DESIGN REVIEW REQUEST

☐ DOWNTOWN DESIGN (DK)

☐ HISTORIC ZONING (H)

☒ INFILL HOUSING (IH)

Amber Culpepper, Lafayette Properties

Applicant

05/02/2025	05/21/2025	5-F-25-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 Properties		
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
928 TEXAS AVENUE	081-HF-018	
Property Address	Parcel ID	
ROSEDALE	RN-2	
Neighborhood	Zoning	

AUTHORIZATION

Malynda Wollert	Malynda Wollert	5-2-25
Staff Signature	Please Print	Date
Amber Culpepper	Amber Culpepper	05/01/2025
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: 1,008 SQ FT, 1 STORY HOME ON CRAWL SPACE . HOME HAS 3 BEDROOMS AND 2 FULL BATHROOMS

STAFF USE ONLY

ATTACHMENTS

☐ Downtown Design Checklist

☐ Historic Zoning Design Checklist

☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

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

FEE 1:		TOTAL:
1010	250.00	250.00 Paid 5/2/2025 DD
FEE 2:		
FEE 3:		

DESIGN REVIEW BOARD

5-F-25-IH

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

928 Texas Ave.

Lonsdale Infill Housing Overlay District

Original Print Date: 5/7/2025 Revised:

Knoxville - Knox County Planning - Design Review Board

Petitioner: Amber Culpepper Lafayette Properties

N

0 160

Feet

DESIGN REVIEW BOARD

Staff Report

Infill Housing Design Review

File Number: 5-F-25-IH

Meeting: 5/21/2025
Applicant: Amber Culpepper Lafayette Properties
Owner: Amber Culpepper Lafayette Properties
District: Lonsdale Infill Housing Overlay District

Property Information

Location: 928 Texas Ave.
Parcel ID: 81 H F 019
Zoning: RN-2 (Single-Family Residential Neighborhood)
Description:

New primary structure.

Description of Work

Level III New Primary Structure

New primary structure fronting Texas Avenue. One-story residence features a front-gable roof (6/12 pitch) clad in asphalt shingles with overhanging eaves, an exterior of vinyl lap siding, and a block foundation. The house is 28' wide by 36' deep and is proposed to be set 37.5' from the front lot line. It features a full-length 8' deep front porch recessed under the primary roofline and supported by six 6" square posts made of pressure-treated wood. Parking is a concrete pad (dimensions unspecified) in front of the house and is accessed via Texas Avenue.

The façade (west) features three bays, with paired windows flanking a paneled door in the central bay. The gable fields of the porch and the main massing are clad in vertical siding. The left elevation features three windows, and the right elevation features two windows. The rear elevation features a secondary entrance with a concrete deck and two windows. All windows are 1/1 and single-hung.

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

Comments

1. The house is proposed to be set at 37.5' from the front lot line, with the porch at 29.5.' The blockface to receive new construction contains vacant lots and one house, which is set 38' from the front lot line. The proposed setback is appropriate. The final site plan should include a walkway from the front porch to the street.

2. The block to receive lacks significant context, as it only contains two houses, which are infill construction. Other blocks on Texas Avenue feature Minimal Traditionals, Shotguns, and modified Queen Anne cottages. The 28' wide by 36' deep house is proportionate to the lot and to nearby houses.

3. Infill Housing design guidelines recommend that parking be accessed from the alley, if there is one. Parking is a concrete pad located in the front yard and accessed from Texas Avenue. Parking should be revised to avoid the front yard and be accessed from the rear alley, and the final site plan should meet City Engineering standards.

4. The one-story, three-bay façade is similar in scale and height to the context.

5. The house features a full-length, 8' deep front porch recessed under the primary roofline and supported by six 6" square posts made from pressure-treated wood, which meets the design guidelines.

6. Guidelines recommend window and door styles be similar to historic houses on the block, with similar placement and ratio of solid to void. The 1/1 single-hung windows and paneled door are appropriate for the context, and all elevations feature sufficient transparency.

7. The 6/12 pitch roof is the minimum typically recommended by the guidelines and is appropriate for the context. The design benefits from the roof trim and eave overhangs, which should be retained.

8. The asphalt shingles and vinyl lap siding meet the design guidelines. The block foundation should be clad in stucco or parge-coated to meet design guidelines. The final siding material should feature an overlap, as opposed to Dutch lap or flush panel siding.

9. The site plan indicates a "new ornamental tree" in the front and rear yards. It should be noted that the design guidelines state that "Healthy trees that are outside the building footprint should be preserved," and that the lot was entirely clear cut prior to the application.

10. The applicant is proposing two additional houses adjacent to this one, which are differentiated by variations to the front porch design. The Board should discuss whether any additional differentiation is necessary.

Recommendation

Staff recommends approval of Certificate 5-F-25-IH, subject to the following conditions: 1) the final site plan to meet City Engineering standards; 2) the final site plan to include a walkway from the front porch to the street; 3) parking to be revised to meet design guidelines; and 4) the foundation to be parge-coated or clad in stucco.

NEW RESIDENCE

LAFAYETTE INVESTMENTS

928 TEXAS AVE., KNOXVILLE, TN 37921

FOUNDATIONS:

1. PERIMETER WALL FOUNDATIONS: CONTINUOUS SPREAD FOOTINGS OF STEEL REINFORCED PORTLAND CEMENT CONCRETE EXTENDING AT LEAST 36" TO BELOW FROST LINE AND SIZED AS SHOWN ON DRAWINGS.
2. COLUMN FOUNDATIONS: SPREAD FOOTINGS OF STEEL REINFORCED PORTLAND CEMENT CONCRETE LOCATED AND SIZED AS SHOWN ON DRAWINGS.
3. MINIMUM COMPRESSIVE STRENGTH FOR FOOTINGS TO BE 3000 PSI.

SLABS ON GRADE:

1. AGGREGATE BASE: COMPACTED CRUSHED STONE MINIMUM 4" DEEP.
2. MOISTURE RETARDER: 6 MIL POLYETHYLENE SHEET COMPLYING WITH ASTM E 1745 CLASS A PERMEANCE AND CLASS B PUNCTURE RESISTANCE.
3. CONCRETE FLOOR SLAB: PORTLAND CEMENT CONCRETE 4" THICK FOR FOOT TRAFFIC WITH MINIMUM #4 STEEL REINFORCING BARS FORMING A UNIFORM GRID AT 12" OR 16" O.C. UNLESS NOTED OTHERWISE.
4. CONCRETE FLOOR SLAB: PORTLAND CEMENT CONCRETE 6" THICK FOR VEHICLE TRAFFIC WITH MINIMUM #4 STEEL REINFORCING BARS FORMING A UNIFORM GRID AT 12" OR 16" O.C. UNLESS NOTED OTHERWISE

FLOOR CONSTRUCTION:

1. FLOOR STRUCTURAL FRAME: STRUCTURAL STEEL BEAMS AND/OR LVL BEAMS AND COLUMNS OR BEARING WALL SUPPORTED.
   A. TYPICAL WIDE FLANGE MEMBERS: ASTM A 572 GRADE 50
   B. STRUCTURAL STEEL PIPE: ASTM A53 GRADE B TYPE E OR S.
   C. LVL GLUE LAMINATED BEAM - SOUTHERN PINE
2. FLOOR FRAMING SYSTEM: TJI JOISTS - ENGINEERED WOOD JOISTS AT 12" OR 16" O.C AS REQUIRED: NO. 2 OR BETTER DOUGLAS FIR OR DOUGLAS FIR-LARCH. UNLESS NOTED OTHERWISE.
3. FLOOR DECK: SUB-FLOOR 3/4" PLYWOOD OR 3/4" OSB APA PERFORMANCE-RATED PANELS GLUED AND MECHANICAL FASTEN. FASTEN @ 6" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS. PROVIDE BLOCKING UNDER EDGES OR USE TONGUE AND GROVE PANEL EDGES.
4. FRAMING ANCHORS AND CONNECTORS: SIMPSON STRONG-TIE CO. PLEASANTON CA OR EQUAL.

ROOF CONSTRUCTION:

1. ROOF STRUCTURE: 2 X WOOD RAFTERS AND JOISTS OR TJI JOISTS AT 12" OR 16" O.C.
   A. NO. 2 OR BETTER DOUGLAS FIR OR DOUGLAS FIR-LARCH. UNLESS NOTED OTHERWISE. PRE-ENGINEERED MANUFACTURED ROOF TRUSSED RAFTERS MEMBERS SIZED AS DETERMINED BY MANUFACTURER.
2. ROOF SHEATHING: DOUGLAS FIR STRUCTURAL I APA RATED SHEATHING. EXPOSURE DURABILITY CLASSIFICATION: EXTERIOR
3. ROOFING: COMPOSITE FIBERGLASS SHINGLES UL CLASS A FIRE RESISTANCE OVER 15 POUND FIBERGLASS FELT MINIMUM. STAINLESS STEEL FLASHING.
4. FRAMING ANCHORS AND CONNECTORS: SIMPSON STRONG-TIE CO. PLEASANTON CA OR EQUAL.

EXTERIOR WALLS:

1. EXTERIOR WALL FRAMING: 2 X 6 NO. 1 GRADE DOUGLAS FIR-LARCH @ 16" O.C.. PROVIDE ADDITIONAL BLOCKING AS REQUIRED FOR PROPER DOOR INSTALLATION. DOUBLE STUDS AT OVERHEAD DOOR LOCATIONS AND PROVIDE ANY LATERAL BRACING AS REQUIRED.
2. WALL SHEATHING: MINIMUM 1/2" DOUGLAS FIR STRUCTURAL I APA RATED SHEATHING. EXPOSURE DURABILITY CLASSIFICATION: EXTERIOR
3. WALL FINISH: TO BE SELECTED BY OWNER.
4. AIR INFILTRATION BARRIERS: TYPAR HOUSE WRAP AS MANUFACTURED BY REEMAY INC. COMPLYING WITH ASTM E 1677 TYPE I AIR BARRIER OR EQUAL.
5. SHEET METAL FLASHING: STAINLESS STEEL.
6. INSULATION: FIBERGLASS BATT R-19 FLEXIBLE RESILIENT NONCOMBUSTIBLE BLANKETS OR MINERAL OR GLASS FIBER.
   A. FRICTION FIT WITH CONTINUOUS POLYETHYLENE VAPOR RETARDER OR
   B. STAPLED WITH PAPER FACED VAPOR RETARDER.
7. IF PROVIDING INSULATED WALLS W/ GYP. BD., PROVIDE BATT INSULATION WITHIN TRUSSES AND INSULATED OVERHEAD DOORS FOR FULLY INSULATED SPACE.

EXTERIOR WINDOWS:

1. BASIS OF DESIGN: ANDERSEN 400 SERIES TILT-WASH DOUBLE-HUNG WINDOW OR EQUAL
2. GLASS: DUAL-PANE INSULATING GLASS WITH ARGON GAS AND LOW-E COATING.
3. GRILLE PATTERN: COLONIAL (TOP SASH ONLY)
4. COLOR: FINISH COLORS TO BE SELECTED BY OWNER.
5. TRIM: COLOR TO MATCH WINDOW COLOR. STYLE TO BE SELECTED BY OWNER.
6. PROVIDE INSECT SCREENING.
7. HARDWARE STYLE AND FINISH TO BE SELECTED BY OWNER
8. CAULK AND SEAL ALL PERIMETER GAPS

EXTERIOR DOORS:

ENTRY:
1. BASIS OF DESIGN: ANDERSEN RESIDENTIAL ENTRY DOORS
2. STEEL INSULATED DOOR - TBS BY OWNER

PATIO:
1. BASIS OF DESIGN: ANDERSEN HINGED PATIO DOORS
   A. 200 SERIES CONFIRM COLOR STYLE FINISHES WITH OWNER

GARAGE:
1. BASIS OF DESIGN: OVERHEAD DOOR COMPANY
   A. INSULATED OR UNINSULATED DOOR - TBD BY OWNER
   B. COLOR AND STYLE TO BE SELECTED BY OWNER

INTERIOR PARTITIONS:

1. STUDS: 2 X 4 NO.1 DOUGLAS FIR-LARCH AT 12" OR 16" O.C. PROVIDE PRESSURE TREATED DOUGLAS-FIR NO. 1 GRADE OR BETTER FOR SOLE PLATES IN CONTACT WITH CONCRETE.
2. GYPSUM BOARD: 1/2" A. JOINT TREATMENT MATERIALS GENERAL: ASTM C 475 B. FINISHING COMPOUND: FACTORY MIXED COMPOUND SPECIFICALLY FORMULATED AND MANUFACTURED FOR USE AS FILLING AND FINISHING COMPOUND. C. CORNERBEAD: USG NO. 800 OR EQUAL D. EDGE TRIM: USG NO. 200-B OR EQUAL E. CASING BEAD: USG NO. 66 SQUARE EDGE OR EQUAL. F. INSTALLATION AND FINISHING: COMPLY WITH GA-201 AND GA 216.
3. MOISTURE RESISTANT IN ALL BATHROOMS.
4. ACOUSTICAL INSULATION: ACOUSTICAL BATTS FRICTION FIT. INSTALL IN BATHROOM WALLS.

INTERIOR DOORS:

1. WOOD DOORS: SOLID WOOD - SIX PANEL PRE-FINISHED 1 3/8" THICK. SPECIES STAIN/PAINT HARDWARE TO BE COORDINATED WITH THE OWNER.
   A. BASIS OF DESIGN: MASONITE LOGAN PRIMED WHITE 2-PANEL SQUARE SOLID CORE MOLDED COMPOSITE SLAB DOOR
   B. DOOR SIZES LISTED ON FLOOR PLANS AND SCHEDULE

STAIR CONSTRUCTION:

1. WOOD STAIRS: 2 X 12 NO. 2 DOUGLAS FIR-LARCH FOR STRINGERS.
2. TREADS: NO. 2 MINIMUM DOUGLAS FIR-LARCH IF TO BE CARPETED. SEE DRAWINGS FOR TREAD DEPTH. IF EXPOSED USE 1" RED OAK. COORDINATE STAIN/PAINT WITH OWNER.
3. RISERS: NO. 2 MINIMUM DOUGLAS FIR-LARCH IF TO BE CARPETED SEE DRAWINGS FOR RISER HEIGHT. IF EXPOSED USE 1" RED OAK. COORDINATE STAIN/PAINT WITH OWNER.

INTERIOR FINISHES:

1. WALLS: PAINTING: TYPICALLY PRIMER PLUS TWO FINISHED COATS. COORDINATE FINISH AND COLOR WITH OWNER.
2. FLOORS: COORDINATE WITH OWNER.
3. CEILING: TEXTURED GYPSUM FINISH. COORDINATE WITH OWNER FOR TEXTURE TYPE AND LOCATION.

INTERIOR FINISH CARPENTRY:

1. SOFTWOOD LUMBER AND MDF MOULDINGS: FOR OPAQUE PAINTED FINISH AWI CUSTOM GRADE WWPA GRADING RULES C-SELECT.
2. HARDWOOD LUMBER AND MOULDINGS: FOR TRANSPARENT FINISH AWI CUSTOM GRADE RED OAK.
3. COORDINATE PAINT/STAIN WITH OWNER.

PLUMBING:

1. PLANNING ROUTING AND LOCATION FOR GAGES PLUMBING PIPING VALVES HANGERS AND SUPPORTS AND EQUPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. FIXTURES LISTED IN THE "PLUMBING SCHEDULE" IS USED FOR QUANTITY AND TYPE. COORDINATE WITH THE OWNER FOR SPECIFIC FIXTURES MATERIALS AND FINISHES OF FIXTURES FAUCETS AND ACCESSORIES.

HEATING, VENTILATION, AND AIR CONDITIONING:

1. PLANNING ROUTING AND LOCATION OF COMMON HVAC EQUIPMENT CONTROLS DUCTS DUCT INSULATION EXPANSION FITTINGS LOOPS METERS GAUGES HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. COORDINATE WITH THE OWNER FOR HVAC EQUIPMENT AND CONTROL TYPE AND LOCATION.

ELECTRICAL:

1. PLANNING ROUTING AND LOCATION FOR ELECTRICAL EQUIPMENT PANELS CABLES RACEWAYS BOXES RECEPTICALS SWITCHES METERS LIGHTING FIXTURES ETC. IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. COORDINATE LOCATION OF CONVENIENCE OUTLETS LIGHT SWITCHES LIGHTING FIXTURES AND TYPE COLOR AND FINISHES FOR LIGHT FIXTURES CONTROL DEVICES AND COVER PLATES WITH THE OWNER.

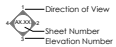
DETAIL CALLOUT

ELEVATION MARKER

DETAIL SECTION MARKER

BUILDING SECTION MARKER

INTERIOR ELEVATION MARKER



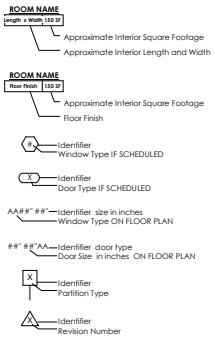
NORTH INDICATOR

ELEVATION MARKER

SPOT ELEVATION

F.F.E. = FINISH FLOOR ELEVATION

FLOOR PLAN TAGS



SHEET NUMBER	SHEET NAME
G000	COVER SHEET
G001	GENERAL NOTES
G002	GENERAL NOTES
A000	CONCEPT SITE PLAN
A101	FOUNDATION PLAN FLOOR PLAN
A102	ROOF PLAN & TYP. BUILDING SECTION
A200	EXTERIOR ELEVATIONS
A300	FRAMING PLANS

FACILITY AND CODE COMPLIANCE

PARCEL ID:	081HF018
PROPERTY ZONE:	RN-2
PROPERTY SIZE:	50' X 144'
BUILDING SQUARE FOOTAGE	MAIN FLOOR: 1 008 SF
FLOOR LEVELS	ONE STORY
CONSTRUCTION CLASSIFICATION	V-B UNPROTECTED UNSPRINKLERED
OCCUPANCY CLASSIFICATION	RESIDENTIAL
OCCUPANT LOAD	THREE BEDROOMS = 6 OCCUPANTS
RATED WALLS	NONE
MAX BUILDING HEIGHT	35'-0"
ACTUAL HEIGHT	~17'-9" ABOVE ADJACENT GRADE
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

PROJECT STANDARDS

SCOPE OF WORK:

CUSTOM HOME DESIGN FOR A 1 000 SQUARE FOOT SINGLE-STORY HOME ON CRAWL SPACE. HOME CONTAINS THREE BEDROOMS TWO FULL BATHS.

ADOPTED CODES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL CODES.

COVENANTS:

2018 INT'L. RESIDENTIAL CODE
2015 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.

msg designs

meghann s gregory
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meghann.s.gregory@gmail.com

05.01.2025

Revision Number	Revision Description	Revision Date

LAFAYETTE INVESTMENTS

NEW RESIDENCE

928 TEXAS AVE., KNOXVILLE, TN 37921

COVER SHEET

G000

2025.02
MSG

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 COPIES 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 MAY SUBMIT 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 LOCATIONS 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.

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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 THE TYPES OF WINDOWS.
8. CONTRACTOR TO ENSURE THAT ANY/ALL PREFAB FIREPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES. FLUE HEIGHT 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 (INTERIOR & 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.
11. CONTRACTOR TO CONSULT & COORDINATE WITH THE OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS CENTRAL VACUUM & ANY AUDIO COMPUTER & TELEVISION (INCLUDING SATELLITE) SYSTEMS.
12. PROVIDE FLASHING ABOVE ALL WINDOWS DOORS & OTHER OPENINGS TO THE EXTERIOR. PROVIDE WEEPS AT MASONRY CAVITY FLASHING SPACED AT 16" O.C.
13. PROVIDE TYVEK "HOUSE WRAP" MOISTURE BARRIER OVER ALL EXTERIOR WALLS. FLASH ALL WINDOW & OTHER OPENINGS IN EXTERIOR WALLS WITH TYVEK FLEXIBLE FLASHINGS.
14. PROVIDE TRANSITION TRIM AT CHANGE OF FLOOR FINISHES.
15. 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.
16. THE WINDOW ROUGH OPENING HEAD HEIGHT AT THE FIRST FLOOR IS NOTED ON DRAWINGS.

P: PLUMBING NOTES

1. PLUMBING SUBCONTRACTOR TO BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
2. PROVIDE GAS SERVICE TO ALL WATER HEATERS AND HVAC EQUIPMENT AS REQUIRED.
3. IF WALL 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 AUXILIARY 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 SOIL CONDITIONS.
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 THROUGH VENT TERMINATION. PIPE SHALL BE EXTENDED THROUGH BUILDING FLOOR & TERMINATE ABOVE THE ROOF 12" MIN. AND AT LEAST 10' FROM THE NEAREST FENESTRATION THAT IS LESS THAN 2' BELOW THE EXHAUST POINT.
9. GENERAL CONTRACTOR TO REVIEW ALL FINISH FLOOR MATERIALS. ALL FINISH FLOORS TO BE INSTALLED ARE TO BE FLUSH WITH ADJACENT FLOORS OF SIMILAR OR DISSIMILAR MATERIALS. GENERAL CONTRACTOR TO ADJUST THE FOUNDATION AS REQUIRED TO ENSURE THAT ALL FLOORS ARE FLUSH AND LEVEL.

FOUNDATION STEEL NOTES

10. ALL STRUCTURAL STEEL SHALL BE OF DOMESTIC MANUFACTURING CONFORMING TO ASTM A-36 & STANDARD AISC SPECIFICATIONS.
11. REINFORCING STEEL SHALL BE OF NEW BILLET HIGH-STRENGTH STEEL OF DOMESTIC MANUFACTURING CONFORMING TO THE LATEST ASTM A-615 GRADE 60 FABRICATED IN ACCORDANCE WITH MANUAL OF STANDARD OF PRACTICE OF THE CRSI UNLESS NOTED 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 STEM 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 PER "CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION" LATEST EDITION AND PER AWS 01.1 STRUCTURAL WELDING CODE SECTION 2207 BY AMERICAN WELDING SOCIETY.
16. PROVIDE 5/8" X 7-1/2" 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" STIFFENER PLATE ON EACH SIDE OF BEAM AT THE BEARING PLATE.

CONCRETE FOOTING NOTES

18. ALL FOOTINGS TO REST ON UNDISTURBED OR COMPACTED SOIL OR GRAVEL WITH A MINIMUM BEARING CAPACITY OF 2 000 LBS PER SQUARE FOOT. EXCAVATE SOFT SOILS WHERE NECESSARY AND FILL WITH 3 000 PSI CONCRETE. FORM SIDES OF FOOTINGS WITH WOOD WHERE REQUIRED.
19. GENERAL CONTRACTOR TO VERIFY FOOTING DEPTHS WITH LOCAL FROST REQUIREMENTS OR EXISTING SOIL CONDITIONS WHICHEVER IS MORE RESTRICTIVE.
20. (A) TOPS OF FOOTINGS ARE AT SAME ELEVATION AT JUNCTURE OF WALL FOOTING AND COLUMN FOOTING (B) WALL FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING REINFORCEMENT TO RUN CONTINUOUS THROUGH COLUMN FOOTING (C) BOTTOM OF FOOTING 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 COMPACTION WHICHEVER IS MORE RESTRICTIVE.

FOUNDATION CMU NOTES

24. **FROST PROTECTION:** ALL MASONRY SHALL BE PROTECTED AGAINST FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION AND SHALL NOT BE CONSTRUCTED BELOW 28 DEGREES F ON 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 MINIMUM 2 500 PSI COMPRESSIVE STRENGTH CONCRETE FULL HEIGHT OF WALL OR PIER.
27. ANY CMU BASEMENT AND/OR FOUNDATION WALL WITH MROE THAN 3'-0" OF EARTH AGAINST IT TO BE REINFORCED WITH #4 REBAR VERTICAL IN GROUT-FILLED CMU 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 16" 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" MINIMUM.
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. INTERIOR 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) SLAB SPAN: 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 ⅛" PER 1'-0" IN DIRECTION INDICATED ON THE FOUNDATION PLAN.
38. GARAGE SLABS TO BE 3 500 PSI AIR-ENTRAINED AND SLOPED ⅛" 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. CONTRACTION JOINTS SHOULD BE PROVIDED AT PARTITIONS.
40. PROVIDE ½" EXPANSION JOINT MATERIAL BETWEEN ALL CONCRETE SLABS ON ABUTTING CONCRETE OR MASONRY WALLS OCCURRING IN EXTERIOR OR UNHEATED INTERIOR AREAS.
41. PROVIDE DEEP SCORE CONTROL JOINTS AT MIDPOINTS OF ALL GARAGE SLABS BOTH DIRECTIONS.

FOUNDATION ANCHORAGE

42. WALL SILL PLATES (MINIMUM 2X4 MEMBER PRESSURE TREATED) SHALL BE SIZED & ANCHORED TO FOUNDATION WALLS ON PIERS AND AT ALL INTERMEDIATE INTERVALS AS REQUIRED TO RESIST WIND UPLIFT.
43. ALL ANCHOR BOLTS TO BE ASTM GRADE 36 MINIMUM 5/8" DIAMETER WITH 3"x3"x1/4" WASHER PLATE. THESE BOLTS SHALL 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.
44. ANCHOR BOLTS WASHER PLATES & NUTS TO BE HOT-DIPPED GALVANIZED.
45. 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 DIRECT VENT TO EXTERIOR 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.** REFERENCE DIMENSIONS IN ASSOCIATED DETAILS AND OTHER DRAWINGS. REPORT 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 OF CONFORMANCE 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-MAT 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 OPENING OF 5.7 SQ. FT. (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 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= 1.7 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 JOISTS & 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 25-1/2" X 54" ATTIC ACCESS WITH CONVENTIONAL FRAMING AND 22-1/2" X 54" ATTIC ACCESS WITH TRUSS FRAMING.
15. WALL BRACING: PLANS ARE DESIGNED TO MEET PRESCRIPTIVE DESIGN REQUIREMENTS IN THE AF & PA "WOOD FRAME CONSTRUCTION MANUAL". 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:
   B. ALL SHEATHING WITHIN 4'-0" OF CORNERS TO BE SPAN RATED 1/2" PLYWOOD GLUED & SCREWED TO FRAME.
16. FLOOR FRAMING LAYOUT TO BE COORDINATED WITH THE GENERAL AND HVAC CONTRACTORS TO PROVIDE ACCESS CHASES AND UNOBSTRUCTED RUNS FOR HVAC DUCTWORK.
17. PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS WHICH ARE PARALLEL TO FLOOR JOIST SPAN DIRECTION.
18. PROVIDE "X" BRACING OR SOLID BLOCKING AT A MAXIMUM OF 6'-0" O.C. AT ALL 1-1/2" FLOOR JOISTS.
19. ALL HEADERS TO BE FREE OF SPLITS AND CHECKS.
20. MINIMUM HEADER SIZE AT OPENINGS IN NON-LOAD BEARING WALLS TO BE TWO 2X6s WITH 1/2" PLYWOOD GLUED & NAILED BETWEEN.
21. MINIMUM HEADER SIZE IN LOAD-BEARING WALLS TO BE TWO 2X12s WITH 1/2" PLYWOOD GLUED & NAILED BETWEEN.
22. PROVIDE DOUBLE HEADER JOISTS AND TRIMMERS AT ALL FLOOR OPENINGS.
23. ALL STRUCTURAL STEEL TO CONFORM WITH ASTM SPECIFICATION A-36.
24. UNLESS OTHERWISE NOTED PROVIDE A WOOD 2X PLATE BOLTED TO THE TOP FLANGE OF ALL STEEL BEAMS WITH 3/8" DIAMETER BOLTS STAGGERED @ 24" O.C.

SHEATHING

25. FLOOR SHEATHING:
   A. APA STURD-I-FLOOR 3/4" TONGUE & GROOVE INTERIOR GRADES PROVIDE ADDITIONAL 3/8" PLYWOOD AT CERAMIC TILE LOCATIONS EXTERIOR GRADE SHALL BE USED WHEN EXPOSED TO WEATHER.
   B. MAXIMUM JOIST SPACING @ 24" O.C.
   C. EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORT FACE GRAIN PARALLEL TO SUPPORTS.
   D. GLUE & SCREW PLYWOOD DECKING TO FLOOR JOISTS TO ENSURE A "NON-SQUEAK" FLOOR SYSTEM.
26. EXTERIOR WALL SHEATHING: TYPICAL EXTERIOR 2X4 AND 2X6 STUD WALLS TO BE SHEATHED WITH 1/2" EXTERIOR GRADE SHEATHING. SHEATHING TO SPAN OVER ALL PLATES AND HEADERS. SEE ALSO "WALL BRACING" NOTE.
27. ROOF SHEATHING:
   A. APA SPAN RATED 5/8" EXTERIOR GRADE PLYWOOD
   B. MAXIMUM SPAN TO BE 24" O.C. WITH H-CLIPS MAINTAIN 1/8" GAP BETWEEN PANELS.
   C. EDGES SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED TYPE OF EDGE SUPPORT FACE GRAIN PARALLEL TO SUPPORTS.
28. PROVIDE BLOCKING AT ALL CABINET LOCATIONS.
29. PROVIDE DOUBLE 2X6 STRONGBACK BRACING AT CENTERLINE OF CEILING JOIST SPANS OVER 10'-0".
30. ALL RAFTERS TO BE 2X8's AT 16" O.C. UNLESS NOTED OTHERWISE ON PLANS (VERIFY SIZE AND SPACING PER LOCAL BUILDING CODE).
31. ALL TRUSS OR RAFTER & TOP PLATE INTERSECTIONS TO RECEIVE GALVANIZED WIND/SEISMIC TIES. PROVIDE 2X4 RAFTER TIES AT ALL PLATES WHERE JOISTS RUN PERPENDICULAR TO RAFTERS.
32. HIP/VALLEY RAFTERS AND RIDGE BOARDS TO BE ONE SIZE LARGER THAN TYPICAL RAFTERS.
33. PROVIDE 2X6 COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS @ 48" O.C. UNLESS NOTED OTHERWISE.
34. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS/TRUSSES.
35. MANUFACTURED TRUSSES BEAMS AND OTHER ENGINEERED BUILDING SYSTEMS MUST BE DESIGNED BY THE MANUFACTURER'S ENGINEER WHO SHALL BE REGISTERED IN THE STATE OF TENNESSEE STAMPED APPROVED SHOP DRAWINGS SHALL BE ON-SITE BEFORE ERECTION BEGINS.
36. STRESSED-SKIN ROOF PANELS: PROVIDE FOAM BETWEEN PLYWOOD OR GYPSUM BOARD INTERIOR PANEL AND ROOF DECKING. THESE PANELS TO BE DESIGNED BY PANEL MANUFACTURER TO SPAN AS INDICATED IN THESE PLANS. CONTRACTOR TO PROVIDE AND INSTALL 2X6 EDGE PLATES OR PANELS.

STAIRS & RAILINGS

37. STAIR CONSTRUCTION TO CONSIST OF THREE 2X12 STRINGERS 5/4" OR 2X THICK TREADS AND 3/4" THICK RISERS OR MATERIALS FABRICATED BY A COMPONENT MANUFACTURER.
38. TREADS AND RISERS:
   A. ALL TREADS AND RISERS TO BE EQUAL.
   B. TREADS: MINIMUM 10" WIDE INCLUDING 3/4" TO 1-1/4" NOSING IF RISERS ARE SOLID.
   C. RISERS: MAXIMUM RISER HEIGHT NOT TO EXCEED 7-3/4" RISERS MUST BE SOLID OR GUARDS PROVIDED TO LIMIT OPENING TO 4" MAXIMUM.
39. HANDRAILS: REQUIRED ON BOTH SIDES OF STAIRS MINIMUM HEIGHT OF RAIL TO BE 34" ABOVE NOSE OF TREAD MAXIMUM HEIGHT 38" MAXIMUM HORIZONTAL CROSS-SECTION OF 2-5/8" MINIMUM 1-1/2" CLEAR SPACE BEHIND RAIL.
40. GUARDS AT STAIRS:
   A. REQUIRED ON OPEN SIDE OF STAIRS MINIMUM HEIGHT TO BE 34" ABOVE NOSE OF TREAD PER IRC SECTION R312.1.
   B. OPENINGS IN THE GUARD SHALL NOT ALLOW PASSAGE OF A 4" SPHERE EXCEPT AT THE TRIANGULAR OPENING FORMED BY THE BOTTOM RAIL TREAD AND RISER WHICH SHALL NOT ALLOW PASSAGE OF A 6" SPHERE.
41. OTHER GUARDS:
   A. GUARDS ARE REQUIRED AT ALL WALKING SURFACES THAT ARE LOCATED MORE THAN 30" VERTICALLY ABOVE AN ADJACENT FLOOR OR GRADE. SEE ALSO IRC SECTION 312.1.
   B. MINIMUM HEIGHT TO BE 36" ABOVE WALKING SURFACE.
   C. OPENINGS IN THE GUARD SHALL NOT ALLOW PASSAGE OF A 4" SPHERE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

FRAMING NOTATIONS CONFORM TO THE INTERNATIONAL RESIDENTIAL CODE CURRENT AT THE TIME OF SUBMISSION FOR PERMITS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH CODE OFFICIALS PRIOR TO USING THE FRAMING MATERIALS PROVIDED TO ENSURE COMPLIANCE WITH CODES AND STRUCTURAL INTEGRITY. DUE TO VARIATIONS IN LOCAL CODES AND GEOLOGICAL CONDITIONS REVISIONS TO THESE PLANS MAY BE REQUIRED.

IN: INSULATION NOTES

1. PROVIDE R-4 RIGID INSULATION AT SLAB EDGE. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.
2. PROVIDE R-19 BATT INSULATION IN 2x6 WALLS R-13 IN 2x4 WALLS MINIMUM R-30 IN FLAT CEILINGS AND R-30 IN VAULTED CEILINGS. ALLOW ½" " MINIMUM AIRSPACE BETWEEN SHEATHING AND INSULATION. INSTALL INSULATION WITH BARRIER TO WARM SIDE NO BARRIERS IN ATTIC UNLESS NOTED OTHERWISE.
3. INSTALL SIDE WALL AND CEILING INSULATION IN CONTINUOUS BLANKET WITHOUT HOLES FOR ELECTRICAL BOXES LIGHT FIXTURES OR HEATING DUCTWORK. CAULK ALL OPENINGS IN EXTERIOR WALL CONSTRUCTION.
4. FLOORS OVER UNHEATED SPACE TO HAVE R-19 INSULATION BETWEEN JOISTS.
5. HVAC DUCTS LOCATED IN UNHEATED SPACES TO BE INSULATED WITH R-8. GENERAL CONTRACTOR TO VERIFY WITH LOCAL CODE.
6. ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
7. FILL ALL UNGROUTED CMU CELLS WITH VERMICULITE OR FOAM-IN-PLACE INSULATION IN BASEMENT WALLS.

R: ROOFING, SEALING, & FLASHING

ROOFING: UNDERLAYMENT

1. UNDERLAYMENT SHALL BE A WATER-RESISTANT VAPOR-PERMEABLE WOVEN POLYMER MEMBRANE (SUCH AS DuPont RoofLiner) AND SHALL BE INSTALLED WITH CAP NAILS OR CAP STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES.
2. AN ICE BARRIER THAT CONSISTS OF AT LEAST TWO LAYERS OF OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
3. UNDERLAYMENT APPLIED IN AREAS SUBJECT TO HIGH WINDS (ABOVE 110 MPH) SHALL BE APPLIED WITH CORROSION RESISTANT FASTENERS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDELINES.
4. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% OR GREATER) UNDERLAYMENT SHALL BE ONE LAYER APPLIED AS FOLLOWS:
   A. APPLY SHINGLE-STYLE PARALLEL TO AND STARTING FROM THE EAVE WITH COURSE LAPS & END LAPS PER MANUFACTURER'S GUIDELINES
   B. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL
   C. END LAPS SHALL BE OFFSET BY SIX FEET.

ROOFING: SHINGLES

5. WHERE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL (21:12 =175% SLOPE) SHINGLES SHALL BE INSTALLED AS REQUIRED BY MANUFACTURER.
6. ASPHALT SHINGLES SHALL BE TESTED IN ACCORDANCE WITH ASTM D7158 AND MEET THE CLASSIFICATION REQUIREMENTS OF TABLE R905.2.4(1) FOR WIND SPEEDS UP TO 120 MPH.
7. FASTENERS FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM F1667 AND SHALL BE:
   A. GALVANIZED STEEL STAINLESS STEEL ALUMINUM OR COPPER ROOFING NAILS
   B. MINIMUM 12ga (0.015 INCH) SHANK WITH A MINIMUM ⅜-INCH DIAMETER HEAD
   C. OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF ¾-INCH INTO THE ROOF SHEATHING. WHERE ROOF SHEATHING IS LESS THAN ¾-INCH THICK THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.
8. ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE.

SEALING:

9. EXTERIOR JOINTS AROUND WINDOWS & DOOR FRAMES BETWEEN WALL & FOUNDATION BETWEEN WALL PANELS AT PENETRATIONS AT UTILITY SERVICES PENETRATIONS THROUGH WALLS FLOORS & ROOF AND ALL OTHER OPENINGS IN THE EXTERIOR ENVELOPE SHALL BE SEALED IN AN APPROVED MANNER.

FLASHING:

10. CORROSION RESISTANT FLASHING IS REQUIRED AT THE TOP & SIDES OF ALL WINDOWS & ROOF OPENINGS AND AT THE INTERSECTION OF CHIMNEYS MASONRY AND/OR WOOD CONSTRUCTION AND FRAME WALLS OR APPROVED WATER RESISTANT SHEATHING & CAULKING TO BE USED AT TOP & SIDES TO GUARANTEE LEAKPROOF.
11. FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE BY THE STEP-FLASHING METHOD. THE FLASHING SHALL BE A MINIMUM OF FOUR INCHES HIGH AND FOUR INCHES WIDE. AT THE END OF THE VERTICAL SIDEWALL THE STEP FLASHING SHALL BE TURNED OUT IN A MANNER THAT DIRECTS WATER AWAY FROM THE WALL AND ONTO THE ROOF AND/OR GUTTER.

PN: POOL NOTES

1. PROVIDE ADEQUATE VENTILATION FOR POOL AREA.
2. VERIFY POOL SIZE & INSTALLATION REQURIEMENTS
3. PROVIDE POOL ALARM (SEE POOL ALARM NOTES)
4. ALL CEILING LIGHTS IN POOL AREA WITHIN 5' HORIZONTALLY OF THE POOL EDGE SHALL BE GFCI PROTECTED AND HAVE ENCLOSED BULBS.
5. OPERATING PROCEDURES / SAFETY MEASURES / POOL RULES WILL BE POSTED BY OWNER.
6. PROVIDE WALL BOX FOR EMERGENCY PHONE
7. DECK SURROUNDING POOL SHALL HAVE A SURFACE WITH 0.42 DCOF OR HIGHER (DCOF = DYNCAMIC COEFFICIENT OF FRICTION) (PENDULUM SLIP TESTING)
8. ALL ELECTRICAL OUTLETS TO HAVE WEATHER-PROOF COVERS
9. ONE UNIT OF LIFE SAVING EQUIP. TO BE PROVIDED LOCATED WITHIN 25' OF POOL. SEE "RULES OF TN DEPT. OF HEALTH BUREAU OF HEALTH SERVICES ADMINISTRATION DIVISION OF GENERAL ENVIRONMENTAL HEALTH" FOR DEFINITIONS
10. POOL DECK SHALL SLOPE FROM EDGE OF POOL TO DECK DRAIN AT NOT LESS THAN 1/4" PER FOOT NOR MORE THAN 3/8" PER FOOT
11. ALL PIPING WILL BE SCHEDULE 40 (OR GREATER) PVC
12. LIGHT LEVEL WILL BE 15 FOOTCANDLES MIN. AT FLOOR
13. ALL RETURN LINE INLETS WILL BE 12" MINIMUM BELOW THE SURFACE OF THE WATER BUILT-IN VACUUM OUTLET SHALL NOT BE MORE THAN 8" BELOW THE SURFACE OF THE WATER.

PAN: POOL ALARM NOTES

(ALL POINTS OF ACCESS TO POOL TO BE COVERED)

1. DOORS WITH DIRECT ACCESS TO POOL TO BE EQUIPPED WITH ALARM PRODUCING AUDIBLE WARNING WHEN DOOR/SCREEN OPENS
2. SOUND SHOULD BE CONTINUOUS FOR 30 SECONDS MINIMUM IMMEDIATELY AFTER DOORS OPEN
3. ALARM TO BE CAPABLE OF BEING HEARD THROUGH HOUSE
4. ALARM SHOULD AUTOMATICALLY RESET AND EQUIPPED WITH MEANS TO DEACTIVATE ALARM TEMPORARILY FOR SINGLE OPENING
5. POOL ALARM PER UL 2017
6. ALL DOORS TO POOL ARE SELF CLOSING & LATCHING WITH ACCESS ONLY BY KEY OR SWIPE CARD

msg designs

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Revision Number	Revision Description	Revision Date

LAFAYETTE INVESTMENTS

NEW RESIDENCE

928 TEXAS AVE., KNOXVILLE, TN 37921

GENERAL NOTES

G001

2025.02
MSG

FASTENING SCHEDULE

CONNECTION	FASTENER	LOCATION
JOIST TO SILL OR G RDER	4 - 10D COMMON	TOE NAIL PER JOIST
BRIDGING TO JOIST	2 - 8D COMMON	TOE NAIL EACH END
SOLE PLATE TO JOIST OR BLOCK NG	3 - 16D @12" O.C.	TYPICAL FACE NA L
TOP PLATE TO STUD	2 - 16D COMMON	END NA L
STUD TO SOLE PLATE	4 - 8D COMMON 2 - 16D COMMON	TOE NAIL END NA L
DOUBLE STUDS	2 - 16D @24" O.C.	FACE NA L
DOUBLE TOP PLATES DOUBLE TOP PLATES	2 - 16D @ 24" O.C. 8 - 16D COMMON	TYPICAL FACE NA L LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	2 - 10D COMMON	TOE NAIL EACH END
R M JOIST TO TOP PLATE	3 - 16D @12" O.C.	TOE NAIL
TOP PLATES, LAPS, & NTERSECTIONS	5 - 16D COMMON	BLOCK NG TO SILL OR TOP PLATE (TOE-NAILED): 4 - 16D EACH BLOCK BAND JOIST TO JOIST (END NA LED): 4 - 16D PER JOIST BAND JOIST TO SILL OR TOP PLATE (TOE NAILED): 16D PER FOOT
CONT NUOUS HEADER, TWO PIECES	16D COMMON @16" O.C.	ALONG EDGE
CEILING JOISTS TO PLATE	4 - 10D COMMON	TOE NAIL
CONT NUOUS HEADER TO STUD	4 - 8D COMMON	TOE NAIL
CEILING JOISTS, HIPS OVER PARTITIONS	4 - 16D COMMON, M NIMUM	FACE NA L
CEILING JOISTS, PARALLEL TO RAFTERS	4 - 16D COMMON, M NIMUM	FACE NA L
RAFTER TO PLATE, HURRICANE CL PS	3 - 16D COMMON	TOE NAIL
BUILT-UP CORNER STUDS	2 - 16D COMMON @24" O.C.	FACE NA L
BUILT-UP G RDER & BEAMS	20D COMMON @32" O.C. 2 - 20D COMMON	FACE NAIL AT TOP & BOTTOM, STAGGERED ON OPPOSITE S DES FACE NA L AT ENDS & AT EACH SPLICE
COLLAR T E TO RAFTER	5 - 10D COMMON	FACE NA L
JACK RAFTER TO H P	3 -10D COMMON 2 - 16D COMMON	TOE NAIL FACE NA L
ROOF RAFTER TO 2x RIDGE BEAM	2 -16D COMMON 2 - 16D COMMON	TOE NAIL FACE NA L
JOIST TO BAND JOIST	4 - 16D COMMON	TOE NAIL
LEDGER STRIP	3 - 16D COMMON PER FOOT	FACE NA L
WOOD STRUCTURAL PANELS & PARTICLE BOARD: SUBFLOOR, ROOF, & WALL SHEATHING (TO FRAM NG): SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRA,MING	½" & LESS	8D COMMON: 6" O.C. EDGE SPAC NG 12" O.C. FIELD SPACING
PANEL SID NG TO FRAMING	½" & LESS ⅝"	8D COMMON: 6" O.C. EDGE SPAC NG 12" O.C. FIELD SPACING
FIBERBOARD SHEATHING	½"	8D ROOFING: 3" O.C. EDGE SPAC NG 8" O.C. FIELD SPACING

ABBREVIATIONS

A/C	AIR CONDITIONING
ABV	ABOVE
ACOUST	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJUSTABLE ADJACENT
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ARCH	ARCHITECT(URAL)
BD	BOARD
BET	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BM	BENCHMARK BEAM
BOC	BOTTOM OF CURB
BOW	BOTTOM OF WALL
BRG	BEARING
BTM	BOTTOM
BUR	BUILT UP ROOF
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR(ANCE)
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS/ CONTINUE
COORD	COORDINATE
CORR	CORRUGATED CORRIDOR
CRS	COURSE(S)
CT	CERAMIC TILE
CTSK CS	COUNTERSUNK
DA	DOUBLE ACTING
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DTL	DETAIL
DW	DISH WASHER
DWG	DRAWING
EF	EACH FACE
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
ELEV	ELEVATION ELEVATOR
EOC	END OF CURB
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION EXPOSED
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FLHMS	FLAT HEAD MACHINE SCREW
FLR	FLOOR
FRMG	FRAMING
FSTN	FASTEN(ED)
FTG	FOOTING
FUR	FURRING
GA	GAUGE/ GAGE
GALV	GALVANIZED
GL	GLASS
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HGT	HEIGHT
ID	INSIDE DIAMETER
INSUL	INSULATE(D)(ING)(ION)
INT	INTERIOR
INV	INVERT
IPS	IRON PIPE SIZE
JST	JOIST
JT	JOINT
KIT	KITCHEN
L	LENGTH LONG
LAM	LAMINATE(D)
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LVR	LOUVER
MACH	MACHINE MACHINERY
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MECH	MECHANIC(AL)
MFR	MANUFACTURER ®
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MT	METAL THRESHOLD
MTL	METAL
MULL	MULLION
NEO	NEOPRENE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND OVERHEAD
O-O	OUT TO OUT
OPNG	OPENING
OPP	OPPOSITE
PEMB	PRE- ENGINEERED METAL BLDG.
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC PLASTER
PLY	PLYWOOD
POB	POINT-OF-BEGINNING
PR	PRESSURE
PREFAB	PREFABRICATED
PT	POINT
P.T.	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
R	RISER RADIUS
RA	RETURN AIR
RAD	RADIUS
RAG	RETURN AIR GRILL
RAR	RETURN AIR REGISTER
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REFL	REFLECTED
REINF	REINFORCED
RET	RETAINING
RH	ROUND HEAD
RM	ROOM
RO	ROUGH OPENING
ROW R/W	RIGHT OF WAY
RS	ROUGH SAWN
RVL	REVEAL
RWL	RAINWATER LEAD
S&R R&S	SHELF AND ROD
SA	SOUND ATTENUATION
SAFB	SOUND ATTENUATION FIRE BLANKET
SAG	SUPPLY AIR GRILL
SAR	SUPPLY AIR REGISTER
SCH	SCHEDULE
SCWD	SOLID CORE WOOD DOOR
SDG	SIDING
SEC	SECURE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLNT	SEALANT
SPEC	SPECIFICATION(S)
SS	SOLID SURFACE SERVICE SINK
SST	STAINLESS STEEL
STD	STANDARD
STB	STEEL TUBE
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPEND(ED)
T	TREAD
T&G	TONGUE AND GROOVE
TEMP	TEMPERED TEMPORARY
THK	THICK(NESS)
THOLD TH	THRESHOLD
THR THD	THREADS
TLT	TOILET
TOC	TOP OF CURB
TOW	TOP OF WALL
TRTD	TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VAPOR BARRIER VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
W	WIDE WIDTH
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WR	WATER RESISTANT
WWM	WELDED WIRE MESH
∠	ANGLE
@	AT
℄	CENTERLINE
ϕ	DIAMETER
d	PENNY
⅊	PLATE

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 TOPOGRAPHIC CONDITIONS TO ALLOW POSITIVE DRAINAGE AWAY FROM THE HOUSE. DO NOT LOCATE DOWNSPOUTS IN PROMINENT LOCATIONS. GENERAL CONTRACTOR TO OBTAIN OWNER APPROVAL OF ALL DOWNSPOUT LOCATIONS. GUTTERS AND DOWNSPOUTS TO CLOSELY MATCH TRIM COLOR OF HOUSE OR IF APPROPRIATE DOWNSPOUTS MAY BE COLOR-MATCHED TO PRIMARY ELEVATION MATERIAL.
6. PROVIDE WATER-DISPERSING TRIM AT DORMER ROOFS AND GUTTER GUARDS ON ALL GUTTERS.

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 ⅝" 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 WEATHER-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 MAX. OF 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' ASSOCIATION STANDARDS. ALL LUMBER IN CONTACT WITH THE GROUND SHALL BE RATED AS "GROUND CONTACT". PLEASE NOTE THAT NOT ALL TREATED LUMBER IS RATED FOR GROUND CONTACT.
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'.

ENERGY CODE

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

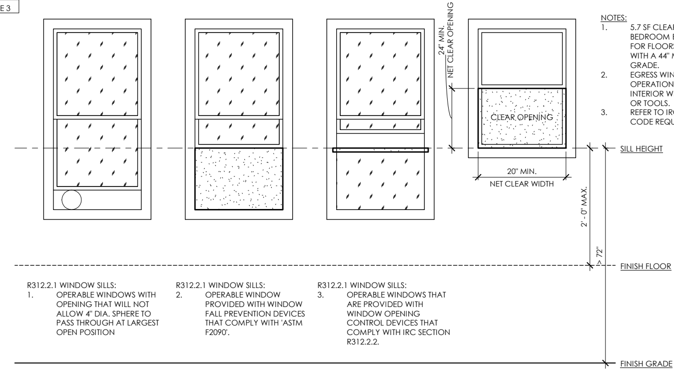
FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.

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.

ECC 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



NOTES:
1. 5.7 SF CLEAR OPENING FOR BEDROOM EGRESS WINDOWS (5 SF FOR FLOORS ON GRADE LEVEL) WITH A 44" MAX. SILL HEIGHT ABOVE GRADE.
2. EGRESS WINDOWS MUST BE OPERATIONAL FROM ROOM INTERIOR WITHOUT THE USE OF KEYS OR TOOLS.
3. REFER TO IRC SECTION 310 FOR CODE REQUIREMENTS.

1 Egress Window Requirements
1" = 1'-0"

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05.01.2025

Revision Number	Revision Description	Revision Date

LAFAYETTE INVESTMENTS

NEW RESIDENCE

928 TEXAS AVE., KNOXVILLE, TN 37921

GENERAL NOTES

G002

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LAFAYETTE
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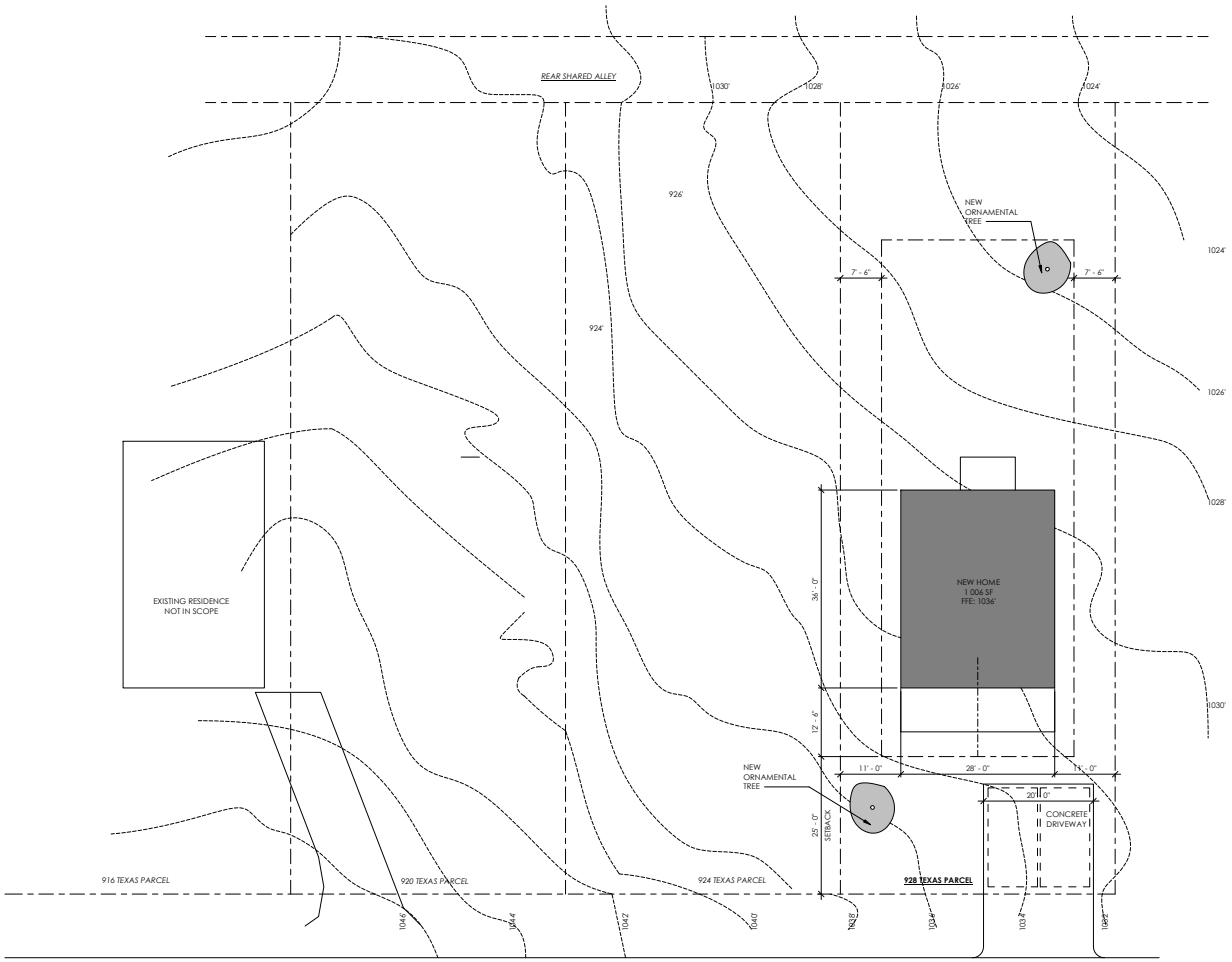
CONCEPT SITE PLAN

A000



1 ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

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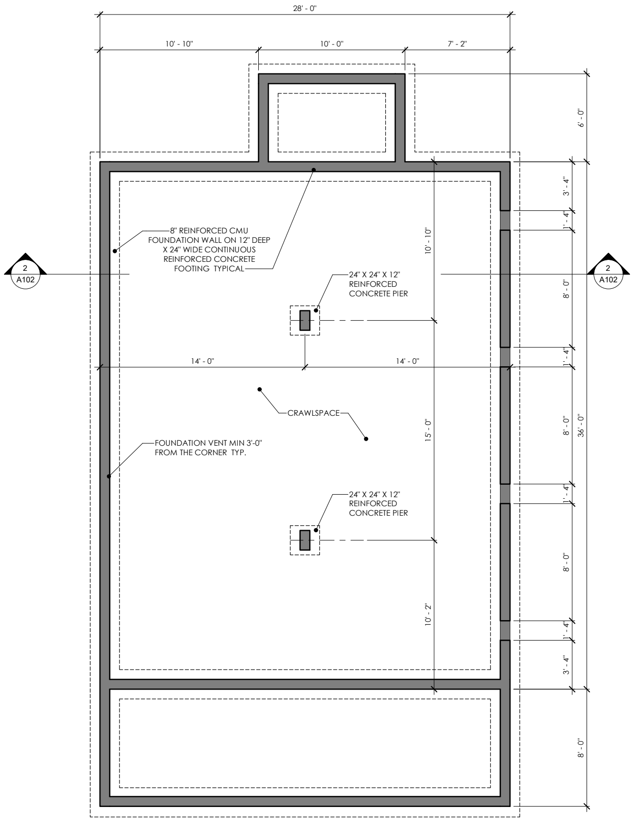
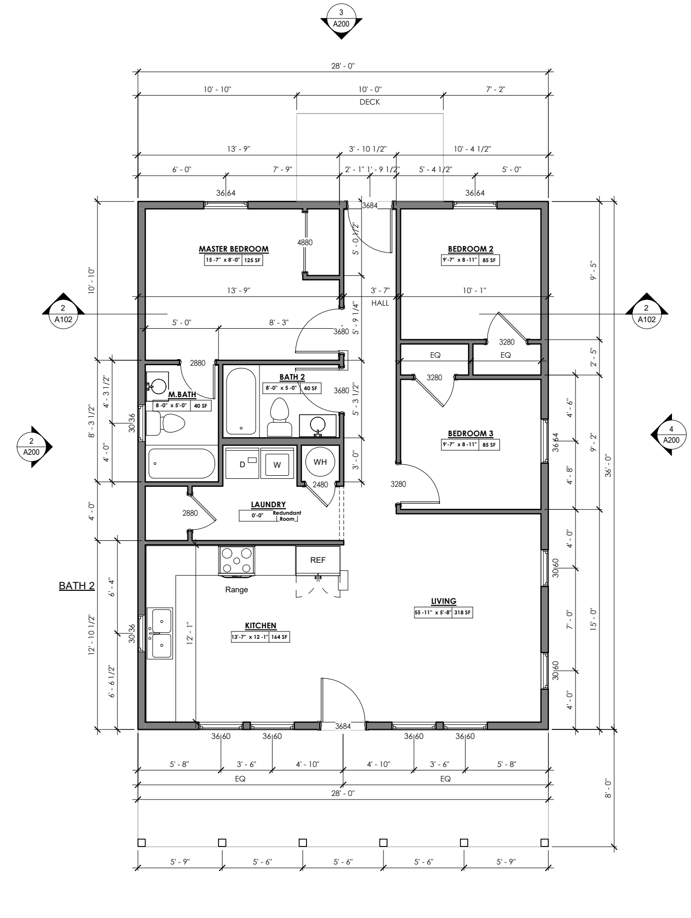


2 FOUNDATION PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

1
A200

GENERAL NOTES:

1. CONTRACTOR SHALL ADHERE TO ALL CODES RULES AND REGULATIONS GOVERNING CONSTRUCTION AND THE USE OF FACILITIES AS SET BY THE FEDERAL STATE AND LOCAL CODES AND BUILDING DEPARTMENT AGENCIES.
2. THESE DRAWINGS ARE NOT TO BE SCALED.
3. ALL DIMENSIONS ON MASONRY ARE FROM THE FINISHED FACE TO THE FINISHED FACE OF THE WALLS. UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ON EXTERIOR FRAMING ARE FROM EXTERIOR FACE OF STUD TO EXTERIOR FACE OF STUD. UNLESS NOTED OTHERWISE.
5. INTERIOR DIMENSIONS ORIGINATE FROM THE INTERIOR FACE OF STUD OF THE EXTERIOR WALL TO THE CENTER LINE OF THE INTERIOR PARTITIONS.
6. INTERIOR PARTITIONS ARE DIMENSIONED FROM THE CENTER OF WALL TO CENTER OF WALL. UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DESCREPENCIES PRIOR TO THE START OF WORK.
8. CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES. WHERE ENCOUNTERED MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT SHORE-UP REROUTE OR UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE LOCAL OR PRIVATE UTILITY COMPANIES.
10. CONTRACTOR AND SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND EXISTING UTILITIES AND UNDERGROUND LINES.
11. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOBSITE INCLUDING SAFETY OF PERSONS AND PROPERTY.
12. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY LESS THAN 8" FROM THE GROUND SHALL BE PRESSURE TREATED OR REDWOOD.

DISCLAIMER:
THESE DRAWINGS ARE FOR GENERAL CONTRUCTION OF THE BUILDING ENVELOPE AND PARTITIONING OF INTERIOR SPACES. SITE ELECTRICAL MECHANICAL AND PLUMBING PLANS ARE NOT INCLUDED IN THIS DRAWINGS SET AND ARE THE RESPONSIBILITY OF THE APPROPRIATE DISCIPLINES IN COORDINATION WITH THE OWNER.
LOCATIONS OF PLUMBING FIXTURES ARE APPROXIMATES SPECIFIC LOCATION SHOULD COMPLY WITH CURRENT BUILDING CODES AND REGULATIONS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL FRAMING NOTES:

1. PRESSURE TREATED SILL PLATE ATTACHED WITH 1/2" ANCHOR BOLTS AS PER CODE W ITH SPACING 6'-0" O.C. & 1'-0" FROMM END OF PLATE & FROM CORNERS.
2. INSTALL TJI JOISTS AS PER MANUFACTURER INSTRUCTIONS.
3. HOLES TO BE DRILLED IN TJI JOISTS AS PER MANUFACTURER. REFER TO TJI INSTALLATION DETAILS.
4. ALL BLOCKING HANGERS RIM BOARDS AND RIM JOISTS AT THE END SUPPORTS OF TJI JOISTS MUS BE COMPLETELY INSTALLED AND NAILED PROPERLY.
5. SHEATHING MUST BE COMPLETELY ATTACHED TO EACH TJI JOIST BEFORE ADDITIONAL LOADS CAN BE PLACED ON THE SYSTEM.
6. CONCRETE SLABS TO HAVE CONTROL JOINTS WITH A DEPTH OF AT LEAST 1/4 THE SLAB THICKNESS AND BE SPACED AT INTERVALS NO MORE THAN 30' IN EACH DIRECTION. OFFSETS EXCEEDING 10' TO HAVE JOINT AT POINT OF OFFSET.
7. PIERS SHALL BE CENTERED BENEATH THE BEAM AND BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL. MINIMUM PIER DIMENSIONS SHALL BE 24" X 24" X 12" DEEP (OR AS REQUIRED BY STRUCTURAL DESIGN) WITH A MINIMUM 12" DIAMETER FOOTING IF ROUND. TOP OF PIER SHALL BE LEVEL AND ALIGNED TO PROPERLY SUPPORT THE BEAM WITH APPROVED METAL POST BASE OR COLUMN ANCHOR.

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05.01.2025

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LAFAYETTE
INVESTMENTS

NEW RESIDENCE
928 TEXAS AVE., KNOXVILLE, TN 37921

FOUNDATION PLAN
FLOOR PLAN

ACTUAL PLAN

A101

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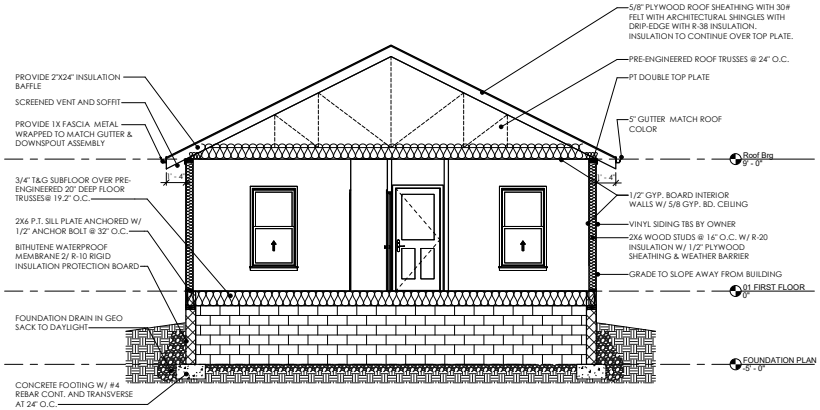
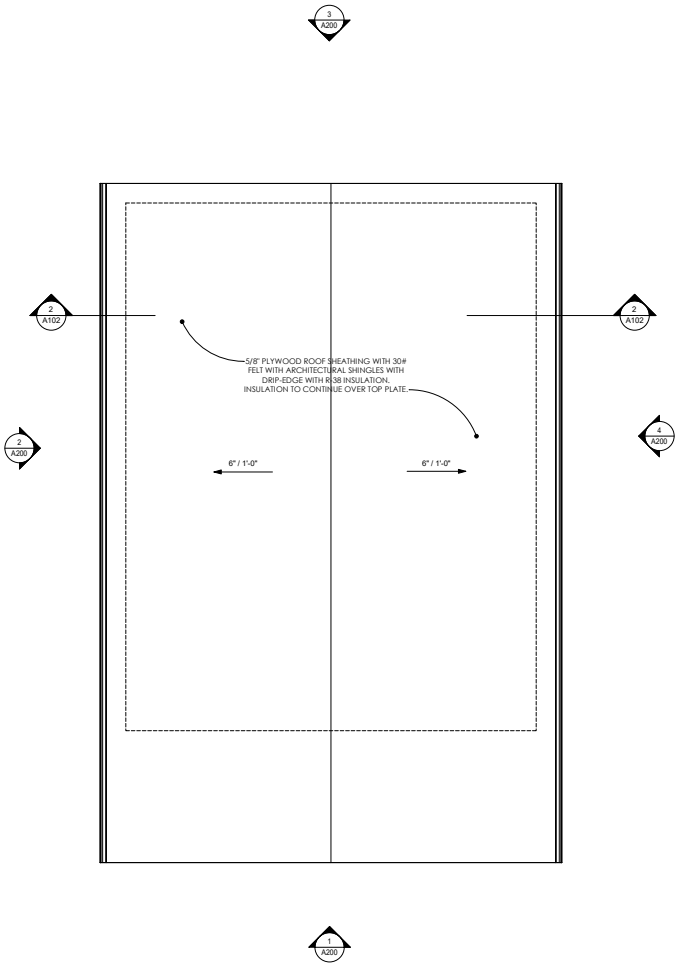


2 TYP. BUILDING SECTION
1/4" = 1'-0"



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

LAFAYETTE
INVESTMENTS

NEW RESIDENCE

928 TEXAS AVE., KNOXVILLE, TN 37921

ROOF PLAN & TYP.
BUILDING SECTION

A102

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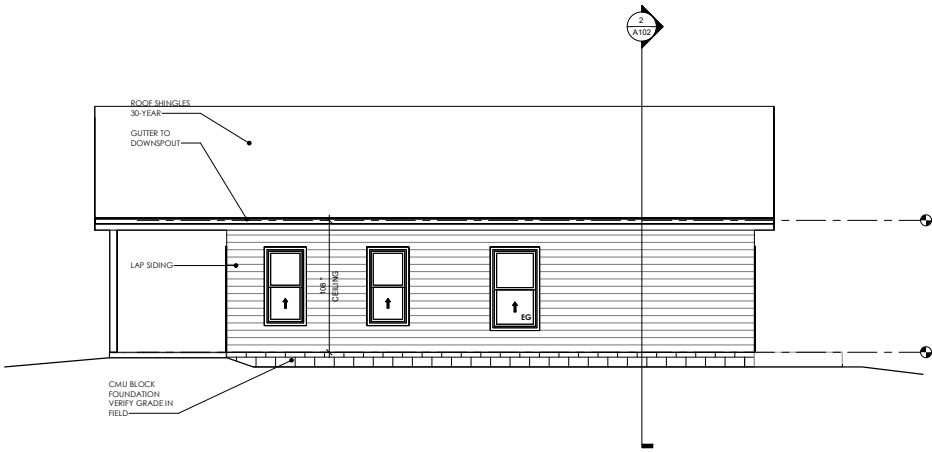
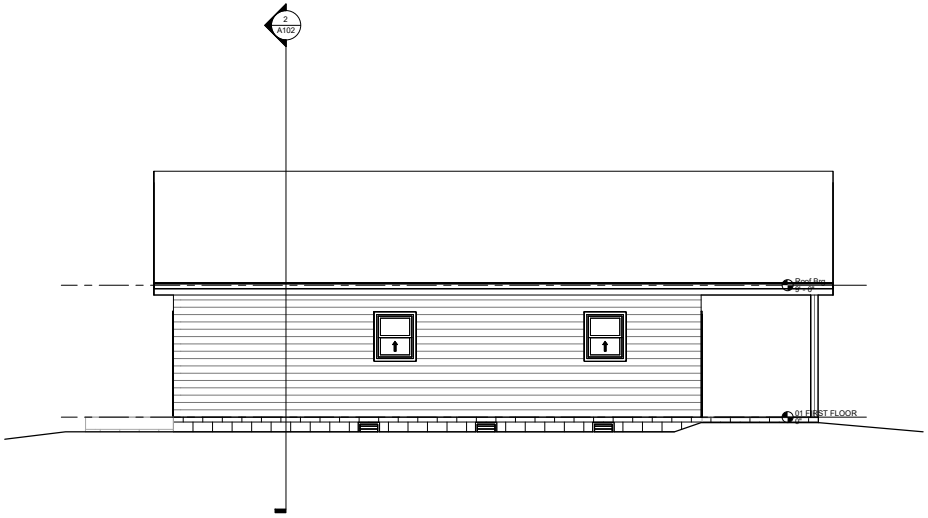


4 EAST ELEVATION
1/4" = 1'-0"

3 REAR ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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

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EXTERIOR
ELEVATIONS

A200

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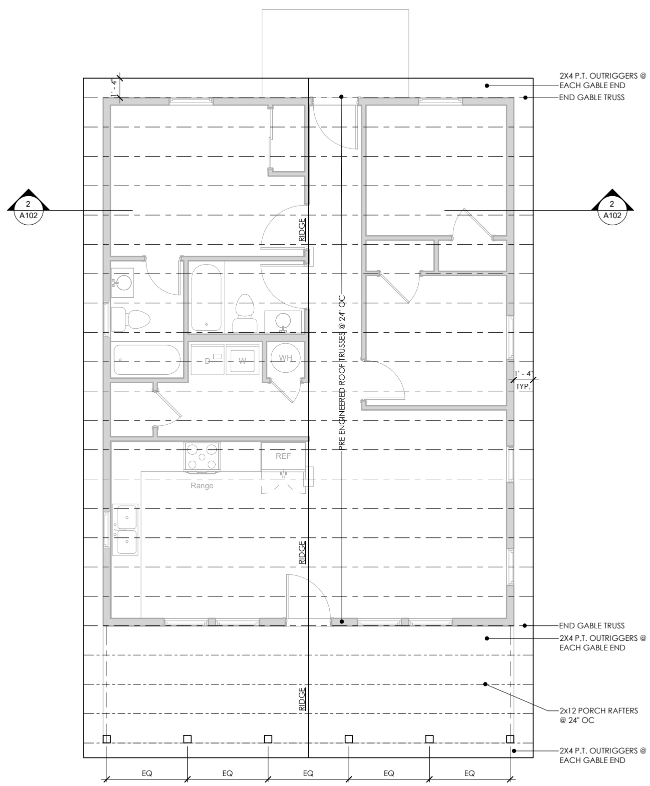
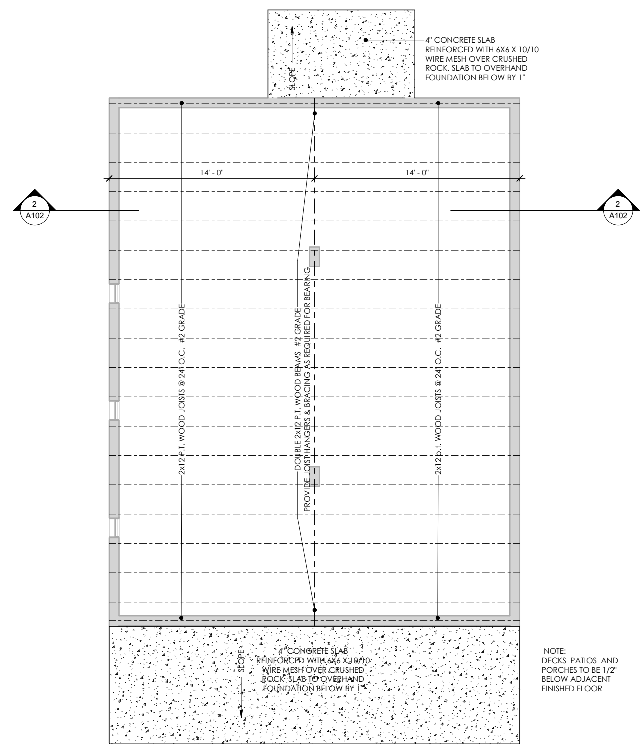


2 FRAMING PLAN - ROOF
1/4" = 1'-0"



NOTE:
DECKS PATIOS AND PORCHES TO BE 1/2" BELOW ADJACENT FINISHED FLOOR

1 FRAMING PLAN - FIRST FLOOR
1/4" = 1'-0"

LAFAYETTE INVESTMENTS

NEW RESIDENCE

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FRAMING PLANS

A300

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