE ALL CALCULATED LOADS, AND PROVIDE FOR A MINIMUM OF EIGHT (8) SPARES.
21. DECORATIVE LIGHT FIXTURES TO BE SELECTED BY THE OWNER, AND COORDINATED WITH THE GENERAL CONTRACTOR. THE OWNER TO APPROVE ALL SUBSTITUTIONS.
22. GENERAL CONTRACTOR TO COORDINATE THE LAMP SELECTION (RECESSED CAN SIZE AND TRIM) WITH THE OWNER.
23. ELECTRIC AND GAS METERS TO BE LOCATED AWAY FROM ANY PROMINENT VIEW. (VERIFY WITH LOCAL UTILITY).

W: WOOD DECK NOTES

1. ALL CONSTRUCTION SHALL BE PER INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. DECK LOADS ARE 40 lb LIVE LOAD AND 15 lb DEAD LOAD. ANY SPECIAL LOADS SHOULD BE CONSIDERED AS WELL.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
4. CONTRACTOR SHALL USE SIMPSON "STRONG-TIE" (OR APPROVED EQUAL) WOOD FRAMING ANCHORS, HANGERS, HOLD-DOWNS, ETC., FOR ALL WOOD-TO-WOOD CONNECTIONS. ALL ANCHORS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. BEAMS AND PURLINS SHALL BE CONNECTED WITH METAL CONNECTORS. CONCRETE ANCHORS AND POST BASE CONNECTORS SHALL BE GALVANIZED WITH 1.85 oz/sf OF ZINC (G-185 COATING) OR STAINLESS STEEL. ALL HARDWARE AND FASTENERS (JOIST HANGERS, POST ANCHORS, MECHANICAL FASTENERS, NAILS, SCREWS, BOLTS, ETC.) SHALL BE GALVANIZED WITH 1.85 oz/sf OF ZINC (G-185 COATING) OR SHALL BE STAINLESS STEEL. LOOK FOR PRODUCTS SUCH AS "ZMAX" FROM SIMPSON-STRONG-TIE OR "TRIPLE ZINC" FROM USP.
5. UNLESS NOTED OTHERWISE IN THESE DETAILS, ALL FRAMING LUMBER SHALL BE SOUTHERN PINE, GRADE #2 OR BETTER AND SHALL BE PRESSURE TREATED ACO OR CA-B IN ACCORDANCE WITH AMERICAN WOOD-PRESERVERS' ASSOCATION STANDARDS. ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND CONTACT". PLEASE NOTE THAT NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
6. ALL DECKING MATERIAL SHALL BE 2x6 OR 5/4 (FIVE-QUARTER) BOARD. ATTACH DECKING TO EACH JOIST WITH A MINIMUM OF (2) RING SHANK 8D NAILS OR 2-1/2" WOOD SCREWS. DECKING MAY BE APPLIED DIAGONALLY AT A 45 DEGREE ANGLE PERPENDICULAR TO THE JOISTS. DECKING COMPOSED OF FOREIGN LUMBER, COMPOSITE, OR MANUFACTURED MATERIALS MAY BE SUBSTITUTED ONLY WHEN THE PRODUCT HAS AN APPROVED EVALUATION REPORT FROM AN ACCREDITED TESTING LABORATORY. CHECK WITH YOUR LOCAL BUILDING DEPARTMENT FOR APPROVED MATERIALS OR REFER TO THE LIST OF APPROVED DECKING PRODUCTS.
7. FOR STAIRS & GUARDRAILS, SEE: 'STAIRS & RAILINGS', WITHIN 'FRAMING NOTES'.

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02/24/22

GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
3415 GAP ROAD, KNOXVILLE, TN

Revision Identifier	Description	Date
1	CODE CORRECTIONS	02.21.22

Drawn: MSG

GENERAL

G002

DATE : 02/24/22

PROJECT : 21217

INFILL CHECKLIST

FRONT YARDS - SECTION 1, PAGE 5

N/A SETBACK AND FRONT DOOR ARE IN LINE AND CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.

X PORCH AND HABITABLE PORTION OF THE HOUSE IS OFFSET FROM STREET EQUIAL TO NEIGHBORING HOUSES.

N/A WALKWAY IS PROPOSED FROM SIDEWALK (WHEN AVAILABLE) TO FRONT DOOR, PERPENDICULAR TO STREET.

N/A FENCING IS CONSTRUCTED OF TRADITIONAL MATERIALS AND EXCLUDES CHAIN LINK, MASONRY, WIDE BOARDS, AND OTHER CONTEMPORARY MATERIALS.

X HEALTHY TREES ARE MARKED FOR PRESERVATION.

HOUSE ORIENTATION AND SIDE YARDS - SECTION 2, PAGE 6

N/A PROPOSED INFILL IS PROPORTIONAL TO DIMENSION OF LOT AND ORIGINAL HOUSES ON THE BLOCK.

N/A 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.

ALLEYS, PARKING, AND SERVICES - SECTION 3, PAGE 7

X PROPOSED PARKING AVOIDS THE FRONT YARD.

N/A PROPOSED INFILL HOUSE HAS ACCESS FROM ALLEY ONLY (WHERE AVAILABLE) FOR GARAGE OR PARKING PAD. (IF NO ALLEY EXISTS, PROPSED GARAGE OR PARKING PAD EXTENDS 20' BEYOND THE FRONT FACADE OF PROPOSED INILL HOUSE.)

N/A PROPOSED GARAGES ACCESSED BY ALLEY ARE SETBACK AT LEAST 18' FROM CENTERLINE OF ALLEY PAVEMENT.

X PROPOSED PARKING PADS, UTILITY BOXES, AND WASTE COLLECTION POINTS ARE VISUALLY SCREENED BY LANDSCAPING AND/OR FENCING.

SCALE, MASS, & FOUNDATION HEIGHT - SECTION 4, PAGE 8

N/A PROPSED INFILL ELEVATION IS PROPORTIONAL IN SCALE TO THE ORIGINAL HOUSES ON THE BLOCK.

N/A PROPOSED INFILL FACADE RESPECTS THE WIDTHS OF OLDER HOUSES ON THE BLOCK.

N/A PROPOSED INFILL ATTEMPTS TO INCORPORATE HISTORIC ELEMENTS OF THE BLOCK INTO THE DESIGN.

N/A FOUNDATION HEIGHT IS CONSISTENT WITH ORIGINAL HOUSES ON THE BLOCK.

N/A ADDITIONS THAT CANNOT CONFORM TO SCALE AND HEIGHT OF STREETSCAPE ARE LOCATED TO THE SIDE OR REAR OF INFILL LOT.

PORCHES AND STOOPS - SECTION 5, PAGE 9

X PROPOSED INFILL INCLUDES PLANS FOR A PORCH IN A NEIGHBORHOOD WHERE PORCHES ARE DOMINANT.

X PROPSED PORCH IS PROPORTIONAL TO EXISTING PORCHES ON BLOCK.

X PROPOSED PORCH MAINTAINS CONSISTENCY WITH EXISTING PORCHES IN SETBACK ALONG THE STREET.

X PROPOSED PORCH MATERIALS AND DETAILS COMPLEMENT RHE HISTORIC CHARACTER AND STYLE OF NEIGHBORHOOD (APPENDIX C).

WINDOWS & DOORS - SECTION 6, PAGE 10

X PROPOSED WINDOW AND DOOR STYLES COMPLEMENT HISTORIC CHARACTER AND STYLE OF BLOCK (REFER TO APPENDIX).

X PROPOSED WINDOW OR DOOR POSITIONING DOES NOT VIOLATE THE PRIVACY OF NEIGHBORING HOMES.

N/A PROPOSED INFILL EXCLUDES CONTEMPORARY WINDOW STYLES IN PRE-1940 AREAS.

N/A PROPOSED INFILL RESPECTS WINDOW AND DOOR PLACEMENT OF OLDER HOUSES ON THE BLOCK.

ROOF SHAPES & MATERIALS - SECTION 7, PAGE 12

X PROPOSED INFILL SPECIFIES SIMILAR PITCH TO EXISTING HOUSES ON BLOCK.

N/A PROPOSED INFILL RESPECTS COMPLEX ROOF FORMS OF HISTORIC BLOCKS.

N/A PROPOSED INFILL FOR A PRE-1940 NEIGHBORHOOD SPECIFIES DARKER SHADES OF SHINGLE ROOFING.

SIDING MATERIALS - SECTION 8, PAGE 13

N/A IN A NEIGHBORHOOD DOMINATED BY PAINTED WOOD SIDING, THE PROPOSED INFILL SPECIFIES CLAPBOARD OR SIMILAR SUBSTITUTES.

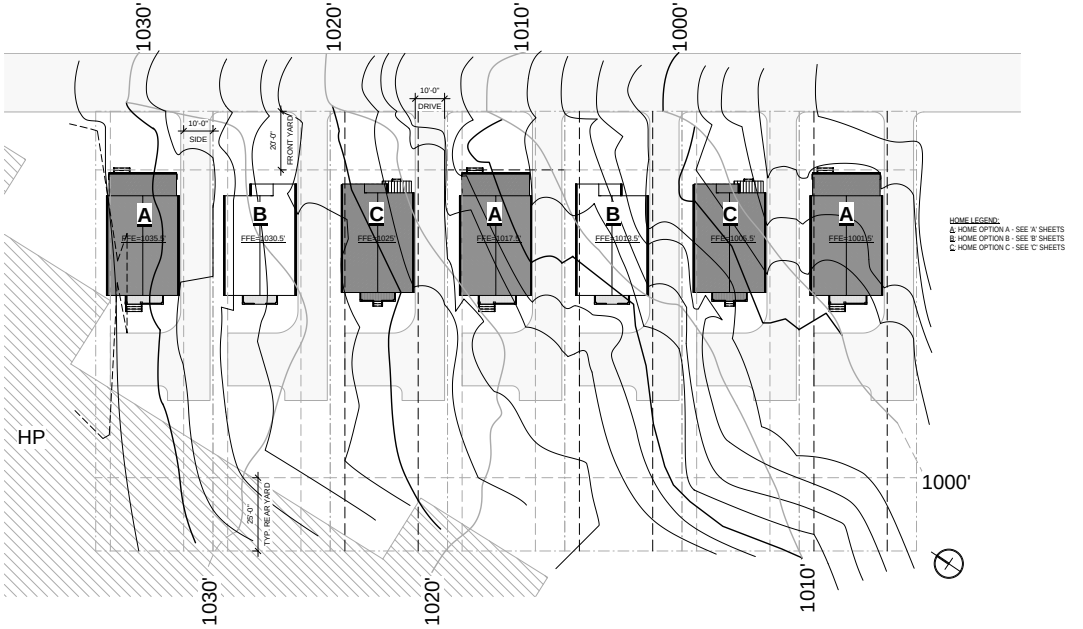
X IN A NEIGHBORHOOD WITH MIXED ARCHITECTURAL STYLES, THE PROPOSED INFILL SPECIFIES APPROPRIATE MATERIAL AND DETAIL.

X THE PROPOSED INFILL EXCLUDES FACED STONE, VERTICAL SIDING, AND OTHER NON-HISTORIC MATERIALS.

ADDITIONS - N/A

MULTI-UNIT HOUSING - N/A

LANDSCAPE & OTHER CONSIDERATIONS - N/A



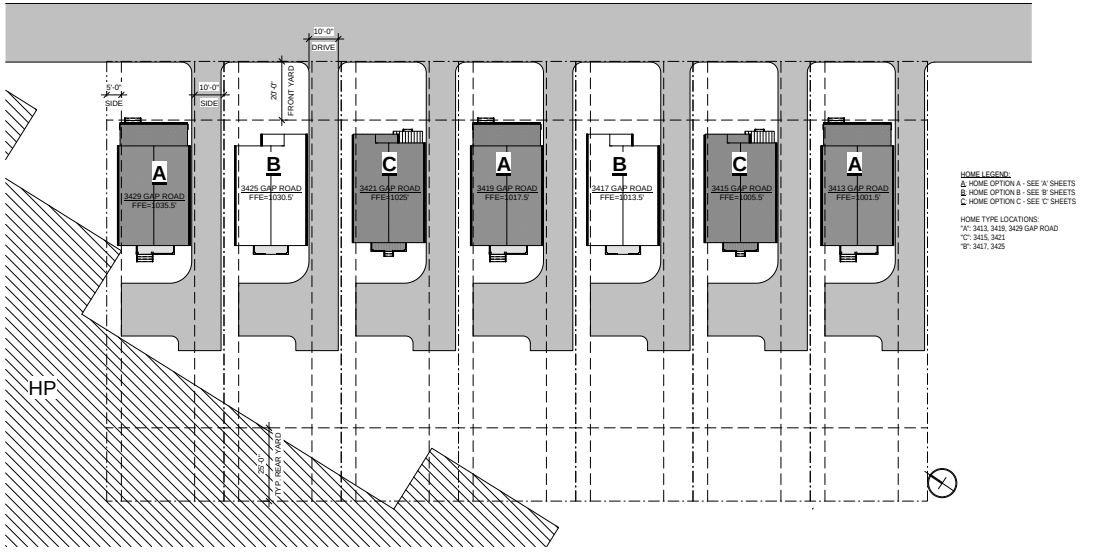
3 A100 Architectural Site Plan
1" = 20'-0"

FRONT YARD: 20' SETBACK
SIDE YARD: 15' TOTAL, MIN. ONE SIDE 5'
REAR YARD: 25' SETBACK

HOME TYPE A
TOTAL LOT: 6,000 SF
PAVED: 1,457 SF
HOME: 708 SF
36% HARD SURFACE
64% PERMEABLE

HOME TYPE B
TOTAL LOT: 6,000 SF
PAVED: 1,457 SF
HOME: 761 SF
37% HARD SURFACE
63% PERMEABLE

HOME TYPE C
TOTAL LOT: 6,000 SF
PAVED: 1,457 SF
HOME: 770 SF
37% HARD SURFACE
63% PERMEABLE



1 A100 Site Setbacks & Layout
1" = 20'-0"

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11/22/2021

GAP ROAD HOUSES
LAFAYETTE INVESTMENTS
GAP ROAD, KNOXVILLE, TN

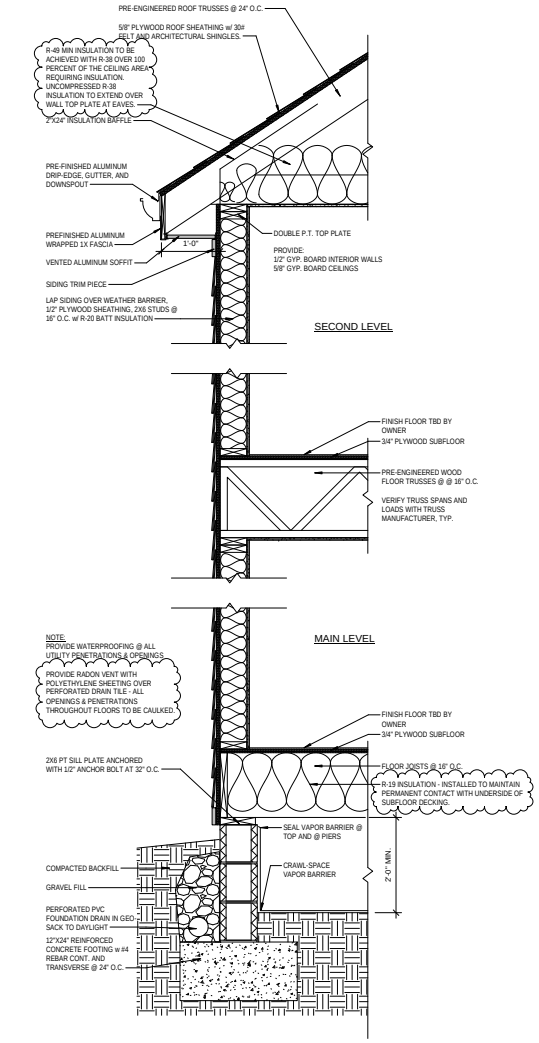
Revision Number	Revision Description	Revision Date
1	REV #1	02/16/2022

Drawn: MSG

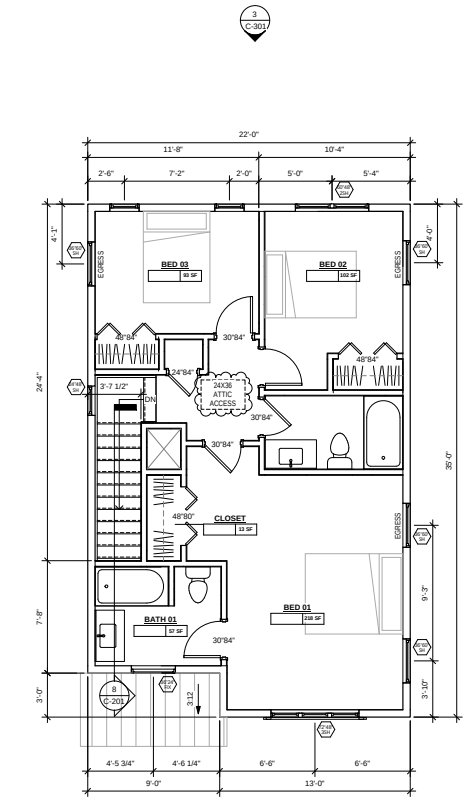
ARCHITECTURAL SITE PLAN

A100

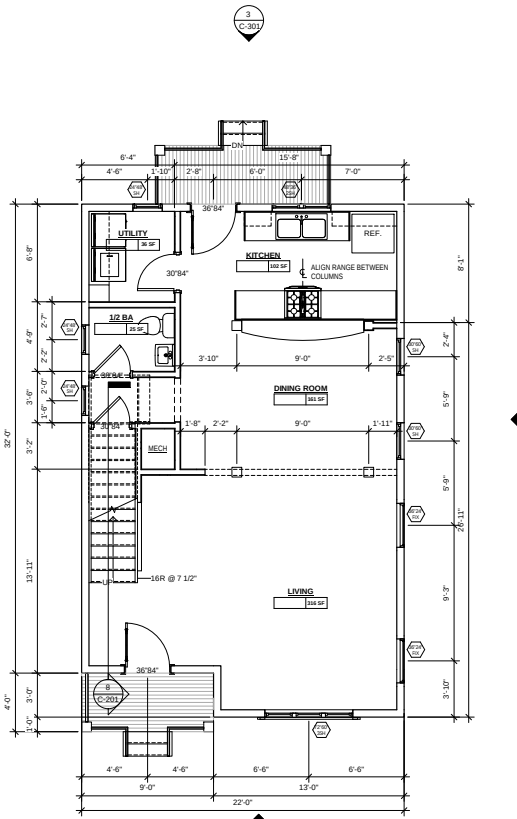
DATE : 11/22/2021
PROJECT : 21217



3 C-103 Typ. Wall Section
1" = 1'-0"



2 C-103 02 - Second Level
1/4" = 1'-0"



1 C-103 01 - Main Level
1/4" = 1'-0"

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CARA LYNNE MYERS
STATE OF TENNESSEE
11/19/21

GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
3415 GAP ROAD, KNOXVILLE, TN

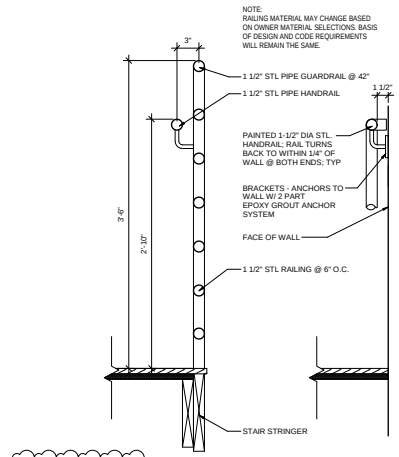
Number	Revision/Date	Revision Description	Author Initials
1	02.21.22	CODE REVISION S	

Drawn: MSG

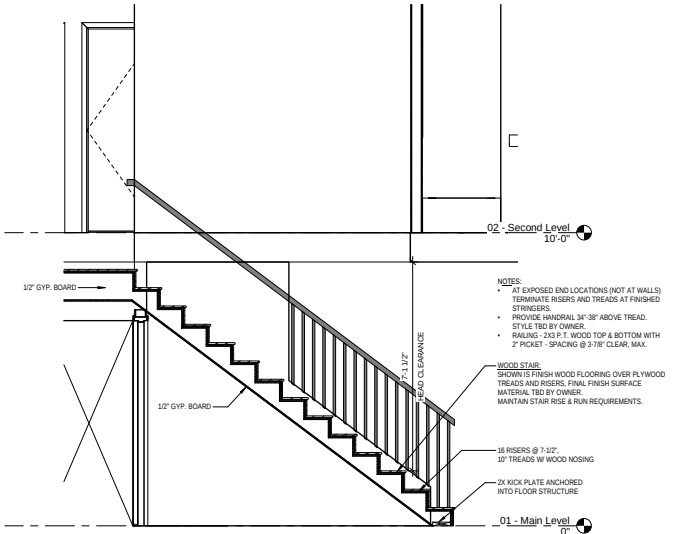
HOME OPTION C - FLOOR PLANS

C-103

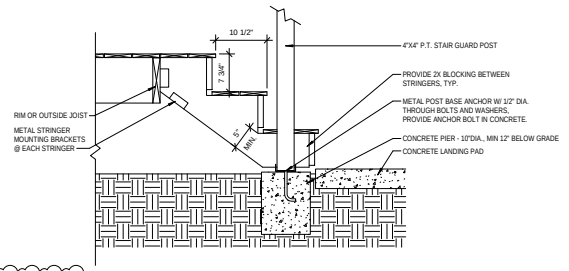
DATE : 11/19/21
PROJECT : 21217



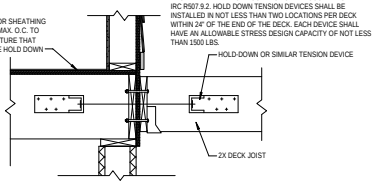
7 C-201 Railing Details 1 1/2" = 1'-0"



8 C-201 Stair Section 1/2" = 1'-0"



5 C-201 Exterior Stair 1" = 1'-0"



6 C-201 Deck Attachment Detail 1" = 1'-0"

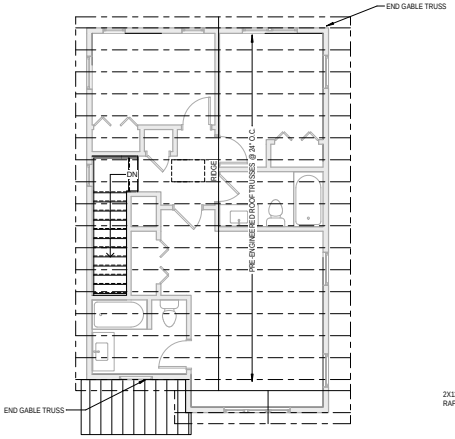
TYPICAL BLOCKING NOTE:
PROVIDE WOOD BLOCKING IN THE WALL AS REQUIRED TO SUPPORT & ATTACH ALL WALL HUNG ITEMS SUCH AS CABINETS, BRACKETS, HAND RAILS, ETC.
THE BLOCKING & ITS ATTACHMENTS SHALL CARRY THE MINIMUM WEIGHT, VERIFY WITH MANUFACTURER.

TYPICAL WINDOW NOTE:
TEMPERED GLASS REQUIRED PER THE INTERNATIONAL RESIDENTIAL CODE 2018 IN THE FOLLOWING INSTANCES:
R308.4.2 GLAZING ADJACENT TO DOORS
R308.4.3 GLAZING IN WINDOWS:
ITEM 2: THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR
R308.4.5 GLAZING AND WET SURFACES

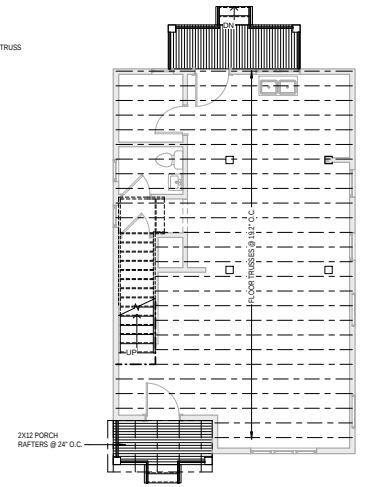
TYPICAL DECKS, PATIOS & PORCHES:
DECKS, PATIOS & PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR. FLASHING AT ALL FLOOR TRANSITIONS AT DECK, PATIOS, & PORCHES

PROVIDE FOUNDATION VENTS PER IRC R408.2 AND 18"X24" CRAWL SPACE ACCESS PER IRC REQUIREMENTS. LOCATE BASED ON SITE TOPO.

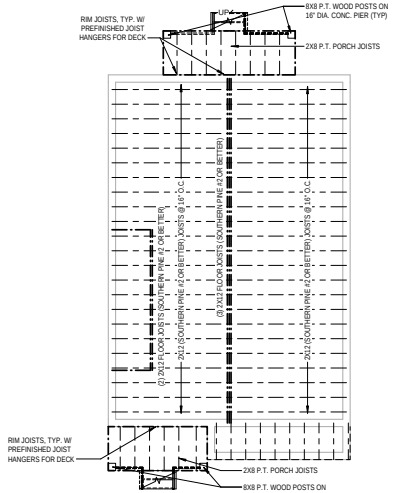
R408.2 INFORMATION:
634 UNDER-FLOOR SQUARE FEET / 150 SF = 4.23
PROVIDE FIVE (5) SQUARE FEET OF VENTS, MIN. ONE VENT SHALL BE WITHIN 3' OF EACH BUILDING CORNER.



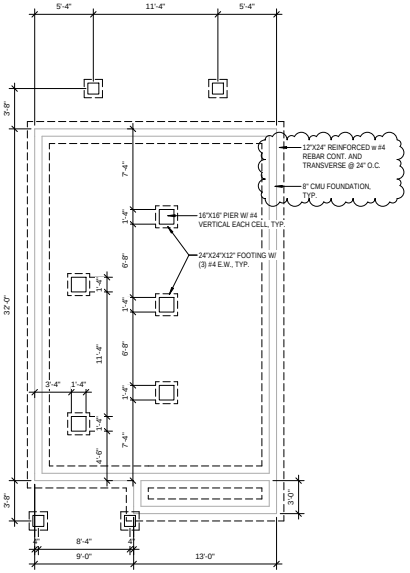
4 C-201 Roof Framing Plan 3/16" = 1'-0"



3 C-201 Second Floor Framing Plan 3/16" = 1'-0"



2 C-201 First Floor Framing Plan 3/16" = 1'-0"



1 C-201 House C Foundation Plan 3/16" = 1'-0"

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11/19/21

GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
3415 GAP ROAD, KNOXVILLE, TN

Revision Identifier	Description	Date
1	CODE REVIEW	02.21.22

Drawn: MSG

HOME OPTION C - FLOOR FRAMING

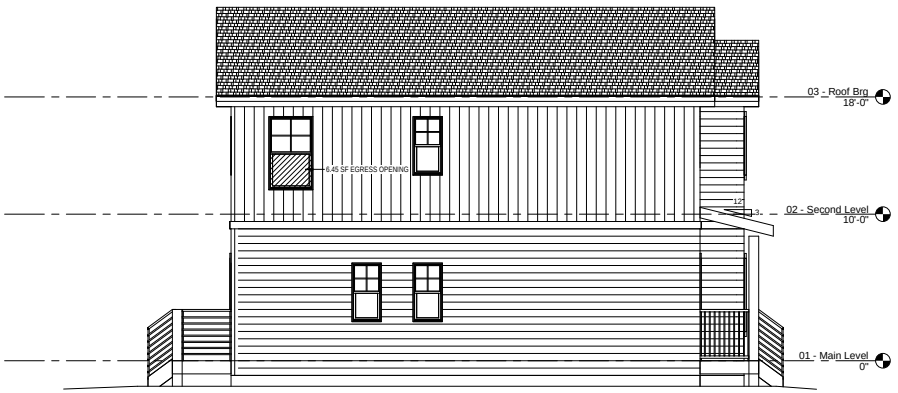
C-201

DATE : 11/19/21

PROJECT : 21217

4 C-301 East 1/4" = 1'-0"

3 C-301 North 1/4" = 1'-0"



2 C-301 West 1/4" = 1'-0"

GENERAL NOTE:
APPROXIMATE SITE LOCATION AND TOPOGRAPHY SHOWN. G.C. TO WORK WITH CIVIL AND STRUCTURAL TEAM TO CLARIFY HOME LOCATIONS, RETAINING REQUIREMENTS, AND F.F.E. OF EACH HOME BASED ON THE PROPOSED ARCHITECTURAL SITE. CONFIRM ANY HOME ADJUSTMENTS WITH ARCHITECT BASED ON LOCATION WITHIN SETBACK REQUIREMENTS, AND ANY CITY, CODE, OR SEPTIC REQUIREMENTS PRIOR TO AHJ REVIEW SUBMISSION.

WOOD SIDING, SHEATHING, FRAMING. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1. (R317.1)

1 C-301 South 1/4" = 1'-0"

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CARA LYNNE SCHAFFER
LICENSED ARCHITECT
STATE OF TENNESSEE

11/19/21

GAP ROAD HOUSES - HOME OPTIONS
LAFAYETTE INVESTMENTS
3415 GAP ROAD, KNOXVILLE, TN

Revision/Issue	Revision Description	Revision Number
02.21.22	CODE REVIEW	1

Drawn: MSG

HOME OPTION C - EXTERIOR ELEVATIONS

C-301

DATE : 11/19/21

PROJECT : 21217