



# Staff Report

Infill Housing Design Review Committee

File Number: 11-E-24-IH

**Meeting:** 11/20/2024  
**Applicant:** Lobes Nzobonimana Definity Investments, LLC  
**Owner:** Lobes Nzobonimana Definity Investments, LLC

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## Property Information

**Location:** 3201 Johnston St. **Parcel ID** 81 | E 012  
**Zoning:** C-N (Neighborhood Commercial)  
**District:** Lonsdale Infill Housing Overlay District

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## Description of Work

Level I Driveways, Parking Pads, Access Points, Garages, or Similar

Revision to COA 8-C-24-IH: new primary structure fronting Johnston Street. 1.5-story-residence features a front-gable roof (6/12 pitch) with a smaller front-gable roof massing projecting from the right half of the façade, and a 8' deep porch recessed under the primary roof slope on the left half of the façade. The house features an exterior of smooth-finished horizontal vinyl lap siding and a stucco-coated foundation. The house measures 26' wide by 64'-4" deep and will be set 28.6' from the front property line. Parking is located to the rear and accessed from the alley.

The façade (east) is four bays wide, featuring two double-hung windows on the projecting front-gable massing, followed by a door and a pair of double-hung windows recessed on the porch; there is a single-hung window in the gable field of the main roof. There are three windows on the right side elevation and a zero on the left. The rear elevation features a 5' deep porch with a secondary entrance recessed under the main roofline and a pair of double-hung windows

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## 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.
- 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. Housing Orientation

- New housing should be proportional to the dimensions of the lot and other houses on the block.
- On corner lots, side yard setbacks should be handled traditionally (that is, closer to the side street). The zoning requirement to treat corner lots as having two frontages should not apply in Heart of Knoxville neighborhoods.
- 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 level ground, pea gravel or similar material may be used as a parking pad off alleys.
- On streets without alleys, garages or parking pads should be at least 20 feet behind the front façade of the infill house with access limited to one lane between the street and the front façade.
- Garages which are perpendicular to the alley should be about 18 feet from the center line of the alley pavement, allowing a comfortable turning radius for a driver to enter a garage.
- Alley-oriented parking pads, garbage collection points, and utility boxes should be screened with a combination of landscaping and fencing.
- On those streets which have alleys, driveways should not be permitted from the front of the house.
- On corner lots, a driveway to the garage may be provided off the side street.

### 4. Scale, Mass, and Foundation Height

- The front elevation should be designed to be similar in scale to other houses along the street.
- The front façade of new houses should be about the same width as original houses on the block.
- New foundations should be about the same height as the original houses in the neighborhood.
- If greater height is to be created (with new construction or an addition), that portion of the house should be located toward the side or rear of the property.

### 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 feet 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. Wrought iron columns and other materials that were not used in the early 1900's should not be used.
- Small stoops centered on entry and no more than 5 feet deep are appropriate on blocks where porches were not traditional.

### 6. Windows and Doors

- When constructing new houses, the window 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 facade 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 Heart of Knoxville neighborhoods.

### 8. Siding Material

- Clapboard-like materials (such as cement fiberboard) 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. In 1930-1950 era neighborhoods, faced stone may be appropriate (see Section 12).

#### 11. Landscape and Other Considerations

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

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## Comments

1. The house is proposed to be set 28.6' from the front property line. The average front setback of the block is 24.9', with the adjacent house at 26'. The front setback is recessed behind the average due to the location of power lines at the front corner of the property. The site plan includes a walkway to the street.

The side setbacks have been revised in response to building code requirements, and the building footprint and façade width has been revised accordingly.

2. The block to receive new construction is characterized by Queen Anne houses with similar massings as the proposed new construction. The proposed 1.5-story, four-bay house is proportional to the dimensions of the lot and the context of the block.

3. The proposed parking meets the Infill Housing design guidelines as it is located to the rear of the property and accessed from the alley. Final site plans may be necessary to meet City Engineering standards.

4. The façade is similar in scale and width to the context, and the house features a foundation height compatible with the context.

5. The 8' deep, partial-width front porch recessed under the primary roofline meets the design guidelines.

6. Guidelines recommend windows and doors styles similar to historic houses on the block, with similar placement and ratio of solid to void. As proposed, there are no windows on the left elevation. The left elevation will be somewhat visible from the street, as the site plan has been revised to set the elevation 5' from the interior side property line; windows should be added to the left side elevation.

Related to the base zone, in the CN zone, building facades along a public right-of-way must not contain blank wall areas that exceed 30 linear feet. The front façade must maintain a minimum transparency of 30%. This requirement can be waived by the DRB via issuance of a COA, based on the fenestration patterns being appropriate for a house.

7. The 6/12 roof pitch meets the design guidelines.

8. The applicant has clarified the house will be clad in lap siding with a stucco-clad foundation.

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## Recommendation

Staff recommends approval of Certificate 11-E-24-IH, subject to the following conditions: 1) final site plan to meet City Engineering standards and requirements of Plans Review and Inspections; 2) windows to be added to the left side elevation.





**INFILL  
HOUSING  
REVIEW  
BOARD**

**11-E-24-IH**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**


**3201 Johnston St.**  
 Lonsdale Infill Housing Overlay District

Original Print Date: 11/6/2024      Revised:  
 Knoxville/Knox County Planning - Infill Housing Design Review Committee

Applicant: Lobes Nzobonimana Definity Investments, LLC

  
 0 250  
  
 Feet



# DESIGN REVIEW REQUEST

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

Applicant

10/31/24

November 20, 2024

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

Lobes Nzohabonimana

Name

Tom Investments LLC

Company

1326 W Baxter Avenue

Address

Knoxville

City

TN

State

37921

Zip

(865) 441-6905

Phone

Lobesremodeling@gmail.com

Email

## CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

3201 Johnston ST

Property Address

0821E012

Parcel ID

Neighborhood

Zoning

## AUTHORIZATION

Lindsay Crockett

Staff Signature

Lindsay Crockett

Please Print

10/31/24

Date

Applicant Signature

Lobes Nzohabonimana

Please Print

~~10/31/2024~~ 10/29/2024

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

*Revision to COA*

*See required Infill Housing attachment for more details.*

- Brief description of work: \_\_\_\_\_

**STAFF USE ONLY**

**ATTACHMENTS**

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

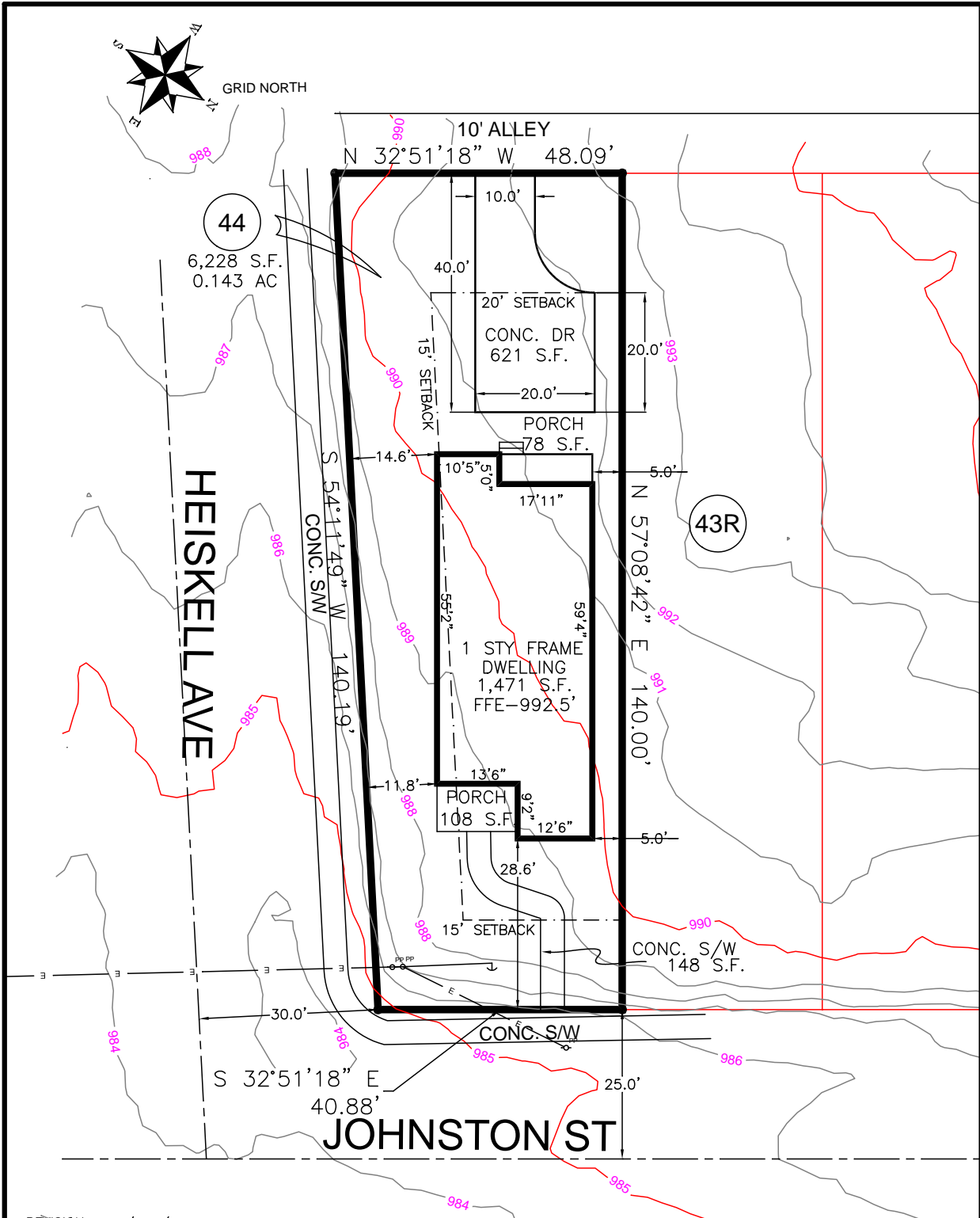
**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

<b>FEE 1:</b> \$0.00	<b>TOTAL:</b> \$0.00
<b>FEE 2:</b>	
<b>FEE 3:</b>	

**Pd 10/31/2024, OI**



REVISION: 10/28/24  
08/19/24

DATE: 07/31/24

SITE PLAN

DRAWING NUMBER 445024

FOR **DEFINITY INVESTMENTS LLC**  
 ADDRESS 3201 JOHNSTON STREET  
 DISTRICT 5th COUNTY KNOX CITY KNOXVILLE STATE TN ZIP 37917  
 LOT NO. 44 AMBROSE & GALBRAITH S/D  
 WARD 19th CITY BLOCK 1930A DRAWN BY SWA  
 MAP CAB. P.C. A, SLIDE 129B  
 TAX MAP 0811 GROUP E PARCEL 012.00  
 WARRANTY DEED BK. 202407120002131  
 MORTGAGE CO.  
 TITLE CO.

SCALE 1" = 20'  
**ABBOTT LAND SURVEYING LLC**  
 STEVEN W. ABBOTT JR, RLS  
 1109 E. WOODSHIRE DRIVE  
 KNOXVILLE, TN 37922  
 OFFICE: (865) 671-1149  
 EMAIL: survmap@tds.net



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



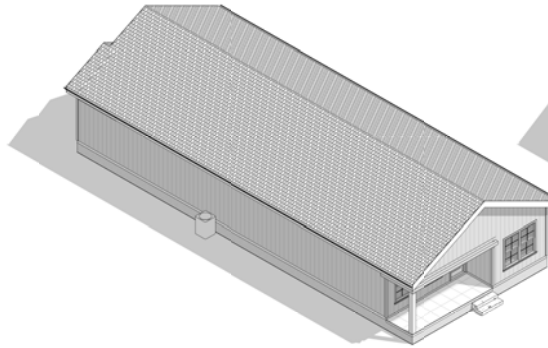
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**CLIENT: Client Name**

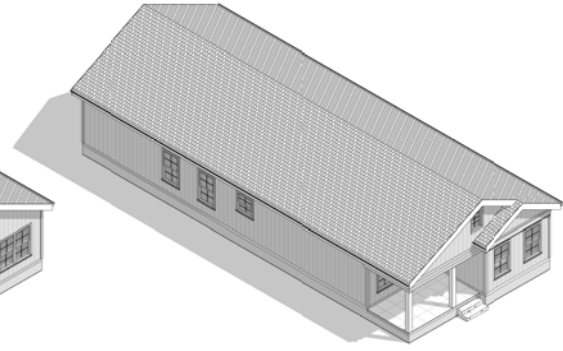
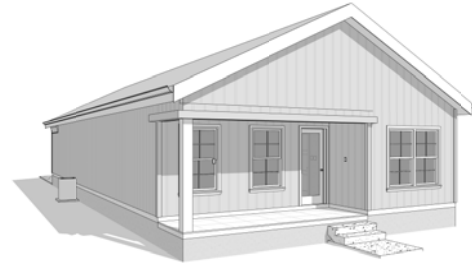
**PROJECT ADDRESS**



**FRONT ELEVATION**  
1/4" = 1'-0"



**ISOMETRIC 2**



**ISOMETRIC 1**

DRAWING INDEX	
CODE	CONTENT
A1	COVER
A2	ARCHITECTURAL FLOOR PLAN & ELEVATIONS
A3	FLOOR PLAN
A4	CEILINGS & SECTIONS
E1	ELECTRICAL FLOOR PLAN
S1	FOUNDATION PLAN
S2	ROOF PLAN
S3	ROOF TRUSSES FLOOR PLAN

REVISIONS		
No.	Date	Description

DESIGNED AND DRAWN BY

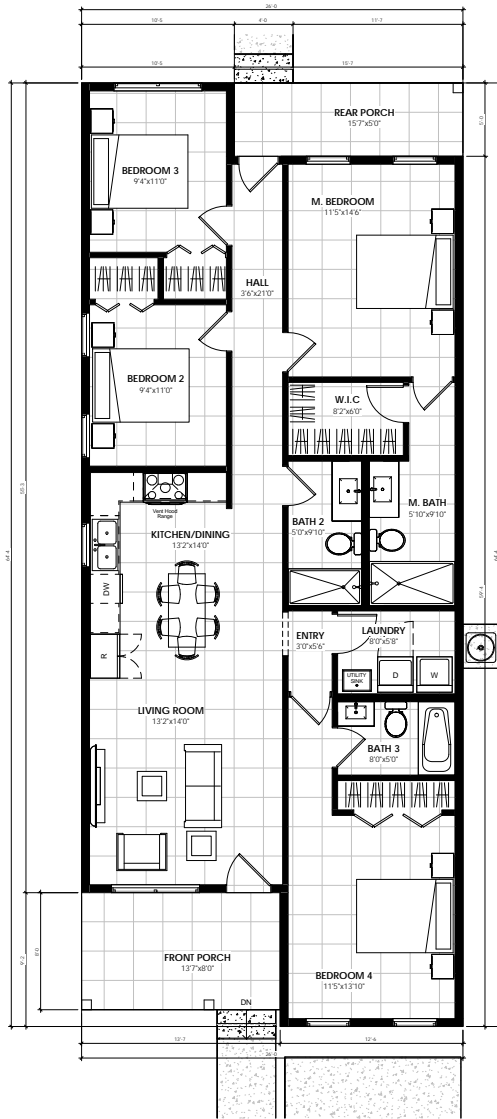
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PROJECT NAME	COVER
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DATE	Client Name
PROJECT ADDRESS	PROJECT ADDRESS
DESIGNED BY	

DATE	SEPTEMBER 21, 2024
SCALE	As Indicated
<b>A1</b>	

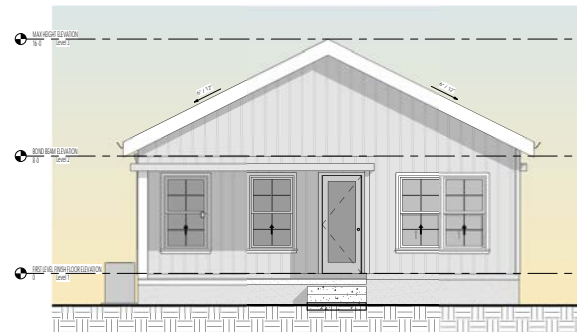




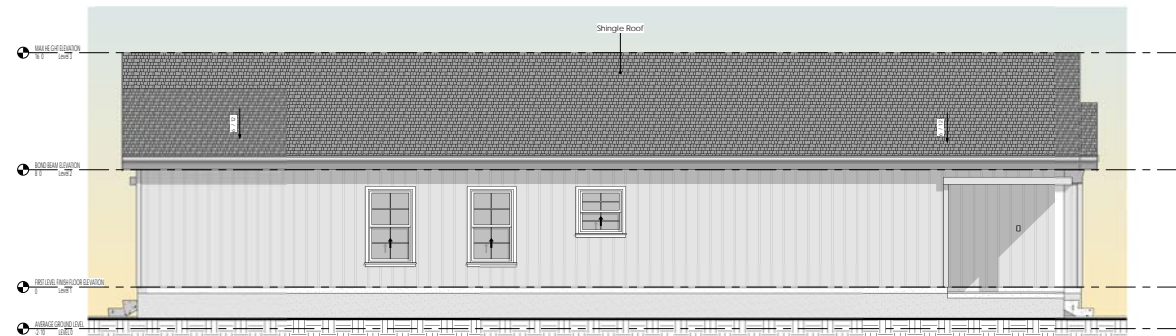
**ARCHITECTURAL FLOOR PLAN**  
1/4" = 1'-0"



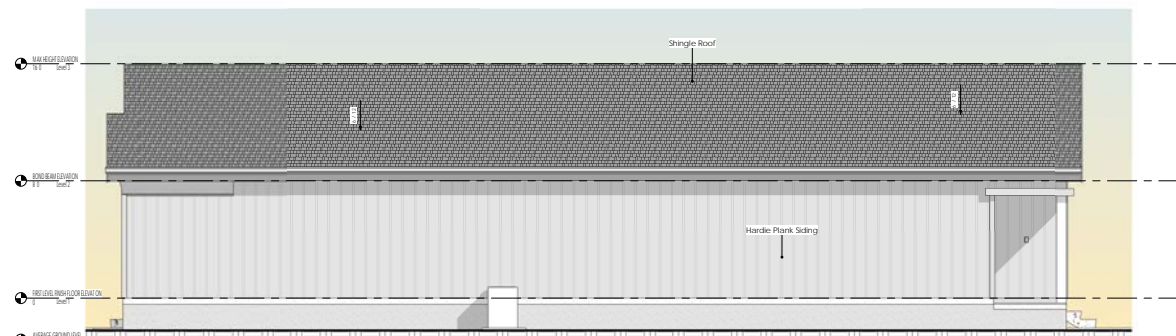
**1 FRONT ELEVATION**  
1/4" = 1'-0"



**2 REAR ELEVATION**  
1/4" = 1'-0"



**3 RIGHT ELEVATION**  
1/4" = 1'-0"



**4 LEFT ELEVATION**  
1/4" = 1'-0"

AREA SCHEDULE			
LEVEL	NAME	AREA TYPE	AREA
HEATED			
Level 1	LIVING AREA	HEATED	1471 SF
			1471 SF
NOT HEATED			
Level 1	FRONT PORCH	NOT HEATED	108 SF
Level 1	REAR PORCH	NOT HEATED	78 SF
TOTAL CONSTRUCTION AREA			1657 SF

REVISIONS		
No.	Date	Description

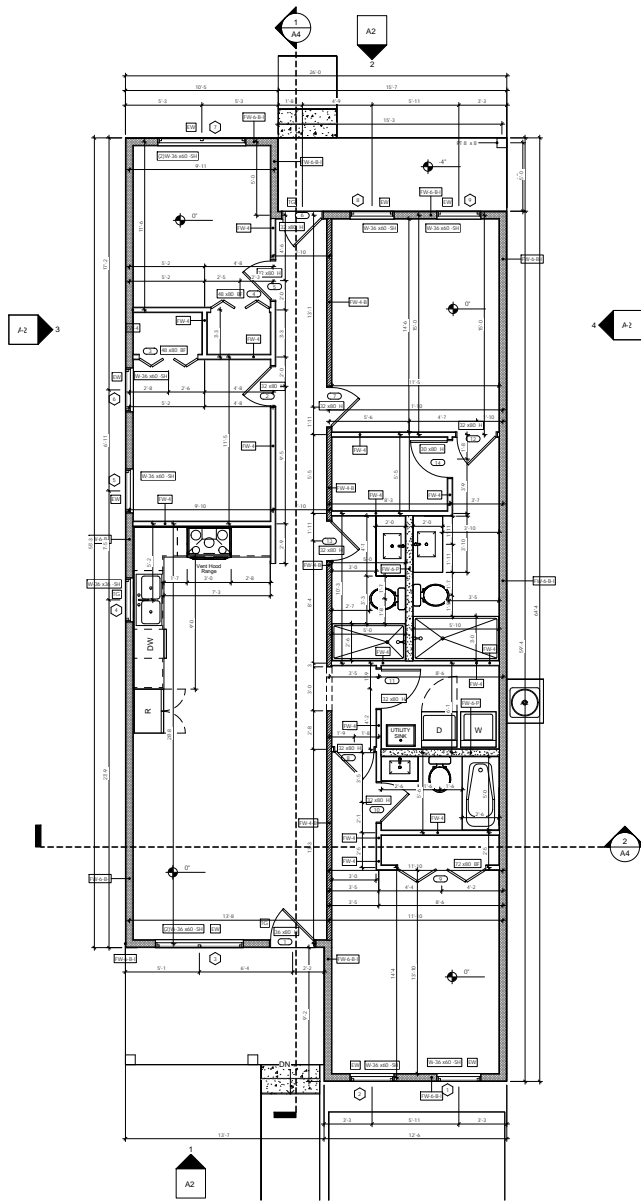
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PROJECT NAME  
 ARCHITECTURAL FLOOR PLAN & ELEVATIONS

CLIENT NAME  
 PROJECT ADDRESS  
 PROJECT ADDRESS

DATE  
 SEPTEMBER 21, 2024  
 DRAWN BY  
 AUTHOR  
 CHECKED BY  
 CHECKER

SCALE  
 As Indicated  
 SHEET NO.  
**A2**  
 DATE



**FLOOR PLAN (TAGS & DIMENSIONS)**  
1/4" = 1'-0"

WINDOW SCHEDULE							
NUMBER	CODE	TYPE	WIDTH	HEIGHT	FRAME	GLASS	COMMENTS
1	W-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
2	W-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
3	DW-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
4	W-36x36P-SH	HINGED HINGED	36"	36"	ALUMINUM	CLEAR DOUBLE PANE	
5	W-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
6	W-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
7	DW-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
8	W-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
9	W-36x48P-SH	HINGED HINGED	36"	48"	ALUMINUM	CLEAR DOUBLE PANE	
10	W-24x36P-FR	FIXED	24"	36"	ALUMINUM	FIXED WINDOW	

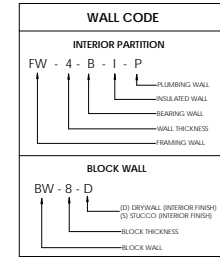
DOOR SCHEDULE							
NUMBER	CODE	TYPE	WIDTH	HEIGHT	FRAME	GLASS	COMMENTS
1	12x80P-H	HINGED GLASS DOOR	36"	80"	METAL OR WOOD	CLEAR DOUBLE PANE	
2	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
3	48x80P-BF	BIFOLD 4 PANEL	48"	80"	METAL OR WOOD		
4	48x80P-BF	BIFOLD 4 PANEL	48"	80"	METAL OR WOOD		
5	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
6	12x80P-H	HINGED GLASS DOOR	36"	80"	METAL OR WOOD	CLEAR DOUBLE PANE	
7	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
8	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
9	12x80P-BF	BIFOLD 4 PANEL	36"	80"	METAL OR WOOD		
10	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
11	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
12	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
13	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		
14	12x80P-H	HINGED DOOR	36"	80"	METAL OR WOOD		

**NOTE 1: R302.5.1 Opening protection.**  
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick or 20 mils fire-rated doors, equipped with a self-closing device.

**NOTE 2: R309.2 Separation required.**  
The garage shall be separated from the residence and its attic area by not less than 1/2 inch (12.7 mm) type X gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9 mm) type X gypsum board or equivalent. Where the separation is a floor ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch (12.7 mm) type X gypsum board or equivalent.

**NOTE 3:** All exterior walls designed as shear walls (TYP).

ROUGH OPENING CHART	
DOOR SIZE	ROUGH OPENING
24 x 36	25 x 37 1/2
24 x 48	25 x 49 1/2
28 x 80	30' x 82 1/2
28 x 96	30' x 98 1/2
30' x 80	32' x 82 1/2
30' x 96	32' x 98 1/2
32 x 80	33' x 82 1/2
32 x 96	33' x 98 1/2
36 x 80	37' x 82 1/2
36 x 96	37' x 98 1/2



DOOR TYPE LEGEND	
11	HINGED
BF	BIFOLD
12	SLIDING
13	BUCKET
05	OVERHEAD SECTIONAL

LEGEND		WALL LEGEND	
■	#5 REBAR IN FILLED CELL	[Pattern]	8" BLOCK MASONRY WALL
□	#5 REBAR IN FILLED CELL (STEM WALL HEIGHT)	[Pattern]	8" BLOCK MASONRY WALL + 1 FACE FURRING
□	PT POST	[Pattern]	4.6 OR 8" NOT BEARING FRAMING WALL
[Symbol]	LINTEL SCHEDULE	[Pattern]	4.6 OR 8" BEARING FRAMING WALL
[Symbol]	TEMPERED GLASS	[Pattern]	4.6 OR 8" INSULATED BEARING FRAMING WALL
[Symbol]	EGRESS WINDOW	[Pattern]	4.6 OR 8" INSULATED NOT BEARING FRAMING WALL
[Symbol]	WINDOW SCHEDULE (WIDTH AND HEIGHT)	[Pattern]	6 OR 8" PLUMBING WALL
[Symbol]	DOOR SCHEDULE (WIDTH AND HEIGHT)	[Pattern]	6 OR 8" INSULATED PLUMBING WALL
[Symbol]	CURTAIN WALL WINDOW	[Pattern]	8" CONCRETE BLOCK + 6" PLUMBING WALL
[Symbol]	HYDRO - STATIC OPENING	[Pattern]	

REVISIONS		
No.	Date	Description

SOILED AND SEALED BY: \_\_\_\_\_

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PROJECT NAME: \_\_\_\_\_

FLOOR PLAN

DATE: \_\_\_\_\_

CLIENT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE: SEPTEMBER 21, 2024

DESIGNED BY: \_\_\_\_\_

AUTHOR: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

CHECKER: \_\_\_\_\_

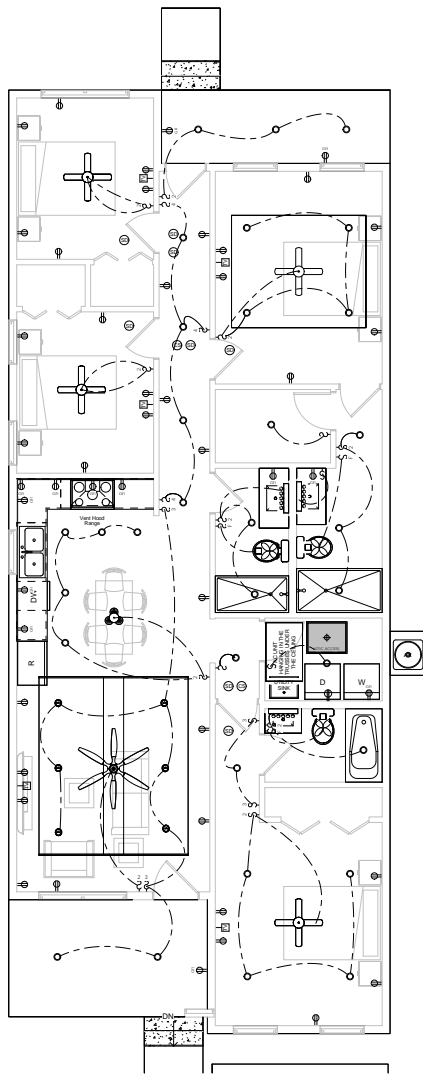
DATE: \_\_\_\_\_

AS INDICATED

DATE: \_\_\_\_\_

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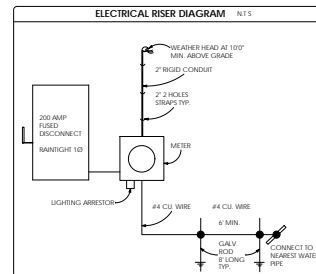




**ELECTRICAL FLOOR PLAN**  
1/4" = 1'-0"

**ELECTRIC LEGEND**

- § SINGLE POLE SWITCH
- §§ DOUBLE POLE SWITCH
- §§§ 3-WAY SWITCH
- §§§§ 4-WAY SWITCH
- §§§§§ DUPLEX RECEPTACLE
- §§§§§ SWITCH MOTOR DOOR
- §§§§§ SWITCH FAN
- ☐ THERMOSTAT
- ☐ DUPLEX RECEPTACLE
- ☐ USB DUPLEX RECEPTACLE + USB CONNECTOR
- ☐ GROUND FAULT INTERRUPT RECEPTACLE
- ☐ DUPLEX RECEPTACLE RANGE
- ☐ FLOOR OUTLET W/ JUNCTION BOX
- ☐ 220V RECEPTACLE
- ☐ WEATHER PROOF DUPLEX RECEPTACLE
- ☐ SPECIAL PURPOSE OUTLET
- ☐ TELEVISION JACK
- ☐ WALL OUTLET FOR TELEPHONE
- ☐ WALL OUTLET FOR TELEPHONE AND DATA
- ☐ EXTRACTOR
- ☐ HEAT DETECTOR
- ☐ CARBON MONOXIDE SENSOR
- ☐ SMOKE DETECTOR
- ☐ DOOR BELL
- ☐ ELECTRIC METER
- ☐ ELECTRIC PANEL
- ☐ SWITCH DISCONNECT
- INDICATES SWITCH LEG CIRCUITING
- - - - - UNDERGROUND CIRCUITING
- MR RECESSED MOUNTED LED LIGHT / MOISTURE RESISTANT
- ☐ CEILING MOUNTED LED LIGHT
- ☐ PENDANT LIGHT HEMISPHERE
- ☐ CEILING HUNG LED LIGHT (PENDANT)
- CH 110 v CHANDELIER LIGHT FIXTURE
- ☐ 36" (5) BULB WALL LED MOUNTED LIGHT STRIP (COSMETIC LIGHT)
- ☐ SURFACE MOUNTED LED LIGHT
- ☐ 4' STRIP LED TUBE
- ☐ SECURITY FLOOD LIGHT (MOTION SENS.)
- ☐ SURFACE MOUNTED LED LIGHT (UPLIGHT)
- ☐ (5) BLADE, (3) SPEED REVERSIBLE FAN W/ LIGHT
- ☐ ELECTRICAL WATER HEATER
- ☐ TANKLESS WATER HEATER



**ELECTRICAL NOTES**

- A. SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72, CHAPTER 2. THEY SHALL BE HARDWIRED INTO AN AC POWER SOURCE AND SHALL BE EQUIPPED WITH MONITORED BATTERY BACK-UP. THEY SHALL BE WIRED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS. THEY WILL BE COMBINED WITH CARBON MONOXIDE ALARMS.
- B. AFCI PROTECTION IS REQUIRED FOR ALL CIRCUITS IN SLEEPING ROOMS.
- C. ELECTRICAL PLAN IS INTENDED FOR BID PURPOSES ONLY. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, BY A LICENSED ELECTRICAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE INSTALLATION AND SIZING OF ALL WIRING AND ACCESSORIES.
- D. PROVIDE ALL NON-LOCKING TYPE, 120V, 15 AND 20 AMPERE RECEPTACLES LOCATED IN LIVING AREA, SLEEPING AREA, AND DINING AREA SHALL BE PROTECTED BY A LISTED ARC FAULT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF BRANCH CIRCUIT AS PER NEC 210.12, 15 AND 20 AMP CIRCUITS IN THE CONSTRUCTION AREA TO BE ARC FAULT PROTECTED EXCEPT BATHROOMS AND GARAGE.
- E. AS PER NEC 210.8 GFCI RECEPTACLES SHALL BE READILY ACCESSIBLE LOCATION. IF NOT CONTRACTOR SHALL PROVIDE GFCI BREAKER PANEL.
- F. CONTRACTOR TO COORDINATE WITH SWITCHGEAR VENDOR AND SELECT APPROPRIATE AIC RATING FOR PANEL.
- G. ALL RECEPTACLES NEED TO BE TAMPER RESISTANT. NEC 406.12

REVISIONS		
No.	Date	Description

DESIGNED AND DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 ALL DIMENSIONS AND SPACING MATERIAL APPLICABLE HEREIN CONSTITUTE THE ORIGINAL AND UNREVISED WORK OF \_\_\_\_\_ AND SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_  
 ELECTRICAL FLOOR PLAN  
 SHEET NO. \_\_\_\_\_

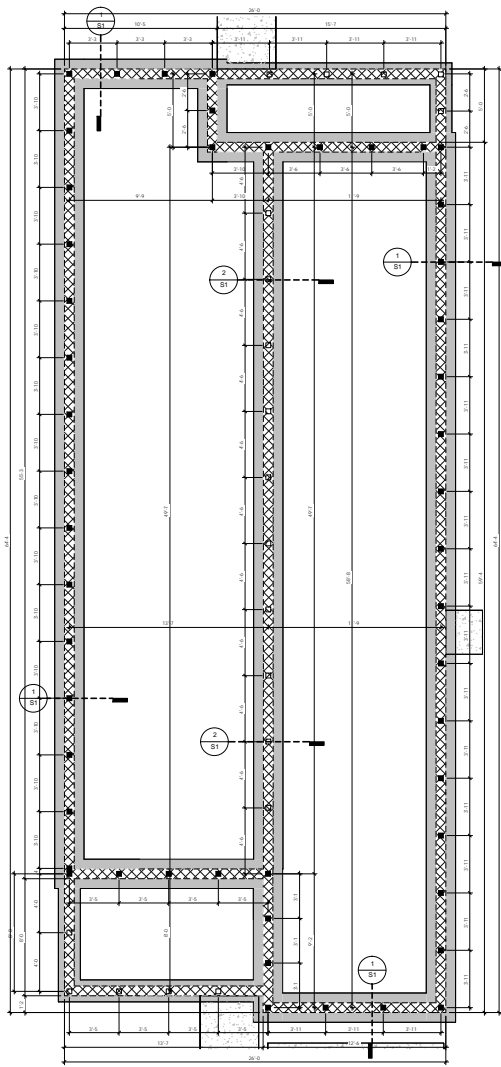
OWNER: \_\_\_\_\_  
 CLIENT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_  
 PROJECT ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_  
 SEPTEMBER 21, 2024  
 DRAWN BY: \_\_\_\_\_  
 AUTH: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 CHECK: \_\_\_\_\_

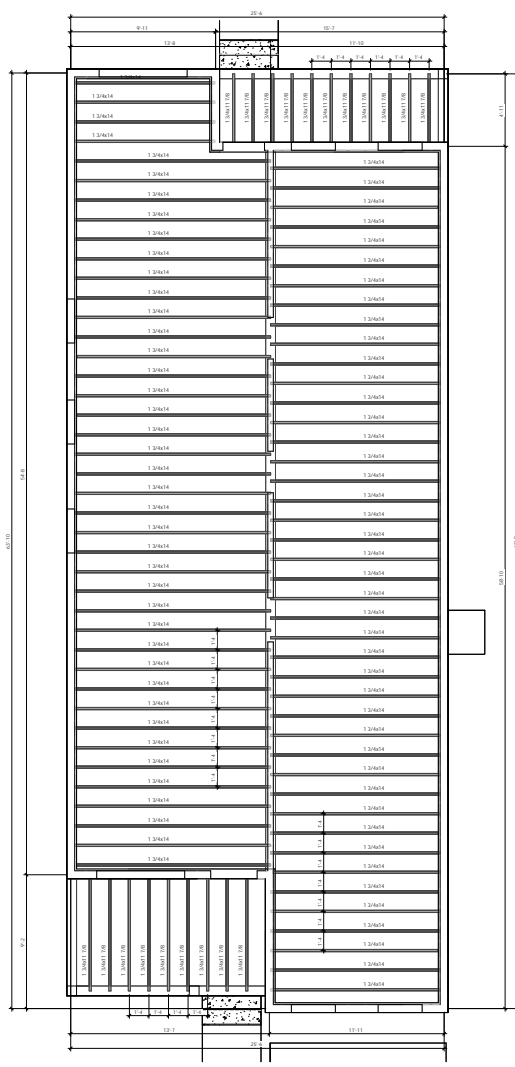
SCALE: \_\_\_\_\_  
 As Indicated

PROJECT NO.: \_\_\_\_\_  
**E1**  
 SHEET NO. \_\_\_\_\_



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

**STRUCTURAL FLOOR PLAN**  
1/4" = 1'-0"



**GENERAL NOTES**

**SLAB ON FILL**  
FILL AND BACKFILL TO BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY TEST (ASTM D 1557). COMPACTION LAYERS NOT TO EXCEED 12" BACK. FILL MATERIAL TO BE APPROVED BY SOIL ENGINEERS/OWNER.  
SLABS TO BE PLACED CONTINUOUSLY. HOWEVER, MUST BE SAW CUT SAME DAY. FITS PLACED AND LIMITED TO MAX. 1' AND 20 FEET IN ANY DIRECTION. COORDINATE WITH ARCHITECTURAL PLANS FOR LOCATIONS OF THE SAW CUTS. SUBMIT LAYOUT OF ALL SAW CUTS FOR APPROVAL. SAW CUT TO BE A MINIMUM OF 1" CHISEL AND 1/4" INCH WIDTH. PROVIDE VAPOR BARRIER BELOW ALL SLABS ON FILL (6.8.8). REFER TO ARCHITECTURE FOR REQUIRED SOIL PROTECTING BENEATH ALL SLABS ON GRADE. ALL ELECTRICAL CONDUITS TO BE RUN OVER THE BOTTOM SLAB REINFORCING.

**CONCRETE SLAB NOTE**  
#1 FIBERESH CONCRETE SLAB MIN. W/ COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS, OR #2 CONCRETE SLAB W/ 4 # 6, 10/8. W/ W/AL ON APPROX. SPACING # 2 @ 2' C/C. A MIL VAPOR BARRIER UNDER ALL CONDITIONED SPACES. W/ CLEAN WELLS CONTRACTED FILL TREATED FOR TERMITES. CUT "T" DEEP CONTIG. JOINTS EVERY 15' EACH WAY AS REQUIRED.

**ROOF FRAMING PLAN IS FOR DESIGN INTENT ONLY.**  
REFER TO TRUSS MANUFACTURER'S ACTUAL ROOF TRUSS LAYOUT AND CONNECTION SCHEDULE FOR ADDITIONAL INFORMATION.  
ALL DIMENSIONS MUST BE TAKEN FROM FLOOR PLAN.  
ROOF TRUSS LAYOUT MANUFACTURER SHALL COORDINATE LOCATIONS OF ALL MECHANICAL, CASE AND PLUMBING TO AVOID CONFLICT.  
ALL TRUSS TO TRUSS CONNECTION SHALL BE SPECIFIED BY THE MANUFACTURER.  
ROOF VENTING TO BE ONE SQ. FT. FOR 100 SF OF ROOF.

**GYPSUM LATH**  
GYPSUM LATH SHALL BE NAILED TO WOOD SUPPORTS AT INTERVALS NOT TO EXCEED 5" WITH #16 GAGE GALV. W/ATED OR BLUE NAILS HAVING 1/4" DIA. HEAD. NAILS SHALL BE NOT LESS THAN 1 1/4" LONG FOR 1/2" LATH.  
PLASTERING WITH GYPSUM, HARD WALL, LIME OR CEMENT PLASTER SHALL BE 3 COAT WORK WHEN APPLIED OVER METAL AND W/ LATH AND SHALL NOT BE LESS THAN 2" TOTAL THICKNESS.  
LATH FOR PLASTER APPLICATIONS SHALL BE NOT LESS THAN 3/8" 18G METAL LATH @ 4 @ 16" O.C. TO CEILING WITH SUPPORTS @ 24" C/C. MAXIMUM. ALL METAL LATH SHALL BE LAPPED 1" MINIMUM.

**MASONRY PARTITION**  
STUDS IN INTERIOR NON-BEARING PARTITIONS WITH OPENING SHALL BE OF NOT LESS THAN 2" x 4" @ 16" C/C OR SHALL BE OF NOT LESS THAN 2" x 4" @ 24" C/C.  
INTERIOR NON-BEARING STUD PARTITIONS MAY HAVE A SINGLE RDP PLATE.  
HEADERS OVER OPENINGS NOT EXCEEDING 4' IN WIDTH MAY BE CP 7" NOMINAL THICKNESS PLACED FLAT AND END NAILED THROUGH THE STUDS WITH NO SLOID BEARING PROVIDED.  
FLOOR / CEILING OR ROOF / CEILING ASSEMBLIES SHALL BE 1"X3" FURRING 14" O/C.  
LATHER OF GYPSUM BOARD (RESJALS) WITH THE LONG DIMENSION PERPENDICULAR TO THE FRAMING.  
WALLS FROM ARCHITECTURE COMPARTMENTS AND TUBS MUST BE IMPERVIOUS WALLS FROM ARCHITECTURE COMPARTMENTS AND TUBS MUST BE IMPERVIOUS WALLS (CS-BRANX) TIL TO 7" HIGH ON CEMENTIOUS BOARD.

**ROOF TRUSS MANUFACTURER IS FOR DESIGN INTENT ONLY.**  
ALL DIMENSIONS MUST BE TAKEN FROM FLOOR PLAN.  
FLOOR TRUSS LAYOUT MANUFACTURER SHALL COORDINATE LOCATIONS OF ALL MECHANICAL, CASE AND PLUMBING TO AVOID CONFLICT.  
ALL TRUSS TO TRUSS CONNECTION SHALL BE SPECIFIED BY THE MANUFACTURER.

**NOTE 1: Opening protection.**  
The garage shall be separated from the residence and its attic area by not less than 1 1/2 inch (12.7 mm) type gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9 mm) Type X gypsum board or equivalent. Where this separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7 mm) type gypsum board or equivalent.

**NOTE 2: Separation required.**  
The garage shall be separated from the residence and its attic area by not less than 1 1/2 inch (12.7 mm) type gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 inch (15.9 mm) Type X gypsum board or equivalent. Where this separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2 inch (12.7 mm) type gypsum board or equivalent.

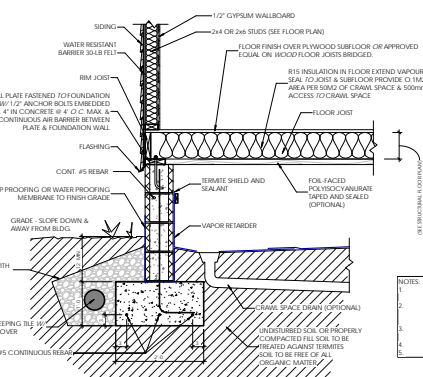
**NOTE 3: All exterior walls designed as shear walls (TYP).**

**MASONRY CONSTRUCTION**  
MASONRY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOLERANCES, QUALITY AND METHOD OF CONSTRUCTION AS SET FORTH IN THE PORTLAND CEMENT ASSOCIATION CONCRETE MASONRY HANDBOOK, AREA A 1.1, A 1.1.2 AND AREA STRUCTURAL WELDING CODE, REINFORCING STEEL (D7-4).  
THE MAXIMUM AREA OF WALL PANELS OF 7" THICK MASONRY AS MEASURED BETWEEN THE CONCRETE MEMBERS WHICH FRAME THE PANELS, SUCH AS THE BEAMS AND THE COLUMNS, SHALL NOT EXCEED 240 S.F. OR BE CONSTRUCTED OF BRENCED MASONRY UNITS.

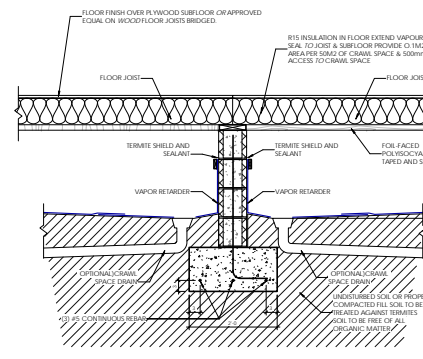
**SUPPLEMENTED AND FINISHED PLASTER CEILING**  
MAIN RUNNERS FOR SUPPLEMENTED PLASTER CEILINGS SHALL BE A MINIMUM OF 1 1/2" X 1 1/2" LVL PER FT. @ 4' O.C. MAXIMUM WITH HANGERS @ 2' O.C. MAXIMUM. CHANNELS SHALL BE 3/4" @ 24" O.C. MAXIMUM.

**MINIC ACCESORIES**  
MINIC ACCESORIES SHALL BE A MIN. OF 4 S.F. IN AREA. STANDARD SEE SHALL BE 22" X 34" OR APPROVED EQUAL. SCRTF VENTILATION SHALL BE AT A RATE OF ONE S.F. OF VENT BY EVERY 150 S.F. OF CEILING AREA.

**CONDENSATE LINES AND ROOF DOWNSPOUTS**  
CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 MM) AWAY FROM THE STRUCTURE. SEE WALL WRITERS BY UNDERGROUND PIPING, TAIL EXTENSIONS, OR SPRAY BLOCKS.  
GUTTERS WITH DOWN SPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 MM) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAVES OR ON A ROOF ABOVE ANOTHER ROOF. (ROSCA/N SPRINKLER SYSTEMS AND RISERS FOR DRAY HEADS SHALL NOT BE INSTALLED WITHIN 1 FOOT (305 MM) OF THE BUILDING RETRAVAL.



**1 FOOTER SECTION (CRAWL SPACE FOUNDATION)**  
SCALE 3/4" = 1'-0"



**2 FOOTER SECTION (INTERIOR CRAWL SPACE FOUNDATION)**  
SCALE 3/4" = 1'-0"

**NOTES:**

- NO TERMITES OR VENTING TO TERMINATE IN CRAWL SPACE.
- RIGID INSULATION ON THE INTERIOR OF RMN BOARDS NOT REQUIRED IF RIGID INSULATION USED ON THE EXTERIOR.
- SLACK TIGHT FASTENED THROUGH RIGID INSULATION TO FOUNDATION WALL.
- MECHANICAL, VENTILATION PER CODE, ACCESS PER CODE.

REVISIONS		
No.	Date	Description

SCALE AND SEAL BY:

ALL DIMENSIONS AND MATERIALS APPLYING HEREIN CONSIDER THE ORIGINAL AND UNREVISED VERSION OF THE DRAWING. ANY CHANGES OR REVISIONS SHALL BE INDICATED BY A REVISION SYMBOL AND NOTED BY THE REVISIONS LISTED BELOW.

**PROJECT NAME**  
FOUNDATION PLAN

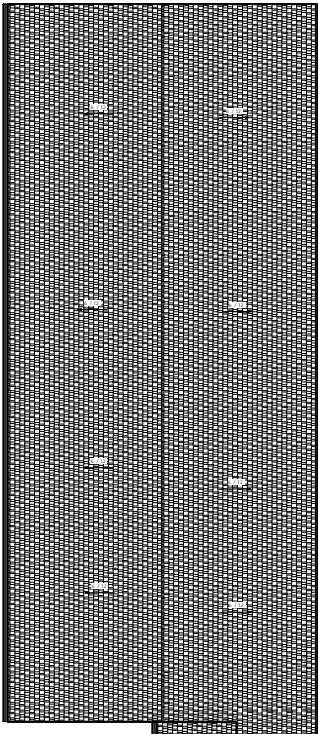
DATE	DESCRIPTION

DATE	CLIENT NAME

DATE	PROJECT ADDRESS	PROJECT NO.

DATE	PROJECT NO.	PROJECT NAME

As Indicated



**ROOF PLAN**  
3/16" = 1'-0"

**R806.2 MINIMUM VENT AREA**

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

HOUSE AREA OF VENTED SPACE 1,635 SF

REQUIRED NET FREE VENTILATING AREA 1,635/150 = 10.9 SF

- RIDGE VENT 0.66 SF x 6 = 3.96 SF
- ALUMINUM VENT SOFFIT (3.91 SF x FT) 6 FT x 3.91 = 23.46 SF
- TOTAL NET FREE VENTED AREA = 27.42 SF

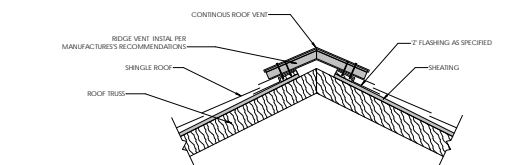
**ROOF NOTES**

**R806.2 Slope**  
All roof shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) and less than four units vertical in 12 units horizontal (4:12) double underlayment application is required in accordance with Section R905.1.1.

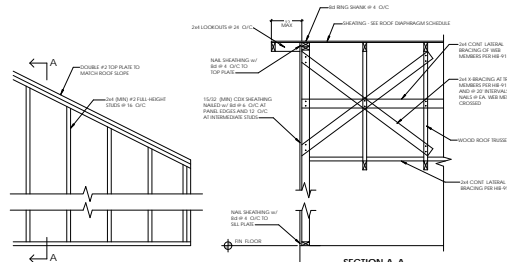
**Underlayment Attachment**  
Roof slopes from two units vertical in 12 units horizontal (2:12) and less than four units vertical in 12 units horizontal (4:12) shall be attached to a suitable deck with corrosion resistant fasteners with one row centered in the field of the sheet with a maximum fastener spacing of 12 inches (483 mm) o.c., and one row at the end and side laps (fastened 1/2 inch (12.7 mm) o.c.). Underlayment shall be attached using metal or plastic cap nails with a nominal cap diameter of not less than 1/8 inch. Metal caps shall have a thickness of not less than 3/32 inch (2.4 mm) and side laps shall have a minimum thickness of 0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.025 inch. The cap nail shank shall be not less than 0.063 inch for ring shank cap nails and 0.091 inch for smooth shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than 3/4 inch into the roof sheathing.

**UNDERLAYMENT TABLE**

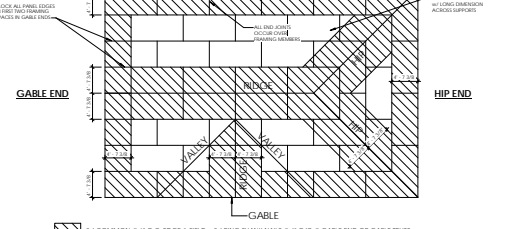
ROOF COVERING SECTION	ROOF SLOPE 2:12 AND LESS THAN 4:12 UNDERLAYMENT	UNDERLAYMENT ATTACHMENT	ROOF SLOPE 4:12 AND GREATER UNDERLAYMENT	UNDERLAYMENT ATTACHMENT
ASPHALT SHINGLES R806.2	ASTM D226 Type 1 or 8 ASTM D894 Type 1 or 8 or ASTM D875	1	ASTM D226 Type 8 ASTM D894 Type 1 or ASTM D875	2
	ASTM D1970	3	ASTM D1970	3



**ROOF RIDGE VENT**  
NOT TO SCALE



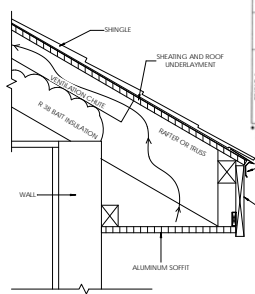
**SECTION A-A**



**GABLE END DETAIL**

- 8d COMMON # 4" O.C. EDGE & FIELD - 8d BRG SHANK NAILS # 4" OVC @ GABLE END OR GABLE TRUSS
- 8d COMMON # 6" O.C. EDGE AND 12" O.C. FIELD

**ROOF DIAGRAM**  
NOT TO SCALE



**VENTILATION DETAIL**  
NOT TO SCALE

SOFFIT TYPE	AIR FLOW			SOFFIT TYPE	AIR FLOW		
	NET CROSS SECTIONAL AREA (SQ. FT.)	PERCENT OPEN AREA	PERCENT OPEN AREA		NET CROSS SECTIONAL AREA (SQ. FT.)	PERCENT OPEN AREA	PERCENT OPEN AREA
TYPE 4 CENTER VENT WINDOW FACTORY	3.91	8.1%	2.71%	FULL VENT HARBOR FACTORY	13.76	16.4%	8.16%
FULL VENT HARBOR FACTORY	11.16	13.4%	8.16%	FULL VENT WIDE FACTORY	3.87	4.7%	2.54%
FULL VENT WIDE FACTORY	3.87	4.7%	2.54%				

\*FREE FLOW AREA PER SQUARE FOOT OF CEILING (FROM 1" ON CENTER, 1/4" R.F. PER PANEL, 1/2" TRIM, 4 PANELS OR 1/2" QUAD 4 PANEL)

**NAILING SCHEDULE**

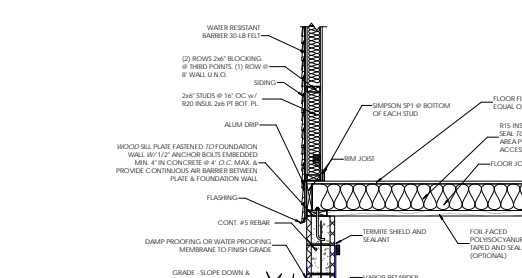
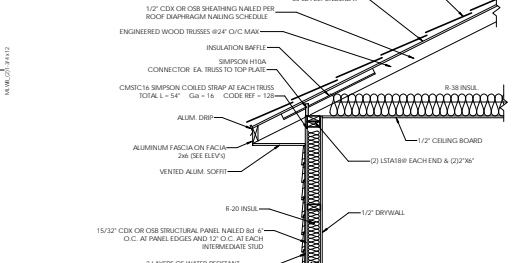
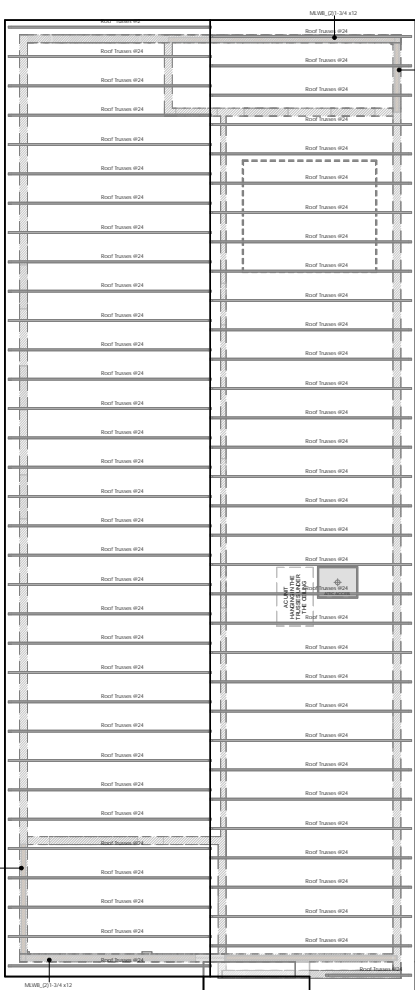
CONNECTION	FASTENER	NUMBER OR SPACING
BAND JOIST TO SILL OR TOP PLATE, TOE NAIL	8d	6" OC
JOIST TO BAND JOIST, FACE NAIL	16d COMMON	3
JOIST TO SILL OR GIRDER, TOE NAIL	8d COMMON	3
BRIDGING TO JOIST, TOE NAIL EACH END	8d COMMON	2
LEDGER STRIP	16d COMMON	3 AT EACH JOIST
1x6 OR LESS SUBFLOOR TO EA. JOIST, FACE NAIL	8d COMMON	2
OVER 1x6 SUBFLOOR TO EA. JOIST, FACE NAIL	8d COMMON	3
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	16d COMMON	2
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d COMMON	16" OC
TOP OR SOLE PLATE TO STUD, END NAIL	16d COMMON	2
STUD TO SOLE PLATE, TOE NAIL	8d COMMON	4
DOUBLED STUDS, FACE NAIL	10d COMMON	24" OC
DOUBLED TOP PLATES, FACE NAIL	10d COMMON	16" OC
TOP PLATES, LAP AND INTERSECTIONS, FACE NAIL	-	2-16d OR 3-10d COMMON
CONTINUOUS HEADER, TWO PIECES	16d COMMON	16" OC ALONG EA. EDGE
CEILING JOISTS TO PLATE, TOE NAIL	8d COMMON	3
CONTINUOUS HEADER TO STUD, TOE NAIL	8d COMMON	3
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	-	3-16d OR 4-10d COMMON
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	-	3-16d OR 4-10d COMMON
RAFTER TO PLATE, TOE NAIL	8d COMMON	3
1" BRACE TO EACH STUD & PLATE, FACE NAIL	8d COMMON	2
1x8 OR LESS SHEATHING TO EACH BEARING, FACE NAIL	8d COMMON	2
OVER 1x8 SHEATHING TO EACH BEARING, FACE NAIL	8d COMMON	3
BUILT-UP CORNER STUDS	16d COMMON	24" OC
BUILT-UP GIRDERS AND BEAMS OF THREE MEMBERS	20d COMMON	32" OC AT TOP AND BOTTOM AND STAGGERED 2 ENDS AT EA. SPLICE
2" PLANKS	16d COMMON	2 EACH BEARING
STUDS TO SOLE PLATE, END NAIL	16d COMMON	2 EACH END
WOOD STRUCTURAL PANEL SUBFLOORING 15/32", 1/2", 7/16"	6d COMMON, ANNULAR OR SPIRAL THD	6" OC EDGES AND 12" OC INTERMEDIATE
WOOD STRUCTURAL PANEL SUBFLOORING 19/32", 3/4"	8d COMMON OR 6d ANNULAR OR SPIRAL THD	6" OC EDGES AND 12" OC INTERMEDIATE
WOOD STRUCTURAL PANEL SUBFLOORING 1", 1-1/8"	10d COMMON OR 8d ANNULAR OR SPIRAL THD	6" OC EDGES AND 6" OC INTERMEDIATE
WOOD STRUCTURAL PANEL SUBFLOORING 15/32", 1/2", 7/16"	16ga GALV WIRE STAPLES, 3/8" MIN CROWN, 1-5/8" LONG	4" OC EDGES AND 7" OC INTERMEDIATE
WOOD STRUCTURAL PANEL SUBFLOORING 19/32", 5/8"	16ga GALV WIRE STAPLES, 3/8" MIN CROWN, 1-5/8" LONG	2-1/2" OC EDGES AND 4" OC INTERMEDIATE
WOOD STRUCTURAL PANEL ROOF & WALL SHEATHING AND PARTICLEBOARD SHEATHING 1/2" OR LESS	8d COMMON (WALL) 8d COMMON (ROOF)	6" OC EDGES AND 12" OC INTERMEDIATE
WOOD STRUCTURAL PANEL ROOF & WALL SHEATHING AND PARTICLEBOARD SHEATHING 19/32" OR GREATER	8d COMMON	6" OC EDGES AND 12" OC INTERMEDIATE
WOOD STRUCTURAL PANEL ROOF & WALL SHEATHING AND PARTICLEBOARD SHEATHING 5/16" - 1/2"	16ga GALV WIRE STAPLES, 3/8" MIN CROWN, LENGTH OF 1" PLUS THICKNESS OF PANEL	4" OC EDGES AND 8" OC INTERMEDIATE
WOOD STRUCTURAL PANEL ROOF & WALL SHEATHING AND PARTICLEBOARD SHEATHING 19/32" - 3/4"	16ga GALV WIRE STAPLES, 3/8" MIN CROWN, LENGTH OF 1" PLUS THICKNESS OF PANEL	2" OC EDGES AND 5" OC INTERMEDIATE
FIBERBOARD SHEATHING 1/2" REGULAR	6d COMMON OR 11ga GALV. ROOFING NAIL 1-1/2" LG w/7/16" HEAD	6" OC EDGES AND 12" OC AT OTHER BEARING
FIBERBOARD SHEATHING 1/2" STRUCTURAL	8d COMMON OR 11ga GALV. ROOFING NAIL 1-1/2" LG w/7/16" HEAD	3" OC EDGES AND 6" OC AT OTHER BEARING
FIBERBOARD SHEATHING 25/32" STRUCTURAL	8d COMMON OR 11ga GALV. ROOFING NAIL 1-3/4" LG w/7/16" HEAD	3" OC EDGES AND 6" OC AT OTHER BEARING
GYPSUM SHEATHING 1/2"	11 GA 1-1/2" GALV, 7/16" HEAD	4" OC AT EDGES 6" OC AT OTHER BEARING
GYPSUM SHEATHING 5/8"	11 GA 1-3/4" GALV, 7/16" HEAD	4" OC AT EDGES 8" OC AT OTHER BEARING
GYPSUM WALLBOARD 1/2"	1-3/8" DRYWALL NAIL ASTM C 514	7" OC ON CEILING 8" OC ON WALLS
GYPSUM WALLBOARD 5/8"	1-1/2" DRYWALL NAIL ASTM C 514	7" OC ON CEILING 8" OC ON WALLS
HARBORBOARD LAP SIDING - DIRECT TO 16" O.C. STUDS	8d CORROSION RESISTANT WITH MIN. SHANK DIA. OF .099" AND A MIN. HEAD DIA. OF .240"	16" OC AT TOP AND BOTTOM EDGES
HARBORBOARD LAP SIDING - OVER SHEATHING	8d CORROSION RESISTANT WITH MIN. SHANK DIA. OF .099" AND A MIN. HEAD DIA. OF .240"	16" OC AT TOP AND BOTTOM EDGES
HARBORBOARD PANEL SIDING - DIRECT TO 24" O.C. STUDS	6d CORROSION RESISTANT WITH MIN. SHANK DIA. OF .092" AND A MIN. HEAD DIA. OF .225"	6" OC AT EDGES AND 12" OC AT INTERMEDIATE SUPPORTS
HARBORBOARD PANEL SIDING - OVER SHEATHING	8d CORROSION RESISTANT WITH MIN. SHANK DIA. OF .092" AND A MIN. HEAD DIA. OF .225"	6" OC AT EDGES AND 12" OC AT INTERMEDIATE SUPPORTS

REVISIONS		
No.	Date	Description

ALL DIMENSIONS AND MATERIAL SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE ORIGINAL AND UNREVISED SET OF DRAWINGS. ANY CHANGES SHALL BE INDICATED BY A REVISION TABLE. ANY CHANGES SHALL BE INDICATED BY A REVISION TABLE. ANY CHANGES SHALL BE INDICATED BY A REVISION TABLE.

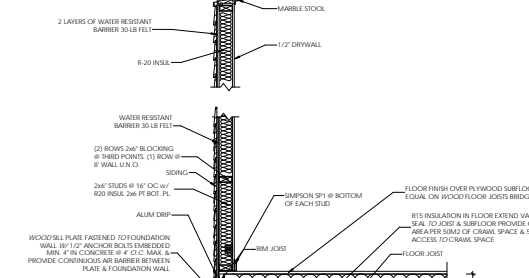
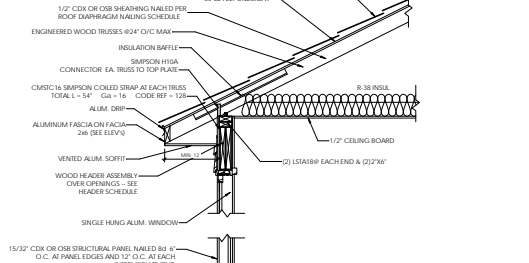
PROJECT NAME	ROOF PLAN
DATE	DATE
ISSUED BY	ISSUED BY
CLIENT NAME	CLIENT NAME
PROJECT ADDRESS	PROJECT ADDRESS
PROJECT ADDRESS	PROJECT ADDRESS





- NOTES:**
- NO TIEBARS OR VENTING TO TERMINATE IN CRAWL SPACE.
  - RIGID INSULATION ON THE INTERIOR OF RM BOARD NOT REQUIRED IF RIGID INSULATION USED ON THE EXTERIOR.
  - TACK DRIFF FASTENED THROUGH RIGID INSULATION TO FOUNDATION WALL.
  - MECHANICAL VENTILATION PER CODE.

1 TYPICAL WALL SECTION 6 (SLAB ON GRADE - FRAME)  
SCALE 3/4" = 1'-0"



- NOTES:**
- NO TIEBARS OR VENTING TO TERMINATE IN CRAWL SPACE.
  - RIGID INSULATION ON THE INTERIOR OF RM BOARD NOT REQUIRED IF RIGID INSULATION USED ON THE EXTERIOR.
  - TACK DRIFF FASTENED THROUGH RIGID INSULATION TO FOUNDATION WALL.
  - MECHANICAL VENTILATION PER CODE.

2 TYPICAL WALL SECTION (SLAB ON GRADE - FRAME/WINDOW)  
SCALE 3/4" = 1'-0"

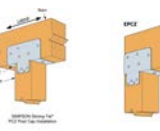
**STRUCTURAL ROOF PLAN**  
1/4" = 1'-0"



TOP PLATE TO ROOF TRUSSES



Simpson End Column Cap for 6x Post, 6x Beams, Skewed Left or Similar

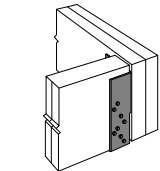


COLUMN CAP TYPICAL INSTALLATION (POST CAP OR END POST CAP)



MICROLAMB WOOD BEAM

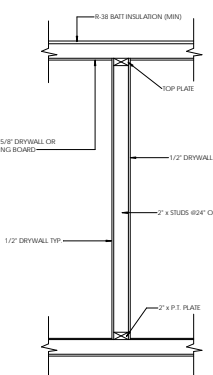
MLWB (2) 1-3/4" x 12"  
NOT TO SCALE



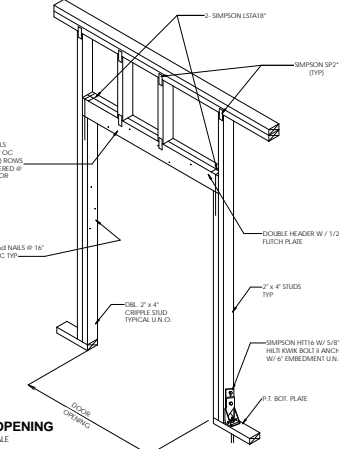
SIMPSON STRONG - TIE H16.2  
NOT TO SCALE



SIMPSON MGU or similar  
NOT TO SCALE



TYPICAL NON-LOAD BEARING INTERIOR WALL  
NOT TO SCALE



DOOR OPENING  
NOT TO SCALE

REVISIONS		
No.	Date	Description

SCALE AND DASH BY: \_\_\_\_\_

ALL DIMENSIONS AND MATERIALS APPLYING HEREIN CONSTITUTE THE ORIGINAL AND UNREVISED WORK OF \_\_\_\_\_ AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF \_\_\_\_\_

**PROJECT NAME**  
\_\_\_\_\_

**CLIENT NAME**  
\_\_\_\_\_

**PROJECT ADDRESS**  
\_\_\_\_\_

**DRAWN BY**  
\_\_\_\_\_

DATE	SPRINGER PL 2024
DESIGNER	Auth
PROJECT MANAGER	Checker
CHECKED BY	As Indicated

**S3**